



# 6201 residences

## Community Meeting

May 29, 2025

## 6201 RESIDENCES MISSION

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Transform an underutilized space into inclusive housing and amenities that enrich both residents and the broader neighborhood, fostering a vibrant, interconnected community.

# 6201 Team



**Co-developed** by RCB Equities and REDA Residential

**Designed** by MVE + Partners.

**Landscape** by Burton Landscape Architecture Studio



# Existing Condition/Entitlements



The 6201 Team anticipates entitlements for the project being a **Site Plan Review** and **State Density Bonus**.



# About 6201



- 6201-6299 Bristol Pkwy., Culver City, CA 90230
- Sited at Existing Fox Hills Plaza Buildings
- New Construction
- 810 Market-rate Apartments
- 36 Affordable Units
- Studio-3 Bedroom Configurations
- 6-8 Levels
- 1,200 Off-street Parking Spaces
- Robust Resident Amenities
- Highly-Secure
- 11,406 SF of Retail Space

# Features



## Awakened Site

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Transforming an underutilized site in the heart of Culver City



## Amenity-Rich

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Discover a lifestyle of convenience and comfort at 6201 Residences



## Inclusive Development

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Bringing much-needed affordable housing to the neighborhood



## Community-Centric

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Transforming the neighborhood with vibrant retail options



# Awakened Site in Prime Location



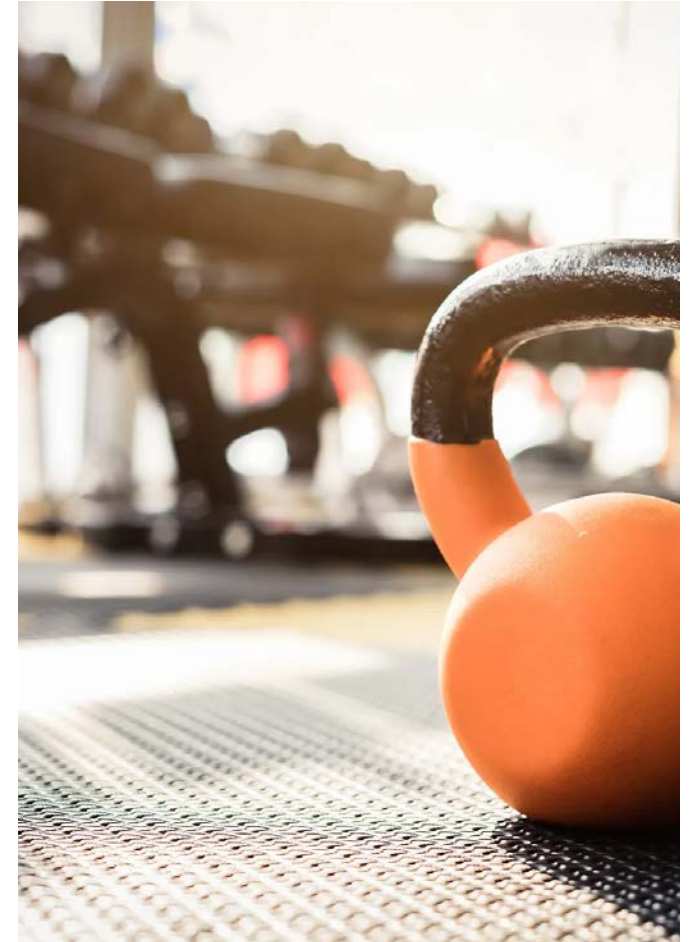
Transforming an underutilized site in the heart of Culver City

- Prime Central Culver City Location
- Underutilized Site
- Easy Access to 405 & LAX Airport
- Close to Shopping & Entertainment Destinations
- High Walk Score (81)
- Multiple local public transportation options

# Amenity-Rich

Discover a lifestyle of convenience and comfort at 6201 Residences

- Ground-floor Retail
- Collaborative Co-working Space
- Rooftop Open Space
- Pool
- Hot Tubs
- Gym
- Outdoor Communal Areas
- Resident Wellness Program





