Plummer Park Comprehensive Improvement Plan: Phase 2

Session #2 Plummer Park Fundamentals

Tuesday, October 13, 2026



City of West Hollywood
California 1984

swa

October 13, 2026

Agenda

I. Where We Are

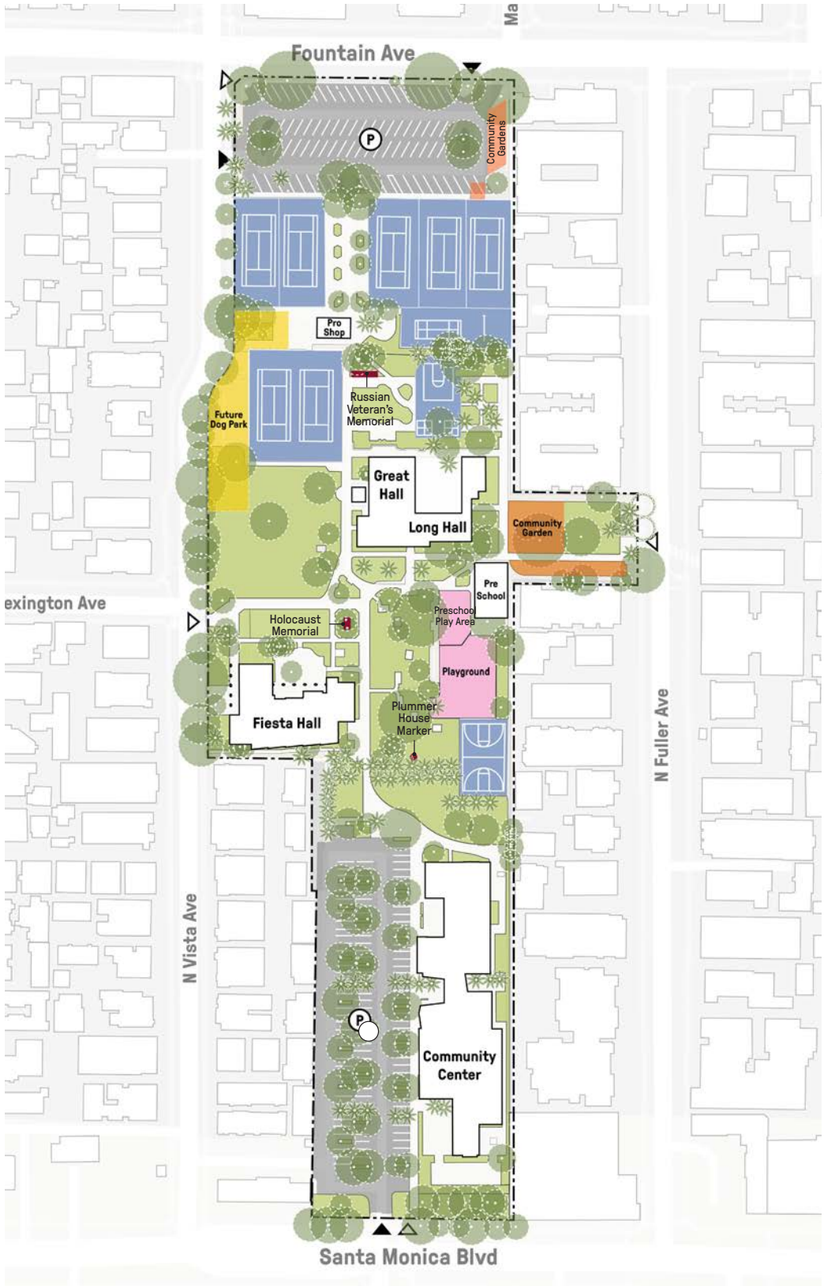
II. Presentation

III. Guided Activity

IV. Group Discussion & Public Input

V. Whats To Come

Where We Are



Phase 1: Assessment, Outreach & Programming

- ✓ Assessment & Outreach Summary Report
- ✓ 2026 Plummer Park Needs Assessment

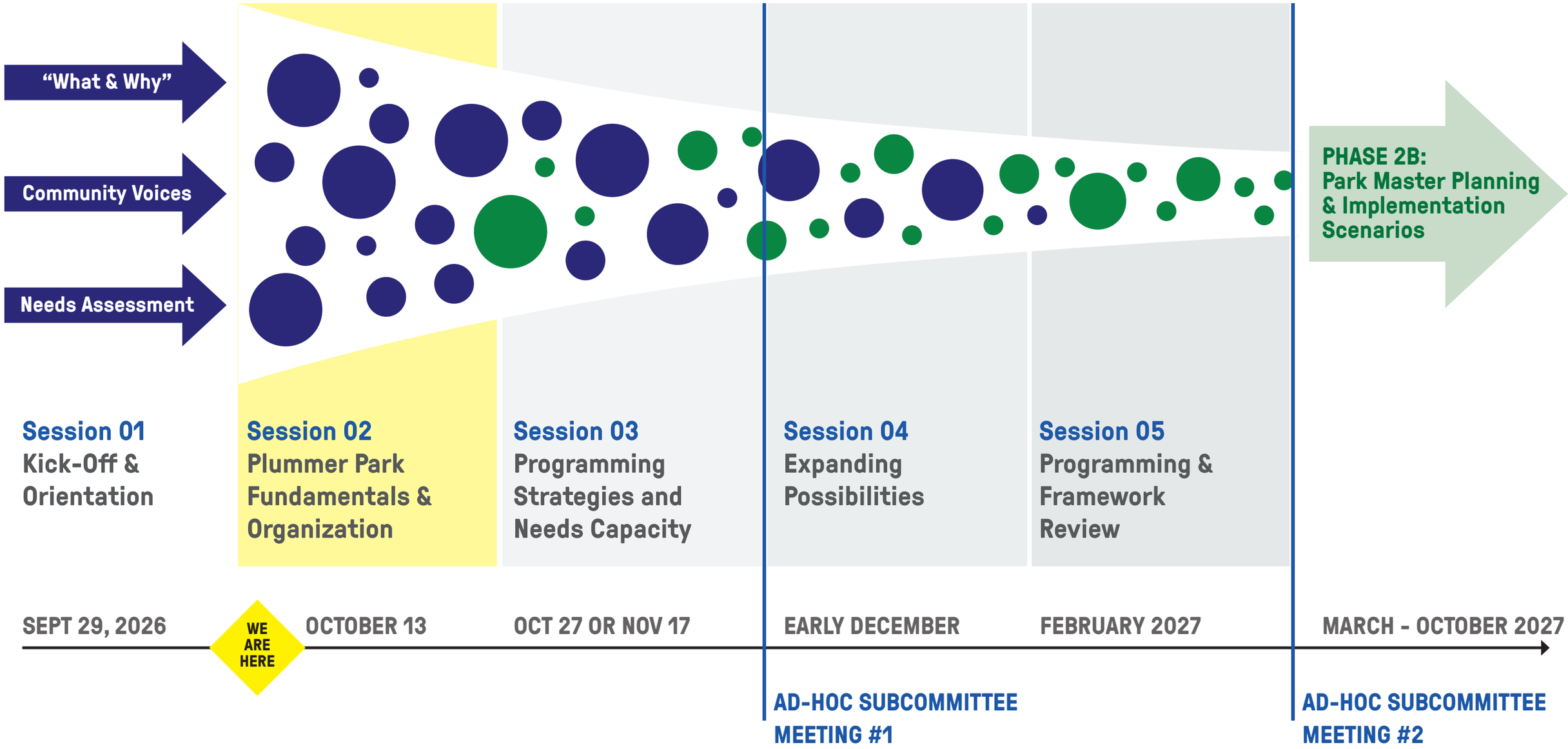
Phase 2: Conceptual Master Plan Framework

- ★ Phase 2A: Park Programming & Project Framework
- ○ Phase 2A: Park Master Planning & Implementation Scenarios
- ○ City Council Review & Approval
- ○ Phase 2C: Environmental Review & Final Comprehensive Improvement Plan

Working Group Sessions

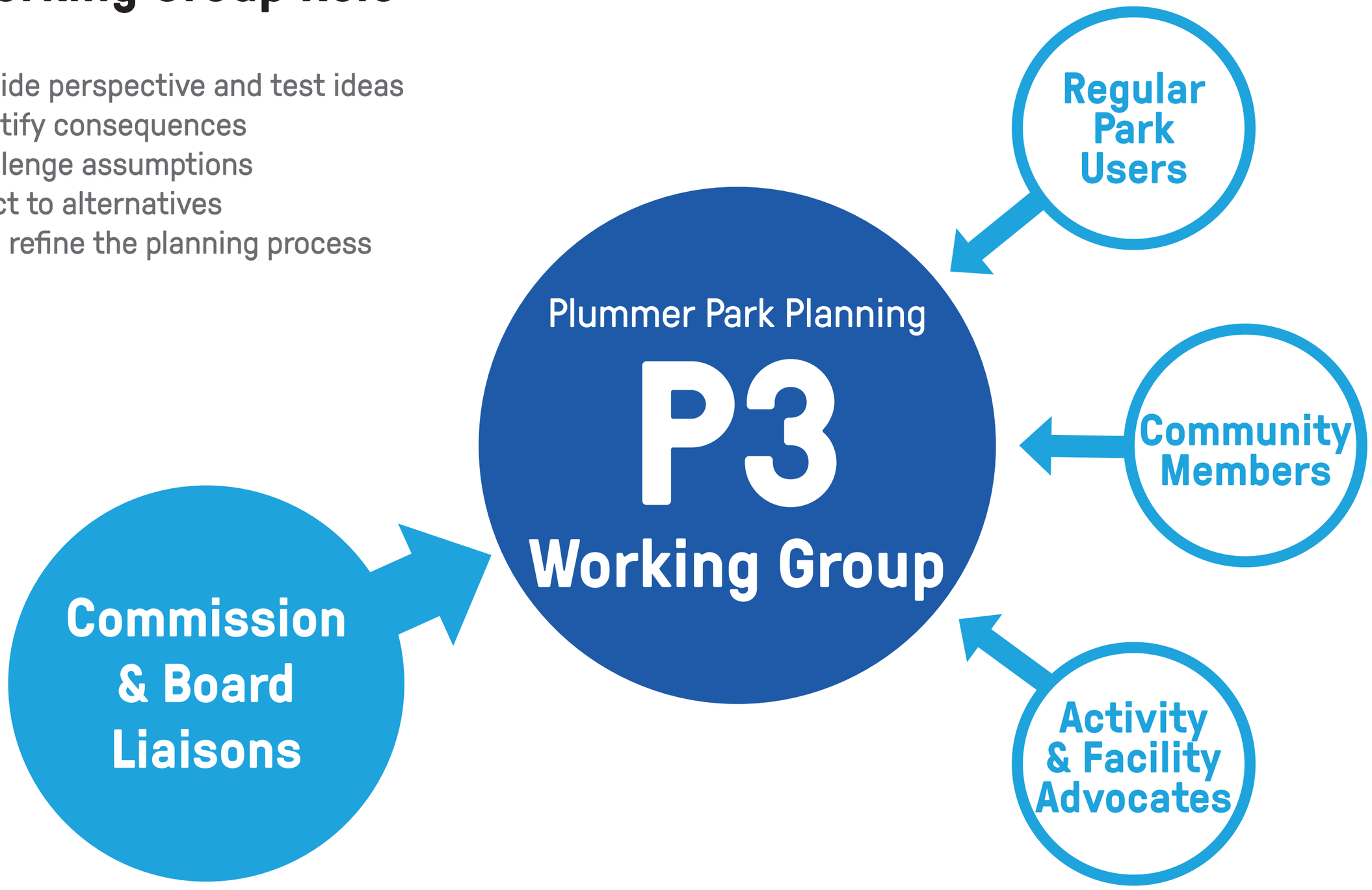
Phase 1

Phase 2: Planning Working Group

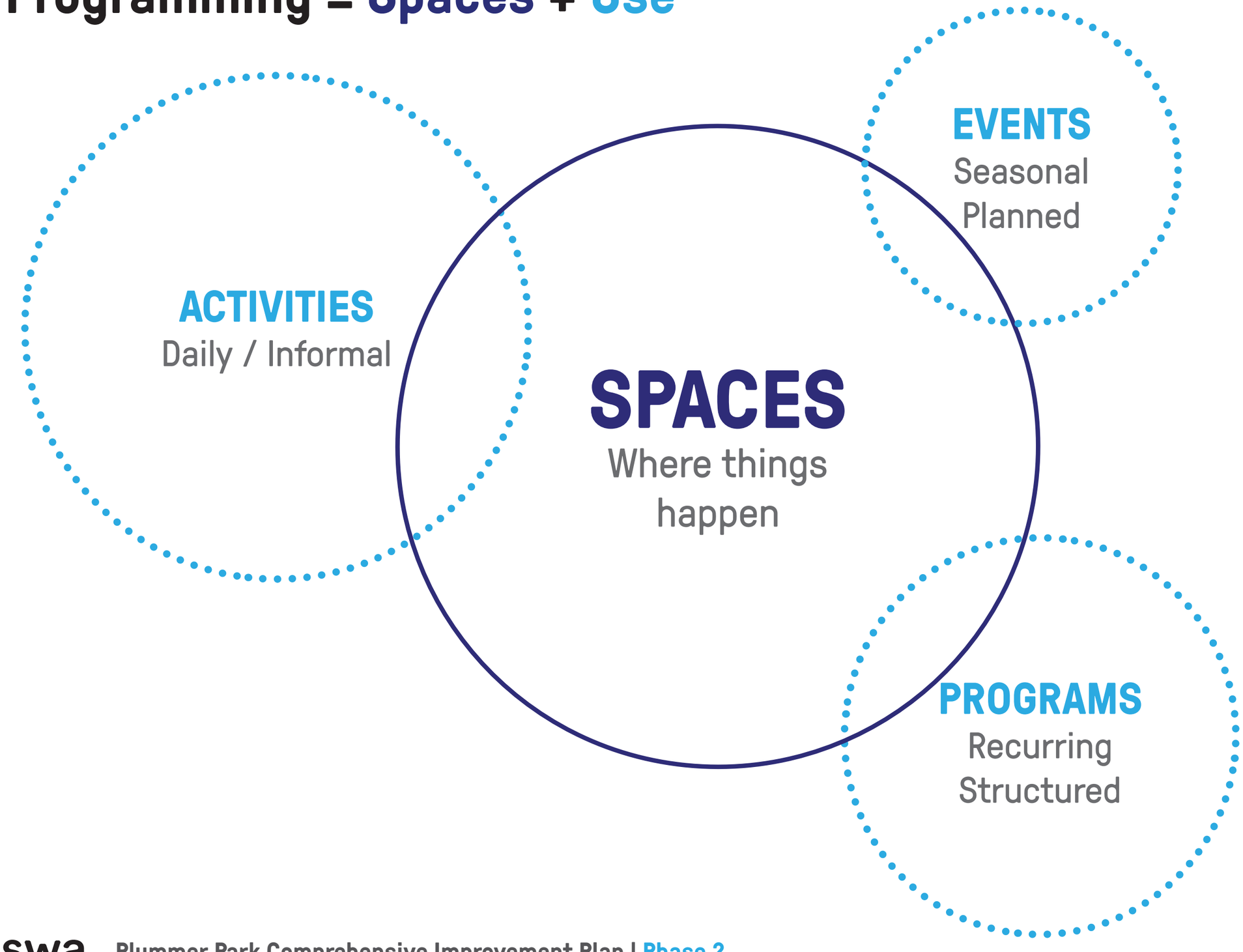


P3 Working Group Role

- Provide perspective and test ideas
- Identify consequences
- Challenge assumptions
- React to alternatives
- Help refine the planning process



