

PLUMMER PARK MASTER PLAN REVISIT 2004

City of West Hollywood



Final Report

PLUMMER PARK MASTER PLAN REVISIT 2004

City of West Hollywood

Developed by:

The People of the City of West Hollywood

The City of West Hollywood City Council 2002-2004

The City of West Hollywood Parks Master Plans Steering Committee

The City of West Hollywood Public Facilities Commission

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The Plummer Park Master Plan ReVisit

This report summarizes the results of a brief yet comprehensive review, assessment and reevaluation of the Plummer Park 1994 Adopted Master Plan.

Since the adoption of the 1994 plan the Community Services Building and its associated parking lot were completed and the activities within the park continued to intensify. It became evident over the years that expansion of unprogrammed open space (grass and trees) beyond that which was provided in the 1994 plan had become an overriding priority of the community, the residential neighbors and park users and that therefore this and other considerations warranted a comprehensive ‘revisit’ to the adopted plan. The master plan revisit included interviews, meetings and workshops with the West Hollywood Parks Master Plans Steering Committee, the Public Facilities Commission, the West Hollywood City Council, City of West Hollywood Department heads and staff, stakeholders, interest groups and the general public.

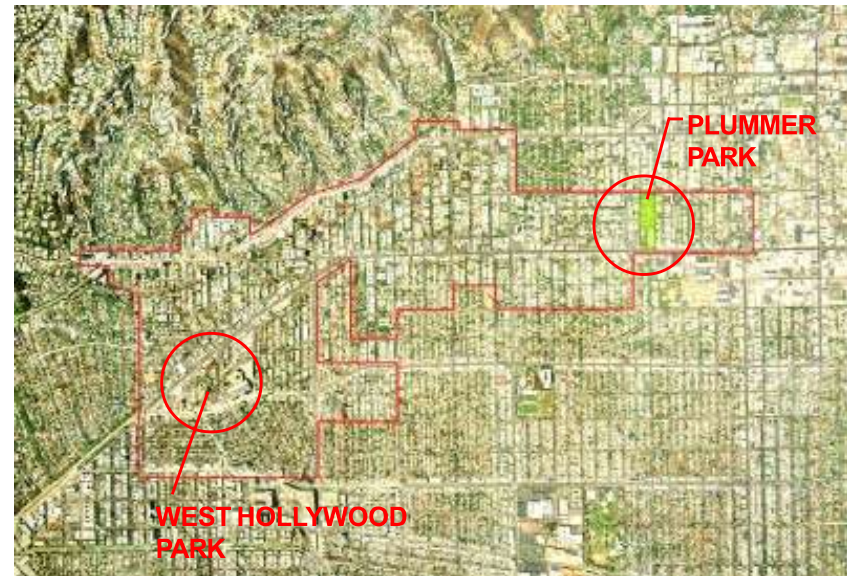
Upon completion of the outreach, analysis and option development phases of the exercise a preferred recommendation was agreed upon and developed, the results of which are this report arranged into three sections as follows.

Introduction.

This section introduces the park, a little of its history and describes its purposes as currently expressed in its existing condition and by those who use it, as well as general characteristics of its physical setting. The purposes and process of the master plan are outlined emphasizing that this exercise did not constitute a wholesale revision of the 1994 plan, but rather was intended to provide a critique, suggested modifications and recommendations for how to proceed in the future.

The Recommended Revisions

This section describes revisions of the 1994 adopted master plan beginning with a plan diagram accompanied by a detailed inventory of observations and suggested. Following this are a series of analytical diagrams comparing the existing condition, the 1994 Adopted Master Plan, and the recommended revised plan. These comparisons include land use, area dedicated to unprogrammed open space with grass and trees, ground plane permeability, pedestrian circulation and vehicular circulation and parking.



Plummer Park in Context. Plummer Park anchors the residential neighborhoods of the eastern extension of West Hollywood. West Hollywood Park is in the western part of the city less than a mile away.

Supporting Analysis.

This section documents the array of observations and visual/analytical tools employed as a foundation for the community wide collaborative effort in creating recommended revisions to the 1994 plan. These include a neighborhood land use diagram, topographic analysis, a detailed and comprehensive inventory of existing trees by species, size, health and age, an abbreviated portfolio of photographic documentation of existing conditions and an overview of the costs of things. Options considered but not ultimately recommended are included at the end of this section.

Outreach and Acknowledgements.

This section includes a record of the interviews, meetings and forums conducted throughout the process and acknowledgement of those who participated.

INTRODUCTION

Plummer Park Today1
Overview of Existing Conditions3
The 1994 Master Plan5
The Purposes, Process and Protocol of the Master Plan ReVisit7

RECOMMENDED REVISIONS

Overview of the Recommended Revised Master Plan9
Views of The Central Promenade and the Great Lawn11
Views of the Children’s Splash Pool and the Russian Veterans of WWII Memorial13
Land Uses Within the Park15
Areas Dedicated to Grass and Trees17
Ground Plane Permeability19
Pedestrian Circulation21
Vehicular Circulation and Parking23

SUPPORTING ANALYSIS

Neighborhood Land Uses26
Portfolio of Photos of Existing Conditions27
Adjacent Santa Monica Boulevard Commercial Properties29
Facilities Removal Plan30
Topography31
Inventory of Existing Trees33
Alternative Revisions Considered35
Park Open Space and Recreational Amenities: The Costs of Things37

OUTREACH AND ACKNOWLEDGEMENTS

Record of Plummer Park Community Outreachi
Acknowledgements

Plummer Park

Plummer Park has been in existence since long before the City of West Hollywood was incorporated. The area around the park was part of a large land grant named Rancho La Brea. When control over California changed from Mexican to American hands, part of the Rancho La Brea became the Plummer Ranch. In 1937 a public park was created around the farmhouse and outbuildings that were part of the original ranch. In 1982 a fire damaged the farmhouse which was subsequently moved to Calabasas, where it currently stands. In 1947 the County of Los Angeles constructed its first building on the site, the Long Hall followed shortly thereafter with the Great Hall both located in the center of the property. Fiesta Hall--an auditorium and adjacent courtyard--was built in 1957 and upgraded in 1992. Plummer Park became a City of West Hollywood park shortly after 1984 when the City incorporated.

Today the park is a lively and heavily used neighborhood park full of people and activity throughout the day and evening hours. It is the site of many City sponsored programs and services, mostly administered through the auspices of the Community Services Building completed in 2001. The park serves constituents of all ages from toddlers to teens, young adults, adults and seniors. It features seven (7) outdoor tennis courts--served by a tennis "pro-shop" and concession stand, an outdoor basketball court, outdoor tot lot and tiny tot facility housed in a portable facility.

By far the most visible constituency of the park are the seniors who live and work in the neighborhood and who frequent the park everyday and evening of the week investing it with a kind of life not usually seen in public spaces within the Los Angeles metropolitan area. This is an aspect of Plummer Park that the City and its residents treasure and one that everyone wants to encourage, enhance and strengthen. One of the deficiencies of the park most often cited is the limited area of unprogrammed open space with grass, trees and paths for walking, especially since this is the primary purpose for which its most consistent users frequent the park.

The Community Services Building includes meeting spaces, a dance studio, offices and other amenities to support its programs and services. Great Hall/Long Hall houses a gallery space, a small library serving the Russian immigrant community and other modest community oriented functions. Fiesta Hall houses an auditorium suitable for fairly large community meetings and other events.



Plummer Park as Seen from Santa Monica Boulevard. The primary of the four entrances into Plummer Park faces onto Santa Monica Boulevard, one of the major east-west thoroughfares through West Hollywood Note how little park open space--grass and trees--is visible from the boulevard.

Plummer Park is approximately 8 1/2 acres in overall area, surrounded on three sides by residential neighborhoods and on its south side by Santa Monica Boulevard, one of the most important commercial zones and vehicular arterials of the City. The park is bounded by Fountain Avenue on the north, Vista Street on the west and the backs of residential properties that front onto Fuller Street in the east. The park extends a "finger" to Fuller Street more or less on the axis of Lexington street which terminates into Vista on the west flank of the park.. The park is currently served by two surface parking lots, one off of Santa Monica Boulevard, the other off of Fountain Avenue. The parking is considered inadequate most times of the day and week.

While the park is considered mainly neighborhood oriented serving principally residents of the east side of West Hollywood it is part of a what has become a city-wide integrated park system including Hart Park, Kings Road Park and West Hollywood Park. West Hollywood Park features many of the same programs, services and amenities as Plummer Park and additionally includes the City's only public aquatic facility. West Hollywood Park is located near the intersection of Santa Monica Boulevard and San Vicente less than a mile west of Plummer Park.



