

8777 Washington- 1st Community Meeting (10/15/15) Notes

Meeting

10/15/15

Craig & Eric- Introduction & Welcome

Henry- Presentation

Open Questions-

General

- Who is the project manager from the city?
 - Susan Yun
- What are you looking to get from us? (subcontext- why hold this meeting with the public?)
 - Comment not directly addressed at meeting as it was uttered as an aside; we could more directly answer this question at the beginning of the meeting.
- What is the project start date (for construction)?
 - Cannot give a definite answer; likely ~2 years
- Where in the process is this project? Could there be any changes made at this point?
 - In the early phases; it has not been placed before the planning commission
- "We're not blaming developers; they're doing what they're supposed to do. Our concerns are with the city, our concerns with traffic and the changing neighborhood are falling on the deaf ears (of staff/elected officials)"
- This project is close to Los Angeles, please contact Herb Wesson's council
- This project may be starting/under construction while Ivy Station is under construction; Culver City should work to coordinate and request construction mitigation to address the possible conflicts and reduce impact on the community

Traffic & Parking

- 'Let me hear this right, your gifting 30 parking spaces... how generous'
 - confirmed proposed parking stalls gifted to city
- For traffic mitigation study, will you be working with both city of Culver and Los Angeles
 - Traffic engineer confirms- yes, working with both cities
- Number of Parking Spaces vs Number of Units- seems low and 'what about visitors'?
 - Confirmed that two bedroom apts will have two car stall spaces; guests can use guest parking allotment or the 30 city parking spaces
- Come out to this intersection at 8:30am- 'don't care about residents'
 - Traffic engineer noted that study is in early stages, but his team would be visiting the site at various times, including peak traffic to monitor
- Where are you instructing 'overflow parking' to go?
 - Other than noting the public parking on site, no alternative given (hard to prescribe)
- Posted Community Meeting on "Nextdoor" (an online neighborhood billboard) for nearby Los Angeles Neighborhood. Homeowner's Association is concerned about traffic reroutes, highway traffic- please work with Los Angeles
 - Traffic engineer replied his team will work with both Culver City and Los Angeles
- Coordinate traffic studies with Lowes, developer of Ivy Station across the street
 - Traffic studies will take all neighboring buildings and proposals into account
- Size of stalls?
 - These will be standard-sized, single stalls; no tandems
- With the Expo line nearby- could the units incentivize use of transit (less driving/traffic) by bundling passes with the apartment units?
- Praised as a great solution and option. Team will look into Metro Passes for residents
- Will the City Public Parking Stalls be Free?
 - That is up to the city on how they want to handle parking
- Traffic is horrible, my commute is too long "sorry, get out of my neighborhood." Asked for permit parking on residential streets, city is doing nothing.

- Work with DOT to ease traffic gridlock; have all entrance/exit options been studied? What if someone wants to enter property from National or while traveling Eastbound on Washington?
 - Noted that entrance into parking structure will be controlled by a traffic light that is shared with Access (across the street on Washington)
 - No mention of past studies that ruled out National entrance as it is too close to the Washington/National intersection- traffic/egress and the decisions for entrances/exits should be stepped through in detail as part of the presentation
- Please note to DOT that while Southbound traffic on National turns left, Westbound traffic on Washington is stuck with a “no turn on red” sign- this should be remedied to alleviate gridlock
- Notes from Susan Yun
 - Culver City does not give any concessions in number of parking spaces for being in a TOD (Los Angeles does give concessions and lets developers building with less parking)
 - CA state requires an allowable parking concessions for inclusion of low income housing; developer has opted not to take this concession- offering much more parking than required
- When studying the traffic, could widening the street be reviewed?
- The traffic is particularly bad near freeway entrances, please consider
- Notes from Ivy Station- losing 600 parking spaces being replaced with 300 spaces for the metro/expo (this is all that Metro requested). 1300 more additional spaces for hotel/residential and offices
- Will traffic study be redone once Access and Platform open to incorporate their actual effect on traffic (not just projections). It is possible numbers are underestimated.

Environmental

- Have done environmental study- sharable?
 - Confirmed that environmental study has been started, but not yet complete or available
- Is the design green/sustainable? Will you be looking for LEED status?
 - Building is designed to meet strict CALGreen standards, equivalent of LEED Silver
- Where are you getting water for all these people?
 - *No answer was given- should have noted small water footprint of apartment complexes, water conscious fixtures and planters in open spaces.*
- Who is doing environmental study, not in-house, right?
 - Being completed by an outside environmental engineering firm, not in-house.

Building Design / Programming

- What type of retail?
 - No specifications yet, mentioned possibility of restaurants
- The residential seems ‘less finished’ (?)
 - Henry noted desire to create two separate identities for the office and residential
- Market Rate for Apartment Units
 - At this time, the rates are unknown, too early in the process
 - What is the number of bedrooms?
 - Mix of studios, 1 and 2 bedrooms; 1 parking stall for studio/1 bed; 2 stalls for 2 bed
- Curious about affordable units
 - Of the 80 units, 5 are set as very low income
- Size of individual Residential Units?
 - Vary widely, two bedrooms are up to 1300sf, 2 stories + room deck

Notifications

- These came only two days before this meeting was announced, several attending did not receive them and feel that they should have; mentioning of elections, voices needing to be heard at city hall and ‘payback’
 - 1700 notifications were sent 2 weeks before via bulk mailer- something unknown delayed the mail, possibly the holiday weekend. Next set will be sent sooner, through a different mailer. Encouraged attendees to sign name as attendee, all of these addresses will be sent notification.

- Susan Noted- city required a private party mapping company and a radius of 1000 from the Transit Oriented District (large swath of land), resulted in 1700+ mailers; project not given special treatment; delay in notice was not purposeful nor meant to be misleading
- There will be another meeting on Nov 12
- Request to hold next meeting at Culver City Recreation Center
- Notifications could be hand delivered by community members if they are given copies and time- (missed woman's name who offered to hand deliver '485 copies to her neighbors')

My Notes/Observations from Meeting-

- Location was not ideal: Noise, Light, Heat, No Bathrooms
- Not all participants signed in (~50 in attendance, 21 signed in)

Phone Calls

10/13/15

Peter B is interested in all the projects in the area, went to the Ivy Station meeting, cannot make the meeting this Thursday on short notice; I let him know there will be two more community meetings and that I can share the website with him so that he can see the project as presented on Thursday and that I would be happy to relay his comments directly to the developer, design team and city; he seemed happy to be heard out and gave me his email for further communication.

peter@vogel.org

310-413-9550

Vince Motyl is with the East Culver City Alliance. He knew Les Surfas sold the site but was somewhat alarmed it was already so far along; he has posted the meeting/notice to their website (can't find their neighborhood group online but I did find articles on him raising a fuss over light rail... seems like raising a fuss is his thing); he told me "enough is enough" with this development, is worried about the horrible traffic along Washington and Venice and how all of these mixed-use buildings will add to that; he told me that we can 'expect an awful lot of hostility' at the meeting on Thursday; I had offered to send him the website url to his email once it was available, but he declined.