Park Programming = Spaces + Use



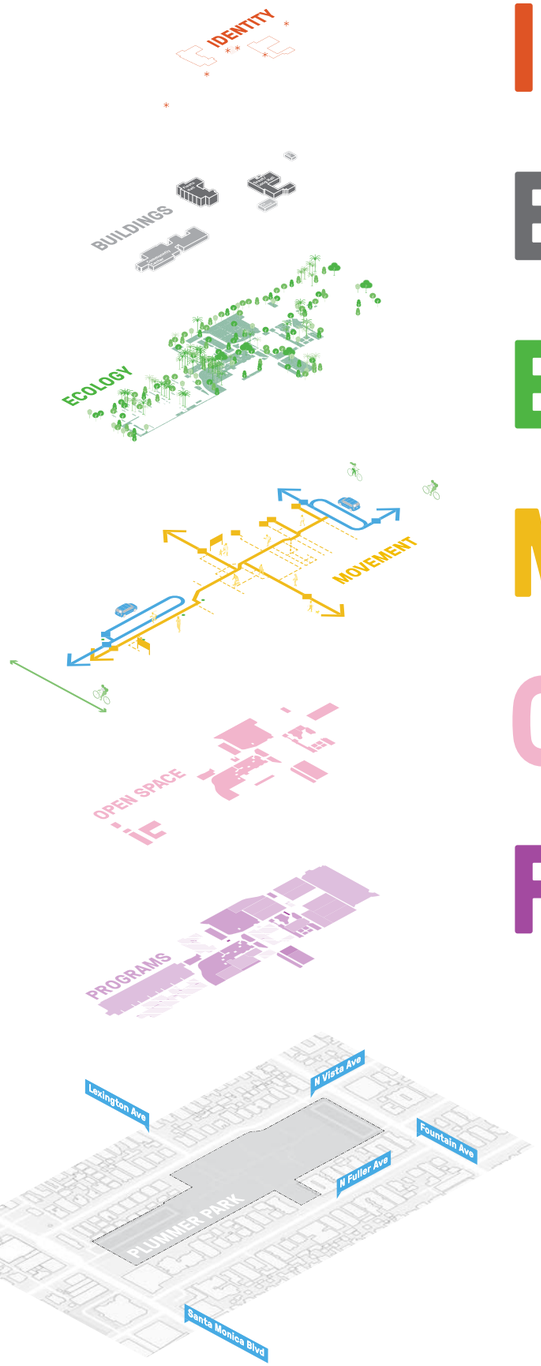
HOW THE PARK WORKS

Plummer Park Today





Plummer Park as Systems



IDENTITY

BUILDINGS

ECOLOGY

MOVEMENT

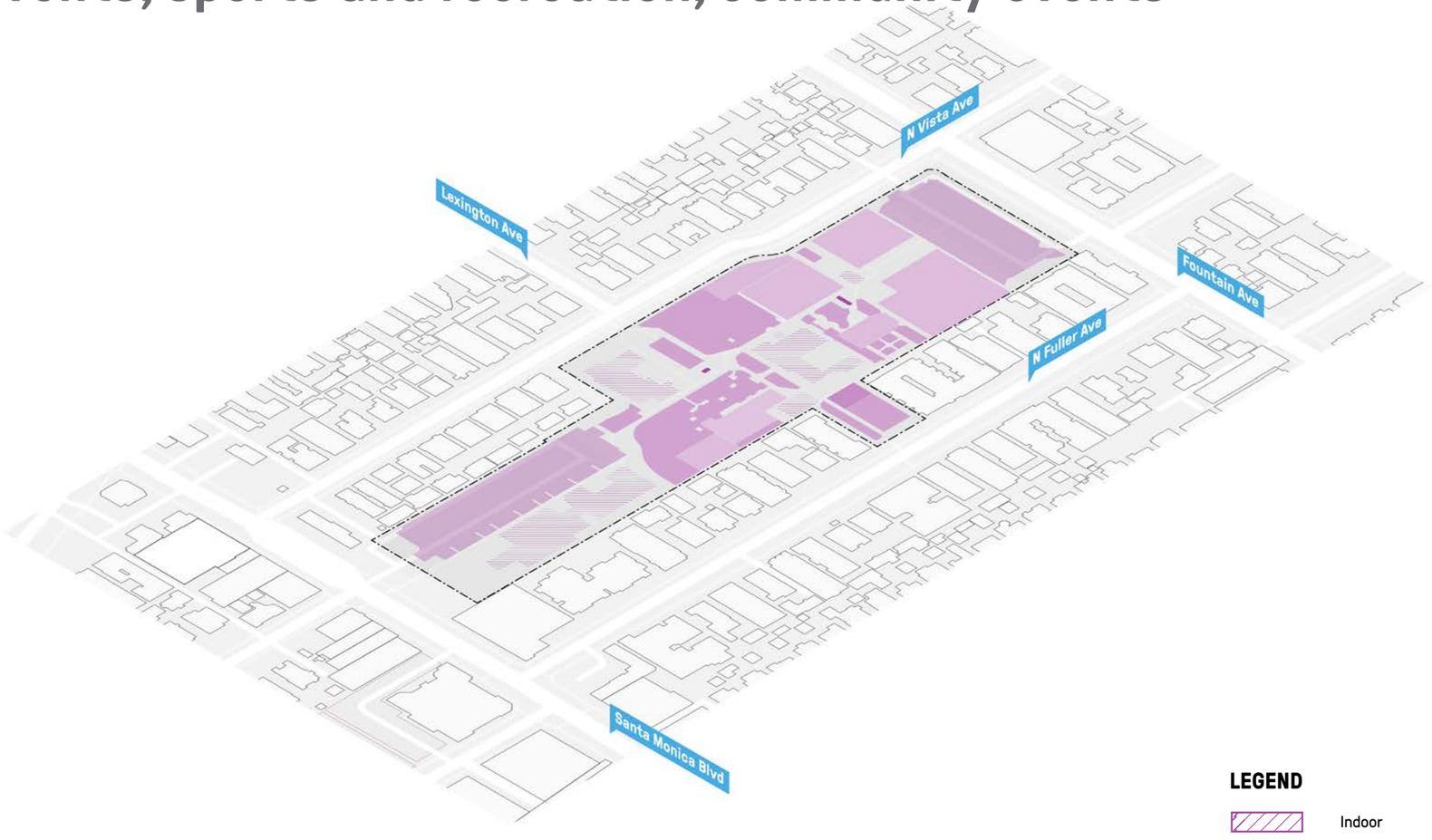
OPEN SPACE

PROGRAM

Plummer Park as Systems

PROGRAM

Everyday and spontaneous use, seasonal events, cultural events, sports and recreation, community events







Everyday and spontaneous use





Seasonal events





Cultural events



Sports and recreation

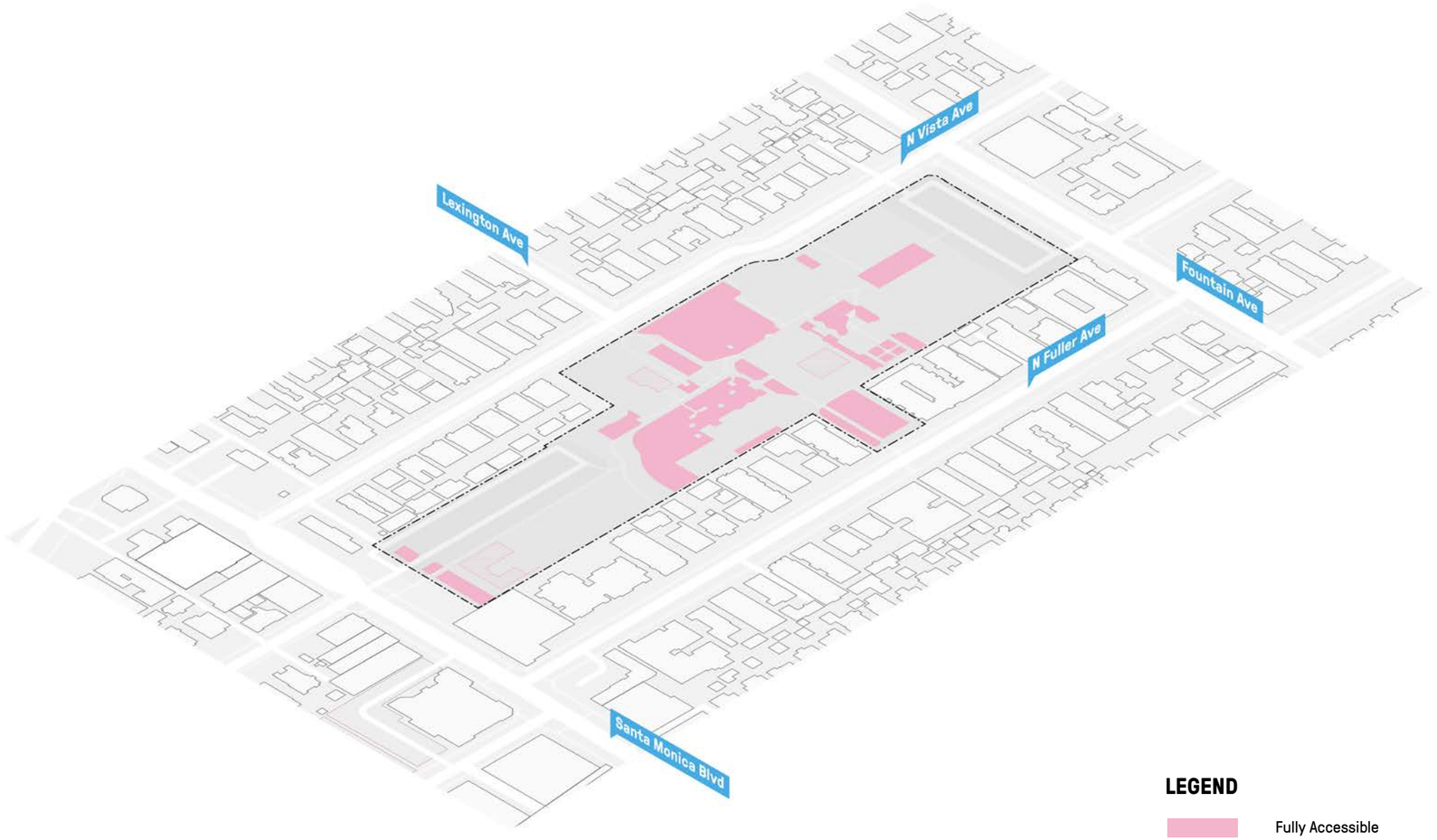


Community events

Plummer Park as Systems

OPEN SPACE

Lawns, recreation areas, plazas, gardens, courtyards



LEGEND

- Fully Accessible
- Accessible during Events



Lawn - Vista Lawn



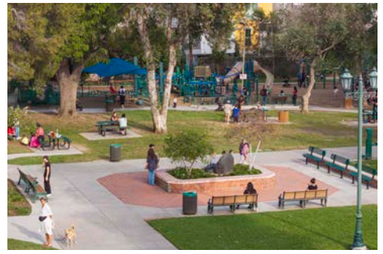
Lawn - Central Lawn



Lawn - Fuller Lawn



North Basketball Court



Central Plaza



Community Center South Patio

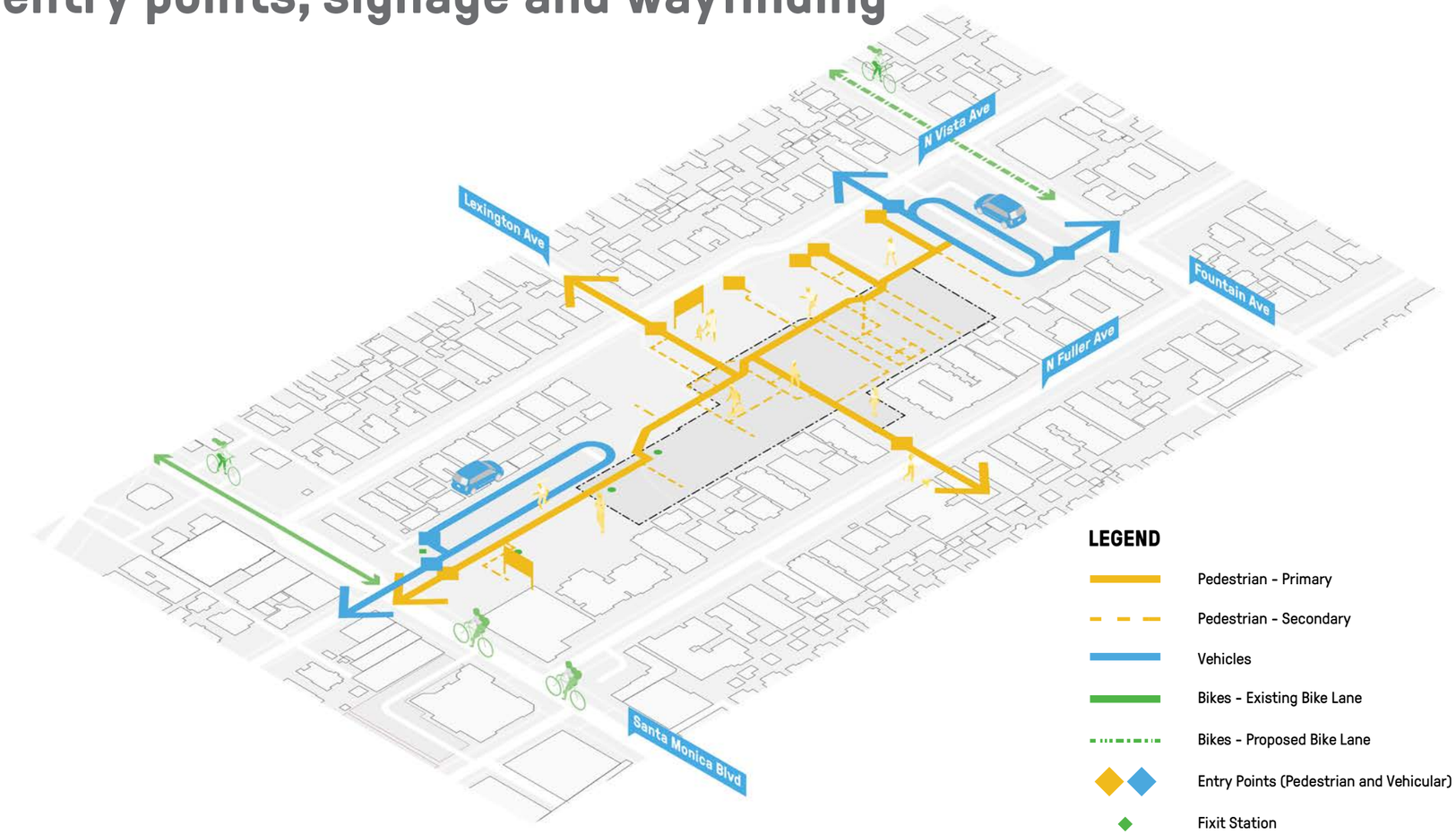


Courtyard - Great/ Long Hall

Plummer Park as Systems

MOVEMENT

Pedestrians, bikes, vehicles, maintenance, accessibility, entry points, signage and wayfinding



LEGEND

- Pedestrian - Primary
- Pedestrian - Secondary
- Vehicles
- Bikes - Existing Bike Lane
- Bikes - Proposed Bike Lane
- Entry Points (Pedestrian and Vehicular)
- Fixit Station
- Bike Racks



