

**WEST HOLLYWOOD PARK PHASE II
DESIGN STEERING COMMITTEE
DRAFT MINUTES
WEDNESDAY, JULY 2, 2014**

**WEST HOLLYWOOD LIBRARY COMMUNITY MEETING ROOM
625 N. SAN VICENTE BOULEVARD
WEST HOLLYWOOD, CALIFORNIA 90069**

6:00 P.M. – REGULAR MEETING

CALL TO ORDER: Staff called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited following the Call to Order.

ROLL CALL:

PRESENT: Mayor Pro Tempore Heilman, Councilmember Duran, Keith Anthony, David Aghaei, Jim Ballard, Kathleen Becker, Roy Firestone, Jake Mason, Mark Lehman, Madeleine Rackley, Anny Semonco, Caroline Swan

ABSENT: Joel Becker, Erik Guzman, Hunter Haliniak, Roy Huebner, Bernice Levin, Sabrina Nagy, Tracy Steinkruger, Ruth Tittle, Lydia Strong

ALSO PRESENT: City staff: Jeffrey Huffer, Francisco Contreras, Margarita Kustanovich

APPROVAL OF MINUTES:

Motion was made by David Aghaei and seconded by Mark Lehman to approve the June 4th, 2014 meeting minutes. Motion approved unanimously.

PUBLIC COMMENT:

ESTHER BAUM, WEST HOLLYWOOD, spoke regarding moving the pool to the park if it cannot be an Olympic-size pool. She expressed concerns that the kitchen provisions are inadequate and also suggested keeping the existing buildings and saving millions of dollars.

LARRY BLOCK, WEST HOLLYWOOD, spoke regarding accessibility requirements and mentioned going 'above and beyond' the accessibility requirements to have ease of access for all. He also suggested having movies in the park.

LAURIE MEISTER, WEST HOLLYWOOD, suggested having lots of trees and grass and expressed that she misses the former tree canopy.

NEW BUSINESS:

Staff reviewed status of previously expressed concerns as follows:

Emergency Evacuation: All city staff will be trained in safety evacuation procedures for all attendees, abled and disabled.

Concern over water on the roof: building will be seismically strengthened and engineered so that water will not 'slosh over the sides' of the building.

Concern of lack of 'Olympic-sized' pool: project has always denoted a competitive-sized pool. An Olympic-sized pool has never been considered for the project.

DESIGN COMMITTEE DISCUSSION AND INPUT INTO PRELIMINARY SCHEMATIC DESIGN ELEMENTS

Final Program Concept Plan for Building and Site

- Active and Passive Diagrams
 - Active Diagram
 - Visual Access: On and Off Site
 - Passive Diagram
 - Visual Connection from San Vicente to Robertson Blvd and from respite deck to park

Access Diagram

- Pathways as flat as possible
 - Minimize ramps
 - Universal Access

Master Plan Goals

- Maximize Landscape: Trees/Passive Areas
- Program Elements
- Park Program Concept
 - Heart of the Park can be flexible

Building Diagrams

- Program per Level
- Grade Level:
 - Restrooms
 - Elevators: Passenger and Freight
 - Ramp/Sidewalk
 - Parking: Primarily for staff
 - Link to Robertson

- CCTV Studio
- Event Staging Area

- Park Level
 - Community Room
 - Tot Room
 - Lobby
 - Gymnasium: Sport Court Layout
 - Restroom Core
 - Storage
 - Sports Equipment Office and Gender Neutral RR under Grand Stairs
 - Entry/Exit to/from six level parking garage
 - Control Desk

- Discussed Gymnasium Flooring Options as follows:
 - LED
 - Currently non-programmable
 - Preferred sport floor
 - Sustainable
 - Senses 'out-of-bounds' status
 - No local representation
 - Poor acoustics; very squeaky in tennis shoes
 - Wood Flooring (traditional)
 - Durable floor
 - Must be maintained
 - Must be protected from furniture
 - Synthetic Floor
 - Preferred for volleyball
 - Lower fatigue on athletes
 - Minimal maintenance
 - Sustainable
 - Perception is not that of a competitive floor.
 - Must have storage for floor protection
 - Need to have walk-off mats to remove gravel, sand from shoes

- Second Level
 - Divisible Community Room
 - Staff Offices
 - Gallery with views to art on parking structure
 - Social spaces open to below

- Pool Deck
 - Competition Pool
 - Respite Deck
 - ADA/Gender Neutral restrooms
 - Storage for pool covers under bleachers
 - Lifeguard Stations

