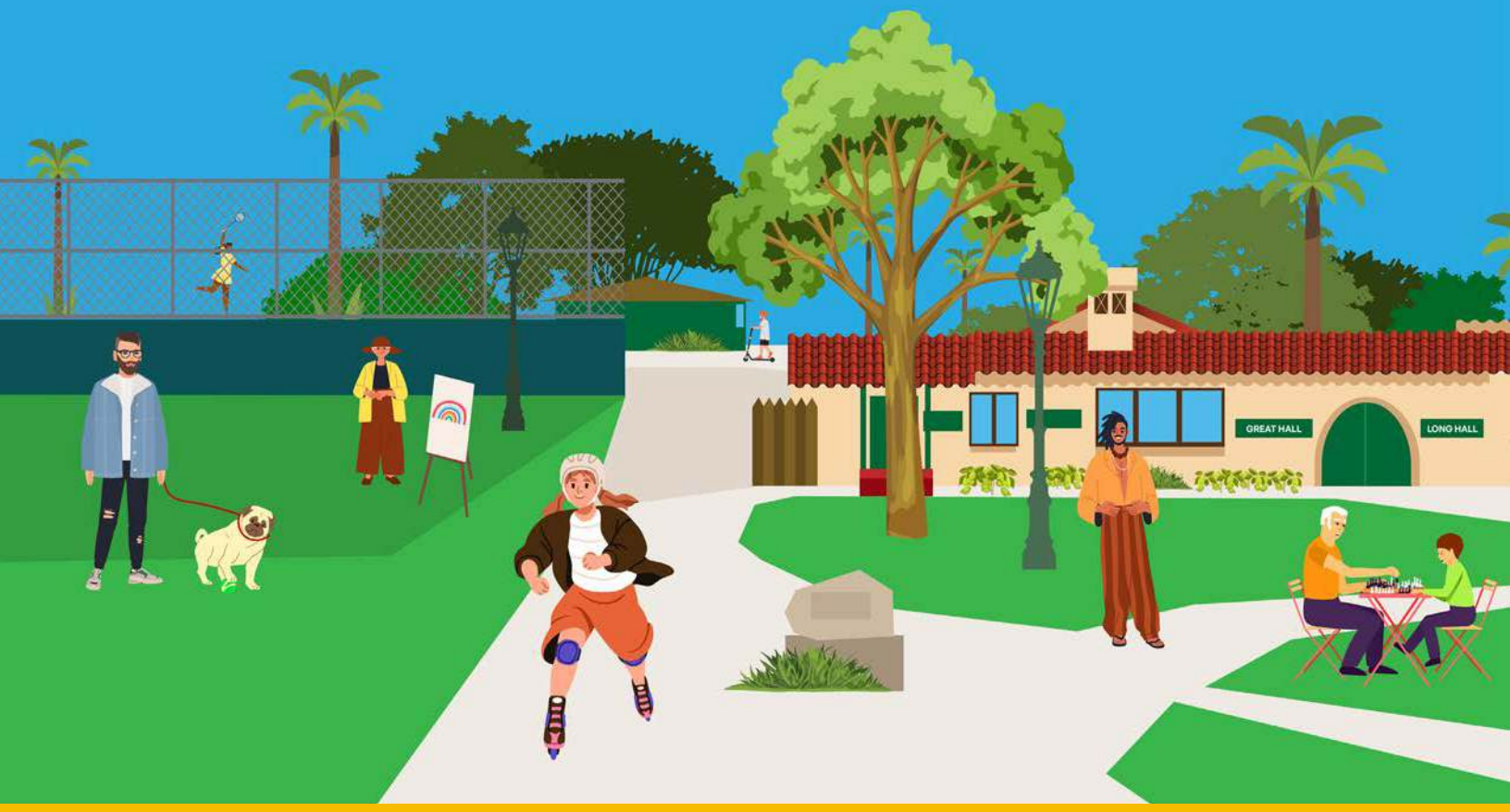
City of West Hollywood

# PLUMMER PARK COMPREHENSIVE IMPROVEMENT PLAN




## Phase 1:

### Summary Report: Assessment & Outreach

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.

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# Contents

## Introduction


**Two-Phase Comprehensive Improvement Plan** 7

**Understanding What Is Needed & Why** 9

**How to Use This Report** 9


### Section 1:

## Context & Background


**Planning Context** 13

**Park Evolution** 36

**Historic Context & Facilities** 39

- Long Hall/Great Hall
- Fiesta Hall

**Existing Conditions & Analysis** 53

- Site Map
- Access & Wayfinding
- Circulation
- Park Adjacencies
- Fixed vs. Flexible Programmed Space
- Nature & Open Space
- Shade & Comfortability
- Culture & History
- Park Space Demand Over Time
- Outdoor Events Areas


### Section 2:

## Engagement


**Engagement by the Numbers** 77

**Analog and Digital Outreach** 78

**Engagement Timeline** 80

**Methods of Engagement** 82

- Community Meetings
- Video Storytelling Booth
- Topical Chats
- Pop Ups
- Teen Workshop
- City-Wide Online Engagement Activity
- Community Open House

## Section 3:

# Community Findings


**What the Community Told Us** 109

**Community Vision for Plummer Park** 110

**Understanding Plummer Park Through Various Lens** 115

- Recreation
- Outdoor Program Areas
- History
- Art & Culture
- Nature & Open Space
- Buildings
- Park Infrastructure


## Section 4:

# Paths Forward


**Overview** 145

**Alignment Matrix** 146

**Where Community Priorities & the Plummer Park Needs Assessment Align** 147

**Program & Facilities Gap Analysis** 149

**Planning Considerations** 153

**Professional Recommendations for Phase 2** 155

53


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# Introduction

## A Fresh Approach with the Community

Plummer Park has served West Hollywood's eastern neighborhood since 1938 as a place for recreation, culture, civic life, and community. From its New Deal origins to its role during the HIV/AIDS crisis, from its Russian-speaking immigrant community to its youth programs and weekend farmers market, the park serves a wide range of users and needs.

Previous planning efforts at Plummer Park proposed significant physical changes that, over time, lost community support. Those plans were formally dissolved by the West Hollywood City Council in February 2025.

This Comprehensive Improvement Plan begins with a focus on listening and understanding community needs. The City of West Hollywood initiated this process to ensure that future planning reflects the priorities and experiences of the community. This report presents the results of Phase 1 of that effort. Potential solutions and improvement strategies will be explored in subsequent phases, informed by community input and a clearer understanding of park needs.

# Two-Phase Comprehensive Improvement Plan




## Phase 1: The What & The Why

Phase 1 (the subject of this report) establishes a baseline understanding of how Plummer Park functions today. This phase asks: What is here? What is working well? What needs improvement? What is missing, and why?

To address those questions, Phase 1 included three components: (1) a review of existing conditions and prior planning documents, (2) a public engagement effort spanning workshops, walking tours, topical discussions, pop-up events, a teen workshop, and a video storytelling booth, and (3) a needs assessment synthesizing those findings into priorities for the park's future.

The findings from these three components are presented within this report, which will inform Phase 2 of the planning process.

Phase 1 does not include conceptual or schematic design, environmental review or reporting, project phasing, or budgetary analysis. Those elements will be addressed in subsequent phases.

## Phase 2: The Where & The How

Phase 2 will build on the baseline understanding and community priorities established in Phase 1, translating those findings into physical and programmatic decisions.

This phase will address questions including: Where might new improvements take place? Where can desired programs be accommodated? How can the park's infrastructure, circulation, and safety be improved? How can creative approaches allow for more needs to be addressed within the park? The outcome will be a plan that can guide near and long-term investment in Plummer Park.



# Understanding What Is Needed & Why

Phase 1 is dedicated to understanding. This phase asks: What is here? What is working well? What needs improvement? What is missing, and why? To address those questions, the work focused on listening, observation, and documentation of existing conditions and community needs.

- What's working well?
- What needs improvement?
- What's missing?
- And, why?

No design proposals have been developed as part of this phase. This was an intentional aspect of the Phase 1 scope, which focused on outreach, analysis, and needs assessment rather than advancing specific layouts, architectural concepts, or programmatic solutions. These elements will be explored in Phase 2, informed by the findings and community input established through this initial phase.

What this phase produces is a community-grounded account of what is working well at Plummer Park and should be protected, what is present but needs improvement, and what is altogether missing: programs, spaces, connections, and experiences the community wants but the park does not yet offer.

Plummer Park is a highly valued and heavily used park that serves a wide range of users and functions. As a result, future improvements will require careful consideration of competing needs and priorities, and some decisions will be complex. In many cases, adding or expanding one use may require adjustments to how other areas of the park are configured. These questions about where, how, and at what cost will be addressed in Phase 2, in coordination with the community.

## Phase 1 Goals

**A** **Engage with Community Members**

**B** **Understand & Communicate Park History**

**C** **Assess Park Condition & Amenities**

**D** **Analyze Park Uses & Needs**

**E** **Develop Programming Possibilities**

# How to Use This Report

This document serves two audiences. For community members, it is an account of what was heard and learned during Phase 1. For City Council and decision-makers, it is a reference for the community priorities that should inform Phase 2.

The report is organized into four sections: a review of prior planning efforts and existing conditions; a detailed account of the public engagement process; community findings organized across seven thematic lenses, including sports and recreation, outdoor program areas, buildings, nature and open space, history, arts and culture, and park infrastructure; and a Paths Forward section distilling community input into the priorities that will carry this work into Phase 2.

This plan was developed through robust community input and a deep understanding of park user needs and aspirations.

# Section 1
# Context & Background

Planning Context

Park Evolution

Historic Context & Facilities

Existing Conditions & Analysis


NO

# Planning Context

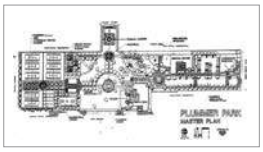
Over the previous three decades, the City of West Hollywood has undertaken several planning efforts to set a vision and guiding course for future improvements at Plummer Park. These efforts included the original 1994 Master Plan, a Master Plan update and Revisit in 2004, and design development carried out as part of the Phase I Plummer Park Master Plan Implementation Project from 2007 to 2012. Only isolated portions of these plans have been implemented, such as the 2001 construction of the updated parking lot and the Community Services Building.

The following pages provide an overview of previous planning efforts for Plummer Park, highlighting the key findings recommendations of each plan or study and providing an overview of which recommendations have, and have not, been implemented since this plans.

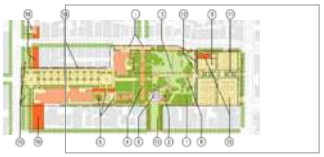


# Past Planning Efforts for Plummer Park

## Plummer Park Planning



**1994**
Plummer Park Master Plan



**2004**
Master Plan Revisit



**2007 - 2012**
Design and Final Environmental Impact Report

**2012-2014**
Great Hall/Long Hall Designation & Relocation Study



**2018**
Historical Assessment, Plummer Park Structures

**2023**
Great Hall / Long Hall and Fiesta Hall become Designated Cultural Resources

**2023-2025**
Off-Leash Dog Play Area
Interim Community Gardens
Community Open House

**2026**
Plummer Park Preschool Feasibility Study

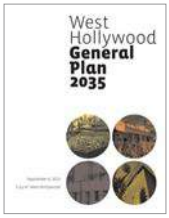
## Community, City, and County Planning

**1999**
Santa Monica Boulevard Streetscape

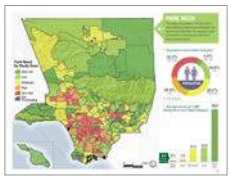


**2007**
West Hollywood Cultural Needs Assessment

**2011**
West Hollywood General Plan 2035




**2016**
Countywide Park Needs Assessment



**2017**
Eastside Community Priorities & West Hollywood Bicycle and Pedestrian Mobility Plan

**2019**
West Hollywood Community Study




**2021**
West Hollywood Climate Action and Adaptation Plan




**2026**
West Hollywood General Plan Open Space Element Update

# 1994 Plummer Park Master Plan

**Date:** 1994
**Prepared by:** City of West Hollywood

The City initiated a master plan process for Plummer Park to assess existing facilities and future recreation needs and improve compliance with the Americans with Disabilities Act (ADA).

The plan's key recommendations included:

- Remove Great Hall/Long Hall and replace it with an "open green".
- Preserve and enhance Fiesta Hall.
- Add a Community Building.
- Add group shade structures and fixed tables to the north of the "open green".
- Retain the Senior Center and modify the programming.
- Relocate the preschool to a new building adjacent to the Senior Center.
- Relocate the children's play area to the center of the park.
- Create a passive, formal garden along Fuller Street.
- Build a new pro shop, concessions, and restroom building to replace the existing small concession building near the tennis courts.
- Construct a parking structure with five elevated rooftop tennis courts.
- Add five racquetball and handball courts adjacent to the new tennis facility.
- Add scattered picnic units throughout the park.
- The addition of a swimming pool was considered, but it was recommended to construct one elsewhere to preserve the park's open space.

Several elements of this plan reflected priorities that remain relevant today. The proposed open green with shade structures and fixed tables, the relocation and expansion of the children's play area, the consolidation of ball courts to free up open space, the stacking of parking beneath courts, and the relocation of the preschool all addressed longstanding needs in the park.

However, the proposed removal of Great Hall and Long Hall proved to be a significant point of community opposition, and the plan ultimately did not move forward. The response to that recommendation underscored the importance of the historic structures to the community, a lesson that has directly informed the approach taken in this planning effort.

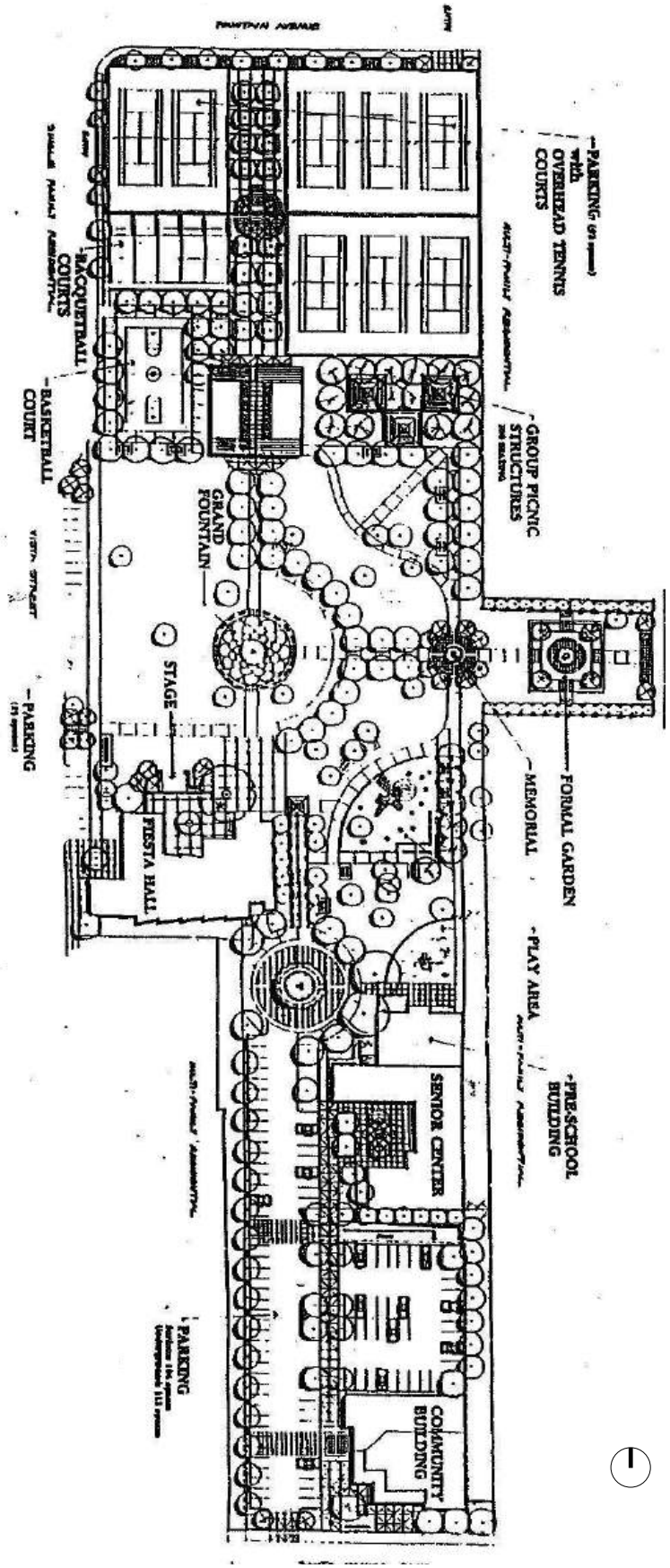



Figure 1: Site plan in 1994 Master Plan

# 2004 Plummer Park Master Plan Revisit

**Date:** 2004
**Prepared by:** City of West Hollywood

In response to community concerns about the 1994 master plan and following a City-wide recreational needs assessment, the City revisited the 1994 Master Plan. Park usage had increased, particularly among neighborhood seniors, which highlighted the lack of unprogrammed areas, open space and areas for seating, socializing, and exercise in the park.

Key recommendations included:

- Remove Great Hall/Long Hall, and replace it with an "open green" and interactive water feature.
- Preserve and enhance Fiesta Hall, with a vehicular drop off at Vista Street entrance.
- Add a childcare center/preschool extension to Community Building, with a play area.
- Create a central park promenade running east/west extending Lexington Avenue axis.
- Add fixed tables and benches, shaded by trees adjacent to the main promenade.
- Add a Russian Veterans Memorial at north end.
- Construct a terraced, landscaped parking structure with five elevated rooftop tennis courts atop.
- Move basketball court further north atop parking structure, adjacent to tennis courts.
- Remove racket courts to accommodate larger lawn.
- Add tennis center pavilion between basketball court and Vista Street.
- Add hardscape, softscape, decomposed granite at parking lot at Santa Monica, to accommodate farmers market.
- Additional park expansion along Santa Monica Blvd, with additional buildings and a skate park.

This plan built on themes from the 1994 effort while responding more directly to observed gaps in open space and passive recreation. Several recommendations were ultimately implemented, including the Community Center Building, the Russian Veterans Memorial, pickleball court improvements, and community gardens. However, the larger structural changes, including the parking structure, rooftop courts, open green, central promenade, and demolition of Great Hall/Long Hall, were not carried forward.

As with the prior plan, the proposed removal of the historic halls remained a persistent point of concern. Taken together, the two planning efforts point to consistent community priorities around open space, seating, and passive recreation, alongside an equally consistent resistance to the loss of the park's historic structures.

### Implemented since 1994 Plan:

- Community Center Building (2001)
- Russian Veteran's Memorial (2005)
- Pickleball Court Improvements
- Community gardens at Fuller and Fountain
- Pro Shop Improvements (In-progress)
- Off-leash dog play area (In-progress)
- Fiesta Hall and Great Hall/Long Hall maintenance and repairs (In-progress)

### Not implemented since 1994 Plan:

- Demolition of Great Hall/Long Hall
- Parking garage and courts structure
- Major renovation of Fiesta Hall
- Open green/central promenade
- Preschool building and new play area
- Underground parking
- Relocation of basketball courts
- Farmer's market at Santa Monica parking lot
- Expansion on Santa Monica Blvd/skate park

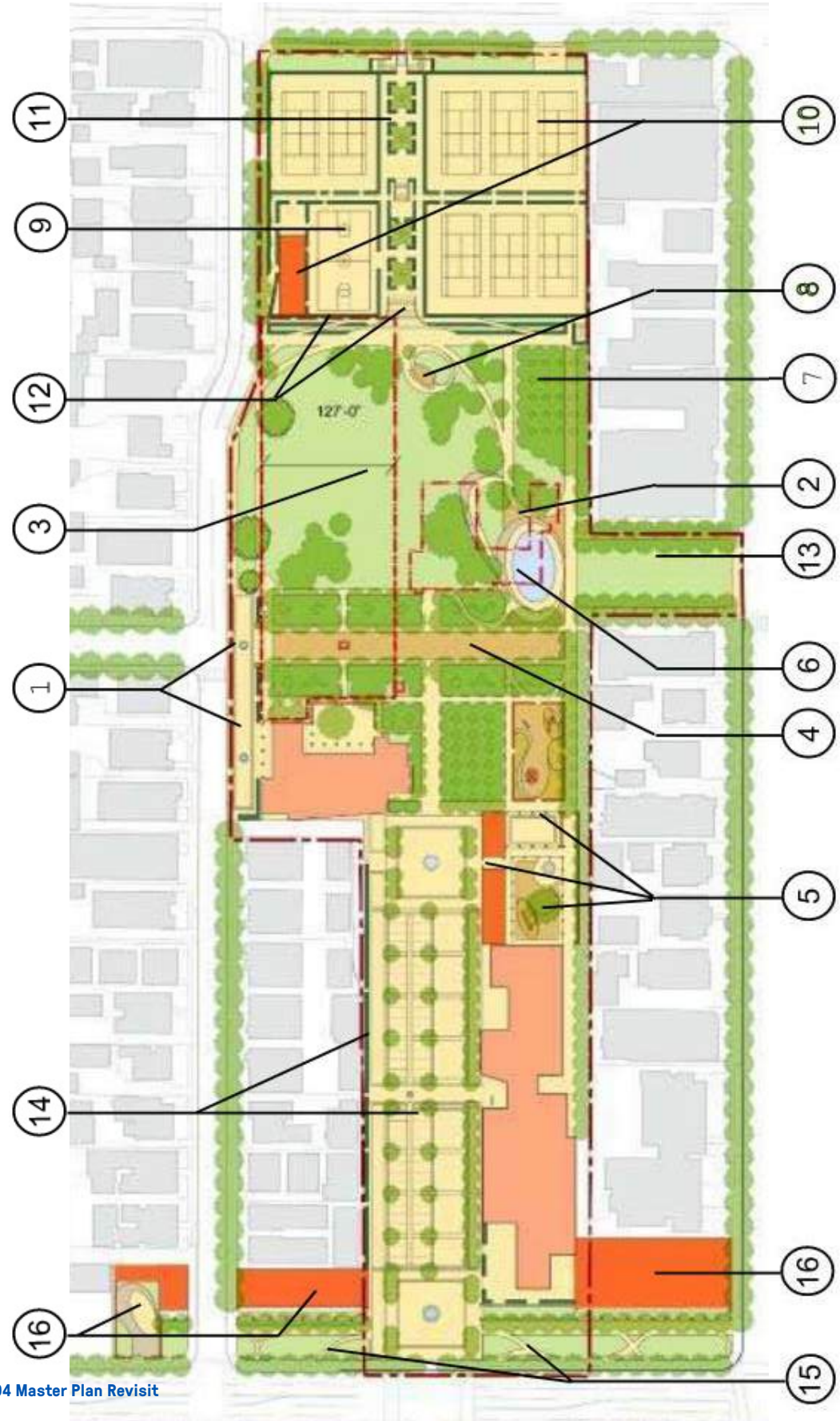



Figure 2: Site plan in 2004 Master Plan Revisit

## Plummer Park: It's History and Objectives

**Date:** 1950
**Prepared by:** County of Los Angeles

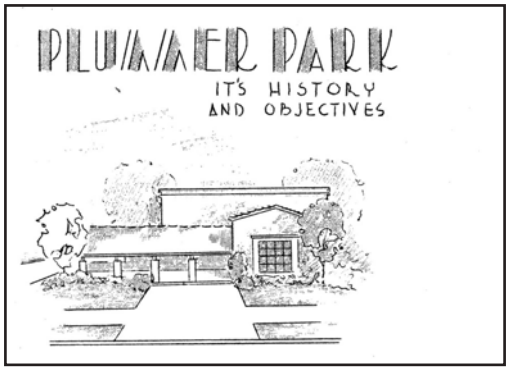



**Figure 3: Cover, Plummer Park: It's History and Objectives, 1950**

The "Plummer Park: It's History and Objectives" document was prepared by the Los Angeles County Board of Supervisors in 1950 following completion of Fiesta Hall. The document provided a historical summary of the park property, from the late 1800s and its ownership under the Plummer family, to its purchase by the County in 1937 and subsequent redevelopment for use as a public park. It also provided a list of some of the organizations that used the park on a regular basis at the time. Lastly, it established a purpose for the park: "Here, in this historic spot, we shall maintain a cultural area which will be dedicated to the development of the arts, and the emulation of all the cultural aspects inherent in a well rounded recreational program."

## Correspondence regarding Relocation of Landmark 160 (Plummer House)

**Date:** Various Dates (1980s)
**Correspondence between:** County of Los Angeles & Leonis Adobe Association

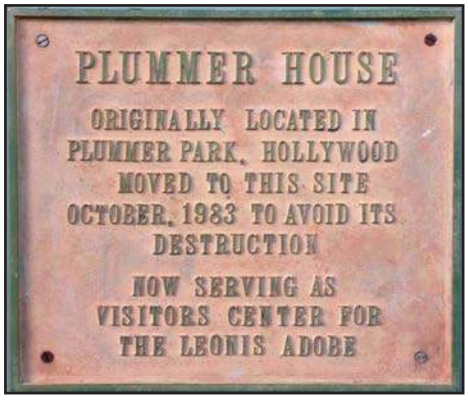



**Figure 4: Plaque on the Plummer House, which was relocated to Leonis Adobe Association's property in Calabasas in 1983.**

Originally sited at the current location of a park basketball court, the Plummer House was slated for demolition in 1983, reportedly due to insufficient County funds for the preservation, restoration, and relocation of the building. The Leonis Adobe Association ultimately took over ownership of the house and relocated it to their property in Calabasas in 1983. Built in the 1870s and formerly known as the "Oldest House in Hollywood," the Plummer House is registered as California Historical Landmark No. 160. The project team reviewed 1980s correspondence between the County of Los Angeles Department of Parks and Recreation and the Leonis Adobe Association as well as the 1936 California Historical Landmark nomination for Plummer House. Today, a row of palm trees lines what was once the front walkway to the Plummer House.

## Phase I - Plummer Park Master Plan Implementation and Final EIR

**Date:** 2010
**Prepared by:** City of West Hollywood



**Figure 6: Renderings of proposed Fiesta Hall expansion and Great Lawn with Great Hall/Long Hall removed.**

In 2007, the City initiated implementation of the 2004 Plummer Park Master Plan Revisit. The general scope of work aligned with the proposed improvements in the 2004 plan, including upgrades to the Fiesta Hall, demolition of the Great Hall/Long Hall, open space and landscape improvements, and construction of a subterranean parking structure. A Final Environmental Impact Report (FEIR) for the project, presenting alternatives for implementation from no project to full implementation, was approved by Council. The FEIR was amended to include an off-leash dog area.

## Great Hall/Long Hall National Register of Historic Places Registration

**Date:** 2012
**Prepared by:** Jennifer Dunbar


MISSION ERA ENSHRINED IN HOLLYWOOD COMMUNITY HOUSE

**Figure 5: Dedication ceremony for Community House (Great Hall/ Long Hall), Plummer Park, Los Angeles Times, Dec. 5, 1938**

The Community Clubhouse (Great Hall/Long Hall) National Register of Historic Places nomination was prepared by Jennifer Dunbar in 2012. According to the nomination, the building is significant under National Register Criterion A in the area of social history and under Criterion C for its architecture. Under Criterion A, the building is significant for its association with the Works Progress Administration (WPA), which contributed to the economic and social development of Los Angeles County during the Great Depression and leading up to World War II. The building is significant under Criterion C for exemplifying the Spanish Colonial Revival style designed by architect Edward C.N. Brett. The building was listed in the National Register in 2013.



## Great Hall/Long Hall Relocation Study

**Date:** 2014
**Prepared by:** City of West Hollywood

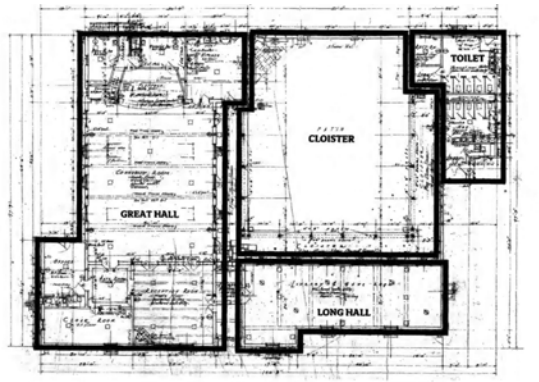



**Figure 7: Great Hall/Long Hall floor plan, 1938, labeled and included in the appendix of the 2014 Relocation Study**

In 2013, the State Office of Historic Preservation voted to include Great Hall/Long Hall - which had been planned for removal in previous plans - on the National Register of Historic Places. In response, the City commissioned a study to explore the relocation of Great Hall/Long Hall. Eight options were studied, with only one - moving the structure to the west, near N. Vista Street - determined feasible and compliant with National Register standards. It was decided not to relocate the structure, with the potential for rehabilitation in place and adaptive reuse favored by the City's Historic Preservation and Public Facilities Commissions.

## Historical Assessment Report and Building Evaluations, Plummer Park

**Date:** 2018
**Prepared by:** City of West Hollywood



**Figure 8: Great Hall/Long Hall research photo documentation included in 2018 assessment report.**

In 2018, a Historical Assessment Report was prepared for Plummer Park's historic structures. It provided a brief history of Great Hall/Long Hall and Fiesta Hall and an evaluation of their significance. It also included a summary of existing conditions, an evaluation of historic integrity, and general treatment recommendations of character-defining features. In the same year, Existing Condition Assessments and Building Evaluations were prepared for Great Hall/Long Hall and Fiesta Hall and included a summary of existing conditions for the buildings' architectural elements (interior, exterior, and site features) as well as their structural, mechanical, electrical, and plumbing systems. They also provided treatment recommendations to address concerns/ deficiencies. Both buildings were generally found to be in good condition.


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# Past Community, City, and County Planning Efforts

In addition to plans and studies specific to Plummer Park, several prior planning efforts covering larger areas that encompass the park - from the Eastside community of West Hollywood to Los Angeles County - help inform the planning for Plummer Park today. Topics covered by these previous plans include bicycle and pedestrian mobility, streetscape design, cultural facilities, citywide visions and goals, county-wide park needs, local community priorities, social services, and climate adaptation.

Together, these plans paint a picture of evolving community needs and objectives, while shedding light on the crucial role Plummer Park can play in realizing important city- and community-wide goals.

