RENOVATION MASTER PLAN
DESIGN DEVELOPMENT REPORT

PLUMMER PARK

City of West Hollywood

March 1994

PURKISS ROSE-RSI
219 North Harbor Blvd.
Fullerton, CA 92632

ATTACHMENT A

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DESIGN DEVELOPMENT REPORT
PLUMMER PARK

A. AUTHORITY

On July 6, 1993 the City of West Hollywood entered into an agreement with Purkiss Rose RSI to prepare a Master Plan for the renovation of West Hollywood and Plummer Parks. Requirements of the agreement included review of the existing parks; preparation of conceptual studies and a preliminary development plan; participation; in staff and community workshops and completion of the Renovation Master Plan and Design Development Report indicating design intent, estimated development costs, environmental considerations, and phasing and funding strategies.

B. PURPOSE

The Design Development Report (DDR) is an association of planning functions composed specifically to meet the needs of the public agency in processing the initial design of a recreation facility. The DDR is the culmination of the Master Plan design development process; where those concerned with the proposed development or redevelopment in the case of Plummer Park, get a chance to effectively participate in the decisions regarding the scope, function, effects and priorities of the project.

The Design Development Report documents not only the final Master Plan but describes in detail the design intent, proposed improvements, their function and recommended construction materials where appropriate. The DDR further evaluates environmental impacts; proposes mitigation measures; present estimated development costs; investigates methods of implementation; and proposes logical phasing priorities. Through the publishing of these findings, the Design Development Report promotes community understanding and support for the long term program.

The Master Plan and DDR are intended to provide the guidelines for preparation of the construction documents. Similar to most projects of this size and complexity, construction will be phased. The Master Plan will provide the necessary continuity to ultimately produce a unified and functional development. With the major renovations being proposed at Plummer Park, it will be particularly important to have an effective Master Plan to act as a road map for staged implementation. It should however be understood that the Master Plan is not set in stone. A key goal is that the plan be somewhat flexible and able to adapt to the changing needs and future opportunities occurring in the City.

C. HISTORY/BACKGROUND

Plummer Park, unlike most parks has a rich history and colorful past that contributes to its value in the community. The area around the current Plummer Park was part of a large land grant named Rancho La Brea. When control over California changed from Mexican to American hands, part of the Rancho La Brea became the Plummer Ranch.

With this change the usage of the land changed from open ranching to farming. John Louis Plummer, son of English captain John C. Plummer and pioneer California resident Mary Cecilia McGuire, farmed the property acquired by his parents raising cattle, hogs, grain and garden crops. Over time his extensive holdings in Los Angeles greatly increased in value. The Plummer Ranch became an important early California social center. In 1937 a public park was created around the remaining farmhouse and outbuildings preserving an important part of early California history. Until 1982, the park site included the former Plummer House and outbuildings (circa 1877). An arson fire damaged the house which was subsequently moved to Calabasas, where it currently stands.

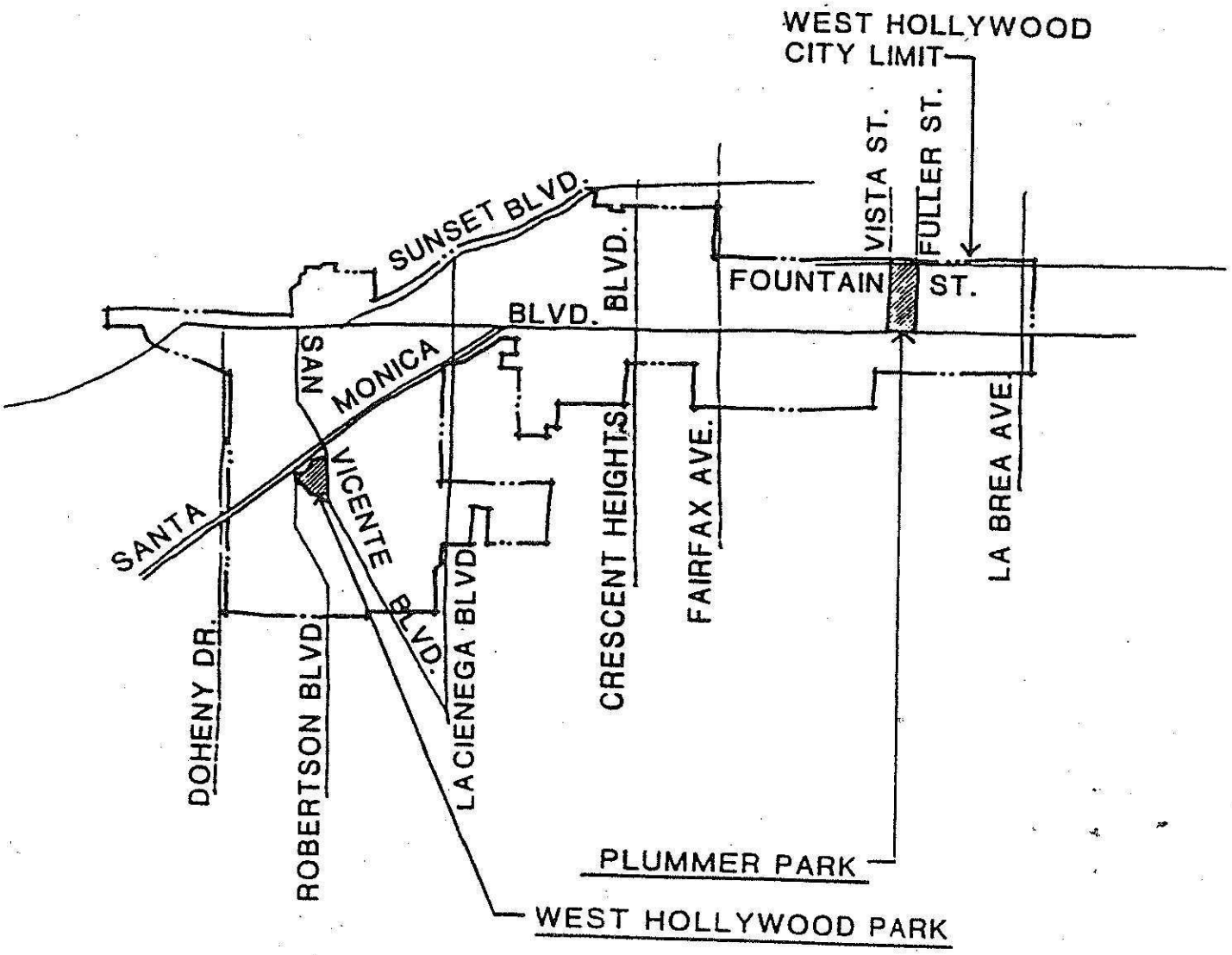
In 1947 the County of Los Angeles constructed its first building on the site. The Long Hall, a large meeting hall in the center of the property, followed shortly thereafter with the Great Hall. The next major building constructed was Fiesta Hall, built in 1957 and upgraded in 1992. This meeting hall has its main entrance adjacent to Vista Street. In 1978, the Senior Center Building was constructed and dedicated just behind Fiesta Hall.

Shortly after the City incorporated in 1984, the City of West Hollywood took over Plummer Park as a city park. This extremely popular park provides an outdoor "living room" for many of the nearby neighbors who enjoy cards, checkers, dominoes, chess and chatting with friends. The park is enjoyed by many ethnic and different age groups. Travelling through the park one can hear many different languages and therefore has a European from children to aged adults. This European character is unique and considered an important asset to preserve in the renovation of the park.

A recent Americans With Disabilities Act (ADA) assessment indicated that many of the facilities at the park did not meet the federally mandated full access requirements and would require reconstruction to comply with these standards. With this requirement to eliminate barriers and the deterioration of aged facilities, the City wisely decided that a Renovation Master Plan was in order to assess existing facilities as well as current and future recreation needs prior to expending funds for construction. The City's General Plan as well as the East End Revitalization Task Force Report also called out for preparation of a master plan for the park. With funding becoming available from the County's Proposition A, there was a strong impetus to get started and plan for facility improvements.

