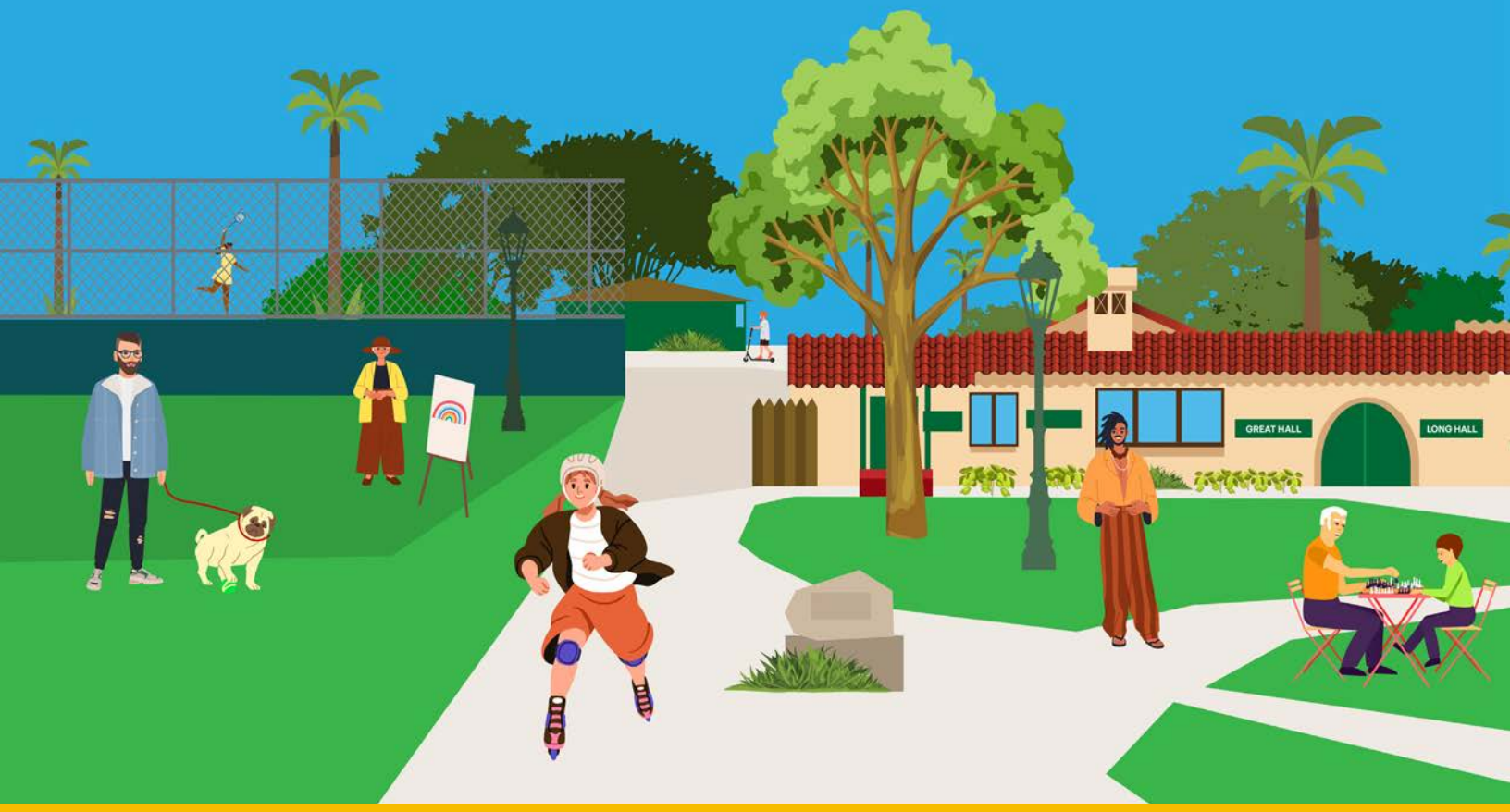
City of West Hollywood

PLUMMER PARK COMPREHENSIVE IMPROVEMENT PLAN



2026 Plummer Park Needs Assessment

June 15, 2026

City of West Hollywood
California 1984

Acknowledgments

Plummer Park is integral to the identity of West Hollywood. This Comprehensive Improvement Plan sets the vision and actions that aim to establish Plummer Park as a welcoming, inclusive, and vibrant destination for all who live, work, and visit the city. Continued City efforts and investments will ensure the delivery of a high quality, community-centered park that is safe, accessible, and responsive to the needs of residents of all ages, backgrounds, and abilities.

West Hollywood City Council

John Heilman, Mayor
Danny Hang, Vice Mayor
Chelsea Lee Byers, Councilmember
John M. Erickson, Councilmember
Lauren Meister, Councilmember

Plummer Park Ad-Hoc Subcommittee

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Introduction
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CITY OF WEST HOLLYWOOD
PLUMMER PARK
COMMUNITY CENTER

Overview

Plummer Park is a beloved community asset and vital hub within West Hollywood's park system, serving residents and visitors as both a gathering place and a central resource for recreation, culture, and civic life.

This 2026 Plummer Park Needs Assessment is a benchmarking and analytical tool designed to support informed decision-making and guide the development of a comprehensive improvement plan for the decades ahead. Through an independent evaluation of the park's current conditions, facilities, uses, and performance metrics, this Assessment identifies opportunities for strategic development and understands Plummer Park within the broader context of regional and local park systems and peer municipalities.

Key Findings

The assessment finds that Plummer Park meaningfully exceeds peer community norms in several areas, including tennis and shared-use courts, senior services, community gardens, and community center facilities. These strengths reflect the park's established role as a community hub for organized recreation and civic programming, and represent assets that the improvement plan should protect and build upon.

At the same time, the assessment identifies two findings that together define the scope of need this improvement plan must address.

Park conditions have declined since the last formal assessment in 2016. A comparison against the 2016 LA County Parks Needs Assessment shows deterioration across numerous amenity categories over the past decade, with the Preschool, Fiesta Hall, Great Hall/Long Hall, and Pro Shop each dropping from good to poor condition. Importantly, the City has already initiated upgrades to address many of these conditions, demonstrating an active commitment to the park's long-term health. This trajectory reinforces the importance of sustained capital investment to bring the park's physical infrastructure up to current standards.

Key Findings (Continued)

Plummer Park serves a significantly larger population than its acreage alone might suggest, providing a depth and range of amenities that many peer communities with far more parkland do not match. West Hollywood provides 0.48 acres of parkland per 1,000 residents against an LA County recommended standard of 4.00 acres per 1,000, yet Plummer Park exceeds peer norms in several key categories.

Benchmarking does identify opportunities to expand fitness zones, flexible open space, playground areas, restrooms, public art, and outdoor performance infrastructure. In a city park system where land cannot easily grow outward, these opportunities call for strategic thinking about how existing space can be configured and activated to serve even more of the community.

Study Limitations & Scope

The 2026 Plummer Park Needs Assessment was commissioned by the City of West Hollywood as an independent study.

The analysis draws upon a review of existing park needs assessments, master plans, and relevant planning documents from the City of West Hollywood, the County of Los Angeles, the City of Culver City, and the City of Santa Monica, supplemented by readily available online resources, GIS databases, and applicable city metrics.

This assessment was conducted as a desk-based study. No dedicated community outreach or engagement was undertaken as part of this scope of work. Findings from the parallel Phase 1 community engagement process are presented in a separate companion document and are not reflected in this report. Areas of alignment between community-identified priorities and the findings of this assessment are identified in the companion Plummer Park Comprehensive Improvement Plan: Phase 1 Summary Report.


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Study Limitations & Scope (Continued)

The study team worked independently, and findings reflect conditions and data available at the time of the assessment. As with any study relying on secondary sources, results are subject to the limitations inherent in the referenced documents, including differences in methodology, data collection periods, and geographic definitions across source materials.