Pedestrians



Bikes



Vehicles



Maintenance



Accessibility



Entry Points

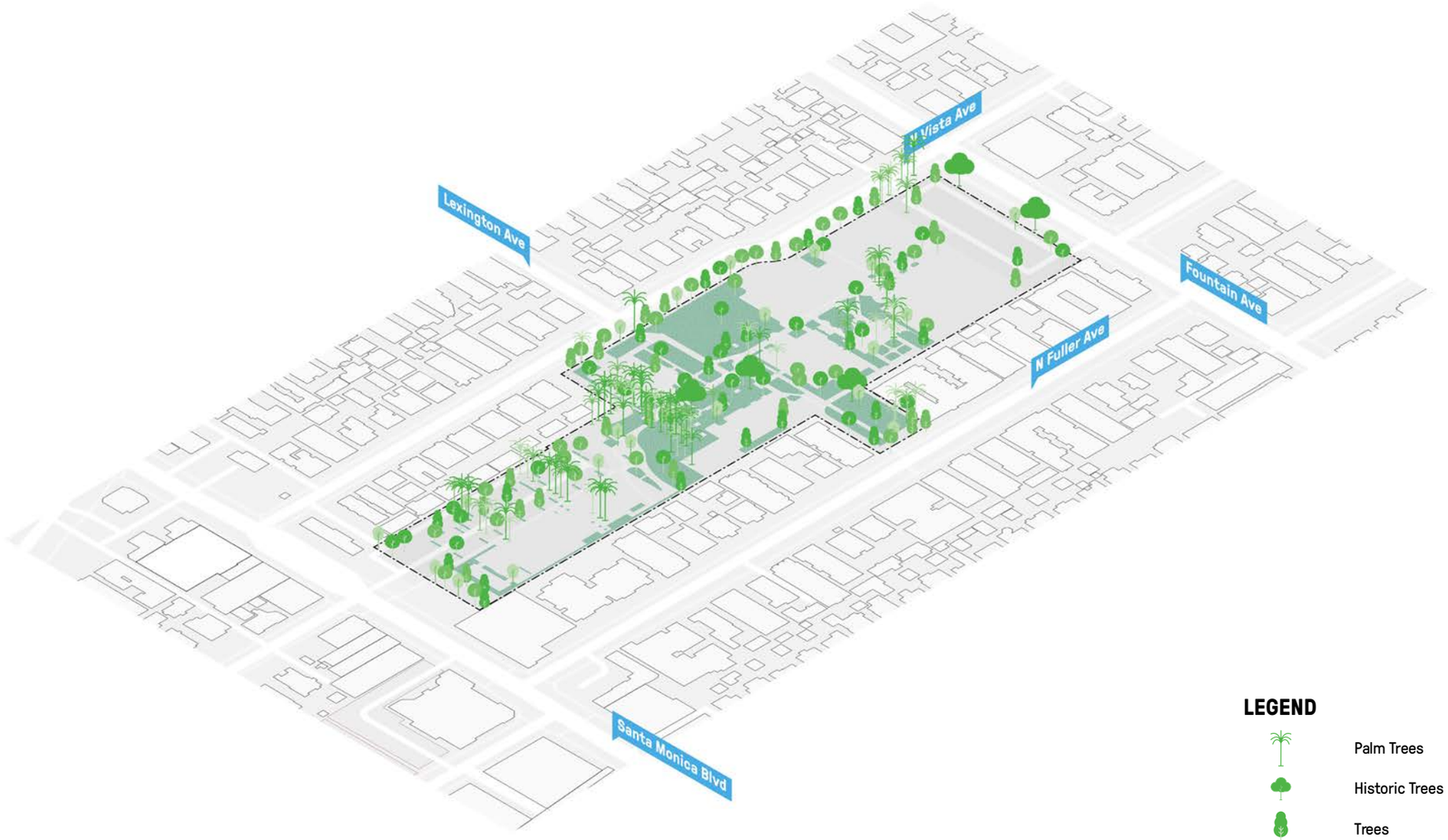


Signage and Wayfinding

Plummer Park as Systems

ECOLOGY

Trees, shade, water, climate resilience, soil, and habitats



LEGEND

- Palm Trees
- Historic Trees
- Trees
- Planting Area



Trees



Water



Climate Resilience



Soil





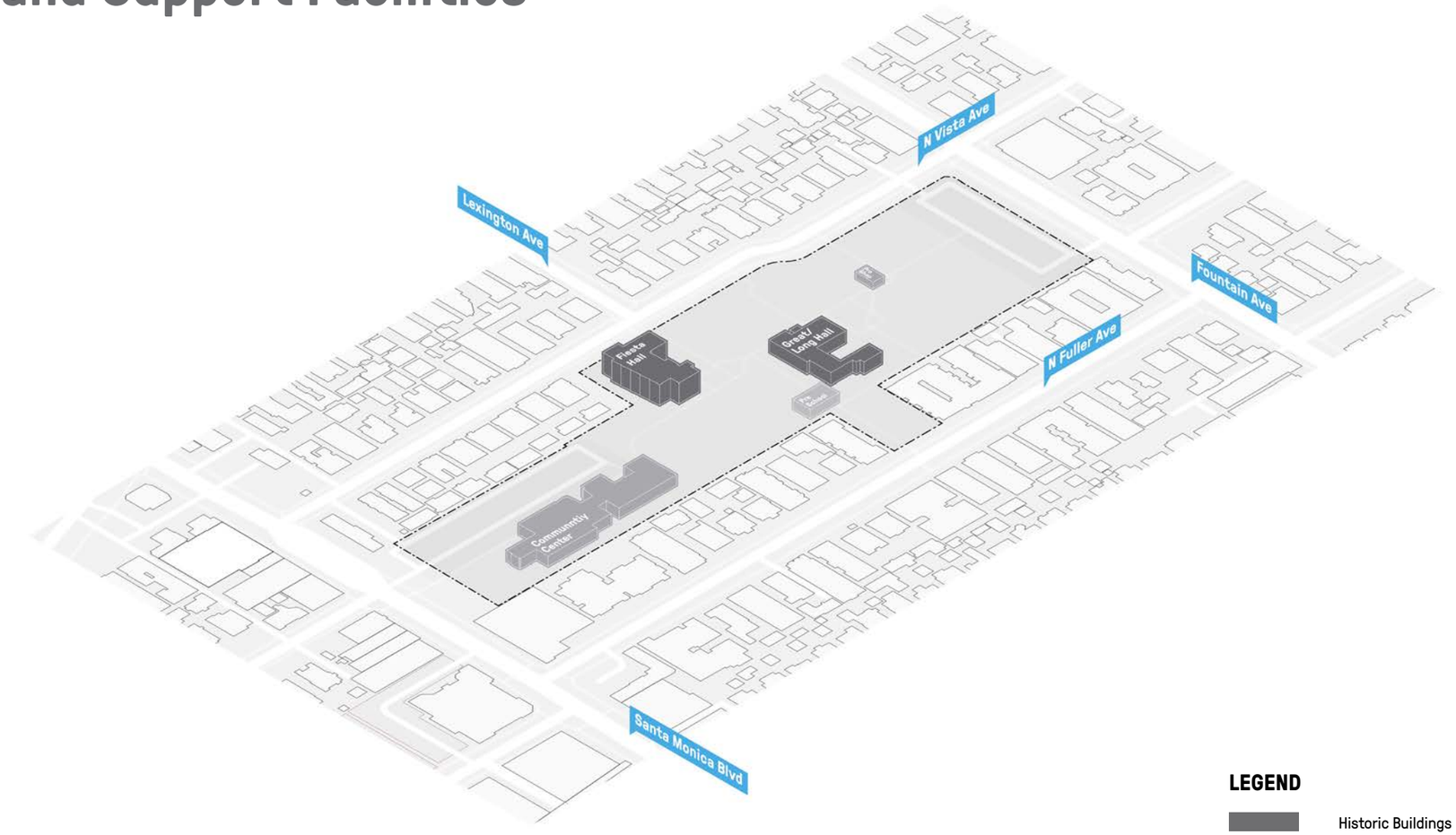


Habitats

Plummer Park as Systems

BUILDINGS

Historic Buildings, Community Center, Preschool, Pro-Shop and Support Facilities





Historic - Great/Long Hall



Historic - Fiesta Hall



Community Center



Pre School



Support Facilities - Pro Shop



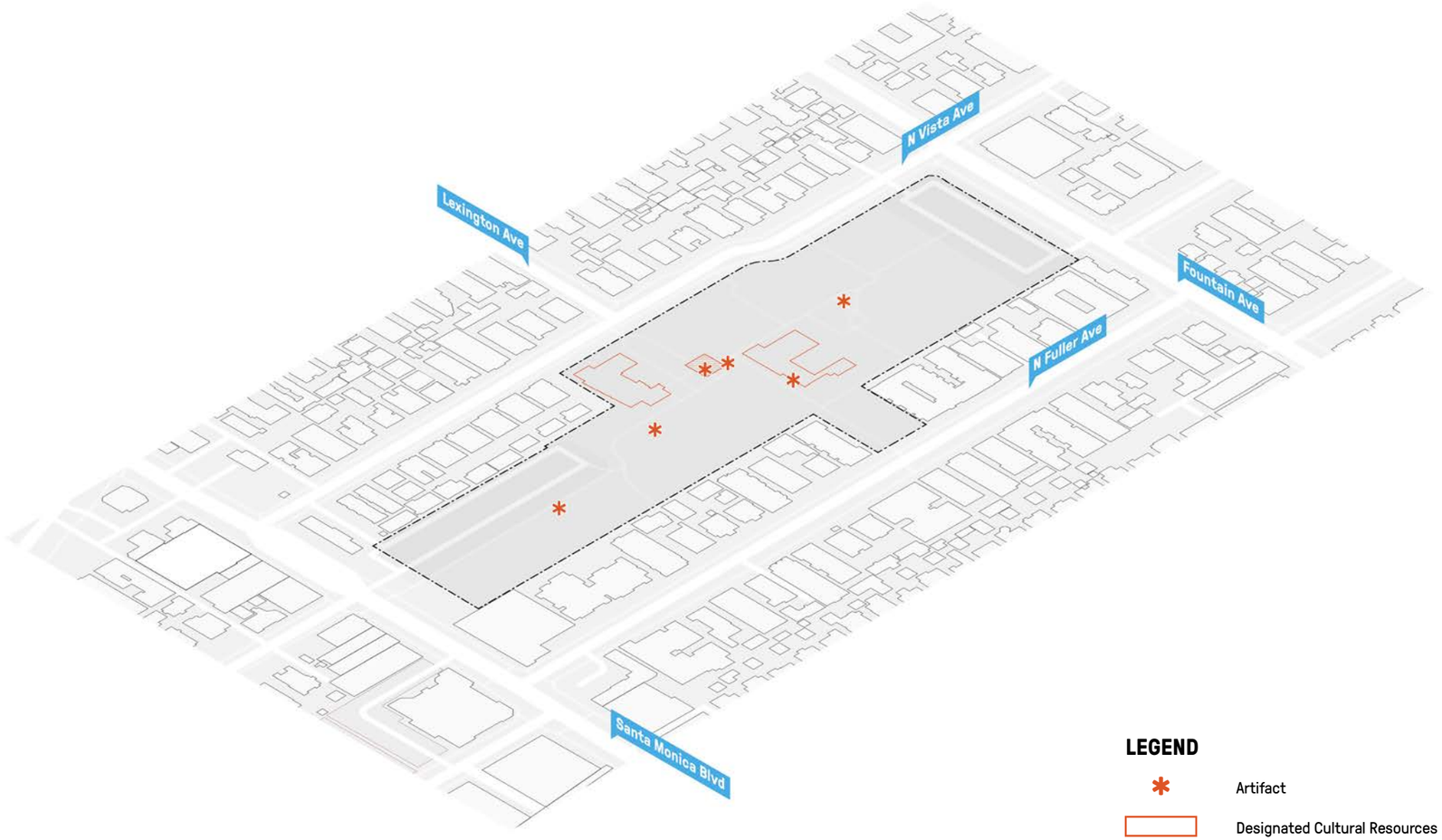
LEGEND

- Historic Buildings
- Buildings

Plummer Park as Systems

IDENTITY

History, art, culture, interpretation and visibility



LEGEND

- Artifact
- Designated Cultural Resources
- Temporary Art Exhibition Space





History





Art and Culture





Interpretation



Visibility

WHAT WE HEARD

Phase 1 Answered



the “What”

- What makes an ideal park?
- What is working well?
- What needs improvement?
- What is missing?

&

the “Why”

- Why should Plummer Park embody those ideal park values?
- Why do people gravitate to these spaces or should be protected?
- Why isn’t it performing as intended?
- Why invest in this gap in park program?

What the community consistently values



There is a high demand for tennis and pickleball within the community.

TENNIS & PICKLEBALL COURTS



Vista Lawn is the heart of the park and is the most utilized park amenity and serves the community on a daily use and for larger community events.

VISTA LAWN

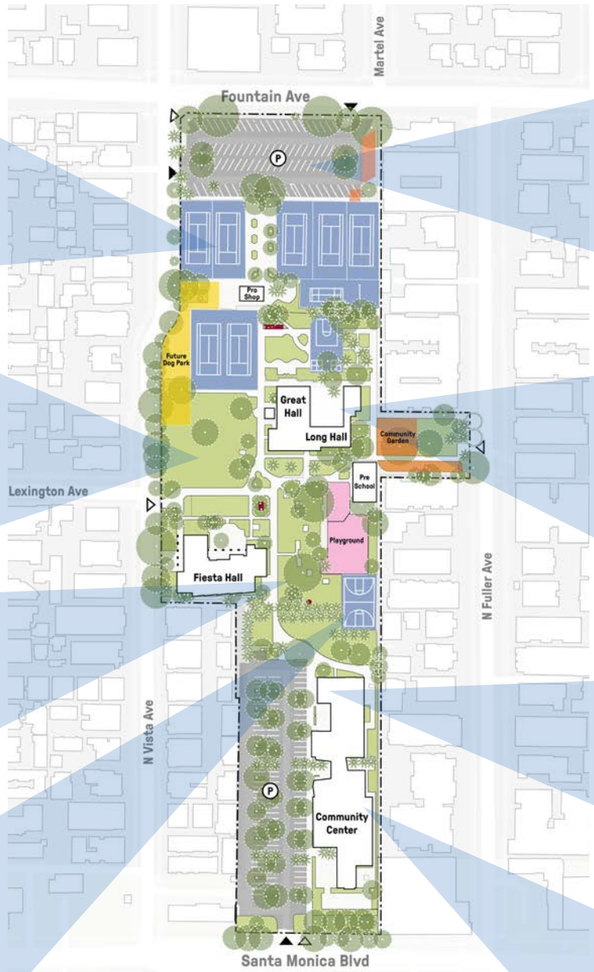
Community finds immense value in spaces that serve multiple purposes, often favoring shaded lawns.

FLEXIBLE / MULTI-USE SPACES



Seasonal and reoccurring community events that are hosted outdoors are widely cherished and often requested to increase the amount of.

OUTDOOR COMMUNITY EVENTS / PROGRAMS





Shade trees are considered one of the character defining features of the park by the community.

SHADE TREES



The farmers market is a weekly park program that community feels is working well and many call for it to be expanded.

FARMERS MARKET



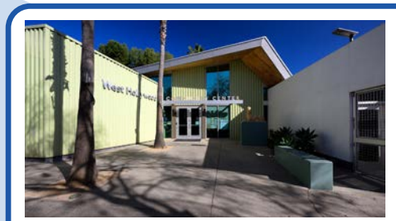
The community's respect for the park's historic buildings and call to revitalize them helps to define the parks historic character.

HISTORIC CHARACTER



Community food resources are thought by the community to be one of the best programs offered.

COMMUNITY FOOD PROGRAMS



The Community Center's services provided are essential to the community as a resources for food, education and recreation.

COMMUNITY CENTER

Remain, Improve & Explore

Remain

What shouldn't get lost?

- Flexible public open space
- Mature trees and ecological value
- Historic character
- Public accessibility
- Publicness and inclusivity
- Essential community services
- Farmers market and seasonal events
- Court recreation capacity

Improve

What could work better?

- Accessibility
- Safety and lighting
- Shade and Comfort
- Restrooms
- Wayfinding
- Connectivity
- Recreation capacity
- Cultural access
- Program visibility and hours
- Environmental performance

Explore

What requires further study?

- Parking
- Community gardens
- Community Buildings
- Historic Building Activation
- Sport Court configuration
- Fuller Lawn
- Dog area
- New recreation facilities
- Locations for fitness, outdoor performance and water recreation

Plummer Park is Already Full



LEGEND

- Active Use
- Passive Use
- Special Event/Program Use



SYNOPSIS + PRINCIPLES


An inclusive, flexible and resilient civic landscape where people can gather, play, create, connect and belong, while its historic character, culture, and ecological systems remain visible, valued and actively experienced.

Phase 1: Planning Principles

1. Make Every Square Foot Work Harder

Phase 2 scenarios must demonstrate creative strategies such as share, combine and adaptive reuse for activating park space.

2. Protect the Green Heart

Phase 2 Scenarios must demonstrate how they protect, expand or value open space and trees.

3. One Park with Many Stories

Phase 2 Scenarios must demonstrate how the park can celebrate and reflect the community's past, present, and future.

4. A Holistic, Park-Wide Approach

Phase 2 Scenarios must demonstrate how proposed improvements work together as part of a larger strategy, rather than isolated, piecemeal interventions.

5. Resilient by Design

Phase 2 must demonstrate how the park adapts, supports and maintains over time for the environment and its users.

Our Commitment:

Be Honest About Trade-offs.

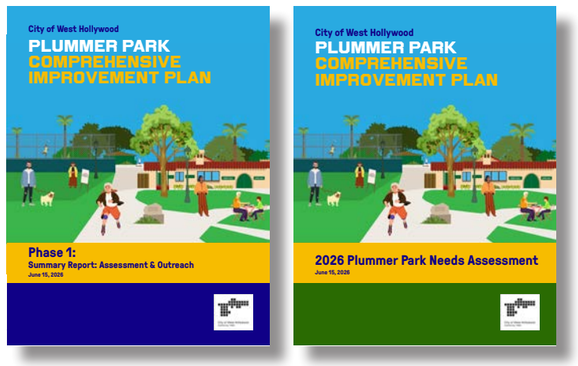
We will show what every option adds, protects and changes.

ANY QUESTIONS BEFORE WE MOVE ON?

STARTING WITH “HOW”

“How” ➡ “Where”

What + Why



Phase 1 Findings

How

WE ARE HERE

Identify Relationships
Tensions between uses

+

Test Strategies
Ways uses can co-exist

Where

Spatial Test-Fits
Ways uses relate spatially

+

Test Frameworks
Where it all comes together

Implementation Scenarios
Advisory Input to City

The Question Is Not “Where can we fit”



How Can We...

- Create greater capacity
- Improve functionality
- Add public value

... within a limited footprint?

“How” Before “Where”

Example 01

Where should the fitness equipment go?

Instead we’ll ask:

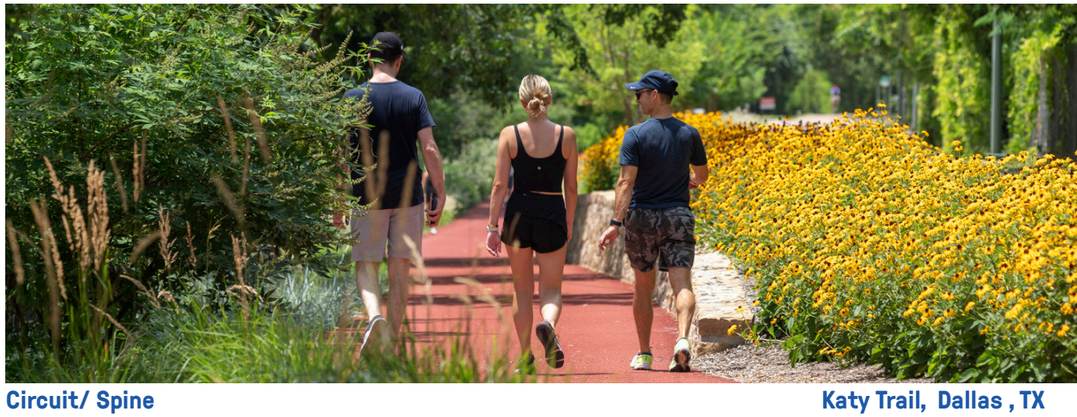
How can fitness and opportunities for exercise be integrated into park program, movement, and ecology?



Designated — **Tuscany Meadows, Frisco, TX**



Sporadic — **Bicentennial Park, Hawthorne, CA**



Circuit/ Spine — **Katy Trail, Dallas , TX**

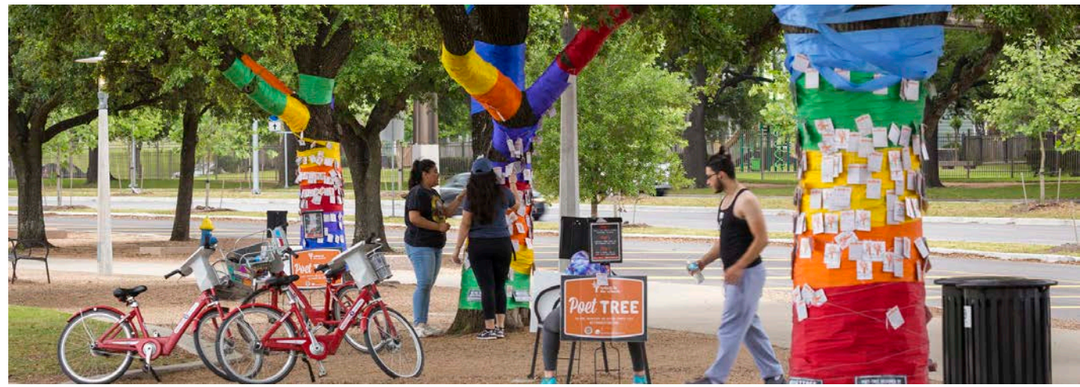
“How” Before “Where”

Example 02

Where should history be interpreted and shared?

Instead we’ll ask:

How can history become part of the everyday experience of the park?

