



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: June 2, 2009

To: Honorable Mayor & City Council

From: Steven Zoet, Assistant Director of Community Services/Recreation and Parks 

Subject: ROXBURYPARK MASTER PLAN COMMUNITY CENTER
DESIGN CONCEPTS

Attachments:

1. May 6, 2008 Staff Report re. Park Master Plan
2. Approved Roxbury Park Master Plan Design
3. Proposed Phase I Development

INTRODUCTION

In February of 2006, the City commissioned the landscape architectural firm of Hirsch and Associates, Inc. to prepare a Park Master Plan report for La Cienega Park and Roxbury Memorial Park. From March 2006 through April 2008 an extensive community-wide public outreach and park planning effort was conducted for both parks. On May 6th, 2008 the City Council was presented with a staff report summarizing the process that had occurred to that date and various options associated with each park. That report has been attached for Council's review and information.

The master planning process was initiated due to the aging of the amenities and the operational inefficiencies and limitations associated with the existing park grounds and facilities, much of which has not had any significant improvement or investment for 20 years or more. Improvements in construction materials and technologies allow for significant improvements in energy efficiencies and related cost savings associated with that investment. Additionally, existing floor space of the community centers at these two parks is inefficient in its use and programmability by today's standards and needs.

On August 1st, 2007, the Recreation and Parks Commission endorsed the desired plan for La Cienega Park and at their April 1st, 2008 meeting the Commission endorsed the desired plan for Roxbury Park. On May 6th Council approved the Park Master Plan for both parks and directed staff to focus efforts on completion of the Roxbury Park Master Plan as attached due to greater needs and the abilities for better overall cost savings.

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DISCUSSION

Pursuant to City Council direction staff executed an agreement with Hirsch and Associates, Inc. to proceed with the Schematic Drawings and Design Development of the Roxbury Park Master Plan. Public meetings occurred throughout the process to assure that citizen input, both in support of and opposition to the plan, was provided for. Wherever possible, design modifications occurred to accommodate public interests.

On April 28th, 2009 Hirsch and Associates, in coordination with their subcontractor The Albert Group, presented concept drawings, related cost estimates and phasing plans to the Recreation and Parks Commission for their review and intended future presentation to City Council for consideration and action. Those Commissioners present unanimously endorsed the recommended option scheduled for June 2nd presentation. Commissioner Kathi Rothner abstained her vote due to the proximity of her residence to the park and a legal preference that she abstains from active involvement in the project.

With the declining economy, and even with competitive pricing being realized, staff and the consultants realized the inability of the City to financially undertake the full scope of desired project development and opted to focus attention on a phased approach. As recommended, Phase One would address the construction of a new Community Center due to priority needs and a higher return on investment given the revenue generating capabilities associated with a facility versus grounds rental opportunities. The reported Park Master Plan costs as designed and presented in May 2008 were estimated at then-prevailing circumstances would cost approximately \$29.6 million. Due to plummeting construction costs associated with the stalled economy the same project was revised and estimated in May 2009 to cost approximately \$26.1 million.

Phase One would consist of an approximately 28,000 square foot community center under roof and be complemented with exterior courtyards and patios, a 125 car off-street parking lot, a new outside volleyball and basketball court, a group picnic area, expanded maintenance yard, site grading, drainage enhancements, utility improvements, associated landscaping and irrigation improvements and partial construction of an emergency vehicle access route, full completion of which would occur with the proposed Phase Two.

Projected construction costs associated with this phase are estimated at \$14.4 million. Staff will later explain the proposed funding to cover these projected costs. Due to the current economic conditions and the prevailing bidding climate, our consultants estimate there could be upwards of a 7% - 15% savings over their cost estimates which would equate to a range of \$1,002,619 to \$2,148,470. However, conservative and prudent budgeting suggests we should not count on that occurrence and fund the project at its prevailing cost estimate. The cost estimate does include all costs for general conditions, construction contingency, design contingency, architect and engineering fees and LEED certification.

It is estimated at this time that, pending City Council support and approval, conversion of the schematic drawings to biddable construction documents would commence in July and conclude in December of 2009. The plan check and bidding process associated with a project of this magnitude would likely conclude by March 2010. Pending an award of contract in April, construction could feasibly begin in June 2010 and completed by July 2011.

The entire proposed design of the Community Center and grounds adheres to the principles of sustainability and low impact development by incorporating energy and

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water conservation, use of locally available materials and recycling of existing resources when and where possible.

