



West Hollywood Park / Community Center
STEERING COMMITTEE MEETING THREE

J U L Y , 2 0 1 4

1. Meeting Number One

Programming
Scope Definition

2. Meeting Number Two

Programming Implementation
Site and Building Lay Out Planning Options
Initial Aesthetic Discussions

3. Meeting Number Three

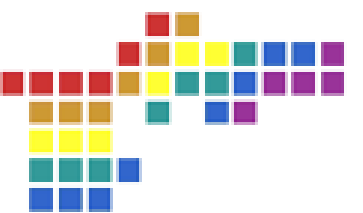
Final Concept Site / Building Program Studies
Aesthetic Option Explored [Form, Materials, Fenestration]

4. Meeting Number Four

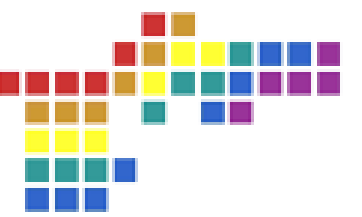
Final Concept Aesthetic Options Presented
Interior Building and Park Detail Concepts Explored

5. Meeting Number Five

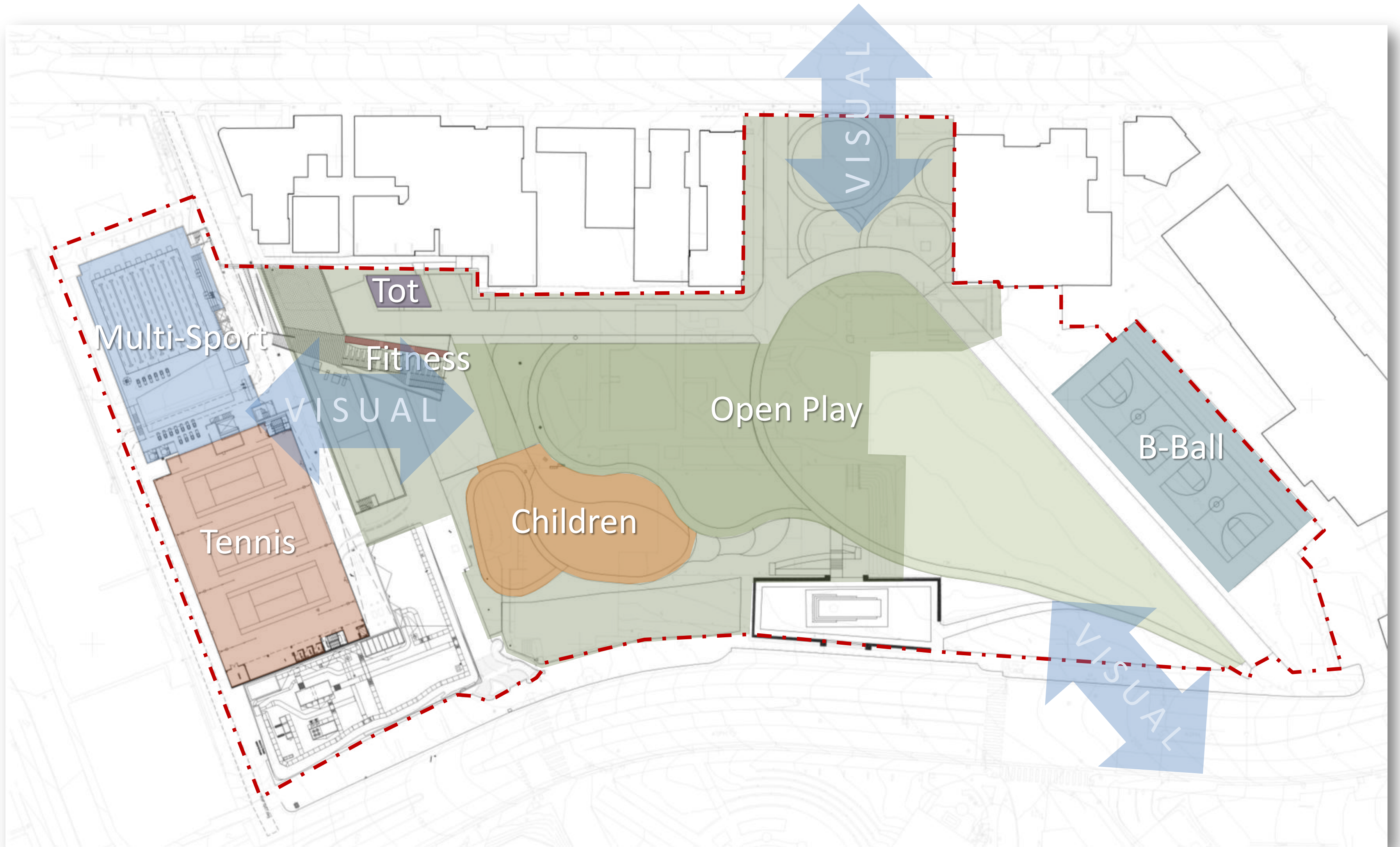
Final Concept Direction Presentation



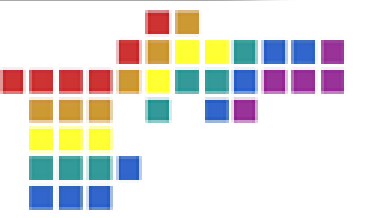
Programming Review	01	General Park and Building Active and Passive Diagrams
	02	Review of Park Diagram Options
	03	Review of Building Program Concept [As Related to Building Plans]
	04	Project Site Tour
Schematic Design	05	Review of Park Design Concepts
	06	Review of Schematic Stair and Respite Deck Direction
	07	Review of Building Material and Fenestration Options
	08	Review of Building Form Options
	09	General Discussion / Next Steps

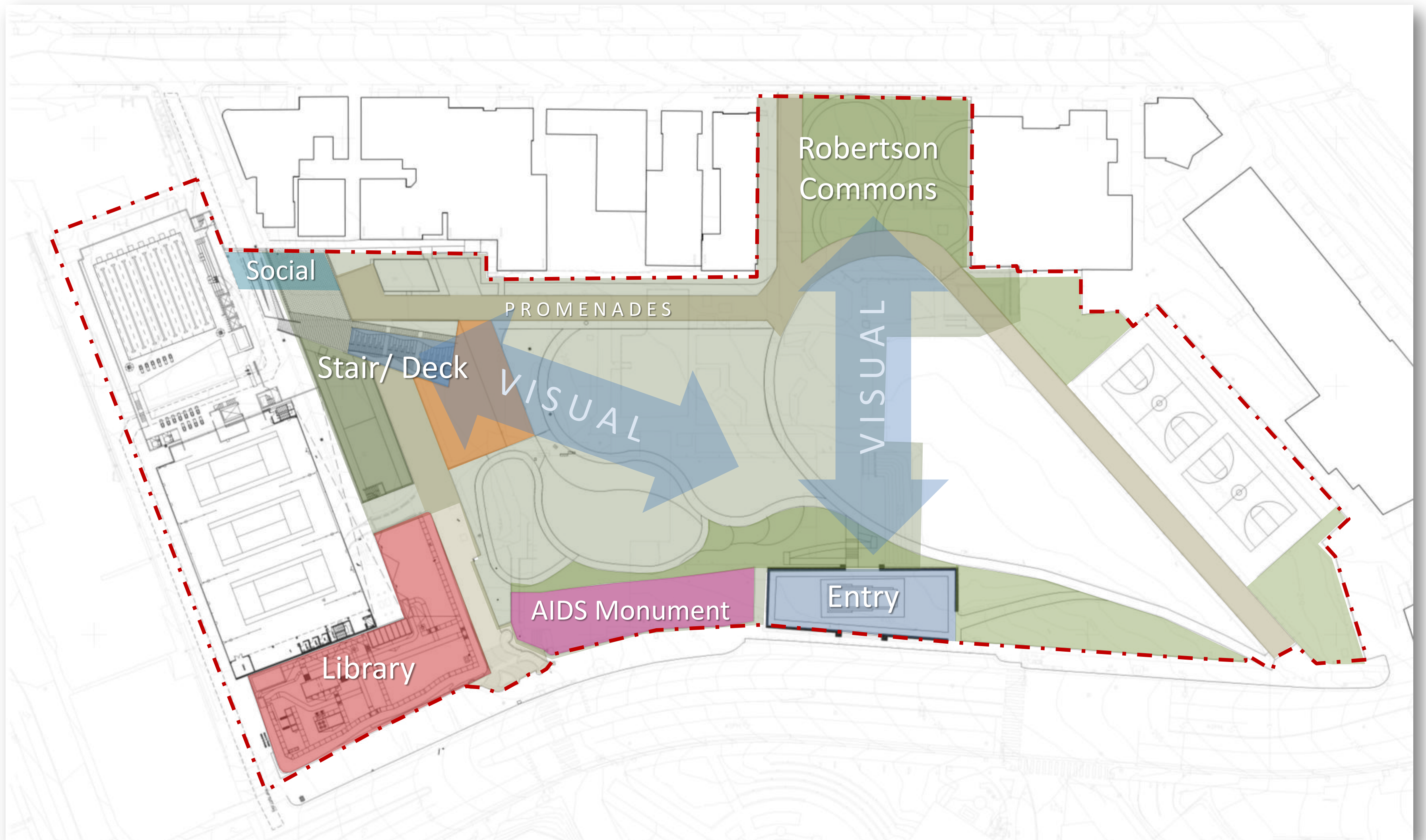


Park and Building Active / Passive Diagrams

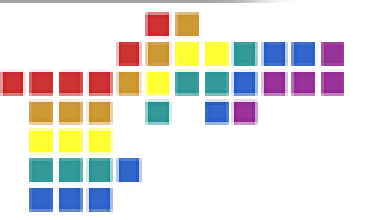


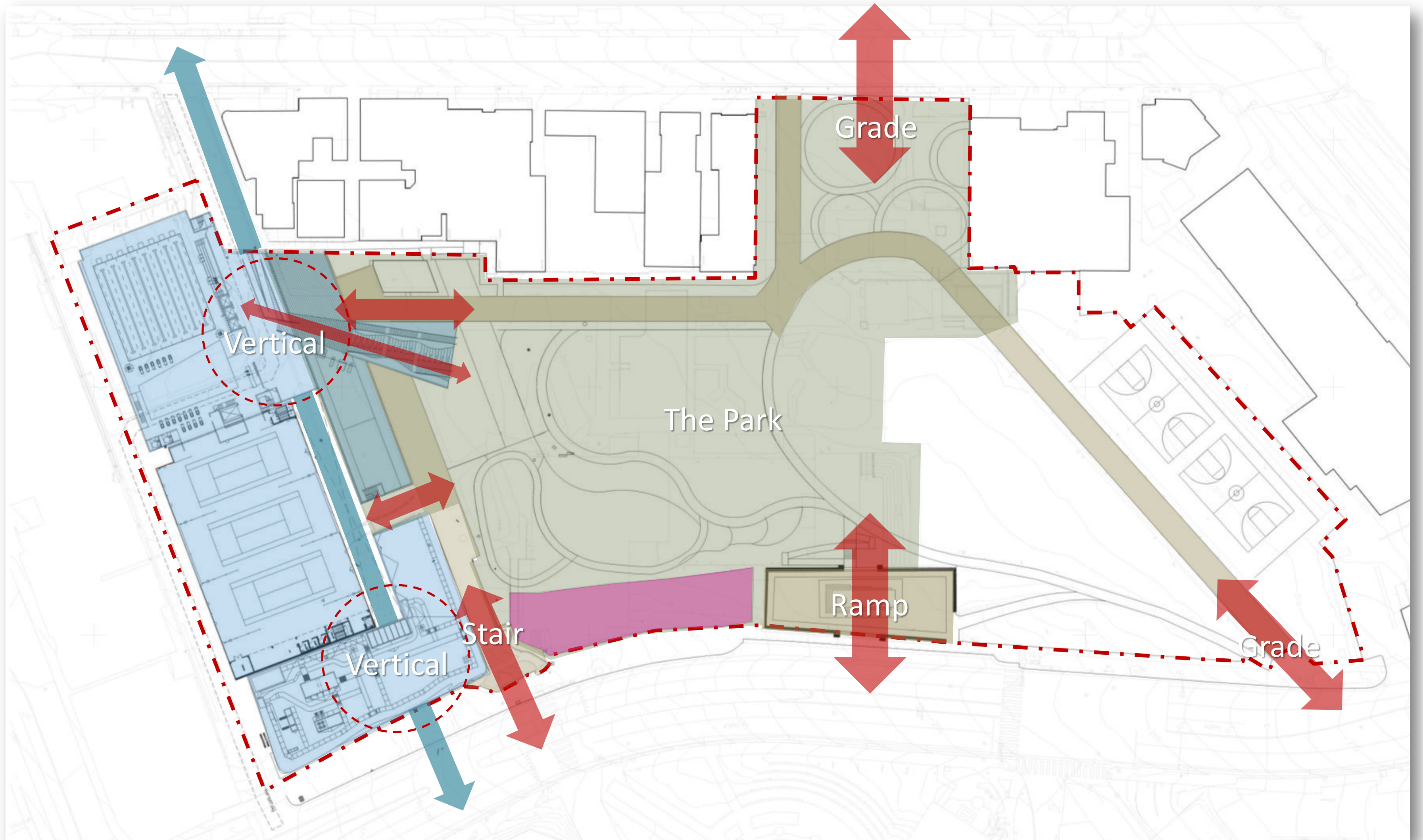
ACTIVE DIAGRAM





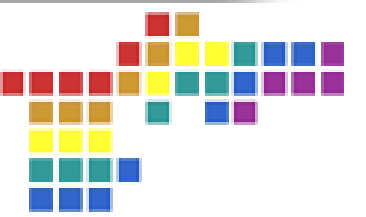
PASSIVE DIAGRAM





An All Access Solution

A C C E S S D I A G R A M



The Park Program Concept

Master Plan Goal #1

“Maximization of passive park open space - grass and trees - is the highest priority of the master plan.”

