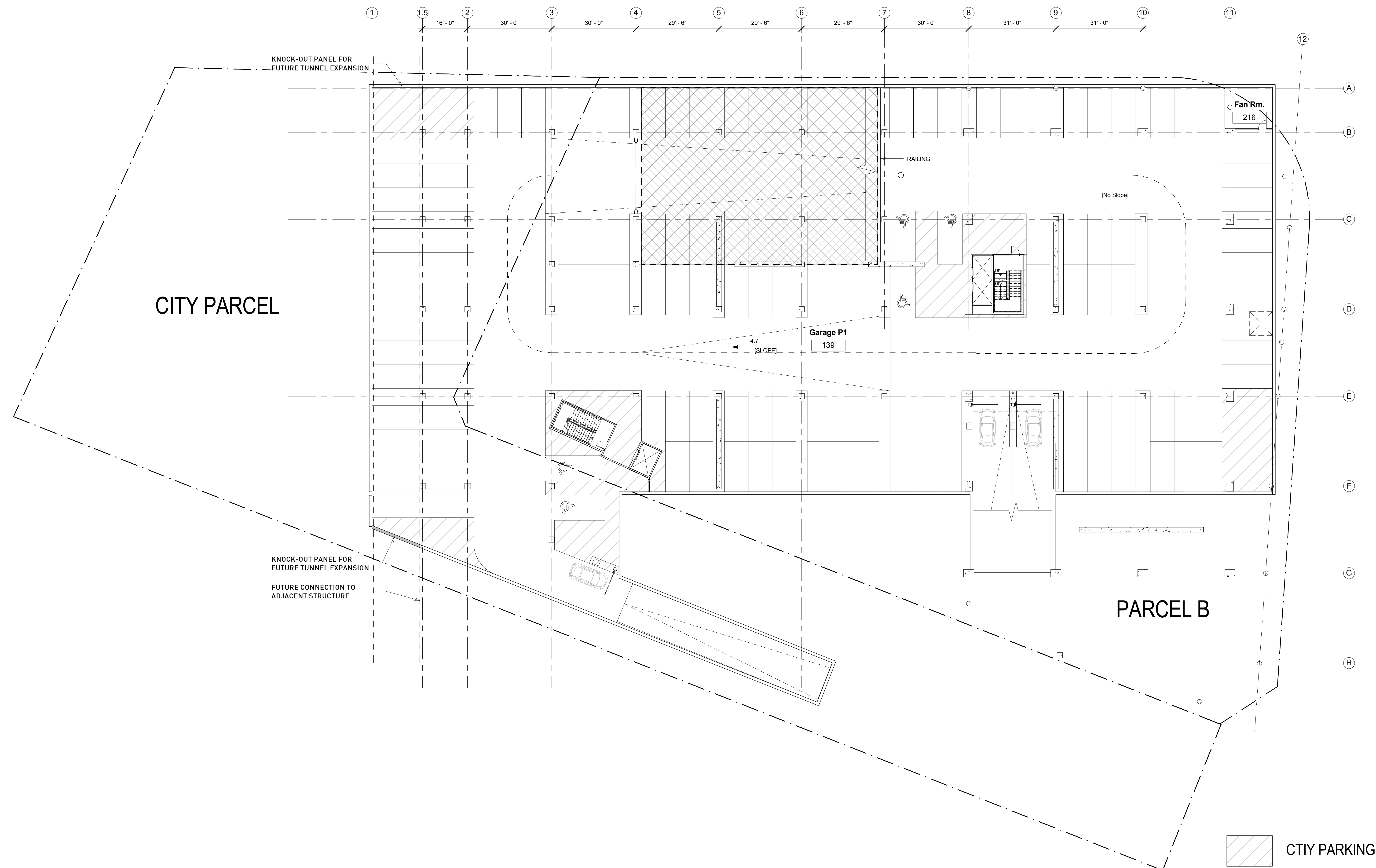


MEETING DATE: 6.22.15

AGENDA ITEM: (1) PUBLIC HEARING: Waiver of Formal Bid Procedures for the Construction of Public Parking and Town Plaza Expansion Improvements Located at and Near 9300 Culver Boulevard (Parcel B); (2) Approval of Revised Designs for the Town Plaza Expansion and the Parcel B Public Parking Improvements; (3) FOUR FIFTHS VOTE REQUIREMENT: Approval of a Budget Amendment in the Amount of \$8.73 Million for the Parcel B Public Parking Improvements and Town Plaza Expansion; and (4) Approval of Three Agreements Implementing Various Aspects of the Disposition and Development Agreement between the City of Culver City and Combined/Hudson 9300 Culver, LLC, for the Development of Parcel B and the Town Plaza Expansion.