To meet the required energy conservation goals as set forth in the City's "Green Building Ordinance", the Southern California Edison "Savings By Design" program and the requirements of Silver LEED certification as mandated by the City, the proposed facility will incorporate new high value roof and wall insulation, low E solar glass, low flow toilets and urinals, high efficiency "Economicmiser" HVAC systems, locally available building materials, and Cool Roof technologies with integrated photovoltaic solar electrical panels. The Center and roof lines would be oriented to capture the maximum sun exposure.

The proposed project does include use of solar panels on all usable roof surface areas and is estimated to generate 53% of the Community Center's consumption needs. Upon anticipated future completion of the grounds renovation, inclusive of the current Club House building which would entail additional solar capacities, the collective power generating capacity of the system would be approximately 65% of the park buildings' overall electrical demands. The city's current Green Building Ordinance savings requirements are 10%.

The entire park, once fully completed, will serve as a storm water harvesting system to capture and reuse all the storm water that falls on the park. Storm water runoff from roofs, parking lot, tennis courts, hardscape and landscape areas will be collected and stored in underground tanks and recycled for use in the park as non-potable irrigation water. Incorporation and use of this system will capture and reuse an estimated 390,000 gallons of storm water runoff each year based on surface area, design features and average annual rainfall records.

The architectural consultants estimate an overall reduction of 20% of our current water consumption based on the inclusion of future environmental practices intended for incorporation into Phase Two development. These would include the use of enhanced irrigation systems and new plant materials.

FISCAL IMPACT

Approximately \$546,000 has been spent on the current phase of Design Development and Schematic Drawings from previously budgeted CIP funds. Staff has also included \$900,000 in the Fiscal Year 2009/10 CIP program to develop the existing designs into biddable construction documents. Our consulting team has estimated the cost of the Community Center construction and adjacent improvements to be approximately \$14.4 million. Staff has identified the following funding sources to cover the estimated costs; \$9,000,000 from the Recreation and Parks Fund balance; \$4,000,000 from current-year CIP savings and the transfer of \$1.4 million from the currently funded Greystone grounds improvement project to the Park Facility Renovation Project – Roxbury Park CIP account number 40160914-85050.

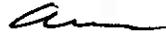
Construction drawings for the Greystone project have been recently completed with the work intended to occur next fiscal year however, staff feel that the Roxbury Community Center is a higher priority and community need at this time and would wish to apply a portion of the budgeted funds associated with this project to achieve the balance of funds that are needed. Sufficient funds exist since the grounds renovation effort has approximately \$2,000,000 identified. Staff feels that the City will realize the greatest savings and cost efficiencies associated with the Roxbury project and thus are desirous

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of prioritizing and committing available funds to that effort. Staff has projected an infusion of approximately \$4 million dollars into the fund within the next couple of years due to an anticipated large scale private project and would recommend the Greystone project for bidding at that time.

RECOMMENDATION

Staff and the Recreation and Parks Commission recommends approval of the Community Center design concept that will be presented to you at the June 2nd meeting and authorize the design team to produce documents suitable for later bid which would occur after July 1st commensurate with the adoption of next Fiscal Year's CIP budget. Timelines to bring the existing proposed design to biddable documents would be approximately six months. Staff further recommends the approval of the above referenced funding sources to fund the eventual construction project as proposed. Staff will be bringing this matter before Council on numerous occasions throughout the process to assure your knowledge and understanding of project status and to authorize staff to proceed with the solicitation of bids prior to our doing so.

Steve Miller 

Approved By



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: May 6, 2008

To: Honorable Mayor & City Council

From: Steve Miller, Director of Community Services

Subject: Park Master Plan

Attachments:

1. Commission Recommendations
2. Exhibit A – Matrix of Consensus/Mixed Opinions to Park Elements
3. Exhibit B – Parking Analysis and Addendum
4. Exhibit C – Park Master Plan Report (under separate cover)
5. Exhibit D – Oversized Conceptual Designs (under separate cover)

INTRODUCTION

The concept of building a new community recreation center to fulfill the current and anticipated needs of the community was introduced several years ago. The Sports Management Group, a nationally recognized consulting firm, was hired in 2004 to determine the recreational needs of the community and conduct a feasibility study. After two surveys, numerous charettes and focus group meetings, construction of an 80,000 square foot community recreation center was recommended which included gymnasiums, a fitness center, banquet facilities, meeting rooms and a large indoor and outdoor aquatics facility.