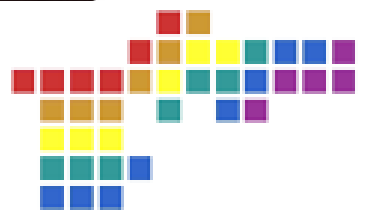
-p.9, Final Report, 2004



Master Plan Goal #2

“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





Flexible Meadow



Childrens Play Area



Tot Lot



Heart of the Park



Robertson Commons



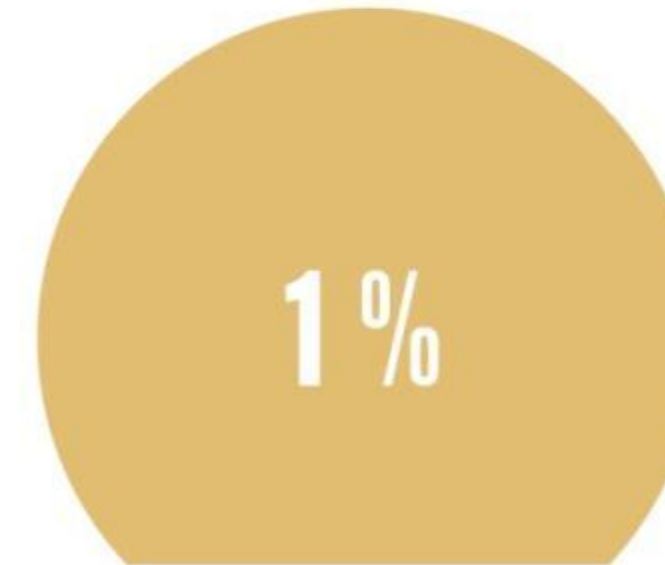
San Vicente Gardens



Park Promenades

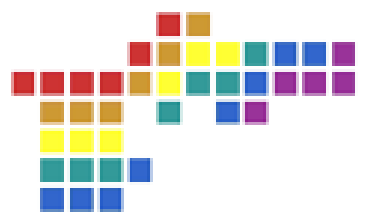


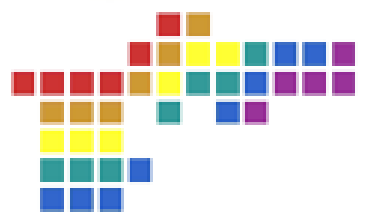
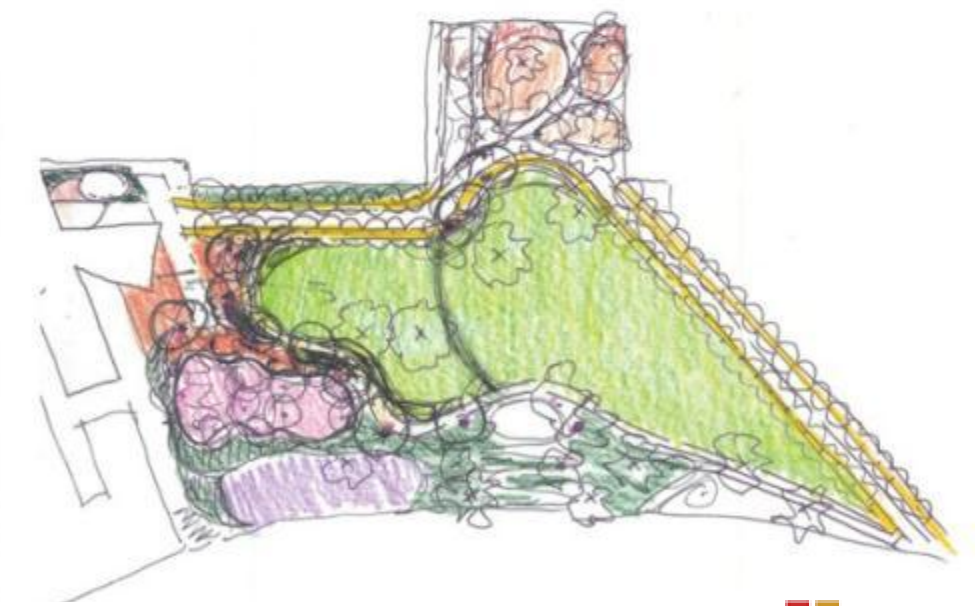
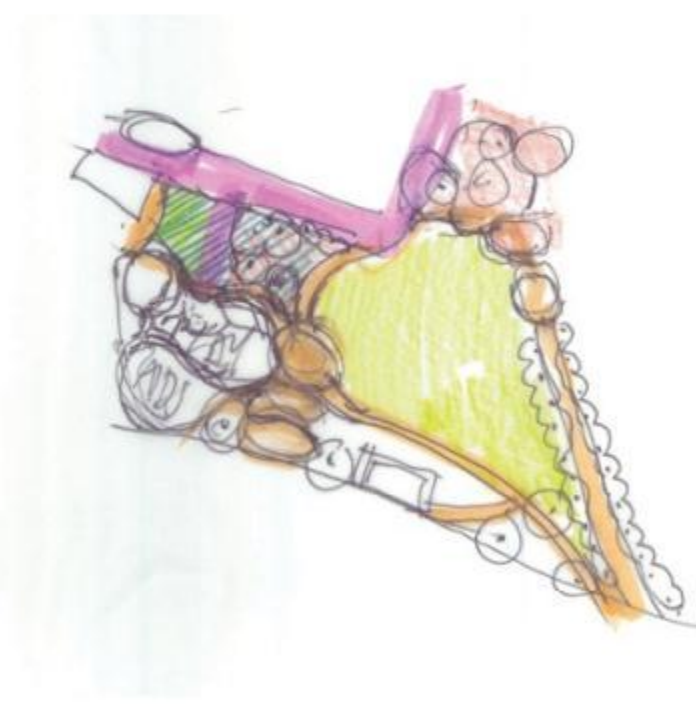
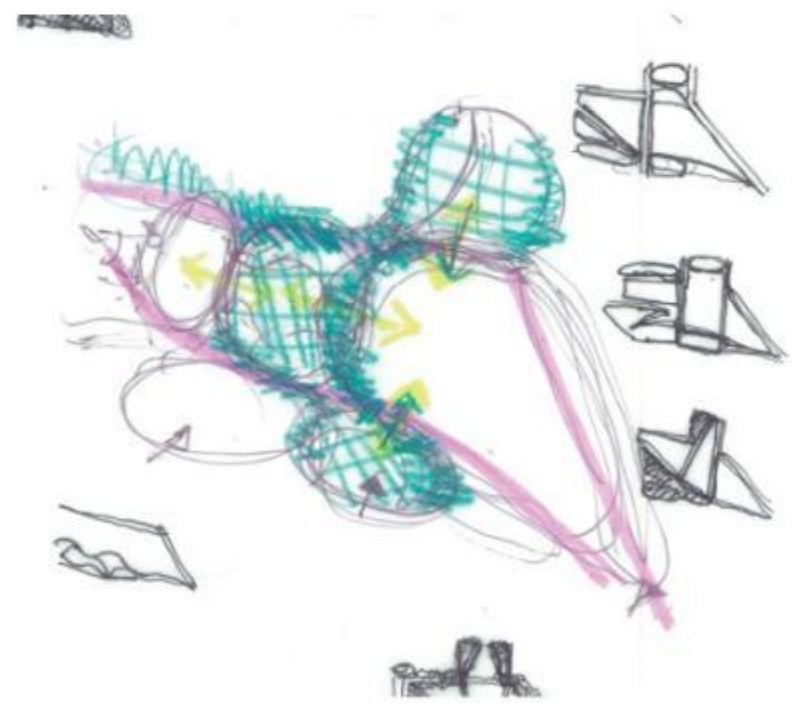
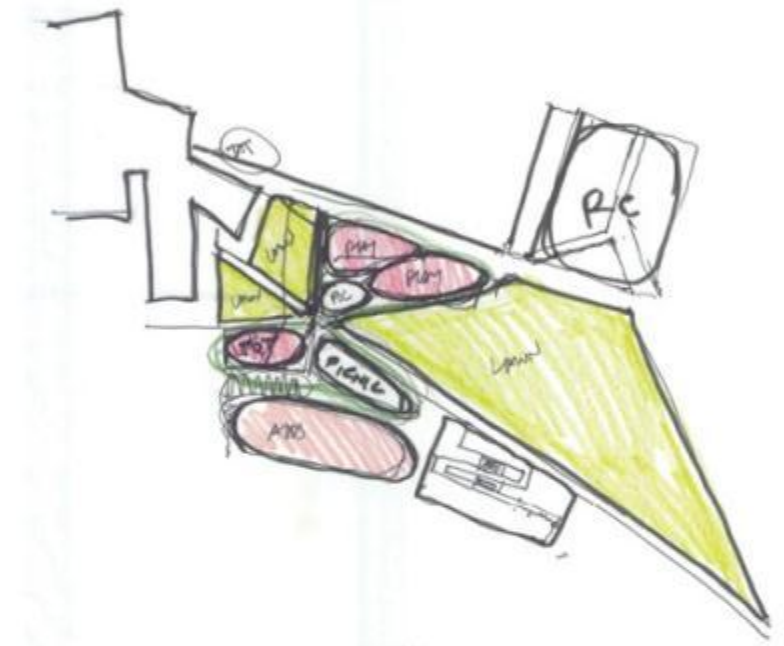
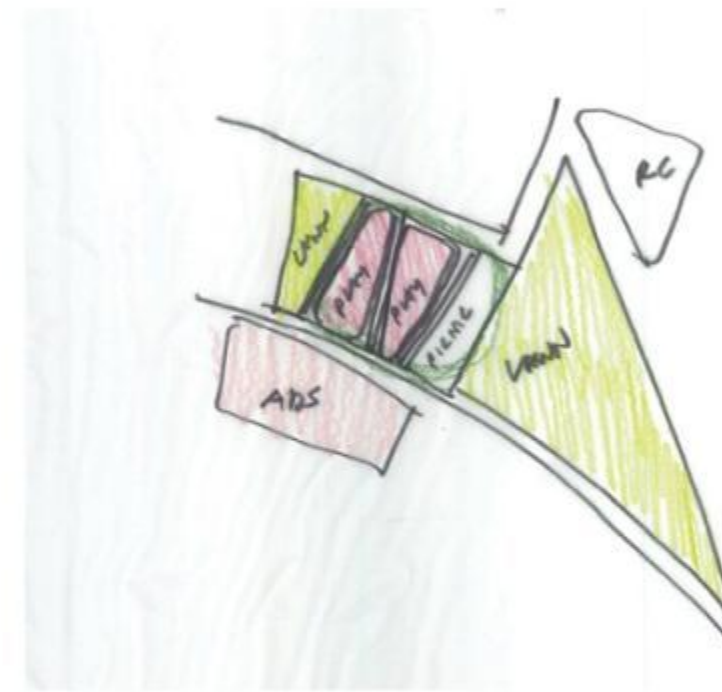
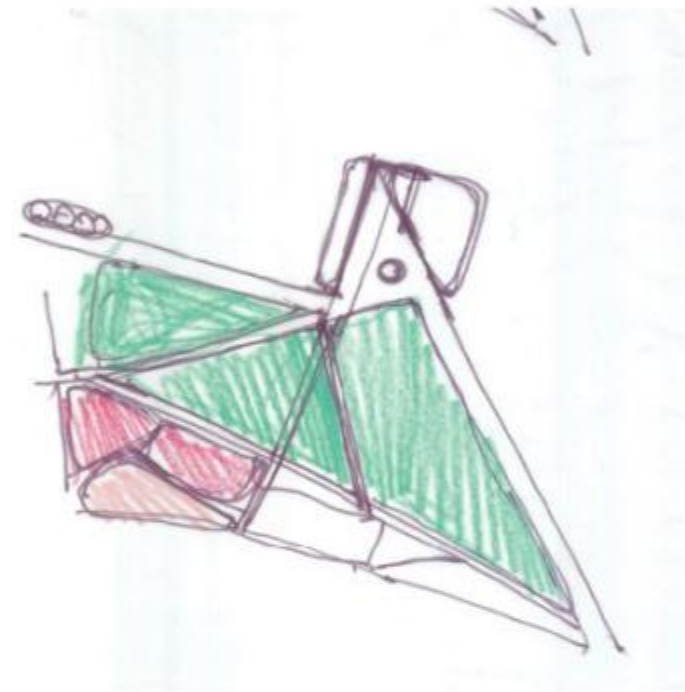
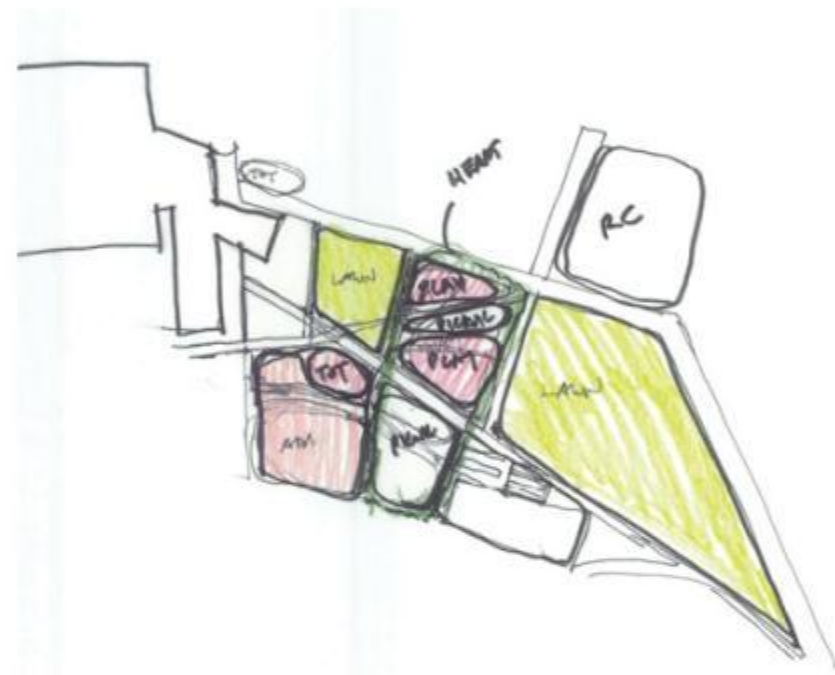
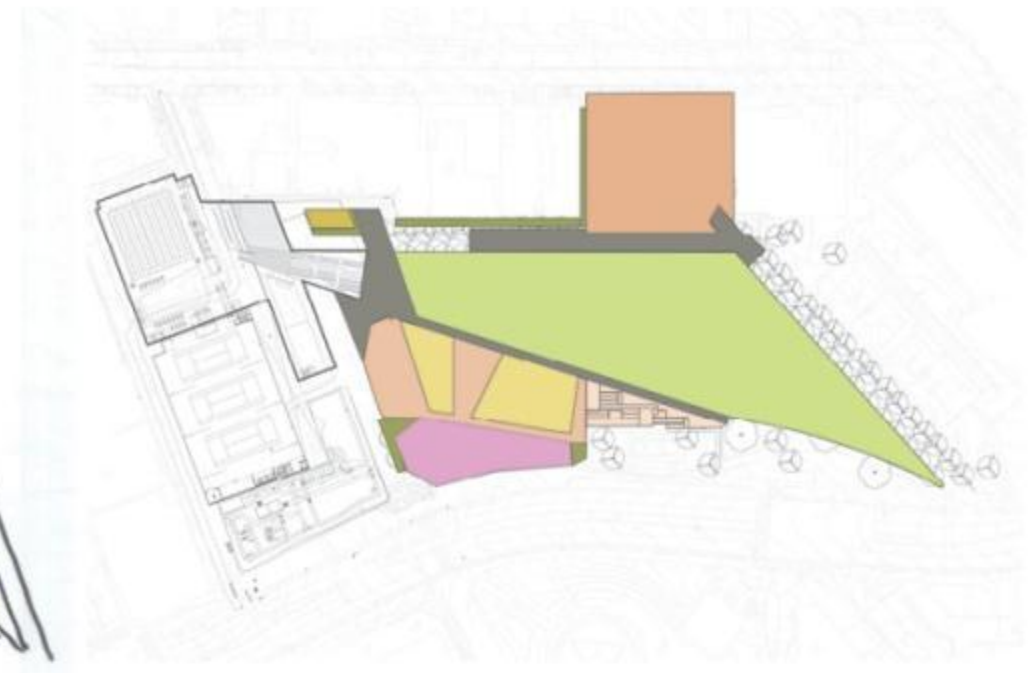
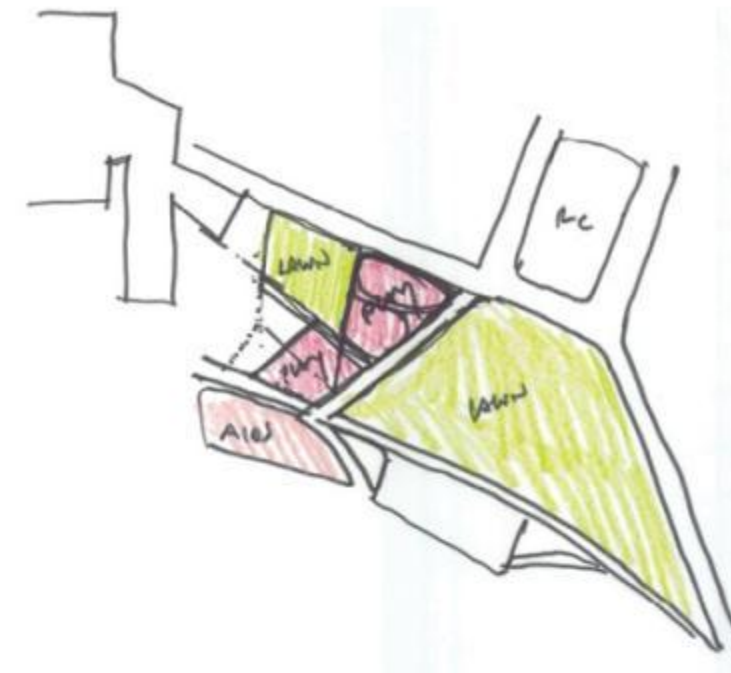
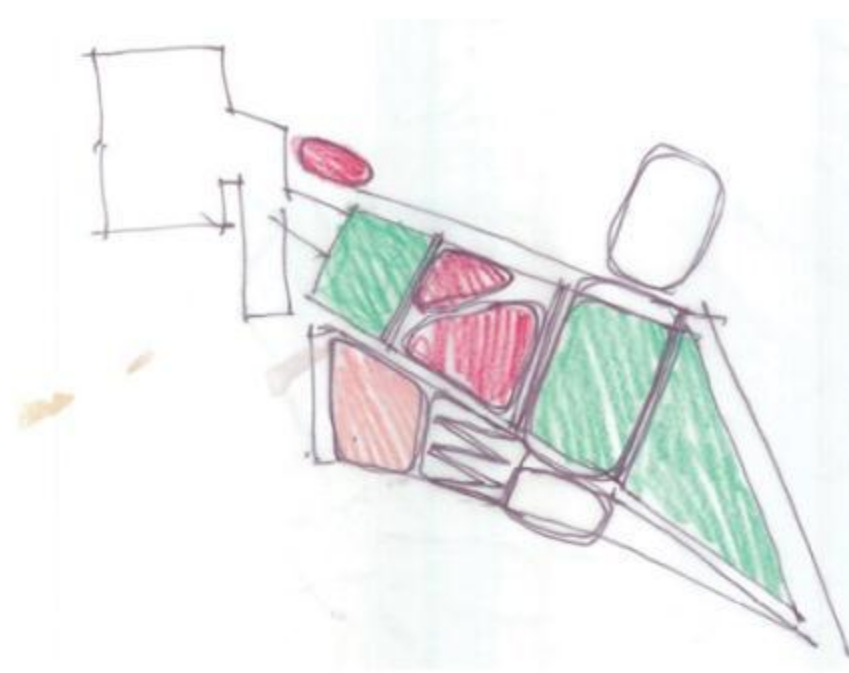
National Aids Monument



1% For Art

PROGRAM ELEMENTS
THE PARK





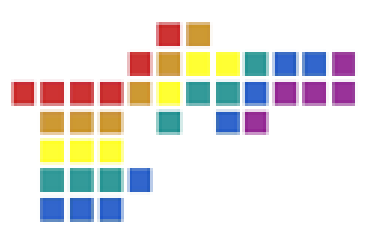
PROCESS SKETCHES
THE PARK





Note: All elevations shown are approximate and do not represent final grade.

- FLEXIBLE MEADOW 71,500 sq/ft
- HEART OF THE PARK
- CHILDREN'S PLAY AREAS
- NATIONAL AIDS MONUMENT
- SAN VICENTE GARDENS
- ROBERTSON COMMONS
- PLANTING



P A R K P R O G R A M C O N C E P T

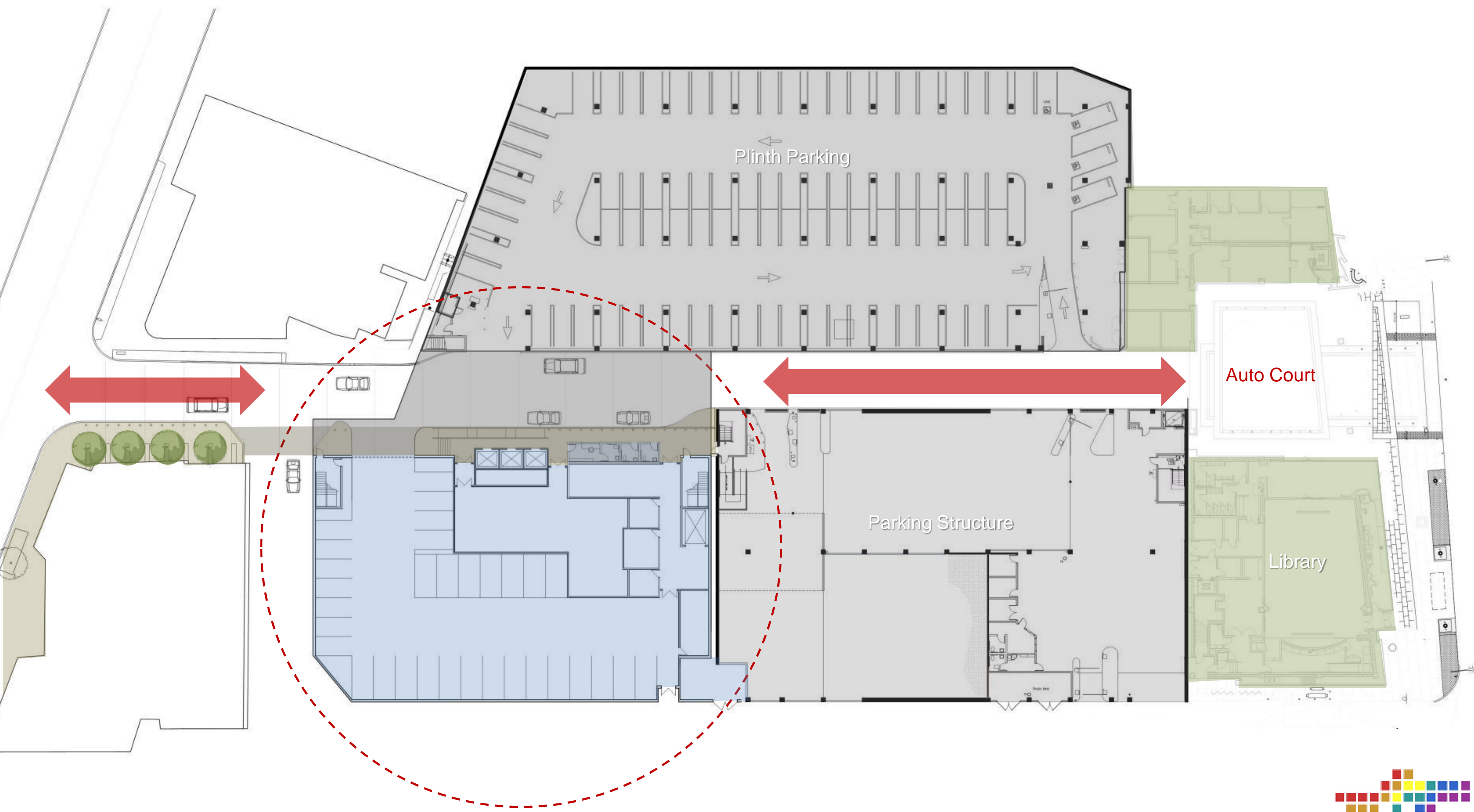
THE PARK



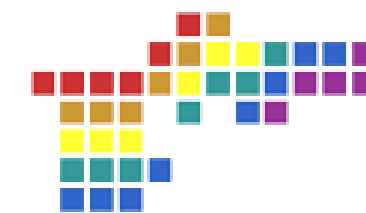
The Building Program Concept

Grade Level

- Parking
- Event Staging
- CCTV Studio
- Freight Access
- Mechanical Spaces
- Drop Off
- Pedestrian Access

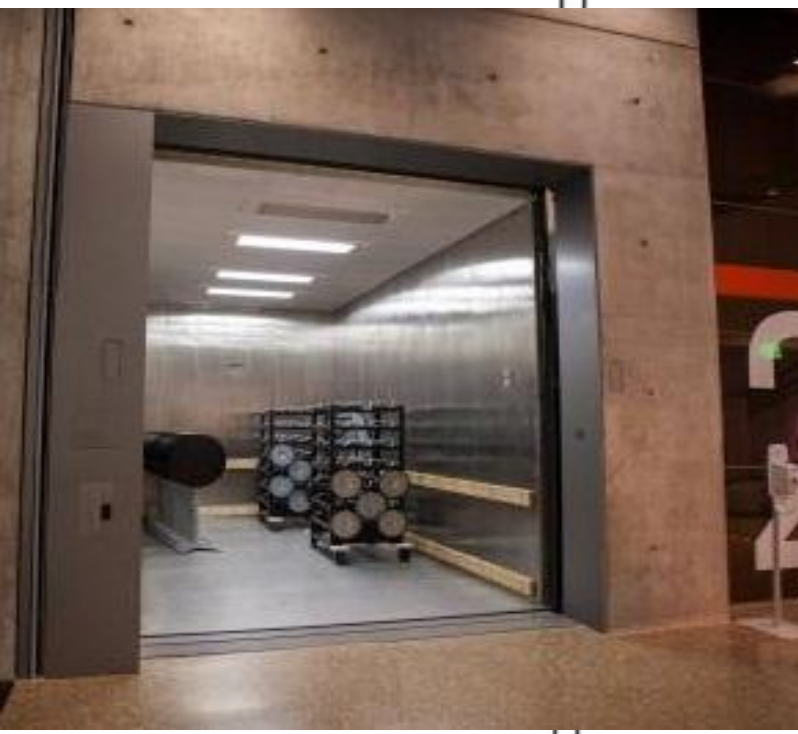
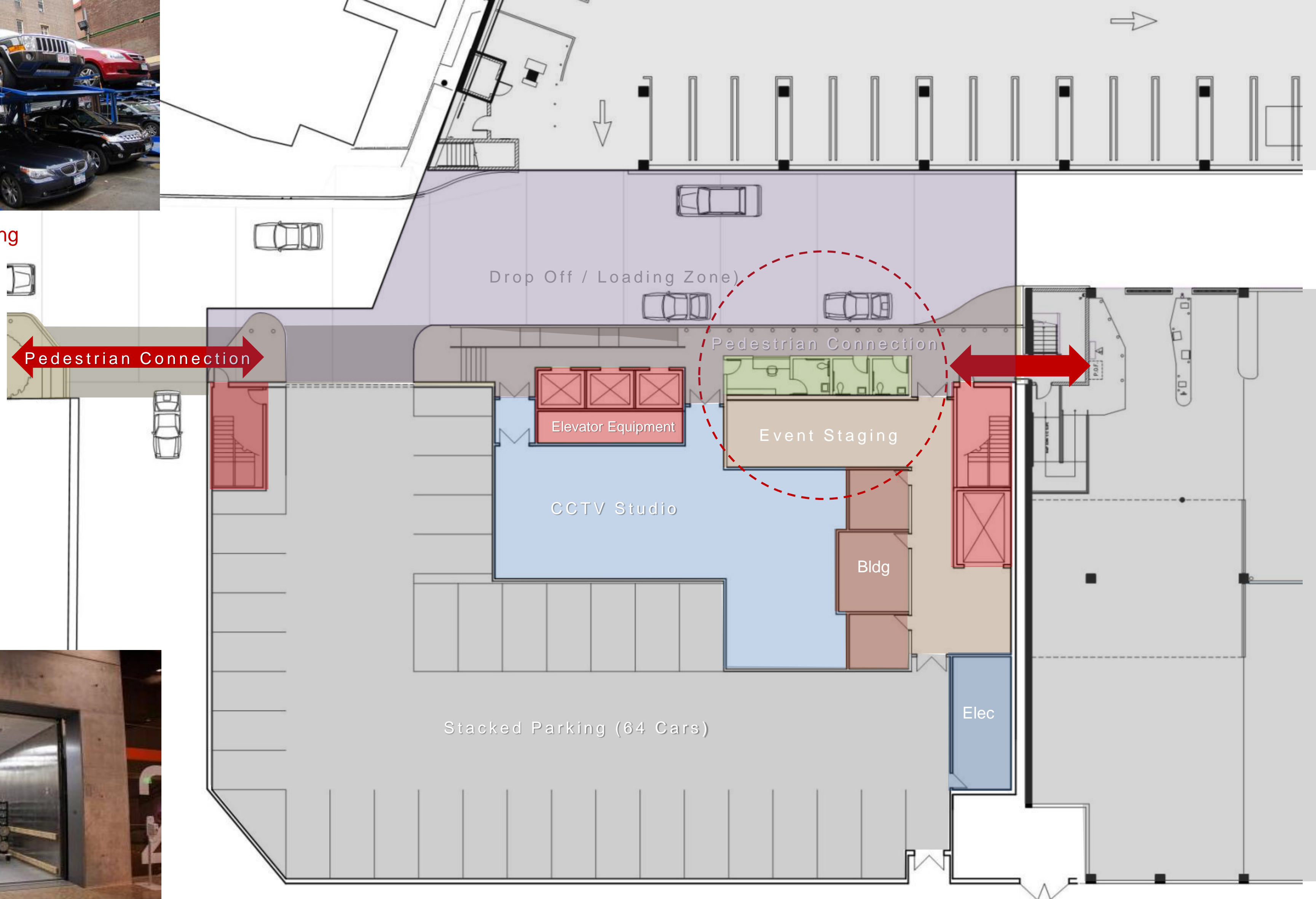


GRADE LEVEL
CONTEXT





Stacked Parking



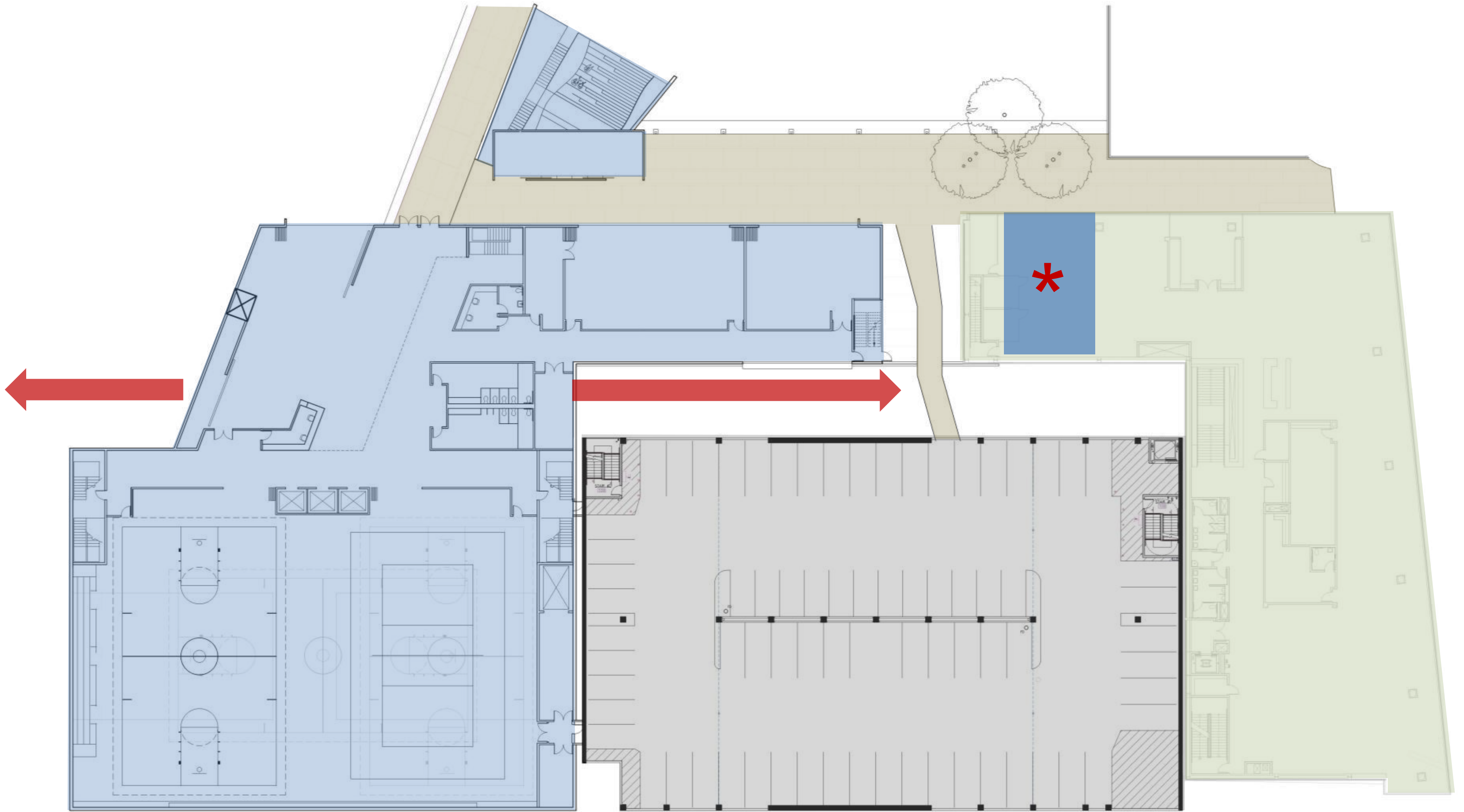
Large Format Freight Elevator (10 X 15)