D. SITE DESCRIPTION

Plummer Park is located in the eastern side of West Hollywood between Santa Monica Boulevard and Fountain Avenue and between Vista Avenue on the west and Fuller Avenue to the east. The 8.5 acre park is fully developed and contains a number of buildings including the City's Senior Center, Park Office, Pro Shop, Long Hall, Great Hall, Fiesta Hall, Pre-School Building, children's play area and various patio areas, restrooms, arbors, and sportscourts. In addition, the City's park and building maintenance facilities are located at Plummer Park.



VICINITY MAP

WEST HOLLYWOOD PARK & PLUMMER PARK

CITY OF WEST HOLLYWOOD

There are two existing parking areas-one off of Fountain Avenue accommodating 90 cars and a larger lot off of Santa Monica Boulevard serving 129 vehicles.

Because of the large number of buildings, parking areas, tennis courts, and other hardscape, less than 2 acres are devoted to turf areas.

The parksite has a number of mature trees many of which are healthy specimens that are worth saving and designing around. Species include several varieties of pine and palms, olive, ornamental pear, maple, eucalyptus, alder, cypress, mountain ash, sycamore, oak and orchid tree. These trees are distributed throughout the park.

The scattering of facilities, grade differentials, and poor lighting have made surveillance at this park difficult. Of particular concern is the great patio hidden behind the Great and Long Halls and the walkway from the Santa Monica Boulevard parking area to the central area of the park. This safety concern was brought up at almost every meeting concerning Plummer Park. Views into the park, particularly from Santa Monica Boulevard and Fuller Street are poor. Existing park landscape and signage does not adequately identify the park. One can easily drive past the park without realizing it.

The park is bound on the east and west by multiple residential buildings. A narrow finger of the park does project out to Fuller Street where two residential lots were acquired into the park property. To the north across Fountain Avenue are multi-unit apartment buildings. A mix of commercial property borders the park along the Santa Monica Boulevard frontage. Utility services currently serve the park improvements including water, sewer, gas, electricity and telephone.

The prevailing winds associated with the site are from the west however they do not appear to have that much impact on the site except at the tennis courts where adjacent sand from the exercise station blows onto the courts creating a hazardous condition.

E. METHODOLOGY

The provision of park and recreation facilities is a people oriented program, and successful implementation requires public support and involvement. In an effort to establish maximum citizen participation in the planning process, the City advertised and held four public meetings at the Park to gather input from special interest groups and interested individuals. Special interpreters were provided at the meetings for Russian speaking park users as well as hearing impaired citizens. In spite of the outreach effort made by the City, the public meetings were sparsely attended. However those that attended were vocal and presented their concerns and interests for design consideration.

The three presentations at the Human Services Commission meetings were also open to the public for their input. Meetings were also held with representatives from the neighborhood association and special interests to get their ideas and concerns regarding the park redevelopment.

In addition to public meetings, the design team individually met more than once with representatives from the Landscape and Building Maintenance, Recreation Services (including on-site park staff), Social Services, Community Development Department, Code Enforcement, CATV, Human Services Director, City Manager, Human Services Commission and City Council members. The Project Team also carefully reviewed written documents concerning the development of the park, City-wide park and recreation needs, as well as East End Revitalization Task Force reports to better understand the ideas already expressed in the community.

Before any pencil was put to paper, the Design Team asked all the above mentioned groups to share their concerns and desires for consideration in the renovation of the park. It was surprising how consistent the comments were. From these initial concerns and desires the Design Team produced three concepts that were presented for public, staff, and City officials review and comment. As expected there were elements from each of the concepts that were favored. However the consensus was for the schematic plan that removed the Great and Long Halls and opened up the central portion of the park.

A refined preliminary master plan was developed and presented at the Human Services Commission meeting on November 8, 1993. Comments were received and incorporated into the final Master Plan and Design Development Report that was presented to the Commission on March 8, 1994.

F. EVALUATION OF EXISTING BUILDINGS

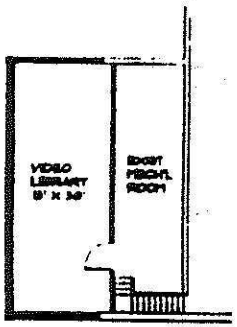
Great and Long Hall Complex

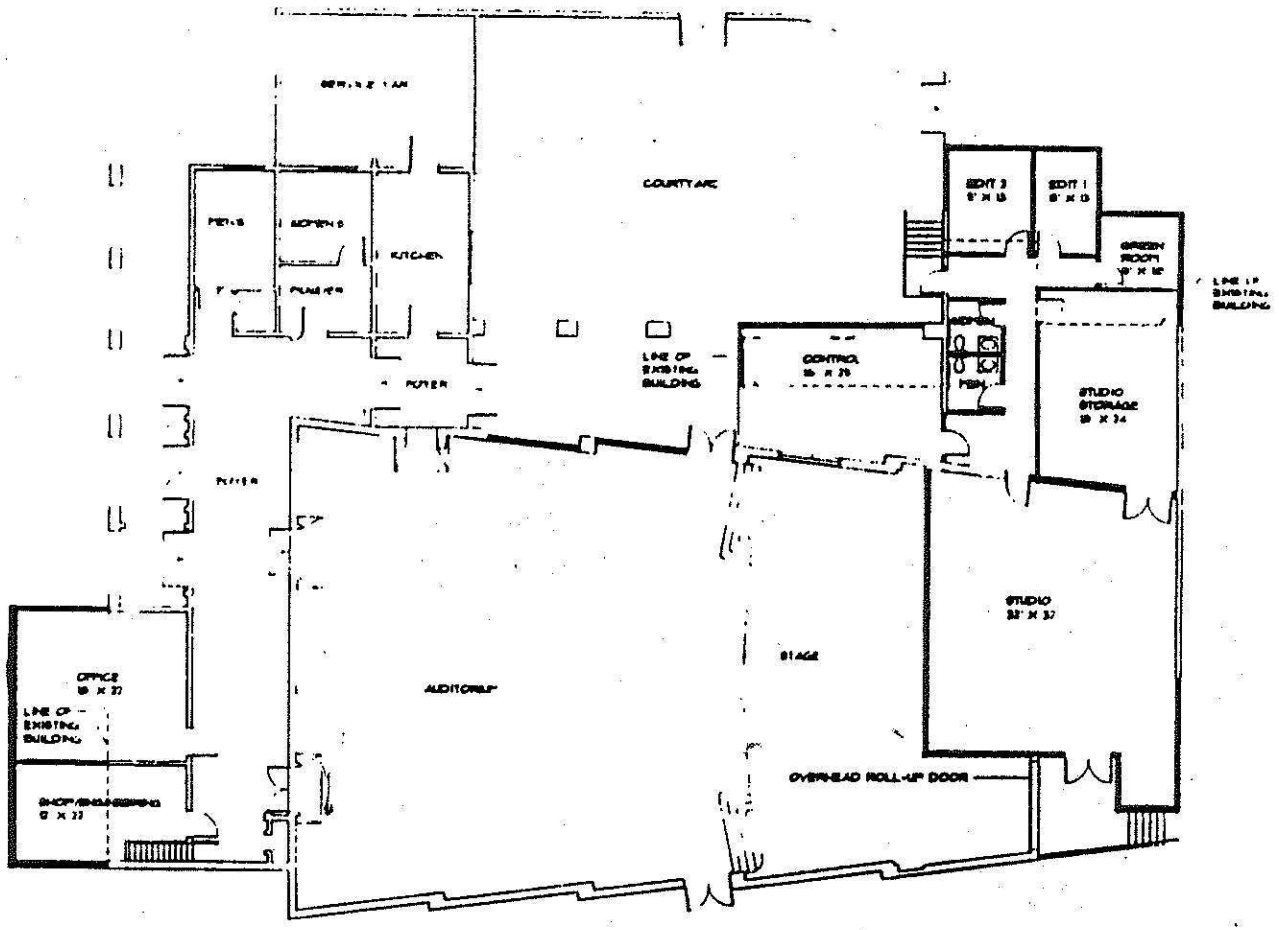
General Description

The complex provides two large meeting rooms of 1280 square feet and 2160 square feet, a kitchen, restrooms, some storage and park office. An outdoor enclosed courtyard "The Great Patio" is created by the area between these buildings. Although this complex has architectural character and charm, it is not architecturally in keeping with the strongest building in the Park, Fiesta Hall. More importantly, the buildings which are the oldest on the site (45 years old) are in poor shape and do not meet accessibility standards nor do they conform to current seismic and asbestos restrictions. Without extensive renovation, they will not be able to accommodate the needs of the community for the next 30 years.