Readers should consider these limitations when interpreting comparative findings, particularly those drawn from benchmarking analyses across peer communities.

This assessment focuses exclusively on physical park conditions and amenity benchmarking. Programming offered at Plummer Park, including recreation classes, older adults services, childcare, and community events, represents a significant dimension of the park's value to the community and is not evaluated here.

How to Read This Report

This report is organized into four sections, each building on the last to provide a complete picture of Plummer Park's current standing and future needs.

Section 1 - Context

This section establishes the park's role within West Hollywood's broader park system, profiles the community it serves, and describes its relationship with the neighboring Poinsettia Recreation Center. This section provides the demographic and geographic foundation for the analysis that follows.

Section 2 - Existing Conditions

Presents an updated park conditions assessment using the evaluative framework established by the 2016 LA County Countywide Parks and Recreation Needs Assessment. This allows findings to be read in direct comparison to the county's original assessment of the West Hollywood study area.

Section 3 - Park Amenity Needs

Benchmarks Plummer Park's current amenity offerings against five peer communities selected for their shared demographic, economic, and geographic characteristics. This section identifies where the park exceeds, meets, and falls below peer norms, and highlights amenity categories not currently offered where regional need is broadly recognized.

Section 4 - Findings Summary

Synthesizes the conditions and benchmarking data into a set of key findings, possible improvement goals, and potential quick wins that can inform near-term action as the comprehensive improvement plan is developed.

This report is intended to be read alongside the companion Plummer Park Comprehensive Improvement Plan: Phase 1 - Summary Report, which aligns community priorities with the analytical findings presented here.

Data Sources & Reference Documents

- 2016 Los Angeles County Park Needs Assessment
- 2025 City of Los Angeles Park Needs Assessment
- 2017 West Hollywood Eastside Community Priorities Plan
- WeHo 40: A Strategic Plan
- 2021 Climate Action and Adaptation Plan for the City of West Hollywood
- 2025 Santa Monica Parks and Recreation Vision Plan
- Trust for Public Land - ParkServe Data
- 2020 US Census
- ESRI Data
- 2025 Culver City's Park Plan
- City of Beverly Hills City website
- City of Huntington Park City website

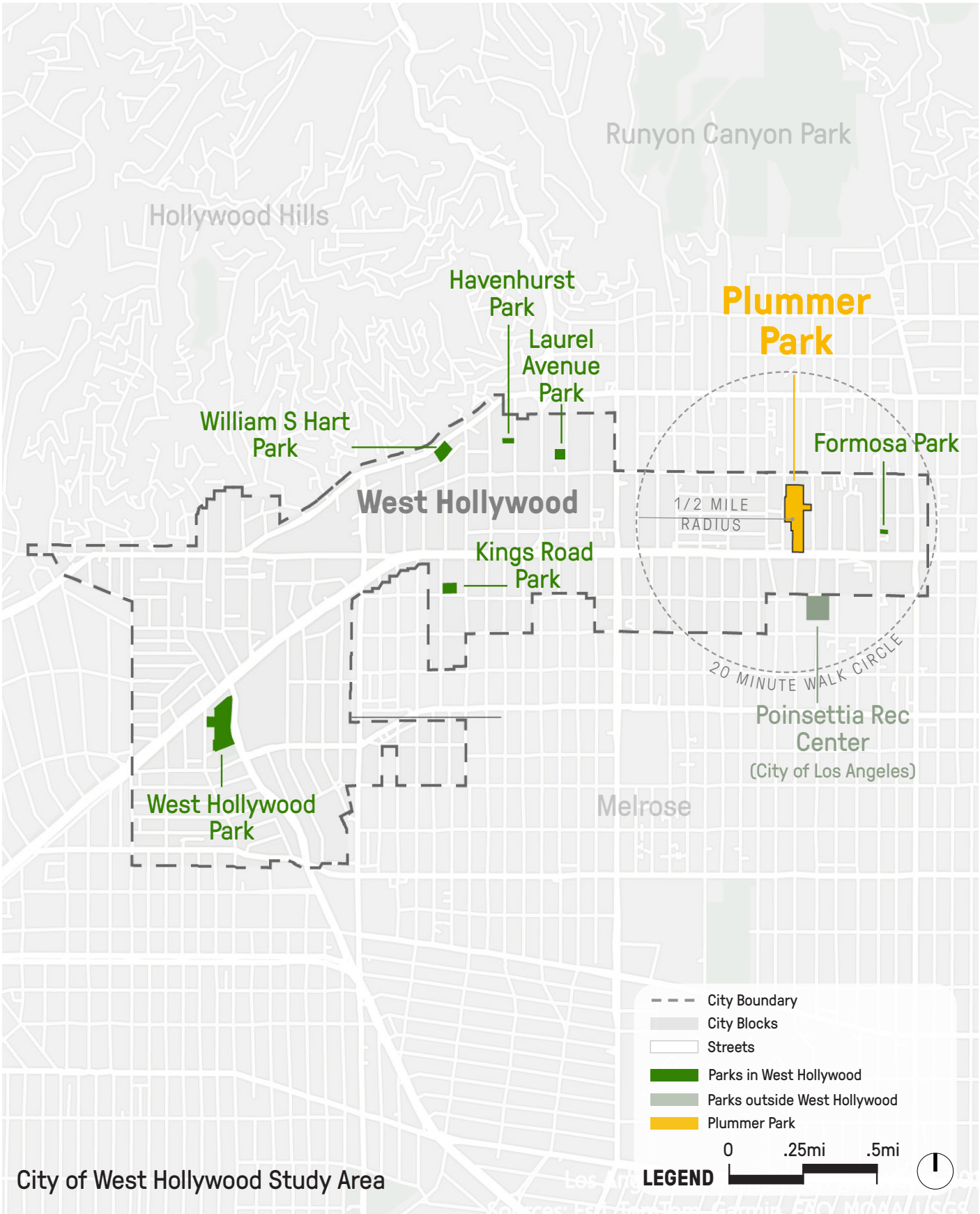
Section 1
Context

City of West Hollywood's Park System

Understanding Plummer Park's Role in the Local Park System

Plummer Park's Users and Demographics

Plummer Park and Its Neighbor Poinsettia Recreation Center



Note: Under the City of West Hollywood's General Plan 2035 Open Space Element Update (2026), Crescent Heights Triangle/Matthew Shepard Memorial and San Guarriello Veterans Memorial are excluded from this inventory, as they are not classified as parks in the 2016 Los Angeles County Parks Needs Assessment.

City of West Hollywood's Park System

The City of West Hollywood covers just 1.90 square miles and is one of the densest cities in California, making its parks essential for recreational amenities and civic infrastructure. The City's General Plan establishes parks and open space as critical to quality of life, health, and community cohesion. The current park system is anchored by two primary parks: West Hollywood Park on the west side, and Plummer Park on the eastern side. In total these two parks make up 89% of the City's park space.

