

Grace Commons Development

Visit to three EngAGE project in Burbank and Glendale, California on Tuesday May 28, 2019

There was a lot of excitement around the three projects that the group visited

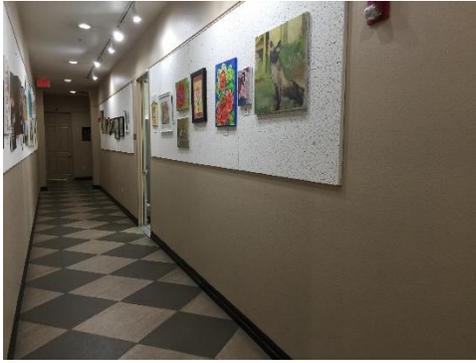
- Burbank Senior Artists' Colony, <https://www.seniorartistscolony.com/>
- NOHO Senior Arts Colony, <http://www.nohoseniorartscolony.com/>
- Glendale (ACE 121), <http://www.ace121glendale.com/>

EngAGE provides arts programming for approximately 50 multi-family and senior project in the LA metro. Tim Carpenter, CEO/Founder toured the Grace Commons group to three locations. The tour group included:

Grace Parish – Nancy Entrikin and Martin Elfert
Grace Institute - Shannon Loomis-Malin
PHAME - Jenny Stadler
CHA - Brian Carlton and Julia Mollner
HDC -Lynn Lindgren-Schreuder

Burbank Senior Artists' Colony is located near downtown Burbank. It is walking distance from Burbank retail center. The building is constructed to the lot line (along the sidewalk). The five-story, 141-unit development, completed in 2005, contains a portion of affordable units at 30% and 60% AMI. The first level of project contains the entrance, a large stair, art studio rooms and secure parking for residents. The second level of the Colony contains ample common areas on the second level include a pool, courtyards, a gathering room, library, and multi-media room. The common and arts facilities are for the use of residents of the Burbank Senior Artists' Colony.

Spaces that utilize EngAGE activities for residents of the Colony include two art studio rooms, library, gathering room, second floor courtyard and "multi-media" or black box space. The art studio rooms are approximately 400 sf each. The studio rooms contain storage for art supplies, the studio second room has a sink. The library and large gathering area open onto a second-floor lobby near the elevator. The gathering area has a fireplace and a kitchen and access to second floor courtyard. The multi-media room serves as a small theater. Accessible access onto the stage is from a ramp located behind the stage.



Corridor adjacent to art studios



Large gathering room with kitchen



Art Studio



"Multi-media" room with stage



View into second floor lobby from library

NOHO Senior Arts Colony is located north of downtown Burbank. The four-story, 126-unit development completed in 2012 is constructed to the lot line with the residential entrance at the corner of West Magnolia Boulevard and Riverton Avenue. It was reported that 20% of the units are allocated for residents with a reduced AMI. The first floor of the project contains the entrance, a grand stair, art studio room, the theater and associated theater spaces. The first floor also contains secured parking for residents and visitors. Additional common areas for residents on the second floor include a large multi-purpose room, billiard room, library and second level terrace.

The 99-seat theater is leased by a local theater company and shows plays open to the public that run weekly, Thursdays thru Saturdays. The theater company provides classes and free tickets to residents. The theater is also used by the residents for movies, in-house plays and lectures.

The box office for the theater open to the sidewalk along West Magnolia Boulevard. The public entrance into the theater foyer is adjacent to the box office. The foyer serves as a gallery and provides ample opportunities for displaying art. The seats for the theatre are steeply banked. The sound box at the back of the theater is not accessible. Auxiliary spaces for the theater include a wet room, dressing room, property storage room, and electrical room. The auxiliary rooms are arranged along a corridor adjacent to the theater. The theatre has a comprehensive lighting system (Jenny can fill us in on the correct way to describe the lighting) that is serviced by a 400-amp panel in the adjacent electrical room.

The theater is accessed from the residential portion of the development through double door. The doors were added to provide security and separation when it is needed for the residences of NOHO Colony. The doors were open at the time of the visit and it was reported that the door was added after construction at the request of the residents.

The studio, located on the first floor is adjacent to the main entrance, it is approximately 800 sf in size with ample storage and a sink. The large multi-purpose room on the second floor has a small kitchenette. The room has large doors that can be opened to enlarge the space by including the adjacent billiard room and second level terrace. A library is located across the corridor from the multi-purpose room.



Theater foyer with accessible ramp



Art studio with storage

ACE 121 is located in downtown Glendale adjacent to the YMCA and a ten-minute walk from the central downtown and Glendale Galleria. The six-story, 70-unit project built in 2017 is developed to the lot line, a pedestrian corridor that provides access to the building is located along to the east and north. The development is 100% affordable and multi-generational. It was reported that tenants are selected based on their involvement in the arts. The second level of the development contains a courtyard that is surrounded by residential units. The arts spaces for the project are stacked in the northeast corner of the project. The project has two levels of below grade parking that are shared with the adjacent YMCA.

The art amenities are utilized solely for the residents they include a gallery (this space is opened to the public for shows), multi-use room, computer labs, art studio, music, dance room and wood shop. The gallery opens onto the pedestrian corridor at the northeast corner of the building. The gallery with ~14-

foot ceilings contains an office and a restroom. A multi-use room is located on the second floor. It contains a kitchen, workspace for crafts. Adjacent to the multi-use room on the second floor is a children's computer area, a secured computer area for adults and restrooms. The third floor contains a studio with a wet work area that has a stainless-steel counter and double sinks. Adjacent to the studio are two music rooms and a ~400 sf dance room with a mirrored wall. The wood shop, reported to be fully accessible, is located in a secure room on the first level of the parking garage. The spaces are under the same management as the residential portion of the project and are programed by EngAGE.

All the projects include large on-site parking areas. Burbank and NOHO provided parking on the first floor using podium style construction. ACE 121 contains two levels of below grade parking that is shared with the adjacent YMCA. The group preferred the feel and architectural style of ACE 121. The design has clean lines with pops of color and planting accents. The secure entry lobby and takes advantage of t podium construction with high ceilings and windows that look out onto the street. In my architectural opinion ACE 121 has more pedestrian friendly feel and provided a better physical and visual connection to the sidewalk and pedestrian corridors.



Courtyard surrounded by residential units

View into studio space from residential corridor



Dance room with wall of mirrors

The work group had a lively lunch after touring the first building. We discussed the role of HDC in the development process and what is involved in creating a condo. I think both topics merit further discussion with visuals, additional questions and input from my associates at HDC.