East Culver City Alliance

310-365-2700

10/15/15

Chuck Berman called to confirm meeting location and time; pleasant long term resident who knows many local area businesses and is interested in the changes happening in the area

10/16/15

Terrence Gones city of Los Angeles, South Robertson Neighborhood Council, called for information
310-387-1374

Website Subscriptions

10/16/15

One new subscriber from outside the design/development team

Email

None Received

**8777 Washington Blvd. Project
Vitruvian Culver City
Community Meeting #2 (Second Meeting)
MEETING MINUTES**

Date: Tuesday, December 15, 2015
Time: 6:30-8:30 p.m.
Location: Garden Room, Veterans Memorial Park
4117 Overland Avenue, Culver City, CA 90230

Attendance: 34 stakeholders

Team Presenters: Craig Knight and Eric Fishburn,
Vitruvian Culver City; Henry Moseley,
American General Design; Srinath Raju,
Raju Associates

At this second public meeting—a repeat of the first community meeting held on October 15, 2015—the 8777 Washington Blvd. project team gave a presentation to stakeholders on plans for the project site on the northeast corner of Washington and National Boulevards. Craig Knight and Eric Fishburn of Vitruvian Culver City provided an introduction to the project, and Henry Moseley of American General Design went through the project design and details. Srinath Raju of Raju Associates also answered questions about the traffic study currently underway. The presentation was followed by a question and answer session with the audience, and then the team was available to answer individual questions on the project. Questionnaires were provided to solicit feedback and written comments were also collected.

Questions:

- Traffic/Transportation

- What long term considerations are being made for the congestion in this area?
- Are you considering the other projects coming in to the area in your traffic study?
- Are you looking at the traffic during rush hour?
- What traffic mitigations are available?
- How will your proposed mitigations reduce traffic?
- What are the multimodal transportation options? What else are you planning?
- Are you providing any incentives for residents to use public transit?
- Have you considered other options like ZipCar?
- Are you coordinating with the city of Los Angeles? Are they agreeing with what you're finding and suggesting as mitigation?
- How do you make the intersection safe for pedestrian and bike traffic?
- Are there any plans for a bridge or tunnel for pedestrians to cross Venice Boulevard?
- Will the city's TOD streetscape plans be enhanced with shuttle/golf cart-type vehicles and improved lighting?

- Parking

- At the last meeting you discussed providing extra parking spaces as a public benefit. Is that still the case? What other benefits are you considering?
- If a resident doesn't use their parking space, is there some sort of incentive/money back?
- Do you have guest parking spaces?

- Will the city provide a parking garage for the Expo Line?
- How many of the Expo Line parking spaces will remain?
- Design
 - How was the design of the building developed?
 - Can you explain the number of stories on the elevation plan?
 - What is the height? What is the height limit?
 - What is on the roof? Is that open to the public?
 - Do you have to set the building back and widen the street?
 - Is the design of the building environmentally friendly?
- Sustainability/Resources
 - We are in a water shortage. Are these people using water?
 - Was there supposed to be a moratorium on new projects because of the water shortage?
- Retail/Restaurant
 - Do you know when Surfas will close? Will Surfas be included in the new project?
 - What types of retail are you considering?
 - What is the layout of the retail space?
 - Do you know what retail is going in to the Access project?
 - What types of restaurants are you considering?
- Housing
 - Will the rental apartments be affordable?
 - Are you required to include affordable housing?

- How does low income housing work in Culver City?
- How many bedrooms are there in the residential units?
- Will the proximity to a transit district impact the rental market? Could it drive rental prices down?
- What impact will this new project have on local real estate?
- Will property values in the area increase?
- General
 - What studies are you doing?
 - When will the project be completed?

Comments (Verbal and Written):

- Traffic/Transportation
 - Traffic is already bad in this area and will get worse with all of the development.
 - There is a lot of development happening in the area, including retail in other projects. All of this development will horrifically impact traffic.
 - Multimodal options like bike amenities and public transit will not be enough to help congestion. People will still bring cars.
 - Consider offering incentives for residents to limit their households to one car and use the Expo Line and La Cienega station.
 - Don't do anything to increase traffic in the neighborhood.
 - Concerned about increased congestion traveling east from Elenda and Washington.
 - Consider studying opening up Wesley to connect to National behind the Access project as a possible mitigation. This could help the neighbors

have another access point into the neighborhood.

- A traffic signal at Wesley and National doesn't help the neighborhood, only people accessing your project.
- The problem with traffic is from all of the people traveling through Culver City, not to Culver City.
- Include bicycle training as a service in your project so bicyclists understand the laws.
- Consider other transportation options like Car2Go.

- Sustainability/Resources

- Consider water-wise planting.
- The city suggested that residents take out their lawns to save water and now this project is happening.
- Bringing in more people will be a bigger drain on our resources.
- Concerned about air quality with the increase in traffic.
- Provide public facilities for others to use.

- Open Space

- Include large open spaces in the project.
- Considering opening up the roof top space to the public. That would be a good place for al fresco dining or park space.
- Consider providing more open space where children can play.

- Retail/Restaurant

- No big chain restaurants.
- Consider child-friendly restaurants.
- Include something similar to Surfas Café.
- Put in a Peet's coffee shop.

- Include a late night diner or similar style coffee shop.
 - Include affordable but unique/independent restaurants like EnjoEAT in Culver City.
 - Consider interesting/funky retail clothing stores.
 - Consider including a book or music store.
 - Local retail options are too expensive, so include retail that fits the neighborhood.
 - Include a grocery store or drug store since the immediate neighborhood doesn't have either.
 - Consider including something like Jackson Market or a small gourmet market.
 - Consider including a small general store or grocery store.
 - There is no good place to grocery shop nearby.
 - Please put in affordable/somewhat affordable restaurants.
 - No retail at all would be preferable because we don't want anything else making traffic worse.
- Housing
 - Include affordable housing. That is needed in Culver City.
- General
 - Consider contacting the Hayden Tract employees for input.
 - Talk to people who live in East Culver City.
 - This area could serve as a major hub for West Los Angeles.

Summary of Comments and Concerns:

The main area of concern expressed at the community meeting was traffic. Many stakeholders also provided

comments on the retail space and the importance of affordability in the retail and residential units.

- Traffic
 - Attendees were concerned about the current congestion in the area and additional traffic from the various projects planned for the neighborhood. There was discussion about various multimodal options as well as other mitigation options.
- Retail/Restaurant
 - Attendees expressed a desire for neighborhood-serving retail and restaurants that are affordable. Many attendees expressed a preference for local/independent retailers over larger chains.
- Housing
 - Attendees mentioned the already expensive rental prices in Culver City and inquired about the affordability of the residential units. Some attendees also had questions about how the development in the area would affect their property values.

QUESTIONNAIRE AND COMMENT FORM

8777 Washington Blvd. Project Community Meeting

Tuesday, December 15, 2015

Name: Jerry Vaulpo Organization/Business: _____
Address: 3438 Fay Ave CC.
Phone: 310-837-9853 Email: jv13542@gmail.com

Please indicate your level of interest in the following project components:
(5 = very interested; 1 = not interested at all)

Type of restaurants 1 2 3 4 5

What kind of restaurants would you like to see included in this project?

Somewhat more affordable.

Inclusion of national retailers 1 2 3 4 5

Inclusion of local/boutique retailers 1 2 3 4 5

What kind of retailers would you like to see included in this project?

Frankly, none at all would be preferable

Green building features 1 2 3 4 5

What sustainable features/practices are important to you?

Large open spaces

Bike facilities 1 2 3 4 5

What kind of bike facilities would you like to see included in this project?

A bike training center to teach bikers to follow laws.

General Comments:

Don't do anything to increase traffic in the neighborhood.
We will need a park on that corner for all residents that
will already be running into that intersection.