Park System by the Numbers

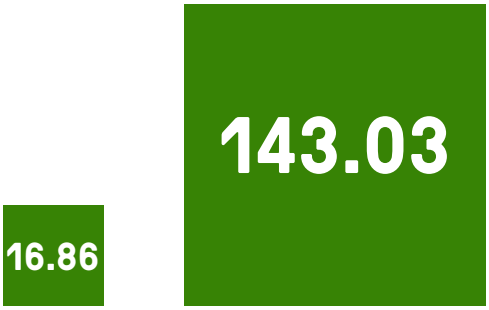
7
City Parks

16.86
Total Park Acres

35,075 (2024 ESRI Data)
West Hollywood Population

0.48
Park Acres per 1,000

City of West Hollywood Park Need



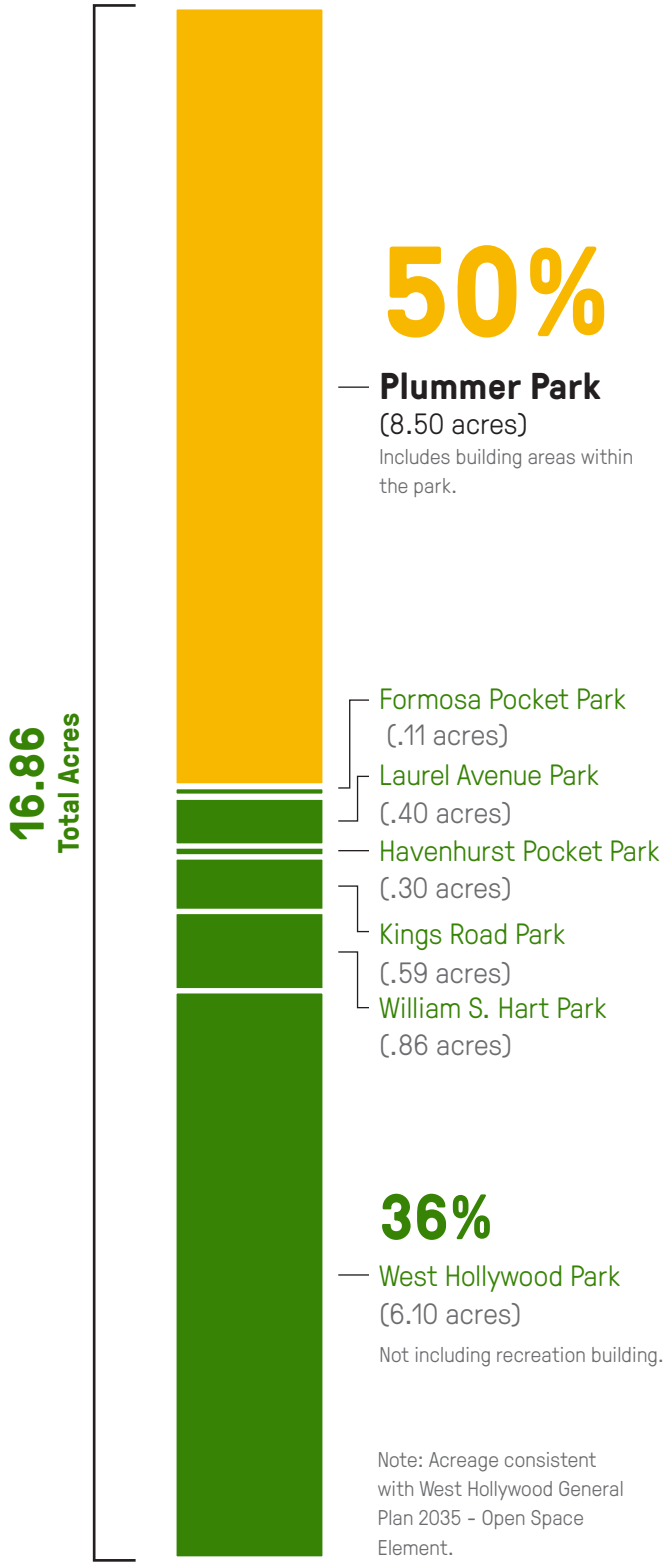
Current City of West Hollywood Park Acreage

***Recommended acreage target for the City of West Hollywood**

*Los Angeles County General Plan Standard recommends 4.00 acres per 1,000.

City of West Hollywood Park Acreage

Plummer Park makes up 50% of the City's park acreage, followed by West Hollywood Park at 36%.



Note: Acreage consistent with West Hollywood General Plan 2035 - Open Space Element.



Formosa Park

Pocket Park
Classification

Amenities: Benches, Shade Structure, Public Art



Laurel Avenue Park

Mini Park
Classification

Amenities: Benches, Picnic Tables



Havenhurst Park

Pocket Park
Classification

Amenities: Benches, Shade Structure, Public Art



William S. Hart Park

Mini Park
Classification

Amenities: Benches, Shade Structure, Picnic Tables, Restrooms, Dog Park



Kings Road Park

Mini Park
Classification

Amenities: Benches, Community Meeting Room, Picnic Tables, Playground, Public Art, Restrooms



West Hollywood Park

Community Park
Park Classification

Amenities: Benches, Community Center, Recreation Center, Dog Park, Picnic Tables, Playground, Library, Memorial, Basketball Courts, Tennis & Pickleball Courts, Respite Deck, Public Art, Restrooms, Parking

Park Classification Definitions:

Pocket Park < .5 acre
Mini Park .5-1 acre
Neighborhood Park 1-3 Acres
Community Park 3-10 Acres

Understanding Plummer Park's Role in the Local Park System

Plummer Park serves as the eastern anchor of West Hollywood's park system. Its role, however, goes well beyond recreational access. The park functions as the civic and cultural center of the City's eastern neighborhoods, holding a depth of history and community identity that is unique among the City's open spaces.

The park sits at the edge of the City limits, bordered by two major vehicular corridors, Santa Monica Boulevard and Fountain Avenue. Originally acquired by Los Angeles County in 1937 and developed through a Works Progress Administration partnership, the park and all of its structures were transferred to the newly incorporated City of West Hollywood in 1984.

Great Hall/Long Hall was listed on the National Register of Historic Places in 2013, making it the City's primary historic park asset and one of the few remaining New Deal civic structures in the region. Fiesta Hall, constructed in 1949 in the Spanish Colonial Revival style as a 300-capacity community auditorium, was designated a local cultural resource by the City of West Hollywood in 2023.



Plummer Park Today

8.50

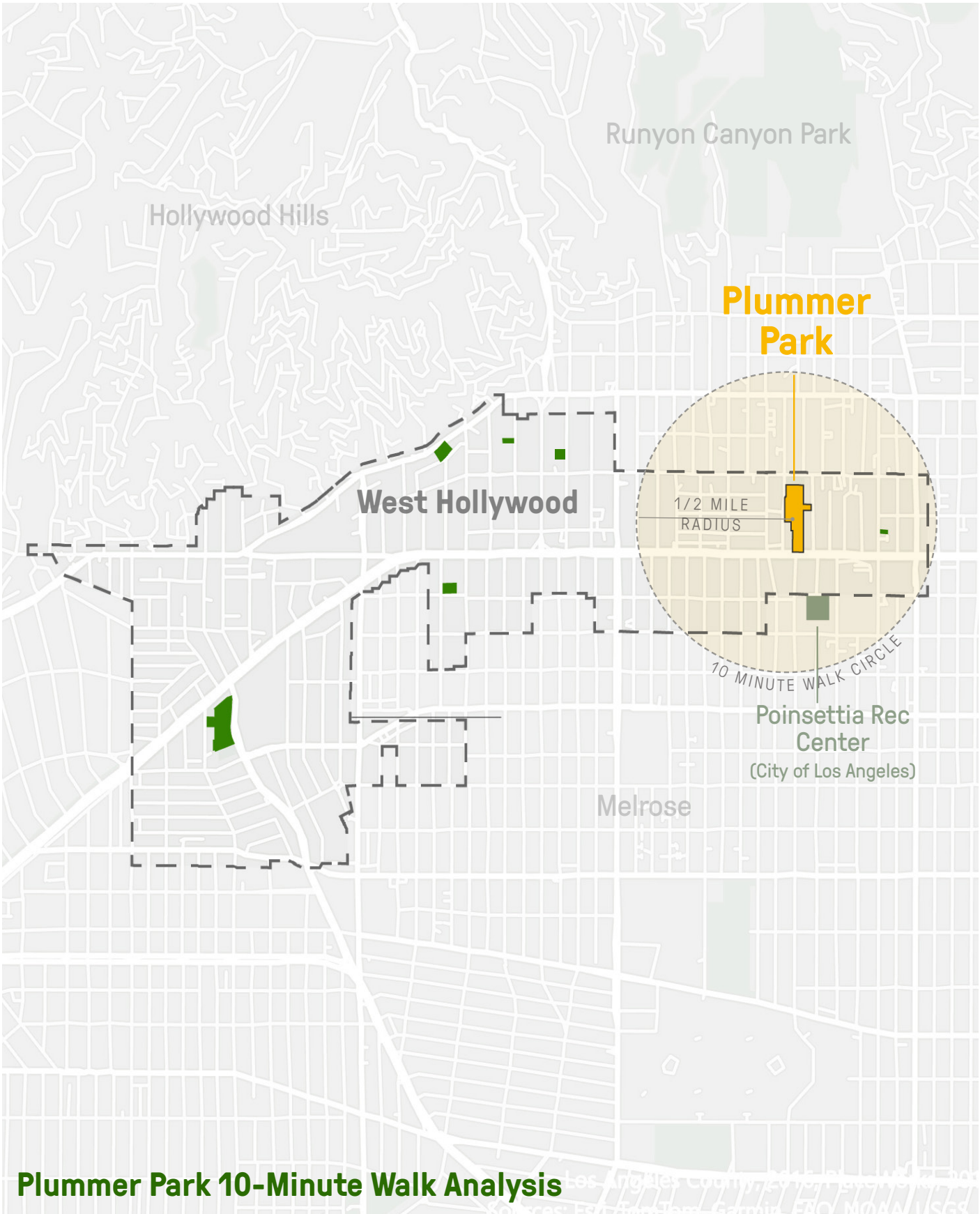
Plummer Park Size
(size in acres)