- Santa Monica Boulevard Streetscape Master Plan
- West Hollywood Cultural Needs Assessment Study
- West Hollywood General Plan 2035
- Los Angeles Countywide Comprehensive Parks & Recreation Needs Assessment
- Eastside Community Priorities Plan
- West Hollywood Bicycle and Pedestrian Mobility Plan
- West Hollywood Community Study
- West Hollywood Climate Action and Adaptation Plan

## Santa Monica Boulevard Streetscape Master Plan

**Date:** 1999
**Prepared by:** City of West Hollywood



**Figure 9: Rendering of Vista Gardner Garden, intersection of Vista and Gardner Streets near south entrance to Plummer Park.**

In 1998, Santa Monica Boulevard - which had been owned and operated by Caltrans as State Route 2 - was relinquished to the City of West Hollywood. The master plan for the street provided design recommendations for the City's "main street," with a focus on creating a beautiful, vibrant, urban boulevard.

Noting that much of Plummer Park is somewhat removed from the boulevard, the plan recommended extending Plummer Park along Santa Monica Boulevard to meet the intersection of Vista and Gardner Streets (which is re-imagined as Vista Gardner Gardens with flowering trees, a water element, seating and public art).

## West Hollywood Cultural Needs Assessment Study

**Date:** 2007
**Prepared by:** City of West Hollywood




**Figure 10: Cover of Cultural Needs Assessment Study, 2007.**

The study assessed options for building a cultural center in West Hollywood. The study recommended the development of a series of decentralized cultural centers dispersed throughout the city, rather than constructing of a single large center. The study recommended using existing buildings or capitalizing on large scale construction developments that might include cultural facilities in their design.

The study recommended developing a 99-seat "Black-box" theater in Fiesta Hall as one of the city's five dispersed cultural centers. This option was recommended the best short-term solution to meet the need for a performance space.

## West Hollywood General Plan 2035

**Date:** 2011
**Prepared by:** City of West Hollywood

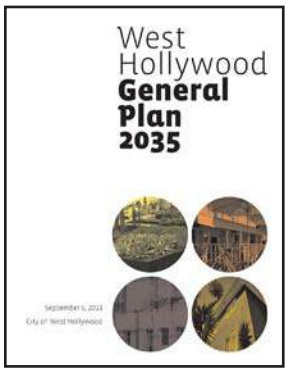



**Figure 11: Cover of West Hollywood General Plan 2035.**

The General Plan covers a range of topics including land use, housing, mobility, parks and recreation, and arts and culture and provides a future vision, policies, and proposed actions to guide the City and residents.

Numerous components of the General Plan are directly relevant to Plummer Park. Among the plan's goals for parks are: diversity of park spaces, improved lighting, increased access for cyclists and pedestrians, and promotion of conservation.

For cultural programming, goals include making arts more accessible through partnerships and the use of public spaces. The plan also recommended reducing water use for City operations, expanding the city-wide tree canopy, increasing green space, and reducing stormwater runoff.

## Los Angeles Countywide Comprehensive Parks & Recreation Needs Assessment

**Date:** 2016
**Prepared by:** County of Los Angeles

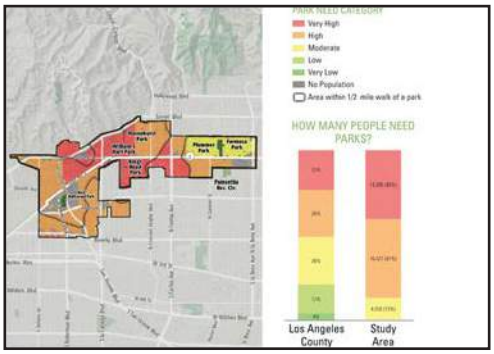



**Figure 12: Los Angeles County Park Need, from Countywide Needs Assessment**

Los Angeles County undertook an unprecedented effort to document existing parks and recreation facilities across the county and determine the scope, scale, and location of park need.

The West Hollywood Study Area was determined to have very high park need, based on a combined analysis of park access, park land, park pressure, park amenities, and park condition. West Hollywood was found to have fewer acres of parkland, relative to the population, than the county average. However, parks are also more accessible, distance-wise, than the county average.

Park need is not even across the city; the area around Plummer Park was found to have moderate park need. Amenities in Plummer Park were found to be in good condition.

## Eastside Community Priorities Plan

**Date:** 2017
**Prepared by:** City of West Hollywood




**Figure 13: Eastside Community Plan Area Map.**

The plan provides recommendations for physical improvements, policy changes, and programs to improve the quality of life, enhance the identity and expand economic development in the Eastside community of West Hollywood, where Plummer Park is located.

The plan is pertinent to Plummer Park's future in a number of potential ways. The plan recommended building from the City's established public art programs to document the cultural history of the Eastside, implementing a tree planting program with target numbers for new trees and tree type standards, and identifying opportunities for parklets and pocket parks.

## West Hollywood Bicycle and Pedestrian Mobility Plan

**Date:** 2017
**Prepared by:** City of West Hollywood

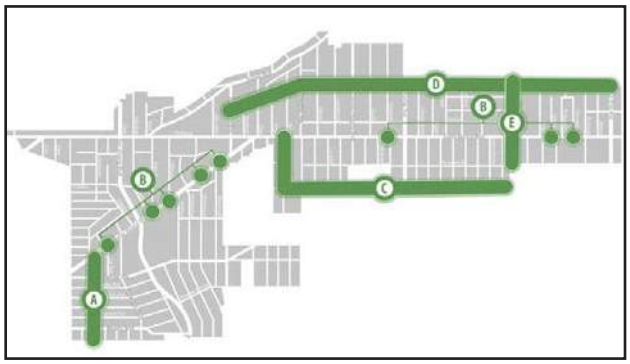



**Figure 14: Priority projects, including a North/South Greenway on Gardner St/Vista St near the west side of Plummer Park.**

This plan provided a vision and set of prioritized strategies and tools to enhance the City's streets to be more comfortable, safe, and inviting to pedestrians and bicyclists of all ages and abilities. The plan's vision included furthering mobility, improving quality of life, and enhancing public health by providing opportunities to be physically active on a regular basis.

Among the plan's priority projects is a North/South Greenway along Gardner St/Vista St one block from the western side of Plummer Park.

## West Hollywood Community Study

**Date:** 2019
**Prepared by:** City of West Hollywood

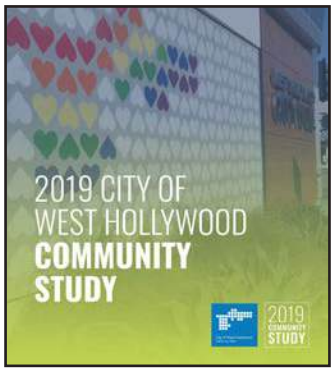



**Figure 15: Cover, West Hollywood Community Study.**

The study's purpose was to understand the City's demographic profile, explore social service needs, and identify ways to improve the quality of life - while serving as a basis for Social Services funding priorities.

As the study relates to Plummer Park, the study highlighted the value residents place on the City's strong community identity and social services, including free public amenities at Plummer Park. Survey respondents raised safety concerns related to interactions with people experiencing homelessness, particularly at the Plummer Park restrooms. Respondents expressed a desire expand community-building activities to populations that sometimes feel excluded, including residents without Russian ancestry at Plummer Park.

## West Hollywood Climate Action and Adaptation Plan

**Date:** 2021
**Prepared by:** City of West Hollywood

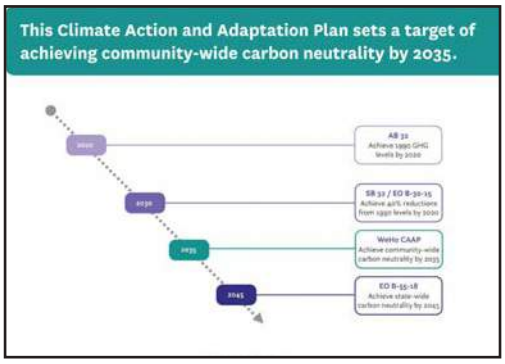



**Figure 16: Graph showing progression toward carbon neutrality by 2035, from Climate Action and Adaptation Plan.**

Building from the City's history of social justice, the plan outlines a path to dramatically reduce greenhouse gas emissions and adapt to a changing climate, while centering equity and quality of life.

Among the plan's findings with particular relevance for Plummer Park: sensitivity to issues of air quality, health, and extreme heat is higher on the Eastside, where older adults, people with disabilities, and people without access to vehicles tend to be concentrated in the city.

The plan recommended: protecting and expanding the urban tree canopy; nurturing green spaces, biodiversity, and wildlife habitat; encouraging opportunities for community gardens; encouraging green infrastructure; improving water management; and bolstering social infrastructure, including citywide resilience hubs.

# West Hollywood Resiliency Goals

## West Hollywood General Plan 2035

**Date:** 2011
**Prepared by:** City of West Hollywood

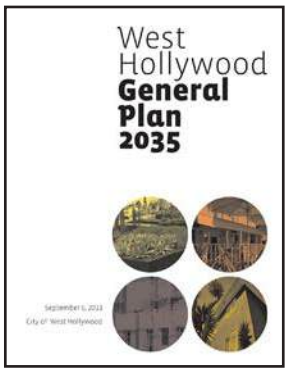



**Figure 17: Cover of West Hollywood General Plan 2035.**

### Applicable Park & Plummer Park Goals:

**PR-1.1** Continue to enhance existing parks and recreational facilities, as feasible.

**PR-1.2** Seek to maintain a diversity of park spaces throughout the City, including recreation areas, hardscaped plazas, children's play areas, open fields, and dog parks.

**PR-1.6** Promote physical activity through increased access to parks and open spaces, pedestrian- and bike-oriented routes to parks and open space, greening of public rights-of-way, and a variety of active and passive uses of parks and open space.

**PR-1.8** Promote environmental sustainability and conservation when designing new parks or renovating, operating, and maintaining existing parks.

**PR-1.11** As opportunities arise, consider purchasing parcels adjacent to existing parks to create larger parks.

**PR-3.1** Maintain high-quality parks, open space, and recreation facilities in a reliable, safe, and efficient way.

**PR-3.4** As feasible, seek to implement best management practices for energy and water conservation when managing parks and recreation programs and facilities.

# WeHo 40 Strategic Plan

**Date:** 2024
**Prepared by:** City of West Hollywood




**Figure 18: Cover of WeHo 40 Strategic Plan.**

## Applicable Park & Plummer Park Goals:

**Focus Area 1 — Community Safety & Well-Being**

**1.1** Develop neighborhood-specific approaches to addressing public safety and security concerns.

**1.3** Expand the reach, impact, and awareness of West Hollywood's comprehensive health and human services offerings.

**1.4** Improve the experience and safety of streets and sidewalks for users, including pedestrians and people with disabilities.

**Focus Area 5 — Community Connection**

**5.1** Protect, promote, and support inclusive community gathering spaces and programs.

**5.2** Promote community connection through arts & culture programming and other community events.

**5.3** Support creative uses of public space for community gatherings and events.

**5.4** Promote historic and cultural resources preservation to enhance social cohesion and neighborhood resilience.

**Focus Area 6 — Climate Action & Sustainability**

**6.1** Advance WeHo Climate Action Plan goals, including reaching citywide carbon neutrality by 2035.

**6.3** Ensure that all West Hollywood residents are adequately prepared for future impacts of climate change regardless of race, socioeconomic status, or other characteristics.

**6.4 I**mprove and expand the City's ecosystems-based methods of mitigating the effects of climate change.

# 2021 West Hollywood Climate Action Plan

**Date:** 2021
**Prepared by:** City of West Hollywood

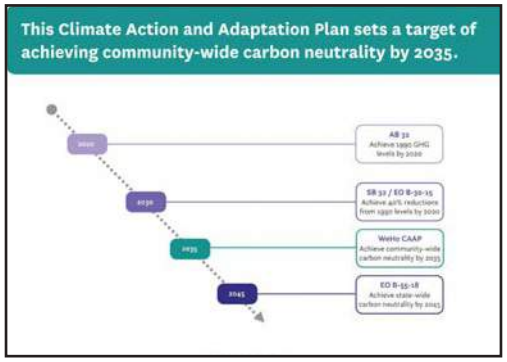



**Figure 19: Overall plan graphic for 2021 West Hollywood Climate Action Plan.**

## Applicable Park & Plummer Park Goals:

**NE-1: Protect and expand the urban tree canopy.**

**NE-1A:** Implement actions necessary to advance the Urban Forest Management Plan, including: assessing the state of West Hollywood's urban forest; expanding future tree planting areas, where possible, to allow for greater soil volume that will support larger, mature trees; prioritized planting in locations with lower tree canopy and greater exposure to health and environmental burdens (i.e. Eastside neighborhoods).

**NE-1B:** Continue to develop educational and outreach programs and incentives to encourage tree planting/ preservation, green roofs and roof gardens in existing buildings.

**NE-1C:** Explore policies that allow for flexible development standards that favors tree canopy preservation, protection, and replacement, as well as dedicated green spaces.

**NE-1D:** Support innovative technologies (e.g. Silva cells) that have long-term environmental & life cycle benefits.

**NE-2: Nurture green spaces, biodiversity, and wildlife habitat.**

**NE-2A:** Explore opportunities to re-establish natural and green spaces on parcels, streets, alleys, and interstitial spaces, collaborating with the Tongva and environmental nonprofits to incorporate soil restoration and native and climate-adaptive vegetation as opportunities are identified.

**NE-2B:** Encourage opportunities for community gardens in public and private locations, including affordable & supportive housing sites, to foster environmental stewardship, soil health, local food production, educational & wellness programming, community-based partnerships, & social cohesion.

**NE-2C:** Work with the Tongva to transition park landscapes to native and edible landscapes that can be places of gathering, ceremony, and sustenance.

**NE-2D:** Explore opportunities to create and maintain NWF Certified Wildlife Habitat gardens and gardens that support monarchs and other local pollinators.

**NE-2E:** Pilot permeable and cool surfaces, such as permeable walkways and high-albedo road and parking lot surfaces.

**NE-2F:** Conduct a biodiversity assessment to identify local wildlife and plant species, with the inclusion of key indicators to monitor the health of our ecosystems.

**NE-4: Encourage green infrastructure.**

**CLG-2: Reduce GHG emissions in City facilities and bolster the resilience of City operations**

**CLG-2C:** Establish one or more resilience hubs in collaboration with external partners (i.e. community-based organizations, environmental organizations) to support community members, coordinate communication, distribute resources, reduce carbon pollution, and serve as centers for preparedness, rapid response, and recovery.

**TM-1: Increase sustainable mode share in West Hollywood.**

**TM-1B:** Develop a long-range plan for improving public life and public spaces throughout the city, with measurable performance criteria and recommendations that are responsive to the needs of community members of all ages and abilities.

# Prior Planning Efforts Impact

Plummer Park has been the subject of planning attention for decades. The 1994 Plummer Park Master Plan and its 2004 revisit reflected priorities and assumptions that have since shifted. Most notably, both plans called for the demolition of Long Hall/Great Hall and a significant remodel of Fiesta Hall, buildings now recognized as protected cultural resources.

The recommendations from those efforts, combined with the body of citywide and Eastside planning that has accumulated since, point to several consistent themes that bear directly on Plummer Park's future.

## Plummer Park has an established role as a cultural and social anchor, and opportunities remain to further enhance and expand its impact.

The General Plan 2035 called for making art more accessible through public spaces and creating landscaped space for social interaction. The Cultural Needs Assessment (2007) recommended a 99-seat black-box theater in Fiesta Hall as part of a citywide cultural facilities network. The Eastside Community Priorities Plan (2017) recommended documenting the area's cultural history through public art. The Community Study (2019) called for more opportunities for residents to connect through arts, events, and recreational programming, with particular attention to bridging older and younger residents and expanding activities to populations that have sometimes felt excluded at Plummer Park, including residents without Russian ancestry.

## Climate and community resilience has become an urgent lens for Plummer Park.

The Eastside has higher concentrations of older adults, people with disabilities, and residents without vehicle access than elsewhere in the city, and faces greater sensitivity to extreme heat, air quality, and related health impacts. The Climate Action and Adaptation Plan (2021) recommended expanding the urban tree canopy, nurturing biodiversity and habitat, supporting community gardens, and establishing citywide resilience hubs. Plummer Park, located at the geographic and social center of the Eastside, is a potential site for several of these strategies.

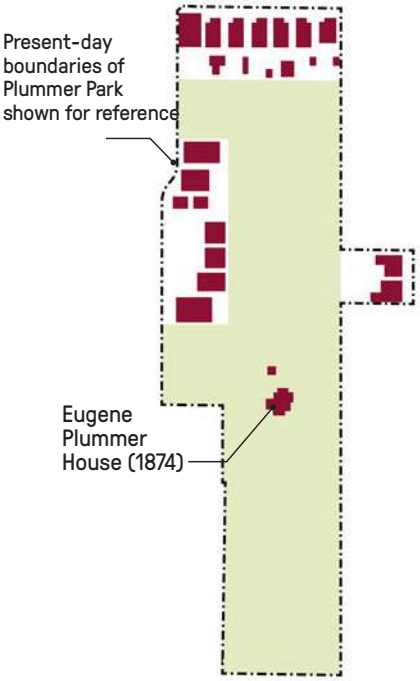
## Safety and connectivity remain important areas for continued improvement.

Safety, particularly around the park's restrooms and lighting, has surfaced repeatedly in community input, most recently in the 2019 Community Study. Plummer Park's connections to the surrounding street network have also been identified as an area for improvement. The 1999 Santa Monica Boulevard Streetscape Master Plan recommended extending the park's presence to the Santa Monica/Vista/Gardner intersection, and the 2017 Bicycle and Pedestrian Mobility Plan identified a north-south greenway on N. Gardner Street as a priority project.

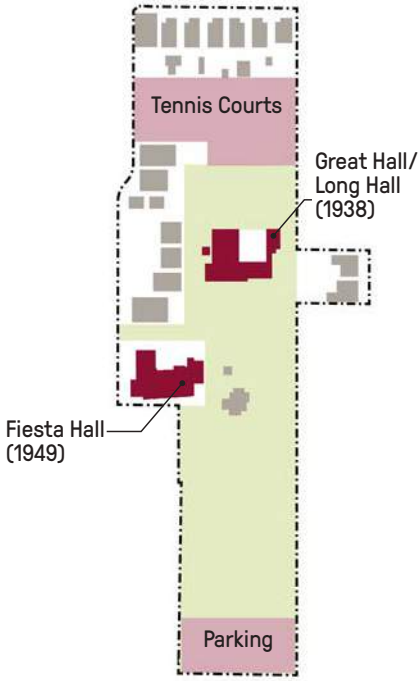
# Park Evolution

The Plummer Park that visitors know today is the result of numerous changes over the past century. Acquisition of the land by Eugene Plummer led to the first significant building on the site, including the Plummer House, built in 1874 (and relocated off-site in 1983). In the first half of the 20th century, houses occupied the portions of present-day Plummer Park. Following the establishment of Plummer Park by Los Angeles County in 1938, the first public facilities were constructed. Over the ensuring decades, amenities were added, expanded, and shifted within the park, leading to the current distribution of buildings, programs, and open space within the park.

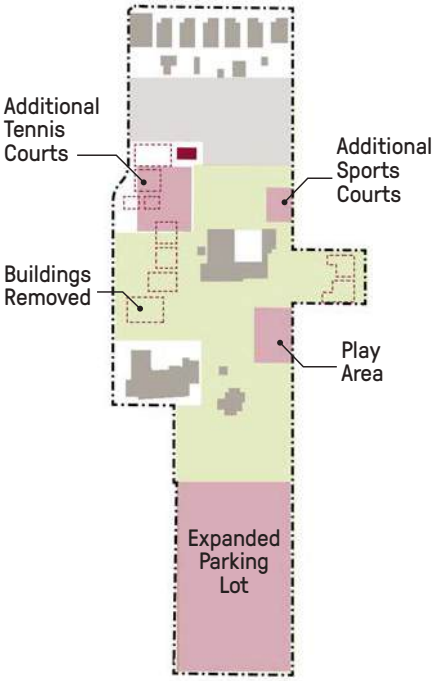
### Before Plummer Park: Late 1800s-1938



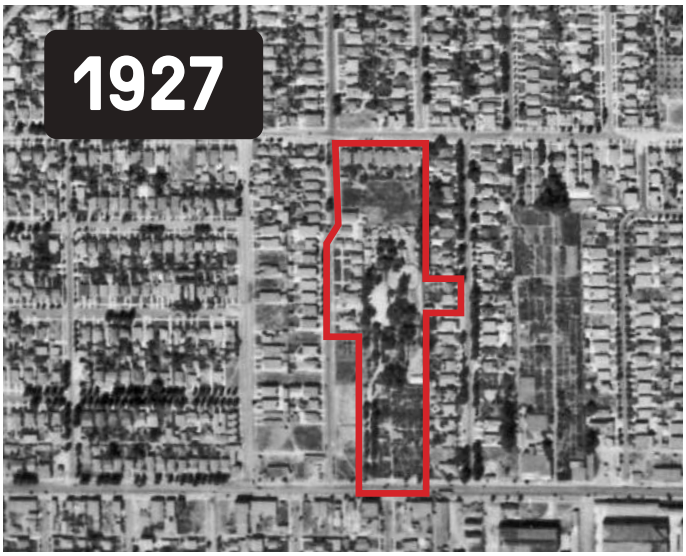

### 1938 (Founding)-1940s

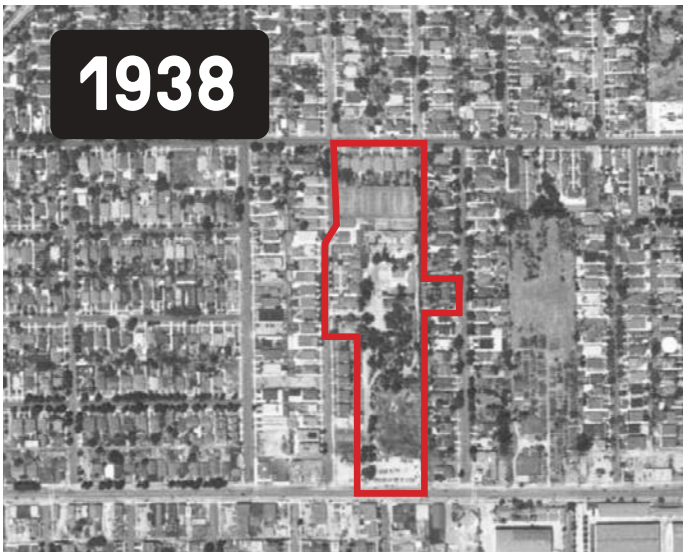


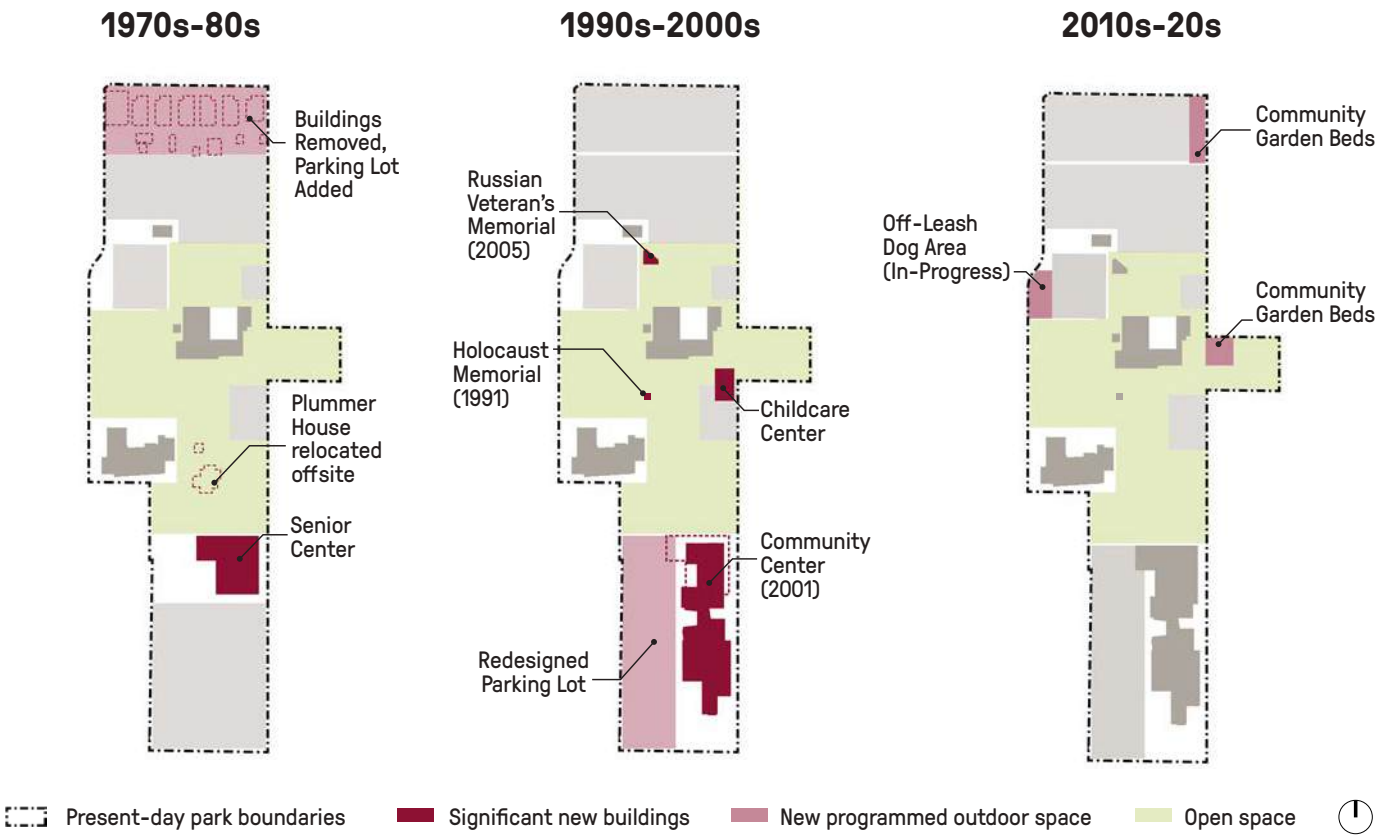

### 1950s-60s

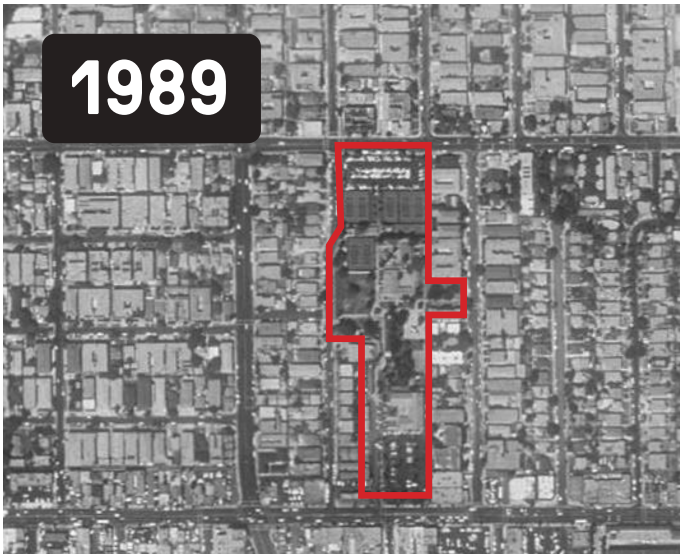


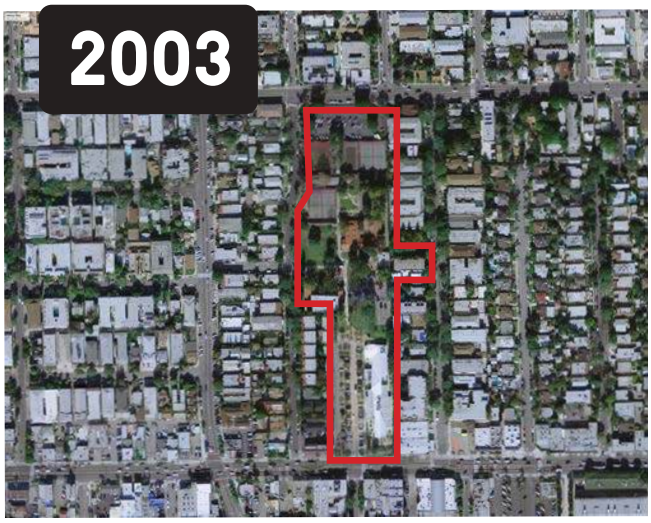

## Historic Aerial Photography




1970s-80s
Buildings Removed, Parking Lot Added
Plummer House relocated offsite
Senior Center
1990s-2000s
Russian Veteran's Memorial (2005)
Holocaust Memorial (1991)
Childcare Center
Community Center (2001)
Redesigned Parking Lot
2010s-20s
Community Garden Beds
Off-Leash Dog Area (In-Progress)
Community Garden Beds
Present-day park boundaries
Significant new buildings
New programmed outdoor space
Open space


1989


2003



# Historical Context & Facilities

Plummer Park's history is central to any plan for the park's future. For nearly a century, the park has served as a civic anchor for West Hollywood's eastern neighborhoods, shaped by the people and events that have passed through it as much as by the buildings and grounds that define it. The following pages trace the park's physical and cultural evolution and document the character-defining features and significant interior spaces of its two designated cultural resources, Great Hall/Long Hall and Fiesta Hall. Understanding what makes these buildings significant, and what must be retained to preserve that significance, is foundational to any future rehabilitation or improvement work. The section also surfaces the historical narratives the community identified as underrepresented in how the park currently tells its own story.

## Character-Defining Features

Character-defining features are those aspects of a building's design, construction, or detail that are representative of its significant function, type, or architectural style. Character-defining features may include the overall shape of the building; its materials, craftsmanship, and decorative details and features; and the various aspects of the building's site. For a historic resource to retain its significance, its character-defining features and spaces should be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a rehabilitation plan that incorporates appropriate levels of restoration, rehabilitation,

Figure 20: Dancers in Spanish-style clothing at the Plummer House, 1931 (UCLA Library Digital Collections)

# Plummer Park History

## Early History

- Named after Eugene R. Plummer.
- Originally part of Rancho La Brea.
- Acquired by the Plummer Family in the 1870s.
- Plummer envisioned part of his ranch as a park that would preserve and honor the early Spanish history of Rancho La Brea, leading him to establish the Vaquero Club of Los Angeles.
- Long before officially becoming a park, Plummer Park served as a lively community hub, where outdoor dances, fiestas, and barbecues were hosted to celebrate local culture.



# Plummer House History

- The Plummer family built a one-story house on the homestead after their acquisition of the property in the 1870s.
- In 1937, LA County acquired part of Eugene Plummer's property to develop a community recreation center; Plummer continued to live on the property until his death (1943).
- The Plummer House was used by the Los Angeles Audubon Society, which established a bird sanctuary in the house's garden.
- The Plummer House was acquired in 1983 by the Leonis Adobe Association, relocated to Calabasas, and rehabilitated as a gift shop.




