



Massing Study

Utopiad.org LLC will provide the community outreach component and stay on through the project to ensure the overall design vision and concept. We will collaborate with a great team of accomplished engineers, builders, consultants, city agencies and our development team to deliver the finished building and operations strategy.

This project is our intellectual property and we are entitled to an ownership percentage of the project. We are going to create a landmark. Our conception realizes an otherwise unimaginable amount of units while integrating the existing users and the community. The project is part of our larger plan to make Westlake into a theater district. This is a catalyst project.

Long-time Park residents get right of first refusal on the units. Prices of the units are determined by desirability and range from ultra luxury to government subsidized super affordable. Affordable family units are oriented toward the quieter neighborhood side with the communal garden. Super Luxury units have amazing city views and/or generous roof decks. Units with smaller roof decks or obstructed views are more affordable. Each unit will be unique and the segregation of rent prices will not be as definite as in the diagram. This project weaves all of its users together as one community.

**1500 CAPACITY HISTORIC THEATER**

590 PARKING SPACES ON SIX LEVELS  
or 426 PARKING SPACES ON FOUR LEVELS

ADAPTIVE REUSE OF 2007 WILSHIRE:  
49 STUDIOS + 14 TWO BEDROOM LOFTS

35,000 SF OFFICE SPACE NEW CONSTRUCTION  
3,500 SF OFFICE SPACE IN THEATER

5,300 SF MID RANGE RETAIL ON WESTLAKE  
9,085 SF HIGH END RETAIL ON BEEF BOWL + 17 KIOSKS  
1,950 SF HIGH END RETAIL IN THEATER  
4,400 SF HIGH END RETAIL IN PASEO + 22 KIOSKS  
5,000 SF HIGH END RETAIL IN 2007 WILSHIRE BLDG.

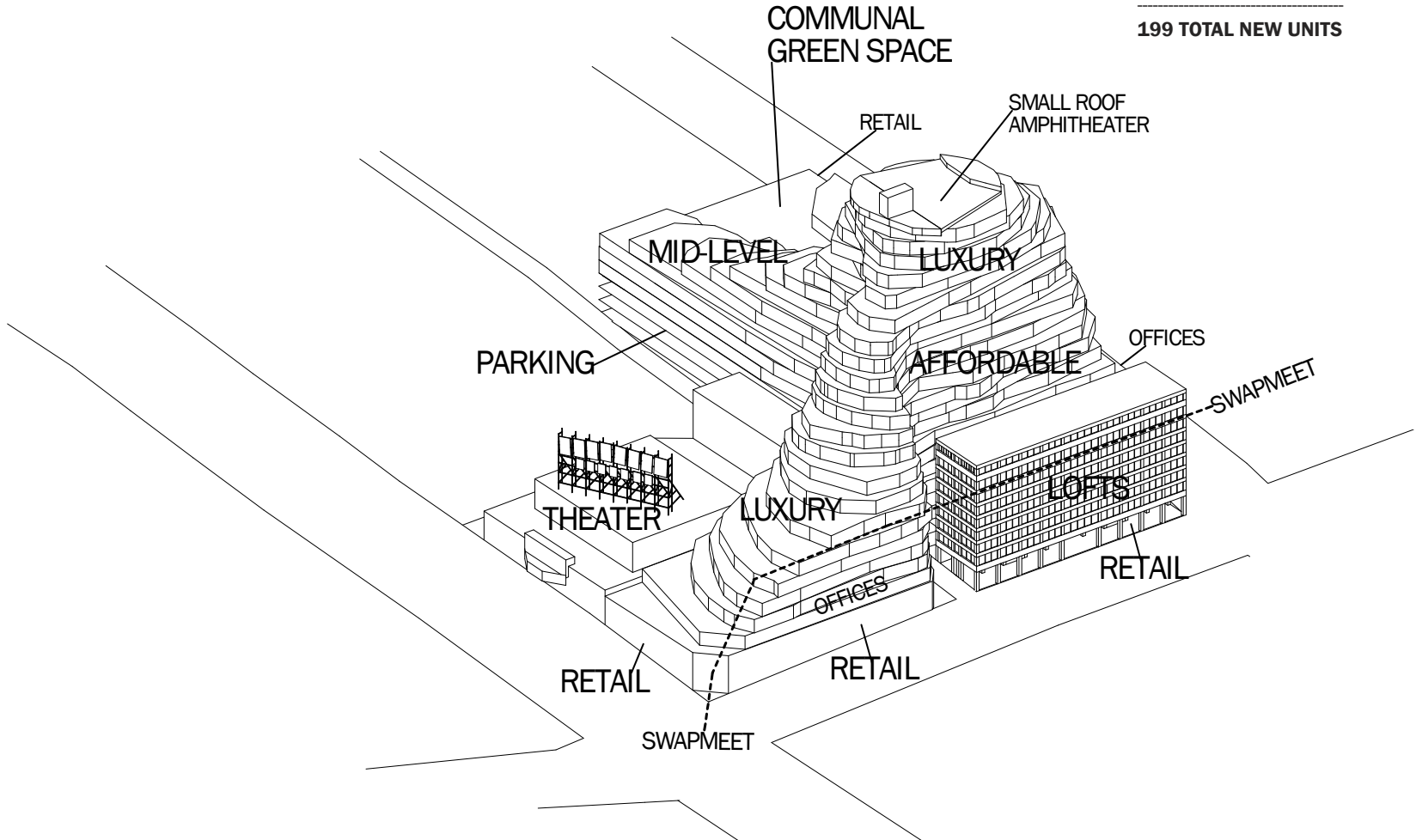
**29,000 SF RETAIL TOTAL**

**NEW RESIDENTIAL:**

**274,400 SF TOTAL**

- [34] 400 SF UNITS
- [20] 700 SF UNITS
- [27] 1000 SF UNITS
- [21] 1300 SF UNITS
- [26] 1600 SF UNITS
- [22] 1900 SF UNITS
- [25] 2200 SF UNITS
- [22] 2500 SF UNITS

**199 TOTAL NEW UNITS**





Westlake Park Was An Oasis. A Compact Central Park For West Downtown Los Angeles.