QUESTIONNAIRE AND COMMENT FORM

8777 Washington Blvd. Project Community Meeting

Tuesday, December 15, 2015

Name: Step Roe Organization/Business: _____

Address: 3425 Helms Ave

Phone: 310 836 8482 Email:

Please indicate your level of interest in the following project components:

(5 = very interested; 1 = not interested at all)

Type of restaurants	1	2	3	4	5
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What kind of restaurants would you like to see included in this project?

Something similar to Surfas cafe

Inclusion of national retailers	1	2	3	4	5
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	1	2	3	4	5
Inclusion of local/boutique retailers					

What kind of retailers would you like to see included in this project?

grocery store or drug store, which the neighborhood lacks.

Green building features	1	2	3	4	5
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What sustainable features/practices are important to you?

water wise planting

	1	2	3	4	5
Bike facilities					

What kind of bike facilities would you like to see included in this project?

General Comments:

QUESTIONNAIRE AND COMMENT FORM

8777 Washington Blvd. Project Community Meeting

Tuesday, December 15, 2015

Name: Caroline Galanty Organization/Business: Boj A Resident/neighbor
Address: 10814 Garland Dr
Phone: 3105429510 Email: sammithepooch@aol.com

Please indicate your level of interest in the following project components:
(5 = very interested; 1 = not interested at all)

Type of restaurants 1 2 3 4 5

What kind of restaurants would you like to see included in this project?

affordable/interesting/casual/foodie

Inclusion of national retailers 1 2 3 4 5

Inclusion of local/boutique retailers 1 2 3 4 5

What kind of retailers would you like to see included in this project?

interesting stores cool/funky

Green building features 1 2 3 4 5

What sustainable features/practices are important to you?

plants

Bike facilities 1 2 3 4 5

What kind of bike facilities would you like to see included in this project?

General Comments:

traffic traffic traffic traffic!
How will this not choke me & my
family off going East from Elmda/Wash

QUESTIONNAIRE AND COMMENT FORM

8777 Washington Blvd. Project Community Meeting
Tuesday, December 15, 2015

Name: ERIC SPIES Organization/Business: Homeowner - RANCHO HIGUERA
Address: 8931 KRAEGER ST. CULVER CITY, CA 90232
Phone: 310-315-4456 Email: eric.spies@twcable.com

Please indicate your level of interest in the following project components:
(5 = very interested; 1 = not interested at all)

Type of restaurants 1 2 3 4 5

What kind of restaurants would you like to see included in this project?

LATE NIGHT DINER - TYPE COFFEE SHOP

Inclusion of national retailers 1 2 3 4 5

Inclusion of local/boutique retailers 1 2 3 4 5

What kind of retailers would you like to see included in this project?

BOOKS + MUSIC, GENERAL STORE.

Green building features 1 2 3 4 5

What sustainable features/practices are important to you?

INCENTIVES FOR RESIDENTS TO LIMIT HH TO 1 CAR AND
USE OF EXPO LINE AND LA CIENEGA STATION, HAYDEN TRACT
EMPLOYEES MAY ALSO BE COMPENSATED FOR INCENT.

Bike facilities 1 2 3 4 5

What kind of bike facilities would you like to see included in this project?

General Comments:

IS THERE ANY PLAN FOR A BRIDGE (OR TUNNEL) FOR PEDESTRIANS
TO CROSS VENICE BLVD? ARE CITY TOD STREETSCAPE
PLANS TO BE ENHANCED WITH SHUTTLE, GOLF CART TYPE VEHICLES
AND IMPROVED LIGHTING?

QUESTIONNAIRE AND COMMENT FORM

8777 Washington Blvd. Project Community Meeting
Tuesday, December 15, 2015

Name: Meg Sullivan Organization/Business: self
Address: 12549 Blythe Ave LA CA 90069
Phone: (310) 8368482 Email: megolitions1@yahoo.com

Please indicate your level of interest in the following project components:
(5 = very interested; 1 = not interested at all)

Type of restaurants 1 2 3 4 5

What kind of restaurants would you like to see included in this project?

affordable / chain

Inclusion of national retailers 1 2 3 4 5

Inclusion of local/boutique retailers 1 2 3 4 5

What kind of retailers would you like to see included in this project?

Grocery store.

Green building features 1 2 3 4 5

What sustainable features/practices are important to you?

Bike facilities 1 2 3 4 5

What kind of bike facilities would you like to see included in this project?

public facilities for others

General Comments:

Affordable housing is much needed
I hope the development includes that.
in Culver City.

**MEETING SUMMARY
SUPPLEMENTAL COMMUNITY MEETING**

A supplemental community meeting was held on March 15, 2017 from 6:00 PM to 8:00 PM at the Rotunda Room of the Veterans Memorial Building to allow community members to obtain further information about the 8777 Washington project and ask questions of members of the applicant team as well as City staff.

Sign-in sheets requesting name, address, phone number and email address of each attendee were collected and are enclosed with this summary.

The meeting provided members of the public an opportunity to review the revised design and details of the project. The open house meeting also featured a range of consultants and technical experts who addressed questions and solicited feedback, including the project architects as well as other consultants with expertise in areas including traffic, construction, sustainability, and CEQA. Community members were invited to view exhibits with project details, such as the program, the design of the office building and ground floor retail, vehicular ingress and egress, pedestrian and bicycle amenities, traffic and mobility and other key areas of community interest. Community members were able to use the 2 hours to ask questions of the range of consultants.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: ERIK PAESEL Organization: ARTS DISTRICT
Address: 3426 FAY AVE RESIDENT
Phone: 818 419 1888 Email: epaese1@hotmail.com

Please provide us with your comments in the space below:

ENTIRELY
WITH NEW PLAN
NEED 3 COMMUNITY
MEETINGS ON
NEW PLAN !!!

MORE + BROADER NOTIFICATION
@ MEETINGS
DIDN'T GET A FLYER

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: GAILI SCHOEN Organization: East Culm City / Helms
Address: 3341 Fay Ave.
Phone: 310 836 8338 Email: flmcomp2006@yahoo.com

Please provide us with your comments in the space below:

Traffic on Washington is absolutely insane every weekday morning and evening. An 8-12 minute ride along Washington Blvd takes 35-45 minutes at 6:00 pm. It's absolutely imperative that you make the entrance + exit on National not Washington. We don't need this development to compound our grid lock. Please consider your neighbors.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: BRENT JACOBSEN Organization: _____
Address: 4182 HIGUERA STREET
Phone: 202-320-9598 Email: jacobson.brent@gmail.com

Please provide us with your comments in the space below:

APPEARS TO BE A HIGH-QUALITY ADDITION TO THE CITY'S
OFFICE SPACE MARKET & COMPLEMENT TO AREA'S DEVELOPMENT.
REQUEST CITY REVIEW HOW TO ACCOMMODATE 3 CONCURRENT
CONSTRUCTION PROJECTS (IVY STATION, 8777 WASHINGTON, &
PLATFORM EXPANSION) W/ MINIMAL IMPACT TO COMMUTE
TIMES. DURING ACCESS & PLATFORM PHASE 1 CONSTRUCTION,
WASHINGTON BLVD. WAS SEVERELY IMPACTED, NEGATIVELY
IMPACTING CONGESTED COMMUTE ZONE.
WOULD LIKE TO SEE MORE ON HOW RETAIL ENERGIES
STREET BUT HAPPY TO SEE ACTIVATED STREETSCAPE
TO PROMOTE RETAIL CORRIDOR DEVELOPING ALONG
WASHINGTON.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Arts District Residents
for Responsible
Development

