

# WHO'S BUILDING LLA

*A Quarterly Look at  
Who's Building in the City of Angels*

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# WHO'S BUILDING LA

## Topgolf El Segundo

### EL SEGUNDO

Bringing a fun and striking new destination location to El Segundo, Topgolf is a three-story, state-of-the-art, golf entertainment venue with 102 hitting bays, three bars and an outdoor patio on each floor. This venue is also tied into The Lakes at El Segundo golf course which included construction of a Pro Shop for the course.

The construction of the project started in February of 2021 and the venue opened to the public on April 15, 2022. The exterior of the structure is composed of EIFS, metal panels at the canopies, black composite siding and large portions of glass in the hitting areas. The color scheme is black and grey to match the Topgolf logo.

This project has had an immense effect on the surrounding community as its location is near LAX and central to all of South Bay. The former site was an old driving range that has been completely restored with the new venue in its place. The venue and golf course offer a great atmosphere all times of the day for all ages, as well as providing significant revenue back to the city of El Segundo to use in the community. The venue was able to open on time and has already become a well-loved destination location.

#### PROJECT HIGHLIGHTS

- Three-story venue
- 102 hitting bays
- Three bars and outdoor patio on each floor
- Close to LAX



# Corona Del Mar *Coastal Gem*



2209 Bayside Drive | Corona del Mar  
\$31,999,000

5 BEDROOMS, 7 BATHROOMS, 2 POWDER ROOMS  
APPROXIMATELY 8,278 SQUARE FEET OF LIVING AREA  
APPROXIMATELY 12,286 SQUARE FOOT LOT

2209 Bayside Drive: a recently constructed remarkable bayfront residence with shared ownership of one of the longest private docks. Redefining coastal living, this estate the result of a partnership between top names in Southern California's new home construction: Brandon Architects, Patterson Custom Homes, and Brooke Wagner Design. Every detail of this luxurious property has been carefully considered and executed, ensuring a truly remarkable living experience.