**Figure 21: Plummer House, 1937, (Los Angeles Audubon Society)**

# Plummer Park History

- Ownership of Plummer Park and its facilities was transferred from LA County to the City after West Hollywood was incorporated in 1984.
- During the height of the AIDS epidemic in the 1980s and '90s, the park's open space and Great Hall/Long Hall served as the meeting place for the advocacy organization ACT UP (AIDS Coalition to Unleash Power)
- The park became a key site for advocacy, awareness, and the push for more effective treatment.
- The park has served as a primary gathering location for the city's Russian-speaking community since at least the 1980s.



**Figure 23: People playing dominoes in Plummer Park, 1987 (Los Angeles Public Library)**



**Figure 22: AIDS Coalition to Unleash Power (ACT UP/LA) meeting in Great Hall, 1991 (ONE Archives, USC**



**Figure 24: Great Hall/Long Hall dedication, 1938 (UCLA Library Digital Collections)**

# Great Hall/Long Hall

## History

- Designed as a community clubhouse by Los Angeles Chief Architect Edward C.N. Brett.
- Construction began in 1938 with the help of WPA funding.
- Originally featured a U-shaped layout with a community room with stage, library/game room, kitchen, reception room, and restrooms arranged around a central patio.
- Has served as a meeting place for organizations and community events and the location of the Audubon Society (ca. 1983-2011) and a Russian library in the early 2000s (now used as gallery space).

## Today A Cultural Resource

- Listed on the National Register 2013
- Designated as West Hollywood Cultural Resource 2023
- Historically used as meeting place for organizations (e.g. ACT-UP and community events. Previously housed Audubon Society and Russian Library
- Today, used for events, as gallery space, and for children camps

# Great Hall/Long Hall Character Defining Features

## Site

- Central courtyard surrounded by covered arcades to the south, east, and west
- Shed roofs with exposed rafters and wood post supports at arcades surrounding the central courtyard
- Exterior entrance passageway to courtyard (south end)
- Decorative beams and corbels, plaster ceiling and walls in exterior passageway
- Cast concrete "flagstone" paving located in the arcades and passageway
- Outdoor brick fireplace located in the northwest corner of the courtyard

## Exterior

- U-shaped plan
- Low-pitched gable roof with gabled dormers and exposed wood rafter tails
- Spanish barrel shaped, red roof tiles
- Brick chimney
- Skip-troweled stucco wall cladding
- Wood window shutters
- Paneled and multi-light wood doors, where present
- Wood windows, where present

## Interior

- Great Hall (community room):
  - Single open room
  - Raised stage with decorative proscenium and wood strip flooring
  - Decorative wood ceiling trusses
  - Hanging pendant light fixtures
  - Plaster walls
- Long Hall (library):
  - Single open room
  - Exposed ceiling beams
  - Plaster ceiling and walls
- Reception room:
  - Exposed ceiling beams
  - Plaster ceiling and walls
  - Fireplace with copper mantle and hood
- Back-of-house spaces (spaces behind Great Hall stage)






Source: WeHo Times



Source: Los Angeles Conservancy





Figure 25: Fiesta Hall, 1954 (Los Angeles Public Library)

# Fiesta Hall

## History

- Designed by architect H.L. Gogerty and completed in 1950
- Originally constructed with a large auditorium and stage with room for a 100-piece orchestra, a kitchen, restrooms, and a patio for outdoor events.
- Has been the meeting place for various community events, social gatherings, public meetings, and theatrical, dance and music performances since opening.

## Today A Cultural Resource

- Designated as West Hollywood Cultural Resource 2023
- Historically used for community meetings, social gatherings, and theatrical, dance and music performances
- Today, used for events (e.g. Q CON), performances, and public meetings today

# Fiesta Hall Character Defining Features

## Site

- Courtyard enclosed by masonry wall (north side of building)
- Integrally colored concrete paving in the courtyard

## Exterior

- Flat roof over auditorium and low-pitched gable roofs over surrounding spaces
- Spanish barrel shaped, red roof tiles and exposed wood rafter tails at gable roofs
- Board-formed concrete exterior walls
- Covered arcades supported by wood posts atop square brick piers along north and west elevations
- Multi-light steel windows
- Multi-light wood doors

## Interior

- Entrance Vestibule:
  - Plaster ceiling and walls
  - Recessed wood plank doors leading to the Auditorium
- Auditorium:
  - Double-height open room
  - Raised stage
  - Decoratively painted plaster ceiling
  - Plaster walls
- Back-of-house spaces (kitchen, dressing rooms, control room)
  - Plaster and acoustic tile ceilings
  - Plaster walls











F2.1-66 B

# Significant Spaces Methodology

Understanding the significance of a building's interior spaces will help to ensure that a project can be completed successfully while maintaining the building's historic character. Defining and assigning significance ratings requires consideration of multiple factors: the amount of original historic fabric, quality of materials and finishes, extent of prior modification, levels of integrity, and expression of original design intent.
Significance ratings that were used to assess Great Hall / Long Hall and Fiesta Hall are defined as follows:

## Primary Spaces

Primary spaces are essential to establishing the historic character of a building. They also generally retain the highest degree of historic materials and features, though some changes may have occurred over time (i.e. replacement of flooring, new light fixtures). Alterations to primary spaces should be kept to a minimum, and their character-defining features should be retained to the maximum extent feasible.

## Secondary Spaces

Secondary spaces provide context associated with behind-the-scenes functions of a building. Because of their limited public exposure and more utilitarian nature, some degree of alteration may be acceptable in these areas. However, modification in these spaces should preserve existing spatial relationships as well as historic materials to the extent possible.

## Non-Contributing Spaces

Non-Contributing spaces are generally those that have been extensively renovated with entirely new features and finishes and/or have been reconfigured from their original floor plans with new partitions and openings. Non-contributing spaces provide for the most flexibility in terms of change; however, exterior perimeter building walls in non-contributing spaces are original and should be retained.


GREAT HALL
LONG HALL

# Great Hall/Long Hall Significant Spaces




**Level of Significance**

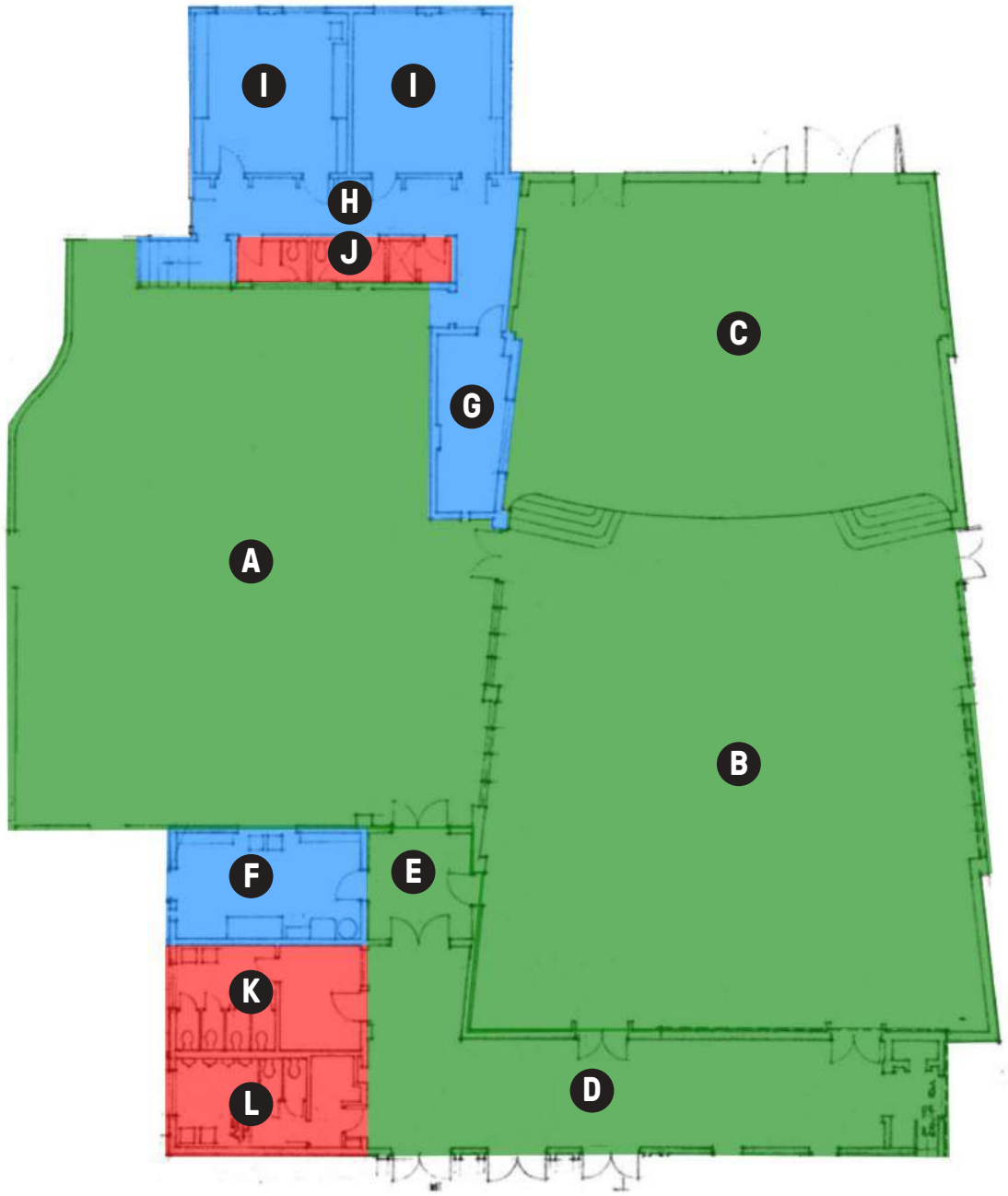
- Primary
- Secondary
- Non-Contributing

**Building Use**

- A Courtyard (Exterior)
- B Community Room
- C Stage
- D Exhibit Space (Historically a Library)
- E Storage (Historically Reception)
- F Storage (Historically a Cloak Room)
- G Storage (Historically an Office)
- H Lobby
- I Kitchen
- J Dressings Rooms
- K Women's Restroom
- L Men's Restroom



# Fiesta Hall Significant Spaces




**Level of Significance**

- Primary
- Secondary
- Non-Contributing

**Building Use**

- A Courtyard (Exterior)
- B Auditorium
- C Stage
- D Lobby
- E Vestibule
- F Kitchen
- G Control Booth
- H Corridor
- I Dressing / Green Room
- J Restroom
- K Women's Restroom
- L Men's Restroom



# Existing Conditions & Analysis

Plummer Park is a heavily used community park in West Hollywood, offering a range of facilities and programming for a diverse user base. The park includes tennis courts, playgrounds, open space, and community gardens. Its community center and historic buildings host cultural events, wellness classes, youth and senior programming, and public meetings. Social services and workshops are also offered on site, reflecting the breadth of the surrounding community's needs.

The following pages document existing conditions through a series of analytical diagrams, each examining the park through a distinct lens:

- Site Map
- Access & Wayfinding
- Circulation
- Park Adjacencies
- Fixed vs. Flexible Programmed Space
- Nature & Open Space
- Shade & Comfortability
- Culture & History
- Park Space Demand Over Time
- Outdoor Events Areas

Taken together, these diagrams provide a baseline understanding of how the park currently functions and where conditions may benefit from further attention.

# Existing Site Map

This base map establishes the full inventory of the park's uses and amenities as they exist today, providing the spatial foundation for all subsequent existing conditions diagrams.

Plummer Park spans from Fountain Avenue at the north to Santa Monica Boulevard at the south, occupying a long, narrow site bisected by cross streets and organized around a series of distinct zones. Sports courts dominate the northern portion of the park, anchored by the tennis and pickleball complex adjacent to the Fountain Avenue parking lot.

Moving south, the park transitions through a series of programmed areas: the historic Great Hall and Long Hall buildings, the preschool, Fiesta Hall, active recreation spaces including a basketball court and playground, and the Community Center at the southern end. Open and landscaped areas are interspersed throughout, most notably the open lawn spaces that provide the park's most flexible and informal environments. Two parking lots serve vehicular access at the north and south ends of the site.

Taken together, this map illustrates a park where nearly every area serves an identified purpose. The few flexible areas that exist are heavily used. This is both a reflection of the park's value to the community and the central challenge facing any effort to improve or expand what it offers.

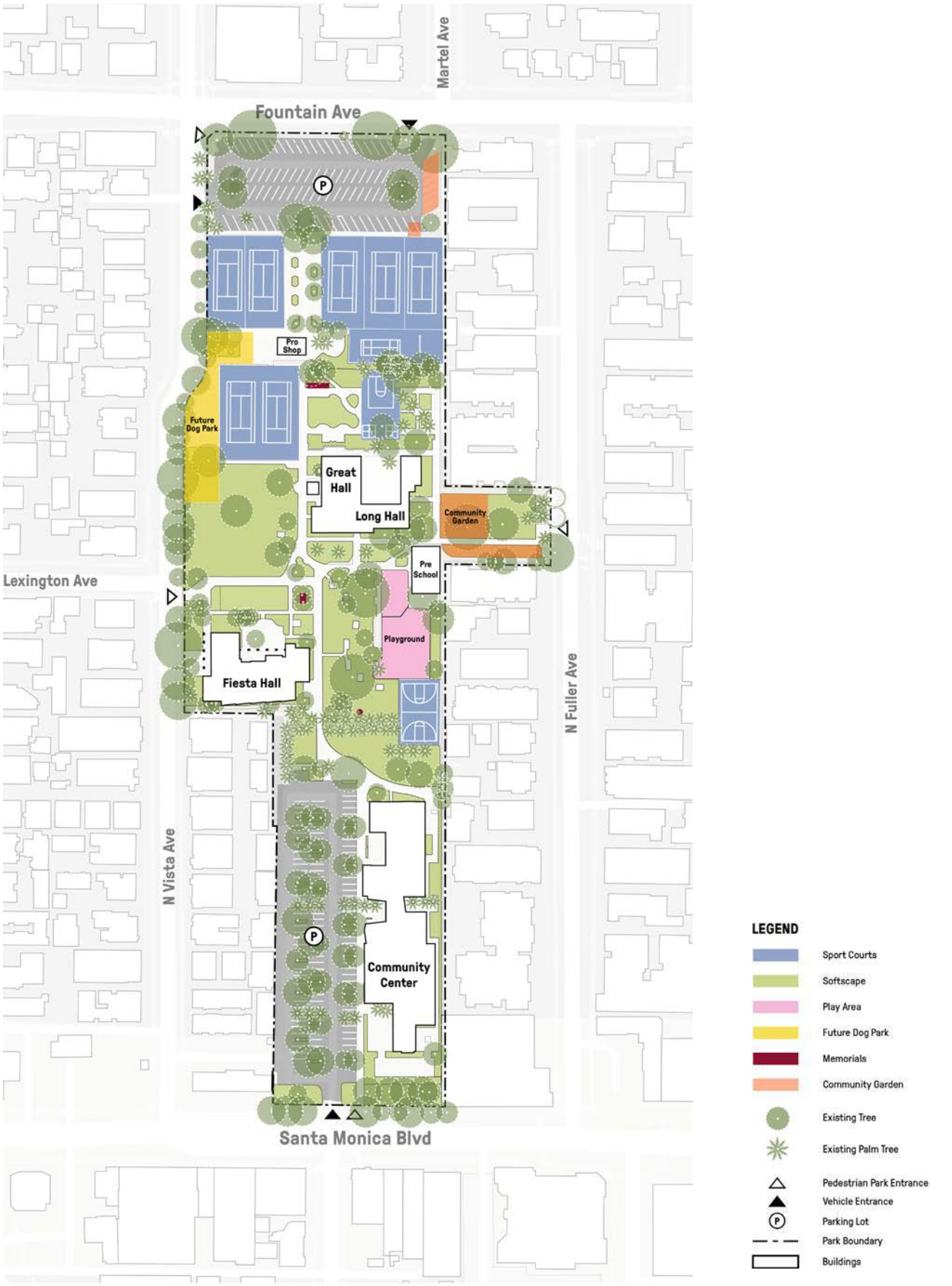



**Figure 26: Existing Program Areas, Plummer Park**

# Access & Entry Points

Plummer Park's entry points are distributed along both the eastern and western edges of the site, but most lack strong physical markers or design features that signal arrival into a public space, as illustrated in the diagram to the right.

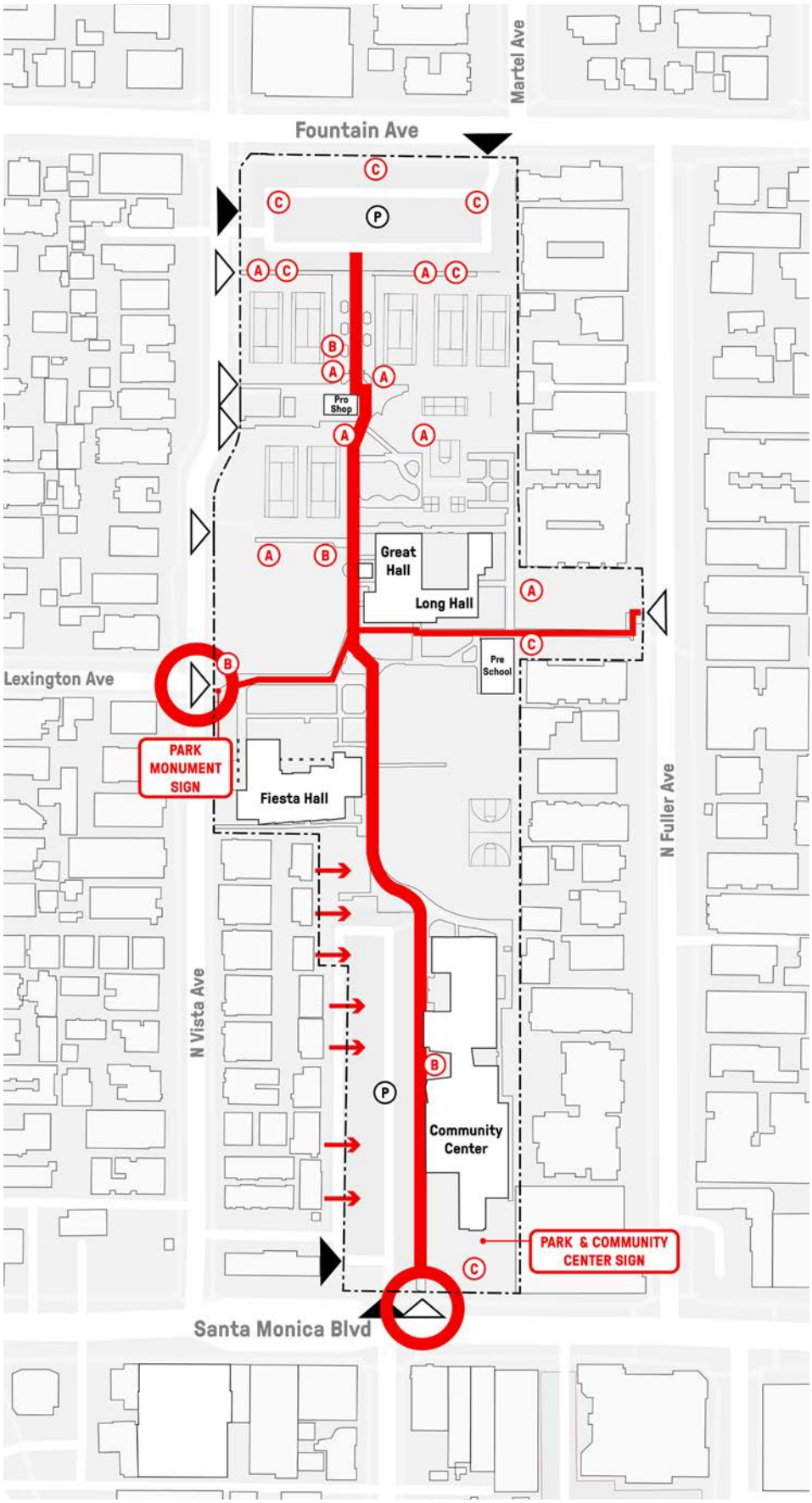
The park's primary north-south axis runs the length of the park, with secondary cross axes at Lexington Avenue and key internal thresholds. Vehicular entrances are located at Fountain Avenue and Santa Monica Boulevard, with additional access to residential garages along the park's edges. Pedestrian entries are distributed along the park's western edge on N. Vista Avenue and its eastern edge on N. Fuller Avenue.

There are no consistent landscape thresholds or visual cues that distinguish park entrances from the surrounding streetscape. Signage is inconsistent across the site, with a mix of park entry signs, rules and regulations postings, park kiosk boards, and program-specific signage that varies in placement, scale, and condition.

Many longtime users navigate the park by familiarity rather than clear orientation. For first-time visitors approaching from the street, the park's entries are difficult to identify.

## Key Observations

- The most used entry points from Fountain Ave and Santa Monica Blvd. are undefined and lack proper markers and entry features.
- The park's main pedestrian entry is west facing N. Vista, in line with Lexington Avenue, reinforcing a walkable neighborhood park versus an entry off north and south main streets.
- Signage is inconsistent in placement, scale, and condition across the site.
- Access to residential garages and adjacent car wash facility along the Fountain Avenue parking lot adds complexity to vehicular circulation patterns.
- Clearer gateway treatments and improved wayfinding could improve legibility and accessibility for all users, particularly first-time visitors.
















**LEGEND**

- PARK MONUMENT SIGN — Park Entry Sign
- Marked Entry
- Primary Axis
- Secondary Axis
- Residential Garage Entrance
- A — Rules and Regulations
- B — Park Kiosk
- C — Program Signage
- Pedestrian Park Entrance
- Vehicle Entrance
- P — Parking Lot
- Park Boundary
- Buildings

0 50 ft 100 ft

**Figure 27: Existing Access Diagram, Plummer Park**

# Circulation

User circulation throughout Plummer Park varies in scale, material quality, and axial and view corridor connectivity.

The park's long, narrow footprint creates a natural north-south spine, but this primary axis is interrupted in places by buildings, fencing, and transitions between zones. Pedestrian pathways vary in width, surface material, and continuity across the length of the park. Secondary circulation routes exist but are often indirect, particularly in the central portion of the park where the density of buildings and programmed spaces creates less direct connections between areas.

Vehicular circulation enters the park at two points: a parking lot at the northern end off Fountain Avenue and a parking lot at the southern end off Santa Monica Boulevard. Both lots serve as the primary vehicular access points for the park, with internal drive aisles that also function as pedestrian routes within and adjacent to the parking areas.

Bike infrastructure is present at the park's edges, with existing bike lanes along Fountain Avenue and Santa Monica Boulevard and a proposed bike lane along Fuller Avenue on the park's eastern edge. There is no designated route through the interior of the park itself. Bike racks are present at select locations but limited in number, with a fix-it station located near the southern end of the park.

For older adults, children, new and first-time visitors, and people with mobility challenges, the absence of legible, continuous routes through the park affects access and navigation.

## Key Observations

- The park's north-south spine is interrupted in several locations by buildings, fencing, and unresolved zone transitions.
- Pathway width, surface material, and continuity vary across the site and present accessibility issues.
- Vehicular access is limited to two parking lots at the northern and southern ends of the park, off Fountain Avenue and Santa Monica Boulevard respectively.
- Internal drive aisles within parking areas overlap with pedestrian circulation routes.
- Bike infrastructure exists along the park's perimeter but there is no designated interior route.
- Bike racks are present but limited in number.
- Legible, continuous routes through the park are limited, particularly for older adults, children, new visitors, and people with mobility challenges.

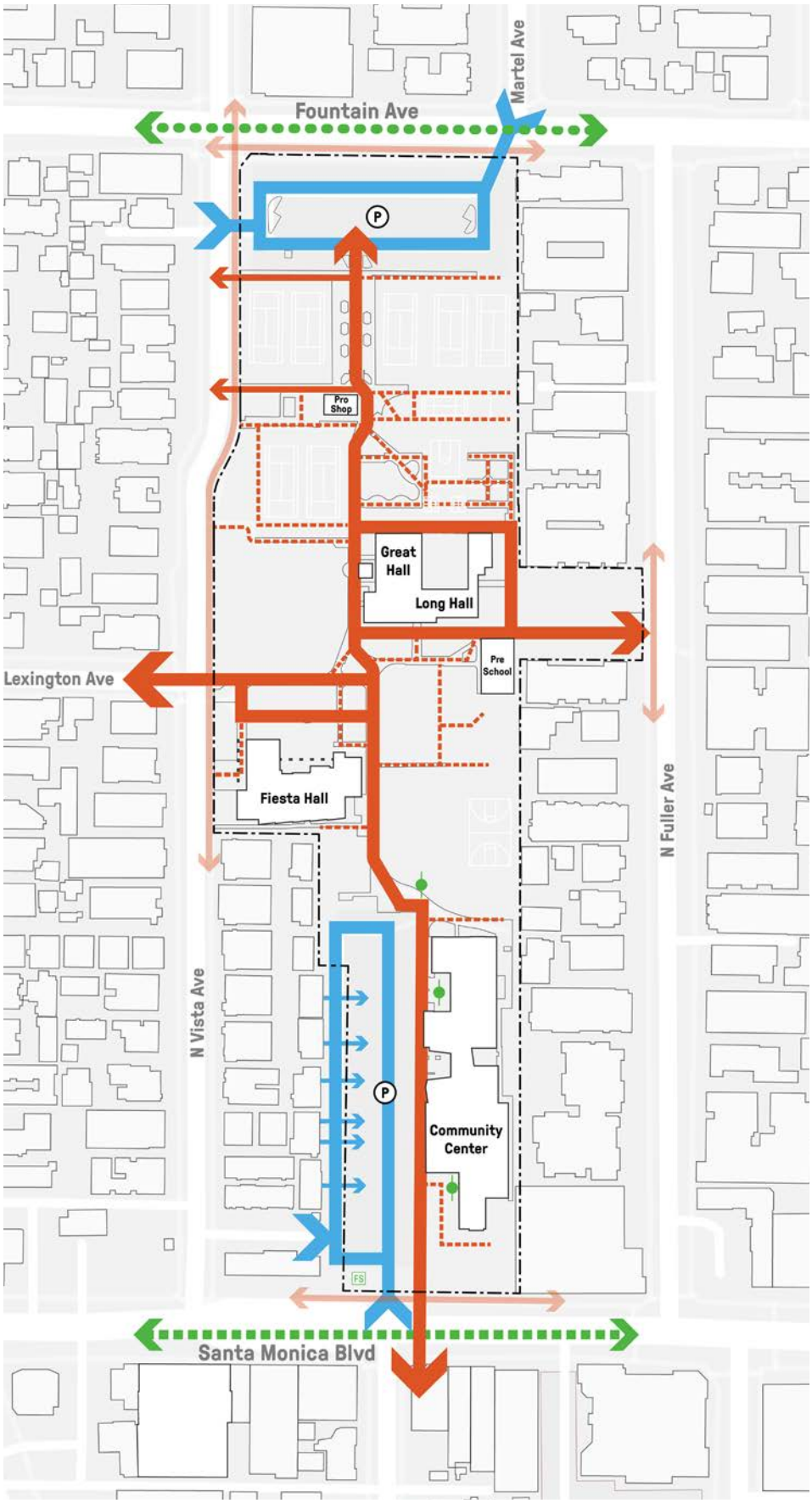











Figure 28: Existing Circulation Diagram, Plummer Park

# Program Adjacencies

Plummer Park is organized as a series of distinct zones, each with its own character, program, and boundaries.

The diagram to the right identifies seven such zones, delineated by a combination of physical barriers including walls, fences, and buildings, as well as implied edges created by changes in ground material, grade, or program.

Zone 1 encompasses the northern sports complex and parking area.

Zone 2 is the transition space between the courts and the historic buildings.

Zone 3 covers the Great Hall and Long Hall area and its surrounding open space.

Zone 4 is the central hub around the preschool, playground, and basketball court.

Zone 5 is the narrow community garden zone along the eastern edge.

Zone 6 encompasses Fiesta Hall and the active recreation area to its south.

Zone 7 is the southern community center and Vista Lawn zone.

The transitions between zones are often abrupt or physically obstructed. Fencing and walls interrupt sightlines and limit movement between zones in several locations across the park.

## Key Observations

- The grade change between Zone 1 and Zone 2 create a threshold between the sports courts area to the more passive areas of the park.
- The close distance between Long Hall and the preschool building, combined with the numerous about of fencing that break up park space between Zone 4 and Zone 5, makes Vista Lawn cut off from the rest of the park.
- The large north-south walkway that divides the park, creates a division between Zone 3 and Zone 4.
- The dense tree canopies and northern edge of the Santa Monica Blvd. parking lot, creates an implied edge between Zone 6 and Zone 7.