WEST LAKE PARK.



Los Angeles Extended Wilshire to Connect Downtown to the Sea



The Wilshire Extension Severed Westlake



Today, Westlake Park is a Symbol of Mass Disenfranchisement,  
and a Locus for Community Organization.



- VACANT LOTS
- RESIDENTIAL USES**
  - CRA/LA Housing Projects
  - LA Housing Department & Housing Authority Projects
  - Residential Lots/New Private Housing Projects
- COMMERCIAL USES**
  - Commercial
  - MTA Joint Development
  - Mixed Use
- QUASI-PUBLIC USES**
  - Medical/Churches/Private Schools
- PUBLIC USES**
  - LAUSD Schools
  - LAPD Facilities/DWP lots/Social Security offices/Consulates/  
LA Housing Authority offices/US Post Office
  - Streetscape Improvements
  - Fire Stations
  - Parks
  - Major Parking Lot
- Commercial Facade Improvement Program Phase 2

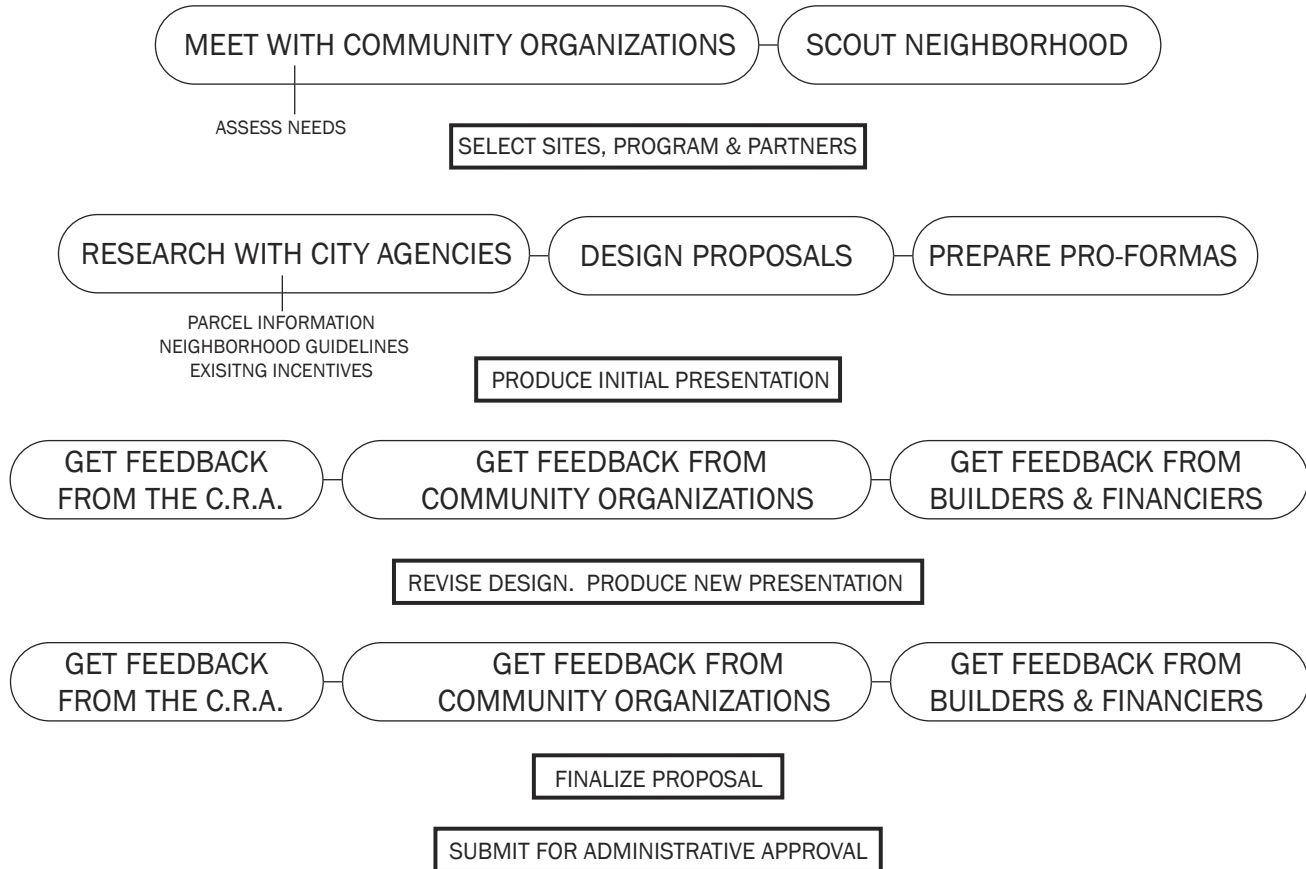
May 1 2006

Park Improvement Plans that Involve Dislocating the Existing Community will be met with Resistance.

