

Wyvernwood Garden Apartments

Los Angeles' first large-scale garden apartment development

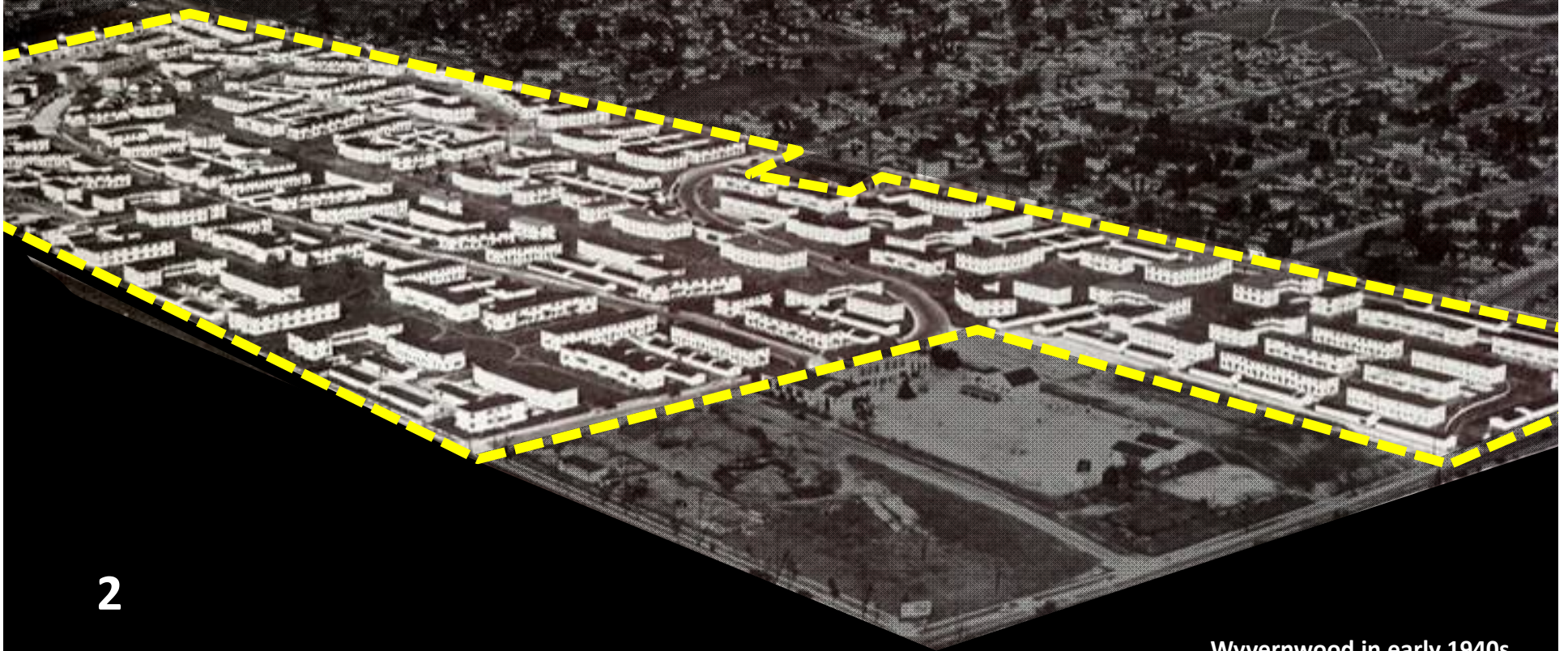
Wyvernwood Garden Apartments:

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- Opened in 1939 on a nearly 70-acre site in Boyle Heights.
- First large-scale garden apartment development in Los Angeles.
- Designed by architects Witmer and Watson and Landscape Architect Hammond Sadler.
- Based in urban planning principles of Garden City movement, with large and intimate green open spaces to provide a garden-like setting and separating cars from pedestrians to enhance safety.
- Hailed for its innovative design, in part by *Architectural Record*, *Architectural Forum*, *California Arts and Architecture*, and the *Los Angeles Times*.
- Listed in the California Register and eligible for the National Register of Historic Places.

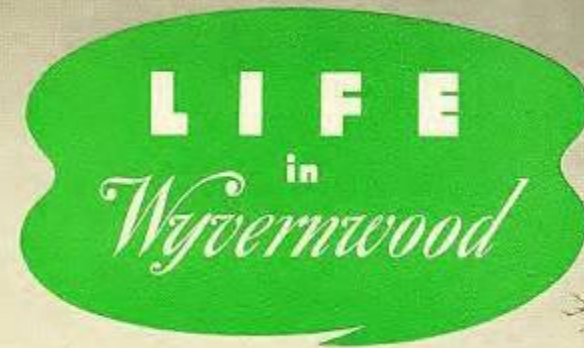


- Wyvernwood consists of 153 apartment buildings and a total of 1,187 housing units, ranging from one, two and three-bedrooms in attached townhouses and apartments.
- Designers of Wyvernwood carefully arranged the buildings to form U-shaped courtyards and large open spaces, consisting of approximately 50 acres today.
- Intended to provide high-quality housing for working-class residents, Wyvernwood and other garden apartments throughout Los Angeles have fostered strong community connections, in large part due to their innovative design.



