



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: April 22, 2014
To: Honorable Members of the City Council
From: Donielle Kahikina, Project Manager
Alan Schneider, Director of Project Administration
Subject: Gateway Project Site Observation Update
Attachments: Presentation by Gruen and Associates

INTRODUCTION

This report provides a status update on the Gateway project and site observation performed on March 4, 2014 at the Wilshire/San Vicente enhancement location.

DISCUSSION

On August 20, 2013, the City Council provided direction to proceed with the approved conceptual gateway design concepts at the Wilshire and San Vicente Boulevards, and Olympic Boulevard and South Spaulding Drive sites presented by the consultant, Gruen Associates. The approved design at Wilshire and San Vicente includes a tower structure, approximately 40 feet tall with up-lighting and landscaping at the base. The tower will include the City shield, which will be backlit with illuminated letters to be seen upon entering the City. The tower will include the City seal on the west face, visible upon exiting the City.

On November 19, 2013, the agreement with Gruen Associates was approved by the Council for the design services necessary to prepare plans and specifications for public bidding and an award of contract for construction.

On March 4, 2014, a site observation was performed by City Council. The purpose of this site observation was to offer the City Council the opportunity to see the 40 ft. marker reflecting the height of the proposed gateway monument and affirm direction to proceed with the final design documents.

City Council's response to the height simulation included concerns about view obstructions from various directions upon approach to the monument site. In response to these concerns, Gruen will present a series of line-of-sight diagrams at the April 22nd

Study Session studying the height of the monument structure and City shield within the context of existing traffic signal poles and other similar obstructions as viewed from the various directions at the Wilshire and San Vicente Boulevard intersection.

FISCAL IMPACT

None at this time.

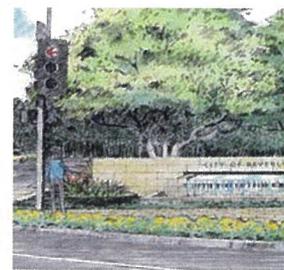
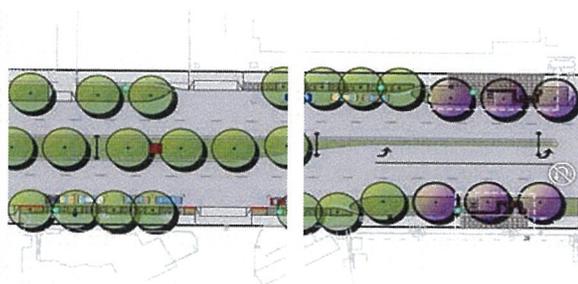
RECOMMENDATION

If City Council is prepared to do so, staff asks for direction on the proposed monument height options. If a preferred option is selected staff will direct Gruen Associates to further develop the selected option and prepare plans and specifications for public bidding. At the conclusion of a successful bidding process, staff will bring an award of contract for construction to City Council for approval.

David E. Lightner
Approved By



Attachment 1



DESIGN SERVICES FOR THE BEVERLY HILLS GATEWAY PROJECT/ San Vicente Blvd & Wilshire Blvd.

Vicente Blvd.

