

→ BUILDING
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TEXT BY MIMI ZEIGER
PHOTOS BY ERIC STAUDENMAIER

HANCOCK LOFTS

WEST HOLLYWOOD, CALIF.
KONING EIZENBERG ARCHITECTURE



Located along Santa Monica Boulevard in West Hollywood, Hancock Lofts conforms to the local planning department's desire to increase urban density. The mixed-income, multi-unit housing project incorporates public parking and ground-floor retail. Sliding Mangaris wood shutters can shield residents from the busy thoroughfare.

LOS ANGELES IS a great big freeway. Or so the Burt Bacharach lyric goes. But in reality, parking—and not driving—shapes the urban fabric. In West Hollywood, city planners would like to increase urban density, a phrase that means bringing more people to the neighborhood to live, shop, and eat as well as promoting development around public transportation hubs. The planning policy is sustainably minded, but it comes up against L.A.'s *bête noire*: parking. However, Koning Eizenberg Architecture's Hancock Lofts merges the two, weaving together 31 market-rate condos, seven affordable-housing rental units, 11,600 square feet of retail, and 217 parking spaces.

In fact, a shortage of public parking along Santa Monica Boulevard spurred the project. The City of West Hollywood purchased the property in the late 1990s, and future development plans came with parking caveats and a neighborhood review. Selected by the city, Koning Eizenberg and developer CIM Group had to work with a doglegged, sloping site and the constraints posed by green goals. "The big fight in communities which are

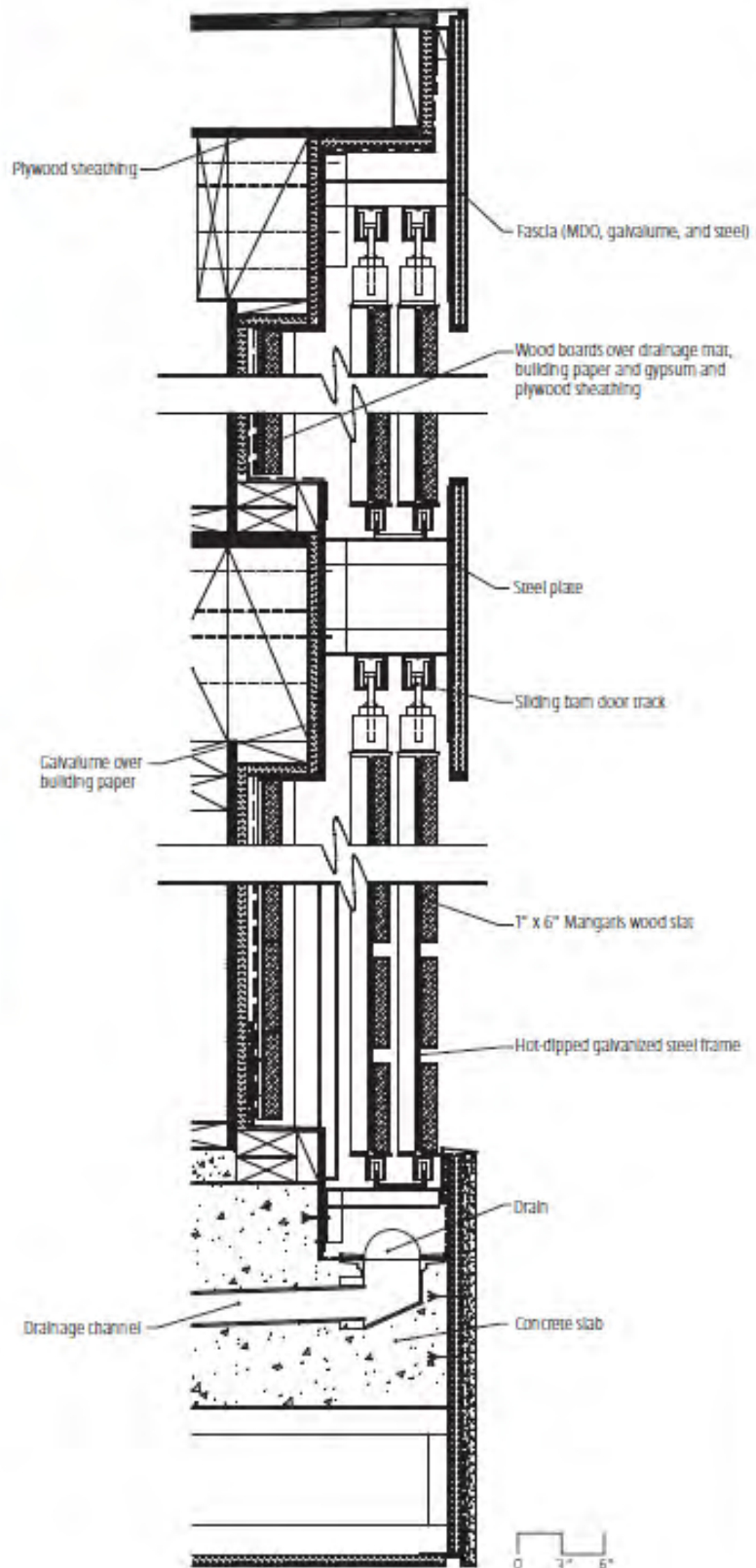
in metropolitan areas is about density. It's needed to get enough people in a neighborhood to support the businesses, which will get people out and walking more," says principal Julie Eizenberg.

