

WELCOME TO CULVER CITY



HEART AND HAND WE'RE WITH YOU



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MASTER PLANNING TEAM

CLIENT	CULVER CITY HALL 9770 Culver Blvd, Culver City, CA 90232
ARCHITECTS	WHY ARCHITECTURE 9520 JEFFERSON BLVD, STE. ABC CULVER CITY, CA 90232 T 310-839-5106

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1.0 EXECUTIVE SUMMARY

INTRODUCTION

Culver City's City Hall occupies a large and prominent physical position in Culver City's downtown. However, the extensive public open space surrounding City Hall has not provided a corresponding level of public benefit, nor does it align with the identity of Culver City: a community rich in both small-town charm and creative industry.

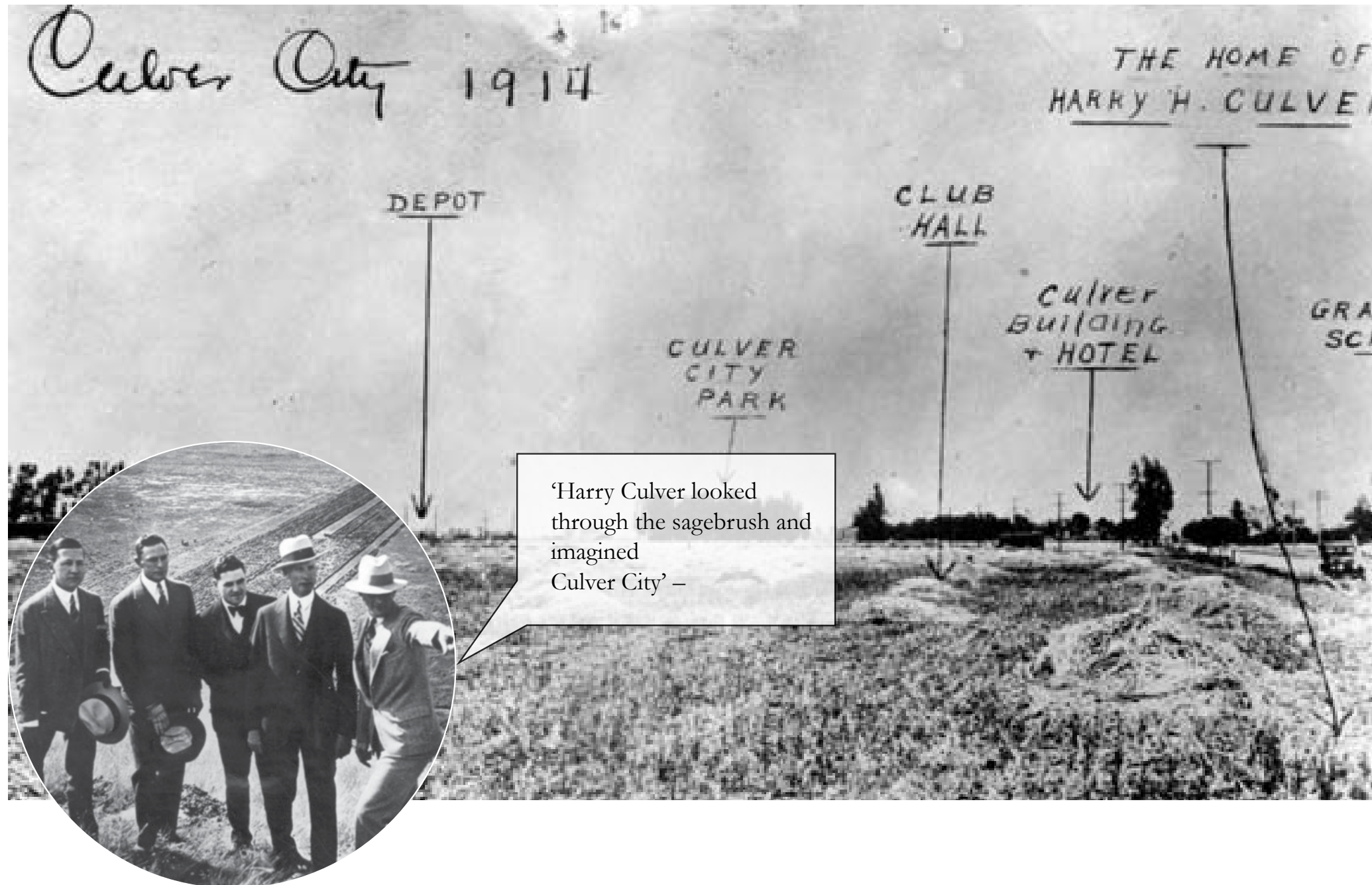
City Hall itself is a functional and gracious building, but the landscape surrounding it is largely symbolic, speaking to a formal language of patterns and shapes, not social interaction and engagement. The aim of this Master Plan is to replace that landscape with one that is about people, pedestrian movement, flexibility, sociability, sustainability, and place. It is intended to encourage unity in the design of the civic landscape over time so that the individually designed parts of the relate properly to one another, regardless of when they are built. Recent years of severe drought have called into question the aesthetic and function of the plantings at City Hall and have brought focus to the need for water conservation. The Master Plan adopts a functional approach to ecology which is considered essential to the creation of a landscape that is attractive, resilient, and affordable to maintain.

This Master Plan is informed by extensive input from community members and stakeholders, followed by a thorough reconnaissance of the existing site, regional and local conditions. Key issues and strategy development laid the first groundwork for our proposal, identifying

essential access points, boundaries, and key functions for the Culver City Hall public realm. Fundamental considerations included the integration of historic City Hall buildings and the gardens, opportunities for art and cultural programming and their spatial requirements. The resulting Master Plan consists of layers of civic, commemorative, cultural, and botanical interventions, the first being the Culver City Centennial Garden, which will reimagine the Lafayette Street side of City Hall as a resilient garden and play space for Culver City residents.

A principal goal of the Master Plan is to provide guidance for the development of the City Hall in response to these master plan concepts and the design narrative to help move this project into reality. The civic landscape has the opportunity to be a timeless public asset at the heart of Culver City's transformation into a lively, pedestrian center. The plan identifies a diversity of spaces that are green, social, and relaxing and open up to the always evolving Culver Blvd. At the same time, these spaces are scaled to accommodate special events such as performances, films, markets among others that bring Culver City to life. To encourage consistency in the civic landscape, furnishings, lighting systems and planting should subscribe to a common set of guidelines. The proposed guidelines are suggestions for resilient and elegant materials, that speak to the ecology, unified character and identity of Culver City Hall as it fulfills its rightful purpose in the civic landscape.

PROJECT INTENTIONS



- UNIFY THE CITY CENTER WITH AN INVITING, ACCESSIBLE, COMFORTABLE AND SOCIABLE PUBLIC SPACE
- REFLECT THE HOSPITALITY AND CREATIVITY OF CULVER CITY
- CREATE FLEXIBLE MULTI-FUNCTIONAL AND MULTI-GENERATIONAL SPACES
- CELEBRATE THE BEAUTY AND RESILIENCE OF SOUTHERN CALIFORNIA LANDSCAPE AND FLORA

2.0 IMMERSION & ENGAGEMENT

INTRODUCTION

Our immersion and engagement process took place over the course of several months, where wHY connected with stakeholders through a variety of avenues:

Targeted Interviews: In-person and phone interviews with key stakeholders, identified together with City Leadership. Where possible, interviews were conducted on-site.

On-Site Interviews: wHY interviewed dozens of individuals encountered at City Hall Plaza and around the city center.

Farmers' Market Stand: Following public notification, wHY created and staffed a stand with visual aids and feedback cards to solicit feedback from the general public at two Farmers' Markets.

Panel Discussion: wHY and the Urban Land Institute (ULI) hosted a well-attended panel discussion on current economic development projects and the pressures on public open space.

Culver City Art Walk: Following public notification, an early draft of the proposed masterplan was on display at a booth at the heavily attended Culver City Art Walk. Visitor to the staffed booth were engaged in conversation and invited to fill out feedback cards stating their wishes for the new Culver City Hall Plaza.

On-Site Workshop: Following public notification, a final draft of the Masterplan was presented on site, with subsequent walking tour of City Hall Plaza to review proposed improvements.

COMMUNITY FEEDBACK



Concerns fell into three broad categories (access, activities, and plantings) and three narrow categories (art, security, and lighting). While the feedback ranged from 'More places to sit and relax with a book,' to 'The latest Xbox games,' the following is a representative summary of the key feedback:

PUBLIC INPUT

Dozens of one-on-one interviews

2 farmers' market stands

Culver City art walk booth

Public workshop & site walk

As part of targeted interviews, wHY reached out to the following agencies and interests:

Mayor's Office
Department of Public Works
Parks, Recreation, and Community Services
Community Development
Cultural Affairs Foundation
Culver City Historical Society
Culver City Police
Culver City Fire Department
City Arborist
West Basin Municipal Water District
West Basin Municipal Water District
Kirk Douglas Theatre
Farmers Market
Boulevard Music Summer Festival
Downtown Neighborhood Association (DNA)–
Baldwin Hills Conservancy
Bike Culver City
Ballona Creek Renaissance



ACCESS

- Present a more public and accessible face: the vast majority of interviewees were either unaware City Hall Plaza is public, or knew it was public but did not see any inroads for them to use it.
- Remove the numerous visual and physical barriers – both man-made and organic – that render the grounds inaccessible. Provide ample bike and scooter parking distributed across the site, possible bike corral at Lafayette.
- Most on-site interviews included requests to relocate or reduce the garage stair openings to free up access.
- Introduce movable chairs to promote sociability, to 'follow the shade', and to create an impression of hospitality.
- Accommodate shipping and receiving via Lafayette entrance.
- Numerous individuals requested reducing traffic - which is beyond the purview of this effort – however new and distributed bike and scooter parking should encourage less reliance on vehicles for people using the plaza.



