

Community Meeting #1 | 6201 Bristol Parkway Project

October 17, 2024

6:30-8:30

Four Points Sheraton, 5990 Green Valley Circle, Culver City, CA

In Person attendees: 25

Virtual attendees: 7

Outline

Introduction and Project Overview

- Ayahlushim Getachew introduced the project sponsors and design team
- Existing Conditions – aerials of the site were shown. Ayahlushim explained the entitlements being proposed, including the state density bonus
- About 6201 – Ayahlushim provided a high level summary of the project statistics and community features

Project Features

- Ayahlushim highlighted the amenity rich and inclusive nature of the development and how it will be community-focused
- Awakened Site – general overview of the local features and how the project fits in
- Amenity Rich – summary of proposed project amenities and community-serving amenities
- Inclusive Dev – touched on the 36 affordable units for VLI
- Community Centric – explained the various potential commercial uses that could occupy the ground floor public space on the corner of Bristol and GVC

Architecture

- Paul gave a detailed explanation of the proposed project from a design standpoint.
- Prioritized outward engagement with the existing community with the design to feel most inclusive, courtyards allow for relieved massing and bring down building scale.
- Centrally located garage that is not visible from the surrounding neighborhood. Explained rooftop amenity and highlighted on the public open space on the ground level. Touched on park-like features especially along the fire lane with walking path.
- Larger units will be a key program feature for residents at 914 avg sf.
- Paul gave a detailed explanation of the project scale from the pedestrian level and articulated how the elevations and site plan have been carefully thought through to keep the scale down. The active uses on the ground floor will create an engagement atmosphere for both residents and the public alike. Garage entrance is fairly hidden along Bristol with amenities on the rooftop.
- Enhanced materials along the community-facing facades, with the use of natural woods and other fine materials. Paul showed building sections to articulate the sloped site, as well as the comparative scale to the Sheraton and Courtyard Marriot.

Landscape

- Matt provided an overview of the landscape theme and native plant palette, as well as the open courtyards.
- The theme of “canyons” was communicated as the main theme for courtyards to open up the edges and break up building massing.

- Matt expressed the desire to reuse or repurpose as many mature trees onsite as possible.
- Proposed public improvements include new sidewalks around the perimeter to encourage the community to get out and get around with minimal impact. Most amenities are public-facing. Green Valley project entrance will be viewed as a destination for both pedestrian and vehicular traffic.
- Matt explained the grade change between the sidewalk and the courtyards/buildings and the tactic of providing mature trees to minimize the slope differential view.
- Support the retail space with a community gathering space to come together and interact. Intend on providing some sort of stage or focal feature to bring the community in.
- The rooftop pool area is interior/resident focused but will be partially viewable from the street.
- The rear of the project has a fire lane which will be utilized as a linear park to maximize benefit to the community while keeping fire/life safety code in mind.

Construction

- The intent is to develop a project that is as least intrusive and impactful to the community as possible.
- There will be a dedicated community liaison from the GC team and will have a hotline for all complaints and inquiries from the community. GC and developer will take a proactive approach to communicate with the community about upcoming hinderances/impacts.

Access and Traffic

- Eugene gave an overview of the project vicinity and circulation from major highways. He then took a closer look at the project area and elaborated on proposed traffic movements in and out of the site along GVC and Bristol.
- Regarding traffic, once the project application is filed the developer will work with the city traffic team to understand what measures the project will need to incorporate. Too early to tell. The project features encourage the community to stay out of their car and foster pedestrian activity to keep traffic down.

Project Benefits

- Reiterated affordable housing component.
- Economic growth through job creation.
- Self-sufficient parking onsite with no offsite parking.
- Secure perimeter to keep the residents and community safe, and incorporate well-lit surrounding area.
- Community-serving retail can have a convenient location to grab-and-go without the use of a car.
- Public art was touched on as being a key feature to enhance cultural vibrance via a local artist.

Schedule

- Overview of milestones from community meeting Q4 2024 through Q2 2028 first move-ins.

