

MULTIFAMILY TRENDS

MIXED-USE GOES MAINSTREAM

From cities to suburbs,
mixed-use developments
are becoming the norm,
rather than the exception.



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The Internet age has helped spur a steady rise in the number of units that allow people to live where they work.

For two architects in Culver City, live/work is the best thing. The owners of SPF:a decided they wanted a building in which they could have their residence as well as their firm's headquarters. The result is MODAA, a building that has six other live/work units for lease and an art gallery that doubles from time to time as a community space for Culver City. Dafna Zilafro, director of marketing for SPF:a, says the firm's principals could have built a 30-unit building and made a lot more money, but "they were going to live there." MODAA, which stands for Museum of Design, Art, and Architecture, has become the company's showcase property, Zilafro says, "where clients walk in and see what we're about."

"In the right location, on busier streets, retail would still be the direction that we would go," Haley says, "but in areas where you may not have as many opportunities for typical mom-and-pop stores, I think this works well. When people move in, these stores will open at the same time. That's what's cool." **MFT**

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Culver City-based architects SPF:a decided they wanted a building in which they could have their residence as well as their firm's headquarters, so they designed MODAA, which features six other live/work units and a gallery that doubles as a community space.