ATTACHMENTS

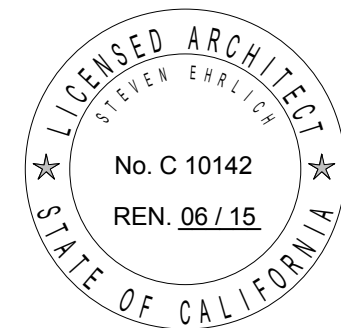
	<u>Pages</u>
1. Parking structure plans (2 levels/271 spaces)	1 - 4
2. SWA Town Plaza expansion design	5 - 7



PROJECT
PARCEL B
MIXED USE DEVELOPMENT

EHRlich ARCHITECTS
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CULVER CITY CALIFORNIA 90232
→ T.310 838 9700 F.310 838 9737
EHRlichARCHITECTS.COM

9300 CULVER BOULEVARD
CULVER CITY, CA 90232



NO. DATE REVISION

NOT FOR CONSTRUCTION

SHEET TITLE

P1 PARKING - UPPER LEVEL

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SCALE: 1/16" = 1'-0"

JOB: Project Number

SHEET NUMBER:

A2.02

PARKING COUNT

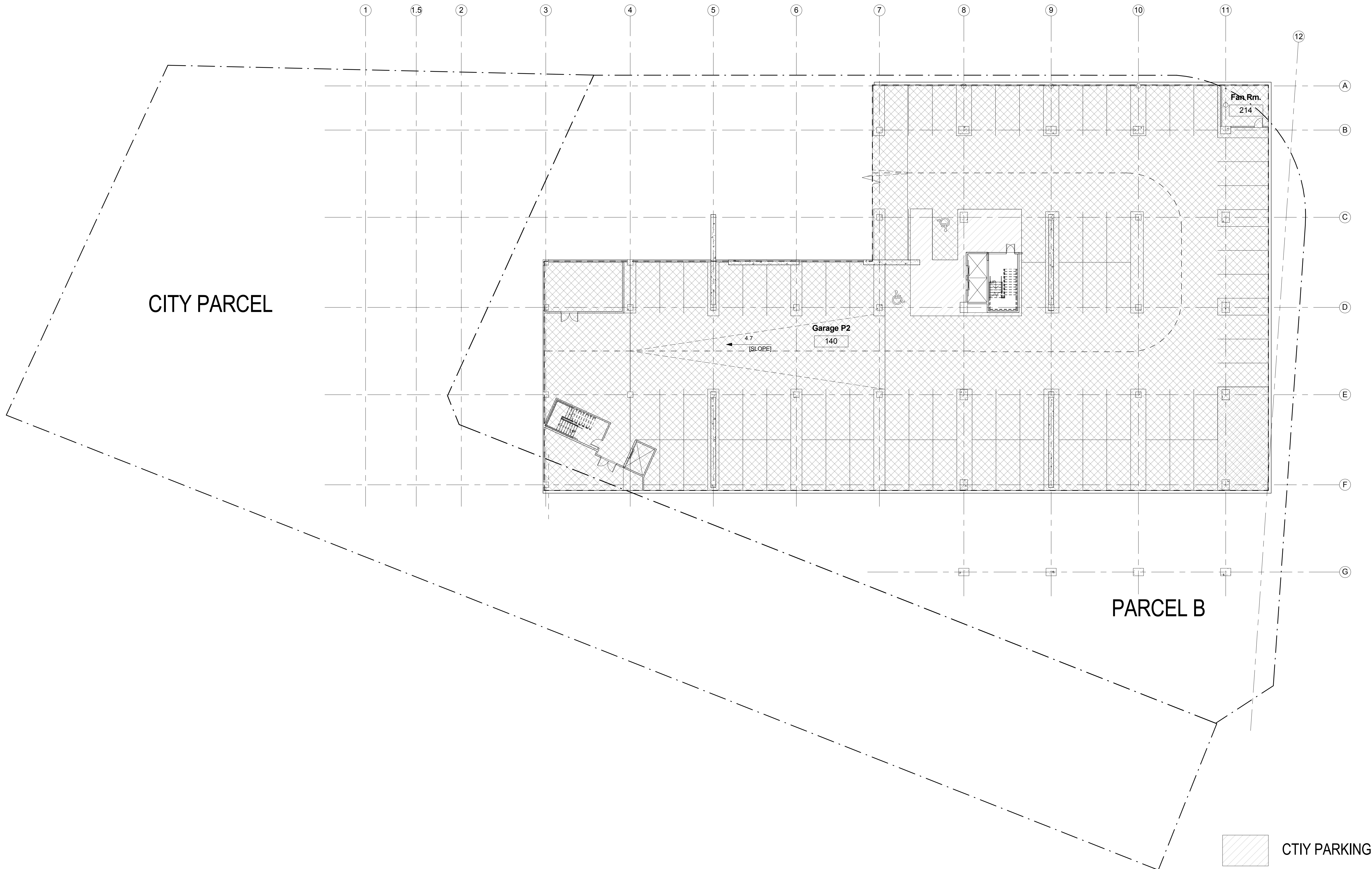
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TANDEM: 50
ACCESSIBLE: 7
TOTAL: 216

