

# WEST HOLLYWOOD PARK

MASTER PLAN  
PHASE II

IMPLEMENTATION  
PROJECT

FEASIBILITY  
STUDY  
FINDINGS

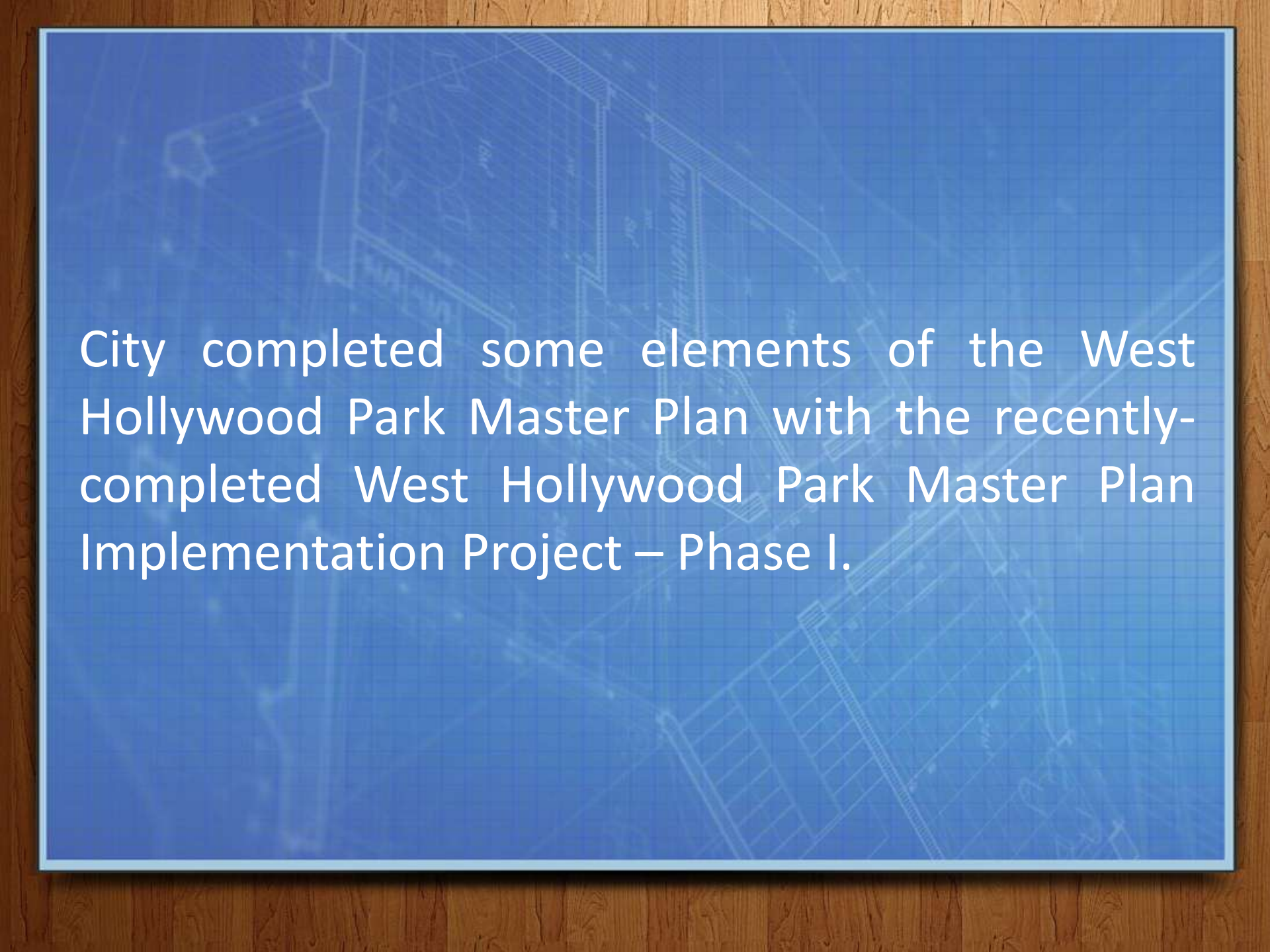


# WEST HOLLYWOOD PARK MASTER PLAN 2004

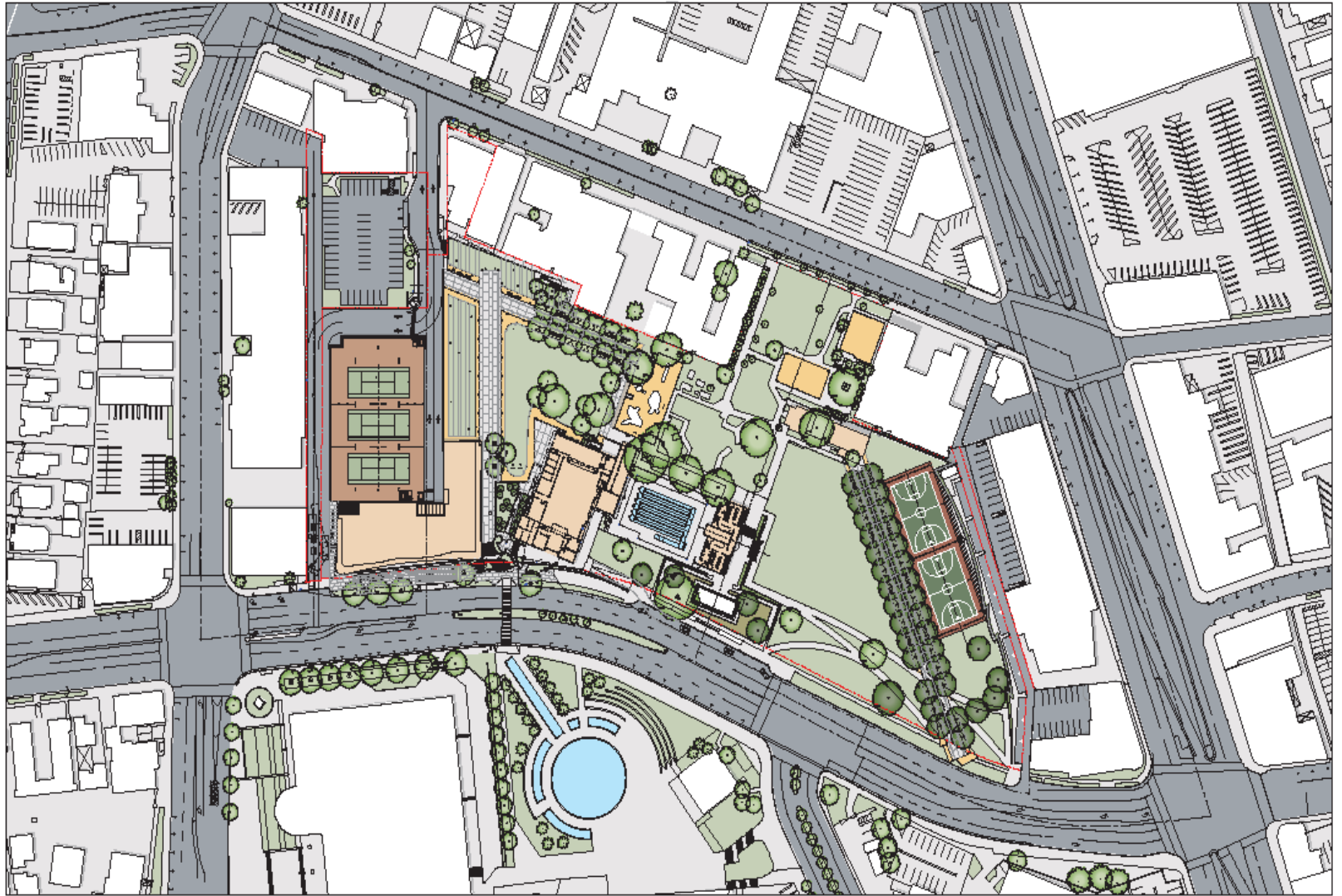
- Total of 5.23 acres of uninterrupted grass and trees including playground areas and tree-lined promenades compared with only 1.86 acres of park open space in the existing park
- A new library facility
- A total of 460 new parking spaces in multiple structures
- An aquatic facility, including two swimming pools to include a 25 meter x 25 yard swimming pool and an open recreation and instruction pool

# WEST HOLLYWOOD PARK MASTER PLAN 2004 (cont)

- A recreation and community center with park support facilities to include indoor multi-purpose courts (basketball, volleyball, dodge ball) and multi-purpose meeting and recreation rooms of various sizes for various uses
- Roof top tennis courts and roof top basketball half-courts
- Children's playground areas and tot lot

The background of the slide is a light blue grid with a faint, white architectural blueprint overlaid. The blueprint shows various lines, rectangles, and text, including the word 'WALKWAY' and some numbers like '100' and '20'. The entire grid and blueprint are set against a dark blue rectangular area, which is itself on a wooden-textured background.