Web# LG23143236



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# WHO'S BUILDING LA

## OneLegacy Campus

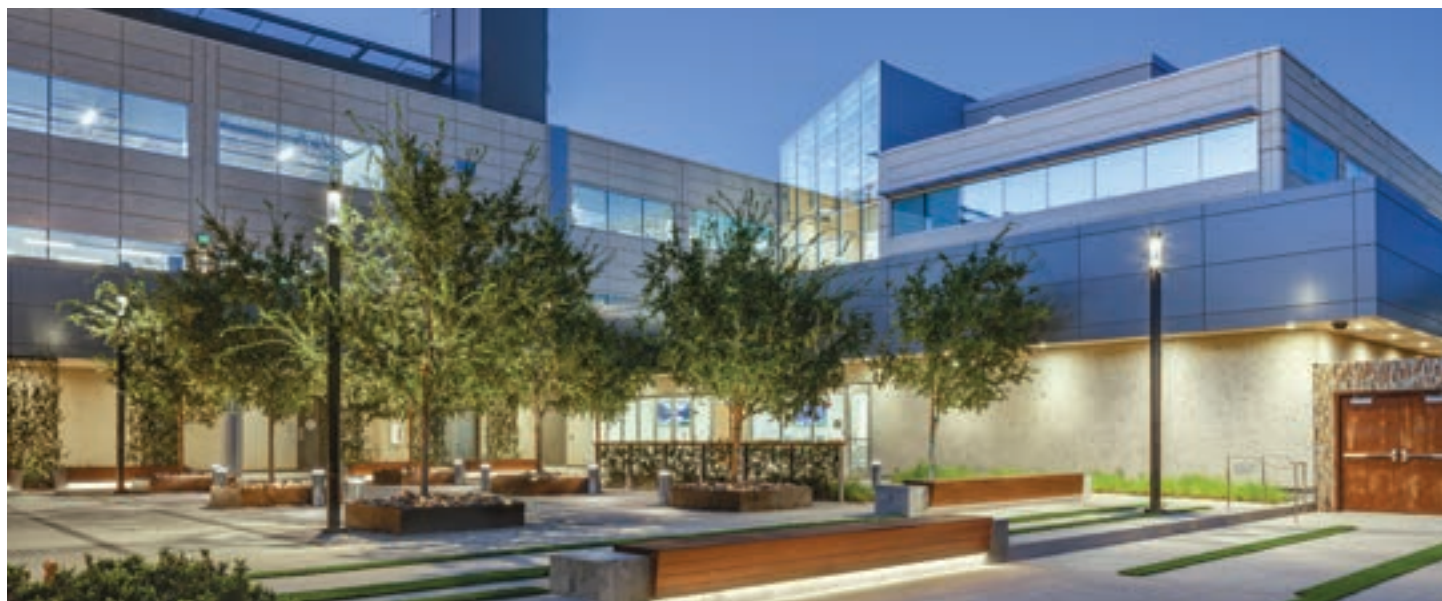
### AZUSA

OneLegacy is a nonprofit organization dedicated to saving and healing lives through organ, eye and tissue donation throughout seven counties in Southern California. The OneLegacy Campus project in Azusa included complete renovation of an existing 98,000 square foot building and a building addition of about 127,000 square feet which includes a 250 stall parking structure.

Originally built by Aerojet in 1985, the repurposing and expansion of the 98,000 square foot structure into a modern, well-lit and healthy workplace is host to a complex program that encompasses three distinguishable areas: the public area with an 8,000 square foot convention center, a memorial garden and amphitheater and a cafeteria; the office area including 75,000 square foot of office space home to OneLegacy headquarters, OneLegacy Foundation and the Board of Directors; and the clinical area expanding over 37,000 square feet in the first floor.

The OneLegacy Transplant and Recovery Facility building is organized over a main circulation spine that pierces the building from West to East and from the bottom to the top floor by taking advantage of the three atria in the existing building to provide a 360° experience as the user walks through the building, starting on the West end at the three-story reception area, then through the main 120-foot-long atrium which serves as access to the office use in the upper floors and on the East to the public area starting at the cafeteria.

The OneLegacy project is one of the largest and most sophisticated transplant recovery centers in the country. At a functional level, this project has drastically improved the ability to serve the surrounding community of nearly 20 million people by enabling more efficient and more effective organ transplantation with state of the art technology and infrastructure. Aesthetically, this project is the crown jewel for the City of Azusa representing not only the most modern and beautiful structures in the city, but also a functional space dedicated to serving the community. OneLegacy will be partnering with the City of Azusa to host community events and activities at its Memorial Garden and Conferencing Center.



### PROJECT HIGHLIGHTS

- 98,000 square feet of renovation and a building addition of 127,000 square feet
- 75,000 square feet of office space
- 25-stall parking structure
- 360 degree user experience with intuitive walk through reception and atrium areas

