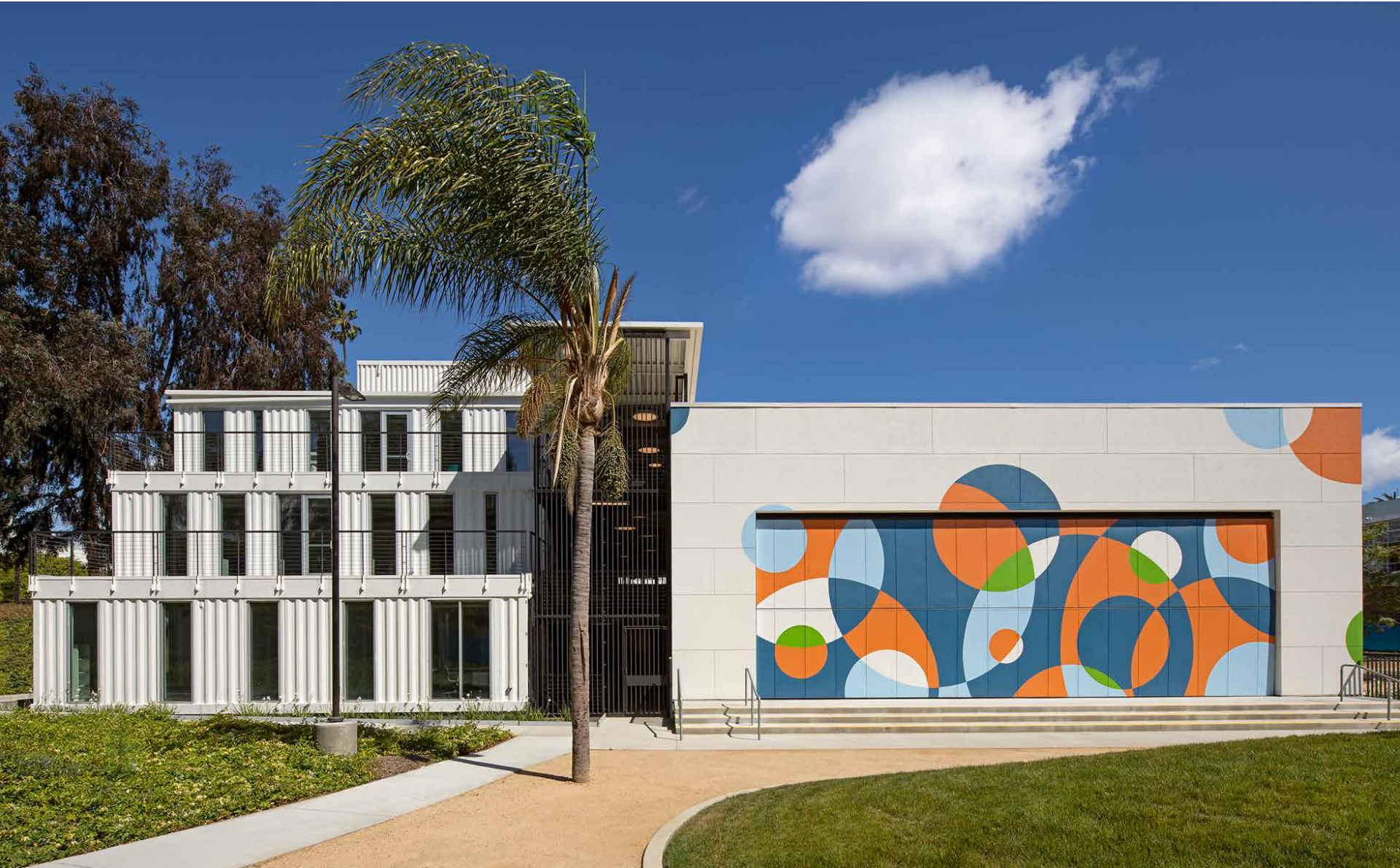
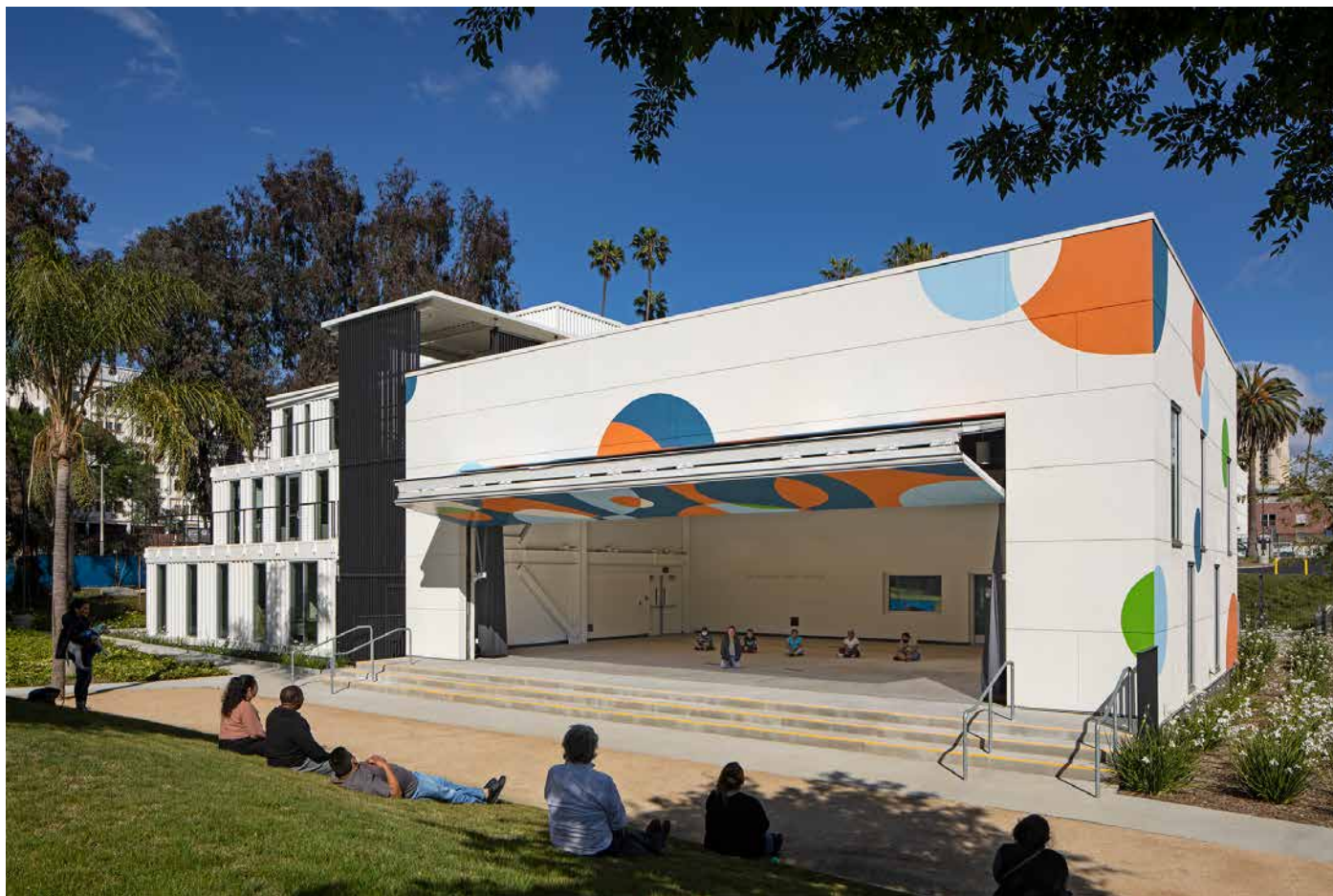