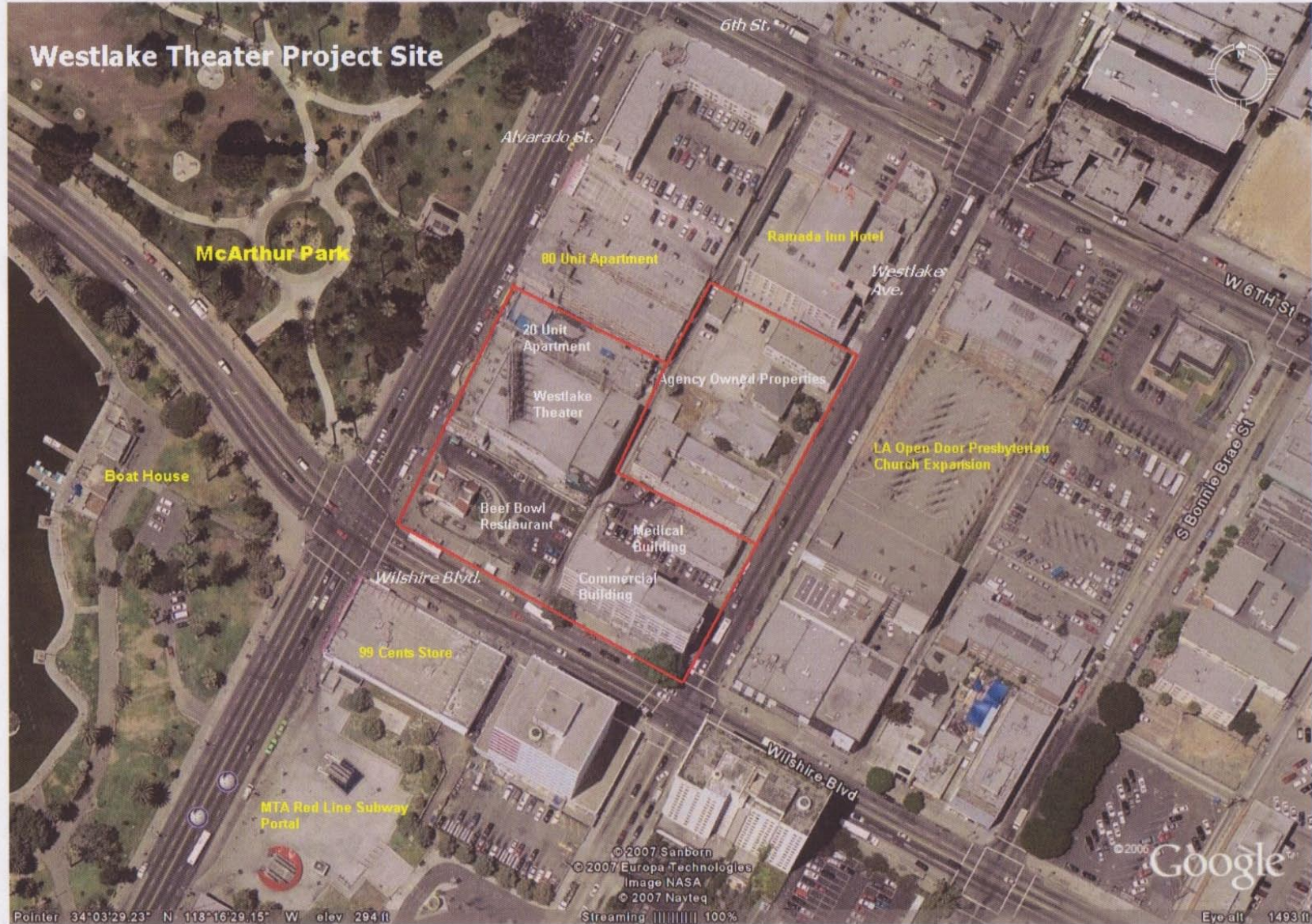
We Propose Repackaging the Existing Users of the Site and Involving the Community in the Process.

UTOPIAD.ORG

## PROJECT GENESIS



# Westlake Theater Project Site



McArthur Park

Boat House

MTA Red Line Subway Portal

99 Cents Store

Alvarado St.

6th St.

80 Unit Apartment

Ramada Inn Hotel

Westlake Ave.

W 6TH ST

S Bonnie Brae St

Wilshire Blvd.

Wilshire Blvd.

20 Unit Apartment

Westlake Theater

Beef Bowl Restaurant

Medical Building

Commercial Building

Agency Owned Properties

LA Open Door Presbyterian Church Expansion

© 2007 Sanborn  
© 2007 Europa Technologies  
Image NASA  
© 2007 Navteq

Google

Westlake  
Theater







Over Fifty Small Disadvantaged Retail and Service Businesses Occupy the Theater.