GRADE LEVEL
CONTEXT

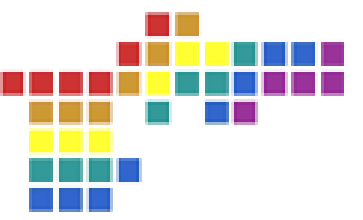
SAFETY

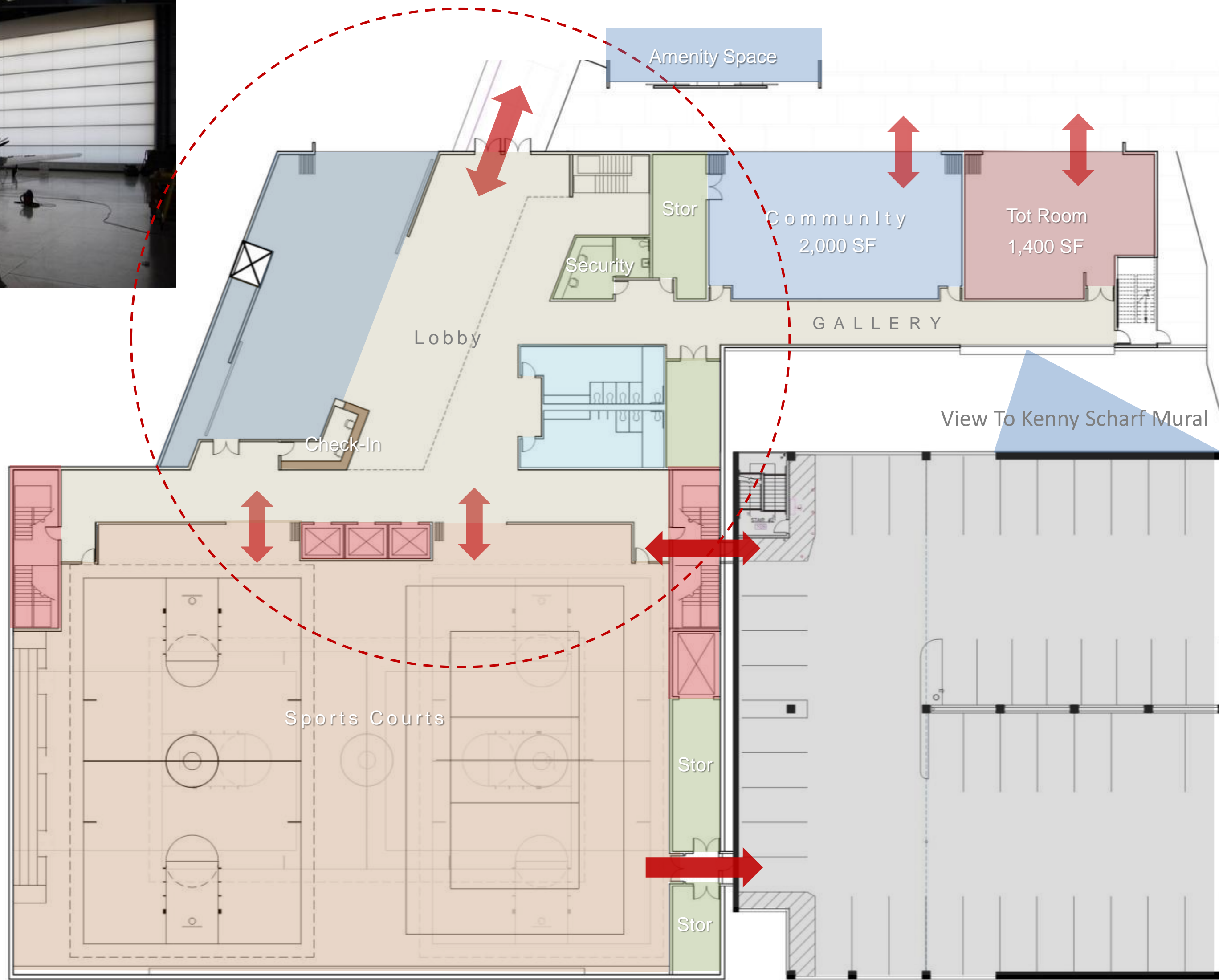
Park Level

- Community Room
- Tiny Tot Room
- Multi-Purpose Sports Courts
- Staff Areas
- Gallery Space
- Restrooms
- Storage



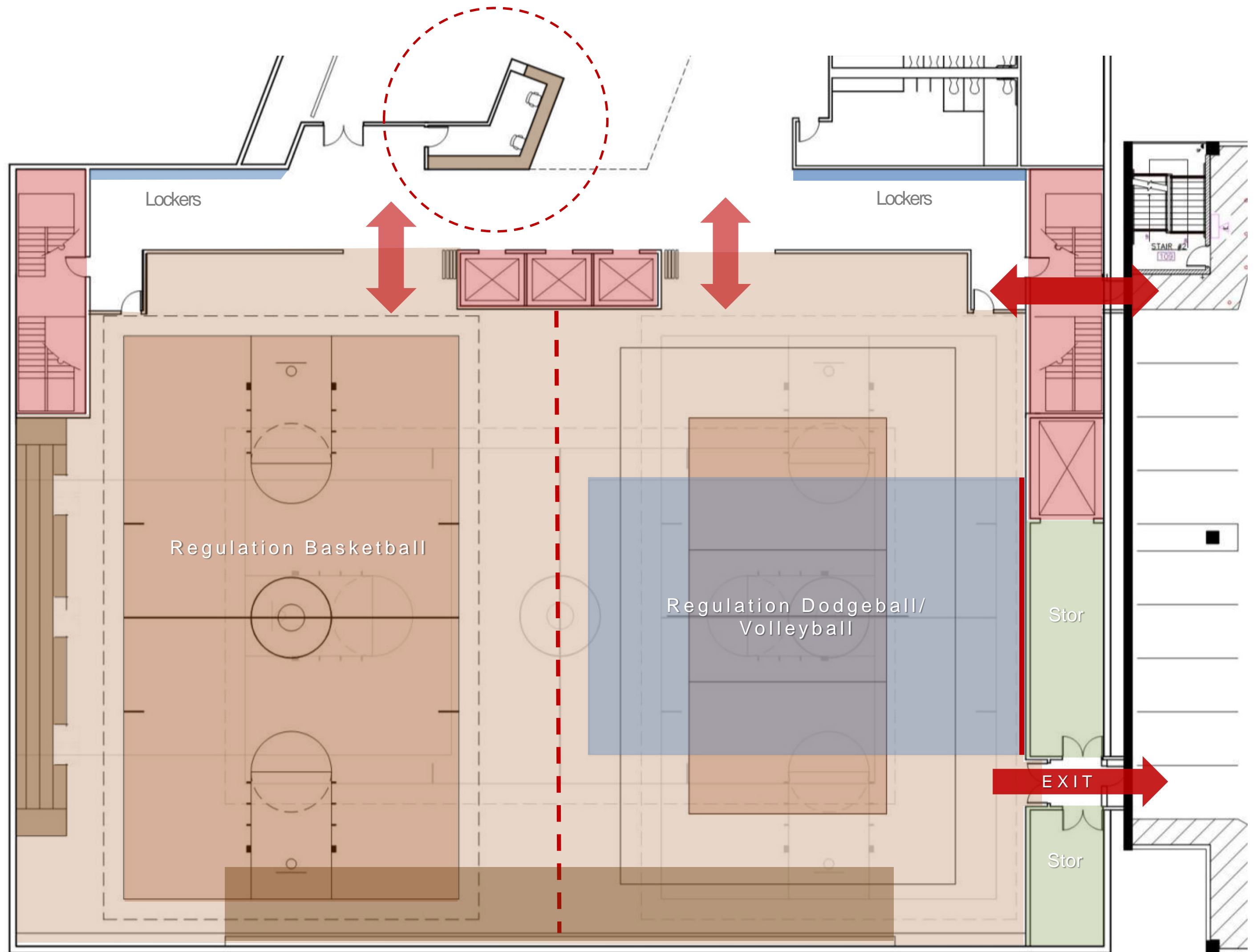
PARK LEVEL
CONTEXT





PARK LEVEL
DETAIL / ONE

- (2) College Regulation Basketball Courts
- (1) NBA Regulation Cross Court
- (2) Regulation Volleyball Courts
- (2) Regulation Dodgeball Courts
- (600 SF) High Volume Storage (Sports Courts Only)
- (75) Day Lockers
- (2) Sets of Retractable Bleachers
- Divider Curtain



S P O R T S C O U R T S
L A Y O U T

- *LED Floor (ASB Systembau)*

Instantly Changeable Graphics (Non-Programmable)

Almost No Maintenance

Superior Sports Floor/ Dance Floor

Does Not Need to be Protected

Sustainable

Sensor Activity

Cost (\$930,000- \$1M; estimated)

No Local Representation

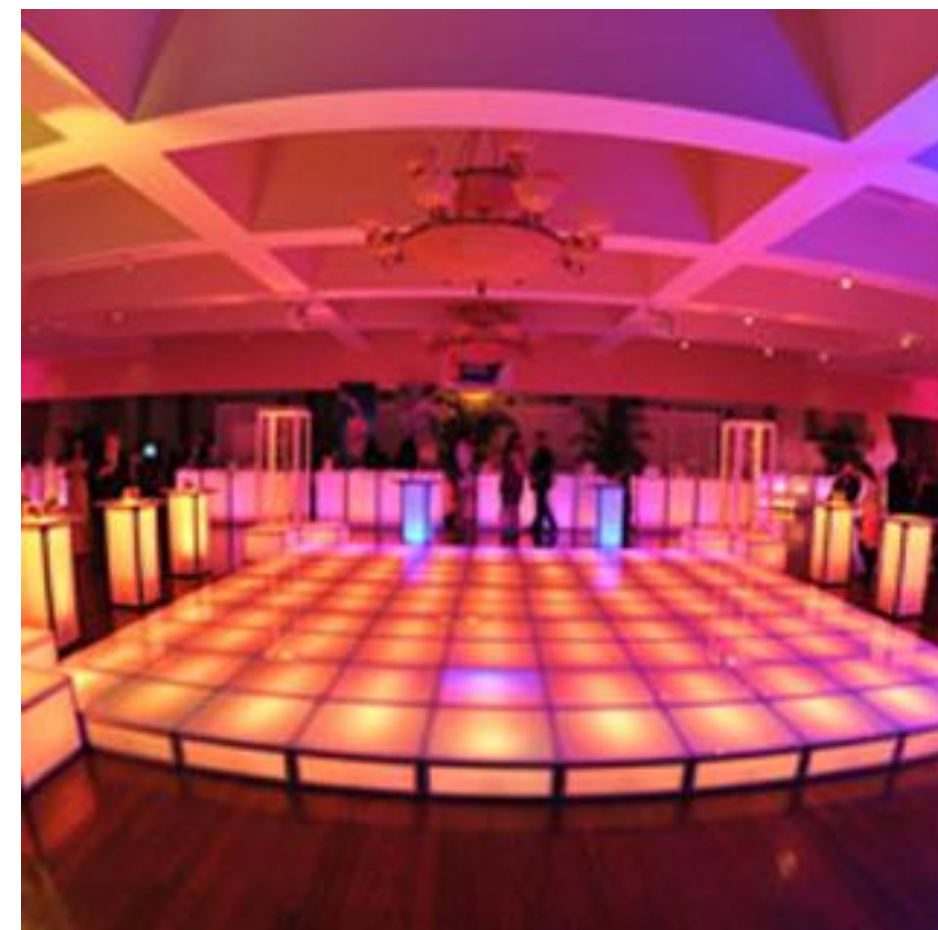
One Manufacturer

No U.S. Installations

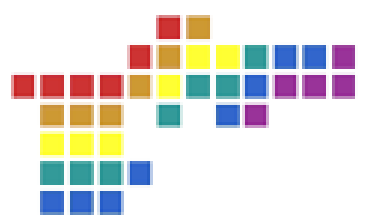
Acoustics



American Suppliers



F L O O R O P T I O N S



- *Traditional Hardwood Floor (End Cut)*
 - *Known Product that Can be Competitively Bid*
 - *Lower Cost (\$200,000 - \$250,000)*
 - *Durable*
 - *Appropriate Sports/ Event Floor*

Maintenance (3 – 5 Years)

Would Need to be Covered for Some Events (Not All)

Line Confusion for Multiple Courts



- *Synthetic Floor*
 - *Ideal for Multi-Activity and Multi-Sports*
 - *Fully Compliant with EN 14904 Standards For Indoor Sports Floors*
 - *Reduces Player Fatigue and Injury*
 - *Low Lifecycle / Maintenance Costs*
 - *Does Not Need to be Protected*
 - *Environmentally Sustainable*
 - *Lowest Cost (\$175,000- \$200,000)*

Not Used (by LPA) For Competitive Sports



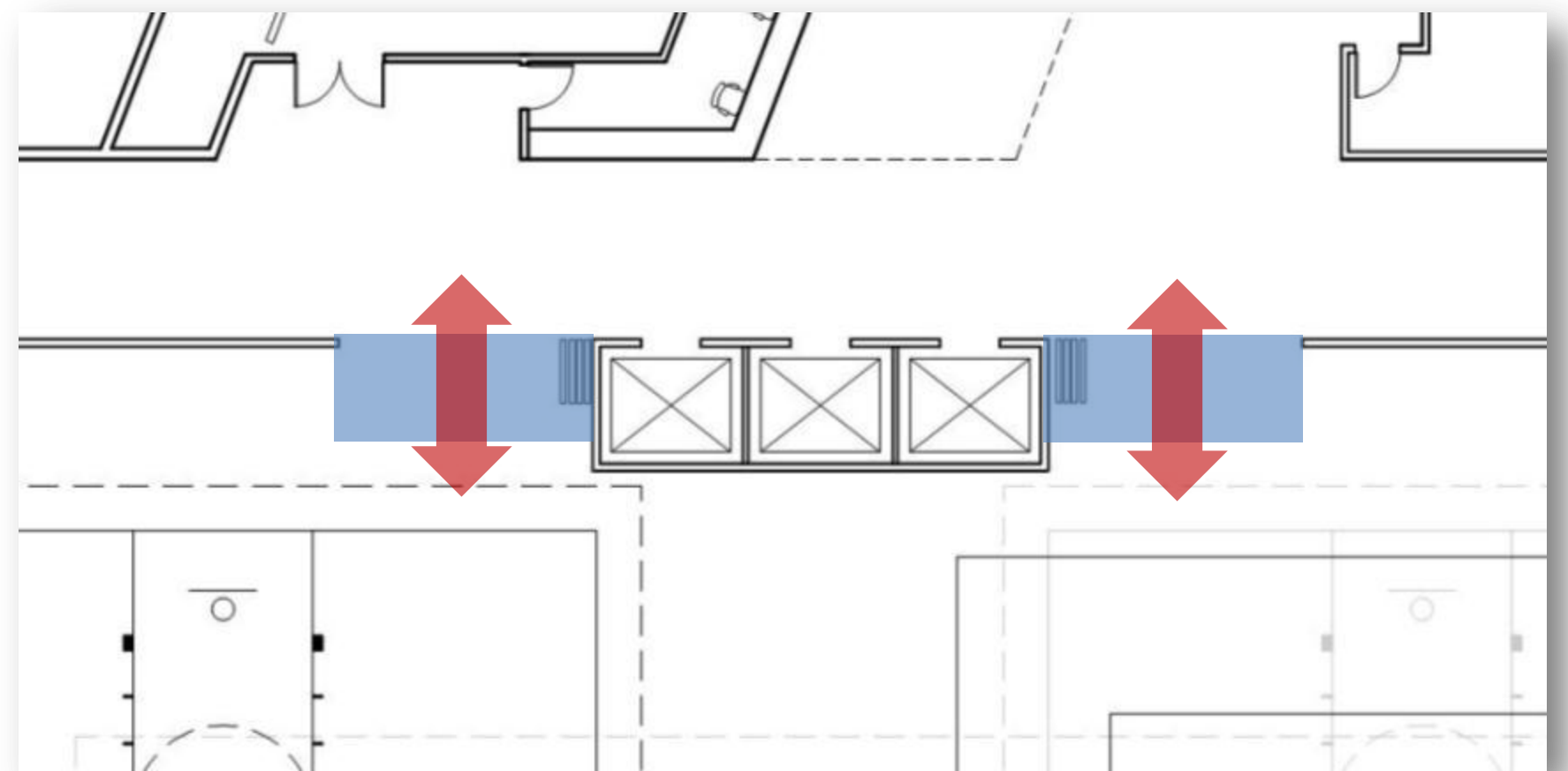
F L O O R O P T I O N S



Sheet Protection From Furniture
[Rolled or Mat Protection]



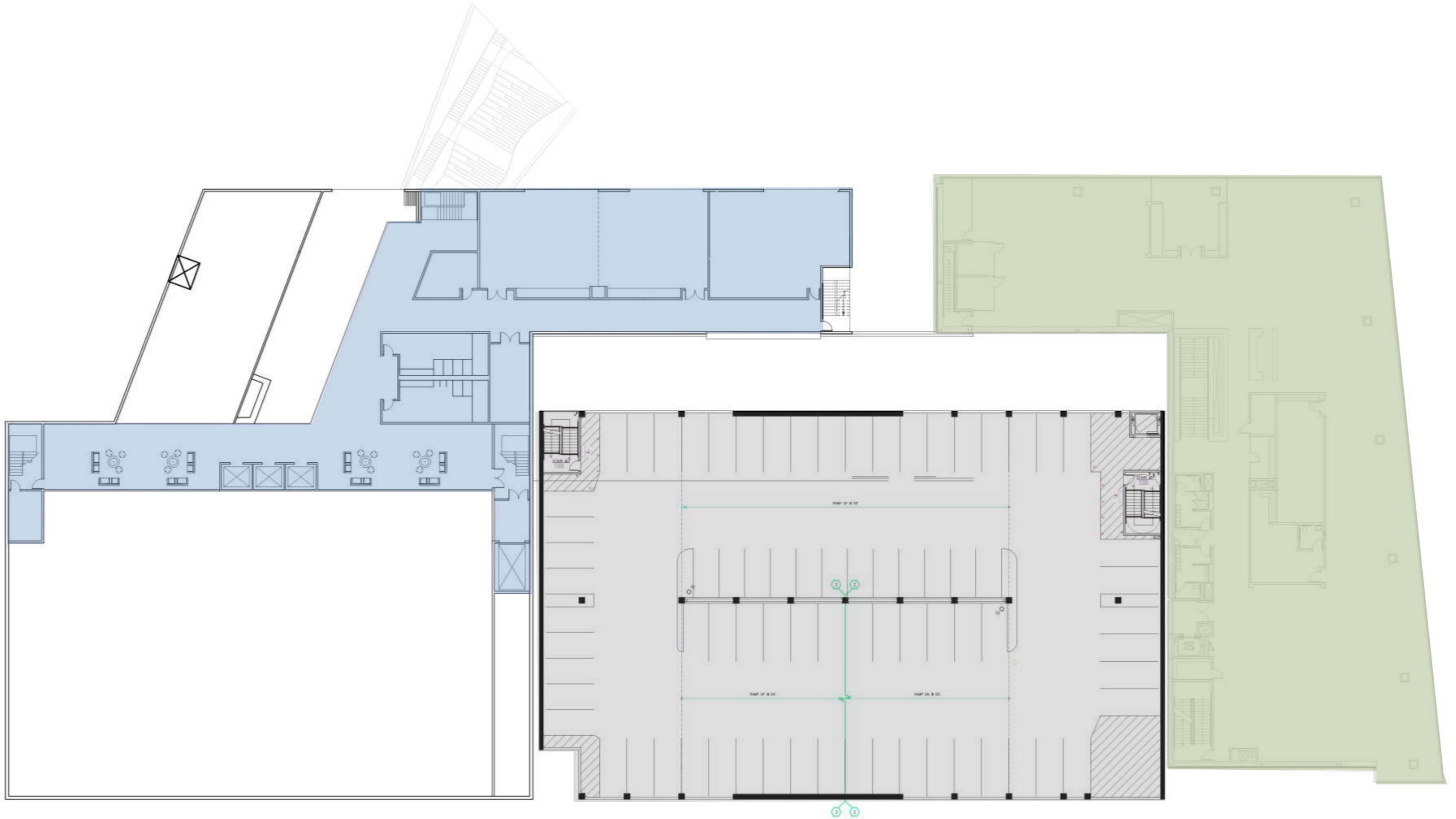
Outdoor Pollutant Control [Walk- Off Grates]