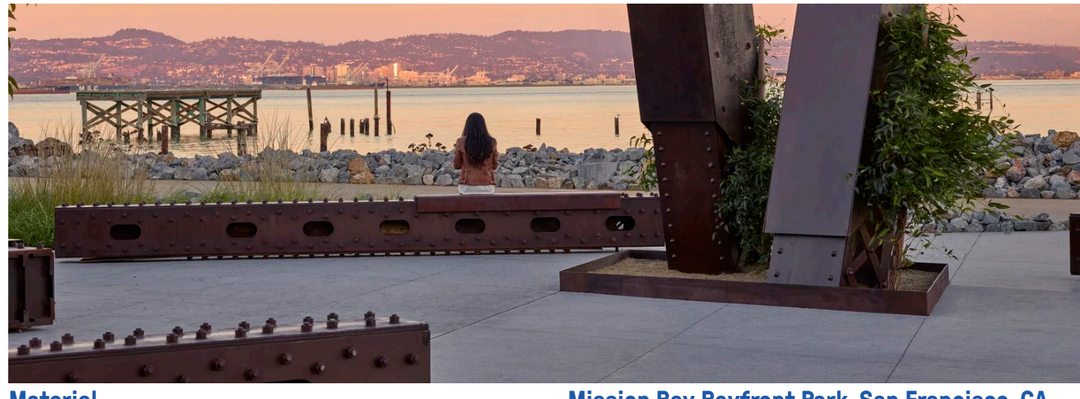


Programs and Events — Buffalo Bayou Park, Houston, TX





Interpretation — La Plaza Cultura Village, Los Angeles, CA



Material — Mission Bay Bayfront Park, San Francisco, CA

ORGANIZING SPACE

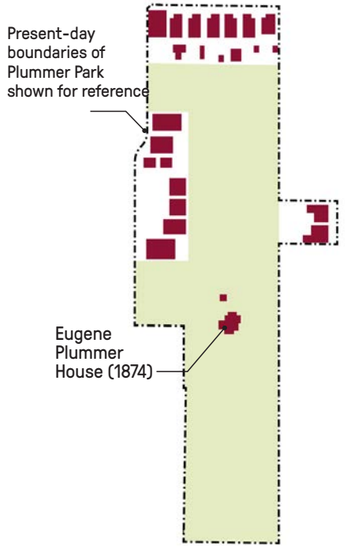
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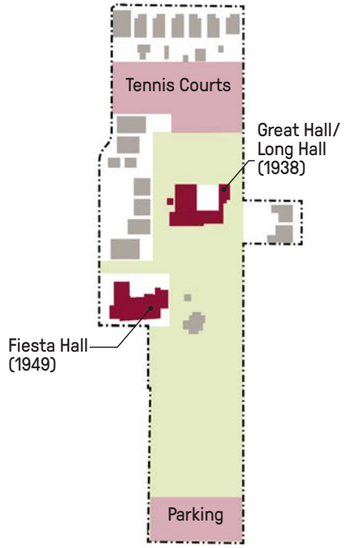
Plummer Park Comprehensive Improvement Plan - Phase 2

Plummer Park History

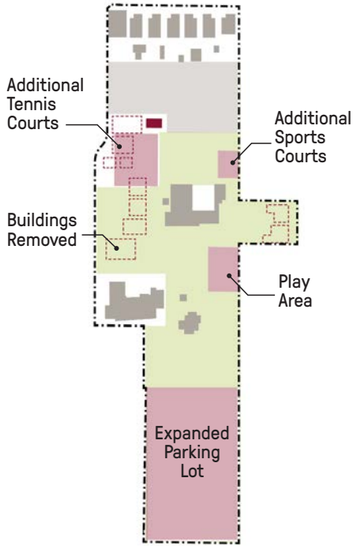
Before Plummer Park: Late 1800s-1938



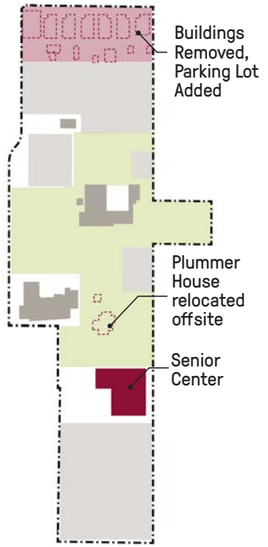
1938 (Founding)-1940s



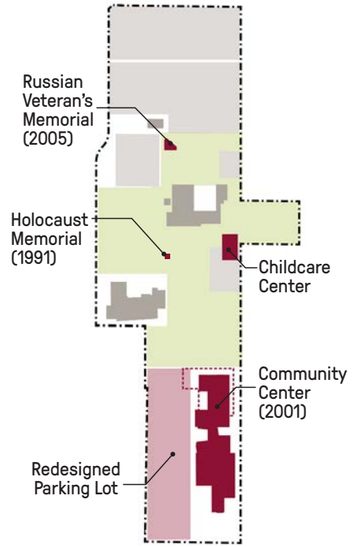
1950s-60s



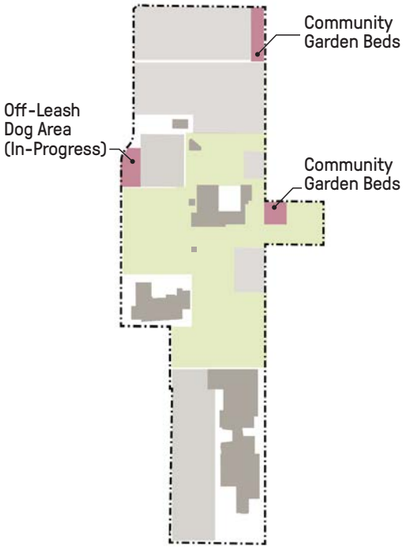
1970s-80s



1990s-2000s

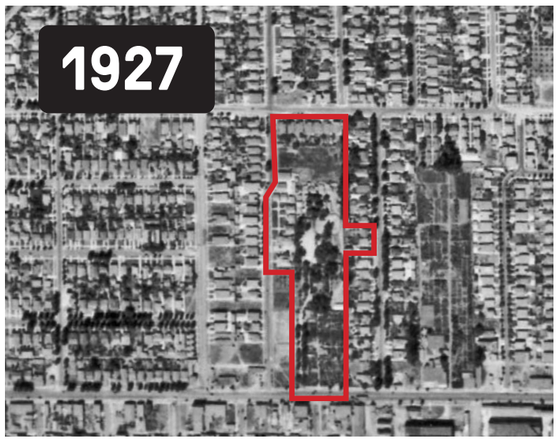


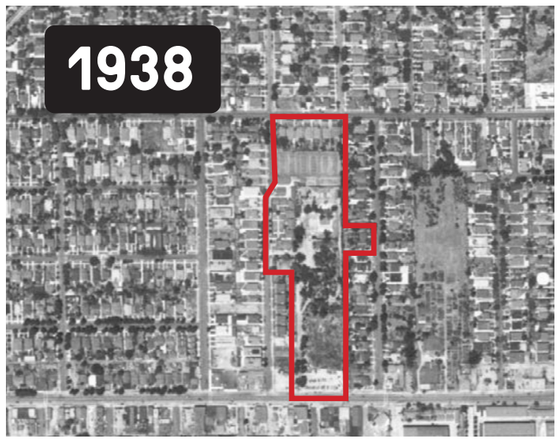
2010s-20s

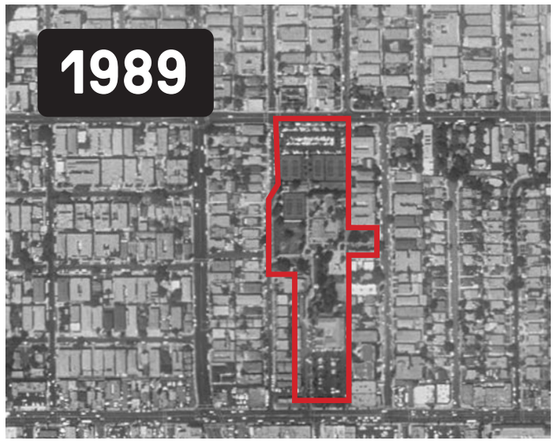


Present-day park boundaries | Significant new buildings | New programmed outdoor space | Open space

Historic Aerial Photography

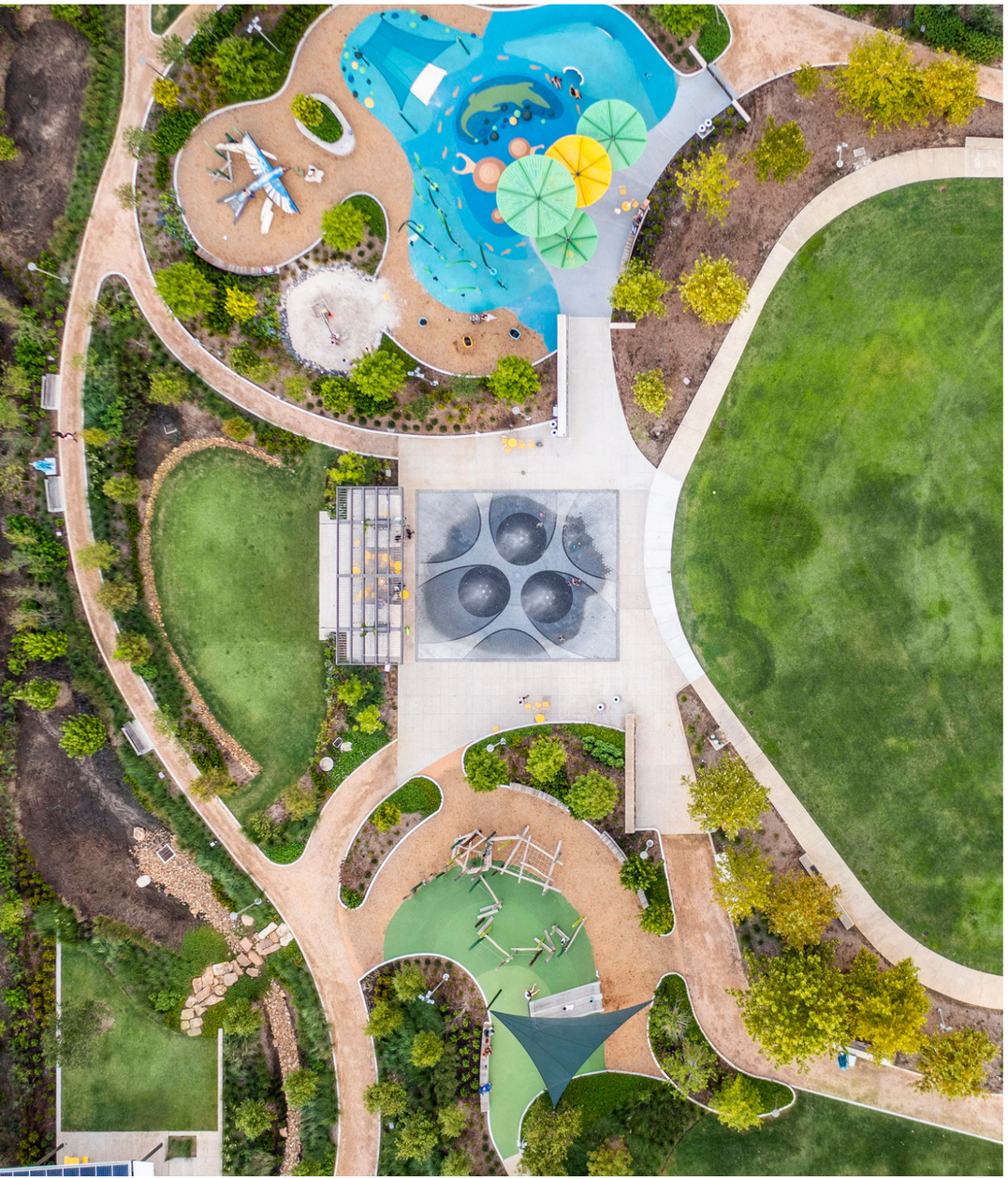








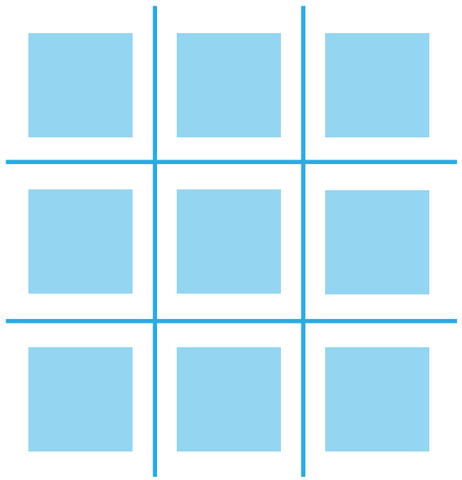
Every place is arranged by some logic



- Geometry
- Relationship
- Experience
- Context

GEOMETRY

What shape is the plan?

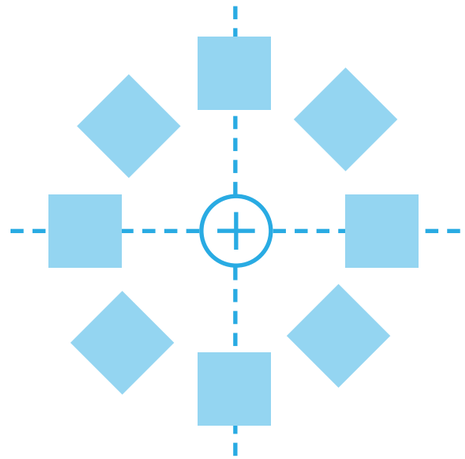


Grid

the same module repeated and structured.

Linear

everything strings along one line.



Central

everything gathers around a core.

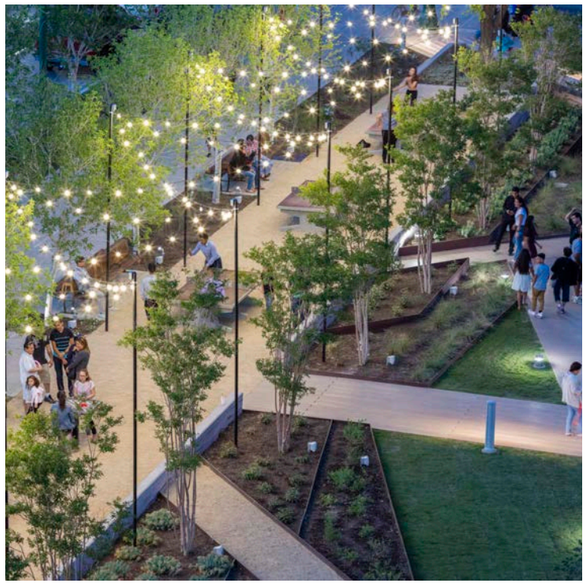
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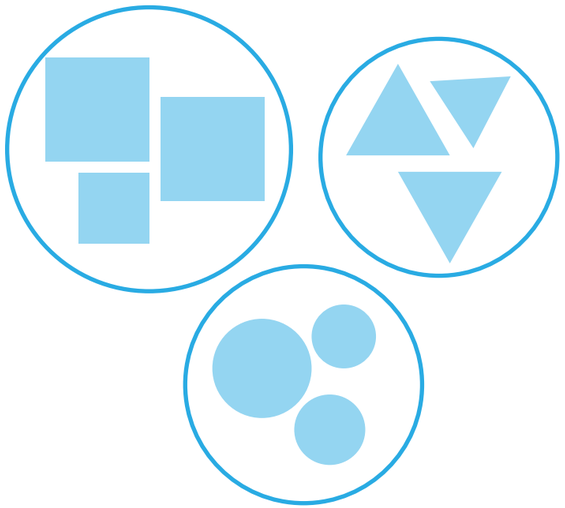


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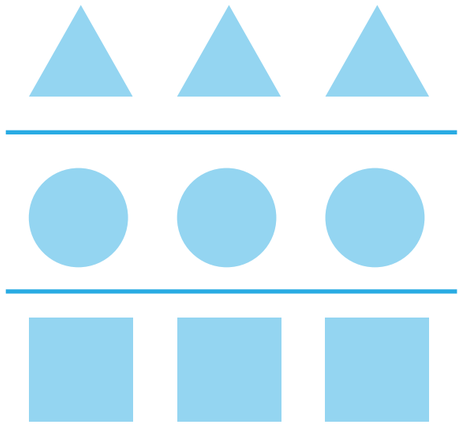
RELATIONSHIP

What's next to what, and how are they connected?



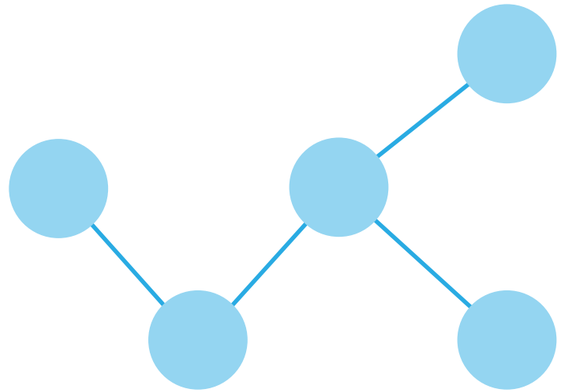
Cluster

related uses sit together, with space between groups.



Layered

related uses sit together in parallel bands.

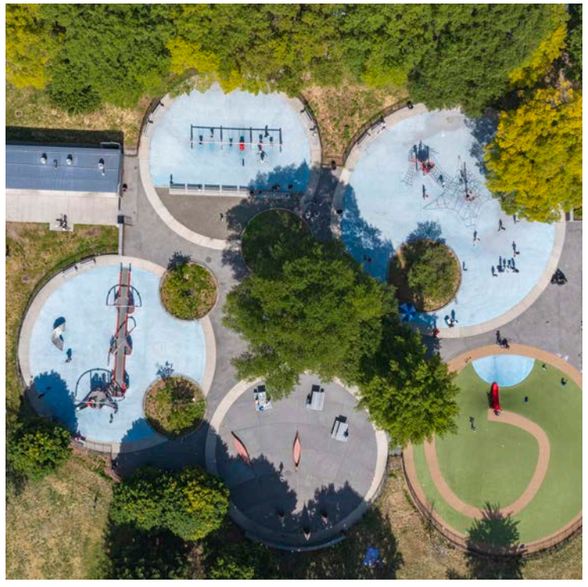


Nodal

a string of uses linked by paths.