PUBLIC/CITY VS PRIVATE/DEVELOPMENT

DEVELOPMENT PARKING: **116 SPOTS**
SINGLE **81**
TANDEM **30**
ACCESSIBLE **5**

CITY PARKING: **100 SPOTS**
SINGLE **78**
TANDEM **20**
ACCESSIBLE **2**

TOTAL: 216 SPOTS



PARKING COUNT

STANDARD:	159
TANDEM:	50
ACCESSIBLE:	<u>7</u>
TOTAL:	216

PUBLIC/CITY VS PRIVATE/DEVELOPMENT

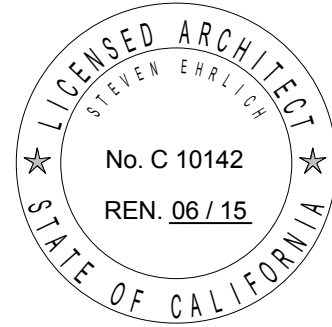
DEVELOPMENT PARKING:	116 SPOTS
SINGLE	81
TANDEM	30
ACCESSIBLE	5
CITY PARKING:	100 SPOTS
SINGLE	78
TANDEM	20
ACCESSIBLE	2
TOTAL:	216 SPOTS

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SCALE:	1/16" = 1'-0"
JOB:	Project Number
SHEET NUMBER:	

A2.01

PROJECT
PARCEL B
MIXED USE DEVELOPMENT

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CULVER CITY, CA 90232



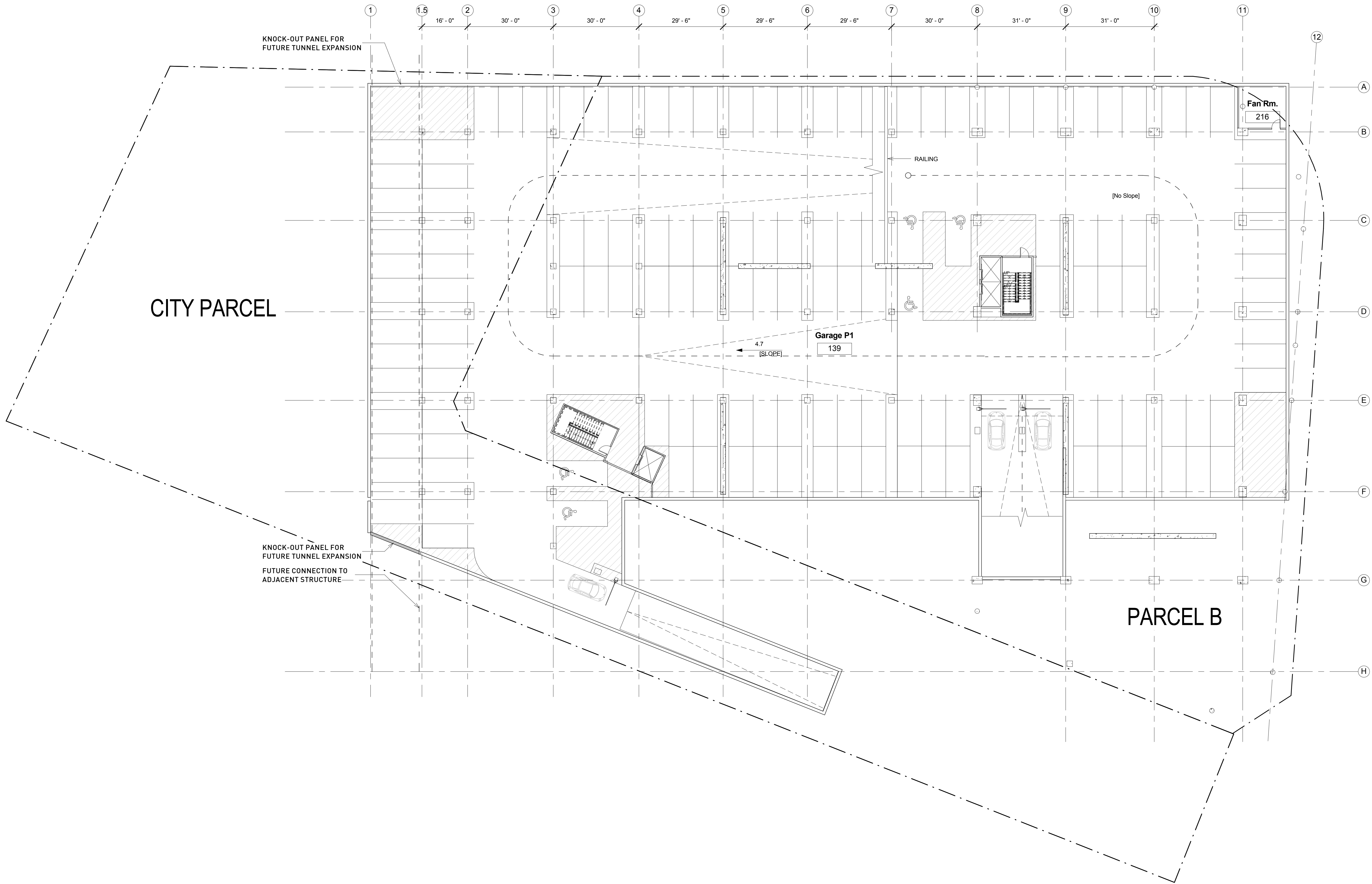
NO.	DATE	REVISION
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SHEET TITLE