City Council, after hearing resident concerns that existing park facilities such as La Cienega Park and Roxbury Park were in need of repairs, directed staff to initiate a Park Master Plan for these two facilities and determine if some elements of the proposed community recreation center could be incorporated into existing park facilities. Many of these recreational elements have been modified and included into the Park Master Plan, except for the aquatics component. Staff will explore feasible options and report back to City Council at a future date.

A Park Master Plan has been developed to evaluate the current facilities and grounds at Roxbury Park and La Cienega Park to determine programming and physical deficiencies as well as identifying and recommending needed improvements. Since June 2006, the Recreation and Parks Commission, staff and consultants have conducted extensive community outreach efforts to gather input regarding park deficiencies and recommended enhancements.

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On September 17, 2007 the Park Master Plan was presented to City Council. The La Cienega Park portion of the Park Master Plan received little objection, however, there were mixed comments from the community regarding the Roxbury Park Master Plan. As a result, staff was asked to determine areas of common agreement, conduct a parking analysis and return to City Council with an updated Park Master Plan. Consequently, the emphasis of this report pertains to the Master Plan for Roxbury Park.

Council's requests have been fulfilled, and after several months of meetings and Commission discussions, in addition to the completion of a parking analysis, the Recreation and Parks Commission voted to endorse Roxbury Park Master Plan Concept F on April 1, 2008. This endorsement, combined with the Commission's previous endorsement of the Master Plan for La Cienega Park, completes the Commission's recommendation to move forward with the adoption of the Park Master Plan.

DISCUSSION

The development of a Park Master Plan for La Cienega and Roxbury Parks has been underway since June 2006. During this time community outreach efforts have included meetings with park neighbors, the community, Roxbury Park stakeholders, and a community-wide survey. In addition, the Commission has conducted discussions or had presentations regarding the Park Master Plan at more than a dozen meetings during the past 22 months. Throughout the process input received from the community has helped to shape the Park Master Plan.

As a result of comments received from community members, the Roxbury Park Master Plan has evolved as modifications have been incorporated into the conceptual designs. To date, 12 conceptual designs for Roxbury Park have been developed and considered.

Areas of Consensus and Mixed Opinions

In an effort to ascertain areas in which there was a consensus of recreational elements, a group of organizations and individuals with a vested interest in Roxbury Park was formed to provide input to the Commission, consultants and staff. This stakeholder group includes: homeowner associations (Southwest Homeowners Association, Beverly Angeles HOA, Beverly Roxbury HOA); youth sports organizations (Beverly Hills AYSO, Beverly Hills Basketball League, Beverly Hills Little League, Beverly Hills Lacrosse, Soccerspace USA); youth and senior adult organizations (Beverly Hills High School, Beverly Hills PTA Council, Teen Advisory Committee, Beverly Hills Active Adult Club), and adult sports organizations (Beverly Hills Lawn Bowling Club, Beverly Hills Croquet Club).

Stakeholders were asked to provide input regarding the recreational components in the Roxbury Park Master Plan based upon the Concept B-3 Alternate that was previously endorsed by the Recreation and Parks Commission. Generally speaking, there was consensus for a majority of the recreational elements in the Roxbury Plan, except for mixed responses regarding the need for increased on-site parking in a parking structure format and whether a combined Lawn Bowling/Croquet Green should remain in the Plan. Exhibit A depicts the opinions of the Roxbury Park Stakeholder group.

With comments received from the Stakeholders, additional revisions were made to the Roxbury Park Master Plan which gained additional community support and reduced estimated construction costs. At the February 26, 2008 Recreation and Parks

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Commission meeting, the Commission voted to retain the existing Clubhouse and four tennis courts, however, they recommended removing the Lawn Bowling/Croquet Green from the Plan due to limited use, especially by community residents. Retention of the Clubhouse will require renovation; however, keeping the facility will result in a reduction in the size of a new Community Center. Retaining the tennis courts will eliminate the ability to place parking underneath elevated tennis courts, and will have a positive result in decreasing estimated project costs. An estimated reduction of \$10.3 million would be realized with Roxbury Park Concept F over Concept B-3 Alternate that was originally approved by the Commission in 2007.