ACTIVITIES

- Create more places that support a range of quiet activities, like reading, eating lunch, small group meetings for surrounding businesses.
- Ability to serve as a staging/gathering area for small classes.
- Safe areas for families with small children to gather away from the pace of the boulevards
- Preserve ability to host the Boulevard Summer Music Festival as well as more events like this throughout the year.
- Create places for more public art, particularly interactive public art.
- Some requests for interactive water features – however others cautioned against this, citing the cordoned off Wizard of Oz splash pad in front of the Culver Hotel.
- Design the plaza with the ability to host pop-up markets, festivals, etc.
- Several individuals lamented the loss of the Culver City Car Show from downtown and hoped the improved plaza would lure it back, enabling City Hall Plaza to serve as a grandstand for the event.
- Food was often brought up, with suggestions of encouraging coffee and/or snack carts on-site (distinct from food trucks).
- Neighboring restaurants thought their take-away business might benefit if the new plaza encouraged outdoor eating.
- Ensure the space can host regular film screenings (for instance, invite Studios to host on rotating basis).
- The new City Hall Plaza should be viewed as a community open space resource that encourages 'partnership' with community businesses and organizations to host events



SECURITY

- Improved lighting appropriate to level of anticipated after-hours activity, as well as improved surveillance.
- Address the large blind spot at the southeast corner of the site observed by neighbors being utilized in the evenings.
- Regarding the unsheltered population, nearly everyone who discussed this issue requested a respectful approach that encourages appropriate use by all, not a defensive approach that excludes some.
- Concern that the movable chairs and tables might move off-site was often discussed, with most acknowledging that the implicit trust and pride-of-place would limit removal. Additionally, the improved use and appreciation of the public space would outweigh the cost of occasional replacements



PLANTING & MATERIALS

- Use the redesign as an opportunity to set a sustainable example with attractive drought-tolerant and native planting
- Balance functional hardscape with planted softscape to keep an overall impression of warm, inviting spaces.
- More shade trees were requested across the site, particularly where their shade can be enjoyed, rather than placed in an ornamental fashion.
- Limit Jacaranda and other 'messy' flowering or fruiting trees to areas where people will not be gathering or seating.
- Introduce usable lawn areas.
- Limit purely ornamental and 'filler' plants like birds of paradise, rosemary bushes and ivy ground cover.
- Eliminate planters that block access without offering much in exchange – numerous examples across the site.
- Return climbing ivy to the inside face of the replica of the Old City Hall façade.
- Decomposed Granite is desired as a middle ground between hardscape and lawn, however due to mess, limit to areas without direct entry to the building.
- The existing Lithocrete hardscape is long-lasting and expensive – re-use if/where possible
- Be sensitive to maintenance access limitations for on-structure plants.
- Original disk-shaped concrete planters were removed from the Heritage Court – consider replacing, but with appropriate plants (not geraniums as originally planted).
- If possible, re-use material from trees that are removed as a result of the project.



LIGHTING

- Improved lighting is desired for security; however, many were sensitive to excessive lighting from both light pollution and energy conservation standpoints.
- Improve up-lighting for the brick monuments at Heritage Court.
- Keep lighting low toward residential areas – particularly adjacent neighboring complex on Lafayette.
- Incorporate rigging for speakers and canopies into lighting standards at main plaza.



ART

- Young and old alike requested more art throughout the site.
- The desire for high quality the art was often discussed, as was interactive art that would appeal to all ages, but particularly kids.
- Improve ability to appreciate existing art on site, (for instance restore ability to engage the reflecting pool at Heritage Garden from all angles).
- Both existing and future art will need better lighting than is presently on site.

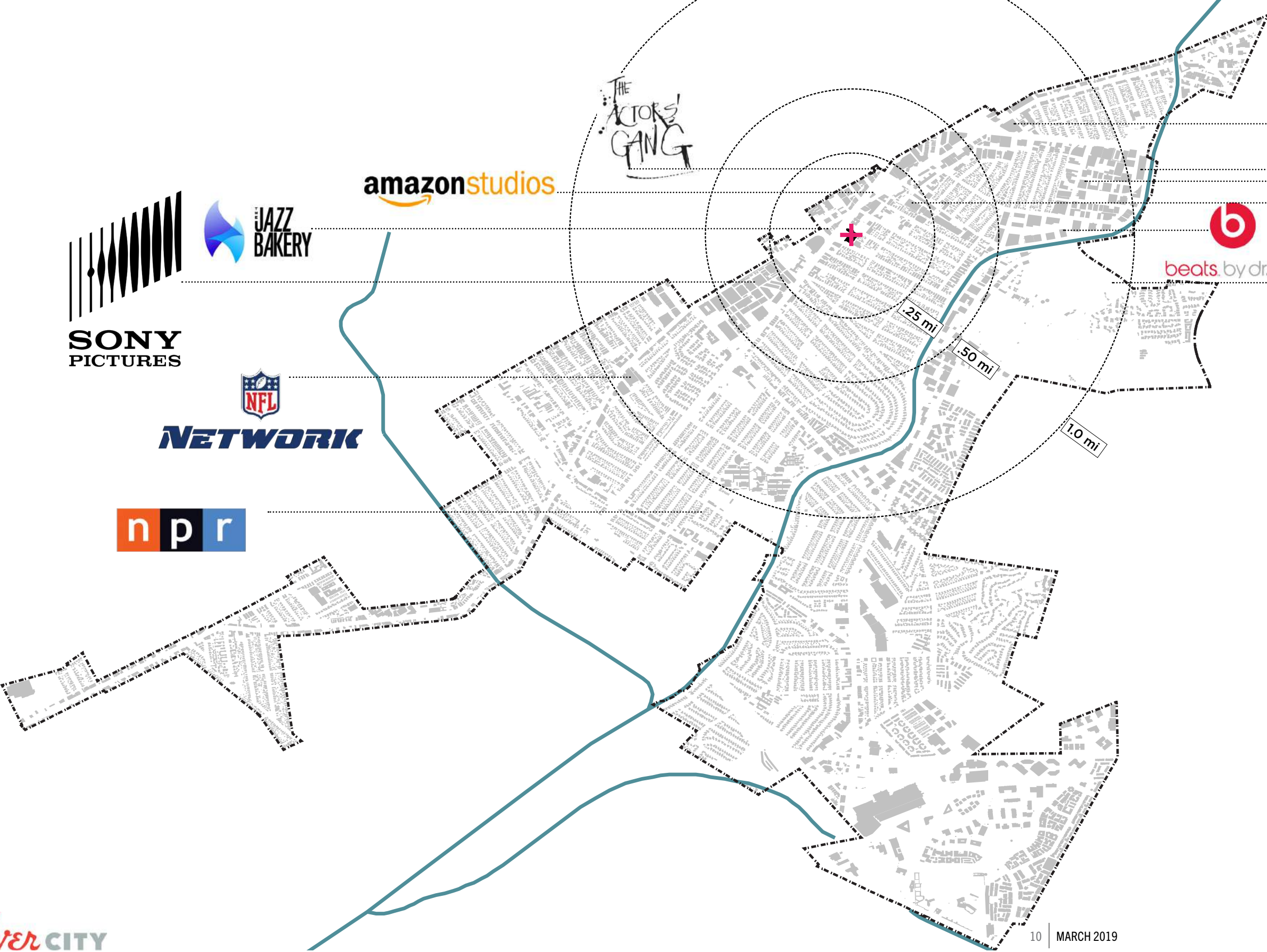
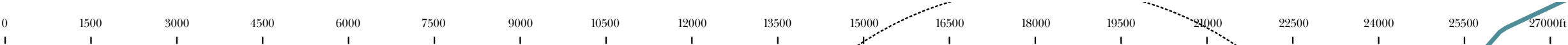
3.0 ANALYSIS & SYNTHESIS

OPEN SPACE NETWORK

Culver City is home to many creative industries which contribute to the dynamic, diverse fabric of the city. Notably, Sony Pictures, Culver City Studios, Apple, Beats, Anonymous Content and NPR west, among others, indicate the importance of Culver City Hall's strategic location within this context. Culver City Hall is well situated for walking, biking, and other forms of mass transit. From existing events like the Boulevard Summer Music Festival to performance venues like the Kirk Douglas Theater and the Ivy Substation—we are influenced by the performance offerings in Culver City.

At a regional scale, Baldwin Hills Scenic Overlook, Carlson Park, Veterans Memorial Park, Lindberg Park, and Syd Kronenthal Park are among the few notable destinations for both locals and visitors. By providing another desirable civic landscape for the Culver City Hall grounds adjacent to Media Park, the planned Culver Steps, One Culver and the already successful Town Plaza, we enhance the park network at the local scale, contributing significantly to Culver Cities rich public realm.

