

GPAC Meeting #8

Dear GPAC Members,

On Thursday, September 10th, 2020, from 7:00 – 9:00 PM, the City of Culver City will hold our 8th GPAC meeting. We will cover these primary topics and the memo provides background information on each:

1. **Approaches to Change**
2. **Areas of Change**

The meeting will include two framing presentations that we hope will spark interactive discussion with the GPAC to discuss how and where Culver City might generally accomodate growth. Much of this conversation is focused around housing, however all other land uses are important as well. While there are two presentations, the majority of time will be spent in GPAC discussion. Therefore, it would be helpful to spend some additional time preparing for this meeting by thinking about the following questions:

- What neighborhoods with multi-unit buildings (duplex, triplex, apartments, etc.) do you like?
- What types of amenities do you miss from your current residential neighborhood?
- Aside from single-family homes, what kinds of homes could you see yourself living in?
- What housing types are lacking the most currently in Culver City?

Approaches to Change

To understand the possibilities of how Culver City can grow in the future, the first presentation segment will outline different models of growth. There is a commonly seen approach to growth which focuses development on opportunity sites and along commercial corridors while adding little to no change to other areas. At this GPAC meeting, Martin Leitner (Perkins and Will) will walk the GPAC through alternative approaches to growing Culver City with a particular focus on innovative housing options that address scale. We are looking forward to discussing alternatives with the GPAC.

Identifying Areas of Change

The second presentation will pick up the general concepts and begin exploring actual potential areas of change in Culver City. The General Plan Team has started looking at where to accommodate small, medium, and large growth based of a number of criteria that will be outlined during the presentation. Draft maps identifying possible areas of change will be presented and the team looks forward to having discussion about thoughts and recommendations.

Should you have any questions before the meeting, please feel free to reach out. Thank you, and we look forward to seeing you on Thursday the 10th at 7 PM sharp. Please plan for the meeting to end around 9:00 PM.

- The General Plan Team