GALE YARD PUBLIC FORUM

MAY 2, 2022
CITY HALL & VIRTUAL
WELCOME TO THE GALE YARD FORUM!

MEETING OVERVIEW

- Timothea Tway, City Planner
- City staff
- Project Presentation
  - Public Comment
    - In the room; phone; video
    - Written

REMEMBER…

- Smile! We are live on TV & web
- Meeting recorded
- Please mute yourself until called to speak
HOW TO PARTICIPATE VIRTUALLY

Video Comment
To provide live video comment during the meeting, log on to:
https://beverlyhills-org.zoom.us/my/community
Passcode: 90210

Oral Comment
To provide oral comment during the meeting via phone,
call (310) 288-2288

Written Comment
To provide written comment before, during, or after the meeting, please send an email
to LongRange@beverlyhills.org

Watch the meeting live (no comment)
Live meeting coverage will be broadcast on BHTV Channel 10 on Spectrum Cable
and webcast at www.beverlyhills.org/watchlive
WHAT IS THIS MEETING FOR?

- City Council direction to work with community regarding long term use for Gale Yard site
- Public forum/listening session
- Beginning of a process to gather input from community specifically for Gale Yard – high level discussion
- Previous community discussions have taken place – building on what we heard
- Can inform potential RFP for development of site
WHAT IS THE GALE YARD?

• Gale Yard: Staging yard for Metro construction of the Wilshire/La Cienega Purple Line subway station

• City-owned property

• Approx. 18,630 SF (.43 acres)
WHERE IS THE GALE YARD SITE?
LOCATION MAP
HOW DID WE GET HERE?
HOW DID WE GET HERE?

- Metro coming to Beverly Hills 2024
- Southeast Task Force
- Southeast in Motion Community Meetings
- Strategic Planning Committee
- Connect Beverly Hills/Meet Me on Wilshire
- Gale Yard identified as a key site in Southeast
HOW DID WE GET HERE?

- City purchased the property for future redevelopment
- Possibilities discussed:
  - Mobility Hub
  - Affordable housing site
  - Police substation use
WHAT HAVE WE HEARD?

Themes
- Desire for walkability in neighborhood
- Gale Yard is a key site, could be catalyst development
- Need for family friendly uses
- Want activated ground floor uses/tenants
- Interest in housing
- Want community serving uses (market, café, etc.)
WHAT HAVE WE HEARD

Themes Continued:
• Potential for arts/theater district and uses
• Good place for mobility uses and to connect subway to rest of City
• Desire for public safety uses/amenities
• Interest in more open space/green space and gathering places
• Concerns about impact of future uses on neighborhood
WHAT’S THE PROCESS GOING FORWARD?

• Gather public input
  • Community Meeting(s)
  • Online survey

• Report findings back to City Council

• City may prepare a Request for Proposals (RFP) for
developers to submit proposals for the site

• City (as property owner) could hire developer to develop
the property
WHAT IS AROUND THE SITE?
WHERE IS THE GALE YARD SITE?

VICINITY MAP

- La Cienega Blvd.
- Wilshire Blvd.
- 8484 Wilshire 12-story Office Building
- Saban Theater
- Historic Clock Drive-In Market
- City of Los Angeles
- Future Metro Station (under construction)

GALEYARD PUBLIC FORUM
MAY 2, 2022
GALEYARD SITE CONTEXT
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GALEYARD PUBLIC FORUM

MAY 2, 2022
GALEYARD SITE CONTEXT
WHAT DO YOU WANT AT THE GALE YARD SITE?
RETAIL
RESTAURANT OR CAFE
HOUSING

Galeyard Public Forum
May 2, 2022
MARKET/GROCERY/HEALTH FOOD STORE
COMMUNITY MEETING ROOM

GALEYARD PUBLIC FORUM
MAY 2, 2022
PARK

GALEYARD PUBLIC FORUM  MAY 2, 2022
PUBLIC PLAZA WITH OUTDOOR SEATING
TRANSPORTATION-SUPPORTING USES
POLICE SUBSTATION OR PUBLIC SAFETY AMENITY

GALEYARD PUBLIC FORUM
MAY 2, 2022
ONLINE SURVEY IS OPEN

www.publicinput.com/galeyard

• 150+ people have taken the survey

• Majority of respondents:
  • Live, work, and/or own property in Beverly Hills
  • Live in Southeast Beverly Hills
WHAT HAVE WE HEARD SO FAR FROM THE SURVEY?
WHICH, IF ANY, OF THE FOLLOWING USES WOULD YOU PREFER TO SEE DEVELOPED ON THE GALE YARD SITE IN THE FUTURE?