Name: Michael Monagan Organization: ADR RD

Address: 3341 Fay Ave

Phone: 310 836 8338 Email: michael@monager.com

Please provide us with your comments in the space below:

I am not against development I am however against rampant development, that is, there are gigantic projects going on in too close a proximity. My family and I LIVE here and the amount of proposed building will completely overwhelm the neighborhood. I would support a building half the size of this project. I would support this 1/2 size project if the entrance and exit are on National Blvd. Perhaps you don't realize that those of us in the so called Arts district only have one way in and out of our neighborhood - Washington Blvd and with Washington more and more crowded it's becoming impossible for us to get to work, get our children to school and go anywhere. This is a quality of life (and safety issue) and we hope our community will be heard and heeded.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: LEONEL IBARRA Organization: EAST CUIVER CITY
Address: 3401 CATTARAUGUS AVE, CC. 90232
Phone: (310) 429-8653 Email: LIBARRA@CA.RR.COM

Please provide us with your comments in the space below:

The entrance needs to be on National Blvd!
Washington Blvd is already saturated w/traffic,
Residents find it difficult to enter & exit
the Arts District during morning & evening
rush hours. We are trapped & can't
get out until traffic dies down.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: J. COKER Organization: HOURS N.A.
Address: 3116 CURTS AVE. L.A. 90034
Phone: _____ Email: cokertax@prodigy.net

Please provide us with your comments in the space below:

AT CORNER OF VENICE/NATIONAL TRY TO
ENCOURAGE VEHICLES WISHING TO GO EAST ON
I-10 TO ENTER AT LACIENRE INSTEAD OF
NATIONAL. IT CUTS 4/10 MI OFF TRIP TO
DOWNTOWN. PLUS PLACES VEHICLES ON VENICE
~~WEST~~ WHICH IS WIDER, INSTEAD OF NATIONAL.
VENICE EAST OF NATIONAL IS TYPICALLY LESS
GRIDLOCKED, SO CAN HANDLE TRAFFIC.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: BARRY & LIZ WEINER Organization: ADRRD
Address: 3473 FAY AVE CULVER CITY CA. 90232
Phone: 310-836-1472 Email: ENBWAINER@MSN.COM

Please provide us with your comments in the space below:

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: TIM GIBBS-ZEHNDER Organization: Home Owner
Address: 3410 CAROLINE AVE
Phone: _____ Email: tgzdesign@gmail.com

Please provide us with your comments in the space below:

- Current traffic ~~at~~ this intersection in peak hours is not sustainable – what are ways this property can help mitigate / ~~alleviate~~ the problem, not increase the challenges?
- Historic Helm Bakery is your next door neighbor
I enjoy modern design – is there a way to reference the art deco character? to be in harmony
- Light and airy feel (with all the glass) is a good direction.
like to see more references to this unique city –
screenland.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: K.C. Gasmer Organization: _____
Address: 231 N 4th St
Phone: 724 388 8844 Email: kcgasmer@gmail.com

Please provide us with your comments in the space below:

Very exciting project that is well scaled and designed
to the Calver City urban landscape. Very good
thing for the City and look forward to its activation.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: _____ Organization: _____

Address: _____

Phone: _____ Email: _____

Please provide us with your comments in the space below:

Start over the entire building's facade.

Use the "charm of Mayberry"-esque
landmark screenland ideas for your rendering.

The neighboring residents want this town to obviously grow w/ the times but a replica of Beverly Hills or Santa Monica.

Too shiny - is uninviting for those looking from the outside in! Good luck w/ your mission.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: ERIC SPIES Organization: RANCHO HIGUERA HOME-OWNERS
Address: 8931 KLUEGAR ST.
Phone: 310-315-4456 Email: eric.spies@charter.com

Please provide us with your comments in the space below:

PLEASE REQUEST A WAIVER FOR PARKING PERMIT FEES FOR THE RESIDENTS OF THE RANCHO HIGUERA NEIGHBORHOOD. THIS WAIVER OF FEES IS WHAT THE RESIDENTS OF THE HELMS DISTRICT RECEIVED DURING THE APPROVAL PROCESS FOR THE IVY STATION PROJECT.

PLEASE STAGE PROJECTS SEPARATELY.

- * IVY STATION
- * PLATFORM
- * 8777

* BRIDGE CLOSURE AT HIGUERA.

LENGTHEN THE COLLECTOR FOR THE LEFT TURN (NB) FROM NATIONAL INTO KAYDEN

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: ERIC SPIEZ Organization: _____

Address: _____

Phone: _____ Email: _____

Please provide us with your comments in the space below:

IDENTIFY IDEAL PUBLIC
TRANSPORTATION AND
INCENT THESE RESIDENTS
OF ALL AGES + DEMOS.
— STUDY A
BREEZE TYPE BIKE
PROGRAM NOT ONLY IN
CC BUT NEARBY TO
CHANGE BEHAVIOR.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: MARCUS TIGGS Organization: Resident
Address: 4179 Itiguma St.
Phone: 213-629-8801 Email: mtiggss@LAWBWL.COM

Please provide us with your comments in the space below:

While I have mixed feelings on the change from residential mixed use to commercial w/ lower level retail the rendering look very nice. A concern I have is what will the staging be in relation to the Ivy StA development & this development. If not properly staged the mobility in the area will be unmanageable.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: Nicole Alamillo Organization: Home Owner

Address: 3140 Roberts Ave Culver City CA 90232

Phone: 310-425-2721 Email: nicole@paws.petcremation.com

Please provide us with your comments in the space below:

Deal with the traffic impact at Washington and
~~Roberts~~ National,

- DO NOT Close any lanes during construction on Washington. It takes 25 minutes to drive my 1st grader 1 (one) mile to school in the morning.

The traffic nightmare is coming. I didn't buy a house in Culver City to feel like I live in downtown Los Angeles.

I have kids, and don't want to live in this congestion your creating in my area.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: Abby Wood Organization: Arts Dist. Residents for Responsible Dev't
(Designers, architects + lawyers organized to ensure smart development)
Address: 3122 Reid Ave Culver City
Phone: 817 996 8784 Email: abbywood@gmail.com

Please provide us with your comments in the space below:

- (1) Traffic - entrance on Washington will choke our neighborhood. Construction will really affect our neighborhood, just like it did with Platform - & EVEN WORSE, since it's before the light @ National.
- (2) What does this design do for the neighborhood?
How does it relate to local vernacular? This is just another corporate-looking, could-be-anywhere design. You can do better - HELMS BAKERY IS GORGEOUS - why ignore it?
- (3) TREES - Palms on Washington are ICONIC. We welcome shade trees, BETWEEN the Palms.
- (4) WE HAVE A VISIONING - that is costing the city \$200K! - how does this building relate to it? Why even have a visioning if you are going to just start the project now?
- by that I mean, why have a design that clashes so much with it? This building could be literally anywhere.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: DANE TWICHELL Organization: _____
Address: 8925 HUBBARD ST CC 90232
Phone: _____ Email: _____

Please provide us with your comments in the space below:

I HAVE BEEN FOLLOWING THIS PROJECT.
THE PROPOSED CHANGES ARE
AN IMPROVEMENT.