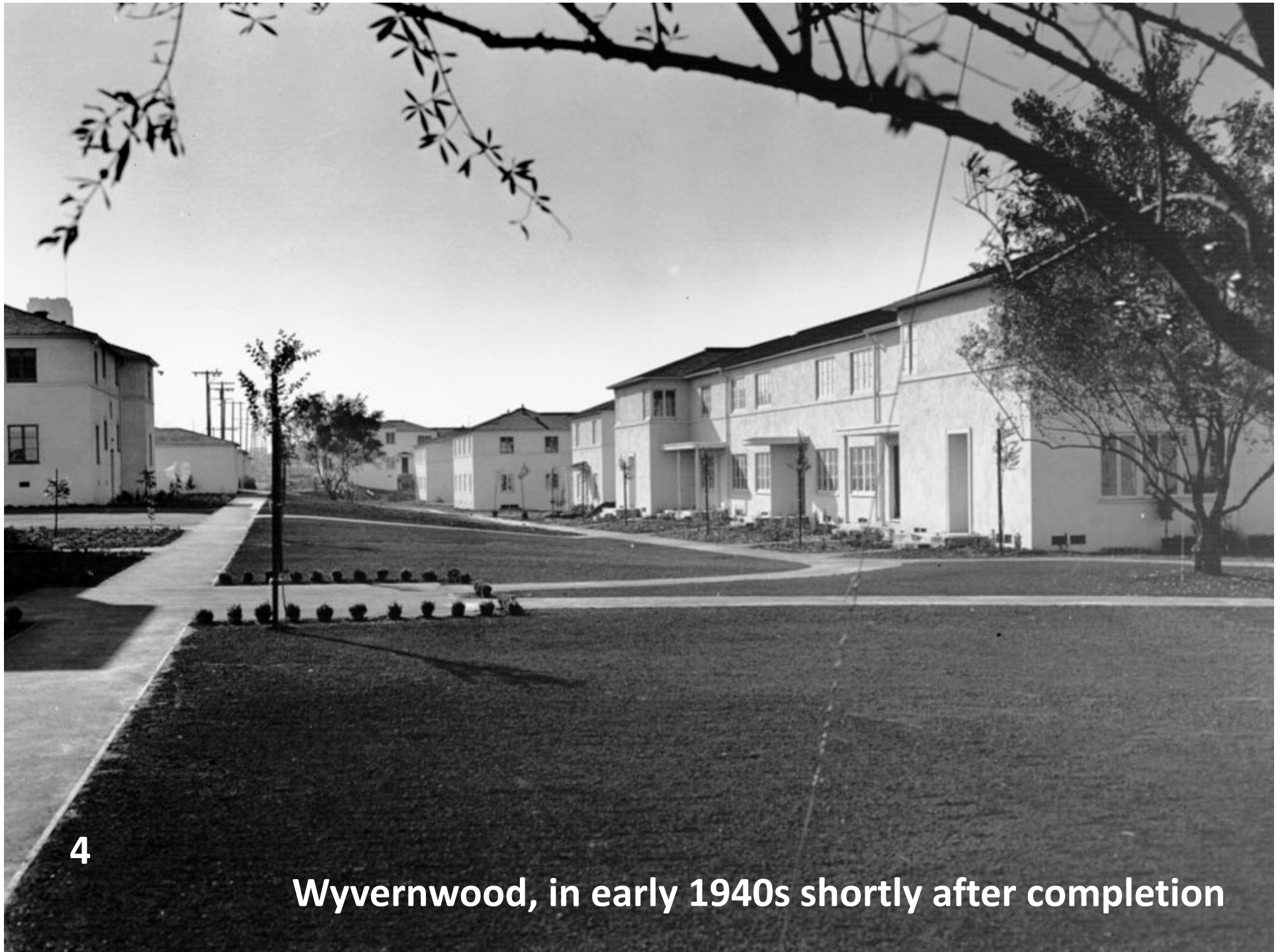
Life in Wyvernwood brochure, 1939

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LOS ANGELES
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Wyvernwood, in early 1940s shortly after completion

Resident opposition to proposed project



March 30, 2011 Rally and Press Conference



March 13, 2013 Right to the City Rally



May 1, 2013 Wyvernwood March to City Hall

Partial Preservation Alternative C:

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- Is the environmentally superior alternative and exceeds sustainability objectives.
- Maintains at least 60 percent of the existing Wyvernwood.
- Meets most of the project objectives as outlined in the project's EIR.
- Creates a true mixed use, mixed income project and, through further refinement, can better integrate new construction, address circulation, and allow for some commercial development alongside preservation.
- Preserves eligibility of a California Register-listed historic resource.