Because of the age of the buildings, the demolition of the complex may require the demolition and removal of asbestos containing materials. The work of identifying and removing these materials must be performed by a contractor licensed to perform this evaluation and removal.

In addition, the siting of this complex is has also been found to be unfortunate with regard to the overall master plan for Plummer Park. The buildings congest the central portion of the park obscuring clear vision and safe circulation in the park. Their proximity to convenient parking is also a drawback with major parking areas at the north and south extremes of the park.





PARTIAL SECOND FLOOR PLAN

FIRST FLOOR PLAN

purkiss·rose-rsi

WEST HOLLYWOOD
THE CREATIVE CITY

PLUMMER PARK MASTER PLAN
FIESTA HALL

SCALE: 1/8" = 1'-0"

Senior Center Building

The Senior Center Building, a 6,705 square foot building contains a 2,100 square foot assembly room (Hall A), a 1,517 square foot Senior Center, a small library, a conference room and multipurpose room, a kitchen, and restrooms. Architecturally it is the least like Fiesta Hall of all the buildings on the park site. Its entrance and patio are directed westward toward the neighboring alley and provide little benefit to the park frontage. However since the Center is a relatively new facility it is proposed to make only interior and exterior improvements to counter the wear on this extremely popular facility.

Fiesta Hall

Fiesta Hall is a 7,555 square foot structure. It includes a 5,000 square foot assembly area with stage and soundroom, lobby, kitchen, office, dressing rooms, restrooms and sizeable basement. It also has an enclosed 2,600 square foot courtyard. Fiesta Hall is by the far the strongest architectural feature of Plummer Park. It has recently been renovated and figures greatly into the master plan and architectural theme for Plummer Park.

Pro Shop/Concession/Restroom Building

This building contains a small concession which serves the park and tennis court areas. It also includes restroom facilities for the north side of the park. This facility is in poor repair. It is one of the older buildings in the park and is not sited to accommodate the overall master plan for Plummer Park. Again with an eye on the next 30 years, this building will not provide the quality services anticipated. Therefore it is proposed to demolish and replace this building with a facility that better meets current building and health standards and contributes to the improved program and character of the renovated park.

Pre-School Building

The current Pre-School Building is a modular unit that was placed in the interior of the park adjacent to the play area and partially extending into the Fuller Street "window" to the park. The prefabricated temporary unit does not complement the Mediterranean architectural style of the park buildings. It also is too small for the tot program that has successfully grown at the park.

G. DESIGN DEVELOPMENT

Introduction/Goal

The main goal in redeveloping Plummer Park has been to preserve the unique character of this popular park while providing enhanced recreation opportunities and quality experiences that will maximize the recreation value this site offers all the residents of West Hollywood. The intent has been to respond to the needs of the neighborhood and greater community while considering the opportunities and constraints of the site. Since West Hollywood has such limited park resources, the master plan for Plummer Park has also been affected by the improvements being considered at West Hollywood Park.

For example it was agreed that since Fiesta Hall had been recently renovated it made sense to consider this facility the Civic auditorium for City Council meetings, Planning Commissions and cultural events that need a theater type venue. Rather than supporting another auditorium on the west side of town, this consensus to not duplicate major facilities allowed consideration of other unmet recreation needs of the community at West Hollywood Park.

Similarly there was public interest to add a pool facility in the recreation program for Plummer Park. However, with such limited space and considering the relatively close proximity of most residents to the West Hollywood Park pool (within 2 miles), as well as the significant expense for maintenance and operation, the pool was not added to the park program. As the population of West Hollywood grows beyond 40,000, it would be a recommendation of this report to consider an East End site for locating another aquatic facility, which would meet the recommended national standards.

It was a goal to provide additional, compatible recreational amenities in Plummer Park that would encourage use by citizens who currently do not take advantage of this community resource. Reducing the current problem areas was key to this goal of attracting new visitors. This included improving vehicular, pedestrian and visual access, upgrading lighting, eliminating wasted spaces and enhancing facilities that are worn out or misused.

An overriding goal has been to maximize the open space in this park by better organizing the improvements, eliminating wasted space and promoting dual uses where possible. Providing a secure and safe park was a predominant desire expressed by public, staff and City officials throughout the design process. All design considerations were evaluated in this light.

Specific facilities have been located to maximize inter-use between related activities; minimize conflicts between unlike functions; provide for effective internal circulation and programming; provide visual supervision of critical areas; create an attractive and inviting park frontage in its urban context and to generally expand the quality of recreation experience enjoyed at this park.

Additional goals that have affected the Master Plan include: compliance with the federal American With Disabilities Act (ADA); conformance with the State's Landscape Efficient Water Ordinance; compliance with Consumer Product Safety Guidelines for Play Areas; and energy efficiency through water conservation, use of recycled products, energy efficient heating and lighting equipment and low maintenance plant materials.

H. PROPOSED FACILITIES

Fiesta Hall

It was agreed by most everyone that Fiesta Hall be preserved and enhanced as necessary to better serve the needs of the community. Bringing the City meetings to Fiesta Hall requires that accommodations be made for the Cable TV facilities to be moved to Fiesta Hall as well. It is proposed that additions be made to the west and east sides of Fiesta Hall to accommodate expanded facilities for CATV. Improvements will include a dedicated studio, control and editing rooms, offices, and adequate storage. The existing basement at Fiesta Hall may be used to satisfy some of the space requirements for the CATV operation.

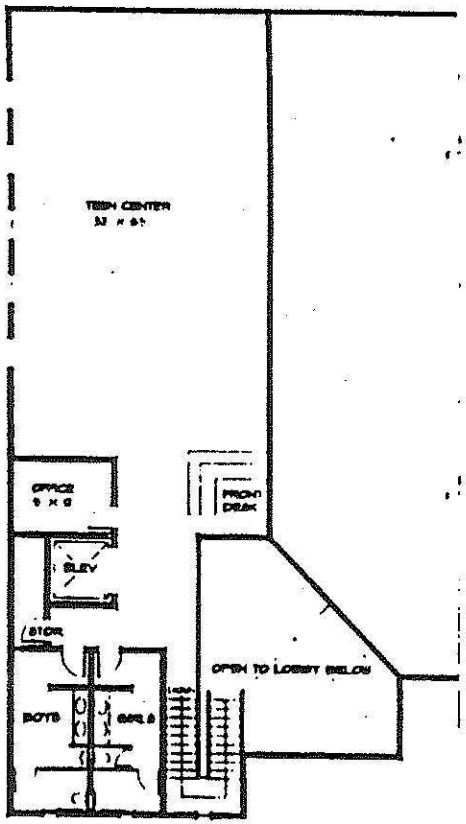
The lighting and public address systems will also be upgraded as part of the enhancements at Fiesta Hall. An attractive secondary entry will be developed on the east side of Fiesta Hall. Since the primary parking area for the Hall is at the lot fronting Santa Monica Boulevard, it is critical that an enhanced pedestrian promenade be developed to encourage convenient, safe access to events in Fiesta Hall. Specialty paving to match the courtyard, accent lights, planting and architectural features will be employed to accentuate this entry plaza and connection to the patio/foyer.

