

The West Hollywood Park Regulating Plan

The most important attribute of the West Hollywood Park Master Plan is the distinction between open space and building sites. The most important document is the regulating plan which lays out the geometry of possible future building sites and defines those areas in and around the park that are not to be built upon. Referred to as “build-to” lines the boundary of building sites assures the retention of park open space where the community wants it. Build-to lines are limits however and do not dictate the shape or extent of building footprints as long as buildings fit within them; nor, importantly, does the regulating plan stipulate building type or program, except to the extent that dimensions may allow or disallow certain functions.

Five Major Building Components

The five building components envisioned to be completed on sites bounded within the regulating plan are:

1. *Library*
2. *Parking Structure(s)*
3. *Aquatic Center*
4. *Recreation Center*
5. *Mixed-Use Development*

Theoretically, with the exception of the library whose location has been definitively identified within the master plan, any of the five components can be placed anywhere within the building sites laid out within the regulating plan.

The Inviolability of Open Space

Within the boundary of the park those areas which do not fall within the build-to lines of the regulating plan are to be left open. In the creation of the master plan many building sites were considered, and many options pursued for the location of certain facilities in and/or around the park. Many of these were rejected for one reason or another, usually in order to preserve generous, contiguous uninterrupted park open space and to maintain clear visual and functional relationships between the park and its surrounding neighborhood. Some of these prohibited building locations are illustrated on following pages of this report.

The Library.

Many locations were explored for best situating the library including all four sides of the park. The Steering Committee stipulated that the library shall be located along San Vicente Boulevard at the southeast corner of the park. All other locations were prohibited.

Parking.

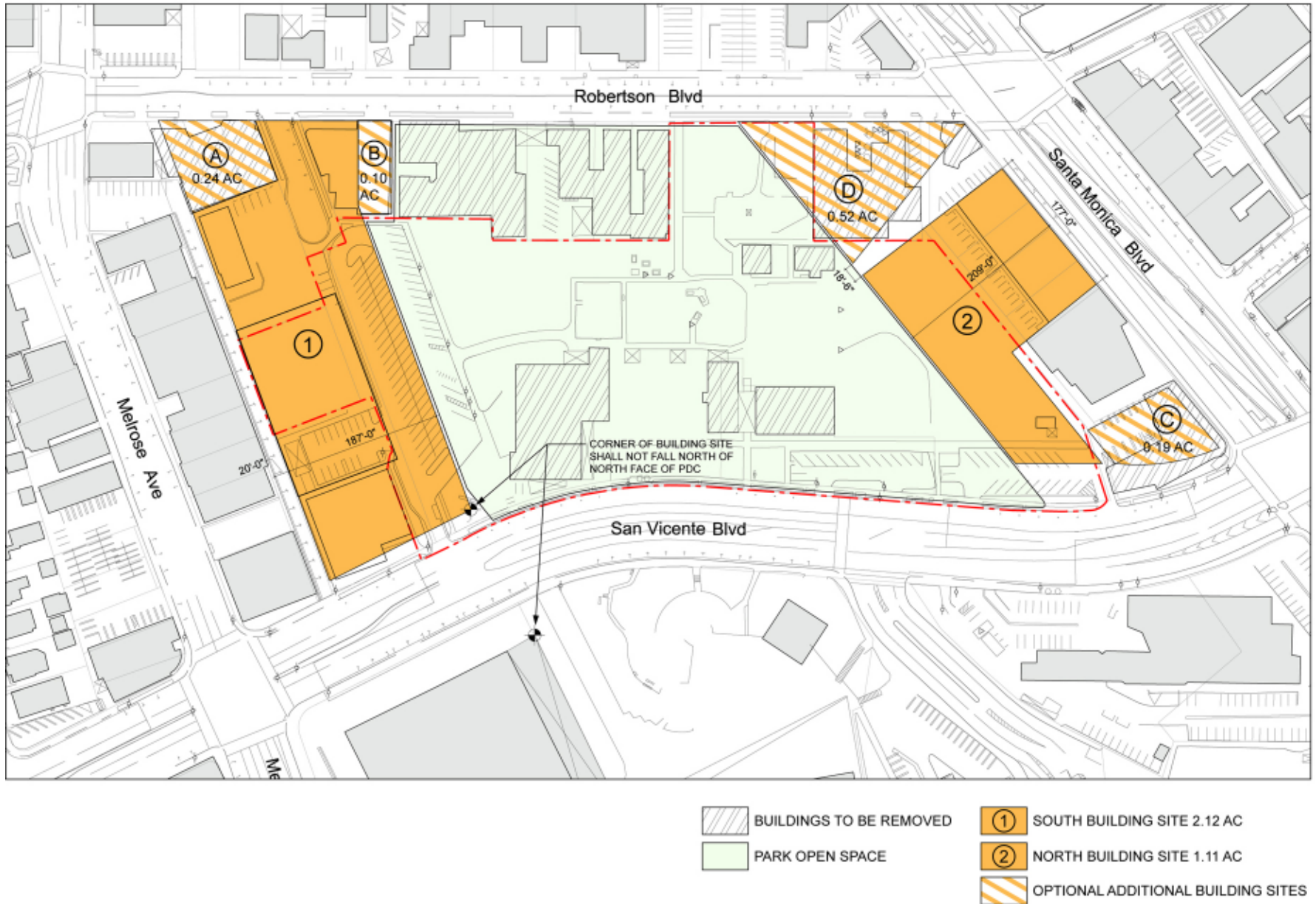
For dimensional reasons only two viable sites for parking have emerged, one at the north side the other at the south side. Within the building sites identified by the regulating plan structures are possible, but must be shielded from the park and surrounding streets by “liner” buildings with a minimum depth of 40’-0”. Maximization of parking capacity is a high priority.

Aquatic Center and Recreation Center

The master plan has determined that the aquatic center and recreation center are best located at the south building site where they will not compete with possible future mixed-use development along Santa Monica Boulevard, nor disrupt contiguous open space within the park. Within the south building site, however, many options are available, as illustrated on following pages of this report.

Mixed-Use Development.

Mixed commercial and residential development integrated with parking is encouraged on the north building site. Dimensional requirements of such development have been met by striking the south build-to line of the north building site through the top 1/3 of the softball field in the existing park. Note that the master plan prohibits building on this site until an equivalent amount of open space is liberated in other areas adjacent to the park.



West Hollywood Park Regulating Plan. The regulating plan defines building sites and open space. The “Build-To” lines are the outer boundaries of the building sites. They set limits to how far buildings can extend into open space, but do not require that buildings align with them. Those areas outside of the building sites are defined as open space to remain unbuilt upon in perpetuity with the adoption of this master plan.