Located at Santa Monica Boulevard and Hancock Avenue, the building presents a strong metal, glass, and Mangaris wood façade to oncoming traffic, before transitioning to a more residential scale as it steps up the side street. The two different façades reflect the program: Along the boulevard, three floors of luxe lofts sit atop ground-level retail. Around the corner, there's a sneaky opening that leads to lower-level public parking—the 156 city-dictated spaces (the remaining spaces are for residents). "The main thing was to make it not feel like a parking garage," Eizenberg says. On the other side of the parking garage entrance, seven units of affordable housing march up Hancock Avenue, and above those studio apartments are six two-story townhouses.

A level of resident parking separates the rental units from the market-rate condos. It's masked by a screen of



Façade



vertical Mangaris wood slats—which neatly double as balustrades on the townhouses—but it is still there, the project's leitmotif. The parking ramps spiral up from the public parking to the second story, where glass doors open onto a verdant outdoor podium. Here, the front doors to the loft units wrap the courtyard on two sides.

Inside, Koning Eizenberg applied its expertise in hospitality design—the firm is known for its über-glam-yet-functional hotels, *The Standard* and *The Avalon*—to bring hotel style to the residential arena. With high-end Miele ranges and Corian countertops, the units have the feel of Dutch rationalism meets laid-back beach bum.

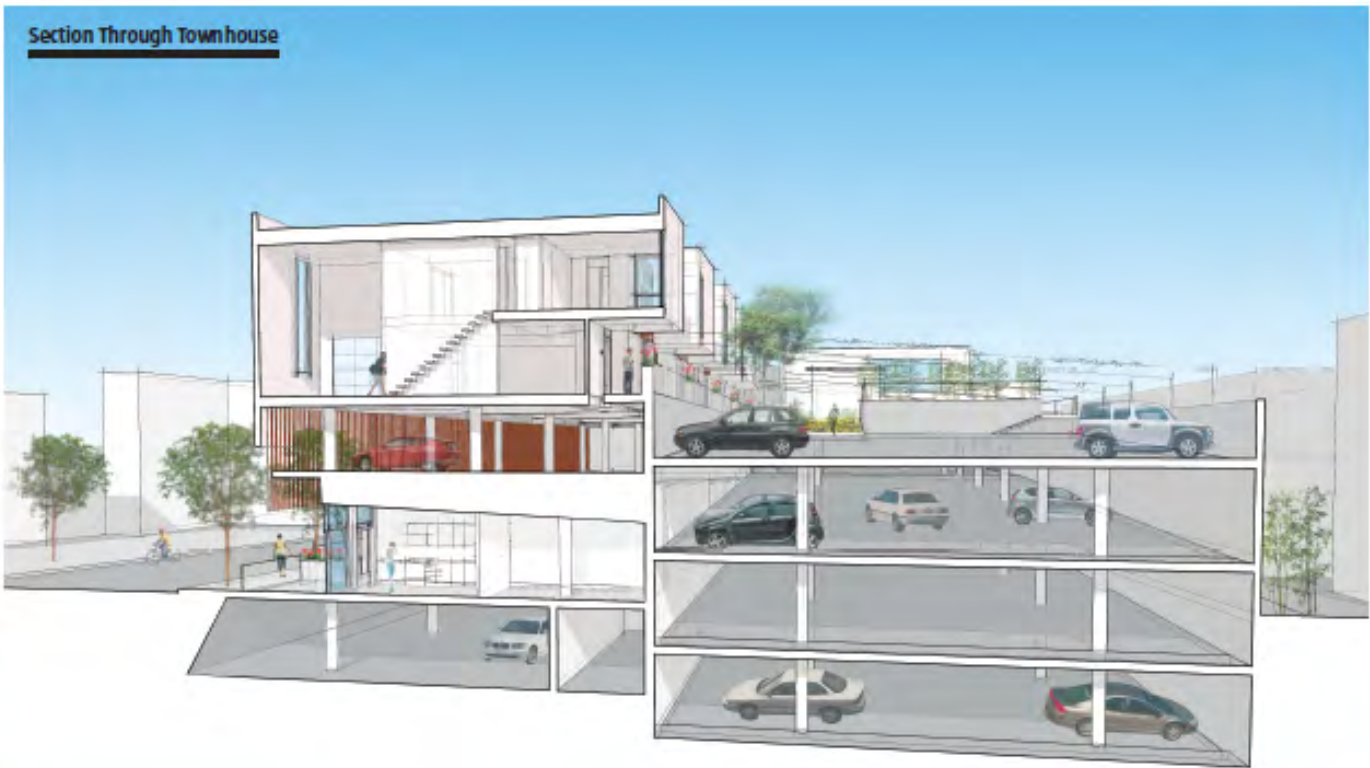
Hancock Lofts has the kind of economic mix that you easily get in a city such as New York, where the density demands it, but find less often in sprawling Los Angeles. And this project encourages density not only by its mix of units, but also by hiding away all cars from view: Vines will eventually grow over a trellis of taut cables to shelter the rooftop overflow parking for residents' cars, secreting away the last visible stretch of on-site parking.