Community Park

Park Classification

Existing Plummer Park Amenities

- Tennis Courts
- Pickleball Courts
- Shared-Use Courts
- Basketball Courts
- Playgrounds
- Dog Park (Under Construction)
- Picnic Tables
- Community Gardens
- Senior Center
- Community Center
- Childcare Building / Preschool
- Public Art
- Memorials
- Historic Buildings
- Restrooms
- Pro-Shop
- Parking



Plummer Park 10-Minute Walk Analysis

Plummer Park's Users & Demographics

Plummer Park serves a diverse and densely populated urban community. An estimated 17,909 residents live within a 10-minute walk of the park, roughly half of West Hollywood's total resident population in 2024.

The park's location along the City boundary draws daily users from both the City of West Hollywood (42%) and the City of Los Angeles (58%), making its service area uniquely cross-jurisdictional.

The community is predominantly adult, and the latest demographic study conducted as part of the WeHo 40 Strategic Plan update indicates that the population is continuing to age in place. This profile points to strong and growing demand for amenities and programming that serve working-age and older adults.

The park's surrounding community reflects a moderate-to-upper-middle income profile overall, though the combination of dual jurisdiction, high population density, and a large renter population suggests a wide spread of income levels in practice.

Together, these demographics underscore the park's importance as an accessible open space and recreational hub serving a predominantly adult community with diverse and evolving needs.

Plummer Park Service Area

17,909

Number of residents within a 10-minute walk of Plummer Park

(Source: 2024 ParkServe by *Trust for Public Land*)

42%

City of West Hollywood Residents

58%

City of Los Angeles Residents

Percentage of residents within a 10-minute walk of Plummer Park reside in West Hollywood.

(Source: ESRI 2024 Demographic information)

10-Minute Walk Analysis

A 10-minute walk, estimated as a half mile, is the average distance able-bodied people are willing to walk to reach a nearby destination. Utilizing this metric provides an industry standard way to assess the availability of parks close to homes.

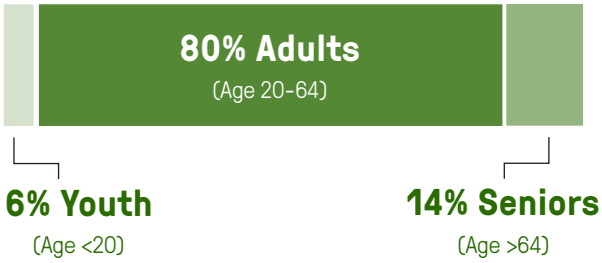
The *Trust for Public Land* tracks this metric to inform and assess park need across the country. This walk analysis will be considered the service area for the park.

West Hollywood Demographics

41

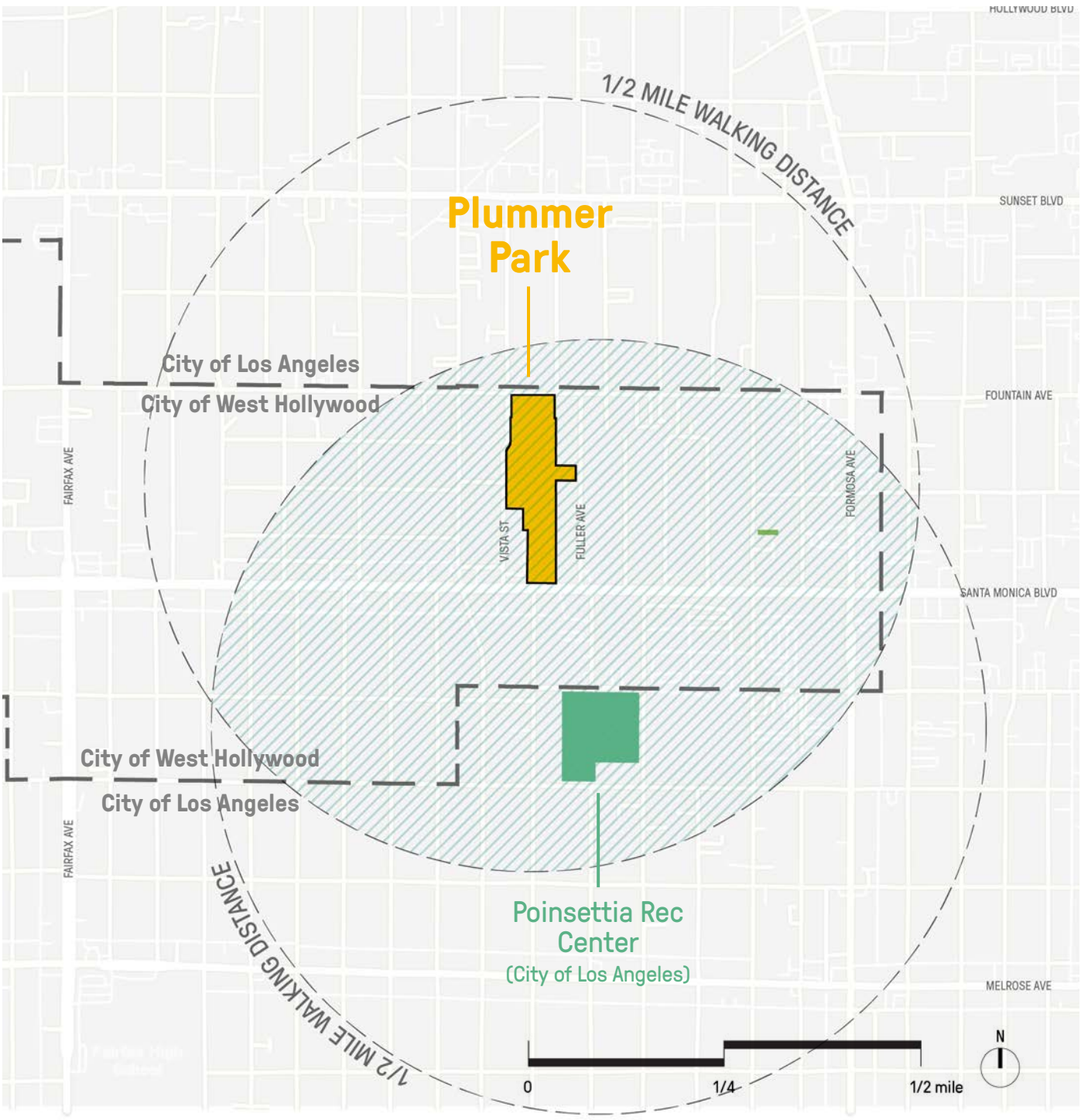
Median Resident Age (2024)

(Source: WeHo 40 Strategic Plan; ESRI Forecast for 2024 Median Age, based on US Census data)



Age breakdown across residents within a 10-minute walk by age group (2024)

(Source: 2024 ParkServe by *Trust for Public Land*)



Plummer Park and Poinsettia Recreation Center Adjacency

Plummer Park and Its Neighbor Poinsettia Recreation Center

When understanding Plummer Park, it is important to consider its context and relationship with the neighboring Poinsettia Recreation Center. Plummer Park and Poinsettia Recreation Center sit just 1.5 blocks apart, making them among the most proximate municipally operated parks in the region. Despite their close proximity, the two facilities operate independently under their respective cities, with no formal shared use agreement currently in place.