Alternate Library Locations

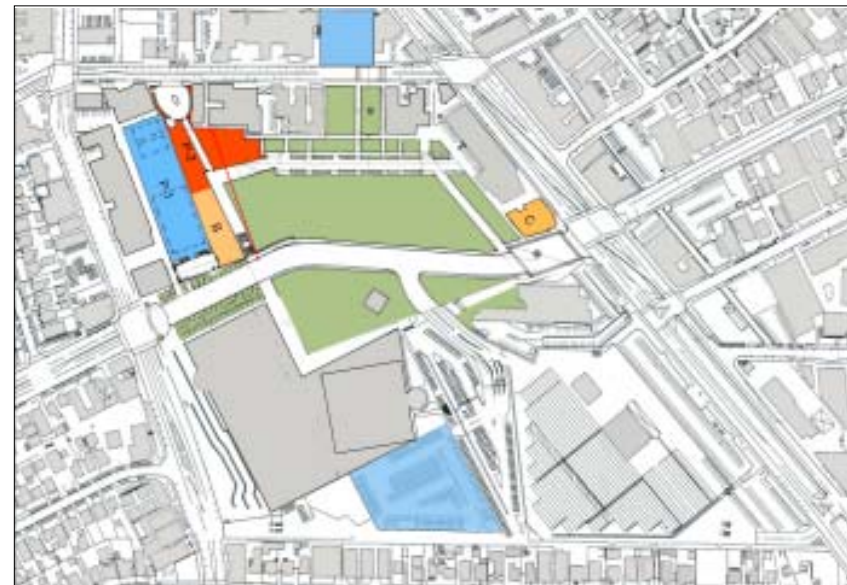
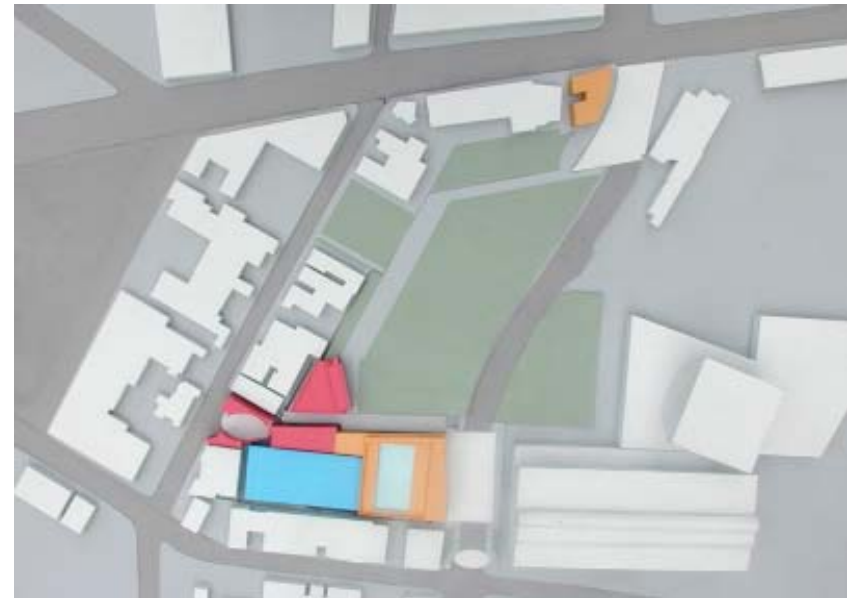
In addition to the location chosen three areas within and/or around the park were considered. Near unanimous preference for the site at the southeast corner of the park facing onto San Vicente (and the park) was expressed by the Steering Committee, the community, stakeholders and interest groups as well as Council members. The other sites considered and rejected were as follows:

Robertson South This scheme placed the library at the southwest corner of the site facing onto both Robertson Boulevard and the park. It would have created a public face onto Robertson Boulevard complementing the shops, restaurants and nightclubs already there with a modestly scaled civic structure. Its design would have required the retention of open passage at this key interface between the park and the neighborhood, as is required by the master plan. Such a passage created complexities for the efficient organization of the library that proved insurmountable. Also, the visibility of the library from both Santa Monica Boulevard and the park is questionable in this scheme.

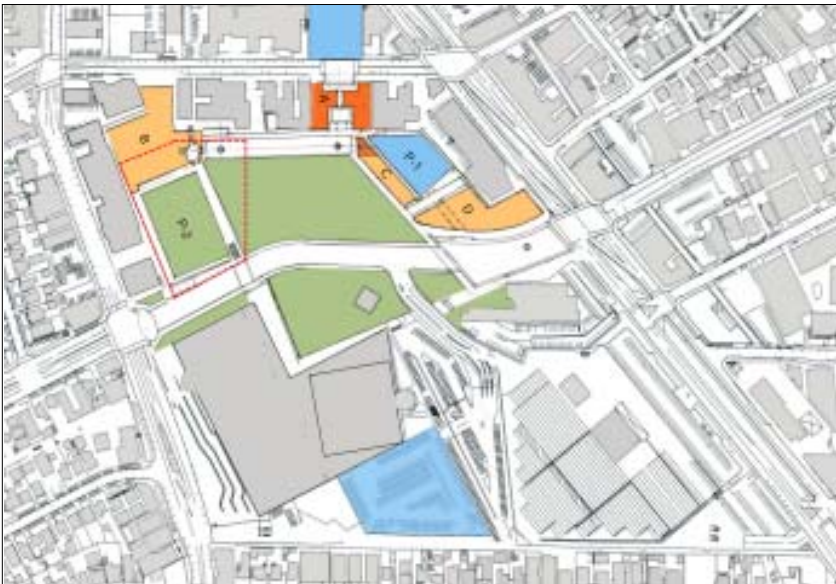
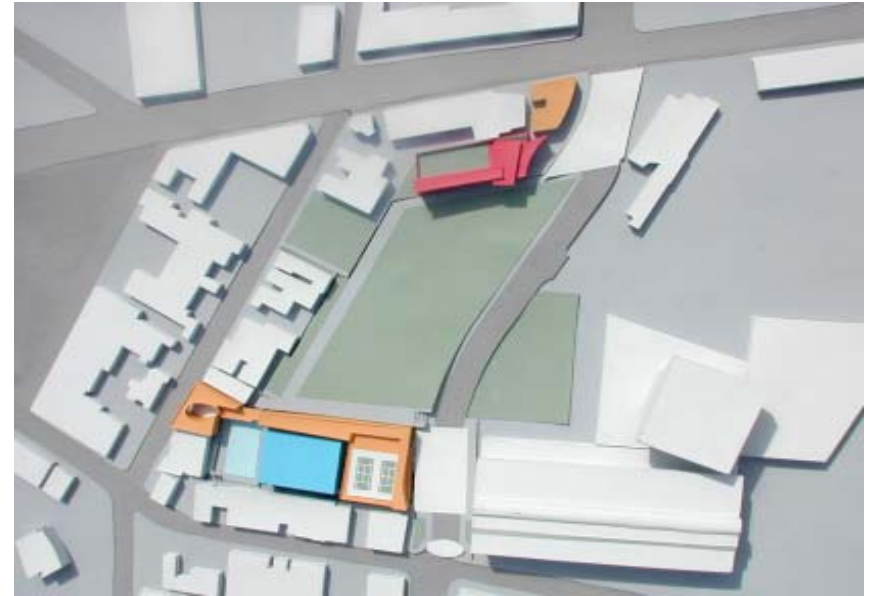
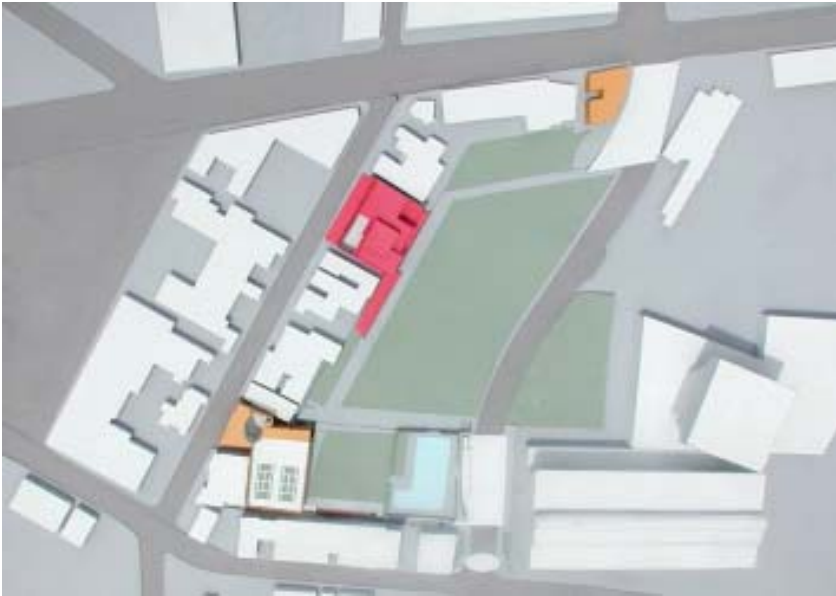
Robertson North The panhandle that connects the park to Robertson Boulevard, while enhancing the park's visibility and presence in the neighborhood, is underutilized and a seemingly less-than-efficient use of space. This scheme suggested that a good use of this "panhandle" might be as a site for the library. It shares with the "Robertson South" scheme the advantage of creating civic presence on Robertson, but places the library in a location remote from Santa Monica Boulevard. Also, like "Robertson South" it plugs a key visual and functional link between the neighborhood and the park.