# HEART OF LOS ANGELES

*Los Angeles, CA*  
New Construction





Founded in 1989, Heart of Los Angeles (HOLA) is an innovative non-profit after-school program that builds equity and strong communities by providing academics, arts, athletics, and wellness programs to over 2,100 underserved youth ages 6-24. Created and sustained in the Rampart Neighborhood, HOLA engages students and their families in an array of activities, with a particular focus on music education. HOLA hosts three youth orchestras and numerous chamber ensembles. With facilities scattered throughout the neighborhood, HOLA was in need of a space for performances, practices and the multitude of other services they provide that would become a focal point for the organization and the community. This takes form in the Arts and Recreation Center (ARC) - a building that vividly sparks the imagination through its physical form and the people who occupy it. Partnering with the Los Angeles Department of Recreation and Parks, ARC is located in Lafayette Park - bringing new vitality and energy to a previously under-used corner of one of Los Angeles' oldest urban parks.





**PROJECT DATE:** 2016-2020

**PROGRAM:** After School  
Program Clubhouse

**SITE CONDITIONS:**

New Construction

**SIZE:** 25,000 SF

**BUDGET:** \$8,000,000

**SCOPE OF WORK:**

New Construction arts and recreation building including 20 practice, orchestral, and choral rooms on three floors in Lafayette Park. The project includes a large performance pavilion on the ground floor that opens to the park and a grassy knoll that provides shaded seating for concerts.