THANK YOU.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: STEVEN ROSE Organization: CC CHAIRMAN

Address: _____

Phone: _____ Email: _____

Please provide us with your comments in the space below:

THIS BUILDING WILL ADD TO THE
CREATIVE VIBE OF 21ST CENTURY COLUMBIA
IT IS THE 21ST CENTURY WORKFORCE THAT
CAN CREATE CONTENT FOR THE WEB &
T.V.
BEING NEXT TO EXPO WILL ENCOURAGE
PUBLIC TRANSPORTATION AND LESS USE OF
CARS.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: Janire Sperandio / ^{Crabe} Wallace Organization: Rancho Higuera / resident Hayden Tract
Address: 4107 Higuera St.
Phone: 310 562 8325 Email: j-sperandio@msn.com

Please provide us with your comments in the space below:

Unique, eclectic, local tenants for retail → no chains We hope
Surfas stays!!
As much green as possible → trees, plants, etc.
Integrate bikes, biking, everything bike related as much as possible
↳ maybe a bike tune-up shop

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: _____ Organization: _____

Address: _____

Phone: _____ Email: _____

Please provide us with your comments in the space below:

Palm trees are
missing from the
renderings.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name:

Andrew Wang

Organization:

Los Angeles County
Bicycle Coalition

Address:

Would rather not provide if okay

Phone:

(310) 344-6163

Email:

andrewwangDOT@yahoo.com

Please provide us with your comments in the space below:

Implement some left turn
traffic signals that include
flashing yellow arrows

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: Jerry & Mary VanLoo Organization: neighbor
Address: Helm's area Culver City
Phone: _____ Email: vanloo@me.com

Please provide us with your comments in the space below:

We are pleased and pretty impressed with you plan.
Softer than I anticipated (visually pleasant).

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: AUBRY VERA Organization: _____

Address: 5518 SEPULVEDA BLVD

Phone: 310/694-2988 Email: ADVP@YAHOO.COM

Please provide us with your comments in the space below:

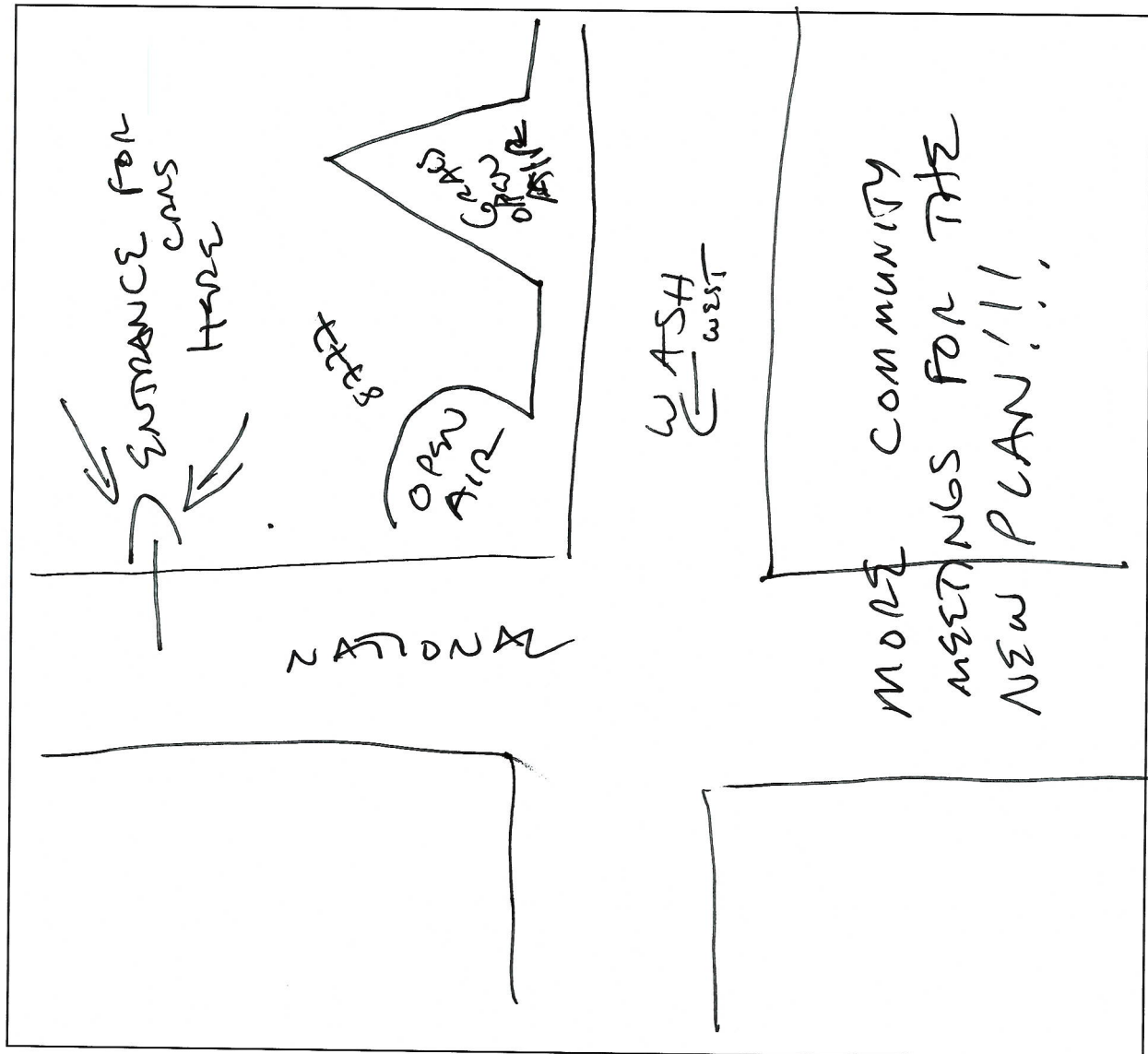
IT'S EXCITING TO SEE A PROJECT LIKE THIS
MOVING FORWARD. BRINGING HSR TO
CULVER CITY WOULD BE HUGE! OF COURSE,
LET'S MAKE SURE WE ADDRESS THE
TRAFFIC ISSUES FOR THE NEIGHBORHOOD
SO THAT WE'RE NOT CREATING GRIDLOCK...
LOOK AT BIKE AND PEDESTRIAN
CONNECTIVITY AND WAYS TO ENCOURAGE
EMPLOYEES TO USE PUBLIC TRANSIT.

COMMENT CARD

8777 Washington – Community Meeting
March 15, 2017

Name: ERIK PAESSEL Organization: ARTS DISTRICT
Address: 3426 FAY AVE RESIDENT
Phone: 818 419 1888 Email: epaessel@hotmail.com

Please provide us with your comments in the space below:



IVY STATION PUT OPEN AIR AREAS
FACING THE RAIL LINE NOT WASHINGTON BLVD.
MISTAKE!

WOULD LIKE PARKING ENTRANCE
OFF OF NATIONAL NOT WASHINGTON
WANT OPEN GRASS AREAS FACING
WASHINGTON BLVD NOT SEEN GLASS
DON'T WANT MODERN RAILWAY CENTER

MEETING SUMMARY SUPPLEMENTAL COMMUNITY MEETING

A supplemental community meeting was held on April 13, 2017 from 6:00 PM to 8:00 PM at the Helms Design Center to allow community members to obtain further information about the 8777 Washington project and ask questions of members of the applicant team as well as City staff.

Sign-in sheets requesting name, address, phone number and email address of each attendee were collected and are enclosed with this summary.

A copy of the applicant's presentation of the project overview and changes to the project in response to community and/or staff concerns, comments and/or questions is enclosed with this summary.

