



## AGENDA REPORT

**Meeting Date:** September 17, 2007  
**Item Number:** E-2  
**To:** Honorable Mayor & City Council  
**From:** Steve Miller, Director of Community Services  
**Subject:** Park Master Plan  
**Attachments:**

1. Commission Recommendation – Synopsis from August 1, 2007 Recreation and Parks Commission Public Hearing
2. Exhibit – Community Outreach Chronology
3. Exhibit – Master Plan Report (under separate cover)
4. Exhibit – Enlarged Site Maps (under separate cover)

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### **RECOMMENDATION**

At the August 1, 2007 Public Hearing, the Recreation and Parks Commission endorsed the Park Master Plan – La Cienega Park and Roxbury Park, Version B-3 with an overlay on the lawn bowling/croquet green. The La Cienega Park Master Plan vote was 4/0 to endorse the plan; the vote for the Roxbury Park Master Plan was 3/1 (Commissioner Tavelman Collins was out of the country and not in attendance at the last Public Hearing).

Staff requests City Council direction regarding the Park Master Plan and whether staff should proceed to the next phase of its development. The next phase, which is funded this fiscal year, would include development of conceptual designs for both parks and also include a cost and environmental analysis of those conceptual designs.

### **INTRODUCTION**

In October 2004 a nationally recognized consultant was selected to assess the recreational needs of the community. As a result of community outreach meetings and surveys, the consultant recommended that a 79,820 square foot community recreation center be built to accommodate the community's unmet recreational needs. In analyzing the matter, City Council directed staff to initiate master plan studies of the City's two existing major park facilities, Roxbury Park and La Cienega Park, as it was felt that the existing facilities should be renovated before a new center was constructed.

A Park Master Plan was developed to evaluate the current facilities and grounds at both park sites to determine programming and physical deficiencies and identify recommend needed improvements. The recommended concepts anticipate the community's

changing recreational needs in conceiving interior and exterior facilities that will accommodate existing and future activities.

## **DISCUSSION**

Staff and Commission Liaison members Chairperson Blumenfeld and Commissioner Roberts interviewed three consulting firms experienced in park development. Hirsch & Associates, a firm who has provided park design, park master planning and community and sports park design since 1977, was selected to conduct the Park Master Plan.

The Park Master Plan process began in June 2006 with community outreach efforts. A series of meetings were conducted, including three Public Hearings. Communication efforts included several direct mailings, a mailed survey, use of the City's website, media releases, media briefing, paid advertisements, poster displays in parks, quarterly brochure, booth at the Farmers' Market, and numerous Recreation and Parks Commission meetings.

Neighbors residing adjacent to La Cienega and Roxbury Parks were invited to attend a visual presentation and provide ideas for improvements to the facilities and park grounds. A series of focus group meetings were conducted in August 2006 which included senior adults, parents with young children, pre-teens, youth and adult sports participants/coaches, facility rental groups, adults and staff. In September 2006 two community-wide meetings were conducted at the park sites.

Additional feedback was gathered from the community via a survey which was mailed to Beverly Hills residents and community members residing adjacent to the parks. A total of 18,300 surveys were mailed and more than 1,700 people responded which is a 9.3% return. Of those responding to the residency (zip code) question, almost 97% of respondents resided in Beverly Hills. Although the survey was not statistically valid, the information received was helpful to the consultant in determining deficiencies and identifying recreational needs.

The community outreach meetings were followed by three Public Hearings (February 21, March 19 and August 1, 2007). At the second Public Hearing, concerns were voiced about the recreational elements that were included in the spatial design for Roxbury Park. A meeting was scheduled with Roxbury Park stakeholders to learn more about their recreational needs and interests for the park.

Two meetings took place (April 11 and June 7, 2007) in which a variety of organizations and stakeholders associated with Roxbury Park were invited to attend. Representation included: Beverly Angeles Homeowners Association, Southwest Homeowners Association, AYSO, Little League, Basketball League, Lacrosse, aquatics, Beverly Hills Unified School District, Active Adult Club, Lawn Bowling, Croquet and the Chamber of Commerce. The School District was invited, but unable to attend. Staff has met with High School officials to show the Master Plans and obtain input. The desire to maintain open green space in the park was a common theme voiced by several stakeholders. Conversely, representatives of the youth sports organizations indicated the need for larger or additional athletic facilities.

The Commission, consultant and staff have considered the needs of community members, park neighbors and park patrons in developing both Park Master Plans. As a result of the Roxbury Park stakeholder meetings, several components of the Roxbury Master Plan were modified from what was originally presented.