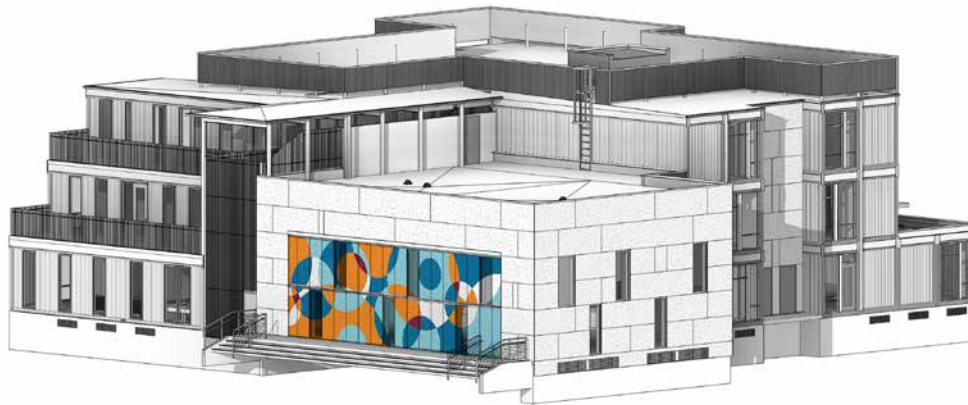
## THE COMMUNITY

The neighborhood where HOLA is located has one of the lowest percentages of educational attainment in the nation, with only 48.1% of the population holding a high school diploma and 13.9% a Bachelor's degree. Of the children HOLA serves, 96% qualify for free and reduced lunch, and most have incomes below the poverty line. During the pandemic, job loss affected nearly 100% of HOLA's enrolled families.

HOLA serves 2,100 youth, along with their families, living in and around Los Angeles' Rampart District and Westlake area that faces the stark reality of a struggling economy, culture of violence and crime, and inequitable educational opportunities that put youth at risk, threaten their academic success and their ability to overcome poverty. HOLA youth are 96% of color and 96% of HOLA's families have poverty-level incomes (defined by free/reduced lunch qualification). This has all been exacerbated by the current health and economic crisis that has increased food insecurity, triggered extensive job and wage loss (some HOLA departments having reported 100% job loss), elevated fear and anxiety, and prevented opportunities to isolate due to overcrowded living conditions - all contributing to this neighborhood having one of the highest rates of COVID-19 cases and deaths in LA County. Prior to the pandemic, this community already had one of the lowest percentages of educational attainment in the nation - only 48.1% of the population holding a high school diploma and 13.9% a Bachelor's degree. This disparity has been worsened by our youth's current lack of internet access and the technology needed to complete school assignments paired with the dire lack of school support necessary to successfully navigate distance learning.

These are HOLA youth - already facing the perils of poverty, financial hardship, limited resources and food/housing insecurity. When a family's basic needs are not being met, it makes it all the more difficult for a child to process stress, succeed in school, pursue their education and thrive emotionally. It has become apparent that the physical, emotional and academic needs of our youth have exponentially evolved into more complex issues, and HOLA is working diligently to address these escalating needs and their long-term impact.



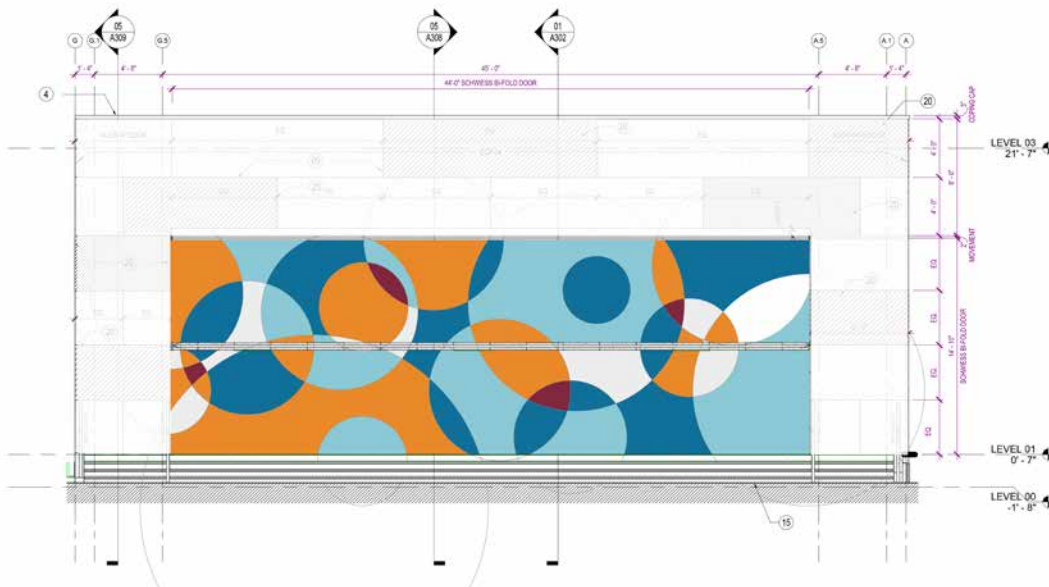


## STAKEHOLDERS

HOLA recognizes the invaluable role that partnerships play in meeting their overall mission, as well as the need to expand the educational village for low-income youth and leverage local resources. HOLA has also established formal partnerships with the City of LA Department of Recreation and Parks, Los Angeles Philharmonic Association, the Longy School of Music of Bard College, Ghetto Film School Los Angeles, Los Angeles County Museum of Art (LACMA), Arizona State University, among others. Additionally, HOLA has built strong partnerships with hundreds of local and national organizations, colleges and universities, 70+ neighborhood schools, parents, volunteers, financial partners, as well as local police departments and businesses - all investing in the overall work and mission of bringing systemic change to this neighborhood.