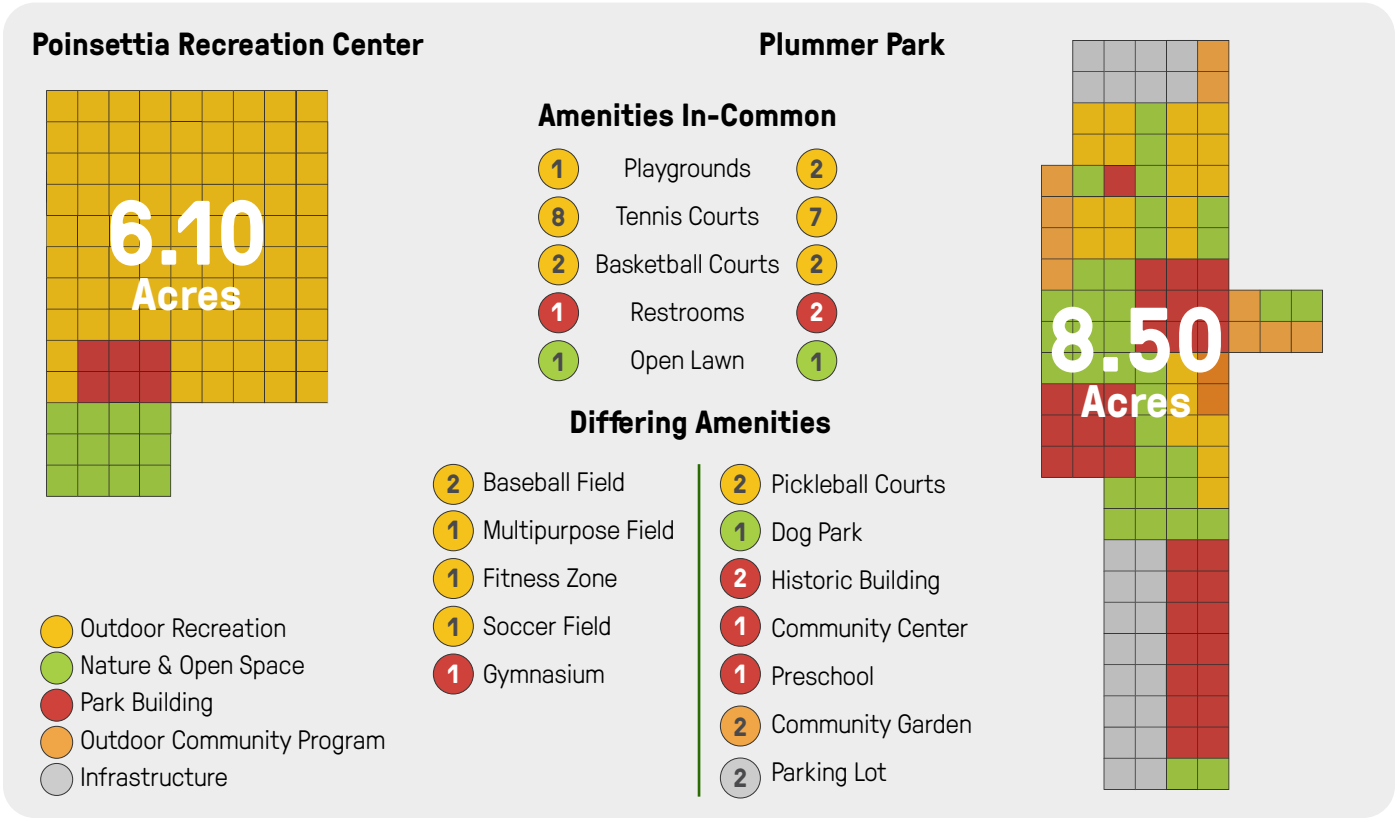
Both parks offer playgrounds, tennis courts, basketball courts, and restrooms, reflecting a shared baseline of recreational amenities that serves the overlapping residential population between the two parks.

Their differences are notable. Poinsettia's 6.10 acres are characterized by a strong street presence and active athletic programming, including multiple baseball fields, a multipurpose and soccer field, a fitness zone, and a gymnasium, making it a hub for organized sports and structured physical activity. Plummer Park, at 8.50 acres, is more linear and narrow in form with limited street visibility, but offers a distinctly broader range of amenities including pickleball courts, a dog park, a community garden, historic buildings, a community center, preschool, and dedicated parking.

In many respects, the two parks function as complements to one another, together providing a more complete spectrum of recreational, social, and cultural amenities than either could offer alone.

For the purposes of this assessment, Plummer Park is evaluated on its own merits and against peer community standards. The question of how the two parks relate operationally, and whether opportunities for shared use warrant further exploration, falls outside the scope of this study.

Park Amenity Comparison



Section 2
Existing Park Condition

Park Condition Assessment Update



Update to 2016 LA County Park Condition Assessment Update

2016 Summary

In 2016, Los Angeles County undertook a comprehensive effort to document existing parks and recreation facilities countywide and assess the scope, scale, and geographic distribution of park need. The resulting Countywide Parks Needs Assessment evaluated communities across five dimensions: park access, parkland acreage, park pressure, park amenities, and park condition.

West Hollywood was identified as having very high overall park need. While the City's parks were found to be more accessible by distance than the county average, West Hollywood has significantly fewer acres of parkland per capita. Park need, however, is not uniform across the City. The area surrounding Plummer Park was found to have moderate park need, with higher need concentrated in neighborhoods south of Santa Monica Boulevard. Notably, Plummer Park's amenities were assessed to be in good condition at the time of the study.

2026 Assessment

The 2026 condition assessment was conducted using the evaluative framework established by the 2016 Los Angeles County Countywide Parks and Recreation Needs Assessment. By anchoring this update to the County's existing methodology, findings remain directly comparable to countywide metrics and West Hollywood's original study area profile.

Field documentation was carried out through two in-person site visits to Plummer Park, during which the assessment team systematically observed and photographed each of the County's identified amenity categories, capturing physical conditions, maintenance needs, and overall functionality.

Each amenity was rated according to the County's three-tier framework: Good indicates an amenity that is fully functional and well-maintained; Fair indicates an amenity that remains functional but shows signs of wear or maintenance deficiencies; and Poor indicates an amenity that is significantly deteriorated, non-functional, or in need of major repair or replacement. These ratings form the basis for the existing conditions findings presented in this report.



Plummer Park Existing Condition Photos



















2026 Conditions Assessment Findings

A comparison of Plummer Park's conditions assessment from 2016 to 2026 reveals deterioration across numerous amenity categories over the past decade. While the playground and community center have maintained their condition ratings, several significant assets have declined during this period.