# Children's Institute, Inc., Watts Campus

LOS ANGELES

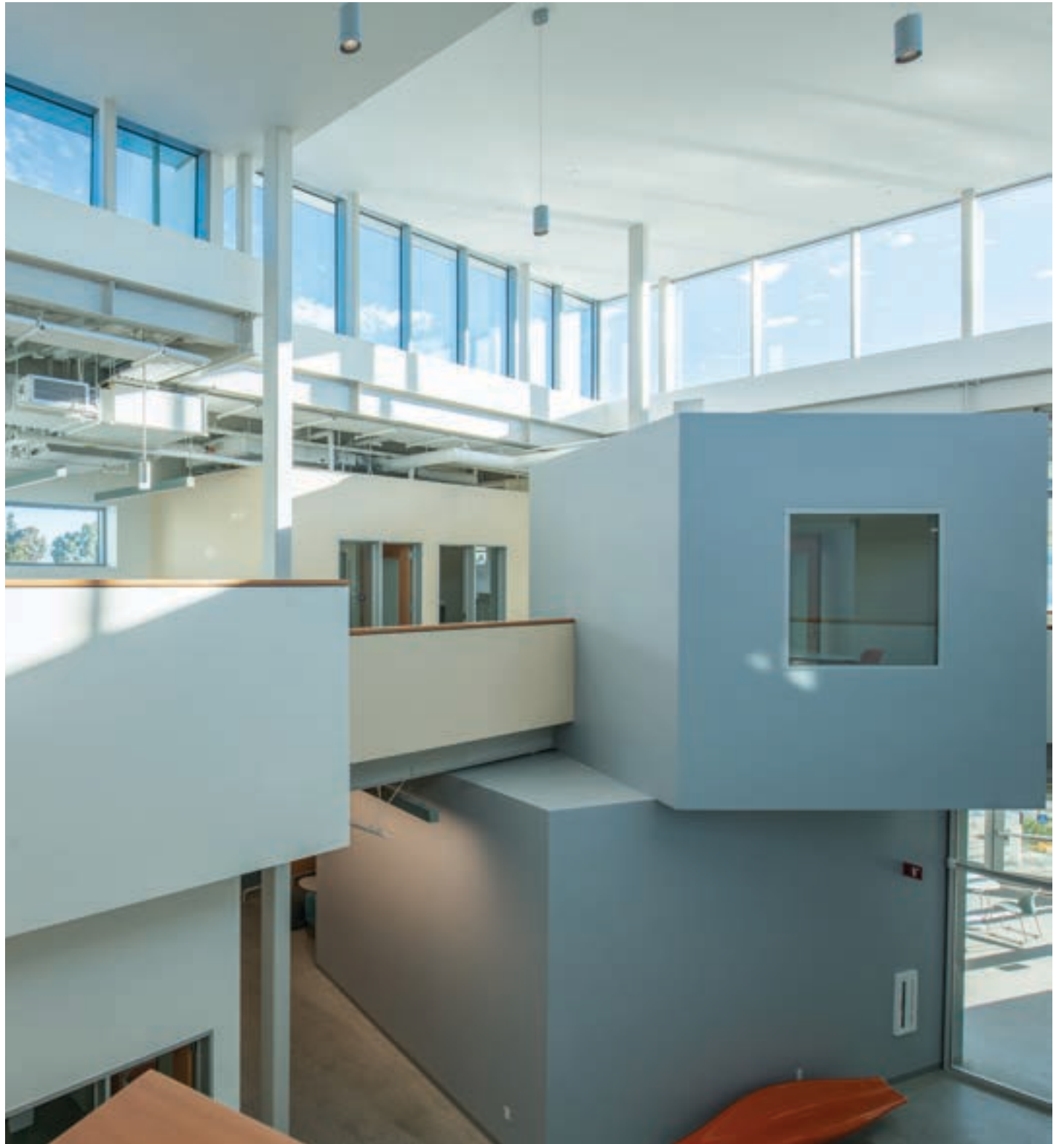
**D**esigned pro bono by world-renowned architect Frank Gehry, the Children's Institute Inc., Watts Campus project is a two-story, steel-framed, facility at the corner of E. 102nd Street and Success Avenue in Watts.

Designed as a multi-use facility, the building features a central atrium that acts as a congregation space for large community meetings and outdoor, raised seating, which doubles as a stage for community events. Other design features include impact-resistant storefront glass, one-way observation mirrors in the therapy rooms, and landscaping that acts as a visual buffer for the campus.

Several considerations were made throughout construction, led by Oltmans Construction Co., to ensure the campus reflects the Watts community. This included working with the community of Watts and Children's Institute, Inc. to create a local hire program.

The campus is located in the community of Watts, a historically underserved area in Los Angeles. The new campus houses therapeutic and supportive programs for local children and families including individual and group counseling, parenting workshops, and Project Fatherhood sessions. The building is also home to the Watts Gang Task Force. The new campus is expected to support over 2,000 individuals of all ages annually with programs and services centered on mental health, youth development, school readiness, and family support.