Plummer Park Today. The almost 8 1/2 acre park lies on the block between Santa Monica Boulevard and Fountain Ave on the south and north and Fuller Street and Vista Street (east and west). The park is cut off from the neighborhood by parking lots at both the north and south frontages. Tennis courts, playground equipment and buildings fill up the open space at the heart of the site.

The Existing Condition of the Park

1. Fiesta Hall is a large and potentially well-utilized resource for the community. The north and south parking lots are remotely located relative to Fiesta Hall and the building lacks access to and from a vehicular drop-off. Should the building be programmed for community events, vehicular access and parking in their current configuration are inadequate.
2. Great and Long Hall have a pleasant architectural quality and the courtyard in particular fits well in the sequence of spaces in the park. The building is not well-utilized. The costs of renovations and the type of space provided by Great and Long Hall must be reviewed in the context of the program and facilities needs expressed by the community.
3. The temporary child care center structure is poorly located as it prevents maximization and unification of park open space. Location of this function and the adjacent playground area must be considered as a part of a comprehensive strategy for the expansion of park open space.
4. Outdoor basketball presents a challenge for a small urban park that has very little if any buffer area between park uses and adjacent residential properties. Indoor basketball must be considered as an alternative
5. The area adjacent to Great and Long Hall is a reasonably proportioned space that could be integrated into the larger sequence of variously sized courts and lawns that make up Plummer Park. In the existing condition the paved surfaces, grass areas, park furniture and miscellaneous uses do not in their summation result in a meaningful addition to the park.
6. The tennis courts are heavily used and considered a valuable asset of the park. Their number and dimension compromise visual and pedestrian relationships across the park and with the residential neighbors.
7. The grassy area along Vista Street north of Fiesta Hall is the largest area of what most what consider a true park. Its vicinity to the street and lack of relationship with the rest of the park area and its uses compromises this area's viability as an asset for the overall park.
8. The area directly off of Fuller Avenue on the east side is useful in connecting the park to the neighborhoods on its east side and has potential as both a "vest pocket" park and a "vestibule" to the larger park.
9. The park is heavily used by patrons who stroll through it as a form of recreation and to socialize. However, the plan of the park circulation as primarily a truncated linear spine does not lend itself to a gracious circuit of the environs of the park.
10. Single story buildings such as the Community Services building are inappropriate uses of land in an environment where land is a premium and open space a priority. Future development of park facilities that utilize second and third stories to fulfill program objectives will return valuable open space back to the park.
11. The rear of residences and their garages present an undignified face along the west side of the south area of the park. Inevitably this creates a conflict of use and compromises the visual potential of the park. Maintenance of the existing alley along with methodologies and/or strategies for the modification and/or screening of the residences and garages must be considered.
12. Park frontage along Santa Monica Boulevard is severely compromised by the placement and configuration of the Community Services building and its parking. The area of the existing parking lot, even if parking were removed would present a challenge in providing a meaningful contiguous park space given its relatively narrow dimension, the presence of the alley and the rear face of adjacent private residences and garages. This area should provide visual relief along Santa Monica Boulevard and a physical and visual link to the neighborhoods to the south.
13. The parking lots at Santa Monica Boulevard and Fountain Avenue are planned and built on a suburban model of parking more appropriate to places where land is plentiful. It is an inefficient use of land in a popular and heavily used park. Further, the lots obscure visual access into the park and obstruct pedestrian access. Land acquisition and parking strategies suited to urban environments should be considered as a way to liberate this land for much needed expansion of the park and its integration into the neighborhoods and communities it serves.
14. The car wash at the northeastern corner of Vista Street and Santa Monica Boulevard, the vacant lot at the northwestern corner of Vista and Santa Monica Boulevard, and the Paladin Building at the northwestern corner of Fuller Avenue and Santa Monica Boulevard offer the most obvious examples for potential park expansion.



The Adopted Master Plan

1. Proposed perpendicular street parking along Vista Street is insufficient to significantly serve Fiesta Hall for which it appears intended. Inefficient surface parking schemes of this type in this location result in a further degrading of the park frontages and their relationships to the neighborhoods. With this design automobiles dominate the view along one of the park's most significant frontages facing the neighborhood to the west.
2. Great Hall/Long Hall have been removed thus affording the opportunity to unify the central area of the park into an integrated whole. This allows direct connection both visual and pedestrian between Fuller and Vista in the east west direction across the park.
3. The child care center has been removed but no provisions for its replacement have been indicated, nor provided in the new Community Services building
4. The outdoor basketball court currently located on the east side of the park south of Long Hall/Great Hall has been moved to the west side along Vista, thus transferring the noise issue and its affects on neighboring residents from one side of the park to the other.
5. The only significant large open lawn area provided in the plan is adjacent to the street. If this lawn is used as a playfield, stray balls and the safety of children are of concern and not visibly resolved in the master plan.
6. A Grand Fountain is called for in the adopted master plan, but it is clear that in addition to water features a water/play feature or recreational splash pool is a high priority for the park users and this location may not be appropriate.
7. The pavilions are intended to create covered areas for picnics and small groups and seem to be located well in the plan.
8. A quiet formal garden is a good use in the small area fronting Fuller Street close to neighboring residences.
9. The demand for racquetball and tennis courts when compared to other facilities and program needs identified by the community as priorities must be reviewed in the context of limited overall available park land.
10. The parking structure topped with tennis courts along the Fountain Avenue street frontage blocks all visual access to the park. The park therefore is restricted in its visual role as an oasis of "green relief" within the city street grid system.
11. The central pavilion at the south end of the tennis court area aborts the visual and physical attributes and advantages of the central promenade.
12. The topography of the existing park is not addressed by the master plan. Topography and building/parking structure sections will offer possible solutions to providing much needed facilities while at the same time maximizing or retaining existing park open space.
13. The surface parking lot which provides adequate access and parking to facilities now will not address future facilities and park needs. Further, it is inefficient use of park land in a popular and very heavily used park in a heavily populated area of the city.
14. It is important to provide solid wall or hedge visual screening of park uses in this location as it abuts the rear elevations of neighboring residences. The master plan hints at such devices but is not clear on their ultimate realization.
15. Park exposure and frontage along Santa Monica Boulevard is severely compromised by facilities and surface parking and the master plan makes no attempt to provide a remedy for the clear desire to connect the park to the boulevard and the neighborhoods to the south.
16. If park expansion onto adjoining commercially zoned properties along Santa Monica Boulevard is feasible, two or three story structures designed to house community and park services along with parking should be planned for those sites. This strategy of stacking functions in buildings that complete the street frontage of Santa Monica Boulevard, allows for growth of facilities and services while liberating land within the park for open space .
17. The community has expressed a desire for a Russian Veterans Memorial in the Park. The current adopted plan does not adequately specify a location or guidelines for this memorial. The master plan has improved upon the pedestrian circulation pattern within the park and it may be that along this promenade there is a proper location for the monument.



The Purpose, Process and Protocol of the Master Plan Revisit

On July 6, 1993 the City of West Hollywood entered into an agreement with Purkiss Rose RSI to prepare a master plan for the renovation of Plummer Park. The Design Development Report (DDR) that was produced as a result of this agreement documents the master plan and describes in detail the design intent, proposed improvements, their function and recommended construction materials. The DDR evaluated environmental impacts, mitigations measures, an estimate of development costs and suggested methods of implementation. The DDR is clear in underlining that a key goal of the plan was flexibility and the ability to adapt to the changing needs and future opportunities afforded by the dynamics of the City of West Hollywood.

In April of 2002, the City Council approved an agreement with a design team to revisit and with the collaboration of the West Hollywood community reevaluate the 1994 Adopted Master Plan. Since the completion of the 1994 plan the Community Services Building and its associated parking lot were built, and the use of the park, particularly by neighborhood seniors continued to intensify thus exacerbating both the perception and the reality that the park lacked sufficient unprogrammed areas of grass and trees with paths and seating for exercise and socializing. The purpose of this exercise has been to suggest revisions, deletions and/or additions to the 1994 master plan to address this issue and others. In addition to other documents and research, the master plan revisit made use of two important preexisting studies, 1) the City-wide *City of West Hollywood Parks and Recreational Needs Assessment*, published in August 2000; and 2) the *Plummer Park Master Plan and "Design Development Report,"* published in March 1994.