Most notably, the Preschool, Fiesta Hall, Great Hall/ Long Hall, and Pro Shop have each dropped from good to poor condition. The City of West Hollywood has since initiated upgrades to address a number of these conditions, reflecting an active commitment to the park's long-term upkeep.

2026 Conditions Assessment Results

(Results prepared by SWA Group, utilizing evaluation framework outlined in the 2016 LA County Park Needs Assessment)

	General Infrastructure										Park Buildings				
	Parking Lots	Walkways	Planting	Lighting	Furniture	Trees	Open Turf Lawn	Racket Courts	Basketball Courts	Playgrounds	Fiesta Hall	Great Hall/Long Hall	Community Center	Childcare Center	Pro Shop
Good															
Fair															
Poor															

2016 Conditions Assessment Results

(Results from 2016 LA County Park Needs Assessment - Profile 090 West Hollywood Study Area)

Park Name	Condition	General Infrastructure Condition	Open Lawn/ Turf Area	Amenities														
				Tennis Courts	Basketball Courts	Baseball Fields	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Swimming Pools	Splash Pads	Dog Parks	Gymnasiums	Community/Rec Centers	Senior Centers	Restrooms
Plummer Park	Good																		
	Fair																		
	Poor																		

Understanding the Ratings

The condition ratings used in this assessment are set by Los Angeles County's evaluation framework and serve as a capital planning tool, not a measure of day-to-day park maintenance or stewardship. Good indicates an amenity that is fully functional and well-maintained. Fair indicates an amenity that remains functional but shows signs of wear or aging that warrant near-term attention. Poor indicates an amenity that requires repair, rehabilitation, or replacement to restore its intended use.

Where amenities at Plummer Park are rated Poor, this reflects the scale of capital investment needed to bring those assets back to full functionality and should be read as an indicator of planning priority, not a reflection of the quality of care the park receives. The City has already begun addressing a number of these conditions, and those efforts were not yet incorporated into this assessment.

Section 3
Park Amenity Need

Benchmarking & Peer Communities

Benchmarking Results

Park Amenity Glossary



Park Amenity Needs

This section identifies park amenity strengths and gaps to better serve the Plummer Park community. It begins with an amenity benchmarking analysis, which compares Plummer Park's current amenity counts against those of peer cities to provide context and highlight areas of difference.

A high-level summary then evaluates areas of need identifying priorities and potential quick wins, high-impact near-term solutions to these priorities.

What is an "Amenity"?

An "Amenity" is defined as, "a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a tennis court, a dog park, or a playground."

What is a "Peer Community"?

A "peer community" is defined as, "other regional cities with comparable population demographics, economic characteristics, and similar climates."

Benchmarking

Understanding where Plummer Park stands relative to its peers provides a foundation for setting realistic targets that better serve resident needs. For the purposes of this study, a metric of one amenity per 20,000 residents was used to establish a consistent unit of measure across all park amenity quantities, aligned with the Plummer Park service area.

Using open-source resources from Los Angeles County and public databases, five peer cities were selected based on shared demographic, economic, climate, and geographic characteristics. Huntington Park and Walnut Park CDP (Census-Designated Place) were chosen as population density peers with similar urban forms. Beverly Hills was selected as a neighboring peer sharing similar geographic context. Culver City and Santa Monica were included based on comparable median household income levels.

Together, these peer communities offer a well-rounded frame of reference for evaluating Plummer Park's current amenity offerings and identifying opportunities to better align with the needs and expectations of the community.

West Hollywood
Population: **35,075**
Population Density: **~18,900 / sq. mile**
Median Income: **~$90K**

Huntington Park
Population: **54,883**
Population Density: **~18,245 / sq. mile**
Median Income: **~$56K**

Walnut Park (CDP)
Population: **14,958**
Population Density: **~19,960 / sq. mile**
Median Income: **~$80K**

Beverly Hills
Population: **34,736**
Population Density: **~2,846 / sq. mile**
Median Income: **~$127K**

Culver City
Population: **39,900**
Population Density: **~7,800 / sq. mile**
Median Income: **~$117K**

Santa Monica
Population: **90,740**
Population Density: **~10,790 / sq. mile**
Median Income: **~$130K**

		Total Number of Amenities provided per 20,000 residents							
Amenity	Plummer Park	Peer Median	Huntington Park	Walnut Park (CDP)	Beverly Hills	Culver City	Santa Monica	City of West Hollywood	Los Angeles County (2016 PNA)
Tennis Courts	**5**	**2.44**	2.16	0.00	2.28	4.00	3.74	2.85	2.09
Pickleball Courts	**1**	**1.24**	0.72	0.00	0.00	5.50	0.00	0.57	N/A
Shared Use Courts	**2**	**0.35**	0.00	0.00	0.00	0.00	1.76	2.85	N/A
Basketball Courts	**2**	**2.49**	2.88	0.00	1.14	5.00	3.41	2.28	1.84
Fitness Zones	**-**	**4.25**	2.88	2.66	2.85	12.00	0.88	0.57	0.73
Skate Parks	**-**	**0.14**	0.00	0.00	0.00	0.50	0.22	0.00	0.19
Baseball / Diamond Fields	**-**	**2.36**	1.44	0.00	1.71	6.00	2.64	0.00	2.09
Soccer / Rectangular Fields	**-**	**0.14**	0.72	0.00	0.00	0.00	0.00	0.00	0.83
Multi-purpose Fields	**-**	**1.35**	0.36	0.00	0.57	4.50	1.32	0.00	1.00
Volleyball Courts	**-**	**0.37**	0.00	0.00	1.14	0.50	0.22	0.00	N/A
Lawn Bowling	**-**	**1.03**	0.36	0.00	4.56	0.00	0.22	0.00	N/A
Playgrounds	**2**	**4.45**	2.16	1.33	4.56	10.00	4.18	3.42	2.84
Swimming Pools	**-**	**0.14**	0.00	0.00	0.00	0.50	0.22	1.14	0.43
Splash Pads	**-**	**0.47**	0.36	1.33	0.00	0.00	0.66	0.00	0.16
Dog Parks	**2**	**0.50**	0.00	0.00	1.14	0.50	0.88	2.85	0.10
Picnic Table Areas	**12**	**16.82**	15.84	10.64	25.08	22.00	10.56	14.83	9.78
Dedicated Outdoor Performance Space	**-**	**0.74**	0.72	1.33	0.57	0.00	1.10	0.00	N/A
Open Lawn (>10,000 SF)	**1**	**4.90**	9.36	2.66	7.41	2.00	3.08	5.13	N/A
Community Gardens	**2**	**0.18**	0.00	0.00	0.00	0.00	0.88	1.14	N/A
Gymnasiums	**-**	**0.22**	0.36	0.00	0.00	0.50	0.22	0.57	0.37
Senior Centers	**1**	**0.19**	0.36	0.00	0.57	0.00	0.00	0.57	1.01
Community Centers	**1**	**1.09**	1.08	0.00	1.14	3.00	0.22	0.57	0.18
Preschool	**1**	**0.40**	0.00	0.00	0.57	1.00	0.44	0.57	N/A
Park Restrooms	**2**	**3.03**	1.08	1.33	4.56	4.00	4.18	2.28	2.33
Parking Lots	**2**	**2.40**	1.80	0.00	2.28	5.50	2.42	1.71	N/A
Permanent Public Art	**1**	**4.47**	1.08	1.33	14.82	2.50	2.64	4.56	N/A

Existing Amenities greater than .50 of peer median.

Existing Amenities within .50 of peer median.

Existing Amenities less than .50 of peer median or high need not currently offered.

Amenities provided across all City of West Hollywood parks per 20,000 residents.

Park Amenity Benchmarking Results

To evaluate Plummer Park's current park amenity need, the current amount of Plummer Park amenity was compared against the median amenity count found in peer communities, using data drawn from the *Trust for Public Land*'s City Park Facts database, the National Recreation and Park Association's agency performance benchmarks and the peer communities public databases.