City completed some elements of the West Hollywood Park Master Plan with the recently-completed West Hollywood Park Master Plan Implementation Project – Phase I.



**WEHO - PARK EXPANSION**  
PHASE B SITE PLAN  
SCALE: P=1/8"=1'-0"

**MDA Johnson Favaro**  
Architects and Urban Design



West Hollywood Park **TODAY**

# PHASE I-A

## MAJOR ELEMENTS

- Creation of additional park open space and landscaping
- A new 3 story library facility
- A new 5 – story parking structure and single-story plinth parking structure for a total of over 400 parking spaces
- A Promenade
- Three new roof top tennis courts

# PHASE I-B

## MAJOR ELEMENTS

- Creation of additional park space
- A promenade
- Staging area for public assemblies
- California native plant and drought tolerant garden area
- Two outdoor basketball courts

# PHASE II

## PROPOSED MAJOR ELEMENTS

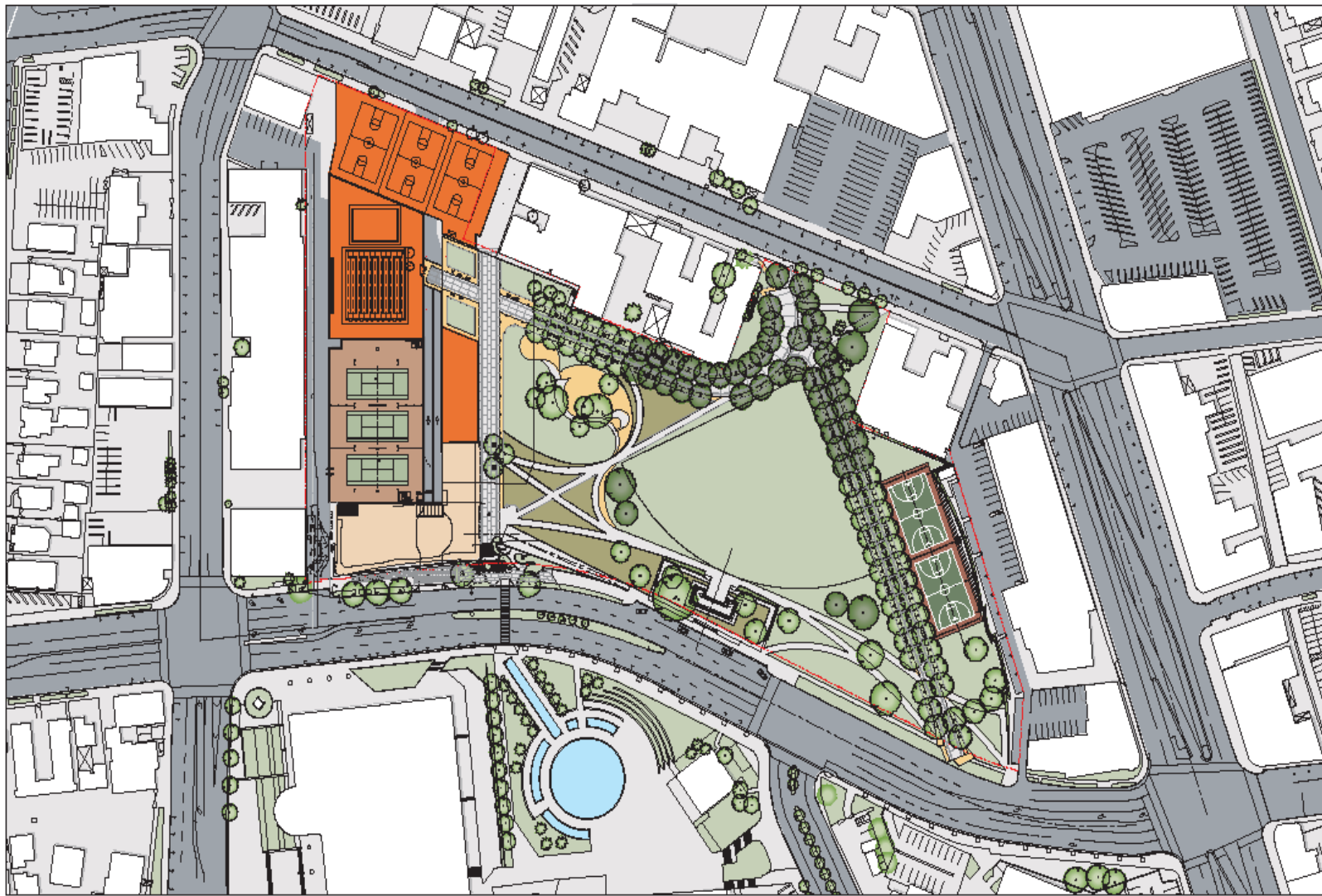
- Demolition of: existing auditorium including park office, restrooms and sky room; swimming pool & support building; tiny tot building and adjacent restroom building
- Children's playground areas and tot lot
- Park improvements