Parking Analysis

The nationally recognized firm of Carl Walker, Inc. was selected through an interview process involving staff and the Commission Ad Hoc Committee to conduct an independent parking analysis for Roxbury Park. Since 1983 Carl Walker Inc. has focused on the areas of parking structure and design, studies and operations consulting, and restoration engineering and prides itself on planning parking systems for people, not designing facilities around the vehicles that use them.

The intent of the parking analysis was to provide the Park Master Plan consultant with a comprehensive analysis of Roxbury Park's anticipated parking needs and recommend parking solutions to be incorporated into the Master Plan for subsequent consideration by the Commission and City Council.

The parking consultant reviewed the Park Master Plan, visited the site, reviewed park patron usage data provided by staff and considered parking standards in evaluating the parking needs. Carl Walker Inc. recommends a minimum parking supply of 254 spaces which will require 67 additional parking spaces to satisfy the future demand (Exhibit B).

In the Roxbury Park Master Plan Concept B-3 Alternate previously approved by the Commission in August, 2007, the parking recommendation was 326 spaces as the Park Master Plan consultant was looking ahead and planning for worse-case scenarios. The parking consultant's recommendation of 254 spaces is a reduction of 72 parking spaces, or 22%, from what was originally proposed.

Currently there are 187 parking spaces available for park patrons which include:

Roxbury Drive	46
Olympic Blvd.	23
Alley Way	68
On-Site Parking Lot	<u>50</u>
	187

Note: The current parking count for Roxbury Drive would be reduced from 46 to 38 spaces to accommodate new parking lot entrances and line-of-sight requirements.

According to Carl Walker, Inc., Roxbury Park is busiest on Saturdays (interior and exterior usage) and indoor use is heaviest on Wednesdays. The consultants noted that parking deficiencies would be event-driven, such as on days when Winter Wonderland and July 4th festivities are offered.

Issues previously raised by community members about parking facility issues have focused upon the impact of a facility to the residential area, use of the facility by non-park users, security and crime issues, construction costs, and the ability to maintain and

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operate a facility. The consultants have identified methods in their report by which these issues can be addressed.

The Carl Walker, Inc. consultants also provided 10 possible parking solutions for consideration and included the positive and negative aspects of each. Cost estimates for the parking solutions were also identified, however, the estimates focus only on parking construction costs and not related design costs. The Commission Ad Hoc Committee and staff selected three parking solution alternatives for consultants Hirsch & Associates to incorporate into conceptual designs for consideration by the entire Commission.

Hirsch & Associates incorporated the minimum parking recommendations into three conceptual park designs shown in the Park Master Plan report - Concepts F, G and H (Exhibit C). Each design takes into consideration the two storm drains that run diagonally underneath the park, over which a building or structure cannot be built. All three of the conceptual designs include a surface parking lot, not the under-tennis court and partial subterranean parking that was originally designed in Concept B-3 Alternate.

At one of the earliest Roxbury Park neighborhood meetings, a message voiced clearly by many in attendance was the need to preserve as much open green space as possible. As a result, the conceptual designs were created to maximize open park space. The attached Park Master Plan report (Exhibit C) indicates the amount of space dedicated to each feature of the park, from general open space to the footprint of the buildings to the parking lot. Concept F, endorsed by the Recreation and Parks Commission on April 1, 2008 has a net gain of 36,096 square feet of general open area, or an increase of .83 acres.

Concept F depicts a surface parking lot in which a portion of the proposed community center is elevated over a segment of the street-level parking lot. An elevated building would provide covered parking to a portion of the facility and its proximity to the community center would provide easy access. Although the community center has not yet been designed, if the tallest portion of the building was constructed over the parking lot, the height would be 34-36 feet high. Immediately across the street on Roxbury Drive are 2-story, 4-story and 5-story multi-family residences (a typical 2-story residential building is 26 feet high). The square footage required for this parking lot is 59,647 square feet, or 1.37 acres, which is an increase of .47 acres of additional park space over what is currently allocated to on-site parking.