Community Building

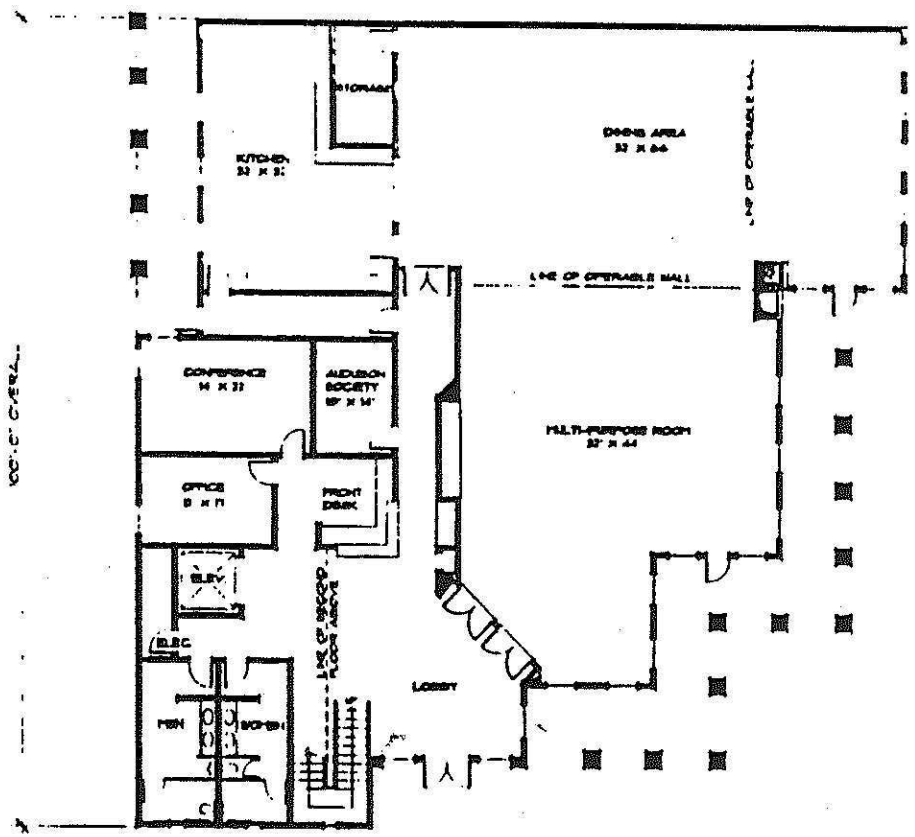
The Community Building will replace the program space lost by the demolition of the Great and Long Hall Complex. It is proposed to be located in the existing parking lot at the south side of Plummer Park at Santa Monica Boulevard. This frontage area is a problem as far as loitering and does nothing to enhance the image of the park. The Community Building is positioned quite close to the right of way of the Boulevard and steps back as it moves towards the driveway entrance to the Park. This configuration at once inhibits loitering and clearly invites entrance into the Park. This building will have a significant beneficial impact on the Santa Monica Boulevard frontage.

The proposed plan includes two mid-size assembly rooms which replace the Great and Long Halls. These two rooms can be merged together by retraction of a moveable partition to create one large assembly room which is bigger than either the Great or Long Halls, representing 3520 square feet. This room could accommodate 250-300 people. A kitchen conveniently serves the assembly rooms and is serviced off the parking lot. A front desk, staff office, Audubon Society office and small conference room occupies the core of the building. The entry lobby has restroom facilities, stairs and an elevator to the second floor. The lobby faces west providing dual access from the street as well as from the parking lot placed behind the building. This orientation also improves security as all visitors off of Santa Monica Boulevard must drive or walk past the lobby and office.

The second floor has been designated as the Teen Center to accommodate the program that previously was housed in the Long Hall Building. It has a desk to oversee the Center. The teen area consists of a large multipurpose room (1760 square feet) which



SECOND FLOOR PLAN



FIRST FLOOR PLAN

purkiss·rose - rsi

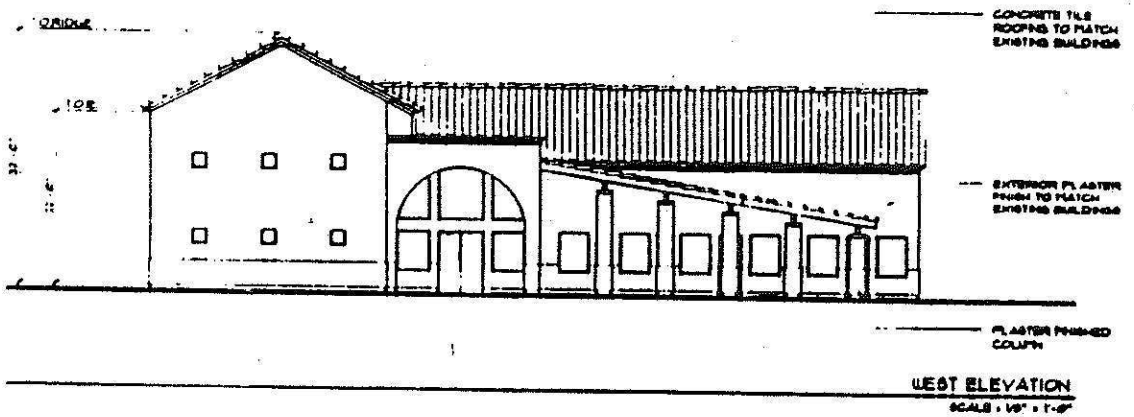
Landscape Architecture
Construction and Park Planning

STUDIO 7

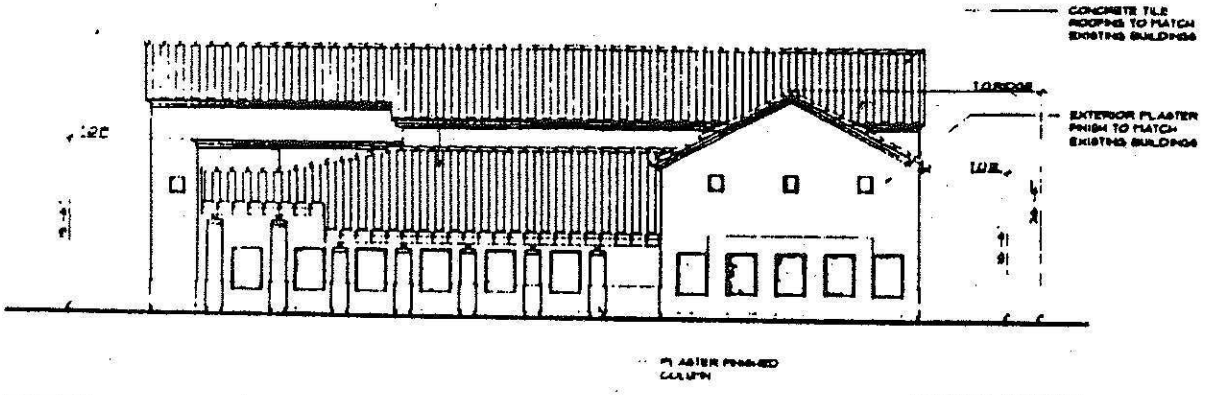
WEST HOLLYWOOD
THE CREATIVE CITY

PLUMMER PARK MASTER PLAN
COMMUNITY BUILDING

SCALE: 1/8" = 1'-0"
8/31/94
CJP



WEST ELEVATION



SOUTH ELEVATION

purkiss·ruse - rsi

WEST HOLLYWOOD
THE CREATIVE CITY

PLUMMER PARK MASTER PLAN
COMMUNITY BUILDING

would be carpeted allowing plenty of space for game tables and furniture as required. A small office is also include for staff or counseling use. The lobby that serves the stairs, restrooms and elevator overlooks the first floor lobby. The Teen Center has the potential to have an impressive view north to the rest of the Park.

If properties adjacent to the Park would become available prior to development of the Community Center, it would be a recommendation of this report to consider acquiring the parcel(s) as a potential alternate site or certainly at least an opportunity to expand the Park and provide additional recreation opportunities.

Senior Center

The present Senior Center will be retained in its current form. Programming could be adjusted to concentrate on adult and senior recreation and activities. The courtyard in front of the building will be upgraded to include permanent shade trees and comfortable seating. The expansion and extension of parking facilities and pedestrian walks as well as greatly improved nighttime illumination will benefit users of the Senior Center. Because of the popularity of this facility some interior and exterior improvements will be made to mitigate the normal wear and tear.

Pre-School Building

It is recommended that the Pre-School operation by relocated to a new building adjacent to the Senior Center. The architecture will be consistent with the theme established by Fiesta Hall and mirrored by all new structures. The facility will be oriented toward the Park and will include a fenced play area with seating and play equipment geared specifically for Pre-School aged children.

Play Area

Similar to most parks, the children's play area will be one of the most popular activity areas in the Park. Its prominent location, in the center of the Park, is intended to create more interest in the central area and allow clear supervision. The play area will be recessed with sand and rubber surfacing around modular type play equipment. A slight ramp will provide full access into the play area.