A copy of the presentation by the environmental consultant responsible for preparing the final environmental studies of the Project (the MND) is enclosed with this summary.

City staff and applicant representatives were available to answer questions about the project from attendees on topics including requested entitlements, operational details of the proposed project, CEQA analysis and the hearing schedule.

The following are meeting minutes, including bullet points of all concerns, comments and/or questions raised:

Following a one-hour open house with members of the applicant team as well as City staff.

As 7:00 PM Geoff Maleman introduced Rob Kane of the development team and explained the format of presentation and facilitated question and answer session.

Rob Kane of the developer team introduced the project, describing:

- Project objectives
- The development team's successful history, including projects in and near Culver City
- The evolution of the project since 2015
- Concerns expressed by the community about traffic in the area and the project's commitment to encouraging non-car travel
- The nature of the project's retail component, which is designed to present local, neighborhood-serving businesses

Ryan Ihly with the architecture firm Gensler presented an overview of the project design, describing:

- The site orientation
- The vision for creative office or entertainment use
- The vision of an ground level exterior that engages pedestrians visually and through retail spaces along Washington Boulevard
- Details including building uses, size, height, parking, architectural features such as the clear double height lobby, variegated façade, and operational features such as screening rooms, a terrace, and meeting rooms

- The project commitment to obtaining LEED Silver status from the US Green Building Council

Michael Allen from the Planning Division outlined the City's approval process and introduced Sol Blumenfeld, Director of Community Development. Mr. Blumenfeld described the overarching goals of the plan, including walkability, streetscape improvements, and enhanced first mile/last mile transit options.

Michael Harden from ESA/PCR outlined the environmental review process under the California Environmental Quality Act. He explained the difference between a Mitigated Negative Declaration (MND) and an Environmental Impact Report, and how the MND document would be made public for comment and review. He also explained the process by which a traffic analysis is prepared in Culver City and incorporated into environmental review.

At 7:35pm, Mr. Maleman began the Question and Answer session. Mr. Maleman read aloud questions collected via question cards. The following summarizes the questions and responses:

What green/sustainable infrastructure is used in the building?

Ryan Ihly discussed the steps being taken to achieve LEED Silver status, including the building materials, using low-flow fixtures, drought-tolerant landscaping, and putting solar panels on the roof. He explained how the building would incorporate 80 electric vehicle chargers, which is above code. He also discussed the benefits of natural light and how good indoor air quality would improve the space for workers.

Was existing architecture at Helms Bakery/Arts District in the design of 8777 Washington?

Ryan Ihly explained how the building was informed by Helms Bakery, but was not meant to copy it, since that area reflects a very specific time period and design aesthetic. He discussed how the openness of the space would express elements from the Helms Bakery.

Several questions on traffic were consolidated as follows: Traffic an ongoing concern. How is the project going to address the traffic issues on Washington Boulevard? What will be done to alleviate the traffic effects of construction?"

Srinath Raju, of Raju Associates, explained how a project traffic study is executed to reflect projects in the area and assess cumulative traffic impacts. He explained how the study takes into account ambient traffic, as well as traffic generated from construction and day-to-day use of the building. He explained efforts underway in Culver City, including an adaptive traffic control system, which would synchronize lights to improve traffic flow in "platoons" reducing delays, and the project's contributions to that system. He also described how the project is incorporating transportation-related incentives to reduce car-use, such as subsidizing transit access pass (TAP) cards for office workers, having cash incentives to carpool vanpool, and walk, supporting a bike share program, and improving bike-lane connectivity in Culver City. He also indicated that construction traffic will be coordinated across projects in the area to minimize disturbance.

Traffic follow-up question: How will synchronization of traffic lights and adaptive traffic control system impact pedestrians? Will how much time a pedestrian has to cross the street be affected?

Srinath Raju explained that yes, the adaptive traffic control system would take into account pedestrian crossings, and not reduce pedestrian crossing times.

What could be done to reduce the scale of the glass wall along Washington?

Ryan Ihly described the design process, and how they decided on the glass wall, with the goal to open up the space to the street. The glass wall would make a public art piece or “green wall” visible. The landscaping was also designed to soften the look of the glass wall.

The design of the building seems very cookie cutter. Have you considered doing a more bold, cutting edge green design?

Ryan Ihly summarized the how environmental sustainability, including the project commitment to LEED Silver status, informed the design, including the design of the floorplates and other features that bring natural light into the building to improve the quality of the space for the workers.

Can you describe the bike lane work that will be done on National and Washington?

Geoff Maleman responded that bike lane locations will be determined by the City, and that timelines and details were not finalized.

With the new construction and additional people and cars, how will you eliminate the congestion on Washington Blvd (takes 15-20 minutes to get to National from Cattaraugus)?

Srinath Raju described how the project team will coordinate with other construction projects in the area, including Ivy Station, to reduce construction impacts. He explained efforts that will be made to alert people to potential delays and closures in advance. He explained how the goal of adaptive traffic management was to better synch signals to meet the traffic demands.

The building could be the flagship/ gateway to the arts district? Has there been any consideration of how it could represent the Arts District?

Ryan Ihly described that the project will contribute to the City’s public art program for art to be located in the transit-oriented district. He also described how the ground level retail might be used to present “pop-up” art exhibitions.

What characteristics of the project justify its place next to the train? Why are there so many parking spaces?

Ryan Ihly explained how the proximity to rail will allow workers to take public transit to the site and described measures being taken to encourage public transit, biking, and walking. Rob Kane explained that the number of parking spaces is consistent with the number required by City codes.

What can be done to be sure that the forthcoming recommendations of the TOD “visioning study” have the opportunity to be incorporated into this design?

Rob Kane explained that the switch to office would lessen traffic impacts. There would also be a very robust transportation demand management plan, and efforts would be taken to reduce the reliance on car travel.

Are you interested in taking design suggestions from the neighborhood community?

Geoff Maleman explained that the multiple community meetings were meant to collect such feedback.

What happened to the previous project proposed for this site? Is the current project the same developer?

Rob Kane explained how the project evolved from a mixed use to commercial uses based on previous community feedback. He also described how removing residential uses reduced afternoon/evening traffic impacts.

How are you going to address the glare on the buildings and make sure it doesn't distract drivers going East on Washington in the morning? Also, will the parking be free?

Ryan Ihly explained that the project would use high-quality glass with appropriate glazing to reduce glare, and that design features of the building as well as street trees would further prevent glare. Regarding parking, Mr. Ihly explained that street level would be for visitors, ADA spaces, and retail patrons, while project employees would park on subterranean levels. The cost of visitor parking has yet to be determined.

The Q and A session concluded shortly after 8:00 PM.

Enclosed with these materials are comment and question cards submitted during the community meeting – at least two question cards were submitted after the Q and A session.