## CHALLENGES

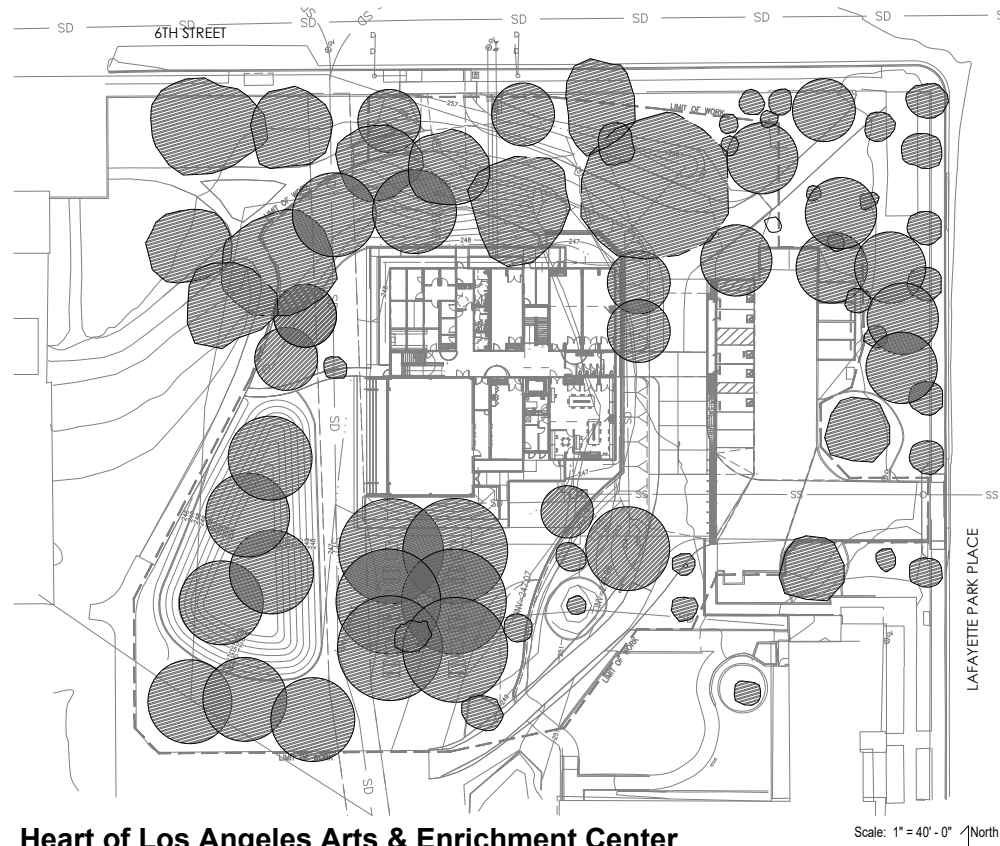
With three other campus buildings in the area, HOLA needed a centralized facility to hold concerts and community events. The building had to pay respect to Lafayette Park. The building backs into the hillside of a little used corner of the park, minimizing the mass of the building and the displacement of trees and useable park space. The prefabricated shipping containers were stacked on site minimizing disturbance to the adjacent trees and shrubs of the surrounding park.



### AVAILABLE ASSETS

The greatest existing asset in the project is the site located in the northeast corner of Lafayette Park. HOLA negotiated the use of the property with the Los Angeles Department of Recreation and Parks over many years. Through the support of numerous community stakeholders who HOLA has supported for decades, they were granted use of the site.

Constructed mainly from recycled shipping containers, ARC is immediately striking as it nestles into a natural hillside. A 30' hangar door (affectionately called the "Big Door") opens the large Performance Pavilion onto the park, a grassy knoll creates a natural amphitheater for planned or impromptu performances for visitors to the park.