# Inclusive Development



Bringing much-needed affordable housing to the neighborhood

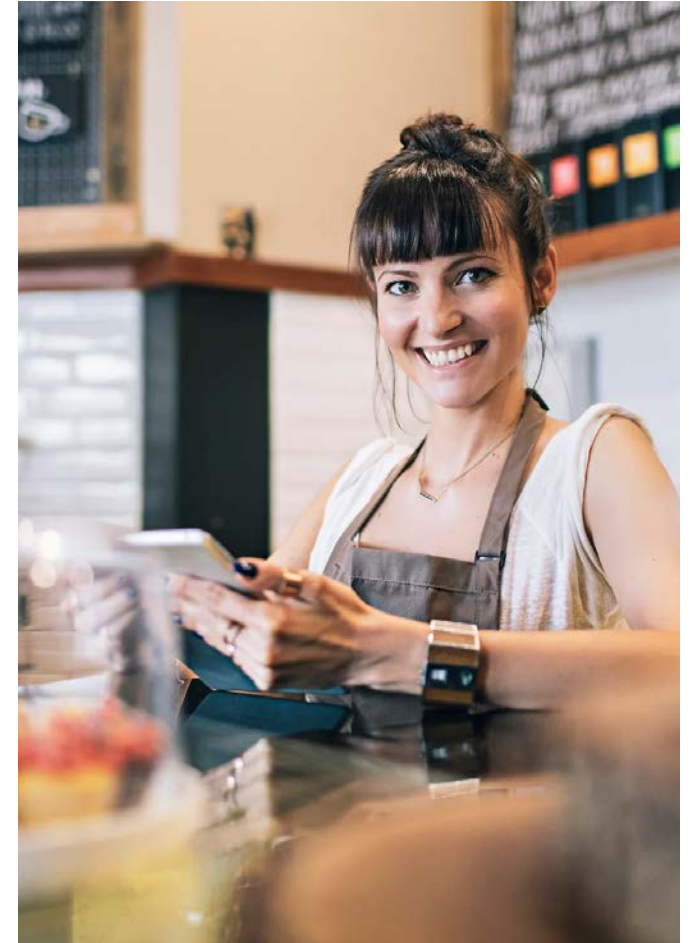
- Inclusive Development
- 36 Affordable Units for Very Low Income Residents (30% to 50% of Area Median Income)

# Community-Centric

Transforming the neighborhood  
with vibrant retail options

## POTENTIAL OPTIONS:

- Convenience market
- Café or coffee shop
- Pharmacy or wellness store
- Restaurants and casual dining
- Boutique retail shops
- Bank or credit union branch
- Childcare services





# Architecture



- “Outward Engagement” plan configuration with resident courtyards and public spaces opening-up and welcoming the surrounding environment.
- “Wrapped” configuration of garage screens visibility of parked vehicles from public view and provides active residential and commercial uses along the building’s perimeter.
- Mix of unit and amenity options ranging from the ground floor uses at the pedestrian level to an elevated experience at the upper floors and rooftop amenity deck.
- Spacious unit layouts averaging 904 sf/unit.
- Contemporary California Coastal aesthetic emphasizing indoor/outdoor living, clean lines and use of natural materials.













6201 residences

FITNESS

LEASING

NO NO ENTER

8' 2" CLEARANCE 8' 2"





