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

City Hall
455 North Rexford Drive
4th Floor Conference Room B
Beverly Hills, CA 90210

Tuesday, December 11, 2018
12:15 PM

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) Initial Analysis of and Background on possible Amenities at La Cienega Park and Recreation Complex

3) Adjournment

Lourdes Sy-Rodriguez, Assistant City Clerk

Posted: December 10, 2018

A DETAILED LIAISON AGENDA PACKET IS AVAILABLE FOR REVIEW IN THE LIBRARY AND CITY CLERK'S OFFICE.

In accordance with the Americans with Disabilities Act, Conference Room A is wheelchair accessible. If you need special assistance to attend this meeting, please call the City Manager's Office at (310) 285-1014 or TTY (310) 285-6881. Please notify the City Manager's Office at least twenty-four (24) hours prior to the meeting if you require captioning service so that reasonable arrangements can be made.
Meeting Date: December 11, 2018
To: City Council Liaisons
From: Nancy Hunt-Coffey, Director of Community Services
Subject: Initial Analysis of and Background on possible Amenities at La Cienega Park and Recreation Complex

Attachments: 1. Notes from November 20th City Council meeting
2. Preliminary Draft Report on La Cienega Park and Recreation Complex

The liaisons are asked to review the information that staff intends to present to the full City Council at the December 18th meeting and to provide direction on some initial analysis of and background on possible amenities and placement at La Cienega.
City Council Meeting Notes

Results of the La Cienega Public Engagement Process

November 20, 2018

Overall City Council direction was

- Challenge us to use the exercise to maximize space at the park
- It was important to City Council that we do not lose any of the current amenities
- We should look at including a pool and basketball courts
  - We have issues with the JPA
  - We should not solely be dependent on the school district
- Parking is a concern. We need to be sure that we have adequate parking for current and future uses
- Look at the accessibility of the park, entrances, access points
- Space was a concern of Vice Mayor Mirisch... keep in mind field use
- Council would like to see Tennis Court numbers, use info, capacity, multiuse of courts
- Look at the possibilities of moving community center to the other side of the street.

City Council Continues to Support the Current Uses – All 5 councilmembers support keeping the current uses

- Organized Sports
- Tennis
- Walking / Running
- Outdoor Exercise
- Youth Play
- Community Center
- Duplicate Bridge Club

City Council wants staff to explore remodeling all of the following amenities

- Playground
- Bathrooms
- Community Center
- Snack Bar
- Ballfield Configuration
City Council's interest in exploring possible future uses at La Cienega

<table>
<thead>
<tr>
<th>Public Pool</th>
<th>Mayor Gold</th>
<th>Vice Mayor Mirisch</th>
<th>Bosse</th>
<th>Friedman</th>
<th>Wunderlich</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes - space is a concern</td>
<td>Yes</td>
<td>Yes</td>
<td>Neutral</td>
<td>Yes</td>
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<tr>
<td>Basketball Courts/Gym</td>
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<td>Yes - space is a concern</td>
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<td>Updated Community Center</td>
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<td>Yes</td>
<td>Yes</td>
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<td>Shade and Green Space</td>
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<td>Yes</td>
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<tr>
<td>Improved Play Structures /Playground</td>
<td>Yes</td>
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<td>Yes</td>
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<tr>
<td>Improved Restrooms</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Expanded Duplicate Bridge Club Facilities</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Maybe</td>
<td>Yes</td>
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<tr>
<td>Improved Parking</td>
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<td>Yes</td>
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<tr>
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<td>Water Feature</td>
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<td>Yes</td>
<td>Yes</td>
<td>Yes with the pool</td>
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City Council's interest in exploring additional outcomes at La Cienega

<table>
<thead>
<tr>
<th>Bridge over La Cienega</th>
<th>Mayor Gold</th>
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<th>Bosse</th>
<th>Friedman</th>
<th>Wunderlich</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Purchase/Use of Academy Building*</th>
<th>Mayor Gold</th>
<th>Vice Mayor Mirisch</th>
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<th>Friedman</th>
<th>Wunderlich</th>
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<tr>
<th>Repurpose Field Use/Revised Field Locations</th>
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<th>Friedman</th>
<th>Wunderlich</th>
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<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Yes - repurpose or reconfigure but do not lose current use</td>
<td>Yes - repurpose or reconfigure but do not lose current use</td>
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<tr>
<th>Skate Park</th>
<th>Mayor Gold</th>
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<th>Friedman</th>
<th>Wunderlich</th>
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<tr>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>no preference</td>
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<table>
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<th>Library</th>
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<th>Vice Mayor Mirisch</th>
<th>Bosse</th>
<th>Friedman</th>
<th>Wunderlich</th>
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</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
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</table>
This report records the findings of the Discovery phase of the park master plan effort. It establishes the parameters with which options will be developed in the next phase: Option Development, for a comprehensive master plan and project implementation road map. It documents an analysis of the park that describes how each of its major functional components situate and operate on site. It records the findings of the community outreach effort completed by the city and its consultants in 2018 and the direction by council to the master planning team in response to those results. It identifies opportunities and challenges that will inform the public’s approach to a master plan for the park.
At approximately 17 acres this park has been the home of a wide array of outdoor recreation facilities including a regulation size baseball field, regulation softball fields, soccer fields, playgrounds, outdoor fitness fields and jogging tracks. The one story community center at the southeast corner of La Cienega Blvd and Olympic Blvds. supports children sports and recreation activities in the former Water Department building. The Academy of Motion Picture Arts and Sciences Film Archive resides in the former 1920s era City of Beverly Hills Water Department facility at the southwest corner of the park. Fenton Field which supports children sports and recreation sits at the northwest corner of La Cienega and Olympic Blvds.
La Cienega Park situates at the far southeast corner of the city of Beverly Hills at the intersection of La Cienega Blvd and Gregory Way.