Plummer Park has a potentially powerful role to play as a neighborhood oriented amenity within the City. The park creates a shared identity among the east side's residents and business owners. It has a unique history and physical setting in one of the most dynamic areas of the city. The purpose of the master plan revisit was to capitalize on these strengths and, importantly, to create tangible relationships between the recreational and social life of the park and its physical setting. ***This was not an abstract or formulaic exercise, but rather one that required creativity, imagination and flexibility of thought manifested through the use of a variety of visual tools--drawings and models-- to arrive at a tangible and meaningful vision that is shared and supported by the entire West Hollywood community.*** A sound foundation in observation and analysis as well as a healthy respect for the contingencies and circumstances of the economic means of the city, as well as the social and political environment was crucial.

Relating the Short Term to the Long Term.

The master plan structures thought and provides a framework within which decisions can be made about intended infrastructure, building and landscape projects now and as they arise in the future. In the initial stages it is an exercise in imagining an ideal: *"What would we do if we could control everything and had all the resources we needed at our disposal today?"* This is a powerful method to flush out ideas, observations, obstacles and opportunities. It is especially useful in broadening horizons of thought, creating possibilities where there were thought not to exist and nurturing the will to do better than what near-term concerns might ordinarily suggest. It is never intended that a master plan be devised as a blueprint for one giant static project unto itself whose value is diminished by virtue of it not taking place all at once or ever being realized in its entirety. Its value lies in its ability to balance objectives and priorities from the long view and thus prevent short-term decisions from creating obstacles to the eventual completion of a coherent overall park. This is not to say that every attempt should not be made to follow the lead of the master plan once it is adopted. A good park plan will allow for incremental execution of individual components as the need arises, while creating interim conditions which do not function or feel like incomplete fragments.

Revisiting the Master Plan : The Task at Hand.

1. ***Evaluate the status of Long Hall/Great Hall, its role in the park and whether it should remain there.***
2. ***Evaluate the need for a water amenity and consider options ranging from a splash fountain to indoor aquatic facility***
3. ***Review and reevaluate the number and location of outdoor tennis and basketball courts.***
4. ***Locate and plan for the Russian Veterans of WWII Memorial***
5. ***Consider and evaluate the feasibility of a skate park.***
6. ***Review, assess and present options for the expansion of parking capacity beyond both existing conditions and the 1994 Adopted Master Plan.***
7. ***Review, assess and present options for the expansion of park space through the acquisition of adjacent commercial properties.***

What the Master Plan ReVisit Did Not Do.

The master plan revisit did not:

- ***Program individual components of the park.***
- ***Design individual facilities in the park.***
- ***Design landscape and open space components of the park.***
- ***”Lock-in” facilities or park component designs***

(The success of the plan does not depend on specific designs of any single component).

- ***Prevent nor discourage incremental development of the park, nor alternate development scenarios.***
- ***Preclude the incorporation of varying interpretations of the master plan and/or design guidelines arising out of unforeseen events, influences or new requirements of the future.***

Process and Collaboration.

In the creation of the plan the discipline to abide by the framework of the process itself was the best way, over time, to avoid unnecessary conflict, the wasting of resources and the inefficient doubling of efforts. Within a municipal setting it was imperative that stakeholders and interest groups work together in the envisioning process and that one group understood the perspective of the other.

A good plan enhances the fortunes of all groups. It brings interests into alignment, such that the satisfaction of the needs of one group does not prevent the satisfaction of the needs of others and, further, accrue benefits not just to itself but also to the community as a whole. For the process to work best, ***it was critical to hear from as many constituents as possible as early as possible--that constituents voiced their needs, desires and concerns in good faith, participated fully throughout the process with the goal in mind to find solutions and in the process create the conditions for success.***

Ground Rules

The following is a summary of the “ground rules” that all participants acknowledged and accepted in the orderly unfolding of the collaborative process:

- Everyone recognized that the parks are for everyone in West Hollywood, and therefore had to accommodate a wide variety of needs and desires.
- Participants were obligated to participate in good faith including participation from the beginning, throughout and to the conclusion of the process; it included listening to others, understanding where others were coming from and an attitude of finding ways to say “yes”.
- All participants were called upon to seek solutions. In making a demand or expressing a need participants were asked to simultaneously put forth solutions for such demands and expect to work with the needs of others in devising such solutions.
- Participants were prepared for compromise. Not every detail of every need was by able to be met in the master plan. Participants worked together to prioritize shared needs and devise common goals that the city as a whole was able to embrace.
- Respect for the process was paramount. The organization of a process that was both structured and open-ended allowed for the orderly unfolding of events, maximum participation and creativity.

Stewardship of the Project

The core team at the City of West Hollywood charged with the stewardship of the process was led by Sam Baxter, Manager of the Facilities and Landscape Division under the leadership of Lloyd Long Director of the Human Services Department, Ray Reynolds Director of Economic Development and Special Projects, Paul Arevalo, City Manager and many other dedicated staff people in the City of West Hollywood. The Parks Master Plans Steering Community was the 21-member community-based entity which gave direction to, guided and made recommendations regarding the development of the plan. Ultimately, it was the people of the City of West Hollywood who, through its representatives on the City Council, approved the plan.

Recommended Revisions to the 1994 Adopted Master Plan

1. An autocourt for vehicular drop-off at the Vista Street entrance to Fiesta Hall forms a gracious park entrance at the terminus of Lexington Avenue. The autocourt provides drop-off for Fiesta Hall. Paving materials, walls, gates and plantings will reinforce its design as an outdoor room.
2. The removal of Great Hall/Long Hall at the heart of the park makes way for the expansion of grass and trees and the placement of an interactive water element for both ornamental and recreational uses. All programs and uses housed in Great Hall/Long Hall will be accommodated in facilities elsewhere before their removal from Plummer Park .
3. The large open lawn area is created with the removal of Great Hall/Long Hall and expanded by pushing the basketball court and the tennis center pavilion north. This “great lawn” is the heart of the park.
4. The central park promenade that runs east-west in the park is arranged to extend the visual axis of Lexington Avenue. Here, one can see all the activities of the park, the expanse of the great lawn and the hills beyond.
5. A child care center is planned as an extension of the Community Services Building. The courtyard provides a protected tiny tot playground connected to the park and shaded by trees. The northern leg of the new building provides a covered, shaded area between the two play areas for parents and children.
6. The ornamental/recreational splash pool/water fountain is placed in prominent location in the park adjacent to the great lawn. This pool is designed to be as beautiful dry as when in use and drained at night for security.
7. Tables and benches are provided throughout the park and alongside the main pedestrian promenade. Tree canopies rather than structures provide shade further enhancing the “greening” of the park and the neighborhood.
8. The Russian Veterans Memorial is placed at the north end of the great lawn along the central axis extending north from Martel Avenue. It is adjacent to the pedestrian path that completes the circuit of the park, and placed in a clearing of trees in an area appropriate for contemplation.
9. Relative to its location in the 1994 master plan the outdoor basketball court has been moved further north and placed on the tennis court platform above the parking structure. By placing it above ground level and surrounding it with hedges and a sound wall its auditory impacts are minimized.
10. Existing recreational assets are enhanced in the newly created 8-court tennis center. The tennis center pavilion is placed between the basketball court and Vista Street, providing additional protection from the noise of the basketball court. Racquetball courts are not included.
11. The new parking structure with tennis courts is designed as a landscaped platform with hedges that step down to the park and conceal the parking. Its outward appearance is that of a terraced garden with hedges and paths. A promenade with seating and trees connects Fountain Avenue to the great lawn .
12. The garage floor elevation should be set at existing grade or slightly below at the southern end of the garage. This will require driveway entrance ramp transitions to the garage at the Fountain Avenue and Vista Street entrances; however, a high priority must be given to minimizing the visual impact of the structure on the lawn area.
13. A quiet pocket park with a formal garden is a good use in the small area fronting Fuller Street and an amenity for both the street and the neighboring residences.
14. This parking lot is planned and will be designed as a public court in which cars happen to park. The change from all decomposed granite to a patterned surface with planting and decomposed granite inserts will increase the potential of the court for such uses as the farmers’ market. A hedge wall screens the court from neighboring properties.
15. Expansion of park property onto adjoining commercially zoned properties along Santa Monica Boulevard creates the opportunity for a linear park along Santa Monica Boulevard in order to give identity to Plummer Park and enhance the quality and character of this important thoroughfare.
16. Building sites along the north side of the boulevard park accommodate structures for community and park services. These buildings act as a buffer between the commercial and recreational activities associated with Santa Monica Blvd. and the residential fabric to the north. A skateboard park anchors the west end.





