



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: July 24, 2012

To: Honorable Mayor & City Council

From: Alan Schneider, Director of Project Administration
Donielle Kahikina, Associate Project Manager

Subject: Update on the City Council-Recreation and Parks liaison process for Roxbury Park and Request for Direction from City Council on Elements Relating to the Park and Community Center

Attachments:

1. Special Meeting Agenda
2. Liaison Meeting Minutes
3. Handouts

INTRODUCTION

At the May 15, 2012, Study Session, staff presented an update to the full Council on the progress made to date by the Recreation and Parks liaison comprised of Mayor Brien and Councilmember Gold, along with Commission ad hoc members Block and Friedman and staff. The City Council provided direction on key elements of the project, including direction to continue examining the possibility of a new building, and the recommendation of the liaison that the services of a new architectural firm be engaged.

Since then the liaison met on June 29, 2012, and will meet again on July 23, 2012, to discuss the new building's basic design components and address some of the issues raised at the May 15th City Council meeting.

DISCUSSION

Per the direction given by City Council, the liaison committee continued to examine the opportunities for a new facility with key elements in mind, including, a single story building with a building footprint equal to or smaller than the existing, no loss of green

space, the possibility of a middle-school sized multipurpose room which would accommodate indoor basketball, and possible locations for outdoor basketball. Direction was also given by City Council to engage the services of a new design team, RTK Architects, to study these options.

RTK has taken the guiding principles that have been established through the process and used them as a basis for their design. These include, green space preservation, tranquility of the park, and blending the passive and active parts of the park. They have also utilized the committee confirmed programmatic components to develop the conceptual design. As shown in the diagrams included in this report, the architect developed spatial relationships between the different programmatic functions and then studied how these functions related to the interior or perimeter of the park. The conceptual design presented resulted in a building footprint that is equal to or less than 20,000 SF, and a net gain in green space in the park, with an emphasis on not disturbing the existing mature trees.

At the next liaison meeting, scheduled for July 23rd, the committee will review potential locations for exterior basketball in accordance with the guiding principle of no reduction of green space. In addition, the committee will consider the potential for indoor basketball in the multipurpose room and possible mitigation measures to offset the building height implications associated with the activity. These studies will be provided to the Council at the July 24th meeting.

At this point in the process, the liaisons have recommended returning to the City Council to provide an update on the process and ask for direction on a few key elements. These direction points are as follows:

1. Confirm the desire to maintain an outdoor basketball court and if so, identify a location that would maintain the basic principles outlined by the City Council.
2. Should the new building include middle-school sized multipurpose room which would accommodate a middle-school sized basketball court (approximately 5,500 SF), or a smaller multi-purpose room without indoor basketball (approximately 4,500 SF)?

FISCAL IMPACT

None at this time.

RECOMMENDATION

Staff and the City Council liaison, along with the Recreation and Parks Commission, seek general direction on the project aspects outlined above to help guide the decision making process.



David D. Gustavson
Approved By

Attachment 1



**Beverly Hills City Council/Recreation and Parks Commission Liaison
Committee will conduct a Special Meeting, at the following time and place,
and will address the agenda listed below:**

**CITY HALL
455 N. Rexford Drive
Room 280 B
Beverly Hills, CA 90210**

**Friday, June 29th, 2012
3:00 P.M.**

SPECIAL MEETING AGENDA

1. Public Comment

- a. Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.

2. Review of direction received from City Council

3. Update on Roxbury Park improvements

4. Introduction of RTK, architectural firm

5. Review of design progress

6. Adjournment

Byron Pope, City Clerk

Posted: June 26, 2012



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Manager's Office at (310) 285-1014. Please notify the City Manager's Office at least twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility.

Attachment 2

Beverly Hills City Council/Recreation and Parks Commission Liaison Meeting

6/29/12

Called to order at 3:04 p.m.

