

5813 - 5835 Washington Blvd.
Culver City, CA 90034
Community Outreach Meeting #1



Date: April 19, 2023

Time: 7:00 PM

Attendees:

- Gabriela Silva - *Culver City Planning Department*
- Michael Namba - *Redcar*
- Laura Doerges - *Redcar*
- Jackie Rea - *Redcar*
- Erik Danielson - *Redcar*
- Kimberly Fontaine - *Redcar*
- Jenn Dow - *HGA Architect Team*
- Taylor Hsiao - *HGA Architect Team*
- Sang Yoon - *HGA Architect Team*
- John Frane - *HGA Architect Team*
- Matthew Austin - *HGA Architect Team*
- John Bowman - *Legal Counsel*
- Caroltaubman1old - *Member of Public*

Outline:

- Meeting Began at approximately 7:20 P.M
- A 20 minute grace period was allowed for any community members to join the call
- Introduction of project team presented by Michael Namba
- Michael Namba hands off presentation to John Frane (architect team) to present the project
- Meeting ended at approximately 7:32 P.M

Community Questions/Concerns:

- What is the anticipated timing for this project?
 - Currently in the early entitlement phase. If we continue to proceed according to our internal schedule we anticipate breaking ground/construction in summer of 2024. It will be a 16-18 month build, we anticipate delivering this project in late 2025.

5835 WASHINGTON

5835 Washington Boulevard, Culver City, California 90232

COMMUNITY MEETING #2 – March 14, 2024 | 7:00 P.M. – 8:00 P.M.

MEETING LOGIN DETAILS:

Zoom Registration Link: https://zoom.us/webinar/register/WN_k1hNyWOhQFGT25cHRjApxQ

Webinar ID: 994 2698 7111

MEETING ATTENDEES & PANELISTS:

Total Attendees (18):

- Micheal Namba (Redcar)
- Jackie Rea (Redcar)
- Laura Doerges (Redcar)
- Kimberly Fontaine (Redcar)
- Katrina Matthews (Redcar)
- John Frane (HGA)
- Taylor Hsiao (HGA)
- Tori McKenna (HGA)
- Jennifer Dow (HGA)
- Sang Yoon (HGA)
- Sara Houghton (three6ixty)
- Dana Sayles (three6ixty)
- Myca Tran (three6ixty)
- Gabriela Silva (Culver City)
- Jen Bochner (Attendee)
- Trina Woodruff (Attendee – Resident)
- Barbara (Attendee – Resident)
- Claudette Malone (Attendee – Resident)

I. INTRODUCTION – Michael Namba (Redcar)

- Mike introduced himself and thanked everyone for attending the community meeting. He shared that as part of the City's review and approval process, this is Redcar's second Community Meeting and provided an overview of what to expect from the presentation.
- **About Redcar**
 - Mike referenced Redcar's work products and experience with examples of some of their projects, including adaptive reuse nearby. These projects have long-term ownership with in-house building operators. Mike shared Redcar's investment in Culver City and their understanding of demographics and demand for more office uses. Tenants of their projects include Amazon, Apple, and Nike. Mike emphasized Redcar's focus on high-quality design, expressed excitement to present the project since it reflects community needs, and introduced the next speaker.

II. PRESENTATION – John Frane (HGA) introduced his architecture firm and how their work focuses on creative spaces, including office spaces. He emphasized how their projects are about the tenants and communities they are a part of.