Ramp

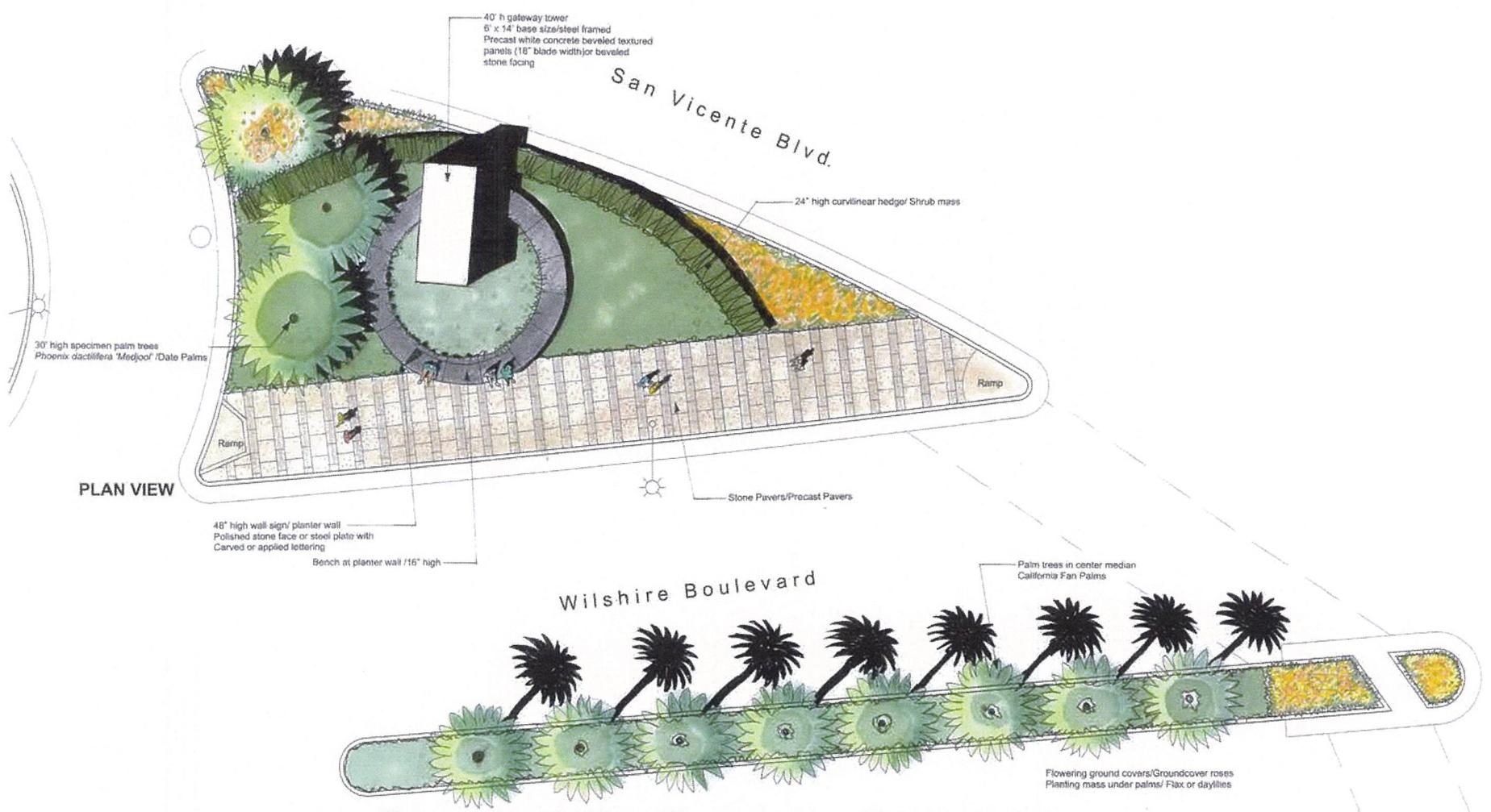
Stone Pavers/Precast Pavers

48" high wall sign/plant wall
Polished stone face or steel plate with
Carved or applied lettering