The Great Lawn. The steps up to the tennis courts along with the south side of the terraced gardens masking the presence of the Fountain Avenue parking garage provide the backdrop for the expanse of grass and trees at the heart of the park. Just to the right of the steps is the Russian Veterans of WWII Memorial. To the left is Vista Street and the right Fuller Street. The lawn is big enough to accommodate picnics, children's' play and adult strolls in the shade. The Hollywood Hills to the north create the backdrop for the park.



The Promenade This wide, generously shaded and paved promenade links Vista Street across the park to Fuller Street. The Babi Yar Memorial anchors its central axis, while benches, trees and shrubs accentuate its borders. The great lawn lies to the left and Fiesta Hall and the Community Services building to the right.



The Russian Veterans of WWII Memorial . This important monument is given pride of place within the park at the northeast corner of the great lawn and on axis with the promenade entrance to the park from Santa Monica Boulevard to the south. The steps and terraces along the south side of the tennis/parking facility frame the view to the left, the picnic tree grove to the right.



The Splash Pool. While shallow in depth, when filled with water small and young children will play in this pool to cool off in the summer time. With its decorative arrangement of spouts it serves as a refreshing public fountain and visual amenity for the park especially as seen from the great lawn. For safety and security purposes it will be drained at night and when not in use; its design will account for this key component of its operations assuring a pleasing appearance while both dry and wet.







Land Uses Within Plummer Park

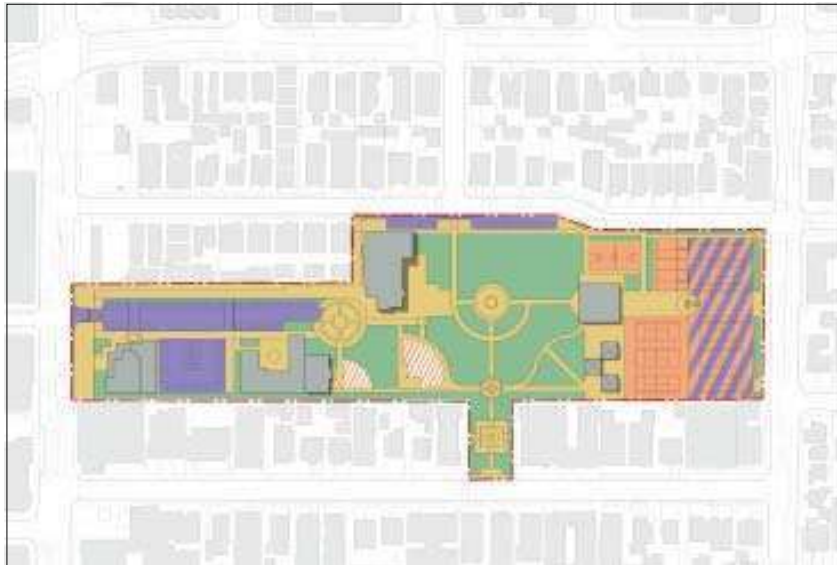
In terms of land use the major modification of the recommended revisions to the 1994 plan is the reclassification of the south parking lot (unpaved in the existing condition) as a public square, paved, articulated in such a way that it can be easily evacuated of autos and converted to usable outdoor space for community festivals, farmers’ markets, and other outdoor events. Another feature introduced into the revised plan is the insertion of the wide promenade across the park as an extension of the Lexington Street axis. This tree lined paved area is lined with benches and planters and provides the major gathering spot for strolling seniors whose major purpose in using the park in addition to getting a little exercise and some fresh air, is to meet each other. These additions to the plan have resulted in an increase of area dedicated to pedestrian use (even though the public square/south parking lot is shared by pedestrians and vehicles) even as the parking capacity of the revised plan has increased greatly over both the existing condition and the 1994 plan.

Other features of note include the redistribution of land use that has occurred in the two iterations beyond the existing, most notably the migration of buildings from the heart of the park to its periphery--especially in the revised plan where buildings are congregated onto acquired properties along the Santa Monica Boulevard frontage. And, importantly, both the 1994 plan and the revised plan call for the vertical integration of outdoor play courts and parking facilities along the Fountain Avenue frontage, thus technically reducing the area of the park dedicated to parking from 1.7 acres in the existing condition to .36 acres in the revised plan.










Land Uses Within Recommended Revised Master Plan.

	TOTAL AREA	8.77 ACRES	100%
	RECREATIONAL	1.20 ACRES	13.7%
	PARKING LOT	0.36 ACRES	4.1%
	GREEN SPACE	2.12 ACRES	27.2%
	BUILDINGS	1.17 ACRES	13.3%
	PED. WALKWAYS	3.92 ACRES	44.7%
	PARKING GARAGE	1.66 ACRES	1.66%









Land Uses Within the 1994 Master Plan.

	TOTAL AREA	8.50 ACRES	100%
	RECREATIONAL	.64 ACRES	8%
	PARKING LOT	.90 ACRES	11%
	GREEN SPACE	2.40 ACRES	28%
	PLAY / EXERCISE YARD	0.20 ACRES	2%
	BUILDINGS	0.90 ACRES	11%
	PED. WALKWAYS	2.67 ACRES	31%
	PARKING GARAGE	.79 ACRES	9%



Land Uses Within the Existing Park.

	TOTAL AREA	8.50 ACRES	100%
	RECREATIONAL	1.30 ACRES	15%
	PARKING LOT	1.70 ACRES	20%
	GREEN SPACE	2.20 ACRES	26%
	PLAY / EXERCISE YARD	0.20 ACRES	2%
	BUILDINGS	1.00 ACRES	12%
	PED. WALKWAYS	2.10 ACRES	25%

Landscape and Open Space Within Plummer Park

As the highest priority for those constituents who most use Plummer Park, unprogrammed open space with grass and trees continues to become an ever increasing imperative in planning for the future of the park. With the construction of the Community Services Building the community recognizes that without planning the park will continue to lose what most think of as the most important attribute of a city park-- grass and trees. Thus while the 1994 master plan increased open space from 1.5 acres (of the total site of 8.5 acres!) to 2.0 acres and greatly improved the configuration of this area in unifying and integrating it, the community has since then recognized the need to continue expansion of unprogrammed park space even if this means acquiring adjacent properties for such expansion.

The recommended revisions to the plan show this as well as additional measures to increase open space nearly doubling it over the existing condition and significantly expanding it relative to the 1994 plan. The critical features of the revised plan are the greening of the interface with both the Santa Monica Boulevard frontage and the Fountain Avenue frontage. In the former, through the acquisition of the three commercial properties adjacent to and the park along Santa Monica Boulevard a wide stretch of landscaped area “telegraphs” the presence of the park within this highly impacted and urban environment, recalling the park areas along the same boulevard further west in the City of Beverly Hills. In the latter case the connection of the park to Fountain Avenue is made with a promenade that begins at grade at Fountain Avenue, bisects the ensemble of tennis courts and terminates in the steps and terraces leading down into the great lawn at the heart of the park.





Landscape and Open Space Within Revised Master Plan .

	TOTAL PARK AREA	8.77 ACRES	100%
	THE CORE PARK	3.73 ACRES	42%
	ADDITIONAL PARK	0.35 ACRES	6%
TOTAL		4.08 ACRES	46%




Landscape and Open Space Within 1994 Master Plan .

TOTAL PARK AREA	8.50 ACRES	100%
 THE CORE PARK	2.09 ACRES	24%
 MISC. LANDSCAPE	0.51 ACRES	6%
TOTAL	2.60 ACRES	30%



Landscape and Open Space Within Existing Park .

TOTAL PARK AREA	8.50 ACRES	100%
 THE CORE PARK	1.50 ACRES	18%
 MISC. LANDSCAPE	0.84 ACRES	9%
TOTAL	2.34 ACRES	27%

Ground Plane Permeability




Ground plane permeability is a function of the area of paved parking lots, outdoor courts, paved pathways and building footprints. The more of these components there are in the park, the less permeable will be the ground plane within the park contributing to more storm water runoff and requiring more planned mitigation measures to control such runoff. Storm water management is a key component of sustainable design and one which the City will want to monitor closely.