PROPOSED NEW TREES 31

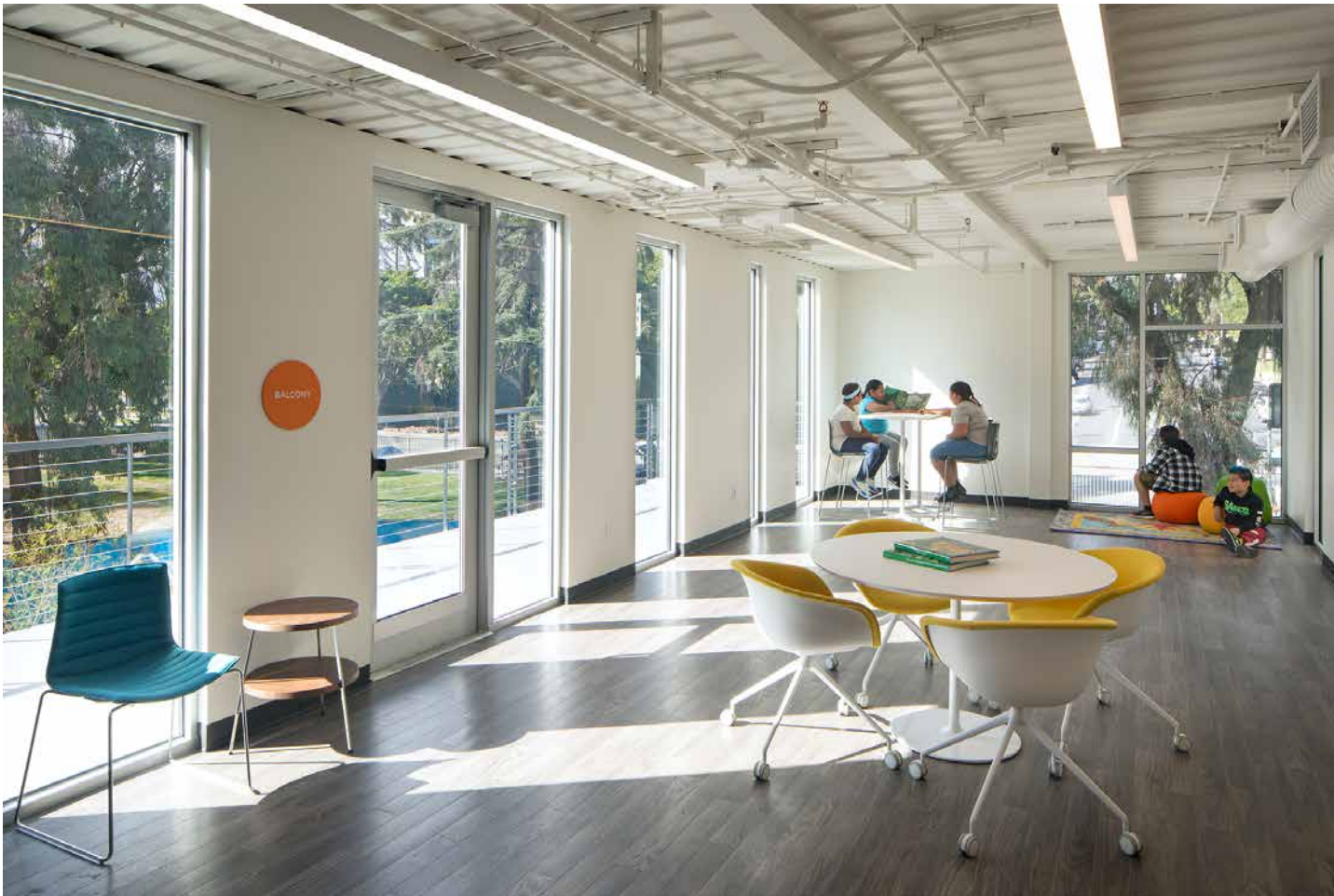
12 TREES TO REPLACE 6 CANOPY TREES  
18 TREES TO REPLACE 18 PALM TREES  
0 TREES TO REPLACE 0 HERITAGE TREES

**Heart of Los Angeles Arts & Enrichment Center**  
**Proposed Tree Canopy Exhibit** 02/28/17

Scale: 1" = 40' - 0" North

### VALUE OF THE PROCESS AND PROJECT TO THE COMMUNITY AT LARGE

The new Arts and Recreation Center (ARC) will provide a vibrant new home for the expansion of its Youth Orchestra Los Angeles (YOLA) at HOLA Program and HOLA's Smart Start Elementary Education Program, and will provide space for HOLA's new Intergenerational Orchestra, expanded Family Services Department, and myriad academic, college access, STEAM, career development, visual arts, public art projects programs, and more! Additionally, ARC will include space for more shared programming with a variety of strategic daytime and afterschool partners who will also provide outreach and free programs to neighborhood residents.



### EDUCATIONAL VISION AND GOALS OF THE SCHOOL

HOLA is aggressively working in tandem with local schools to close the achievement gap for underserved youth that has rapidly expanded during distance learning due to the system's limited resources available to them. Youth need the opportunity to recover academically from the significant learning loss experienced during the pandemic, and HOLA is committed to providing the services these students need. The new expanded campus allows HOLA to further adapt and grow their existing programs to include new approaches to education, revised formats for teaching, revamped curricula, etc. Through the new ARC, HOLA will have the ability to provide even more access to unprecedented academic support through one-on-one tutoring, multi-year college scholarships, individualized mentoring, college prep courses, campus tours, field trips, access to career professionals, exposure to a myriad of career paths, parent support services, and more.





### HOW THE ENVIRONMENT SUPPORTS THE CURRICULUM

The new Arts and Recreation Center provides spaces for practice, performance, and study. The building is open to the environment and the community through use of outdoor walkways, open staircases, balconies off of classrooms, open corridors, and the Big Door opening to the park. Dedicated and high quality spaces for music education enforce its importance to both the students in their personal development and the value music and arts provide to the community.

- Through strategic partnerships and expanded programming made possible through the new Center, HOLA anticipates an overall increase in the number reached, from 2,100 to 4,000.
- In the new Center, HOLA will have the capacity to more than double the number of students that are served daily, from 300 to 600.
- HOLA will increase the number of youth served in the Youth Orchestra Los Angeles (YOLA) at HOLA program, ultimately growing from 250 currently to reach its full capacity at 450.