P2 PARKING - LOWER
LEVEL

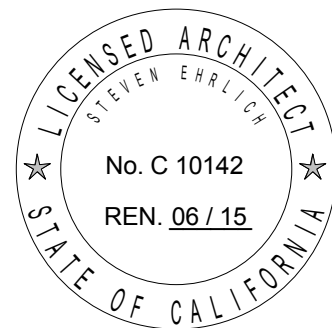
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PARCEL B
MIXED USE DEVELOPMENT

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CULVER CITY, CA 90232



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SHEET TITLE

P1 PARKING - UPPER LEVEL

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DRAWN: Author

SCALE: 1/16" = 1'-0"

JOB: Project Number

SHEET NUMBER:

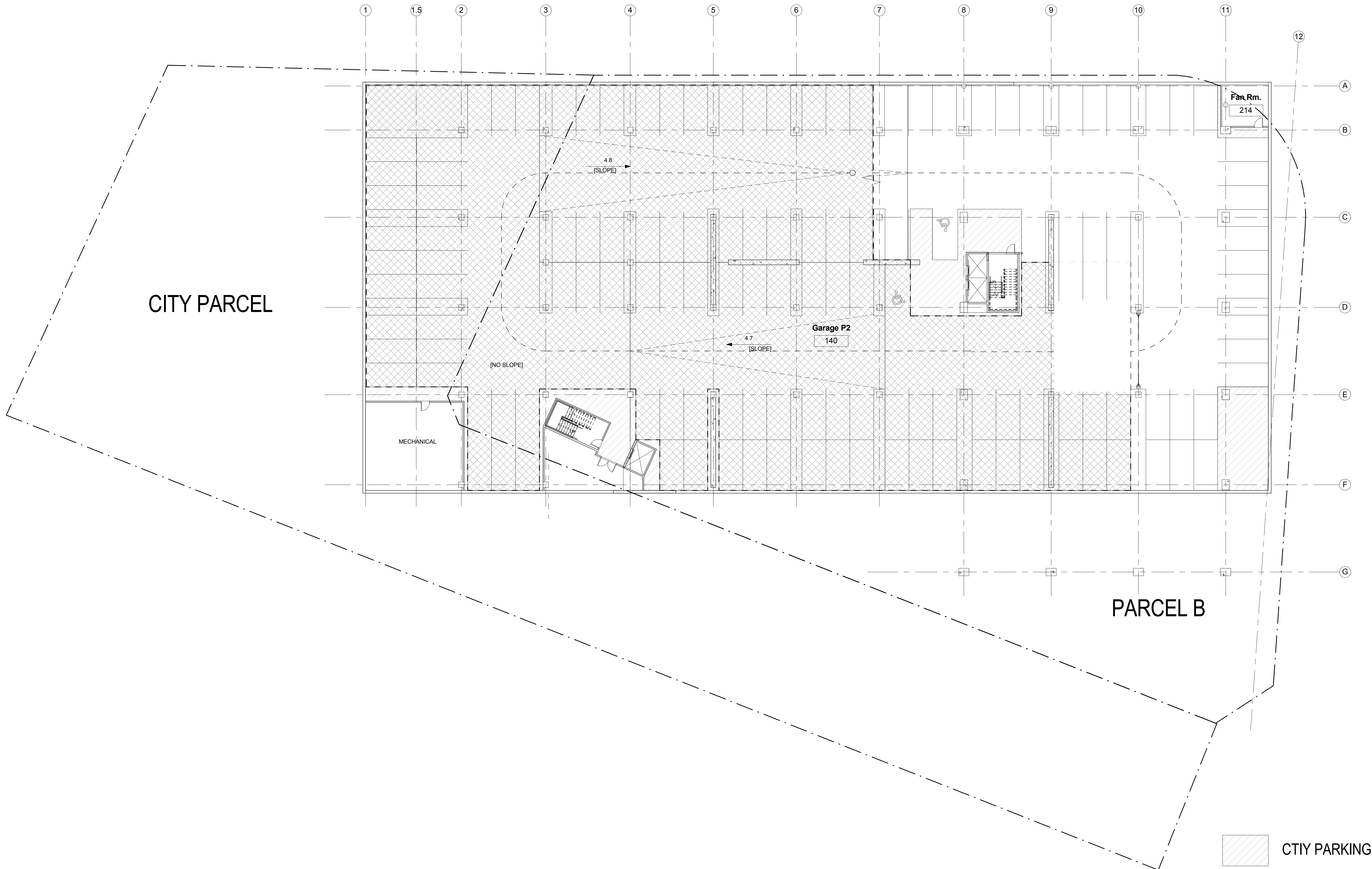
A2.02

PARKING COUNT

STANDARD: 202
TANDEM: 62
ACCESSIBLE: 7
TOTAL: 271

PUBLIC/CITY VS PRIVATE/DEVELOPMENT

DEVELOPMENT PARKING: 171 SPOTS
SINGLE 132
TANDEM 33
ACCESSIBLE 6
CITY PARKING: 100 SPOTS
SINGLE 65
TANDEM 29
ACCESSIBLE 6
TOTAL: 271 SPOTS



PARKING COUNT

STANDARD:	202
TANDEM:	62
ACCESSIBLE:	7
TOTAL:	271

PUBLIC/CITY VS PRIVATE/DEVELOPMENT

DEVELOPMENT PARKING:	171 SPOTS
SINGLE	132
TANDEM	33
ACCESSIBLE	6
CITY PARKING:	100 SPOTS
SINGLE	70
TANDEM	29
ACCESSIBLE	1
TOTAL:	271 SPOTS