Roxbury Park Master Plan – Concept F

As previously referenced, the Commission endorsed Roxbury Park Concept F. Elements of this concept include:

- Upgraded park infrastructure (i.e. irrigation, drainage, grading)
- Large Athletic fields to accommodate soccer and lacrosse
- Baseball diamond with 200' outfield, dugouts, bullpens
- New park Restroom facility
- 4 lighted Tennis courts (existing)
- Upgraded Children's play equipment; water Splash Pad
- New 22,300 square foot Community Center
- Upgraded Picnic tables and Group picnic area
- Outdoor Basketball court
- Sand Volleyball court
- Expanded on-site, street-level Parking with drop-off and shuttle turn-around

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- Wider alleyway off of Roxbury Drive
- Large expanses of general open areas
- Clubhouse (retain existing building and renovate)
- Roxbury Memorial corner (existing)
- New Site amenities

Master Plan Prioritization

The Commission and staff recommend that each park be considered as a singular project, rather than phasing a portion of both projects simultaneously, as this approach is more cost effective and limits impact to park programs, services and activities.

The consensus is to renovate Roxbury Park first, as the current condition of the Community Center and park grounds are in the greatest need of renovation. In fact, during the past 3 months there have been 10 water line breaks and/or sewer related problems at Roxbury Park. In addition, facility limitations do not allow for the growth of needed programs and services, and construction costs continue to escalate resulting in a greater potential for higher costs the longer the project is delayed.

From a logistical standpoint, beginning with the Roxbury Park Master Plan would be less disruptive to youth sports programs since games and practices could be relocated to La Cienega Park due to the availability of lighted athletic fields. In addition, some indoor programs could be relocated to adjacent Beverly Hills High School.

FISCAL IMPACT

Based upon the Roxbury Park Concept F design recommended in the Park Master Plan, the 2008 cost estimate is \$27.6 million which includes architectural and engineering fees and a 15% construction contingency. As a result of the modifications to the Roxbury Park project, the cost estimate has been reduced by \$10.3 million from the original estimate presented to City Council last year. The reduction is attributed to retention of the existing Clubhouse and tennis courts, and a below-tennis court parking structure will not be built. Additional costs for LEED Silver certification of the community center have been included in the revised cost estimate.

The La Cienega Park Master Plan is estimated in 2008 dollars to cost \$20 million to design and construct, including a 15% contingency and LEED Silver certification. The estimate in 2007 dollars was \$18,560,000 for single phase construction. A \$3 million pedestrian bridge is included in the cost estimate, however, the bridge has yet to be designed and the cost estimate may increase based upon the design. The conceptual design phase would further define the cost of the project.

Project costs are based upon 2008 dollars and the consultant has estimated a 7.5% inflationary factor should be added for each year, to the point where the project is issued for bidding.

Once the Park Master Plan is approved, the next step would be development of conceptual designs for Roxbury Park which was identified as the first priority. A conceptual design would also include more specific cost estimates. However, should the Council decide to take a more aggressive approach to implementing the Master Plan, conceptual designs and the development of working drawings could be combined. Funds totaling \$500,000 are allocated in the Fiscal Year 2007/08 Capital Improvement Project for conceptual designs for the Park Master Plan. In FY 08/09, an additional

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\$300,000 has been requested. Development of conceptual designs and working drawings for Roxbury Park would require an additional appropriation of \$1,030,000 in the Capital Improvement Project budget. Monies are available in Fund 16.

Once direction is received regarding the Park Master Plan and its prioritization, and there will be many opportunities for Council review and input throughout the process.

If the Council approves implementing the Park Master Plan recommendations as presented, there are a number of funding options for the Council to choose. These include (in no particular order):

1. Bond for the Park Master Plan Implementation, with debt service paid for through Fund 16 for the construction phase
2. Use a combination of Fund 16, General Fund and bond proceeds for park construction
3. Designate some portion of any future development project public benefit funds to go to park construction
4. Continue to apply for State Park and Recreation Bond Grants
5. Propose to Voters a Park Master Plan Assessment Fee or a Park General Obligation Bonds (similar to how our first public parking lots were purchased)
6. Bond for the Park Master Plan Implementation, with debt service paid for through designation of current and future Transient Occupancy Taxes or the approved 9900 Wilshire Environment Mitigation Fees
7. Solicit private donations and contributions with park facility naming rights
8. Receive partial funding for the projects through internal financial loans or joint use of the parks by other enterprise departments

Once Council gives direction to staff, and approves the Park Master Plan, staff will follow-up with a specific finance and schedule prioritization program for the Master Plan detailing staff's recommendations for funding and timing of the implementation.