City Council Liaisons Present –

Mayor Brien & Councilmember Gold

Commissioners Present -

Recreation & Parks Commissioners Block & Friedman

City Staff Present –

Director of Community Services Steve Zoet, Assistant Director of Community Services Nancy Hunt-Coffey, Recreation Services Supervisor Patty Acuna, Parks & Urban Forest Manger Ken Pfalzgraf, Assistant City Manager Mahdi Aluzri, Director of Project Administration Alan Schneider, Associate Project Manager Donielle Kahikina, from RTK Architects - Mandana Motahari, Principal and Phillip Treigas, Project Architect.

1) Public comment

None

2) Review of direction received from City Council

Associate Project Manager Donielle Kahikina, presented a PowerPoint highlighting the direction given at the May 15, 2012 City Council Study Session. Staff was to examine the opportunities for a new facility including a single story building, a smaller building foot print, no loss of green space, gym vs. multipurpose room and possible alternate basketball locations. In addition site improvements were to be studied; the City storm drains evaluated and engage a new design team for architectural services.

3) Update on Roxbury Park Improvements

Parks & Urban Forest Manager Ken Pfalzgraf spoke about the potential to improve condition of the baseball field, playground equipment and restrooms. Staff will conduct a survey of what patrons want for playground equipment in the future. The drainage and field irrigation concerns will continue to be considered as the process moves forward.

4) Introduction of RTK, architectural firm

RTK Architects - Mandana Motahari, Principal and Phillip Treigas, Project Architect.

5) Review of Design Process

Ms. Motahari explained their design process and indicated that the presentation was preliminary and designs were based on the direction of City Council and resident feedback. The proposed building's footprint is less than 20,000 sq. ft. including the courtyard and is not set back too much more than existing building. Their guiding principles were green space preservation, maintaining the tranquility of the park and blending passive and active parts of the park. The building design is for a single-story.

The Meeting Room sizes were reviewed and outdoor areas defined. There was also mention of a possible basement for mechanical equipment that does not need natural light or ADA Compliance.

The parking and drop-off areas still need further analysis. The access for seniors and strollers is important.

There was discussion about the basketball court location (Indoor vs. Outdoor or both) and whether a middle-school sized gymnasium or multi-purpose Room will be included in the design. The Commissioners would like further study of the gymnasium.

There was a comment from a resident about the perceived loss of green space.

RTK Representatives expressed that all programming requirements have been met with this design. They will be meeting with the Fire Department about access plans.