NOT FOR CONSTRUCTION

SHEET TITLE

P2 PARKING - LOWER LEVEL

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DRAWN: Author

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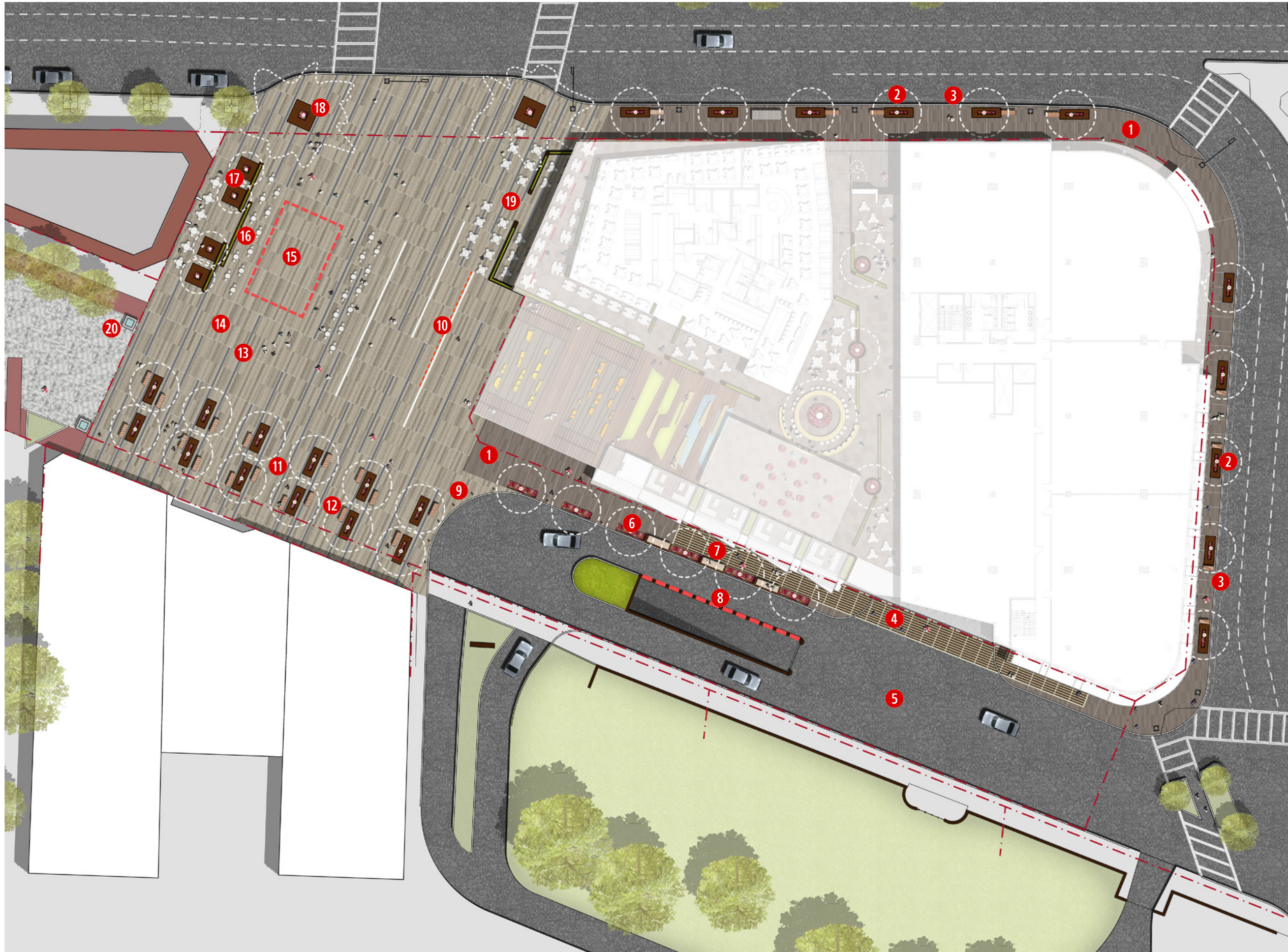
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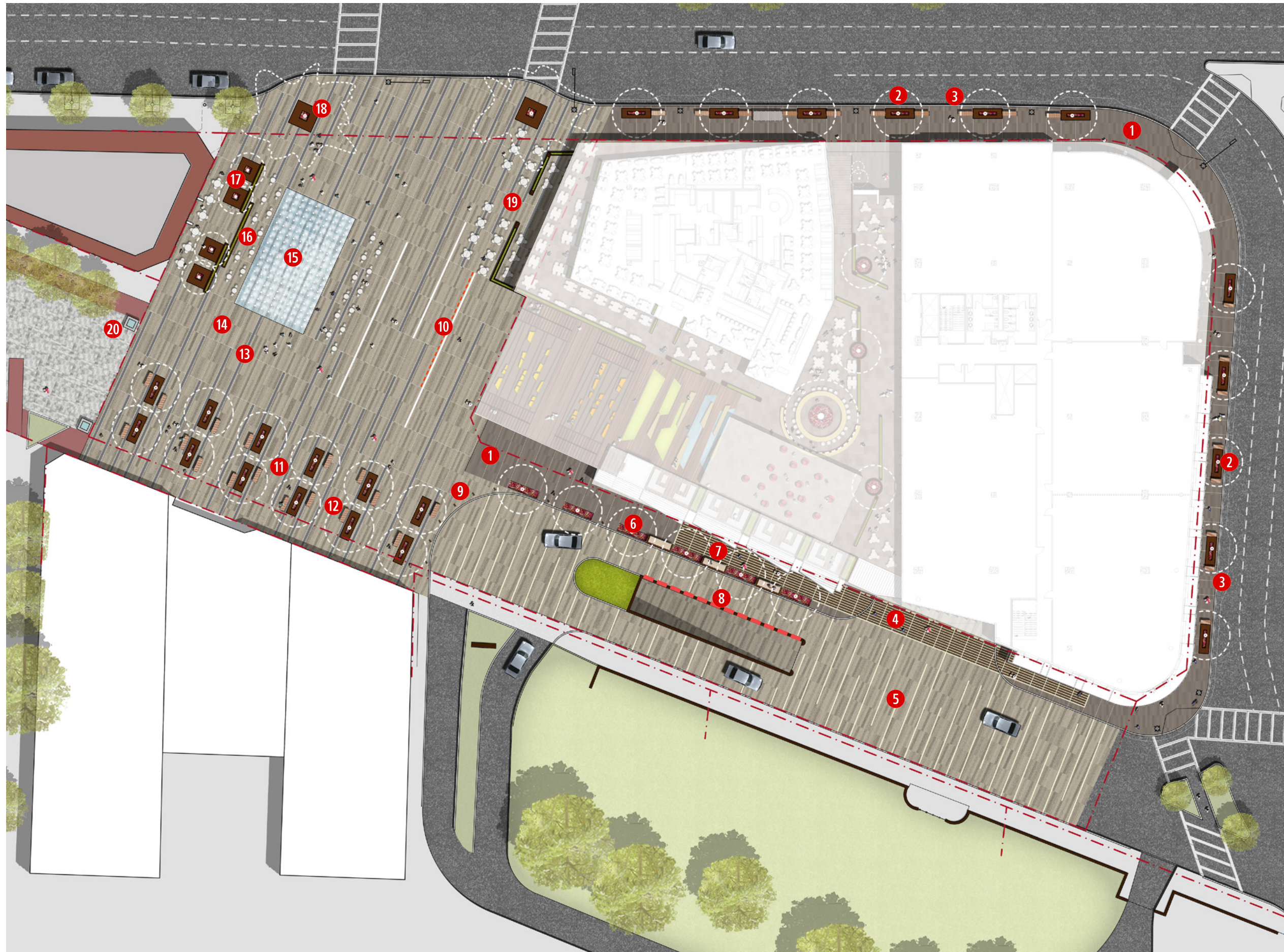
A2.01

