

WHO'S BUILDING LLA

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

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WHO'S BUILDING LA

Partnering with Communities to Transform Lives

Deeply rooted in the communities we serve, Swinerton is dedicated to delivering the affordable housing that our cities and people greatly need. The company's knowledge of quality requirements and our close collaboration with project stakeholders to work through design, budget, and schedule constraints is key to bringing each housing development to life. Swinerton's committed teams do this by guiding the project from a conceptual state to a final design through open and honest communication, goal alignment, and direct coordination of everyone with a stake in the project.

Swinerton's commitment to the community continues once residents move in. As a community contractor, Swinerton is

an advocate of youth and workforce development and health services. The company invests dollars and volunteer hours in the communities in which its team lives and works to foster the sustainability of future generations.

Swinerton, a preferred builder and trusted partner in every market it serves, has recently completed one innovative, permanent supportive housing project in Los Angeles for The Weingart Center and is continuing work on another. These projects, 11010 smB and Weingart Tower 1A, are owned and operated by The Weingart Center and aim to provide stable housing for those who are experiencing homelessness. The Weingart Center is a nonprofit agency that provides individuals

experiencing homelessness with essential tools necessary to stabilize their lives, secure income, and find permanent housing.

Overall, both projects are a testament to Swinerton's expertise in the construction industry and The Weingart Center's unwavering mission to provide innovative solutions to those experiencing homelessness in the Los Angeles area. These efforts mark a great milestone in the fight against homelessness. It will surely play a significant role in creating a safe and stable future for Los Angeles's most vulnerable population.

For questions or inquiries, please contact Kendall Darney at Kendall.darney@swinerton.com or (213) 215-2125.

11010 smB

LOS ANGELES



This recently completed project is a five-story permanent supportive housing project caters to seniors and senior veterans (aged 55+) who have previously experienced homelessness. The project site is in the heart of West Los Angeles, conveniently located near the VA Medical Center. Using prefabricated modular construction, the project was completed in nine days, transforming from a one-story to a five-story structure. This project now has 50 fully-furnished studio units, a two-bedroom management unit, a fitness center, a computer lab, a reading room, a community center, an onsite dog park, and a beautiful park-like rooftop, making it a welcoming and safe space for residents.

PROJECT HIGHLIGHTS

- Five stories; 51 studio apartments
- Affordable housing development
- Seniors and senior homeless military veterans
- Modular design and construction



Weingart Tower 1A

LOS ANGELES



This 19-story low-income residential tower is being built jointly by Emmerson Construction and Swinerton and will serve as a national model. The tower stands tall in the Skid Row area and is the first of its kind, designed specifically to meet the needs of those experiencing homelessness. It boasts 278 residential units, a full commercial kitchen and dining area, two office floors, and a paneled EIFS facade with fixed windows. Additionally, one below-grade parking level is intended to be the first phase of two towers, exemplifying The Weingart Center's commitment to creating more affordable housing in Los Angeles.

PROJECT HIGHLIGHTS

- 19-story residential tower
- 278 affordable housing units
- Job training and counseling spaces
- Dining facility, community center
- Commercial space and below-grade parking





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WHO'S BUILDING LA

The Grand LA

DTLA

At nine acres and 1.2 million square feet, and located across from the Walt Disney Concert Hall in Downtown LA, The Grand LA is one of the largest, vertically integrated, mixed-use developments in the nation. With signature architecture by renowned architect Frank Gehry, The Grand LA provides a convergence of premier hospitality, specialty retail, unparalleled cuisine by distinguished restaurateurs, and 436 residences, creating a centerpiece for the Grand Avenue corridor that promotes community gatherings and cultural performances in an open space.