### HOW THE ENVIRONMENT SUPPORTS A VARIETY OF LEARNING & TEACHING STYLES

The new Arts and Recreation Center provides spaces for practice, performance, and study. The building is open to the environment and the community through use of outdoor walkways and the Big Door opening to the park. Dedicated and high quality spaces for music education reinforce its importance to both the students in their personal development and the value music and arts provide to the community.

### HOW THE ENVIRONMENT IS ADAPTABLE AND FLEXIBLE

The use of shipping containers as the primary building block of the building lends itself to future changes in the room configurations. The containers are extremely strong with an integral perimeter frame at the top, bottom, and long sides all connected with specially designed connectors. Shipping containers are designed to allow for fully loaded containers to be stacked up to 8 high. The corrugated steel walls can largely be removed to join containers together forming larger rooms as was done for the large orchestra room on the ground floor and for the typical large classrooms. This flexibility allows the rooms to be reconfigured either filling in existing openings or removing large portions of corrugated steel wall to combine spaces. The HVAC is provided by VRF systems with rooftop units that are tied to the individual classroom and office spaces with flexible lines that can be changed as needed. Fresh air is brought into classrooms through perimeter ducts that may need to be reconfigured depending on specific changes.

HOLA's programs will undoubtedly change over time and the building will be able to adapt to those changes.





## SITE PLAN

The new Center sits at the corner of 6th Street and La Fayette Park Place in Lafayette Park. The siting of the prefabricated shipping containers minimizes the mass of the building and the displacement of trees and useable park space.

## PHYSICAL ATTRIBUTES OF THE ENVIRONMENT

With containers stacked on site to minimize disturbance to the adjacent trees and shrubs of the surrounding park, existing palm trees that define the landscape character of the park were preserved, relocated, or replaced with comparable trees. Existing walkways through the park were connected to the new entry bridge and performance spaces on the west side of the building.

## HOW THE FACILITY FITS WITHIN THE LARGE CONTEXT OF THE COMMUNITY

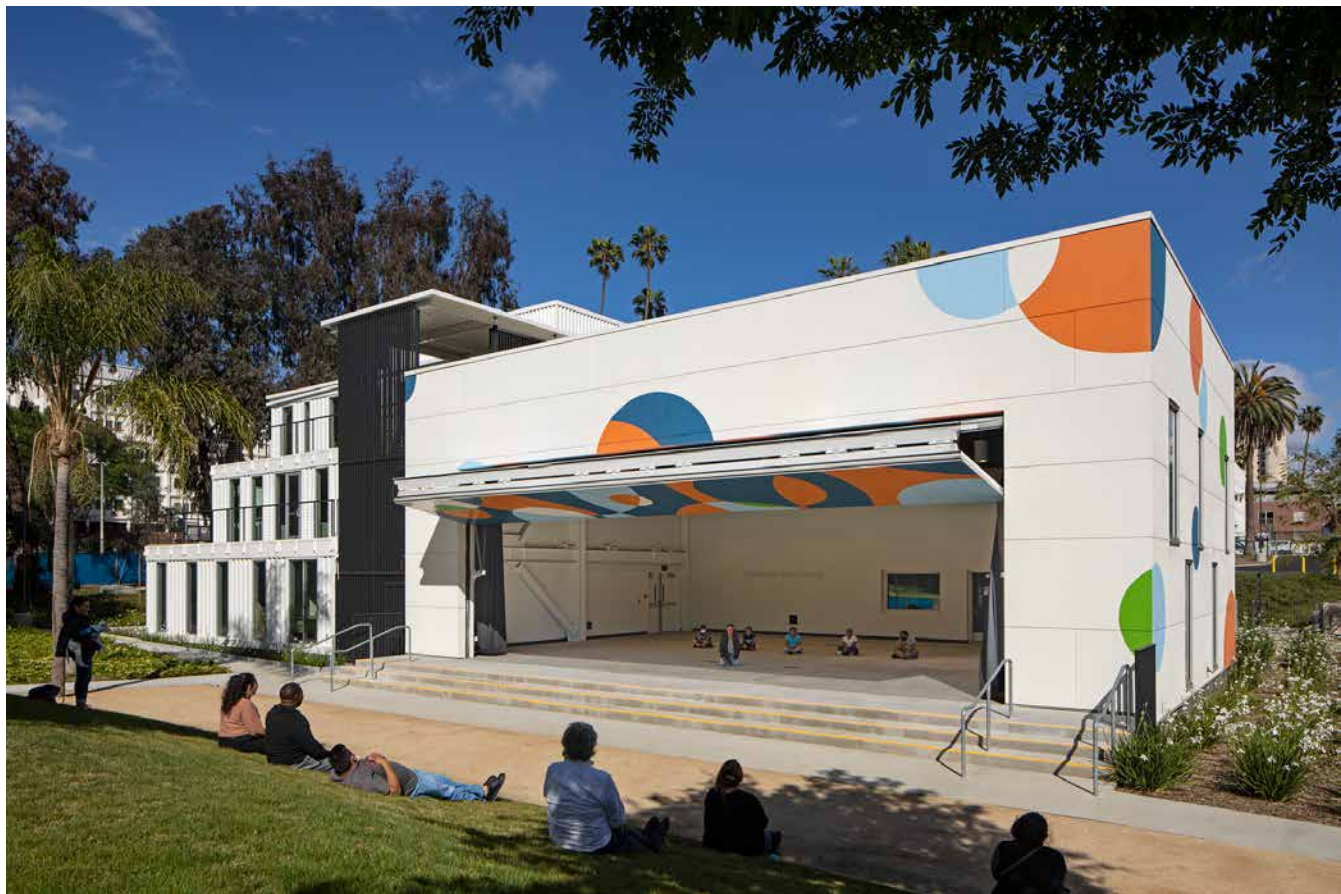
The 30' wide hangar door opens the large performance pavilion to the park and a grassy knoll that provides shaded seating for concerts. The new Center allows HOLA to support many more students with a wide variety of after school programs. Student and professional concerts will become a frequent event in Lafayette Park further integrating HOLA with the surrounding community. The new Arts and Recreation Center is widely supported by the community, City Council, and LA Recreation and Parks, recognizing the important role HOLA plays in this immigrant community. This thoughtful use of precious park land created a win-win, supporting our HOLA's programs and the ongoing maintenance and enhanced use of the park.



