



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.

Meeting Date: May 6, 2008

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

Meeting Date: May 6, 2008

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

Meeting Date: May 6, 2008

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

Meeting Date: May 6, 2008

- 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

Meeting Date: May 6, 2008

\$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

MINUTES

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

Special Meeting of Tuesday, April 1, 2008

The special meeting of the Recreation and Parks Commission was held in the Municipal Gallery, Beverly Hills City Hall, 455 North Rexford Drive
2:00 p.m.

ROLL CALL

The meeting was called to order at 2:07 p.m.

Commissioners Present: Block, Tavelman Collins, O'Krent, Rothner, Blumenfeld

Staff Present: Miller, Agnitch, Angel, Banks, Meyerowitz, Pfalzgraf,
Schneider, Lynn, Row, Hunt-Coffey

CONSIDERATION OF MINUTES

TAB

1. Minutes of February 26, 2008

MOVED by O'Krent, SECONDED by Tavelman-Collins to approve as presented.
(5/0)

AYES: Block, Tavelman Collins, O'Krent, Rothner, Blumenfeld
CARRIED

ORAL COMMUNICATION FROM THE AUDIENCE

NEW BUSINESS/STAFF REPORTS CORRESPONDENCE

2. Annual Rotation of Chairperson/Vice Chairperson
The new Commission Chairperson is Kathi Rothner and the new Vice Chairperson is Marc O'Krent. Rotation occurred at the end of the meeting.
3. Presentation to Outgoing Commission Chairperson Michael Blumenfeld
The commission and staff presented Chairperson Michael Blumenfeld with a plaque in appreciation for his contributions as Chairperson of the Recreation and Parks Commission from March 2007 - March 2008.

4. Assistant Director's Report

Turfgrass Maintenance Costs

Staff provided a comparison of costs for maintaining finely manicured turfgrass greens, open turfgrass areas, and sport field turfgrass. Costs provided included mowing, fertilization and ancillary treatments (aeration, de-thatching, and verticutting) as applicable.

California Park and Recreation Society Conference - Report from Vice Chairperson Rothner and staff

Chairperson Rothner shared her experience in attending the Conference and gave some suggestions to staff. Commissioner Blumenfeld noted it was important for Commission representation and inquired if funding is available.

North Carson Road Oleander Street Tree Master Plan Update

Park and Urban Forest Manager Pfalzgraf gave an update on the re-balloting of North Carson Road and noted there was a 56% ballot return. Residents will be invited to attend the April 22, 2008 Commission meeting, when staff will present a final report of the tree replacement process.

Arbor Day 2008

Commission was invited to attend

Proposed Change in Commission Meeting Date From Fourth Tuesday to Fourth Wednesday of the Month - Due to Room Conflicts with City Council Meetings

Staff presented the Commission with a proposed option to change the Commission meeting dates from the fourth Tuesday to Wednesday of the month, due to possible conflicts in Room 180-A and City Council meetings. Commission requested to move the Commission meeting time from 2 p.m. to 10 a.m. when there is a room conflict. Staff will provide a calendar of upcoming Commission meetings including dates of room conflicts.

UNFINISHED BUSINESS/COMMENTS BY COMMISSIONERS INCLUDING TOPICS FOR FUTURE AGENDAS

5. Park Master Plan - Parking Analysis and Recommendations, Conceptual Design Options

Vice Chairperson Rothner requested to be recused from the Park Master Plan discussion.

Assistant Director Agnitch gave a brief history on the Park Master Plan and noted that as requested by City Council, a parking consultant was hired to conduct a parking analysis for the Roxbury Park Master Plan. Carl

Walker, Inc. was selected and hired to conduct an independent assessment of the parking needs and develop parking solutions for the proposed Park Master Plan. Carl Walker representative Dennis Burns gave a PowerPoint presentation of his recommendation which indicates that 254 parking spaces are needed to accommodate the parking demand which will require an additional 67 spaces. Three conceptual designs developed reflect the minimum recommended parking. Based upon the parking analysis, the consulting firm of Hirsch & Associates incorporated the minimum parking recommendations into three conceptual park designs, Concepts F, G and H. All three of the conceptual designs include a surface parking lot, not the under-tennis court and partial subterranean parking that was designed in previous concepts.

Members of the audience were given the opportunity to address the Commission and comment regarding the conceptual designs.

MOVED by O'Krent, SECONDED by Block to approve Roxbury Park Master Plan Concept F and include in the May 6th City Council presentation.

AYES: Block, Tavelman Collins, O'Krent, Blumenfeld (4/0)

NAES: None

ABSTAIN: Rothner

CARRIED

LIAISON/CHAIRPERSON REPORTS

6. Commission Liaison Reports

- a. City Council Liaison/Mayor's Cabinet – Chairperson Blumenfeld gave a report of the March meeting.
- b. Coldwater Canyon Park Reservoir – Director Miller gave an update on the Orange Grove property adjacent to Coldwater Canyon Park.
- c. Farmers' Market - No Discussion
- d. Fine Arts - Commissioner Tavelman Collins voiced concerned about the Guy Dill sculpture and its restoration. She also noted the children playing on the Kusama piece in Beverly Gardens Park. Staff noted permanent signage would be posted to discourage climbing on Kusama piece.
- e. Gifting Concept – No Discussion
- f. Greystone Park – No Discussion

- g. Master Plan for La Cienega and Roxbury – Staff noted an Ad Hoc meeting would be scheduled to discuss phasing and priorities for the City Council presentation.
- h. Special Events/Concert Series - Vice Chairperson Rothner gave a report on the Multicultural Event that took place on Sunday, March 9, 2008.
- i. Sports – No discussion
- j. Street Tree Master Plan - Discussed Tab #4
- k. Teens – Commissioner O'Krent requested meeting dates

ADJOURNMENT

The meeting was adjourned at 5:03 p.m. to the Regular Meeting On Tuesday, April 22, 2008.

A handwritten signature in black ink, appearing to read 'Kathi Rothner', written over a horizontal line.

Kathi Rothner, Chairperson

MINUTES

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

Special Meeting of Wednesday, August 1, 2007

The special meeting of the Recreation and Parks Commission was held in City Council Chambers,
Beverly Hills City Hall, 455 North Rexford Drive
7:00 p.m.

ROLL CALL

The meeting was called to order at 7:08 p.m.

Present: Roberts, O'Krent, Rothner, Blumenfeld
Absent: Tavelman Collins

Staff Present: Miller, Agnitch, Angel, Banks, Meyerowitz, Row

CONSIDERATION OF MINUTES

TAB

1. Minutes of August 1, 2007

MOVED by Roberts, SECONDED by O'Krent to approve as presented. (4/0)

AYES: Roberts, O'Krent, Rothner, Blumenfeld
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 has been approved by City Council. 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 was approved.

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

Minutes
Recreation and Parks Commission
August 1, 2007

3. Plaza Sweets and Jazz at the House

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.

4. Assistant Director's Report

Arnaz Park Groundbreaking Photo Opportunity
Commission was apprised of Arnaz Park Groundbreaking

Coldwater Reservoir Groundbreaking Ceremony
Commission was apprised that a Ceremony is being planned

Beverly Hills Sign - Water Feature
Commission was informed of possible donation to fund the project

Joint Commission Liaison Meeting - Park Master Plan
Discussion for joint City Council/Commission meeting to share upcoming plans for the City

August Recreation & Parks Commission Meeting
Review of Commission upcoming meetings

Ordinance Regarding Certain Conduct on Public Property
Staff reported on the Human Services Division/Human Relations Commission Quality of Life ordinance which includes providing a basket of services for those in need.

Teen Camp Mural
Recreation Services Manager Angel gave a brief update on the Mural.

Interior Design Class at Greystone Park
Staff noted class was well received and Greystone/City will benefit from the interior design.

Music in the Morning Performance
Staff reported on performance and series

Volunteer Leadership Program
Recreation Services Manager Banks spoke of the Volunteer Leadership Program and its success.

Minutes
Recreation and Parks Commission
August 1, 2007

UNFINISHED BUSINESS/COMMENTS BY COMMISSIONERS INCLUDING TOPICS FOR FUTURE AGENDAS

5. Park Master Plan – Public Hearing

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.

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 in attendance were given an opportunity to address the Commission and staff.

After lengthy discussion and Commission comments, Chairperson Blumenfeld suggested the possibility of 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 were 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.

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 to present to City Council for consideration.

Approved as presented (3/1)

Minutes
Recreation and Parks Commission
August 1, 2007

AYES: Roberts, O'Krent, Blumenfeld
NAYES: Rothner
ABSENT: Tavelman Collins

CARRIED

Director Miller requested clarification on the first motion regarding Commissioner O'Krent's dissenting vote. Commissioner O'Krent voted not to separate the parks in the Master Plan and was not in opposition to the La Cienega Plan as presented. A second vote was taken.

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

6. Commission Liaison Reports

- a Special Events/Concert Series – Vice Chairperson Rothner gave a brief report on the success of the 4th 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.
- c Street Tree Master Plan – Assistant Director Agnitch noted a liaison meeting would be scheduled to discuss Cinthia Street and Carson Road trees.
- d Sports – No discussion
- e Greystone Park Grounds – No discussion
- f Master Plan for La Cienega and Roxbury Parks – 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 - (Rothner/Roberts) – Discussed Tab #4

Gifting Concept - (Tavelman Collins/Blumenfeld) – No discussion.

Community Recreation Center - (Roberts/Blumenfeld) – No discussion.