1. The entrance to the public parking lot, which houses the 156 city-mandated parking spaces, is tucked beside the main entrance. These two access points—vehicular and pedestrian—are located on Hancock Avenue, at the point where the wood shutter-clad two bedroom units give way to the more residentially scaled townhouses and affordable housing apartments.

2. A small pool on the roof of the Hancock Lofts parking garage is perhaps the project's object lesson in density as a social force. Equipped with a cabana area, a fireplace, lounges for sunbathing, and a lovely view, it is an amenity available to the owners of the million-dollar condos and townhouses and to the monthly renters of the affordable housing units.



Section Through Townhouse



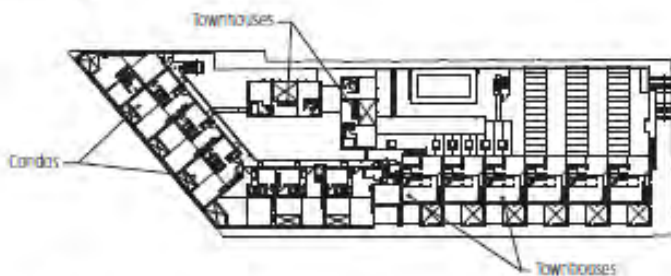
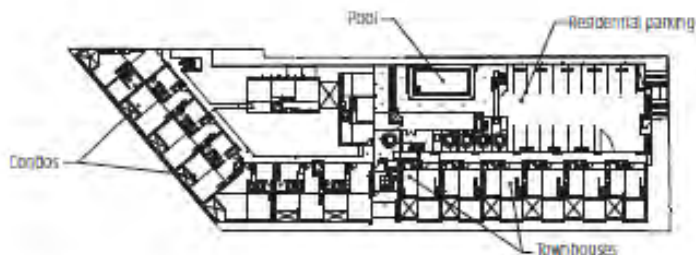
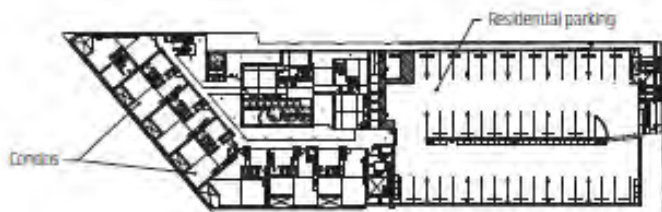
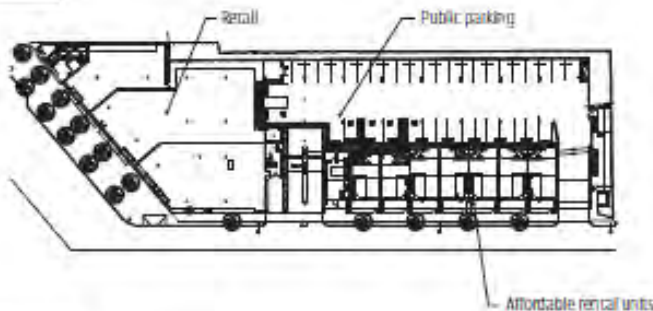
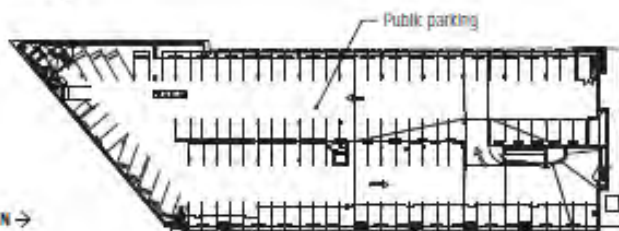
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1. Each of the two-bedroom units along Santa Monica Boulevard is equipped with a sliding wood screen that moves along the balcony rail. The screen can be used to modulate the amount of direct sunlight reaching the living area, or to create an enclosed outdoor space, sheltering the deck from the busy thoroughfare. Flexible interior spaces can be programmed multiple ways, depending on the needs of the owner. "We were thinking about how people cohabit and thinking through different lifestyle scenarios," explains principal Julie Eizenberg. "You could use [the space] as a living room or as a live/work office. There is no right way."

