

# BEACH TERRACE

Client: Thomas Safran & Associates  
 Location: Inglewood, CA  
 Product Type: Affordable Multifamily Podium Apartments  
 Services: Architecture, Land Planning  
 Construction Type: 3 Stories Type V over 1 Story Type I

Total Units: 42  
 Site Size: 0.85 Acres  
 Density: 49.4 du/ac

AWARD WINNER



Beach Terrace is a 100% affordable housing development less than five miles from LAX. The 3-story above-podium construction supports two elevated courtyards, one of which includes a tot lot. Community spaces and multi-bedroom units face onto the garden areas, offering community amenities, addressing family-centric lifestyles, and ensuring that natural air and light reaches further into units.

On the ground level, the design utilized fire department access lanes on either side of the development as access points to on-grade gated parking as well as visitor parking stalls. Doing so meant navigating the 7-foot grade difference from west to east, but allowed a slight depression of on-grade unit gardens which enhanced privacy. Architectural features for the development include a dual-toned stucco, recessed windows, dark bronze window frames and metal balcony accents that articulate the façade and bring an updated look to this transitioning neighborhood.