Minutes
Recreation and Parks Commission
August 1, 2007

Beverly Hills Sign - Discussed Tab #4

Farmers' Market - (Blumenfeld/Rothner) – it was noted an ATM machine is available for shoppers

ADJOURNMENT

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



Michael Blumenfeld, Chairperson

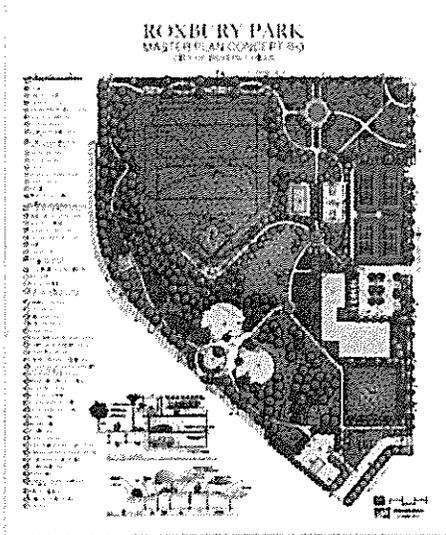
Park Master Plan

Matrix of Consensus/Opposition to Park Elements

Recreational Element	Support	Oppose	No Opinion
▪ Increased open green space	5	3	5
▪ Upgrade exterior infrastructure (irrigation, drainage, grading)	10		3
▪ Athletic fields (soccer, lacrosse)	10	1	2
▪ 1 Baseball diamond	11	1	1
▪ New park restrooms	11		2
▪ 4 Tennis courts	10		3
▪ Upgrade Children's play area	11		2
▪ New Community Center*	10	1	2
▪ Picnic tables/group picnic area	11		2
▪ Outdoor Basketball court	9		4
▪ Sand Volleyball court	8		5
▪ Passive areas	8		5
▪ Lawn Bowling/Croquet Green	4	7	2
▪ Increased Parking (on-site structure)**	6	4	3

*Since this survey, the square footage of a new Community Center has been reduced to 22,300 square feet since the existing Clubhouse has been retained

**At the time of this survey, a parking structure was conceived to be underneath elevated tennis courts. This concept has since been abandoned and modified to include on-site, street-level parking only



FINAL REPORT

**City of Beverly Hills, California
Roxbury Park Master Plan
Parking Analysis**

March 26, 2007

Presented to:

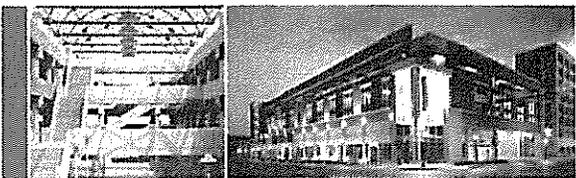
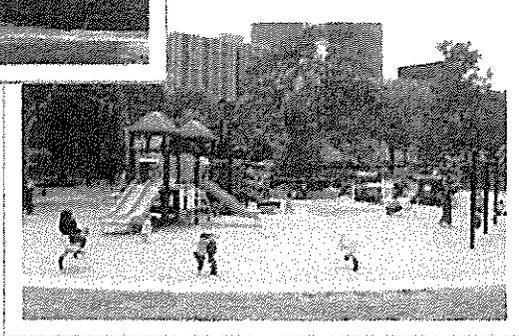
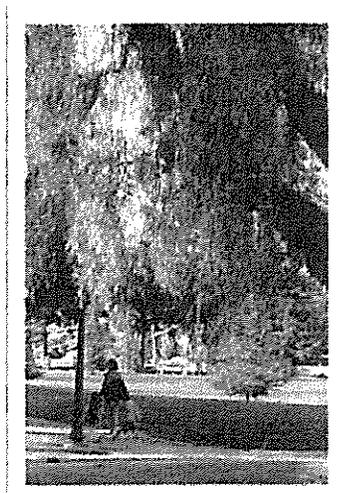
**City of Beverly Hills
Community Services Department**
Recreation and Parks
455 North Rexford Drive
Beverly Hills, CA 90210-4817

Phone: 719.321.8561

Presented by:

Carl Walker, Inc.
950 West Elliot Road, Suite 107
Tempe, AZ 85284

Phone: 480.505.0088
Fax: 480.505.0090



Ideas for parking.
SOLUTIONS FOR PEOPLE®

Roxbury Park Master Plan – Parking Assessment
City of Beverly Hills, California
Final Report

March 26, 2008

TABLE OF CONTENTS

<u>Section & Title</u>	<u>Page Number</u>
I. EXECUTIVE SUMMARY	4
II. INTRODUCTION.....	5
SCOPE OF SERVICES	5
III. ROXBURY PARK – PARKING ANALYSIS.....	7
IV. SIGNIFICANT ISSUES	14
V. SUMMARY OF PARKING ALTERNATIVES	16



Roxbury Park Master Plan – Parking Assessment
City of Beverly Hills, California
Final Report

March 26, 2008

City of Beverly Hills Roxbury Park Master Plan Parking Analysis

Final Report

March 26, 2008

Prepared by:

Carl Walker, Inc.

L. Dennis Burns

Vice President, Studies and Operations Consulting

Scot Martin

Principal

Matthew Inman

Principal



Roxbury Park Master Plan – Parking Assessment
City of Beverly Hills, California
Final Report

March 26, 2008

I. EXECUTIVE SUMMARY

The City of Beverly Hills selected **Carl Walker, Inc (Carl Walker)** to perform an objective review and analysis of parking needs to support proposed Roxbury Park enhancements as developed by the firm of Hirsch and Associates. Per the terms of our agreement, **Carl Walker** is prohibited from any future parking development work on this project. This contract provision was seen as important to ensure objectivity related to the study.

There are currently 187 parking spaces available for park patrons and staff (50 on-site spaces and 137 on-street spaces). The Roxbury Park Master Plan indicates a future parking supply of 326 spaces, which includes 169 parking spaces in a proposed two-level garage below tennis courts.

Based on the park patron usage data provided by the city and industry and other parking standards for the various activities and land uses at the park, recommended for Roxbury Park is a minimum parking supply of 254 spaces. The park requires an estimated 109 parking spaces for outdoor activities during the soccer season and the expanded Community Center and existing Clubhouse require 145 parking spaces. Given a current parking supply of 187 spaces (50 on-site spaces and 137 on-street spaces), 67 additional parking spaces are recommended to satisfy the demand for parking most of the time at the park. Any existing parking spaces displaced by park development should also be replaced in a new parking facility.

Conceptual parking plans were developed by **Carl Walker** in an addendum to this study. Based on review of the concept plans by city officials and the Recreation & Parks Commission Ad Hoc Committee, three alternatives were selected to be refined by Hirsch & Associates for the possible inclusion in the Roxbury Park Master Plan. Being considered is a scheme with parking north of and below the Community Center and two parking lot schemes south of the Community Center. Parking below the tennis courts is no longer under consideration.



Roxbury Park Master Plan – Parking Assessment
City of Beverly Hills, California
Final Report

March 26, 2008

II. INTRODUCTION

The City of Beverly Hills selected **Carl Walker, Inc (Carl Walker)** to perform an objective review and analysis of parking needs to support proposed Roxbury Park enhancements as developed by the firm of Hirsch and Associates. Per the terms of our agreement, **Carl Walker** is prohibited from any future parking development work on this project. This contract provision was seen as important to ensure objectivity related to the study.

SCOPE OF SERVICES

The project scope of services is outlined below:

1. Confirm the new development plans in the Roxbury Park Master Plan with city staff and others.
2. Tour Roxbury Park with city staff to acquire a better understanding of existing and future park uses, existing parking resources, and existing traffic patterns
3. Confirm the existing on- and off-street parking inventory identified in the parking study.
4. As possible, use park usage data provided by the city and parking industry standards to determine park parking demand.
5. Determine the appropriate ratios for uses where industry standards do not exist based on any of the following:
 - Park patron usage data
 - Parking requirements in the local code
 - Previous parking studies conducted by Carl Walker and others
 - Parking occupancy counts conducted at Roxbury Park
 - Parking occupancy counts at conducted at other parks
6. Calculate the future "design day" parking demand for Roxbury Park and compare it to the future parking supply to determine the adequacy of the parking system.
7. Provide an objective assessment of the previous parking recommendations and proposed parking improvements included in the Roxbury Park Master Plan.

Roxbury Park Master Plan – Parking Assessment
City of Beverly Hills, California
Final Report

March 26, 2008

8. Propose alternatives that will best meet the projected future parking demands. Provide a pros/cons analysis of each option.
9. Develop conceptual parking plans depicting parking footprint, layout, circulation, and landscaping.
10. Provide an estimate of probable construction cost for all alternative parking improvements.
11. Provide a comparison matrix of parking alternatives comparing:
 - Number of Parking Spaces
 - Number of Levels
 - Footprint and Total Square Feet
 - Square Feet per Space (Parking Efficiency)
 - Probable Construction Cost
 - Cost Per Space
 - Off-Street Parking Displaced
 - Cost per net space gained
12. Summarize our findings in a draft report to be reviewed by city staff and other stakeholders.
13. Incorporate review comments into a final report.
14. Work with the Master Plan consultant to incorporate the preferred parking improvements into the Roxbury Park Master Plan.



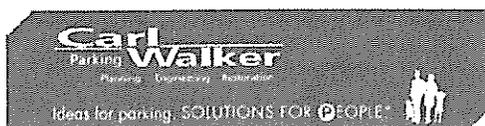
Roxbury Park Master Plan – Parking Assessment
City of Beverly Hills, California
Final Report

March 26, 2008

III. ROXBURY PARK – PARKING ANALYSIS

The purpose of this study is to provide an objective review and assessment of the future parking demand for Roxbury Memorial Park based on the Master Plan developed by Hirsch & Associates, Inc. There are currently 187 parking spaces available for park patrons and staff (50 on-site spaces and 137 on-street spaces). The Roxbury Park Master Plan indicates a future parking supply of 326 spaces, which includes 169 parking spaces in a proposed two-level garage below tennis courts.

Information on daily park activity was provided to **Carl Walker, Inc.** by the City of Beverly Hills Recreation & Parks Department. This information is presented in Table 1. Based on this information and because there are two soccer fields and only one baseball field, it is appropriate to focus on weekends during soccer season to determine park parking needs. If the annual Winter Wonderland event, which attracts 2,000 patrons, is removed from the analysis, Saturday is the peak day for overall (indoor and outdoor) park activities. Because this event occurs only once a year and it attracts ten times more patrons than any other park event, parking needs should not be based on this atypical peak activity. As a matter of fact, if all of the annual and biannual events are removed from the analysis, Saturday is still the busiest day of the week at the park.