Original Interior



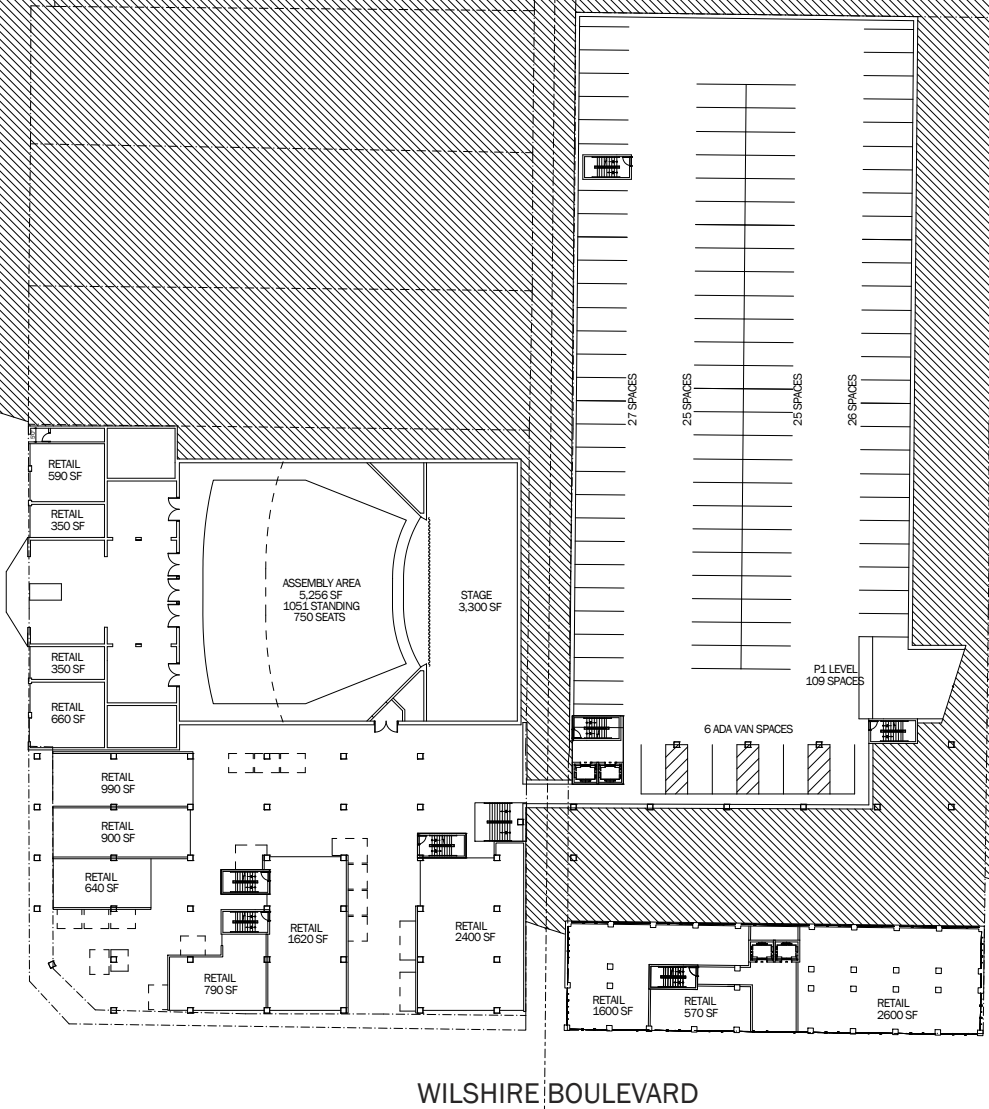
Current Interior



The Sloped Seating Was Filled with Concrete to Create a Level Floor for the Retail Kiosks.  
The Historic Walls, Balcony and Ceiling Remain, Damaged but Salvagable.

We Propose Restoring the Floor Slope and Adding a New Exit to the South In Front of the Stage.

ALVARADO STREET

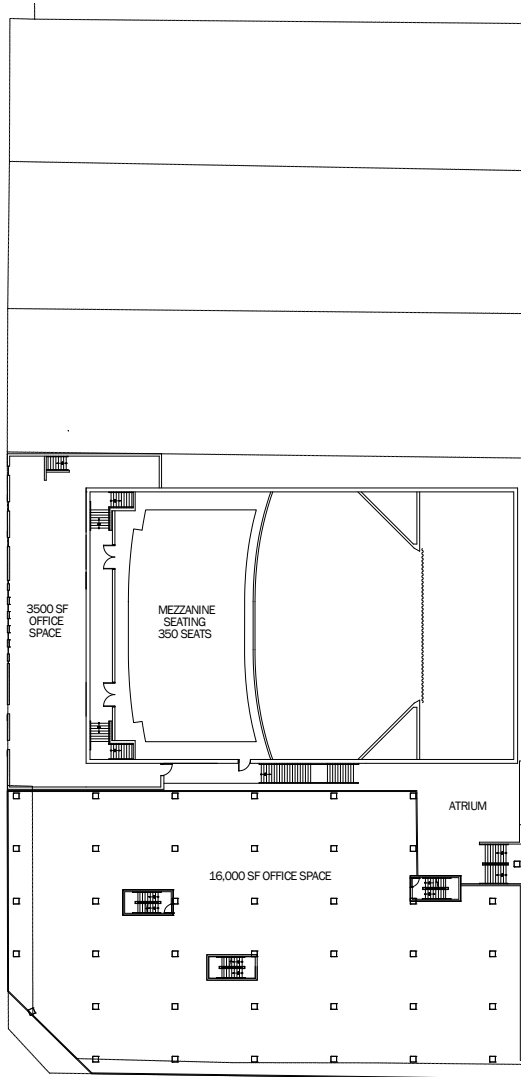


WILSHIRE BOULEVARD

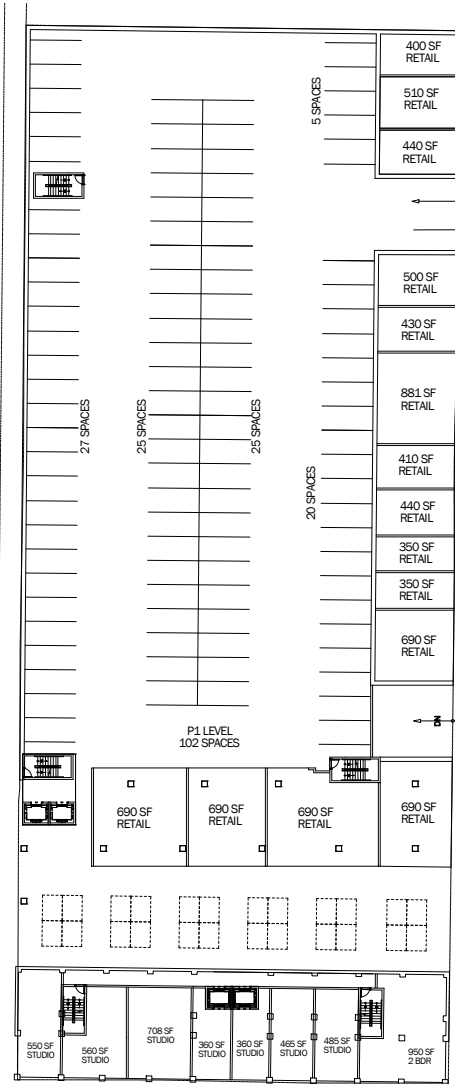
WESTLAKE AVENUE

The Beef Bowl Site Will be Replaced by 9,085 sf of High End Retail at Grade.  
The Ground Floor of 2007 Wilshire will be improved into 5,000 sf of High End Retail.  
A new side exit improves egress from the theater and activates the retail.