### **La Cienega Park Master Plan**

Overall, the community has been supportive of the concepts and park elements included in the La Cienega Park Master Plan. In addition to enhanced landscaping and park amenities, modifications to the La Cienega Park Master Plan include:

- A pedestrian bridge
- Expansion of the Community Center by approximately 6,600 sq. ft. to include a larger multipurpose space to add a full-size indoor basketball court, in addition to several smaller multipurpose rooms
- Renovation of play area to comply with Americans with Disabilities Act requirements; provide shade and addition of a children's water feature
- Add a small play area adjacent to the "K field" on the west side of the park
- Renovation of the athletic fields to include enhanced drainage, soil amendments, irrigation and turf; improved athletic field lighting and scoreboards
- Addition of a small snack concession and outdoor seating
- Increased surface parking adjacent to Community Center and athletic fields to accommodate short-term parking, passenger loading and unloading
- Enhanced pedestrian entrance to parking structure that services both sides of the park

### **Roxbury Park Master Plan**

At the Roxbury stakeholder meeting staff shared the deficiencies of the Community Center which impacts current operations and limits program expansion in the future. Questions were raised about the ability to remodel the existing facility, or build upwards on the existing foundation. The facility could be remodeled, however, the consultant reminded the group that renovating an existing facility can be expensive and the end result would not necessarily maximize space or enhance program opportunities. Building deficiencies include: insufficient facility space, small rooms with spatial limitations, inadequate auditorium, insufficient storage for program materials and supplies, preschool facility deficiencies requiring waivers from the State licensing, frequent plumbing/mainline problems, inadequate electrical service to facilitate proposed upgrades, inadequate restrooms and kitchen facilities, poor drainage in courtyard which results in flooding and uplifting surfaces.

The consultant has analyzed the costs for community center construction. One option involves renovating the existing Community Center to meet current building codes and expanding the building to meet the current and future recreational needs. The cost to renovate the existing Center is estimated at \$13,402,621.87. A second option is to demolish the existing Community Center and construct a new facility at an estimated cost of \$13,556,325.00. The difference between constructing a new building versus renovating the existing Community Center is an increase of \$153,703.13 and the end result would be a state-of-the-art facility that could better serve the needs of the community for the next several decades.

In addition to enhanced landscaping and site amenities, the new design elements of the Roxbury Park Master Plan include:

- New construction of one Community Center with approximately 26,300 sq. ft. that will include a large multipurpose space that can be also be used as a gymnasium, additional multipurpose classrooms, enlarged senior adult center and nutrition facility, enlarged library annex, computer lab, preschool classroom, exercise room, catering kitchen
- Enhanced picnic and group picnic areas
- Parking structure, at ground level and 1-level below, that can accommodate a maximum of 169 vehicles (with 4 tennis courts atop)
- Two new park restroom buildings
- Enhanced pathways throughout the park that can be utilized for walking, jogging
- Addition of a water feature
- Enhanced athletic fields with new drainage, soil amendments, turf and irrigation system; renovated infrastructure
- Retaining one green that can be shared as a lawn bowling and croquet green
- Increased green space to accommodate seasonal youth soccer and lacrosse that will be an open, non-fenced space when not in use
- 14,600 sq. ft. increase of green space in comparison to what currently exists

From the information gathered during the Public Hearings and the Stakeholder meetings, the consultant developed two alternative site designs, which were previewed at a June 26, 2007 Recreation and Parks Commission meeting.

It should be noted that input received from these meetings were influential in shaping the Roxbury Park Master Plan. For example, the new building was proposed to be located on the corner of Roxbury Drive and Olympic Boulevard. The version being presented for consideration locates a new building in approximately the same footprint as the current building. In addition, the large aquatics component originally included in the Roxbury Park Plan has since been removed from the design. At one point, the Plan called for a second baseball diamond, a music pavilion and two sand volleyball courts, all of which have been eliminated from the design.

None of the plans included a lawn bowling green, however, many community members felt that a green should remain in the design as the sport brings character and historical value to the park. Version "B" was preferred by the Commission. Subsequently, the consultant developed Versions "B-1", "B-2" and "B-3" from Commission recommendations received that evening. Each of the plans feature increased open green space over what currently exists at Roxbury Park. The following chart depicts the differences between the existing park elements and the recreational components in the Roxbury Park Master Plan.