The Grand LA's residential tower, rises 45 stories with 436 luxury residences, of which 20% are affordable units. The 20-story, 308-key Conrad Los Angeles, the flagship of Hilton's luxury brands, flanks the residential tower and includes 12,000 square feet of meeting rooms and ballrooms, and 27,000 square feet of restaurants, lounges, and outdoor amenities. Between the two towers is a large, public plaza with open terraces that host outdoor music and art, accessible to all visitors.

The Grand LA is Los Angeles' newest dynamic destination that combines lifestyle, arts, culture and entertainment. The Grand LA incorporated sustainable and innovative features throughout and exceeds energy efficiency requirements with high efficiency heating, cooling, and hot water systems, LED lighting, ENERGY STAR equipment and appliances, and smart controls.



PROJECT HIGHLIGHTS

- Nine acres and 1.2 million square feet
- Located across from the Walt Disney Concert
- Premier hospitality, specialty retail, cuisine by distinguished restaurateurs, and 436 residences
- The Grand LA's residential tower, rises 45 stories





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WHO'S BUILDING LA

Brenda Levin Donates Archive to Getty Research Institute

The Getty Research Institute has acquired the work of architect and preservationist Brenda Levin and her firm Levin & Associates. Founded in 1980, the firm became well known for its innovative work in preservation and restoration of important Los Angeles landmarks, as well as new projects for major institutional clients across the region.

"The archive of Levin & Associates contributes to a growing collecting and research trajectory at the GRI which seeks to account for histories of conservation and preservation in the Los Angeles region and beyond," said Mary Miller, director of the Getty Research Institute. "Because this type of work necessarily intersects many forms of expertise, including material research, seismologic investigation, chemical analysis, and other forms of scientific study, this work will open up numerous productive threads for investigation and collaboration across the GRI and the Getty as a whole. The archive will make important contributions not only to histories of many of the most important buildings in the region, but also to histories of architectural preservation and conservation more broadly."

The donation represents the full scope of Levin & Associates' professional activity, comprising historical drawing sets, research documentation, design studies and presentations, project

drawings and specifications, reports, office papers, correspondence, photographic material, and digital files. These materials represent each of the projects that Levin has worked on since founding the firm, including important renovation/restoration projects for the Oviatt Building, the Bradbury Building, Los Angeles City Hall, the Hollyhock House, Los Angeles Central Library, Griffith Observatory, Wilshire Boulevard Temple, Dodger Stadium, Ford Theatres, and Grand Central Market, among many others, as well as new institutional projects for UCSB Art Museum, the Huntington, LACMA, Scripps, Pitzer and Occidental Colleges, and others.

"Our archive represents 40 years of architectural projects which inform how Los Angeles changed its urban context by restoring and adapting its past and provides a unique view of the remarkable transformation of Los Angeles during those decades. It is a privilege to share our work through the Getty Research Institute and make it available for scholars and future generations," said Levin.

Levin & Associates became well known for its innovative work in preservation architecture for important Los Angeles landmarks. This archive includes material representing all phases of the firm's numerous projects—from historical research to scientific investigation, and from

design to execution—and includes additional archival materials produced by many of the original architects of the landmark buildings the firm later worked on.

The archive will complement other collections that attest to the history of the city of Los Angeles. It will fill specific gaps, allowing the Getty Research Institute to better document the architecture of the late nineteenth and early twentieth centuries in the city, as well as the specific transformation of Los Angeles between about 1980 and 2020 into a cultural capital. The archive will also allow the GRI to better tell alternate stories of buildings, laying out an important terrain for investigation that seeks to account for buildings' afterlives, i.e., the significant revisions, reconstructions, and reconceptualizations that happen after a building is first deemed complete. This methodological approach is in line with new historiographic approaches currently being developed by leading architectural historians in the field.

"Throughout a career punctuated by prestigious honors and awards, Brenda Levin has expressed her creativity in several, conspicuous aspects of the architecture profession. She has deftly handled new designs as well as adaptations of existing buildings with a unique sensibility toward materials, techniques, and struc-

tures, always keeping in mind the users and the community," said Maristella Casciato, Senior Curator of Architecture at the GRI.