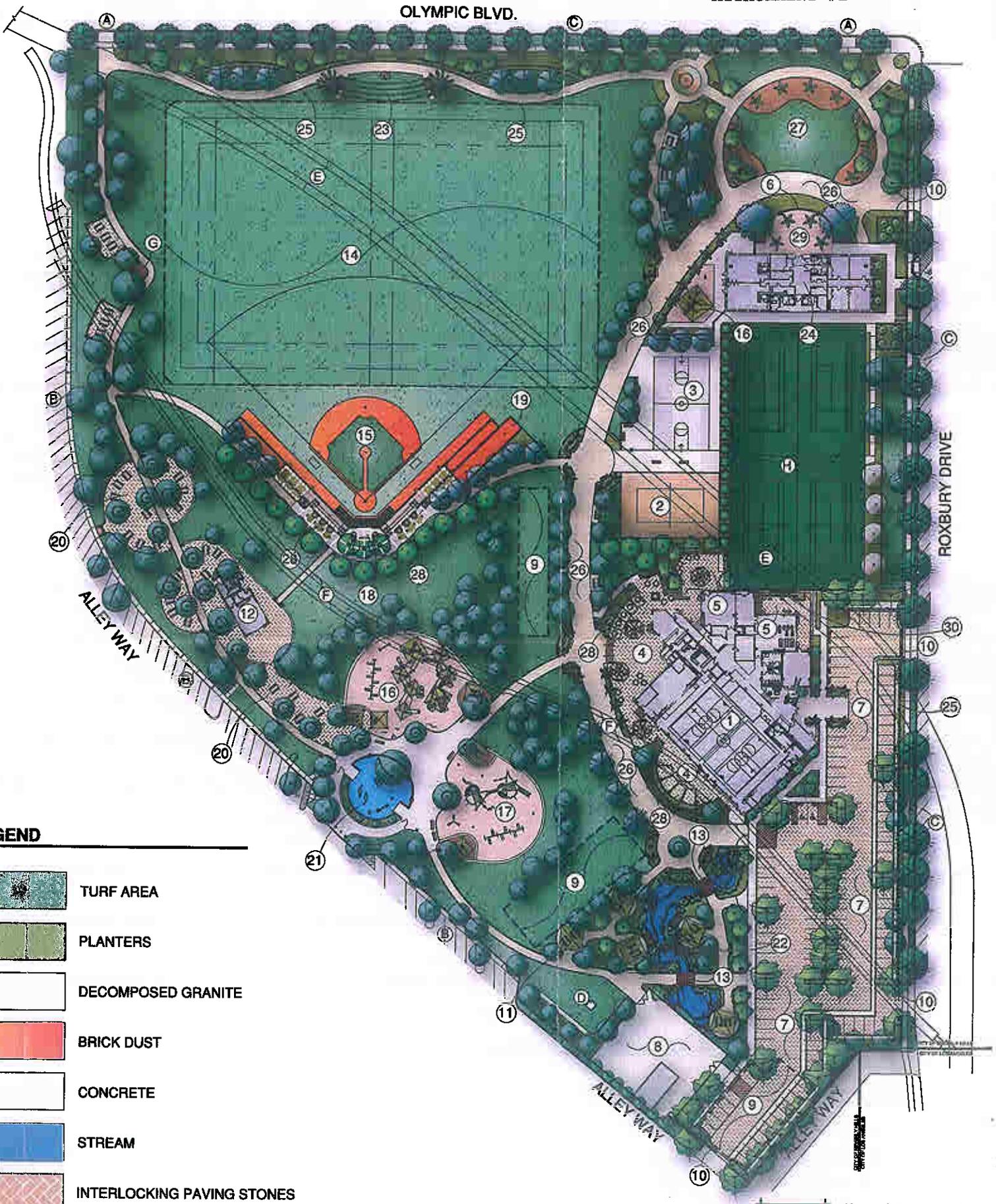
RECOMMENDATION

On August 1, 2007, the Recreation and Parks Commission endorsed the La Cienega Park Master Plan. At their April 1, 2008 meeting, the Commission endorsed the Roxbury Park Master Plan, Concept F with a 4/1 vote (Vice Chairperson Rothner recused herself due to the proximity of personal property to Roxbury Park). On April 22, 2008, the Commission recommended that the Roxbury Park Master Plan be implemented first due as delays would incur additional costs, and the facility and grounds have a greater need for renovation over La Cienega Park.

Staff requests City Council direction regarding the Park Master Plan. If the Council is comfortable with the process and efforts put forth in the development of the Park Master Plan, staff recommends the development of conceptual designs and working drawings take place in Fiscal Year 2008/09 for Roxbury Park.