**Roxbury Park**

<b>Recreational Element</b>	<b>Current Park Elements</b>	<b>Park Master Plan – Version “B-3”</b>
Community Center(s)	2 buildings 17,668 sq. ft. (usable space)	1 building 26,300 sq. ft.
Tennis Courts	4	4
Basketball Court (exterior)	1.5	1
Park Restroom Building	1	2
Sand Volleyball	2	1
Lawn Bowling Green	1	1 green shared with Croquet
Croquet Green	1	1 green shared with Lawn Bowling
Play Area(s)	2	2
Putting Green	1	0
Picnic Tables	22	30
Baseball Diamond	1	1
Soccer Field*	1	1 large field or 2 smaller side-by-side fields*
Rose Garden	1	1
Tennis Backboard	1	0
Parking Spaces	Olympic Blvd. – 23 Roxbury Drive – 46 Alleyway – 68 Surface Lot – 50  TOTAL: 187	Olympic Blvd. – 23 Roxbury Drive – 38 Alleyway – 68 Surface Lot – 28 Parking Structure – 169 TOTAL: 326
Open Green Space	491,690 sq. ft.	506,290 sq. ft. +14,600 sq. ft.

\*Girl’s Lacrosse could be played on the large soccer field

The Park Master Plan was not able to accommodate all of the recreational elements recommended for the Community Recreation Center. The following elements are not included in the Master Plan due to spatial considerations, however, that does not diminish the need for these recreational facilities in the community. Recreational elements for future consideration include: natatorium, indoor pool with 3 lap lanes, outdoor pool with 8 lap lanes, therapeutic pool, rock climbing wall, large fitness center, 300-seat banquet facility, indoor jogging/walking track. Although banqueting is possible in the large multipurpose rooms identified in the Master Plan, the rooms are not dedicated spaces with the ambience and amenities conceived for the Community Recreation Center (CRC). In addition, a larger fitness center than proposed in the Master Plan was envisioned for the CRC.

The formulation of the Park Master Plan culminates 15 months of community outreach efforts. There has been little objection to the La Cienega Park portion of the Master Plan and the Recreation and Parks Commission endorsed the plan unanimously. Is City Council comfortable with the La Cienega Park portion of the Park Master Plan, and if so, what direction should staff and the consultant take?

The Roxbury Park portion of the Park Master Plan has been more controversial. What direction would City Council like staff and the consultant to take? Should staff proceed in working with a consultant to prepare conceptual designs and return to City Council in Spring 2008 for a presentation of the findings for review and direction? Or, is further community outreach needed?

### **FISCAL IMPACT**

Concerns have been voiced about the lack of a budget to implement the Park Master Plan concepts. As a Park Master Plan is vision planning for the recreational needs of the community for the next 20 – 25 years, it is not uncommon for a Master Plan to be developed without a budget.

Currently the City Council has approved \$500,000 for Park Master Plan efforts. The entire Parks and Recreation Facilities Fund has approximately \$3,570,000 in unreserved cash fund balance. In anticipating the eventual costs of the Park Master Plan being between \$19M to \$57M, a combination of grants, bonds, general fund dollars and outside contributions will be necessary to acquire the entire amount of funding needed for eventual implementation of the Plan.

A number of sources being researched include: 1) creative ways to use State Infrastructure Bond Grants, 2) competing for State Park and Recreation Bond Grants, 3) creative City bonding for park facilities, 4) voter approved bonding measures, 5) dedication of several funding sources to park and facility master plan efforts, and, 6) private donations from residents, citizens and companies.

Since the Park Master Plan implementation will occur over several years, funding for the various projects can also be timed with the implementation, and planned to cover costs as they come due.

  
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Scott Miller  
Finance Approval

Steve Miller   
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Approved By

**SYNOPSIS**

**CITY OF BEVERLY HILLS  
RECREATION AND PARKS COMMISSION**

Special Meeting of Wednesday, August 1, 2007  
Council Chambers, Beverly Hills City Hall, 455 N. Rexford Drive  
7:00 p.m.

7:08 p.m.