Roxbury Park Master Plan – Parking Assessment
 City of Beverly Hills, California
 Final Report

March 26, 2008

Table 1.
 2007 Roxbury Park Indoor & Outdoor Daily Park Activity

		MON	TUES	WED	THURS	FRI	SAT	SUN
INDOOR USE								
CHILDREN'S PROGRAMS								
Art Start	AM					20		
Baby/Toddler Class	AM			36				
Ballet/Tap	PM			12				
Family Music	AM						36	
Jazz/ HipHop	PM			15				
Lets Make a Scene	PM	12	12	12	12			
Mini Master	AM			10				
Parent & Me Ballet/ Tap	PM			20				
Preschool	AM	20	20	20	20	20		
Tiny Tot Class	AM		30	30	30			
ADULT PROGRAMS								
Abakadoodle Art	PM	15						
Alcoholics Anonymous	PM		75	75		75		
Ballroom Dance	PM		50					
Belly Dance	PM		12					
Capoeira	PM	20			20			
Cocaine Anonymous	PM						75	
Core Fitness	PM			12				
Dog Obedience	AM						15	
Mah Jongg	PM		44		44			
Overeaters Anonymous	AM							75
Puppy Training	PM	10						
Quilting	PM		25					
Runner's Yoga	PM	12						
Salsa Dance	PM				40			
Tai Chi	AM			15	15			
Yoga	AM			15		20		
AYSO Meetings: monthly	PM			30				
Homeowners Assoc.: annually	PM	60						
Little League: monthly	PM			30				
Private rentals average	All						150	150
SENIOR PROGRAMS								
BHAAC Meeting	PM	200						
Classic Film Viewing	PM				20			
Clay Crafting	PM					20		
Computer Class	All	5	5	5	5	5		
Coupon	AM	8						
Creative Writing	AM				10			
Current Events	PM		75					
Folk and Line Dancing	AM				10			



Roxbury Park Master Plan – Parking Assessment
 City of Beverly Hills, California
 Final Report

March 26, 2008

Table 1. (Cont'd)
 2007 Roxbury Park Indoor & Outdoor Daily Park Activity

		MON	TUES	WED	THURS	FRI	SAT	SUN
SENIOR PROGRAMS								
Go Go Stroke	PM					20		
Knitting & Crochet	PM			25				
Lunch	PM	25	25	25	25	25		
Painting	AM					15		
Senior Drama	AM		15					
Senior Library	All	10	10	10	10	10		
Senior Social	AM	20						
Senior Support Group	PM			15				
Stretch & Tone	AM	12	12	12	12	12		
Travel Lecture	PM			70				
Yoga	AM	30			20		30	
AARP Drivers Safety: 4/yr	PM							30
AARP Tax Aide: Feb - Apr	PM		20	20	20			
Legal Clinic: monthly	PM						30	
Senior Dance: bi-annual	PM						200	
Subtotal:		459	430	514	313	242	536	255
OUTDOOR USE								
AYSO: Sept – January	PM	30	30	30	30	30		
AYSO: Sept – January	All						100	100
Basketball Courts	All	35	35	35	35	35	70	70
BH Hotel Picnic: annually	All						200	
Croquet Greens	All						10	10
Field Rentals: July– August	All						20	20
Four Seasons Picnic: annually	All						200	
Grounds	All	40	40	40	40	40	70	70
Hotel Bel Air Picnic: annually	All						200	
July 4 th Carnival: annually	All	300						
Lawn Bowling	All						15	15
Little League: March – June	All	30	30	30	30	30	100	100
Picnic Table Rentals: weekly	All						150	150
Playground	All	50	50	50	50	50	100	100
Putting Green	All						2	3
Tennis Courts	All	100	100	100	100	100	100	100
Volleyball Courts	All						15	15
Walking Path	All	25	25	25	25	25	40	40
Winter Wonderland: annually	All							2,000
Subtotal:		610	310	310	310	310	1,392	2,793
DAILY TOTALS		1,069	740	824	623	552	1,928	3,048

AM: morning class, PM: afternoon/evening class, All: varies or throughout the day. Adult Day Excursions are not able to depart from Roxbury Memorial Park due to limited parking and lack of bus/passenger vehicle staging area.



Roxbury Park Master Plan – Parking Assessment
 City of Beverly Hills, California
 Final Report

March 26, 2008

Table 2 presents **Carl Walker's** estimate of peak parking requirements for Roxbury Park, which is based on the park patron usage data provided by the city and industry and other parking standards for the various activities and land uses at the park. Recommended for Roxbury Park are a minimum of 254 parking spaces.

Table 2.
Estimated Parking Requirements

Use	Parking Demand Ratios	Peak Parking Required	Sources
<u>Park</u>			
2 Sports Fields	20.0 spaces per field	40	1
4 Tennis Courts	3.0 spaces per court	12	1,2,3,4,5,6
1 Basketball Court	5.0 spaces per court	5	6
1 Volleyball Court	5.0 spaces per court	5	6
8 Acres Open Space/ Picnic Areas	5.0 spaces per acre	40	2,7
Staff		7	10
Subtotal:		109	
<u>Community Building</u>			
Assembly	350 maximum attendance at 0.25 spaces per attendee	88	8,9,10
Remainder of Building (Refer to Table 4)	14,950 s.f. at 3.8 spaces per 1,000 s.f. x 65% on Saturday	37	2
Staff		3	10
Subtotal:		128	
Clubhouse	6,000 s.f. at 1 space/350 s.f.	17	10
TOTAL:		254	

1. *Parking Standards*, American Planning Association.
2. *Parking Generation*, Institute of Transportation Engineers.
3. City of Azusa, CA.
4. City of Calabasas, CA.
5. City of Lakewood, CA.
6. City of Long Beach, CA.
7. *Guidelines For Developing Public Recreation Facility Standards*, Vollmer Associates.
8. *Recommended Zoning Ordinance Provisions*, National Parking Association.
9. *Parking*, ENO Foundation.
10. City of Beverly Hills, CA.



Roxbury Park Master Plan – Parking Assessment
City of Beverly Hills, California
Final Report

March 26, 2008

The park requires an estimated 109 parking spaces for outdoor activities during the soccer season based on the parking demand ratios presented in the table. Listed below the table are the sources of the parking demand ratios used in the analysis. There are multiple sources for some of the uses and only single sources for a few of the more obscure uses such as volleyball and basketball.

The new Community Building requires an estimated 140 parking spaces. This anticipates that "Gymnasium" events (200 bleacher seats) will not take place at the same time as "Assembly" events. Because assembly events will generate more parking demand than gymnasium events, only assembly events are included in the table. The assembly requirement for 88 parking spaces is based on the maximum expected attendance of 350 and a parking demand ratio of 0.25 spaces per person for public assembly from two very reputable sources (National Parking Association and ENO Foundation). Although the existing Community Center has the maximum capacity for 430 people for an assembly event, there are presently no events that attract more than 200 people.

A parking demand ratio of 3.8 spaces per 1,000 square feet is appropriate for the remainder of the building. This parking demand ratio is supported by the Institute of Transportation Engineers (ITE). The need for 57 parking spaces for the remainder of the building ($14,950 \div 1,000 = 14.95 \times 3.8 = 57$) is reduced to 37 parking spaces based on the information on daily indoor activities presented in Table 3. Saturday indoor activities are 65% of the peak day of Wednesday.

The 6,000 square foot Clubhouse is anticipated to generate the maximum demand for 17 parking spaces based on the city's parking requirement for one space per 350 square feet.

Roxbury Park Master Plan – Parking Assessment
 City of Beverly Hills, California
 Final Report

March 26, 2008

Table 3.
Park Patron Usage by Day of the Week (Indoor Activities Only)

Time of Activity	Number of Patrons by Day of the Week						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Morning	90	77	138	117	87	81	75
Afternoon/Evening	294	338	361	181	140	105	30
All Day	15	15	15	15	15	150	150
Subtotal:	399	430	514	313	242	336	255
Percent of Peak Day:	78%	84%	100%	61%	47%	65%	50%

Excludes the annual homeowners association meeting on Monday (60 patrons) and the bi-annual Senior Dance on Saturday (200 patrons).

Recommended for Roxbury Park is a minimum parking supply of 254 parking spaces based on this analysis. Given a current on-street and on-site parking supply of 187 spaces, 67 additional parking spaces are recommended to satisfy the demand for parking most of the time at the park. As indicated in Table 4 on the following page, parking deficits at the park are expected to be event driven (e.g., larger meetings, dances, picnics, private rentals, carnivals, etc.). Any existing parking spaces displaced by park development should also be replaced in a new parking facility.



Roxbury Park Master Plan – Parking Assessment
 City of Beverly Hills, California
 Final Report

March 26, 2008

Table 4.
Parking Adequacy by Community Center & Park Activity Scenario

Scenario	Parking Demand			Total	Parking Supply (2)	Surplus/ Deficit
	Community Center	Clubhouse	Park (1)			
<u>With Assembly Event</u>						
Daytime During Baseball Season	158	17	36	211	187	-24
Evening During Baseball Season	158	17	12	187	187	0
Daytime During Soccer Season	158	17	44	219	187	-32
Evening During Soccer Season	158	17	12	187	187	0
Weekend During Baseball Season	128	17	89	234	187	-47
Weekend During Soccer Season	128	17	109	254	187	-67
<u>With Bleacher Event (3)</u>						
Daytime During Baseball Season	111	17	36	164	187	23
Evening During Baseball Season	111	17	12	140	187	47
Daytime During Soccer Season	111	17	44	172	187	15
Evening During Soccer Season	111	17	12	140	187	47
Weekend During Baseball Season	81	17	89	187	187	0
Weekend During Soccer Season	81	17	109	207	187	-20
<u>With Daytime Park Event (4)</u>						
Daytime During Baseball Season	88	17	86	191	187	-4
Evening During Baseball Season	88	17	12	117	187	70
Daytime During Soccer Season	88	17	94	199	187	-12
Evening During Soccer Season	88	17	12	117	187	70
Weekend During Baseball Season	58	17	139	214	187	-27
Weekend During Soccer Season	58	17	159	234	187	-47
<u>No Community Center or Park Events (5)</u>						
Daytime During Baseball Season	88	17	36	141	187	46
Evening During Baseball Season	88	17	12	117	187	70
Daytime During Soccer Season	88	17	44	149	187	38
Evening During Soccer Season	88	17	12	117	187	70
Weekend During Baseball Season	58	17	89	164	187	23
Weekend During Soccer Season	58	17	109	184	187	3

Notes:

- (1) Weekday outdoor park activity is 40% of weekend activity. Tennis is the only evening outdoor activity.
- (2) The existing on-street and on-site parking supply.
- (3) 200 seats @ one space per three seats = 67 parking spaces.
- (4) With daytime park event attracting 200 people at 0.25 spaces per person.
- (5) 22,300 s.f. @ 3.8 spaces per 1,000 square feet. Weekends are 65% of weekdays.