San Vicente at Santa Monica. Of the alternatives considered this was the second most attractive option, especially for its proximity to Santa Monica Boulevard. Its principally east-facing orientation while less attractive than north orientation is nevertheless an advantage. Also advantageous is its easy access from both the park and the boulevard. The elongated shape made necessary by the imperative to keep lines of site from the boulevard into the park as open as possible would have presented challenges in working out the internal configuration of the library. Note also that at least 90 parking spaces must be provided adjacent to the library, and thus this option would have required the construction of parking somewhere along the north side of the park.

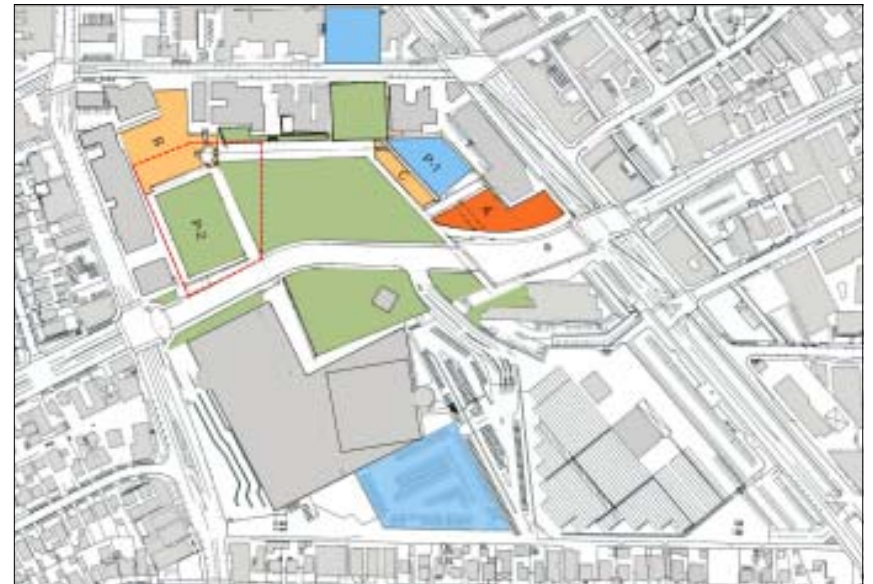
The Steering Committee deemed these options inadequate and inappropriate and rejected them in favor of the San Vicente location at southeast corner of the park.



Robertson South. This location would have required splitting the internal operations of the library to maintain open passage into and out of the park



Robertson North. This option would have permanently plugged a key visual and functional connection between the park and Robertson Boulevard



San Vicente at Santa Monica. The elongated configuration and dominant eastern exposure were considered disadvantages of this option.

Alternate Aquatic Center Locations Considered

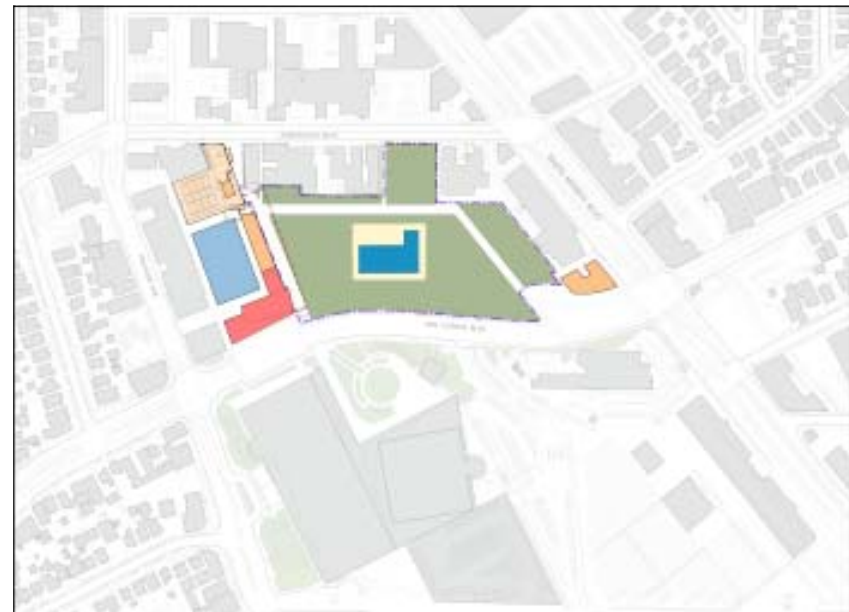
Many locations for the Aquatic Center were considered in order to understand that which would be most advantageous for both the park and the daily functions of the Aquatic Center. Each option was evaluated based on accessibility of the facility, the ability to provide a sufficiently generous setting for the pool(s) and related appurtenances as well as the role of the Aquatic Center as a key “activator” in the life of the park. It was important to everyone concerned that the Aquatic Center maintain a clear and intimate relationship to the park consistent with the principle that recreational facilities are key components in the creation of an active urban park.

Middle of the Park. One possibility considered was to expand the existing complex *in-situ* creating a first class competition/lap facility in the middle of the park. Advantages included the total integration of the Aquatic Center in the life of the park. However, for liability, safety and security reasons public swimming pools require extensive protection in the form of walls, fences and structures, which in their accumulation create obstacles to visual and functional relationships with their surroundings. This reality together with the loss of open space in the heart of the park would have violated an essential tenet of the master plan. Moreover, building the new facility on the site of the existing facility would have required the cessation of aquatics services and programs for at least two years.