DRAFT PLAN

LEGEND

- 1 Sidewalk - Concrete Pavers
- 2 (11) Cor-Ten Tree Grates and Street Trees (60" Box)
- 3 (9) Streetscape Benches
- 4 Cor-Ten Steel Paving
- 5 Vehicular Entrance with Asphalt Paving
- 6 (6) Canopy Trees (48" Box)
- 7 (3) Custom Wood Benches with Mosaic Inlay
- 8 4' Tall Mural/Mosaic Art Wall
- 9 (7) Stainless Steel Retractable Bollards
- 10 Removable Projection Screen
- 11 Tree Bosque with (12) Cor-Ten Tree Grates and Canopy Trees
- 12 (17) Custom Cor-Ten Benches
- 13 Metal "Filmstrip" Paving Band with LED Lights
- 14 Main Plaza with Precast Concrete Pavers
- 15 Special Plaza Feature Allowance
- 16 (3) Cor-Ten Planter Walls
- 17 (4) Cor-Ten Tree Grates for Existing Preserved Trees
- 18 (2) Cor-Ten Tree Grates and Canopy Trees (60" Box)
- 19 Restaurant Patio with Movable Tables & Chairs
- 20 Relocated Existing Monument Light Posts



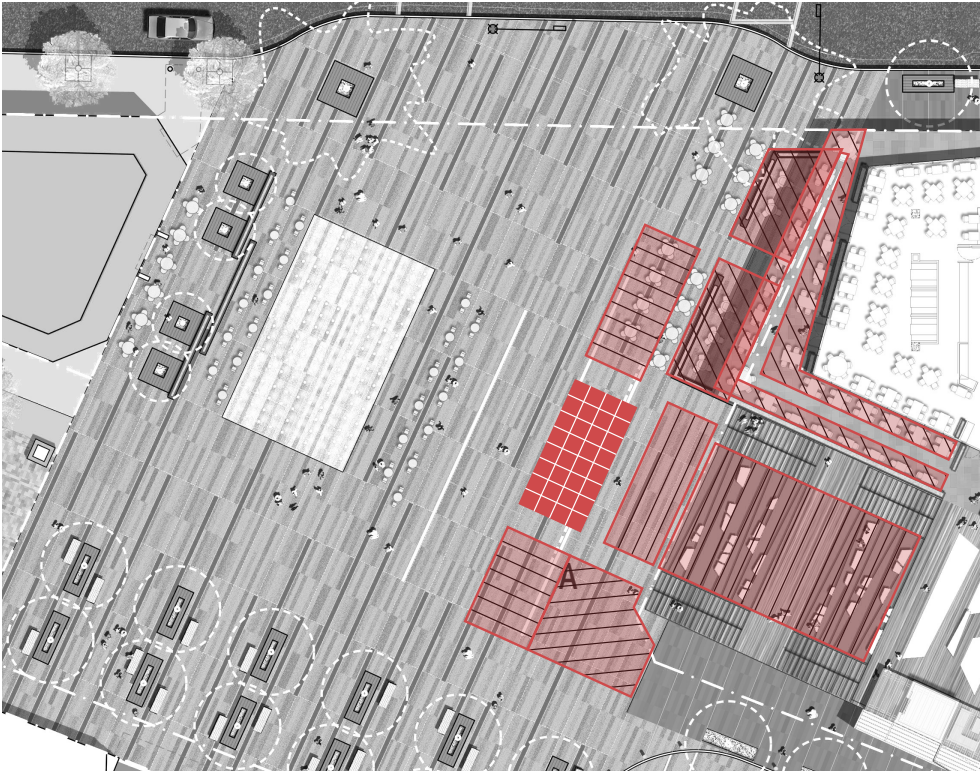


LEGEND

- 1** Sidewalk - Concrete Pavers
- 2** (11) Cor-Ten Tree Grates and Street Trees (60" Box)
- 3** (18) Streetscape Benches
- 4** Cor-Ten Steel Paving
- 5** Vehicular Entrance with Precast Concrete Pavers
- 6** (6) Canopy Trees (48" Box)
- 7** (3) Custom Wood Benches with Mosaic Inlay