Present: O'Krent, Roberts, Rothner  
Blumenfeld

**ROLL CALL**

Absent: Tavelman Collins

**CONSIDERATION OF MINUTES**

Approved as presented  
(4/0)

**TAB**

1. Regular Meeting of Tuesday, June 26, 2007

AYES: O'Krent, Rothner, Blumenfeld, Roberts

ABSENT: Tavelman Collins

**CARRIED**

**ORAL COMMUNICATION FROM THE  
AUDIENCE**

**NEW BUSINESS/STAFF REPORTS/  
CORRESPONDENCE**

2. Facilities Rental Fee Policy - Recreation &  
Parks/Library

Commission was presented with the revised and updated facility use policies that will apply to all Library and Recreation and Park facilities, except for Greystone. Staff worked with consultant Barbara Harison & Associates; as a result, given the condition of some of the City's facilities, a reduction in rental fees was proposed. Policies followed by both divisions were consolidated. Due to a recent court decision, the City Attorney's office has recommended not to permit religious worship services in City facilities; however, religious educational programs may be offered. Proper notification will be made to those groups and a recommendation to City Council that this area of the Policy not be effective until January 31, 2008.

Synopsis  
Recreation and Parks Commission Meeting  
Wednesday, August 1, 2007

Commission was in agreement of the revised Facilities Rental Fee Policy as presented.

Recreation Services Manager Meyerowitz spoke on the Plaza Sweets and Jazz at the House Summer Concert Series. He noted this was the eighth season of the Plaza Sweets Summer Concerts which has attracted standing-room-only crowds to the Civic Center Plaza. The Jazz at the House, first in the series of three Thursday evening concerts, was held on July 26 with 135 advanced tickets sold.

The remainder of the 2007 Plaza Sweets series and two Jazz at the House concert dates were included in the Commission packet.

Staff updated the Commissioners on the following items: Arnaz Park Groundbreaking Photo Opportunity; Coldwater Reservoir Groundbreaking Ceremony; Beverly Hills Sign - Water Feature; Joint Commission Liaison Meeting - Park Master Plan; August Recreation & Parks Commission Meeting; Ordinance Regarding Certain Conduct on Public Property; Teen Camp Mural; Interior Design Class at Greystone Park; Music in the Morning Performance; Volunteer Leadership Program.

The Park Master Plan process began in June 2006 with a series of community outreach meetings; neighborhood meetings; stakeholders meetings including senior adults, parents with young children, pre-teen, youth and adult sports, facility rental groups, adults and staff; two community-wide meetings were conducted at the park sites; two Public Hearings; and a survey mailed to more than 18,000 Beverly Hills households and community members residing adjacent to the parks.

3. Plaza Sweets and Jazz in the House - Update

4. Assistant Director's Report

**UNFINISHED BUSINESS/COMMENTS BY  
COMMISSIONERS INCLUDING TOPICS FOR  
FUTURE AGENDAS**

5. Park Master Plan - Public Hearing

Synopsis  
Recreation and Parks Commission Meeting  
Wednesday, August 1, 2007

The Commission, consultant and staff gathered the feedback from the various meetings and surveys and considered the needs of community members, park neighbors and park patrons in developing both Park Master Plans.

Residents present were given an opportunity to address the Commission and staff.

After lengthy discussion and Commission comments, Chairperson Blumenfeld suggested possibly having another meeting in August to further discuss the proposed plans for Roxbury Park and separating the parks (La Cienega and Roxbury) in the Master Plan.

MOVED by Rothner, SECONDED by Blumenfeld to approve plans for La Cienega Park based on the park improvement concepts dated July 25, 2007. (3/1)

AYES: Roberts, Rothner, Blumenfeld

NAYES: O'Krent

ABSENT: Tavelman Collins

CARRIED

Commission further discussed the Master Plan for Roxbury Park with staff and consultants. Commissioner Roberts spoke of the disadvantage of having another meeting and putting off a decision and also spoke of working with other City departments to address the present maintenance issues. Commissioner O'Krent noted the comments from the audience thought important and it was time to take into consideration all of the comments from the various community meetings, and that a vote on one of the plans should go to City Council for their direction.

Director Miller and consultant Pat Hirsch addressed the Commission regarding their comments and clarified the various phases in the Park Master Plan process.

Synopsis  
Recreation and Parks Commission Meeting  
Wednesday, August 1, 2007

MOVED by O'Krent, SECONDED by Roberts to accept the Roxbury Park Master Plan proposed plan design B-3 with an overlay of an open space area over the Lawnbowling/Croquet green and/or open space area to present to City Council for consideration.

Approved as presented (3/1)

AYES: Roberts, O'Krent, Blumenfeld

NAYES: Rothner

ABSENT: Tavelmen Collins

CARRIED

Director Miller requested clarification on the first motion regarding Commissioner O'Krent's dissenting vote. Commissioner O'Krent voted no to separating the parks in the Master Plan and was not in opposition to the La Cienega Plan as presented. A second vote was taken.