# PHASE II (cont)

## PROPOSED MAJOR ELEMENTS

- Creation of additional park space
- Development of a new aquatic/pool facility
- Development of a new recreation and community center with gymnasium and park support facilities



WEHO - PARK EXPANSION  
SITE PLAN - PHASE 1  
SCALE: 1"=60'

MDA Johnson Favaro  
Architecture and Urban Design



# West Hollywood Park MASTER PLAN

# FEASIBILITY STUDY

Feasibility Study expanded upon initial analysis previously conducted by Heery International, Inc. The Study investigated the structural, soils and foundation requirements for the Project with input from engineers and other technical consultants.

# FEASIBILITY STUDY

## COMPONENTS

- The aquatic facility on the roof of a structure with the recreation center at park level
- The aquatic facility at park level with the recreation center above
- The aquatic facility at park level with no structure above
- Consideration of interior column/shear walls within the recreation center
- An option that considers the financial means of the City.

# AIDS Monument Integration

On December 17, 2012, City Council approved an item directing staff to identify a site for the Foundation of a National AIDS monument/tribute. Based on criteria that was relayed from the Foundation for the National Aids Monument, West Hollywood Park is an ideal location. Some of the criteria included:

- Will incorporate some type of physical structure (possibly with a dual use, such as an amphitheater or a permanent public gathering space)
- Will incorporate three components: Memorialize (those we lost), Tribute (those who paved the way for hope and cure/advanced treatment), Inform (current state and where we are headed/testing info etc.)

# AIDS Monument Integration (cont)

- West Hollywood Library has been mentioned as a potential site to house the educational component and should be in some way adjacent to or visible from the site of the physical structure
- Initial discussions revolved around possible use of the area of West Hollywood park fronting on San Vicente Blvd, east of the existing swimming pool
- Will memorialize the AIDS epidemic from the West Hollywood/Los Angeles perspective
- Site design to be determined pending analysis from City staff on viable locations in or around West Hollywood park

