

**STRATHERN PARK
APARTMENTS**
Los Angeles, California

Developer:
Thomas Safran & Associates

Architect/Land Planner:
*The Withee Malcolm Partner-
ship, Architects*

Contractor:
Strathern Park Builders

Landscape Architect:
Slimocosky & Associates

Structural Engineer:
Borm & Associates

Type of project:
Apartments

Size of project:
241 units

Size range:
605 — 1,420 sq.ft.

Price range:
\$340 — \$571

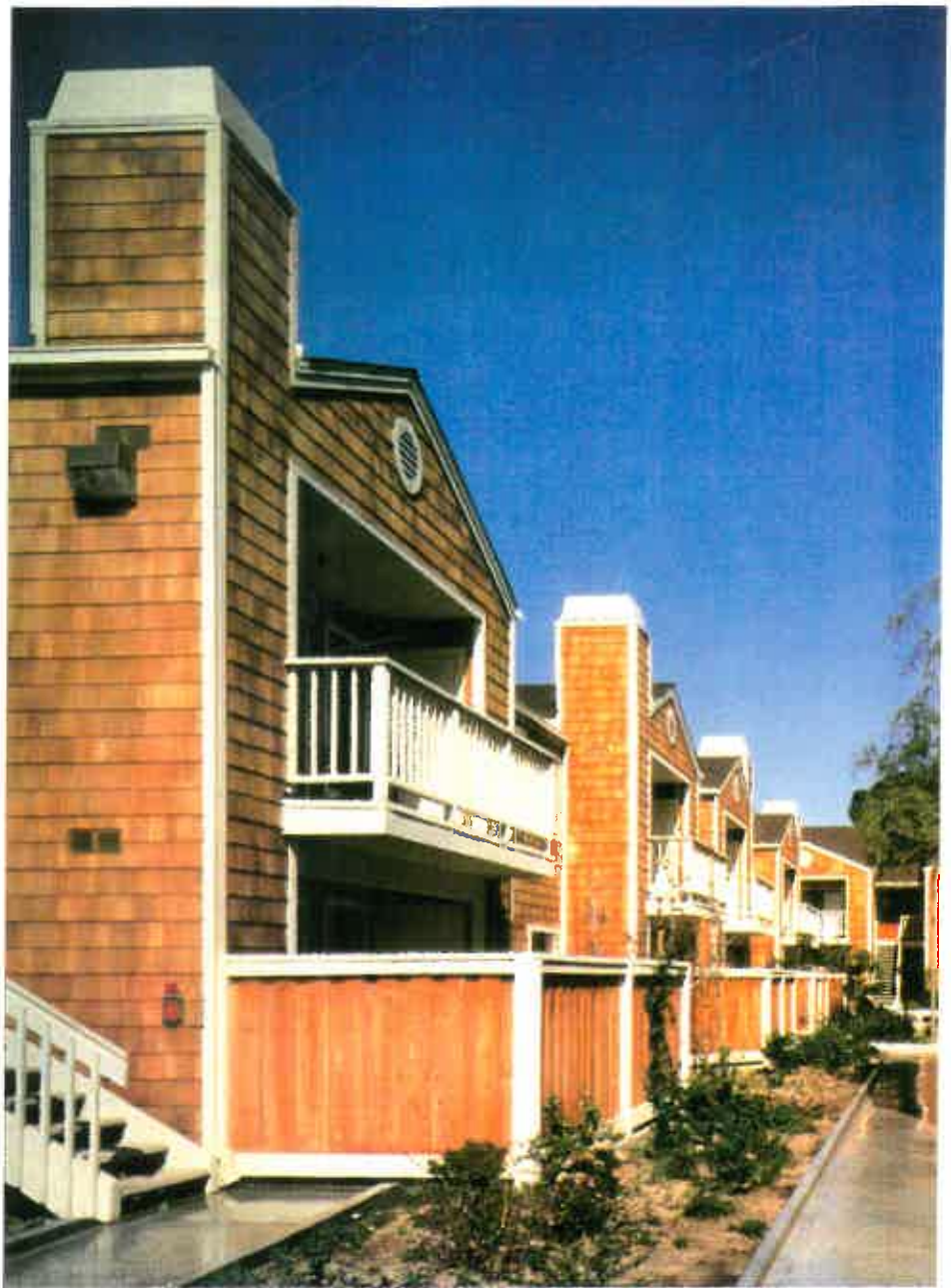
Density:
27.8 DU/acre

Construction cost:
\$48/sq.ft.

Target market:
Low income families

SPECIFICATIONS

Roofing: Celotex
Siding: Shakertown
HVAC: Carrier
Insulation: Manville
Paint: Dunn-Edwards Paint
Ceramic Tile: Dal-Tile
Vinyl Flooring: Armstrong
Exterior Doors: Therma-Tru
Windows: Sunair Aluminum Corp.
Locksets: Schlage
Tubs: HessCo
Bath Sinks: Kilgore
Bath/Kitchen Faucets: Delta
Bath/Kitchen Countertops:
Wilsonart
Kitchen Appliances:
General Electric



Steve Keating photos

**APARTMENT AFFORDABILITY DESIGNED
WITH STYLE IN MIND**

Located among an eclectic mix of well-worn apartments and single-family homes in a primarily low-income Los Angeles neighborhood, this affordable multifamily project was conceived as a composition of "internal neighborhoods" which concurrently reduces the project scale to a resident-comprehensible size.

The architectural character of this project reflects the affordable nature of the development proforma

— simplicity, economy, and livability. The plans for the 8- and 16-plex buildings were kept simple, with repetitious exteriors. However, site planning and orientation of the buildings around high-use courtyards makes each building seem unique in appearance. Shingle siding provides warm detailing and the tactile experience often overlooked when "affordability" is the prime directive.

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OWNER/DEVELOPER'S PERSPECTIVE

"To create this garden apartment complex, we assembled nine parcels and a variety of financing and subsidy programs. It was extremely complex, but well worth it when we received 6,000 applications from potential renters in a three-week period."

Tom Safran
Thomas Safran & Associates

ARCHITECT'S PERSPECTIVE

"The design challenge was to create a plan that promotes security, privacy and a sense of community at 28 units per acre within the context of surrounding suburban blight — all the more challenging given the strong gang presence and history of violent activity within 100 yards of the project. The resulting design respects family needs and affords the residents a dignified, affordable lifestyle."

Dan R. Withee, AIA
The Withee Malcolm Partnership

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**GOLD
 NUGGET
 AWARDS**

