

West Hollywood Park / Community Center
STEERING ART COMMITTEE KICK OFF MEETING

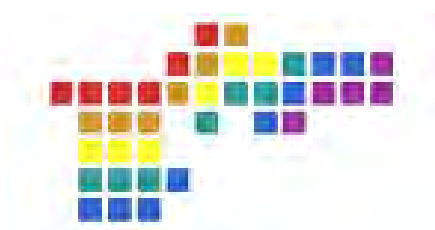


LPA

RIOS CLEMENTI HALE STUDIOS

PHASE II
PROJECT TEAM

- 01 Project Review [LPA / Rios Clementi Hale Studios]
- 02 Informal Discussion
- 03 Public Comment
- 04 Committee Member Comments

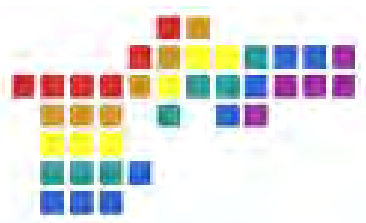


A G E N D A

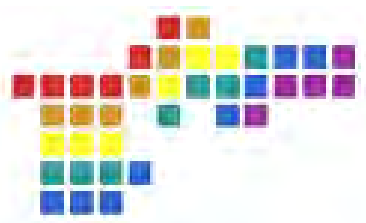
Project Overview

STEERING ART COMMITTEE KICK OFF MEETING

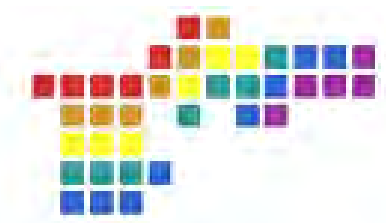
- Creation of additional park open space and landscaping
- A new 3 story library facility
- A new 5 – story parking structure and single-story plinth parking structure for a total of over 400 parking spaces
- A Promenade
- Three new roof top tennis courts



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

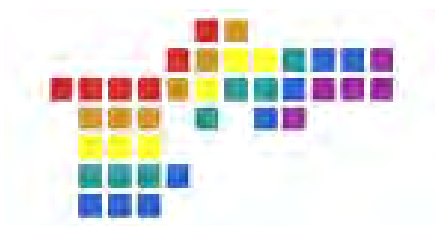


- Creation of additional park open space
- Development of a new aquatic / pool facility
- Development of a new recreation and community center with gymnasium and park support facilities
- Children's playground areas and tot lot
- Park improvements
- Demolition of existing auditorium including park office, restrooms and skyroom, swimming pool and support building, tiny tot building and adjacent restroom building.

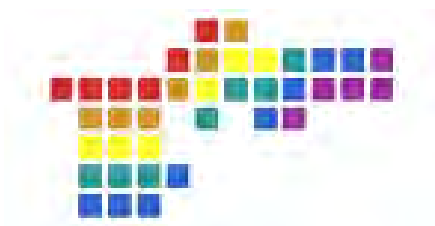


P H A S E II
C O M P L E T I O N

- Feasibility Study expanded upon initial analysis previously conducted by Heery International, Inc. to ensure all Master Plan elements could be accomplished on City-owned land.
- The Study investigated the structural, soils and foundation requirements for the Project with input from engineers and other technical consultants.



- 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.



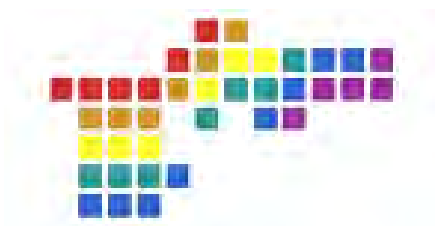
1. Construction

a. Recreation Center	\$45,000,000
b. Parks and Recreation Office/ Bridge Building	\$6,000,000
c. Park Improvements	\$4,500,000
d. Escalation and Market Conditions	\$4,200,000
e. Post Bid Changes	\$5,600,000
	\$65,300,000

2. Soft Costs

a. Design Services	\$5,500,000
b. Management Services	\$2,500,000
c. Other Consultants	\$1,500,000
d. Agency, Utilities and Specialty Fees	\$ 945,000
e. 1% Public Art	\$ 555,000
f. Owner Reserve	\$1,000,000
	\$12,000,000

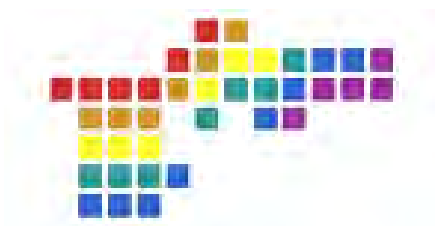
3. Furniture, Fixtures and Equipment	\$2,700,000
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P R O J E C T B U D G E T

\$80,000,000

TOTAL PROJECT COST



11 Weeks	• Pre- Design/ Programming/ Site Planning
9 Weeks	• Schematic Design Phase
9 Weeks	• Design Development Phase
[February 15] 18 Weeks	• Construction Document Phase
9 Weeks	• Construction Bid and Award Phase 2A
130 Weeks	• Construction Phase



P R O J E C T T I M E L I N E
S C H E D U L E

Additional Program Components and City Council Directive

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:

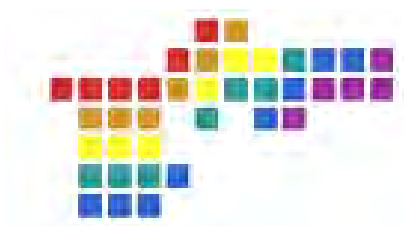
- Will incorporate some type of physical structure (possibly with a dual use, such as an amphitheater or a permanent public gathering space)
- Will incorporate three components: Memorialize (those we lost), Tribute (those who paved the way for hope and cure/advanced treatment), Inform (current state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



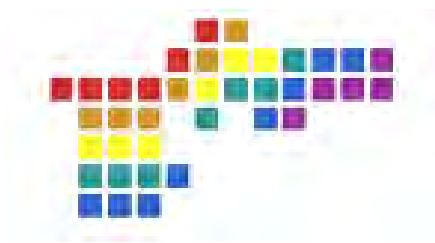
A I D S M O N U M E N T

At their meeting on March 1, 2010, The City Council approved an art selection process for City Capital Projects. As with the 25th Anniversary Capital Projects, the West Hollywood Park and new Library Project, the Plummer Park Master Plan Implementation and City Hall Automated Parking Garage, funds have been budgeted for the West Hollywood Park Phase II Project at 1% of construction costs.

With the award of the contract to LPA Inc., it is time to begin the project's civic art component process. The Arts and Cultural Affairs Administrator will begin working with the architect to secure an art consultant who will be managed by the City as part of the Civic Art Process.