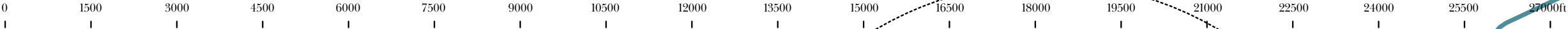
CREATIVE INDUSTRIES IN CULVER CITY





DESTROYER

PARKS IN CULVER CITY



MEDIA PARK

CARLSON PARK

VETERANS MEMORIAL PARK

TELLEFSON PARK

LINDBERG PARK

CULVER WEST
ALEXANDER PARK

SYD KRONENTHAL
PARK

BALDWIN HILLS
SCENIC OVERLOOK

CULVER CITY
PARK

BLANCO PARK

EL MARINO
PARK

FOX HILLLS
PARK

DOWNTOWN PUBLIC OPEN SPACE



◦ MEDIA PARK



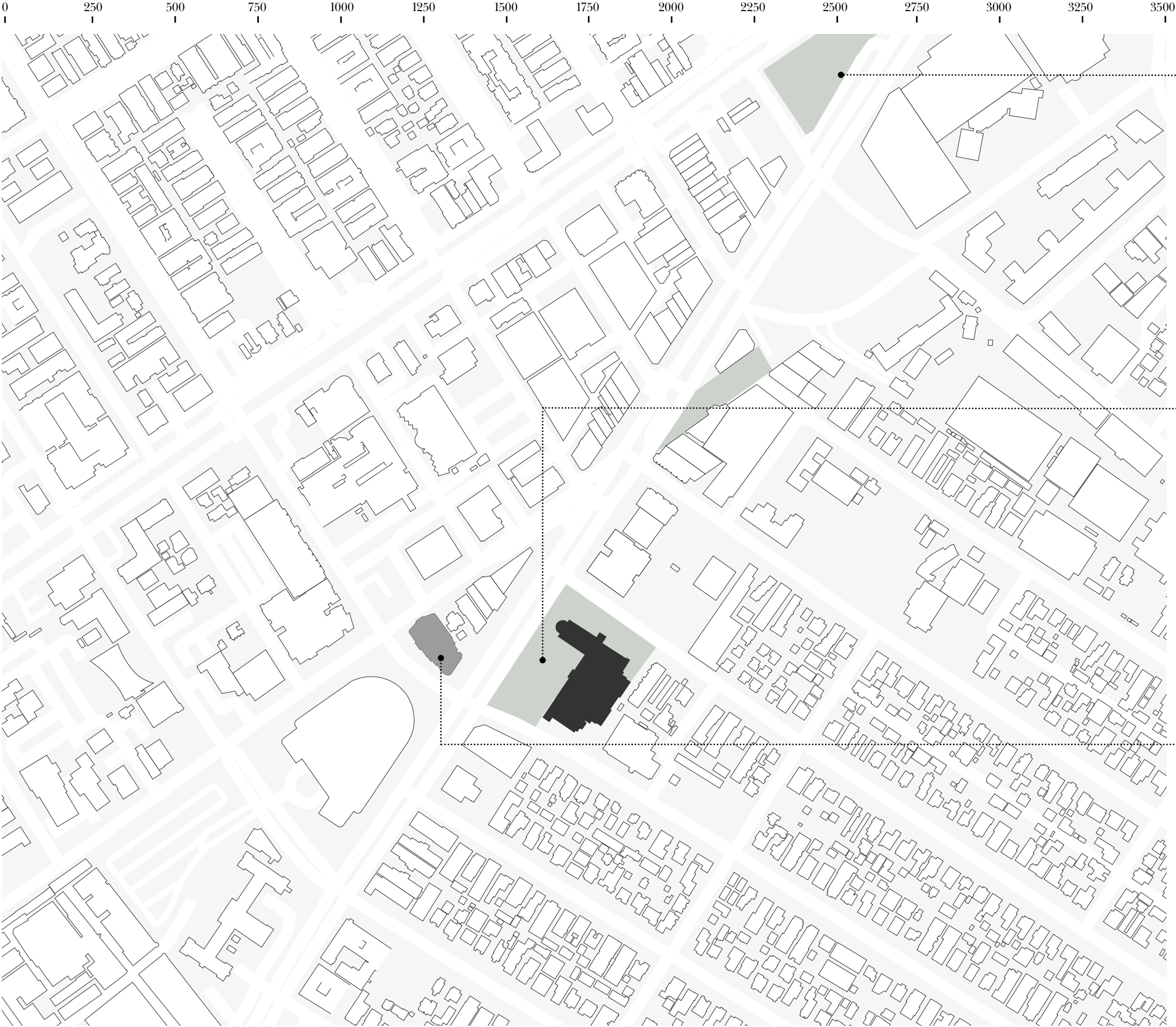
◦ CULVER STEPS



◦ TOWN PLAZA



PERFORMING ARTS VENUES



◦ IVY SUBSTATION

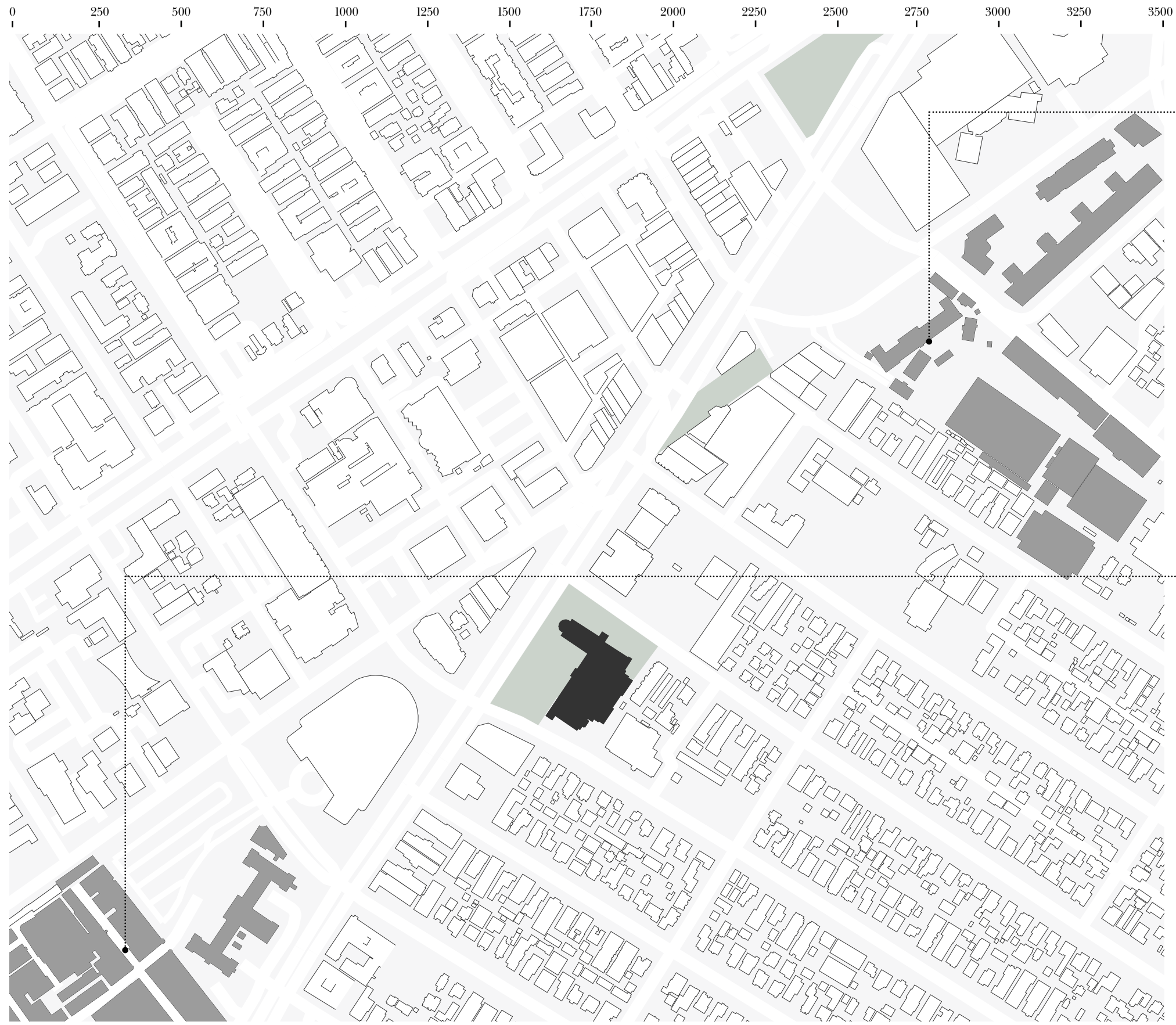


◦ Boulevard Summer Music Festival



◦ KIRK DOUGLAS THEATRE





THE STUDIOS

◦ THE CULVER STUDIOS



◦ SONY PICTURES



CIVIC BUILDINGS



◦ FIRE DEPARTMENT
STATION 1

◦ SOUTHERN CALIFORNIA
HOSPITAL

◦ LINWOOD E HOWE
ELEMENTARY SCHOOL

◦ SCHOOL DISTRICT OFFICE

◦ HAPPY LAND PRE-SCHOOL

◦ POLICE
DEPARTMENT

◦ POST OFFICE

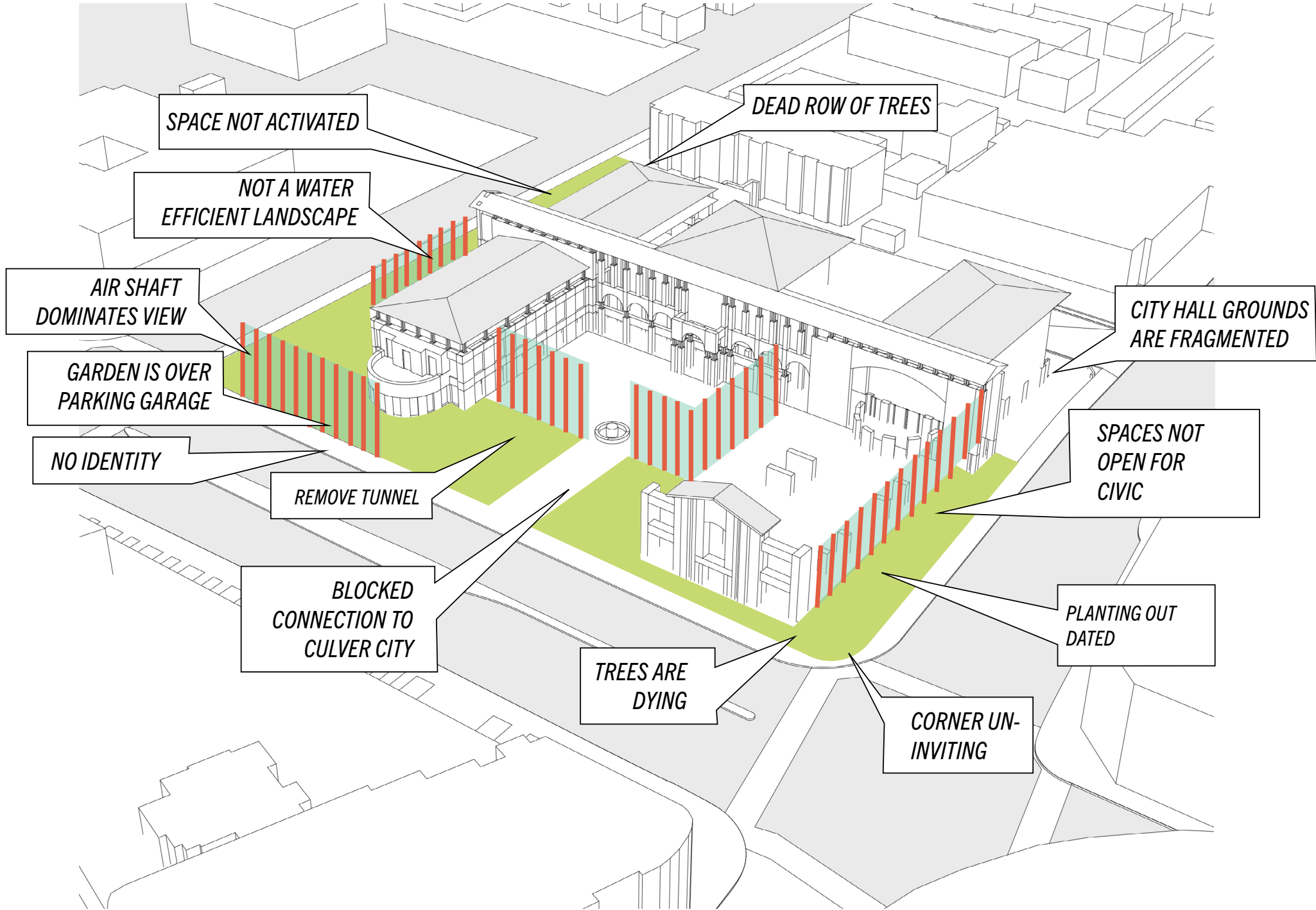
4.0 KEY ISSUES & STRATEGIES

INTRODUCTION

By looking at the key issues and strategies for Culver City Hall, we can establish a thorough understanding of the existing design problems and opportunities offered within the site. We seek to examine each of the important nodes, boundaries, access points, and entrances and offer a step by step narrative of issues and strategies for each identified location.

Our strategies are guided the following principles:

- Connection to Place: Create an inviting civic landscape
- Access: Remove physical and perceived boundaries
- Use: Maximize flexible space with diverse program
- Resilience: Enhance ecological resilience and management



MAIN ENTRY

The entire main entry seems designed against inhabitation thanks to multiple layers of visual and physical barriers and its hourglass funneled entry. Beautiful groves of trees flank the narrow entry, yet seating blocks access. Oversized stair openings from the garage below are placed lengthwise across the plaza, planted with massive dense hedges. Once through, visitors face waterless concrete fountain encircled by raised concrete planters in an empty plaza that turns its back to the City it represents. Even here, benches serve more to block people from sitting under the cool shade of trees than provide seating.