- 47% Restaurant or café
- 38% Public Plaza with outdoor seating
- 38% Police substation or other public safety amenity
- 36% Market/grocery/health food store
- 35% Park
- 28% Housing
- 28% Transportation-related uses (e.g. rideshare, bike share, drop off zone, etc.)
- 24% Retail
- 10% Commercial Office
- 7% Community Meeting Room
RANK THE FOLLOWING USES IN ORDER FROM MOST DESIRABLE TO LEAST DESIRABLE FOR THE GALE YARD SITE (WEIGHTED)

63% Restaurant or café
59% Market/grocery/health food store
54% Public Plaza with outdoor seating
51% Park
53% Police substation or other public safety amenity
50% Transportation-related uses (e.g. rideshare, bike share, drop off zone, etc.)
50% Housing
46% Retail
40% Community Meeting Room
36% Commercial Office
OTHER IDEAS

• Entertainment District
• Beverly Hills Visitor Center
• Beverly Hills Museum or Historical Museum
• Permanent Supportive Housing
• Educational Uses
• Outdoor Uses/Space for Farmers Market
• Parking
WOULD YOU PREFER A FUTURE BUILDING ON THE SITE BE SINGLE-USE OR A MIX OF USES?

- 69% Mix of uses
- 16% No preference
- 15% Single use only

Single use only
No Preference
Mix of uses
**If you support housing on the site, which type of housing would you prefer?**

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>35%</td>
<td>Affordable housing (restricted rental price based on income)</td>
</tr>
<tr>
<td>26%</td>
<td>A mix of housing types and/or rates</td>
</tr>
<tr>
<td>26%</td>
<td>n/a</td>
</tr>
<tr>
<td>21%</td>
<td>Market-rate housing (no restriction on rental price)</td>
</tr>
<tr>
<td>17%</td>
<td>Senior citizen housing</td>
</tr>
<tr>
<td>2%</td>
<td>Other</td>
</tr>
</tbody>
</table>
QUOTABLES
HERE’S WHAT WE’VE HEARD SO FAR:
VISION

A welcoming branded friendly gateway into Beverly Hills.

A center for the east side of BH
HERE’S WHAT WE’VE HEARD SO FAR:

VISION

A place that people want to come to and want to be in

Vibrant pedestrian-oriented area with lots of activity

A vibrant hub with good subway access
HERE’S WHAT WE’VE HEARD SO FAR: VISION

My vision for this corner of Beverly Hills is one of community. A picture of families and children of all ages living and biking with the confidence and safety of living in Beverly Hills.

A well-lived-in and attractive corner that will create a sense that people of diverse incomes can make a happy home in Beverly Hills.
HERE’S WHAT WE’VE HEARD SO FAR: VISION

A safe place for my family.

If there’s security and lots of lighting, it could be nice!
HERE’S WHAT WE’VE HEARD SO FAR:
VISION

Safety of our citizens is of upmost importance. Since Gale and Wilshire is the east gateway into our city a police substation would show the presence of a strong police force and deter criminals coming into our city.

With the subway station right there, the area needs a dispatch location. There is no need to have a full station at the Gale Site as the city is small enough that Officers can transport individuals to the main station.
HERE’S WHAT WE’VE HEARD SO FAR: VISION

Shielded from traffic and an oasis that serves the residential neighborhood in close coordination with the adjacent clock tower market property the city acquired. Make them compliment each other with access to and from both.

I would still like it to look like it is part of the City with a beautifully designed building that fits the character of that block.
HERE’S WHAT WE’VE HEARD SO FAR: VISION

Mix of restaurant and market with outdoor spaces for sitting and eating. Landscaping included to enjoy outdoor dining with an architectural feature that supports this…kinda like “The Culver Steps”…it becomes a known locale for pedestrian engagement. I lived in Paris for several years and outdoor tables at a cafe for meeting others and “people watching” is essential to work/life balance and quality of life!
HERE’S WHAT WE’VE HEARD SO FAR:
VISION

People oriented, some green, not more concrete.

I’d like to see more trees that provide shade and a good multi-use retail area that attracts pedestrians on this corner in future.

More trees more green space would be beneficial to future generations and the environment.
HERE’S WHAT WE’VE HEARD SO FAR:  
WHAT’S MISSING

I rarely go to SE b/c there is nothing there currently to attract me to that area unless it’s is a doctor’s office. And if I happen to go there, I just leave the area immediately.