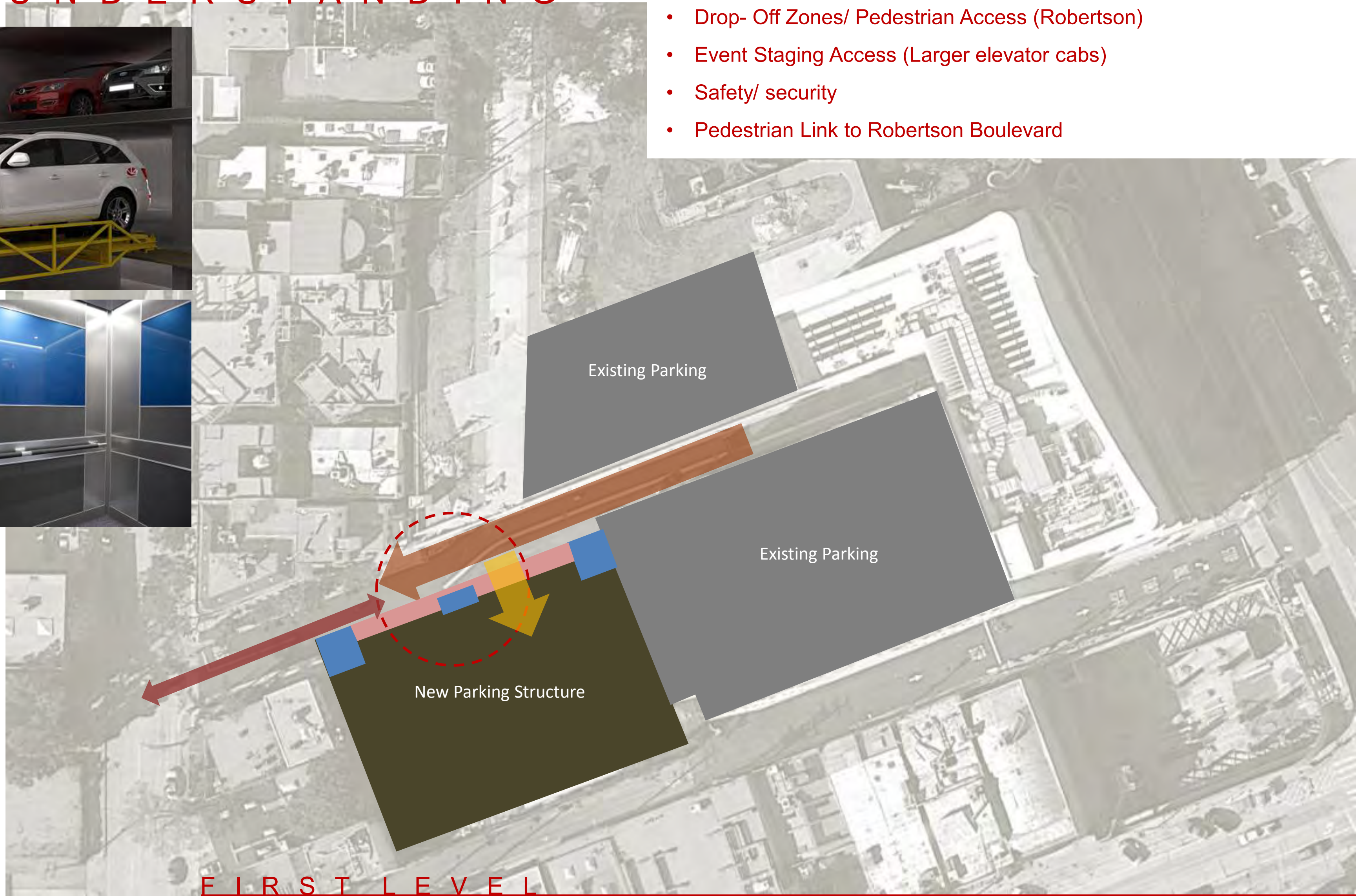
- Provided direction to staff to proceed with the placement of the pool on the roof of the recreation center.
- Authorized staff to include the positioning/ integration of a National AIDS Monument/ Remembrance into the overall West Hollywood Park Phase II design.
- Authorized staff to develop and release an RFP for the design- related architectural, engineering and other professional services to implement the program and findings.
- Directed staff to return to City Council with a recommendation on architectural firm selection, project budget and timeline based on Council's direction.



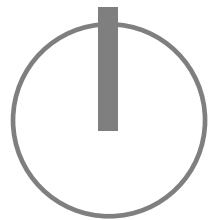
Vision and Concepts

U N D E R S T A N D I N G

- Drop- Off Zones/ Pedestrian Access (Robertson)
- Event Staging Access (Larger elevator cabs)
- Safety/ security
- Pedestrian Link to Robertson Boulevard

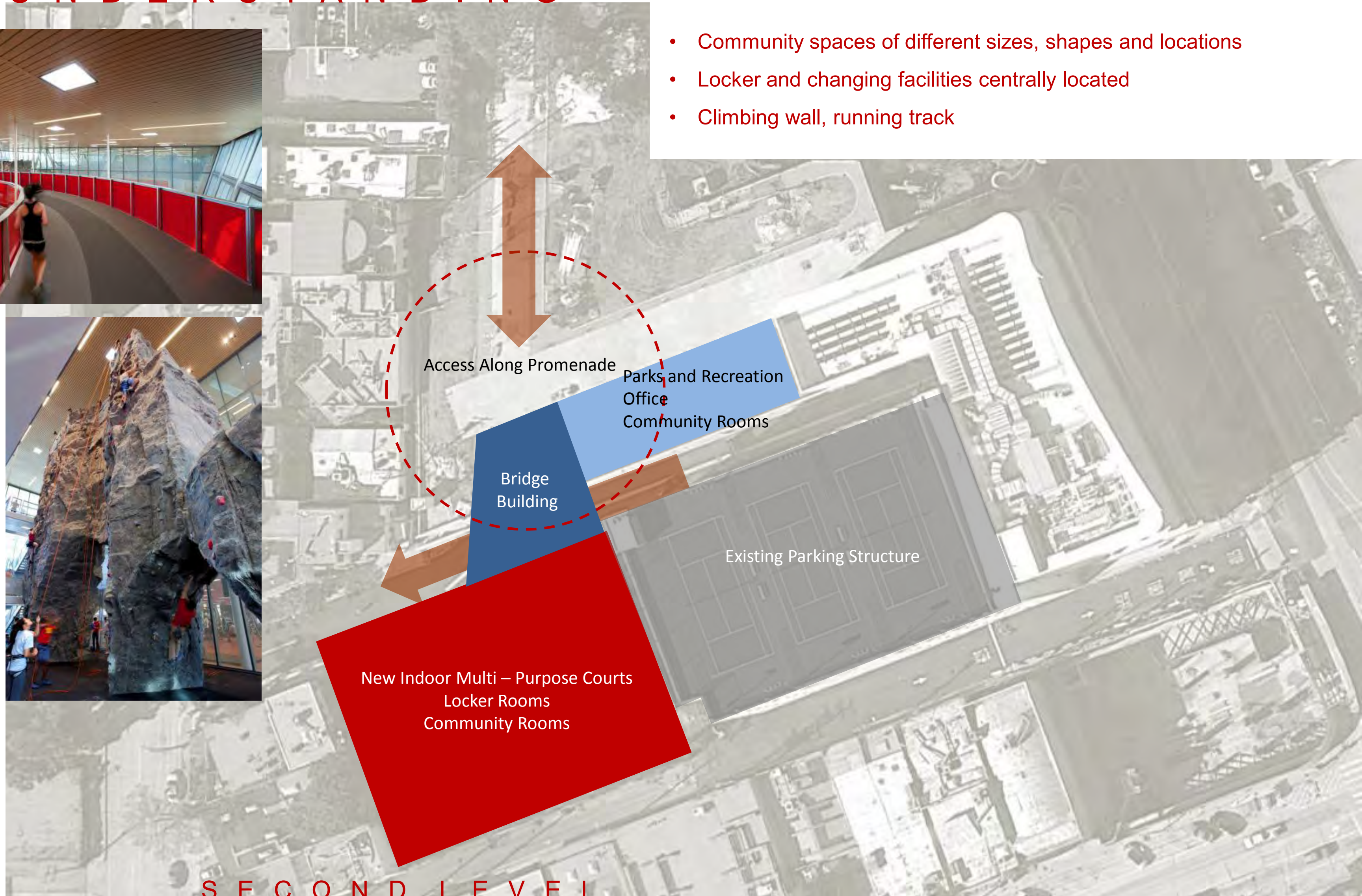


F I R S T L E V E L
P A R K I N G

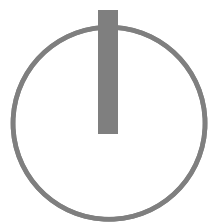


UNDERSTANDING

- Community spaces of different sizes, shapes and locations
- Locker and changing facilities centrally located
- Climbing wall, running track



SECOND LEVEL
PARKING

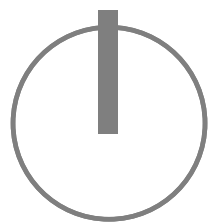


U N D E R S T A N D I N G

- Visual, physical connection
- Additional open space/ landscape area
- Optimizes views, space and connectivity
- Provides “meaning”