Roxbury Park Master Plan – Parking Assessment
City of Beverly Hills, California
Final Report

March 26, 2008

IV. SIGNIFICANT ISSUES

There are residents and homeowner associations surrounding the park that are opposed to a parking garage at Roxbury Park. They have questioned the need for more parking to support the Park Master Plan and have also raised concerns about the following issues:

- Impact of a garage on the residential area
- Use of the parking facility by non-park users
- Security, crime and vagrancy issues associated with a garage
- Cost to construct, operate and maintain a garage

Our independent parking study indicates the need for 67 more parking spaces for a total of 254 parking spaces at Roxbury Park to support future activities. Providing this amount of parking in a surface lot would consume land that is already in short supply and slated for sports fields, play areas, gardens, and open green space. A 67-space parking lot would require a little over one-half of an acre of land area. Providing additional parking below grade or beneath tennis courts and/or beneath the expanded Community Center makes sense in order to preserve as much park space as possible. While the concerns listed above are valid and deserve consideration, all efforts will be made to provide safe and convenient parking in the least intrusive and most cost-effective manner possible.

Providing more on-site parking will remove vehicles from nearby residential streets during busy periods. Establishing the appropriate rate structure and time restrictions on the parking, coupled with effective parking enforcement, will significantly reduce the number of non-park users parking in a proposed facility. Security issues can be addressed through both passive and active measures. Passive security refers to measures not requiring a human response such as good lighting, openness, the elimination of hiding places, fencing, etc. Active security refers to measures requiring a human response such as security patrols, security guards and

Roxbury Park Master Plan – Parking Assessment
City of Beverly Hills, California
Final Report

March 26, 2008

video surveillance. Construction and operating costs can be significantly reduced by providing the parking above grade versus below grade.



Roxbury Park Master Plan – Parking Assessment
 City of Beverly Hills, California
 Final Report

March 26, 2008

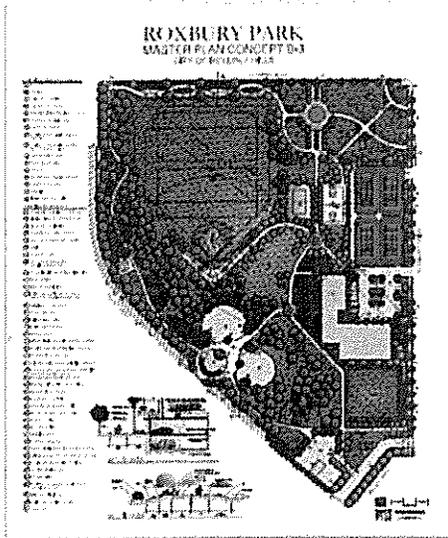
V. SUMMARY OF PARKING ALTERNATIVES

Conceptual parking plans have been developed by **Carl Walker** in an addendum to this study. Also included in the addendum are descriptions of the parking alternatives, an estimate of probable construction cost for each option, a comparison matrix of the parking alternatives, and a pros/cons analysis. The parking alternatives reviewed by City officials and the Recreation & Parks Commission Ad Hoc Committee are summarized below:

<u>Option</u>	<u>Description</u>
A-1, A-2	One level parking lot below the tennis courts (2 schemes)
A-3	Two level parking garage below the tennis courts
B-1, B-2	One level parking lot north of and below the Community Center (2 schemes)
C-1, C-2	Parking lot south of the Community Center (2 schemes)
D-1	Below-grade parking garage in the northeast corner of the park

Based on review of the concept plans, three alternatives were selected to be refined by Hirsch & Associates for the possible inclusion in the Roxbury Park Master Plan. Selected for further analysis are Options B-1, C-1 and C-2 above. Parking below the tennis courts is no longer under consideration.





City of Beverly Hills, California Roxbury Park Master Plan

Parking Analysis Addendum

March 26, 2007

Presented to:

**City of Beverly Hills
Community Services Department**

Recreation and Parks
455 North Rexford Drive
Beverly Hills, CA 90210-4817

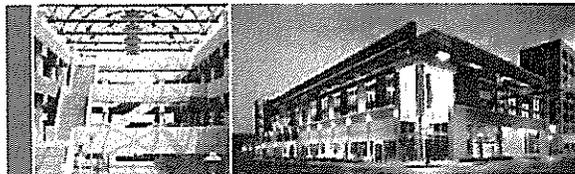
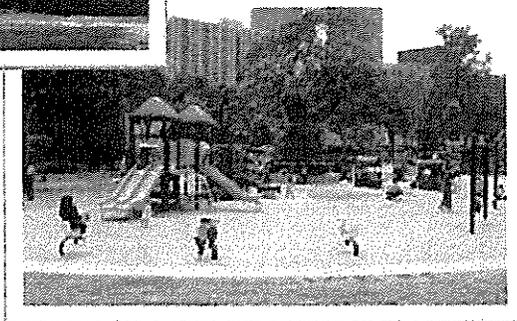
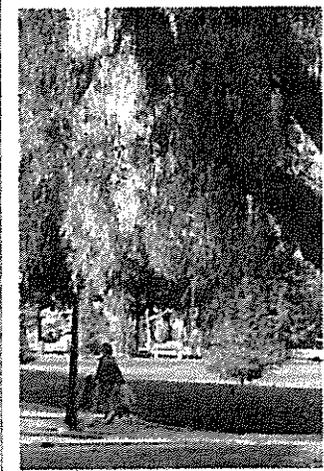
Phone: 719.321.8561

Presented by:

Carl Walker, Inc.

950 West Elliot Road, Suite 107
Tempe, AZ 85284

Phone: 480.505.0088
Fax: 480.505.0090



Ideas for parking.
SOLUTIONS FOR PEOPLE®



Roxbury Park Master Plan – Parking Analysis Addendum
City of Beverly Hills, California

March 26, 2008

This addendum to the Roxbury Park Parking Analysis consists of conceptual parking plans for Roxbury Park developed by **Carl Walker**, descriptions of the parking alternatives, estimates of probable construction costs, a comparison matrix of the parking alternatives, and a pros/cons analysis. The cost estimates for the covered parking facilities include the concrete slab to support the tennis courts and Community Center above, but do not include the cost of the tennis courts and Community Center. The parking concepts are illustrated in Figures 1 through 10 at the end of the addendum.

Description of Parking Alternatives

Figure 1 represents Option A-1, which is a one-level parking facility below the tennis courts. The 91-space parking facility is at grade and accessed from Roxbury Drive. The footprint of the parking is approximately 122 feet in width by 240 feet in length. The provision of 91 parking spaces in the 29,280 square foot parking facility results in parking efficiency of 321.8 square feet per space. All of the parking is oriented 90-degrees to the two-way drive aisles. Parking space dimensions are 9' x 18'. The two-way drive aisles are 24 feet wide. The estimated construction cost is \$1,756,800 for the parking component only, which represents a cost per space of \$19,305. No existing off-street parking is displaced by the proposed parking facility.

Indicated in Figure 2 is Option A-2, which is identical to Option A-1 except the parking facility is accessed from an adjacent parking lot rather than from Roxbury Drive.

Figures 3 and 4 represent Option A-3, which is a two-level parking garage below the tennis courts. Both levels of the 182-space parking garage are accessed from Roxbury Drive by a short non-parking ramp sloped at approximately 10.5%. The north ramp slopes up and the south ramp slopes down to enter the parking facility. The footprint of the parking is approximately 122 feet in width by 240 feet in length. The provision of 182 parking spaces in the 60,360 square foot parking facility results in parking efficiency of 331.6 square feet per space. All of the parking is oriented 90-degrees to the two-way drive aisles. Parking space dimensions are 9' x 18'. The two-way drive aisles are 24 feet wide. The estimated construction

Roxbury Park Master Plan – Parking Analysis Addendum
City of Beverly Hills, California

March 26, 2008

cost is \$4,527,000 for the parking component only, which represents a cost per space of \$24,874. It is anticipated that the parking facility would be classified as open and not require fire sprinklers or mechanical ventilation. No existing off-street parking is displaced by the proposed parking facility.

Indicated in Figure 5 is Option B-1, which is a one-level parking lot north of and below the partial footprint of the expanded Community Center. The 79-space parking facility is at grade and accessed from Roxbury Drive. The footprint of the parking is approximately 122 feet in width by 213 feet in length. The provision of 79 parking spaces in the 25,985 square foot parking facility results in parking efficiency of 328.9 square feet per space. All of the parking is oriented 90-degrees to the two-way drive aisles. Parking space dimensions are 9' x 18'. The two-way drive aisles are 24 feet wide. The estimated construction cost is \$919,525 for the parking component only, which represents a cost per space of \$11,640. No existing off-street parking is displaced by the proposed parking facility.

Indicated in Figure 6 is Option B-2, which is a one-level parking lot north of and below the entire footprint of the expanded Community Center. The 95-space parking facility is at grade and accessed from Roxbury Drive. The provision of 95 parking spaces in the 34,110 square foot parking facility results in parking efficiency of 359.1 square feet per space. All of the parking is oriented 90-degrees to the two-way drive aisles. Parking space dimensions are 9' x 18'. The two-way drive aisles are 24 feet wide. The estimated construction cost is \$1,447,650 for the parking component only, which represents a cost per space of \$15,238. No existing off-street parking is displaced by the proposed parking facility.

Figure 7 represents Option C-1, which is a parking lot south of the expanded Community Center. The 99-space parking lot is accessed from Roxbury Drive. The provision of 99 parking spaces in the 37,250 square foot parking lot results in parking efficiency of 376.3 square feet per space. All of the parking is oriented 90-degrees to the two-way drive aisles. Parking space dimensions are 9' x 18'. The two-way drive aisles are 24 feet wide. The estimated construction



Roxbury Park Master Plan – Parking Analysis Addendum
City of Beverly Hills, California

March 26, 2008

cost is \$409,750, which represents a cost per space of \$4,139. Fifty parking spaces in the existing lot are displaced by the new lot, resulting in a net gain of only 49 parking spaces. The cost per net space gained is \$8,362. Eighteen additional surface parking spaces would be required to satisfy the estimated future demand for parking at Roxbury Park.

Figure 8 represents Option C-2, which is a larger parking lot south of the expanded Community Center. The 126-space parking lot is accessed from Roxbury Drive. The provision of 126 parking spaces in the 50,210 square foot parking lot results in parking efficiency of 398.5 square feet per space. All of the parking is oriented 90-degrees to the two-way drive aisles. Parking space dimensions are 9' x 18'. The two-way drive aisles are 24 feet wide. The estimated construction cost is \$552,310, which represents a cost per space of \$4,383. Fifty parking spaces in the existing lot are displaced by the new lot, resulting in a net gain of 76 parking spaces. The cost per net space gained is \$7,267.