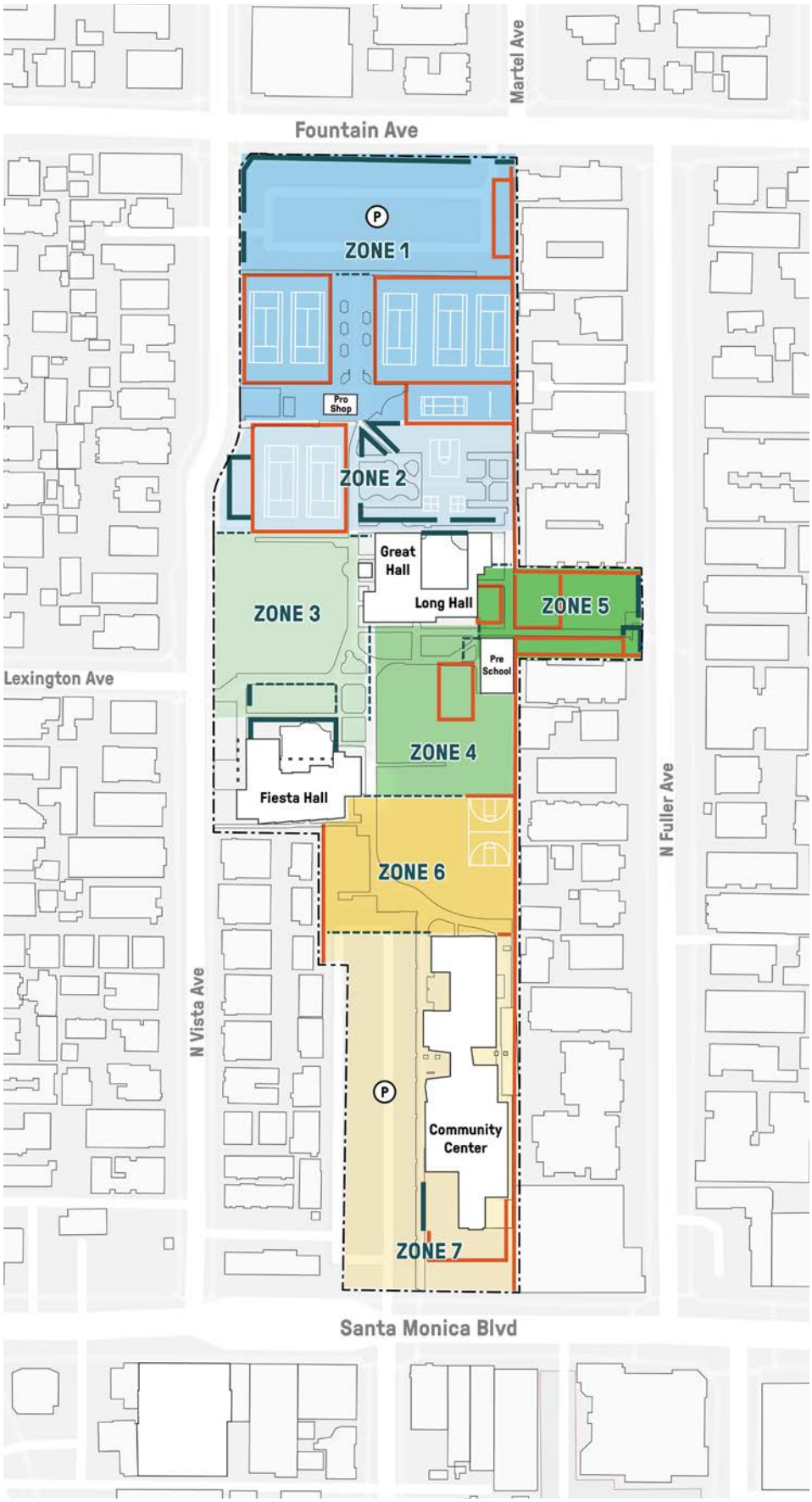



**Figure 29: Existing Program Adjacencies Diagram, Plummer Park**

# Fixed vs. Flexible Programmed Space

The majority of the park's surface area is either fixed to a single program or given over to infrastructure such as parking, with a relatively small proportion available for flexible, informal, or multi-use activity, as illustrated in the diagram to the right.

The majority of the park's surface area is either fixed to a single program or given over to infrastructure such as parking, with a relatively small proportion available for flexible, informal, or multi-use activity.

The park's fixed program areas are concentrated but influential in how space is allocated and experienced. The tennis and pickleball courts, basketball courts, playground, preschool, and park buildings fall into this category. While these facilities perform well for their intended functions, they are inherently limited in their ability to support multiple or overlapping uses. Their single-purpose design constrains adaptability, meaning they cannot readily accommodate alternative activities outside of their primary function.

The park's flexible spaces, shown in blue on the diagram, are those capable of accommodating more than one type of activity. Vista Lawn is the park's most significant flexible space, large enough to absorb informal recreation, organized events, and passive gathering simultaneously. The open lawn areas around the historic buildings and south of the playground offer secondary flexible space, though their size and configuration limit the range of uses they can support. The Fuller Lawn and community garden area along the eastern edge is designated as a shared use space.

Both parking lots also function as flexible spaces. The Fountain Avenue lot hosts the weekly farmers market, serving as a recurring programmed use outside of its primary parking function. The Santa Monica Boulevard lot is used on an infrequent basis for events.

The park's flexible spaces are limited in total area and unevenly distributed across the site. The northern half of the park is almost entirely fixed program or infrastructure, with the tennis complex and parking lot occupying the area between Fountain Avenue and the historic buildings zone. The park's flexible spaces are concentrated in its middle and southern sections, placing a higher degree of use on Vista Lawn and the central lawn areas.

## Key Observations

- The majority of the park's surface area is fixed to a single program or dedicated to infrastructure.
- Fixed program spaces are concentrated in the northern half of the park, leaving virtually no flexible space between Fountain Avenue and the historic buildings zone.
- Flexible spaces are limited in total area and concentrated in the middle and southern sections of the park.
- Vista Lawn is the park's largest and most versatile flexible space.
- The Fountain Avenue parking lot functions as a shared use space, hosting the weekly farmers market in addition to its primary parking function.
- The Santa Monica Boulevard lot is used infrequently for events.
- The park's flexible spaces absorb the highest levels of organic, informal use, particularly on weekends.

**76%**
**Fixed Program Areas**

**24%**
**Flexible Program Areas**

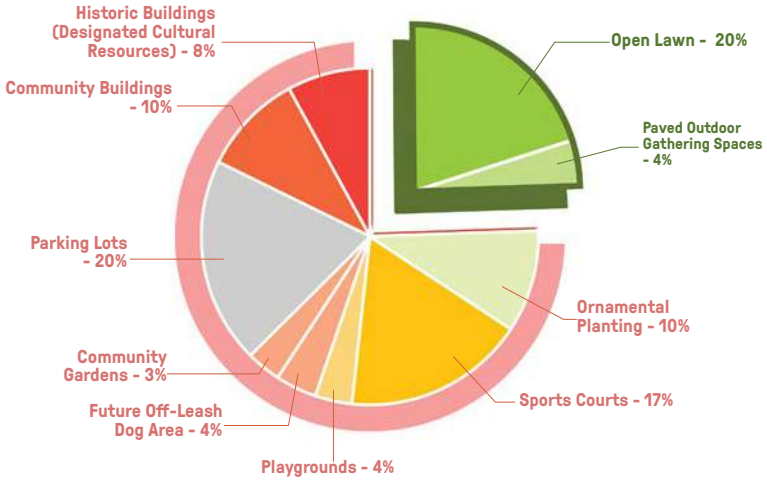





Figure 30: Existing Fixed vs. Flexible Areas Diagram, Plummer Park

# Nature & Open Space

Plummer Park supports a diverse and mature urban forest, with 220 trees representing 46 species distributed across the site. The species inventory spans ornamental, adaptive, and a small number of California native trees, including Western Sycamore and California Fan Palm, reflecting decades of incremental planting decisions. Heritage trees, identified on the diagram, represent the park's most significant arboricultural assets and anchor several of the park's most valued green spaces. Palm trees of multiple species are present throughout, contributing to the park's Southern California character.

Nearly 59 percent of the park's surface is impervious, including parking, sports courts, paving, and buildings. The remaining 41 percent of pervious surface is divided between planted areas, open lawn, and decomposed granite.

Planted areas are single-use landscape zones, dedicated to trees, shrubs, and groundcover, and do not accommodate recreational or informal gathering activity. Open lawn, by contrast, accounts for approximately 20 percent of the total site area and functions as the park's primary multipurpose green space, absorbing uses that range from informal recreation to large community events. The distinction between these two surface types is significant: planted areas contribute to the park's canopy and aesthetic character but do not add to its usable flexible space.

The park's species inventory skews toward ornamental and adaptive plantings, with limited representation of native and drought-tolerant species.

### 59% Impervious Surfaces

**Parking**
**Sports Courts**
**Paving and Pathways**
**Buildings**

### 41% Pervious Surfaces

**Planting**
**Open Lawn**
**Decomposed Granite**

### 220 Trees on Site

**(46 Species - *CA Native)**

**Trident Maple**
**African Fern Pine**
**Mimosa**
**King Palm**
**Hong Kong Orchid Tree**
**Brachychiton**
**Silver Birch**
**Lemon Bottlebrush**
**Bottlebrush**
**Gold Medallion Tree**
**Deodar Cedar**
**Hack Berry**
**European Fan Palm**
**Silk Floss Tree**
**Camphor**
**Cypress tree**
**Coral Tree**
**Swamp Gum**
**Pineapple Guava**
**Indian Laurel Fig**
**Shamel Ash**
**Ginko**
**Jacaranda**
**Golden Rain Tree**
**Crepe Myrtle**
**Sweetgum**
**Mulberry**
**Olive Tree**
**Avocado**
**Canary Island Palm**
**Aleppo Pine**
**Yew Pine**
**Western Sycamore***
**Chinese Pistache**
**Pittosporum**
**Cheryy Laurel**
**Pomegranite**
**Pear**
**Giant Bird of Paradise**
**Queen Palm**
**Brush Cherry**
**Tipuanu**
**Arborvitae**
**Chinese Elm**
**California Fan Palm***
**Mexican Fan Palm**

### Key Observations

- Nearly 59 percent of the park's surface area is impervious.
- Open lawn accounts for approximately 20 percent of the total site area and serves as the park's primary multipurpose green space.
- Planted areas are single-use landscape zones and do not contribute to the park's flexible or recreational space.
- Native and drought-tolerant species are underrepresented in the park's current planting inventory.
- The park's mature trees are part of the park's defining feature and offer ample shade. In areas that need shade such as Vista Lawn and the Sports Courts, shade trees are not present.






California Sycamore



California Fan Palm



Toyon



Coast Live Oak



California Walnut



Jacaranda

**LEGEND**

- Existing Tree
- Existing Heritage Tree
- Existing Palm Tree
- Open Space
- Planting Areas
- Parking Lot
- Park Boundary
- Buildings

0 50 ft 100 ft

**Figure 31: Existing Green and Open Space Diagram, Plummer Park**

# Shade & Comfortability

The park's existing tree canopy is not evenly distributed across the site, and the areas of highest park use and the areas of greatest shade coverage do not consistently overlap, as illustrated in the diagram to the right. Concentrations of shade are present in the central green spaces around the Great Hall and Long Hall area and in pockets along the park's edges. Large portions of the park, particularly the sports courts in the north, the open transition zones between buildings, and the southern reaches of the site, receive limited canopy cover.

Many of the park's most heavily used and highest-traffic areas are also among its most exposed during peak daylight hours. Paved surfaces, including the sports courts, parking lots, and pathways, absorb and radiate heat, compounding the effect of limited canopy cover in those areas.

The gap between where shade is concentrated and where park activity is concentrated is most pronounced during warm months and midday hours.

## Key Observations

- Tree canopy is the primary source of shade across the park.
- Shade is limited in high-use areas of the park such as Vista Lawn, the seating area in the center of the park, southern basketball courts and sports courts area.
- Large percentage of paved surfaces contribute to heat retention.
- The areas of highest park use and the areas of greatest shade coverage do not consistently overlap.

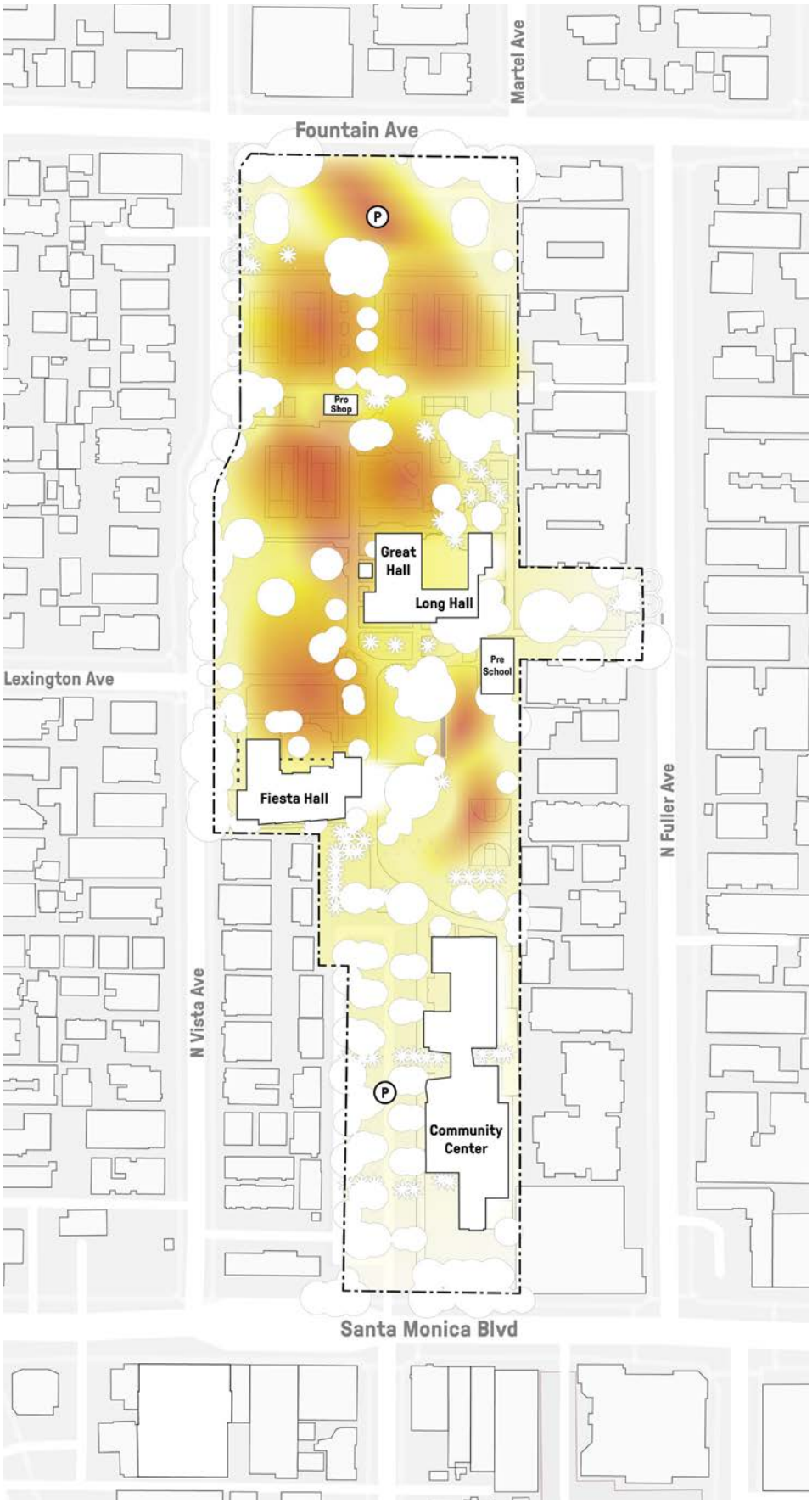



**Figure 32: Existing Shade and Comfort Diagram, Plummer Park**

# Memory Spaces, History & Art

Plummer Park contains a concentration of historical and cultural significance within a relatively small footprint. The park's designated cultural resources, memorial markers, and interpretive elements are mapped in the diagram to the right.

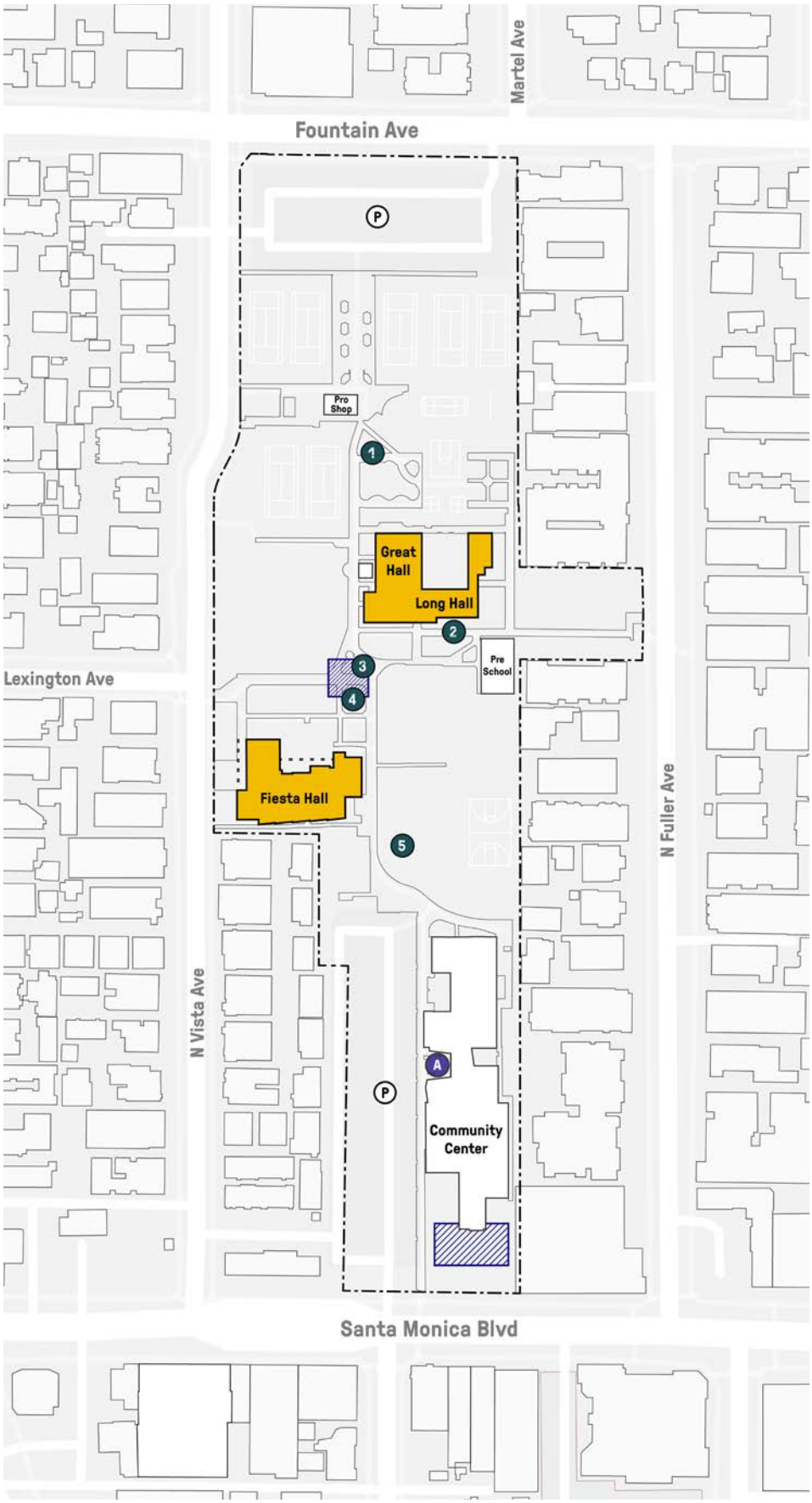
Great Hall and Long Hall are designated cultural resources, recognized for their significance as the only New Deal-era WPA construction in West Hollywood. Fiesta Hall carries its own historical designation as the site of the city's first council meeting and one of the oldest public gathering spaces in West Hollywood.

Scattered across the park are five distinct memorial and historical markers: the World War II Russian Veterans Memorial, a Peace Pole, the Plummer Park Historical Marker, a Holocaust Memorial, and the Shumway Soffel Marker. A temporary art exhibition space is also present along Long Hall's eastern edge.

While the park contains a meaningful collection of cultural and historical resources, they are distributed across the site without a clear interpretive thread connecting them. Several markers are located in areas of lower visibility and foot traffic.

## Key Observations

- Located in the center of the park and offset to limit north and south connection, the Great Hall, Long Hall, and Fiesta Hall are designated cultural resources and shall be protected.
- Minimal public art exists within the park.
- The park's historical and cultural resources lack a cohesive interpretive framework connecting them across the site.






1 World War II Russian Veterans' Memorial -



2 Peace Pole



3 Plummer Park Historical Marker



4 Holocaust Memorial



5 Shumway Suffel Marker



A The Riddle of the Sphinx

**LEGEND**

- Desginated Cultural Resource
- Temporary Art Exhibiton Space
- A The Riddle of the Sphinx sculpture
- 1 World War II Russian Veterans' Memorial
- 2 Peace Pole
- 3 Plummer Park Historical Marker
- 4 Holocaust Memorial
- 5 Shumway Suffel Marker
- P Parking Lot
- Park Boundary
- Buildings

0 50 ft 100 ft

**Figure 33: Existing Memory Spaces, History and Art Diagram, Plummer Park**

# Park Demand Over Time

Plummer Park is consistently active across all hours and all days of the week. Use patterns vary by zone and reflect a combination of program type, physical conditions, and user group, as illustrated in the diagram to the right.

The northern zones set the park's earliest rhythm. Zone 1, the tennis and pickleball complex, and Zone 2, the informal senior gathering area, both see moderate to heavy use beginning in the morning, earlier than anywhere else in the park. Use remains steady throughout the day and is stronger on weekends than weekdays.

Zone 3, Vista Lawn, draws its highest use volumes on weekend afternoons and evenings, surpassing nearly every other zone. In a park where the majority of space is fixed to a single program, the open lawn consistently attracts the highest concentrations of informal and unscheduled use.

Zones 4 and 6, the playground and the basketball court and lawn to its south, follow family schedules closely. Use builds through midday and peaks in the late afternoon and evening. Together these two zones function as the park's primary family and youth corridor.

Zone 5, the Fuller Lawn and community garden, is the park's lowest-use area across nearly all time periods. The zone is physically separated from the rest of the park by narrow walkways and the community garden plots, which occupy space previously used as open lawn and parking. Planter curbs and low walls define the edges of the lawn area, creating an enclosed character. Limited lighting and reduced visual sightlines from both the park interior and the street, due in part to tree coverage, contribute to a space that feels isolated from the broader park. The community gardens themselves are a fee-based, application-required program, limiting access to a small number of permitted users rather than the general public.

Zone 7, the Community Center and Santa Monica Boulevard parking lot, operates on a different rhythm from the rest of the park. Use concentrates in the afternoon and evening and is higher on weekdays than weekends, reflecting a destination driven by scheduled programming rather than spontaneous recreation.

## Key Observations

- Park use is consistent across all hours and days, with variation by zone reflecting differences in program type, physical conditions, and user group.
- Vista Lawn draws the highest concentrations of informal use, particularly on weekend afternoons and evenings.
- The northern sports and senior zones are the park's earliest-activating areas, with steady use throughout the day.
- Family and youth use is concentrated in Zones 4 and 6, peaking in the late afternoon and evening.
- Zone 5 is the park's lowest-use area, affected by physical separation from the rest of the park, an enclosed character, limited lighting, and reduced sightlines.
- The community gardens in Zone 5 are a fee-based, application-required program, limiting access to permitted users.
- Zone 7 use is driven primarily by scheduled programming and is higher on weekdays than weekends.

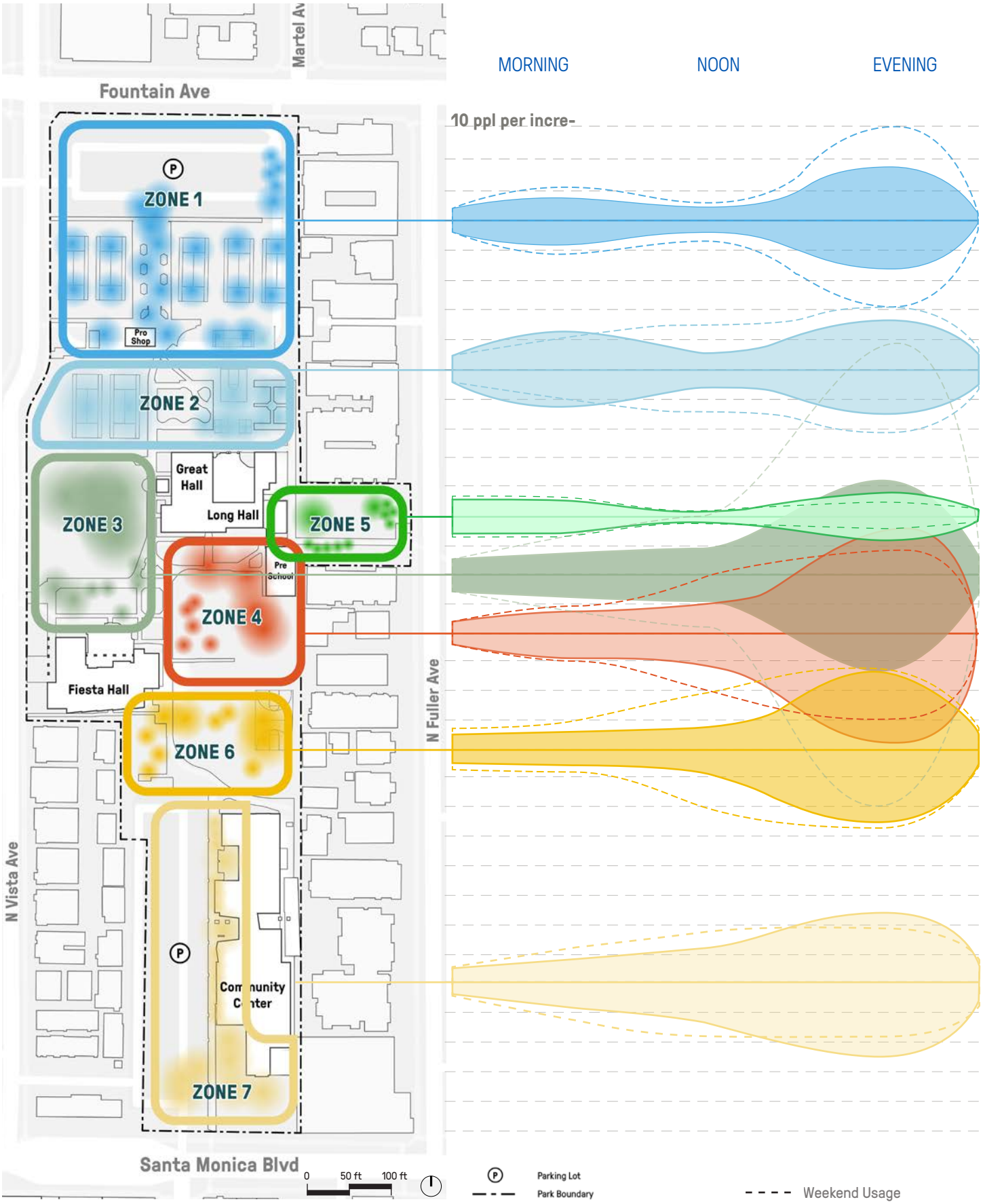



**Figure 34: Existing Park Demand Over Time Diagram, Plummer Park**

# Outdoor Event Areas

Plummer Park hosts a varied calendar of outdoor events and activities across its grounds, drawing users from the surrounding neighborhood and the broader city. This diagram maps the frequency and distribution of outdoor event use across the park's distinct spaces, as illustrated in the diagram to the right.

Vista Lawn is the park's primary outdoor event space, hosting the full range of the park's largest community events including the Mishka Festival, Youth Halloween Carnival, National Night Out, Movies in the Park, Summer Sounds, and summer camp programming. It is both a permitted event venue and an informal daily use area, functioning as the park's most versatile and heavily activated outdoor space.

Fuller Lawn functions primarily as support space for larger events hosted elsewhere in the park, given its physical configuration and separation from the park's main activity areas. It hosts smaller, more contained events including summer camp activities and community garden socials, due to its proximity to the garden plots.

Great Hall/Long Hall Courtyard is a fenced, leasable space that operates in connection with the adjacent historic buildings. It is used throughout the summer for youth camp programming and can accommodate galas, presentations, and lectures as a standalone or complementary event venue.

Fiesta Hall Courtyard is a fenced, leasable space attached to Fiesta Hall. It functions as a welcoming courtyard for auditorium visitors and as a pre- or post-event gathering space, dining area, or reception space for events hosted in the hall.

North Basketball Court serves as a support space for larger community events including the Mishka Festival and Youth Halloween Carnival, and is used for summer camp pickup games and activities during the summer season.

South Basketball Court and Adjacent Lawn host Summer Sounds performances and dance events, supported by proximity to the Community Center for power and waste management. The adjacent lawn functions as audience and support space for Summer Sounds and larger community events. Both the court and adjacent lawn are noted for limited shade coverage, affecting comfort during warm months and midday hours. The court's hard surface and event activity generates noise that affects adjacent residents.

Tennis Court Walkway is programmed by Tennacity for tournaments, training courses, and recurring instruction, activating the northern sports complex beyond court play itself.

Fountain Avenue Parking Lot is activated weekly as the Helen Albert Certified Farmers Market, the park's most consistently programmed outdoor space.

Santa Monica Boulevard Parking Lot hosts the Plummer Parking Lot Sale and serves as the primary venue for community resilience events including vaccination clinics and emergency response activations, supported by its adjacency to the Community Center.

## Key Observations

- Vista Lawn is the park's primary and most versatile outdoor event space, hosting the full range of the park's largest community events.
- Fuller Lawn functions primarily as event support space and hosts only smaller, contained programming due to its physical configuration and separation from the park's main activity areas.
- The Great Hall/Long Hall and Fiesta Hall courtyards are fenced, leasable spaces that function in connection with their adjacent buildings and are activated for both summer programming and private events.
- The north basketball court serves primarily as event support space for larger park-wide events and summer camp programming.
- The south basketball court and adjacent lawn host Summer Sounds and dance events but are affected by limited shade and noise impacts on adjacent residents.
- The tennis court walkway is regularly activated by Tennacity for tournaments and programming.
- The Fountain Avenue parking lot is the park's most consistently activated outdoor space through the weekly farmers market.