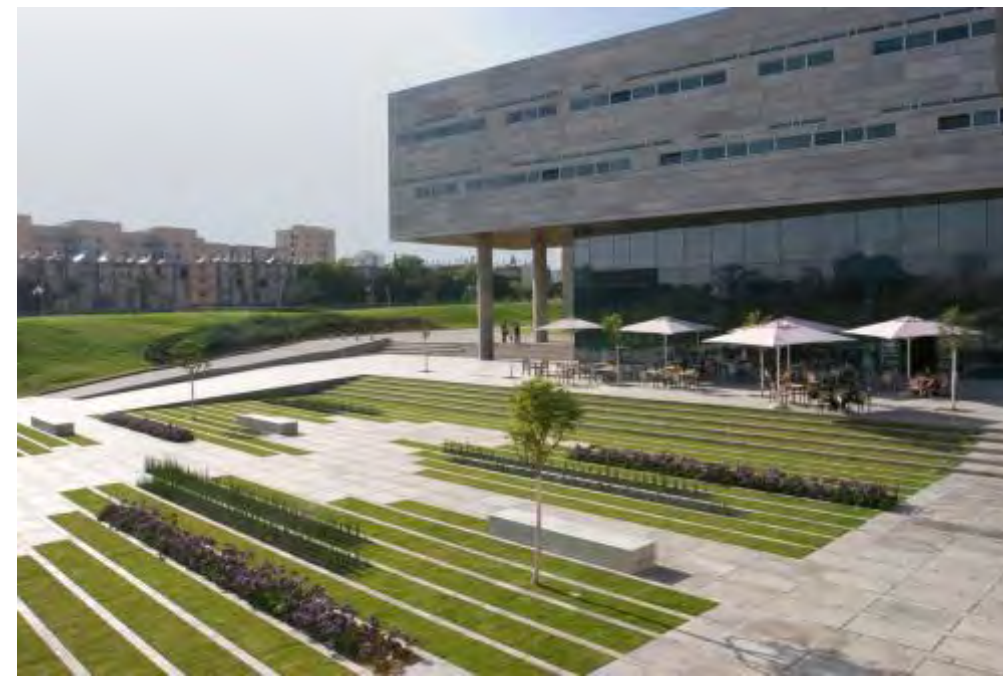


T H I R D L E V E L
P O O L / R E I M A G I N E D

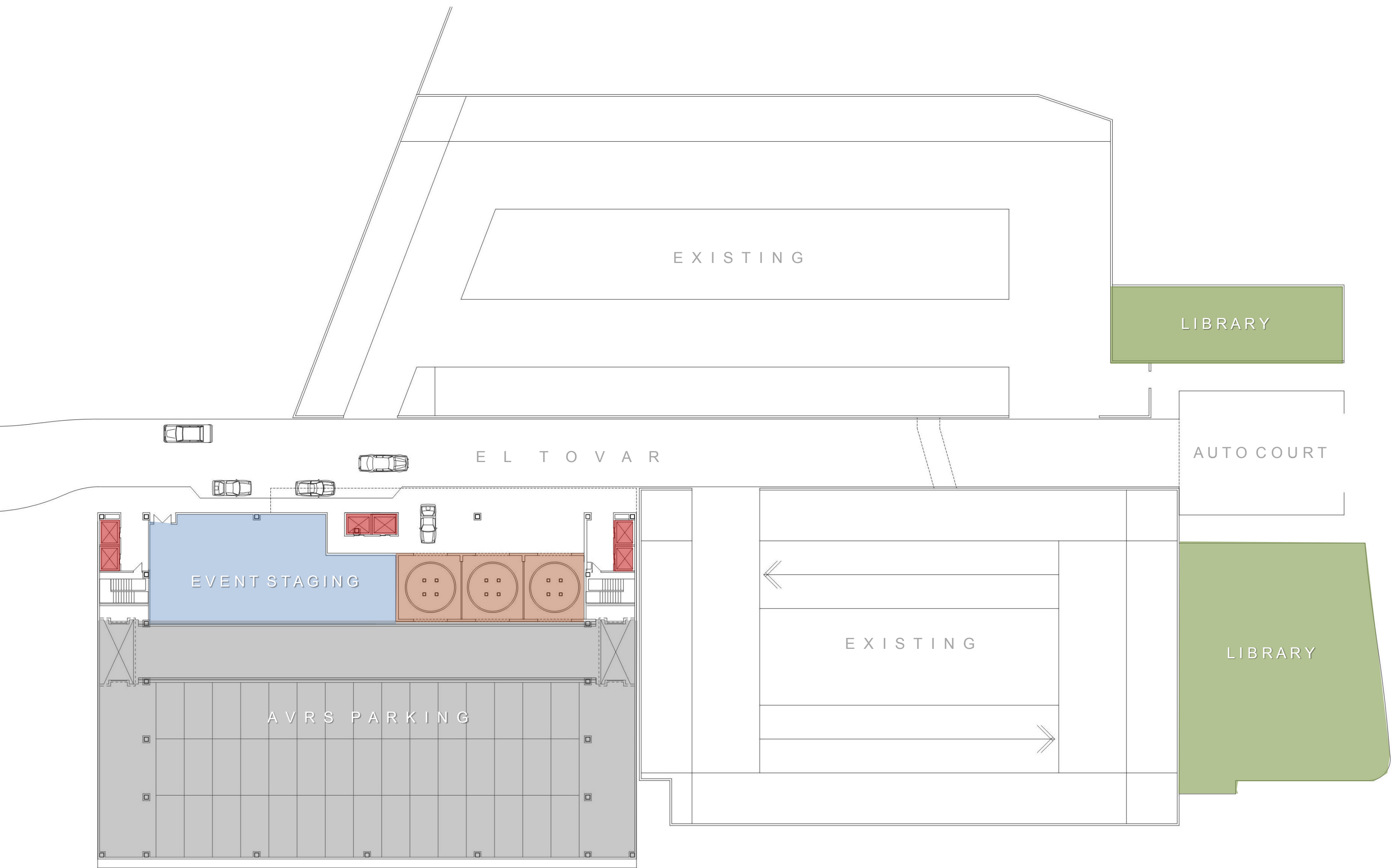


THE GRAND STAIR

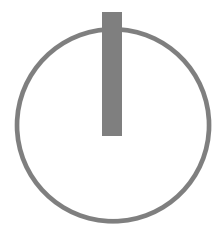
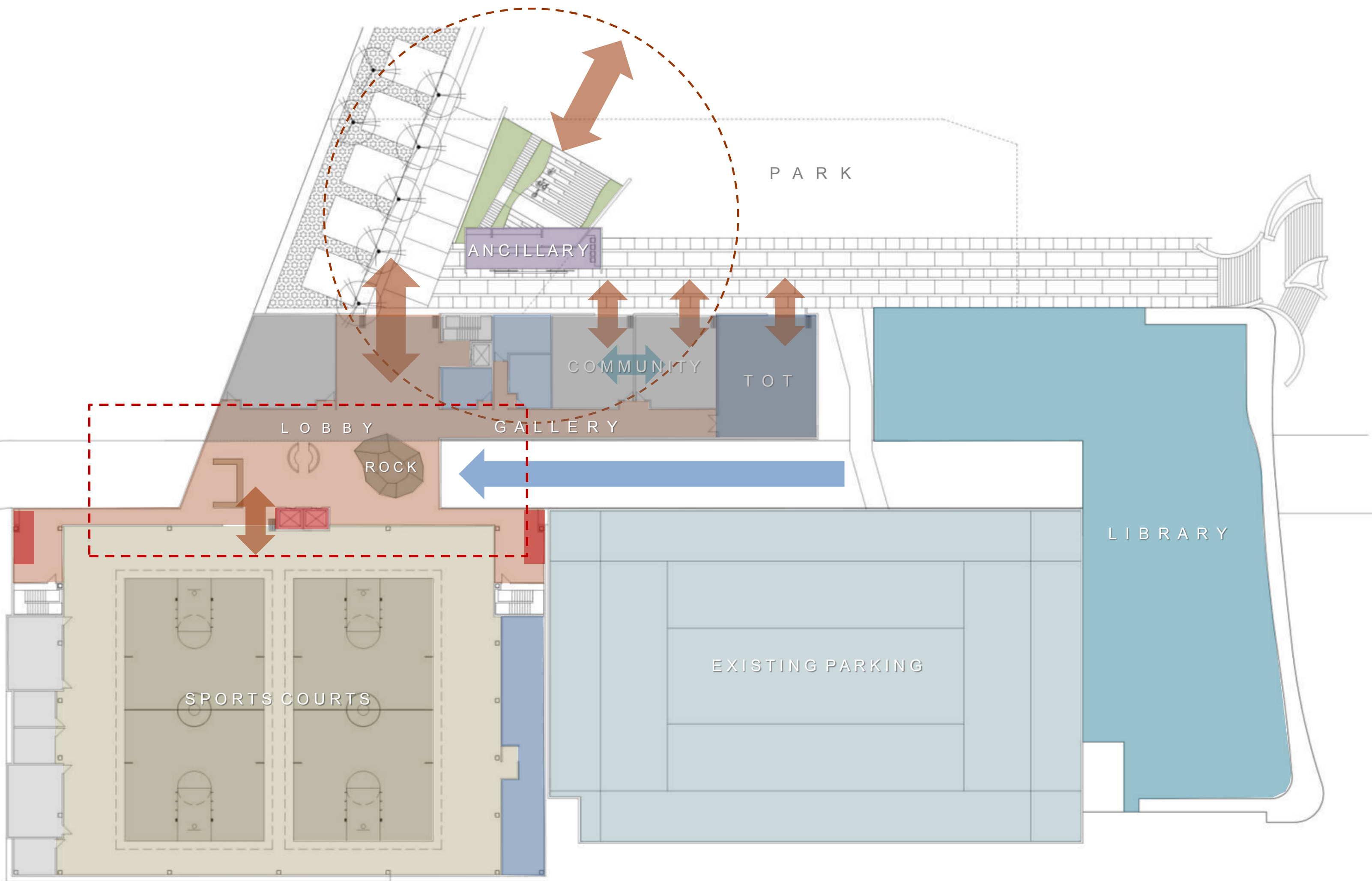
- *Building, landscape and art combining together to create a powerful statement about unity*
- *A place to gather, **reflect** and celebrate*
- *A story of challenge, **acceptance** and growth*
- *A place that defines clarity and **understanding***