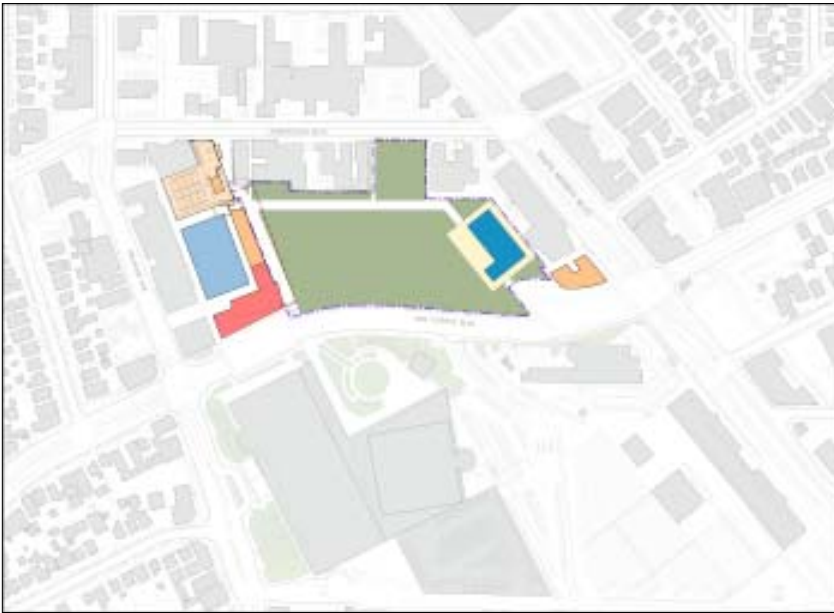
North Side. While advantages from the point of view of accessibility from the park and a clear visual connection this site would preclude development opportunities for mixed use commercial/residential buildings facing onto both Santa Monica Boulevard and the park. This site is also critical in providing much need parking along the boulevard. The aquatic facility here would have constricted the depth of the building site and undermined the feasibility of an efficient parking structure.

West Side. As with the library the Robertson “panhandle” is a potential site, given its ample dimension, relative flatness and frontage on Robertson. This site would certainly would have lent high visibility to the aquatic center. However, like the library, the presence of the aquatic center, necessarily fenced and/or walled off, would have cut off circulation and visibility into and out of the park from Robertson Boulevard.

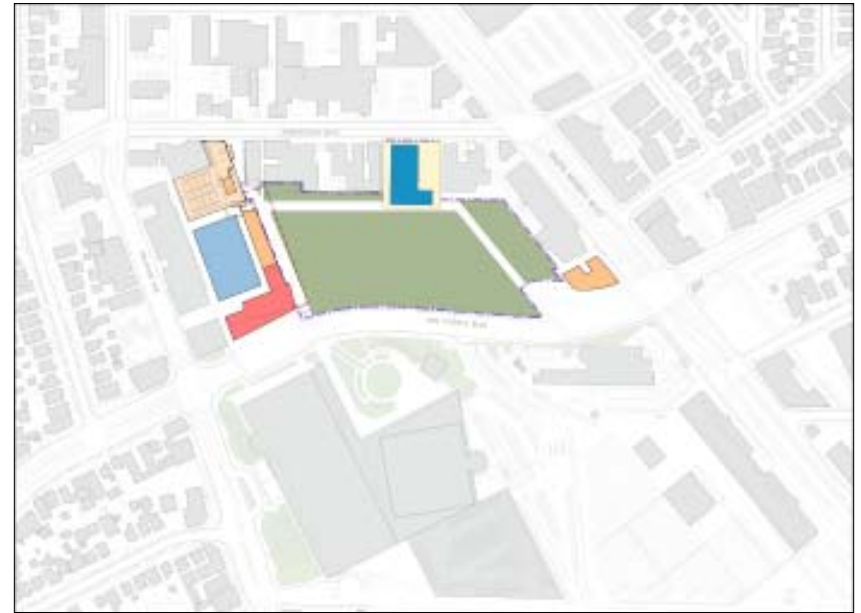
The Steering Committee deemed these options inadequate and inappropriate and rejected them in favor of locations at the south end of the park.



Middle of the Park . Building a new facility on the site of the existing facility would undermine coherent, uninterrupted open space that is the basic tenet of the master plan. Additionally, it would require the cessation of aquatic programs and services for a minimum of two years.



North Side . The aquatic facility here would guarantee both visibility and accessibility to and from the park; but, it would preclude important development opportunities along the Santa Monica Boulevard frontage.



West Side. Placing the aquatic center in the Robertson "panhandle" would assure accessibility to and from the park as well as the boulevard itself; but it would undermine an important visual and functional relationship between Robertson and the park.

Parking Sites

The dense commercial neighborhood within which the park resides is under tremendous pressure for the lack of parking serving the retail shops, design stores, cafes, restaurants and nightclubs, some of the most popular in the Los Angeles metropolitan region. The city must identify sites for parking that would serve not only the park, library and recreation facilities, but also the surrounding commercial neighborhoods. Efficient, economically feasible structures require certain minimum dimensions, preferably 120-30 feet in width to accommodate a double-aisle configuration and 200 to 300 feet in length to accommodate sloped floor parking. Only two sites in the vicinity of the park qualify, the south side and the north side.

South Side. The dimensions of possible building sites at the south side of the park are ideal for efficient parking structures and well situated for vehicular access from San Vicente, Melrose and Robertson. Integration with the library and recreation facilities is critical although there are many ways to achieve it. Options considered have included a free standing structure surrounded by the new buildings and vertically integrated parking and recreation facilities. No park space is consumed in providing parking on the site of the existing Ron Stone Clinic parking lot, the two tennis courts and the El Tovar maintenance yard.

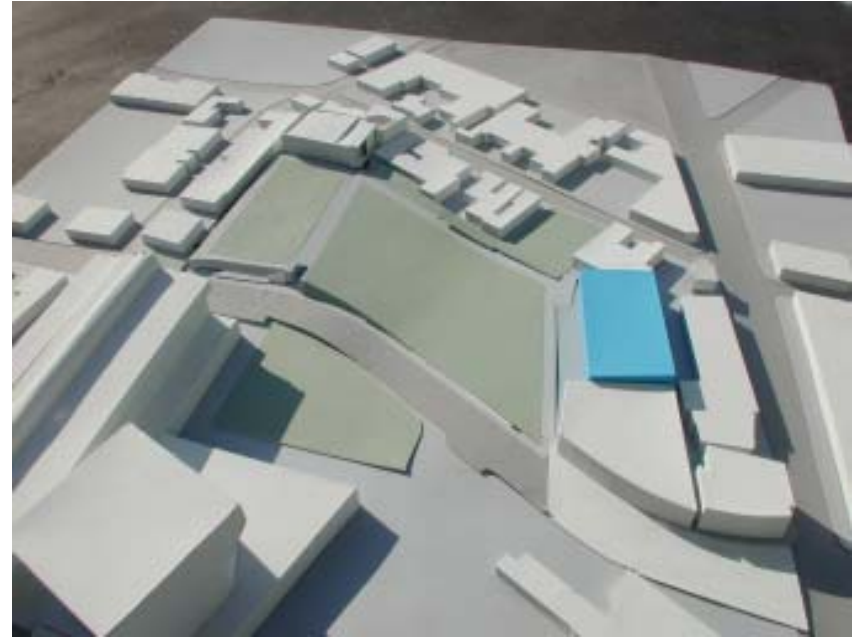
North Side. The site at the north side is more complex in that it requires the combination of private sector properties with City owned property--the north third of the existing softball field-- in order to accommodate an efficient structure and new buildings ("liners") facing both the park and the boulevard. The "liner" buildings are critical in shielding the structure and creating life at this critical edge of one of the City's most important civic spaces. Note that the site of the existing Koontz Hardware Store is left untouched in any options for parking structures at the north end of the park. Also, park space cannot be built upon unless replaced by additional park space elsewhere in and/or around and contiguous with the existing park.