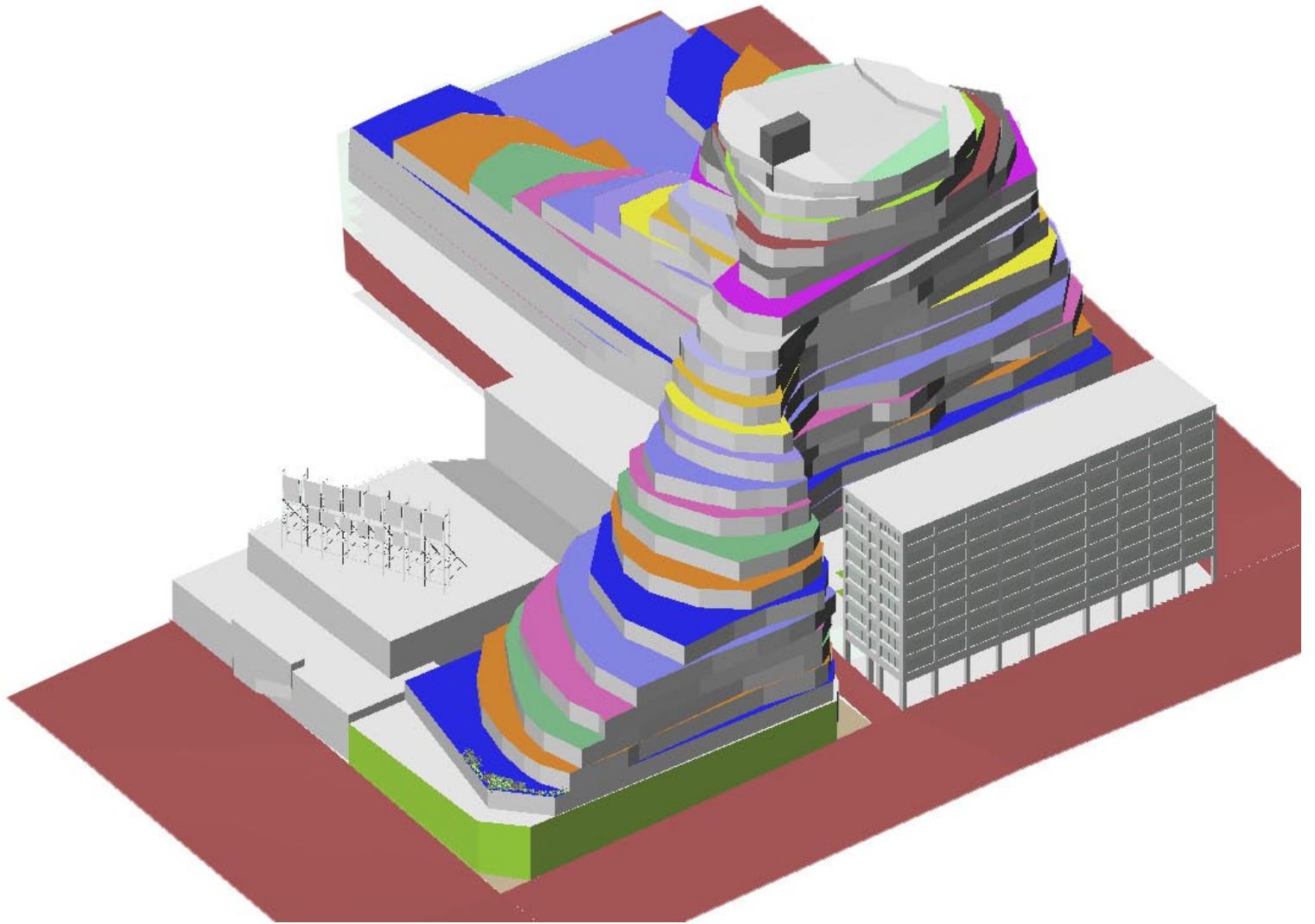
ALVARADO STREET



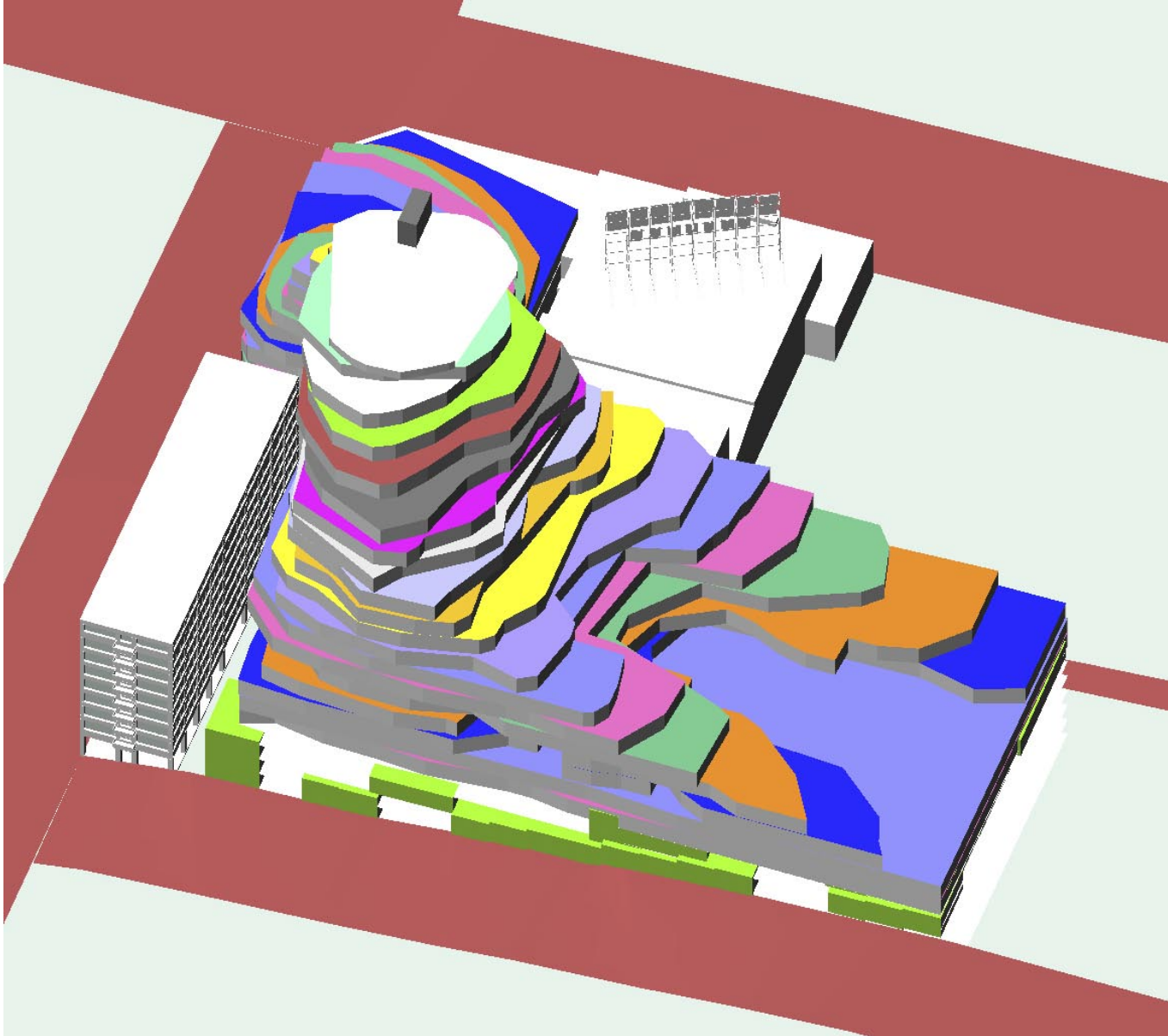
WESTLAKE AVENUE



On the Second Level, A Retail Paseo Connects Westlake Avenue To The Atrium  
22 Swapmeet Kiosks + 4,400 SF High End Retail in the Paseo.  
12 Shops Line Westlake Avenue going up the Hill.



Massing Study



Massing Study



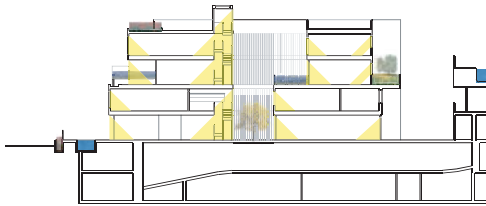