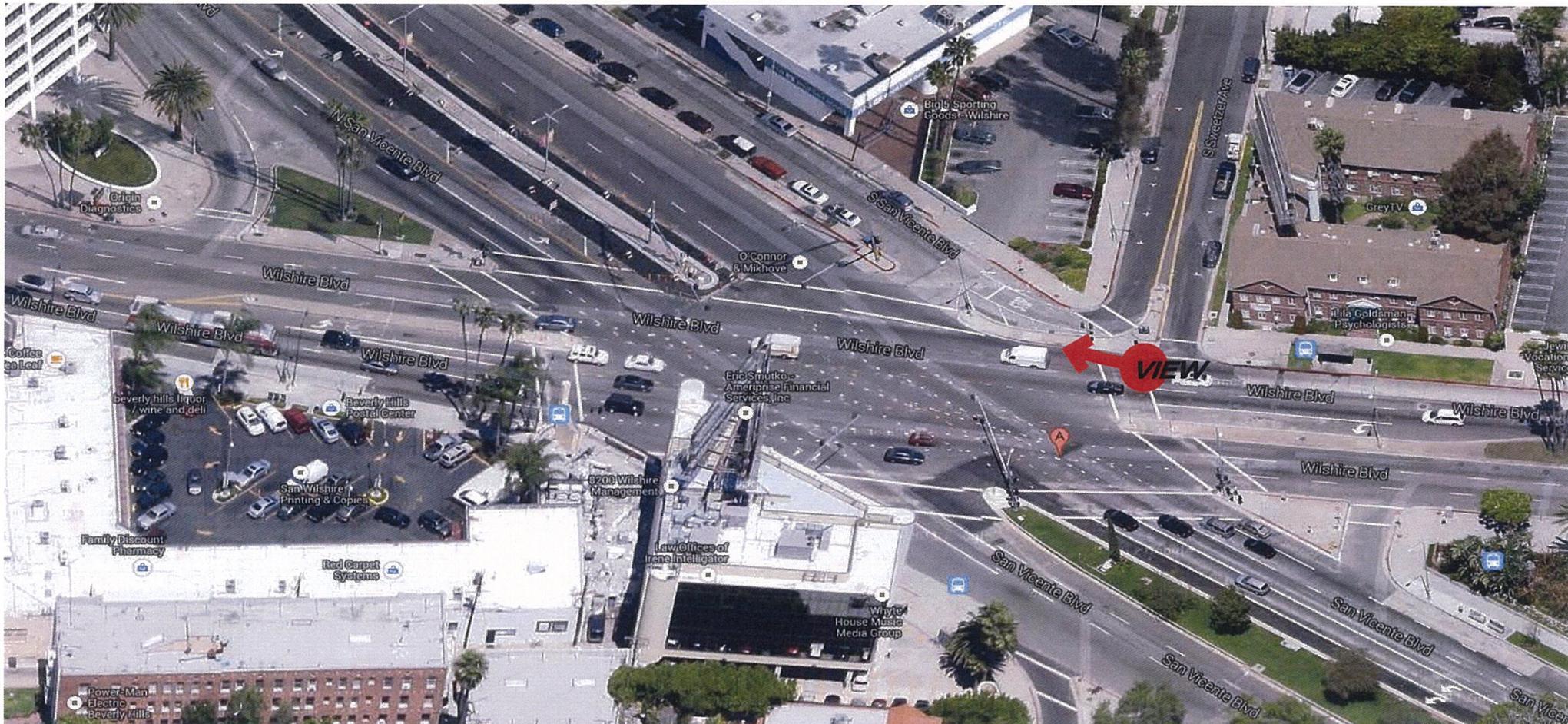


April 22, 2014

GRUENASSOCIATES



Beverly Hills Gateway Project San Vicente Blvd and Wilshire Blvd



Beverly Hills Gateway Project
San Vicente Blvd and Wilshire Blvd

EXISTING CONDITIONS-WEST FACING VIEW



Beverly Hills Gateway Project
San Vicente Blvd and Wilshire Blvd

EXISTING CONDITIONS-WEST FACING VIEW