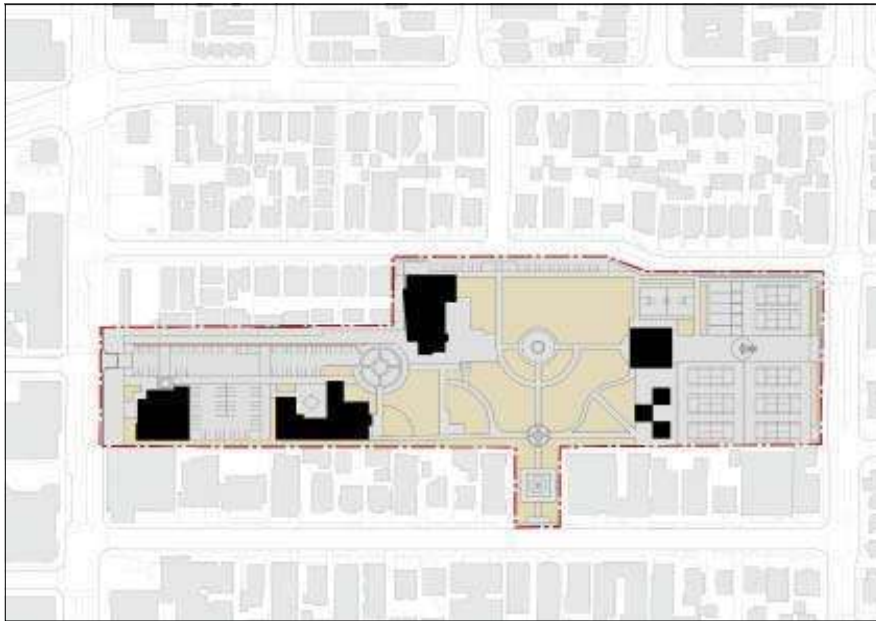
A principal function of Plummer Park, unique to its role within the surrounding residential neighborhoods is as host to strolling, mainly by seniors who use the park as their principle means of exercise and socializing. Thus, the pedestrian network of paths is crucial in addressing the needs of the park’s constituents. Pedestrian paths must be paved in concrete, tile or stone, and are thus impermeable. Further, because of the increased demand for parking the incorporation of more within the park boundary has become a priority. It is for these reasons, that despite the expansion of open space in both the 1994 Master Plan and the recommended revised plan shown here the area of permeable ground plane decreases across each of the iterations, from 39% of the total existing park area to 30% in the 1994 plan to 28.3% in the revised plan.

The City in executing any component of the master plan must take steps to minimize the area and/or impacts of paved surfaces even as it accommodates the pressing needs of the park’s constituents in providing places to walk and places to park. While not currently affordable permeable pavements are making technological advances and may become viable options in the near future.






Ground Plane Permeability Within Recommended Revision to 1994 Master Plan

	TOTAL AREA	8.77 ACRES	100%
	PERMEABLE SURFACES	2.48 ACRES	28.3%
	PAVED SURFACES	5.12 ACRES	58.4%
	BUILDINGS	1.17 ACRES	13.3%






Ground Plane Permeability Within 1994 Adopted Master Plan

	TOTAL AREA	8.50 ACRES	100%
	PERMEABLE SURFACES	2.60 ACRES	30%
	PAVED SURFACES	5.00 ACRES	59%
	BUILDINGS	0.90 ACRES	11%



Ground Plane Permeability Within the Existing Park

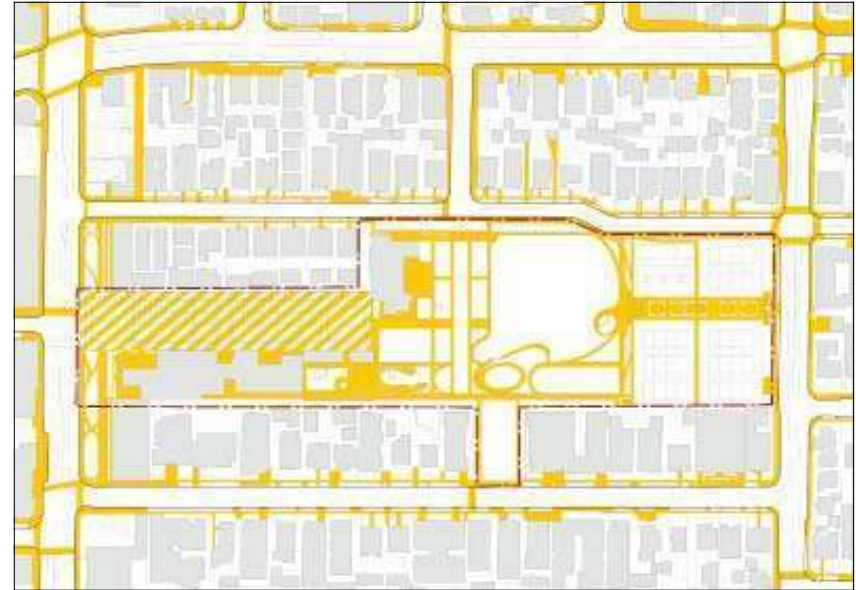
	TOTAL AREA	8.50 ACRES	100%
	PERMEABLE SURFACES	3.32 ACRES	39%
	PAVED SURFACES	5.10 ACRES	60%
	BUILDINGS	1.00 ACRES	12%

Pedestrian Circulation Within and Around Plummer Park

The 1994 Adopted Master Plan vastly improved the network of pedestrian paths over the existing conditions and made progress in strengthening one of the primary purposes of the park for one of its most important constituents, the senior population. Plummer Park is one of the only places in the neighborhood for seniors and that primary public place in which light exercise and socializing are achieved throughout the day and evening hours throughout the week. The 1994 plan, by clearing out the heart of the park and imposing a strong geometric order of pathways, created a more comprehensive and comprehensible system of paths, thus instituting the promenade as a central experience within the park.

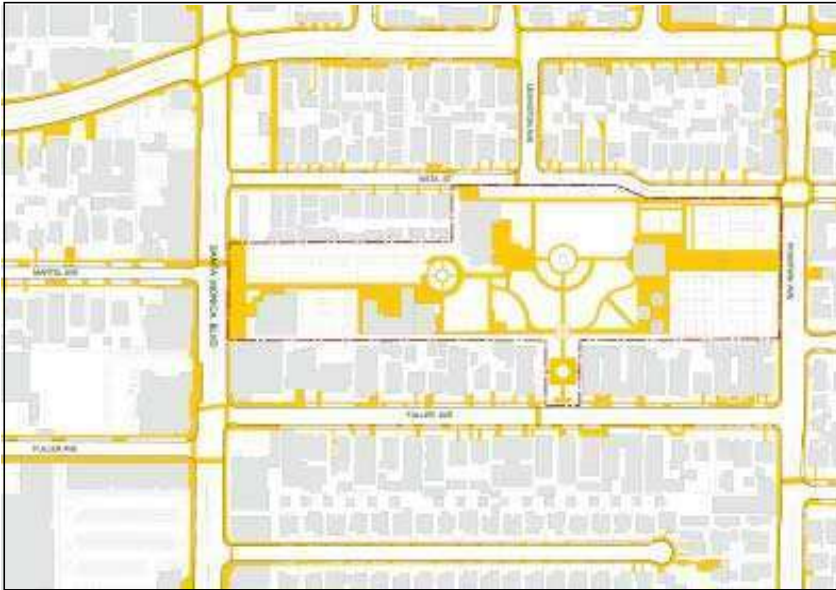
The recommended revisions to the plan further strengthen the promenade as a major experience of the park, especially with the institution of the central promenade across the middle of the park, flanking the south side of the great lawn and both visually and functionally extending the axis of Lexington Street. The recommended redesign of the south parking lot as a public square is another way to increase the pedestrian orientation of the park.

An important additional modification of the 1994 plan in the revised plan is the removal of the fountain and associated paths from the central lawn area, thus liberating the heart of the park for uninterrupted open space--grass and trees--accommodating unprogrammed outdoor activities such as picnicking, children's play, frisbee, the tossing of a ball and others.