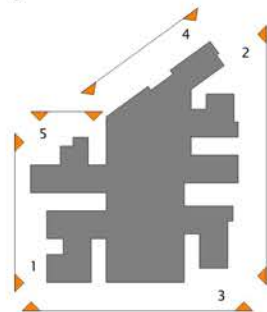
④ WEST ELEVATION 01



⑤ WEST ELEVATION 02



③ EAST ELEVATION

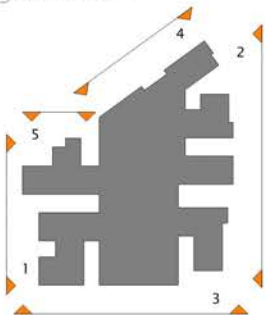




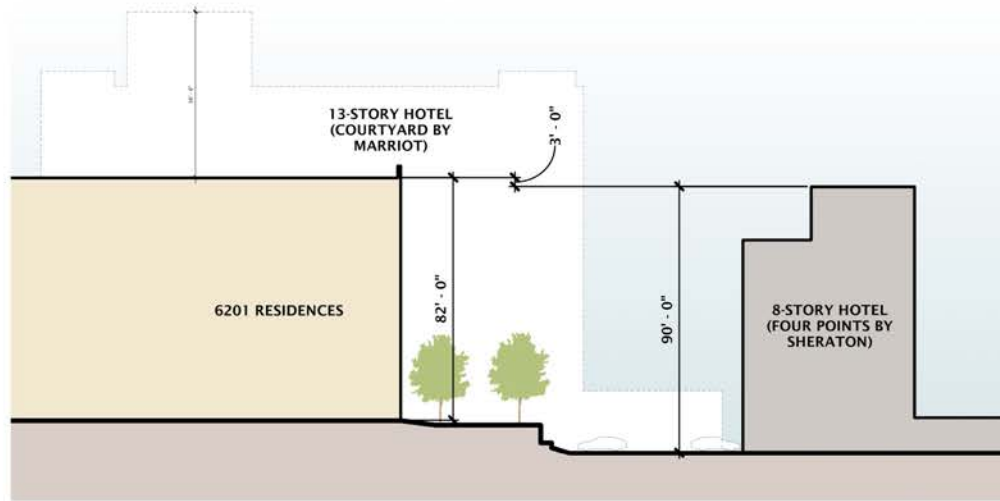
② NORTH ELEVATION



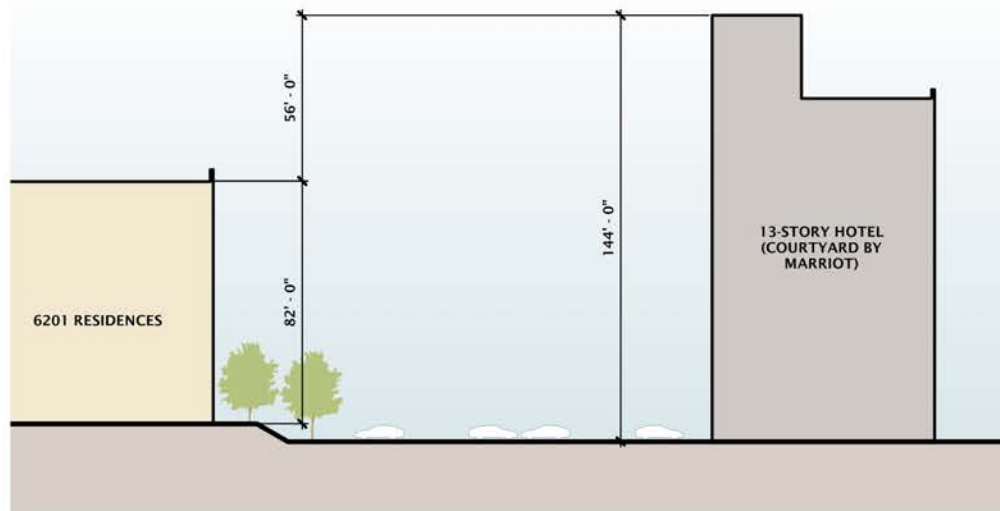
① SOUTH ELEVATION







① SECTION AT SHERATON



② SECTION AT MARRIOTT

## ADJACENT BUILDING SCALE



# Landscape

## ‘Canyon’ Inspired Landscape

- Mature Trees that Enhance the Architecture’s Scale
- Native Landscaping
- Trails/Pedestrian Pathways
- Quiet Corners
- Recreational Areas