Enclosures:

Sign-in sheets

Applicant PowerPoint

Environmental Consultant PowerPoint

Comment cards

Question cards

COMMENT CARD

8777 Washington – Community Meeting

April 13, 2017

CALVER CITY

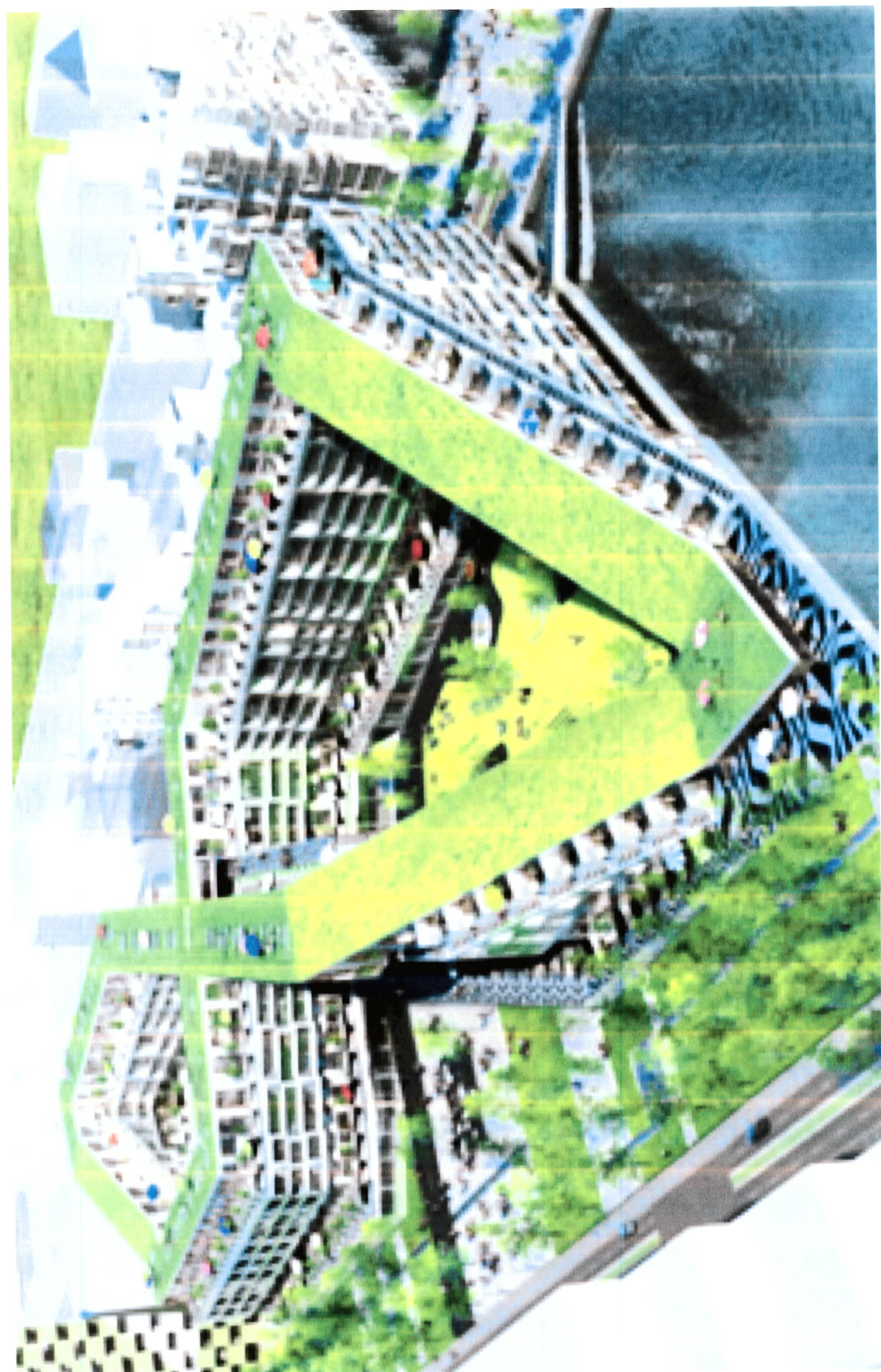
Name: ERIK PASEL Organization: ARTS DISTRICT RESIDENT

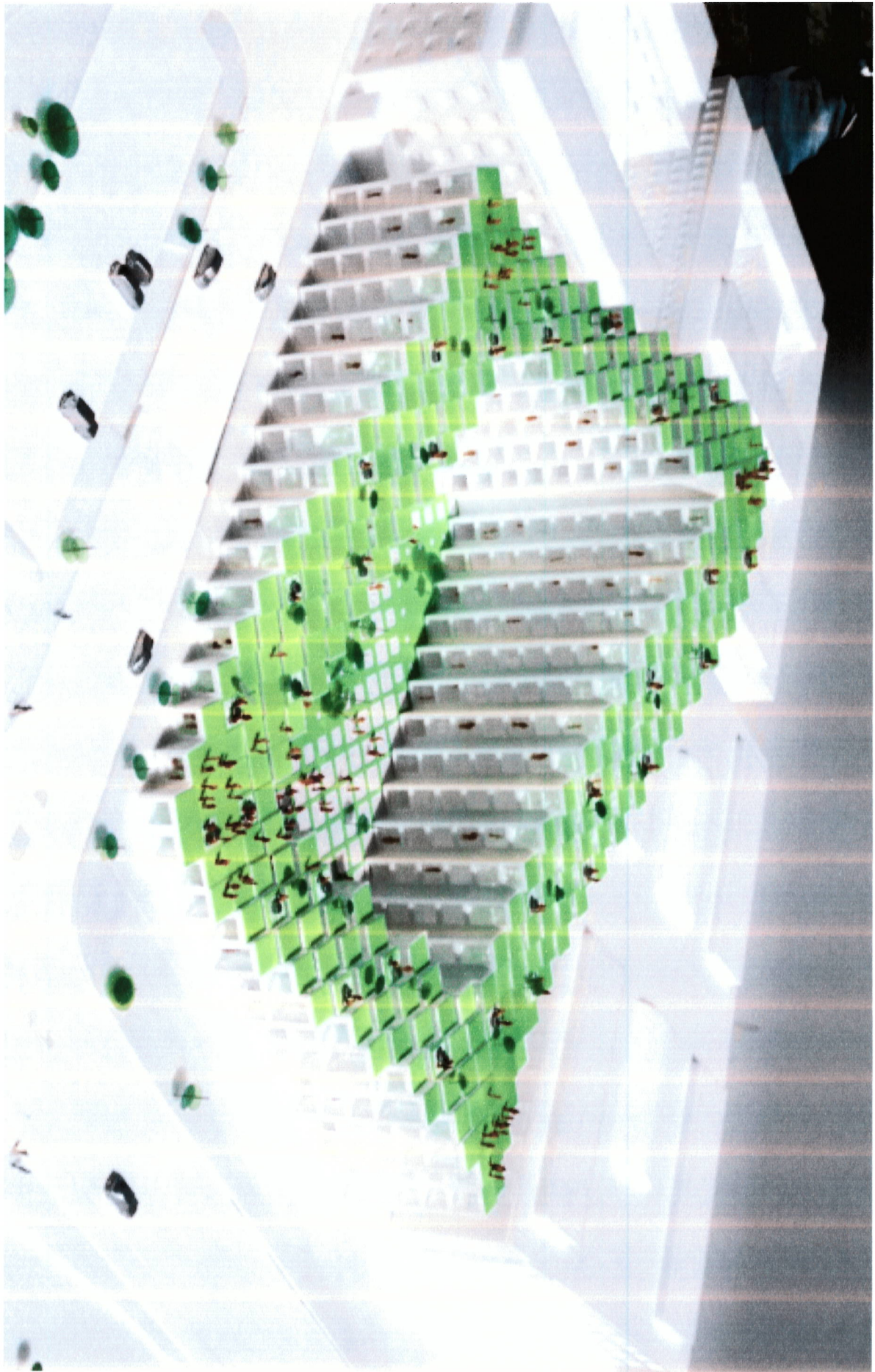
Address: 3426 FAY AVENUE

Phone: 818 419 1888 Email: epasel@hotmail.com

Please provide us with your comments in the space below:

PLEASE SEE ATTACHED
DRAWING. I WOULD LIKE TO
SEE SOME DESIGN THAT IS
VERY WELCOMING TO THE
NEIGHBORHOOD COMMUNITY. BASICALLY
LOOKS LIKE A PARK WITH A
OFFICE BUILDING HIDDEN UNDERNEATH
IT. SOMETHING BOLD, CUTTING
EDGE.