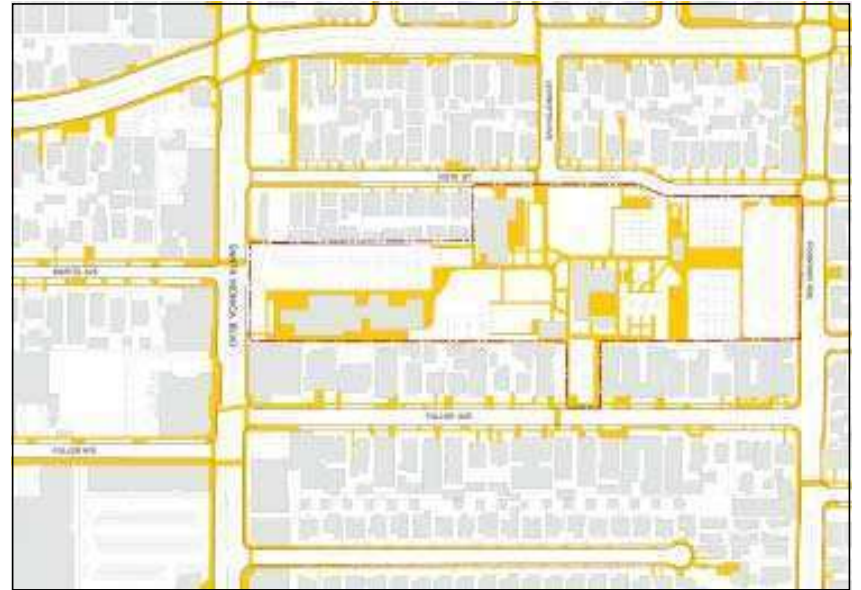


Pedestrian Circulation Within and Around Revised Master Plan





Pedestrian Circulation Within and Around 1994 Master Plan



Pedestrian Circulation Within and Around Existing Park.

Vehicular Circulation and Parking in Plummer Park

While Plummer Park is particularly used by residential neighbors, most of whom live and work within walking distance of the park parking is nevertheless in demand and ever increasing in the level of demand. The 1994 plan called for the stacking of some of the tennis courts over parking fronting onto Fountain Avenue. The recommended revisions specify doubling the size of this structure, thus placing all of the tennis courts over parking and increasing the capacity of parking at the north end of the park to 220 spaces, a vast improvement over the existing condition. In addition to the 60 spaces of the south parking lot the Plummer Park parking capacity in the revised plan totals 280 spaces.

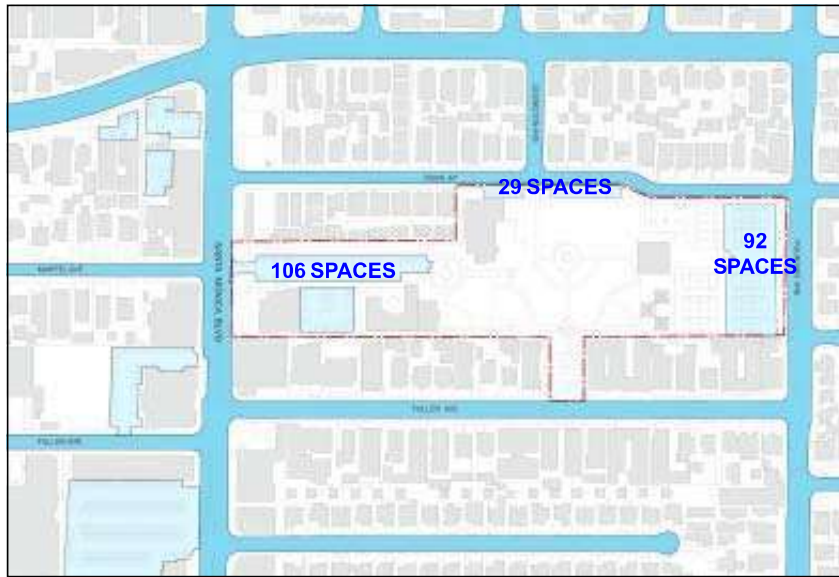
In the long term future the possibility of an underground structure connecting the Fountain Avenue facility with Fiesta Hall via an extension below the great lawn was considered as way to further increase the Plummer Park capacity by another 140 spaces to a total of 420 spaces. While feasible the City will have to weigh the benefits achieved in relation to the costs of subterranean parking and the impact such a structure would have on the ability for landscape (trees) to achieve canopy commensurate with the expectations of a city park.

Comparative Parking Capacities

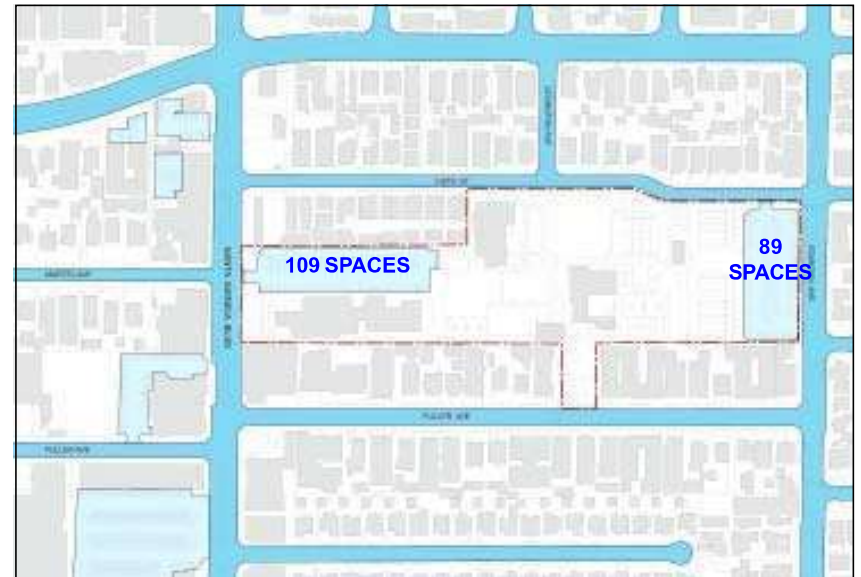
Existing	198
1994 Master Plan	227
Revised Master Plan	280 <i>(420 with subterranean structure)</i>



Vehicular Circulation and Parking Within Revised Master Plan.



Vehicular Circulation and Parking Within 1994 Master Plan.



Vehicular Circulation and Parking Within Existing Park.

Supporting Analysis

The development of planning and design alternatives begins with observations and analysis of existing conditions, the regulatory and economic environment as well as other considerations. The following is a record of some of the analysis that formed the foundation for the community outreach process and ultimately the recommendations for revisions to the 1994 master plan.

Neighborhood Land Use.

This diagram uncovers a key influencing factor on both the history and the future of Plummer Park highlighting its unique context within a mainly residential neighborhood, but fronting onto an intensely used vehicular and commercially arterial, Santa Monica Boulevard, the central spine of the City. Note also that along the entirety of its east side and half of its west side the edges of the park are formed by the back sides of residential properties, an unfortunate condition with which the design of the park must contend.

Physical Conditions.

Simple observation reveals both the strengths and weaknesses of the existing park. The most notable challenge facing the park today are its north and south frontages (Fountain Avenue and Santa Monica Boulevard). It is nearly impossible to divine the presence of a park from these two important neighborhood streets, given the presence of the parking lots each of which presents an expanse of pavement and automobiles in the foreground pushing grass and trees into the background. The most positive attributes of the park are found at the heart of it. While they fill up a lot of space at the center of the park the low lying buildings, Fiesta Hall and Long Hall/Great Hall nevertheless integrate well into the landscape with their courtyards and low walls mediating inside and out. Note, though, the near impossibility of finding within the frame of the camera an expanse of open space with grass and trees, a deficit to which these buildings contribute.

Facilities Removal and Expansion.

The “Facilities Removal” and “Inventory of Adjacent and Nearby Commercial Property Areas” diagrams identify opportunities for both the liberation of space at the heart of the park and the addition of facilities at its flanks on properties along Santa Monica Boulevard currently zoned for commercial uses. These properties total over 3/4 of an acre. At an FAR of 2.0 they provide an increased capacity of 70,000 GSF for new community oriented facilities.

Topography

By virtue of its position at the foot of the Hollywood Hills Plummer Park slopes along its long dimension from north to south. While not as dramatic as West Hollywood Park the net drop from Fountain Avenue to Santa Monica Boulevard within Plummer Park is nearly 30 feet, or almost two stories. This condition can be used to the advantage of the park, as for example in the arrangement of a two-level parking structure off of Fountain Avenue, where vehicles can enter at grade then proceed down one level to be at grade with the great lawn at the heart of the park.

Trees.

The maturity and variety of trees within Plummer Park is one of its greatest assets. Modifications to the park must acknowledge the location, age and health of valuable specimen trees which include palms of a variety of species, mature Mediterranean species such as olives, myrtle and jacaranda, as well as large canopy trees such as eucalyptus, ash and sycamore. The tree survey maps all the trees within the park and the arborist report documents their condition. Landscape additions in the future will base greening strategies on drought tolerant, native and indigenous species that still provide for shade and tranquility but integrate better with the realities of West Hollywood’s geographic and climatic setting.