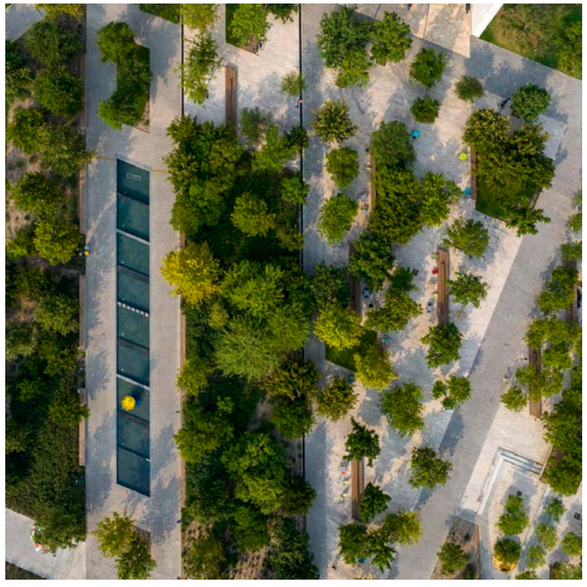
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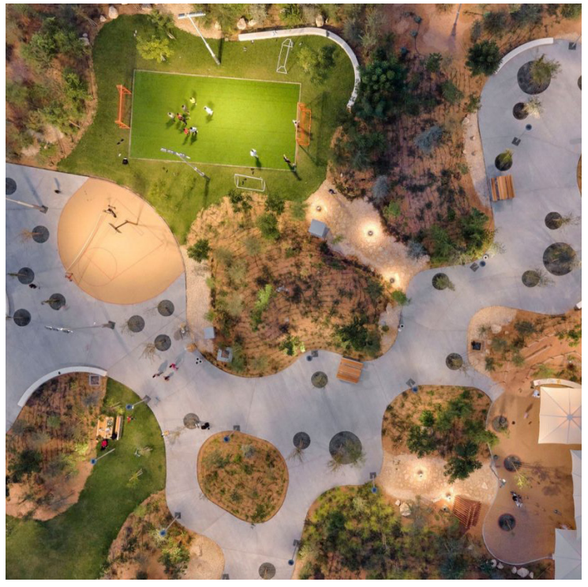
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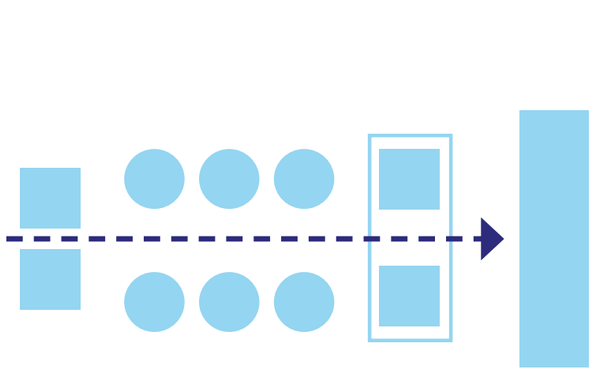


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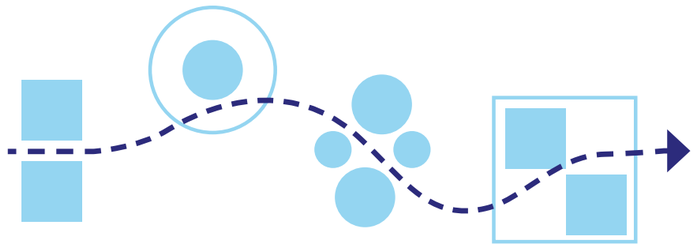
EXPERIENCE

What journey does a visitor take?



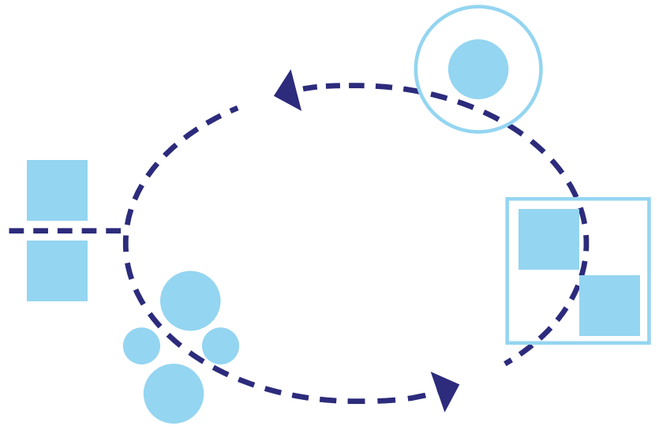
Processional

a clear path, through spaces with a distinct destination.



Episodic

a journey through distinct spaces, each with its own character.

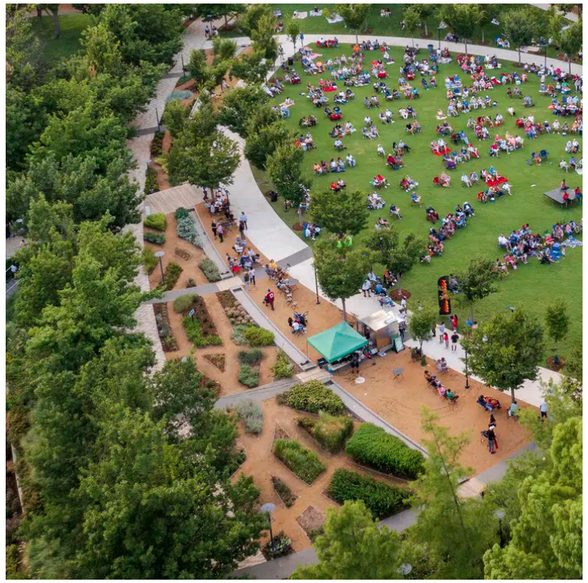


Loop

a journey through spaces that returns to where it began.

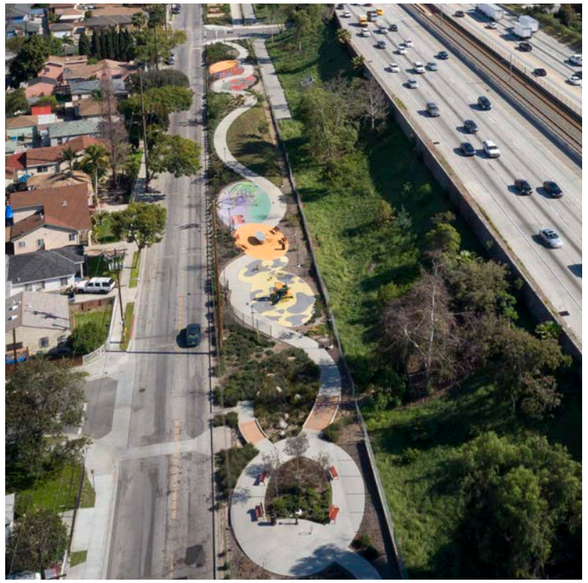
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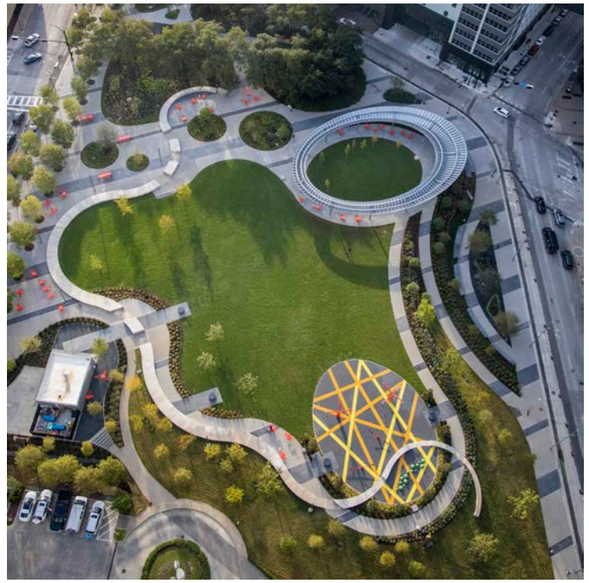
Processional

a clear path, through spaces with a distinct destination.



Episodic

a journey through distinct spaces, each with its own character.

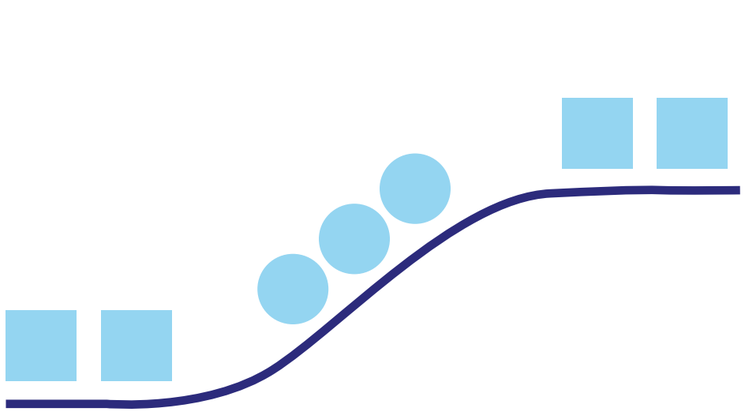


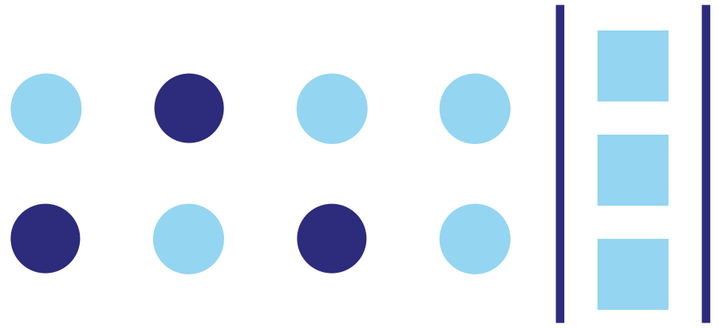
Loop

a journey through spaces that returns to where it began.

CONTEXT

What did the land or surroundings dictate?





Topographic

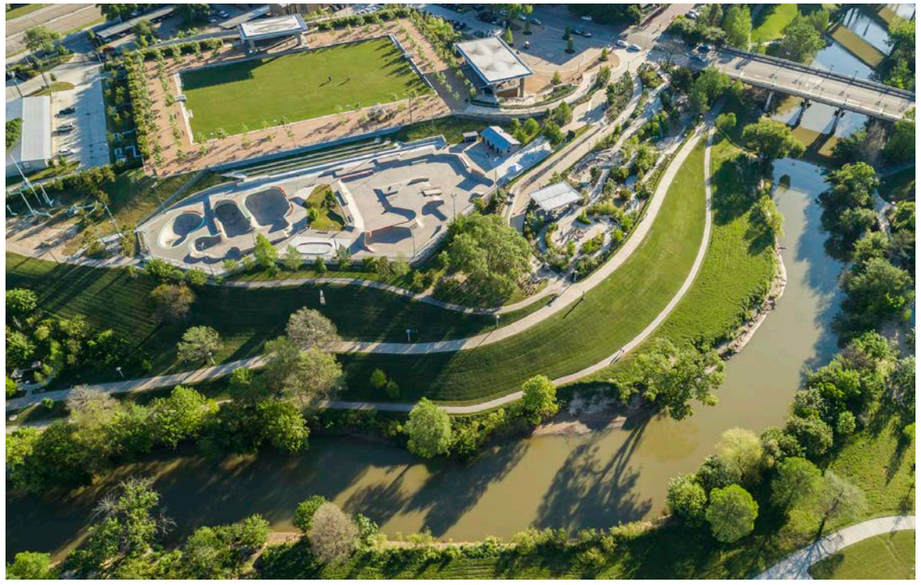
uses responding to site elevations and contours

Organic

uses responding to site features and fixed elements

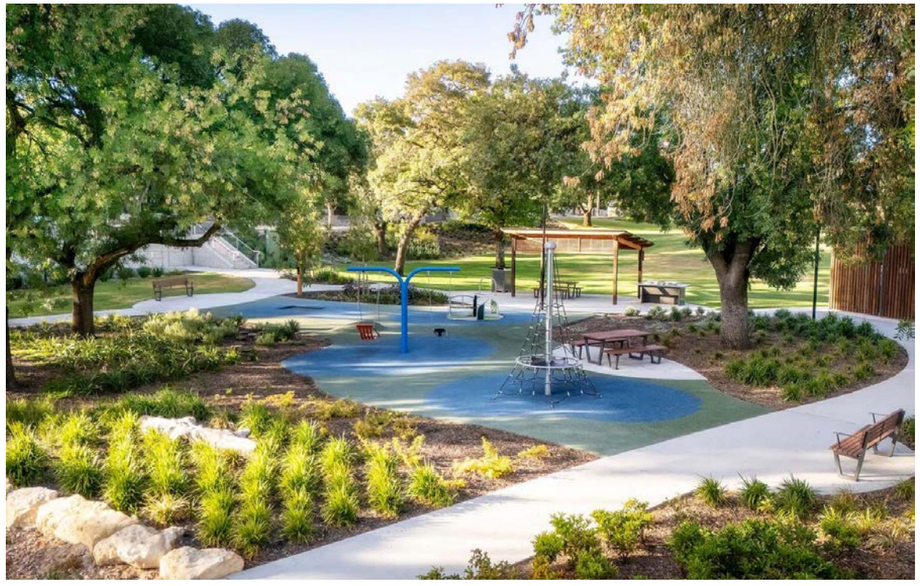
CONTEXT

What did the land or surroundings dictate?



Topographic

uses responding to site elevations and contours



Organic

uses responding to site features and fixed elements

ACTIVITY

ACTIVITY: Organizing the Park

How can park uses be organized to better support the community?

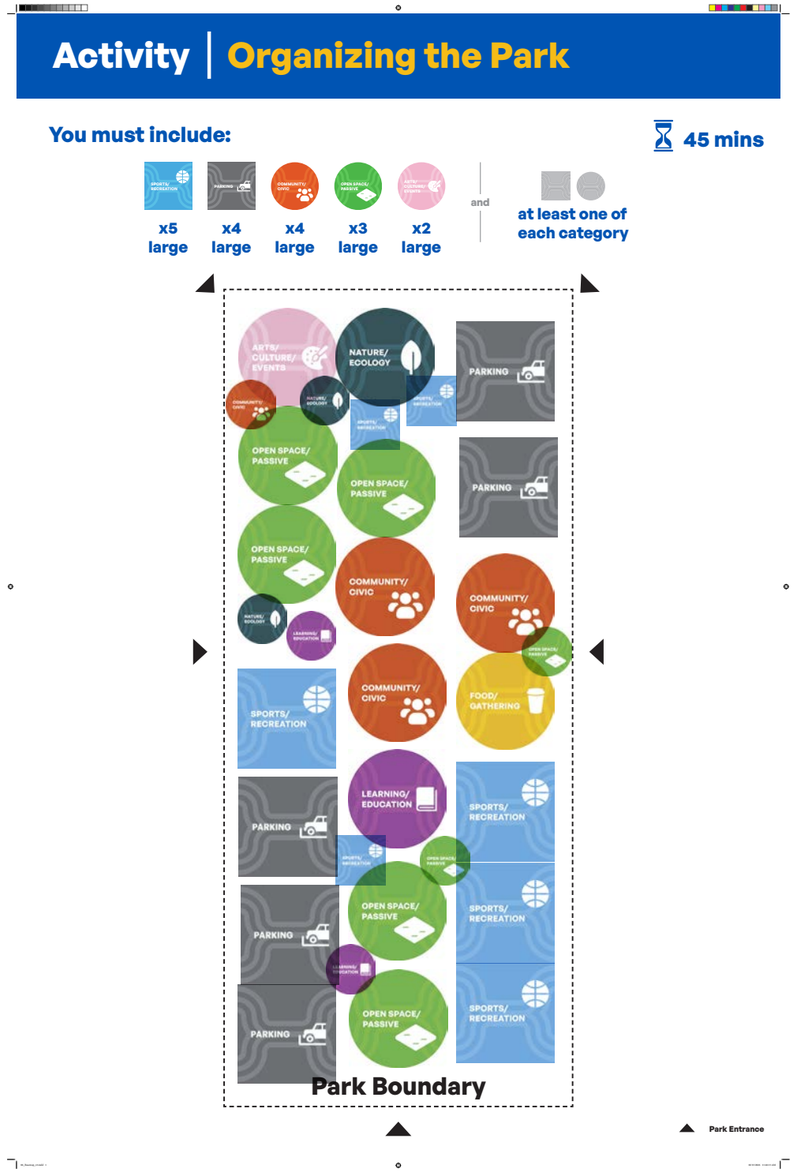
In small group we will create take Phase 1 park program categories and create a park organization.

Phase 1 Program Categories



We shall consider:

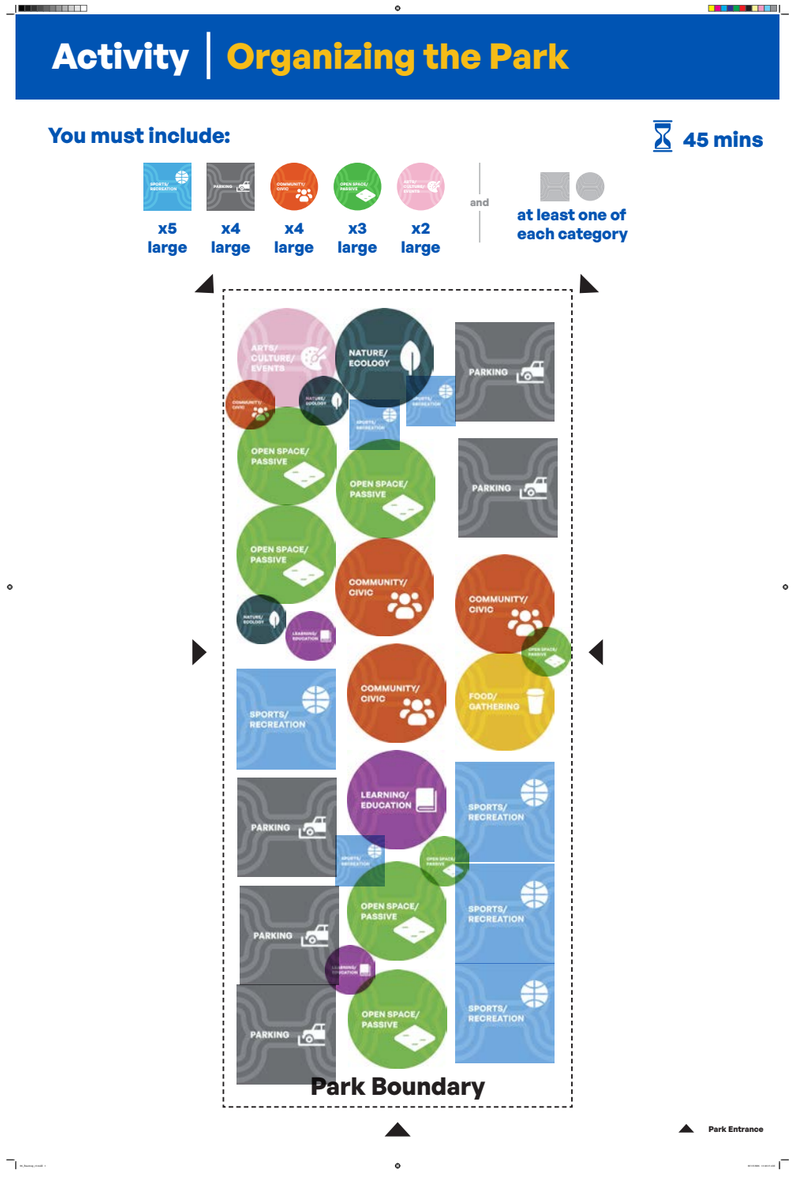
1. Audience / User Groups
2. Time and Season



ACTIVITY: Organizing the Park

How does your Park address the following Phase 1 Findings:

- Welcome people at its entries and edges
- Protect a green core
- Make areas for play safe and inviting
- Manage noise and conflict between active and passive spaces
- Give performance and culture a home
- Give people a reason to linger
- Bring nature, habitat, and ecology into the park
- Make community, learning, and history visible



ACTIVITY: Organizing the Park

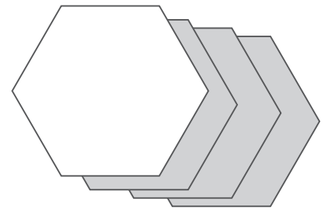
How can park uses be organized to better support the community?