Move

MOVED by Rothner, SECONDED by Blumenfeld to approve plans for La Cienega Park based on the park improvement concepts dated July 25, 2007. (4/0)

AYES: Roberts, O'Krent, Rothner, Blumenfeld

ABSENT: Tavelman Collins

CARRIED

**LIAISON/CHAIRPERSON REPORTS**

- a. Special Events/Concert Series –  
Vice Chairperson Rothner gave a brief report on the success of the 4<sup>th</sup> of July event.

Recreation Services Manager Meyerowitz gave a brief update on the Arts of Palm discussions with the School District.

- b. City Council Liaison/Mayor's Cabinet –  
Chairperson Blumenfeld gave a brief report of the Mayor's Cabinet meeting.

6. Commission Liaison Reports

Synopsis  
Recreation and Parks Commission Meeting  
Wednesday, August 1, 2007

- c. Street Tree Master Plan –  
Assistant Director Agnitch noted a liaison meeting would be scheduled to discuss Cinthia Street and Carson Road.
- d. Sports – No discussion
- e. Greystone Park Grounds – No discussion
- f. Master Plan for La Cienega and Roxbury –  
Discussed Tab #5
- g. Fine Arts – Staff gave a brief update on the status of the Kusama art piece.
- h. Ad Hoc Committees –
  - Coldwater Canyon Park Reservoir - Discussed Tab #4
  - Gifting Concept – No discussion.
  - Community Recreation Center - No discussion
  - Beverly Hills Sign - Discussed tab #4.
  - Farmers' Market - August 5 - Chili Cook-off Event.

The meeting was adjourned at 10:56 p.m.

**ADJOURNMENT**

## Park Master Plan

## Community Outreach Chronology

Dates	Outreach
June 2006	
20	Neighborhood Meeting – La Cienega Park
28	Neighborhood Meeting – Roxbury Park
August	
16	Focus Group meetings (6)
September	
6	Community Meeting – Roxbury Park
7	Community Meeting – La Cienega Park
October	
20	18,300 Surveys mailed
February 2007	
21	Public Hearing #1
March	
19	Public Hearing #2
April	
11	Roxbury Stakeholder meeting
June	
7	Roxbury Stakeholder meeting
July	
18	Media Briefing
August	
1	Public Hearing #3
September	
9	Booth at Farmers' Market
July, September, November, December, 2006; January, February, March, April, May, June, August 2007	Recreation & Parks Commission meeting discussions



# LA CIENEGA PARK

## CITY OF BEVERLY HILLS

PARK IMPROVEMENTS CONCEPT: 07/25/2007

### EXISTING PARK FEATURES

- (A) DECOMPOSED GRANITE PATH
- (B) TREES, TYPICAL
- (C) RESTROOM / SCOREBOOTH BUILDING
- (D) SCOREBOOTH BUILDING
- (E) PARK MAINTENANCE BUILDING AND YARD
- (F) BASEBALL FIELD WITH BACKSTOP AND DUGOUTS
- (G) 20' HIGH CHAIN LINK FENCING
- (H) BATTING CAGES
- (J) TENNIS CENTER BUILDING
- (K) ON GRADE TENNIS COURTS
- (L) ACADEMY BUILDING
- (M) RESTROOM / STORAGE BUILDING
- (N) PLAZA
- (P) ON GRADE PARKING GARAGE WITH TENNIS COURTS ABOVE
- (Q) EXISTING PILASTERS, 7 PLACES.
- (R) EXISTING DECORATIVE STEEL FENCING BETWEEN PILASTERS
- (S) PARK IDENTIFICATION SIGN
- (T) K FIELDS
- (U) LAWN
- (V) SIDEWALK
- (W) GRASS SOCCER FIELDS
- (X) STORM DRAIN EASEMENT
- (Y) WALKWAY LIGHTS, TYPICAL
- (Z) MAIN ELECTRICAL PANEL
- (AA) TRANSFORMER
- (BB) PLANTER
- (CC) COMMUNITY BUILDING

