

ATTACHMENT NO. 12

9763 Culver Blvd / 9814 Washington Blvd

Community Meeting # 1 - 15/3/2022

6 community participants

Brief Project Description:

City issued RFP, went out to local real estate development company for proposals on how to use a city parcel adjacent to Kirk Douglas theater; awarded by Council.

ReThink Dev intro, founded in Culver; office immediately adjacent to site; most often doing mixed use; projects example LEED certified residential and commercial in Hayden Tract; Cafe Vida, bought building 15 years ago.

WHAT was City looking for

Tight timeline (timeline slide)

May - community meeting

May-June – Application review

July - Planning Commission

August - execute DDA (Dev Agreement)

September - City Council

March 2023 - Permitting

April 2023 - Start construction

9763 Culver and 9814 Washington addresses

City parcel has degrading “house”, Cafe Vida next door, will combine parcels

Building Program slide

If CTG doesn't want space, it would be another arts space

Restaurant had extra structure for housing above when built

Would not have to kick out any tenants

Cafe Vida will stay

Modular construction so can just lift parts on top it, less disturbance during construction

High level sustainability

Affordability slide

Community Connectivity slide - pedestrian paseo will be maintained connectivity between

Culver and Washington

TDM slide

DESIGN

1. Enlivening streetscape
2. Building w/depth and shade/shadow ie not flat box, articulated
3. Mass and Scale to building
4. Enhance paseo through building

Mass of building generally 4-stories, roof terrace makes transition to new building to 2-story building next; facade as frame; Moving mass away from adjacent property to north/east; entry to

residences along paseo; uses can spill out; abundant bike room; light penetrates from above; commercial/retail/space for theater.

Unit plan, private courtyard in middle for tenant use, some openings to below; pre fab units in some ways; fourth floor plan planted no units where buildings are lower to allow for transition height; enhanced height on ground floor; green but tight passages;

Comments:

Concerns - 12 years worth of construction on Dunn Drive, now hotel on Dunn Drive on Venice; kind of sick of construction

#2 Cafe Vida remain open is ridiculous, noise 7AM to 6 PM and dust; no way would food service place stay open, incl City Tavern, incl sidewalk closures;

#3 Parking can't find and street cleaning, not everyone takes public transportation, parking limited by permits Southside therefore everyone parks on LA Dunn Drive side parking already not good in area; elimination with new lane; not good for neighborhood;

#4 also though CRA bought building next to Kirk Douglas was supposed to be Jazz Bakery dilapidated because neglected would be better w/o apartments not really affordable

Response - will try to minimize impacts, brought up modular project example - units 95% complete lifted into place in two days - hope to use similar system to reduce impact

There will be disruption Cafe Vida project will fix some problems with their site and operations like trash. Understands Dunn dealing with many major projects

Resident Q on timeline

Response - No idea project duration maybe 18 months but maybe due to modular can do faster but not sure

Noisy part shortened by building modular

Comments

No parking after Culver reduced to one lane, heavy traffic from 4PM to 7PM most nights, has really hard time thinking about it

Any ability to back out one lane movements?

Response - referenced TDM

Comments

Likes design, how does color palette work

Response this is work in progress but leading toward dark elegant timeless

Comments

Can presentation be made available publicly?

Response - would share content but may want to enhance so more self-explanatory w/o presentation

Comments

What is status of building bought for Jazz Bakery

Response - city owns it - this is in response to RFP from City "primary criteria to deliver housing and providing engaging arts use on ground floor"

This was winner because already own adjacent property and not too high, and will continue to work with CTG/kirk Douglas theater

10 attendees were project team and city