Q&A

1. Parking ratios were brought up by speaker 1. Speaker 1 feels 1,600 spaces are needed to be sufficient. Eugene explained the rationale behind the unit mix and parking required for each unit type. An EIR was brought up. AG explained that an environmental process will be taken and handled by the city, leveraging the existing EIR. The project will contribute to school impact fees, as one speaker seemed concerned about the impact on local schools
2. Judy Sherman expressed concern over the density of 100du/ac
3. One speaker expressed concern about traffic under the freeway overpass and insisted some traffic mitigation be taken to alleviate the congestion
4. One speaker asked if we will regulate the number of occupants per unit
5. One speaker asked what rent we will be charging
6. One speaker voiced the concern over an empty/unoccupied building, and the concern of “flipping” the project once leased
7. One speaker asked about density bonus and what the net increase is
8. One speaker asked if we have looked at any other sites in Culver City
9. One speaker asked how long we will be the landlord. AG reiterated how early on in the process we are and cannot comment on specific timeframe
10. Nicholas F. in the Zoom chat was a big proponent of the project and addressed the housing needs for millennials and gen-z, as well as making the community more walkable. Overall, it will be an asset to the community.

Community Meeting #2 | 6201 Bristol Parkway Project

May 29, 2025

6:30-8:30

Four Points Sheraton, 5990 Green Valley Circle, Culver City, CA

In Person attendees: 5

Virtual attendees: 9

Transcript

The community meeting for the 6201 Bristol Parkway project discussed plans for 810 market-rate units and 36 affordable units, with 1200 off-street parking spaces. The development includes retail spaces, a rooftop pool, a gym, and outdoor communal areas. The project aims to enhance the neighborhood with inclusive housing, community-centric retail, and extensive landscaping. Concerns were raised about the large parking structure, environmental impact, and the need for pedestrian-friendly design. The team committed to minimizing construction disruption and incorporating community feedback into the design. Future updates and Q&A sessions will be available on the project website.

Outline

Community Meeting Introduction and Project Overview

- Ayahlushim Getachew introduces the meeting, mentioning it is the second community meeting for the 6201 residences at Bristol Parkway.
- The project aims to create housing and amenities to enrich the community and foster a vibrant neighborhood.
- Partners include REDA Residential, RCB Equities, MVE Partners (architects), and Burton (landscape architects).
- The site is currently a vacant strip mall and small commercial center, and the proposal includes new construction with 810 market-rate units and 36 affordable units.

Project Details and Amenities

- The units will range from studios to three-bedroom configurations, with six to eight levels depending on the site's grade.
- There will be 1200 off-street parking spaces and robust residential amenities, including a rooftop pool, hot tubs, a gym, and outdoor communal areas.
- The development aims to be inclusive, with retail options responsive to the neighborhood's needs, such as a convenience market, cafe, pharmacy, restaurants, and childcare services.
- The site is strategically located near the 405 freeway, LAX airport, and other shopping and entertainment destinations, with a high Walk Score and multiple public transportation options.

Architectural and Landscape Design

- Paul Kearney from MVE Architects discusses the site planning strategies, emphasizing openness and engagement with the surrounding community.
- The building is configured with courtyards and oriental streets, breaking down the scale and addressing the street.
- Paul explained the Wrap-style design which utilizes a centralized parking structure to keep it hidden from public view. Having a central parking structure also provides better onsite parking and traffic circulation as well as enhanced security.
- Renderings of the proposed project were discussed and shown to highlight the engagement to the community and visual appeal.

- Paul showed the scale difference between the proposed building compared to the adjacent hotel buildings.
- The residential units are stacked flats around a centralized parking structure, concealing parking from view and providing secure access.
- The design includes three access points to the building and parking central structure – two on Green Valley Circle and one on Bristol Pkwy, with retail and visitors accessing lower floors and residents accessing upper floors.

Unit Layouts and Aesthetic

- The project includes a mix of unit types, including three-bedroom units and one-bedroom plus dens for work-from-home lifestyles.
- Amenities on the lower levels include a large amenity program around a public open space on the southwest corner of Bristol and Green Valley.
- The unit layouts are open plan, emphasizing indoor-outdoor connectivity and using natural materials.
- The proposed aesthetic is a contemporary California Coastal style, with clean lines and natural materials, and views showing the courtyards and public spaces.