INTEGRATION



1
GRADE GRADE LEVEL FLOOR PLAN



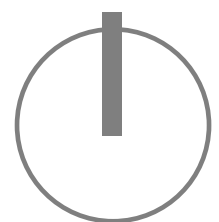
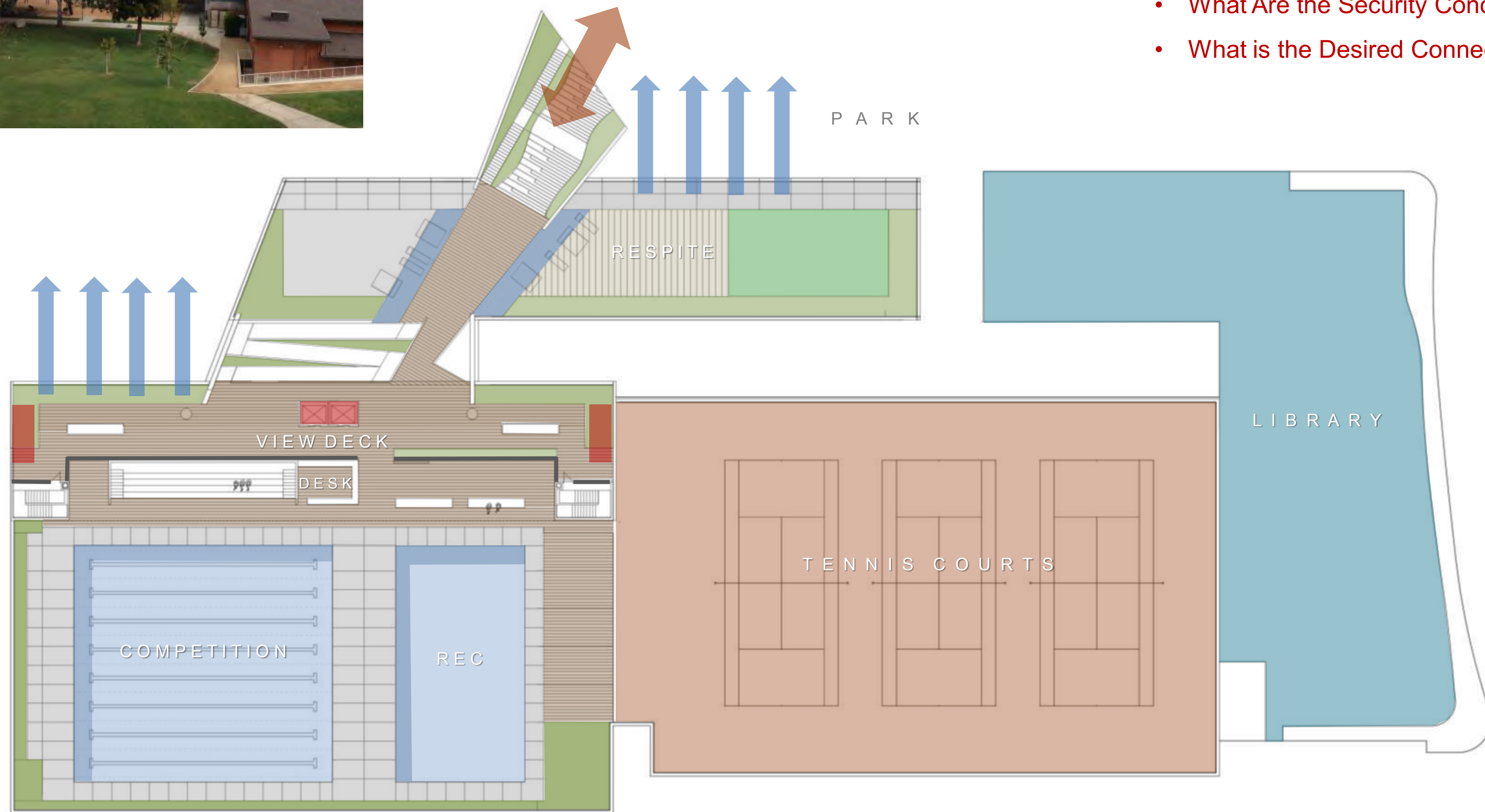
PARK 2

PARK LEVEL FLOOR PLAN



QUESTIONS

- How Will These Spaces be Used?
- What Are the Security Concerns?
- What is the Desired Connectivity?



POOL 3

POOL LEVEL PLAN



An integration of systems, function, art, architecture and landscape

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I N T E G R A T I O N

Figural / Sculptural



An organic design solution that is complimentary and not contradictory

ORGANIC
INTEGRATION

LPA RIOS CLEMENTI HALE STUDIOS

An integrated approach to art, architecture, landscape and function



A solution that is **of the** park and not **in the** park

ORGANIC
INTEGRATION

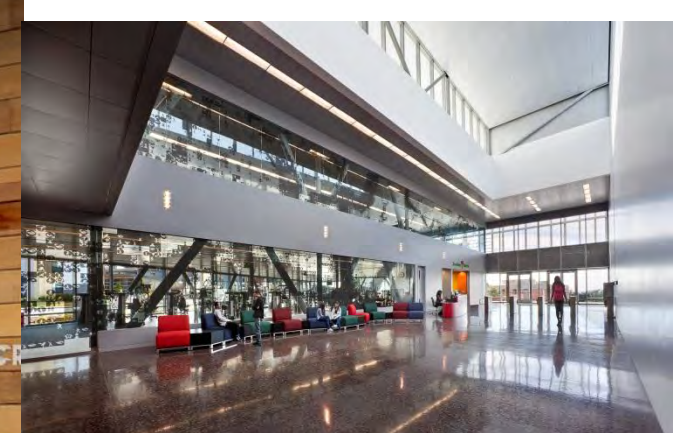
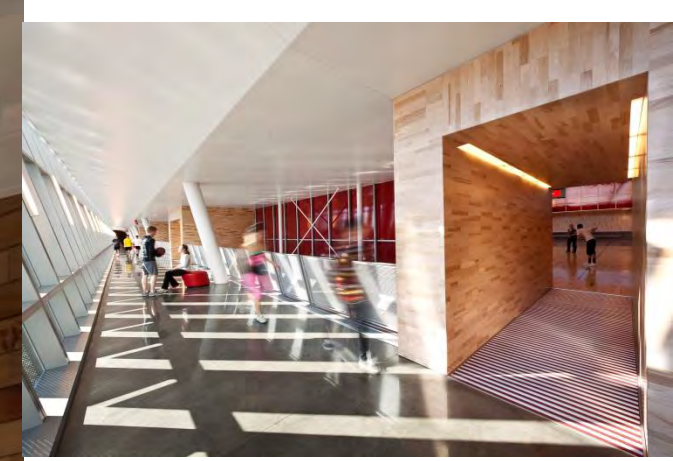
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VIEW FROM PARK [DAYTIME]