- Two points of ADA accessibility per pool
- Universal ramp to respite deck
- Overhead canopy with:
 - Heaters
 - Showers
 - Solar panels above
- Stairs to restrooms/showers/dressing rooms, staff showers below
- Comments were raised about
 - 'Acoustical' leakage out on to the adjacent tennis courts
 - 'Divers Sculpture' being out of the way
- Staff indicated the following issues were not included in the Guiding Document:
 - Parking Structure Egress
 - San Vicente Stair
 - North Entry/Alley
 - Off leash dog area
 - Businesses opening off the park
 - Pedestrian Connection to PD
- Staff also indicated the following issues were not included in the Guiding Document but staff is asking for direction from Council:
 - San Vicente Entry
 - El Tovar Entry

ADDITIONAL ITEMS FROM STEERING COMMITTEE MEMBERS

- What is the shelf life of the LED Sport Flooring? LPA responded that the product is relatively new, and therefore, currently does not have a 'track record' of performance. LPA will do a 'life-cycle cost' analysis on all three sports floor proposals.
- Questioned the pros/cons of synthetic vs. wood floors.
- Discussed the 'perception' of synthetic being a 'non-competitive' floor.
- Questioned the ability to go from two dodge ball courts to four dodge ball courts. LPA stated that if the 'overrun areas' can be shared, this would be possible. More study is required.
- Second level offices seem reduced. LPA noted this area was supplemented by adding sports office under the Grand Stairs.
- While the freight elevator is meant for service, can it still be utilized in evacuation scenarios?
- This can be programmed, but evacuation scenarios cannot be dependent upon the elevator as they return to ground floor in certain emergencies.
- Questioned if the placement of lifeguard stations at the corners of the pools were allowed, as opposed to the middle of the sides.
- LPA noted the placement as allowable from aquatics consultants, but will confirm.

- Question arose regarding the 'below deck' changing area as being gender neutral. Preferred separate changing areas. LPA noted that there are a few options to be studied further.
- There are programs where 20-30 seniors are swimming at one time. Suggested adding more restrooms at the pool deck level. LPA to study further. LPA noted that many will shower at the pool deck, and only change clothes in the changing rooms.
- Consider having a 'wet elevator'. All elevators will be designed with outdoor elements in mind.
- Question raised as to if the staff would share dressing rooms with patrons. LPA noted that staff would have separate changing rooms.
- All parties discussed that patrons will use the freight elevator to gain access to 'below deck' level.
- Questioned that the library access looks obscured from all the park grades and programmatic elements. RCH noted that the intent is for the main park / flexible meadows to be at the Library grade level, and terracing to be used judiciously for specific programming and park access.
- All parties discussed the San Vicente Plaza. Staff was going to go to Council for direction.
- Good to have both Community Rooms divisible.
- Questioned the number of lifeguard stations.
- Questioned if the terminus from the park at the building was too open.
- Questioned whether the control station was not visible enough.
- Questioned that the Lobby was too open. LPA noted the multi-use nature of the lobby; usable for dance, dining, receptions and visible from above. One questioned whether it's too flexible?
- Questioned the size of regulation courts. Any deviation from these dimensions will be considered 'non-regulation'.
- Questioned about closing off the north end of the park with a terminus if there is no connection to the alley. This issue is being taken to Council.
- Clarification was made regarding the event staging area as being for catered events.
- Glad to know about all the potential event spaces. Hoping they remain open to the public and not immediately programmed by city staff.
- Concerned raised about the 'noise-spill' from the roof deck to the surrounding neighbors. LPA noted study will take this issue into account. Conversation included that higher southern walls could block colder breezes off the ocean.
- Could dance performances take place in the gym? LPA noted affirmatively for large events. However, acoustically, there may be other areas that could better support a dance performance.
- Discussion included a desire on the part of many prospective artists to 'soften' the concrete plinth (fire access).
- Are there any guarantees on the LED sports flooring? While it is not currently programmable, can this change in the future? LED can be reconfigured but currently, color cannot be added.

- Discussion included the need for post holes to be pinpointed for floor-mounted poles.
- Discussion took place regarding the tot lot and children's play area being too far apart. It was noted that the tot lot is a dedicated outdoor space for the Tiny Tot Recreation program in the building. The play area for 2-5 year olds area adjacent to, but separate from, the play area for 5-12 year olds. In between is an area for parents with visible access to both.
- More discussion took place about showering on deck, changing elsewhere. More restrooms were requested.
- Lane rope spools need to be accommodated for.
- Discussion took place regarding fitness equipment for adults. City staff needs to address the inclusion of this in the project. The question was raised: Are we asking this park to do too many things?
- It was reiterated that, while there were three places for tots, not fitness equipment for adults. This equipment could be incorporated into the 1% Art Program with a 'Fitness Garden'.
- Question was raised as to how the Community Rooms will be programmed? City noted that the Rec Dept. will be programming the spaces. Discussion addressed the desire for a balance of public and programmed space.
- Waiting to see the specifics of ADA Access.
- Waiting to see the specifics of an emergency egress plan.
- A request was made to review the 'flow' of the swimmer from parking to entry to change to shower to swim.