Each group has:

Park Boundary Map

Park Program Cards

Relationship Symbols



Rules & Instructions

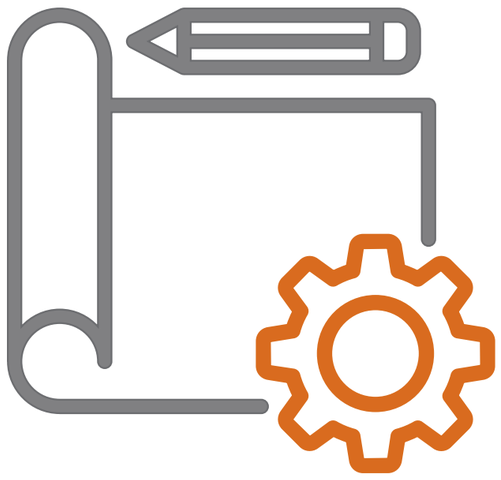
ACTIVITY: Organizing the Park

How can park uses be organized to better support the community?

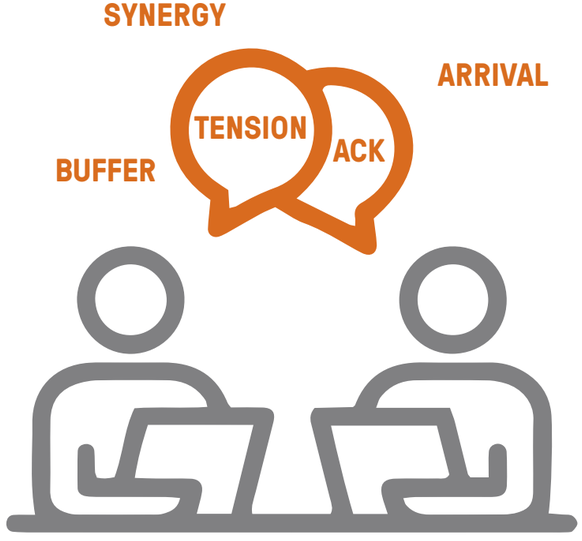
Step 1:
Review the program cards and relationship symbols.



Step 2:
Create an arrangement of program.



Step 3:
Discuss and use the symbols to document relationships



We are thinking conceptually, we are not at “Where” yet.

SHARE OUT

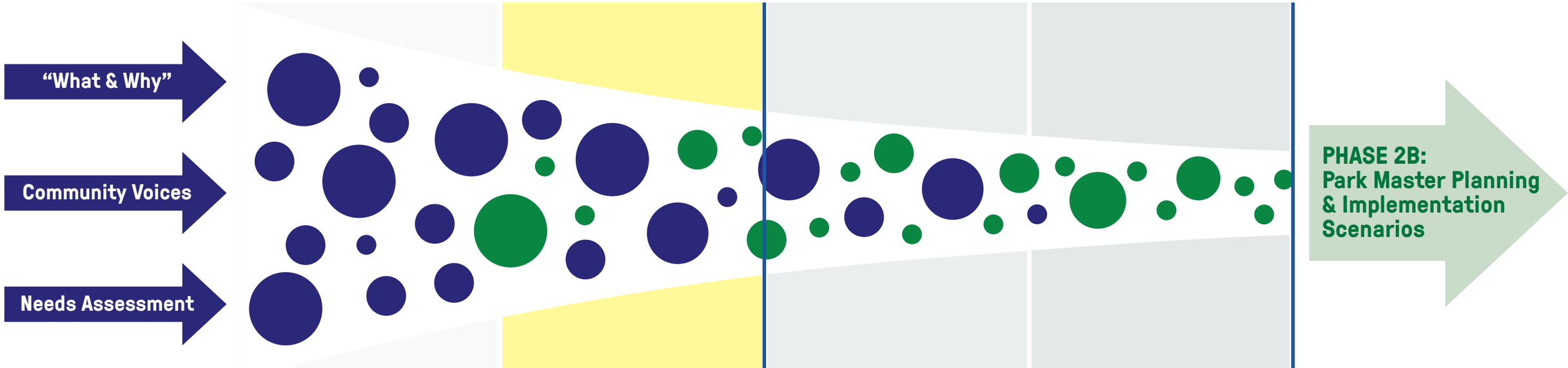
Lets compare the groups!

WHATS TO COME?

Working Group Sessions

Phase 1

Phase 2: Planning Working Group



Session 01
Kick-Off & Orientation

Session 02
Plummer Park Fundamentals & Organization

Session 03
Programming Strategies and Needs Capacity

Session 04
Expanding Possibilities

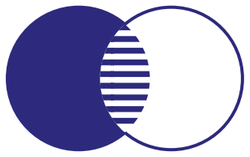
Session 05
Programming & Framework Review

SEPT 29, 2026 — WE ARE HERE — OCTOBER 13 — OCT 27 OR NOV 17 — EARLY DECEMBER — FEBRUARY 2027 — MARCH - OCTOBER 2027

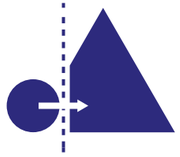
AD-HOC SUBCOMMITTEE MEETING #1

AD-HOC SUBCOMMITTEE MEETING #2

Relationships



SHARE
One space supports multiple uses.



SHIFT
One space changes use over time.



STACK
Different uses occupy different levels.



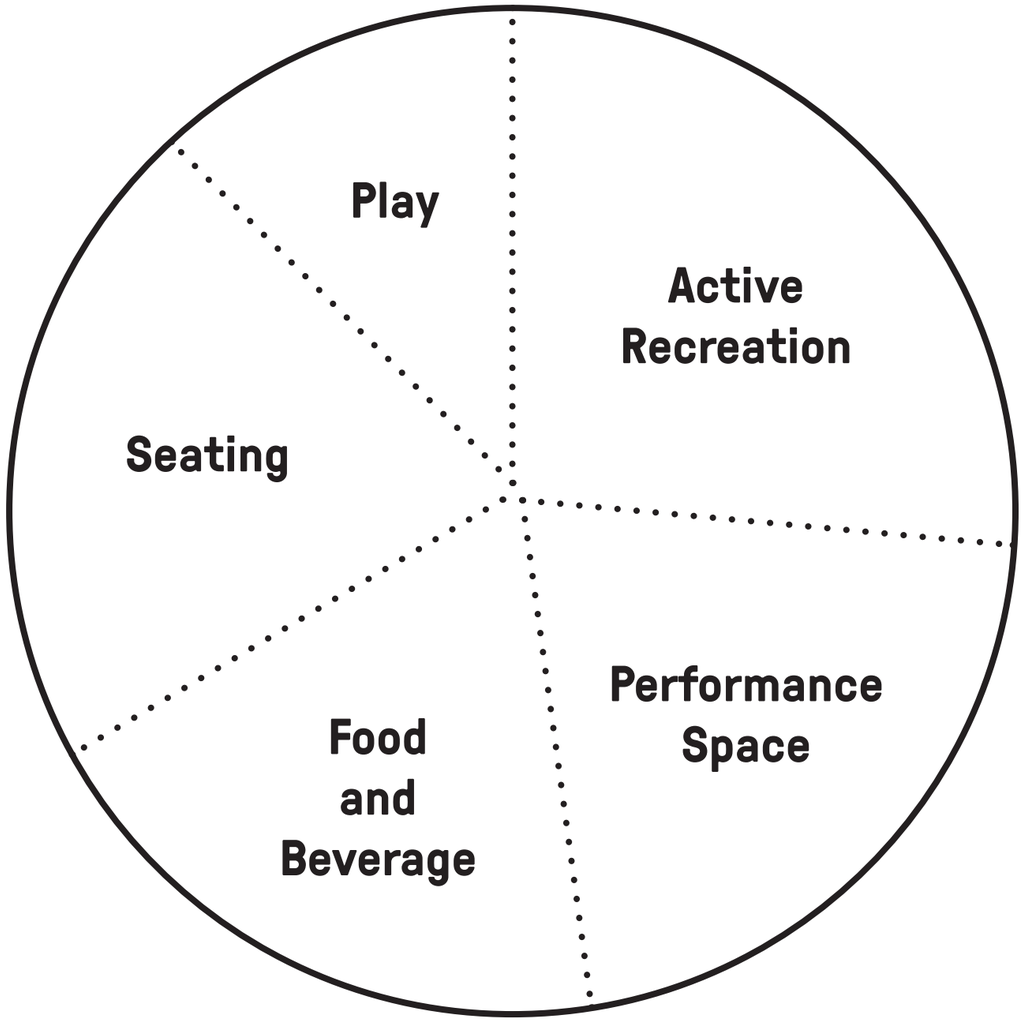
CONNECT
Programs become stronger through adjacency.



SUPPORT
Infrastructure enables multiple uses.

SHARE

One space supports multiple uses.





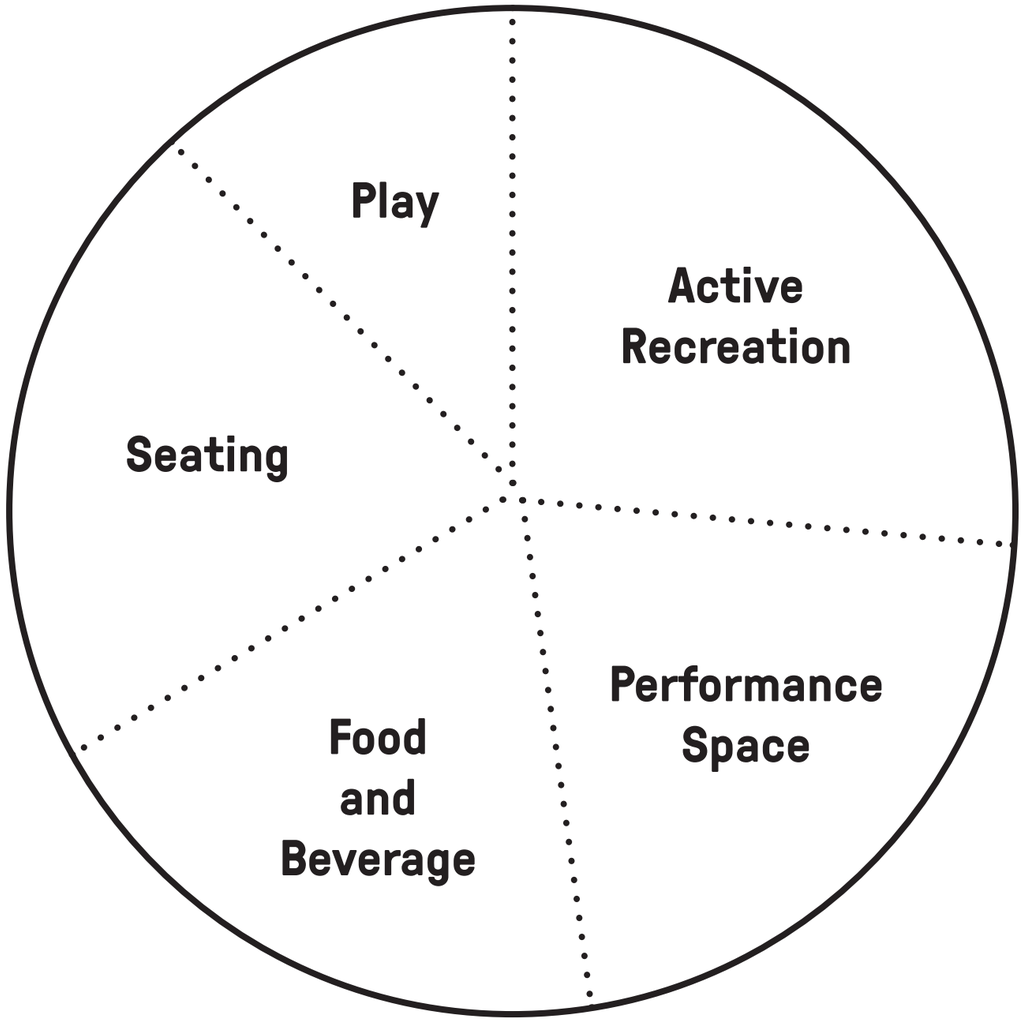




The Lawn on D, Boston, MA

SHARE

One space supports multiple uses.