COMMENT CARD

8777 Washington – Community Meeting
April 13, 2017

Name: _____ Organization: _____

Address: _____

Phone: _____ Email: _____

Please provide us with your comments in the space below:

- self service bike repair stations
- ↳ ~~PO~~POS? community access
- bike/car interxn @ Wesley in/out - right turning cars in bike right-of-way
- youth programming/opportunities? - a lot of high school students from the Venice side
- get rid of those palm trees! they are useless!

COMMENT CARD

8777 Washington – Community Meeting
April 13, 2017

Name: Ray Smith Organization: Resident Business owner
Address: _____
Phone: 310/463-1386 Email: malibu9@spcglobal.net

Please provide us with your comments in the space below:

Based on the renderings -
Here's a comment:
"Massive.... there goes our
little neighborhood.
Traffic problems from
construction. Traffic problems
when people start going to
work.
Please take these thoughts into
consideration

COMMENT CARD

8777 Washington – Community Meeting
April 13, 2017

Name: Kathleen Richmond Organization: resident

Address: Cattaraugus

Phone: _____ Email: dougandkathleen@yahoo.com

Please provide us with your comments in the space below:

Residents are very concerned about overdevelopment on corner of Nat. & Wash. Traffic is increasingly problematic and former building has already contributed. S.E. corner seems empty. Why is more density proposed if there is no need?

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: Austin Ryan Organization: New Construction Small Business

Address: _____

Phone: 310/562-6841 Email: the_derk1@att.net

Please share your question in the space below:

Traffic? I'm a frequent user of The Washington Blvd route to work and travel to my home.

How much of the project will inconvenience me or other residents

QUESTION

**8777 Washington – Community Meeting
April 13, 2017**

Name: Ty Jordan **Organization:** Student

Address: _____

Phone: _____ **Email:** calidork91@yahoo.com

Please share your question in the space below:

How does this development benefit our neighborhood?

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: CC. Cruz Organization: Travel Agent

Address: _____

Phone: _____ Email: cece@mytravelhammock.com

Please share your question in the space below:

How long are going to feel displaced?

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: Erika Organization: _____
Address: _____
Phone: _____ Email: _____

Please share your question in the space below:

What happened to the previous project proposed for this site. Is this current project the same developer?

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: ERIK PASSEL Organization: CALVER CITY
NES DISTRICT ASSOCIATION
Address: 3426 FAY AVE
Phone: 818 419 1888 Email: epassel@hotmail.com

Please share your question in the space below:

ARE YOU INTERESTED IN TAKING
DESIGN SUGGESTIONS FROM THE
NEIGHBORHOOD COMMUNITY? IF NOT?
WHY?

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: KEN MAND Organization: _____

Address: _____

Phone: _____ Email: _____

Please share your question in the space below: that the

WHAT CAN BE DONE TO BE SURE [^] FORTHCOMING
RECOMMENDATIONS OF THE T.O.D. VISIONING STUDY
~~THE~~ HAVE THE OPPORTUNITY TO BE INCORPORATED
INTO THIS DESIGN?

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: KEN MAND Organization: ADPAC

Address: _____

Phone: _____ Email: _____

Please share your question in the space below:

WHAT CHARACTERISTICS OF THIS PROJECT JUSTIFY
IT'S PLACE NEXT TO THE TRAIN?
WHY ARE THERE SO MANY PARKING SPACES?

QUESTION

8777 Washington – Community Meeting

April 13, 2017

Name: ELIK PAESSEL Organization: CULVER CITY ARTS DISTRICT RESIDENT
Address: 3426 FAY AVE
Phone: 818 419 1888 Email: e.paesael@hotmail.com

Please share your question in the space below:

THIS BUILDING COULD BE THE
FLAGSHIP/GATEWAY TO THE ARTS DISTRICT.
PAST IT ARE GALLERIES SUCH BLUMTPOE
AND SARAH UERMULLER. THE BUILDING
SHOULD EMBRACE ART AND BE ART. HAS
THERE BEEN ANY CONSIDERATION OF
HOW IT SHOULD REPRESENT THE ARTS DISTRICT?

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: _____ Organization: _____

Address: _____

Phone: _____ Email: _____

Please share your question in the space below:

With the new construction and additional people & cars how will you eliminate the congestion on Washington Blvd and the taking 15-20 to get to National from Cottaraugus? also, why aren't the signals sync'd?

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: KEN MAND Organization: ADRRD

Address: _____

Phone: _____ Email: _____

Please share your question in the space below:

1) What is being planned to minimize the impact of construction as related to traffic, lane closures, sidewalk closures, haul routes, staging?

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: SETH MASON Organization: _____
Address: 3318 FAX AVE
Phone: 3104398757 Email: seth@slackorama.com

Please share your question in the space below:

DESCRIBE THE BIKE LANE WORK
THAT WILL BE DONE ON NATIONAL
AND WASHINGTON BY 8777.

QUESTION

8777 Washington – Community Meeting

April 13, 2017

Name: ERIK PASEL Organization: CULVER CITY ARTS DISTRICT RESIDENT
Address: 3426 FAY AV. CULVER CITY CA 90232
Phone: 818 419-1888 Email: epaese1@hotmail.com

Please share your question in the space below:

THE DESIGN OF BUILDING SEEMS VERY
COOKIE CUTTER. HAVE YOU CONSIDERED DOING
A MORE BOLD, CUTTING EDGE GREEN DESIGN?

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: KEN MAW Organization: _____

Address: _____

Phone: _____ Email: _____

Please share your question in the space below:

WHAT COULD BE DONE TO REDUCE THE SCALE
OF THE ~~AAAS~~ GLASS WALL ALONG WASHINGTON?
Suggest - Duplicate detail on west elevation
~~For~~ patio along each setback?

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: Kathleen Richmond Organization: Resident
Address: Cattaraugus
Phone: _____ Email: _____

Please share your question in the space below:

How will traffic, which is becoming extremely problematic be mitigated?

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: Meg Sullivan Organization: Self
Address: 7425 Helms Ave Culver City
Phone: _____ Email: 3425helms@gmail.com

Please share your question in the space below:

Are you concerned about the amount of traffic at this corner? In addition to Access - which is not fully rented - there is new development on the former Expo parking lot and a new apartment building opposite Access on Welsey.

RYAN

①

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: Roman Chiu Organization: _____

Address: _____

Phone: _____ Email: romanchiu@gmail.com

Please share your question in the space below:

WAS EXISTING ARCHITECTURE AT HELMS
BAKERY / ARTS DISTRICT IN THE
DESIGN OF 8777 WASHINGTON?

RYAN

QUESTION

8777 Washington – Community Meeting
April 13, 2017

Name: Roman Chiu Organization: _____

Address: _____

Phone: _____ Email: romanchiu@gmail.com

Please share your question in the space below:

WHAT GREEN /SUSTAINABLE INFRASTRUCTURE
IS USED IN THIS BUILDING??