### PARK IMPROVEMENTS

- ① CONCRETE WALK
- ② ENTRY PLAZA FOR COMMUNITY BUILDING
- ③ ENHANCED PAVING
- ④ REPLACE BROKEN CONCRETE
- ⑤ PLANTER
- ⑥ NEW LAWN
- ⑦ ANNUAL COLOR PLANTING
- ⑧ GROUP PICNIC AREA
- ⑨ CONCESSION STAND
- ⑩ TRASH ENCLOSURE
- ⑪ NEW PARKING AREA
- ⑫ WALKWAY OR PARKING LOT LIGHT
- ⑬ CHILDREN'S SPRAY PAD
- ⑭ SAND PLAY AREA
- ⑮ SWING PLAY AREA
- ⑯ CHILDREN'S PLAY AREA
- ⑰ FOOD CONCESSION SEATING AREA
- ⑱ DROP-OFF ZONE
- ⑲ SHADE ARBOR
- ⑳ SLATTED GAZEBO
- ㉑ LOW SEAT WALL
- ㉒ RETAINING WALL
- ㉓ PICNIC TABLE, TYPICAL.
- ㉔ TABLE WITH UMBRELLA, TYPICAL.
- ㉕ PARK IDENTIFICATION SIGN
- ㉖ ACCENT LIGHTING ATOP EXISTING PILASTERS, TYPICAL 7 PLACES
- ㉗ NEW SCOREBOARD WITH READER BOARDS FOR SPONSORS AND ADVERTISEMENTS.
- ㉘ EXISTING BACKSTOP AND FENCING, INCREASE TO 30'
- ㉙ INSTALL INFIELD IRRIGATION FOR BRICK DUST AREA.
- ㉚ IMPROVE DRAINAGE IN FIELD. INSTALL NEW TOPSOIL, IRRIGATION, AND HYBRID BERMUDA LAWN.
- ㉛ BUILDING EXPANSION FOR FULL SIZE BASKETBALL COURT/MULTI-PURPOSE SPACE
- ㉜ RENOVATE COMMUNITY BUILDING
- ㉝ REPLACE TREES THAT HAVE DIED
- ㉞ FOUNTAIN
- ㉟ INSTALL ROOF OVER STORAGE BINS AND ADD GATES
- ㊱ COVERED PATIO
- ㊲ IMPROVE ACCESS TO MAINTENANCE YARD.
- ㊳ INSTALL BETTER LIGHTING IN MAINTENANCE YARD
- ㊴ LOW WALL WITH GLASS SCREEN ABOVE TO REDUCE NOISE
- ㊵ UPGRADE SPORTS LIGHTING
- ㊶ HANDICAP PARKING AND ACCESS RAMP
- ㊷ STAFF PARKING
- ㊸ 4' HIGH FENCING AT TOP OF BERM
- ㊹ ROLL UP GATE
- ㊺ PAY STATION FOR PARKING
- ㊻ SPEED BUMP
- ㊼ REMOVE CHAIN LINK FENCE AT TOE OF SLOPE
- ㊽ INDICATES AREA OF IMPROVEMENTS
- ㊾ ENTRANCE PLAZA TO PARKING
- ㊿ PEDESTRIAN BRIDGE

# ROXBURY PARK

## MASTER PLAN CONCEPT B-3

### CITY OF BEVERLY HILLS



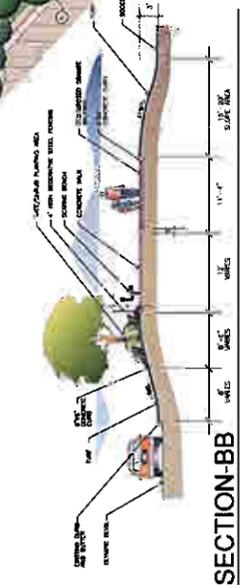
**EXISTING PARK FEATURES**

- Ⓐ BUS STOP
- Ⓑ PARKING LOT
- Ⓒ ON-STREET PARKING
- Ⓓ CHILDRENS PLAY AREA
- Ⓔ PARK IDENTIFICATION SIGN & PLANTER
- Ⓕ STEPS AND RETAINING WALL
- Ⓖ SCULPTURE GARDEN
- Ⓗ 36" WIDE STORM DRAIN EASEMENT (LACPCD)
- Ⓛ 18" WIDE STORM DRAIN EASEMENT (CITY OF BEVERLY HILLS)
- Ⓜ LAWN BOWLING GREEN
- Ⓝ GATES AND FENCING
- Ⓟ PLANTER
- Ⓠ DECOMPOSED GRANITE WALKWAY
- Ⓡ CONCRETE WALKWAY
- Ⓢ MEMORIAL
- Ⓣ PICNIC TABLE AND PAVING