Beverly Hills Gateway Project
San Vicente Blvd and Wilshire

PROPOSED CONDITIONS-WEST FACING VIEW

40' PROPOSED TOWER HEIGHT



Beverly Hills Gateway Project
San Vicente Blvd and Wilshire

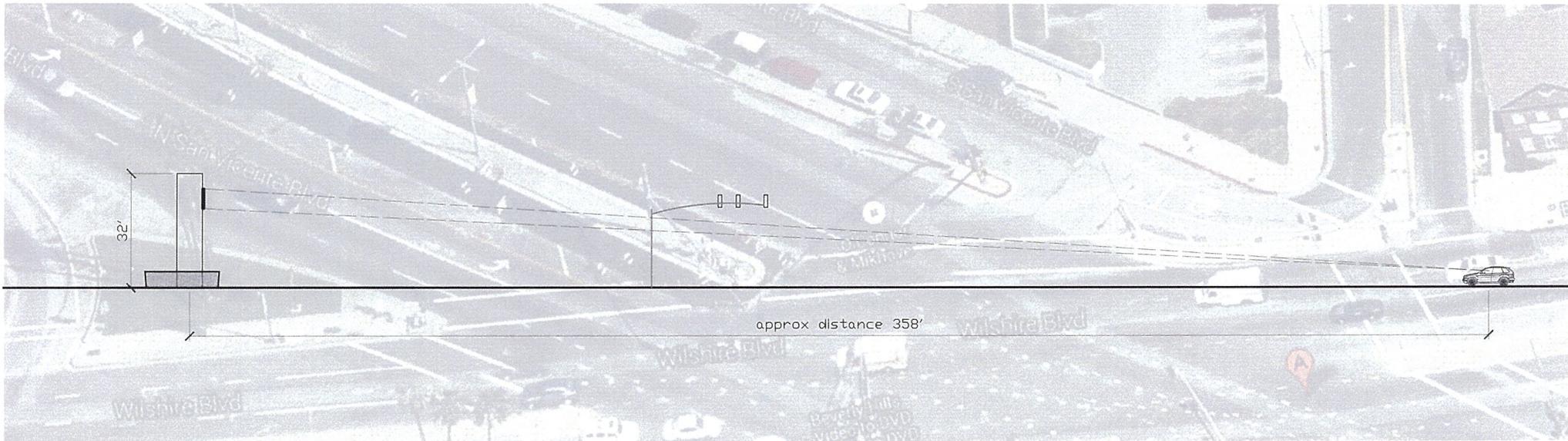
PROPOSED CONDITIONS-WEST FACING VIEW

32' REDUCED TOWER HEIGHT

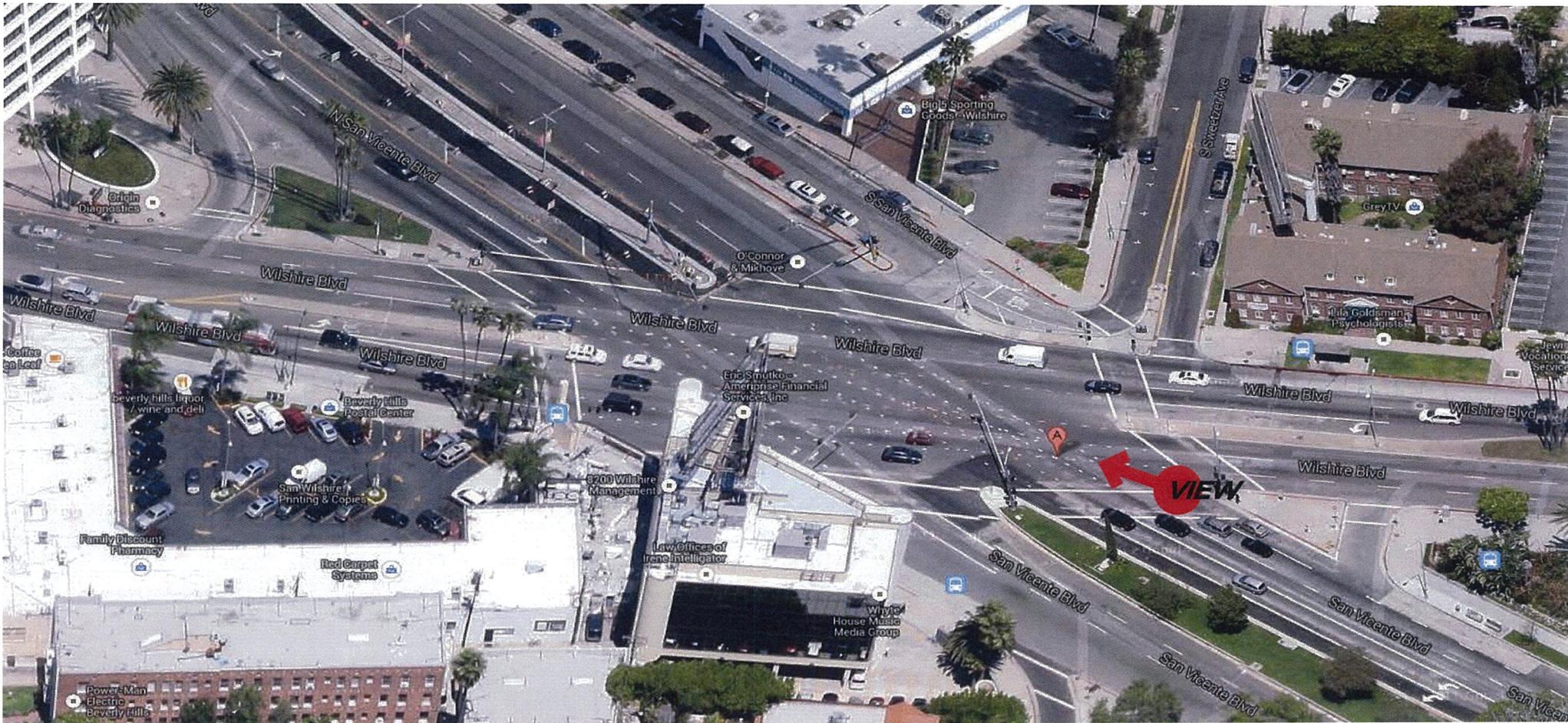