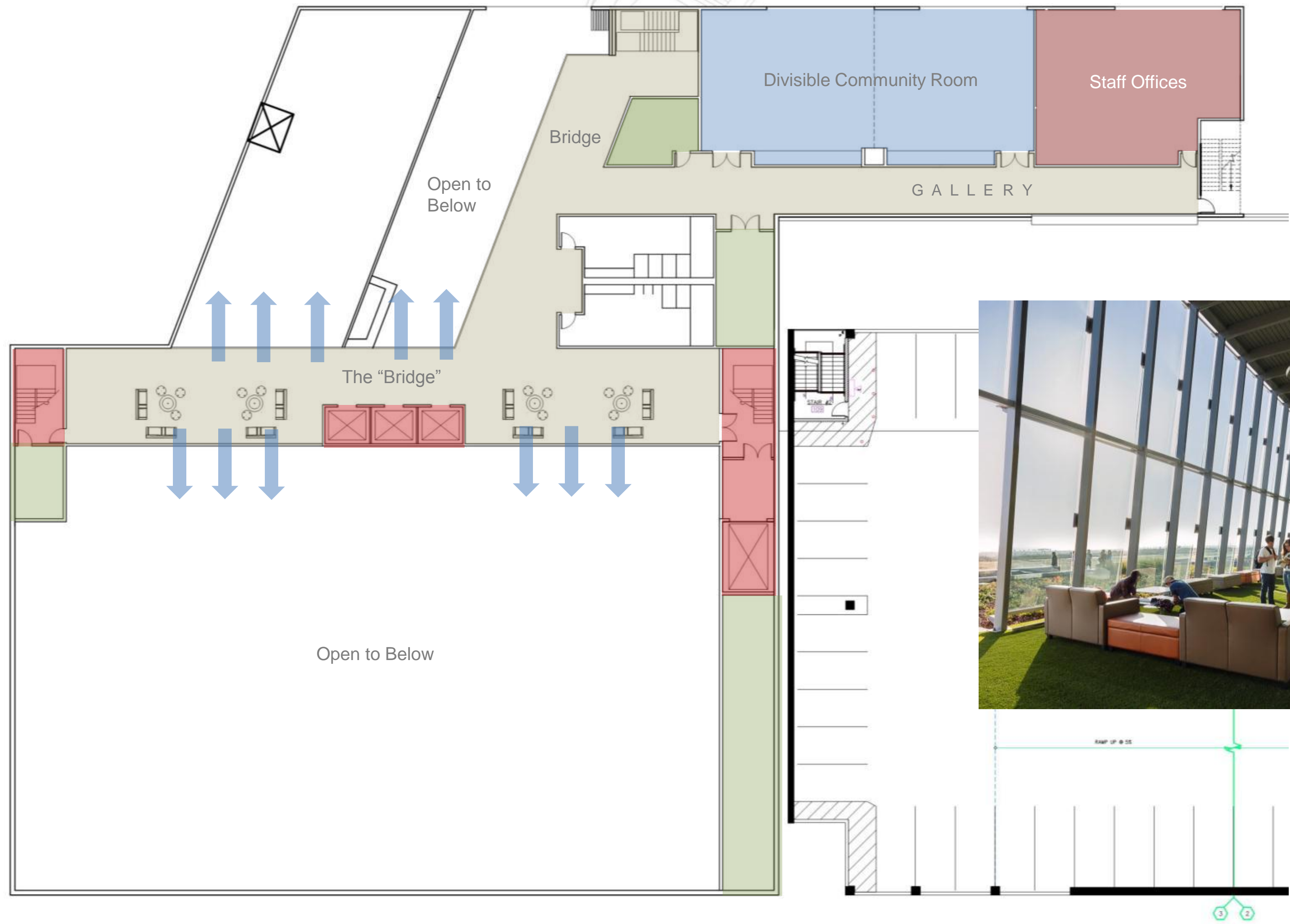
FLOOR CONSIDERATIONS

Second Level

- Community Rooms
- Community Social Spaces
- View Deck
- Restrooms
- Storage



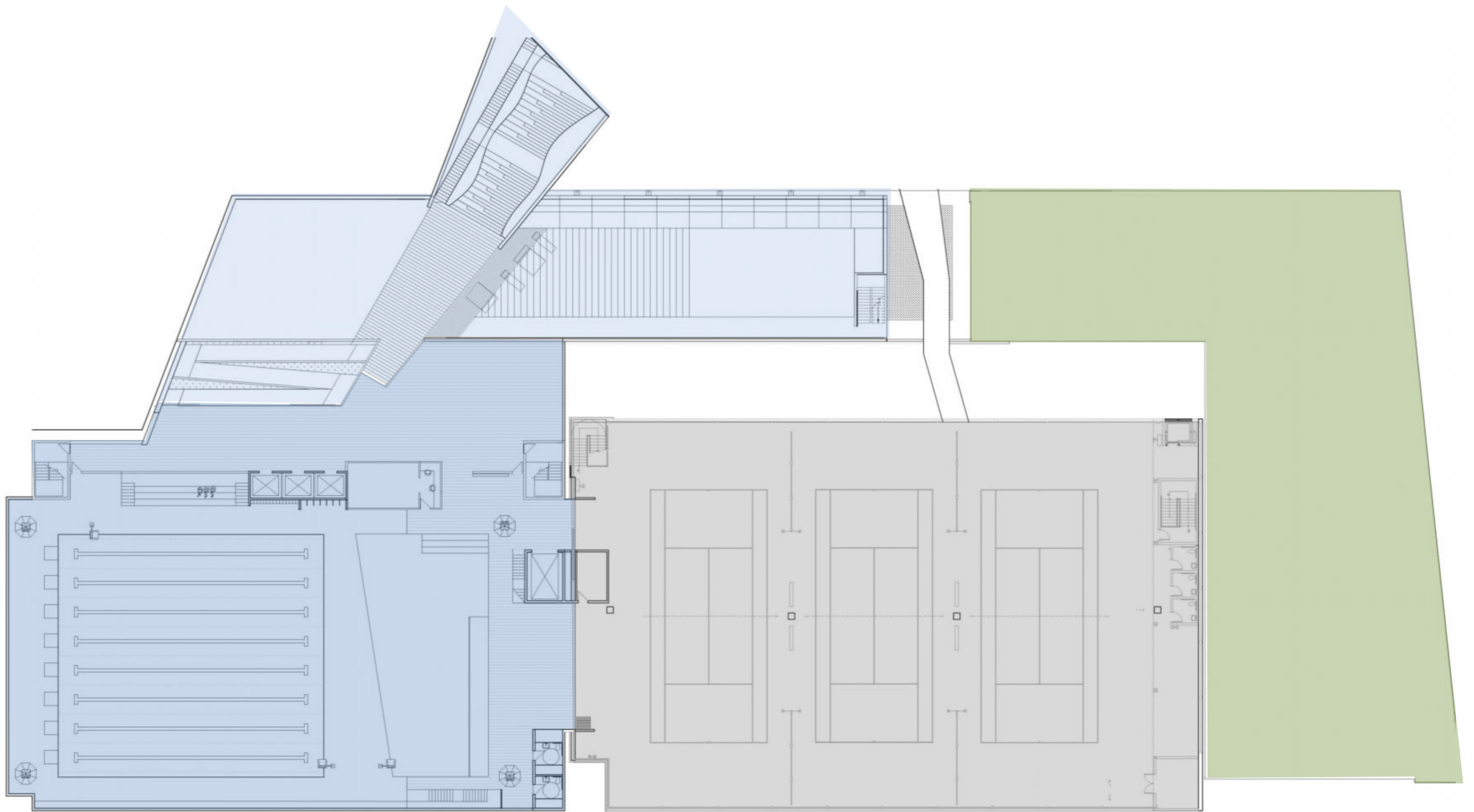
S E C O N D L E V E L
C O N T E X T



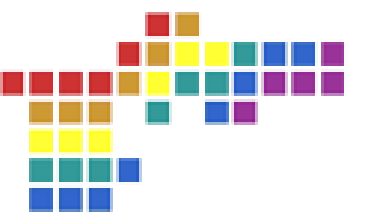
SECOND LEVEL
DETAIL

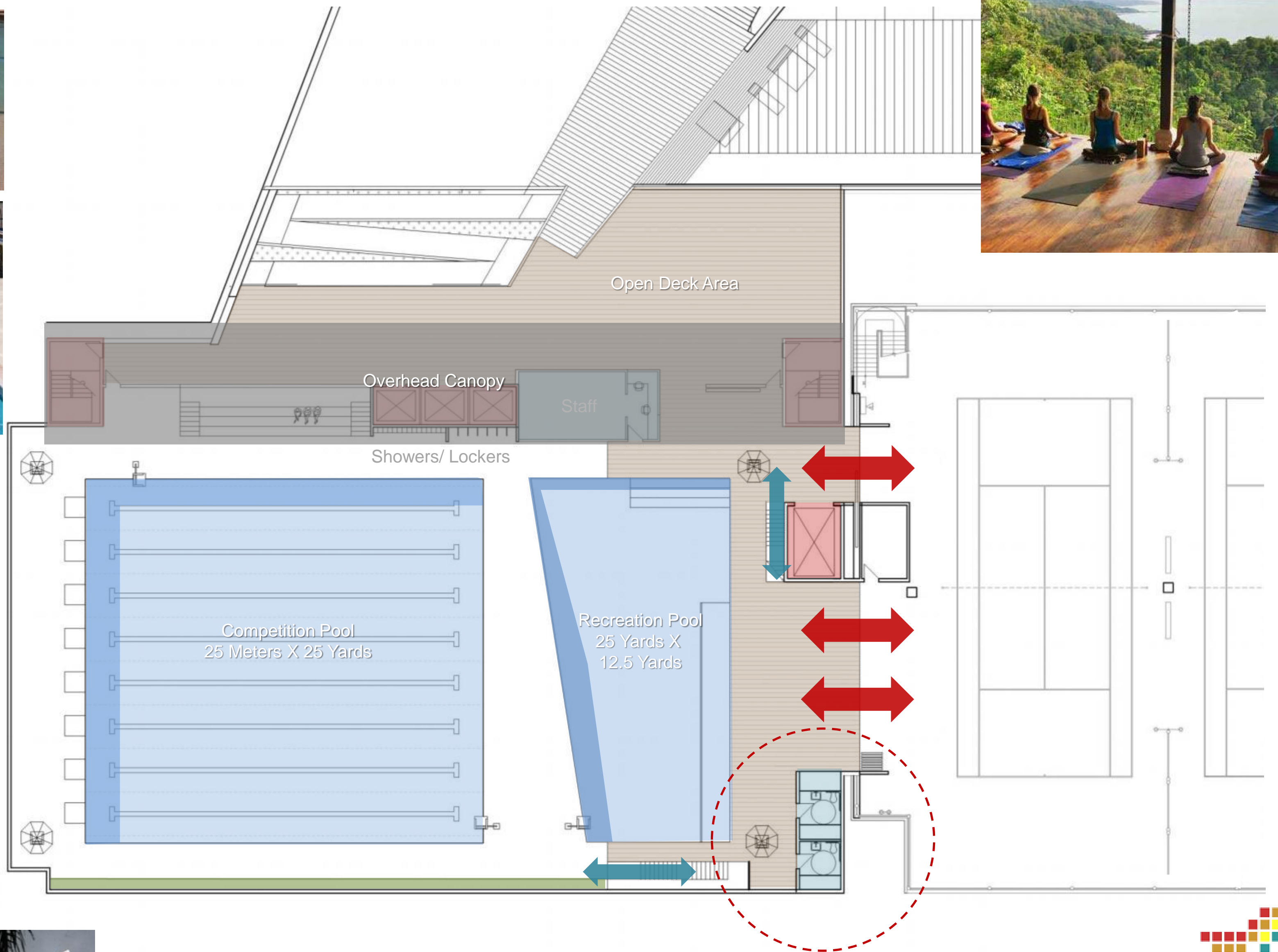
Pool Deck

- Competition Pool
- Recreation Pool
- Gender Neutral / Restrooms
- Event (Yoga) Deck
- Bleacher Seating
- Lounge Seating
- Tennis Deck Access
- Access Ramp to Respite Deck
- Staff Area

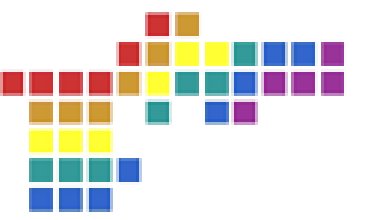


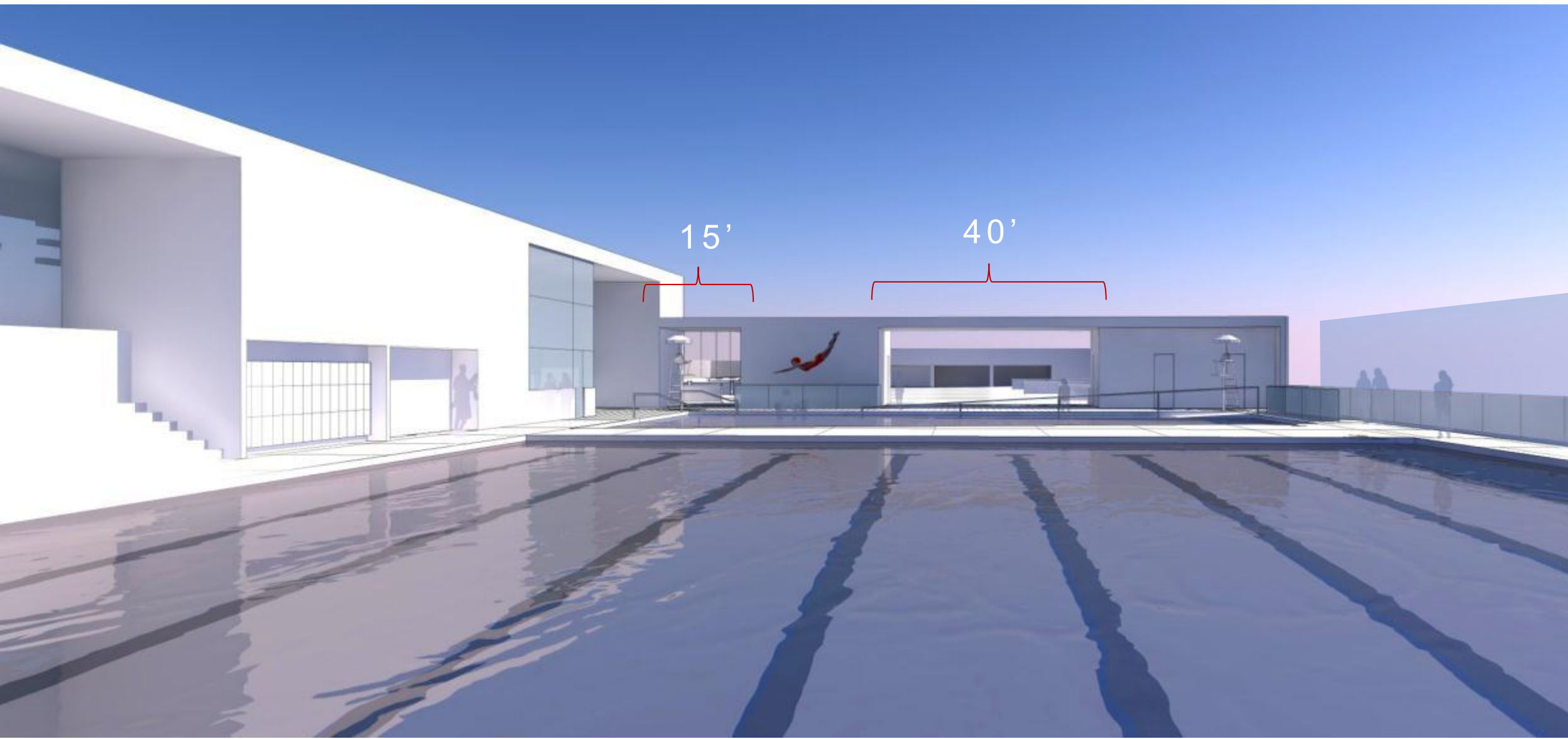
P O O L L E V E L
C O N T E X T





P O O L L E V E L
D E T A I L





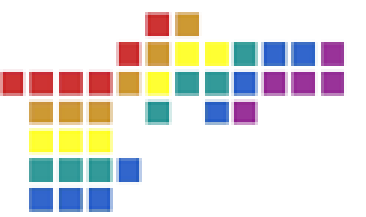
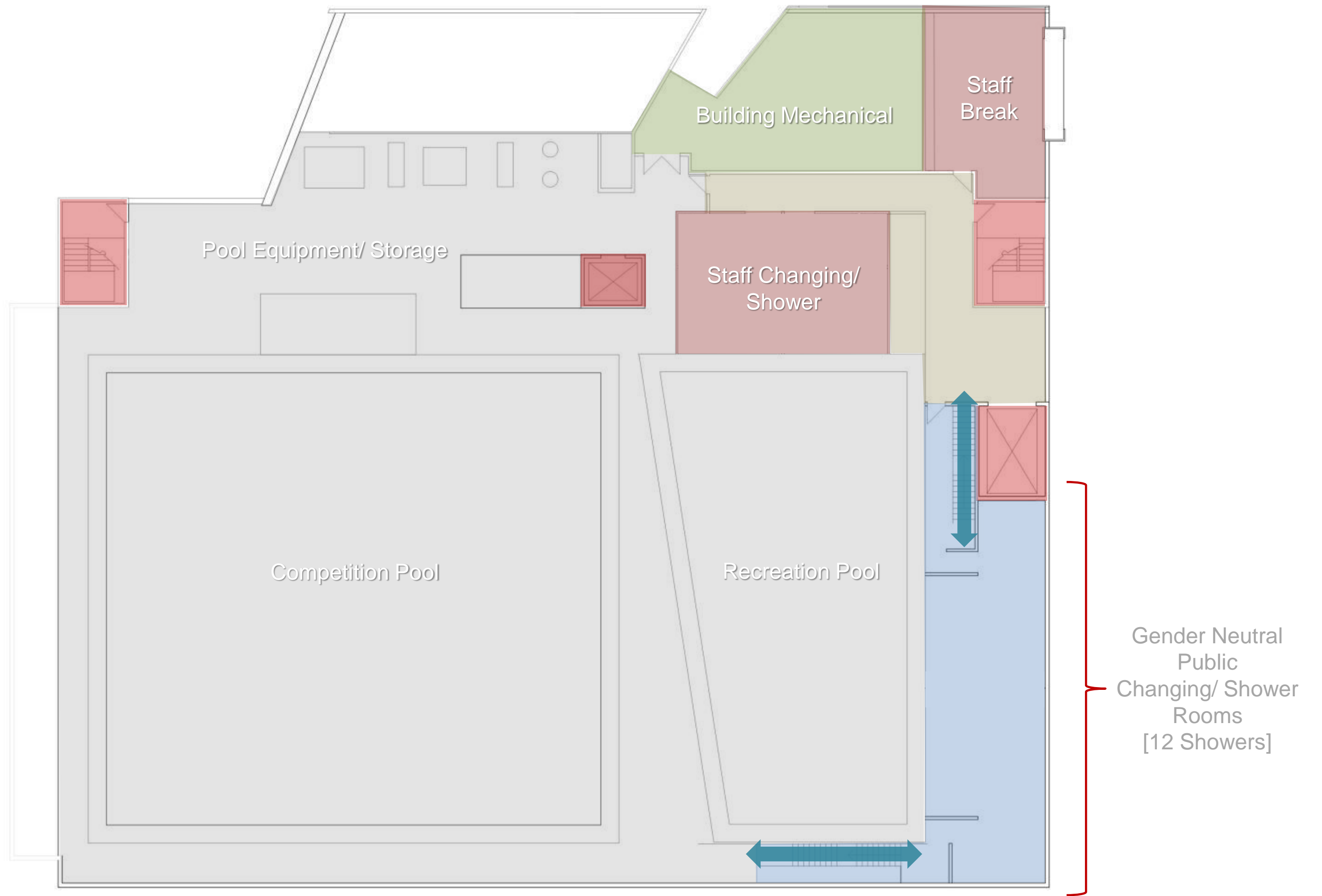
P O O L L E V E L
C O N N E C T I O N



Wet Stair Treads



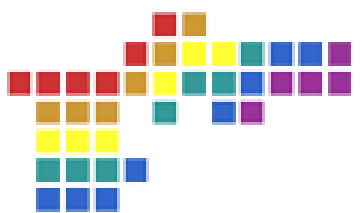
Nautical Stair

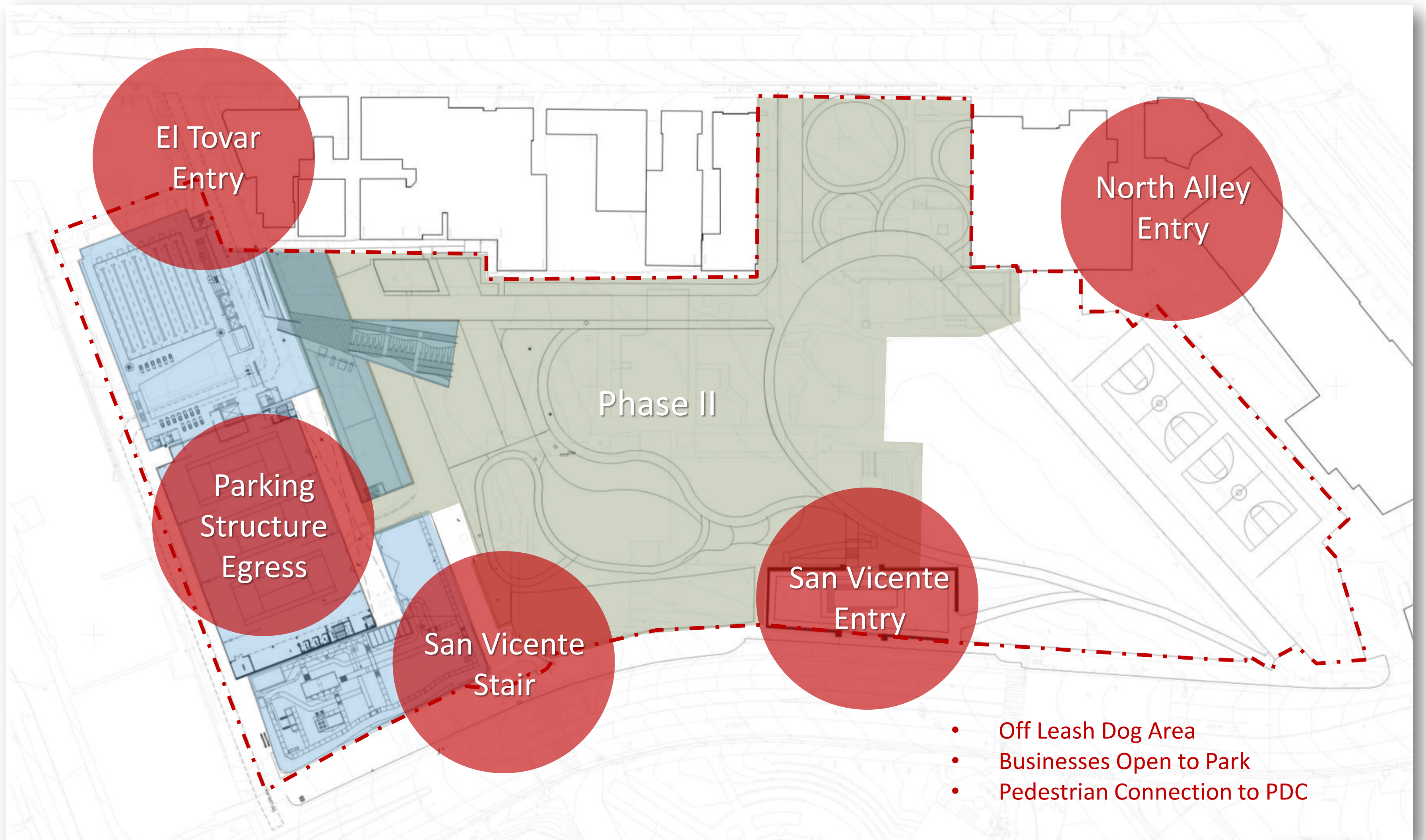


INTERSTITIAL LEVEL

Program Scope Definition

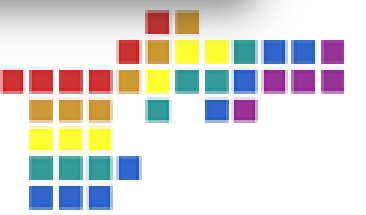
- Creation of additional park open space
- Development of a new aquatic / pool facility (Roof Top)
- Development of a new recreation and community center with gymnasium and park support facilities
- Children's playground areas and tot lot
- Park improvements
- Demolition of existing auditorium including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





We Are Listening.

SCOPE DEFINITION



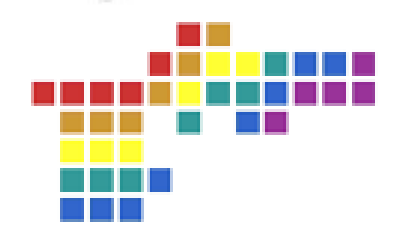
Comments and Discussion

Schematic Design

Schematic Design establishes the **general scope**, conceptual design, scale and **relationships** among the components of the project. The primary objective is to arrive at a clearly defined, **feasible** concept while exploring the most promising alternative design solutions. A series of rough plans, known as schematics, show the **general arrangement** of rooms and of the building on the site as well as initial **massing** and **form** concepts.

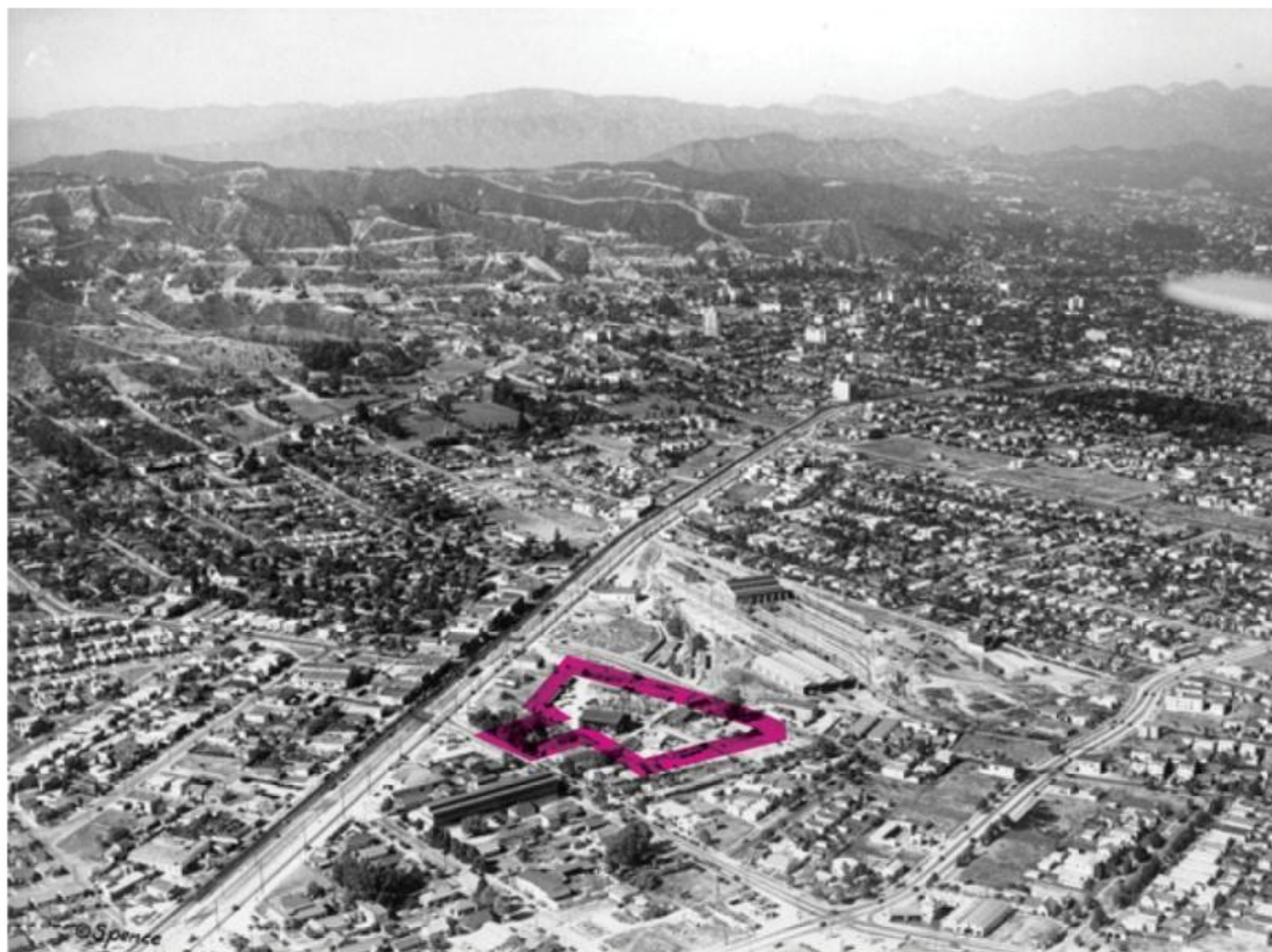


Note: All elevations shown are approximate and do not represent final grade.