# AIDS Monument Integration (cont)

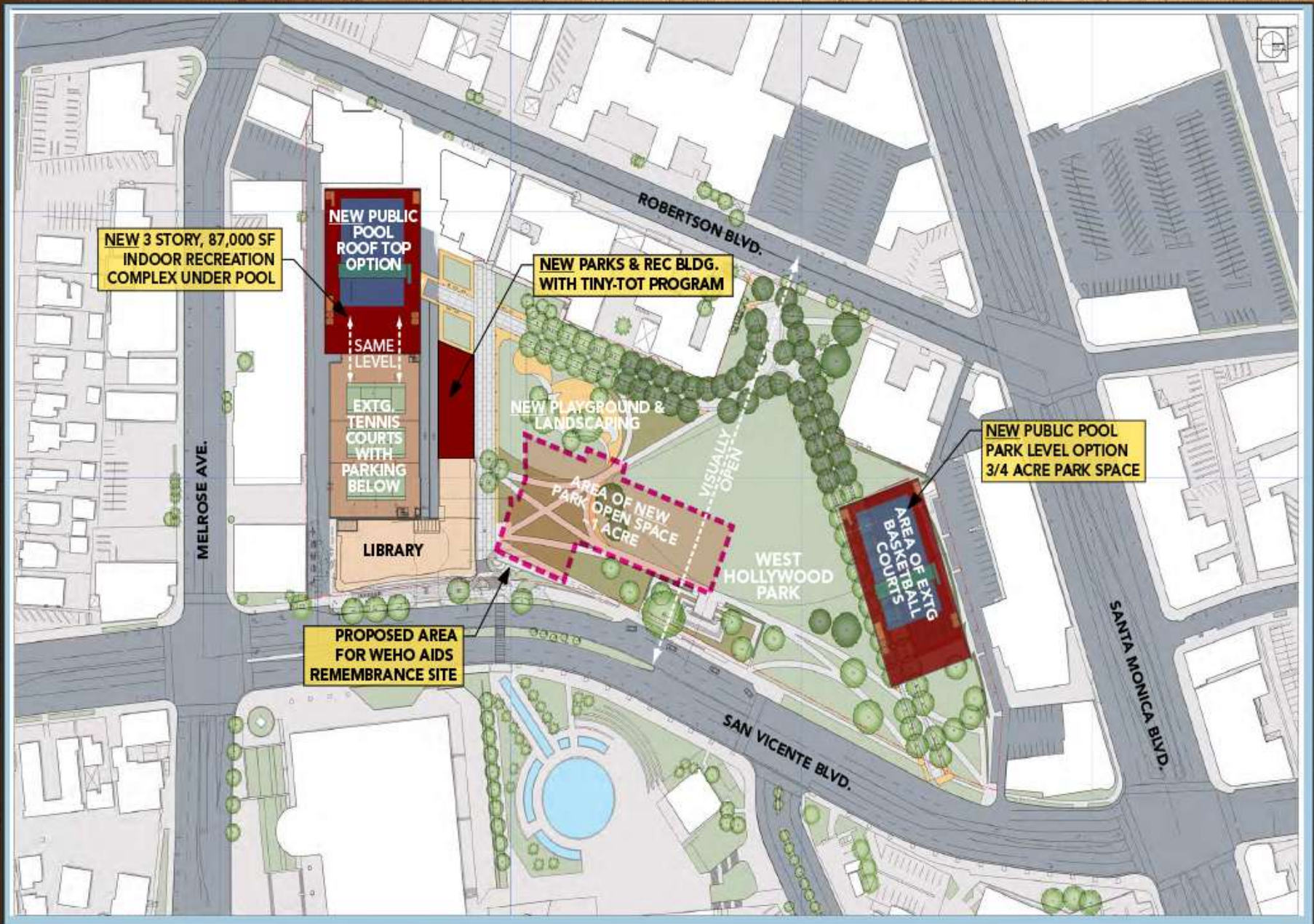
- Site design will also give due consideration to parameters consistent with the current plans and completed EIR for West Hollywood Park
- Timeline requested is 3-5 years to completion as opposed to 10 years

The background of the slide is a blue-tinted architectural blueprint. It features a grid pattern and various technical drawings, including floor plans, elevations, and sections of a building. The lines are light blue and semi-transparent, creating a technical and professional atmosphere.

# HEERY INTERNATIONAL

Dan Adams (Project Director)