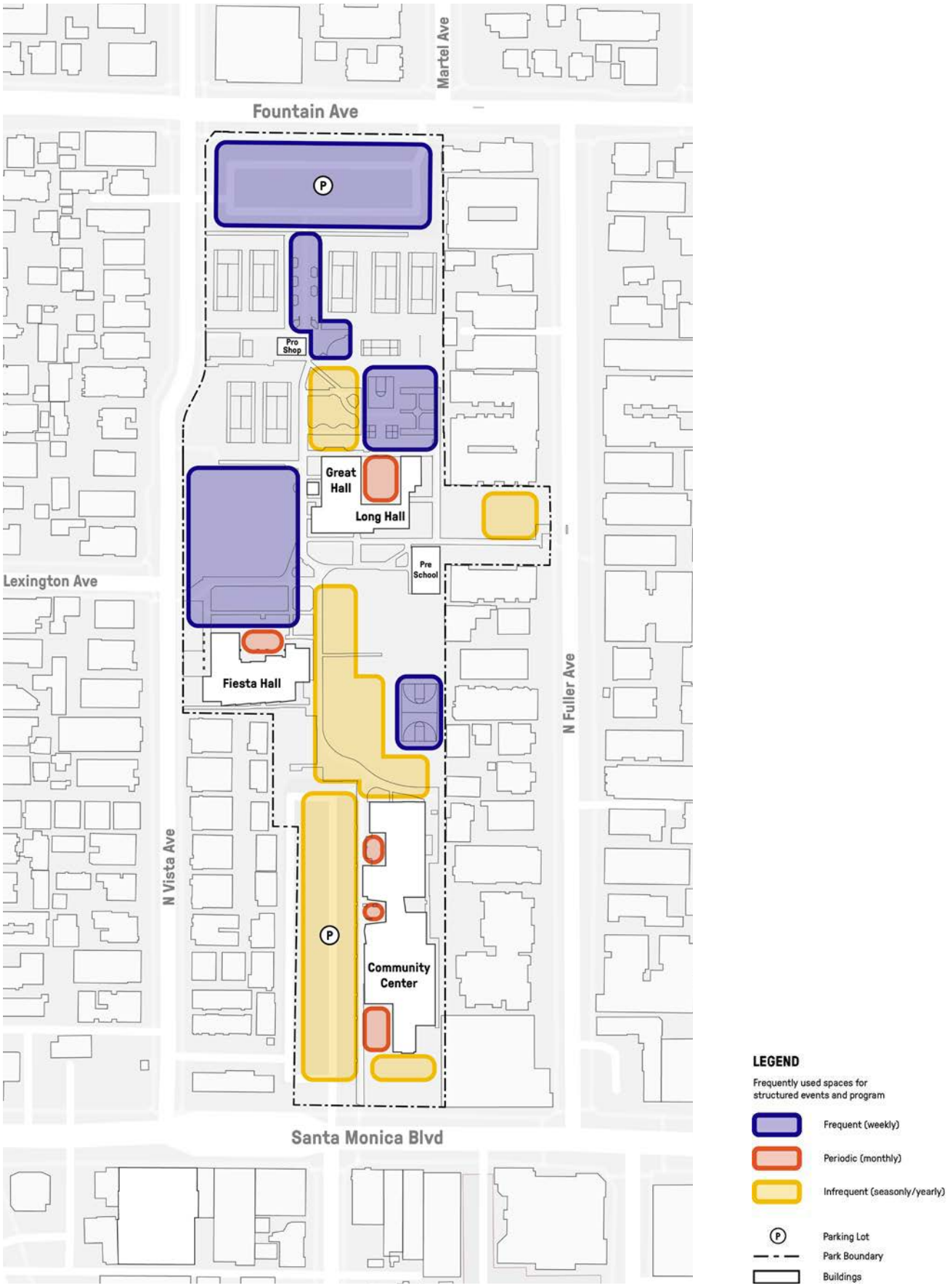



**Figure 35: Existing Event Areas Diagram, Plummer Park**

# Section 2
# Engagement

Engagement by the Numbers

Analog and Digital Outreach

Engagement Timeline

Methods of Engagement

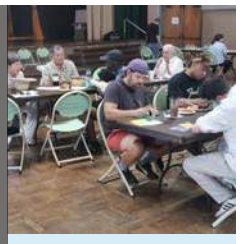

Station 01

# Phase 1 Engagement

Community involvement is foundational to the Plummer Park Comprehensive Improvement Plan. Hundreds of residents and park users participated in Phase 1 through workshops, walking tours, pop-ups, a video storytelling booth, a teen workshop, and a citywide online survey. The City of West Hollywood was eager to hear directly from community members about how they interpret and use the park's facilities, amenities, and programming today. The insights gathered shaped a comprehensive understanding of the park and will establish the basis for priorities, funding decisions, and future improvements as the planning process moves forward. The engagement summarized in this section reflects the breadth of methods used to reach as many people as possible, in as many ways as possible. It is an ongoing effort. As the master plan advances, communication between the project team, city staff, and the community will continue.

# Engagement By The Numbers

COMMUNITY REACH



**500+**
Attendees Across Engagement Meetings




**1,500+**
Email Distribution List



**2,000**
Door-to-Door Outreach



**450+**
Online Engagement Responses




**200+**
Flyers Posted Around Town

ENGAGEMENT EVENTS



**4**
Community Meetings



**4**
Pop-Ups



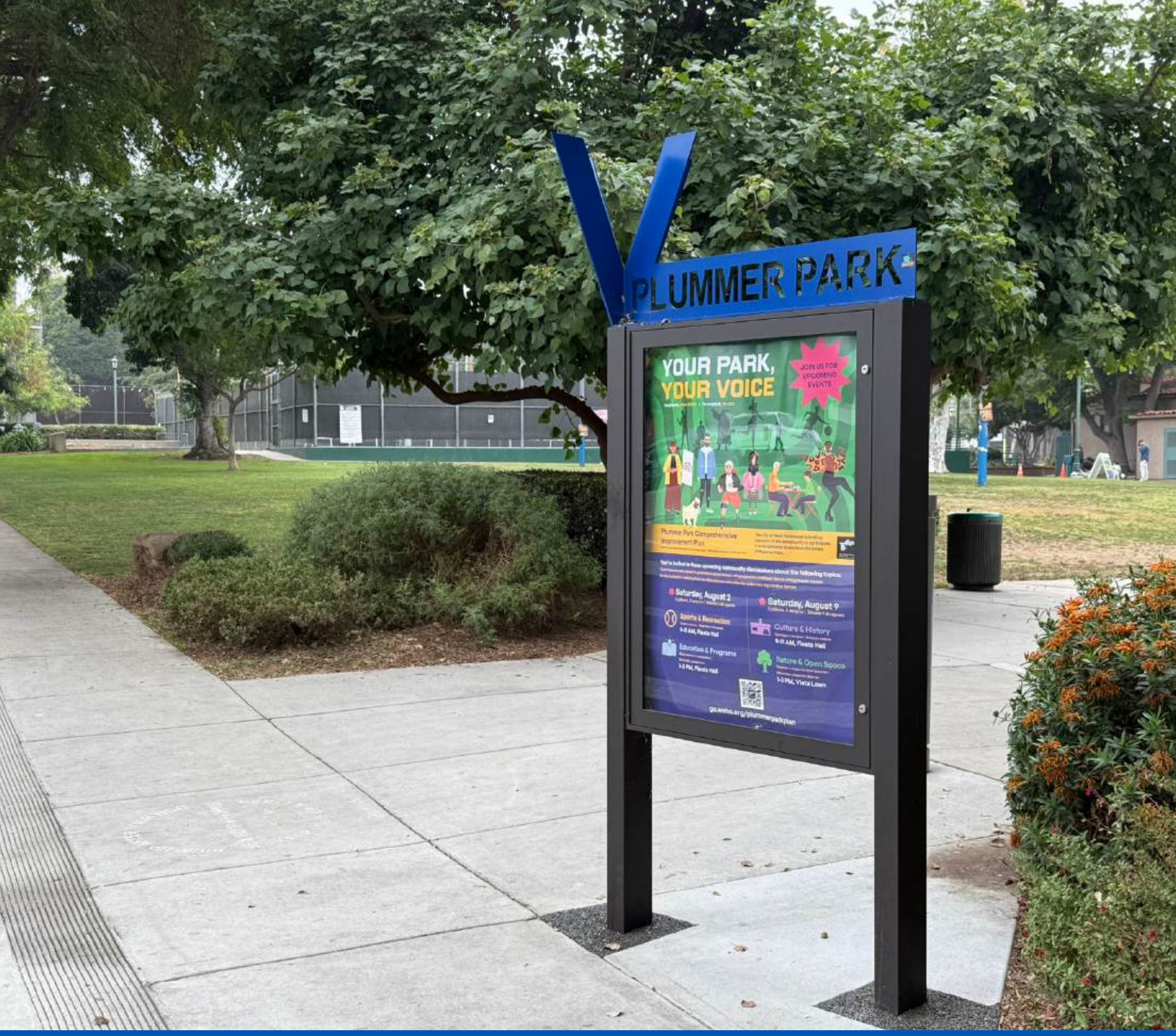
**4**
Topical Chats



**2**
Walking Tours
(part of Topical Chats)



**1**
Teen Workshop




# Analog & Digital Outreach

Effective community engagement depends on more than well-designed events. It depends on people knowing those events exist. From the outset of Phase 1, the project team developed a unified project brand, including a defined color palette, typography, and graphic style, that gave all project materials a consistent and recognizable identity across every touchpoint.

At every step of the engagement process and in advance of all public meetings, a full suite of outreach materials was produced. Printed materials included flyers, park kiosk posters, A-frame boards, and door-hanger tags distributed throughout the neighborhood. Digital tools included Engage WeHo updates, City social media posts, email blasts, and advertisements on digital kiosks across the city. Project-specific branded giveaways were distributed at community workshops, pop-ups, and meetings as a way to build awareness and goodwill. Together, these efforts ensured that the planning process was visible, accessible, and consistently communicated to as broad an audience as possible.




## Project Identity Swag

Branded giveaway items were distributed at community events, including t-shirts, tote bags, frisbees, and buttons. Each piece carried the project's consistent visual identity and featured a custom illustration of the beloved Great Hall and Long Hall, grounding the swag in the spirit of Plummer Park itself.

## Methods of Awareness



Plummer Park Kiosks




Park A-Frames




City-wide Digital Kiosks




Project Website - EngageWeHo



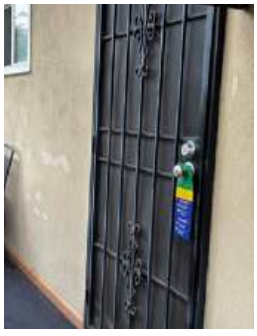

Publication - WeHo RecReader




E-mail Blasts




City Social Media Posts

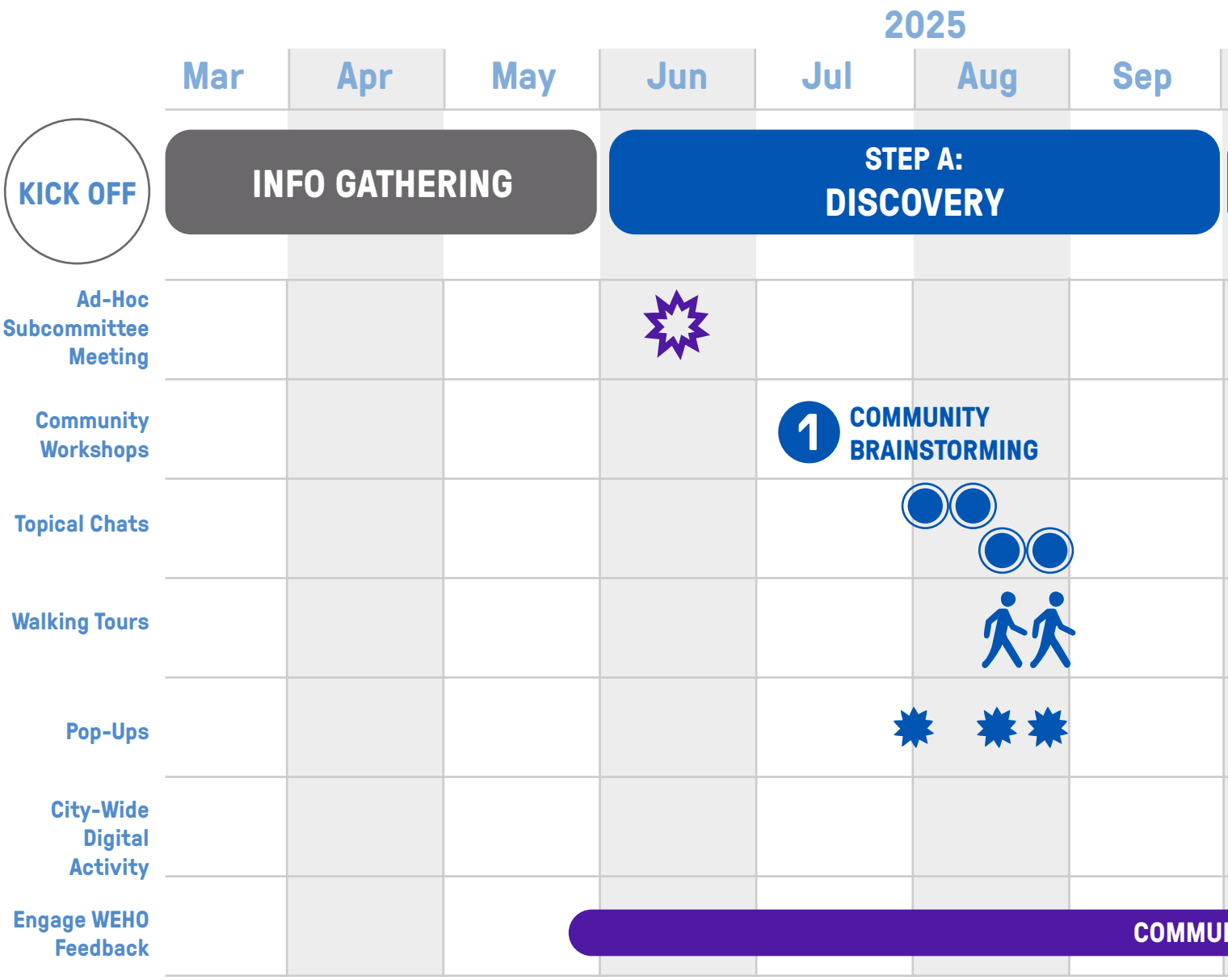


Door-to-Door Notifications





Park QR Code Stickers




# Engagement Timeline

Phase 1 engagement was conducted throughout the duration of the project and structured in three deliberate steps, each building on the last.

The process began with Step A: Discovery. Before asking the community what they wanted changed, the project team first needed to understand the park as it is today, through the eyes of the people who use it. This step focused on building relationships with the community and learning how different groups experience the park, what they value most, what they feel is missing, and what they hope Plummer Park could become for future generations. Discovery focused on understanding the underlying needs, motivations, and context behind community input, rather than compiling a wish list of desired features.

Step B: Possibilities took that understanding further. With a clearer picture of the park's existing conditions and community values in hand, the project team returned to the community to explore appetite for change. What level of improvement did the community feel was appropriate and necessary? When faced with real tradeoffs between competing needs, what did the community prioritize and why? These were nuanced conversations that required careful consideration of differing perspectives and priorities.




Throughout both steps, the project team and city staff provided routine updates to the City Council Plummer Park Ad-Hoc Subcommittee, ensuring elected officials remained connected to and informed by the community process. The Phase 1 programming plan was then presented at a public open house, marking the completion of this first phase and the transition toward Phase 2.

**INFO GATHERING**
**MARCH - JUNE 2025**
Analyze and understand Plummer Park and it's users.

**STEP A: DISCOVERY**
**JUNE - SEPTEMBER 2025**
Explore and learn about Plummer Park with the Community.

**STEP B: POSSIBILITIES**
**OCTOBER - FEBRUARY 2025**
Educate about possible trade-offs and understand community priorities for improvements.

**FINAL SUMMARY REPORT**
**MARCH - APRIL 2026**
Synthesize community feedback and priorities to inform Phase 2: the Where and the How.



# Community Workshops

Community workshops were a central component of the Phase 1 engagement process, designed to understand community priorities, analyze existing uses, and capture feedback to inform the goals of the planning effort. The Plummer Park Comprehensive Improvement Plan team held three in-person community workshops throughout Phase 1: one brainstorming workshop during Step A: Discovery and two possibilities workshops during Step B.

Each workshop was designed to support accessibility and inclusion. Russian and Spanish language versions of all printed materials were provided, and fluent translators were present at every event to answer questions and facilitate discussion. City staff were present at all workshops and available to answer questions throughout. Large-scale park maps, information boards, research handouts, and hands-on interactive activity stations allowed community members to engage with materials at their own pace in an open-house format. Workshop days and hours were varied to maximize participation across different schedules and availability.

Outreach in advance of each workshop included press releases, printed flyers, park posters, email blasts, citywide digital advertisements, and city-promoted social media posts.

# Community Brainstorming Workshop

At the Community Brainstorm Workshop, held on July 12, 2025, from 10 am to 1 pm at Fiesta Hall (7377 Santa Monica Boulevard), community members were invited to share their ideas, feedback, and visions for Plummer Park. Through a series of interactive stations, participants mapped how they currently use the park, identified areas in need of improvement and elements important to preserve, built vision boards reflecting their preferred park atmosphere and activities, and used a spatial board game to explore the park's layout. The activities were designed to gather place-based input and help the project team understand community priorities. All workshop materials were provided in English, Spanish, and Russian.



## Activity 1: Community Coloring Mapping

Participants used colored markers to indicate how frequently they visit different areas of Plummer Park: red for areas visited most often (daily or weekly), yellow for areas visited sometimes (monthly), and blue for areas rarely or never visited. Participants were also invited to write notes directly on the map to identify favorite spots or areas they felt needed improvement.



### Community Maps











## Activity 2:
## Community Feedback Map

Participants used colored flags to share place-based feedback on a large community map. Yellow flags marked areas they felt should be improved, while blue flags identified elements essential to preserve — such as playgrounds, gardens, sports courts, historic buildings, or programming spaces. Together, the flags built a collective picture of what the community values and where change is needed.










## Activity 3:
## Community Vision Boards

Participants were invited to envision their ideal version of a community park by creating a personal vision board. Using image tiles, each participant selected four images representing the atmosphere and feeling they hoped the park would embody, and four images reflecting the activities they felt would be most used and valued by the community. Participants were encouraged to consider inclusivity and diversity when making their selections, and could write in their own ideas if their vision wasn't captured by the available tiles. Completed vision boards were collected and displayed for the full workshop group





**Game Setup**

The game board represents the current layout of Plummer Park. Each color represents a different type of space:

**Fixed Program:**

**Red:** Designated Cultural Resources **(cannot be moved)**

**Bright Orange:** Community Service Buildings **(must stay on the board, but can move)**

**Light Orange:** Outdoor Community Programs & Activities

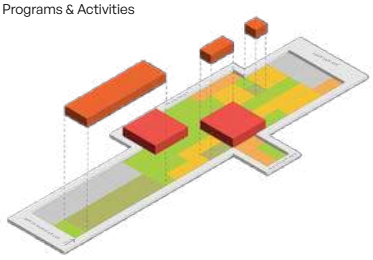
**Yellow:** Sports & Recreation

**Flexible Program:**

**Green:** Nature & Open Space

**Infrastructure:**

**Gray:** Parking





## Activity 4: Build Your Park Board Game

Participants used a hands-on spatial board game to reimagine the layout of Plummer Park. Working with a game board representing the park's current footprint, participants placed and rearranged color-coded tiles representing different land uses — including designated cultural resources, community service buildings, outdoor programming, sports and recreation, nature and open space, and parking. While certain fixed elements like cultural landmarks had to remain in place, participants had freedom to relocate, replace, or stack other uses to reflect their ideal vision for the park. Upon completing their board, participants wrote a short statement describing their vision, and their layout was photographed for the project team to review.




# Possibility Workshops

Two Plummer Park Possibilities Workshops were held at the park in November 2025, the first on November 18 at the Vista Lawn near the tennis courts and the second on November 19 at Great Hall. Building on prior rounds of community feedback, these drop-in workshops presented participants with initial community discoveries gathered throughout the engagement process, followed by a range of possibility options for the park's future. Improvement scenarios were organized by scale, from "light touch" interventions and moderate enhancements to more transformative "big ideas," with each option presented alongside reference imagery and an honest look at potential trade-offs, pros, and cons to help the community weigh their priorities.

## Objectives

- Present initial community discoveries from the engagement process
- Share possibility options ranging from "light touch" interventions and moderate enhancements to transformative "big ideas"
- Help the community understand the trade-offs associated with each level of improvement


AED
Recreation BIG MOVES
Nature & Open Space Discoveries




EXIT
AED




# Video Storytelling Booth

As part of the first Plummer Park community workshop, the project team set up a video storytelling booth where community members, anonymously or not, could sit in front of a camera and respond to a series of questions about the park.

The booth was intended to capture community perspective in participants' own words, beyond what surveys and written responses can convey. Participants were asked to share their favorite memories of Plummer Park, what they would want future generations of park users to know about it today, and what they envision the park looking like twenty years from now. A selection of quotes from the video booth are featured throughout this report.






ARI

"Eugene Plummer, whose name it bears, was a philanthropist, a community activist, and he deeded this property to the city of Los Angeles [...] they should know that the community fought to keep this as a park and to enjoy it."




"a space that has created a continuing atmosphere for relaxation, for tranquility, and for some environmental green space in a city which is extremely densely populated"

"it is full of people, people of all generations, from babies all the way up through seniors, people connecting"

"the place for the east side of West Hollywood to gather"

"cultural events and the music festival [...] that is really important."

"there are so many uses for one open space at one time, that there's the beautiful thing about the park."

"I don't think it's perfect, but I think it's it is beautiful and that's something worth knowing about."



"these buildings were progressive at the time when they were built 100 years ago, and they're still pretty awesome."

"You don't have to speak English to come here and play basketball."

SCAN TO VIEW PARK VIDEOS HERE

GREAT HALL

LONG HALL

PLUMMER PARK




# Topical Chats

Plummer Park is a complex place, serving a wide range of user groups with different needs, different relationships to the park, and different visions for its future. Trying to discuss all of that at once can be overwhelming for participants and make it difficult to go deep on any single topic. To address this, the project team organized a series of four topical chats held over two weekends in the summer, each focused on a specific park theme: Sports and Recreation, Education and Programs, Arts, History and Culture, and Nature and Open Space.

These public sessions were open and advertised to the general community. Each began with an informational presentation by topic experts and key city staff, grounding participants in how that topic currently exists within Plummer Park. Community members then broke into smaller working groups, using park maps and worksheets to facilitate focused discussion. The outcome of each session was a collective understanding of existing conditions, areas in need of improvement, and community priorities specific to that topic, providing a depth of insight that broader workshops alone could not achieve.

## Sports & Recreation Topical Chat

The first in a series of four Topical Chats, the Sports and Recreation chat was held on August 2, 2025, from 9 am to 11 am at Fiesta Hall (7377 Santa Monica Boulevard). Community members were invited to listen to a presentation about current Sports and Recreation within Plummer Park and participate in break-out groups to discuss the topic, answering guided questions and leaving feedback on a large-scale map of the existing park. All materials were provided in English, Spanish and Russian.

### Objectives

- Educate community about passive versus active recreation uses.
- Understand what existing Recreation is working well
- Understand what existing Recreation needs improving
- Understand if the Community's recreation needs are met, and if not what is missing.

## Education & Programs Topical Chat

The second in a series of four Topical Chats, the Education & Program chat was held on August 2, 2025, from 1 pm to 3 pm at Fiesta Hall (7377 Santa Monica Boulevard). Community members were invited to listen to a presentation about current park Programs and Events, and participate in break-out groups to discuss the topic, answering guided questions and leaving feedback on a large-scale map of the existing park. All materials were provided in English, Spanish and Russian.

### Objectives

- Educate community about existing programs and events at Plummer Park.
- Understand what existing programs are working well
- Understand what existing programs needs improving
- Understand if the Community's program needs are met, and if not what is missing.





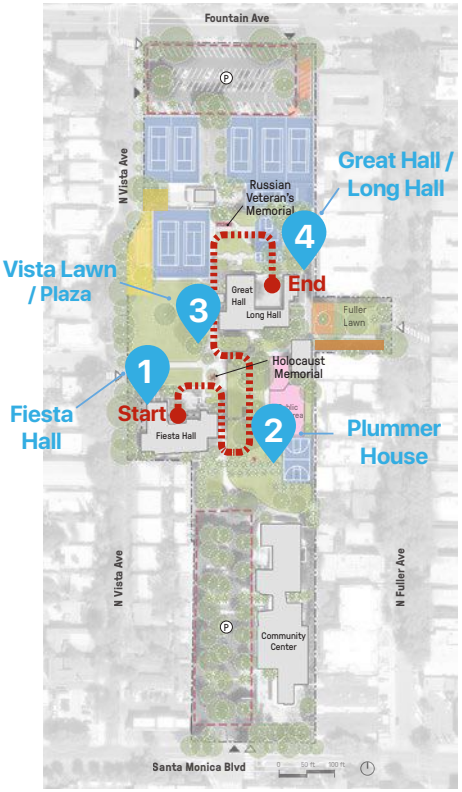
# Walking Tours

For two of the topical chats, Nature and Open Space and Arts, History and Culture, the project team extended the conversation beyond the meeting room and into the park itself. Community members were invited to join guided walking tours led by key project team members, spending approximately one hour moving through the park and stopping at significant destinations and nodes to discuss plants, ecological features, historical markers, and cultural landmarks.

At the conclusion of each tour, community members, the project team, and city staff gathered in small groups to reflect on what they had observed and how it deepened their understanding of the topic. Experiencing the park firsthand, rather than looking at it on a map, consistently surfaced observations and perspectives that would not have emerged otherwise.

# History & Culture Tour

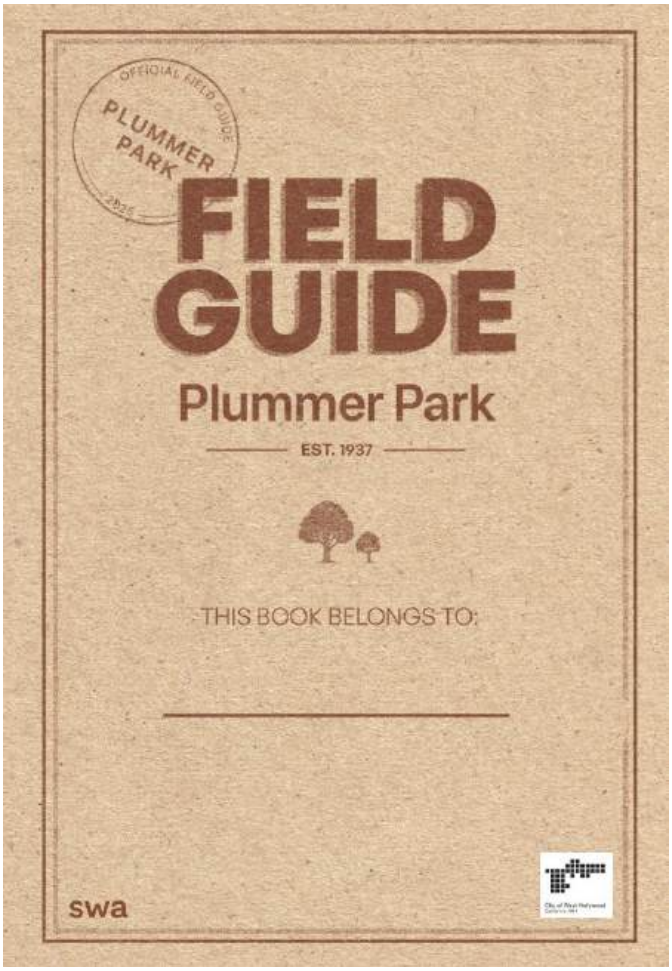
The third in a series of four Topical Chats, the History & Culture chat was held on August 9, 2025, from 9 am to 11 am at Fiesta Hall (7377 Santa Monica Boulevard). Community members were invited to listen to a presentation about park history and then participants embarked on a walking tour of the Park's historic monuments and buildings ending at the Great Hall/ Long Hall courtyard for a discussion about the topic. All materials were provided in English, Spanish and Russian.




## Objectives

- Educate community about the park's History and interpretation of Culture.
- Understand if History is adequately expressed at Plummer Park and if there are other stories that should be shared.
- Learn how the Historic buildings might better serve the community
- Understand if current Arts & Culture programming is adequate for the community.
- Learn what additional Arts & Culture programs the community needs.






## Activity Observations

**1 Vista Lawn**

Describe how you feel in this space.

- would like to see more pervious surfacing
- In favor more trees, less cement.
- more green spaces
- the better, already a lot of courts. more pervious space
- life ↑ % of pervious space
- Mike - strategize understreet canopy

What do you see people doing in this space?

- see more tree & foliage along the edges
- "Urban Forestry & Biodiversity"
- desert urban microforest -

How could this space feel better?

- kids w/ bikes, trikes, not good for people
- perimeter track, walking path —
- *Gens - gathering space for all the neighbors - shade - more seating

**2 North Courts Walkway**

- powerline interfering w/ trees
- shrinking street to one way - Gardner - parking

Describe how you feel in this space.

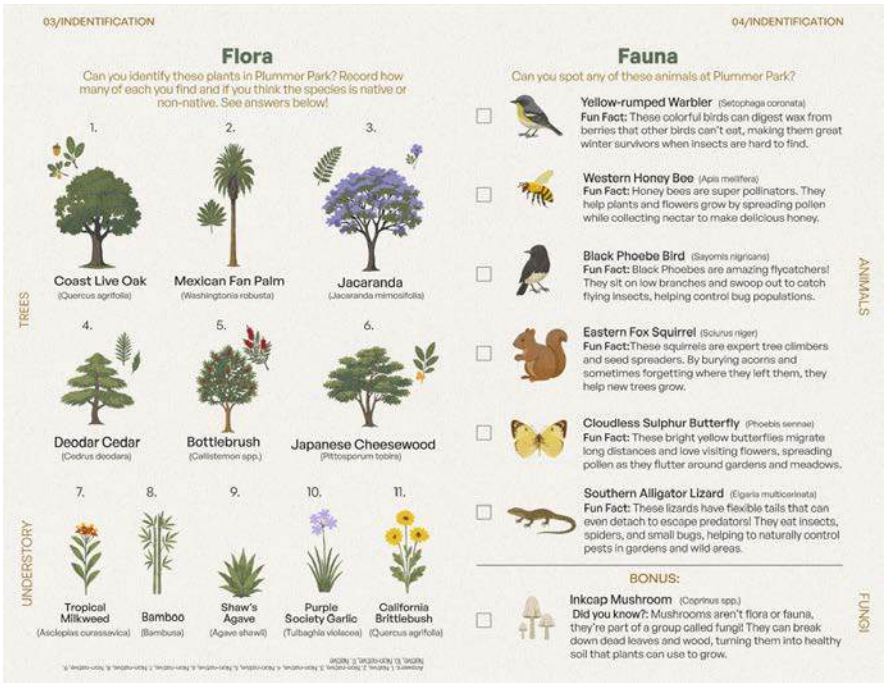
- could use more improved space
- keep having programmed space surrounding

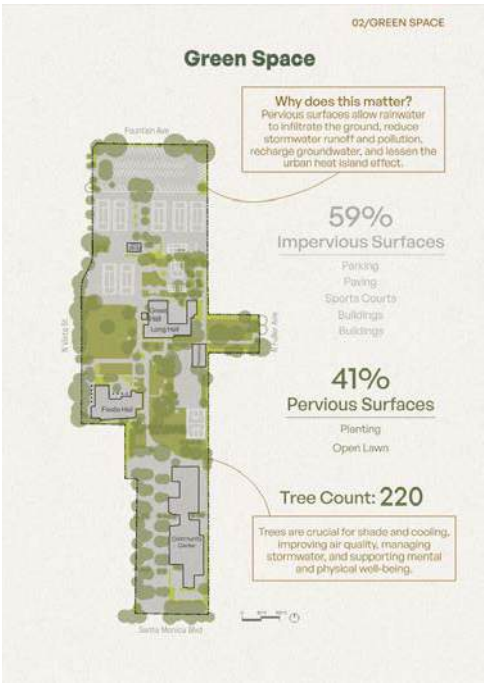
What do you see people doing in this space?