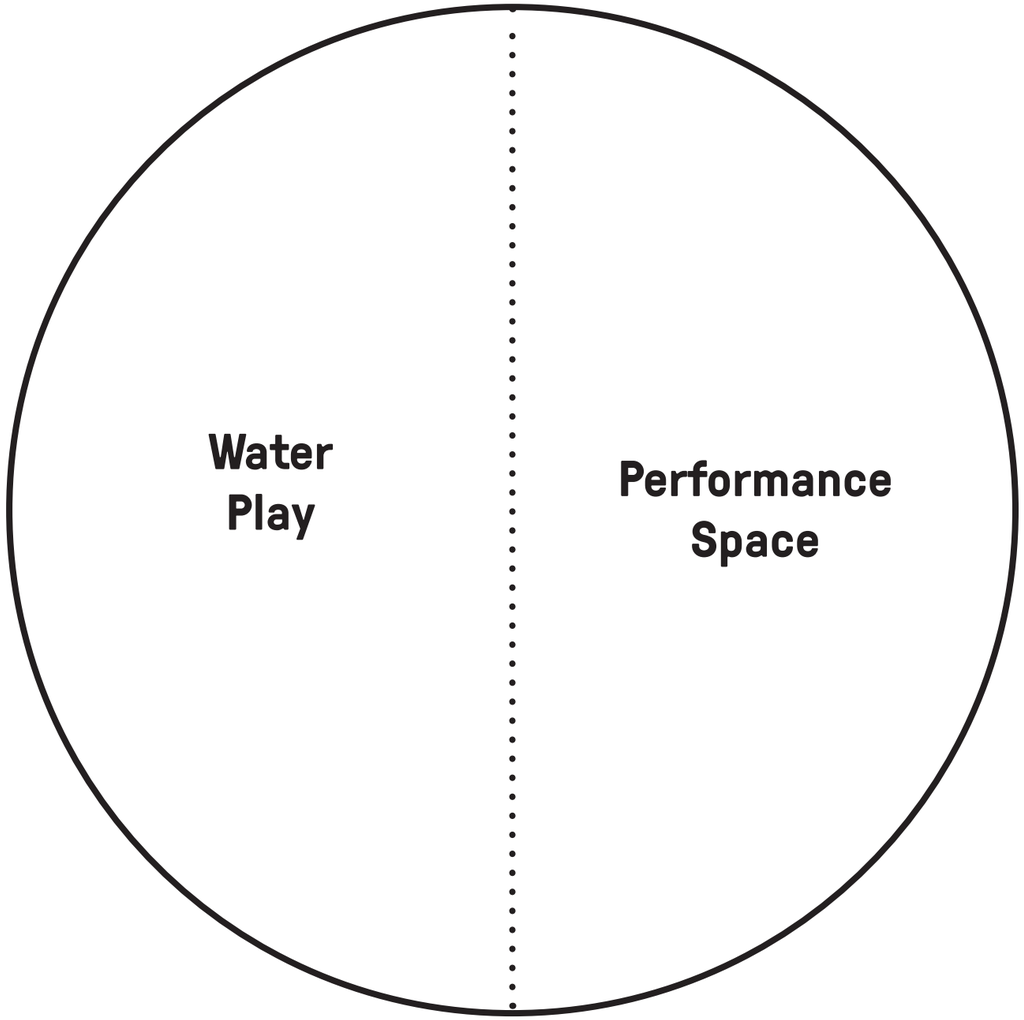


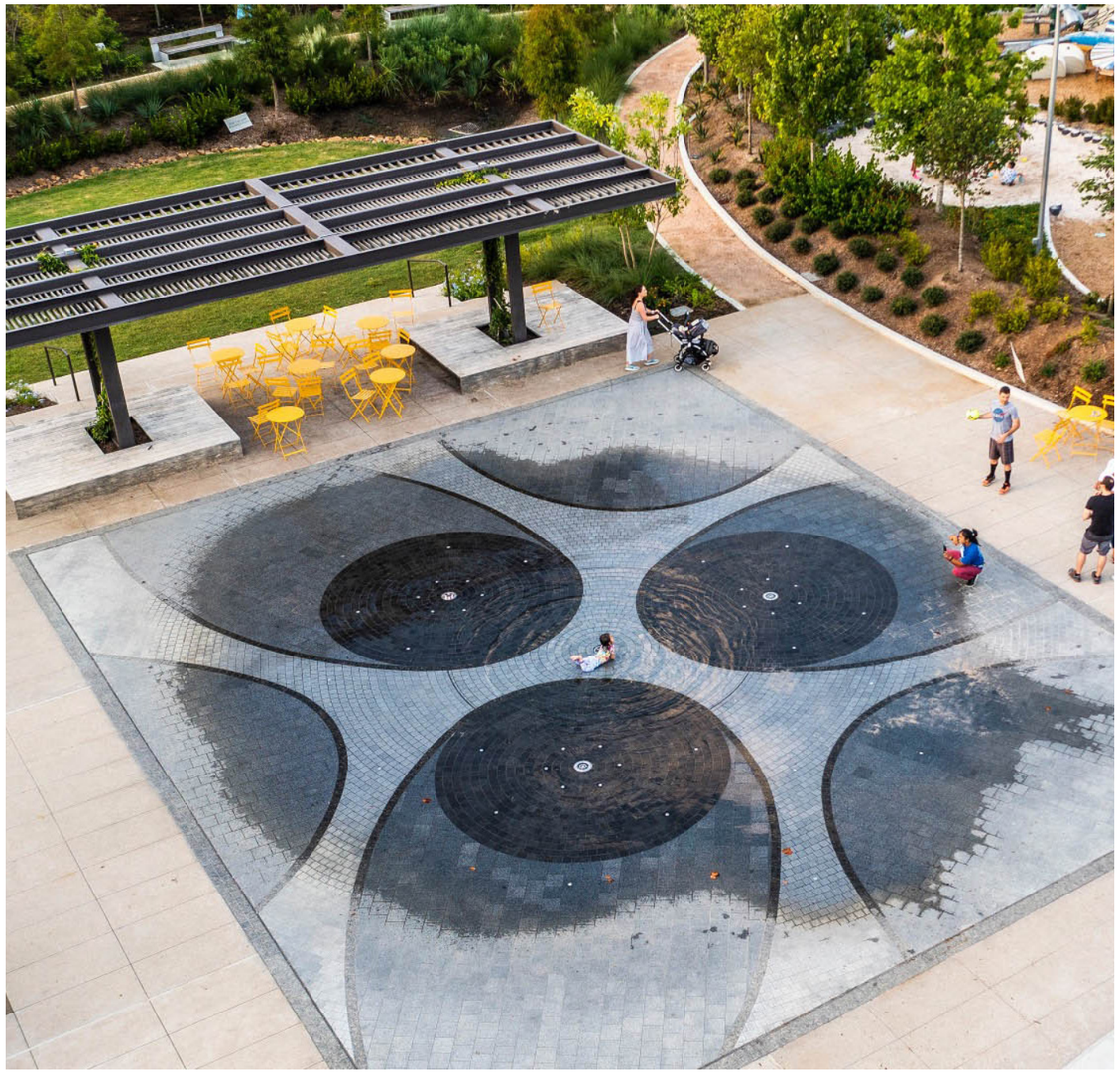


The Lawn on D, Boston, MA

SHARE

One space supports multiple uses.

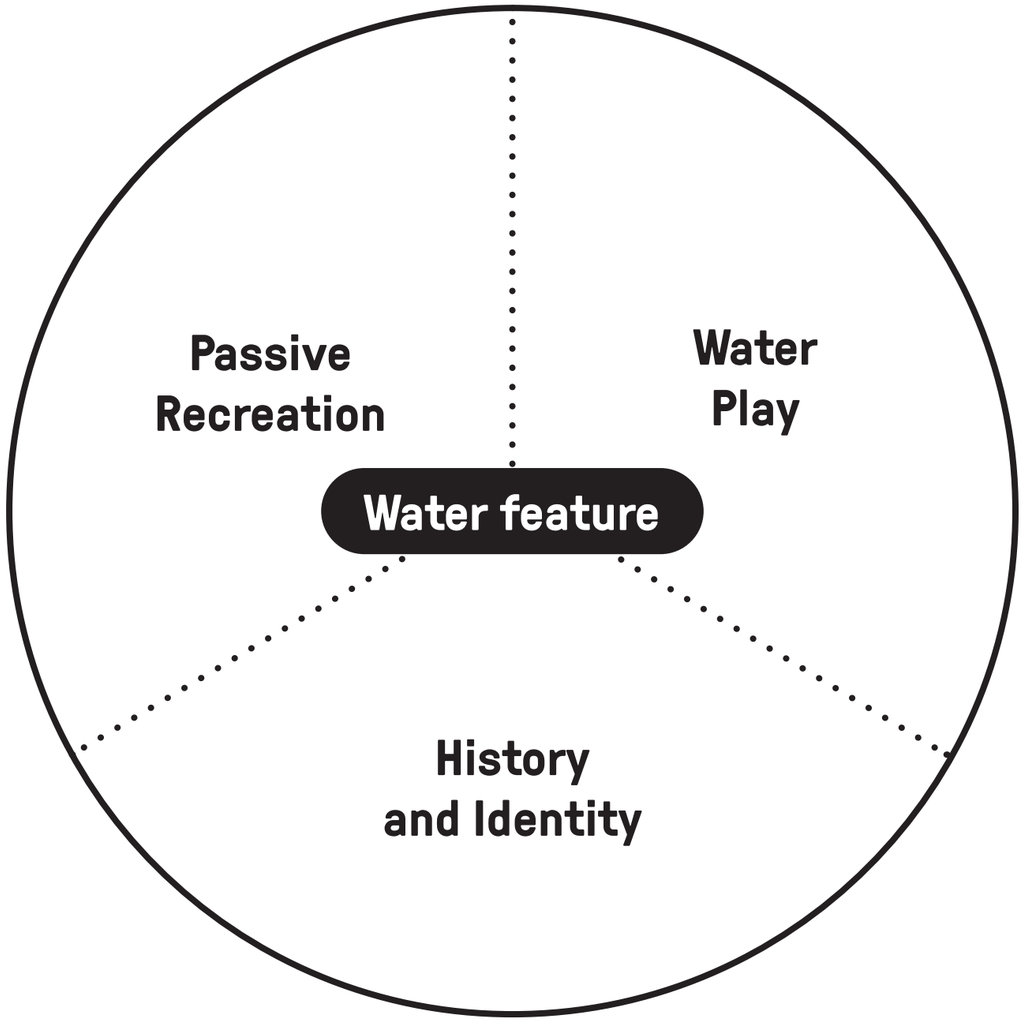




Evelyn's Park, Houston, TX

SHARE

One space supports multiple uses.

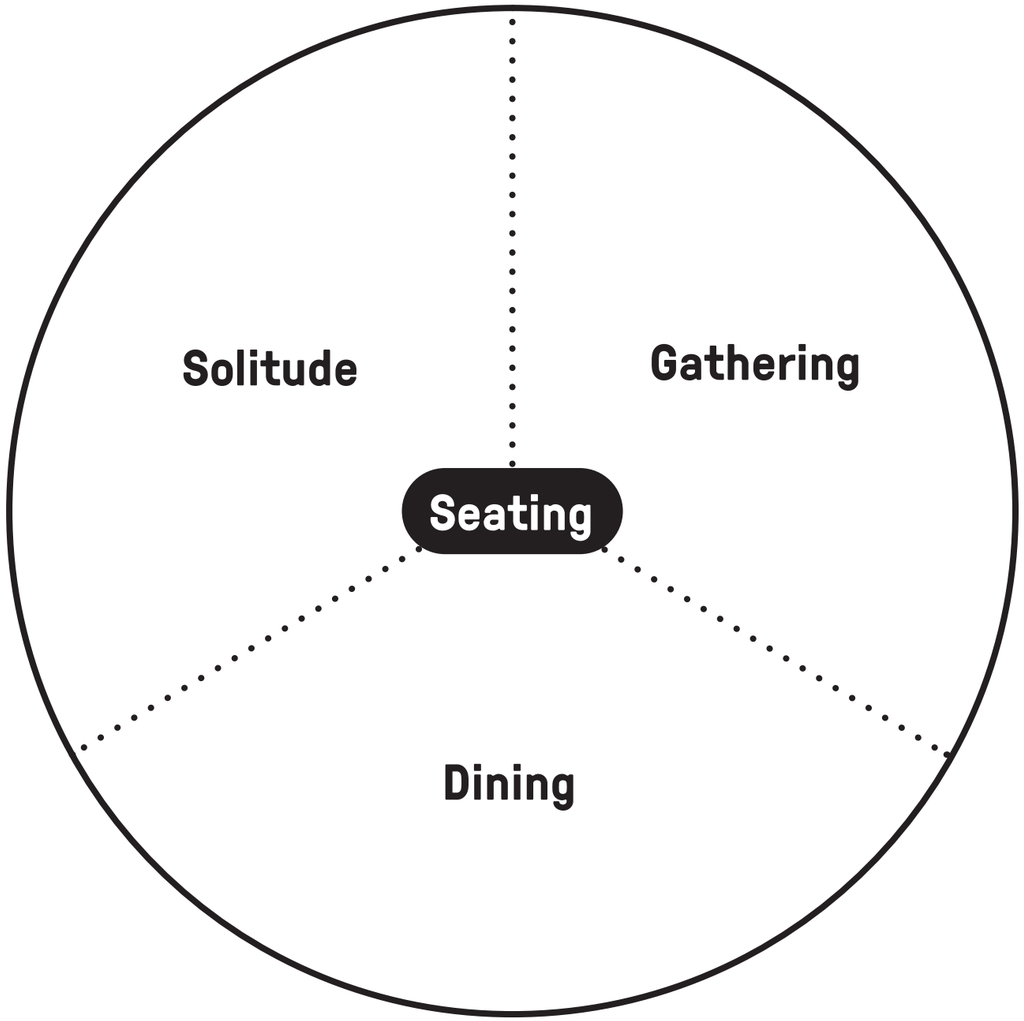




Diana Memorial Fountain, London, UK

SHARE

One space supports multiple uses.





Harvard Plaza, Cambridge, MA

SHARE

One space supports multiple uses.







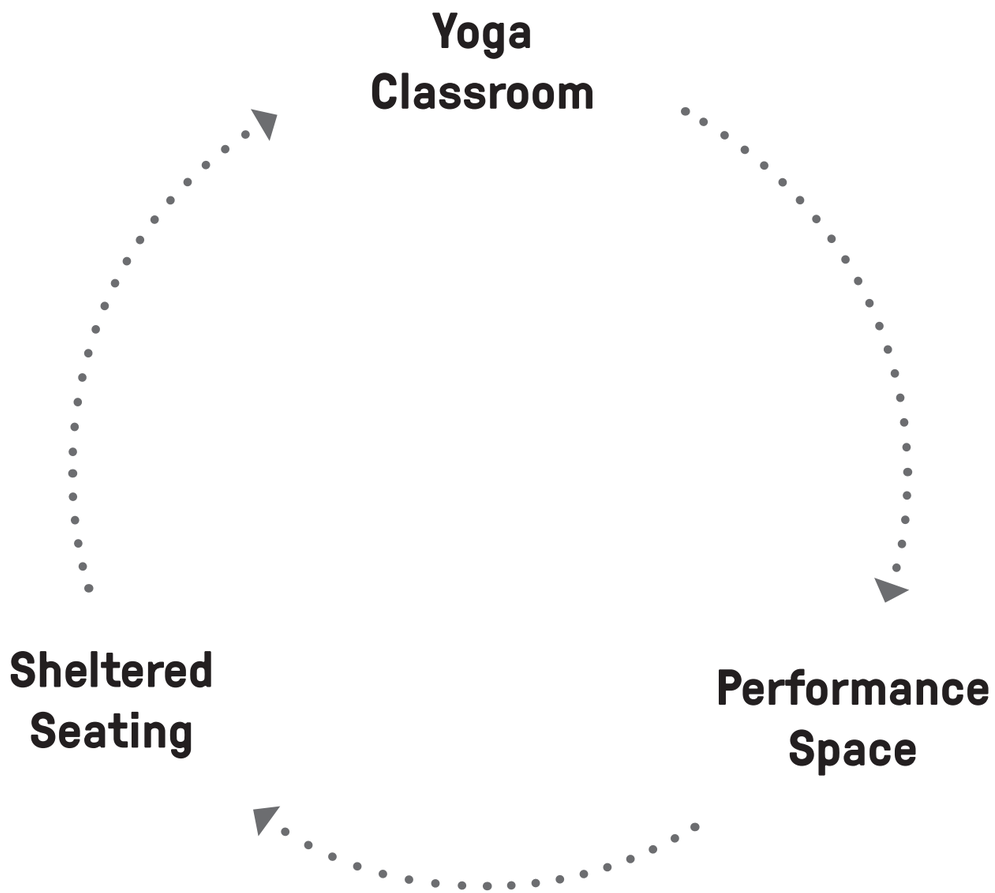


Signage

Project "Can Do Signs", Charlotte, NC

SHIFT

One space changes use over time.





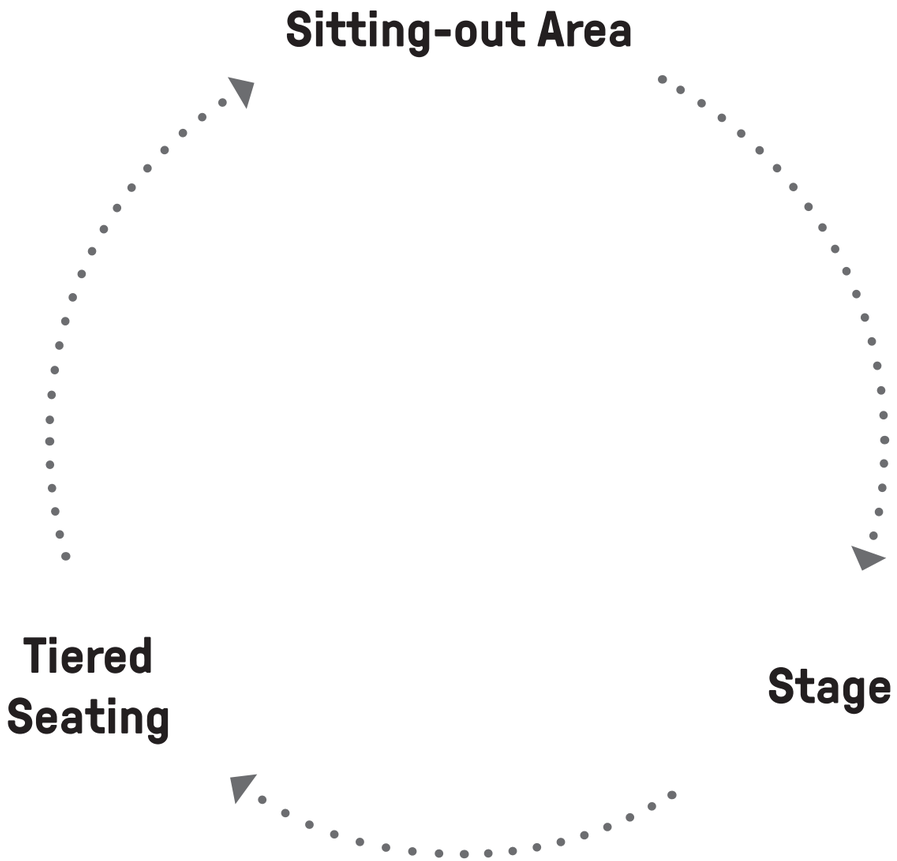


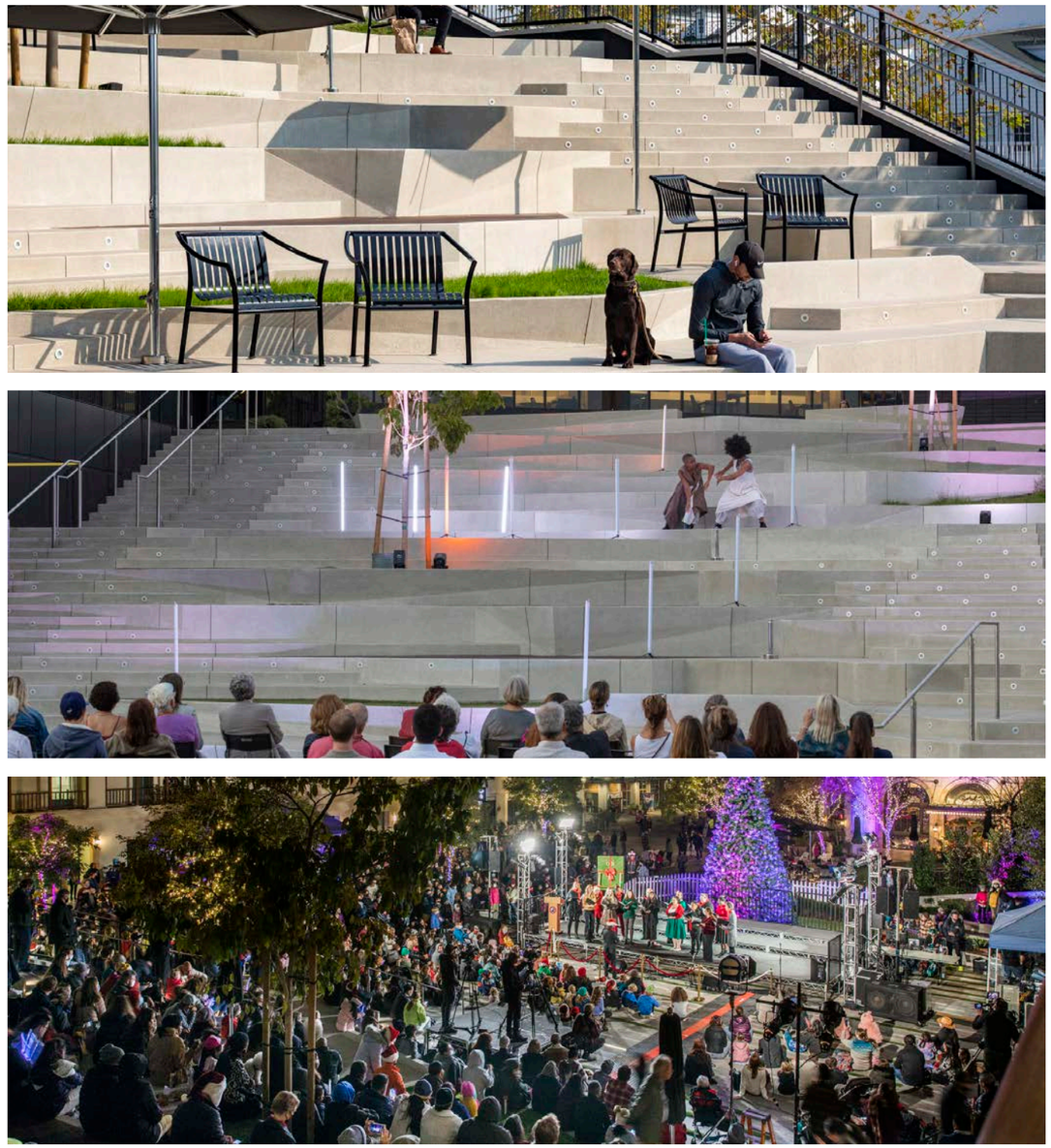


Guthrie Green Park, Tulsa, OK

SHIFT

One space changes use over time.