Indicated in Figures 9 and 10 is Option D-1, a one level below-grade parking garage located in the northeast corner of the park. The 126-space parking garage is accessed from Roxbury Drive by a non-parking ramp sloped at approximately 12%. The footprint of the parking is approximately 122 feet in width by 322 feet in length. The provision of 126 parking spaces in the 43,575 square foot parking facility results in parking efficiency of 345.8 square feet per space. All of the parking is oriented 90-degrees to the two-way drive aisles. Parking space dimensions are 9' x 18'. The two-way drive aisles are 24 feet wide. The estimated construction cost is \$5,664,750, which represents a cost per space of \$44,958. The parking garage would be classified as enclosed and require fire sprinklers and mechanical ventilation. No existing off-street parking is displaced by the proposed parking facility.

The parking alternatives are summarized in the table below and pros/cons analysis follows the table.



Roxbury Park Master Plan – Parking Analysis Addendum
 City of Beverly Hills, California

March 26, 2008

Parking Alternatives Comparison Matrix

Option	Surface Lot, Covered Lot or Garage	Location	Number of Parking Levels	Square Feet	Parking Efficiency (\$F/Space)	Existing Spaces Displaced	Net Spaces Gained	Estimated Construction Cost	Cost per Space	Cost/Net Space Gained	
A-1	CL	Under tennis courts	1	91	29,280	321.8	0	91	\$1,756,800	\$19,305	\$19,305
A-2	CL	Under tennis courts	1	91	29,280	321.8	0	91	\$1,756,800	\$19,305	\$19,305
A-3	G	Under tennis courts	2	182	60,360	331.6	0	182	\$4,527,000	\$24,874	\$24,874
B-1	SL/CL	North/under Comm. Cntr.	1	79	25,985	328.9	0	79	\$919,525	\$11,640	\$11,640
B-2	SL/CL	North/under Comm. Cntr.	1	95	34,110	359.1	0	95	\$1,447,650	\$15,238	\$15,238
C-1	SL	South of Comm. Cntr.	1	99	37,250	376.3	50	49	\$409,750	\$4,139	\$8,362
C-2	SL	South of Comm. Cntr.	1	126	50,210	398.5	50	76	\$552,310	\$4,383	\$7,267
D-1	G	NE corner of park	1	126	43,575	345.8	0	126	\$5,664,750	\$44,958	\$44,958

Pros/Cons Analysis

The primary advantages of Options A-1 and A-2 are the parking facilities do not consume park green space and do not displace any existing on-site parking. The footprint of the parking provides for an efficient parking layout and a reasonable cost per space for covered parking. All of the parking is at grade, which would alleviate some of the safety concerns raised by neighborhood residents. However, a similar concept proposed in the Roxbury Park Master Plan was not supported by nearby residents.

Options A-3 would provide enough parking below the tennis courts to eliminate some surface parking and increase park green space. The footprint of the parking provides for an efficient parking layout and a reasonable cost per space for a two-level, partially below-grade parking garage. It is anticipated that the garage would be classified as open and not require fire sprinklers or mechanical ventilation. However, this option largely represents the same concept proposed in the Roxbury Park Master Plan that was not supported by nearby residents.

Option B-1 provides convenient parking for the expanded Community Center in an efficient layout. Because of the efficient layout and given that a good portion of the lot is uncovered, the cost per space is lower than many of the other options. While the lot does consume a small portion of park green space, no existing on-site parking spaces are displaced by the proposed facility.



Roxbury Park Master Plan – Parking Analysis Addendum
City of Beverly Hills, California

March 26, 2008

Because of the irregular footprint of the expanded Community Center, the Option B-2 parking layout under the entire footprint of the building is very inefficient and the cost per space approximately 30% higher than Option B-1. On the other hand, it provides about 20% more parking spaces than Option B-1.

Option C-1 provides additional parking at a very reasonable cost at a location and configuration that impacts the park minimally. That said, it does consume nearly an acre of park green space and displaces the existing parking lot with 50 spaces, which results in a net gain of only 49 parking spaces. The cost per additional space is still lower than all of the covered options.

Option C-2, while providing more parking spaces, consumes more green space and significantly impacts the park. The cost per net space gained is the lowest of the options considered.

Option D-1 consumes minimal park green space, provides the largest net gain of parking, and would park vehicles out of sight of park patrons. On the other hand, because the parking is underground and entirely enclosed, it would probably not ease the safety concerns raised by neighborhood residents. The cost per space is also very high due to excavation, retaining walls, possible dewatering, fire sprinklers and mechanical ventilation.

The conceptual parking plans follow in Figures 1 through 10.

Carl Walker
 Planning Engineering Restoration
 Carl Walker, Inc.
 2460 W. 26th Avenue
 Suite 600-C
 Denver, CO 80211
 Phone (303) 694-8800
 Fax (303) 894-8033
 www.carlwalker.com

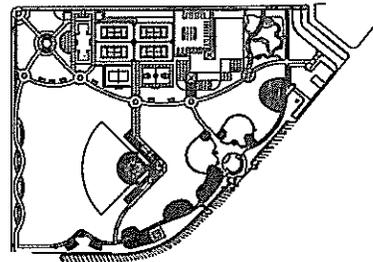
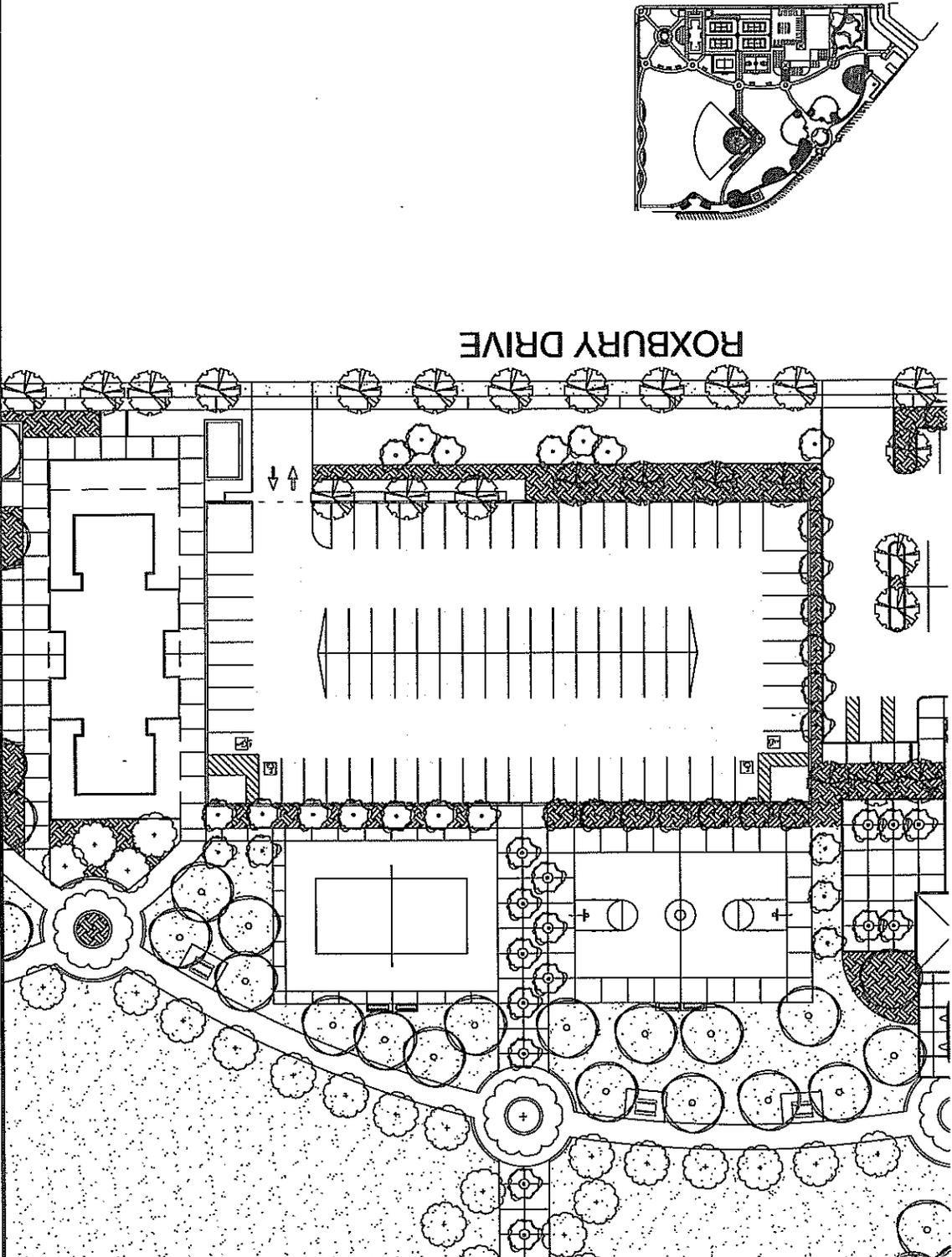
**Roxbury Park
 Parking Study
 Beverly Hills, CA**

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

PROJECT ITR	SDM
DESIGN BY	SDM
DRAWN BY	VJG
REVISION	DATE

DRAWING TITLE
**OPTION A-1
 COVERED
 PARKING LOT PLAN**

PROJECT NO.
S3-2007-098
 DRAWING NO.
Figure 1



KEY PLAN



COVERED PARKING LOT PLAN
 1" = 40'
 91 SPACES



Carl Walker, Inc.
2460 W. 26th Avenue
Suite 600-C
Denver, CO 80211
Phone (303) 894-8800
Fax (303) 894-8033
www.carlwalker.com