Any existing equipment that is still in good condition will be relocated. Additional play equipment will be a variety of individual components selected to accommodate both tots and young children in separate clusters. The equipment will be of heavy duty steel and plastic construction with attractive colors complementing the design color scheme for the Park. The play apparatus will include decks, transfer stations and play activities that will provide a variety of play experiences and accommodate disabled children's use. All equipment and spacing will conform to the Consumer Product Safety guidelines. Shaded seating will be provided nearby for supervising adults' comfort. Widened concrete curbs will be installed at grade to hold the sand in place and provide a mow strip for easy turf maintenance. Shaded grass areas will surround the play area for informal use.

Open Green

By eliminating the Great and Long Hall Complex, the central area of the Park is freed up creating an Open Green. The large turf area is interrupted by axial walks aligned on the Fuller Street entry and the connection between the Fiesta Hall Entry Plaza and the northerly Tennis Complex. A Grand Fountain marks the intersection of these walks and vistas. The fountain feature will include a circular sloped plaza approximately 60 feet in diameter with enhanced paving and seating surrounding the water effect. The fountain will include a cluster of tall upward jets as well as perimeter inward streams that can be adjusted for seasonal interest and visitor interaction. The majority of the water will disappear into the plaza into a subterranean reservoir. A large sculptured water basin will house the central jets and will provide a reflecting pool focal point when the jets are not activated.

The Open Green is intended to accommodate informal play, picnicking, sunbathing or passive relaxation. A raised 20'x20' stage area demarcate by two pilaster columns and 18" high retaining wall, is positioned at the south end of the turf area adjacent to the Fiesta Patio wall. It will provide a focus area for outdoor presentations or special events. A small outdoor concert or evening movie could easily be accommodated in the adjoining open turf area.

Formal Garden

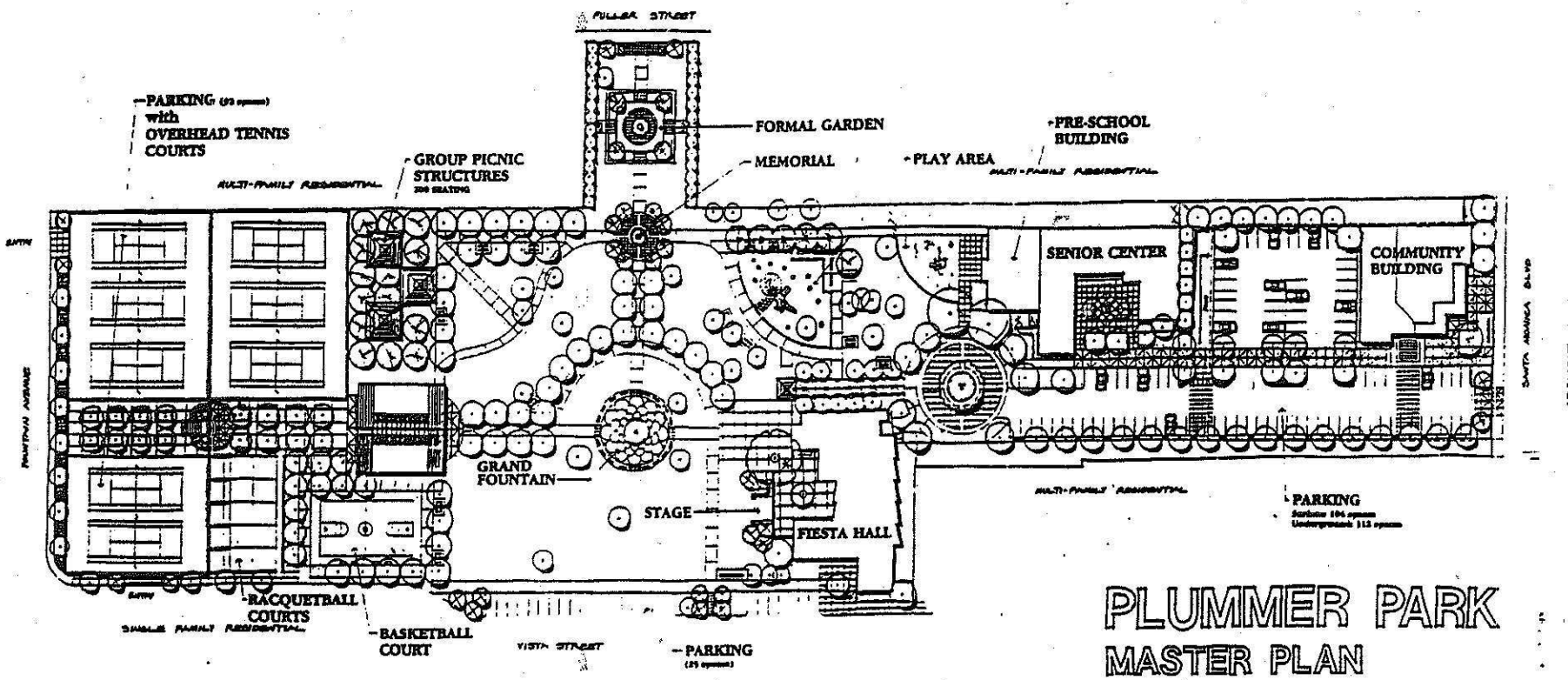
The Fuller Street park corridor has become a problem area with congregating street vendors and difficult-to-supervise activities occurring at the existing tables and benches. To reduce this problem as well as improve the view into the park this area has been renovated to be a passive, formal garden. Aligned on the east west axis of the Park, improvements will include a formal parterre-like garden area with low protective walls and flowering shrubs and groundcovers surrounding an elevated small fountain or sculpture feature. Small flowering trees will be positioned at the corners of the garden square. Seating will be limited to two formal concrete benches directed toward to central garden feature. An architectural gateway will accentuate the entry into the park and frame the formal garden as well as the distant Grand Fountain. Enhanced paving will be used at the park "gate" as well as around the garden square adding to the European character of the Park.

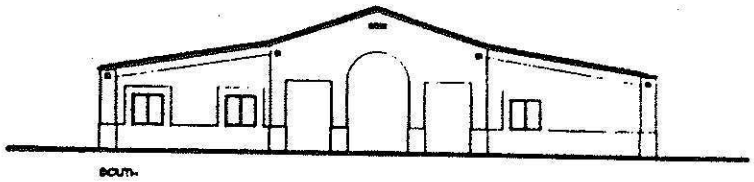
Similarly aligned on the east west park axis is the Russian memorial. It will include a raised planter area with the stone marker prominently positioned on a slight planted mound. The paving around the memorial will be interlocking pavers to match the enhanced paving at the formal garden and park "gates".

Group Shade Structures

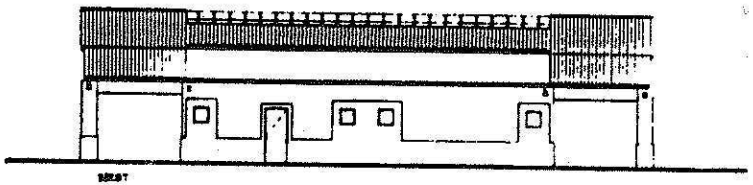
Directly north of the "Open Green" is a large paved area with three overhead shade structures covering permanently fixed tables. Each structure will provide filtered shade for nearly 70 visitors, totalling over 200. The wood structures will include materials and detailing to reflect the architectural character established by Fiesta Hall. Enhanced paving will be used in the plaza to visually break up the expanse of pavement and

contribute to the Old World character. Group barbecues will be sited near these large shelters for picnicking and organized groups use. Additional individual tables and benches will be positioned about to provide opportunities for family use. Some will include pedestal mounted barbecue braziers. Permanent concrete trash receptacles will be scattered throughout the park to encourage cleanliness by park users. A drinking fountain will be provided in this plaza area for patrons convenience.