Other garden apartments in Los Angeles have been preserved

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CASE STUDY: Lincoln Place Garden Apartments, Venice

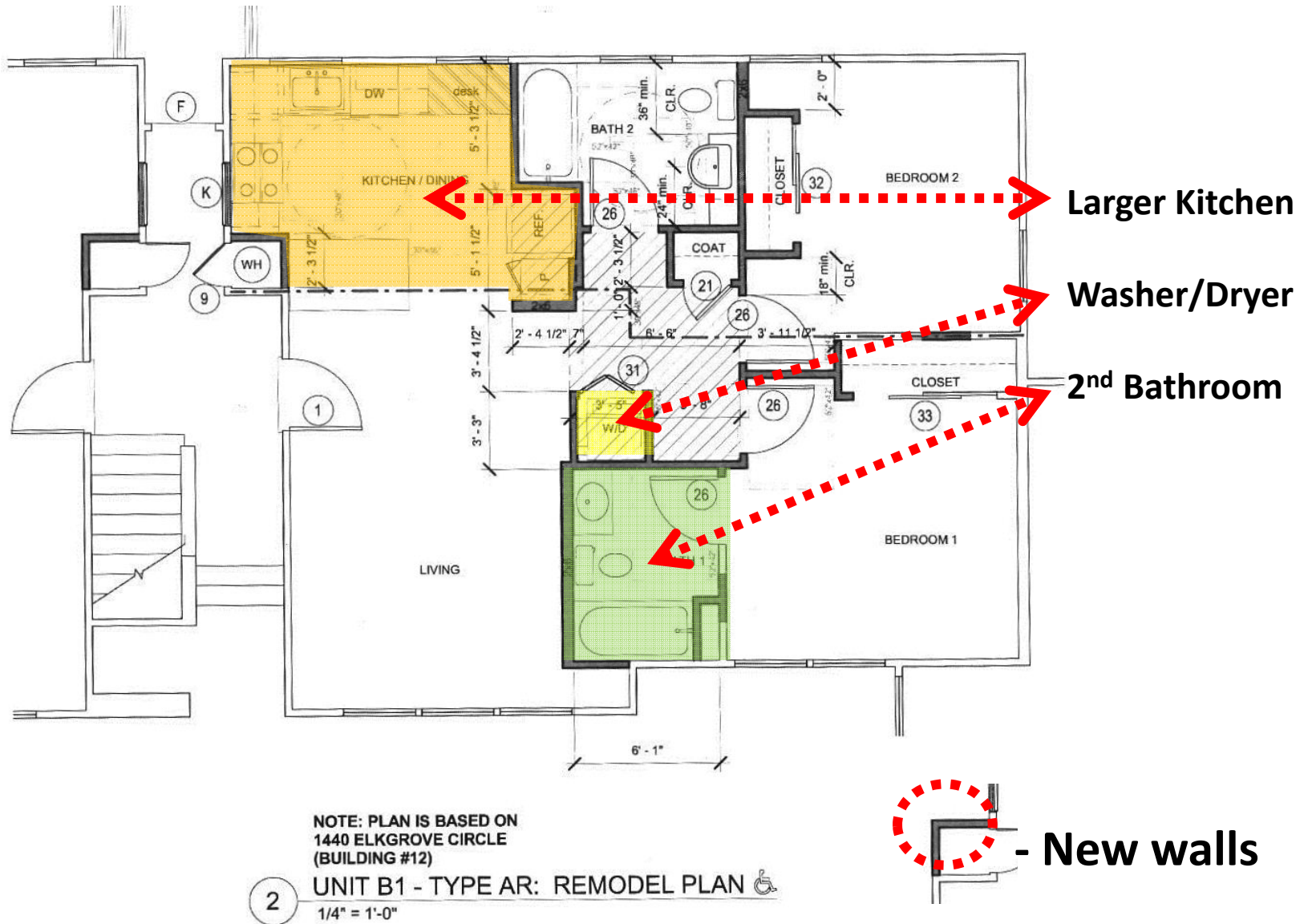
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- A photograph of a two-story, light-colored apartment building at dusk. The building has multiple windows, some of which are illuminated from within. A large, mature tree stands in the foreground on the right side of the building. The sky is a deep blue. In the foreground, there is a green lawn and a paved walkway. A semi-transparent dark box with white text is overlaid on the bottom right of the image.
- Built between 1949-51.
 - 33 acres / 696 existing units / 45 buildings.
 - 99 additional units to be constructed on vacant lots.
 - Currently undergoing full rehabilitation in phase 2 of 3 phase project.
 - Mills Act and Historic Tax Credit project.

CASE STUDY: Lincoln Place Garden Apartments, Venice

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Typical unit reconfiguration to allow modern amenities, which can also be accomplished at Wyvernwood through a preservation alternative.



Source: AIMPCO

UTILITY EASEMENTS: NOT in conflict with Preservation

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- Underground utility easements actually affect 20 buildings: 1 building over the MWD line and 19 buildings over the City's storm water drain.
- Despite depictions (below), the MWD and the City's easement rights are limited to the easement itself, not the "undeveloped area" as defined by the applicant.
- Buildings located over utilities is not ideal yet not particularly unusual, especially for the City's storm water line, as numerous examples exist throughout Los Angeles.
- MWD made provisions for access and maintenance of their line in 1939 through the construction of an underground access chamber, still in use today.
- Both the MWD and the City can presently access, maintain and operate their lines, have any plans to replace the lines, or are requiring the removal of the buildings as part of the proposed project or any project.