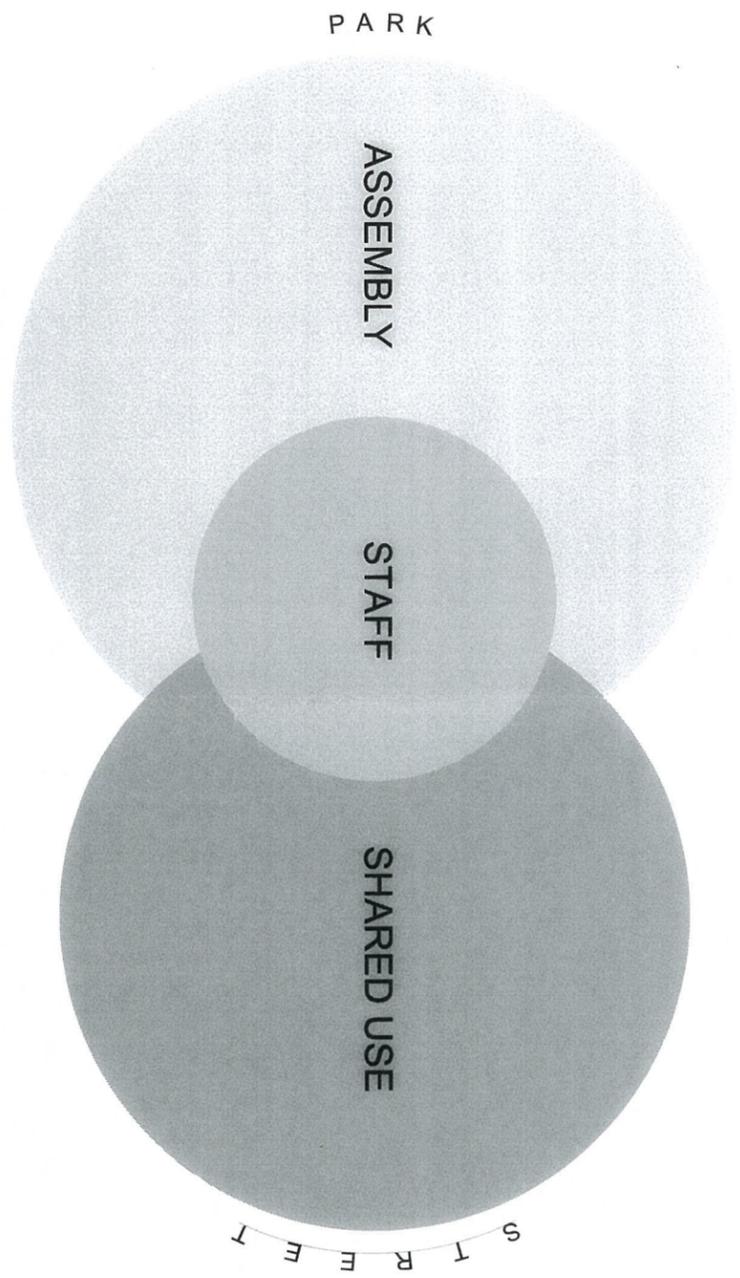
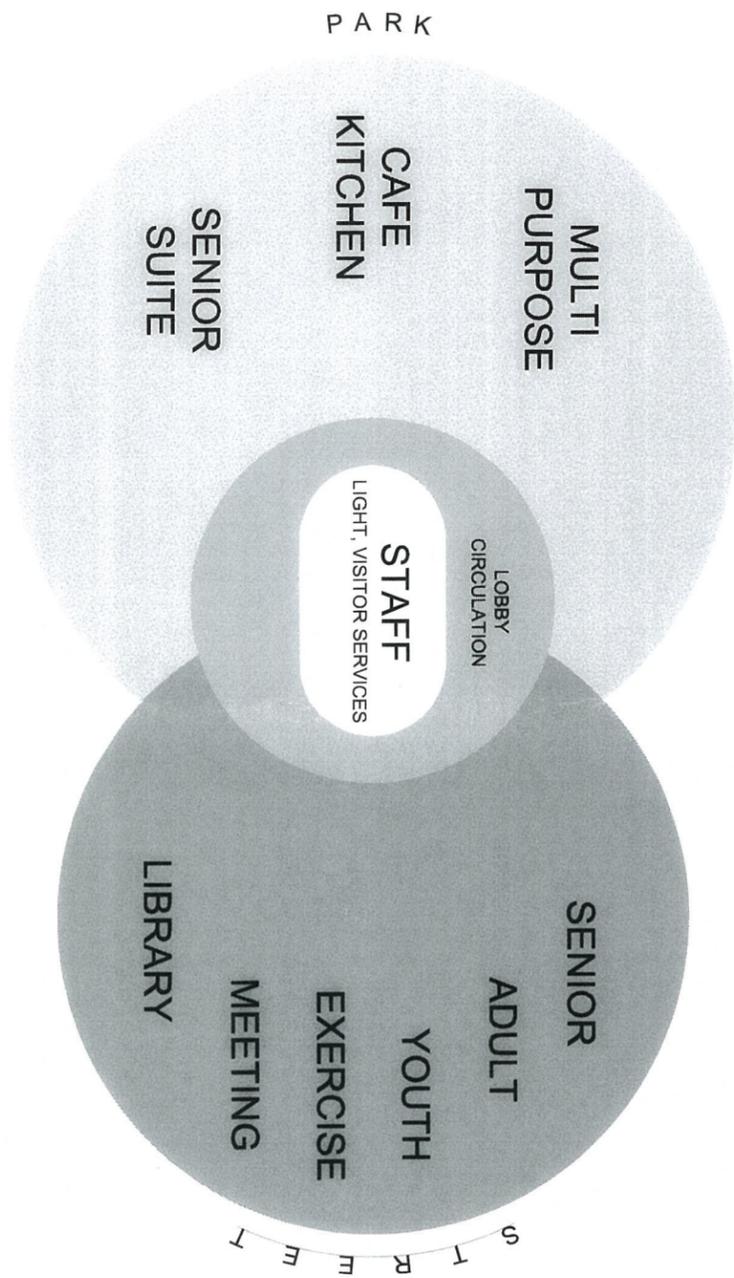
Overall the new design will be less disruptive to the existing landscaping. As much as possible, they want to avoid disturbing the mature trees while maintaining the green space.