PARK PROGRAM CONCEPT
THE PARK





This Trip Shows You North to the Mountains and West to the Ocean; then 28 miles along the Surf



Electric Lines of Los Angeles-Pacific Co. Fine Fish Dinners Served to the Excursionists at Playa del Rey Every Day, Price 50c

Follow Your Route

Leave Los Angeles at 9:40 a. m. via Hollywood, Soldiers' Home, Santa Monica, Ocean Park, Venice, Playa del Rey, Redondo.

RETURNING

Leave Redondo at 2:00 p. m. via Hermosa, Playa del Rey, Ocean Park, Venice, Ivy, Vineyard. Reaching Los Angeles at 5:00 p. m.

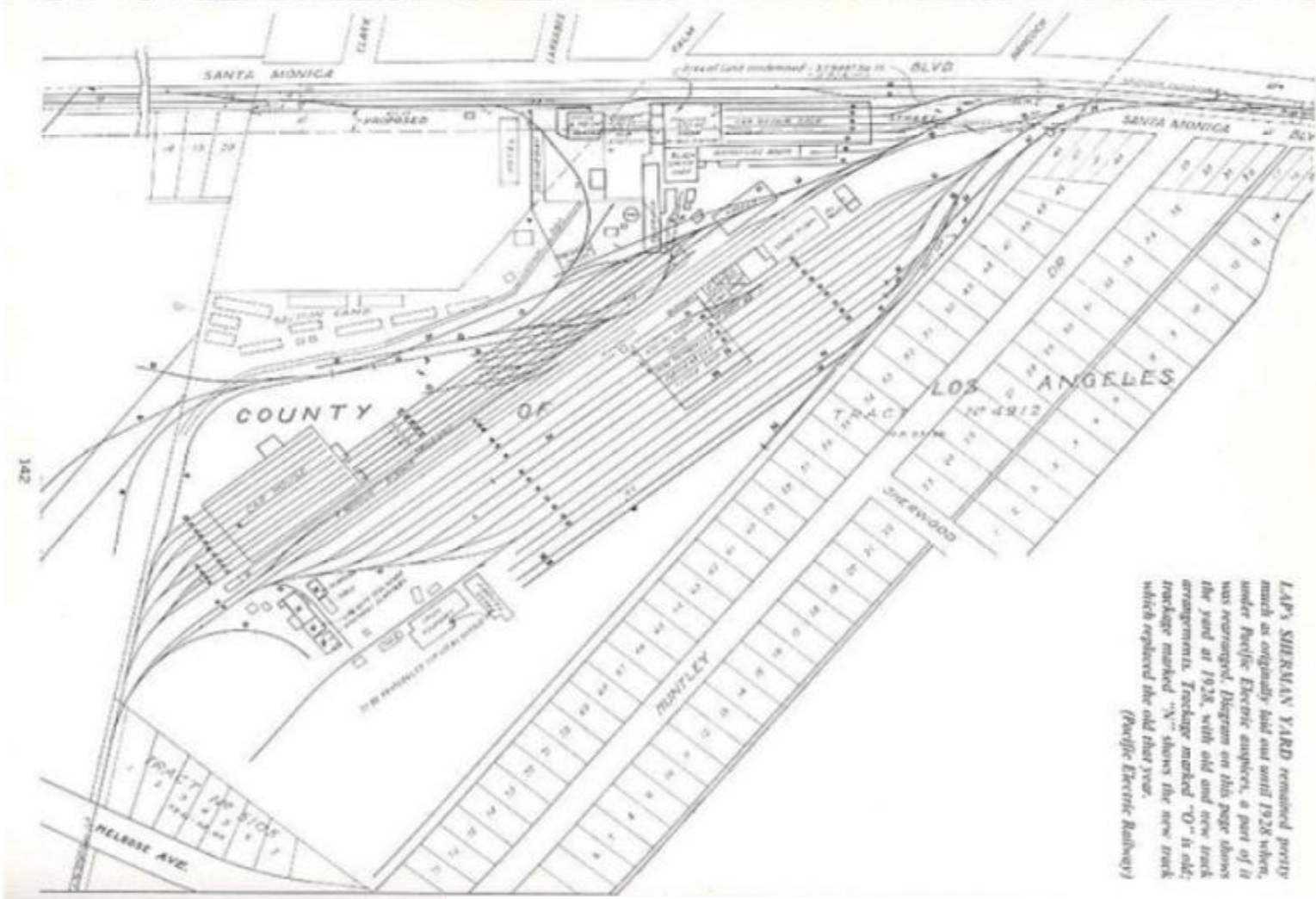
Excursion leaves 316 W. Fourth St., Los Angeles, Cal., every day at 9:40 a. m.

Fare for Round Trip, \$1 C. M. PIERCE, Excursion Mgr. Sunset Pavilion Ex. 1 Room 112

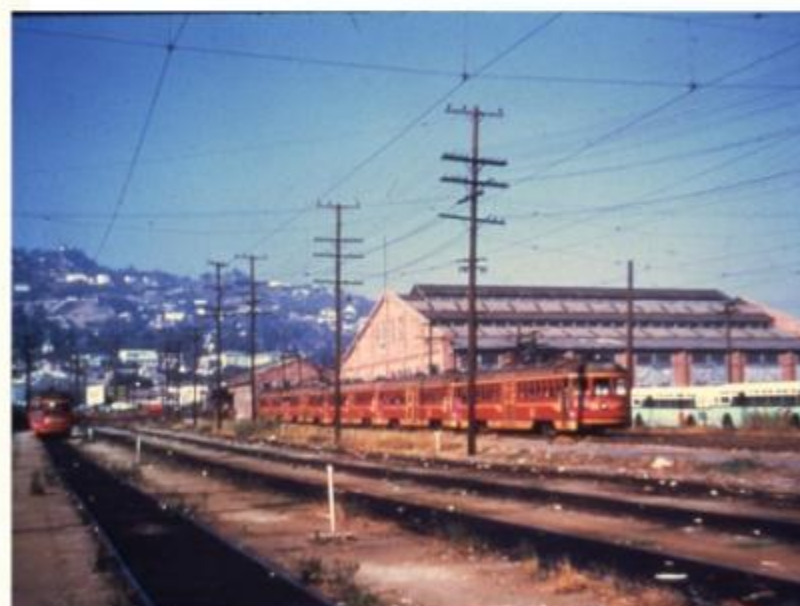
Historical Ecology



"Central Creek drains all the land included in this Rancho, it has a fall of about 28 feet per mile." -Benson, 1884

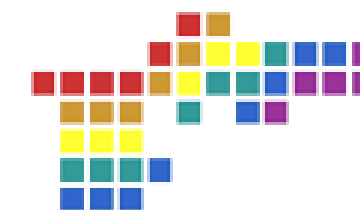


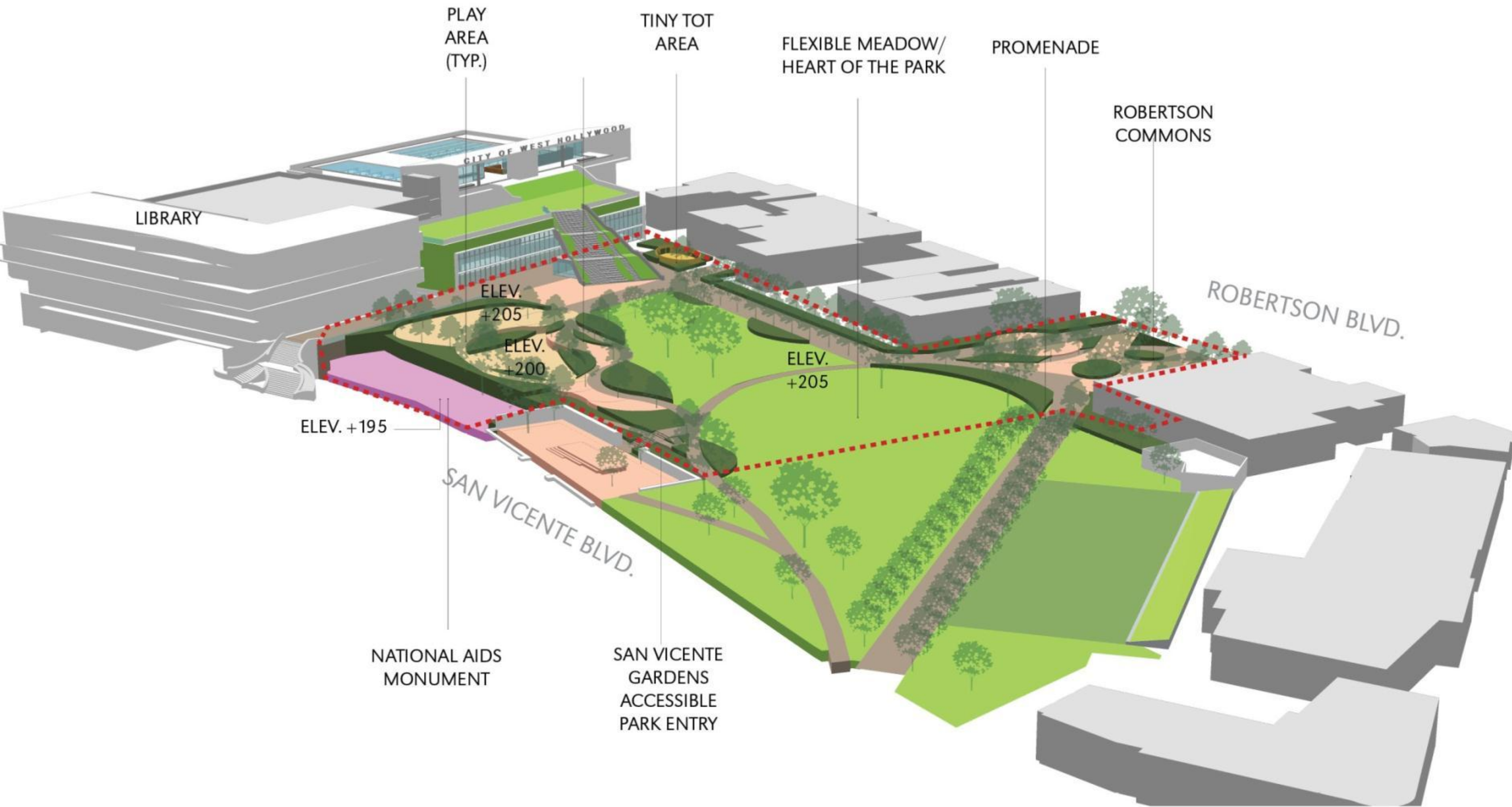
LAP's SHERMAN YARD remained mostly intact as originally built and until 1928 when, under Pacific Electric's auspices, a part of it was reorganized. Diagram on this page shows the yard at 1928, with old and new track arrangements. For a complete history of the yard, see the article 'The Sherman Yard' in the book 'The Pacific Electric Railway' which replaced the old yard.



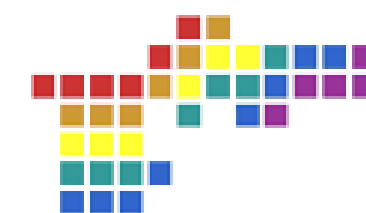
SITE HISTORY

THE PARK



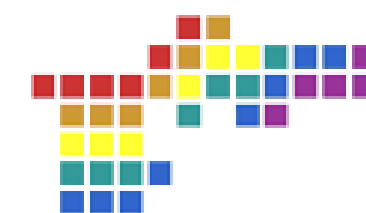


CONCEPTUAL VIEW
THE PARK





CONCEPTUAL VIEW
THE PARK



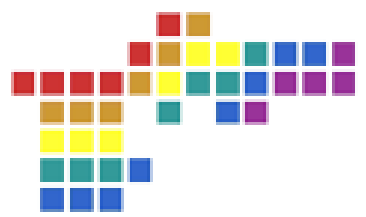
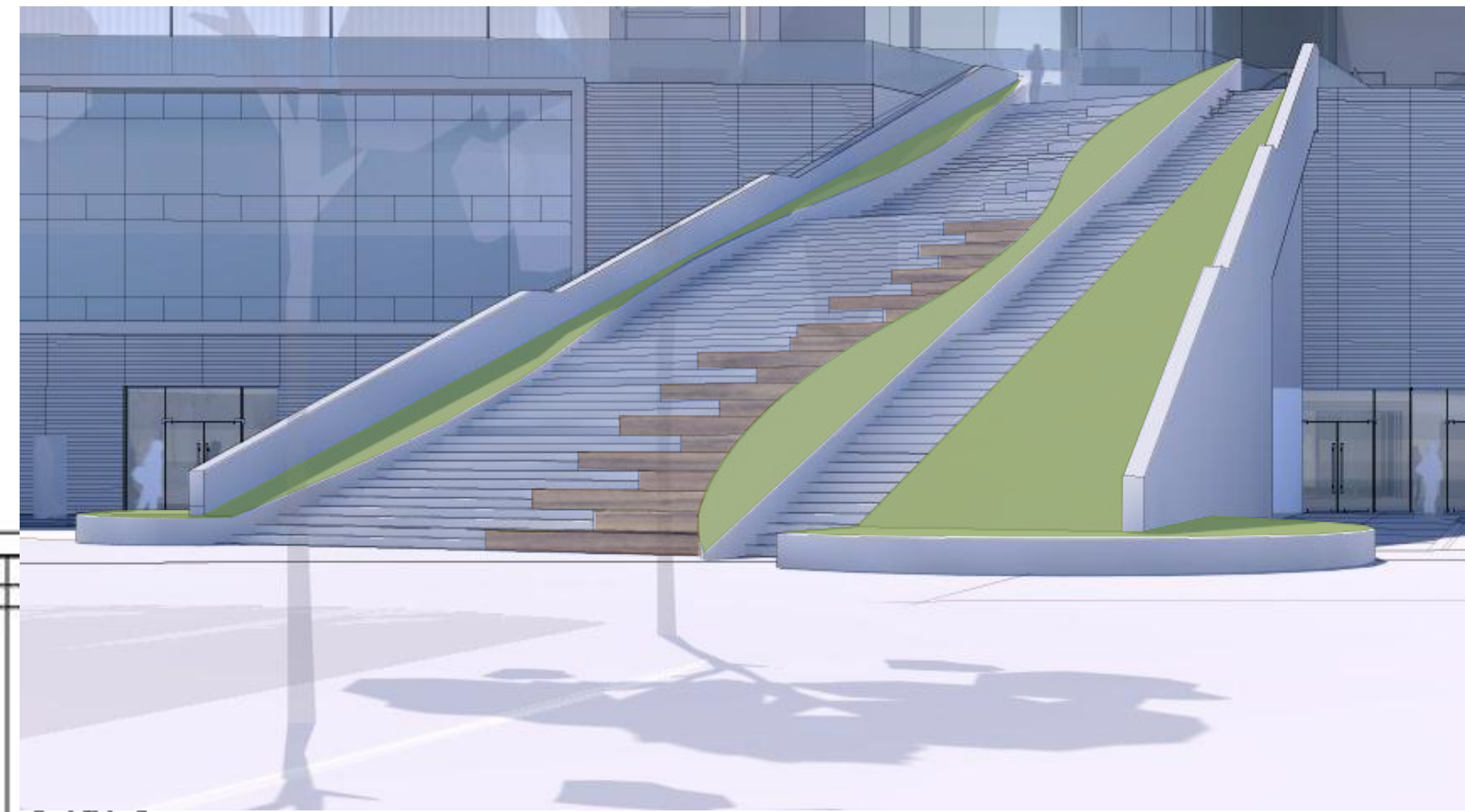
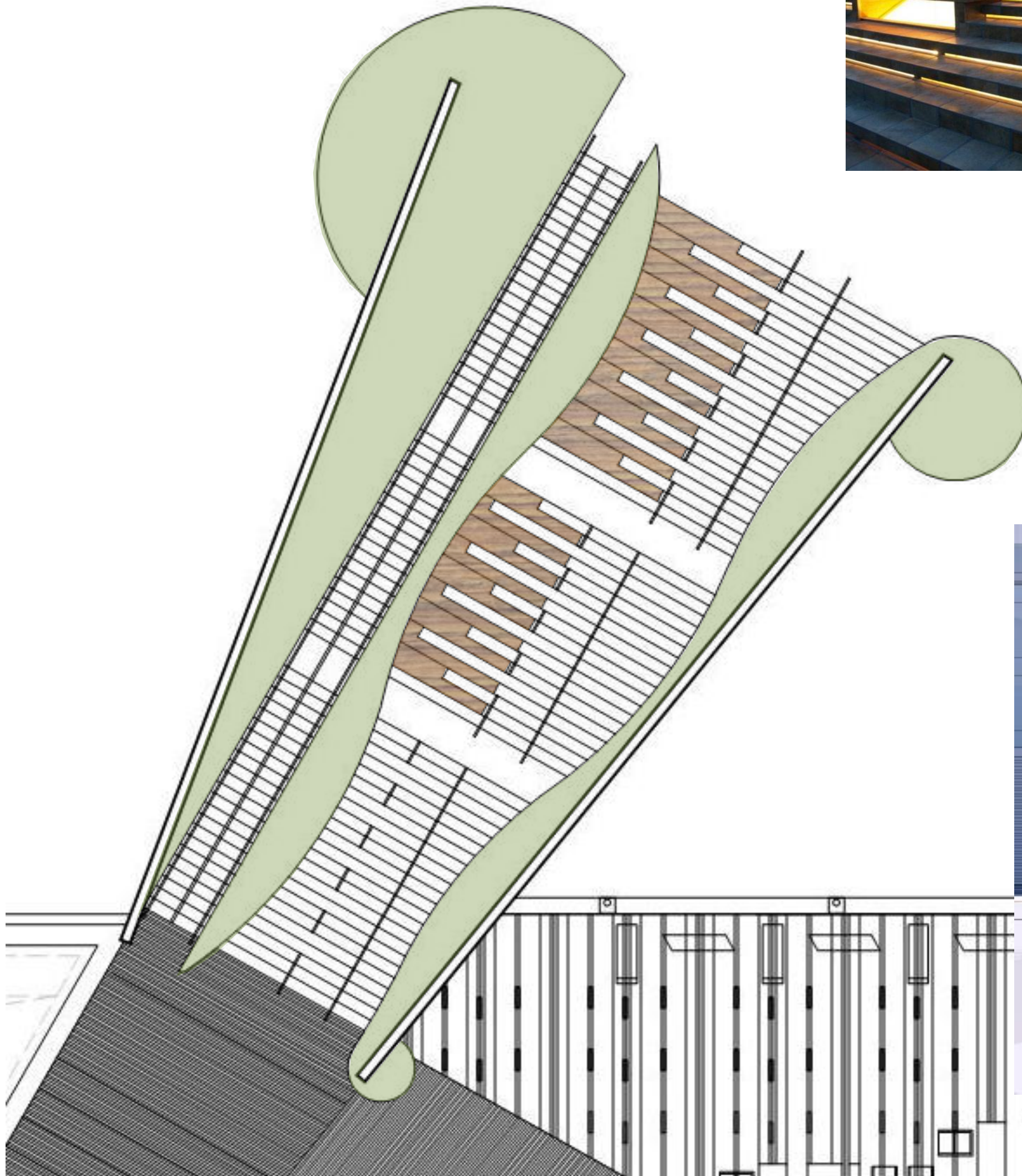
The Grand Stair

Creating a Focal Piece



THE GRAND STAIR
FEEL AND FUNCTION

Creating a Focal Piece



T H E G R A N D S T A I R
F E E L A N D F U N C T I O N

Respite Deck

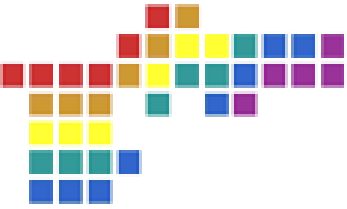
A Place Above the Park to Relax and Take in The View



- A Place of Respite
- Special Events
- Pre-Function
- People Watching



THE RESPITE DECK



A Place Above the Park to Relax and Take in The View

Furnishings



A Place of Respite
Special Events
Pre-Function
People Watching

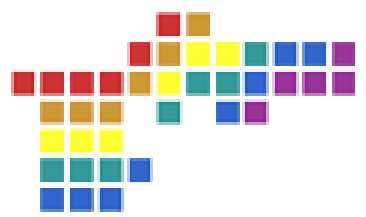


Specialty Lighting (The 5th Elevation)