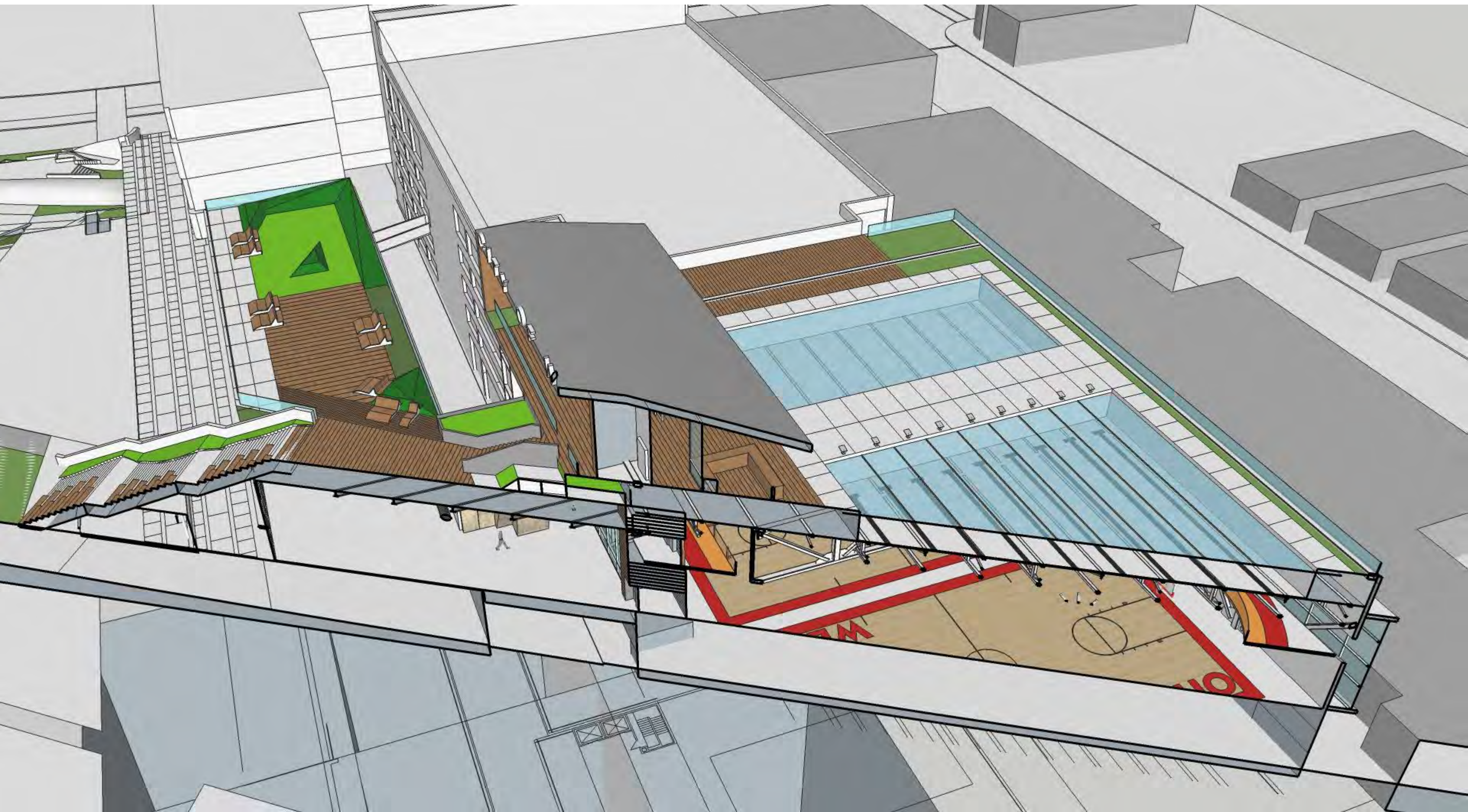
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INTERIOR VIEWS



LPA RIOS CLEMENTI HALE STUDIOS

INTERIOR VIEWS



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SECTION VIEWS

Master Plan Framework

- “This plan is for illustrative purposes only and demonstrates only 1 of many interpretations”
– Final Report, 2004



Illustrative Master Plan – 2004

Johnson Favaro / MLA

Illustrative Master Plan – 2013

Johnson Favaro/MLA/Heery Intl.

Illustrative Master Plan – 2013

LPA / Rios Clementi Hale Studios

How can we contribute to the transformation of West Hollywood Park?

MASTER PLAN GOALS
THE PARK

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Overall Goal #1 - Maximize Open Space

- *“Maximization of passive park open space – grass and trees – is the highest priority of the master plan”*
– p. 9, *Final Report, 2004*

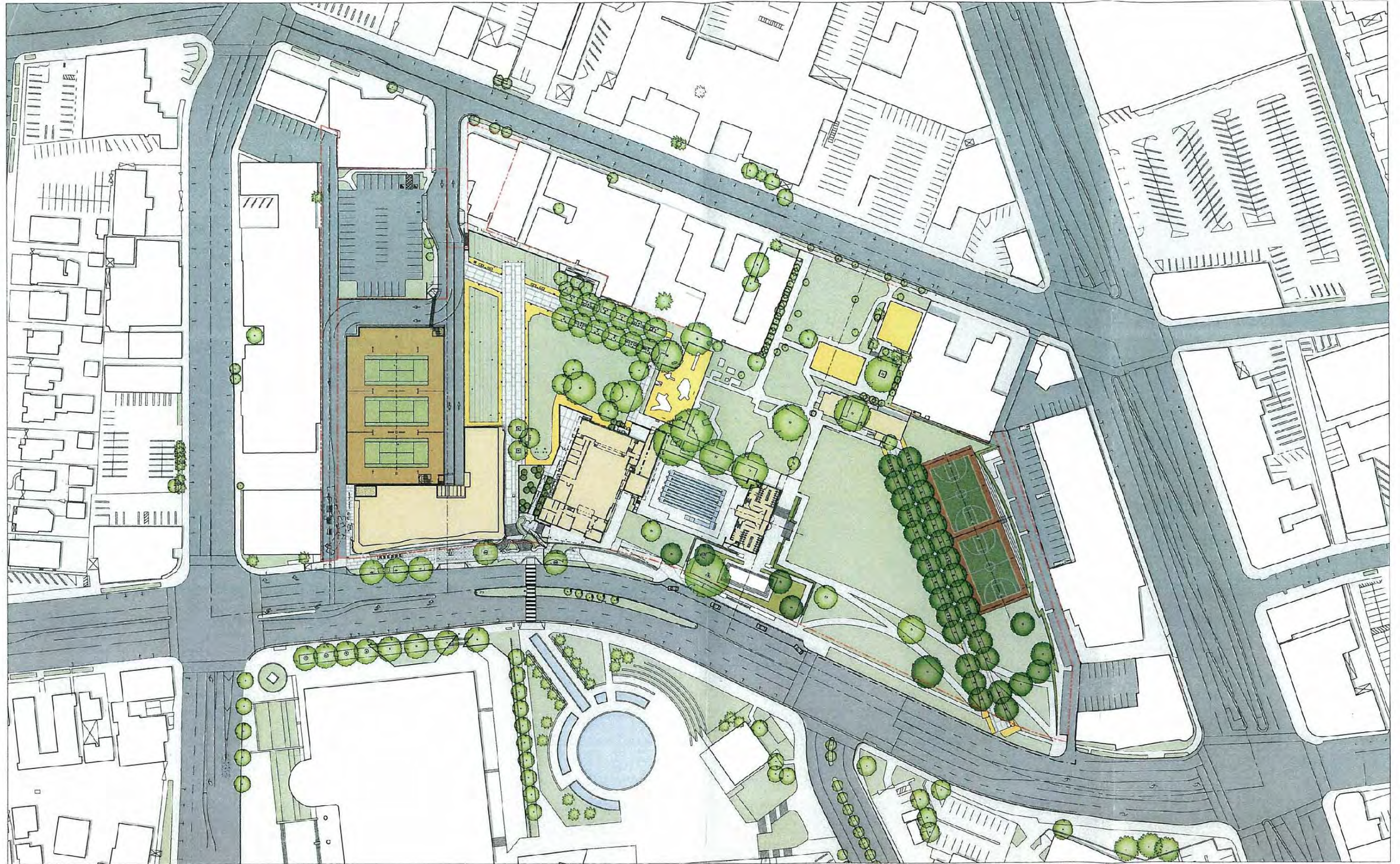


Overall Goal #2 - A Hybrid Park

- *“The components of this master plan must address the intimacy of the neighborhood park and create a stage for events . . .”*
- p. 26, Appendix III Landscape Plan, Final Report 2004