Roxbury Park
Parking Study
Beverly Hills, CA

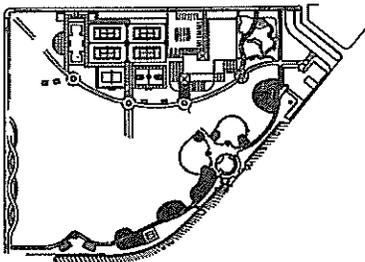
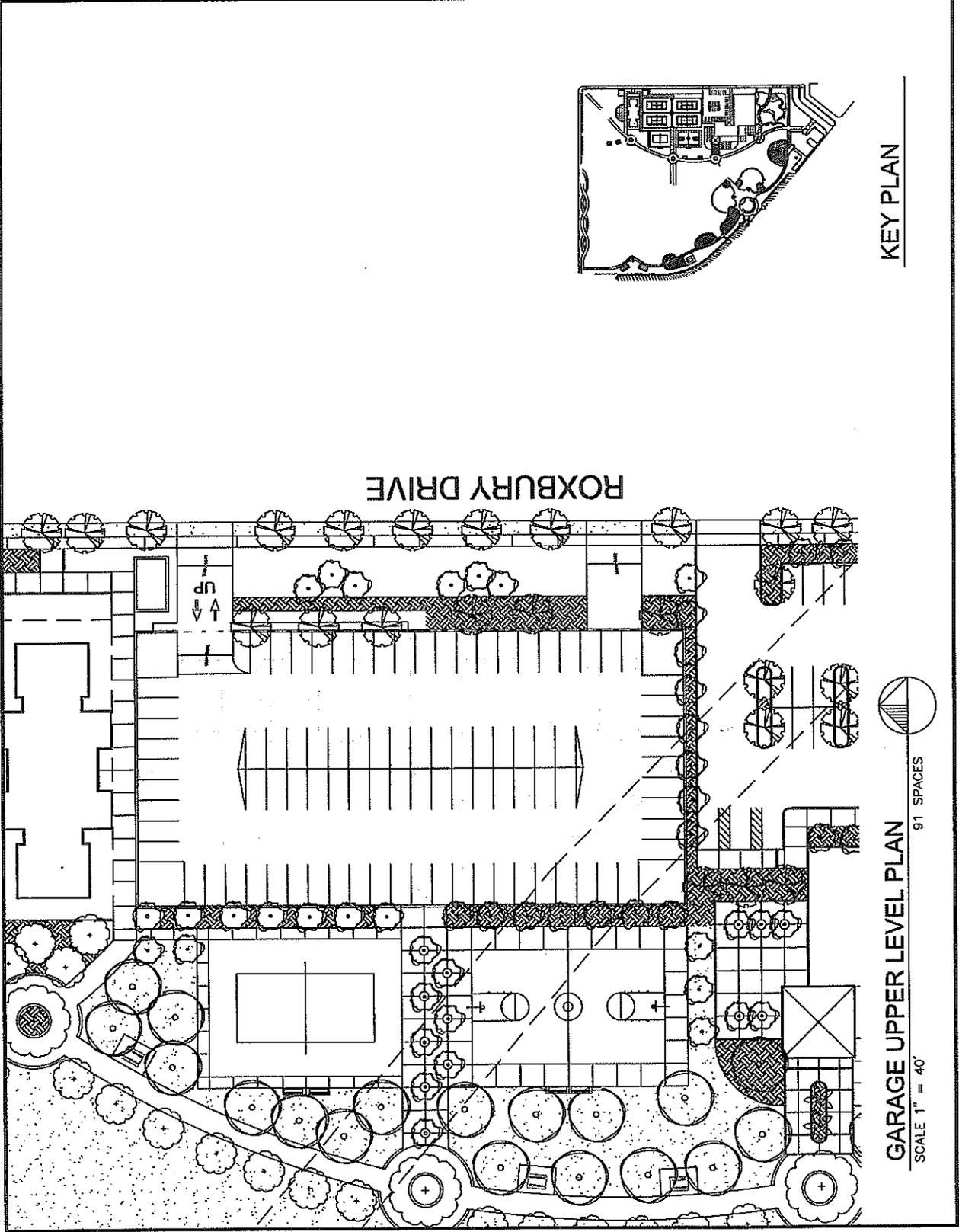
The Drawings are the property of Carl Walker, Inc. and are not to be revised or reproduced without written permission from Carl Walker, Inc.

PROJECT TAG:	SDM
DESIGN BY:	SDM
DRAWN BY:	VJG
DATE:	
SCALE:	
PROJECT NO.:	
DRAWING NO.:	

DRAWING TITLE
OPTION A-3
GARAGE UPPER
LEVEL PLAN

PROJECT NO.
S3-2007-098

DRAWING NO.
Figure 3



KEY PLAN



GARAGE UPPER LEVEL PLAN
SCALE 1" = 40'
91 SPACES

Carl Walker
 Planning Engineering Restoration
 Carl Walker, Inc.
 2460 W. 28th Avenue
 Suite 500-C
 Denver, CO 80211
 Phone (303) 894-8800
 Fax (303) 894-8033
 www.carlwalker.com

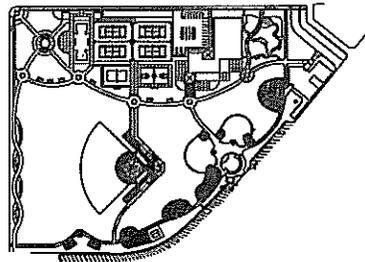
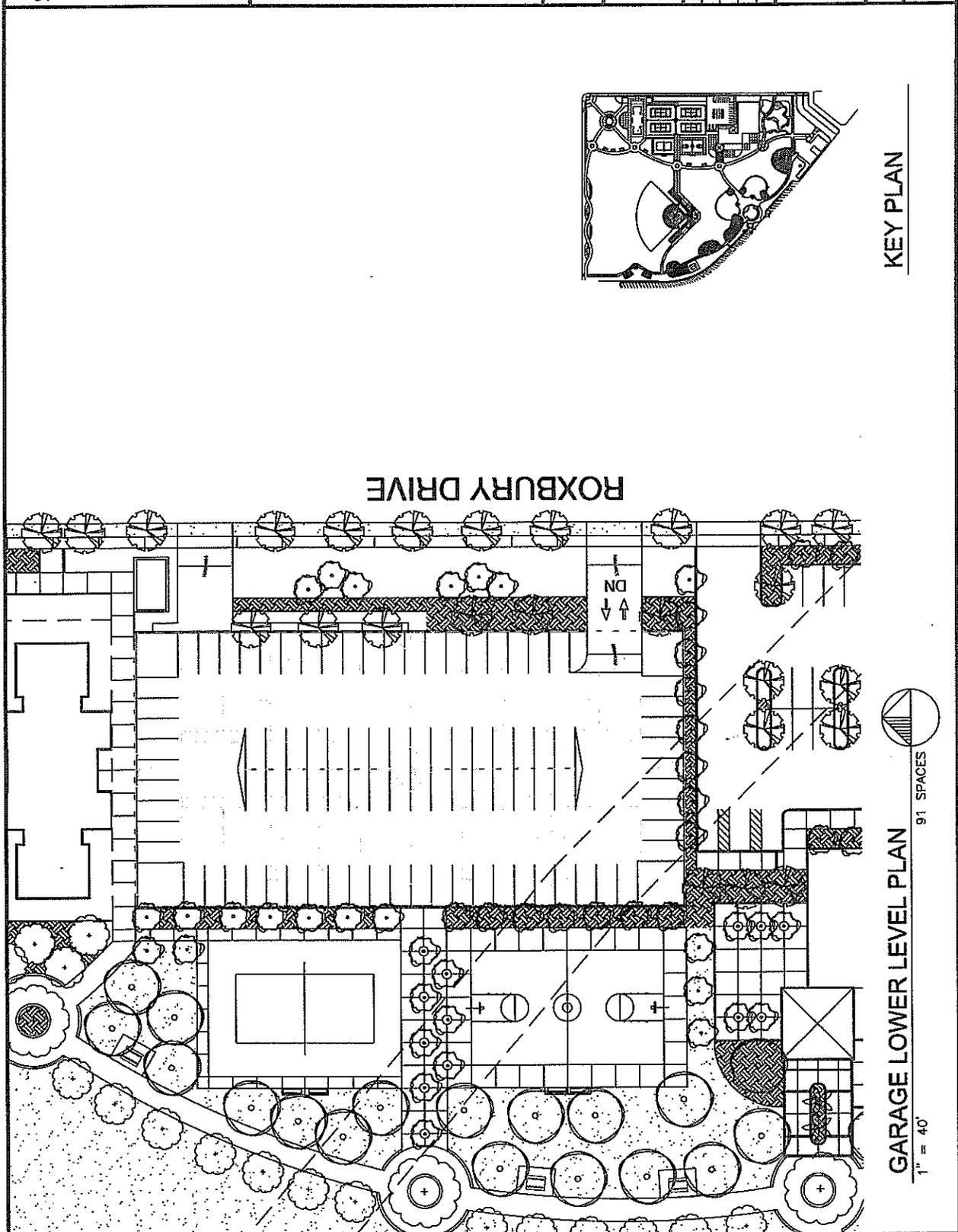
**Roxbury Park
 Parking Study
 Beverly Hills, CA**

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

PROJECT MGR.	SDM
DESIGN BY	SDM
DRAWN BY	VAG
DATE	
REVISION	
DESCRIPTION	

DRAWING TITLE
**OPTION A-3
 GARAGE LOWER
 LEVEL PLAN**

PROJECT NO.
S3-2007-098
 DRAWING NO.
Figure 4



KEY PLAN



91 SPACES

GARAGE LOWER LEVEL PLAN

1" = 40'



Carl Walker, Inc.
2460 W. 26th Avenue
Suite 500-C
Denver, CO 80211
Phone (303) 894-8800
Fax (303) 894-8033
www.carlwalker.com