- mod ab. dog park.
- common garden - no fence -
- fence not inviting -

How could this space feel better?

- water conservation - use of lawn?
- line of sight - security - no hidden pockets



# Nature & Open Space Tour

The final in a series of four Topical Chats, the Nature & Open Space chat was held on August 9, 2025, from 1 pm to 3 pm at Vista Lawn. Community members were invited to explore the parks nature and open space through a guided walking tour. Participants were given Plummer Park Field Guides to take notes and discover the park's natural features. Along the tour, participants were asked to respond to questions at each stopping point and engage in a guided discussion. All materials were provided in English, Spanish and Russian.




## Objectives

- Educate community about the park's current ecology, including flora and fauna.
- Learn what parts of the park's nature and open space is working well.
- Understand what the community feels should be improved.
- Learn from the community what ideas from improvement they have.






# Pop-Ups

Not everyone who cares about Plummer Park has the time to attend a scheduled community meeting. The project team sought input through five pop-up activations at community events both inside and outside the park throughout the Phase 1 process. These ranged from citywide family street fairs and seasonal carnivals to the park's own weekly farmers market, meeting community members where they already were.

Pop-ups provided an opportunity to engage with community members in an informal setting, capturing perspectives that might not surface in a more structured format. Informational display boards, public surveys, and interactive response activities were available at each pop-up, with Russian and Spanish language materials and translators on hand. As the project progressed, the pop-ups evolved to reflect the current stage of the planning process, giving returning participants a sense of continuity.

## The Plummer Park Comprehensive Improvement Plan team conducted the following pop-up events over Phase 1:

### National Night Out - West Hollywood Recreation Services Divisions
Tuesday, August 5, 2025
(Movie in the Park at Vista Lawn)

### National Night Out - Russian-Speaking Advisory Board
Tuesday, August 5, 2025
(Block Party at Fuller Lawn)

### Helen Albert Certified Farmers' Market
Monday, August 18, 2025
(Fountain Ave. Parking Lot)

### City of West Hollywood Youth Halloween Carnival
Saturday, October 18, 2025
(Plummer Park)

### West Hollywood Day & State of the Community Celebration
Monday, November 24, 2025
(West Hollywood Aquatic & Recreation Center)









# Teen Workshop

Youth voices are among the most important and the most easily overlooked in a public planning process. To ensure teens had a meaningful seat at the table, the project team led a dedicated workshop with over twenty teens at Plummer Park's Teen Center.

Teens were first asked to create a "vibe map" of the current park, identifying the spaces where they hang out, play, socialize, and the spaces they actively avoid. This exercise helped surface the park's social geography from a youth perspective, revealing patterns and feelings that adults often do not see. From there, the project team led a "Build Your Ideal Park" activity, where groups of teens worked collaboratively to construct three-dimensional models of their vision for Plummer Park. These models were not unconstrained wish lists. Participants were given real site parameters and asked to evaluate tradeoffs between different activities and uses. Each group then presented their model to the room, explaining the decisions they made and the reasoning behind them. The results were thoughtful, inventive, and deeply informative.

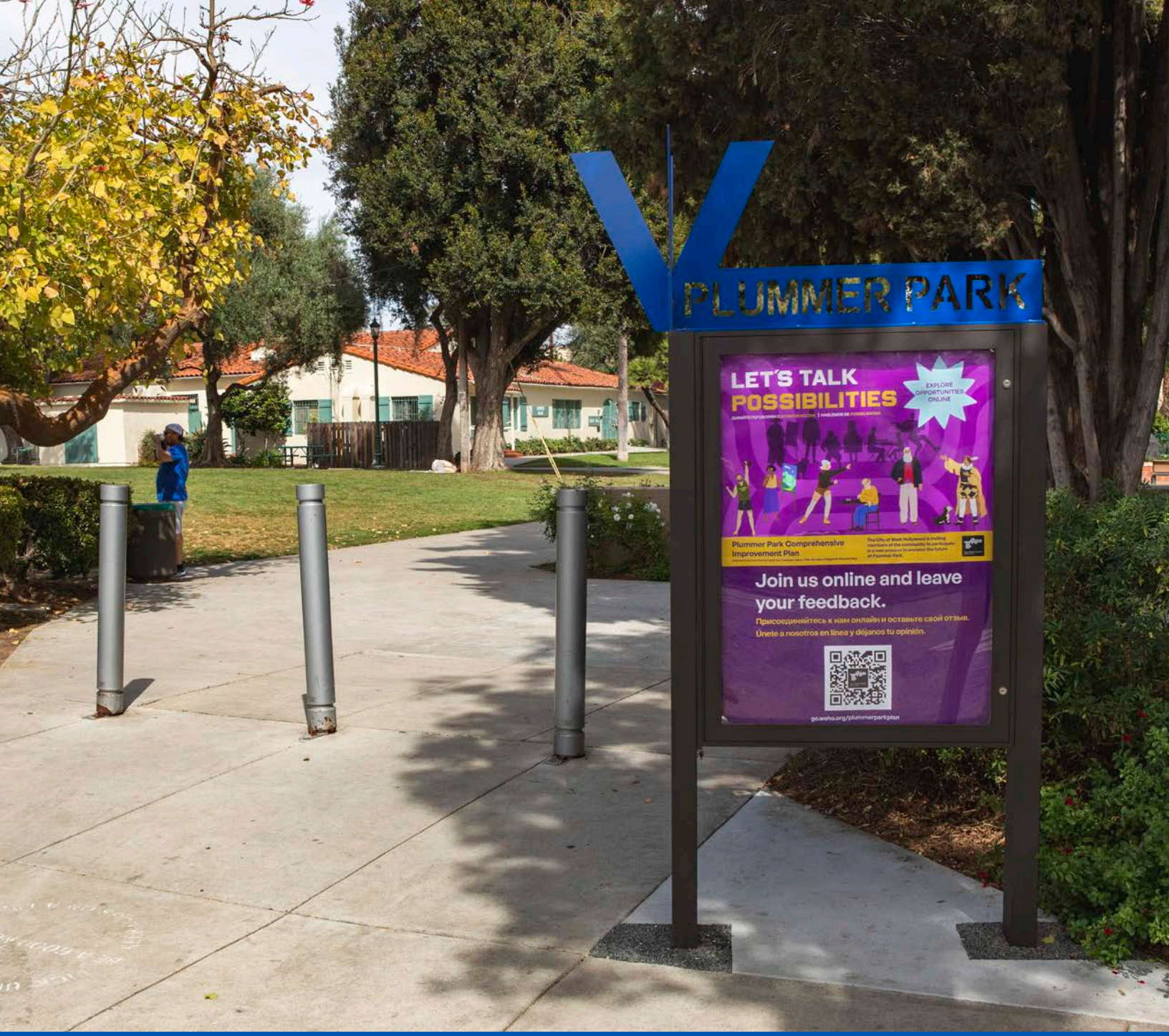

Discovered Together
PLUMMER PARK
Amazing
SPIDER-MAN


PLUMMER PARK





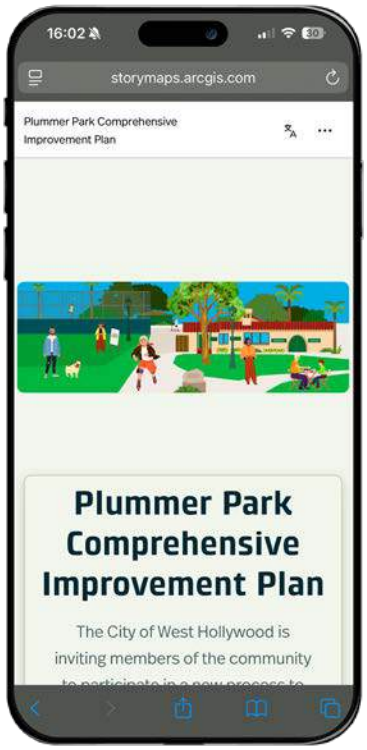





# City-Wide Online Engagement Activity

Understanding that Plummer Park matters not only to its immediate neighborhood but to the broader West Hollywood community, the project team conducted a citywide online engagement activity during Step B: Possibilities to expand the reach of the planning process beyond in-person events.

The online activity guided participants through the seven park topics identified during the Discovery phase, presenting what had been learned from the community to date and inviting respondents to weigh in on levels of improvement for each topic. Participants were asked not just to select preferences but to provide justification for their responses, ensuring the feedback captured reasoning and not just opinion. The survey was open from January through February 2026 and promoted through the city's website, digital advertisement kiosks throughout West Hollywood, physical flyers and sidewalk stickers, social media, and four rounds of targeted email blasts. The citywide reach of this activity significantly expanded the visibility of the planning process and broadened the base of community input that will help guide Phase 2.













## Sidewalk QR Codes

As part of the broader outreach effort, the City of West Hollywood installed QR code stickers on sidewalks in and around Plummer Park, directing passersby to the project's online engagement materials. The stickers were placed at key pedestrian locations to reach park users and nearby residents who may not have been reached through traditional outreach channels.



# Community Open House

The Plummer Park Comprehensive Improvement Plan Community Open House was held on Tuesday, April 14, 2026, from 5 to 7 pm at Great Hall/Long Hall, marking the close of Phase 1 community engagement. Approximately 60 community members attended. The event presented an overview of the full Phase 1 process, highlighted community feedback gathered throughout engagement, summarized key findings from the Plummer Park Needs Assessment, and provided an introduction to the next phase of the planning effort.

Attendees moved through six stations at their own pace, guided by an open house booklet that described each station and included a comment card for written feedback.

Outreach in advance of the event included three project eblasts sent to approximately 1,000 recipients, city social media posts, a city press release, and promotion through the Engage WeHo website.


Infrastructure Possibility
Community Buildings Possibility
Open Space Possibility
Outdoor Program Areas Possibility
Community Garden
Farmers Market


Community Buildings Possibility
Nature & Open Space Possibility
Outdoor Program Areas


Discovering Plummer Park





# Section 3
# Community Findings

**What the Community Told Us**

**Community Vision for Plummer Park**

**Understanding Plummer Park Through Various Lens**


Plummer Park Key Findings
Infrastructure Possibility

# What the Community Told Us

Phase 1 engagement reached hundreds of West Hollywood residents through community workshops, walking tours, topical chats, pop-up events, a dedicated teen workshop, and a citywide online survey. Input was gathered across many formats, over many months, from a wide range of user groups. Seven themes emerged consistently across all categories and all engagement methods.

## Open, flexible space is the park's most valued asset.

Vista Lawn and the park's open lawn areas were named across every engagement format as the spaces people value most and want more of. The desire to protect and expand flexible open space was the most consistent finding of the entire process, cutting across age groups, backgrounds, and levels of park familiarity.

## The historic buildings should be open and part of daily park life.

Great Hall/Long Hall and Fiesta Hall are deeply loved. The desire to see them activated, upgraded, and genuinely accessible for everyday use surfaced consistently across the history, buildings, arts and culture, and outdoor programs categories.

## Lack of shade, poor lighting, and unsafe restroom prohibit park use.

Comfort and safety infrastructure was named across recreation, nature, infrastructure, and outdoor programs as the primary barrier to extended park use. These concerns were raised across all age groups and engagement formats, with particular strength among older adults, families with children, and evening users.

## The park underserves teens and young adults.

Participants across multiple categories identified a consistent gap in programming and amenities for people aged 12 to 40, and for anyone whose schedule does not allow weekday daytime visits. This pattern appeared in recreation, arts and culture, outdoor programs, and infrastructure findings.

## The park's history is present but not visible enough.

Community members across history, arts and culture, and buildings expressed a strong desire to see the park's layered histories, Russian immigrant, LGBTQ, New Deal, and Indigenous, expressed through the design of the park itself. Many participants had never noticed the existing historical markers.

## Divided opinions on the park's most contested spaces require thorough studies.

Parking, the preschool, and the community gardens each generated the process's most divided community responses. Participants consistently asked for transparent options and real tradeoffs rather than predetermined outcomes.

## People want more reasons to stay.

A cafe, food vendors, more frequent evening programming, and a permanent outdoor performance space were named across outdoor programs, arts and culture, and recreation as the kinds of investments that would make the park a destination rather than a pass-through.




# Community Vision for Plummer Park

Before asking what should change at Plummer Park, the project team first asked something harder: what should it feel like?

At the Community Brainstorm Workshop, participants were invited to step back from specific amenities and improvements and describe their ideal park from the inside out. Through a vision board activity, community members selected images and words that captured both the atmosphere they hoped the park would embody and the activities they felt it should support.

The results were not a wish list. They were something more revealing: a collective portrait of the park this community carries in its imagination. Two themes emerged with particular clarity. The first is about character. Community members want a park that feels safe, inclusive, and alive at all hours, one that is rooted in its history and responsive to its natural environment, as welcoming to a quiet afternoon under a tree as it is to a lively community event. The second is about range. The activities envisioned span generations, interests, and levels of physical ability. What connects them is a desire for a park that genuinely serves everyone who arrives, regardless of age, background, or how much time they have.

The following pages present the community's vision in their own words and images. They should be read not as a design program but as a values document: the standard against which every Phase 2 proposal should ultimately be measured.

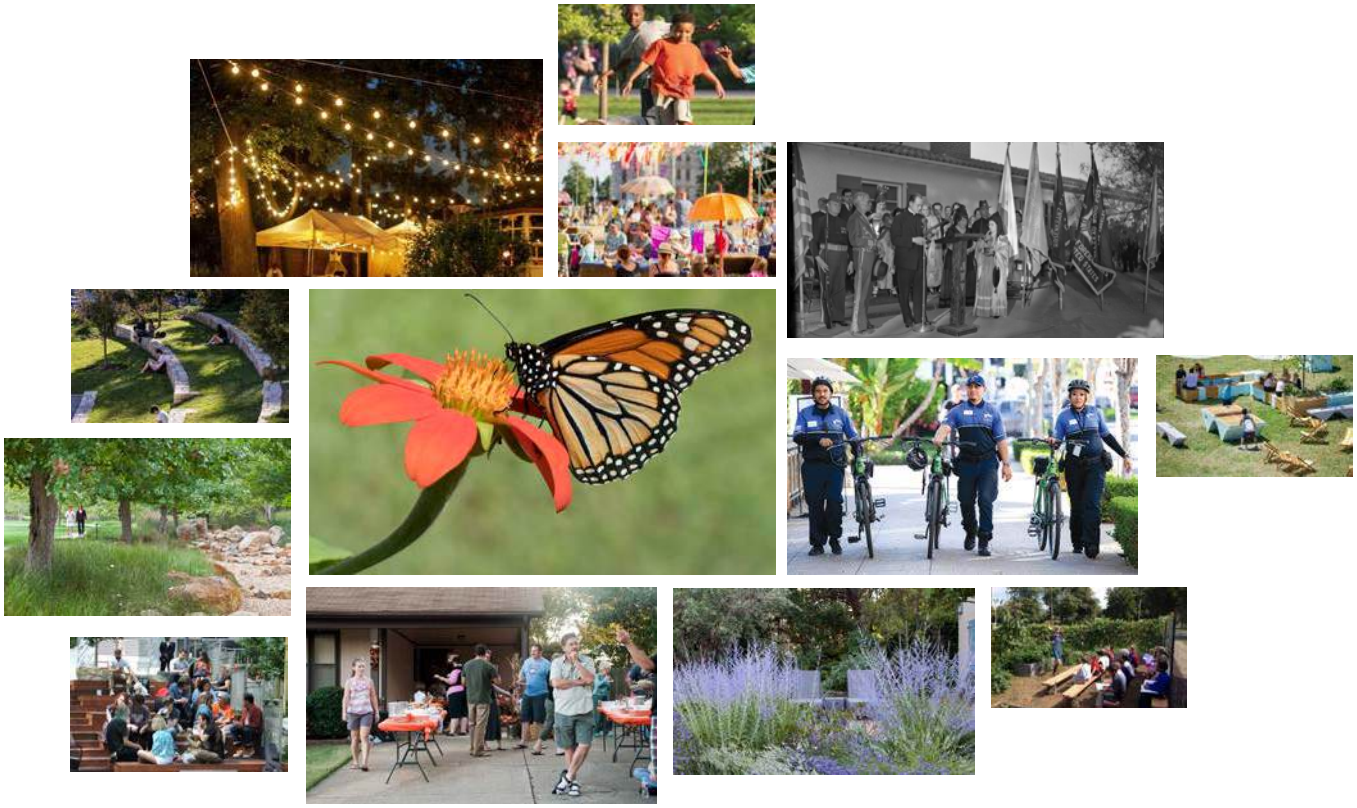
# Community's Desired Park Aspirations

When asked to describe their ideal park in their own words, community members described a park that is as much about feeling as about function.

The words that rose to the top, bio-diverse, safe and secure, neighborly, historic, inclusive, day and night, restorative, sensory-rich, and multi-functional, reflect a community that wants Plummer Park to be a place of genuine refuge and belonging: a place to inhabit rather than pass through.

The aspiration is for a park that feels as alive at dusk as it does at noon, that honors its history while welcoming everyone, and that restores as much as it activates.

These words represent the values and priorities the community expressed through the engagement process, and will serve as a reference point for the physical and programmatic decisions explored in Phase 2.




Aspirations Word Cloud
Community-generated word cloud developed at the Community Brainstorm Workshop. Participants selected from a menu of words describing how they want Plummer Park to feel. The larger the word, the more frequently it was selected.


SENIOR PROGRAMS
FITNESS
OUTDOOR SPORTS

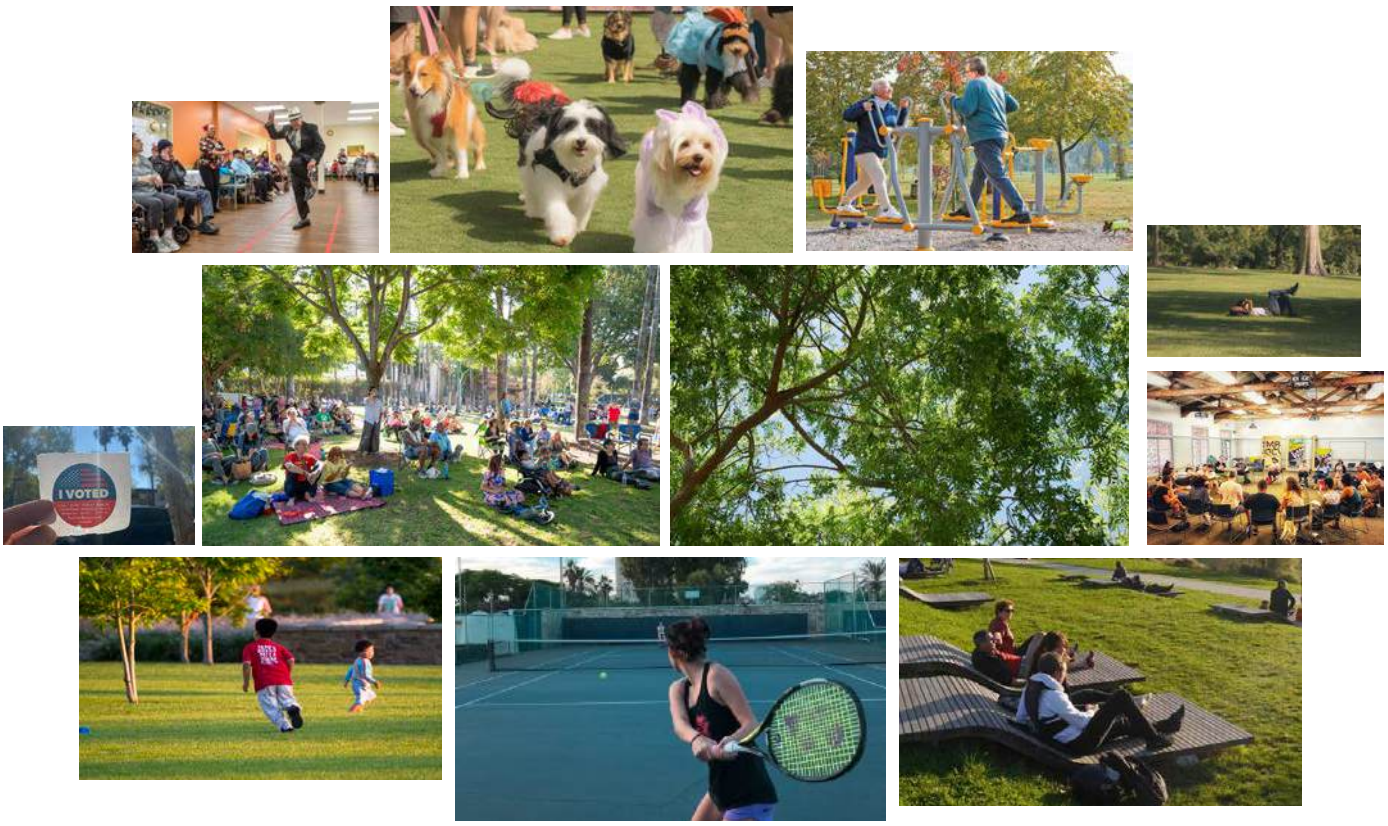
# Community's Desired Park Activities

The activities community members envisioned for their ideal park reflect both the breadth of Plummer Park's existing role and the areas they identified as gaps.

Fitness, open space, outdoor sports, passive recreation, community events, senior programs, wildlife habitat, and dog areas all featured prominently, consistent with priorities identified throughout the engagement process.

Also represented were activities that point to areas currently underserved: resting and seating, LGBTQ+ events, civic functions, skill-share programming, and nourishment, reflecting interests in both food access and a broader sense of care and community.

Taken together, these responses describe a community that wants Plummer Park to be active and restful, structured and spontaneous, and accessible to a wide range of users and needs.







Activities Word Cloud

Community-generated word cloud developed at the Community Brainstorm Workshop. Participants selected from a menu of words describing the activities they want Plummer Park to support. The larger the word, the more frequently it was selected.



# Understanding Plummer Park Through Various Lens




Plummer Park serves many functions within a single site: a tennis complex, a historic auditorium, a preschool, a farmers market, a place of memory, and a place to sit under a tree. Understanding a park this layered requires more than a single frame of reference.

The community findings in this section are organized around seven thematic lenses, developed through the engagement process to reflect the full range of ways people experience and value Plummer Park. For each lens, the community was asked four questions: What is working well and should be protected? What exists but needs meaningful improvement? What is missing altogether? And why?

Those findings, shaped by surveys, workshops, walking tours, and direct conversation, are presented here alongside the community's stated priorities and, where applicable, the ideas that surfaced as possibilities worth further consideration.

The findings in this section reflect community input gathered throughout the Phase 1 engagement process.



"The playground should be dramatically overhauled. West Hollywood Park playground is so much nicer."

"Workout equipment should be returned."





Noise Mitigation
Splash Pad
Playground
Court Resurfacing
Nature Play
Ping Pong
Bike Racks
Dog Park
Tennis
Shade
Basketball
Pickleball
Walking Path
Open Lawn
Evening Lighting
Vista Lawn
Swimming Pool
Workout Equipment









"A swimming pool would be good for all ages."

"Sound abatement between the courts and the street is needed. "

"More shade, keep the courts, and improve them."



# Recreation

Plummer Park's sports and recreation facilities are among its most active and well-used assets. The community values what exists and wants it to work better, for more people, across more hours of the day.

## What Needs Improvement

### Expand pickleball court capacity.

Current courts are regularly at capacity. Community members noted that demand continues to grow across age groups and that access is limited by wait times. Several participants suggested foliage buffers between courts and adjacent areas to reduce noise impact on neighboring users and residents.

### Update and expand the playground.

The existing equipment is outdated and does not serve the range of ages and abilities using the park. The preschool's exclusive adjacent play area further reduces what is available to the general public.

### Address noise from the tennis and pickleball complex.

Amplified music and early morning or late evening play was identified as a recurring stressor for neighboring residents and other park users. Community members called for clearer enforcement of existing policies and consideration of physical buffers in future improvements.

### Increase shade on courts and open lawn.

Heat exposure on the sports courts and Vista Lawn was named consistently as a barrier to comfortable use during midday and peak summer months. Community members expressed strong sentiment that existing mature trees should be protected in any future reconfiguration, with new canopy and shade structures added where gaps exist.

## What the Community Would Like to See

### Restore outdoor fitness zones.

This was the single most consistently requested amenity across all engagement formats. Community members noted that outdoor fitness equipment was previously available at the park and was removed without a public hearing, a decision that generated lasting frustration. The desire to restore what was lost, rather than add something entirely new, was the framing that appeared most often.

### Add water play infrastructure.

A splash pad or water play feature was named by Eastside families as both a recreational need and a climate equity concern. The WeHo Aquatic Center is frequently at capacity and requires travel from the Eastside. On-site water play was identified as a way to address summer heat for families who cannot easily leave the neighborhood.

### Provide outdoor & Indoor game tables.

Chess and ping-pong tables were named across engagement formats as affordable, high-use amenities that support informal social gathering. Participants noted that drop-in options for adults not affiliated with scheduled programs are limited, and that game tables would extend the park's draw across more hours and more user groups.

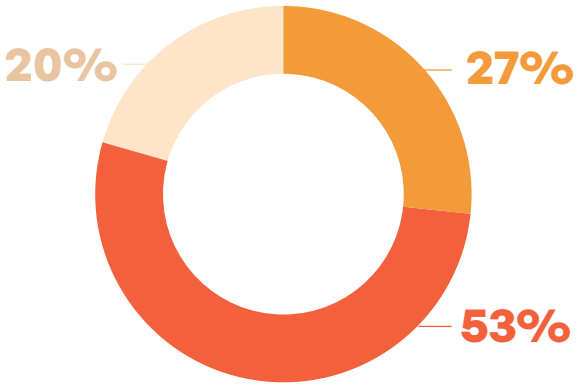
### Divided opinion: dog park.

The proposed addition of a dog park drew split responses. Some participants supported it as a needed amenity. Others opposed it directly, expressing concern that a dedicated dog area would displace open lawn and create an exclusive use pattern. Several who opposed it also referenced the removal of outdoor fitness equipment as a precedent for decisions made without adequate community input.

# Possibility Survey Results

## Question 1:

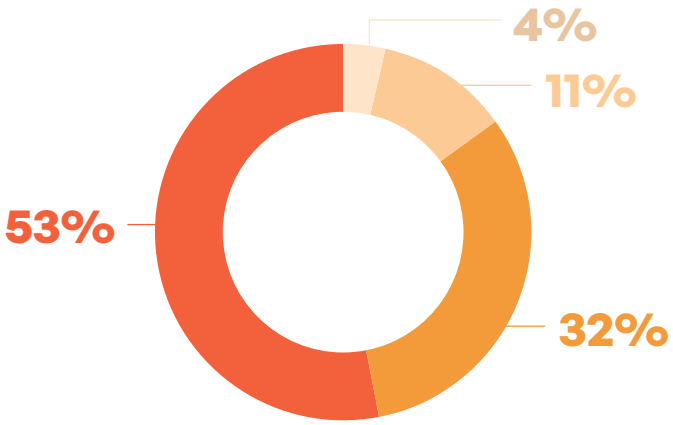
Are the recreation areas and facilities meeting the community's needs?




- No. Does not meet current needs.
- Yes. Meets current need.
- Needs Improvement.

## Question 2:

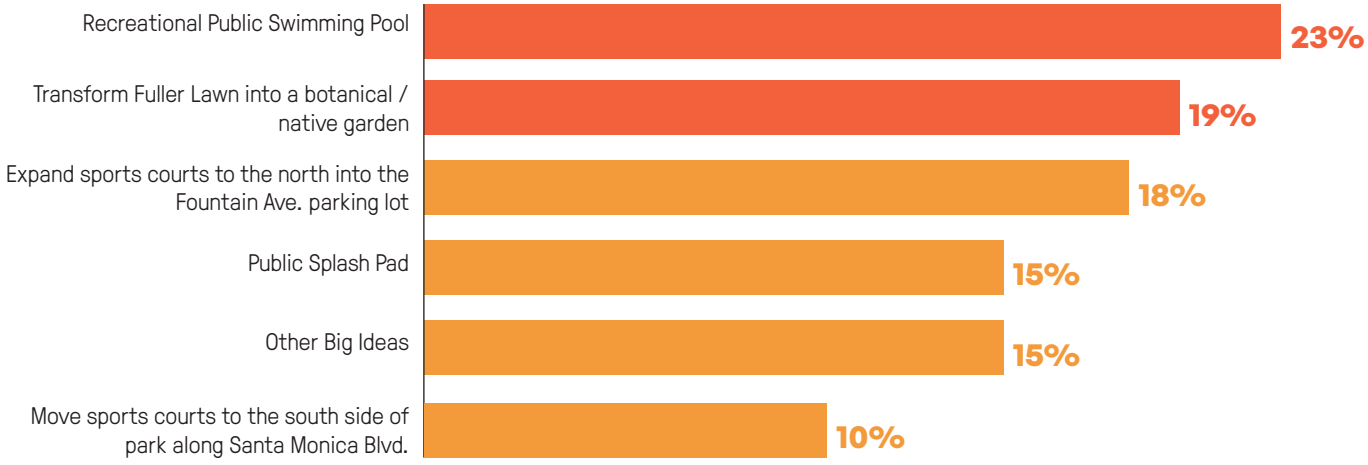
How might recreation improvements be approached?




- Keep as is.
- Light Touch.
- Moderate enhancements.
- Big Moves.

## Question 3:

Are these community big ideas for recreation supported?



# Additional Recreation Feedback:

## What Needs Improvement

**Passive Recreation**

- Vista Lawn is very important to the community and should be protected.
- More shade is needed throughout the park, especially at lawns and seating areas.
- There are not enough places to sit and rest.
- Many existing benches are uncomfortable and should be improved.
- The area south of the Community Center is noisy and unkempt and should be renovated.
- The center of the park feels crowded and busy, making it less inviting for relaxation.
- The park feels too fragmented due to fences and closed-off areas.

**Active Recreation**

- Tennis and pickleball courts are heavily used and should be protected.
- The basketball court should be protected but moved to a better location.
- Sports courts need more shade.
- Outdoor exercise equipment should be brought back.
- The playground needs replacement and upgrades, including:
  - Wood chips are messy and rubberized surfacing is preferred for access and safety.
  - Separate play areas are needed for different age groups.
  - Adding nature-play elements
  - Add more seating and shade for parents and guardians
- The basketball court should be separated from the playground for safety.