The next Liaison Meeting will be held on July 23rd at 3 p.m.

6) Adjournment

Meeting was adjourned at 4:16 pm

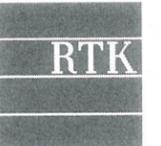
Attachment 3

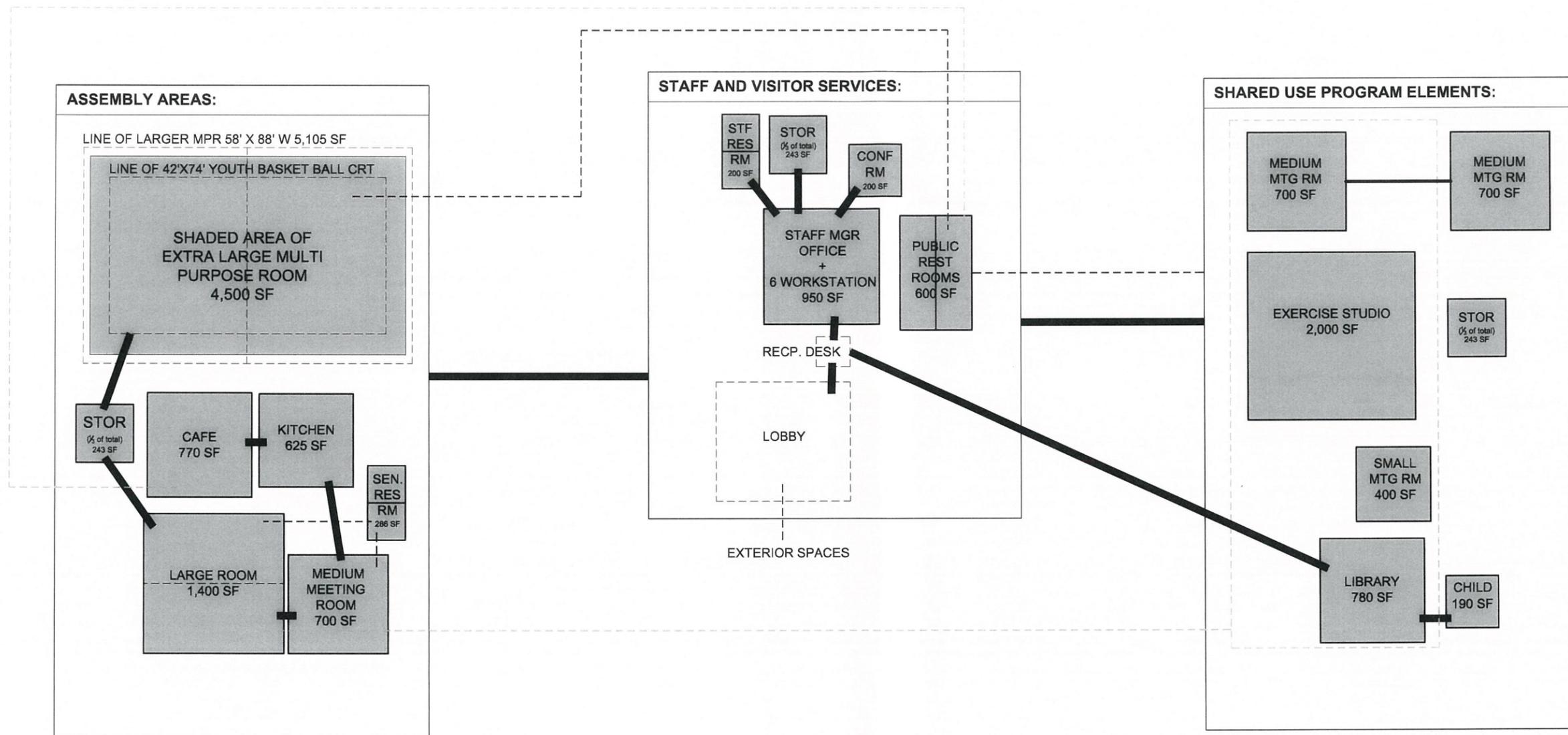


PROJECT TITLE:
 PROJECT ADDRESS:
 JOB NO.:
 DRAWN BY:
 DATE:

B.H. ROXBURY PARK NEIGHBORHOOD CENTER
 471 S. ROXBURY DRIVE, BEVERLY HILLS CA 90210
 1206900
 06.29.12

2020 S. Robertson Boulevard
 LA, CA 90034 . 310.837.3606





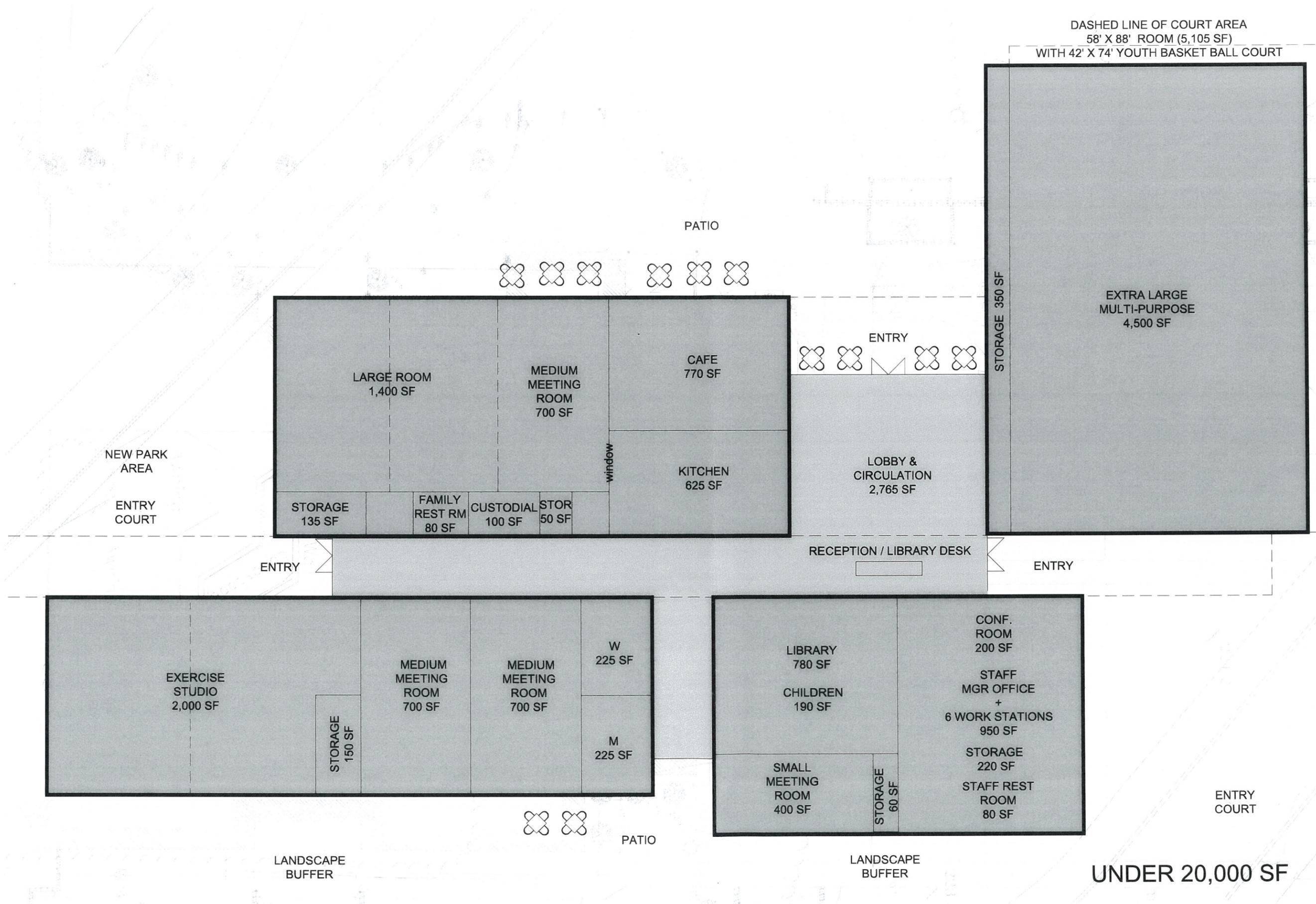
IMMEDIATE
 CLOSE AND CONVENIENT
 CONVENIENT
 ASSUMED RELATIONSHIP

PROJECT TITLE: B.H. ROXBURY PARK NEIGHBORHOOD CENTER
PROJECT ADDRESS: 471 S. ROXBURY DRIVE, BEVERLY HILLS CA 90210
JOB NO.: 1206900
DRAWN BY:
DATE: 06.29.12