Entrance Drive

Courtyard Spa & Deck

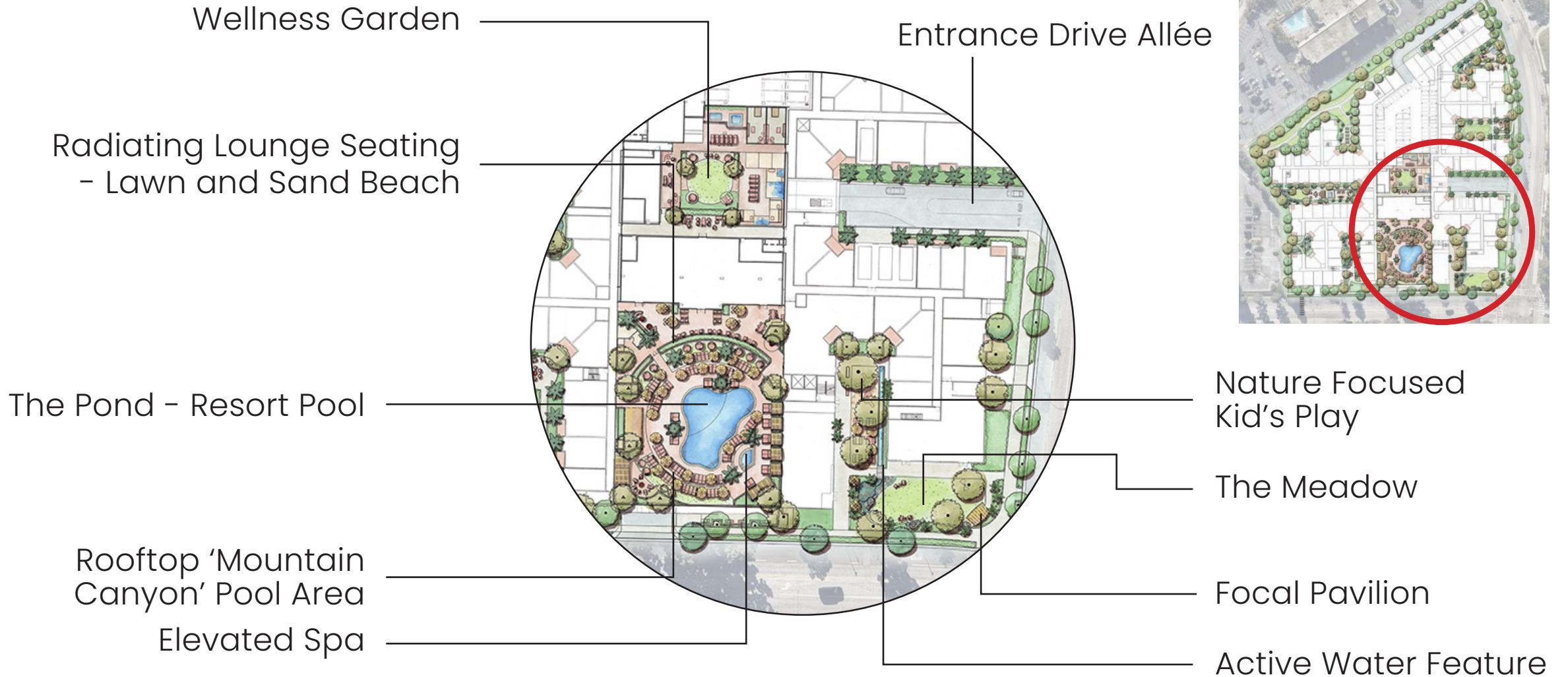
Building Access

Active & Passive Gathering Spaces

Canyon Stream Dry Streambed

Open Turf Putting Green





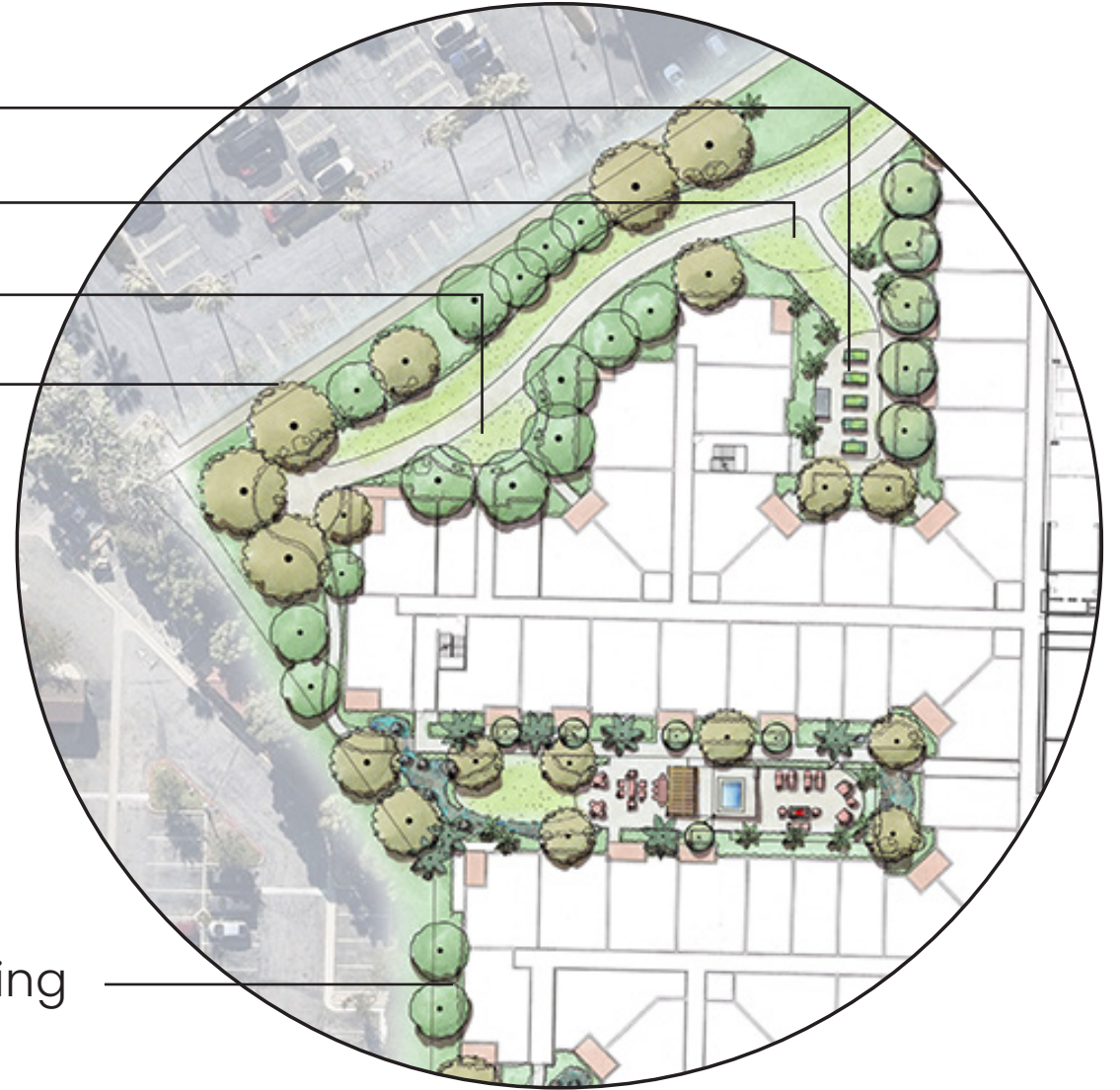


Community Garden

Linear Park – Fire Access

Open Lawn – Dog Park

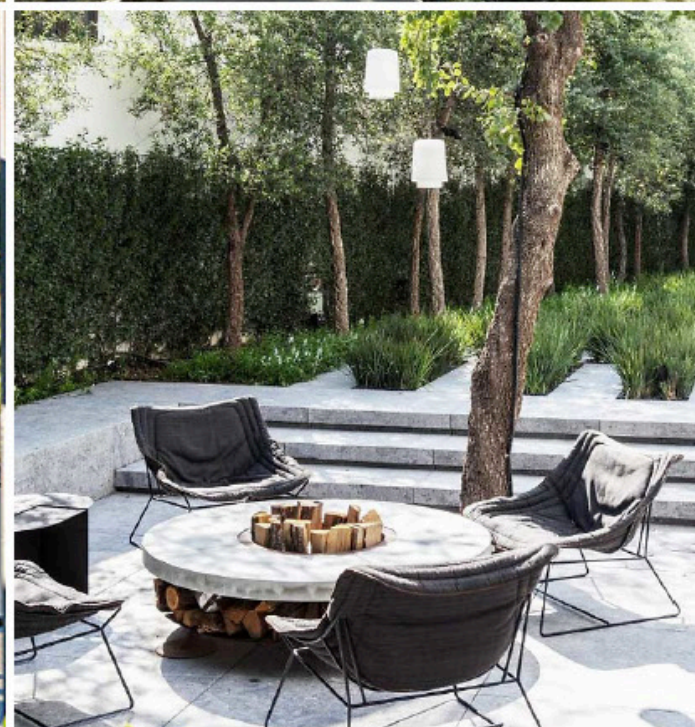
Perimeter Screen Planting



Perimeter Screen Planting

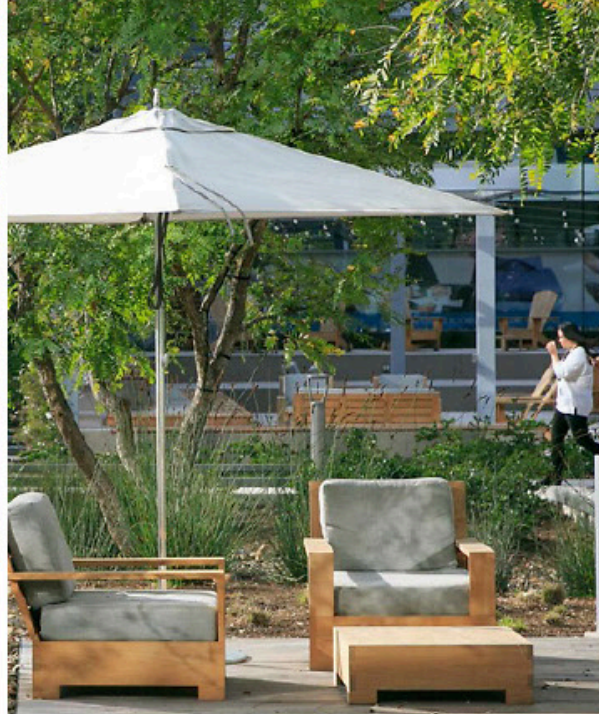


CONCEPT IMAGES





CONCEPT IMAGES





# Construction

- Dedicated Community Liaison from General Contractor to address questions and concerns.
- Advance notice of major construction activities via Website or emails for potentially disruptive activities.
- Construction hotline for immediate inquiries.
- Noise and disruption mitigation plan shared with the community.





# Access, Parking, & Transportation

- **Regional Access Options**
  - Westfield Culver City Transit Center
  - I-405, Jefferson Boulevard Ramps
  - I-405, Sepulveda Boulevard Northbound Off-ramp
  - I-405, Howard Hughes Parkway Ramps
  - SR-90, Slauson Avenue Ramp



