POTENTIAL USE OF CITY PROPERTY

10858 Culver Boulevard
The City Council is seeking community input regarding the use of City property located at 10858 Culver Boulevard. During the July 8, 2019 City Council meeting five options were identified consisting of affordable housing for artists, modular affordable housing, a multiuse facility created by combining parcels to the west, a community center operated by the Wende Museum, and a center for veteran services and/or housing. The City Council would like to understand which of these uses the community prefers and if there are other uses the community would like considered.
AFFORDABLE HOUSING FOR ARTISTS

Sandy Bleifer
DOWNTOWN UP

By Sandy Bleifer
PLACE E-Generation Animation
from PLACE - a nonprofit
MODULAR AFFORDABLE HOUSING

William Taylor
2018
SUSTAINABLE BUILDING COUNCIL

CULVER CITY DISPLAY HOUSING PROPOSAL

WWW.SB-COUNCIL.COM
ABOUT SBC

SUSTAINABLE BUILDING COUNCIL is an emerging leader of prefab (brand new shipping container-based) steel modular housing. We construct and deploy expeditionary, aesthetically beautiful durable “Fast Deploy” building solutions. With over a decade of research and practice developing and acquiring the finest most durable materials SUSTAINABLE BUILDING COUNCIL has created a revolutionary solution to massive disaster relief, temporary and permanent supportive housing needs.

We offer a massive deploy solution with simple single story building options and more complex designs that can stack up to 4 high and are architecturally appealing and completely secure, safe dwelling units. Our main objective was to create durable housing that look and feel like permanent housing and not like the unattractive traditional temporary modular units too often deployed for rapid response solutions.
We just completed our latest affordable housing pilot project, ARCspace, which is a revolutionary prefab steel modular building system, constructed with proprietary innovations in grid independent power, sustainability, and groundbreaking smart home technology.

ARCspace, located at LACI in the Cleantech Corridor in Downtown LA, is a unique 1240 sq ft prototype to showcase “low-cost, fast-build” housing technology optimized to tackle some of the nation’s most critical issues. ARCspace is set to exhibit hurricane resistant, fireproof capable applications that provide affordable, workforce, transitional, supportive, and permanent single family solutions to combat the housing crisis in Los Angeles and nationwide. Additionally, ARCspace proves that the nearly 1,100 unused lots in Los Angeles could provide a perfect space for innovative new housing ideas, as we have demonstrated to Mayor Garcetti and other key stakeholders.

Our diverse consortium of SBC members and consultants have allowed for a 360° ground-up holistic approach to disrupting the antiquated construction space. Starting at $150 per square foot finished construction cost, SBC’s ARCspace steel prefab buildings are new, fully customizable, stackable, and assembled on site in as little as 24 hours.

We continue to expand our partnerships to create game-changing synergy. Our innovative grid-independent solar solution is one of the most efficient systems in the nation, and we recently joined forces with GRID Alternatives, a solar nonprofit organization that provides clean energy for underserved families and workforce development for target groups such as veterans and reentry citizens. With our new Zero Mass Water partner, we are currently pulling 33 liters of drinking water out of the air with our atmospheric water collector. We are also using nano and thermal technology alongside 10 other sustainable innovations to show the world what is possible and help provide viable, immediate solutions to the worsening crises at hand.
CULVER CITY - VETERANS POST DISPLAY

Objective
To work closely with the Culver City Mayor and Vice Mayor’s office to explore placing a temporary display sustainable modular space to explore public private opportunities to tackle emerging housing and homeless crisis solutions.

PHASE 1 - DEMO MODULAR HOUSING UNIT - Work with the city to select a potential modular housing/office/ADU community space to display and make available for a host of community engagement activities. Relocatable, sustainable solutions like SBC’s affordable modular structures represent a rare opportunity for Culver City to lead by example with unique leading edge technology to help combat the housing crisis head on. Creating a temporary display solution will allow public/private partnerships with neighboring media companies (Sony/Symantic etc) veterans groups and community leaders and documentary/photography creatives to engage and combine resources to create one of the first community engagement locations to look at housing solutions holistically.

USES - This could include community dinner events and daytime lectures about affordable housing, ADU’s and density de-mystifying what solutions are available now and what could become available with a call nimble city to assist it’s implementation. This will be a highly publicized location that can be create a disruptive positive/scalable path forward while many communities are paralyzed by archaic practices and closed door bureaucracy. The space can invite WENDE and others to perhaps work with SBC to create a space that can help explore what's possible.
PHASE 2 -

Permanent build with SBC modular.
Size and scope is open to the city etc (4 stories high).
We could work in conjunction with WEND museum perhaps to have student and artists work together to create awareness on a number of important issues. We can work with community garden and student population and showcase real life sustainable food, water and power. We can do a veterans housing solution in the floors above.
CULVER BLVD
TEMPORARY COMMUNITY HOUSING DEMO

OPTIONAL SIZE AND FLOORPLAN
640 sqft / 960 sqft / 1280 sqft / 1,990 sqft
BLDG 1: OPTION

