LEGACY PLAZA GROUNDBREAKING
August 23, 2013
10:00 a.m. to Noon

CONTINUING THE LEGACY
“RECOGNIZING THE PAST, CONNECTING THE PRESENT, EMPOWERING THE FUTURE”

LEGACY GROUNDBREAKING CEREMONY AGENDA

- **Welcome Remarks & Introductions**
  - Malcolm Bennett, Board President Friends of SCLARC
  - Lisa Sanchez, Board President South Central L.A. Regional Center

- **Historical Overview of Legacy Plaza**
  - Karen Hudson, Paul R. Williams Historian
  - Ivan J. Houston, Retired CEO, GSM

- **About Legacy Plaza**
  - Dexter A. Henderson, Executive Director, SCLARC

- **Recognition of Development Team**
  - Leandro Tyberg, Project Developer, Primestor Development
  - Comments, Tom DeSimone, CEO, Genesis Los Angeles

- **Awards Presentation**
  - Morgan Stanley
  - Councilman Bernard C. Parks

- **Remarks from Councilman Bernard C. Parks**

- **Remarks**
  - Dexter A. Henderson

- **Groundbreaking**
**LEGACY PLAZA**

**DEVELOPMENT TEAM MEMBERS**

- **AE³ Partners** is an integrated practice that provides architecture, engineering, construction management and real estate services. The company currently consists of a 17-person practice with offices in San Francisco, Oakland, Los Angeles, Kansas City and Atlanta. Their core practice areas include civic and commercial, educational, healthcare, infrastructure and sustainable design. Working in association with AE³ Partners, **STEINBERG ARCHITECTS** is a third-generation architectural firm founded in Silicon Valley with offices throughout California and China, which blends sustainable initiatives with a thoughtful, innovative approach to design. With a focus in public interest, education and urban mixed-use projects, we create environments that sculpt space and shape life.

- **GENESIS LA** brings capital and capacity to inner-city neighborhoods in Los Angeles County. As a real estate-based investor that directs its capital to projects where market-based financing is either inadequate or simply non-existent, Genesis LA has developed strategic partnerships that have allowed them to leverage more than $450 million of investments into nearly 40 projects.

- **KSJ CONTRACTORS** is a full-service, minority-owned contractor specializing in infrastructure, retail, entertainment, educational, healthcare, parking, office, hospitality, and multi-family projects. With an emphasis on successfully managing a project’s quality, schedule, and budget--KSJ is an industry leader.

- **MORGAN STANLEY** has served as the preeminent financial advisor to companies, governments and investors from around the world since 1935. Morgan Stanley is committed to being a strong, reliable partner to our communities. As part of their commitment, they are focused on creating and preserving affordable housing, and promoting economic development and opportunity for individuals and neighborhoods in need.

- **PRIMESTOR DEVELOPMENT INC.’s** expertise with assets under management, development and construction has been exemplified in its 25-year history. The firm oversees a diverse portfolio in excess of $450 million which includes residential units, office buildings, community retail centers, industrial properties, and open space.

* Friends of SCLARC and CID II are also part of the Development Team. Please refer to their profiles included in the media kit.
SCLARC is a private, non-profit community-based organization and is one of 21 regional centers that serve communities throughout California. The agency measures its success by the quality of life our clients are able to enjoy. Our consumers are developmentally disabled persons who have been diagnosed with autism, intellectual disability, cerebral palsy, epilepsy, and other conditions that occur during the developmental period of life.

Taking pride in the fact that they are in partnership with the families and community they serve, SCLARC’s staff members’ first priority is to provide the highest quality services possible. Since 1974, SCLARC has provided essential services to persons with developmental disabilities and their families. The agency is a central service delivery organization for individuals with developmental disabilities to receive coordinated services.

SCLARC’s mandate is to provide assessment, diagnosis, intake, information and referrals, advocacy, prevention services and lifelong case management support to individuals with special needs and those who are at-risk of a developmental disability. Additionally, SCLARC has received ancillary program support funding from the Los Angeles County Department of Alcohol and Drugs, LA Care Health Plan, Inc., the Department of Developmental Services’ Wellness Program, and private contributions. South Central Los Angeles Regional Center is committed to the provision of culturally and ethnically sensitive services which enable its stakeholders to lead more independent and productive lives.