A Pyramidal Mass Emerged to Preserve Views of the Historic Westlake Theater Sign

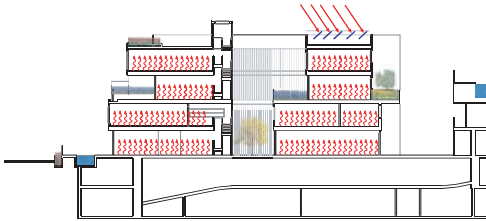
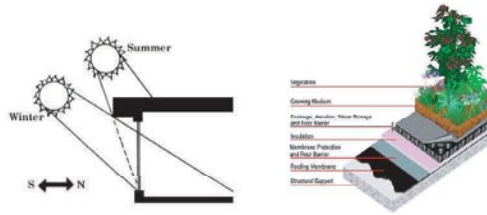
The stepback massing gives many units ample private outdoor space.  
We are employing this strategy in our new developments in Santa Monica.

Utopiad.org  
603 Arizona Avenue  
Santa Monica, CA

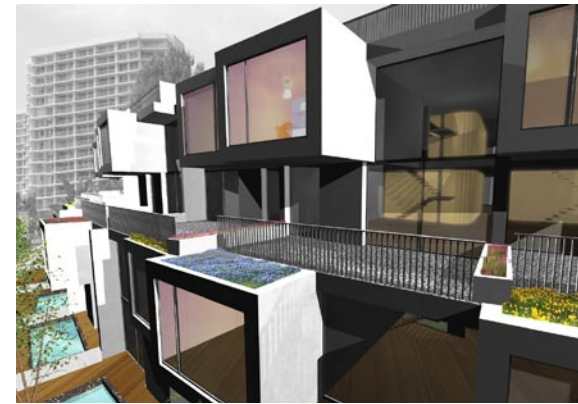
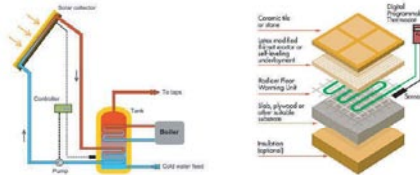