## HOW THE PROJECT INSPIRES AND MOTIVATES

The HOLA Arts and Recreation Center gives physical form to the opportunities and hope that HOLA offers to the families in the Rampart and Westlake communities. The open, transparent and accessible facility set into Lafayette Park compliments the historic Felipe De Neve Library and the Lafayette Recreation Center offering programs in music and visual arts. The dynamic building fits into the existing landscape and opens up to new outdoor spaces for performances and outdoor classes. The new building hosts numerous programs that are visible to passersby through generous windows, open stairs, balconies, and the Big Door of the performance pavilion. Seeing what is happening inside will naturally draw in, inspire and motivate new people that will want to join in on the learning and fun at HOLA. Concerts in the performance pavilion with the Big Door open and, watched from the park knoll on a summer evening, will hopefully inspire budding musicians to come in, join, and become part of all that HOLA has to offer.

As construction was underway, HOLA asked us for a design to be featured on the “Big Door” of the Performance Pavilion. Our team took the opportunity in stride and held an in-house design competition over the course of one workday. Utilizing HOLA’s brand colors and a pattern of overlapping circles; the team created a dynamic, energetic design that engages the Big Door, as well as the surrounding elevations of the building expressing the optimism and excitement of our clients’s programs and students.





### HOW THE PROJECT ACHIEVES EDUCATIONAL GOALS AND OBJECTIVES

Now more than ever, HOLA has continued to bring unprecedented programs and resources to this low-income neighborhood that empower its youth with equitable opportunities to pursue their education. Since 2003, HOLA has graduated more than 780 seniors from high school and since 2009 has seen an accumulative 99% high school graduation rate and a 98% high school to college matriculation rate. Last year, 88% of middle school students improved their grades or maintained a B or higher. Last year, 100% of high school students graduated and 90% enrolled in college. Since 2009, HOLA has awarded more than \$4.7 million in college scholarships to HOLA youth and has welcomed dozens of alumni back to HOLA as staff, board members, teachers, artists, musicians, coaches, volunteers, and mentors.

### HOW THE PROJECT ACHIEVES SCHOOL DISTRICT GOALS

HOLA is determined to help the community and local schools address disparities and the educational inequities facing youth from low-income communities. While this pandemic has left no child unaffected, it has had even greater negative impacts on children of color and those from low-income backgrounds. Given the breadth and depth of the pandemic's effects, young people need all the support they can receive from educators and others who work in and out of schools to foster and build relationships with them, provide them with access to services, and develop enriching and engaging opportunities that are key to their learning and development. HOLA's goal is to continue to propel HOLA's equity work forward to address educational equity for students of color. For its 32 year history, HOLA has been committed to this work and it remains at the heart of their mission and the driver behind all of their programs and services. Across all of HOLA's programs and services - the arts, academics, athletics, Social-Emotional Learning (SEL), mental health - HOLA is filling the equity gaps that are facing youth of color.