FULLER STREET
PARKING with OVERHEAD TENNIS COURTS
GROUP PICNIC STRUCTURES
FORMAL GARDEN
MEMORIAL
PLAY AREA
PRE-SCHOOL BUILDING
SENIOR CENTER
COMMUNITY BUILDING
GRAND FOUNTAIN
STAGE
FIESTA HALL
PARKING
RACQUETBALL COURTS
BASKETBALL COURT
VISTA STREET
PARKING
PLUMMER PARK
MASTER PLAN



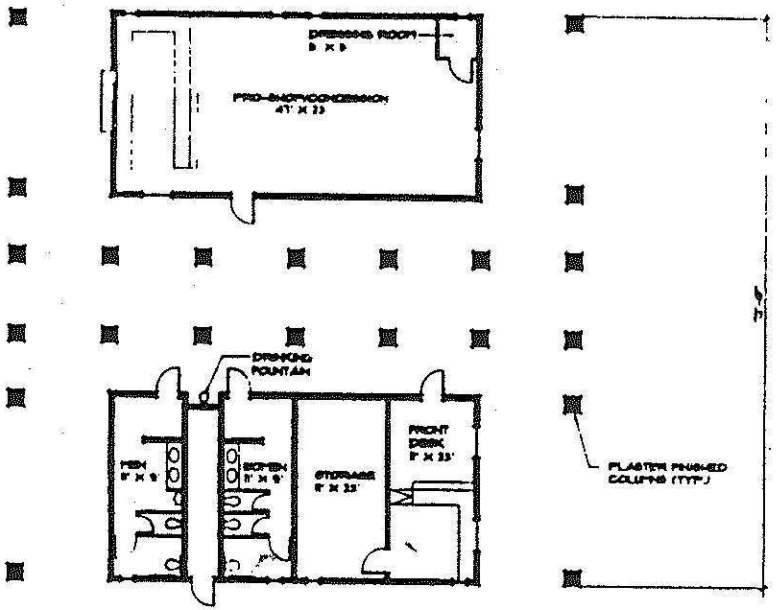
SOUTH



WEST

ELEVATIONS

SCALE: 1/8" = 1'-0"



FLOOR PLAN

3/16"=1'-0"

purkiss·rose-rsi

Landscape Architecture
Recreation and Park Planning
[illegible]

STUDIO 7

WEST HOLLYWOOD
THE CREATIVE CITY

PLUMMER PARK MASTER PLAN
PRO-SHOP

SCALE: 1/8" = 1'-0"
[illegible]
3-3-94
CJP

Pro Shop/Concession/Restroom Building

This building is intended to replace the small concession building that serves the tennis court complex. The new 2300 square foot building is aligned on the north south visual axis of the park. It will provide enlarged restroom facilities with the women's room offering three water closets and two lavatories and the men's room having two water closets, a urinal and two lavatories.

This structure will include a 1150 square foot walk-in pro shop/concession, a check-out office and equipment storage room. The check out office will have windows for full view out into the Park. The building will be divided by 24' wide patio with elevated shade structure that aligns with the main park walk and Grand Fountain. The patio area will include benches and adequate room for special uses or events. The building's architectural style will conform to the theme established by Fiesta Hall. The elevated shade structure will be similar in construction to the group shade structures with less shade members.

Outside table seating will be available adjacent to the concession area for tennis players and park visitors convenience and enjoyment. A fully accessible drinking fountain will be available in the shaded courtyard.

All plumbing and lighting fixtures will be vandal resistant. Materials and finishes will be selected for durability, maintenance ease and reasonable costs.

Tennis Complex

A structure will be constructed to span the north parking area off of Fountain Avenue and provide space for five elevated tennis courts and 92 cars beneath. The tournament quality courts will be lighted for night play and surrounded by a 12' high black vinyl clad chainlink fence with protective windscreens. They will be accessible by way of ascending stairs from the tennis complex courtyard just north of the concession building. The existing three northeasterly tennis courts will remain "as is". The tennis complex will ultimately providing eight courts (one more than currently exists). Benches and sign-up boards will be provided for each pair of courts. Spectator bleachers will be provided where possible.

By doubling the use of the north parking area, space is available for development of five racquetball/handball courts adjacent to the tennis facility. These courts can also be used as backboards for tennis practice. The twenty foot high tilt-up concrete walls will also provide additional wind protection and sound buffering for the tennis courts. The regulation size handball courts will include three walls and a short backboard wall at the rear of the courts to keep the balls in the play area. A turf area with a row of tree will buffer the racquetball/handball area from the basketball court. The courts will be lighted with timer controls.

Basketball Court

A full basketball court is positioned on a north south orientation adjacent to the equipment check-out office. This facility has been very popular at the park. However its new location away from the children's area and clearly visible from the surrounding streets will be a marked improvement over the exist court. The regulation size court will be constructed of concrete and will be lit for night play. An automatic timer will be used to turn off the lights at the time designated by the City (10:00 p.m.)

Picnic Facilities

Individual picnic units will be scattered around the park for visitors' enjoyment. The units will include a table, trash receptacle and pedestal-mounted brazier, permanently positioned on a concrete slab for maintenance ease. All will be fully accessible via a small concrete walk tied into the larger circulation system.

Public Art

To encourage public art in the community, one percent of the project budget will be earmarked for art. There will be many opportunities in this Park to incorporate art into the design. The formal garden, the Grand Fountain, and the memorial area are all areas that could use an artwork to enhance their value to the community.

Site Furnishings

Picnic tables, trash receptacles, benches, bollards, kiosks, etc. will be selected with an eye for durability, vandal resistance, maintenance ease and aesthetic contribution to the design theme. Using recycled materials wherever possible will also be considered when selecting furnishings.

I. LANDSCAPE & IRRIGATION

The majority of the park will remain planted in turf. Turf areas will have a minimum gradient of 1% for positive drainage and a maximum gradient of 5:1 for mowing ease. Lawns will be planted with turf species that are drought tolerant, disease and pest resistant, require low fertilization and standard mowing care. Any shrubbery planted shall be chosen for optimum growth sizes so that little pruning is required and clear visibility into the park is maintained. Trees will be selected using similar design criteria. Trees with invasive roots will not be retained or planted. Existing trees that meet the long term requirements will be retained. A mix of evergreen and deciduous trees will be used to frame views, provide shade, screen unsightly views and define activity areas. Flowering trees will be used as accents where appropriate. In turf areas they will be planted no closer than 15' apart to allow efficient mowing with large gang mowers.

Concrete mow strips will be used to define planter areas from turf areas and at fences in maintained turf to speed mowing. Root barriers will be used on all trees planted within 10' of concrete walks or slabs to encourage deep root growth.

The entire park will be irrigated with an automatically controlled sprinkler system designed to provide adequate irrigation for different landscape conditions. An automatic irrigation controller with moisture sensor probes will be used to optimize water efficiency. Rotary type sprinklers with protective rubber covers will be used in open play areas. In small areas where rotary sprinklers are not practical, spray heads will be used. In groundcover areas 12" high pop-up shrub sprays will be installed. In slope areas low precipitation heads will be used to minimize water runoff. Quick couplers shall be include near paved areas for speedy clean up.