Parking Sites. Sites capable of accepting parking structures are limited to the north and south side of the park. The east and west sides are precluded for many reasons the principal of which is the imperative to maintain visibility into and out of the park.



South Side. The south side of the park on the site of the existing Ron Stone Clinic parking lot, the two tennis courts and the El Tovar maintenance yard offers many possibilities for parking in a variety of configurations.



North Side. The north side of the park offers possibilities for parking structures provided room is preserved for "liner" buildings on both the Santa Monica Boulevard and park frontages. Mixed-use commercial and residential development integrated with an efficient parking structure is ideal for this block of the boulevard.

The Freestanding Parking Structure at the South Side

The advantages of the freestanding parking structure at the south side of the park are significant. With minimal disturbance to the existing park, and minimal interface required with the other facilities planned for the south building site (library, aquatic center, recreation center) a new structure almost immediately go a long way toward solving parking capacity problems inflicting the general Melrose/Robertson neighborhood. Ideally situated to draw commercial patrons to both Melrose and Robertson, and located at the lowest point of the West Hollywood park site this solution provides maximum utility with minimum impact on its surroundings.

The specific site of the new structure consists of three parcels located just behind the Ron Stone Clinic. They are: 1) the Ron Stone Clinic parking lot; 2) the West Hollywood Park tennis courts; and 3) the El Tovar Maintenance Yard. The tennis courts would be replaced on the roof of the new parking structure; and, hence, no existing park space would be consumed in the construction of the facility. Egress and ingress to the structure would be provided at existing curb cuts on San Vicente, Robertson and Melrose Avenues. The construction of the structure is facilitated by virtue of access to the site from three sides, the relatively flat topography, and the freedom from having to integrate with other facilities such as the aquatic center and/or recreation center.

Upon completion of the structure the library facing San Vicente, and the combined Aquatic and Recreation Center facility facing Robertson can be built, with minimal disturbance to the new structure and the park.



Freestanding Parking Structure. The new structure will fit behind the existing Ron Stone Clinic building on the site of the Ron Stone parking lot, the tennis courts and the El Tovar Maintenance Yard. The tennis courts will be replaced on the roof of the new structure.



The Library. The library will be built on the site of the existing Ron Stone Clinic. Vehicular access to the freestanding parking structure is accommodated through the ground floor level of the library from San Vicente. The library's 90-car garage is built to the north of the free standing structure and becomes the plinth upon which the south end of the park sits, thus leveling the topography of the park and expanding its useful area..



The Aquatic and Recreation Centers. Any number of configurations for the aquatic center and recreation center on the west side of the freestanding parking structure are possible, depending on the ability/desire of the City to appropriate private sector properties. The issue at play is whether the aquatic center will stack on top of the recreation center or sit side-by-side.

The Pools of the Aquatic Facility

Two Pools. The double pool model provides the widest range of swimming opportunities, programs and services. The 25m x 25yd pool allows for both short course formats for competitive meets and daily lap swimming. As a competition, exercise and training pool the temperature of the water in this pool is maintained on the cooler side of the spectrum. The recreational pool kept heated to higher temperatures than are comfortable for competition and exercise. The possible configurations for this kind of pool are wide ranging but should allow for the broadest array of activities such as adult aerobics, scuba diving, zero depth for very small children, etc.

Rooftop Pools. While seismic forces are an issue to deal with in Southern California in the placement of a heavy element such as a pool, rooftop pools are not out of the ordinary, and seen in most parts of the world especially in hotels from the Mediterranean to Las Vegas. Los Angeles, and West Hollywood have both seen the proliferation of rooftop pools in the years since WWII. Seismic stability is to be addressed by sound engineering in the planning and design stages of any vertically integrated aquatic center/recreation center facility.

Pool Construction. State-of-the-art pool construction has migrated toward the prefabricated system currently and most reputedly manufactured in Italy. This is a lightweight system of preformed stainless steel component parts trucked and craned onto the site. It is adaptable to many conditions and particularly suitable for rooftop applications.



Competition/Lap Pool. The 25m x 25yd. pool is dedicated to exercise, training and competition. Its temperature will be maintained at a range suitable for these activities.



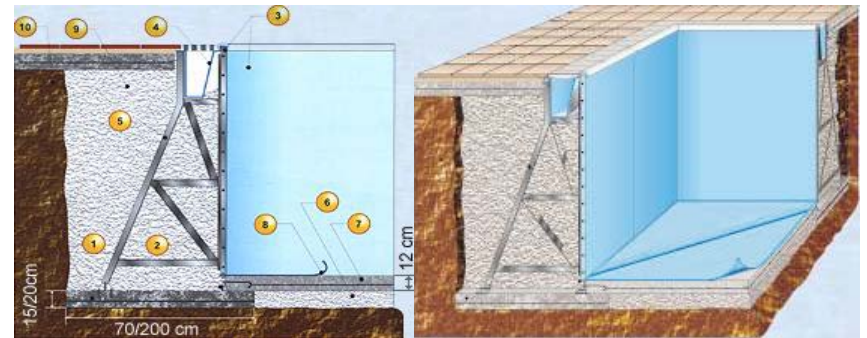
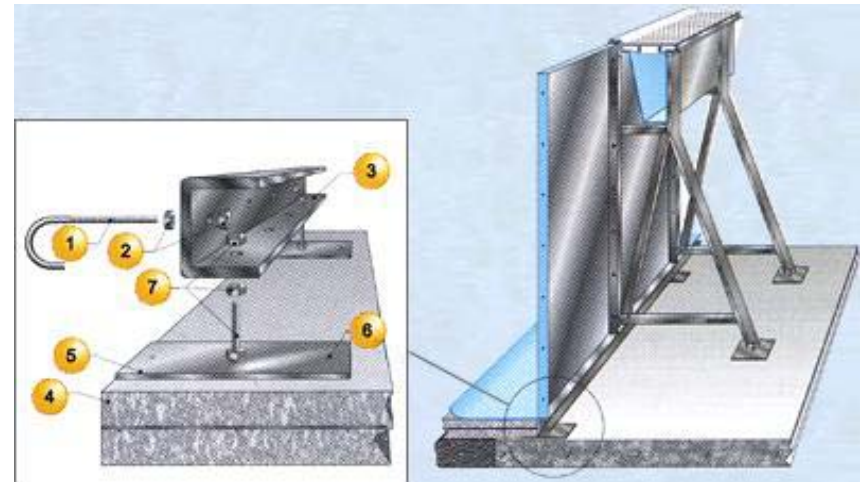
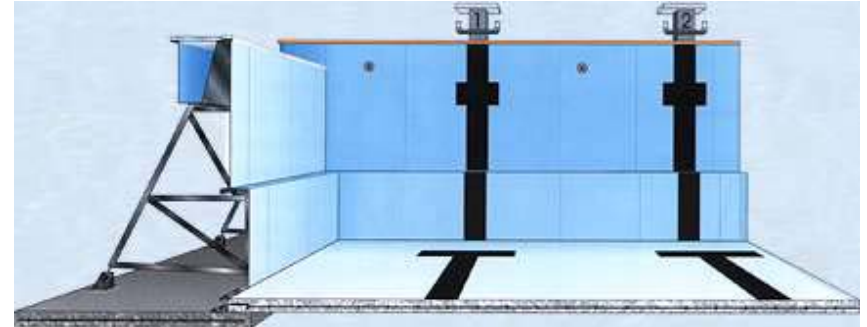
Recreation Pool This pool can assume any number of configurations and will accommodate a variety of programs and services such as unprogrammed play, adult aerobics, scuba diving, etc. Its water temperature is maintained at higher range than the competition/lap pool.