Alternative Considerations.

The function of Plummer Park as a neighborhood park is compromised by the accumulation of parking and buildings at its perimeter that sever its readily accessible visual and functional relationships to the neighborhood. A more radical revision to the 1994 master plan would remove the parking and outdoor courts altogether from the north end of the park, liberating the entire north half of the park for contiguous, unprogrammed open space with grass and trees, thus approaching more closely the typological model of the American city park as a kind of “oasis” or refuge within urban fabric. This strategy entails the concentration of parking and courts in the south panhandle where the Community Services Building has gone a long way already in cutting off the park from Santa Monica Boulevard.



Land Uses in the Plummer Park Neighborhood. This diagram illustrates the special circumstance of Plummer Park, surrounded on three sides by intimately scaled residential streets and neighborhoods and bordered on the south side by lively commercially zoned properties flanking Santa Monica Boulevard, the major east-west vehicular thoroughfare of West Hollywood.



Santa Monica Boulevard Frontage.



The Santa Monica Boulevard Parking Lot.



The Fountain Avenue Frontage.



The Fountain Avenue Parking Lot.



Fuller Avenue Frontage.



Great and Long Hall.



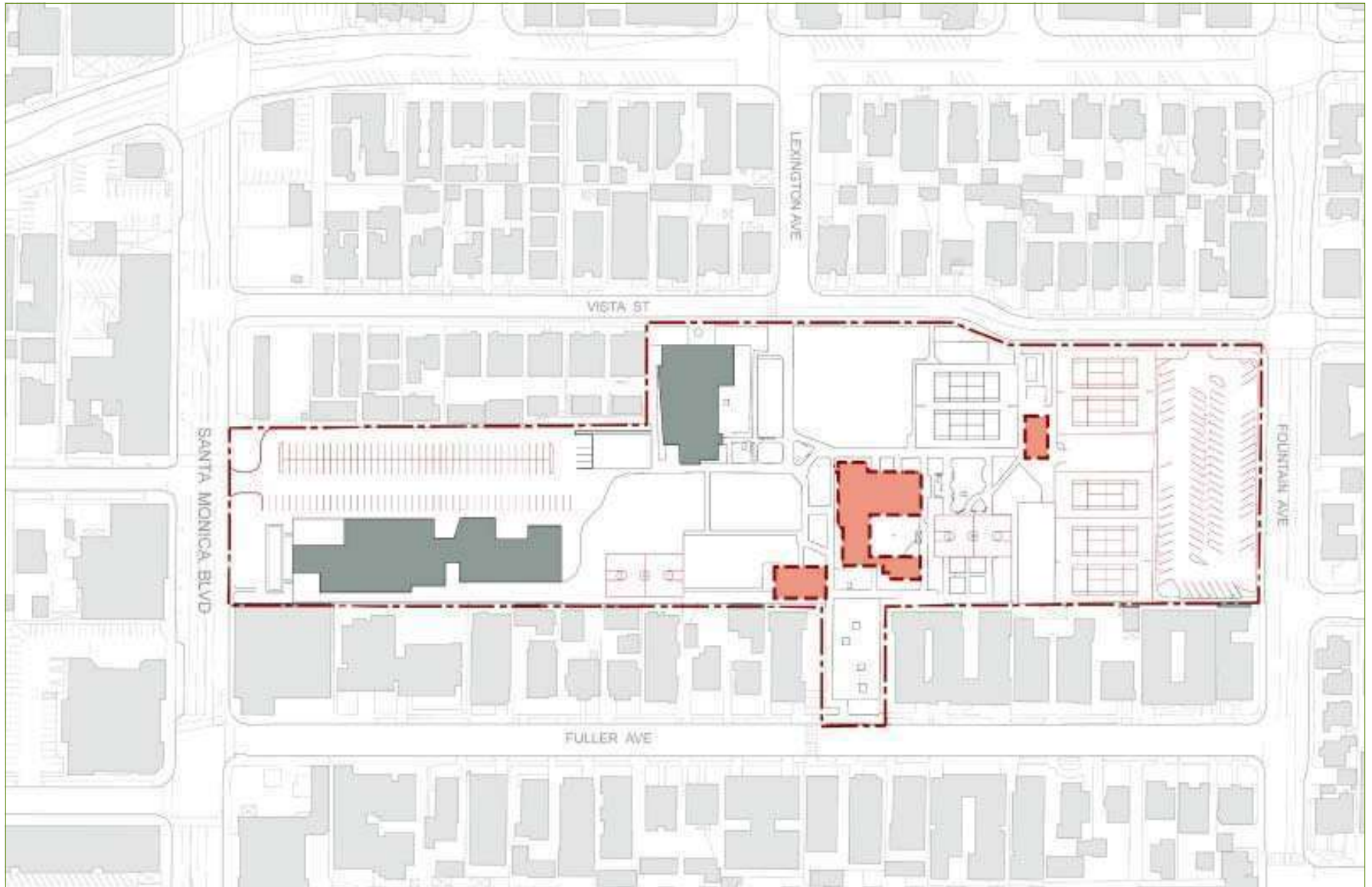
The Outdoor Basketball Court



Fiesta Hall Courtyard.



Inventory of Adjacent and Nearby Commercial Property Areas. This diagram illustrates the potential of three key commercial properties and their role in the possible expansion of Plummer Park and enhancement of Santa Monica Boulevard. Together the properties offer an overall area of 0.79 acres or approximately 34,500 SF. With half the sites dedicated to open space flanking the boulevard and the other half housing four story buildings, the sites provide opportunities for as much as 70,000 SF in additional community and recreational facilities serving the park and the neighborhoods.



Facilities Removal. The creation of generous open space with grass and trees at the heart of the park requires the removal of Great Hall/Long Hall, the temporary Tiny Tot facility and the existing Tennis pro shop. Additionally the tennis, courts, basketball court and Fountain Avenue parking lot will be removed to make way for the new consolidated tennis/basketball, parking facility planned for this site. The City of West Hollywood has committed to finding a home for all of the programs currently housed within Great Hall/Long Hall before their evacuation from Plummer Park.



Topography. West Hollywood lies at the foot of the Hollywood Hills, and while not as dramatic as West Hollywood Park, Plummer Park slopes nearly thirty feet from north to south.



Palms

Olives, Jacaranda, Myrtle

Eucalyptus, Sycamore, Ash

EXISTING TREES

PLUMMER PARK TREE SURVEY

SYMBOL	BOTANICAL NAME	COMMON NAME			
A	FICUS ELASTICA	RUBBER TREE	Z	EUGENIA UNIFLORA	EUGENIA
B	FICUS MACROCARPA NITIDA	INDIAN LAUREL FIG	Y	GREVILLIA ROBUSTA	SILK OAK
C	JACARANDA MIMOSIFOLIA	JACARANDA	Z	CARYA OVATA	SHAGBARK HICKORY
D	ULMUS PARVIFOLIA	CHINESE ELM TREE	AV	AVOCADO	AVOCADO
E	CELTIS OCCIDENTALIS	COMMON HACKBERRY	PL	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
F	CUPRESSUS SEMPIERVIRENS	ITALIAN CYPRESS	SY	SYAGRUS ROMANZOFFIANUM	QUEEN PALM
G	CHORISIA SPECIOSA	FLOSS SILK TREE	AR	ARCHOTOPHOENIX CUNNINGHAMIANA	KING PALM
H	PODOCARPUS GRACILIOR	AFRICAN FERN PINE	GB	GINKGO BILOBA	GINKGO
I	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	PI	PISTACHIA CHINENSIS	CHINESE PISTACHE
J	EUCALYPTUS CITRIODORA	EUCALYPTUS	MO	MORUS ALBA	WHITE MULBERRY
K	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	FR	FRAXINUS MODESTO	MODESTO ASH
L	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	LA	LAGERSTROEMIA INDICA	CRAPPE MYRTLE
M	OLEA EUROPEA	OLIVE TREE	PU	PUNICA GRANATUM	POMEGRANITE
N	PYRUS CALLERYANA	ORNAMENTAL PEAR	GR	PUNICA GRANATUM	POMEGRANITE
O	ERYTHRINA SYKESII	CORAL TREE			
P	CALLISTEMON VIMINALIS	WEeping BOTTLE BRUSH			
Q	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM			
R	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM			
S	FEIJOA SELLOWIANA	PINAPPLE GUAVA			
T	BAUHINIA BLAKEANA	HONG KONG ORCHID TREE			
U	PINUS BUNGEANA	LACE BARK PINE			
V	CHAMAEEROPS HUMILIS	MEDITERRANEAN FAN PALM			
W	ACER BUERGERIANUM	TRIDENT MAPLE			



Alternatives Considered

Plummer Park is by nature a neighborhood park, and therefore one of its principal functions is to provide visual relief from the surrounding urban fabric in the form of grass and trees as a microcosm or fragment of nature within the city. In reviewing, evaluating and considering revisions to the 1994 master plan alternatives were considered that went further in strengthening the presence of Plummer Park within the neighborhood and in expanding accessible, unprogrammed open space. The diagrams illustrated here show one of the alternatives considered.