Landscape Architecture and Community Benefits

- Matt Uyeda from Burton Landscape Architecture discusses the integration of landscape elements into the site plan.
- The design includes green fingers along the streetscape, complementing the existing mature tree canopy.
- The team will attempt to preserve in-place or re-use as many of the existing trees as they can.
- The roof deck pool area has a resort style pool, lounge chairs, BBQ and kitchen area. A wellness program will also be on the roof deck area which will offer spa-like amenities focused on wellness.
- Courtyards will feature gathering areas, greens, Jacuzzis, fire pits, and other amenities to encourage community interaction.
- Courtyards create visual breaks to the public-facing streets.
- The backside of the site will include a linear park with a dog park, community garden, and a roof deck pool area with wellness facilities.
- There will be pedestrian circulation around the entire perimeter of the project
- The public open space on the corner of Green Valley Circle & Bristol Pkwy will serve as a community center, hosting events like concerts and movies in the park.
- There will be a tot lot play area nearby to compliment the surrounding uses
- Matt went into the specific programming of each courtyard and then displayed the inspiration/concept images to show where the design intent is coming from

Construction and Traffic Management

- Ayahlushim Getachew emphasizes the goal of minimizing construction disruption to the neighborhood, with a dedicated community liaison and advanced notice of major activities.
- Eugene Tang from Gibson Transportation discusses the project's access and traffic management, including three driveways and 1200 off-street parking spaces.
- Potential transportation improvements include a traffic signal at Green Valley and Fox Hills, protected intersection components, and equipment upgrades at intersections.
- The project will also include a transportation demand management plan to encourage non-vehicle travel.
- No on street parking on GVC or Bristol pkwy

- The project team has met with the city and will implement the requested traffic design elements from the Safer Fox Hills Plan.
- An improvement proposed by the city is to install a pedestrian crosswalk at Bristol and Doverwood. The project team will implement this into the design.
- Mobility Improvement Fees will be paid for the city to use at their discretion to allocate to community benefits

Project Enhancements and Community Engagement

- Ayahlushim Getachew highlights additional project benefits, including increased parking, enhanced lighting plans, and improved pedestrian pathways for walkability.
- The project will benefit the community by providing much-needed housing (including housing for low-income residents) as well as ongoing employment for community staff and construction jobs.
- The team has voluntarily decided to provide 1200 onsite parking stalls although the city requirement is 0.
- The project will feature native landscaping, mature trees, and green spaces, promoting sustainable development.
- The ground floor retail will provide opportunities for the surrounding community to engage with the site.
- The project will have sustainable development elements with native landscape and sustainable building practices
- The project will invest \$2.5 million in public art to enhance the outdoor spaces and showcase local talent.

Project Schedule

- The project schedule was discussed by Ayahlushim Getachew.
- The first community meeting was held in Q4 2024.
- The entitlement application was filed in Q4 2024.
- The city will prepare their CEQA analysis in Q1 & Q2 2025.
- This is the second community meeting which is being held in Q2 2025.
- Planning Commission hearing is anticipated in Q3 2025.
- Commencement of construction is anticipated in 2026.
- First move-ins are anticipated in 2028.

Community Questions and Concerns

- Kareem Sally raises concerns about the large parking structure, suggesting it be reduced to save space and reduce environmental impact.
- He was complimentary of the renderings, mix of community offerings, breaking up the building mass.
- He also requests planters on balconies, greenery to soften the massing, and a community garden for residents.
- Sally emphasizes the importance of activating street frontage and ensuring the project connects with the surrounding community.
- Sally requested a protected bike lane be implemented.
- He also raises questions about water management, suggesting the use of gray water and biofiltration for stormwater.
- It was requested that the corner green space be a key location for public art.
- Jay Ruby, the Civil Engineer responded that rainwater will be treated onsite through natural filtration and bio-filtration systems.

- A question was asked why the city has no parking requirement. It is a citywide ordinance adopted by city council and leaves the parking requirement up to the developer to decide what is needed to support the project.

Additional Comments and Closing Remarks

- Zoom participants asked about traffic signalization, a crosswalk and speed humps at Doverwood. Eugene Tang responded that the City has insisted on a crosswalk at Doverwood but no signalization or speed humps are currently being planned.
- Richard Burns from the Western States Regional Council of Carpenters suggests the project should require contractors to hire locally, pay prevailing wage, and utilize apprenticeship programs.
- Ayahlushim Getachew confirms that labor standards are currently under review.
- The meeting concludes with an invitation for further questions and comments, and information about future updates and contact information.