The project team worked together to ensure that the primary project goal of an integrated community space was achieved.



## PROJECT HIGHLIGHTS

- Striking Frank Gehry design
- Two-story, steel-framed, facility
- Central atrium used as a congregation space
- Purposeful landscaping



# WHO'S BUILDING LA

## Meeting the Demands for EV Infrastructure

A Q&A with Blink Charging CEO, Brendan Jones

**W**ith the Biden administration's aggressive goal of having 50% all new vehicle sales be electric by 2030, and a number of public and private initiatives as well as consumer demand, the EV market is booming. How can infrastructure possibly keep up? In this Q&A interview, Brendan Jones of Blink Charging answers the tough questions.

**With more than a third of US motorists considering an EV, is it even possible for infrastructure to keep up with demand?**

**JONES:** In a word, yes, but we have to be realistic about the approach. The current estimate is that 30 million more chargers are needed by 2030. While this may seem daunting, it's actually very achievable. It's key to remember that according to the DOT, personal vehicles are dormant 95% of the time. We need to take advantage of that time, which leads us to the difference between L2 and DC fast chargers. According to Bloomberg, PCWH, and McKinsey, 90% of the kW dispensed with come from L2 chargers. Therefore, a realistic split for chargers is most likely a 90/10 split in favor of L2 chargers. DC fastchargers are great but we don't need nearly

**'We need more substations, battery backed systems, and better energy management.'**

as many of them. So, we simply need to plan accordingly. The quickness and significantly lower cost of installing an L2 charger is what makes the infrastructure goals attainable. If we can stick to that blueprint and move forward with a balanced, collaborative approach that is supported by the utilities, government, private manufacturing and technology companies like Blink, and the consumers themselves, meeting infrastructure demands is certainly attainable.

**What are the biggest hurdles to get electrified?**

**JONES:** The biggest challenge is to make sure we have a good plan moving forward that allows for genuine and balanced collaboration. That is the key to creating a sustainable ecosystem. The various stakeholders and players need to collaborate to make sure the power is there. We have enough energy production, we need more substations, battery backed systems, and better energy management. We're not collectively

lacking the ability to advance electrification of vehicles. We have the tool set and the solutions, it's a matter of everyone coming together at the table and getting it done.

**What do you tell people who say they won't go EV because of range anxiety?**

**JONES:** We like to say that at Blink, we are not in the business of range anxiety – we are in the business of range confidence. Every charging station that we (or anyone in our industry) put in, proactively adds to the building of that confidence. We install visible stations where people conduct their daily lives – the doctor's office, the movies, grandma's house. There are chargers everywhere and we are making sure there are going to be a whole lot more. Range confidence – one charger at a time.

**Is EV charging more consumer friendly today? For example, are there easier ways to find chargers?**

**JONES:** EV charging gets more and more consumer friendly. Thanks to the multiplicity of apps (both generic and customized, including Blink's, which we think is pretty great), supply chain issues being largely behind us, and with the majority of chargers on the market coming out with plug and charge capability (where the cus-

tomers plug in and doesn't have to worry about swiping credentials, etc.), the possibilities and options continue to broaden and the process gets more and more convenient.

**How does California differ from the rest of the country in terms of the EV big picture?**

**JONES:** When it comes to the EV experience, and EV adoption in general, California leads the nation. The state is also the EV innovation north star in that as California innovates, so goes the other 49 states. We all continue to learn from California in that the whole state is proactive and engaged towards EVs. More than 18% of new car sales in California are EVs (compared to less than 6% for the rest of the US). So, it's important to track and watch California as it provides a glimpse into the EV usage future for the rest of the country.



Brendan Jones is president and CEO at Blink Charging, a vertically integrated manufacturer, owner, operator and provider of electric vehicle (EV) charging equipment and services. Learn more at [blinkcharging.com](http://blinkcharging.com).

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