Rooftop Pool. Pools on roofs of structures are common throughout the world and Southern California. There are many examples in West Hollywood



Advantage of Rooftop Location. Views of the Hollywood Hills to the north and the Los Angeles Basin to the south would be spectacular.



Prefabricated Pool Construction System. Stainless steel shell components are lifted into place and attached to structural steel "butress" system.

ro

Integrating Freestanding Parking with Other Facilities

With the construction of a freestanding parking structure in the location envisioned several options for the incorporation of an aquatic center and recreation center on the west side of the south building site emerge, depending on the degree to which the City wishes to pursue the appropriation of commercial properties along Robertson Boulevard. The option illustrated here avoids purchase of commercial properties with the exception of the small parcel immediately adjacent to and north of the Werle Building. This is necessary to accommodate the dimensions of the three-court gymnasium while maintaining open passage between the park and Robertson Boulevard, a major tenet of the master plan.

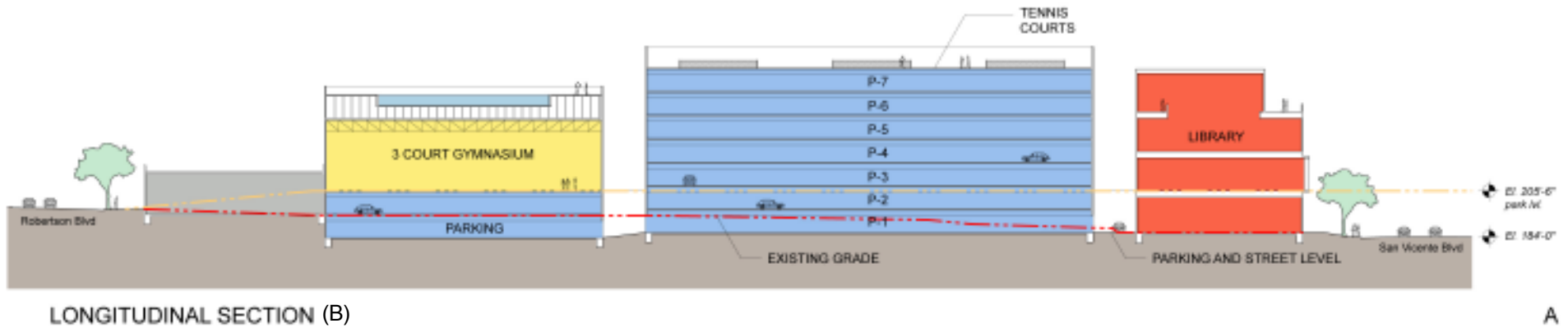
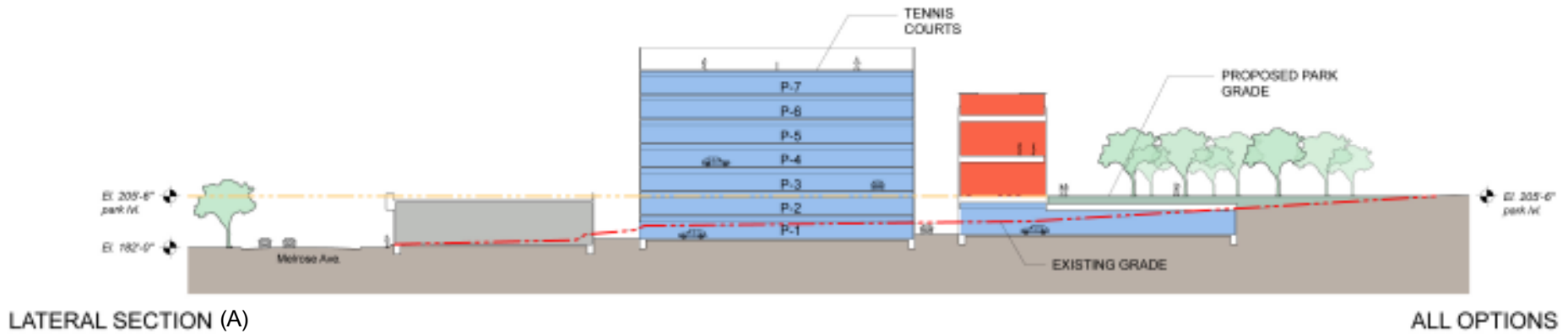
Understanding that new pool construction techniques have within the last decade facilitated rooftop construction the scheme illustrated here demonstrates that the two-pool aquatic center fits easily over the three-court gymnasium in a vertically integrated configuration. The aquatic facility includes a 25m x 25 yd. competition/lap pool with a smaller more versatile recreation pool. While more remote from the park than some have expressed preference for, its rooftop location would afford spectacular views of the Hollywood Hills to the north and the Los Angeles Basin to the south.



Aquatic Center. The rooftop complex fits over the three-court gym and features spectacular views of the Hollywood Hills to the north and the Los Angeles Basin to the south.



Three Court Gymnasium. The facility fits between the commercial property facing Robertson (known unofficially as the "Cobalt Cantina" property) & the parking structure.

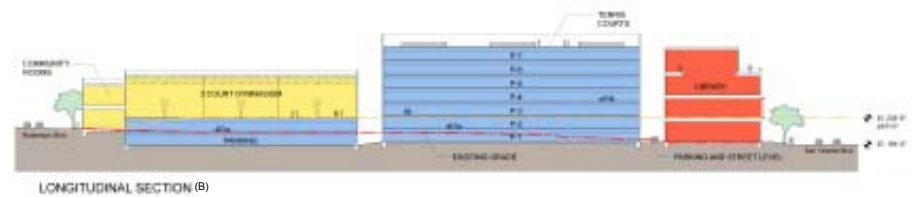


Freestanding Parking Structure with Vertically Integrated Aquatic and Recreation Center. These sections show the relationship of the freestanding garage to the library, aquatic center and recreation center. Note that because of its location the parking structure is minimally visible from the surrounding neighborhood, even at a height of seven levels. The tennis courts on the roof are visible from mid-park and from the south side of Melrose Avenue. Each of the seven levels accommodates 80 cars, for a total capacity of 560. In this scenario the aquatic center is situated over the three-court gymnasium, thus avoiding the necessity to appropriate commercial properties along Robertson.