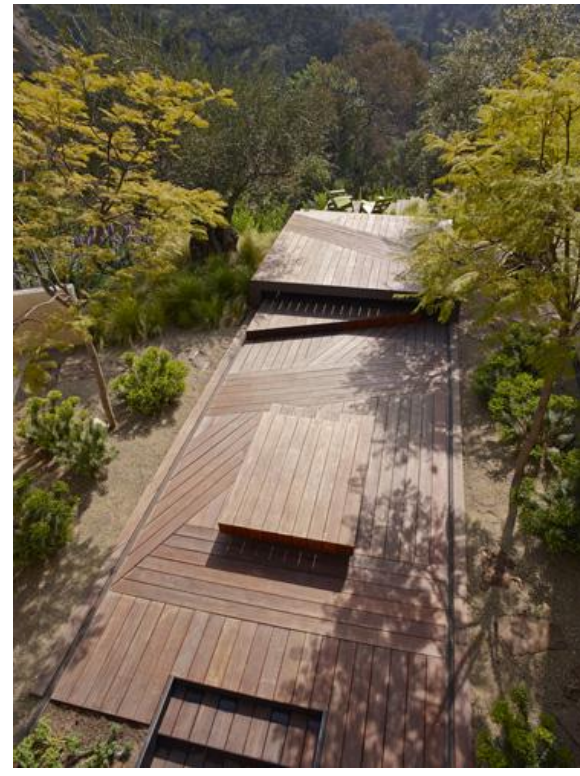
Landscape/ Paving

THE REPITE DECK

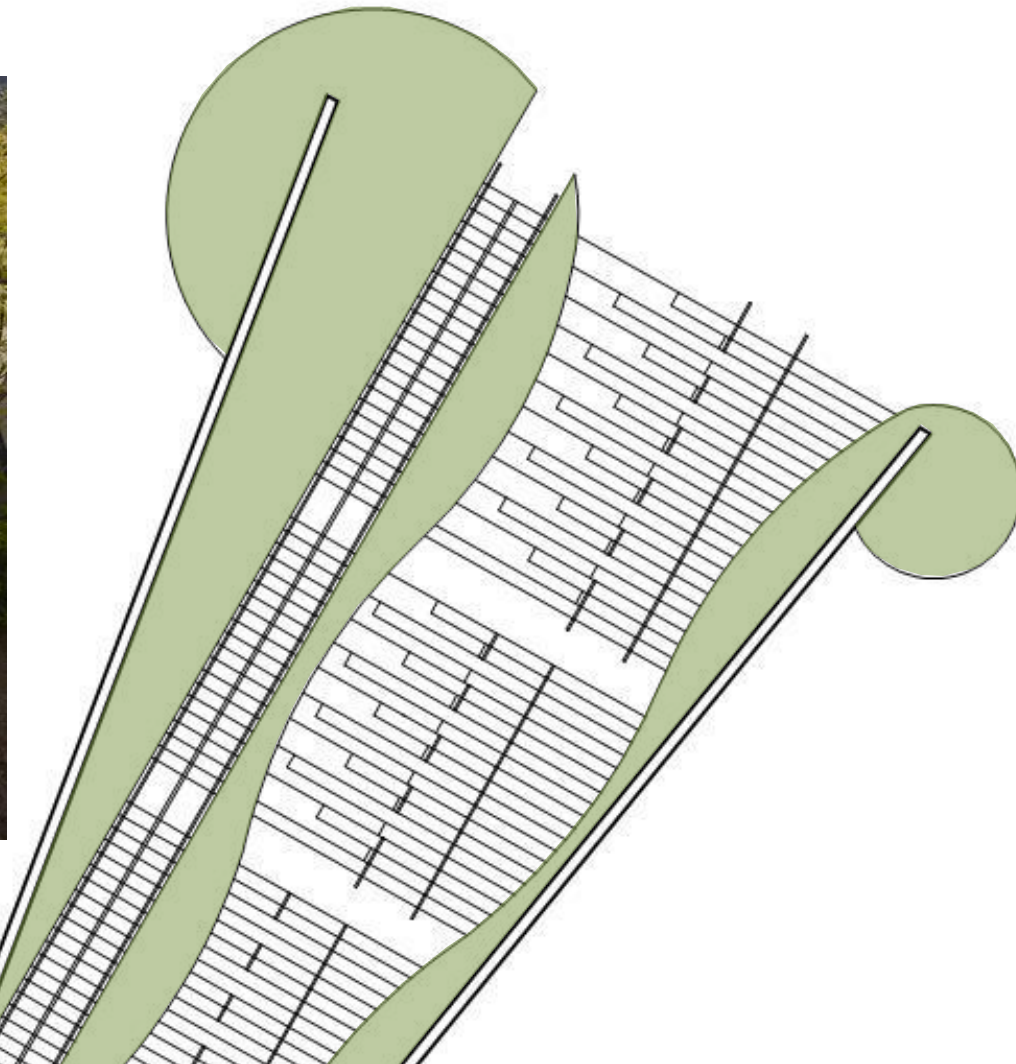


A Place Above the Park to Relax and Take in The View

Green Roof Planting



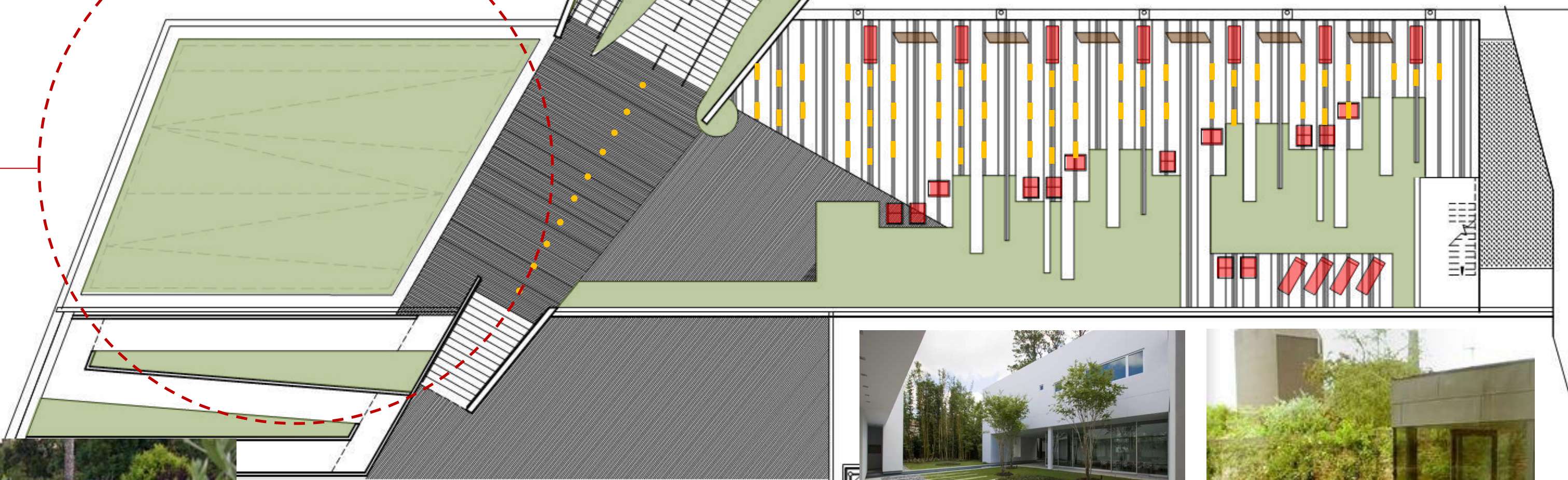
Decking



Paving



Lighting

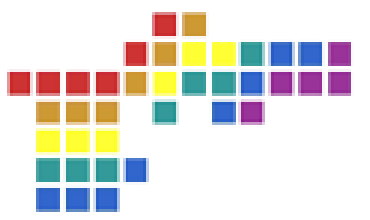


THE RESPITE DECK GROUND PLANE

Shade



Pattern

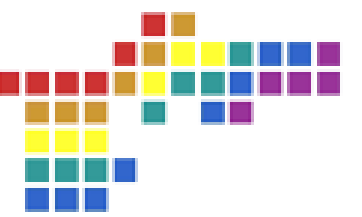


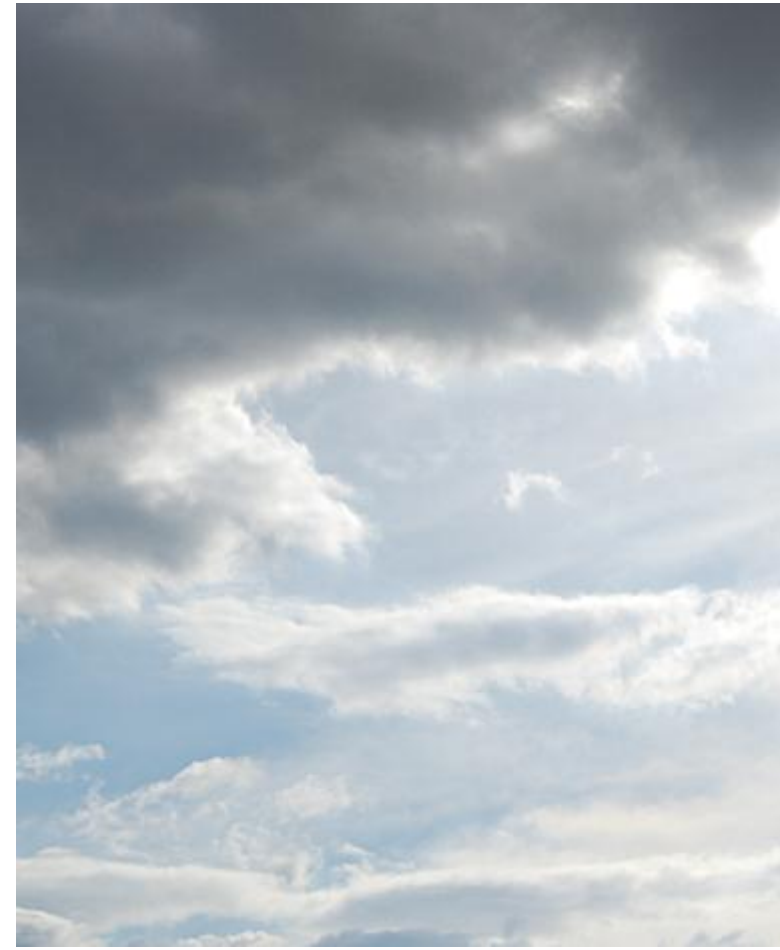
Materials and Fenestration

between **earth** *and* **sky** *there is* **life**

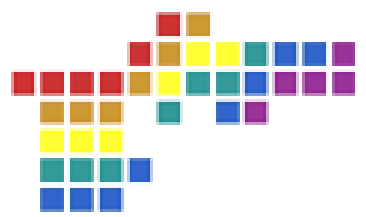
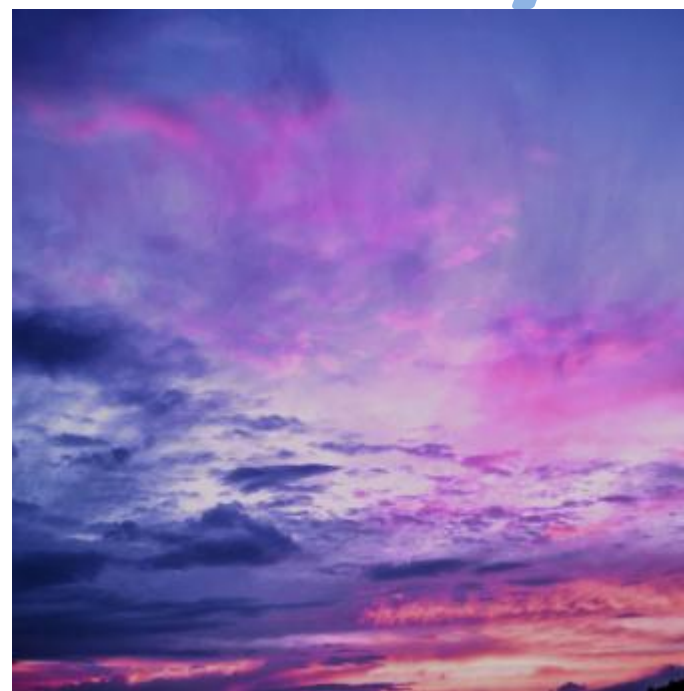
*a sustainable vision driven by an
environmental responsiveness, the
community and the idea of a
building that is **of** nature*

*a building that is **of** the park*





between **earth** *and* **sky** *there is* **life**

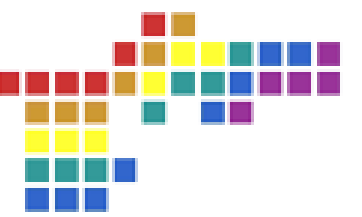


THE VISION

*a building that is **of** the park*

- *Sustainable*
- *Maintainable*
- *Cost Effective*
- *Timeless*
- *Appropriate*

*a building that is
appropriate to the place and the environment*



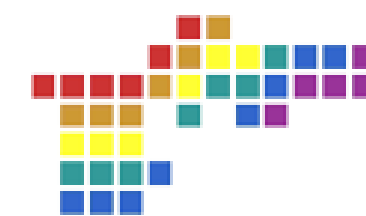


solid, grounded

- *Woods (Natural or Composite)*
- *Concrete*
- *Stone*
- *Natural Metals*

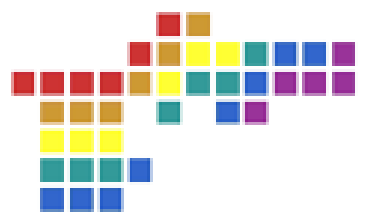


THE EARTH





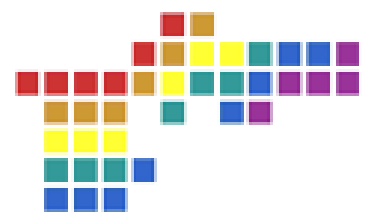
- *Woods (Natural or Composite)*
- *Concrete*
- *Stone*
- *Natural Metals*



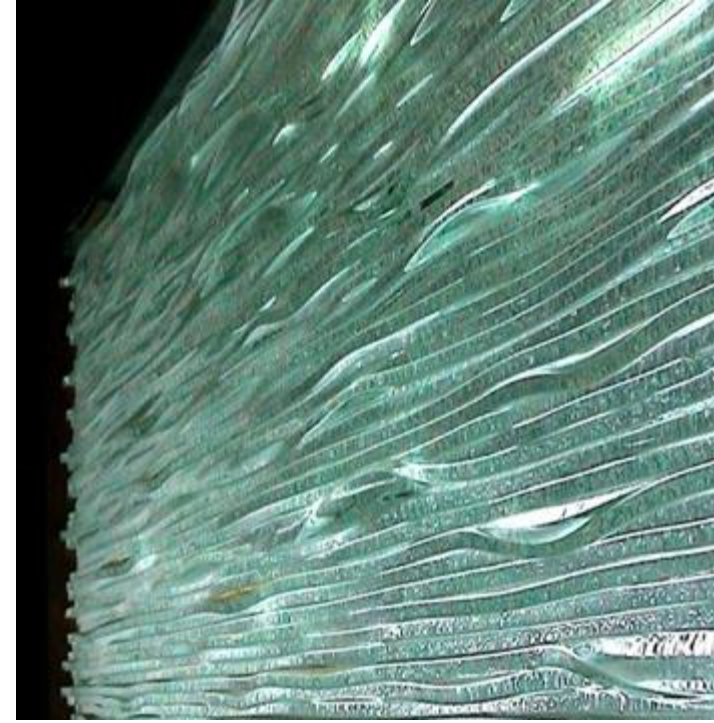


ethereal

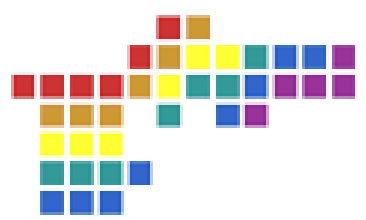
- *Gloss Composite Panels*
- *Concrete*
- *Stone*
- *Metals*
- *Glass*



THE SKY



- *Gloss Composite Panels*
- *Concrete*
- *Stone*
- *Metals*
- *Glass*

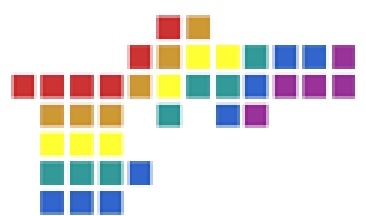


THE SKY

Park Translation

living, growing

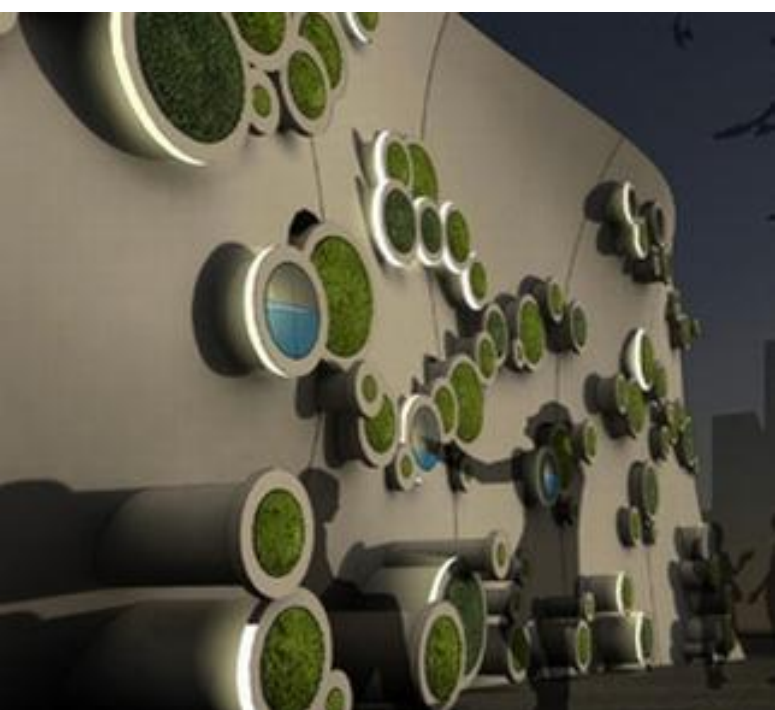
- *Vegetated Vertical Green Walls*
- *Concrete*
- *Stone*
- *Metals*
- *Glass*





living, growing

- *Vegetated Vertical Green Walls*
- *Concrete*
- *Stone*
- *Metals*
- *Glass*



L I F E



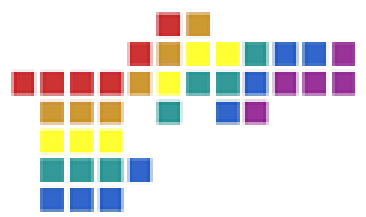


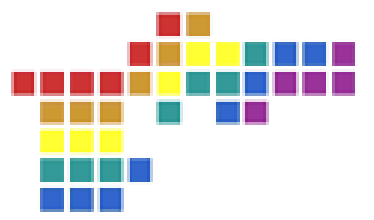
- *Vegetated Vertical Green Walls*
- *Concrete*
- *Stone*
- *Metals*
- *Glass*



L I F E

Park Translation



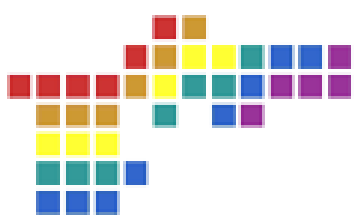


BETWEEN EARTH AND SKY



sustainable

REPURPOSING THE EXISTING
THE BRICK





Resilient Surfacing

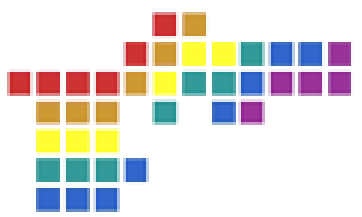
Unit Pavers

Salvaged Brick

Concrete

Turfblock

Decomposed Granite

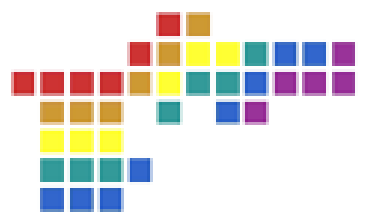


MATERIALS / PAVING
THE PARK



- Turf
- Turf Alternatives'
- Drought- Tolerant Planting
- Canopy Trees
- Flowering Trees

MATERIALS / PAVING
THE PARK

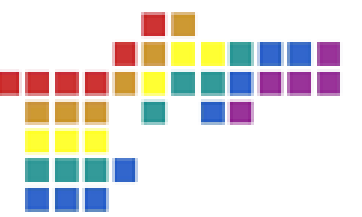


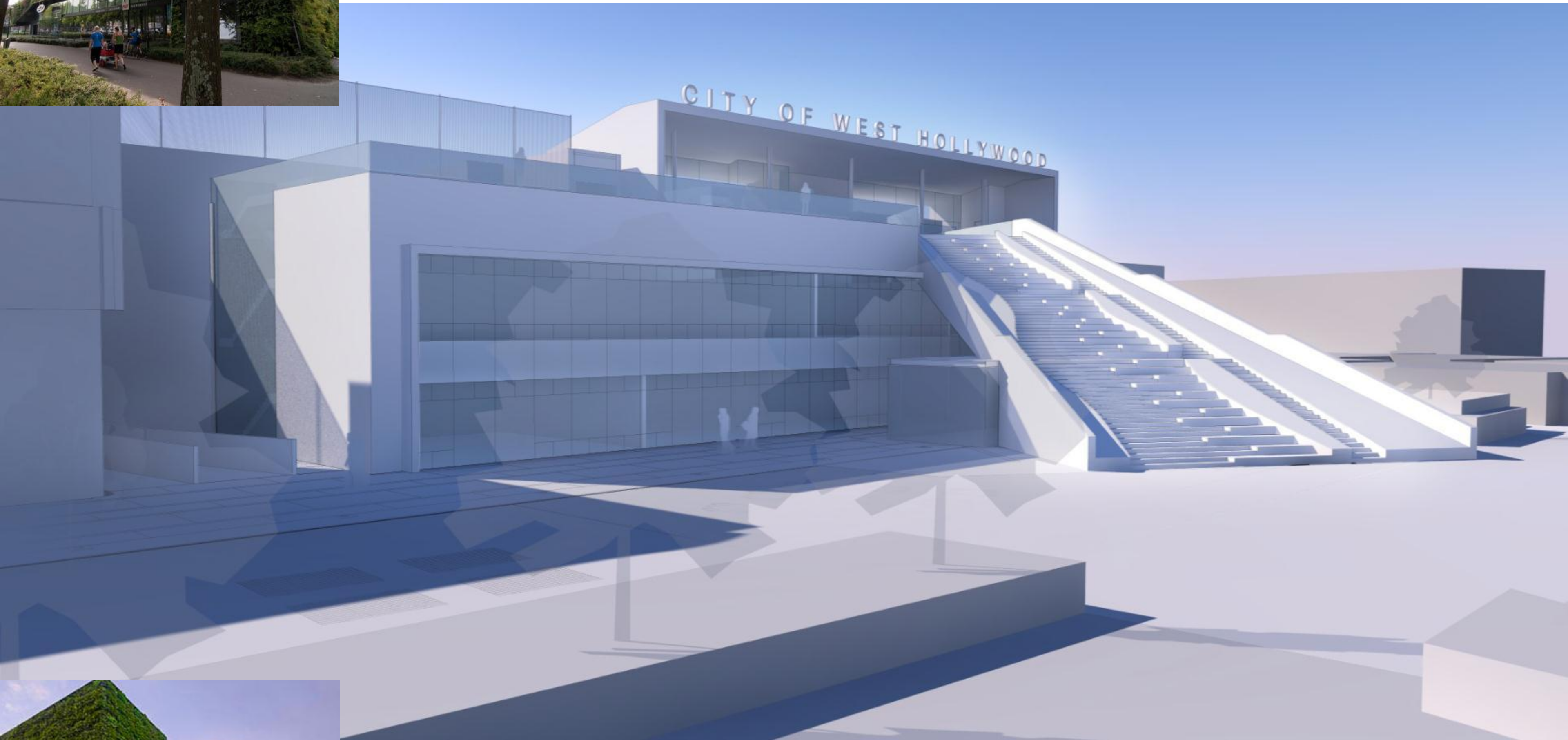
Building Form

[Scale, Massing, Shape, Form]

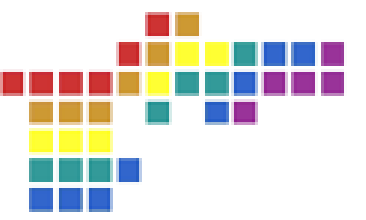
a building that can not be envisioned anywhere but where it is

- *Built- Out Site*
- *Definitive Program Requirements*
- *Context*
- *Cost*
- *Sustainability*