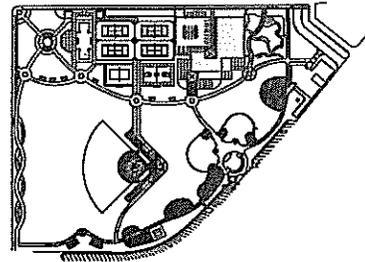
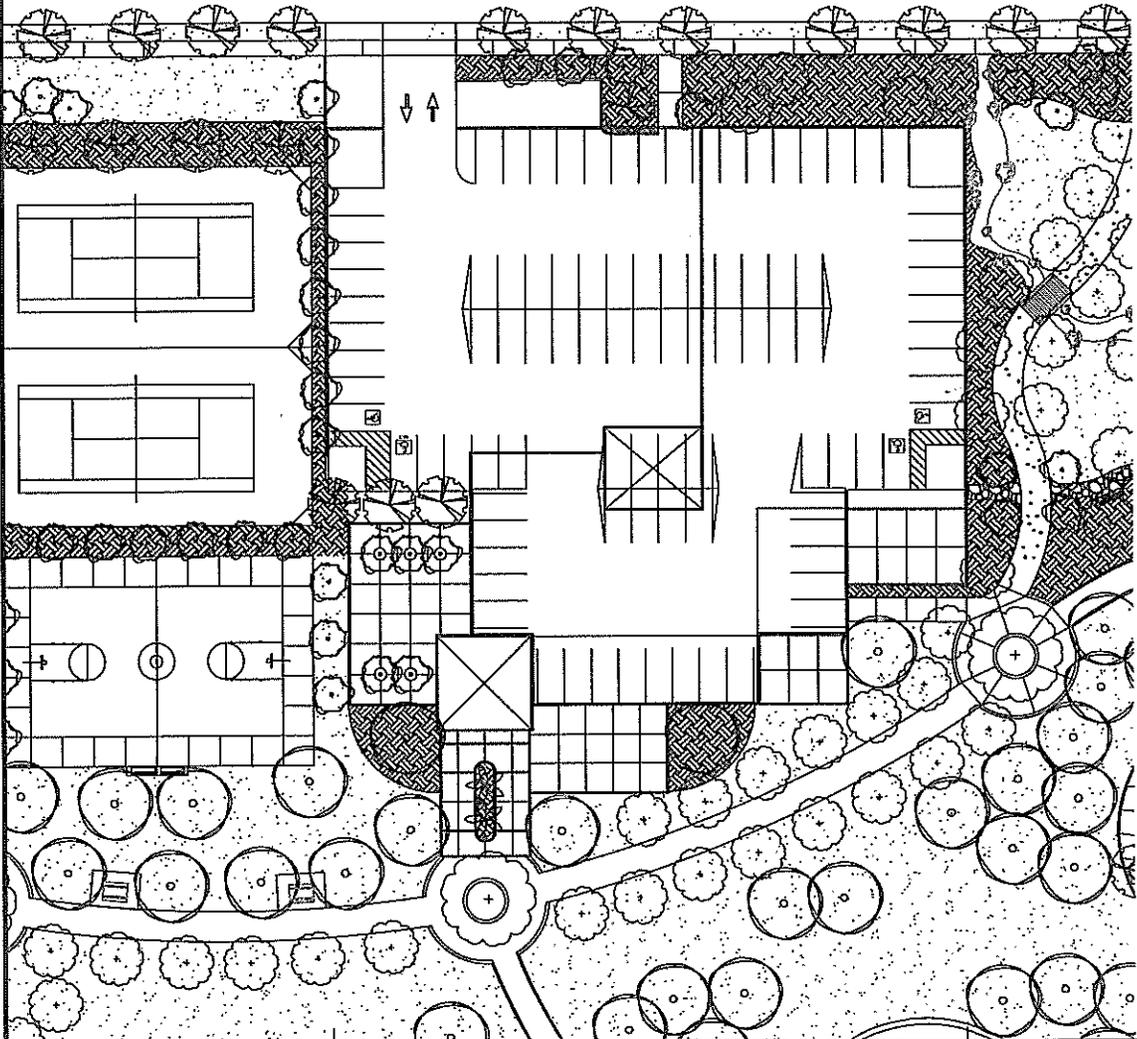
Roxbury Park Parking Study Beverly Hills, CA

This Drawing is the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

PROJECT MGR.	SDM	
DESIGN BY	EDM	
DRAWN BY	VJS	
REVISED	DATE	DESCRIPTION

DRAWING TITLE
**OPTION B-2
PARTIALLY COVERED
PARKING LOT PLAN**

PROJECT NO.
S3-2007-098
DRAWING NO.
Figure 6



KEY PLAN



PARTIALLY COVERED PARKING LOT PLAN
1" = 40'
95 SPACES



Carl Walker, Inc.
 2460 W. 26th Avenue
 Suite 500-C
 Denver, CO 80211
 Phone (303) 894-8800
 Fax (303) 894-8033
 www.carlwalker.com

**Roxbury Park
 Parking Study**
 Beverly Hills, CA

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

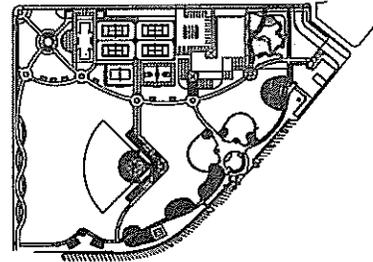
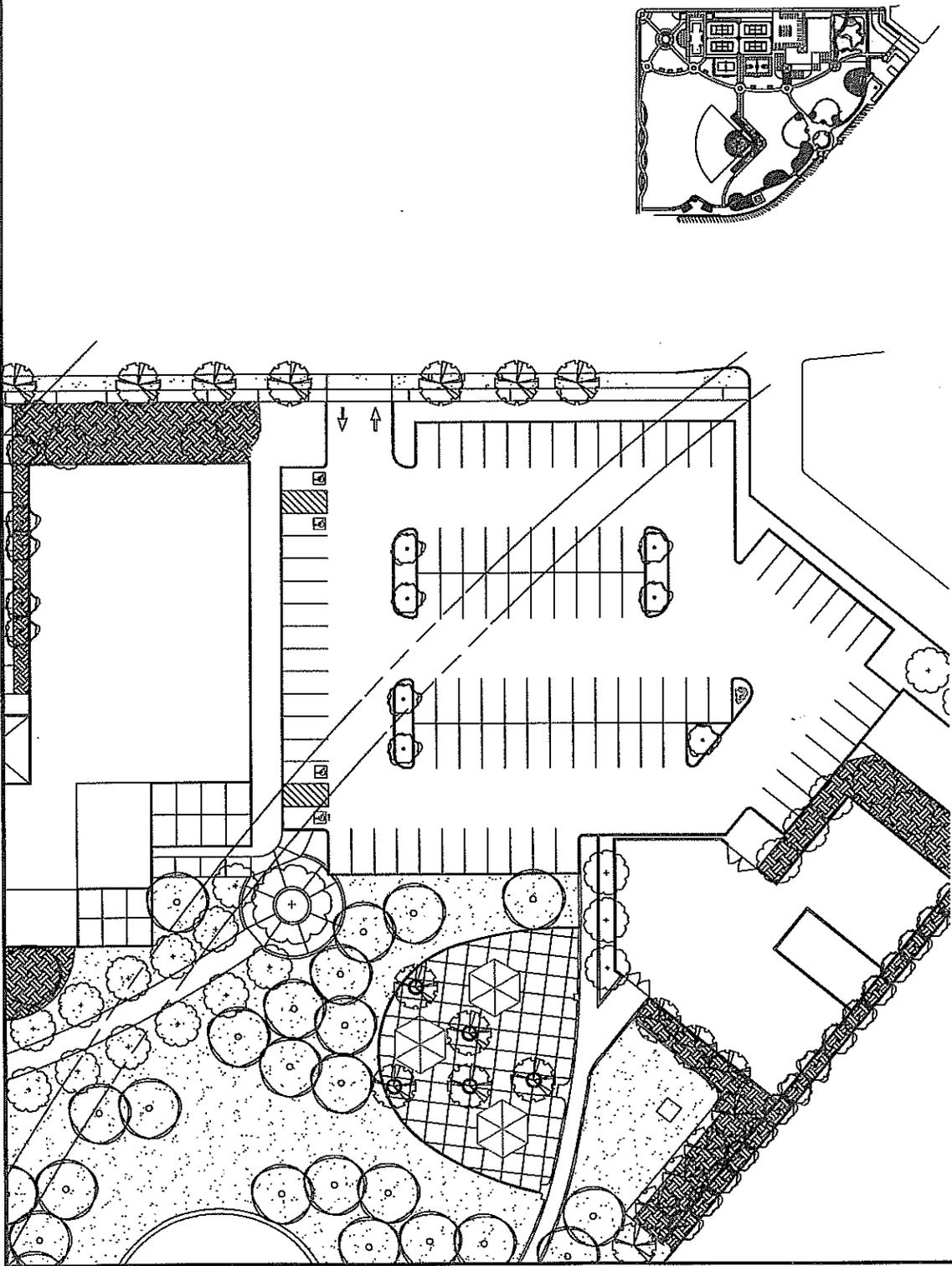
PROJECT MGR. SDM
 DESIGN BY. SDM
 DRAWN BY. VJS

DATE: 12/20/07
 DESIGNED BY: VJS

DRAWING TITLE
**OPTION C-1
 PARKING LOT PLAN**

PROJECT NO.
S3-2007-098

DRAWING NO.
Figure 7



KEY PLAN



99 SPACES

PARKING LOT PLAN
 1" = 40'



Carl Walker, Inc.
 Planning Engineering Restoration
 2460 W. 26th Avenue
 Suite 600-C
 Denver, CO 80211
 Phone (303) 894-8800
 Fax (303) 894-8033
 www.carlwalker.com