Daylight / Vegetation / Green Roofs / Water Conservation



Solar Energy / Heated Floors



Utopiad.org  
 301 Ocean Avenue  
 Santa Monica, CA



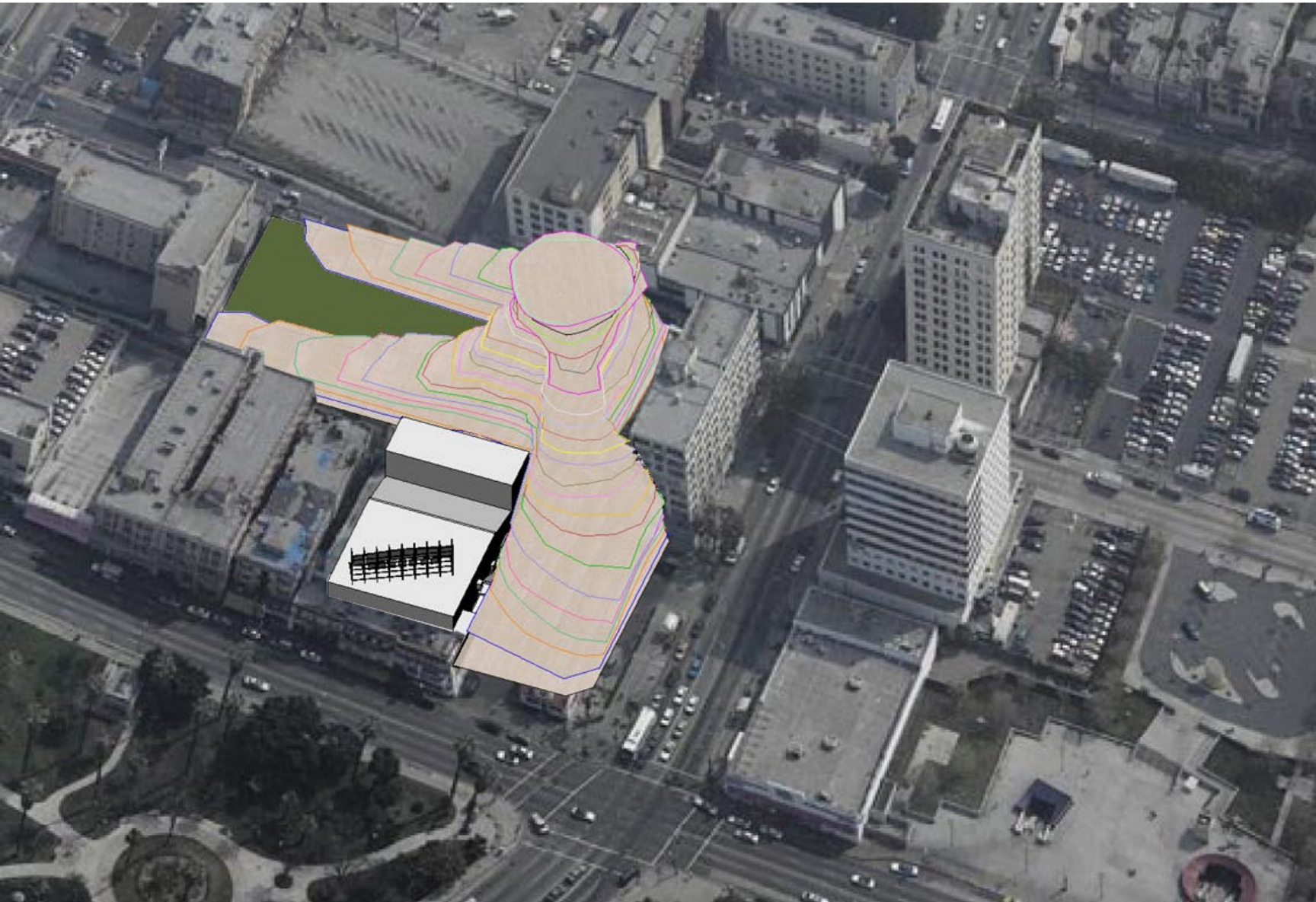
Precedent:  
Fukuoka Prefectural International Hall  
Emilio Ambasz and Associates