NORTHWEST CORNER

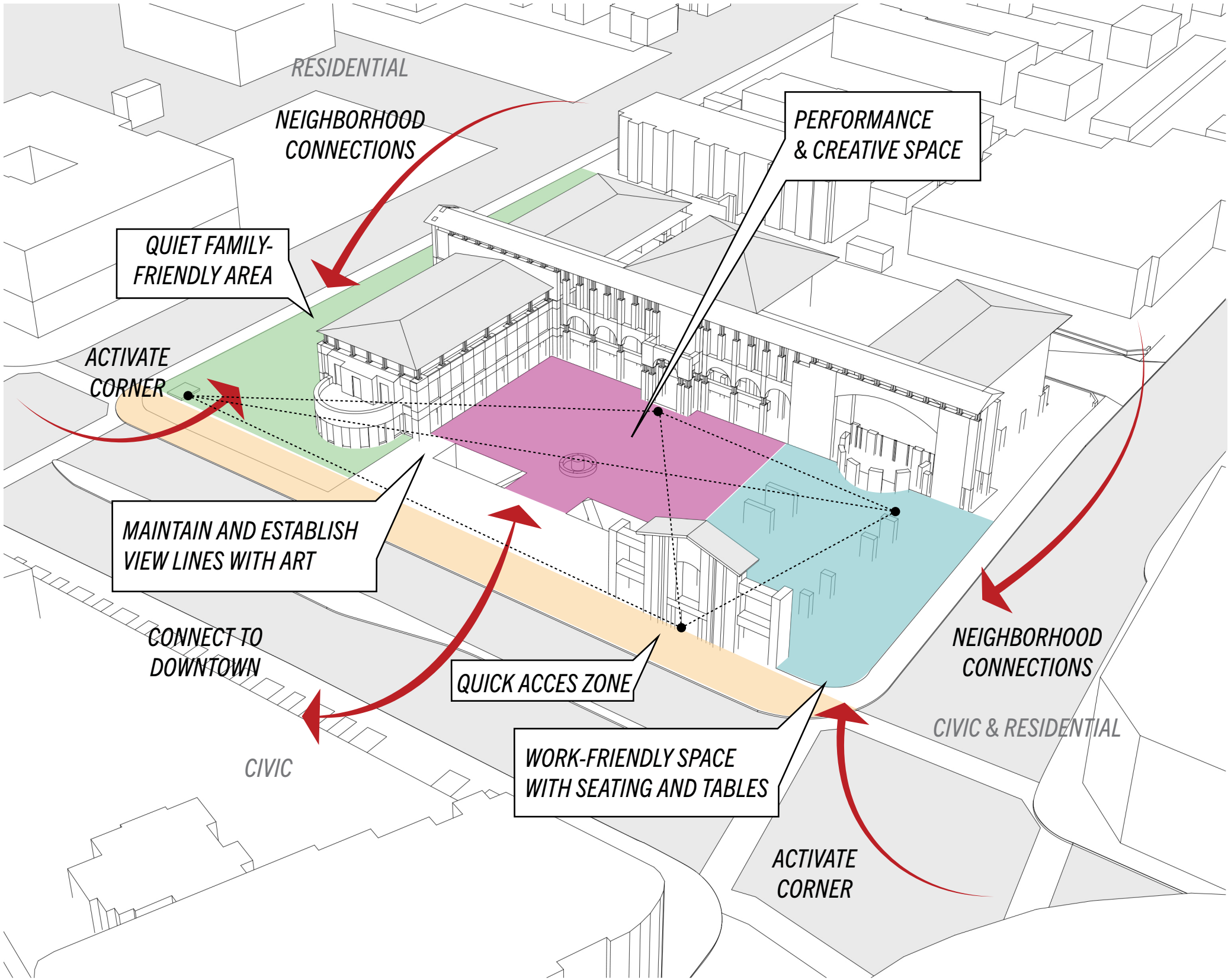
The tall rows of cypress trees may mimic the former City Hall, but they constitute an enormous visual and physical barrier for City Hall and its public space. Taken together with the brick walls, the memorial court is a dark and seemingly unsafe space. Meanwhile, along Duquesne, a wide strip of grass sits under beautiful trees, but the adjacent cypress stands in the way of any reason to use it. Overall, the cypress trees obscure the welcoming 'open arms' configuration the City Hall plan affords.

LAFAYETTE AVE

The adjacent Lucerne and Park East neighborhood are increasingly populated with strollers and families on bikes. For all Culver City's green and bountiful parks, the city center lacks a central green - as meeting place or way-station. The open space along Lafayette currently serves only to push passers-by up against traffic. This large area is presently 100% useless. The overgrown bushes lining the path to the East entry chop the space in half, and stand as a claustrophobic' worse nightmare.

NORTHEAST CORNER

A busy bus stop activates an otherwise uninhabitable corner. With beautiful trees in the direct vicinity, riders are confined to wait in the partial shade of a small retro bus shelter. Massive bushes obscure a comparatively small ventilation shaft for the garage but instead obscure City Hall from its City.



MAIN ENTRY

Create penetrable layered depth. Remove the bushes from the stair openings, and if possible, reduce their length (covering the stepped area now occupied with portend plants). Perforate the solid rows of diagonal benches to open access to the flanking groves of trees. Restore water function to the fountain. Disperse seating between open plaza and the inner tree groves to spark dialog and accessibility.

NORTHWEST CORNER

Removing the cypress trees – while a significant change to consider – would radically transform the presence of City Hall on the downtown core, restoring an inviting sense of civic space as well as light, air, and beauty. This elimination of what is essentially a needless 3 story fence along Duquesne should breathe new life into neighboring properties as well, opening opportunities for access and congregation along that avenue.

LAFAYETTE AVE

Give this space to the people. Make it family friendly. Create a buffer between this tenderloin and traffic on Lafayette with undulating planters and an additional row of trees. Create a soft boarder along the building with native grasses and wildflowers but keep the bulk of the space open to interpretation with a simple expanse of a low-water, high-traffic grass like Zoysia grass. Incorporate seating into the eastern planters as buffer. At the south end, a 3 story dew catcher can serve double duty as water and education source by day, and projection screen or performance backdrop by night.

NORTHEAST CORNER

Open this corner up. Extend the sidewalk with permeable hard scape like DG into the beautiful grove of mature olive trees and scatter it with seating. Promote conversation and contemplation among bus riders, and a nice place to sit and take lunch or read a book for others. Eliminate the bush shroud at the vent and create a public art folly instead - channel air up, creating a high tech modern counterpart on the east corner to the historic folly on the west corner. Sunrise, sunset.

5.0 ENVISION & DESIGN

INTRODUCTION

The design of the Culver City Gardens comprises of four layers of landscape planning and performance. The layers consist of civic, commemorative, cultural, and botanical interventions which will be woven throughout the Culver City Hall grounds.

The civic layer embraces the Culver City through its history, administration, and affluence as a 21st-century city in the heart of Los Angeles. The commemorative layer offers a nostalgic yet contemporary vision celebrating the architectural importance and heritage of Culver City Hall. The cultural layer promotes a progressive and long-lasting multi-generational relationship between residents of Culver City and the built capital invested within downtown. Finally, the botanical layer honors the existing and native environmental mosaic within Culver City, consisting of drought-tolerant species that offer both ecological and aesthetic function to the City Hall.

EMBRACING CULVER CITY

A PLACE THAT IS HEALTHY, GREEN + SUSTAINABLE

The new Culver City Gardens open to and welcomes the vibrant streets, buildings, neighborhoods and businesses that embrace it. The new Culver City Gardens breathe with greenery and canopy to bring the smells and sounds of nature to our senses. The new Gardens open in all directions, unifying a set of spaces that nest together into one legible whole. The new Gardens are active and alive, supporting a myriad of overlapping social and cultural experiences. The new Gardens are at rest, calming us with soft spaces, soft surfaces, and shade.

Culver City Hall has a vital role to play in supporting some of today's pressing issues - climate change, sustainable development and public health. It is more and more clear that we must act wisely with energy, water, materials and construction technologies to conserve and sustain our world.

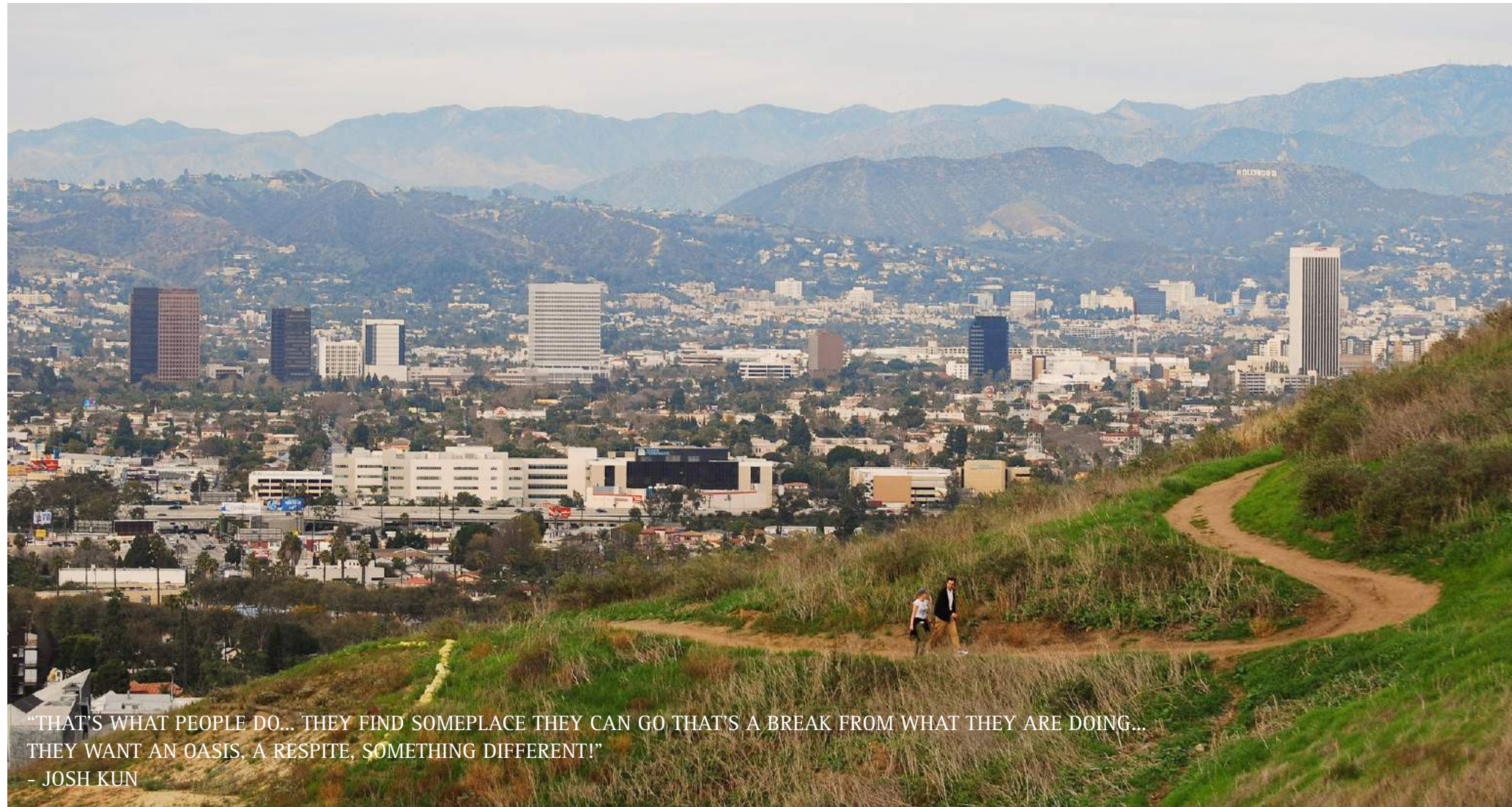
The emphasis on canopy vegetation, planted surfaces and shade mitigates the urban heat island effect as well as providing comfort. Stored, recycled water and on-site bio-swale storm water treatment will greatly improve how we conserve and reuse water while also increasing the amount of water available to support a lush environment.