Steve Miller

 Approved By



EGEND

-  TURF AREA
-  PLANTERS
-  DECOMPOSED GRANITE
-  BRICK DUST
-  CONCRETE
-  STREAM
-  INTERLOCKING PAVING STONES
-  ENHANCED CONCRETE



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ROXBURY PARK

MASTER PLAN CONCEPT

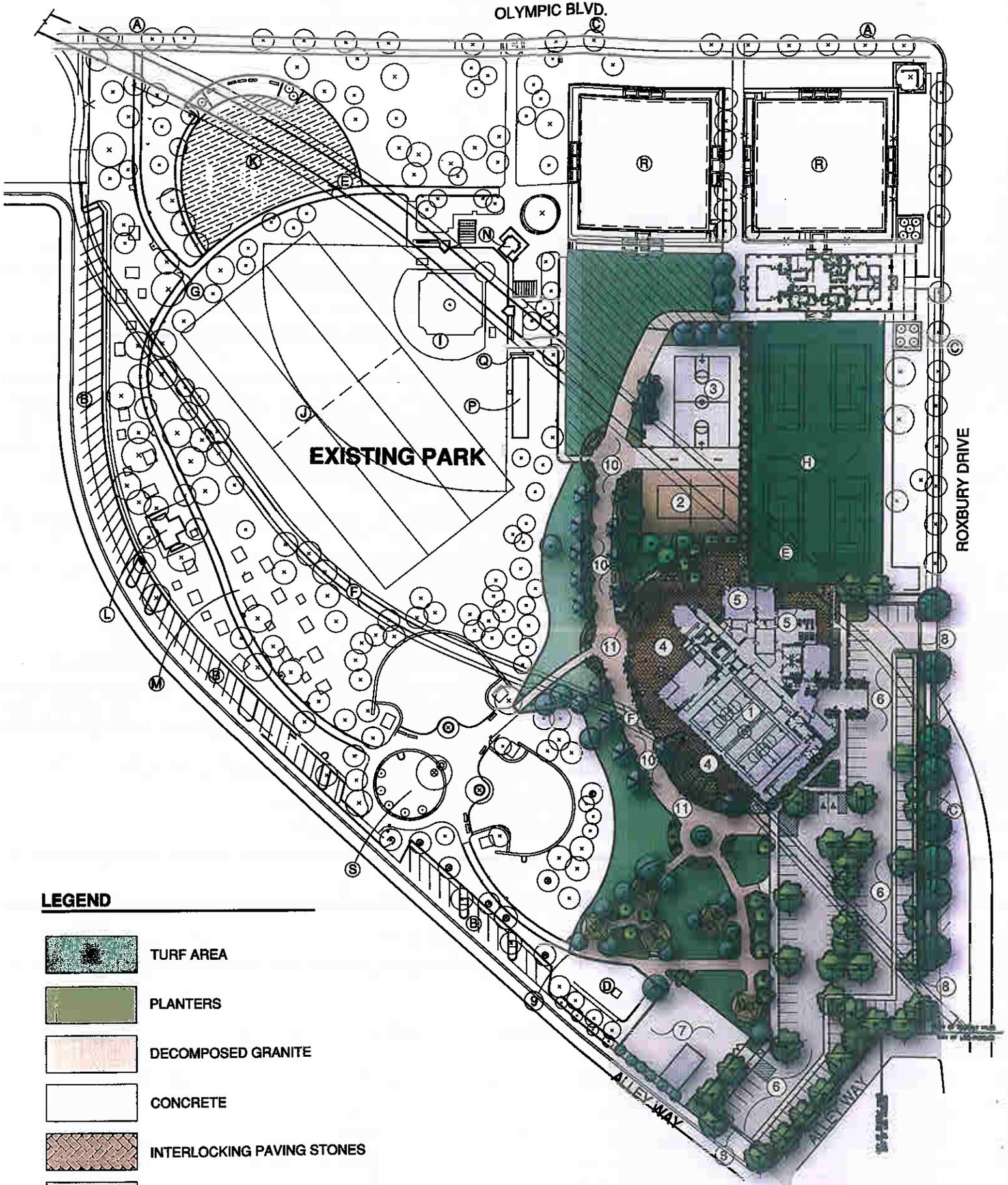
CITY OF BEVERLY HILLS

EXISTING PARK FEATURES TO REMAIN

- (A) BUS STOP
- (B) PARKING LOT
- (C) ON-STREET PARKING
- (D) SCULPTURE GARDEN
- (E) 36' WIDE STORM DRAIN EASEMENT (LACFCD)
- (F) 16' WIDE STORM DRAIN EASEMENT (CITY OF BEVERLY HILLS)
- (G) MEMORIAL
- (H) 4 LIGHTED TENNIS COURTS