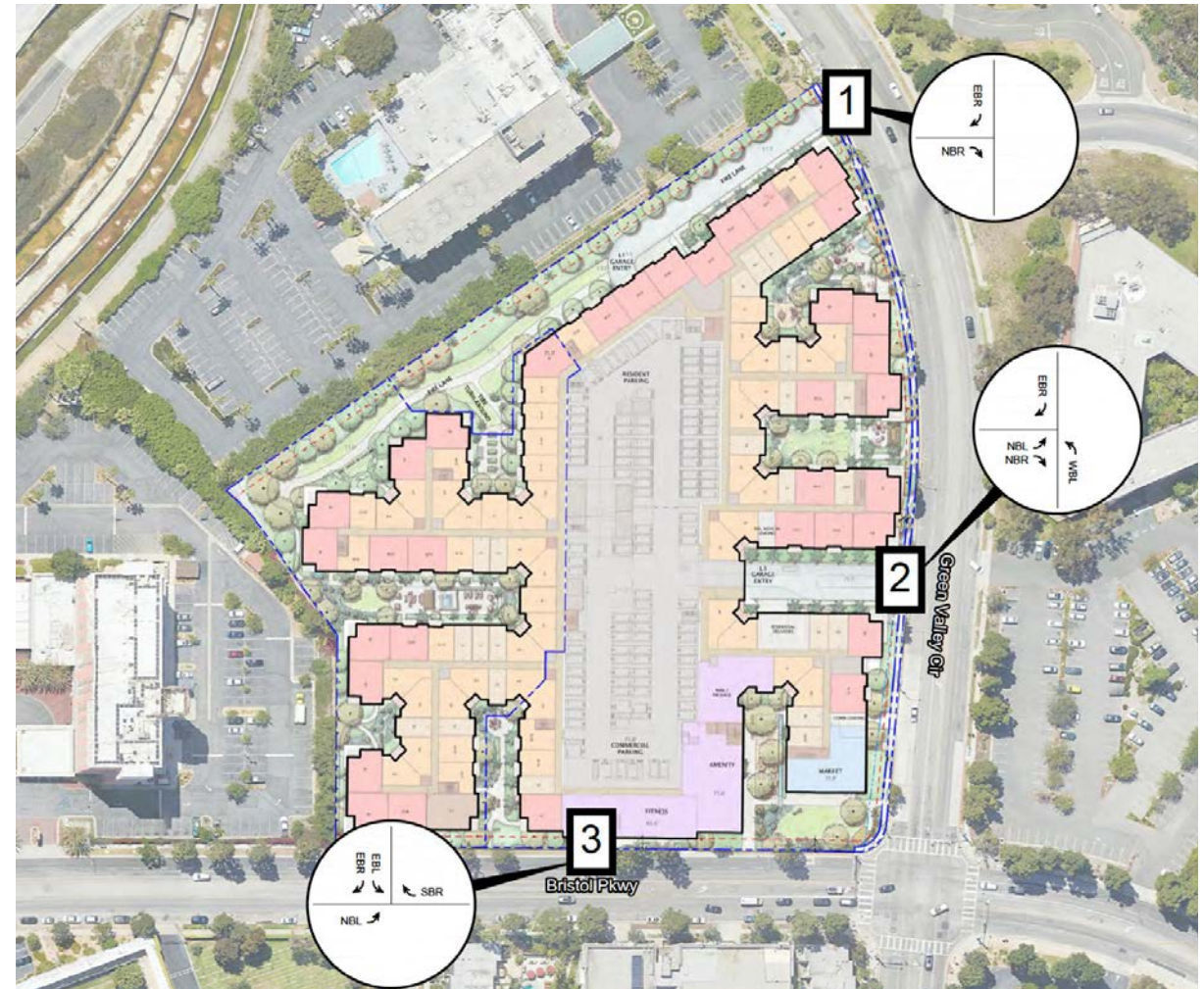
- **Site Access**

1. Green Valley Cir, west (L1)
2. Green Valley Cir, east (L3)
3. Bristol Pkwy (L2)

- Residential access at all driveways
- Commercial access at Green Valley Cir, east (L3) & Bristol Pkwy (L2)

