



20070572 - Photography © Applied Photography & Proehl Studios

Angelus Plaza

Client

Retirement Housing Foundation

Location

Los Angeles, CA

Use

Affordable Senior Apartments |
High-Rise Rehabilitation

Facts

- Density - 198 DU/AC
- Unit Plan Sizes - 500 SF
- Number of Units - 1,093 DU
- Site Area - 5.52 AC

Awards

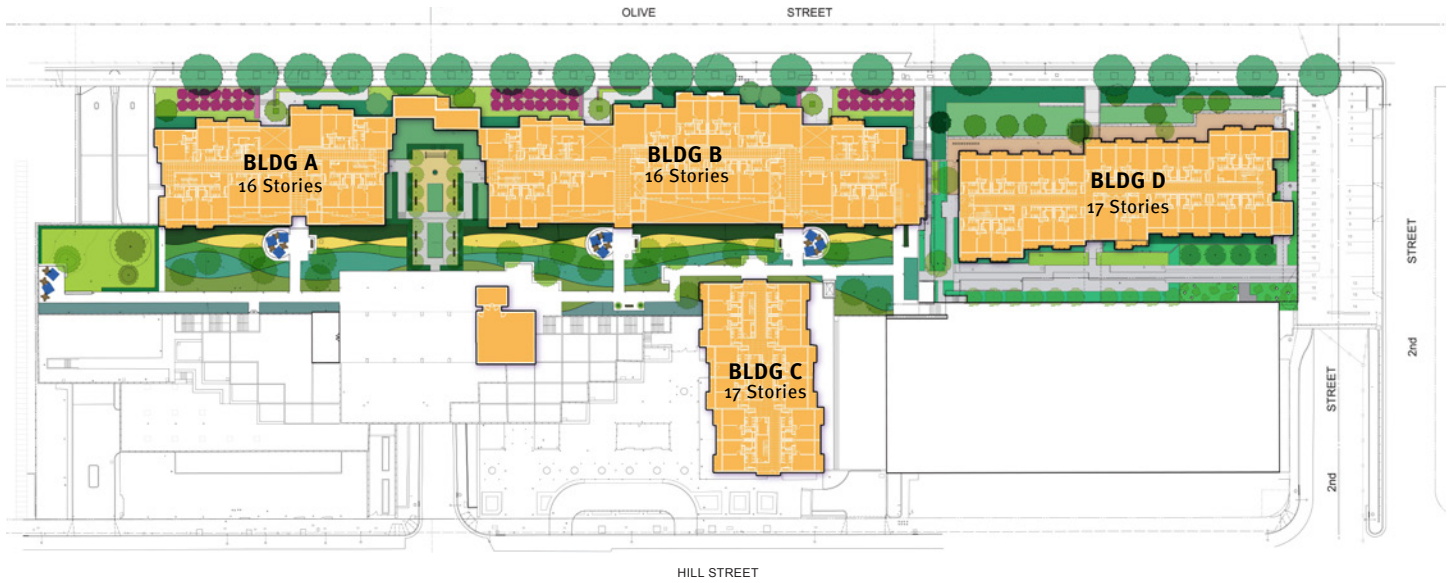
2012 Gold Nugget Awards

- Renovated or Restored Residential Project (Merit Award)

Angelus Plaza offers 1,093 affordable for-rent units in four high-rise towers, currently housing seniors with an average age of 82. The attached six-story administration building provides offices for the staff, meeting rooms, a dining room and full kitchen, a Meals on Wheels site, a thrift shop, library, Mini Mart, beauty salon/barber shop, the Tom Bradley Center for Health Care. Opened in 1980, this is the first comprehensive rehabilitation of the Angelus property, that took three-years to accomplish. Rehabilitation of the interior units and common area spaces, but also the upgrading of major mechanical and plumbing systems for operations and sustainability. Amidst construction work, remained two crucial factors to the success of this project: satisfying the continuing needs and requirements of the multiple layers of lending sources, and managing the project's relocation efforts. Cognizant of the fragile nature of many seniors when put into a new environment, it was important to the client to make sure that all residents remained at Angelus during the rehabilitation process. To accomplish this required management of a complicated "dance" from one unit to another rather than moving residents off site for the duration of construction.



Architecture+Planning
888.456.ktgy ktgy.com



Angelus Plaza