Existing Park Plan

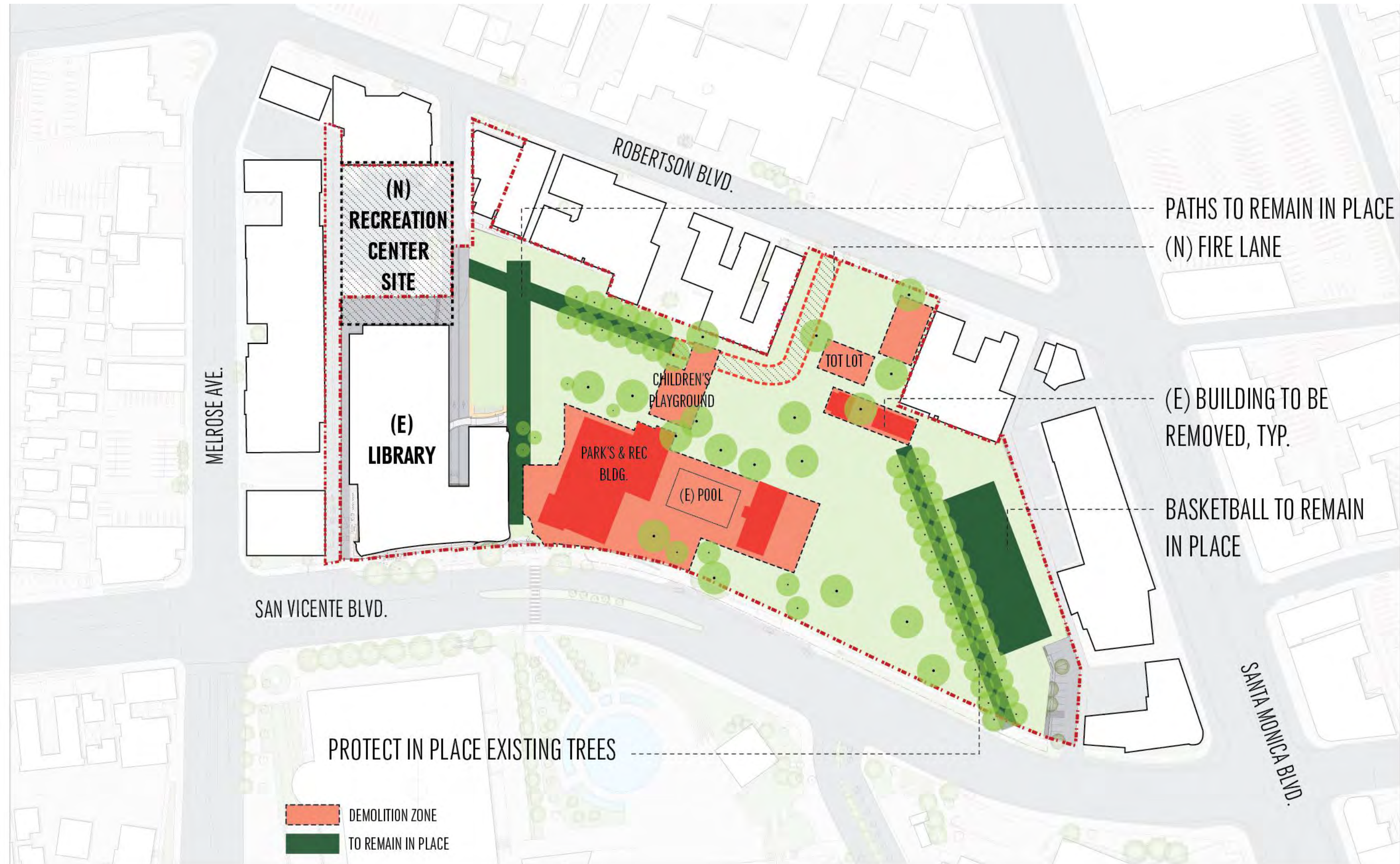


PROGRAM UNDERSTANDING
THE PARK

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(R C H T O R E V I S E)

Demolition Plan





PHASE II BOUNDARY
PLACEMAKING

Master Plan Park Components

- The Heart of the Park
- Children's Play Area and Tot Lot
- Flexible Meadow
- Park Promenades
- Robertson Commons
- San Vicente Public Gardens
- Recreation Courts
- AIDS Monument

The Heart of the Park



PROGRAM

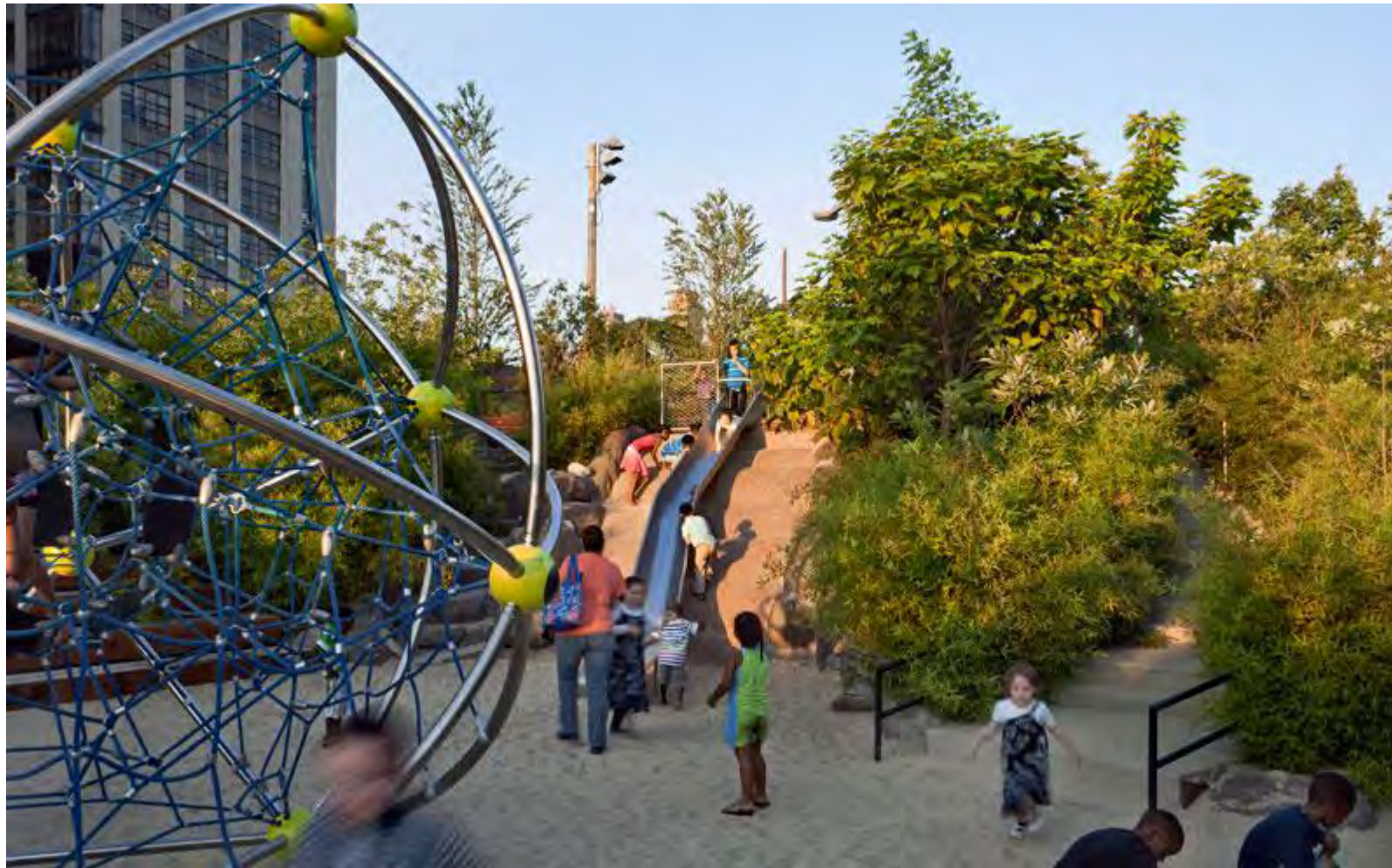
- Central Area
- Shaded seating for play, picnics and intimate gatherings
- Space for adventure and discovery
- Sense of enclosure w/ views to park
- Informal meandering paths