## What is Missing

**Passive Recreation**

- Outdoor game tables.
- Quiet and contemplative spaces for connecting with nature.
- A sundeck similar to the one at West Hollywood Park.
- A walking track.
- Fuller Lawn could be developed as a nature-focused space.
- More spaces designed for older adults to rest and recharge.
- A fountain or water feature for cooling, sound, and ambiance.

**Active Recreation**

- A splash pad or water play feature for cooling and children's play.
- A recreational swimming pool.
- Additional practice wall at the hard courts.
- Sports courts consolidated into one organized area.
- Outdoor Fitness Equipment
- Biking support amenities, such as bike racks and lockers.



"I love the idea of a community garden, but where is the community? It should be open and accessible" without fences

"Every weekend Plummer Park should have an event."





Remove Fencing
Nature Education
Weekend Events
Evening Programs
Community Garden
Farmers Market
Food Security
Demo Garden
Young Adults
Monthly Markets
Open Access
Movie Nights
Micro-Forest
Performance Space
Food Programs
Outdoor Classroom
Summer Concerts







"Pop-up coffee kiosk, food vendor."

"An additional Farmers Market day would be great. I love it but can't come on Mondays!"

"Better signage is needed to display ongoing events and activities"



# Outdoor Program Areas

The park's outdoor program spaces, from the weekly farmers market to picnic areas, garden plots, and informal seating, support a wide range of community activity beyond organized sports. The community values the programming that exists here and sees meaningful opportunity to expand its reach, its hours, and its welcome.

## What Needs Improvement

### Expand farmers market days and hours.

Monday morning timing excludes working adults, families with weekday commitments, and a significant portion of the park's regular users. Community members noted that the market is one of the park's most beloved assets and that its timing limits who can participate.

### Redesign the community gardens to be more welcoming and accessible.

The current garden design was described by multiple participants as foreboding, closed off, and unwelcoming to non-members. Community members noted that the interim gardens installed on Fuller Lawn in 2023 removed flexible open space that many felt should be available to all park users, not allocated to a single organized group. This was one of the more divided topics in the engagement process: some participants strongly value the gardens as a resource for food security and community building, while others felt the design and placement created exclusion.

### Improve communication of existing park programming.

Many community members were unaware of programs and events happening at the park. Website information and on-site signage were identified as inadequate for informing residents of what is available, when, and how to participate.

## What the Community Would Like to See

### Add outdoor food and beverage options.

A cafe, coffee kiosk, or food vendor presence was named consistently as a reason to stay longer. Community members noted that food options create social anchors, particularly for adults who are not participating in a scheduled program but want a reason to linger.

### Expand weekend programming.

Families and working adults identified weekends as the time they are most available to use the park. Programming concentrated in weekday daytime hours was seen as a structural barrier to participation for a significant share of the community.

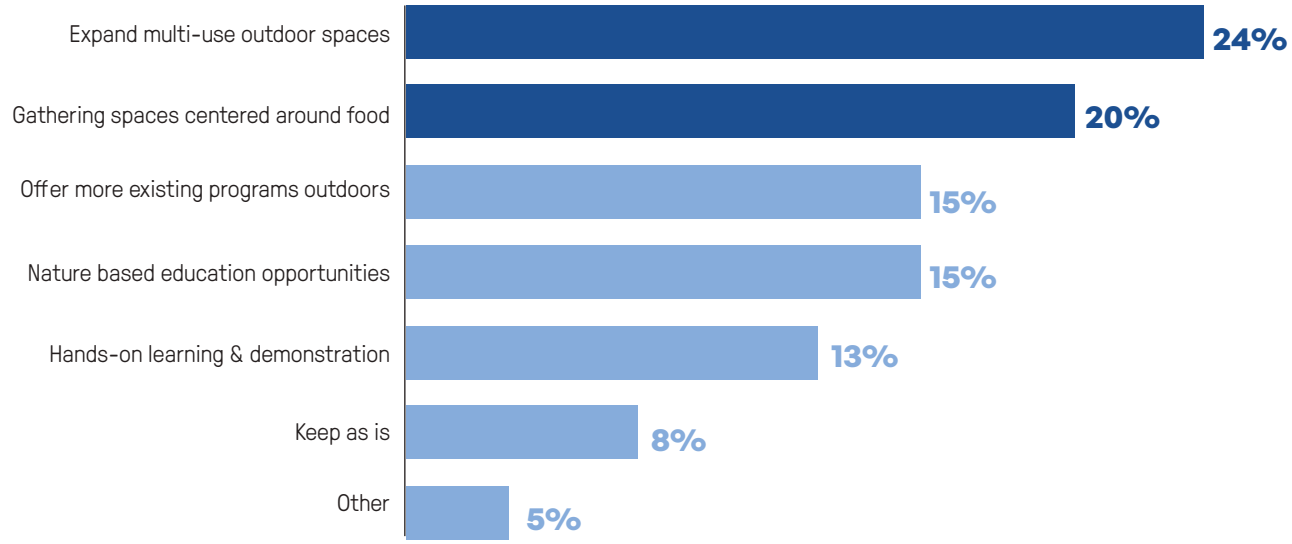
### Create an outdoor classroom.

Community members expressed interest in nature-based learning opportunities within an urban environment. An outdoor classroom was named as a space that could serve youth programming, adult education, and community events related to ecology, food growing, and environmental stewardship.

# Possibility Survey Results

## Question 1:

How might outdoor community programs improve?




## Expand Existing Multi-Use Space For Events

Re-design existing multi-use areas such as parking lots and lawn areas to better host markets,





## Gathering Spaces Centered Around Food

Create spaces for community connection around food, such as larger farmers market, outdoor cafe/food








# Additional Outdoor Program Areas Feedback:

## What Needs Improvement

- Outdoor programs around food, such as Community Garden,
  Seeds of Hope, and food bank, are valued and well used.
- Seasonal events are important and should continue.
- Farmer's Market should expand in size and operating days.
- Health and fitness classes should be offered outdoors more often.
- Many community programs are currently indoors and could be moved outside.
- Community gardens should not be separated; they should be accessible and open to the public.
- Programs should make better use of historic building courtyards.

## What is Missing

- Monthly Outdoor Markets
- Outdoor classroom
- Performance area
- Demonstration garden
- Micro-forest
- Café or food kiosk

"Art and history could be incorporated much more meaningfully into the park"

"Keep space flexible. Courtyard could be open more frequently."

"The buildings feel like dead space"





Russian Community
Ecological History Fiesta Hall
Indigenous History Storytelling
Maker Space Plaques Memory Audubon Society
New Deal 1938 LGBTQ+
Historic Buildings
Great Hall / Long Hall
Courtyard Murals ACT-UP LA Bird Sanctuary Exhibits
Historic Preservation
Land Acknowledgment









"Buildings need modern technology to support events and community programs."

"It's a park where history and community are both still visible"



# History

Plummer Park carries more layered history than most parks its size, and the community knows it. The desire to make that history more visible, more interpretive, and more integrated into the physical experience of the park was one of the most consistent themes across the entire engagement process.

## What Needs Improvement

### Activate the historic buildings for daily park use.

Great Hall/Long Hall and Fiesta Hall are recognized by community members as the park's most significant cultural assets. Both were described as closed off, underlit, and disconnected from everyday park life. Community members called for open courtyards, improved lighting and climate control, and flexible access that does not require a permit or special access.

### Upgrade basic systems in the historic buildings.

Lighting, AV infrastructure, and climate control in both buildings were identified as inadequate for current programming needs. Community members noted that the buildings' potential as active cultural spaces is limited by systems that have not kept pace with how the spaces are being used.

### Improve the visibility and legibility of historical markers.

Multiple participants noted that they had never noticed the park's historical markers, including memorials and interpretive installations that are currently placed in low-traffic locations without clear wayfinding. The markers that exist were described as easy to miss and difficult to read in context.

## What the Community Would Like to See

### Represent LGBTQ+, Indigenous, and ecological histories.

Community members identified significant gaps in how the park's full range of histories is represented. The LGBTQ+ community's role during the HIV/AIDS crisis, the Indigenous history of the land including its relationship to natural springs and water sources, and the park's ecological history were all named as stories that deserve dedicated representation.

### Develop interpretive programming and experiential storytelling.

Community members expressed a preference for walking tours, interactive exhibits, and living storytelling features such as a storytelling tree, over additional static monuments. Several participants noted that the park's history is best experienced through movement and discovery rather than signage alone. There was also specific interest in documenting the park's tree heritage through an arborist study.

### Clarify what renovations are permitted under historic designation.

Community members expressed interest in understanding the boundaries of the historic preservation framework so that future programming and design conversations can be grounded in accurate expectations.



"People in their 20s to 40s are under-served by programming currently."

"More concerts, year round!"





Youth Art Classes
Local Artists
Resource Library
LGBTQ+ Events
Maker Space
Woodshop
3D Printing
Co-Creation
Art Gallery
Public Art
Ceramics Studio
Film Festivals
Outdoor Performance
Community Murals
Summer Sounds
Rotating Installations
Memory Garden
Cultural Programming







"Art or Maker Space in buildings would be great"

"The space could be better designed to allow for a natural community gathering space."

"There is a lack of awareness about art events in Plummer Park among neighbors."



# Art & Culture

Plummer Park has a long history as a site of cultural life in West Hollywood, through performance, gathering, and creative expression. The community wants that role strengthened, made more visible, and extended to the full range of people who use the park.

## What Needs Improvement

### Make art and cultural programming visible throughout the park.

Art exhibitions and cultural events at the park, including exhibits on display within Long Hall, are largely unknown to everyday park users. Community members noted that programming and installations are not adequately communicated through signage, digital channels, or on-site presence.

### Improve access to affordable rental and rehearsal space.

Current rental spaces were described as inaccessible to local artists and performers due to pricing and limited availability. Community members noted that the park's buildings have the potential to serve as a genuine cultural resource for working artists but currently do not function that way.

### Expand programming for adults aged 20 to 40 and the LGBTQ community.

Arts and culture programs were identified as concentrated among seniors and youth, leaving a significant age cohort underserved. LGBTQ community members in particular noted a lack of programming that reflects their presence and history at the park.

## What the Community Would Like to See

### Create a dedicated outdoor performance space.

A permanent outdoor performance area with shade, seating, power, and lighting infrastructure was named as a priority, particularly among adults 20 to 40 and the LGBTQ community. Community members described the need for a space that can accommodate everything from small weekly programming to community-wide events, and noted that the park currently has no venue that can reliably host outdoor performance.

### Establish a maker space with accessible production tools.

Without nearby resource libraries or community colleges offering comparable facilities, community members identified a need for affordable access to production tools including woodworking equipment, metal shop, ceramics, and 3D printing. A maker space was named as a resource that would serve a wide range of ages and creative disciplines, and that reflects the reality of a community of renters and apartment dwellers with no workspace of their own.

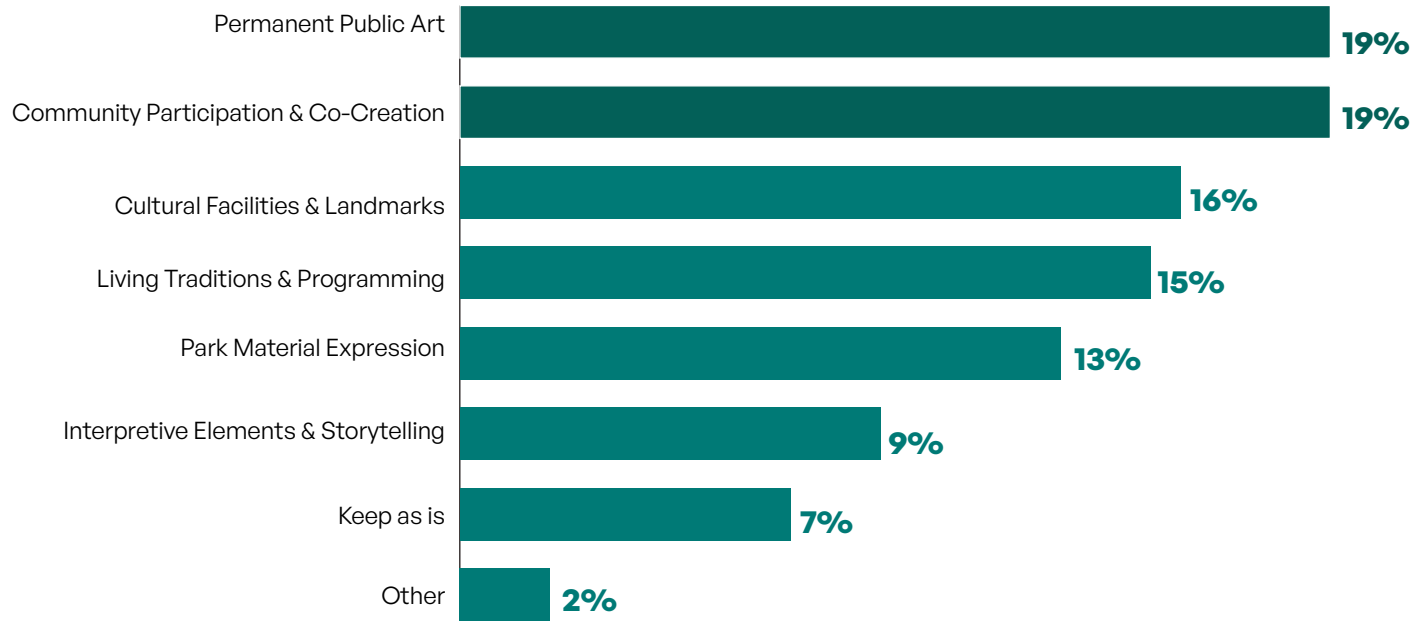
### Strengthen the park's role as a cultural anchor for its communities.

Community members noted that Fiesta Hall and Great Hall/Long Hall function as anchors of the park's historic identity, while other parts of the site feel overbuilt or underutilized relative to their cultural potential. There was consistent interest in the park more actively reflecting the diversity of West Hollywood's population, including its Russian-speaking residents and its legacy as a gathering place for communities that have historically found belonging here.

# Possibility Survey Results

## Question 1:

How might History & Culture at Plummer Park be enhanced in the future?




## Permanent Public Art

Telling stories through symbolic or narrative artwork. Could be sculptures, murals, mosaics or integrated park art







## Community Participation & Co-Creation

Collaborative spaces for community-driven storytelling, oral history projects, memory walls, art-making or participatory installations.





# Additional Arts & Culture Feedback:

## What Needs Improvement

- More affordable rental and rehearsal space for artists and performers.
- Better promotion and visibility of existing art programs and events.
- A wider variety of cultural events.
- More opportunities for youth art classes.
- More LGBTQ+ community arts and culture events.
- Stronger connection between art programs and the preschool.

## What is Missing

- More public art, including:
  - Mural walls
  - Installations
  - Indoor or outdoor galleries
- More events that feature local artists.
- A “Memory Garden” to celebrate community stories.
- A resource library for local history and culture.
- An outdoor performance space for music and community events.
- A Maker Space with tools such as:
  - 3D printers
  - CAD / design software
  - Wood shop
  - Metal shop





"Protect mature trees and dense tree canopy."

"We need more wide open, multipurpose community spaces that bring people together"

"Fuller lawn often feels like a dead zone, underutilized."



Permeable Surfaces
Biodiversity
Elm Canopy Shade Oak Trees
Native Plants
Bird Sanctuary Trees Pollinators
Heritage Trees No Palms
Bat Boxes
Birdhouses
Open Lawns
Water Feature Fuller Lawn
Green Space
Climate Resilience









"Implement xeriscaping, plant more trees, and increase native, bird-friendly flora"

"Need more pervious and green space"

# Nature & Open Space

The park's trees, plantings, and open lawn areas are central to how community members experience and value Plummer Park. Nature and open space are not background conditions here. They are what many people come for.

## What Needs Improvement

### Plant more shade trees and expand tree canopy coverage.

Inadequate shade was named across multiple engagement formats as one of the park's most immediate comfort challenges. Community members called for additional tree planting, with strong preference for species that provide significant canopy cover, and expressed strong opposition to the removal of any existing mature trees in connection with new amenities or reconfiguration.

### Reduce hardscape and increase pervious surfaces.

Community members identified the park's high proportion of paved and impervious surfaces as both a heat and an ecological concern. Suggestions included repurposing underutilized paving with pervious materials, reducing surface parking footprint, and increasing planted area throughout the park.

### Address underutilization of Fuller Lawn.

Fuller Lawn was identified as the park's most disconnected and underutilized zone. Community members described it as feeling unsafe and isolated, and noted that the interim community gardens installed in 2023 compounded the problem by making the area feel more closed off and less accessible to general park users.

### Replace ornamental plantings with native and drought-tolerant species.

Community members called for a transition away from ornamental plantings toward native and climate-adaptive species that support biodiversity, reduce water use, and strengthen the park's ecological character. Several participants suggested plant identification markers and interpretive features to make the ecological dimension of the park more legible and educational.

## What the Community Would Like to See

### Expand Vista Lawn.

Vista Lawn was named as the park's most valued open space, and community members consistently expressed that it is not large enough to meet demand for large events and everyday informal use. Expanding it was named as a priority across multiple engagement formats.

### Develop Fuller Lawn as a botanical garden or nature walk.

Community members saw Fuller Lawn's current underutilization as an opportunity rather than a fixed condition. A naturalistic botanical garden, a mini nature walk with interpretive plant identification, and features connecting to the park's ecological and Indigenous history were all named as directions worth exploring. Several participants also suggested adding bird baths and other wildlife habitat features.

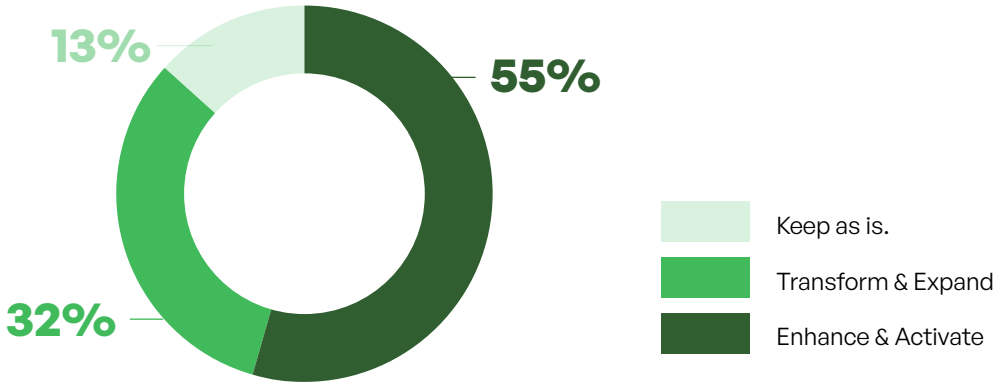
### Create ecological connections and interpretive features.

Community members expressed interest in features that highlight the park's natural history, including its relationship to historic springs and natural water sources in the area. Interpretive plant identifiers, connections to Indigenous land history, and a stronger sense of ecological continuity through the park were all named as desired improvements.

# Possibility Survey Results

## Question 1:

How might open and multi-use spaces be improved?



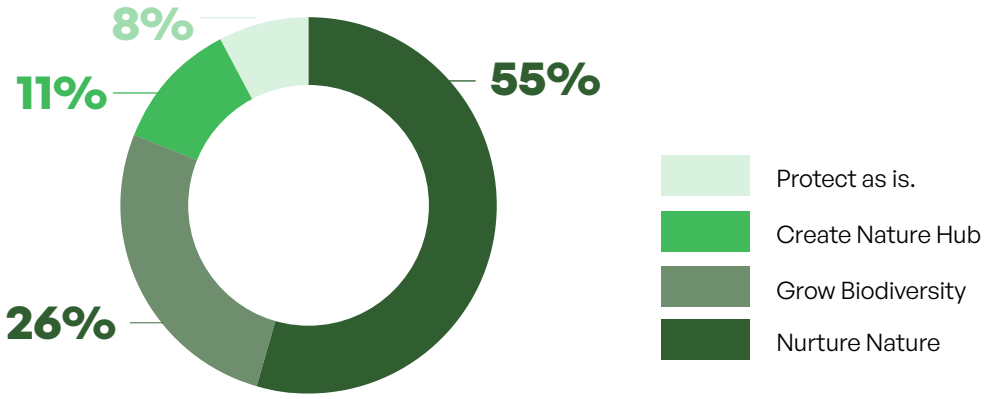

## Enhance & Activate

Improve and better connect open spaces to support more types of gatherings and activities – add shade, flexible



## Question 2:

How should nature and wildlife be improved?




## Nurture Nature

Make small ecological improvements, such as planting native species, adding bird and pollinator habitats and improving irrigation efficiency.



"Keep the Community Center"

"I love that WeHo offers a preschool in the park."

"Install a chef's kitchen for cooking classes"





Demo Kitchen
Snack Shack
Pro Shop
Seeds of Hope
Indoor-Outdoor
Modernization
Green Roof
Wayfinding
Tech Library
Activation
Preschool
Multi-Story
Community Center
Replacement
Underutilized
Restrooms
Cafe / Coffee Kiosk





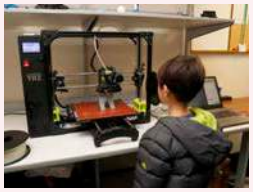






"We need more restrooms, and an overdose prevention center."

"The community center is so dated!"



# Community Park Buildings

The park's buildings span nearly a century of construction and reflect decades of incremental decision-making. Community members hold strong views about each of them, and those views are not uniform. Buildings generated some of the process's most divided and specific feedback.

## What Needs Improvement

### Address the preschool building's condition and location.

The modular preschool building was consistently identified as functionally inadequate and well past its intended lifespan. Community members agreed it needs to be replaced, but opinions on where and how were divided. Options raised included: relocating the preschool into the Great Hall/Long Hall complex; constructing a new building in the existing location; integrating it with the Community Center; or removing it from the park entirely. Each option carries different implications for open space, historic preservation, and children's programming that Phase 2 will need to evaluate transparently.

### Improve the Community Center's connection to the park.

The Community Center was described by community members as insular, hard to navigate, and often not perceived as part of the park at all. Its physical disconnection from outdoor program areas was named as a barrier to integrated park use. Some participants expressed a desire to see the building reimagined more fundamentally, while others emphasized the importance of the services it currently provides.

### Replace the pro shop and adjacent restrooms.

The pro shop building and its associated restroom facilities were identified as inadequate in condition and functionality. Community members noted that the restrooms in this area in particular do not meet basic safety and comfort expectations.

## What the Community Would Like to See

### Add a demonstration kitchen.

A kitchen space for food education, cooking classes, and community food distribution was named across both the buildings and outdoor programs categories. Community members identified food programming as a gap in the park's current offering and named a demonstration kitchen as infrastructure that could serve a wide range of cultural, educational, and social purposes.

### Create a disability resource library.

Community members identified a need for dedicated space and resources serving residents with disabilities. A disability resource library was named as a facility that would meaningfully expand the park's service to a segment of the community that currently has limited dedicated programming.

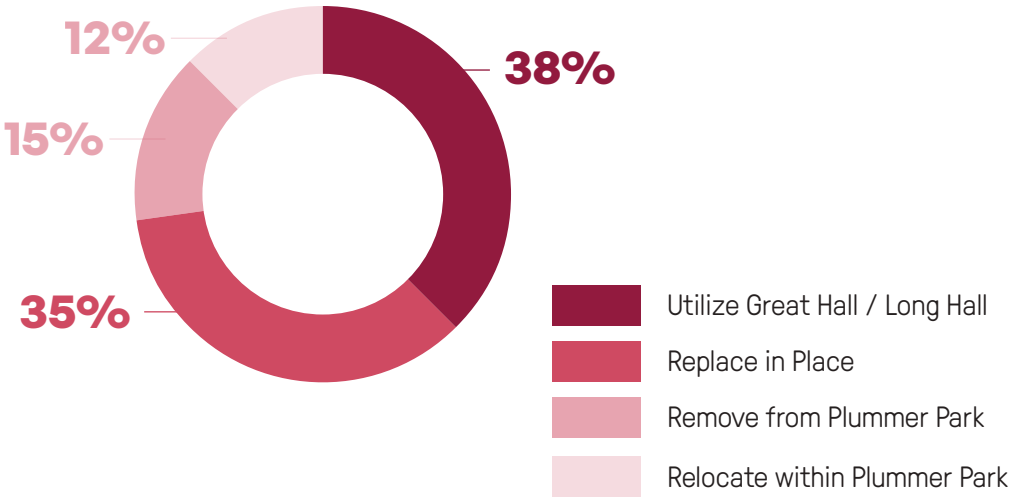
### Expand services for people experiencing homelessness.

Community members named shower facilities, a community refrigerator, and device charging stations as services the park could provide for residents experiencing homelessness. This was raised across both the buildings and infrastructure categories as a reflection of the park's role as a civic and social resource.

# Possibility Survey Results

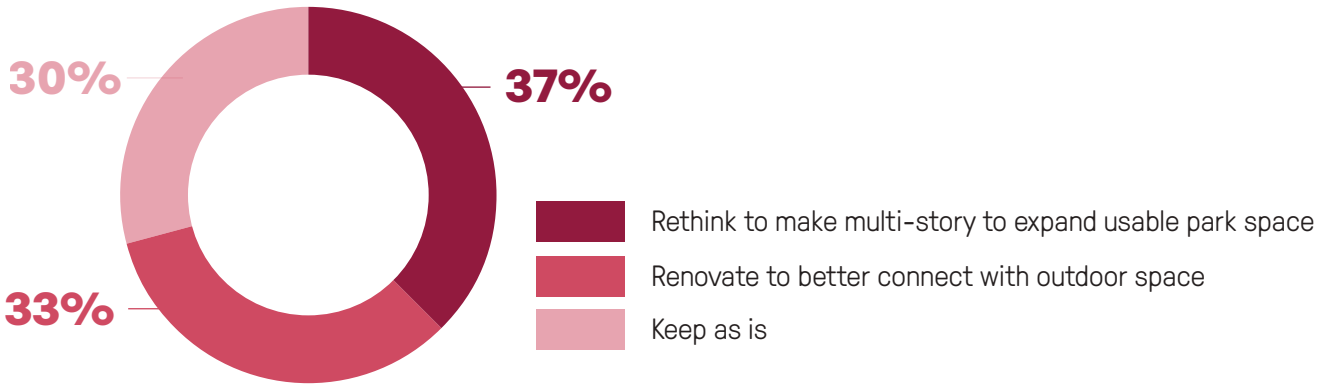
## Question 1:

What strategy is preferred for improving the preschool?




## Question 2:

What level of improvement does the Community Center need?



# Additional Community Building Feedback:

## What Needs Improvement

**Community Center**

- Mixed feedback - meets community needs, or is outdated and needs replacement.
- Improve indoor/outdoor connections throughout building
- Not well connected to the rest of the park.

**Preschool**

- In need of replacement and modernization.
- Mixed feedback where preschool should be located; either current location, different location within the park or removed from park.
- Improve connection with nature and outdoor learning.

**Pro-Shop**

- Needs replacement and new restrooms.

## What is Missing

- Homeless Service Center (community fridge, showers, kitchen)
- Demonstration Kitchen
- Cafe / Snack Shack
- Technology library
- Recycling Center
- Disability Resource Library




"Add more bike infrastructure, such as bike parking and a fix-it station on the north side of the park."

"Right now it's still one of the only true green spaces left in West Hollywood"



" I love the active pathways and the presence of the ambassadors."












Drinking Fountains
Bike Infrastructure
Recycling Restrooms Park Entry
Safety Parking Accessibility
Wi-Fi
Drainage
EV Charging Lighting Signage
Underground Parking
Green Roof Parking Wayfinding Utility Lines
Permeable Surfaces

"The Fuller side is too dark after sunset. Additional lighting is needed."



"Consider reducing parking to create more space for park"

# Infrastructure

Infrastructure is the foundation of the park's usability. When it works, it goes unnoticed. When it doesn't, it shapes every visit. Community members identified several infrastructure conditions as priorities that affect their ability to use and enjoy the park fully.

## What Needs Improvement

### Improve lighting throughout the park.

Inadequate lighting, particularly behind Great Hall/ Long Hall and along Fuller Lawn, was identified as a safety concern that limits evening use across the park. Community members noted that poor lighting is a primary reason these areas feel unsafe after dark, and that improving it would directly expand when and by whom the park can be used.

### Improve safety and condition of public restrooms.

Restroom safety and condition were named as a barrier to park use across age groups and user types, with particular concern raised around facilities near the tennis courts and along the park's less-activated zones. Community members identified restroom safety as foundational, not a secondary improvement.

### Clarify park entries, signage, and wayfinding.

The park's entries were described as unclear and uninviting for pedestrians, cyclists, and vehicles alike. Community members noted that first-time visitors have little sense of where to enter or how to move through the park, and that signage is inconsistent across the site. Several participants noted that traditional concrete benches are preferred over newer metal seating, and called for additional seating in key locations including along pathways and near high-traffic gathering areas.

### Develop a parking strategy through community dialogue.

Parking generated some of the most divided responses in the entire engagement process. Community opinion fell into three distinct positions: retain parking as it exists and protect existing parking lot trees; remove surface parking and return the land to active park use; or explore structured parking as a way to increase park usability without eliminating vehicle access. Community members were clear that this decision carries significant equity implications, particularly for older adults, people with disabilities, and users arriving from outside walking distance, and that it should not be resolved without dedicated analysis and transparent community engagement.

## What the Community Would Like to See

### Demonstration kitchen, disability resource library, and services for people experiencing homelessness.

These three desires appeared in both the buildings and infrastructure categories across multiple engagement formats. Community members identified them as civic infrastructure, not amenity additions, reflecting the park's role as a resource for the full range of West Hollywood residents.

### Underground or structured parking with green space above.

Several community members specifically named underground parking or a parking structure as a way to recover surface area for open space or programming without eliminating vehicle access. This was raised as a long-term possibility worth studying rather than an immediate proposal.