2. The six two-story townhouses on the Hancock Avenue side of the building have an outdoor terrace shielded from the street by vertical wood slats that also hide the level of resident parking below. An operable glass garage door opens the living area onto terrace, creating an indoor-outdoor environment that works well in the temperate Southern California climate.



Fourth Floor Plan**Third Floor Plan****Second Floor Plan****Ground Floor Plan****Basement Floor Plan****Project Credits**

Project: Hazlock Mixed-Use Housing, West Hollywood, Calif.

Client/Owner: CIM Group

Architect: Koning Eisenberg Architecture, Santa Monica, Calif. — Hank Koning (principal-in-charge), Julie Eisenberg (principal), Donagh Ryan (project architect and manager), Paul Miller (job captain), Crystal Chan, Jason Kinnin, Scott Walker (project team)

Mechanical and Electrical Engineer: Antier-Halossim & Mattingly Consulting Engineers

Structural Engineer: Englekirk Partners Consulting Structural Engineers

Civil Engineer: Kimley-Horn & Associates

Geotechnical Engineer: Group Delta Consultants

Construction Manager: Jones & Jones

General Contractor: Lee Homes

Landscape Architect: Fleicher Studio

Lighting Designer: Lighting Design Alliance

Graphic Designer: Newsom Design

Waterproofing Consultant: Simons Gumpertz & Heger

Acoustical Consultant: VSA Associates

Site: 133,475 square feet

Materials and Sources

Appliances: Miele (range and hood) mieleusa.com; Jenn-Air (refrigerator) jennair.com

Exterior Wall Systems: Mangaris (wood screen); Metal Sales Manufacturing Corp. (corrugated metal siding) metalsales.us.com

Finishes: Polygal (polycarbonate panels) polygal.com; Dabitec (dirtless) dabitec.com; PPG Industries (Solarban 60) ppg.com

Gypsum: Georgia-Pacific (DensShield) gp.com

HVAC: First Co. (fan coils) firstco.com; Armstrong Air (heat pump) armstrongair.com

Lighting: Delray Lighting delraylighting.com

Masonry: Drex Block Co. (burnished CMU) drc.com

Millwork: Marina Woodcraft (custom millwork) marinawoodcraftinc.com

Paints: Dunn-Edwards Paints (low-VOC paint) dunnedwards.com

Parking Control System: Amana Roofing Sam-afi (single-ply PVC roof) sam-afi.us.com

Security System: Siedle siedleusa.com

Site and Landscape: Stonewear (zone planters) stonewear.com

Windows, Curtainwalls, Doors: Torrance Aluminum (residential windows and doors) torrancealuminum.com; Bristolite Skylights bristolite.com; United States Aluminum (commercial storefronts) usaalum.com; Timely Industries (residential interiors) timelyind.com

Arm-r-lite (overhead vertical lift door) arm-r-lite.com