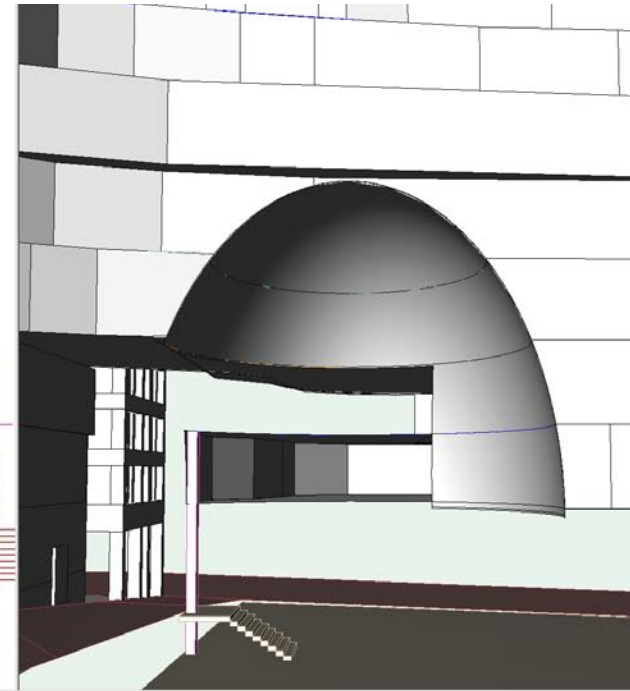
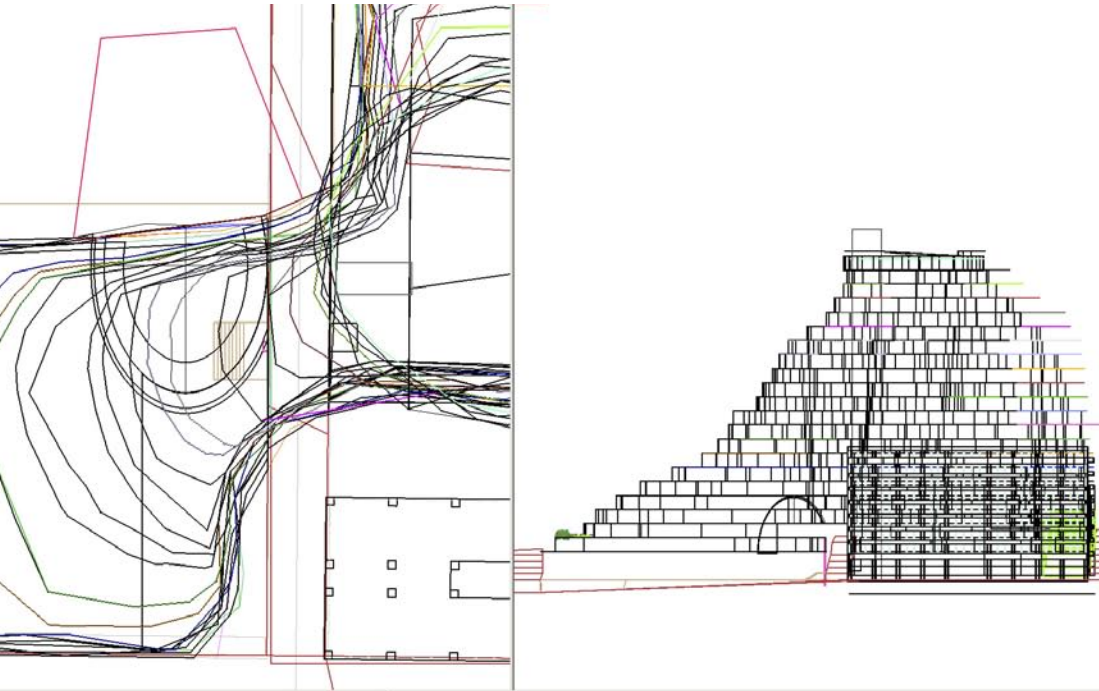




Precedent: Copenhagen Housing Projects by PLOT







We propose creating many performance spaces in addition to the historic theater.

There will be a small amphitheater on the roof, a communal roof garden on the 7th floor, and a bandshell style atrium off of the existing backstage and the new theater side exit.



*At Westlake Park in Winter, Los Angeles, Cal.*

1897 Bandshell



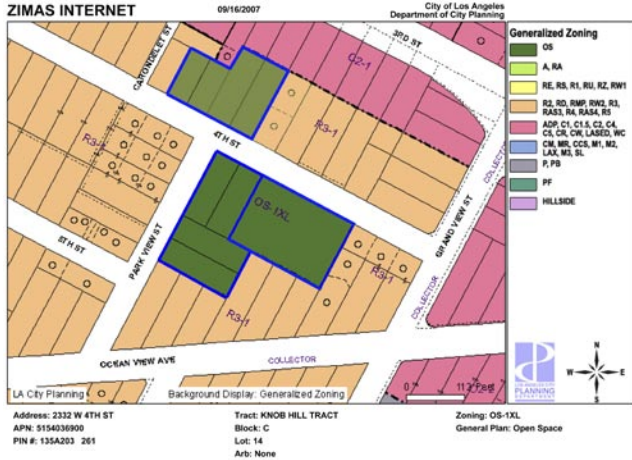
Today's Bandshell

**Westlake Theater District** CRA/LA



Transform Westlake back into a Performing Arts Destination

# FRIDA KAHLO THEATER



A few blocks north of the Westlake Theater is an existing theater, owned by the Parks Department and run by Grupo de Teatro SINERGIA in partnership the Department of Cultural Affairs.

DIEGO RIVERA  
COMMUNITY  
GARDEN

FRIDA KAHLO  
THEATER

COMMUNITY  
OPEN SPACE





There is a natural amphitheater across the street from the Frida Kahlo Theater.  
A few developers have tried and failed to build housing on this poor fill.  
We want to turn it into a community garden.



Existing Condition of the Frida Kahlo Theater

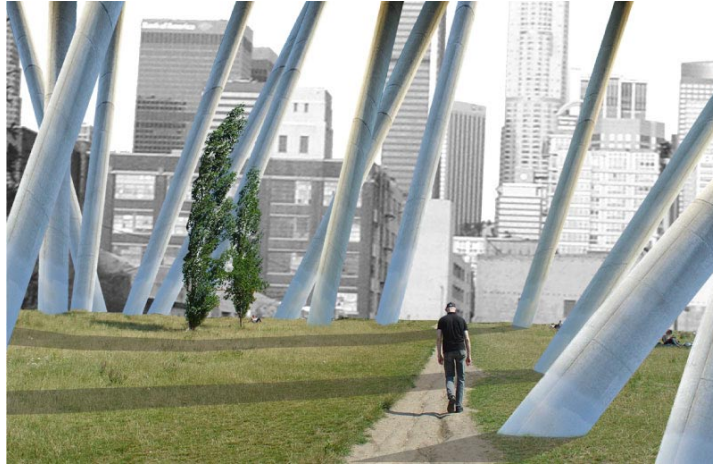


4TH STREET

PARK VIEW AVENUE

We want to enhance this location by adding a park and new community arts space.





utopiad.org

“Utopiad.org, LLC is a development collective specializing in a mixture of adaptive reuse and new construction to redress social justice issues focusing on Central Los Angeles.”