- **Site Aerial and Vicinity**
 - John provided some urban context for the site, what is being proposed, and where it is within the Greater LA area and Culver City.
- **Site Information**
 - John discussed the site's orientation and zoning, land use, and overlay.
- **Existing Context / Site Photos**
 - John noted the site's location along Washington Boulevard. He described existing improvements and parking. John detailed current access, how off the alley there is a series of access spaces, as well as off Dauphin and Washington. He mentioned the goal is to have a diversity of users for the project and discussed the existing wireless facility that will be temporarily relocated during construction.
- **Proposed Project Information**
 - John described that the proposed project is a 3-story office building and provided details regarding the area, height, parking, open space, and setbacks. He described the additional landscaping and street improvements.
- **Entitlement Requests**
 - John shared that project is working with the City, has had several meetings, and is looking to meet with the Planning Commission in May of this year.
- **Level 01 Site Plan**
 - The project is about enhancing the building's relationship to the landscape and street edge with a goal to create a vibrant project with abundant landscaping. The entry to main portion of building is via Washington Blvd and parking entry is through Dauphin. The corner terraces created with landscaping up through each level and the roof. There is loading in the back as well as trash enclosure near the alley. All vehicle traffic will come through Dauphin with no impact to the alley. The applicant is enhancing the streetscape for the project and adding 6 street trees with 35 new trees for the project.
- **Level 02 Plan**
 - John described how the design is centralized around a courtyard and accommodates a single tenant or multiple tenants. He said for each floor, spaces are defined by generous ample terrace spaces and a strong integration with plantings, a hallmark of Redcar's work.
- **Level 03 Plan**
 - John emphasized that the corners of the buildings are defined by green on all four corners. The building focuses on energy and life inside on the central space.
- **Roof**
 - John shared that the roof is defined by two beautiful series of green disks that are trees. The beautiful trees on the roof flank on either side, creating privacy and closure on the roof. These are layered spaces that are all set back from the edges.
- **Basement Plan**
 - John shared that there is a total of 82 parking spaces; accommodating EV stalls and short- and long-term bike parking.
- **Project Updates / Response to Comments**
 - John said that the team has been working with the City on various reviews. They've had multiple meetings to respond to feedback and refine the building. The articulation breaks up the building for the pedestrian experience. The upper portion is defined by a series of terraces and courtyards, with increased recesses. There is a rich tapestry of various levels of depth and transparency throughout the entire façade with landscaping throughout.

- **Section**
 - John described the sectional model on the slide. The section is taking a chunk of the building and pulling away to demonstrate the amount of the building that is outdoors and open to the air, with plantings integrated throughout the exterior as well as the interior courtyards. The idea is that they'll open up the edge. There is a series of outdoor terraces with an ample landscape zone in front. He shared that there is a nice palette of plants all throughout, including the roof deck and described what was happening on the street level. John emphasized a rich push and pull between indoor and outdoor spaces.
- **Rendering 1**
 - John said that all of the windows along Washington create a nice cadence of open spaces that look into the building with more eyes on the street.
- **Rendering 2**
 - John highlighted the project's preservation of iconic Culver City markers and palm trees, enhanced landscape edge, and series of recessed planters along the windows on Washington. John described how you can look up to the terraces with plantings spilling out of them. The building has operable windows, creating a nice rhythm and pattern with articulation.
- **Rendering 3**
 - John describes the street view, in relation to Washington, with more of a setback on Dauphin.
- **Elevation 1**
 - John stated the importance of how the building operates 24/7. He described the building being like a lantern as you pass at night, which creates a high level of safety. Surrounding buildings are more opaque and the proposed project is more inviting and provides more eyes on the street.
- **Elevation 2**
 - John described Ernest and Dauphin elevations; landscape and plantings create an open and inviting safe feeling.
- **Elevation 3**
 - John shared the alley view. HGA and Redcar intentionally thought about how everything is screened with greenery from the alley. He shared that all trash and services are fully screened, and two feet of planting along the alley. The building on the alley side steps up and steps back significantly. He said they fully embraced the City's requirements.
- **Rear Setback Render**
 - John stated that they wanted to create a significant setback to create a buffer from the alley and neighboring residences. The render shows transitional height and how they added more landscaping. This enhances the alley environment.
- **Building Palette**
 - John said the materials palette is built for longevity and is earnest in materiality. The low carbon concrete is fantastic from a sustainability and durability point of view. Mixed with plywood and limestone concrete seen in elevation of the elevator. The natural limestone walls provide beautiful texture. The walkways are all terrazzo ground concrete. Redcar has a history of working with a local steel fabricator that produces all of the windows and door systems; handrails are done locally as well.

- **Sustainability**
 - John emphasized HGA and Redcar’s alignment of sustainability goals. One of the key features is the building out of 12” thick low carbon concrete; a thermal mass to keep the heat/cool to reduce heating/cooling demands. The intentional design of the terraces will make the exterior a silver screen for the building, especially from the east and west side. The windows naturally ventilate the building. They are working closely with the city to meet multi-modal transportation needs and are maximizing solar potential. Redcar usually exceeds EV capable for their projects. The project will also provide rainwater capture.
- **Video**
 - John played a video to give an idea of what it is like to walk down Washington as a pedestrian. He described how you can look through open terraces and landscaping, the floor to ceiling glazing, nice vibrancy and energy on the street, and how the main center courtyard can be seen mid-block. As you continue to move westward you can see enhanced bike and parking amenities and the bays of glazing and recess that articulate the façade of the building. The video pulls away, looks back towards the 10 freeway, and John describes how you get a feel for how the building will change with lighting.