"The story of the fundamental urban transformations of Los Angeles after 1980 is one that has been little attended to among historians, scholars, and critics. The acquisition of the Levin & Associates papers will begin to importantly correct for this erasure, allowing us to better account for how the city reorganized its sense of self around its major civic monuments, new and old, in the period," said Gary Riichiro Fox, Curatorial Assistant at the GRI.

Levin & Associates has received numerous awards from the American Institute of Architects, Los Angeles Conservancy, California Preservation Foundation, National Trust for Historic Preservation, and business and governmental agencies. Levin is distinguished as a Fellow of the AIA. In 2010 AIA Los Angeles selected Levin to receive the Gold Medal, which is the highest honor it can bestow on an individual.

The collection will be catalogued over the course of a number of years and then made available to researchers at the Getty Research Institute.

Learn more about the work of Brenda Levin and Levin & Associates at levinarch.com.

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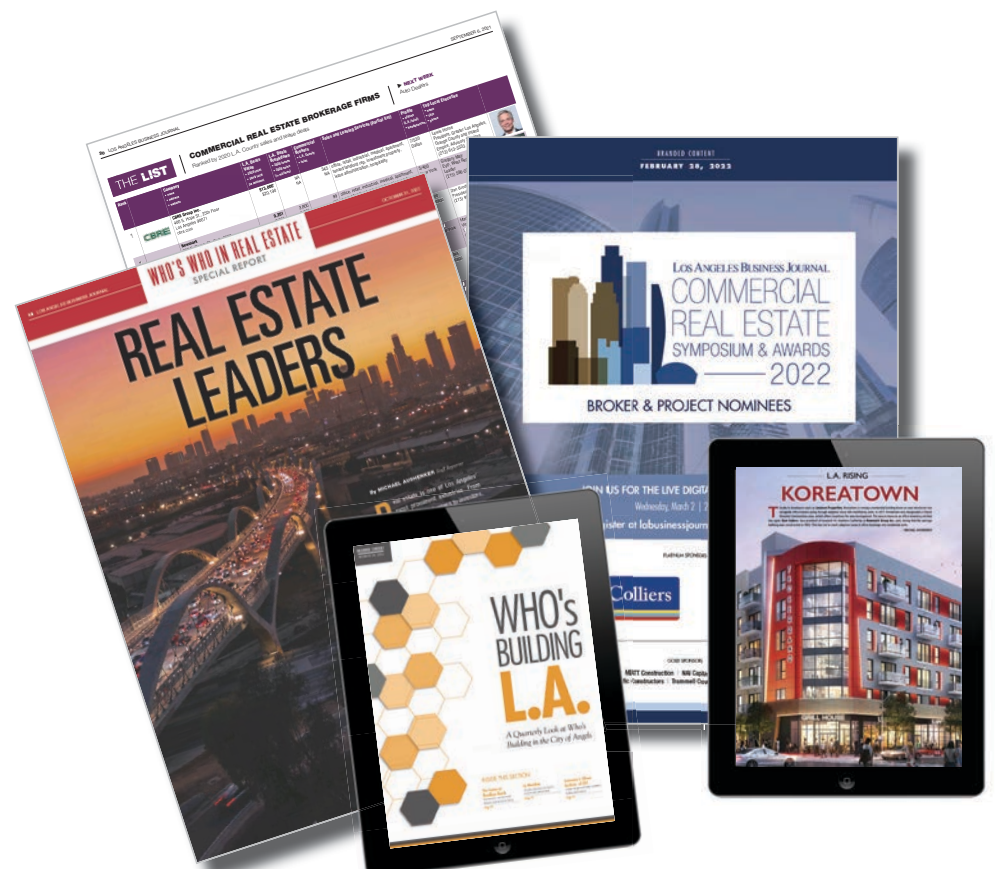
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