- 8** 4' Tall Mural/Mosaic Art Wall
- 9** (7) Stainless Steel Retractable Bollards
- 10** Removable Projection Screen
- 11** Tree Bosque with (12) Cor-Ten Tree Grates and Canopy Trees
- 12** (17) Custom Cor-Ten Benches
- 13** Metal "Filmstrip" Paving Band with LED Lights
- 14** Main Plaza with Precast Concrete Pavers
- 15** Plaza Fountain with Water Jets and LED Lighting
- 16** (3) Cor-Ten Planter Walls
- 17** (4) Cor-Ten Tree Grates for Existing Preserved Trees
- 18** (2) Cor-Ten Tree Grates and Specimen Trees (90" Box)
- 19** Restaurant Patio with Movable Tables & Chairs
- 20** Relocated Existing Monument Light Posts

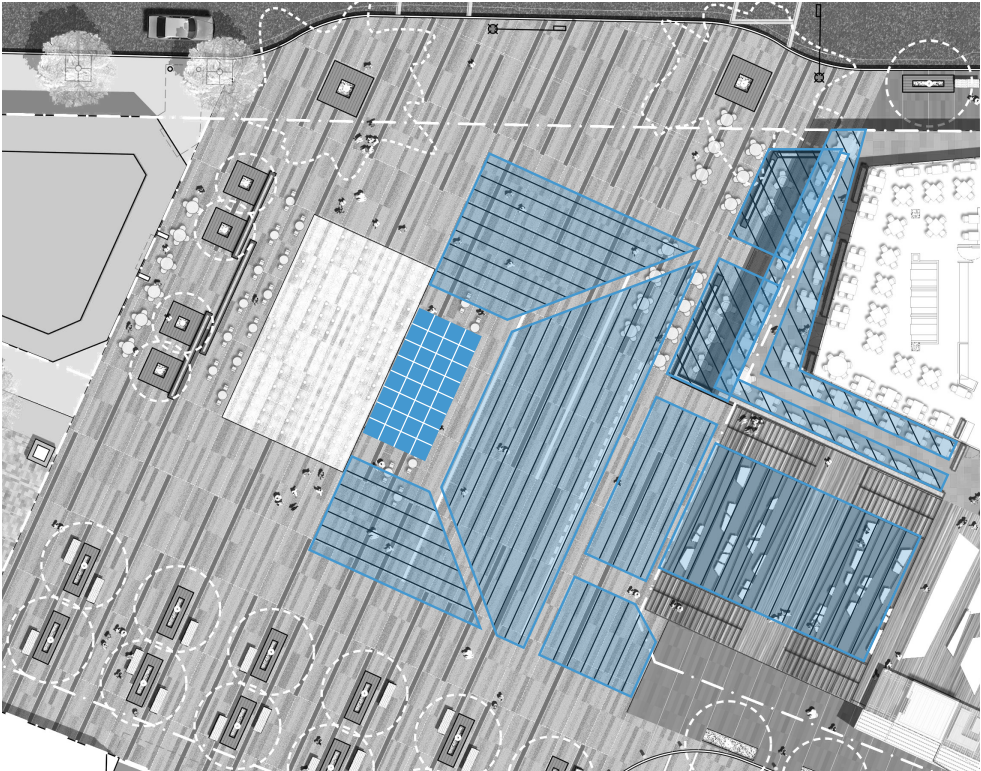
DRAFT PLAN

EVENT STAGE LOCATION OPTIONS



Location - A Small Events

Total seating area 5,175 sf.
Seating capacity 288 people



Location - B1 Medium Events

Total seating area 8,730 sf.
Seating capacity 485 people



Location - C Large Events

Total seating area 13,640 sf.
Seating capacity 758 people

Stage Requirements	Seating Requirements
1. Stage Dimensions 16'x32' 2. Audio Visual Equipment 3. Electrical Hookup/Power Supply 4. Equipment Storage Area 5. Other	18 SF / per person average (rows, amphitheater, dining terrace)