- **Parking**

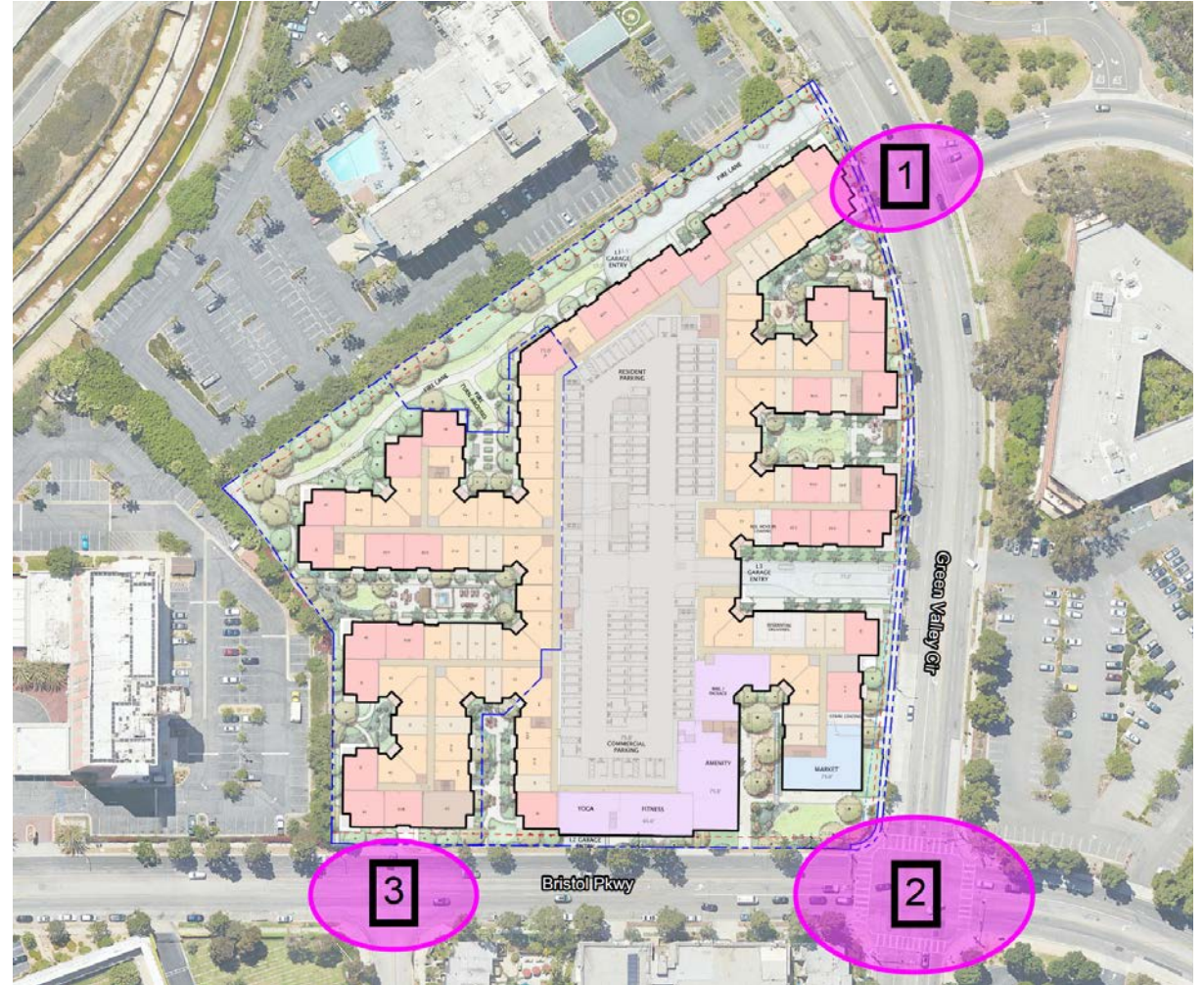
- No on-street parking available along the project frontages
- No minimum parking required per CCMC 17.320.020
- Project will provide 1,200 off-street parking spaces