Specifically, Legacy Plaza will 1) enhance SCLARC’s ability to address programming needs 2) provide adequate space for SCLARC’s 250 employees and 3) become an invaluable and much needed community asset and resource.

Legacy Plaza will enhance services and programming needs as well as provide adequate space for the agency’s 250 employees and 100 consultants. As planned, the project will encompass the historic Golden State Mutual Life Insurance Building which will require rehabilitation and a new office complex built on the parking lot north of the property. Together, the dual structures will provide more than 100,000 square feet of office space for SCLARC’s present and future staffing needs. Legacy Plaza will provide a more efficient work environment that will accommodate staff growth. There will be a semi-subterranean parking structure to serve the entire campus.

Legacy Plaza will be a major office development constructed in the Historic West Adams Corridor. It is anticipated that the local economy will derive added benefit as a result of SCLARC’s employee population base, stakeholder visitors to this location, and the commitment of SCLARC to help stimulate economic development in the community. Legacy Plaza will be utilized by community residents and business people alike. Both stakeholder groups will have access to the facility’s:

- State-of-the-Art Video Conferencing Center
- Auditorium
- Meeting Rooms
- Parking Structure

The visibility of Legacy Plaza in the Adams/Western Corridor will increase public awareness regarding special needs and give SCLARC added opportunity to outreach to the community while also reflecting the regional center’s core values of fostering an open and inclusive environment.
“As the Executive Director of South Central Los Angeles Regional Center, we are excited to see this project come to fruition. Legacy Plaza forever joins SCLARC’s legacy to that of Golden State Mutual’s. Both organizations, past and present, have served this community well.”
--Dexter A. Henderson, SCLARC Executive Director.

“SCLARC is so proud of Legacy Plaza and we are indebted to our development partners who have worked with our agency to build a permanent home so we may continue to deliver the highest quality services to our stakeholders,”
--Lisa Sanchez, SCLARC Board President.

“Friends of SCLARC’s mission is to support South Central Los Angeles Regional Center. I can’t think of any better way to do that than through Legacy Plaza, SCLARC’s new headquarters. We are proud to be an integral partner in this project and a supporting partner to everything SCLARC is accomplishing in our community.”
--Malcolm Bennett, Friends of SCLARC Board President

Contact us at 213.744-7000 or visit us at www.sclarc.org.
THE GOLDEN STATE MUTUAL LIFE INSURANCE COMPANY was founded by William Nickerson Jr. (1879-1945), the son of Texan farmers. He engaged the help of Norman O. Houston (1893-1981) and George A. Beaver (1891-1989) who subscribed the initial base of 500 policyholders. Despite many obstacles, on July 23, 1925, the Golden State Guarantee Fund Insurance Company opened in a one-room office at 1435 Central Avenue in Los Angeles. The company would become the largest African American owned-insurance company in the western United States. It would also become a central pillar of Los Angeles’ black community.

As the only real source of insurance for the African American community the company quickly grew. Within three months, the company had to relocate to larger quarters, and within three years the company had grown to over 100 employees and several offices across the state. In 1928, using all African-American design and labor the company built its second two-story headquarters at 4261 Central Avenue in Los Angeles.

The company changed its name to the Golden State Mutual Life Insurance Company (GSM) in 1931 and continued to grow and thrive--even during the Great Depression. By the end of World War II, the company had offices in several states and was the largest black-owned business west of the Mississippi.

In a week-long ceremony in August of 1949, the company opened the doors to its new headquarters at the corner of Western and Adams Blvd. Designed by Paul Williams, this modern office building in the Late Moderne style was described as "... the finest building to be erected and owned by Negros in the nation." It became an important hub and firmly marked the shift of the black community from Central Ave to the West Adams district.

Costing $965,000, the building was "planned around the way the company operates" and embodied the latest in mid-century technology. The lobby is framed by twin murals painted by artists Charles Alston and Hale Woodruff, noted Harlem Renaissance artists. The mural depicts African American contributions to the history of California. Starting in 1965 under the direction of William "Bill" Pajuad, the company collected the largest U.S. collection of corporate-owned African American art that included the work of notable artists such as Richmond Barthé, Hale Woodruff, Charles Alston and Varnette Honeywood.