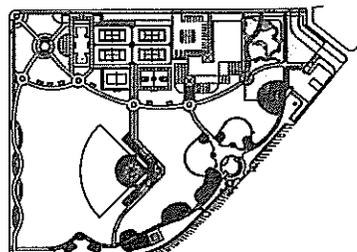
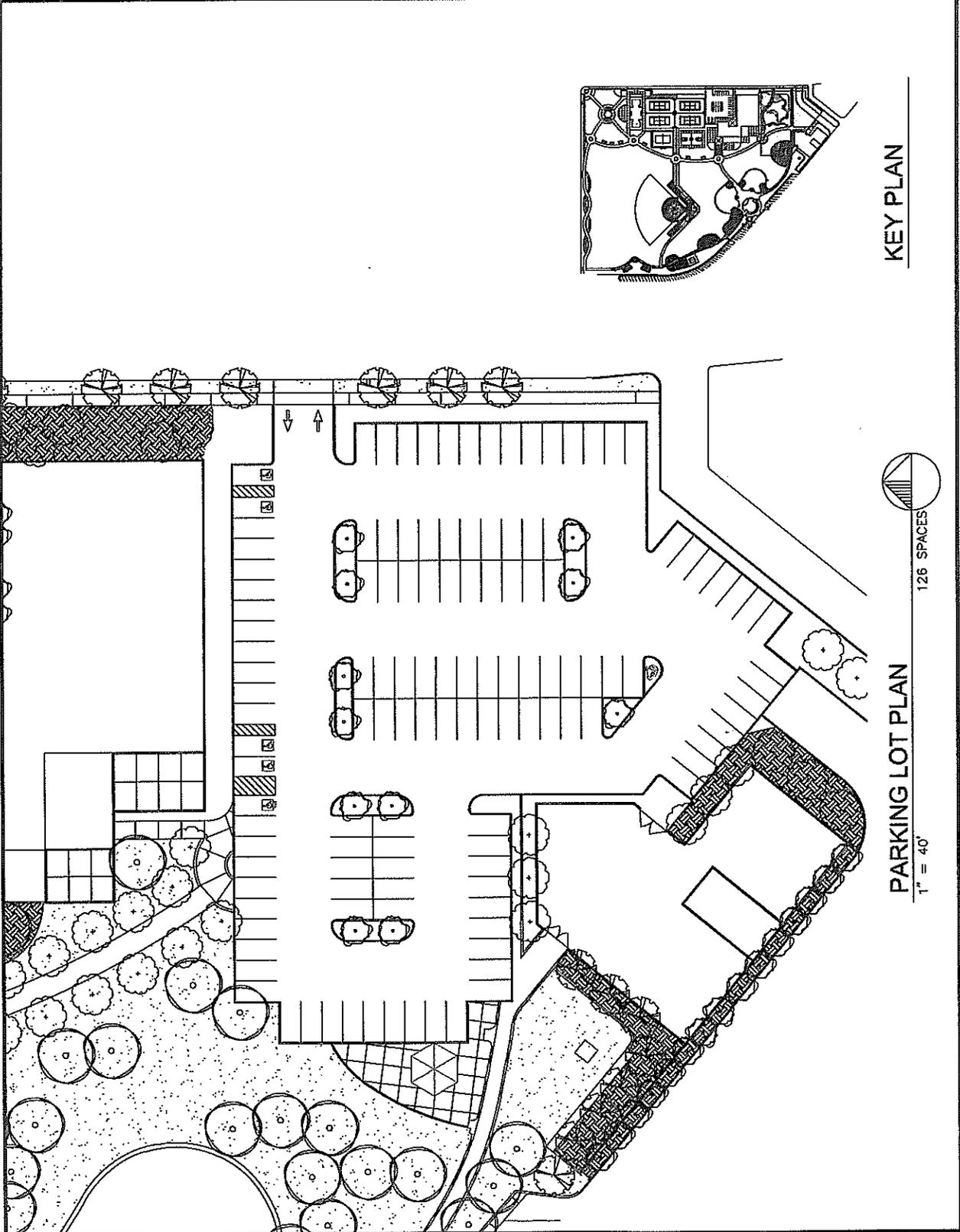
**Roxbury Park
 Parking Study**
 Beverly Hills, CA

The Drawings are the property of Carl Walker, Inc. and are not to be revised or reproduced without written permission from Carl Walker, Inc.

PROJECT MGR.	SDM
DESIGNED BY	SDM
DRAWN BY	VJS
DATE	
DESCRIPTION	

DRAWING TITLE
**OPTION C-2
 PARKING LOT PLAN**

PROJECT NO.
S3-2007-098
 DRAWING NO.
Figure 8



KEY PLAN

126 SPACES
 1" = 40'

PARKING LOT PLAN



Carl Walker, Inc.
 Planning Engineering Restoration
 2460 W. 26th Avenue
 Suite 500-C
 Denver, CO 80211
 Phone (303) 894-8800
 Fax (303) 894-8033
 www.carlwalker.com

Roxbury Park
 Parking Study
 Beverly Hills, CA

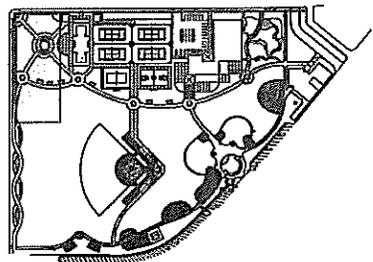
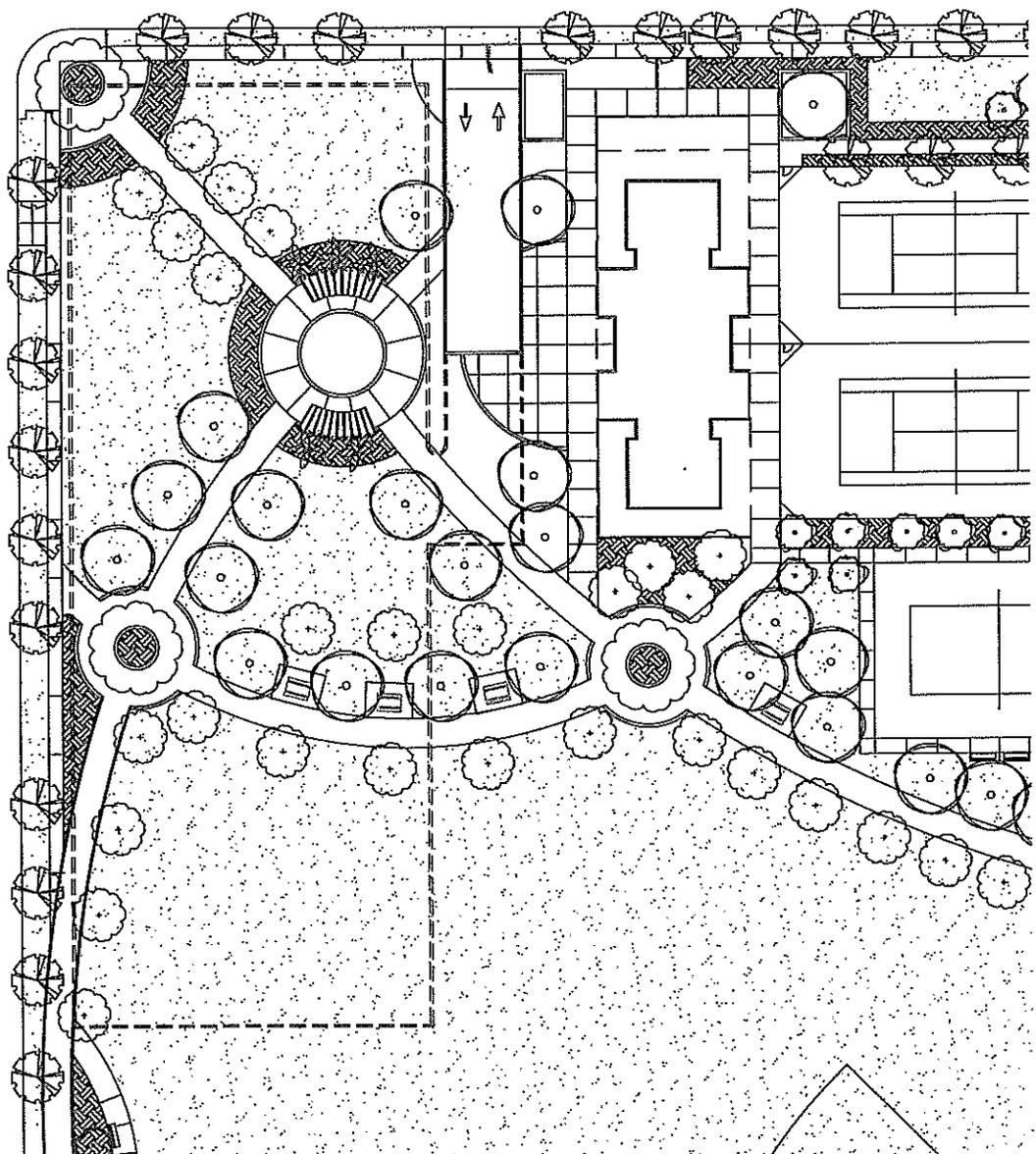
The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

PROJECT MGR.	SDM
DESIGN BY	SDM
DRAWN BY	YAG
CHECKED BY	YAG
DATE	05/20/08

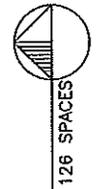
DRAWING TITLE
**OPTION D-1
 GARAGE ENTRANCE**

PROJECT NO.
S3-2007-098

DRAWING NO.
Figure 9



KEY PLAN



GARAGE ENTRANCE
 1" = 40'
 126 SPACES



Planning Engineering Restoration
 Carl Walker, Inc.
 2460 W. 26th Avenue
 Suite 500-C
 Denver, CO 80211
 Phone (303) 894-8800
 Fax (303) 894-8033
 www.carlwalker.com

**Roxbury Park
 Parking Study
 Beverly Hills, CA**

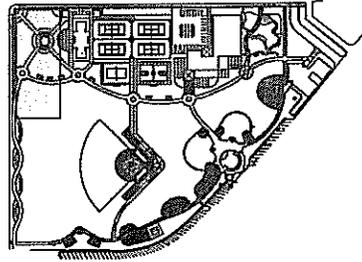
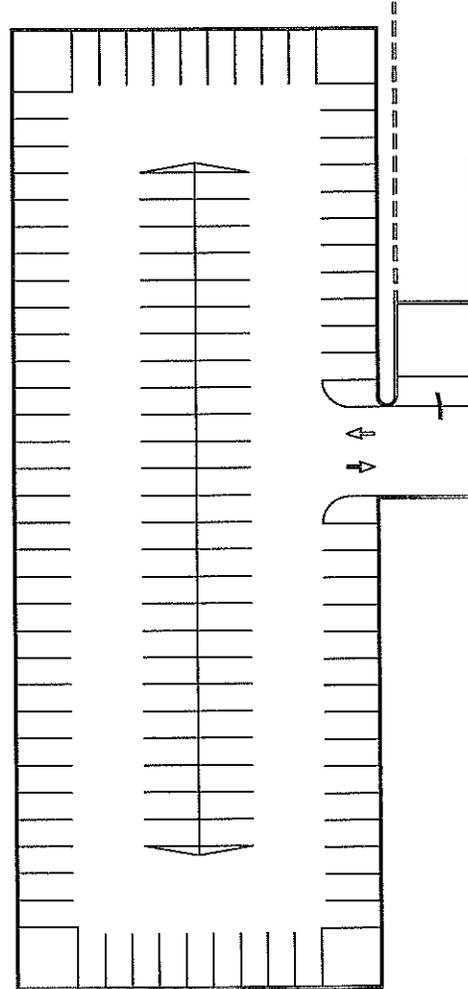
The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

PROJECT MGR.	SDM
DESIGN BY	SDM
DRAWN BY	VJG
DATE	10-20-07
SCALE	
REVISION	
DATE	
DESCRIPTION	

DRAWING TITLE
**OPTION D-1
 GARAGE PLAN**

PROJECT NO.
S3-2007-098

DRAWING NO.
Figure 10



KEY PLAN



126 SPACES

GARAGE PLAN

1" = 40'