Our sustainability approach employs low-impact strategies to create a comfortable, productive and effective environment for people. The strategies are environmentally friendly while integrating economic and social goals resulting in truly sustainable solutions.



“CULVER CITY HALL SHOULD REFLECT THE GREEN IDENTITY OF THE CITY: CITY OF SHADY PLACES, RICH COLOR AND LUSH GREEN DIVERSITY.”
- MARK THOMANN





PLANTING

The new Culver City Gardens will include native and water efficient species. Consisting of native grasses, groundcovers, forbs, and select shrubs, this will be an environment that changes with the seasons. California Poppies will cover the landscapes as they do in Gorman north of LA. Lupines, Woolly Blue Curls, Blue-Eyed Grass, Monkey Flower and Penstemon and low-growing California Lilac will thrive here. Plantings will include select native shrubs and small trees such as Flannel Bush, Gooseberry, Western Redbud, Sage and Mountain Mahogany will create a varied tapestry of texture and color.

Streetscape Plantings within these gardens will contain species that feature an international palette in celebration of the many cultures that comprise the population of Los Angeles. A potpourri of Agaves, Aloes, Lavenders, Natal Plums, Kangaroo Paws and other plants from across the world.

Over-structure environments like Culver City Hall create difficulties for landscapes to thrive. Soil volumes are many times limited, constricting root growth. Pavements compress soils, limiting air and water penetration. Improper subsurface drainage causes anaerobic conditions which is inhospitable plant growth. Poorly chosen soil textures can lead to a host of problems that, once installed are difficult to remedy. For this reason, we will take great care to identify systems that will provide the best growth environment for the landscape.

MINIMIZE WATER USE

The new park should set a goal to be net zero water. At a minimum, low water plants will be planted, and drip irrigation and subsurface turf will be used. But conservation is not enough - reusing that water we waste is the next step. Culver City Hall will re-direct water into storage chambers created under our proposal. Chambers will be sized to hold enough reused water to support fully two months of irrigation need for the entire park - allowing us to provide the green infrastru`cture, shady grove, gardens of





RECLAIMED MATERIAL

All soil will be sourced within 10 miles of the site. Soil and aggregate can be sourced from nearby brownfield sites. Rather than bringing mature plants to the site, young plants can be installed to develop on site.

MINIMIZE LIGHT POLLUTION

Safety is a priority and it is important that the new park is well lit. The lighting will be designed so the space feels well lit up but unwanted light pollution will be minimized. Research shows that dark nights are necessary for healthy cell function and brain activity for both humans and animals. Properly designed directed lighting will save energy in addition to reducing urban sky glow.

MINIMIZE THE HEAT ISLAND EFFECT

The new park will increase the number of trees and vegetation and limit hard surface area. Where hard surfaces are used, they will be light in color. Through shade and evapotranspiration trees and vegetation can provide cooling of 20 to 45 degrees Fahrenheit compared to typical urban areas. Vegetated roof surfaces will also remove heat from the air through evapotranspiration. Light surfaces will reflect heat away to reduce temperatures and can lower the energy demand in the garage below.

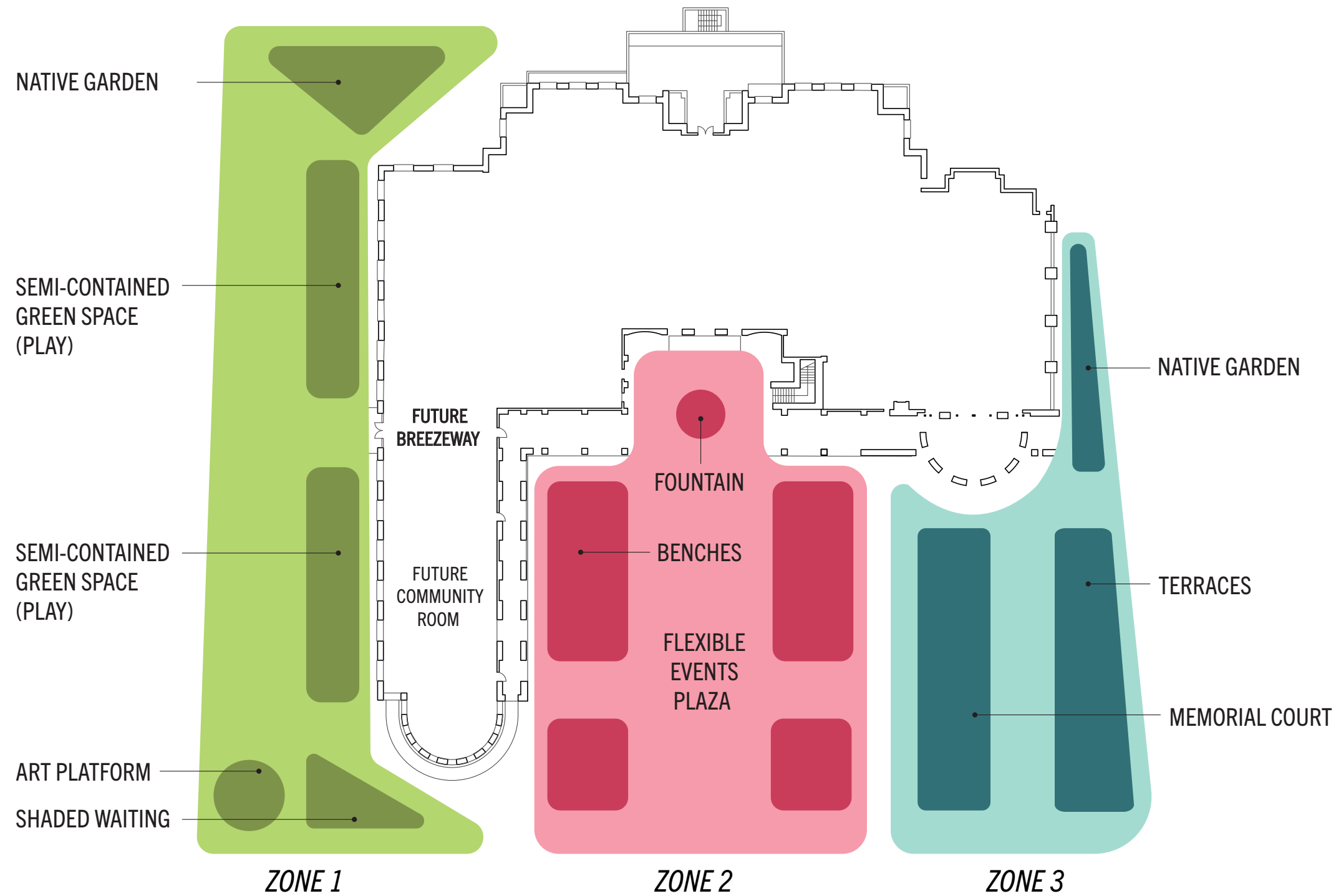
PUBLIC ACCESS

The new park will maximize the use of space as a meeting location with bicycle parking. A walking path through the park provides a place for residents and workers to exercise. In addition, the park will create a beautiful view for its neighbors. Occupants in the surrounding buildings will experience a wellness effect by viewing the natural environment of the park.

PASSIVE COOLING SOLUTIONS

In public space non-mechanical cooling solutions can be used including misting to provide evaporative cooling and shade to create cool spaces.





Nature
Play
Family
Liesure
Safe

Welcoming
Formal
Performance
Event Space
Flexible

Casual
Work
Social
Visible
Engaged

NATIVE PLANTING

PROTECTED PLAY AREA (red fescue grass)

MOVEABLE CHAIRS

EXISTING STREET TREES

NATIVE PLANTING

EXTENDED HARDSCAPE

PROTECTED PLAY AREA

MOVEABLE CHAIRS

BENCH SEATING

DISTRIBUTED BIKE & SCOOTER PARKING

BENCH SEATING

ELEVATED ART PLATFORM

NATIVE PLANTING

DISTRIBUTED BIKE & SCOOTER PARKING

NEW SYCAMORE TREES

LINEAR PLANTER BEDS

TERRACED SEATING GROVE

MOVEABLE TABLES & CHAIRS



BUS STOP

TREE GROVE & SEATING

FIXED SEATING

SMALLER STAIR OPENINGS

SHADED BENCHES & PLANTING

FIXED SEATING

EXISTING STREET TREES

PHASE 1: LAFAYETTE GARDENS ZONE 1

NATIVE
PLANTING

PROTECTED
PLAY AREA

MOVEABLE
CHAIRS

EXISTING STREET
TREES

NATIVE
PLANTING

DISTRIBUTED BIKE
& SCOOTER PARKING

EXTENDED
HARDSCAPE

PROTECTED
PLAY AREA

MOVEABLE
CHAIRS

BENCH SEATING

DISTRIBUTED BIKE
& SCOOTER PARKING

ELEVATED ART
PLATFORM

BUS STOP

FIXED
SEATING

TREE GROVE
& SEATING





Existing view from Lafayette & Culver looking south



Proposed view from Lafayette & Culver looking south



Existing view of Lafayette Gardens



Proposed view of Lafayette Gardens

PHASE 1: DESIGN GUIDELINES

ZONE 1: LAFAYETTE GARDENS



SEATING, MOVEABLE TABLES & CHAIRS

The proposed furniture in Lafayette Gardens responds to the existing Culver City landscape by minimizing fixed furnishing across the area.

The moveable chairs, tables, and seating arrangement invest in social and cultural opportunities by encouraging social interaction and flexibility at various scales.

PHASE 1: DESIGN GUIDELINES

ZONE 1: LAFAYETTE GARDENS



PLAY-FRIENDLY AREAS

The play-friendly area acknowledges the targeted demographic as families on the Lafayette side of Culver City Hall.

These quiet safe spaces allow for socialization and play in contained gardens that consists of native grasses, plants, and canopy trees.