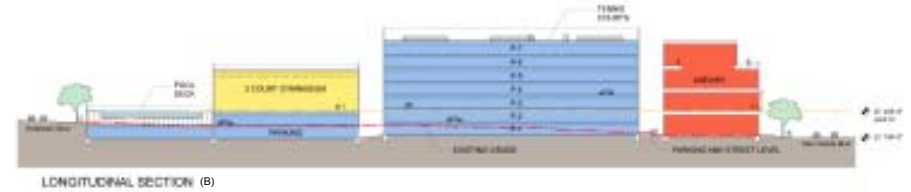
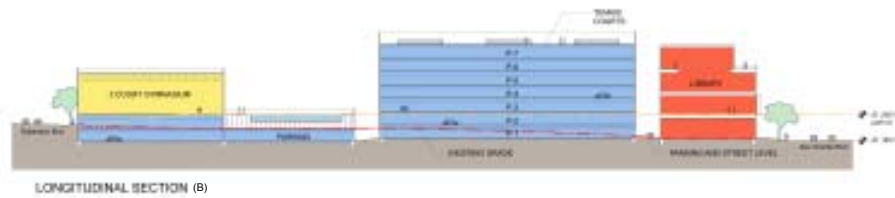
Horizontally Integrated Aquatic and Recreation Centers

Avoidance of the stacking of aquatic and recreation centers can be achieved should the City so desire with the expansion of the available building site made possible by the appropriation of the commercial properties along Robertson known informally as the “Cobalt Cantina” property. With the opening up of the site toward Robertson options for side-by-side arrangements unfold. Here, the alternatives are weighed in terms of how the aquatic center relates to the parking structure and the recreation center, but also, more importantly the park. They differ in the degree to which they afford direct visual and functional relationship with the park and the degree to which they benefit from optimal solar exposure.

All three options illustrated here place the pool deck level with the proposed elevation of the park.



Aquatic Center on North Side of Recreation Center. In this scheme the pools have the most direct visual and functional relationship with the park. Access to the recreation center to and from the park would have to be worked out in design. The height of the three-court gym on the south side of the pools is a potential weakness of this scheme.



Aquatic Center on East Side of Recreation Center. In this scheme the aquatic center forms a kind of courtyard between the recreation center and the freestanding parking structure. Access to and from the park is still direct. The three-court gymnasium forms a strong presence on Robertson Boulevard and is situated to benefit from direct access to and from the park.

Aquatic Center on West Side of Recreation Center. Here the aquatic center faces onto Robertson with the advantage of reducing building mass along this intimately scaled street. Access to and from the park is maintained, albeit less directly than in the other schemes. The recreation building forms a kind of protective barrier against the presence of the parking structure; and, exposure to the sun is ideal.

Sizing the Freestanding Parking Structure

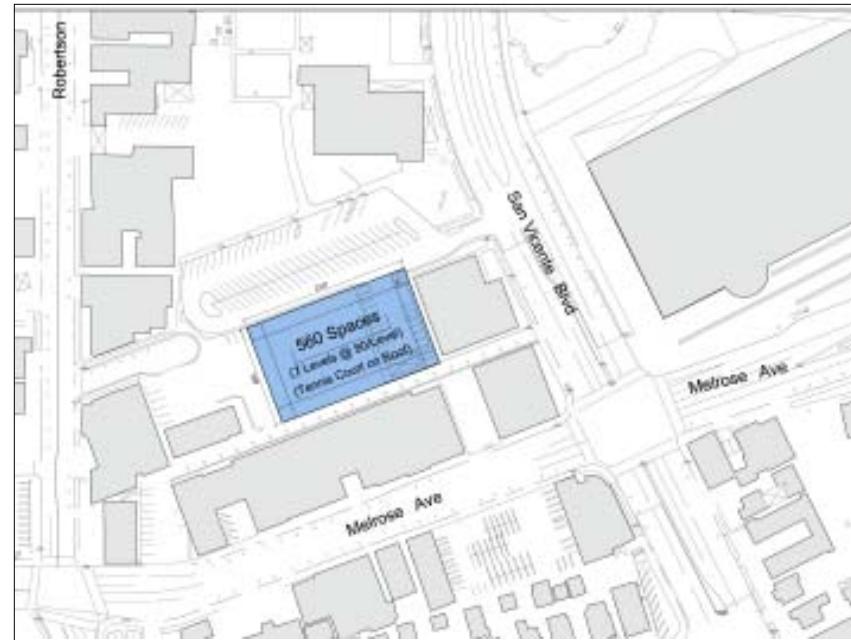
Understanding the optimal size of the structure is the balance of three variables:

- 1) Capacity
- 2) Visibility and Massing
- 3) Costs of Subterranean Construction and the Depth of Water Table

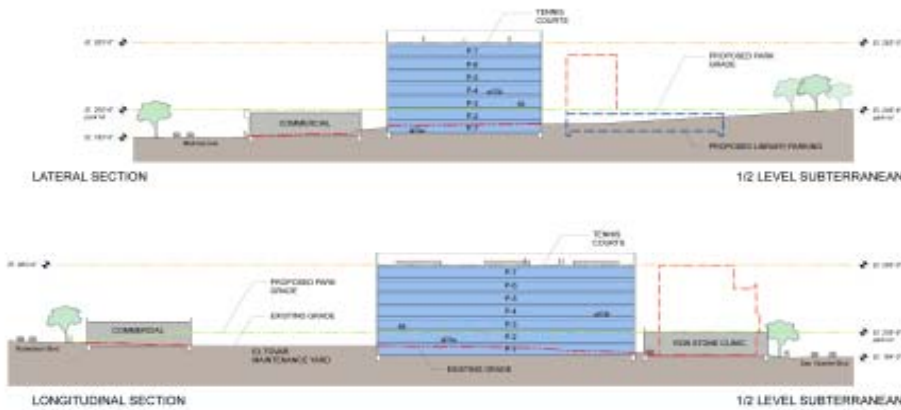
All of the schemes share three characteristics:

- 1) Due to the slope of the site there is at least 1/2 subterranean level.
- 2) The existing two tennis courts are replaced by three courts on the roof of the new structure.
- 3) The length of the structure allows for sloped ramp parking floors, eliminating the need for speed ramps.