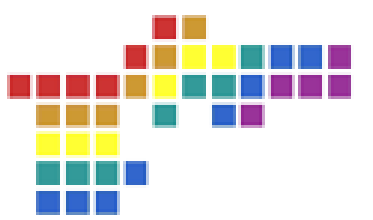
life



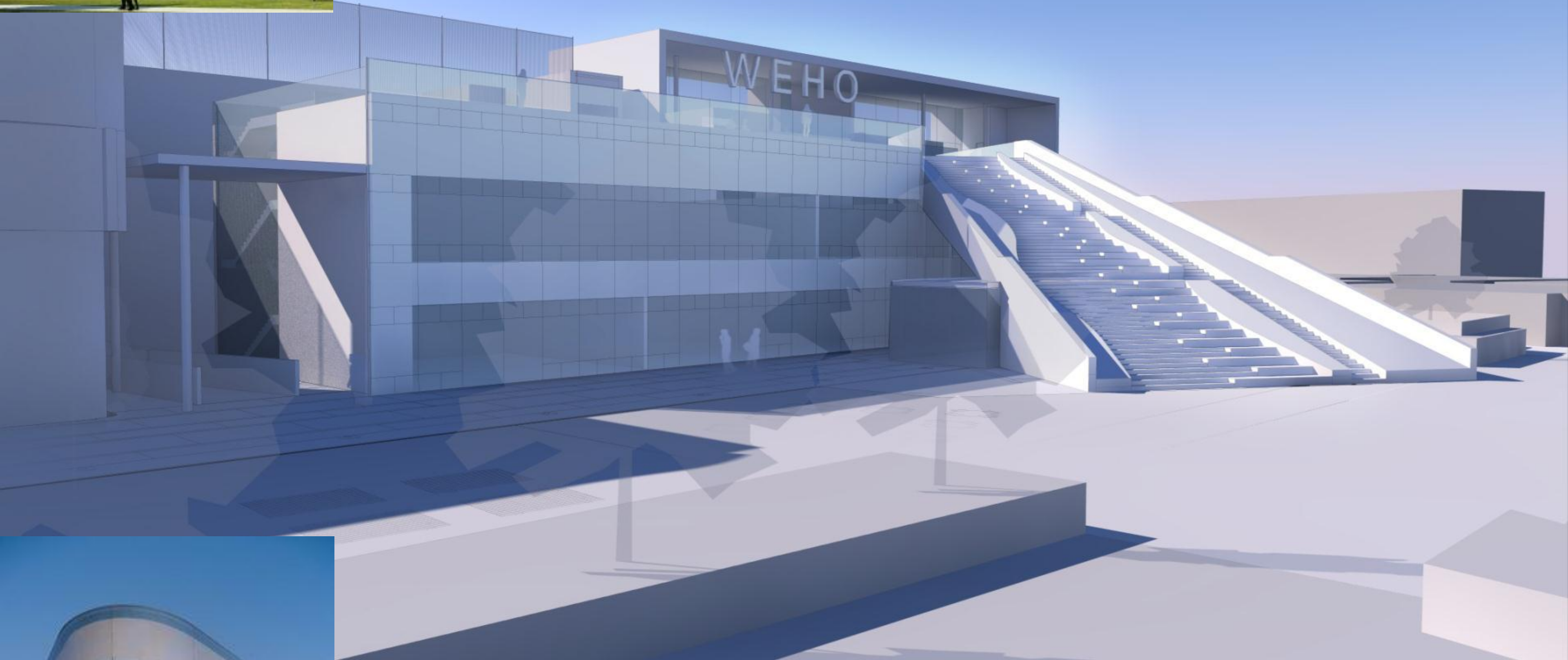
OPTION ONE
VIEW ONE



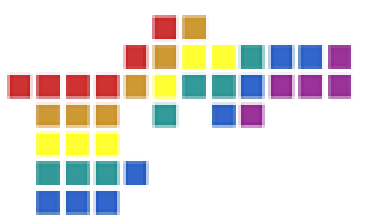
life



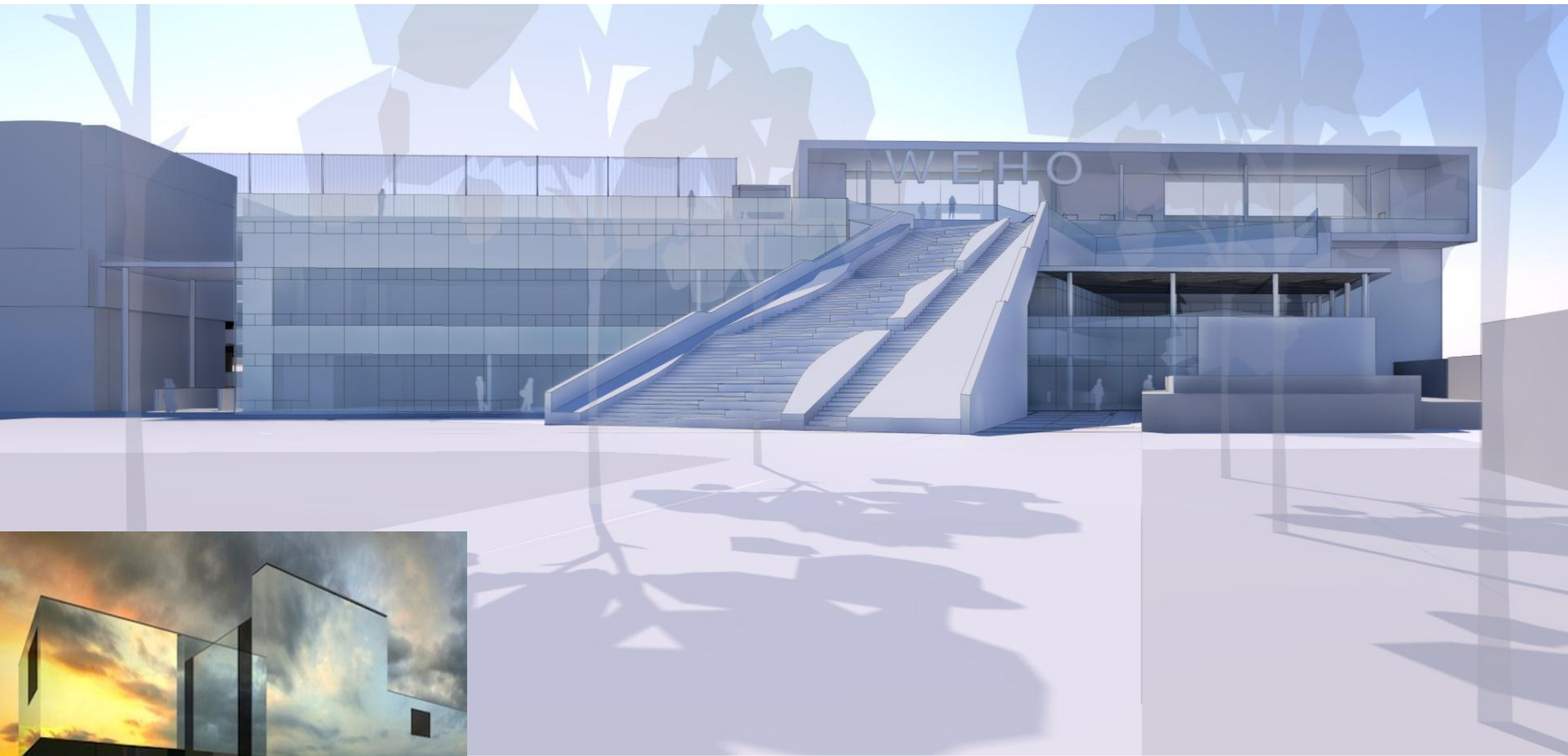
OPTION ONE
VIEW TWO



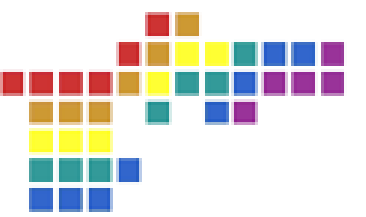
sky



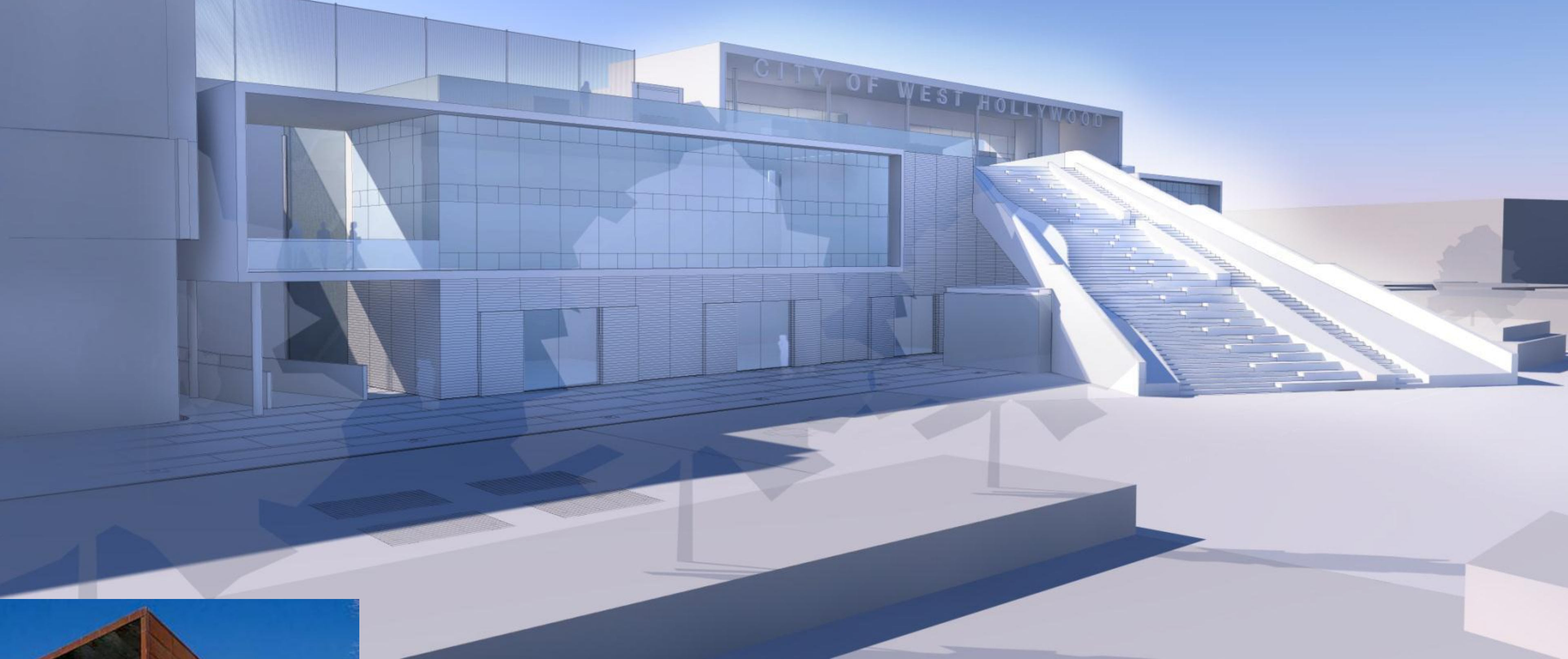
OPTION TWO
VIEW ONE



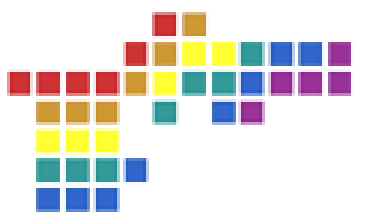
sky



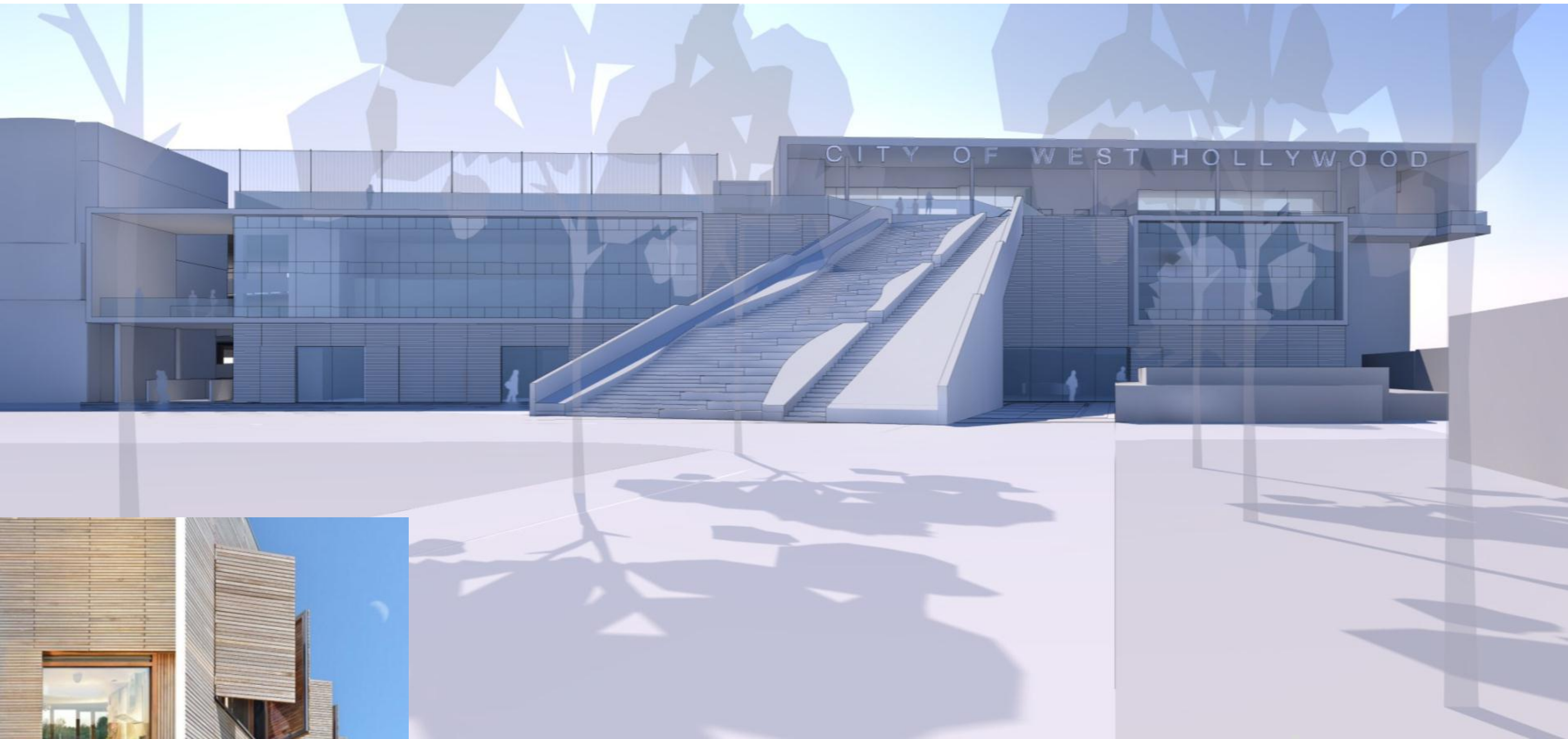
OPTION TWO
VIEW TWO



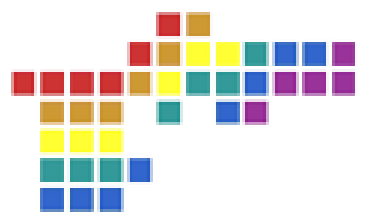
earth



OPTION THREE
VIEW ONE



earth

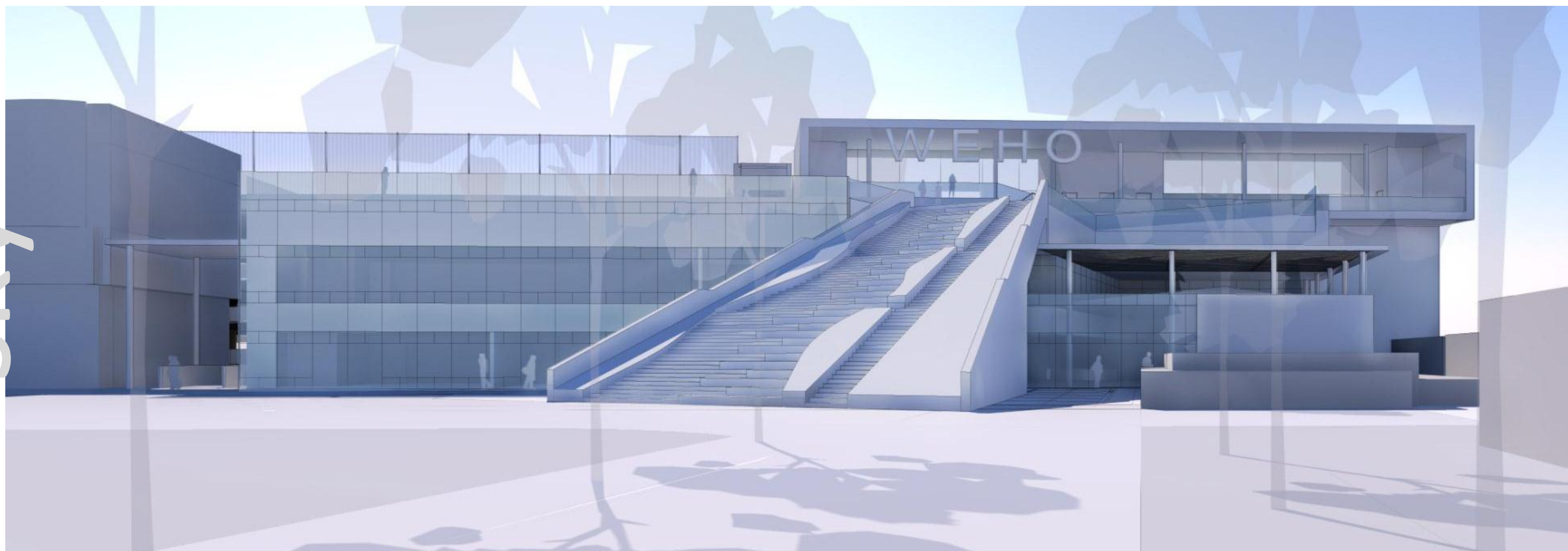


OPTION THREE
VIEW TWO

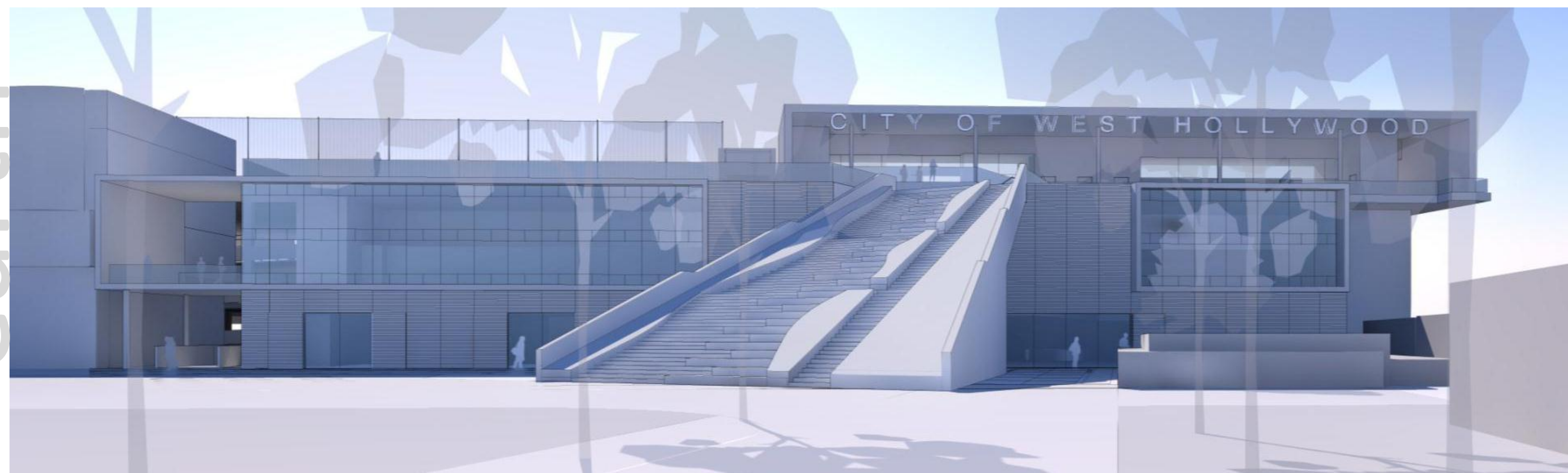
life



sky



earth



Comments and Discussion

Next Steps

1. Meeting Number One

Programming
Scope Definition

2. Meeting Number Two

Programming Implementation
Site and Building Lay Out Planning Options
Initial Aesthetic Discussions

3. Meeting Number Three

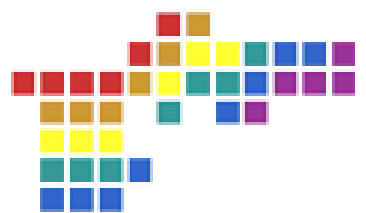
Final Draft Concept Site and Building Program Studies
Aesthetic Options Explored (Form, Materials, Fenestration)

4. Meeting Number Four

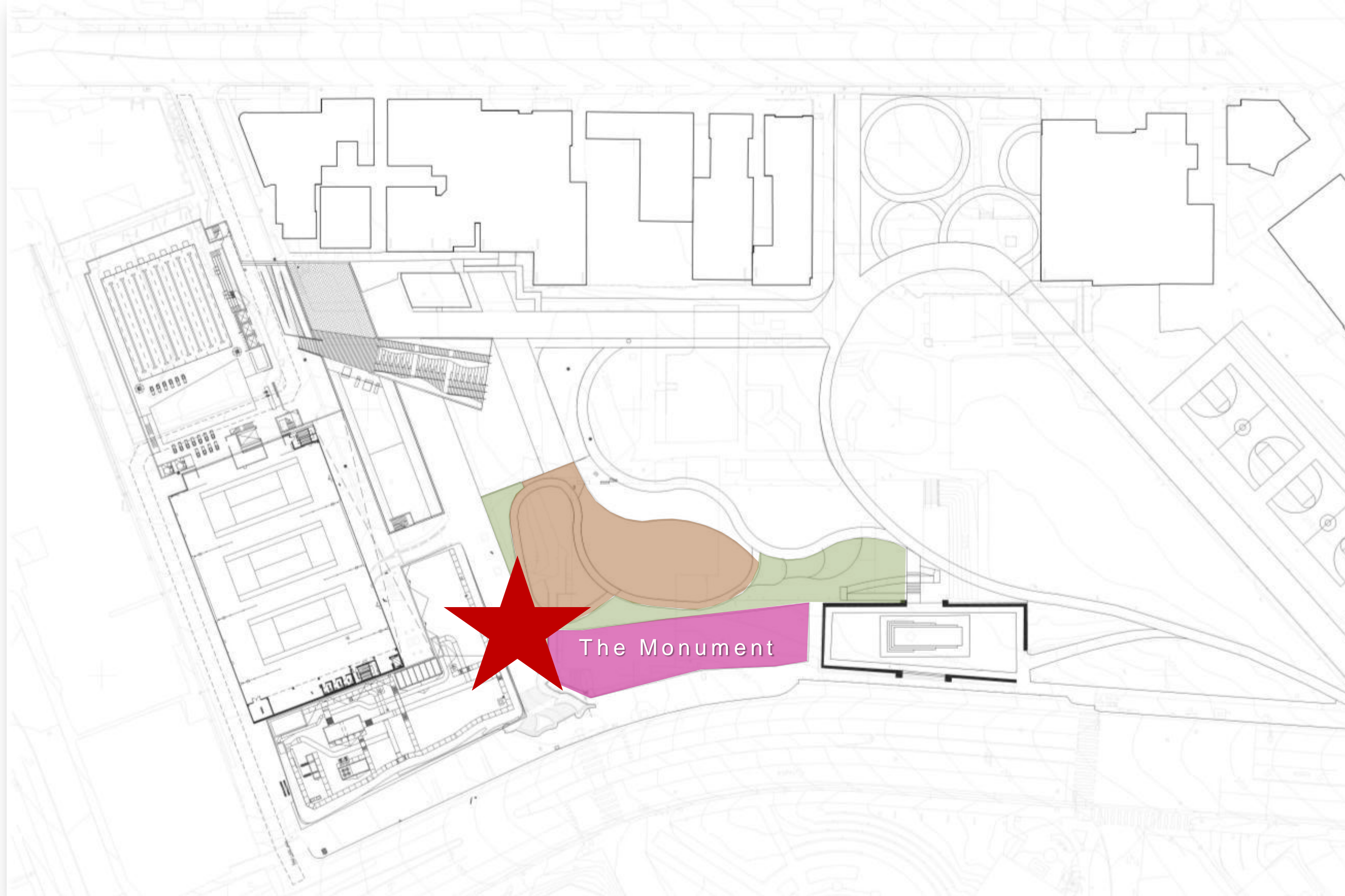
Final Concept Aesthetic Options Presented
Interior Building and Park Detail Concepts Explored

5. Meeting Number Five

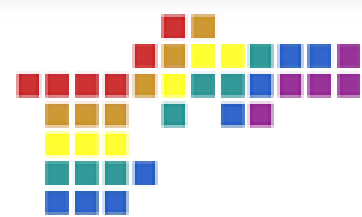
Final Concept Direction Presentation



thank-you
Discussion



Stop One:



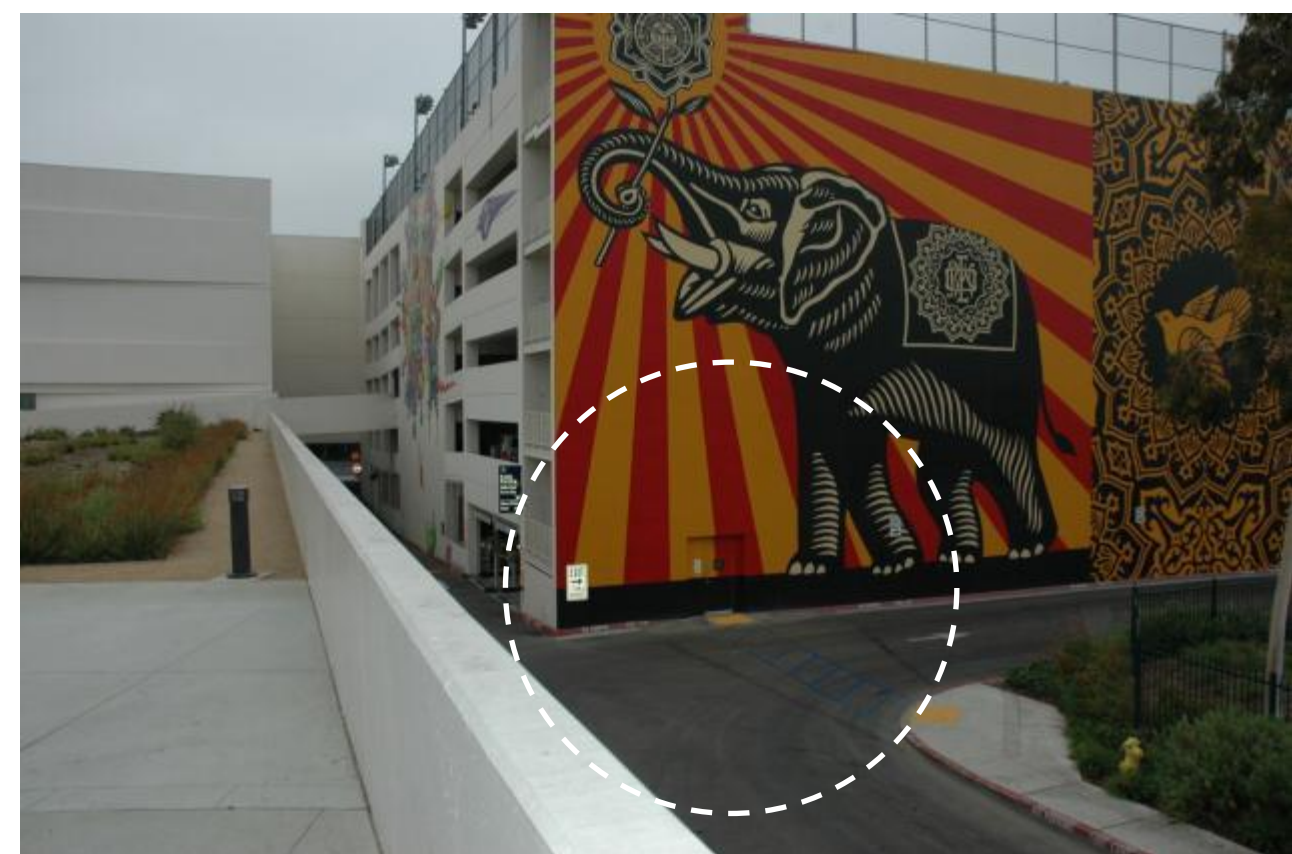
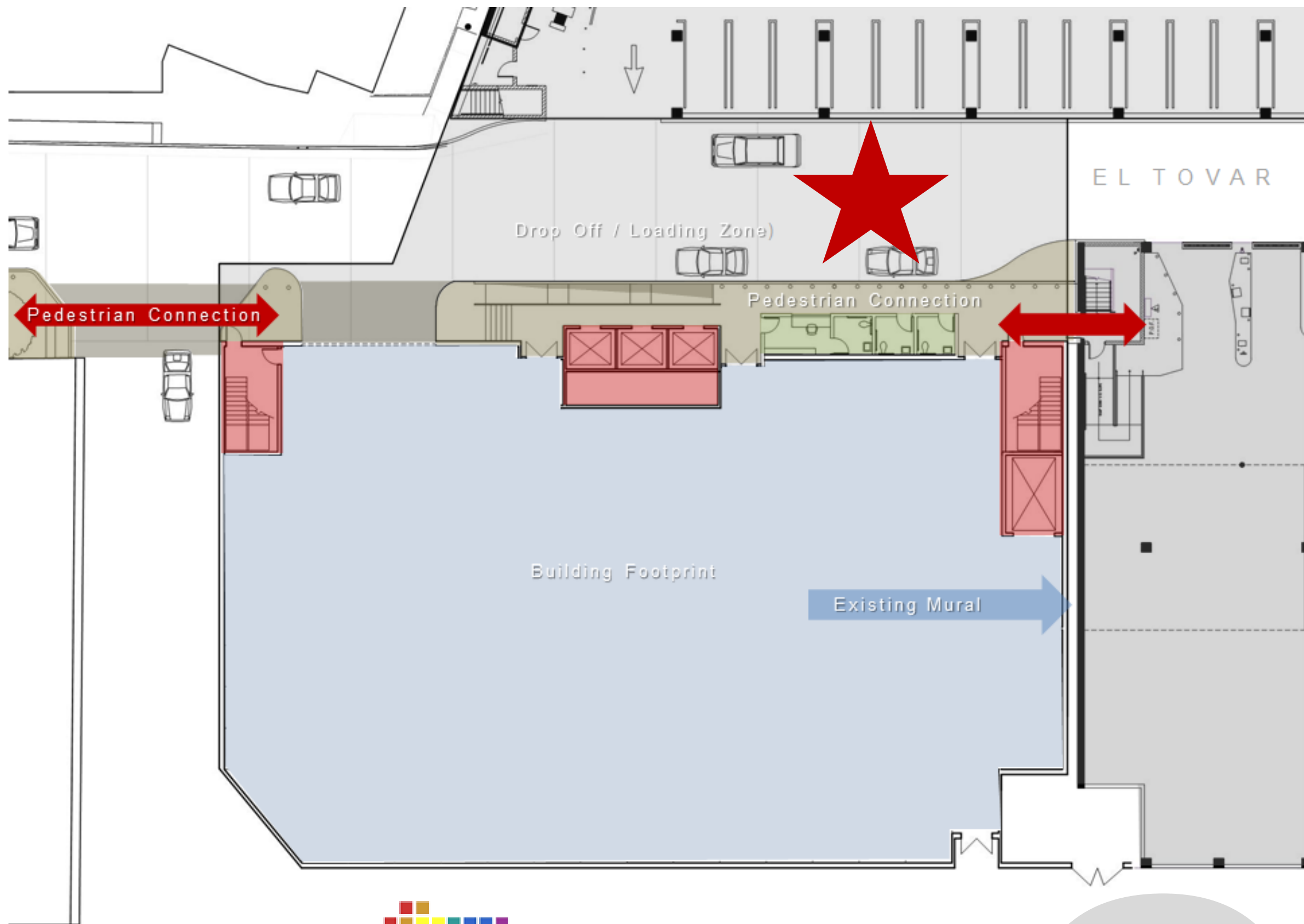
The AIDS Monument Location

Looking down along San Vicente from top of the library stair you will see the AIDS Monument location.

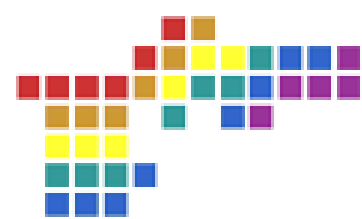
Straight ahead is the proposed location for the children's play area which will be separated by a landscape buffer.

Remember the gymnasium and the pool will be relocated to the new Community Center building.



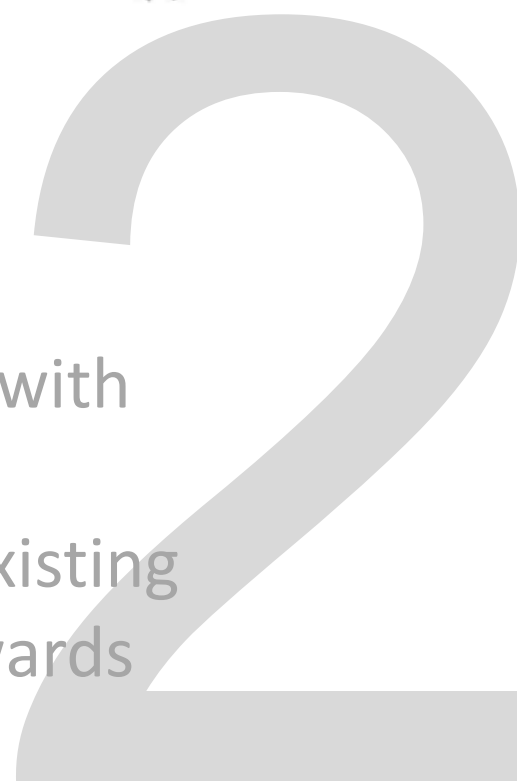


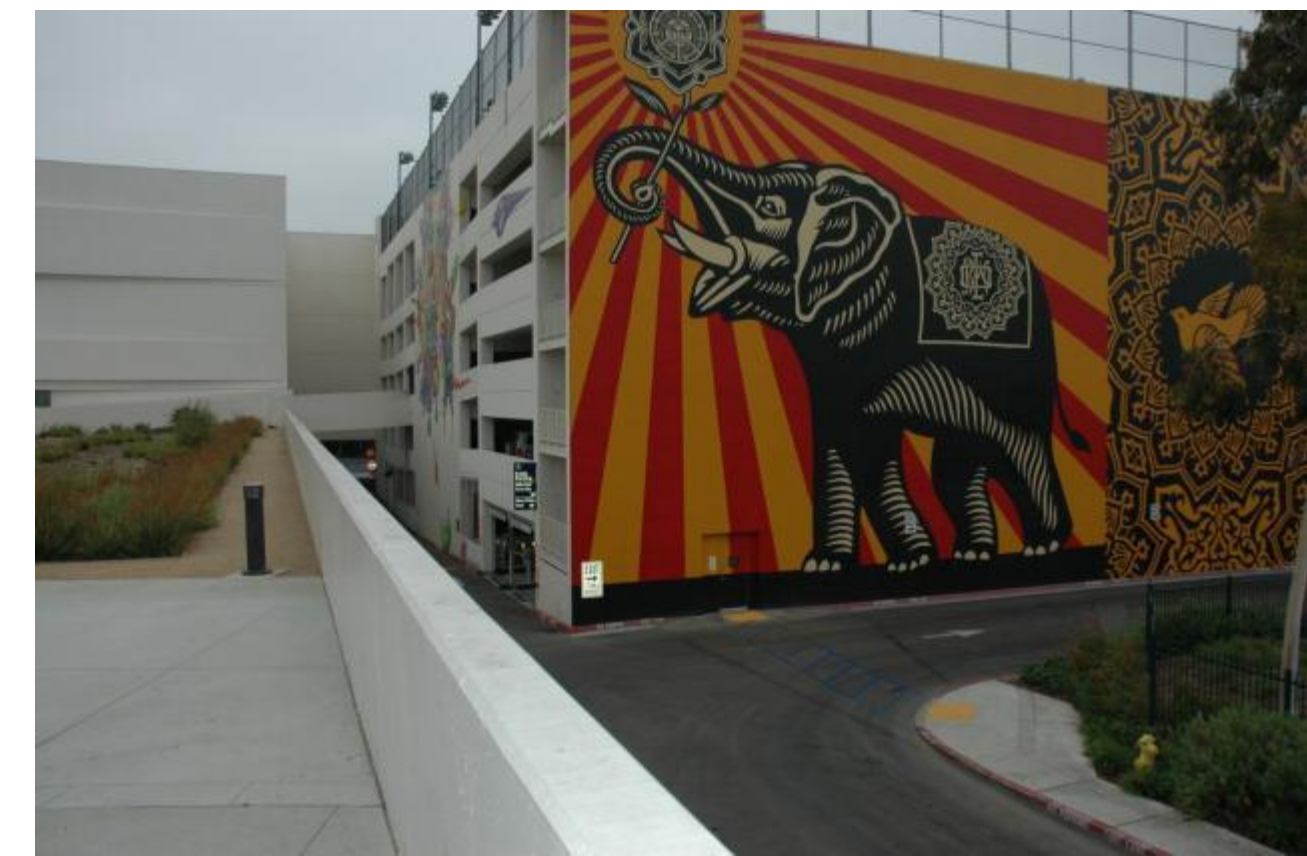
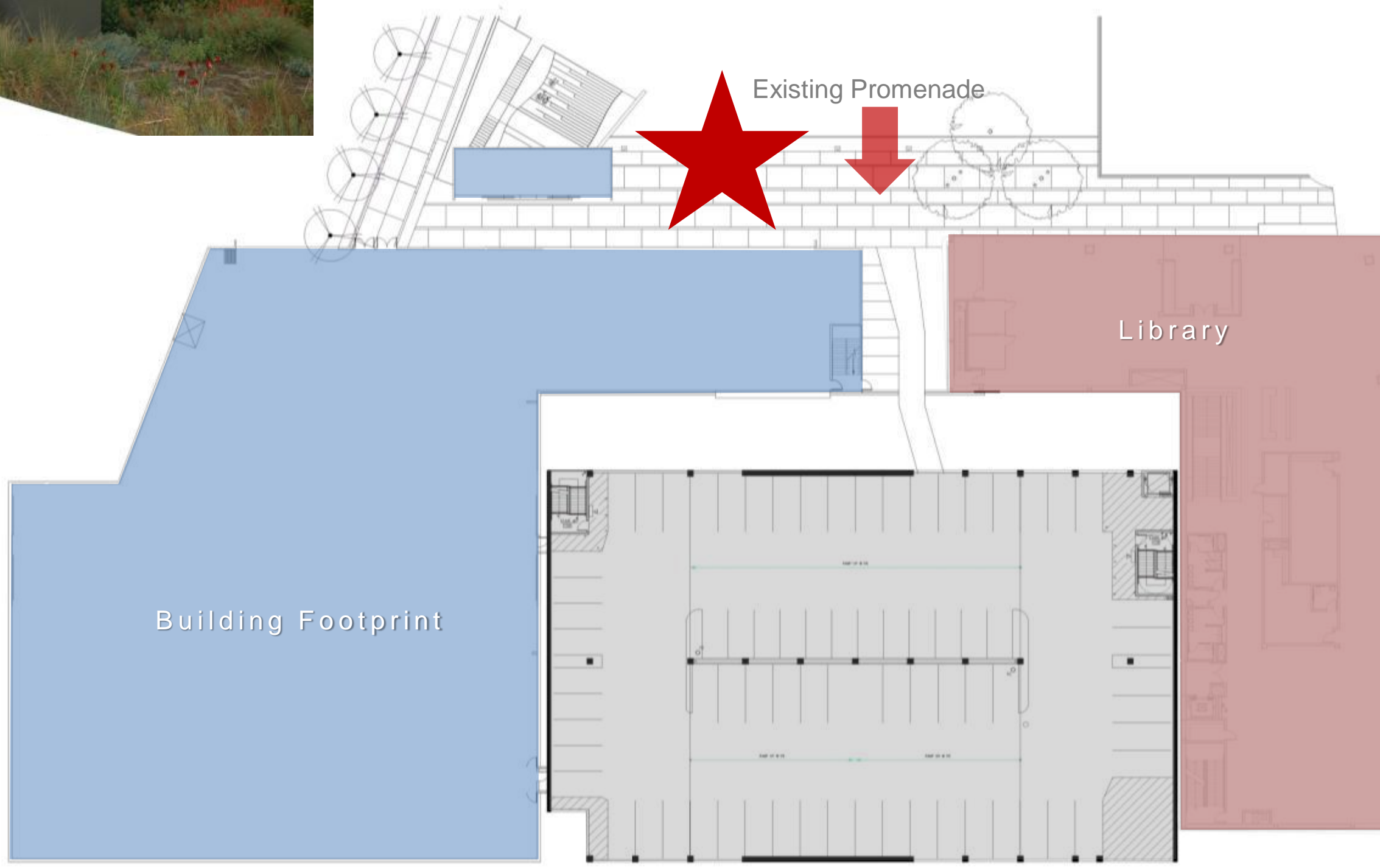
Stop Two:



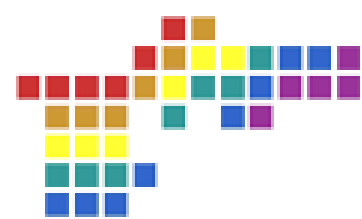
El Tovar Entry (From Bridge)

This will be the main service and pedestrian drop off point with direct stair and elevator access into the community spaces above. Please take specific note of the stair access to the existing parking structure and the downward slope of the drive towards the library.





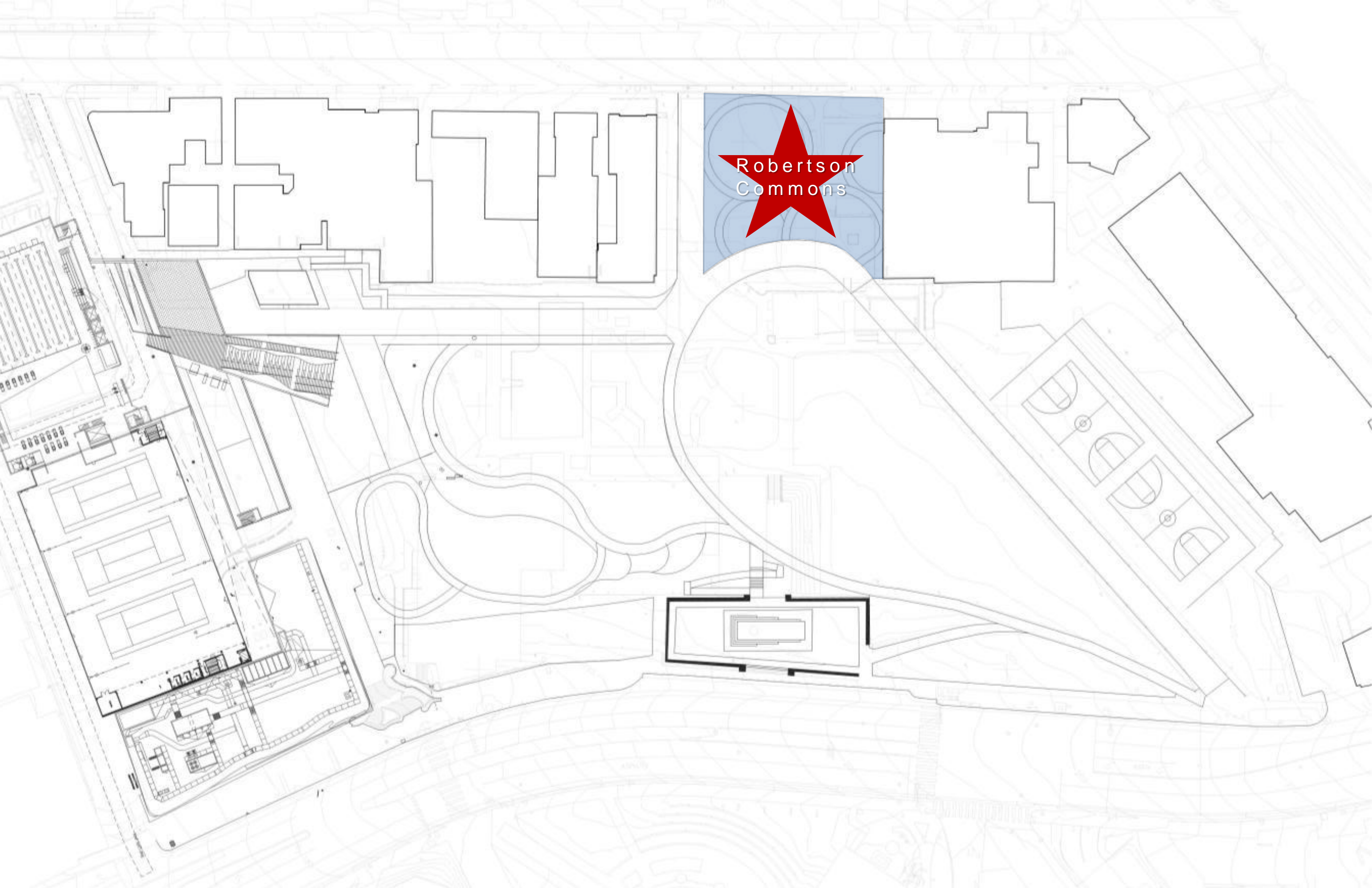
Stop Three:



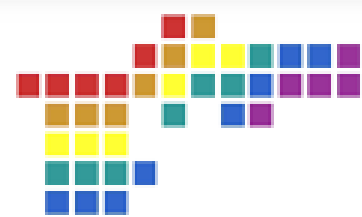
The Plinth Garage

This vegetated area will be where the community center building touches down in the park. The existing Promenade will stay in tact and pass beneath the Grand Stair to the main entry of the building. It also in this area that the bridge building will extend over El Tovar and connect with the sports courts. Please note the site relationship to the existing bridge and library.





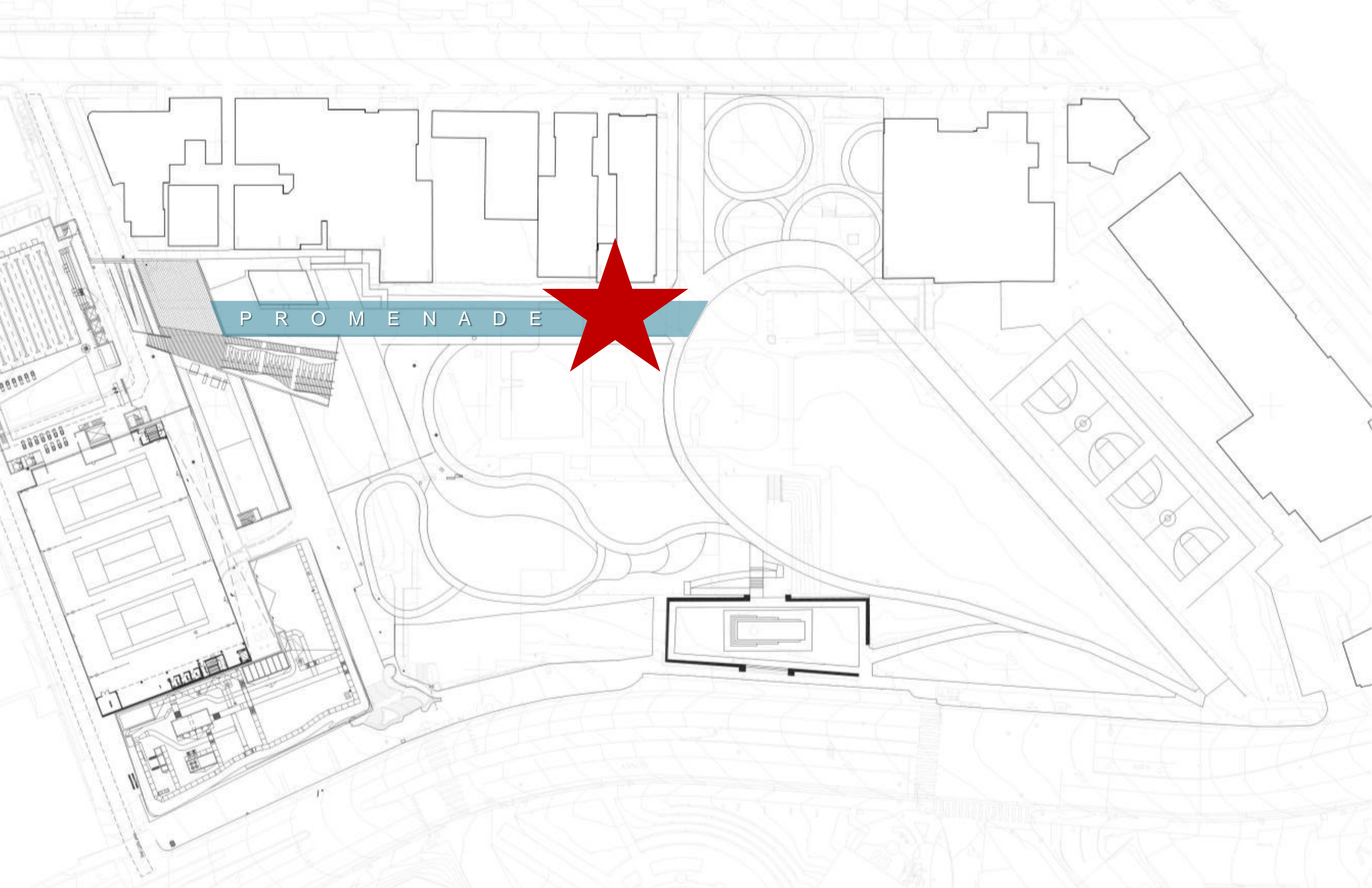
Stop Four:



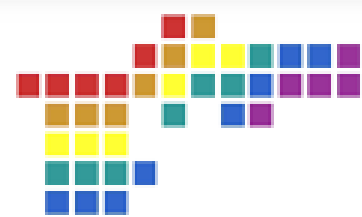
The Robertson Commons

This area will be the gateway to the park from Robertson Boulevard. This area will act as a respite as well as an area reserved for pop-up events, vendor kiosks and gathering. The Robertson Commons will have a visual link to the San Vicente entry plaza.

4



Stop Five:



The Promenade

This is one of the Promenades began in phase one of the master plan and to be completed in phase two.

This particular Promenade will offer expansive views into the park open space as well as a connection to the community center main entry.

5