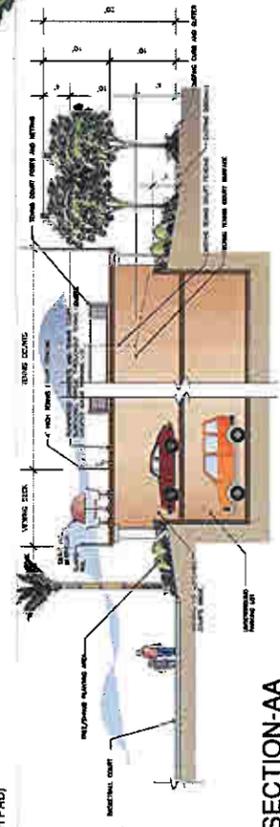
**PARK IMPROVEMENTS**

- ① COMMUNITY BUILDING, (27,000 S.F.)
- ② PICNIC TABLE ON CONCRETE SLAB
- ③ 8:1 SLOPE FOR VIEWING
- ④ (2) SAND VOLLEYBALL COURTS
- ⑤ FULL COURT BASKETBALL (20'x84')
- ⑥ PATIO
- ⑦ PLANTER, TYPICAL
- ⑧ HALF COURT BASKETBALL & TENNIS WARM-UP WALL
- ⑨ FOUNTAIN, CITY ENTRY IDENTIFICATION
- ⑩ ROSE GARDEN
- ⑪ REST ROOM BUILDING
- ⑫ 4 LIGHTED TENNIS COURTS ABOVE TWO LEVEL PARKING STRUCTURE
- ⑬ PARKING LOT (28 STALLS)
- ⑭ OPEN LAWN AREA
- ⑮ MAINTENANCE YARD
- ⑯ 6" HIGH MASONRY WALL
- ⑰ ACCESS GATES
- ⑱ GROUP PICNIC AREA WITH SHADE GAZEBOS
- ⑲ ACTIVITY/RESTROOM BUILDING (1200 S.F.)
- ⑳ SOCCER FIELD, (180' X 300')
- ㉑ EXISTING MAINTENANCE BUILDING (RENOVATE)
- ㉒ ELEVATED WALKWAY BETWEEN COMMUNITY CENTER & TENNIS COURTS
- ㉓ DECOMPOSED GRANITE WALKWAY
- ㉔ BASEBALL FIELD WITH 200' OUTFIELD
- ㉕ SOCCER FIELD (140'x240')
- ㉖ SCORE BOOTH BUILDING
- ㉗ PORTABLE BLEACHERS, TYPICAL
- ㉘ BATTER WARM-UP AREA, TYPICAL
- ㉙ DUGOUT, TYPICAL
- ㉚ BULLPEN, TYPICAL
- ㉛ WARNING TRACK
- ㉜ CONCRETE WALKWAY
- ㉝ GROUP PICNIC AREA WITH PAVING STONES
- ㉞ CHILDRENS WATER PLAY AREA (SLASH PAD)

**SECTION-BB**



**SECTION-AA**



- ㉟ 27" HIGH BACKSTOP WITH NETTING
- ㊱ 12" WIDE VIEWING DECK
- ㊲ ACCESS DRIVE
- ㊳ STAIRWAY TO ACCESS TENNIS COURTS AND VIEWING PARK
- ㊴ BRICK DUST INFILL
- ㊵ 4" HIGH DECORATIVE FENCING
- ㊶ PARK BENCH
- ㊷ EXISTING COMMUNITY BUILDING
- ㊸ LAWN BOWLING GREEN

0 30' 60' 90'

**HAN**

HUBBARD ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE FIRM  
11111 WILSON BLVD., SUITE 100  
BEVERLY HILLS, CA 90210  
TEL: 310.274.1111 FAX: 310.274.1112

# ROXBURY PARK

## MASTER PLAN CONCEPT B-3 ALTERNATE

### CITY OF BEVERLY HILLS



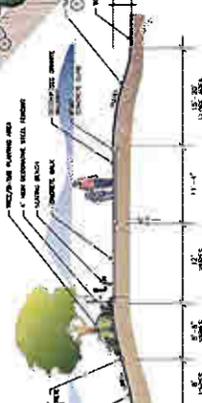
#### EXISTING PARK FEATURES

- Ⓐ BUS STOP
- Ⓑ PARKING LOT
- Ⓒ ON-STREET PARKING
- Ⓓ CHILDREN'S PLAY AREA
- Ⓔ PARK IDENTIFICATION SIGN & PLANTER
- Ⓕ STEPS AND RETAINING WALL
- Ⓖ SCULPTURE GARDEN
- Ⓖ 96" WIDE STORM DRAIN EASEMENT (LACFCD)
- Ⓖ 16" WIDE STORM DRAIN EASEMENT (CITY OF BEVERLY HILLS)
- Ⓖ LAWN BOWLING GREEN
- Ⓖ GATES AND FENCING
- Ⓖ PLANTER
- Ⓖ DECOMPOSED GRANITE WALKWAY
- Ⓖ CONCRETE WALKWAY
- Ⓖ MEMORIAL
- Ⓖ PICNIC TABLE AND PAVING