TOUR OF THE PARK

Staff asked and Steering Committee agreed that the site tour will be offered as an optional activity before the start of the next meeting.

ITEMS FROM STAFF AND CONSULTANTS

Heery noted the following:

- Cost estimate for the Program Phase is under way. Will be presented to Council at July 21 City Council.
- The City has approved \$80 M for everything.
- The project budget is updated at each milestone. Two estimators need to reconcile the numbers.
- Things not indicated in the original guiding document will be taken to Council for their consideration.

LPA reviewed the definition of Schematic Design. Discussion took place as to the General Ideas to the Design Direction as follows:

- RCH presented Park Program Concept including:
 - Heart of the Park
 - Connecting walkways
 - Robertson Commons including:

- Neighborhood Park
- 1% Art
- Permeable Paving
- Areas for eating/sitting
- Site History
- Conceptual View

LPA presented the Building Concepts as follows:

- The Grand Stair
 - Fast Track
 - Stadium Seating/Stairs
 - Integrated Lighting
- Respite Deck
 - Open, flexible deck area.
- Materials and Fenestration
 - Earth: wood, concrete, stone
 - Sky: Glass, composite panels reflective surface
 - Life: Vegetated walls
- Repurposing the brick from the existing buildings
- Building Form
 - Scale
 - Massing
 - Shape
 - Form

LPA presented three different conceptual design directions. Discussion ensued including the following:

- Where are the playground restrooms? Under the Grand Stairs is not close enough. City staff needs to address whether to include remote restrooms in the park (i.e. not attached to the building).
- Is the Grand Stair big enough?
- Where is the vending and catering of food in the park?
- LPA noted a possibility for being under the Grand Stair. RCH noted the possibility of kiosks and carts in the Robertson Commons. WeHo noted the goal of removing buildings from the park, and that there are a number of restrictions placed upon vendors. All parties to continue to explore.
- Explored the option of filling in the space between the plinth and the existing parking garage. LPA noted there are significant structural limitations with building over the existing plinth.
- Liked the translucent/transparent building.
- Liked the sign on top of the pavilion.
- Concept one and three were favored with covered access from six story parking garage.
- Grand Stair is too large. Sides should be given over to art.
- Neighbors would appreciate sound absorptive wall materials.
- Favored shade trees over flowering trees.

- Water conservation is a concern. Planting should be drought tolerant. Have yet to see planted turf block work well.
- Make the building more open.
- Suggested a large slide by the Grand Stair.
- Concerned that no access to the park would exist at the south end of the park. RCH & LPA noted that access at south end of the park is dependent on selection of a National AIDS Monument artist, but it will be incorporated.
- Liked the first concept, Earth.
- Translucent but screenable.
- Liked the sign on top of the pavilion.
- All parties discussed the applicability of the granite art plinth at San Vicente.
- The park should be flexible and ever-changing.
- Liked the 'City Park' element of the Robertson Commons. Discussed the park being appropriately illuminated for a 24-hour use.
- Reiterated the need to illuminate the Grand Stairs.
- Concern over blank walls on the south face of the Rec Building.
- Loves the use of reused materials.
- Like reclaiming the used brick.
- Grand Stair is starting to look a little small.
- Try to separate the Up and Down of the Fast Track.
- Like the Robertson Park portal.
- Appreciated increase in flexible meadow areas, but concerned current program plan doesn't fully address need for neighborhood-scale park. RCH to continue to refine balance of program needs.
- Movable furniture is a concern.
- Concern about pipes (utilities) under the grass and their ability to take the weight of proposed functions.
- Concern over environment under the Grand Stairs becoming a shelter for the homeless.
- Looking for the park to rise to the building as opposed to the stair being placed in the park.
- Concern over glass and heat gain.
- Concern over a large demographic of young adults and a small percentage of households with children. The senior population is shrinking.
- Questioned the amount of playground vs. the amount of exercise equipment for adults.
- Noted the new La Cienega Park has new exercise equipment that appears to be heavily used.

ADJOURNMENT:

The West Hollywood Park Phase II Design Steering Committee adjourned to their next scheduled meeting, which will be held on August 6, 2014 at 6:00 P.M. at West Hollywood Library Community Meeting Room, 625 N. San Vicente Boulevard, West Hollywood, California 90069.