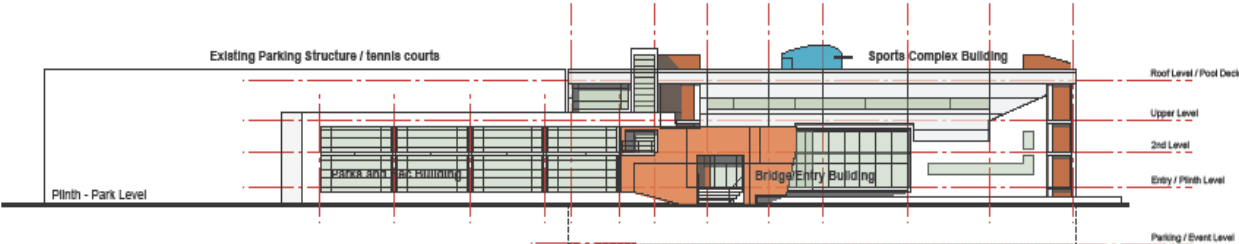




West Hollywood Park  
**PROPOSED MASTER PLAN - PHASE II**

# WEST HOLLYWOOD PARK

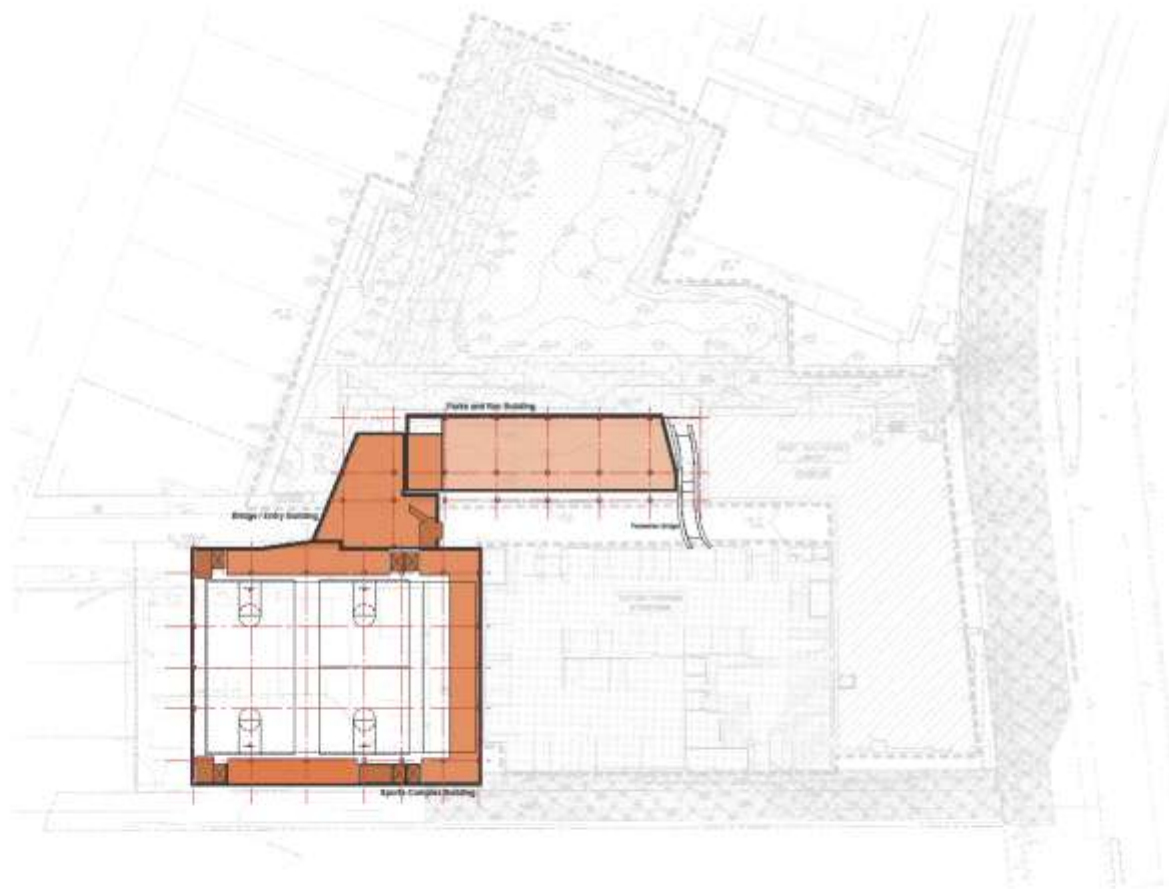
PHASE 2 MASTER PLAN IMPLEMENTATION  
PRELIMINARY SITE FEASIBILITY



North Elevation

|                  |     |
|------------------|-----|
| <b>E1.0</b>      |     |
| DATE: 05.10.2011 | NTS |