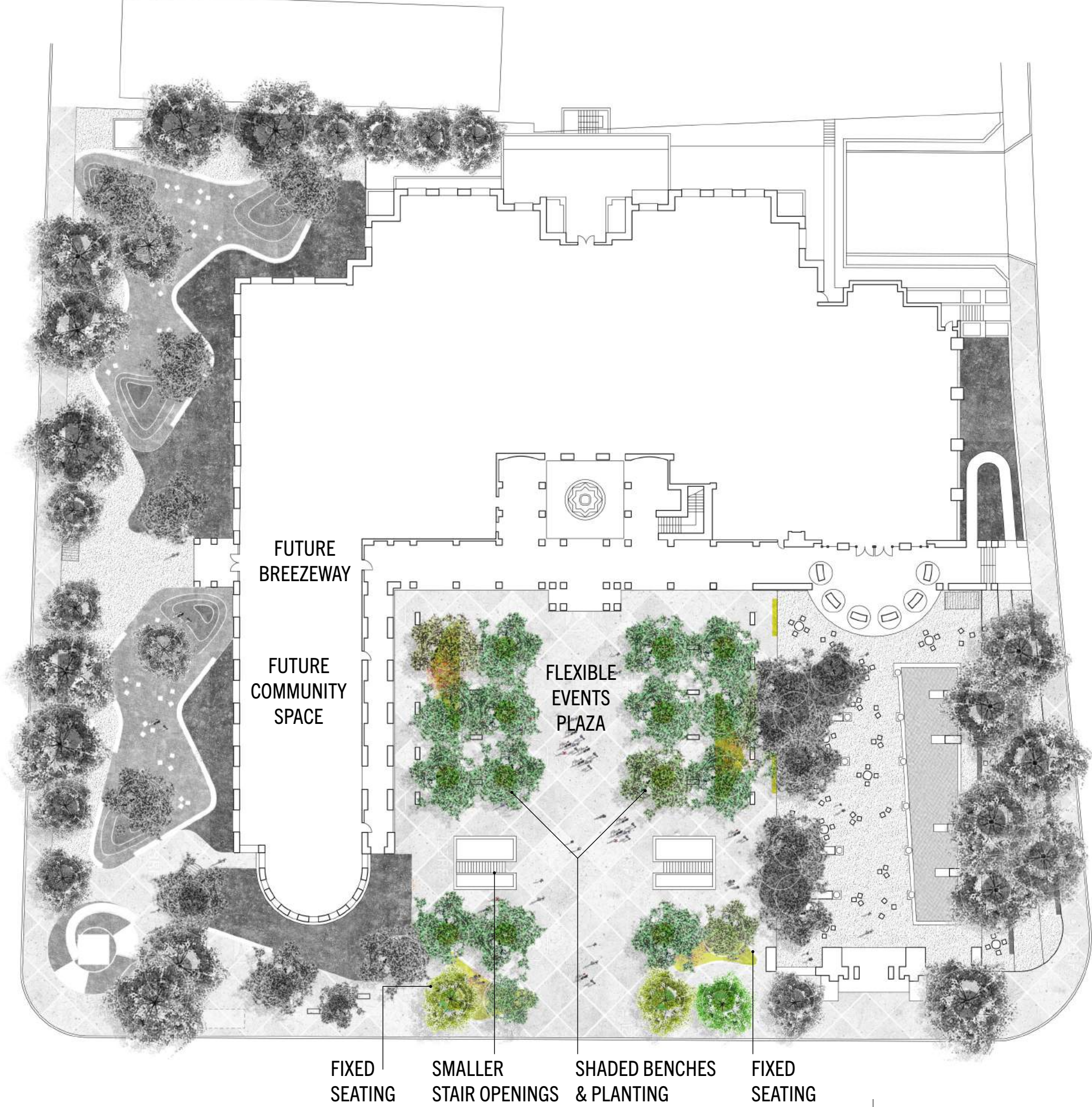
PHASE 1: DESIGN GUIDELINES

ZONE 1: LAFAYETTE GARDENS



INTERACTIVE ART

The recommended interactive art in the Lafayette Gardens implies a more family-oriented and greater integration within the proposed landscape.





Existing view of Central Plaza



Proposed view of Central Plaza



Existing view from Central Plaza looking west



Proposed view from Central Plaza looking west



Existing view from Central Plaza looking southwest



Proposed view from Central Plaza looking southwest

PHASE 2: DESIGN GUIDELINES

ZONE 2: CENTRAL COURTYARD



FIXED SEATING AND BENCHES

Fixed seating and benches are necessary elements to be configured within the Central Courtyard. General suggestions for these benches would be minimal in design, vandal resistant, and durable.

By locating them adjacent and in between the shade canopy trees, visitors can enjoy the diverse activities within the plaza.

PHASE 2: DESIGN GUIDELINES

ZONE 2: CENTRAL COURTYARD



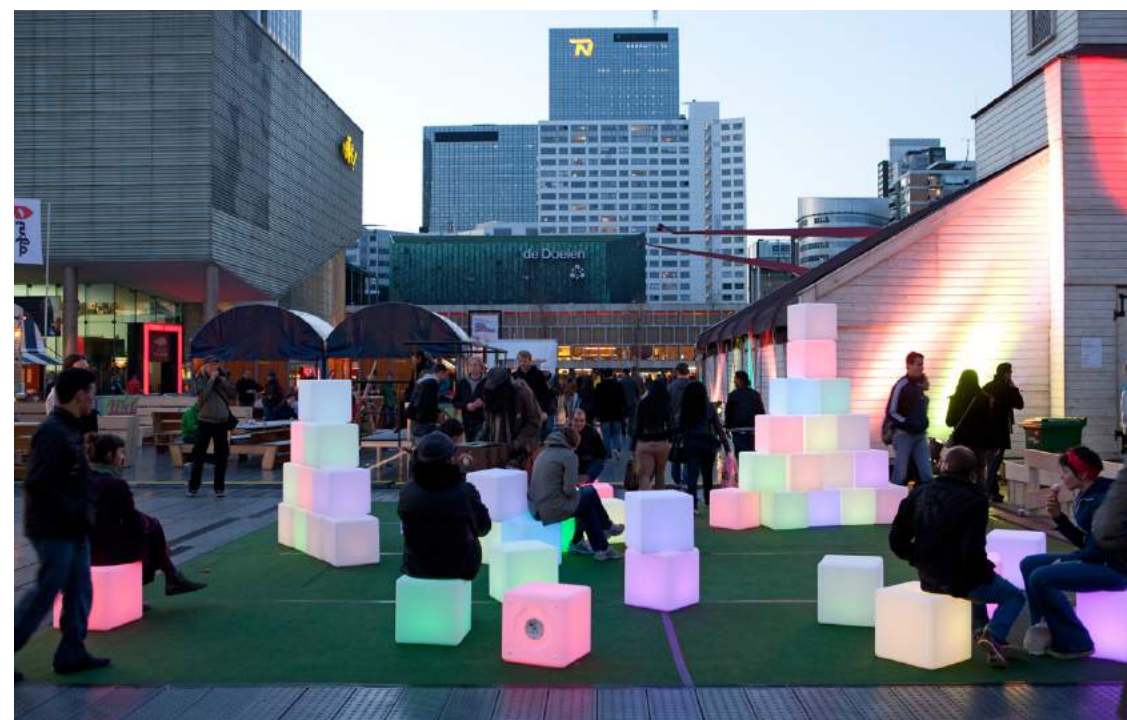
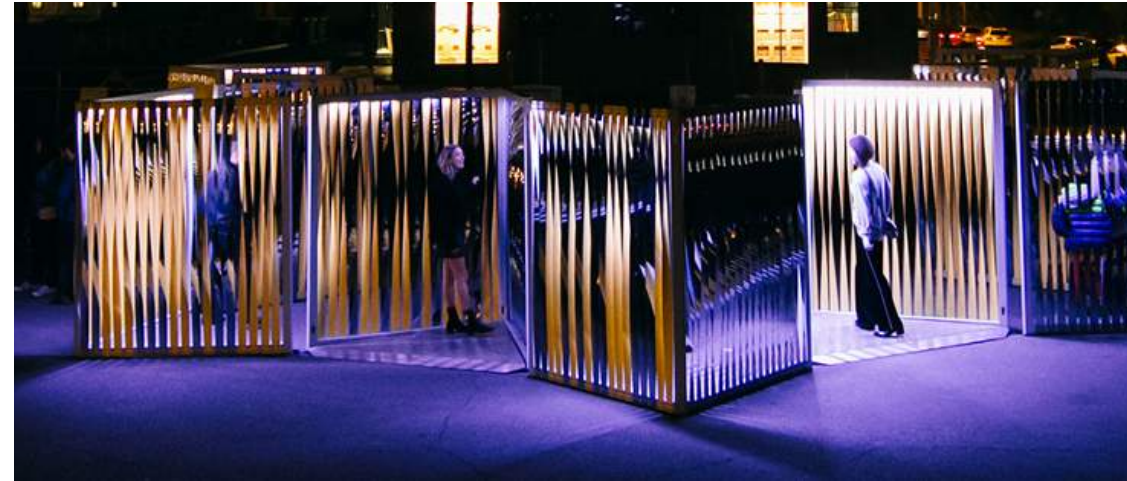
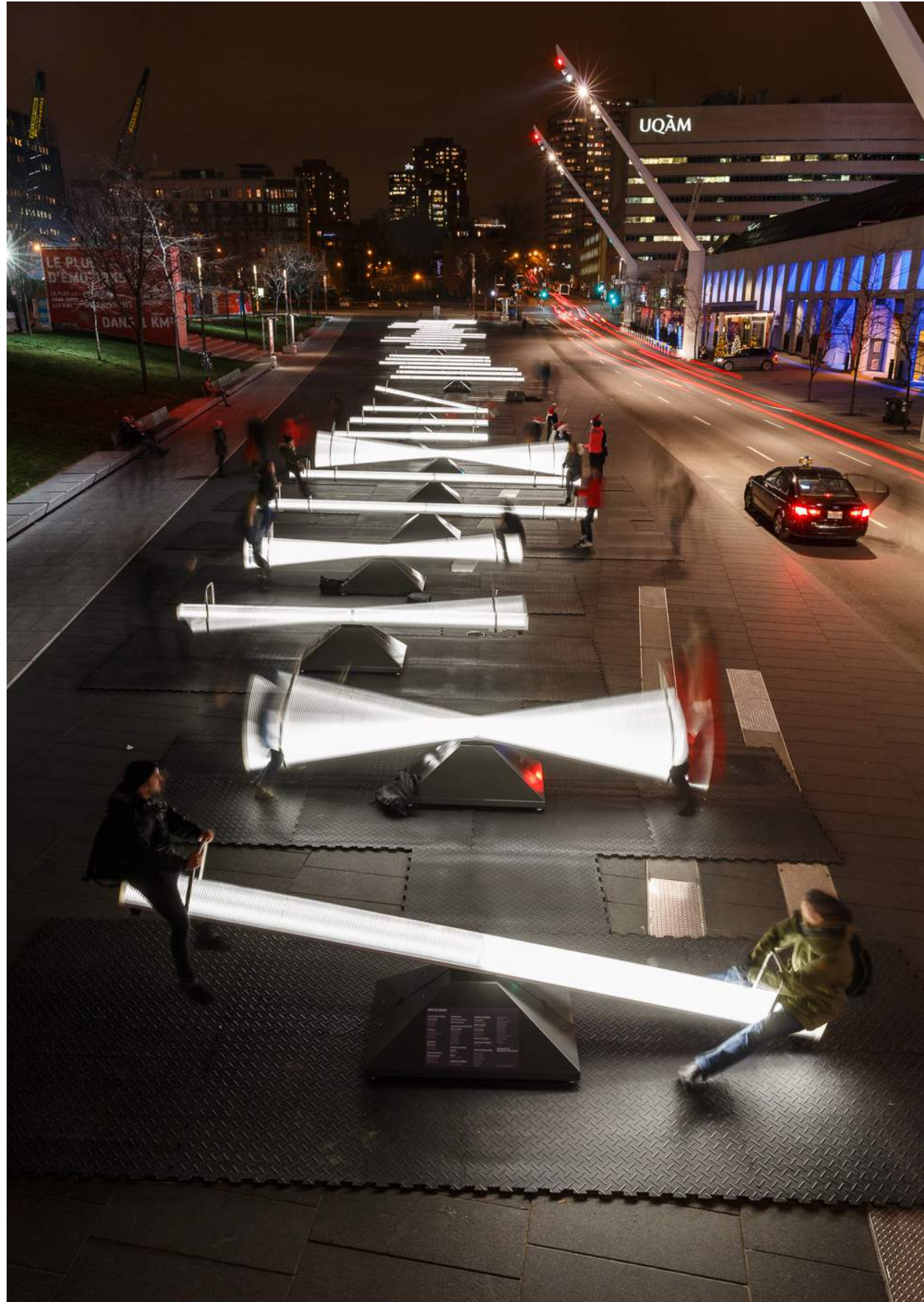
PERFORMANCE AND EVENTS

Culver City's Boulevard Music Summer Festival sets precedent for future performance and flexible activity within the courtyard.