PROGRAM UNDERSTANDING
THE PARK

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Children's Playground & Tot Lot



PROGRAM

- At least (2) Children's play areas
- Shade: fabric (short-term) and trees (long-term)
- Seating near play equipment
- Enclosure



Flexible Meadow



PROGRAM

- Allow for flexible, impromptu “pick-up” play
- Lawn alternative
- Large gatherings



PROGRAM UNDERSTANDING
THE PARK

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Park Promenades



PROGRAM

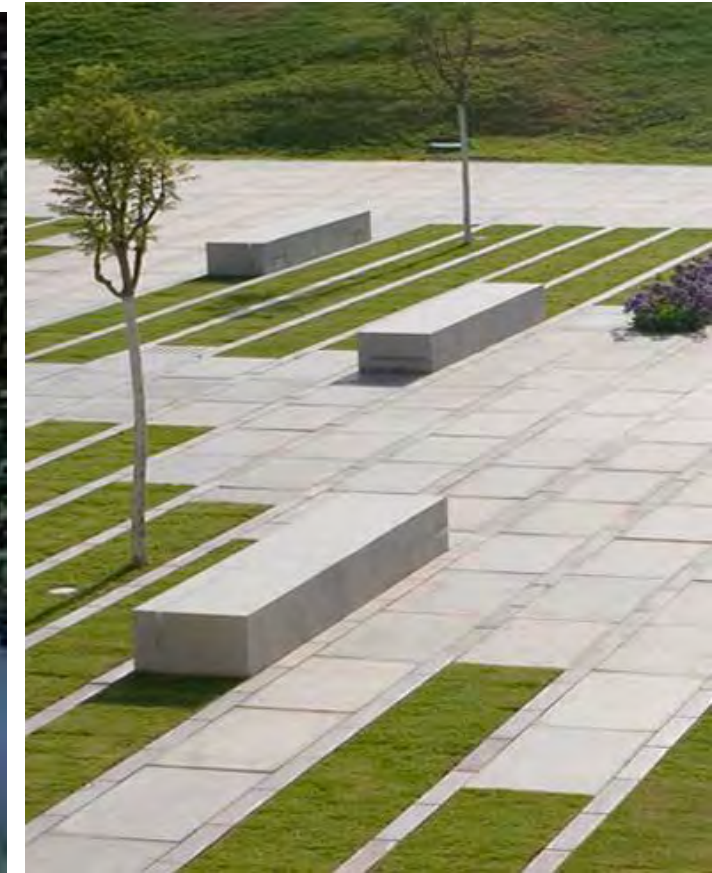
- Linear rooms for strolling, sitting, and activity
- Introduce permeable paving
- Lined w/ canopy trees
- Fire Lane requirement



PROGRAM UNDERSTANDING
THE PARK

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Robertson Commons



PROGRAM

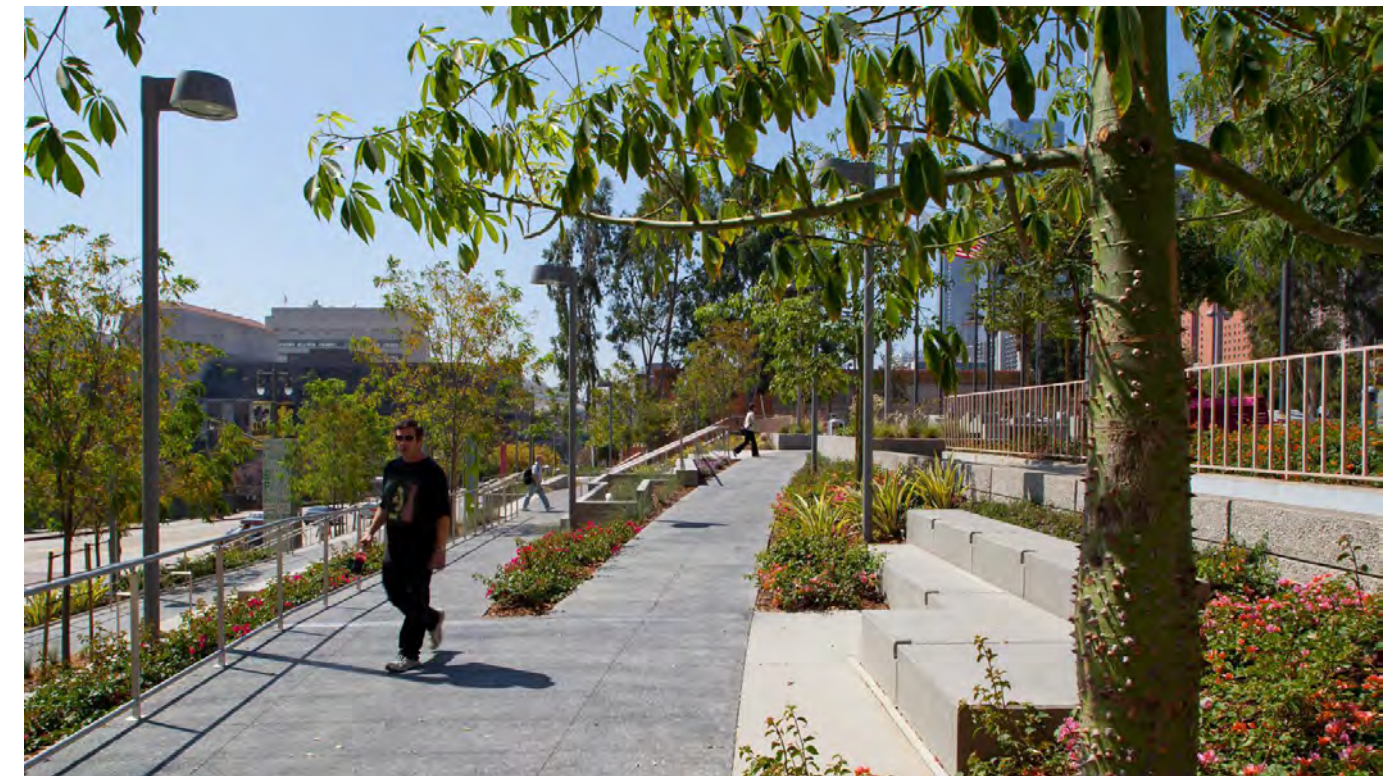
- Quiet space w/ seating
- Develop a focal point
- Grove of trees created shaded urban garden



PROGRAM UNDERSTANDING
THE PARK

LPA RIOS CLEMENTI HALE STUDIOS

San Vicente Public Gardens



PROGRAM

- A gracious, universally accessible transition between park and San Vicente boulevard
- Places for overlooks
- Traversable, and occupiable public gardens

PROGRAM UNDERSTANDING
THE PARK

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Recreation Courts



PROGRAM

- Tennis and Basketball Courts

ACHIEVED!