Amenities were assessed across four categories: those where Plummer Park performs consistently with peer communities (within 0.50 of the peer median), those where the park meaningfully exceeds peer norms (more than 0.50 above the median), those where the park falls below peer expectations (more than 0.50 below the median), and those not currently offered at the park where the peer median exceeds 0.70, indicating a broadly recognized community need that warrants consideration.

Exceeding Peer Communities

Existing Amenities greater than .50 of median.

- **Tennis Courts**
- **Shared-Use Courts**
- **Community Gardens**
- **Senior Centers**

Consistent with Peer Communities

Existing Amenities within .50 of median.

- **Pickleball Courts**
- **Basketball Courts**
- **Dog Parks**
- **Community Centers**
- **Parking Lots**

Falls Below Peer Communities

Existing Amenities less than .50 of median.

- **Playgrounds**
- **Picnic Table Areas**
- **Open Lawn (>10,000 SF)**
- **Park Restrooms**
- **Public Art**

Not Currently Offered / High Regional Priority

Not currently offered at Plummer Park where the peer median exceeds .70.

- **Fitness Zones**
- **Baseball / Diamond Fields**
- **Multi-Purpose Fields**
- **Lawn Bowling**
- **Structured Outdoor Performance Space**



Park Amenity Glossary

The following glossary defines the park amenity categories used throughout this assessment to ensure consistent interpretation of amenity counts across Plummer Park and its peer communities.

Community Gardens

Subdivided plots made available to residents for individual or collective cultivation, typically supported by water access, tool storage, and perimeter fencing.

Dedicated Outdoor Performance Space

A permanently designated area for live performances and events, typically featuring a stage, audience area, and supporting infrastructure such as electrical access and lighting.

Diamond Fields

Turf or skinned-infield areas configured for baseball or softball, including bases, pitcher's mound, and foul lines.

Fitness Zones

Outdoor areas equipped with fixed exercise apparatus supporting individual physical activity without a staffed facility.

Gymnasium

An indoor facility with a multi-purpose hardwood or synthetic floor suitable for court sports, fitness activities, and programmed recreation.

Lawn Bowling

A precision court sport in which players roll weighted balls toward a target ball on a level, closely mowed surface. Greens require dedicated maintenance and are typically associated with organized club use.

Multi-Purpose Fields

Open turf areas without sport-specific markings, designed to flexibly support programmed activities and informal recreation.

Open Lawn

Unprogrammed turf areas available for informal recreation, relaxation, and spontaneous community use.

Park Restrooms

Publicly accessible restroom facilities within a park that are intended to serve general park users, excluding dedicated program facilities or buildings.

Permanent Public Art

Fixed artistic installations or sculptures sited within a park as enduring aesthetic and cultural amenities, distinct from temporary exhibitions or building-integrated design elements.

Picnic Table Area

Furnished outdoor space with tables and seating that support casual dining and social gathering.

Rectangular Fields

Turf or synthetic areas configured for field sports such as soccer, football, and lacrosse, typically marked with standard boundary lines.

Shared-Use Court

A hard-surface court with dual striping that accommodates both tennis and pickleball on a single footprint.

Section 4
Findings Summary

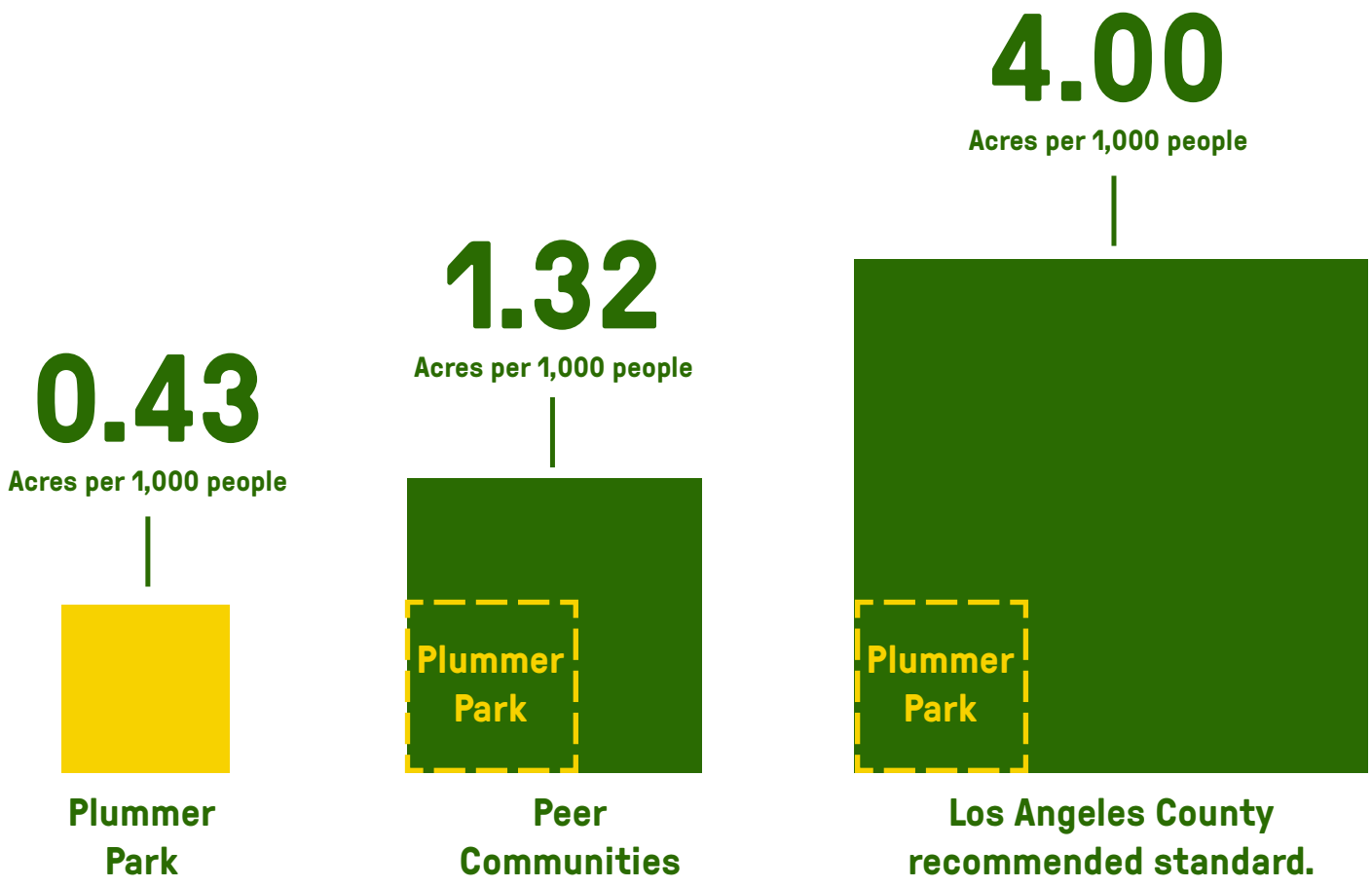
Findings Summary

Possible Goals to Address Needs

Summary of Findings

The following section synthesizes the assessment's analytical findings into three progressive layers. The Key Findings identify the most significant gaps and strengths revealed by the conditions assessment and benchmarking analysis. The Possible Goals translate those findings into strategic directions for the improvement plan. The Potential Quick Wins identify near-term, high-impact actions that can be initiated ahead of or alongside the broader planning process. Together, these three layers are intended to move readers from an understanding of current conditions toward a framework for action.

Despite serving nearly half of West Hollywood's resident population, Plummer Park operates with limited acreage relative to the community it serves.