**HEERY**  
San Francisco, CA



## WEST HOLLYWOOD PARK

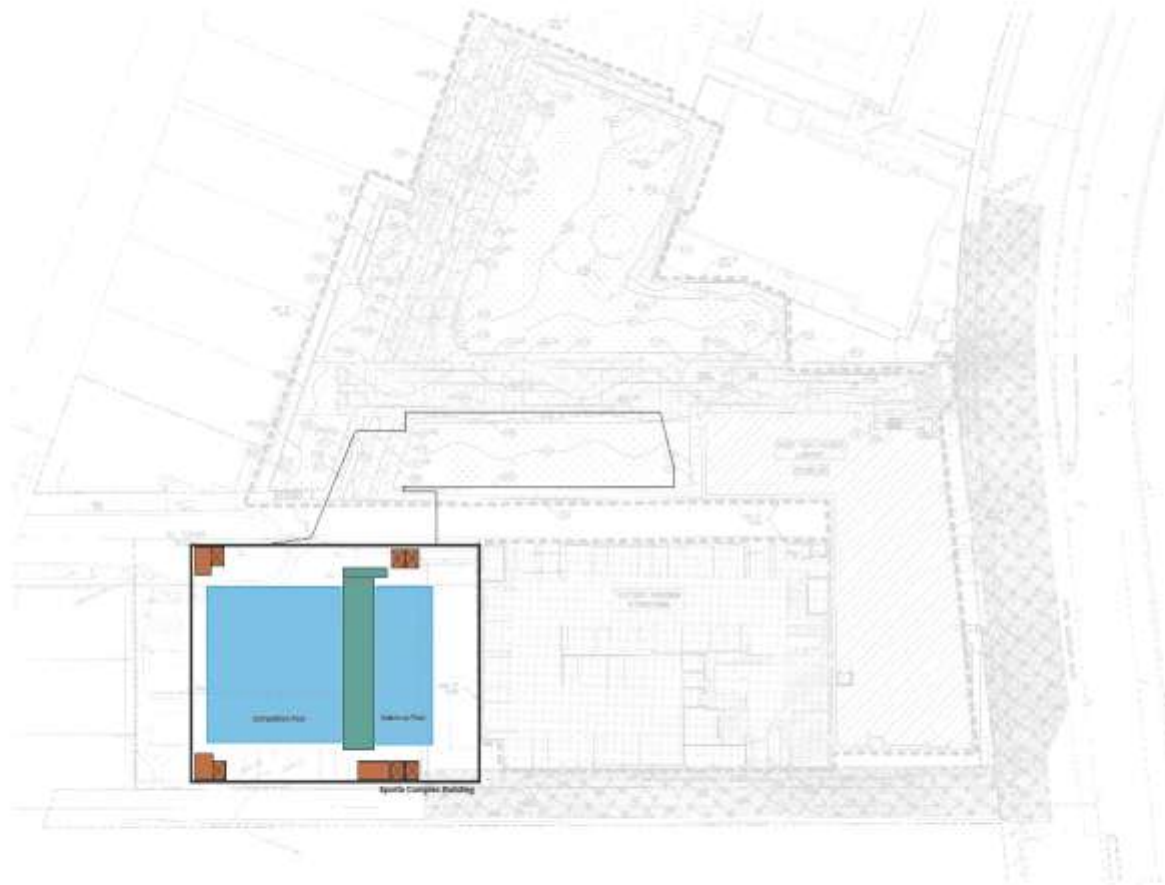
PHASE 2 MASTER PLAN IMPLEMENTATION  
PRELIMINARY SITE FEASIBILITY

|           |  |
|-----------|--|
| <b>01</b> | <b>PARKING / EVENT PREP</b><br>Storage   |
| <b>02</b> | <b>ENTRY / PLANT LEVEL</b><br>Park and Play Office<br>Meeting Rooms<br>Gym Entry / Corridor<br>Gym Administration<br>Basketball Courts |
| <b>03</b> | <b>2nd LEVEL</b><br>Meeting Rooms<br>Gym Administration<br>Viewing Balcony   |
| <b>04</b> | <b>1st UPPER LEVEL GYM</b><br>Locker Rooms / Showers<br>Public Access<br>Park and Play Office / Misc.                                  |
| <b>05</b> | <b>ROOF LEVEL</b><br>Swimming Pool<br>Green Roof<br>Event Space  |