PROGRAM UNDERSTANDING
THE PARK

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AIDS Monument



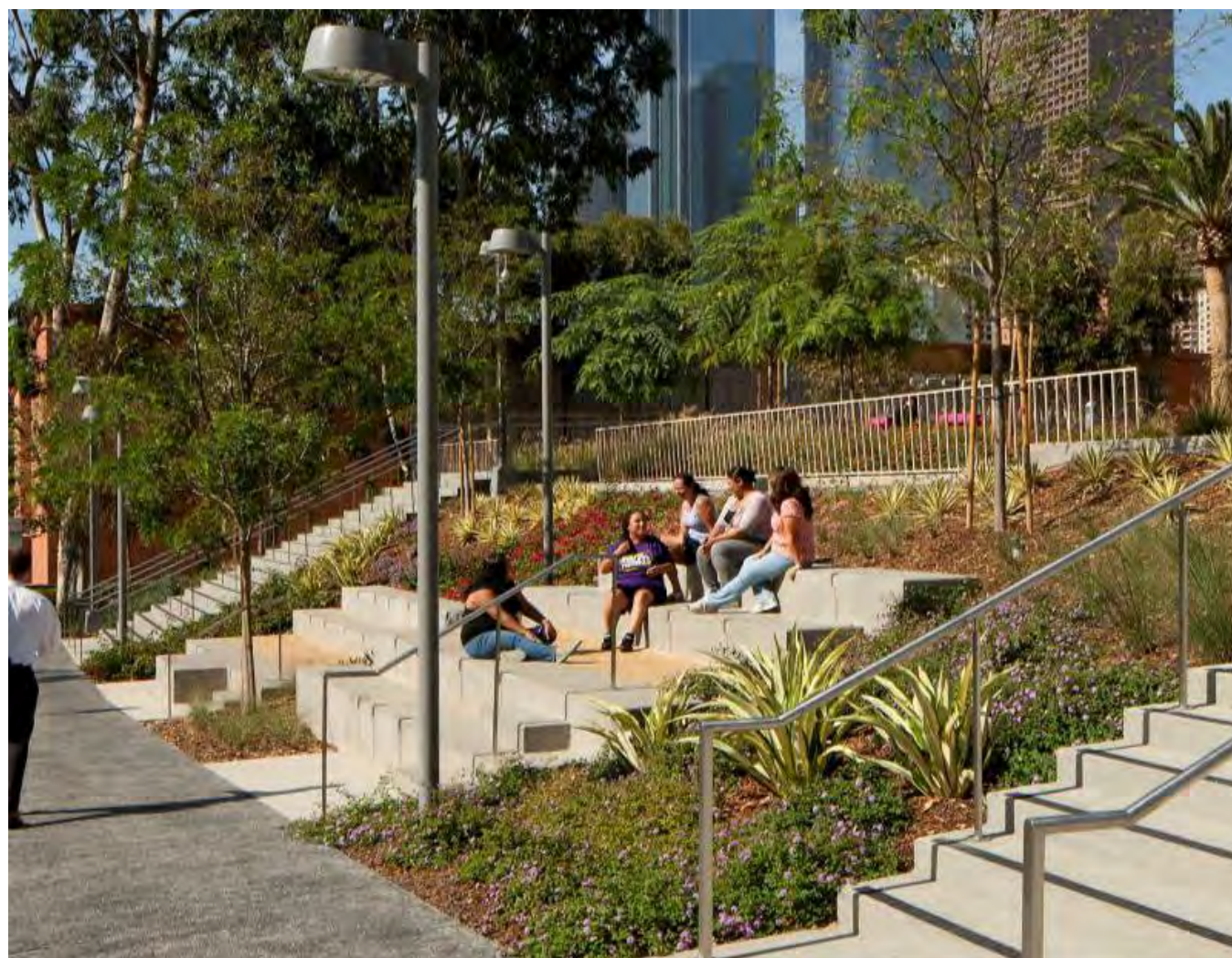
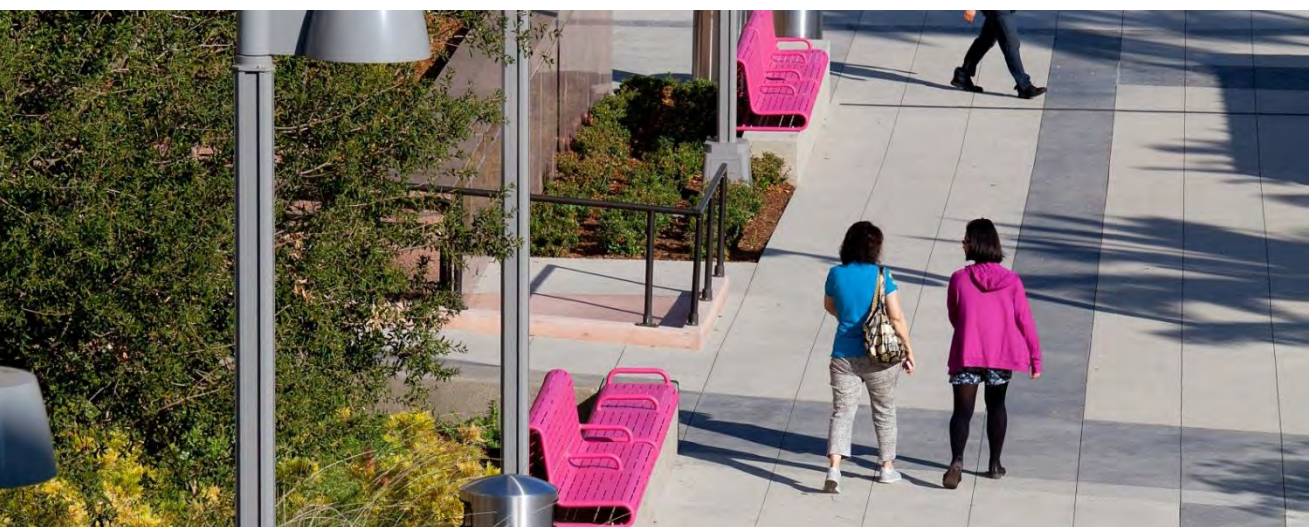
PROGRAM

- 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 information, etc.)



PROGRAM UNDERSTANDING
THE PARK

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PROGRAM IMAGES
PLACEMAKING

LPA RIOS CLEMENTI HALE STUDIOS



PROGRAM IMAGES
PLACEMAKING

Meeting One Purpose

[PROGRAMMING GOALS AND UNDERSTANDING]

U N D E R S T A N D I N G

The Community and Stakeholder's Desire and Direction

The Site

The Function

The Narrative

The Environment

The Budget

C O N C E P T

P R O C E S S

LPA RIOS CLEMENTI HALE STUDIOS

P R O G R A M

*Activities that are to take place / **Function***

*The relationships of the spaces to each other / **Lay out***

*The necessary attributes of the spaces/ **Detail***

*How will these spaces be best utilized?/ **Use***

C O N C E P T
P R O C E S S

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Activities

- *What types of activities are expected to occur within the buildings and the park?*
- *How should they differ from the activities currently in place?*
- *Who are the best individuals to champion these activities and these spaces?*



Relationships



- *How do these activities and these spaces relate to each other?*
- *What types of connections should be made?*
- *Ideally, what would be the appropriate sequence of function?*



C O N C E P T
P R O C E S S

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Detail

- *What is the ideal size and configuration of the spaces described?*
- *Are there specific technology requirements?*
- *Are there specific maintenance requirements?*
- *Are there specific equipment requirements?*
- *Are there specific storage requirements?*
- *Are there specific security and access requirements?*

Utilization

- *What will define optimum utilization for the required spaces?*
- *Who will use these spaces and when?*
- *Will these spaces be used differently by different groups?*
- *Are there any multi-use concepts that need to be employed?*

Leading Not Directing the Process

- LPA and RCH are implementers not dictators
- Layering of multiple “visions”
- Exploring multiple design options

Understanding Your Vision

YOUR INPUT
PROCESS

LPA RIOS CLEMENTI HALE STUDIOS

S P E A K U P!

Your experience and knowledge is our most valuable resource!



C O N C E P T
P R O C E S S

LPA RIOS CLEMENTI HALE STUDIOS

Recreation Center, Amenities & Usage

Aquatics

Basketball/Sports Facility

Parking

Roof-top

Park & Recreation Office Usage

Office

Tiny Tot Program

Public Access Studio

Meeting Rooms

Park Layout, Amenities and Usage

Playgrounds

Park Features

National AIDS Monument

PROGRAMMING INPUT
DISCUSSION ITEMS

The first step on a journey of 1000 miles!



C O N C E P T
P R O C E S S

LPA RIOS CLEMENTI HALE STUDIOS

Discussion