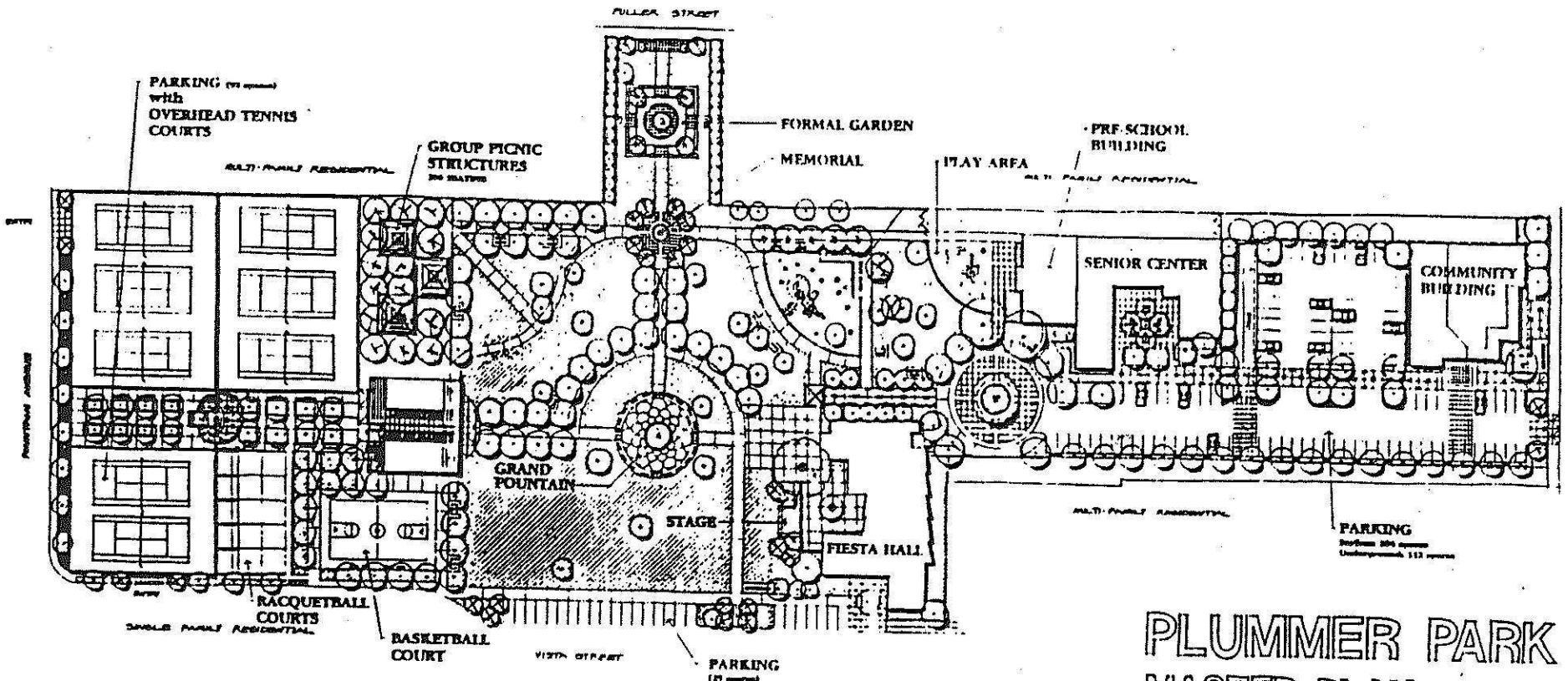
J. ACCESS/CIRCULATION

Main vehicular access to the park will remain from Santa Monica Boulevard and Fountain Avenue. Expansion of the parking area off of Santa Monica Boulevard will increase the parking by approximately 87 cars from 129 to 216. Subterranean parking beneath the Community Center and surface parking area accounts for 112 of the spaces. The surface parking areas can be sectioned off to allow for the popular Farmers Market program or roller blading.

Extension of the entry drive to include a turnaround near Fiesta Hall was favored by most everyone. It not only provides a more convenient drop off point into the park it also provides a stronger visual entry into the park.

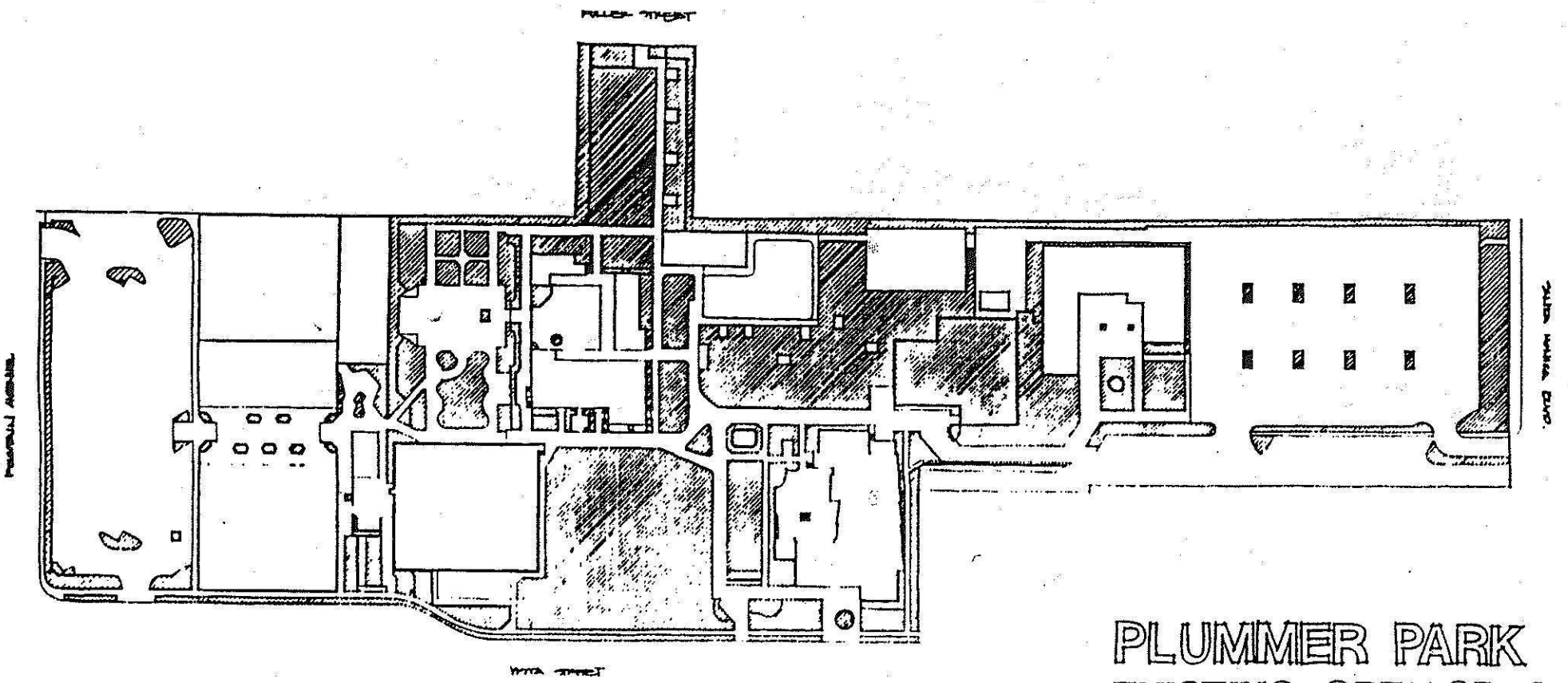
The parking area off of Fountain Avenue would be developed as a parking garage for 92 cars with overhead tennis courts similar to the Tennis Court Complex at La Cienega Park in Beverly Hills. Security measures will include bright lighting, surveillance cameras, secured fenced facilities, and regular policing.

Pedestrians will continue to enter the park from Santa Monica Boulevard, Fountain Avenue, Vista Street and Fuller Street. The development of a main north south and east west pedestrian walk system with adequate security lighting will encourage more evening use of the facilities. Plenty of benches will be provided along the walks and in the plazas to encourage use of the park. The walks will be wide enough for use by maintenance vehicles to service buildings, restrooms, trash receptacles, barbecues, etc.



PLUMMER PARK
MASTER PLAN

OPEN SPACE



PLUMMER PARK
EXISTING OPEN SPACE

OPEN SPACE

K. ENVIRONMENTAL CONSIDERATIONS

INTRODUCTION

This evaluation of environmental conditions and possible impacts of the renovation of Plummer Park is based on visual inspections of the site; discussions with City Staff; comparison with similar projects; and a working knowledge of the Environmental Impact Report process. The intent is to identify critical impacts early in the design program so that final decisions reflect both environmental concern and functional criteria.

Aesthetics

The redevelopment of this park to the level proposed in the Renovation Master Plan is beneficial to a high degree. The expanded facilities will contribute to the recreation and social character of the area as a whole and will substantially improve the aesthetic quality of the park. The park will become a focal point on the east end of the City.

Light/ Glare

Park security lighting and sportscourt lighting will slightly increase lighting levels currently experienced at the park. Proposed light fixtures will be energy efficient high intensity discharge type. The specific type will be selected for acceptable light color and illumination control in critical areas. The impacts are local, direct and minor. The nature of impact can be considered adverse or beneficial, depending on the observer's position. With no residential areas being affected by the lighting, impacts will be beneficial improving both the park and surrounding area visibility at night, which has been a concern from many.