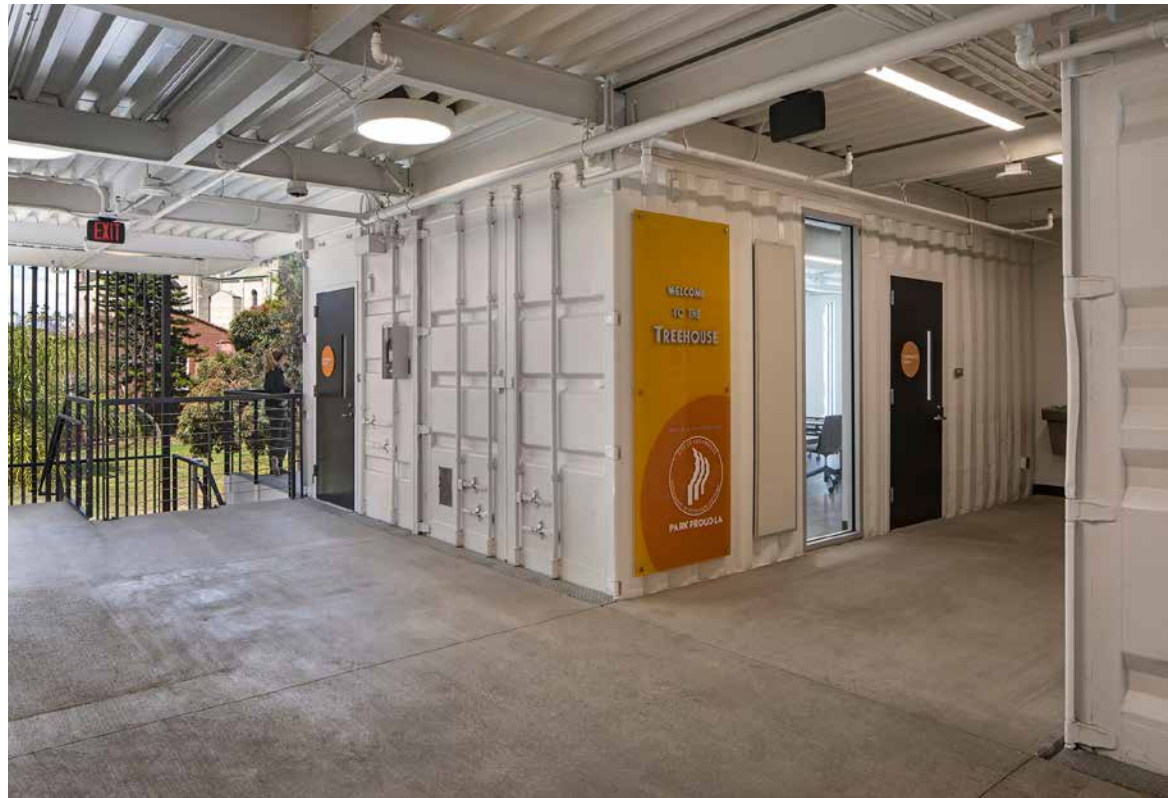
## HOW THE PROJECT ACHIEVES COMMUNITY GOALS

With the Safer at Home restrictions beginning to lift, HOLA will be expanding its campus to include its flagship Arts and Recreation Center that will increase HOLA's impact and reach by positioning HOLA to become an expanded community hub for critical resources and services. With this physical expansion and by leveraging multiple new and existing partnerships with organizations such as the Mexican Consulate, Karsh Family Social Service Center, Didi Hirsch Mental Health Services and a new partnership with Kedren Health, UCLA's Mindful Awareness Research Center, HOLA will be positioned to increase its reach to 4,000 people annually.

Through the expansion of its campus, HOLA will be able to further build out its Family Services Department to address the chronic and elevated needs of our families that have emerged as a result of this pandemic. HOLA will continue to elevate this work through three key strategies: 1) provide case management to help families navigate the available, yet cumbersome systems of support; 2) work to fill the gaps that these social services and systems are unable to reach and/or fully accommodate; and 3) provide case management services to aid our most at-risk families in identifying and accessing the physical and mental resources available to them. HOLA knows that by providing stabilization for families, they are providing the whole child with the equitable opportunities they deserve and need to succeed.

## ANY UNINTENDED RESULTS AND ACHIEVEMENTS OF THE PROCESS & PROJECT

Completed in the Spring of 2020, the project's opening ceremony was delayed due to the COVID-19 pandemic, but that has not gotten the team down. HOLA's team is now using the site to give COVID-19 vaccinations to the greater community. HOLA is beginning to transition from remote learning to in person instruction over the next several months. An official opening ceremony and concert took place in Fall 2021. HOLA has been able to significantly leverage the process of completing the ARC to bring additional resources to this underserved neighborhood, raise community voices and position HOLA to become a leader in its field.



**ENERGY-EFFICIENCY WITHIN THE SOLUTION**

Constructing the HOLA Clubhouse primarily from recycled shipping containers greatly reduced the carbon footprint of the new building and minimized construction waste and construction impacts on the park and adjacent trees. High performance HVAC systems along with LED lighting allows the building to use substantially less energy than prescribed by Title 24.

**DURABLE AND GREEN MATERIALS RELATING TO MAINTENANCE**

The open circulation including corridors and stairs are constructed of sealed concrete floors and stair treads, the Corten Shipping containers, and painted steel. There will be minimal maintenance of any of these materials. Classrooms, offices, and practice rooms have LVT flooring, LED lighting, and exposed interiors of the containers, all of which will require minimal maintenance.

The recycled shipping containers are constructed of Corten Steel with a durable paint finish eliminating rusting and the need for future maintenance of the building exterior.





**HEALTHY ENVIRONMENTAL ASPECTS**

The Arts and Recreation Center takes advantage its location in Lafayette Park and Southern California's mild climate with open-air circulation, cascading terraces facing the park, and a rooftop garden adjacent to the building entry providing another plant habitat.