2020 S. Robertson Boulevard
LA, CA 90034 · 310.837.3606

DASHED LINE OF COURT AREA
58' X 88' ROOM (5,105 SF)
WITH 42' X 74' YOUTH BASKET BALL COURT



PATIO

LARGE ROOM 1,400 SF

MEDIUM MEETING ROOM 700 SF

CAFE 770 SF

KITCHEN 625 SF

LOBBY & CIRCULATION 2,765 SF

STORAGE 350 SF

EXTRA LARGE MULTI-PURPOSE 4,500 SF

ENTRY

STORAGE 135 SF

FAMILY REST RM 80 SF

CUSTODIAL 100 SF

STOR 50 SF

window

NEW PARK AREA

ENTRY COURT

EXERCISE STUDIO 2,000 SF

STORAGE 150 SF

MEDIUM MEETING ROOM 700 SF

MEDIUM MEETING ROOM 700 SF

W 225 SF

M 225 SF

RECEPTION / LIBRARY DESK

ENTRY

LIBRARY 780 SF

CHILDREN 190 SF

SMALL MEETING ROOM 400 SF

STORAGE 60 SF

CONF. ROOM 200 SF

STAFF MGR OFFICE + 6 WORK STATIONS 950 SF

STAFF REST ROOM 80 SF

ENTRY COURT

LANDSCAPE BUFFER

LANDSCAPE BUFFER

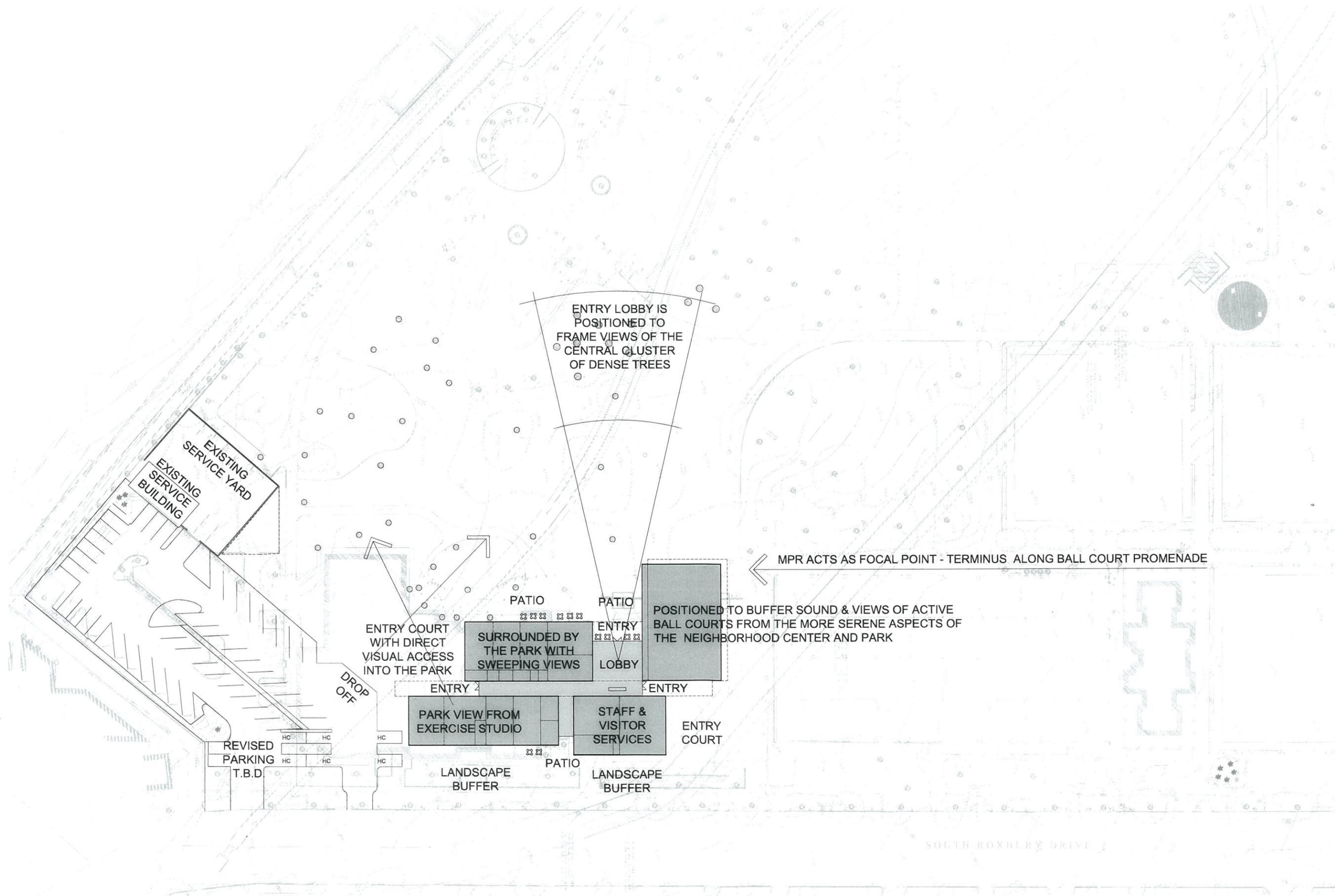
PATIO

LANDSCAPE BUFFER

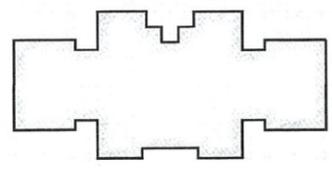
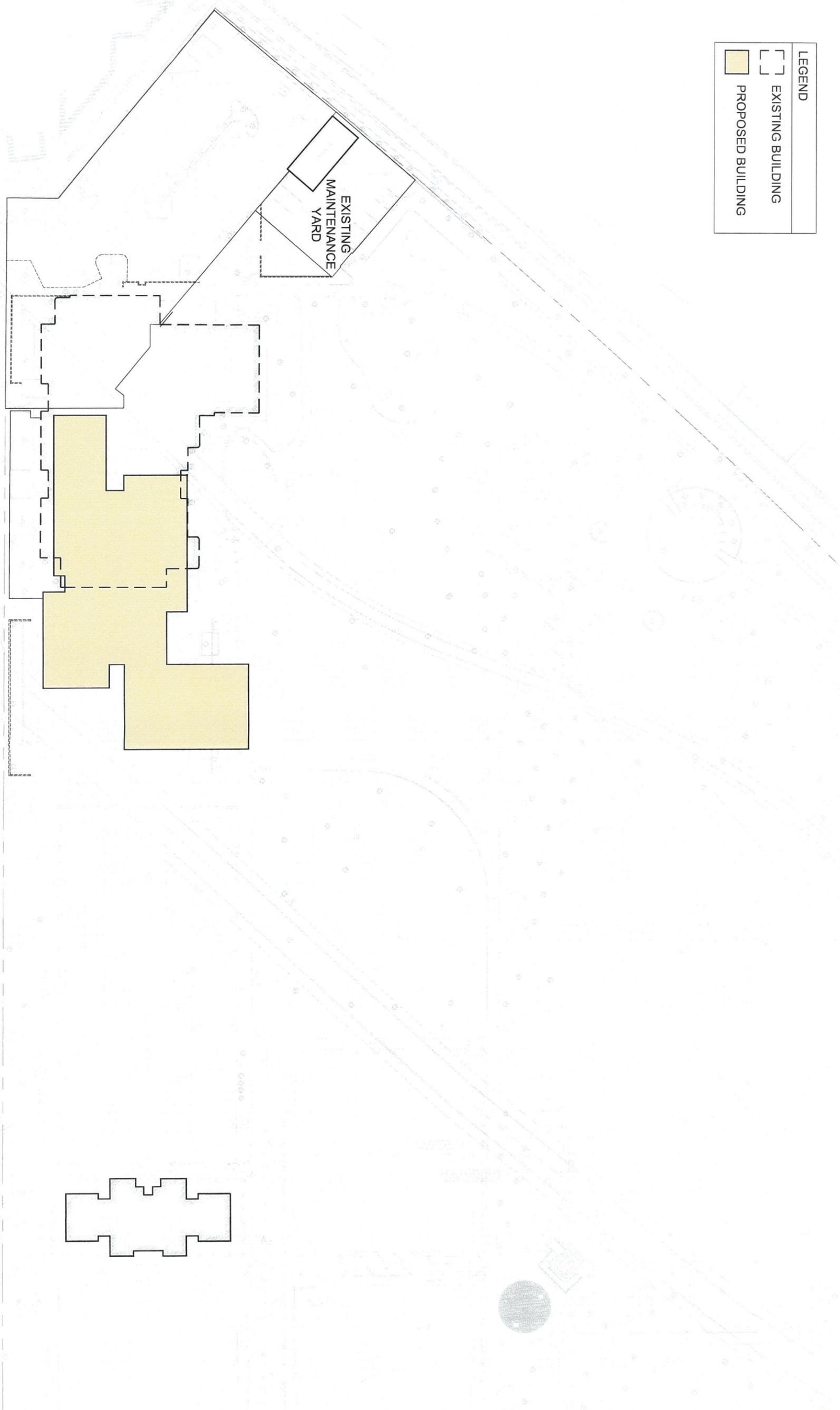
UNDER 20,000 SF

B.H. ROXBURY PARK NEIGHBORHOOD CENTER
471 S. ROXBURY DRIVE, BEVERLY HILLS CA 90210

PROJECT TITLE:
PROJECT ADDRESS:
JOB NO.: 1206900
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LEGEND	
	EXISTING BUILDING
	PROPOSED BUILDING



PROJECT TITLE:
PROJECT ADDRESS:
JOB NO.:
DRAWN BY:
DATE:

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LEGEND	
	GREEN SPACE GAINED
	GREEN SPACE LOST



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