Security lighting will be high pressure sodium fixtures on 12' high metal poles. Lighting in the parking lots will be the same on 20' high light poles. The selected fixtures shall direct light downward with minimal light spill. Mitigation measures will include the following:

1. Shielding light sources, where necessary.
2. Establishing minimum security levels, carefully selecting fixture locations to eliminate dark spots in the park with the fewest number of fixtures possible.
3. Circuiting security lighting to allow for phased incremental deactivation through the night.
4. Use of photoelectric cells or timers to control lighting

Activity lighting at the tennis courts may slightly increase light levels currently experienced at the park. The selected fixtures will direct light onto the courts at the

footcandle level as determined by safety requirements. Mitigation measures will include the following:

1. Shielding light sources, where necessary.

2. Scheduling night use hours.

3. Use of photoelectric cells or activated timers to control lighting only when courts are in play.

Traffic

The immediate vicinity of the renovated park will experience an increase in vehicular traffic if the park draws more visitors as expected. With expanded programming to include more active events the traffic may slightly increase in and around the park. Mitigation measures include: providing widened entry drive into the main parking area off Santa Monica Boulevard; providing an expanded parking area (216 spaces) between the Senior and Community Center; locating activity centers convenient to street and on-site parking; providing and internal walk system that connects all activity areas with adjoining streets; and provision of bicycle parking facilities.

Noise

Negative impacts from noise are minimal. The uses proposed in the renovated master plan are not unlike the activity and noise that is currently generated at the park. With an increase in park visitors the noise may slightly increase. No amplification is proposed at this park.

Control of construction noise will require enforcement of construction specifications and inspection. Noise generated by park maintenance equipment will be controlled by adequate muffler devices and work scheduling. With no nearby residential development noise impacts will be slight.

Dust

Negative impacts are minimal. During construction and demolition, there may be an increase in dust level; however the construction specifications will require the contractor to take measures necessary to control the dust.

L. OPINION OF PROBABLE COST

The following construction costs are projected on the established scope of improvements and standards of development as described in the Renovation Master Plan and Design Development Report for Plummer Park. Accurate costs can only be determined with the preparation of detailed construction documents.

These cost estimates have been prepared using the latest cost information, including comparisons to similar projects or facilities that have been publicly bid and constructed during the last six month period. No allowance has been made for donated or volunteer contributions or for future inflation. These estimates should periodically be updated during the preparation of construction plans.

1.	Community Center Development with Underground Parking	$3,387,343
2.	Great & Long Hall Demo	$40,103
3.	Fiesta Hall Entry Upgrade	$69,047
4.	Pre-School Development	$430,458
5.	Play Area Redevelopment	$166,975
6.	Fountain Avenue Parking/Tennis Structure	$1,919,830
7.	Tennis Demo (5 Courts & Paddle Tennis)	$39,600
8.	Pro Shop/Park Office/Restrooms & Associated Plaza	$381,920
9.	Basketball Court Area	$56,735
10.	Group Shelters (3) Area	$234,582
11.	Handball Courts Area	$117,036
12.	Formal Garden	$71,399
13.	Grand Fountain	$167,433
15.	Fiesta Hall Upgrades	$477,084
	Total	**$7,559,545**

M. PHASING STRATEGY FOR REDEVELOPMENT

The phasing strategy for development will be principally affected by the funding available for design and construction. Obviously the more funds available the more renovation that can be accomplished. There are some logical subdivisions of improvements that either hinge on demolition of existing facilities or construction of replacement facilities. For example the Great and Long Halls most likely would not be abandoned until the New Community Center was constructed to avoid interruption of programs.

A suggested phasing priority based on logical construction would be:

1. Community Center and Santa Monica Blvd. Parking Improvements
2. Great and Long Hall Demolition and Redevelopment
3. Fiesta Hall Entry & CATV* Upgrade
4. Pre-School Relocation
5. Play Area Redevelopment
6. Fountain Avenue Parking/Tennis Structure
7. Tennis Court Demolition
8. Pro Shop/Concession/Restrooms
9. Group Shade Structures
10. Basketball Court
11. Handball Courts
12. Formal Garden
13. Grand Fountain

* Fiesta Hall Cable TV Upgrades (contingent on move of City Council Meetings from West Hollywood Park Auditorium

N. FUNDING STRATEGY

The City should examine specific opportunities within the present statutes and funding sources and identify funding alternatives it determines are essential in developing it goals for Plummer Park. These would include its goals of design, development, maintenance and operations and acquisition. Then it should target a public service and revenue generation balance that would appear to be attainable and practical using a number of funding alternatives.

The following explanations are provided to give definition to alternative funding programs which the City may elect to employ or pursue.

Concession Contracts

Contractual services and performance agreements for selected categories of recreation service providers. Contracts negotiated on a percentage of gross sales against a guaranteed minimum with a per capita surcharge if activity is a spectator event and gate and services fee.

Contracts may be multi-year agreements or renewed annually with audit procedures and strict performance standards as conditions of the agreement. Such contracts may provide concessionaire participation in development of facilities as well as maintenance.

User Fees

The fee structure preferred by a majority of city, county and state agencies is a system of individual activity fees. This reflects the common desire to offer resource-based activities free of any fees and charges while enabling the City to defray costs of facility intensive activities. The user of the same park area but not the facilities(i.e. picnicker, walker as compared to aerobics or dance instruction) is thus not "penalized".

Growth Management Impact Fees "Quimby Act"

Recent trends in development of new revenues for parks and recreation have shown success by implementing legislation to assess a fee for new development, commercial as well as residential. Fees are based on cost of the project, square footage of livable space or on retail and wholesale space. These fees are used specifically for parks land acquisition and facility development, open space preservation and operational management. All of these are needs at Plummer Park.

Development Impact Fees

As a means of overcoming the limitations of the Quimby Act, development impact fees are an option for the City of West Hollywood on new residential and commercial units.

In addition to park and recreation facility development, these funds would be made available for transportation, drainage and public facilities and buildings. Development impact fees have been used widely throughout the State to raise funds for the development of park and recreation facilities by levying fees on all residential and commercial building permits. Levying such fees also can be extended to include commercial, industrial and other non-residential development.

State legislation (Sections 66000 through 66003 of the State of California Government Code), which became operative in 1989, allows fees to be imposed at the time of development project approval that, once a reasonable relationship between need for the facility and the type of development project is established, can be used to generate funds to cover the capital improvement costs of parks and recreation facilities.

Community Development Block Grants

Funds allocated to local government from the federal government are required to be applied for and used within a broad functional area such as community development.

Assessment District/Community Funding District

A tool which allows the City to construct desired and authorized public improvements, with the costs and expenses of the project being apportioned and spread against the benefited properties within the boundaries of a designated area. The assessment liens are then financed through the issuance of bonds payable over a period of years.

Bond Financing

There are several bonding mechanisms used for parks and recreation which are briefly described below.

Revenue Bonds

These encompass a broad category of bond financing. For the purposes of parks and recreation, general revenue bonding based on authorizing statutes and/or lease revenue bonds based on lease hold values of land facilities and operating entities that create a cash flow can be used.

Special Tax Bond for Parks and Recreation (i.e. L.A. County's Proposition A)

Governments have successfully approached the public to request their support for parks, recreation and open space through a special assessment. The funds are exclusively for recreation, parks and open space preservation, land acquisition and development and serve as a basis for combining other funds needed for future recreation. This revenue should be on-going and assessed annually on a dwelling unit basis and parcel basis for commercial. Proposition A also has competitive grants in a number of varying categories and allotments for maintenance over the next twenty years.

Redevelopment Agency Tax Increment Bond Funds

The Redevelopment Agency has the authority to pay for public improvements which will be repaid from the tax revenue received by the Agency. The size of the bond issue is dependent on the amount of tax revenues received. No additional tax is paid by properties within the redevelopment area. The total property tax paid by a property owner is limited by the State Constitution. The Agency receives its revenue form its ability to collect the full amount of taxes paid by all new development(above a base figure established by the County) rather than sharing this tax growth with other agencies.

Donations/Endowments

Though these are rare, the City should encourage individuals and corporations to invest in this community park resource. Endowments can offer ongoing assistance and demonstrate a generous commitment in memorium. A foundation could be enacted to provide a conduit for park support.