2 - 40"X8" MODULAR UNITS - 640 SF
Community Space (640 sf) accommodating 4 desks with kitchen / dining room and conference room seating, private patio with adjacent dedicated staff restroom.
2 - 40’ X 8’ Staff Office (340 sf) accommodating 4 desks with kitchen / dining room and conference room seating 8 with 225 sf Private Patio and adjacent dedicated staff restroom.
INTERIOR FINISHING & DESIGN IDEAS
FUTURE PERMANENT STRUCTURE DESIGN OPTION
FINISH OPTIONS

1280-SQUARE FEET WITH NUMEROUS CLADDING OPTIONS AVAILABLE. OFFICE, WORK SPACE, BUNK ROOM, BATHROOM FACILITY, ETC.
A wide selection of cladding finishes can be applied to the exterior surface of the buildings. Specialized graphics, logos and "wraps" can also be supplied to add corporate branding or location specific decor to a building.

Expeditionary Units can be integrated into complex volumetric building and configured to meet specific client needs from a basic temporary structure to a fully compliant permanent structure.

Our standard expeditionary building system can be modified to create "one off" structures ideal for events and exhibitions. We can customize a wide range of additional features or equipment depending on the desired application.
SUSTAINABLE BUILDING COUNCIL

CHRISTIAN JOHNSTON (SBC)

www.sb-council.com
310-880-1200 171 PIER AVE SUITE 495 SANTA MONICA CA 90405
COMMUNITY MEETING
SEPTEMBER 24, 2019
MAX BUILDABLE AREA
- LEVEL 1: 44,900 SF
- LEVEL 2: 46,900 SF
- LEVEL 3: 44,400 SF
TOTAL: 138,200 SF

ZONING
- MAX HEIGHT: 45'
- 2' SETBACK ALONG ALLEY
- 60 DEGREE ANGLED SETBACK ABOVE 15'

PARKING
- 3 LEVELS BELOW GROUND
- 310 STALLS
HOUSING
HOUSING ON LEVEL 3

COMMERCIAL
COMMERCIAL / RETAIL ON PARTIAL GROUND LEVEL AND SECOND LEVEL

COMMUNITY SPACE
PUBLIC SPACE FOR COMMUNITY USE

PARKING
• 1 LEVEL BELOW GROUND
• 2 PARTIAL LEVELS ABOVE GROUND
Housing
Housing on Levels 2 & 3

Commercial
Commercial / Retail on Ground Level

Community Space
Public Space for Community Use

Outdoor Space
Flexible Exterior Space along Culver Blvd.

Parking
- 2 Levels Below Ground
HOUSING
TRADITIONAL HOUSING ON LEVEL 3

ARTIST LOFTS
LIVE/WORK LOFTS ON GROUND LEVEL

COMMUNITY SPACE
COMMUNITY PROGRAM ON LEVELS 1-3

COMMERCIAL
COMMERCIAL / RETAIL ON GROUND LEVEL

OUTDOOR SPACE
FLEXIBLE EXTERIOR SPACE ALONG CULVER BLVD.

PARKING
• 2 LEVELS BELOW GROUND

LIVE / WORK HOUSING
HOUSING
HOUSING ON LEVELS 2 & 3

COMMUNITY SPACE
COMMUNITY PROGRAM ON LEVELS 2-3

COMMERCIAL
COMMERCIAL / RETAIL ON GROUND LEVEL

OUTDOOR SPACE
FLEXIBLE EXTERIOR SPACE ALONG CULVER BLVD.

PARKING
- 2 LEVELS BELOW GROUND

COMMUNITY CAMPUS
COMMUNITY CENTER
OPERATED BY THE WENDE MUSEUM

Justin Jampol
C⁵ = CULVER CITY CREATIVE COMMUNITY CENTER

A joint project of the Mayme A. Clayton Library and Museum, United States Veterans' Artists Alliance, and the Wende Museum
CREATIVE COMMUNITY CENTER

A “Swiss Army Space” that can do it all

- Housing: Veterans Artist-in-Residence
- Social Services
- Community Gathering Space
- CCUSD Educational Programs
- Performance Venue
- Rooftop Organic Learning Garden
UNITED STATES VETERANS’ ARTISTS ALLIANCE SERVICES
PROGRAMMING BY THE MAYME A. CLAYTON LIBRARY AND MUSEUM
KEEPING THE CLAYTON COLLECTION VISIBLE AND ACCESSIBLE IN CULVER CITY
A NEW MODEL

- Community-based public charities and local municipal agencies coming together in partnership
- Holistic approach
- Collaboration, not competition
- Maximum community benefit for diverse constituencies
ANOTHER RENDERING
VETERAN SERVICES
AND/OR HOUSING

Venessa Baumann
POLL EVERYWHERE
INSTRUCTIONS

There are two ways to participate in Poll Everywhere: via computer/internet or by text.

Via Internet
For computers, please visit pollev.com/culvercity117 to access the poll and enter answers. Facilitators at the table should be able to assist.

By Phone
Please text number 22333. In the subject line, write “culvercity117”. You should receive a response back indicating you have joined the session. Depending on the pool, you can submit answers such as "B" or open ended text.

GROUND RULES
FOR PARTICIPATION

1. Everyone’s voice is equal
2. Stay on track - be mindful of agenda times
3. Be Culver Kind