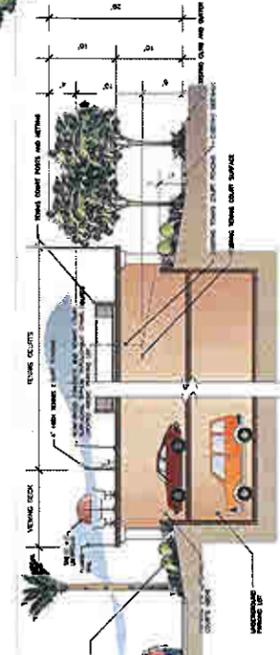
#### PARK IMPROVEMENTS

- Ⓐ COMMUNITY BUILDING, (27,000 S.F.)
- Ⓐ PICNIC TABLE ON CONCRETE SLAB
- Ⓐ 8:1 SLOPE FOR VIEWING
- Ⓐ (2) SAND VOLLEYBALL COURTS
- Ⓐ FULL COURT BASKETBALL (50'x84')
- Ⓐ PATIO
- Ⓐ PLANTER, TYPICAL
- Ⓐ HALF COURT BASKETBALL & TENNIS WARM-UP WALL
- Ⓐ FOUNTAIN, CITY ENTRY IDENTIFICATION
- Ⓐ ROSE GARDEN
- Ⓐ REST ROOM BUILDING
- Ⓐ 4 LIGHTED TENNIS COURTS ABOVE TWO LEVEL PARKING STRUCTURE
- Ⓐ PARKING LOT (26 STALLS)
- Ⓐ OPEN LAWN AREA
- Ⓐ MAINTENANCE YARD
- Ⓐ 6" HIGH MASONRY WALL
- Ⓐ ACCESS GATES
- Ⓐ GROUP PICNIC AREA WITH SHADE GAZEBOS
- Ⓐ ACTIVITY/RESTROOM BUILDING (1200 S.F.)
- Ⓐ SOCCER FIELD, (186' X 300')
- Ⓐ EXISTING MAINTENANCE BUILDING (RENOVATE)
- Ⓐ ELEVATED WALKWAY BETWEEN COMMUNITY CENTER & TENNIS COURTS
- Ⓐ DECOMPOSED GRANITE WALKWAY
- Ⓐ BASEBALL FIELD WITH 200' OUTFIELD
- Ⓐ SOCCER FIELD (140'x240')
- Ⓐ SCORE BOOTH BUILDING
- Ⓐ PORTABLE BLEACHERS, TYPICAL
- Ⓐ BATTER WARM-UP AREA, TYPICAL
- Ⓐ DUGOUT, TYPICAL
- Ⓐ BULLPEN, TYPICAL
- Ⓐ WARNING TRACK
- Ⓐ CONCRETE WALKWAY
- Ⓐ GROUP PICNIC AREA WITH PAVING STONES
- Ⓐ CHILDREN'S WATER PLAY AREA (SPASH PAD)
- Ⓐ 20' HIGH BACKSTOP WITH NETTING
- Ⓐ 12' WIDE VIEWING DECK
- Ⓐ ACCESS DRIVE
- Ⓐ STAIRWAY TO ACCESS TENNIS COURTS AND VIEWING PARK

#### SECTION-BB



#### SECTION-AA



- Ⓐ BRICK DUST INFIELD
- Ⓐ 4" HIGH DECORATIVE FENCING
- Ⓐ PARK BENCH
- Ⓐ EXISTING COMMUNITY BUILDING
- Ⓐ ASIAN GARDEN W/ THE 4 SEASONS WINTER TO THE NORTH, SPRING TO THE EAST, SUMMER TO THE SOUTH AND AUTUMN TO THE WEST.
- Ⓐ BRIDGE
- Ⓐ ZEN GARDEN
- Ⓐ DRY CREEK BED
- Ⓐ ENHANCED CONCRETE
- Ⓐ DECORATIVE PAVING



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