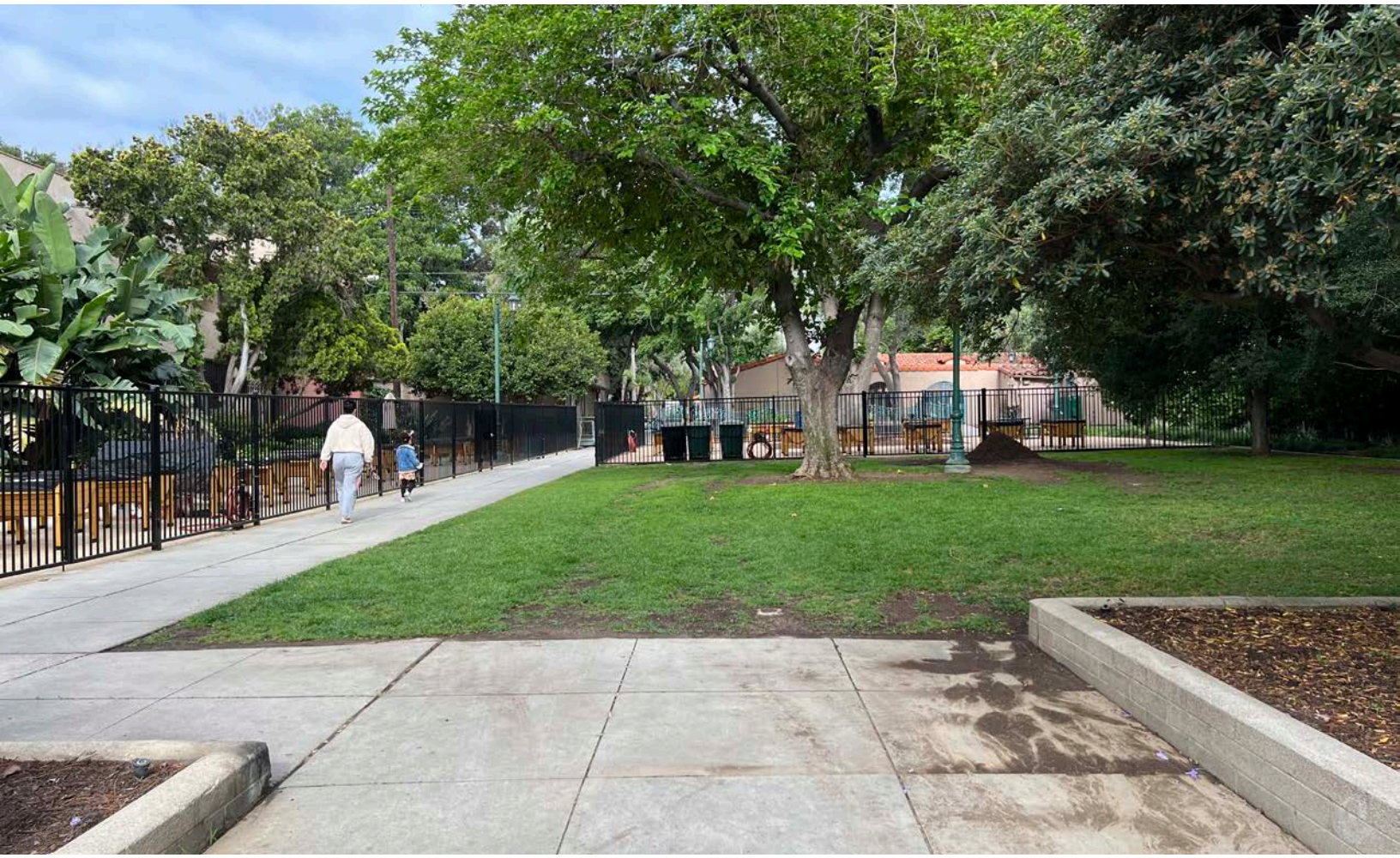


Plummer Park offers 0.43 acres of park space per 1,000 residents. The peer community average is 1.32 acres, and the Los Angeles County recommended standard is 4.00 acres, meaning Plummer Park provides less than one-third of what comparable communities offer and roughly one-tenth of the county benchmark

Key Findings

The following six findings represent the most significant gaps identified through the conditions assessment and benchmarking analysis:

1. **High priority need for fitness zones,** currently providing one-quarter the number found in peer communities.
2. **Insufficient amount of open, flexible recreation space,** currently providing one-quarter the amount found in peer communities.
3. **Insufficient amount of core park amenities,** including picnic tables, benches, and restrooms, compared to peer communities.
4. **Lack of a dedicated outdoor performance space.**
5. **Insufficient playground capacity,** currently providing half the area found in peer communities.
6. **Lack of diamond and multi-purpose sports fields**, amenities currently only available outside West Hollywood but offered at the adjacent Poinsettia Recreation Center.



Possible Goals to Address Needs

The following goals translate the key findings into strategic directions for the Comprehensive Improvement Plan. Each is intended to address one or more of the identified findings.

Included with these goals are potential quick wins. These are near-term actions which could be initiated with relatively modest investment and without waiting for the full improvement plan to be completed.

Expand Flexible Open Space and Recreation Opportunities

The most significant and consistent gap revealed by the benchmarking analysis is the absence of flexible, multi-use open space and field recreation. Plummer Park currently offers no multi-purpose fields, no fitness zones, and a single open lawn area greater than 10,000 square feet against a peer median of nearly five. In a city park system where land is constrained and cannot easily grow outward, this gap demands creative thinking about how existing space is configured and whether current uses could be reorganized to increase flexibility and accessibility.

Potential Quick Wins

- Add Fitness Zones / Outdoor Exercise Equipment

Address Core Infrastructure Gaps

Restrooms, shade, seating, and lighting are the amenities visitors notice most immediately, and they are among the clearest drivers of whether a park feels welcoming and well-maintained. Plummer Park's restroom count and picnic and shade infrastructure fall below peer norms in a rapidly heating climate. Regional planning documents consistently identify basic infrastructure quality as a primary factor in park equity, particularly for older adults, families with young children, and people with disabilities. Addressing these gaps is foundational to any broader improvements made to the park.

Potential Quick Wins

- Upgrade or Replace Restroom Facilities
- Add Shade Element at Priority Use Areas
- Add Seating Opportunities

Strengthen the Park's Role as a Cultural and Civic Hub

The benchmarking data reveals significant unrealized potential in the cultural and performance programming space. The absence of a dedicated outdoor performance space against a peer median of 0.74, combined with a public art offering of just 1 against a peer median of 4.47, represents a meaningful gap for a city with West Hollywood's creative identity. Investing in outdoor performance infrastructure and a more robust public art program would address measurable amenity deficits while reinforcing the park's role as a place of cultural expression.

Potential Quick Wins

- Designate existing open space for a temporary or pop-up performance infrastructure pilot program.
- Expand Public Art Programming and opportunities for permanent public art.

Protect and Reinforce Existing Community and Older Adults Assets

Where Plummer Park excels is in community and senior services and community gardens, assets that benchmarking data confirms are already ahead of the peer median. The conditions assessment, however, shows that several of the buildings supporting these uses have declined significantly since 2016. The priority here is not to add new facilities but to ensure existing infrastructure is brought back to a high standard, that programming capacity keeps pace with community need, and that indoor spaces remain adaptable to serve multiple generations.

Potential Quick Wins

- Perform deferred maintenance audit to establish prioritization for capital repairs of existing community buildings.

Advance Equity and Climate Resilience Through Park Design

West Hollywood's resiliency goals and regional planning frameworks across peer communities identify the same priority: parks must be climate-responsive, shade-rich, and equitably designed. Given Plummer Park's constrained land area and the density of the population it serves, improvements should be evaluated not only for their amenity value but for their contribution to cooling, ecological health, and accessibility for all users.

Potential Quick Wins

- Initiate a native and climate-adapted planting pilot program to swap species within existing planters to increase biodiversity.





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