- **Transportation Improvements per City**

1. Study the need for a new traffic signal at Green Valley Cir & Fox Hills Dr
- 2.A) Coordinate on the installation of protected intersection elements (e.g. directional ADA ramps, high visibility markings) at Green Valley Cir & Bristol Pkwy
- 2.B) Install or contribute in-lieu fee for traffic signal improvements (e.g. equipment upgrade) at Green Valley Cir & Bristol Pkwy
3. Install high visibility crosswalk with curb extensions at Doverwood Dr & Bristol Pkwy
4. Contribute Mobility Improvement Fee
5. Develop a Transportation Demand Management Plan



# Project Benefits

- **Affordable Housing:** Includes 36 affordable units, providing much-needed housing options for very low-income residents (30% to 50% of Area Median Income).
- **Economic Growth:** Provides job opportunities during construction and ongoing employment through retail spaces and property management.
- **Ample Parking:** Voluntarily includes 1,200 off-street parking stalls to prevent spillover into surrounding neighborhoods and reduce street congestion.
- **Enhanced Safety:** Incorporates well-lit public spaces and secure access points, ensuring a safe environment for residents and the community.
- **Active Street Frontages & Pedestrian Pathways:** Improves walkability and connectivity within the community.







- **Sustainable Environmental Design:** Incorporates native landscaping, green spaces, and mature trees, alongside sustainable building practices to support long-term environmental stewardship.
- **Ground Floor Retail:** Offers 11,406 SF of retail space, enhancing access to daily essentials.
- **80,000 SF of Common Outdoor Open Space and 8,460 SF of Public Open Space:** Provides accessible outdoor areas for relaxation and recreation.



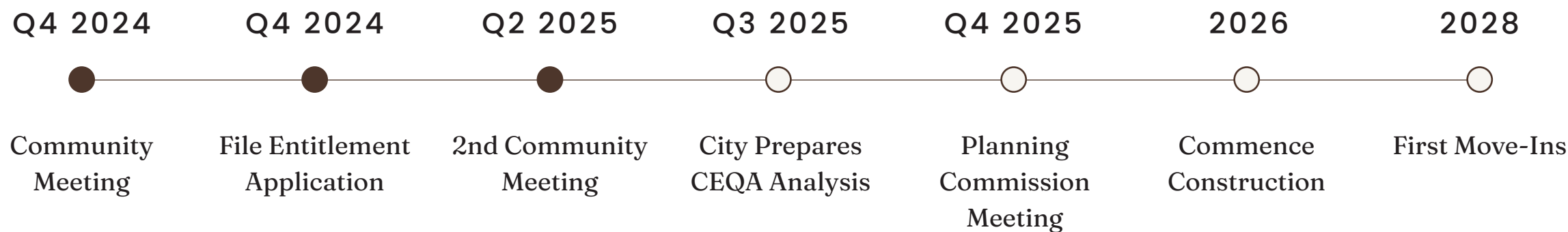
- **Public Art:** Invests approximately \$2.5 million (1%) in public art to enrich communal spaces and showcase local talent, enhancing the cultural vibrancy of the neighborhood.
- **Cultural Contribution:** Aligns with Culver City's vibrant revitalization efforts, contributing to its reputation as a hub of innovation and culture.

#### PUBLIC ART EXAMPLES





# Schedule





COMMUNITY

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# Questions & Answers





# 6201 residences

Thank You.

6201 Residences Team