Beverly Hills Gateway Project
San Vicente Blvd and Wilshire

LINE OF SIGHT STUDY- WEST FACING VIEW



Beverly Hills Gateway Project
San Vicente Blvd and Wilshire



Beverly Hills Gateway Project
San Vicente Blvd and Wilshire Blvd



Beverly Hills Gateway Project
San Vicente Blvd and Wilshire Blvd

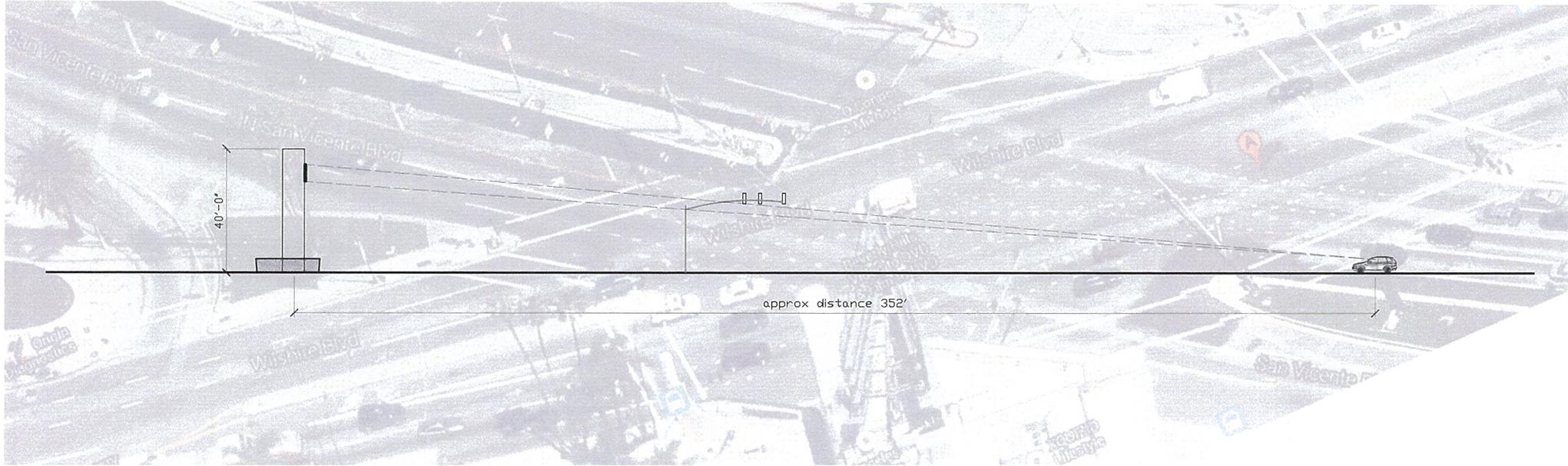


Beverly Hills Gateway Project
