GALE YARD PUBLIC FORUM #2: A FOLLOW-UP DISCUSSION

OCTOBER 17, 2022
CITY HALL & VIRTUAL
WELCOME TO THE GALE YARD FORUM!

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MEETING OVERVIEW
• Timothea Tway, City Planner
• Recap of Gale Yard Public Forum #1
• Facilitated discussion
• Final public comment

REMEMBER…
• We are live on TV & web
• Meeting is recorded
• Please mute yourself until called to speak
WELCOME TO THE GALE YARD FORUM!

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CITY HALL & VIRTUAL

INTRODUCING OUR FACILITATOR
David M. Ceppos
Director / Managing Senior Mediator
Consensus and Collaboration Program
College of Continuing Education
Sacramento State University
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) 285-1020

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
HOW TO PARTICIPATE VIRTUALLY

- Online participants can “Raise Hand” either directly from the raise hand icon (see below) or through the “Reactions” icon (see below).
- Phone participants may dial *9 to “Raise your Hand”.
- Meeting Staff will inform Zoom phone participants when they are unmuted during Public Comment.
- Phone Participants may dial *6 to Mute or Unmute.
WHAT IS THIS MEETING FOR?

- City Council direction to work with community regarding long term use for Gale Yard site
- Previous community discussions have taken place
- 2nd Public Forum – facilitated session to build on what we previously heard
- Continuing to gather input from community specifically for Gale Yard – more in-depth discussion
- Could 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

GALE YARD PUBLIC FORUM 2   OCTOBER 17, 2022
GALE YARD PARCELS

8423 Wilshire Blvd
C-3
Clocktower Building
19290 SF
.44 AC
[City owned]

8421 Wilshire Blvd
C-3
Vacant
18630 SF
.42 AC
[City owned]

111 N Gale Dr
R-4
Vacant
6500 sf
.15 AC

8401 Wilshire Blvd
C-3
Vacant
6150 SF
.14 AC

GALE YARD SITE
GALE YARD PARCELS

Clock Market Site
± 19,290 SF
(0.44 Acres)

Gale Yard Site
± 18,360 SF
(0.43 Acres)
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
• City purchased the property for future redevelopment

• Opportunity site for strategic investment in the neighborhood and the city
WHAT IS AROUND THE SITE?
WHERE IS THE GALE YARD SITE?

VICINITY MAP
GALE YARD SITE CONTEXT

Looking west on Wilshire Blvd. at Gale Dr.
Historic Clock Market adjacent to the west
Looking east on Wilshire Blvd.
8383 Wilshire Blvd. on the left
Multi-family residential neighborhood
WHAT HAVE WE HEARD SO FAR?
LAND USE IDEAS

RETAIL

RESTAURANT OR CAFÉ

HOUSING

COMMERCIAL OFFICE

MARKET/GROCERY/HEALTH FOOD STORE
LAND USE IDEAS

- PARK
- PUBLIC PLAZA W/ OUTDOOR SEATING
- COMMUNITY MEETING ROOM
- TRANSPORTATION-SUPPORTING USES
- POLICE SUBSTATION OR PUBLIC SAFETY AMENITY
SUMMARY

• Survey

  • 190 people took the survey April – June 2022
  • Majority of respondents:
    • Live, work, and/or own property in Beverly Hills
    • Live in Southeast Beverly Hills

• Gale Yard Public Forum #1

• Written public comment
NEIGHBORHOOD THEMES

- Public Safety
- Community-serving Uses
- Activity Hub for the Neighborhood
- Family-friendly destinations
- Arts and Entertainment District
SITE THEMES

- Public Safety and Police Presence
- Traffic and Circulation
- Transit Adjacency
- Housing
- Retail and dining
FOCUSED USES

- Restaurant or Café
- Market/grocery store
- Park or plaza/farmers market
- Police substation
- Beverly Hills Visitor Center
- Beverly Hills Museum or Historical Museum
- Housing – affordable and mixed-rate
- Parking
MOST POPULAR USE IDEAS

Restaurant or café
Public Plaza with outdoor seating
Police substation or other public safety amenity
Market/grocery/health food store
Park
Housing
Transportation-related uses (e.g. rideshare, bike share, drop off zone, etc.)
Retail
Commercial Office
Community Meeting Room
FACILITATED DISCUSSION
FOCUS QUESTIONS

1. To best serve the residents of the City of Beverly Hills, what land uses are most needed at the Gale Yard site? Why?

2. How should needs of the entire City be balanced with needs of the immediate neighborhoods?
FOCUS QUESTIONS

3. How can your ideas for Gale Yard be integrated with other ideas people have raised?

4. What ideas can best co-exist on the site and are there limits to what the site can/should support?
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HOW TO STAY IN TOUCH

Email us
To provide written comment or to be added to the email list please send an email to
LongRange@beverlyhills.org

Follow us at
www.beverlyhills.org/galeyard
THANK YOU

Thank you for participating, your input is valuable!
Your feedback will be relayed to City Council.