



Community Strategies in Gentrifying Neighborhoods: *A Los Angeles Perspective*

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ABODE COMMUNITIES



Abode Communities

A Social Enterprise

Established in 1968 as all volunteer architects

One of two remaining architecture firms in the US stemming out of CDC



Architecture

Development

Property Management

Resident Services

Rio Vista Apartments + Hope Street Family Center

ABODE COMMUNITIES | ARCHITECTURE





Improve the fabric of culturally and economic diverse neighborhoods through high-quality architectural planning and design

Engage and empower **communities** and stakeholders to create responsive architectural programs that consider the **cultural diversity** of each neighborhood in which we work





12 residential communities

1,249 affordable homes

18 acre wellness complex

2 community health clinics

Wilmington Jaycees Sports + Wellness Center

Wilmington Jaycees and USA Institute of Sports

ABODE COMMUNITIES | ARCHITECTURE





Community Based Architecture

SKID ROW
HOUSING
TRUST
HOMES
SUPPORT
SUCCESS

LOS ANGELES CHRISTIAN
HEALTH CENTERS

Service Enhanced housing

Housing + Health

Education + Recreation



Joshua House Health Center + 649 Lofts

ABODE COMMUNITIES | ARCHITECTURE





Community Based Architecture



Work that is Socially beneficial



DEVELOPMENT
+
DESIGN APPROACH



ENGAGEMENT

Community Outreach – *renters*

Stakeholders involvement – *businesses*

Organizations – *neighborhood council*



DEVELOPMENT + DESIGN APPROACH



PLANNING

Study Precedent and its Impact

Community Stakeholders Charrette

DEVELOPMENT
+
DESIGN APPROACH



DESIGN

Innovative and Relevant – Context

Cultural Values – Symbolism

Community Identity - Aesthetics

DEVELOPMENT + DESIGN APPROACH



Rolland Curtis Gardens affordable housing
Abode Communities/Trust South Los Angeles