San Vicente Blvd and Wilshire



Beverly Hills Gateway Project
San Vicente Blvd and Wilshire

LINE OF SIGHT STUDY-NORTH FACING VIEW

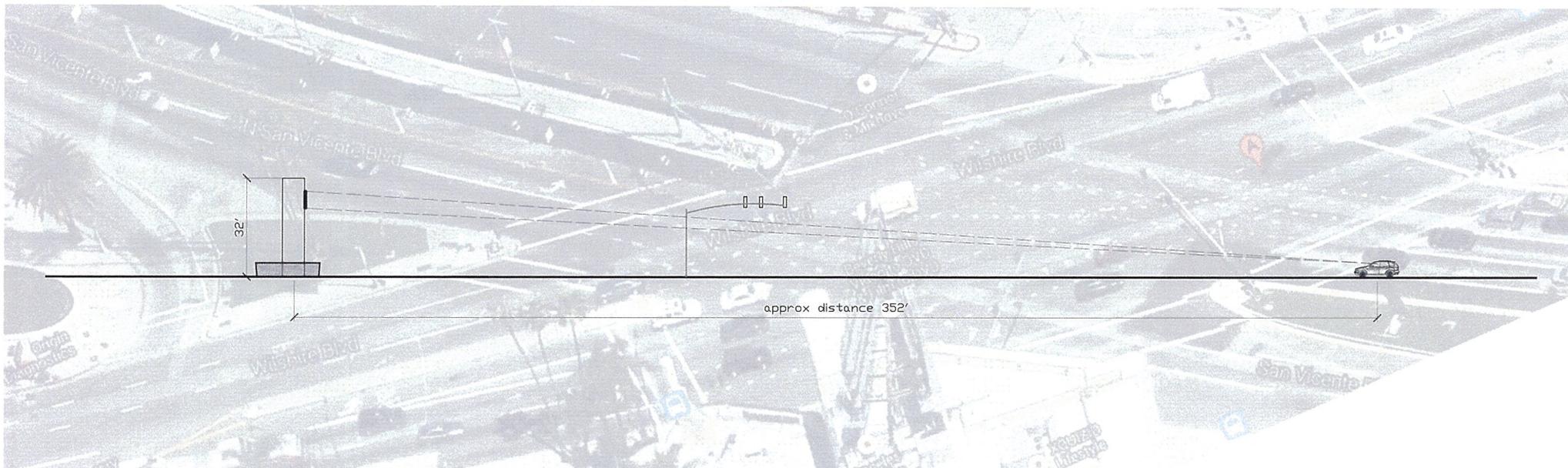


Beverly Hills Gateway Project
San Vicente Blvd and Wilshire Blvd



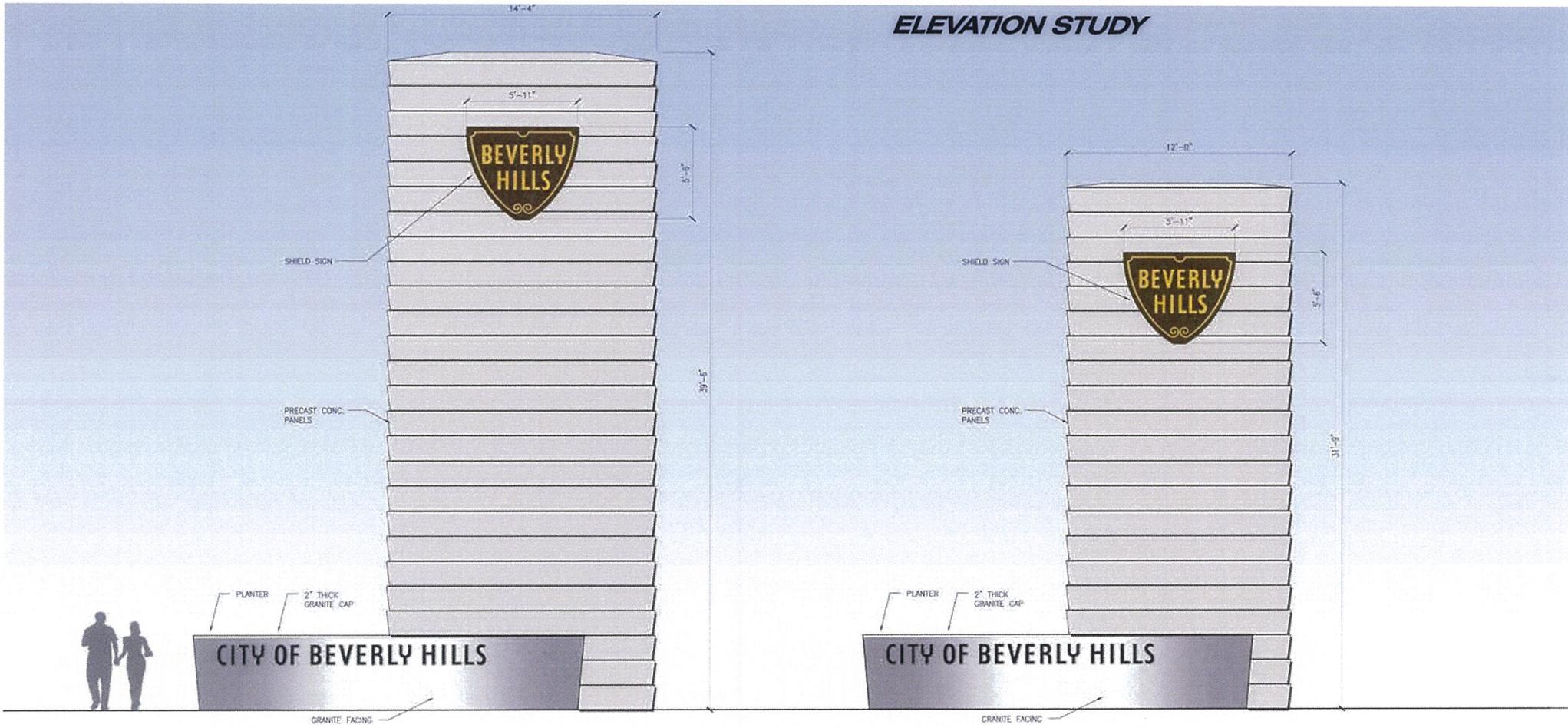
Beverly Hills Gateway Project
San Vicente Blvd and Wilshire