At its height in the 1980’s, Golden State Mutual Insurance had over 300 employees, offices in 24 states and $4 billion in policies. Although the company is no longer operating, its social contributions, history and edifices are still very much part of Los Angeles’ legacy.
Paul Revere Williams was the first registered African American architect west of the Mississippi River. In the course of his prolific and dynamic career which spanned five decades, Mr. Williams designed over 3,000 buildings worldwide including the Golden State Mutual Building.

Mr. Williams’ portfolio of public and civic buildings includes; Woodrow Wilson High School, Marina Del Rey Middle School, a renovation of the Beverly Hills Hotel, the 28th Street YMCA, the Los Angeles County Courthouse, the Los Angeles County Hall of Administration, and the Beverly Hills Saks Fifth Avenue, among others. In 1939, he would win the AIA Award of Merit for his design of the MCA Building in Los Angeles. During World War II, Mr. Williams provided his services to the U.S. Navy contributing to the design of the Long Beach Naval Station as well as several wartime housing projects. He also designed the iconic restaurants Perino’s and Chasen’s that were dominant in the 1950’s and 1960’s social scene.

According to the Paul Williams Project, Williams designed the Golden State Mutual Life Insurance Building, which opened in 1949, around “how it would operate.” He included a 400-seat auditorium with state-of-the-art media systems that included special lighting controls, a cafeteria for 150, and a medical department with examination and recuperation rooms. He also designed the space to encompass a library, printing facilities, and training rooms for the agents. The five story building provided a generous workflow for 300 employees and also allowed for future growth of the company which at that time was the seventh largest African American insurance company in the United States.

In 1957, he was voted the first African American Fellow of the American Institute of Architects (FAIA). Mr. Williams was also part of the team that designed the Los Angeles International Airport Theme Building that opened in 1961 and is still standing proud at LAX!
Community Impact Development II, LLC (CID II) is part of a partnership working to revitalize the corner of Adams Boulevard and Western Avenue and provide a headquarters for the South Central Los Angeles Regional Center (SCLARC). The partnership was formed in 2009 with the following partners: Friends of SCLARC, Genesis LA Economic Growth Corporation and Morgan Stanley. The undertaking involved acquiring a property within SCLARC’s service area, creating a self-contained environment with adequate space to serve up to 250 employees and consultants and lastly, to create a welcoming environment with a secured plaza that would also be available to the surrounding neighborhood. Together, this vision was fulfilled with the purchase of the historic property that was the former headquarters for Golden State Mutual Life Insurance. This arrangement will facilitate more dollars being allocated to SCLARC’s consumers as well as assist other projects and initiatives of Friends of SCLARC. Most importantly, the project will create a revitalized gateway to the surrounding community giving the area a sense of place, pride, purpose and an improved quality of life.

For more info, contact Hillary Henderson at 213.612.0688 or hhenderson@cid-la.com
On January 29, 2010, Governor Arnold Schwarzenegger announced legislation to close Lanterman Developmental Center which provides 24-hour residential care for approximately 380 people with developmental disabilities. On October 8, 2010, the California Legislature approved the Governor’s proposal to close Lanterman.

Working with West Bay Housing (WBHC), a 501(c)3 nonprofit public benefit corporation, Friends Community Housing is assisting South Central Los Angeles Regional Center as it endeavors to transition 33 long-time residents of Lanterman Developmental Center into homes within SCLARC’s catchment area.

Friends Community Housing is proud to work with West Bay and SCLARC because we believe housing services are key to community integration and independence for people diagnosed with developmental disabilities. Like everyone else, SCLARC’s stakeholders prefer to live in homes and communities of their choosing. And Friends Community Housing is here to make sure that happens.

In 1984, The Friends of SCLARC began as a concerned group of volunteers who joined together to promote public awareness about developmental disabilities and raise funds for South Central Los Angeles Regional Center (SCLARC) and its consumers. The organization grew into Friends of SCLARC Inc., a non-profit foundation providing supports and dollars for emergency and crisis intervention for SCLARC’s consumers and families. It also solicits contributions from charitable organizations and foundations on SCLARC’s behalf, as well as develops housing opportunities for those served by SCLARC. Friends of SCLARC, Inc. understands that being a good community partner enhances the quality of life within the community. Its annual golf tournament and dinner has raised hundreds of thousands of dollars. Friends of SCLARC also helps to make the holidays special for children with developmental disabilities and their families by providing food, clothing and toys.