ABODE COMMUNITIES | ARCHITECTURE



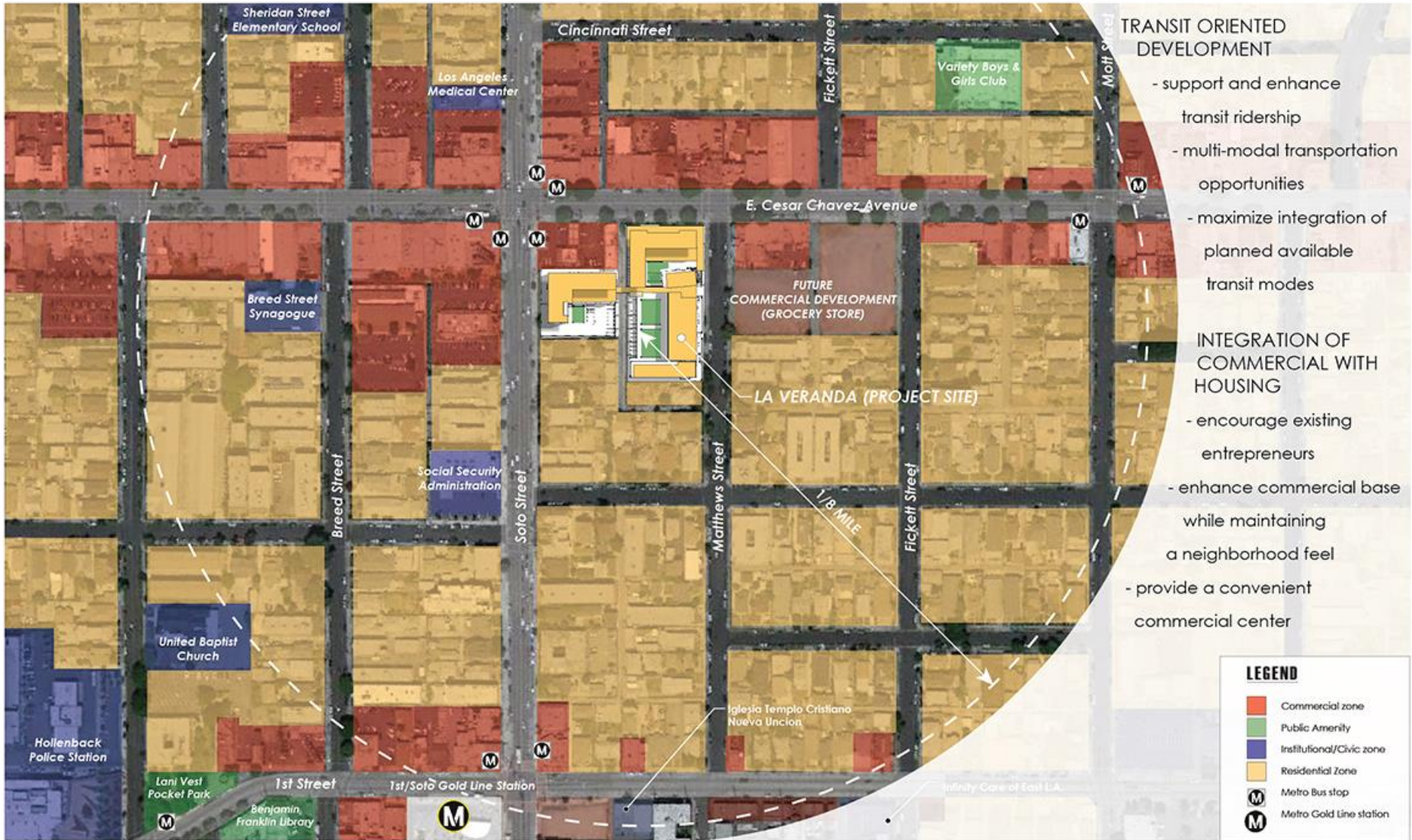


COMMUNITY

ENGAGEMENT + DIALOGUE

Listen to the Neighborhood





TRANSIT ORIENTED DEVELOPMENT

- support and enhance transit ridership
- multi-modal transportation opportunities
- maximize integration of planned available transit modes

INTEGRATION OF COMMERCIAL WITH HOUSING

- encourage existing entrepreneurs
- enhance commercial base while maintaining a neighborhood feel
- provide a convenient commercial center

LEGEND

- Commercial zone
- Public Amenity
- Institutional/Civic zone
- Residential Zone
- Metro Bus stop
- Metro Gold Line station



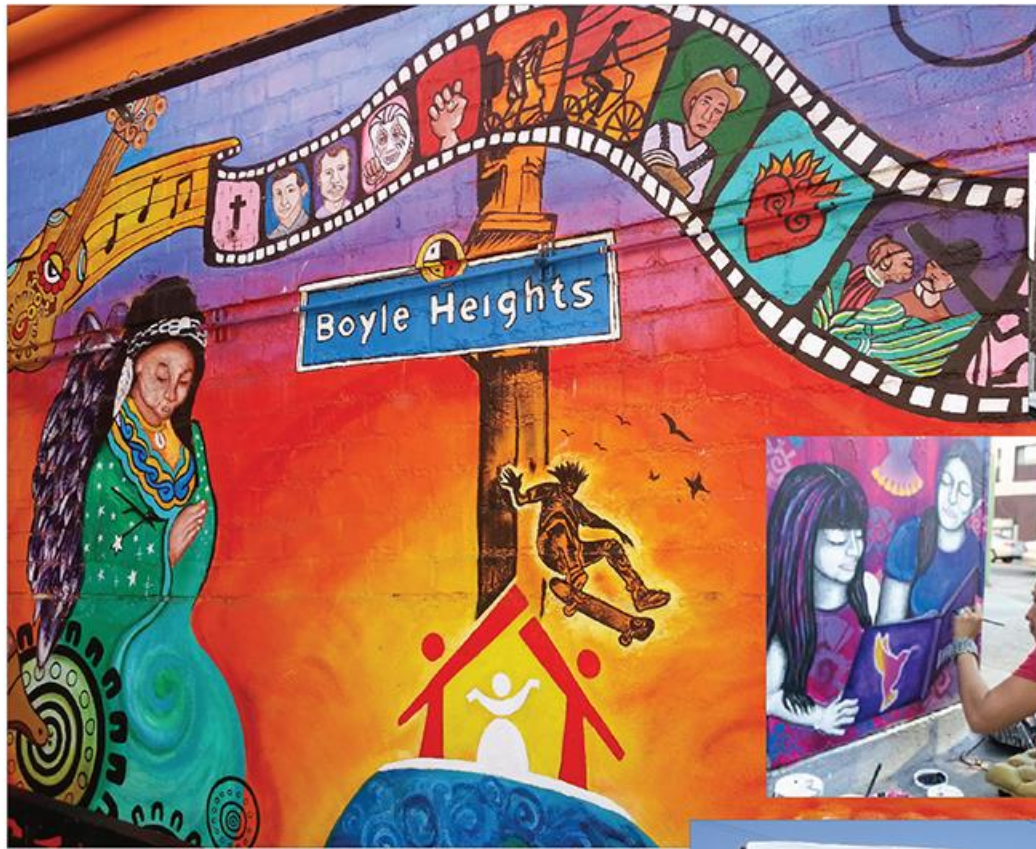


LA VERANDA

A vibrant mixed-use transit oriented development guided by our understanding of the culture, context and amenities of the community