Like many other renowned City Halls in the country, Culver City Hall's sight lines and remarkable intimacy within a lively downtown set up an ideal opportunity for locals and visitors to enjoy seasonal events.

PHASE 2: DESIGN GUIDELINES

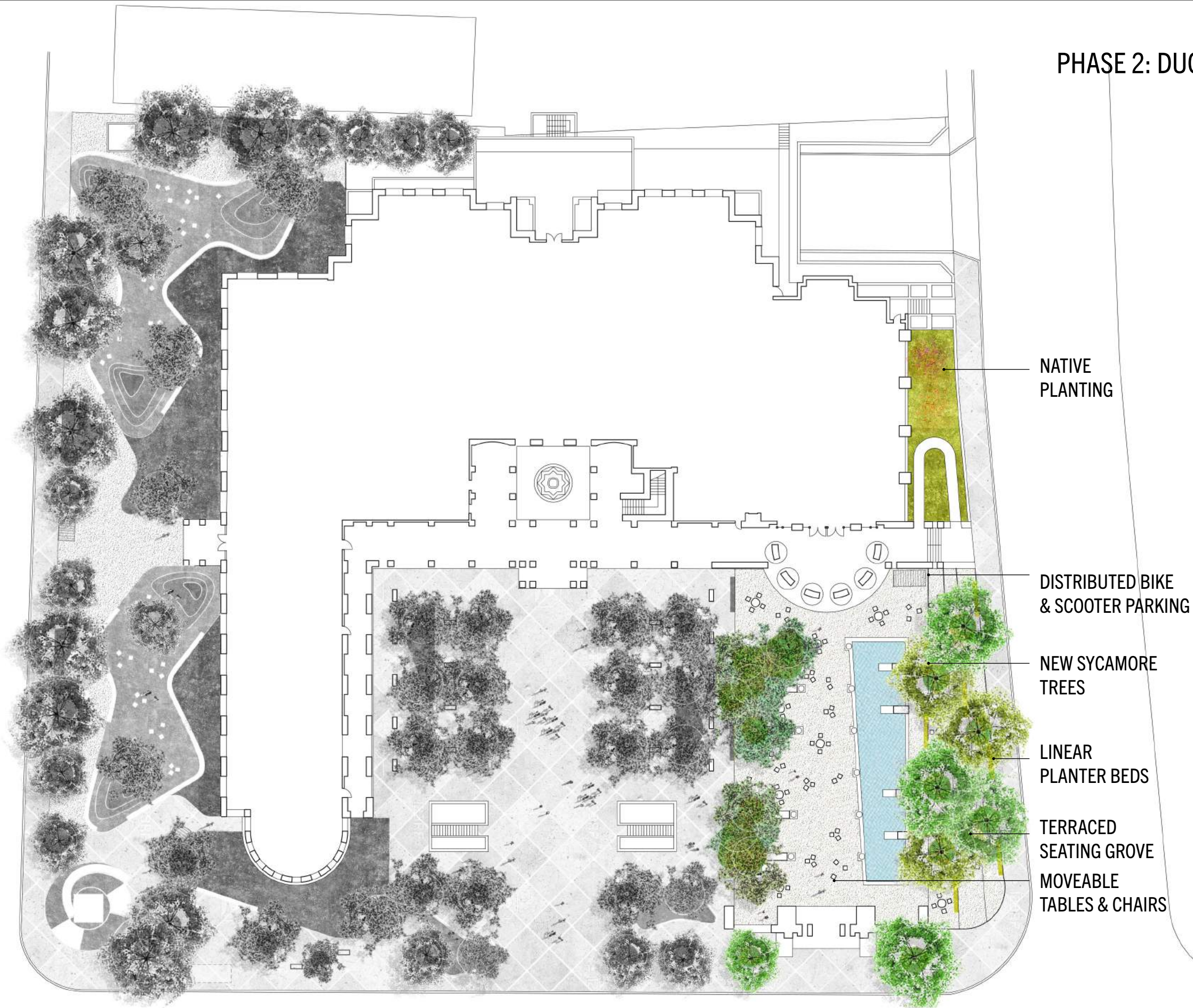
ZONE 2: CENTRAL COURTYARD



INTERACTIVE ART

The Central Courtyard artwork can provide various interactive typologies on site; including cultural, educational, and temporal. These works of art allow for social interaction while also creating a sense of place through light, sound, and the senses.

PHASE 2: DUQUESNE STEPS
ZONE 3





Existing view from Duquesne & Culver looking east



Proposed view from Duquesne & Culver looking east



Existing view from Duquesne looking at the Heritage Foundation



Proposed view from Duquesne looking at the Heritage Foundation

PHASE 2: DUQUESNE STEPS
OPTION 2





Proposed view from Duquesne looking at the Heritage Foundation

PHASE 2: DESIGN GUIDELINES

ZONE 3: DUQUESNE STEPS



MOVEABLE TABLES AND CHAIRS

Similar to the Lafayette Gardens, the Duquesne Steps strategic location, and context allows the opportunity for social interactions. Moveable chairs and tables allow individuals or groups to create their own sense of place within the historic Heritage Foundation.



LINEAR PLANTERS

Based on the existing traffic conditions on Duquesne Ave, small to medium sized linear planters are recommended to act as a soft barrier between the street and the steps.

These planters can host many water-conserving plants, which all provide the benefits of lower water needs, reduced maintenance requirements, restored soil health, and the natural beauty that the existing California landscape has to offer.

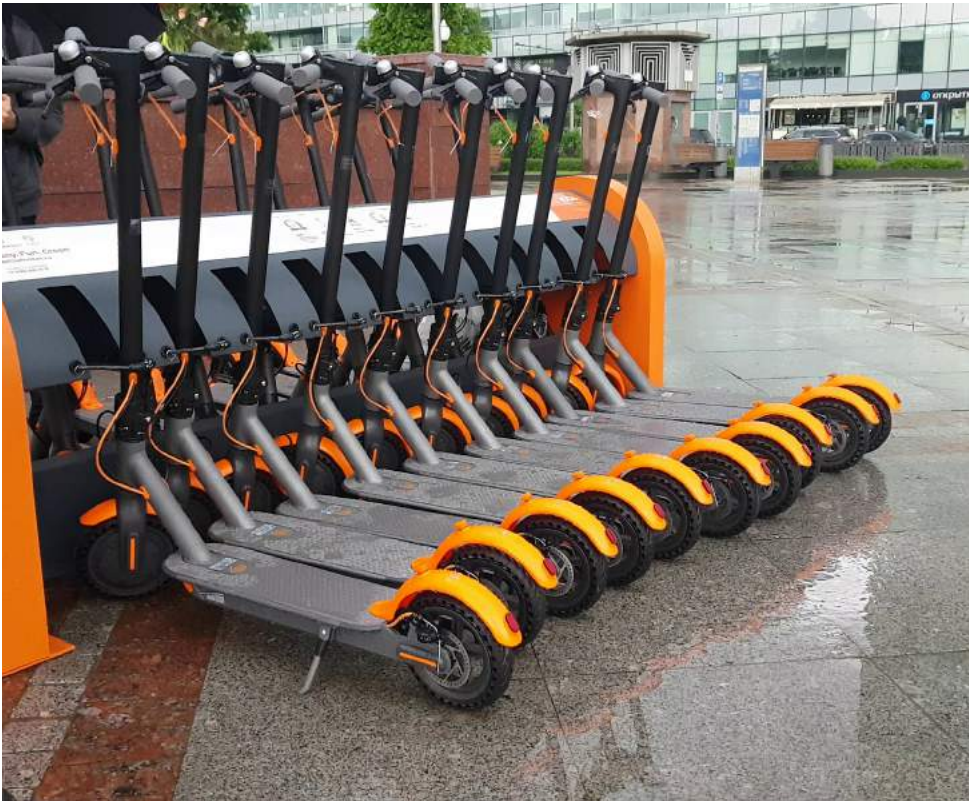
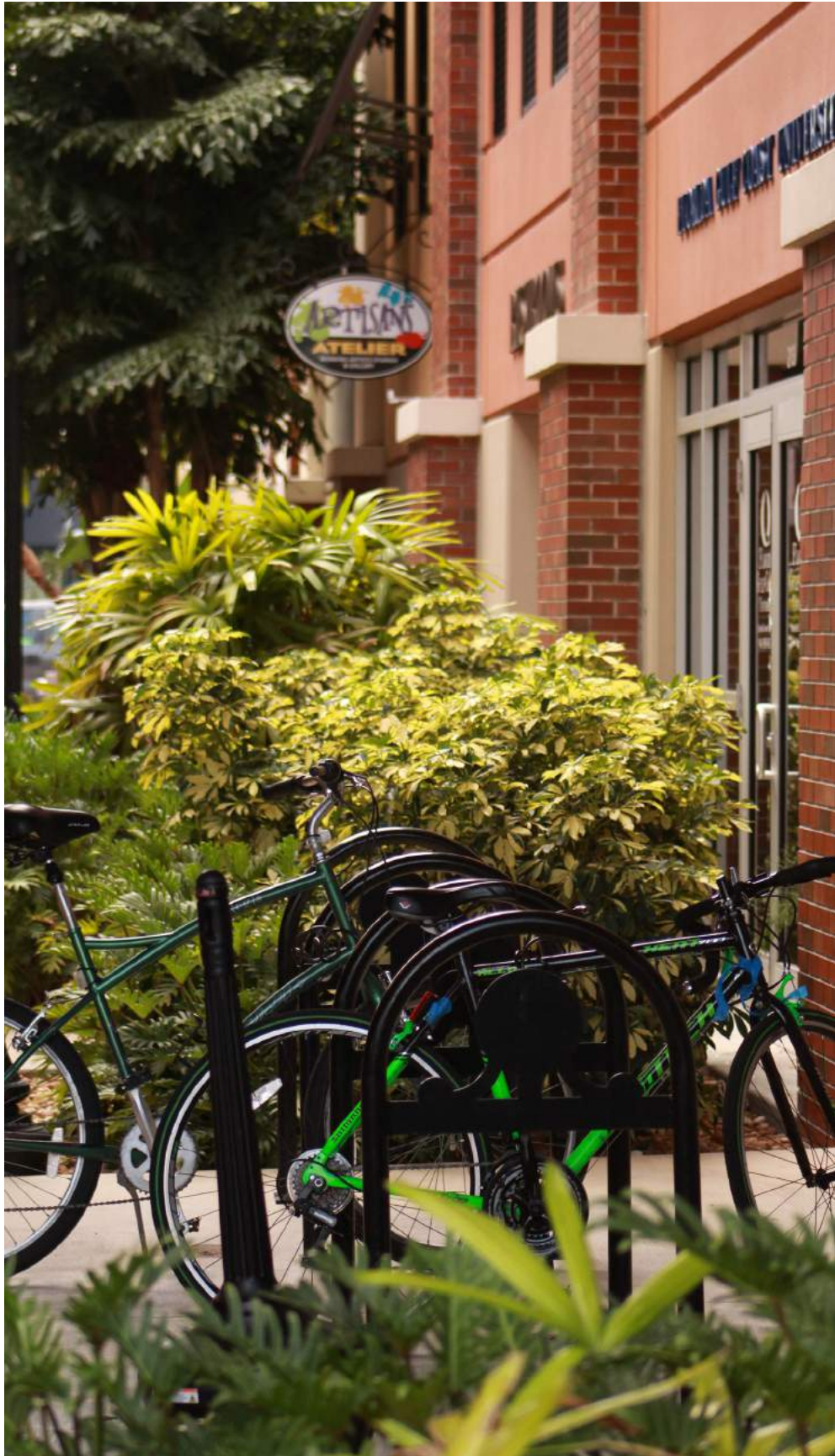
6.0 OVERALL DESIGN GUIDELINES

