

KTGY-Designed Eco-Friendly Senior Housing Breaks Ground in Historic Echo Park Neighborhood

The Foursquare Foundation has broken ground on the new \$10 million senior living residential community in one of Los Angeles' most historic neighborhoods, Echo Park. Designed by KTGY Group, this new eco-friendly, pedestrian- and transit-oriented, 1.24-acre urban in-fill redevelopment project replaces some older housing units with 75 affordable senior apartment homes. Parkview Living, A Foursquare Senior Living community, will be located across the street from the 88-year-old Angelus Temple, which is home to the Foursquare Church. The new community will help mitigate the soaring demand for quality affordable housing to active seniors 62 years of age and over.

March 7, 2011 (FPRC) -- LOS ANGELES, CALIF. – The Foursquare Foundation announced today that it has broken ground on the new \$10 million richly-appointed Foursquare Senior Living residential community in one of Los Angeles' most historic neighborhoods, Echo Park. Designed by the architectural firm KTGY Group, Inc., this new eco-friendly, pedestrian- and transit-oriented, 1.24-acre urban in-fill redevelopment project replaces some older housing units with 75 affordable senior apartment homes. Situated directly across from Echo Park, one of the city's most iconic settings, Parkview Living, A Foursquare Senior Living community, will help mitigate the soaring demand for quality affordable housing to active seniors 62 years of age and over. Parkview Living, A Foursquare Senior Living community, will be located across the street from the 88-year-old Angelus Temple, which is home to the Foursquare Church.

"This project will bring sorely-needed housing for seniors to Echo Park. I want to acknowledge the community members who participated in dialogue with Foursquare to improve the project so that the new senior housing is a better fit for the neighborhood," remarked Los Angeles City Council President Eric Garcetti. Garcetti is a fourth-generation Angeleno who resides in Echo Park. He is committed to finding local solutions to ease the city's housing crisis.

Located at 1902 Park Avenue, the new Parkview Living, A Foursquare Senior Living community, will enjoy a wide variety of on-site amenities, which includes a pool, barbecue area, fitness center, hobby and craft room, computer center, espresso café, rooftop terraces, comfortable lounging areas and a dog park. In addition, the new community will include a unique 3,000-square-foot multi-purpose room that will also be used as a Chapel for the community. The design includes a lushly landscaped courtyard area with a fountain that functions as another gathering space for residents. Additionally, there is a "Victory Garden" and potting shed to allow residents to create their own horticultural pursuits as well as a workshop that provides a place for the do-it-yourselfers to fix or create things.

"An affordable senior community like Parkview Living, can make all the difference in someone's life," said Dr. Greg Campbell, executive director for Foursquare Foundation of Los Angeles. The Los Angeles County's senior population is expected to double from 1.6 million today to 3 million by 2030, a recent report stated.

"In a time when jobs are in high demand, the construction and operation of a Foursquare Senior

Living community will also create new opportunities for our local workforce," noted Dr. Campbell. "Being good stewards of this wonderful community that we live in is important to the Foursquare Foundation. It is our goal to enhance this historic neighborhood and bring renewed hope and joy in a positive living environment for seniors."

In its rating of the U.S.'s Most Walkable Neighborhoods, Walk Score rates Parkview Living, A Foursquare Senior Living community 98 out of 100, calling it "a Walker's Paradise," due to its close proximity to shopping, dining, commercial services and transit links.

"Great planning has gone into the design and layout of this Parkview Living, A Foursquare Senior Living community," said KTG Y Principal Manny Gonzalez, AIA, LEED AP and lead designer on the project. "The architectural design pays homage in both style and detail to the surrounding historic residential neighborhood and the Angelus Temple.

"The unique design solution of angled balconies maximizes park and cityscape views for the residents," Gonzalez explained. "In addition, nestling the parking garage into the sloping site allows for those single-family homes perched on the lots above the site to maintain their own city views."

Parkview Living, A Foursquare Senior Living community, will offer 66 one-bedroom (530 sq. ft.) and 9 two-bedroom (795 sq. ft.) single-story flats. Each thoughtfully-planned apartment home will offer central heat, ceiling fans, a private, covered patio or balcony, energy-efficient kitchen appliances, washer/dryer hookups and high speed internet access. Each unit will also be pre-wired for cable television. The apartment homes fronting the park will have dramatic city and/or park views.

In addition to this pedestrian orientation, Parkview Living, A Foursquare Senior Living community has been designed to be an environmentally-friendly, smoke-free residential community promoting healthy living and sustainable practices, with the goal of achieving LEED® Gold certification by the U.S. Green Building Council. LEED stands for Leadership in Energy and Environmental Design and provides a definitive national standard for what constitutes a "green building."

Alpha Construction of Van Nuys, the general contractor for the project, plans to recycle at least 75 percent of construction waste. Additionally, Parkview Living, A Foursquare Senior Living community will employ cool roof technology to reduce the heat island effect; solar panels for generating electricity to the community room and common areas; and a capture storm water runoff system. In-unit measures will further promote a beneficial green prototype for attached housing. Other green features include: Broan SmartSense® ventilation systems to improve air circulation, Energy Star rated lighting, windows and appliances; water-saving fixtures in the kitchen and bathroom plus high-efficiency dual flush toilets, low-VOC (Volatile Organic Compound) paint, adhesives and carpet, carpets made from 100% post-recycled content (recycled plastic bottles) and a community recycling program. There will also be separate chutes for recyclables.

About KTG Y Group, Inc.

Established in 1991, KTG Y Group, Inc., Architecture and Planning, provides comprehensive planning and award-winning architectural design services for residential communities, retail, hospitality, mixed-use and related specialty developments. KTG Y delivers innovative solutions that reflect clear understanding of development, marketing and financial performance and takes particular pride in its highly motivated and principal led studios. Serving clients worldwide, KTG Y maintains offices in Irvine, Oakland and Santa Monica, Calif., Denver, Colo., and Tysons Corner, Va. See www.ktgy.com.

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