

Meeting Notes

Meeting Date: 10/18/2016

Meeting Location: 9723 Washington Blvd. – Bank of the West Building

Project: Brick and Machine

Attendees: Trevor Abramson (Abramson Teiger Architects)
Marco Marraccini (Abramson Teiger Architects)
Douglas Teiger (Abramson Teiger Architects)
Matt Loghmani (Abramson Teiger Architects)

Michael Namba (Clarett West Development)
Hana Ogita (Clarett West Development)
Frank Stephan (Clarett West Development)

Timan Khoubian (DLJ Real Estate Capital Partners)
Trevor Chang (DLJ Real Estate Capital Partners)

Jose Mendivil (Culver City – Planning Division)

Eric Sing
Stu Freeman
Ken Chernus
Alan Schulman

These minutes are the notes of the author. If there are any changes and/or corrections, please notify this office within (3) three business days in writing and the information will be incorporated in the next week's notes.

1. The Brick & The Machine Presentation by Trevor Abramson & Marco Marraccini of Abramson Teiger Architects.
 - a. Questions discussed during the presentation
 - i. Question about the 6,000 sf restaurant element of the project. Trevor Abramson explained that the 6,000 sf space could be divided into one, two or three smaller restaurants. The retail space could attract a variety of different types of tenants.
 - ii. Project will meet City parking requirements. A surplus of parking is anticipated after office hours which can be made available for public use.
 - iii. Explanation of how the main entrance to the building works, which is being proposed off of Delmas Terrace.
2. Open Discussion
 - a. LEED Certification is not being pursued but sustainability strategies are being implemented into the project:
 - i. Green Roofs
 - ii. Natural ventilation
 - iii. Maximized daylighting
 - iv. Operable exterior shade device
 - v. Maximized bicycle parking
 - b. On-Site parking will attract high quality tenants
 - c. Discussion about the number of restaurant tenants saturating the neighborhood.
 - i. The need for more “Service” businesses rather than restaurants (i.e., cleaners, retail, athletic clubs or sporting goods, bowling alley)
 - ii. How does Culver City attract more people besides the dining experience? People like to walk around after dinner but there is limitation on what one can do besides eat in downtown.
 - d. Construction schedule is estimated to take 20 months to complete.
 - e. Discussion about the connection between the Culver City metro station and downtown Culver City
 - f. High praise for the Platform (designed also by ATA) and the level of detail and material which was done on that project will be implemented into the Brick and the Machine.

Neighborhood Community Meeting No. 2

Meeting Date: 04/20/2017 at 7:00 PM

Meeting Location: 9723 Washington Blvd. – Bank of the West Building

Project: Brick and Machine

Attendees: Trevor Abramson (Abramson Teiger Architects)
Marco Marraccini (Abramson Teiger Architects)
Matt Loghmani (Abramson Teiger Architects)

Michael Namba (Clarett West Development)
Hana Ogita (Clarett West Development)
Frank Stephan (Clarett West Development)

Jose Mendivil (Culver City – Planning Division)

V. Dias (Neighbor)

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1. The Brick & The Machine Presentation presented by Marco Marraccini of Abramson Teiger Architects.
2. Open Discussion
 - a. Construction Noise (Hours of Construction) – Neighbor that lives on Watseka Ave.
 - i. Construction Management Plan will address the acceptable truck routing
 - ii. City governs construction times
 - iii. City cannot force reduction of construction hours
 - b. Restaurant Demand
 - i. Restaurant program has been scaled back since previous community meeting.
 - c. Construction Start Time & Length of Schedule
 - i. Potential start time in the Fall of 2017
 - ii. 22 Month Construction Schedule