INTRODUCTION

Bike and scooter parking will be distributed across the site to accommodate and promote the bike-friendly culture within the neighborhood.

The design embraces equitable and 'green' circulation throughout the site, ensuring an aesthetically pleasing journey from point to point while celebrating the openness of the main entrance. The grand entrance is surrounded by planters, canopy trees, and numerous benches to allow for flex performance and event opportunities.

Finally, native drought tolerant species are suggested to withstand the existing arid and drouth conditions. Along with the aesthetic quality, low maintenance, and wildlife enhancement of native plants, our proposed plant palette will require far less water; saving time and money.









RECOMMENDED CANOPY TREES



Tipu Tree



Coast Live Oak



Western Sycamore

RECOMMENDED DROUGHT TOLERANT PLANTS



Alkali Sacaton



Blue-eyed Grass



California Native Mix



Deergrass



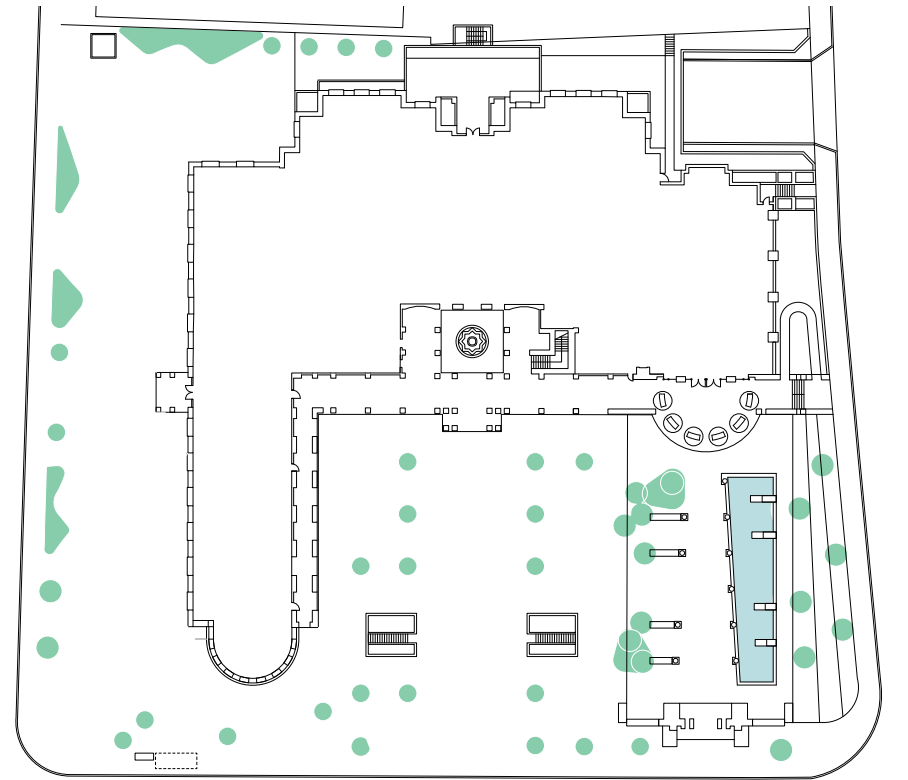
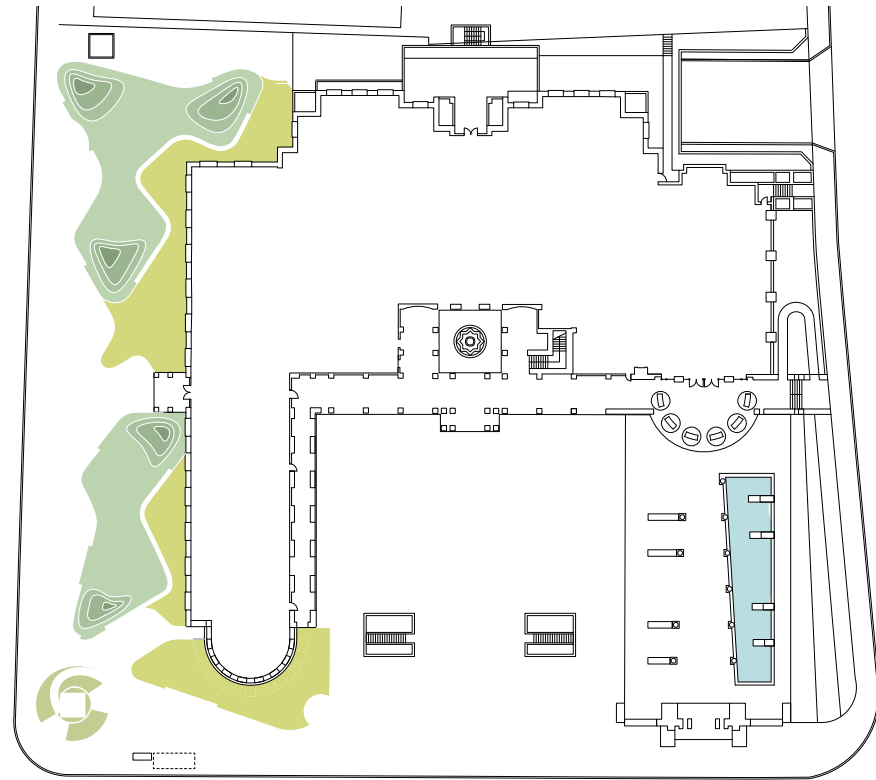
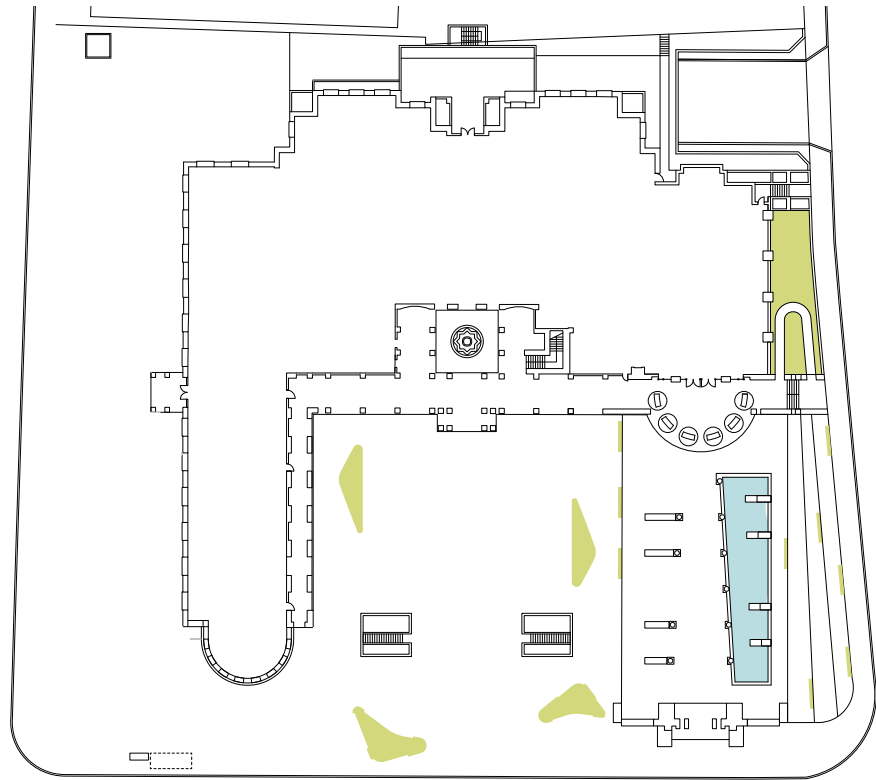
California Native Mix



Mrs. Beard Sage



California Poppy



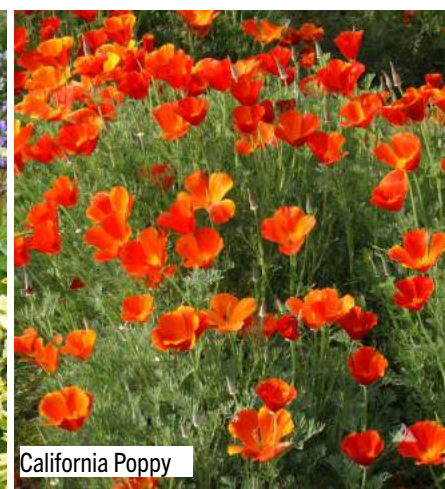
Giant Wild Rye



California Goldfields



Arroyo Lupine



California Poppy



California Sagebrush



Red Fescue



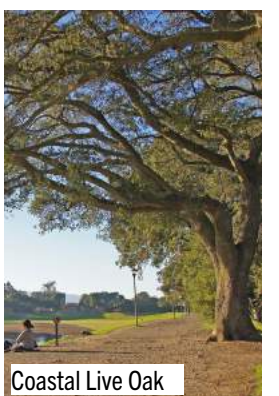
California Aster



Tipu Tree



Western Sycamore



Coastal Live Oak



Purple Needlegrass

7.0 APPENDIX: REPORTS

All Roads Lead to Culver City