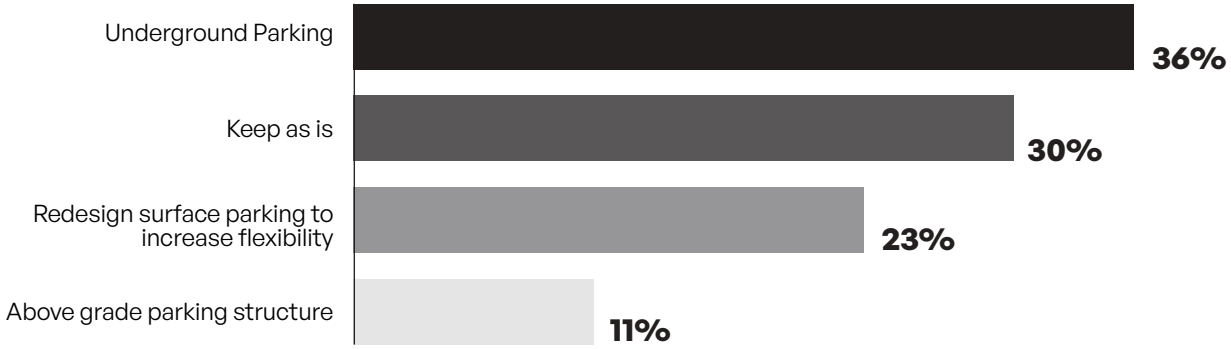
### EV charging stations.

Community members named EV charging as a practical infrastructure addition aligned with the city's sustainability goals and the changing

# Possibility Survey Results

## Question 1:

What strategy is preferred for addressing parking issues?




## Underground Parking

Construct an underground parking facility that allows for park space, plazas or community program to be built on top.

High impact - Maximizes park space and community programing, but most disruptive to existing trees and park-use












# Additional Infrastructure Feedback:

## What Needs Improvement

**Circulation & Access**

- Park entries and signage is inadequate, unclear and need
  stronger definition.
- Current amount of parking does not meet needs (too much in some areas, not enough in others).
- Accessibility challenges.

**Site Utilities & Systems**

- Drainage problems, especially at basketball court.
- Utility lines are unsightly.
- Public Wi-Fi & convenience outlets for working.

**Lighting & Safety**

- More safety lighting is needed throughout the park.
- Many enclosed spaces without clear sight-lines to the street
  or open areas, that feel unsafe.
- The area behind Great Hall/Long Hall is too dark and feels
  unsafe in the evenings and early mornings.

**Sanitation & Facilities**

- More restrooms are needed.
- More drinking fountains are needed near sports courts.

## What is Missing

**Circulation & Access**

- Consider underground or structured parking to free space for other park uses.
- Add more bike infrastructure, such as bike parking and a fix-it station on the north side of the park.
- Add more EV charging stations.

**Sanitation & Facilities**

- Add a recycling center for the park.

# Section 4
# Paths Forward

Overview

Alignment Matrix

Where Community Priorities & the Plummer Park Needs Assessment Align

Program & Facilities Gap Analysis

Planning Considerations

Professional Recommendations for Phase 2



# Overview

The Plummer Park Comprehensive Improvement Plan Phase 1 produced two independent bodies of work, each designed to inform the planning process from a different perspective.

The first is the 2026 Plummer Park Needs Assessment, a desk-based analytical study that evaluates the park's physical conditions, benchmarks its amenity offerings against five peer communities, and identifies measurable gaps and strengths relative to regional standards. The second is the community engagement process documented throughout this report, which gathered input from hundreds of residents and park users through workshops, walking tours, topical chats, pop-up events, a dedicated teen workshop, and a citywide online survey.

The two efforts were conducted concurrently and independently. That they arrive at many of the same conclusions is the most significant finding of Phase 1. Where the Needs Assessment identified a measurable gap, the community had already named it. Where the community expressed a desire, the data confirmed the need. That convergence means Phase 2 begins not with competing agendas but with a shared, evidence-backed understanding of what this park requires.

This section brings both bodies of work together for the first time. It identifies where findings align, names the tensions and tradeoffs that Phase 2 must navigate honestly, and establishes the planning considerations and big ideas that will guide the work ahead. Readers seeking the full analytical findings, methodology, and benchmarking data are encouraged to consult the 2026 Plummer Park Needs Assessment as a companion document to this report.

## What Plummer Park Is and Can Be: Shared Community Values

The following five values are drawn directly from what the community said, consistently and repeatedly, across every activity and phase of engagement. They reflect the shared understanding of what Plummer Park is to the people who use it today, and what it can be as the planning process moves forward.

**Open and Accessible to Everyone**
Plummer Park serves the full community, not only those with a scheduled program, a permit, or a prior relationship with the park. The park is already a destination for a wide range of users and ages. Future improvements can make the park more welcoming, more legible, and more genuinely usable for people of all ages, abilities, backgrounds, and levels of familiarity with the space.

**Rooted in History, Relevant to Today**
The park's historic buildings, memorials, and layered cultural narratives are established assets of the park and the broader West Hollywood community. They can be protected, activated, and interpreted in ways that make the park's history visible and meaningful to a new generation of users, including histories that have not yet been fully told.

**A Place for Culture, Expression, and Community Life**
Plummer Park is a place where West Hollywood gathers, celebrates, grieves, creates, and connects. It has long served as more than a recreational facility. Future improvements can strengthen that role, providing the spaces, infrastructure, and programming support that allow the full range of the community's cultural life to find a home here.

**Resilient, Green, and Built for the Future**
The park serves a dense, aging, and increasingly heat-exposed community. Plummer Park already supports community gardens, mature tree canopy, and open green space. Future improvements can build on that foundation, contributing to a park that is cooler, greener, more ecologically healthy, and better equipped to serve as a resource and refuge over time.

**Honest About Tradeoffs**
Plummer Park serves a wide range of users and needs, and it is not feasible to accommodate all uses simultaneously. Community input reflects an understanding of these constraints, along with a consistent expectation that the planning process be transparent about tradeoffs and that the community remain engaged in decision-making as options are developed and refined.

# Alignment Matrix

The matrix below provides a quick-reference overview of the key topics addressed in this section, mapping what the Needs Assessment found against what the community said, and indicating the combined priority level for each as Phase 2 begins.

| Topic | Needs Assessment Findings | Community Findings |
|---|---|---|
| Flexible Open Space | 4x below peer median for open lawn | Vista Lawn most used space; community wishes to expand. |
| Fitness Zones | Highest-priority unmet amenity; 0 vs. peer median of 4.25 | Consistently named across all engagement activities, as a need. Replace what was removed. |
| Outdoor Performance Space | Not offered; peer median 0.74 | Strong desire, especially among adults 20-40 and LGBTQ+ community. |
| Core Infrastructure: Shade, Restrooms, Seating | Below peer median; deteriorated conditions | Named across all engagement; priority to enhance safety and comfort concerns. |
| Historic Building Repair and Activation | Significant condition decline since 2016 | Buildings underutilized; community envisions them upgraded and open for daily public use. |
| Playground and Youth Amenities | Half the peer median. | Outdated and not larger enough for multiple age range play. |
| Water Recreation | Not offered; modest peer median | Eastside families lack local access; equity and heat resilience concern |
| Permanent Public Art | Significantly below peer median | Art program often hidden within buildings; LGBTQ+ and cultural identity underrepresented |
| Wayfinding and Street Presence | Limited; no clear arrival experience | Park feels hidden in the neighborhood; hard to navigate for first-time visitors. |
| Fuller Lawn Zone | Most heat-exposed; lowest use | Feels unsafe, due to low visibility from the street and park; community gardens reduced usable area. |
| Community Center Connectivity | Operates independently from park | Feels insular; not perceived as part of the park. Vital for community functions and services |
| Community Center Reconstruction | Conditions suggest inadequacy | Community desire to re-imagine building to expand program offering and increase park space |
| Neighborhood Connectivity | Bike and pedestrian access limited | Path widths, ramps and walking surfaces are difficult to navigate with mobility challenges and shared with bikes. |
| Community Gardens | Exceeds peer median | Divided opinion: valued by members, seen as exclusionary by others |
| Parking Configuration | Significant footprint | Divided opinion: retain, remove, or restructure |
| Informal and Spontaneous Use | Fixed programming dominates park | Adults 20-40 and youth feel under-served by drop-in options |

# Where Community Findings & Plummer Park Needs Assessment Align

The most important finding of Phase 1 is not a gap or a deficiency. It is a convergence. Across two independent processes, one analytical and one community-driven, the same priorities emerged with striking consistency. Where the Needs Assessment identified a measurable gap, the community had already named it. That alignment is significant. It means future the future planning phase will begin with a comprehensive understanding of what the park requires.

The following represent the strongest and most consistent alignments.

## Flexible Open Space & Recreation

The Needs Assessment identifies open lawn as one of Plummer Park's most significant amenity deficits, with the park providing one open lawn area greater than 10,000 square feet against a peer median of nearly five. The community named this with equal clarity. Vista Lawn is the park's most used and most valued space, and the desire to protect and expand flexible open space was the single most consistent finding across all engagement formats and all user groups.

## Fitness Zones & Active Recreation

The Needs Assessment flags fitness zones as the park's highest-priority unmet amenity, with zero provided against a peer median of 4.25 per 20,000 residents. Community members identified this independently across every engagement format. Notably, the desire was not framed as a new addition but as a restoration: outdoor fitness equipment was previously available at the park, was removed without a public hearing, and its absence has generated lasting frustration across multiple generations of park users.

## Outdoor Performance Space

The park currently offers no dedicated outdoor performance space against a peer median of 0.74. Community members confirmed this is a priority, particularly among adults aged 20 to 40 and the LGBTQ+ community, who named outdoor performance infrastructure with shade, power, and lighting as among the most desired improvements. This finding also aligns with the 2007 Cultural Needs Assessment and the General Plan 2035, both of which called for more public space for arts and cultural programming.

## Restrooms, Shade, Seating, and the Baseline of Usability

The Needs Assessment identifies restrooms and picnic areas as below peer norms. Community members confirmed the same gaps: inadequate restroom safety, insufficient shade on courts and high-traffic areas, and a shortage of seating, with a specific preference for concrete benches over metal.

These are comfort improvements, that are considered baseline conditions that determine whether the park works for everyone.

## Historic Building Activation and Repair

The Needs Assessment documents significant condition decline in the park's historic buildings since 2016, with Fiesta Hall, Great Hall/Long Hall, and the Pro Shop each dropping from good to poor. Community members identified the same conditions independently: buildings described as closed off, underlit, and disconnected from everyday park life. The community does not want to lose these buildings. It wants them open, functional, and worth the investment.

## Playground Expansion and Youth Amenities

The park provides half the playground area found in peer communities. Community findings confirm the existing playground is outdated and insufficient across age groups. Youth-focused amenities more broadly, including water play features and dedicated spaces for teens, were among the most consistently raised desires across family-oriented engagement formats.



# Program & Facilities Gap Analysis

Phase 1 surfaced a set of issues where community findings and analytical data reveal real complexity: competing needs, divided opinions, and tradeoffs that cannot be resolved through data alone. These are the conditions Phase 2 must navigate directly and transparently.

## A Park That Is Already Full

Plummer Park covers 8.50 acres in a city with 0.48 acres of parkland per 1,000 residents, against the 4.00 acres per 1,000 recommended by Los Angeles County. Nearly every area of the park already serves an identified purpose.

What this means in practice is that almost any meaningful improvement involves a tradeoff: adding something requires reconsidering something else. Phase 2 must be clear about this constraint from the outset, and the community must be part of navigating it.

## The Northern Half of the Park Is Fixed

The fixed versus flexible analysis reveals a significant spatial imbalance. The entire northern portion, from Fountain Avenue to the historic buildings zone, is consumed almost entirely by the tennis complex and the surface parking lot. Except on farmers market days, the northern half of the park offers limited open, flexible space for general public use.

All of the park's flexible relief is concentrated in the middle and southern sections, placing disproportionate pressure on Vista Lawn and the central lawn areas to absorb every form of informal, unscheduled use. This imbalance is one of the more consequential spatial findings of Phase 1.

## Parking: Preserve, Remove or Restructure?

The park's two surface parking lots represent a significant share of its total footprint. Community opinion is genuinely divided across three positions.

Some participants strongly support retaining parking, citing the needs of older adults, people with disabilities, and users arriving from outside walking distance. Others feel that surface parking occupies some of the park's most valuable land and that expanding open or flexible space requires reconsidering it. A third perspective supports exploring structured parking as a way to increase park usability without eliminating vehicle access.

It is worth noting that structured parking above grade at the Fountain Avenue lot has been studied previously, with mixed community response, and that underground parking has been explored as well, each option carrying its own cost, feasibility, and tradeoff implications. This decision requires careful analysis, transparent community dialogue, and full consideration of equity implications in Phase 2.

## Preschool Location and Future

The modular preschool building was identified as functionally inadequate and well past its intended lifespan. The community agrees it needs to be replaced, but not on where or how.

Options raised include relocating the preschool into the Great Hall/Long Hall complex, constructing a new building in its existing location, integrating it with the Community Center, or removing it from the park entirely. Each option carries different implications for historic preservation, open space, and the park's programming capacity for children. Phase 2 will need to evaluate these scenarios with equal rigor and transparency.

## Community Gardens: Shared Asset or Singular Use?

The park's community gardens exceed the peer median, meaning West Hollywood provides more community garden space than comparable peer cities. They reflect a genuine and longstanding community interest in shared growing space.

At the same time, community engagement produced some of the process's most divided feedback on this topic. A significant number of participants felt the interim gardens installed on Fuller Lawn in 2023 reduced open space that should be available to all park users. The gardens' design was also described as unwelcoming to non-members.

Phase 2 should explore whether the community's strong interest in gardening and its equally strong desire for inclusive, open, accessible park space can be achieved together rather than in opposition.

## Fuller Lawn: An Opportunity to Reclaim

The park demand analysis shows Fuller Lawn as the lowest-use zone across nearly all time periods. Community input identified safety concerns and a sense of disconnection from the rest of the park as the primary reasons. The interim community gardens installed in 2023 reduced general public access to the area further.

Fuller Lawn represents one of Phase 2's most actionable opportunities. Addressing safety, improving connectivity, and introducing flexible programming could transform it into one of the park's most valuable spaces.

## The Community Center and Its Relationship to the Park

The Community Center, completed in 2001, is the park's most significant recent civic investment. Community findings identify it as difficult to navigate and often not perceived as part of the park's outdoor life. The demand analysis confirms this: the southern zone operates on a different rhythm from the rest of the park, driven by scheduled programming rather than spontaneous use.

Community members raised a desire to see the building's relationship to the park reconsidered. Phase 2 should evaluate its physical connection to adjacent outdoor spaces, its programming flexibility, and its long-term role in the park's civic life.

## Wayfinding, Identity, and Street Presence

The park's entries along Santa Monica Boulevard and Vista Street currently lack a clear physical arrival experience, and internal signage is inconsistent across the site. First-time visitors have limited guidance on where to enter or how to move through the park.

Improving wayfinding, park identity, and street presence will require further attention in Phase 2. Clear arrival experiences, consistent signage, and a stronger physical presence along the park's primary frontages are investments that will make the park more accessible and welcoming to a broader range of users.

## Neighborhood Connectivity

The 2017 Bicycle and Pedestrian Mobility Plan identified a north-south greenway on North Gardner Street as a priority project. The conditions analysis confirms that bike infrastructure through the park interior is limited and that no clearly designated route currently exists for cyclists or pedestrians moving through the site.

The park draws users from two cities, sits at a jurisdictional boundary, and serves a population that includes a significant share of residents without vehicle access. Strengthening the park's connections to the surrounding street network is a critical dimension of its long-term accessibility and reach.

## Cultural Programming Access

The park's arts and culture programming is largely invisible to everyday park users. Exhibits displayed within Long Hall, events hosted in Fiesta Hall, and other cultural activities are not adequately communicated through on-site signage or digital channels.

Current rental pricing and availability in the historic buildings create barriers for local artists, performers, and community organizations seeking affordable rehearsal and event space. Programming is concentrated among seniors and youth, leaving adults aged 20 to 40 and the LGBTQ community underserved.

Phase 2 should evaluate how the park's buildings, outdoor spaces, and programming structure can more actively support the full range of the community's cultural life, including communities whose histories are central to what makes Plummer Park distinct.



# Planning Considerations

The following considerations reflect the values and professional standards that could help guide Phase 2 decision. They draw on the City of West Hollywood's own planning commitments, best practice in urban park design, and what the Phase 1 process established as the community's expectations for this park.

## Sustainability

Buildings, infrastructure, materials, and landscape all carry long-term costs and resource implications. Phase 2 shall evaluate improvements for their operational performance over time, targeting reductions in energy-use, water consumption, and embodied carbon. Plummer Park's aging buildings and high impervious surface coverage each represent opportunities to reduce the park's long-term resource burden and align with the City's 2035 carbon neutrality goal.

## Resilience

Plummer Park serves a dense, aging, and increasingly heat-exposed community with limited access to alternative open space. Its capacity to remain functional, safe, and welcoming across changing climate conditions, demographic shifts, and evolving community needs is a planning priority. Phase 2 shall design for adaptability, redundancy, and equitable access under all conditions.

## Natural Resource Management

The park's 220-trees, stormwater systems, and soil are living assets that benefit from active stewardship. With nearly 59 percent of the site currently impervious, there is opportunity to improve ecological function, water infiltration, and long-term tree canopy health. The mature tree canopy is among the park's most significant features and shall be considered within every Phase 2 alternative.

## Preservation of Cultural Resources

Great Hall/Long Hall and Fiesta Hall are New Deal-era landmarks with documented architectural and community significance. West Hollywood's Certified Local Government status and General Plan 2035 Historic Preservation Element establish the framework within which all modifications are considered. The park's Russian immigrant and LGBTQ+ cultural histories are equally significant resources whose stewardship is both a civic obligation and a design opportunity.

## Conservation of Existing Assets

The park holds substantial existing value in its buildings, mature trees, community gardens, and active programming. Best practice favors extending the useful life and expanding the utility of what already exists before committing to removal or replacement. Phase 2 decision about an existing asset shall begin with the question: how do we make this work better?

## Wildlife Habitat Propagation

The park's urban forest and planted areas provide habitat value that can be meaningfully improved through intentional planting selection, habitat structure, and reduced chemical inputs. A gradual transition toward species that support pollinators, birds, and soil organisms can strengthen the park's ecological identity and its connectivity to West Hollywood's broader urban green network.

## Regenerative Design

A goal for Plummer Park is not to maintain the status quo. It is to make decisions that actively improve the park's ecological, social, and civic performance over time. Phase 2 proposed interventions are an opportunity to increase the park's capacity, not simply restore it, leaving the park measurably better with each phase of implementation.



# Professional Recommendations for Phase 2

The following recommendations represent opportunities Phase 1 has identified for Plummer Park's future. They are organized by scale of intervention, from foundational improvements that can move forward regardless of larger decisions, to transformative investments that will require dedicated feasibility study, community dialogue, and phased capital planning.

Each recommendation is supported by a set of potential strategies for Phase 2 to investigate. These strategies are starting points. Some will prove feasible, others may be evaluated and refined.

## 1. Address Core Infrastructure as the Foundation for Everything Else

Plummer Park's baseline conditions, restrooms, lighting, shade, seating, accessible pathways, and wayfinding, determine whether the park is safe and welcoming for everyone. Several of these improvements can be advanced ahead of the broader plan.

### Potential Strategies

- **Upgrade and replace restroom facilities throughout the park.** Current conditions near the tennis courts and along Fuller Lawn were identified as a safety and access concern across all user groups. New facilities can be well-lit, ADA-compliant, and designed to support evening use.
- **Implement a comprehensive lighting plan.** Targeted improvements behind Great Hall/Long Hall, along Fuller Lawn, and at all park entries would directly extend the hours the park can be safely used and address one of the most consistently named community concerns.
- **Establish clear arrival experiences at all major park entries.** Entry improvements including landscape thresholds, consistent signage, and wayfinding at entries from Santa Monica Boulevard, Fountain Avenue, Vista Street, and Fuller Avenue can make the park legible to first-time visitors and strengthen its street presence.
- **Develop a shade master plan.** A coordinated strategy for new tree planting and built shade structures, prioritizing the sports courts, Vista Lawn, and Fuller Lawn, addresses the park's most immediate comfort gap. Any reconfiguration can protect all existing mature trees as a baseline condition.
- **Upgrade seating throughout the park.** Community members identified a shortage of seating in key gathering areas and expressed a clear preference for traditional concrete benches. A seating strategy can address quantity, placement, and material to support both passive use and social gathering.
- **Improve ADA accessibility and internal circulation.** Pathway continuity, surface materials, and accessible connections between the park's distinct zones can ensure the full park is navigable for people of all mobility levels.

## 2. Make the Park's History Visible and Active

Plummer Park carries a layered history that most parks of this size don't. Much of that history is unknown to everyday park users. Interpretation and physical design that brings the park's Russian immigrant, LGBTQ, New Deal, and Indigenous histories into daily experience is both a community priority and a design opportunity.

### Potential Strategies

- **Develop an integrated interpretive design framework.** A cohesive interpretive strategy can weave the park's histories into its pathways, plantings, gathering spaces, and buildings through walking tours, storytelling nodes, and landscape features that are more legible and engaging than static markers alone.
- **Commission community-rooted public art.** Murals, sculptural installations, and embedded art features reflecting the park's cultural histories, developed in partnership with the communities those histories belong to, can make the park's identity visible and present.
- **Represent Indigenous history and the land's ecological past.** The site's connection to natural springs, native water sources, and Tongva land history has not yet been represented at the park. Interpretive features and native planting strategies can bring this dimension of the park's history into its physical experience.
- **Document and celebrate the park's arboricultural heritage.** A formal arborist study of the park's tree heritage, with interpretive markers, can add a unique ecological and historical layer to the park experience.

## 3. Make Every Square Foot Work Harder

In a park under significant programmatic pressure, without the ability to expand its overall square footage. Stacking uses, sharing infrastructure, and eliminating spatial inefficiencies can expand what the park offers without expanding its footprint.

### Potential Strategies

- **Design Open Space for multiple simultaneous uses.** Subtle grading, removable infrastructure, and flexible edge conditions can allow existing open spaces to function as a performance venue, fitness area, event space, farmers market expansion zone, and passive recreation lawn depending on the day, without dedicating it permanently to any single use.
- **Co-locate compatible programs to reduce dedicated footprint.** Fitness zones, nature play areas, and outdoor game tables can share infrastructure, shade, and spatial adjacency. Designing them as a family of related uses reduces land consumption while improving the experience for multiple user groups and generations.
- **Evaluate stacked program configurations for new or replacement buildings.** Any future building replacement can be evaluated for multi-story options that consolidate program vertically and return ground-level area to open space or landscape.
- **Activate the historic building courtyards as daily open space.** The courtyards of Great Hall/Long Hall and Fiesta Hall can be opened for informal daily use, adding meaningful shaded, sheltered open space to the park's flexible inventory without new construction.
- **Redesign Fuller Lawn as a multifunctional landscape.** Addressing safety, improving connectivity, and introducing flexible programming infrastructure can transform Fuller Lawn from the park's lowest-use zone to one of its most distinctive assets.
- **Explore time-based programming system.** A formal activation strategy coordinated with a programming plan can increase the number of users served by existing spaces across different times of day and week.

## 4. Rehabilitate and Activate the Historic Buildings

Great Hall/Long Hall and Fiesta Hall are Plummer Park's most significant cultural assets and its greatest untapped opportunity. Based on the Phase 1 findings, the following recommendations provide a starting point for Phase 2 evaluation.

### Potential Strategies

- **Complete a comprehensive building conditions assessment to properly evaluation design ideas.** Structural and seismic review, MEP systems assessment, preliminary code analysis, and laser-scan documentation of both buildings are essential starting points. This assessment would be most beneficial for the historic building but can also cover the Community Center, preschool and pro shop.
- **Upgrade building systems to support daily active use.** Lighting, HVAC, AV infrastructure, and accessible restrooms are the minimum systems needed to make both buildings functional for the range of programming the community has identified. Upgrades can be designed within the historic preservation framework and to net-zero operational performance standards where feasible.
- **Identify flexible program configurations within the existing building envelopes.** Working from the significant spaces studies completed in Phase 1, Phase 2 can develop concept-level program configurations that maximize daily use, affordable access, and community benefit while protecting character-defining features.
- **Establish an affordable and accessible rental and rehearsal program.** A revised access model, including subsidized rates for community groups and a transparent booking system, can meaningfully expand who the buildings serve.
- **Open the courtyards to daily public use.** The courtyards of both buildings are among the most naturally shaded and architecturally distinctive spaces in the park. Opening them without a reservation requirement and furnishing them for informal gathering can add immediately to the park's flexible space inventory.

## 5. Plummer Park Made to Stay All Day

Becoming a genuine seven-day, morning-to-evening destination is achievable through targeted physical investment and programming strategy working together.

### Potential Strategies

- **Add a permanent food and beverage activation.** A cafe, coffee kiosk, or food vendor presence can give people a reason to linger and extend daily foot traffic across all user groups.
- **Develop a dedicated outdoor performance space with full infrastructure.** A permanent outdoor venue with shade, seating, power, and lighting can accommodate everything from weekly programming to community-wide events and can be available for informal use when not formally programmed.
- **Design lighting conditions that support evening use throughout the park. A** lighting strategy designed for evening atmosphere, not just security, can transform the park's character after dark and extend its programming window significantly.
- **Build a programming and activation plan as a Phase 2 deliverable.** A formal programming strategy developed alongside the design process can identify target populations, scheduling frameworks, partnership opportunities, and spatial requirements that programming needs to succeed.
- **Restore outdoor fitness zones as a near-term priority.** Fitness equipment restoration does not require major spatial reorganization and can be implemented ahead of the broader plan, directly addressing one of the community's most consistently named requests.

## 6. Invest in Climate Performance as a Core Design Standard

With nearly 59 percent impervious surface and a rapidly warming urban context, Phase 2 decisions shall consider planting, paving, shade, and building systems as they relate to the climate. West Hollywood's 2035 carbon neutrality goal and Measure W funding eligibility make Plummer Park a strong candidate for targeted climate investment.

### Potential Strategies

- **Study potential stormwater capture and reuse system to utilize Measure W funding.** Bioretention areas, permeable paving, and on-site stormwater treatment can simultaneously reduce the park's water demand and improve its ecological function.
- **Pursue net-zero or net-positive energy performance for all rehabilitated and new buildings.** Rooftop solar generation, battery storage, and full electrification are achievable at this scale and directly aligned with the City's 2035 carbon neutrality commitment.
- **Replace impervious surfaces with pervious alternatives wherever feasible.** Underutilized paving and hardscape throughout the park represent opportunities to improve infiltration, reduce heat island effect, and increase planted area.
- **Evaluate Plummer Park as a Resilience Hub. West Hollywood's Climate Action Plan calls for establishing resilience hubs on the Eastside.** A formal resilience hub designation can position the park as an emergency cooling, resource distribution, and community preparedness center, and unlock specific state and federal funding streams.
- **Water play or cooling infrastructure as a climate equity investment.** A splash pad or water play feature designed as part of an integrated water management system can address summer heat for Eastside families while contributing to the park's overall water efficiency.
- **Expand and diversify the tree canopy with a long-term urban forestry strategy.** Additional planting of climate-adaptive, high-canopy species in currently exposed areas can be guided by a formal urban forestry plan identifying target species, planting locations, and soil volume requirements for long-term tree health.

## 7. Build a Park That Financially Sustains Itself

Based on comparable models, parks with rehabilitated historic buildings managed through dedicated revenue frameworks can generate income that funds ongoing operations, maintenance, and programming. Plummer Park has the assets to pursue a version of this approach.

### Potential Strategies

- **Design the farmers market and food activation as revenue-generating infrastructure.** A permanent market facility with vendor fees, supplemented by a cafe or food kiosk lease, can generate ongoing revenue directed back to park programming and maintenance.
- **Pursue grants and external funding proactively.** Measure W, state park bond allocations, historic preservation tax credits through West Hollywood's Certified Local Government status, California Climate Investments funding, and arts and cultural endowment grants are all within reach for a park with Plummer Park's asset profile.
- **Expand civic services as a park function.** The demonstration kitchen, disability resource library, and basic services for residents experiencing homelessness reflect the park's role as civic infrastructure. Partnerships with city departments and community organizations can co-fund and co-operate these services while distributing costs.

## 8. Reimagine How the Park Can Grow

Plummer Park's 7.2-acre footprint presents real constraints, and several strategic opportunities exist to expand the park's effective area, improve its relationship to the surrounding neighborhood, and recover significant ground-level space from uses that currently limit the park's potential.

### Potential Strategies

- **Study acquisition of the car wash parcel and adjacent Santa Monica Boulevard properties.** The car wash parcel represents a viable near-term land acquisition opportunity. Identifying and monitoring acquisition opportunities positions the City to act when the moment arises, consistent with General Plan Policy PR-1.11.
- **Activate Vista Street and Lexington Avenue as park-adjacent public space.** Temporary or permanent activation of adjacent right-of-way for the farmers market, outdoor seating, or community events can extend the park's effective area into the public realm without requiring acquisition.
- **Evaluate a Santa Monica Boulevard park edge improvement.** A redesigned southern boundary can create a genuine arrival experience, improve pedestrian access, and establish visual connection into the park from its most prominent frontage.
- **Study a north-south greenway connection on North Gardner Street.** The 2017 Bicycle and Pedestrian Mobility Plan identified this as a priority project. A greenway connection can extend the park's reach and position Plummer Park as an anchor of a broader Eastside green network.

## 9. Rethink the Park's Infrastructure at a Larger Scale

Several of the park's most significant long-term opportunities involve fundamental decisions about parking, buildings, and spatial organization. These questions require dedicated technical study, honest community dialogue, and a willingness to consider options that represent genuine transformation.

### Potential Strategies

- **Study below-grade or structured parking to recover surface area.** Underground parking beneath the existing north or south lots, or a parking structure on a reduced footprint, can recover significant ground-level area for open space or active programming. Community members and prior planning studies have raised this option, and it represents potentially the highest-impact spatial move available to the park.
- **Evaluate a decked parking structure with active green space or program above.** A structured parking solution with a usable green deck above grade can recover open space at ground level while maintaining or increasing parking supply, directly addressing divided community opinion by preserving vehicle access while expanding open space.
- **Replace the modular preschool with a purpose-built facility that consolidates program vertically.** A new multi-story facility can reduce building footprint, improve program quality, and recover ground-level open space. Its location can be determined through Phase 2 scenario analysis evaluating historic preservation implications, open space impacts, and programming relationships.
- **Evaluate the Community Center's long-term role and physical form.** Phase 2 can evaluate the full range of options, from improved indoor-outdoor connectivity to partial reconfiguration to full replacement with a purpose-built facility that integrates more effectively with the park and serves civic programming needs at a higher level of performance.
- **Evaluate a new recreation center as a long-term capital investment.** A multi-purpose recreation facility incorporating the preschool, community services, and maker space in a single vertically organized building can represent the park's most transformative long-term capital investment and the one most capable of resolving multiple competing needs simultaneously.


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