For more information, contact Gerald Turner at 213.763.5623 or visit us at www.friendsofsclarc.org.
Friends of SCLARC Programmatic Activities

**Thanksgiving Food Baskets**—For more than 20 years, members of The Los Angeles Drifters have donated holiday food baskets to South Central Los Angeles Regional Center’s neediest families during the season of thanks; giving them the ability to prepare holiday meals for which they are immensely grateful. Friends of SCLARC now solicits corporate and community partners to include a gift card in each basket.

**Christmas Give-A-Way**—Friends of SCLARC helps make the holidays special for children with developmental disabilities and their families by providing food, clothing and toys due in large part to the generosity and support of companies such as The Walt Disney Company, Hasbro and Jakks Cares.

**$1-A-Day Campaign**—Many of SCLARC’s stakeholders struggle to survive on less than $10,000 annually while faced with the challenges of securing services. They have come to depend on food and clothing donations that, in past years, South Central Los Angeles Regional Center was able to provide from private sources. In recent years, those private donations have all but disappeared.

By donating to our “$1-A-Day” Campaign, that’s $365 annually, Friends of SCLARC, Inc. will take that $1 and do the greatest good among our most underserved families. Your donations will facilitate the purchase of food, emergency shelter, durable medical goods and other equipment necessary for SCLARC consumers to lead the most productive lives possible. The impact of your gift will have an exponential effect that will empower those served—which, of course, is the greatest gift of all.

**Easter Basket Give-A-Way**—In an effort to bring joy to the faces of South Central Los Angeles Regional Center consumers, Friends of SCLARC donates Easter baskets in partnership with organizations like Hand in Hand Incorporated. Hand in Hand believes there’s no better gift than the smile on a child’s face.

**Backpack Give-A-Way**—Friends of SCLARC, with the very generous donation from Dr. Marie Francois, sends children back to school each year prepared and ready to learn via our Backpack Giveaway. The goal is to make it easier for South Central Los Angeles Regional Center families to send their children into the classroom with the necessary tools and items to succeed in completing class and homework. To do that, the backpacks are filled with school supplies. SCLARC consumers ranging in age from 5 to 19-years-old benefit as do their typically functioning siblings. In this way, Friends of SCLARC promotes academic excellence for the entire family. Dr. Francois’ contributions have sent many children into the new school year with a brighter outlook.

Visit us at [www.friendsofsclarc.org](http://www.friendsofsclarc.org) or for more information, contact Gerald Turner at 213.763.5623.
9th Annual Friends of SCLARC Golf Classic

Benefiting South Central Los Angeles Regional Center Consumers

Friday, September 20, 2013
Rio Hondo Golf Club

I would like to show my support as a:

- Presenting Sponsor $20,000
- Platinum Sponsor $15,000
- Gold Sponsor $10,000
- Pearl Sponsor $7,500
- Associate Sponsor $5,000
- Shirt Sponsor $3,000
- Visor/Cap Sponsor $2,500
- Golf Bag Giveaway Sponsor $2,000
- Souvenir Booklet Sponsor $1,500
- Trophy Sponsor $1,000
- Friend $500
- Tag Line $100

Join Friends of SCLARC Inc. for our 9th annual day of fun and fundraising on the beautiful greens at Rio Hondo Golf Club 10627 Old River School Road, Downey, CA 90241. For more sponsorship or foursome information, please call 213. 744.8402. You can also visit us at www.friendsofsclarc.org.
Friends of SCLARC & Community Impact

Development II Thank:

Councilman Bernard C. Parks
The City of Los Angeles

Empowerment Congress North Area Neighborhood Development Council
First AME Church of Los Angeles
The Los Angeles City Planning Department
The Los Angeles City Building and Safety Department
The Office of Historic Resources in The Department of City Planning
The Los Angeles Conservancy
Morgan Stanley
SCLARC Vendor Advisory Committee
West Adams Heritage Association

FoS and CID II would like to give a very special thank you to all the employees of SCLARC who volunteered and helped make today a great success!