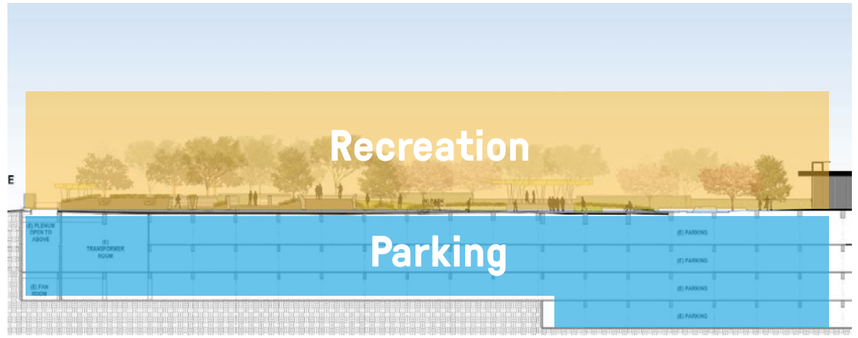




Culver Steps, Culver City, CA

STACK

Different uses occupy different levels.



La Cienega Tennis Center, CA





Sports and Recreation

Parking

WeHo ARC, West Hollywood, CA

Sports and Recreation

Gymnasium

Parking



CONNECT

Programs become stronger through adjacency.

Indoor

Integration and Activation/ Active Frontage

Outdoor







Cambridge Kiosk, Cambridge, MA

CONNECT

Programs become stronger through adjacency.

Roof Garden

Amphitheater

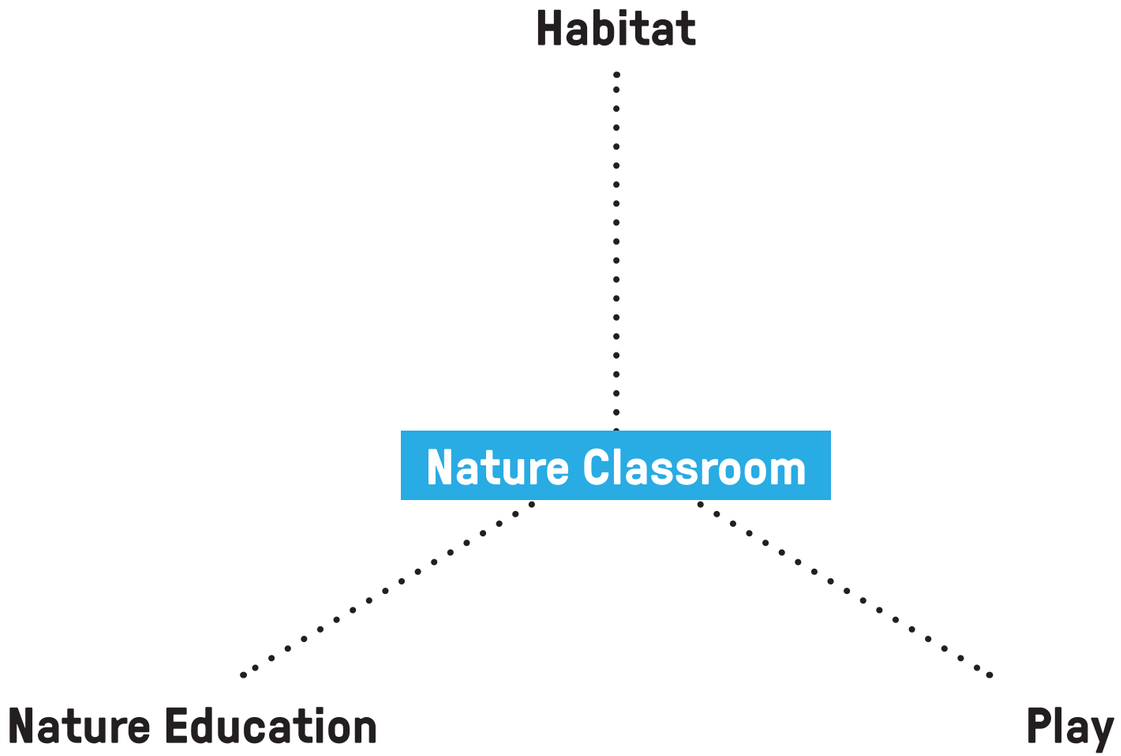
Plaza



East Evelyn Avenue, Mountain View, CA

CONNECT

Programs become stronger through adjacency.





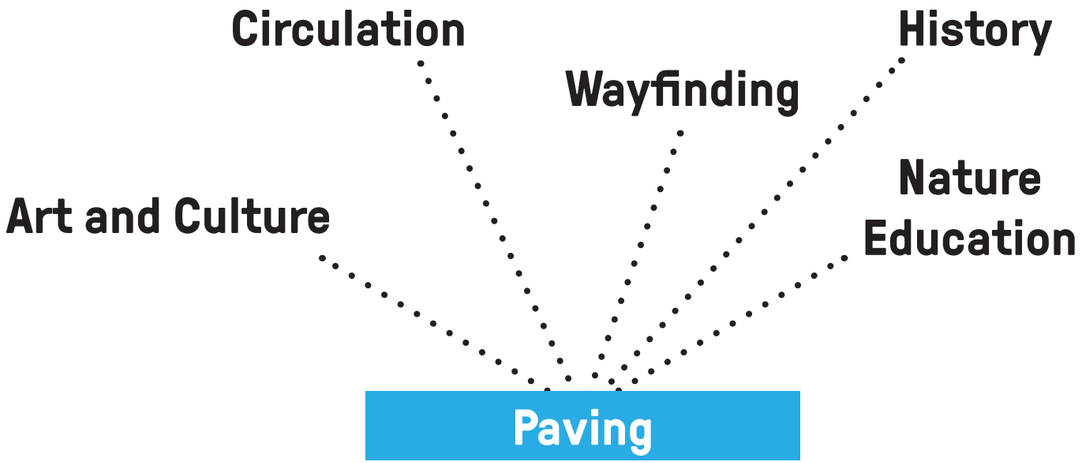
Rose Run Park, New Albany, OH



Tom Lee Park, Memphis, TN

SUPPORT

Infrastructure enables multiple uses.





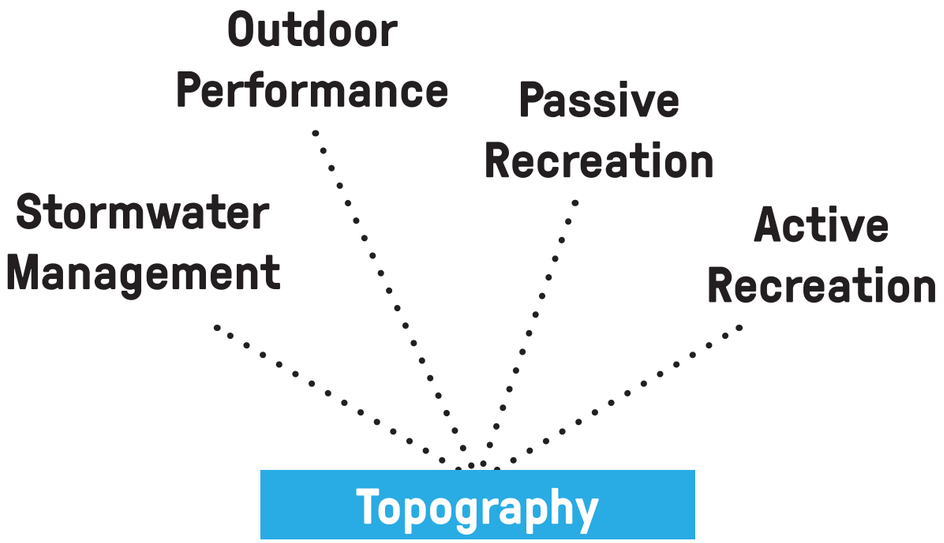
National Aquarium in Baltimore, Baltimore, MD



Wayfinding Strategy in Madrid, Spain

SUPPORT

Infrastructure enables multiple uses.





China Basin Park, San Francisco, CA

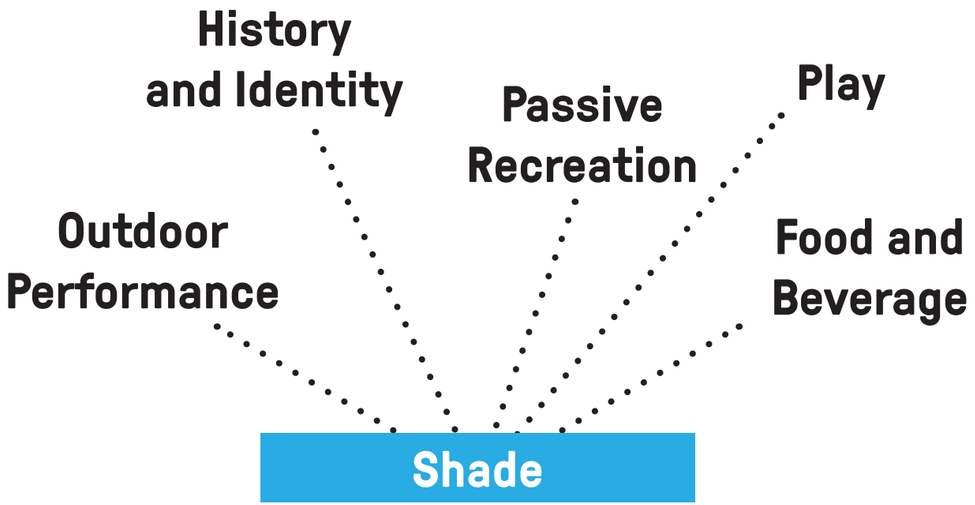




Riverfront Park, Wilmington, NC

SUPPORT

Infrastructure enables multiple uses.





Walmart Home Office Campus, Bentonville, AR



Expo 2020 Al Wasl, Dubai, UAB

ACTIVITY 02: Stretching the Space

How can the park meet many needs within one limited footprint?

Each group has:

1 x
Strategy Dashboard

6 x
Need Cards

8 x
Relationship
Cards

Facilitator

ACTIVITY 02: Stretching the Space

How can the park meet many needs within one limited footprint?

Step 1:
Pick multiple needs.

Challenge 01:

Create More Flexible Park Space

Phase 1 Context:

Flexible open space was one of the strongest and most consistent community priorities. The Needs Assessment found Plummer Park has roughly four times less open lawn than the peer median, while Vista Lawn and the central areas carry much of the park's flexible activity. With nearly every area already serving a purpose, creating additional capacity will require spaces to work harder, share uses, or accommodate different activities over time.

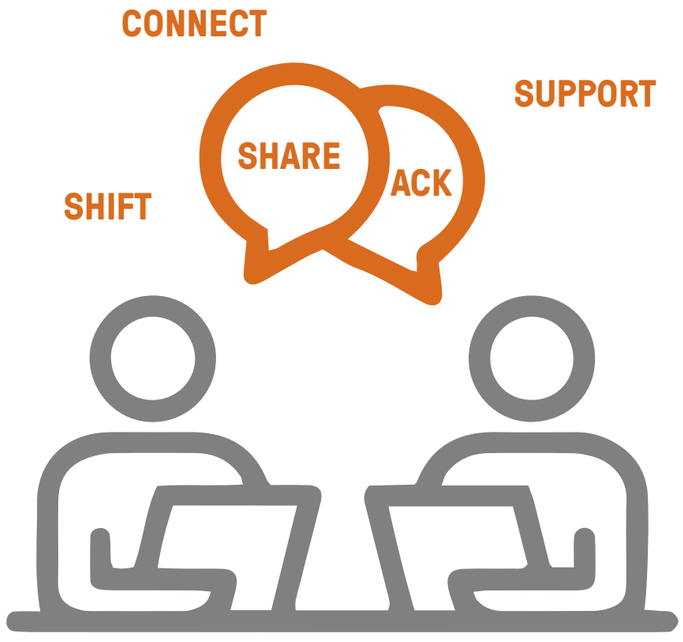
How can the park provide more room for everyday use, recreation, gatherings and events without placing so much pressure on Vista Lawn and the central areas?

Programmatic Considerations

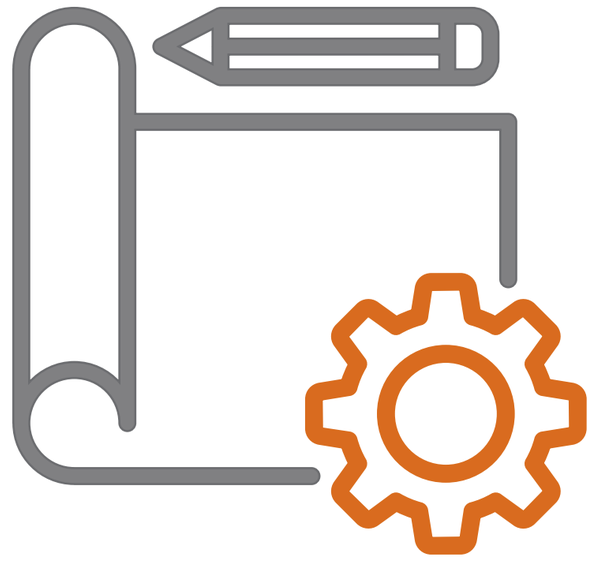
- Flexible open lawn
- Informal recreation
- Picnic and gathering areas
- Outdoor classrooms
- Farmers and community markets
- Movie nights
- Outdoor events and festivals
- Temporary or seasonal programming
- Rest & Relaxation
- Connection to Nature
- Lawn games

Systems: Open Space + Program + Movement + Ecology

Step 2:
Identify Relationships.



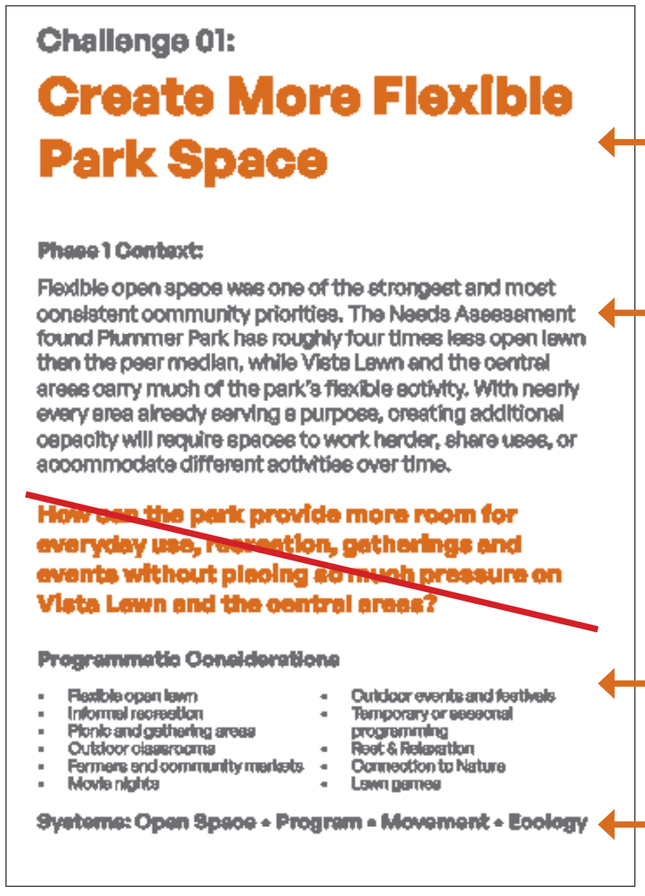
Step 3:
Create 2-3 Strategies.



We are thinking conceptually, we are not at "Where" yet.

ACTIVITY 02: Stretching the Space

What do the Need Cards include:



Challenge 01:

Create More Flexible Park Space

Phase 1 Context:

Flexible open space was one of the strongest and most consistent community priorities. The Needs Assessment found Plummer Park has roughly four times less open lawn than the peer median, while Vista Lawn and the central areas carry much of the park's flexible activity. With nearly every area already serving a purpose, creating additional capacity will require spaces to work harder, share uses, or accommodate different activities over time.

How can the park provide more room for everyday use, recreation, gatherings and events without placing so much pressure on Vista Lawn and the central areas?

Programmatic Considerations

- Flexible open lawn
- Informal recreation
- Picnic and gathering areas
- Outdoor classrooms
- Farmers and community markets
- Movie nights
- Outdoor events and festivals
- Temporary or seasonal programming
- Rest & Relaxation
- Connection to Nature
- Lawn games

Systems: Open Space + Program + Movement + Ecology

IDENTIFIED NEEDS

PHASE 1 CONTEXT

PROGRAMMATIC CONSIDERATIONS

Phase 1 programs, pulled from Session 1 homework.

SYSTEMS

Consider it's effect of park systems.

ACTIVITY 02: Stretching the Space

Relationship Cards:

Share

Shift

Stack

Connect

Support

other strategies that you could think of!

ACTIVITY 02: Stretching the Space

Strategy Dashboard:

ACTIVITY 02: Stretching the Space

Strategy Board (Example/ Walkthrough):

SHARE OUT

What were your strategy?
What needs does it address?
What relationship(s) did you use?

Today's Achievement & Whats to Come

WE ARE HERE

02 Plummer Park Fundamentals

How does the park work today?

How might the park do more?

03 Relationships & Program Organization