III. PUBLIC COMMENT – Sara Houghton (three6ixty) announces the public comment portion of the meeting and states that speakers can raise their hand on Zoom.

- **Speakers 1, 2 & 3 (Barbara, Trina & Claudette)**
 - Barbara introduced herself and how she got together with neighbors on Ernest Avenue to watch this. She has been a neighbor for 62 years and expressed concerns that they only have 1 way out on Washington. She asked, “How do you manage construction on a dead end street?”
 - Mike responded that the fact that it is a dead end is advantageous. The site has constraints and staging that will be complicated, but most of the work will be done on site. They will try to keep side streets open and will have a robust logistics plan that is currently being reviewed.
 - Barbara emphasized that once you pass the alley you are in Los Angeles.
 - Mike confirmed that she’s correct.
 - Barbara continued sharing that 90% of the buildings down Washington to Helms have been here since the 50s or 40s. She asked, “Why has this building been selected to be built? Why are you tearing down these buildings?”
 - Mike responded that the City is evolving and Culver City has become a different place. The City of Culver City is moving towards what they want Washington Boulevard to become. A lot of the buildings on Washington Boulevard are underutilized and not enforcing enough community placemaking.
 - Barbara said from Fairfax to La Cienega has basically been Los Angeles in the eyes of residents. She said that just in the last 35 years, Culver City has just recently started to take note that it is their area. She is aware about West Adams but says they are only 3-5 blocks from La Cienega. She asked, “Do you know when construction or any of this will take place?”
 - Mike stated that Redcar is targeting the end of this year to possibly spring.
 - Barbara also asked, “A lot of neighbors don’t know that the building in the corner is being torn down. Do you by any chance know if there is a meeting planned to be face-to-face?”
 - Mike said that this is the meeting, that developments don’t happen in a vacuum and invites robust discussion.

- Barbara said Culver City has no clue about the residents in Los Angeles. She feels the residents have been neglected and these buildings have been there forever. She shared that the site used to be a bar and then a diaper cleaning place.
- Trina asked, "Would it be for community purposes or just business?"
 - Mike reiterated that it is for creative office.
- Barabra said it is quite congested there now with the lanes and freeway and asked about the 82 parking spaces. She asked, "Are they underground?"
 - Mike said, yes, it's subterranean.
- Barabra said it would behoove the team to get more input from the people around there. She stated again that Culver City has "no clue." She said if you call the police along Washington, Culver will come, and down Ernest, Los Angeles will come.
 - Sara said this is great feedback and appreciates the input.
- Trina Woodroof requested that if we do another meeting to have a QR code. She said Barbara tried several times to register, which is why they are logged in under 1 account. Trina asked, "Is there a QR code to easily register?"
 - Sara said yes, they can do that.
- Barbara said thank you for letting her speak and that she appreciated the meeting because at first, they thought it was going to be another apartment building.
- Trina said it is just too congested in that small area.
 - Sara said both Barbara and Trina can add their emails to the chat and the team will let them know directly about upcoming events and developments.
 - Sara will email Trina and get Barbara's contact.
- Barbara had one last question. She asked about which building belonged to Redcar in West Adams.
 - Laura from Redcar shared that it was 5788 Adams Boulevard, between Genesee Avenue and Spaulding Avenue.
- Barbara recognized the location and said it was the glass building.
 - Mike asked if he liked that one and Barbara said she does.
 - Mike emphasized that the residents on that street were worried about the scale but when the building went up, it didn't have much of an impact and they liked the building.
- Barbara restated that you can maneuver around West Adams but if something happens there with the corner blocked off, Barbara asked what they are going to do.
 - Mike said that they will not block off access and recognizes that residents need to get their groceries and pick up their kids.
- Trina Woodruff shared that her mom is on the call as well and that Barbara is their neighbor. Her mother's name is Claudette Malone. Trina will send over a third email address.
- Claudette said are retired and that's why they are all into this.
- No other comments were provided.
- Sara closed out the community meeting.