Focus:

- transit oriented development
- alignment with context and the culture of the Boyle Heights community
- integration of the commercial corridor with multifamily housing

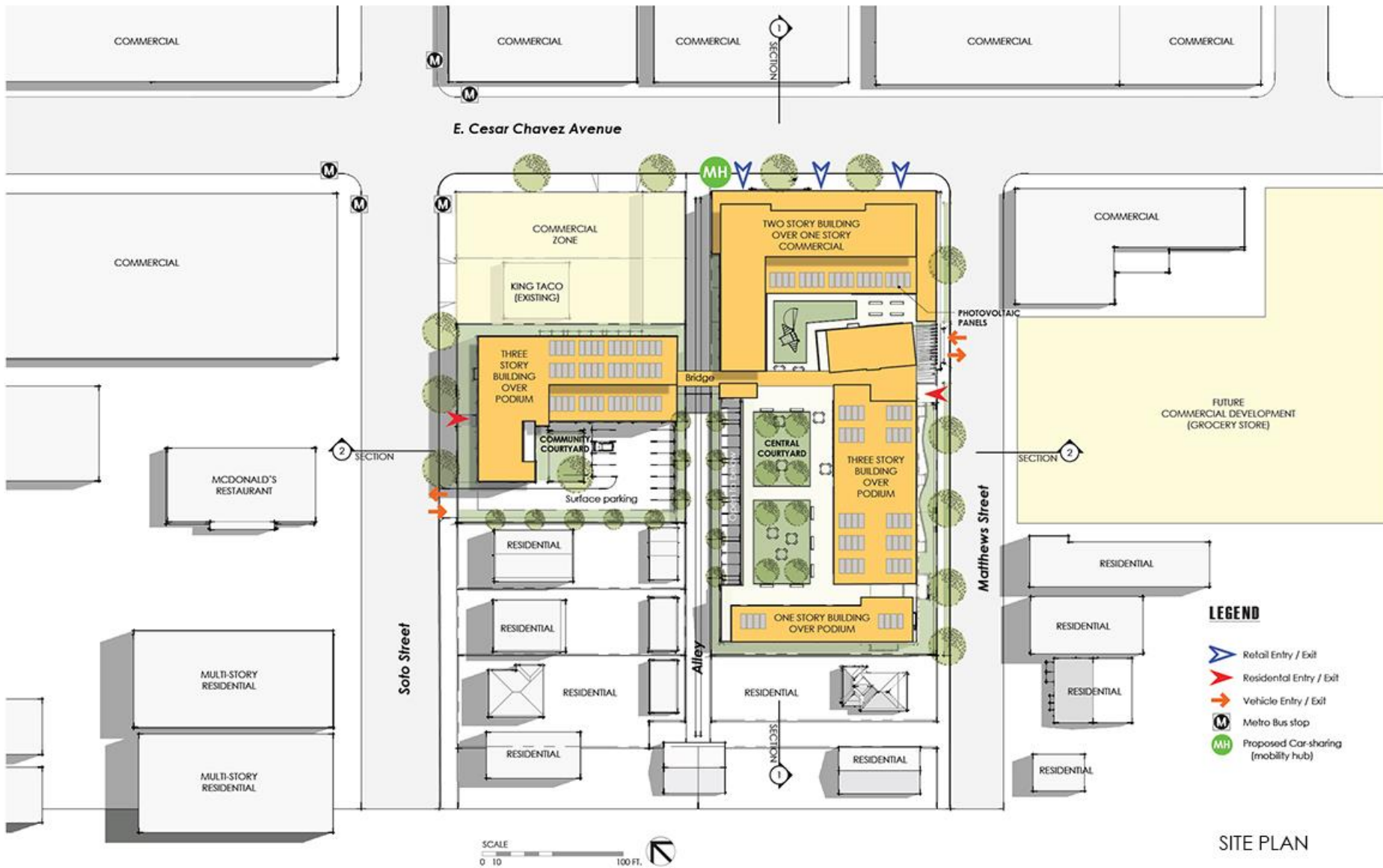


ALIGNMENT WITH CULTURE...
- sense of place

ALIGNMENT WITH COMMUNITY...
- compatibility with adjacent uses

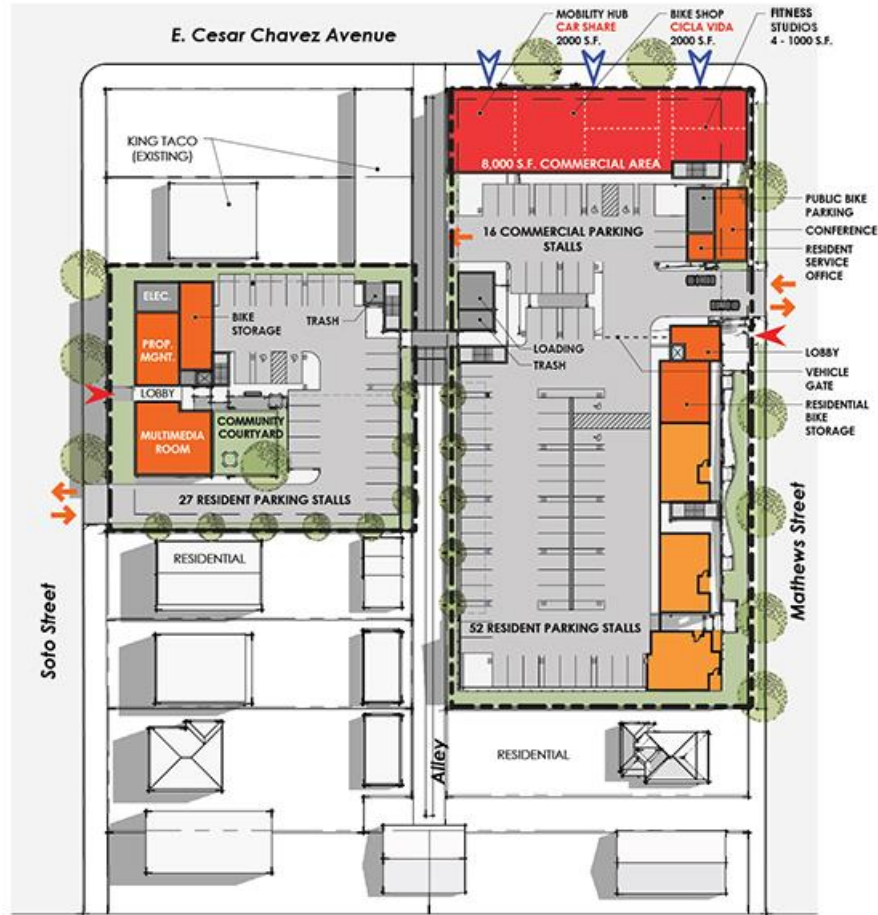


ALIGNMENT WITH CONTEXT...
- create a sense of place



- LEGEND**
- Retail Entry / Exit
 - Residential Entry / Exit
 - Vehicle Entry / Exit
 - Metro Bus stop
 - Proposed Car-sharing (mobility hub)

SITE PLAN



LEGEND

- Residential units
- Resident common space
- Commercial space
- Circulation
- Mechanical/Auxiliary space
- Elevator
- Stair
- Retail Entry / Exit
- Residential Entry / Exit
- Vehicle Entry / Exit
- Property Site

UNIT BREAKDOWN

	First floor	Second floor	Third floor	Fourth floor	Total
2-BDRM	0	21	20	13	54
3-BDRM	3	8	7	5	23
TOTAL					77

PARKING BREAKDOWN

	Total
MATHEWS TERRACE	52
SOTO TERRACE	27
RESIDENTIAL TOTAL	79
COMMERCIAL	16
SITE PARKING TOTAL	95

GROUND LEVEL FLOOR PLAN





SECOND FLOOR (PODIUM) PLAN

LEGEND

- Residential units
- Resident common space
- Commercial space
- Circulation
- Mechanical/Auxiliary space
- Elevator
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NORTHEAST VIEW AT MATTHEWS STREET AND CESAR CHAVEZ AVENUE



NORTHWEST VIEW AT CESAR CHAVEZ AVENUE AND SOTO STREET

MITIGATIONS TO RESOLVE GENTRIFICATION

Understanding the culture of an established community

Complement rather than re-invent

Balanced sustainable community