PARK IMPROVEMENTS

- (1) COMMUNITY BUILDING
- (2) SAND VOLLEYBALL COURT
- (3) FULL COURT BASKETBALL (50'X84')
- (4) PATIO WITH INTERLOCKING PAVING STONE
- (5) COURTYARD WITH INTERLOCKING PAVING STONE
- (6) PARK MONUMENT SIGN
- (7) PARKING LOT (125 STALLS) WITH INTERLOCKING PAVING STONE
- (8) MAINTENANCE BUILDING AND YARD
- (9) UNDERGROUND RECYCLED WATER STORAGE TANKS FOR IRRIGATION
- (10) ACCESS GATES
- (11) GROUP PICNIC AREA WITH SHADE STRUCTURE
- (12) RANGER STATION
- (13) PEDESTRIAN BRIDGE
- (14) LA CROSSE AND SOCCER FIELDS AND RAIN WATER HARVESTING AREA
- (15) BASEBALL FIELD WITH 200' OUTFIELD
- (16) TOT LOT 2-5 YEAR OLD CHILDREN
- (17) CHILDRENS PLAY AREA 5-12 YEAR OLD CHILDREN
- (18) SCORE BOOTH BUILDING
- (19) BATTING CAGE
- (20) MEMORIAL PICNIC GROVE WITH INTERLOCKING PAVIN STONES, TYPICAL
- (21) CHILDREN'S WATER PLAY AREA (SPLASH PAD)
- (22) RAIN GARDEN FOR RECYCLING OF RAIN WATER FOR IRRIGATION
- (23) SPECTATOR VIEWING AREA
- (24) REMODELED CLUBHOUSE
- (25) RETAINING WALL WITH FENCING
- (26) 20' WIDE FIRE ACCESS LANE
- (27) BOTANICAL GARDEN
- (28) SHADE STRUCTURES
- (29) ENHANCED CONCRETE PATIO AT CLUBHOUSE
- (30) WALL FOUNTAIN



LEGEND

-  TURF AREA
-  PLANTERS
-  DECOMPOSED GRANITE
-  CONCRETE
-  INTERLOCKING PAVING STONES
-  ASPHALT PAVING
-  AREA TO BE REPLACED BY SOCCER FIELD AND DG PATH IN PHASE TWO

ROXBURY PARK

MASTER PLAN CONCEPT

PHASE ONE

CITY OF BEVERLY HILLS

EXISTING PARK FEATURES TO REMAIN

- (A) BUS STOP
- (B) PARKING LOT
- (C) ON-STREET PARKING
- (D) SCULPTURE GARDEN
- (E) 38' WIDE STORM DRAIN EASEMENT (LACFCD)
- (F) 16' WIDE STORM DRAIN EASEMENT (CITY OF BEVERLY HILLS)
- (G) MEMORIAL
- (H) 4 LIGHTED TENNIS COURTS
- (I) BASEBALL FIELD
- (J) SOCCER FIELD
- (K) PUTTING GREEN
- (L) RESTROOM BUILDING
- (M) MEMORIAL PICNIC GROVE
- (N) SCORE BOOTH
- (P) BATTING CAGE
- (Q) SCOREBOARD
- (R) LAWN BOWLING GREENS
- (S) SPRAY MASTER PLAY AREA

PARK IMPROVEMENTS

- (1) COMMUNITY BUILDING
- (2) SAND VOLLEYBALL COURT
- (3) FULL COURT BASKETBALL (50'X84')
- (4) PATIO WITH INTERLOCKING PAVING STONE
- (5) COURTYARD WITH INTERLOCKING PAVING STONE
- (6) PARKING LOT (125 STALLS) WITH AC PAVING
- (7) MAINTENANCE BUILDING AND YARD
- (8) ACCESS GATES
- (9) GROUP PICNIC AREAS WITH SHADE STRUCTURE
- (10) 20' WIDE FIRE ACCESS LANE
- (11) SHADE STRUCTURES