**SP5.02**

DATE: 08.08.2014 09:10

**HEERY**  
SAN FRANCISCO, CA



## WEST HOLLYWOOD PARK

PHASE 2 MASTER PLAN IMPLEMENTATION  
PRELIMINARY SITE FEASIBILITY

|           |  |
|-----------|--|
| <b>01</b> | <b>PARKING / EVENT PREP</b><br>Storage   |
| <b>02</b> | <b>ENTRY / PLINTH LEVEL</b><br>Parks and Rec Offices<br>Meeting Rooms<br>Gym Entry / Corridor<br>Gym Administration<br>Basketball Courts |
| <b>03</b> | <b>3rd LEVEL</b><br>Meeting Rooms<br>Gym Administration<br>Viewing Balcony   |
| <b>04</b> | <b>L1 / UPPER LEVEL GYM</b><br>Locker Rooms / Showers<br>Public Access<br>Parks and Rec Office / Misc.                                   |
| <b>05</b> | <b>ROOF LEVEL</b><br>Swimming Pool<br>Green Roof<br>Event Space  |

**SP5.05**

DATE: 06.05.2011 07:29

**HEERY**  
SAN FRANCISCO, CA

| DESCRIPTION   | POOL ON ROOF                      | POOL AT GRADE   |
|---|-----------------------------------|---|
| Recreation Center<br><i>(with breakdown of space below)</i> | 71,000 SF<br>2 Interior BB Courts | 82,000 SF<br>2 Interior BB courts<br>3 Exterior BB courts |
| Parking/Event Staging                                       | 30,000 SF                         | 30,000 SF   |
| Gym and Support Area  | 21,000 SF                         | 21,000 SF   |
| Balcony/Storage   | 9,000 SF                          | 9,000 SF  |
| Systems<br>Equipment/Office/Locker/Conference               | 9,000 SF                          | 20,000 SF   |
| Roof Structures   | 2,000 SF                          | 2,000 SF  |
|   |                                   |   |
| Pool Complex: Systems Equipment                             | N/A                               | 3,000 SF  |
| Pool Complex: Staff/Locker/Restrooms                        | N/A                               | 2,500 SF  |
|   |                                   |   |
| Parks & Recs Bldg   | 12,000 SF                         | 12,000 SF   |
| P& R Bridge/Lobby Building                                  | 6,000 SF                          | 6,000 SF  |
|   |                                   |   |
| Site Improvements   | 170,000 SF                        | 250,000 SF  |
|   |                                   |   |
| <b>PROJECT COST</b>   | <b>\$80,000,000</b>               | <b>\$75,000,000</b>                                       |

| DESCRIPTION                                   | POOL ON ROOF                      | POOL AT GRADE   |
|---|-----------------------------------|---|
| Recreation Center                             | 71,000 SF<br>2 Interior BB Courts | 82,000 SF<br>2 Interior BB courts<br>3 Exterior BB courts |
| Parking/Event Staging                         | 30,000 SF                         | 30,000 SF   |
| Gym and Support Area                          | 21,000 SF                         | 21,000 SF   |
| Balcony/Storage                               | 9,000 SF                          | 9,000 SF  |
| Systems<br>Equipment/Office/Locker/Conference | 9,000 SF                          | 20,000 SF   |
| Roof Structures                               | 2,000 SF                          | 2,000 SF  |
|   |                                   |   |
| Pool Complex: Structures                      | N/A                               | 5,500 SF  |
|   |                                   |   |
| Parks & Recs Bldg                             | 12,000 SF                         | 12,000 SF   |
| P& R Bridge/Lobby Building                    | 6,000 SF                          | 6,000 SF  |
|   |                                   |   |
| Site Improvements                             | 170,000 SF                        | 250,000 SF  |
|   |                                   |   |
| <b>PROJECT COST</b>                           | <b>\$80,000,000</b>               | <b>\$75,000,000</b>                                       |

# NEXT STEPS

- Release a Request for Proposal for design-related architectural, engineering and other professional services. Staff would work with the Council Subcommittee.
- Develop a review and evaluation process for the selection of the recommended architectural firm and sub-consultant team and community engagement plan for the Project.
- Establish timeline for Project
- Establish detailed cost estimate
- Establish budget recommendations