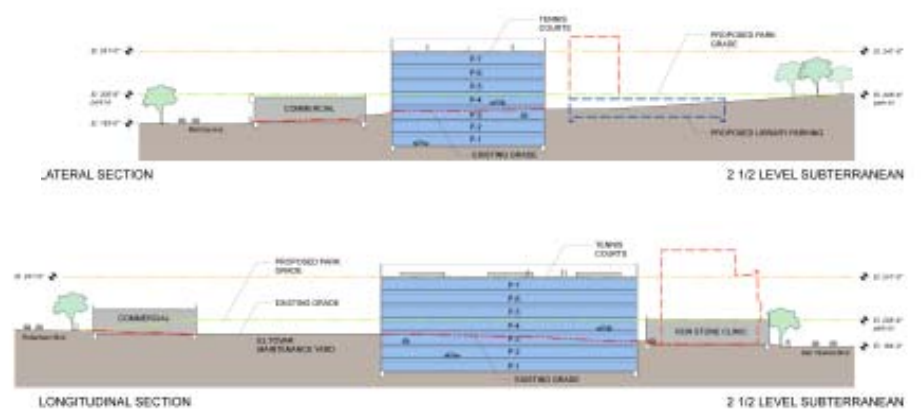
The least costly of the options illustrated is the five level structure with 1/2 level subterranean with a capacity of 400 cars and , with the construction of the library and aquatic/recreation centers virtually unseen from most locations in the vicinity of the park. The most costly would be the seven level structure with 2 1/2 subterranean floors; this scheme maximizes capacity at 560 cars while maintaining minimal massing and visibility, being equal in height to the five level structure. The other schemes illustrate alternative degrees of submersion into grade which would be evaluated for feasibility vis-a-vis the impacts of the water table at this specific location and the related excavation and foundation costs.



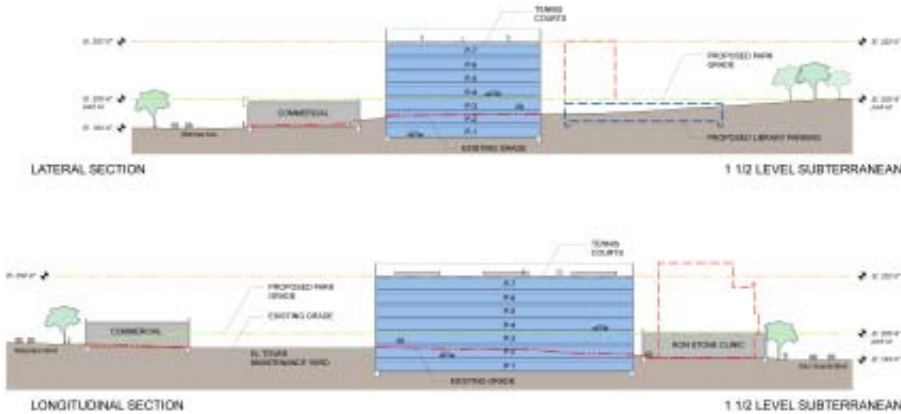
Freestanding Garage in Context. The capacity of the garage is dependent on height, visibility and massing balanced against the degree of subterranean construction possible, the influences of the water table on construction feasibility and overall construction costs.



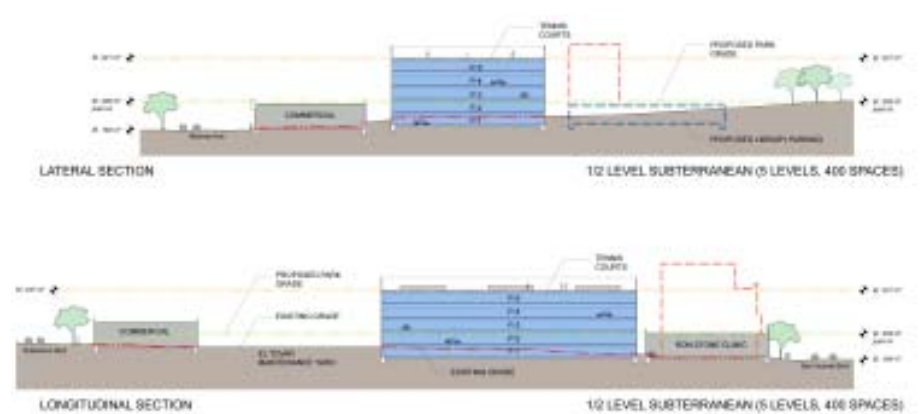
Seven Level Structure, 1/2 Level Subterranean, 560 Spaces



Seven Level Structure, 2 1/2 Levels Subterranean, 560 Spaces



Seven Level Structure, 1 1/2 Levels Subterranean, 560 Spaces



Five Level Structure, 1/2 Level Subterranean, 400 Spaces

ACKNOWLEDGEMENTS WEST HOLLYWOOD PARK MASTER PLAN 2004 - *Appendix II Background Information & Supporting Analysis*

City of West Hollywood

City of West Hollywood City Council

John Duran, Mayor
Abbe Land, Mayor Pro-Tem
Sal Guarriello
John Heilman
Jeffrey Prang

City of West Hollywood Parks Master Plan Steering Committee

Catherine Hahn	Chair
Susan Pinkus	Vice-Chair
Sal Guarriello	Mayor
John Heilman	Citycouncil Member
Jim Ballard	Council Office Appointee
Donna Feinstein	Council Office Appointee
Steven Karash	Council Office Appointee
Rod MacDonald	Council Office Appointee
Gene Smith	Council Office Appointee
John D'Amico	Human Services Commissioner
Ric Abramson	Public Facilities Commissioner
Steven Greene	Public Facilities Commissioner
Roy Huebner	Public Facilities Commissioner
Thomas Jones	Public Facilities Commissioner
Bud Siegel	Public Facilities Commissioner
Ric Rickles	Senior Advisory Board Member
Gennady Razumov	Russian Advisory Board Member
Suzanne Dietrich	Disability Advisory Board Member
Brad Torgan	Planning Commissioner
Ruth Williams	Project Area Committee Member

Project Coordinators

Lloyd Long	Director of Human Services
Sam Baxter	Manager, Facilities and Landscape Division

City of West Hollywood Staff

Paul Arevalo	City Manager
Joan English	Deputy City Manager/ Director Dept of Trans. & Public Works
Allyne Winderman	Director of Housing and Rent Stabilization
Ray Reynolds	Director of Economic Development and Special Projects
Anne McIntosh	Interim Director of Community Development Department
Helen Goss	Director of Public Information & Legal Services Department
Susan Healy Keene	Planning Manager
John Chase	Urban Designer, Community Development Department
Kevin Trudeau	Superintendent, Facilities and Landscape Division
Daphne Dennis	Social Services Manager
Nancy Beard	Recreation Services Manager
Bonnie Smith	Recreation Supervisor
Chris Worland	Recreation Supervisor
Beth Smith	Recreation Coordinator
Terri Slimmer	Transportation and Transit Manager
Sharon Perlstein	Engineering Manager/City Engineer
Oscar Delgado	Parking Operations Manager

Special Participants

Maria Chong Castillo	Deputy, Office of County Supervisor Zev Yaroslavsky
Margaret Donnellan Todd	County Librarian, County of Los Angeles Library
David Flint	Assistant Director, Finance and Planning, County of Los Angeles Library
Linda Demmers	Library Consultant, Libris Design

Consultants

MDA Johnson Favaro	Architecture and Urban Design
Mia Lehrer and Assoc.	Landscape Architecture
Davis, Langdon Adamson	Cost Estimators