This series of illustrations shows one way to increase open space dramatically over the existing condition and the 1994 plan, while maintaining the quantity and quality of outdoor recreation facilities and increasing on-site parking. It entails the creation of an at-grade and subterranean level of parking on the site of the south parking lot, and moving the tennis courts onto the roof of this structure. A linear promenade is created in the gap between the new parking/tennis facility and the Community Services Building linking Santa Monica Boulevard to a greatly enlarged park now justified to the north end of the site, surrounded on three sides by residential neighbors. This scheme goes further than the 1994 master plan, or the recommended revisions in consolidating and expanding park open space.



(1) Existing Park



(2) Existing Park After Removal of Long Hall/Great Hall



(3) The Park After Removal of Long Hall/Great Hall, Tennis Courts & North Parking Lot



(5) Consolidation of Parking at South End of the Park, Tennis Courts on Roof



(4) Consolidation of Parking and Indoor Facilities at South End of the Park



(6) Addition of Community Facilities Along Santa Monica Boulevard

The Costs and Sizes of Recreational, Community and Parking Facilities

An imperative of the park master plan is that we retain or replace the facilities currently existing within the park boundary. In their replacement there may be the opportunity for the expansion of facilities. In a city and on a site where land is a precious commodity and open space an intense need, where and how we replace facilities is of the utmost importance and a balancing act. Opportunities, feasibilities and costs of land acquisition will be weighed against the costs of vertical integration (stacking) of facilities and issues of constructability and implementation.

The area requirements of fields and courts are more intense than of indoor facilities; the costs of fields and courts rise as they are placed on structures, but their impact on open space is diminished. It is more feasible and cost effective to expand horizontally rather than vertically--better, for example to build early phase parking in smaller floor plates and higher structures that could be added onto with adjacent structures, rather than building low structures and attempting to add floors later. It is better to design and construct buildings on top of parking concurrently rather than designing and building the parking first, and attempting to anticipate the structural requirements of some future building. All of these issues will intermingle in complex ways as the vision for the master plan and a strategy for its implementation converge.

With regard to the existing buildings, Great Hall/Long Hall and Fiesta Hall, the value of the buildings, their ability to accommodate contemporary needs and change over time as well as their standing in the community as historical and cultural resources must be weighed against the costs of their renovation. These in turn must be compared to the costs and benefits of replacement.

In general the chart on this page outlines conceptual unit costs for recreational and landscape components of a fully functioning city park. Note that costs shown are base unit construction "hard" costs in 2004 and do not take into account design contingency, construction contingency, design fees, project management fees, testing and inspections, cost escalation over time, etc.

Facility

Parking

Surface	5.00	7.50
Above-grade structure	35.00	40.00
Partial below-grade structure	45.00	50.00
Subterranean structure	60.00	65.00

Multipurpose & Indoor Recreation

Gymnasium	215.00	250.00
Meeting Rooms	215.00	250.00
Offices	215.00	250.00
Fitness/Wellness Center	215.00	250.00

Game Courts

At grade	10.00	12.00
On roof of unoccupied structure	5.00	10.00
On roof of occupied structure	20.00	30.00

Swimming Pool

Pool	100.00	125.00
on-grade deck	10.00	13.00
Suspended deck	30.00	35.00
Poolhouse	150.00	165.00
Equipment	(\$50K)	(\$100K)

Playgrounds and Ball Fields

Field	3.50	5.00
Playgrounds (Rubberized)	15.00	20.00

Landscape

Landscaped/Paved Areas	10.00	20.00
Trees	750.00/Tree	1000.00/Tree
Retaining Walls	24.00/LF	42.00/LF

Utilities

Underground utilities (LF)	2.00/LF	2.50/LF
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Street Improvements

Sidewalks	6.50	16.00
Street Pavement	4.00	5.00
Concrete curbs & gutter	15.00	20.00

* *These costs are grossly estimated and indicated for illustrative purposes only.*
 ** *At 315 -350 SF/Stall parking costs range from a median of \$2000/stall for surface parking, \$12,000/stall for structured parking and \$22,000/stall for below-grade parking.*
 *** *Such as a two-court indoor basketball facility*
 **** *Exclusive of bleachers, lighting and equipment*
 ***** *A low height of 4'-0" to a high height of 18'-0"*

Outreach and the Process

The Steering Committee The 21-member Steering Committee was made up of representatives from all parts of the community. A number of them sat on other committees with the City organization including the Public Facilities Committee, the Planning Commission, the Disability Advisory Board, the Eastside Project Area Committee etc. The group met once a month from April of 2002 through February of 2003, heard from and gave direction to the design team throughout the process. At critical points in the process the Committee formally voted on and submitted recommendations to the City Council.

The Public Forums Two Public Forms were held in Plummer Park, the first on June 29, 2002 and the second on February 22, 2003. The purpose of the first Forum was to allow the design team to hear the concerns, issues, questions and suggestions of the community upon the start of the process; the purpose of the second Forum was to report back what was heard at the first Forum and describe alternative directions of the master plan that were considered by the Steering Committee as a result of those findings.

City Staff City Staff from the various departments including the Facilities and Landscape Division, Departments of Transportation and Public Works, Human Services, Community Development, Rent Stabilization and Housing, Economic Development and Special Projects, Public Information and Adjudication participated in the development of the plan throughout the process. Sam Baxter, Manager of the Facilities and Landscape Division was in charge of the day-to-day coordination of master planning activities and worked closely with the design team.

City Council City Council heard presentations from the design team on the master plan as it developed and received recommendations from the Steering Committee.

Record of Outreach

April 2002

- April 10, 2002 City Staff Directors and Managers
- April 15, 2002 Public Information Office
- April 24, 2002 Steering Committee
- April 25, 2002 Public Information Office

May 2002

- May 02, 2002 City Recreation Staff
- May 08, 2002 Public Information Office Staff
- May 13, 2002 Councilmember Duran
- May 14, 2002 Bob Abraham, CATV
- **May 18, 2002** **Public Forum at West Hollywood Park**
- May 22, 2002 Steering Committee

June 2002

- June 11, 2002 Lloyd Long, Ray Renolds, Sam Baxter
- June 18, 2002 Sam Baxter (Plummer Forum Planning)
- June 19, 2002 Directors and Managers
- June 25, 2002 Lloyd Long, Sam Baxter, (Plummer Forum)
- June 26, 2002 Steering Committee
- June 27, 2002 City Manager, Directors and Managers
- **June 29, 2002** **Public Forum at Plummer Park**

July 2002

- July 24, 2002 Senior Advisory Board
- July 24, 2002 Plummer Park Youth
- July 24, 2002 Steering Clommittee
- July 30, 2002 Lloyd Long and Sam Baxter

August 2002

- August 28, 2002 Steering Committee

September 2002

- September 10, 2002 Plummer Park Russian Veterans Memorial
- September 10, 2002 Tiny Tots Staff & Parents
- September 12, 2002 Dept Directors and City Manager•
- September 19, 2002 Tiny Tot Parents
- September 23, 2002 Plummer Park Russian Veterans Memorial
- September 26, 2002 CSW

October 2002

- October 14, 2002 City Council Study Session
- October 22, 2002 Russian Advisory Board
- October 23, 2002 Steering Committee

November 2002

- November 20, 2002 Steering Committee

December 2002

- December 18, 2002 Steering Committee

January 2003

- January 22, 2003 Steering Committee

February 2003

- **February 22, 2003** **Public Forum at Plummer Park**
- February 26, 2003 Steering Committee

March 2003

- March 11, 2003 Eastside Redevelopment Area PAC

OUTREACH & ACKNOWLEDGEMENTS PLUMMER PARK MASTER PLAN REVISIT 2004 - *Final Report*

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

Consultants

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