In the past La Cienega was the heartbeat of Beverly Hills with Restaurant Row and art galleries that were open every Monday night. Lots of foot traffic, It was a scene. How can that vibrant night life be recreated?
HERE’S WHAT WE’VE HEARD SO FAR: WHAT’S MISSING

Housing for our younger generation would be great, we could also use a market, restaurants/coffee shops to energize East Beverly Hills.

Affordable housing in this area is essential for the health of the community because it will support the cohesion and mutual respect of our citizens across all walks of life. Also, its proximity to the Metro station will be a huge benefit to the relatively lower-income residents who make up the bulk of public transit users.

The city needs more market rate housing, especially near mass transit.
HERE’S WHAT WE’VE HEARD SO FAR:
WHAT’S MISSING

Markets, grocery stores, cafes and restaurants.

Public places to sit down for a moment.

I believe that North Gale Drive needs to become a one way street (one way from San Vicente Blvd. to Wilshire Blvd). I believe that this would make traffic flow better.
HERE’S WHAT WE’VE HEARD SO FAR:
TYPES AND MIX OF USES

Police office protection the south east part of Beverly Hills with metro bringing in many new people

Transportation and Grocery - Used for both, with space for shuttle bus pick ups and drop offs and/or bike parking, so I don’t have to drive my car there. Add amenities to encourage more people to use the metro station, and thus reduce the number of vehicle trips are made within our city.
HERE’S WHAT WE’VE HEARD SO FAR:  
TYPES AND MIX OF USES

Similar to the mixed-used space at Beverly Canon Gardens. A place where residents and visitors can gather, enjoy a beautiful public space, and share a meal together at a cafe/restaurant.
HERE’S WHAT WE’VE HEARD SO FAR: TYPES AND MIX OF USES

Because the site is very close to the metro station, I think it will be a space where commuters will transition to the transportation they take to/from home (bikes, scooters, shuttle bus). The surrounding area is likely to include more dense housing as the area builds up around the station. What do the commuters need to pick up on their way to or from the metro station? Coffee for breakfast, groceries for dinner. Reduce vehicle trips to reduce GHG emissions.
HERE’S WHAT WE’VE HEARD SO FAR: TYPES AND MIX OF USES

Police substation and retail on the ground floor. Housing above.

Markets, restaurants, transportation that does not include automobiles, police presence

Here should be a mobility hub and police substation. If there is room there could be additional amenities such as a cafe and outdoor public seating.
HERE’S WHAT WE’VE HEARD SO FAR:

HOUSING

I would support affordable housing for individuals, families, and especially senior citizens.

I do not support more housing on Wilshire Blvd.

I like the idea of affordable senior housing to take care of those who have lived in this community for a long time and would like to stay here on a fixed budget.
HERE’S WHAT WE’VE HEARD SO FAR:

HOUSING

Increasing housing density near this line seems like a really good idea.

My understanding is that state law required Beverly Hills to build affordable housing.

If my understanding is correct, this would appear to be the only acceptable use for this land, which would be near the Purple subway line.

That would appear to be a good thing.
HERE’S WHAT WE’VE HEARD SO FAR:
OTHER IDEAS

There needs to be some thought about the public arriving into Beverly Hills: a welcome center, security presence, transportation options.

This is the logical spot for a Beverly Hills Museum, explaining our history for tourists, workers, and residents, with further instructions on what to do/see/visit in 90210.
OPEN FORUM

• What uses would you like to see at the site?
• What uses are you not interested in?
• What is missing in this area?
PUBLIC COMMENT
(PHONE)

CALL (310) 288-2288
PUBLIC COMMENT
(VIDEO)

https://beverlyhills-org.zoom.us/my/community
passcode: 90210
Upcoming Community Meeting | In-Person and Virtual

GALE YARD PUBLIC FORUM

Please join us for a community meeting to discuss the long-term use of the Gale Yard property (8421 Wilshire Blvd.) located near the northwest corner of Wilshire Blvd. and Gale Dr. The City is considering what should be developed on the site once the construction of the Wilshire/La Cienega Purple Line Station is complete, based on community input.

MEETING DETAILS

Date: **MONDAY, MAY 2, 2022**
Time: **6 PM**
In-Person: City Hall Council Chamber,
455 N Rexford Dr. Beverly Hills, CA 90210
Virtual Log-in and Project Details:
www.beverlyhills.org/galeyard

TAKE THE SURVEY NOW!

www.publicinput.com/galeyard