LINE OF SIGHT STUDY-NORTH FACING VIEW

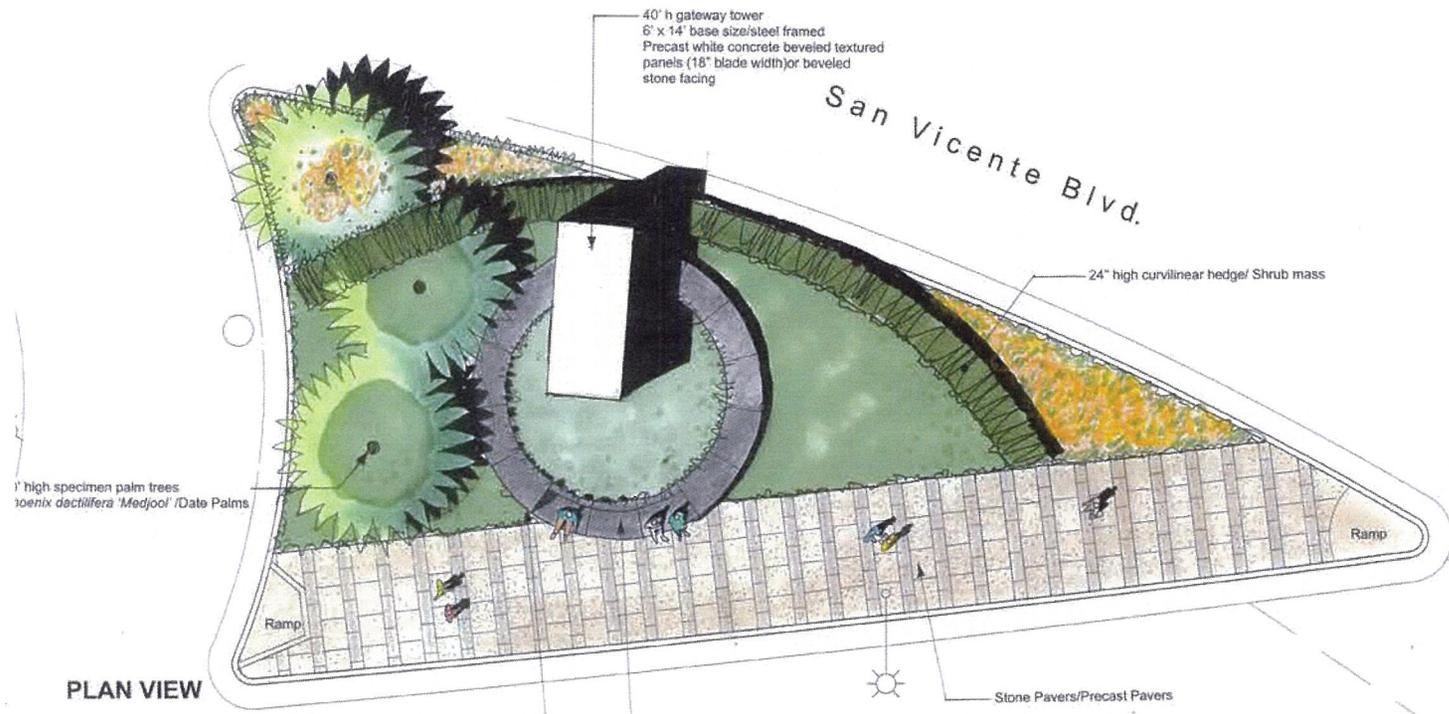


Beverly Hills Gateway Project
San Vicente Blvd and Wilshire Blvd

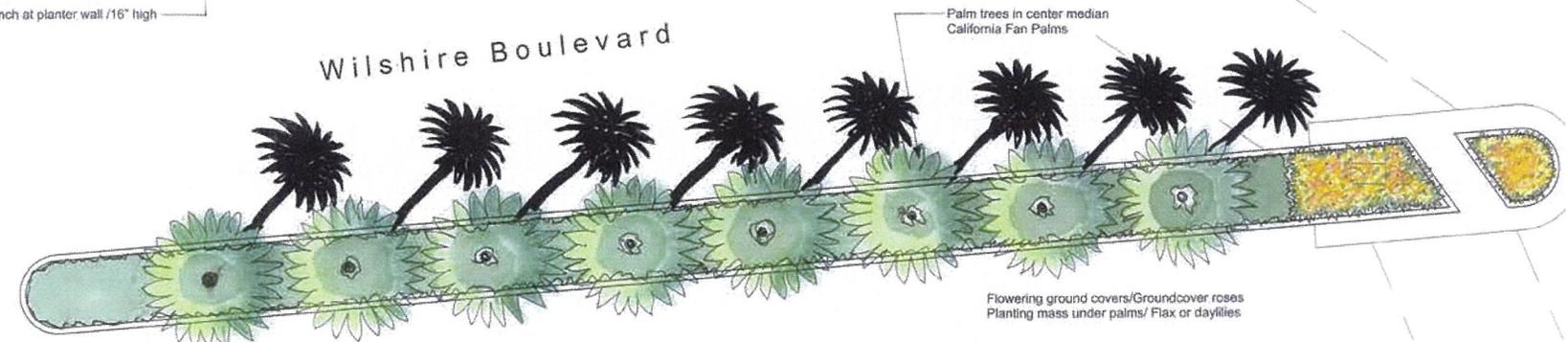
ELEVATION STUDY



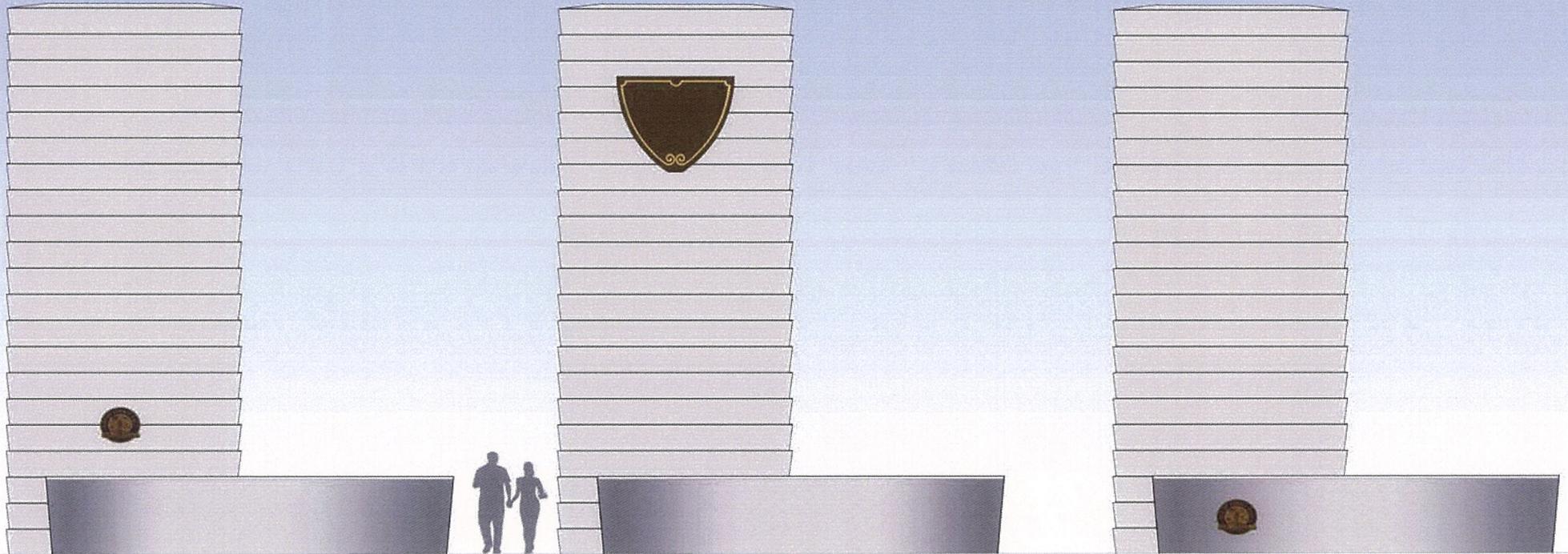
Beverly Hills Gateway Project
San Vicente Blvd and Wilshire



48" high wall sign/ planter wall
Polished stone face or steel plate with
Carved or applied lettering
Bench at planter wall /16" high



REAR ELEVATION STUDY



Beverly Hills Gateway Project
San Vicente Blvd and Wilshire