

Location: Culver City, Los Angeles County

Timeframe: 2008 - 2009

Project Partners: City of Culver City

Project Services

- Redevelopment and infill analysis
- Return on investment analysis
- Urban design solutions and visualizations



The project assisted Culver City to analyze a study area that includes specific catalytic project sites and commercial corridors adjacent to the future Exposition Light Rail Transit Line.

Goals

- Evaluated the market and financial feasibility of proposed and potential development
- Create visual aids, including massing models
- Diverse visualization products
- Before and after renderings

Individual station areas can have a transforming effect on surrounding neighborhoods and commercial districts. Transit stations can serve as a catalyst for revitalization and economic development, attracting capital investment in redeveloping existing, older buildings and facilities. Perhaps more importantly, improved access and the concentration of activity at station areas supports infill and higher density development that can add to the vitality and sustainability of the urban fabric. Culver City has a unique opportunity to holistically and sustainably plan for future development surrounding the future Expo Line station and ensures the development program is viable from an economic and urban design perspective.

Results

- Study area covered approximately 18 acres
- Alt-1-Residential - 180 units and/or 105,000 sq. ft. office
- Alt-2-Residential - 100 units and/or 50,000 sq. ft. office
- A high-quality video fly-through of potential development