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### For Immediate Release

### **Withee Malcolm Architects' T Lofts Open on LA's Westside Over 30% of the Work/Live Development Sold in First Month**

Los Angeles, CA — Los Angeles buyers are ready for urban living — when the architecture is contemporary, live/work spaces are open and flexible, and the development accessible and sustainable. Working with Lee Homes, one of the most active builders in metro Los Angeles, and their partner CityView, a national institutional real estate investor, Withee Malcolm Architects designed 84 lofts on a former industrial site in West LA that have quickly captured the interest of buyers in the depressed real estate market. In the month since the project opened, 30 units have already been sold and the interest list has hundreds of names.

“The project brings together the essential elements of what we see as the new generation of residential development in southern California, with greater density and sustainability on an urban infill site, near work, play and transit,” says Dan Withee, founding partner of the architecture firm. “There’s also a fresh appreciation for contemporary design that addresses buyers’ concerns for affordable quality — light-filled, adaptable space, energy efficiency, an indoor/outdoor lifestyle, and a sense of community,” project designer Dirk Thelen adds.

Jeff Lee, president of Lee Homes, underscored the keys to smart growth planning, saying “We are located within walking distance of two million square feet of office space, thousands of jobs, dozens of restaurants and retail shops, as well major public transportation lines. In addition, we have made the decision to make this the greenest project we have ever done.” That decision earned T Lofts California Green Builder accreditation, a standard that requires homes to use 20,000 fewer gallons of water per year than standard homes and 15 percent less energy than standard homes; and to meet improved indoor air quality standards.

At the August opening, the project received praise for its smart growth and sustainable approach from Henry Cisneros, Former HUD Secretary and executive chairman of developer CityView, and from Lynn Jacobs, director of the California Department of Housing and Community Development, with Jacobs citing the development as a “laboratory for innovation in housing.”



More kudos came from Los Angeles Council President Eric Garcetti, who spoke to the need for more housing on the Westside where there are four to five jobs for every unit of housing. “T Lofts gives residents the opportunity to live a new incarnation of the California dream in amazing modern architecture that is respectful of the environment, and allows the city to sustain its growth by reducing the need to commute.”

With prices for the units starting at \$415,000, the development has strong appeal for young, workforce buyers, who appreciate the loft-like spaces with their industrial chic details and eco-smart amenities. Green features include: 18 charging stations for electric vehicles, abundant parking for bicycles, a high seer-rated HVAC system that uses fresh air versus re-circulating air, energy-efficient lighting which exceeds state energy codes, Energy Star energy-efficient appliances, low-e, dual-paned windows, sliding doors, and roll-up doors to limit heat loss and infiltration and Title 24-rated heating and air-conditioning system. For more detail including full list of the projects green solutions, visit [www.tlofts.com](http://www.tlofts.com).

Withee Malcolm Architects serves clients in the residential and commercial industrial markets throughout the West from offices in Torrance, California. For more information on the firm and other smart growth and sustainable communities, visit [www.witheemalcolm.com](http://www.witheemalcolm.com).

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