The park lies less than a quarter of a mile west, south, and west sides.

- The city of Los Angeles surrounds the park on between Wilshire Blvd and Greengrass Way.
- Development of both sides of La Cienega Blvd create incentives for more intense mixed use construction.
- The LA MTA subway lines currently under the LA MTA subway line currently under the LA MTA subway line currently under the LA MTA subway line currently under
- The park lies less than a quarter of a mile west, south, and west sides.
- La Cienega Park situates at the far southeast corner of the city of Beverly Hills on its east, south, and west sides.

The city of Beverly Hills may rezone and/or create incentives for more intense mixed use development on both sides of La Cienega Blvd.
CITY OF BEVERLY HILLS LACIENEGA PARK AND RECREATION COMPLEX MASTER PLAN

SITE ANALYSIS

THE PARK AND ITS NEIGHBORHOODS

City of Beverly Hills single family residences, multi-family residences and commercial properties line the north side of the park across La Cienega Blvd.

Gregory Way

Olympic Blvd

E. Olympic Blvd

La Cienega Blvd

Neighborhood

City of Beverly Hills single family residents situate along the north side of the park across from Gregory Way.

Multi-family residences lie along the north side and northeast corner of the park across Gregory Way.

Commercial properties line both sides of La Cienega Blvd as it arrives from the north to meet Gregory Way.

Multiple properties on both sides of La Cienega Blvd.

Olympic Blvd

E. Olympic Blvd

La Cienega Blvd

Gregory Way

Neighborhood

City of Beverly Hills single family residents
Buildings

Buildings major structures include locations that have detrimental effects on the quality of life along the street and within the park. They undermine the character of land use within the park.

- 1920s era former water department building now leased and occupied by the Academy of Motion Picture Arts and Sciences
- The single story 1920s era concession stand
- The single story community center building
- The south half of the west side of the park
- Equipment storage, including two restrooms
- Additional structures include a concessions stand, and
- A single building that takes up a key site at the corner of Gregory Way and La Cienega Blvd.

The single story community center building
- The single story concession stand
- The south half of the west side of the park
- Equipment storage, including two restrooms
- A single building that takes up a key site at the corner of Gregory Way and La Cienega Blvd.
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Outdoor Recreation

Tenniscourts 2.86
Fenton Field (children's sports) 0.67
Children's playground 0.26
Outdoor fitness facility 0.36
Jogging path 0.45
Softball field 1.24
Softball field 1.24
Children's soccer fields 1.03
Children's soccer fields 1.03
Baseball field 2.16

Legend

1. Outdoor fitness
2. Jogging track
3. Tennis courts
4. Children's playground
5. Fenton field
6. Softball field
7. Softball field
8. Baseball field
9. Children's soccer field
10. Children's soccer field

Outdoor Recreation

Tenniscourts over parking and the children's sports field occupy the west side of the park. Ballfields occupy 2/3 of the east side of the park. The remaining 1/3 of the site is occupied by the community center, children's playground, fitness and jogging path.
Vehicles

• Most of the parking situates at grade within the tennis center structure.
• A small amount of parking is afforded in front of the tennis center structure.
• Access to the two parking lots on the west side of the park is afforded via two entrances mid-block off of Gregory Way.
• Street parking along Gregory Way and LeDoux and Gregory Way and La Cienega Blvd. also serve the park most of the hours of the day.

**VEHICULAR CIRCULATION AND PARKING**

<table>
<thead>
<tr>
<th>Component</th>
<th>Acres</th>
</tr>
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<tbody>
<tr>
<td>Tennis center structure</td>
<td>0.10</td>
</tr>
<tr>
<td>Tennis center driveway</td>
<td>0.10</td>
</tr>
<tr>
<td>Academy Archive driveway</td>
<td>0.29</td>
</tr>
<tr>
<td>Academy Archive parking lot</td>
<td>0.25</td>
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<tr>
<td>Community center turnaround and parking lot</td>
<td>0.19</td>
</tr>
<tr>
<td>Facilities maintenance yard and parking</td>
<td>0.19</td>
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**SPACES**

<table>
<thead>
<tr>
<th>Spaces</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>Tennis center structure parking</td>
<td>318</td>
</tr>
<tr>
<td>Academy Archive surface lot parking</td>
<td>17</td>
</tr>
<tr>
<td>Community center turnaround parking</td>
<td>5</td>
</tr>
<tr>
<td>La Cienega street parking</td>
<td>30</td>
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<tr>
<td>Gregory Way street parking</td>
<td>24</td>
</tr>
<tr>
<td>LeDoux street parking</td>
<td>47</td>
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</table>

**Total: 441**
The jogging path that runs around the two softball fields at the heart of the east side of the park is one of the most popular activities in the park. Joggers can use the path to access the community center, playground, and other facilities.

Minimal pedestrian activity takes place along this path on the west side of the park.

MTA bus stops are located on either side of La Cienega Blvd, two near Olympic Blvd and two near Gregory Way. Very few pedestrian activity is generated on La Cienega Blvd. Very busy vehicle travel along La Cienega that is La Cienega.

Pedestrians wanting to access the east side of the park from the west side of the park must navigate the very busy vehicular arterial that is La Cienega Blvd.

Pedestrians wanting to access the east side of the park from the west side of the park must navigate the very busy vehicular arterial that is La Cienega Blvd.

Children's playground and outdoor fitness center are available on the east side of the park. The west side of the park is not accessible to pedestrians. The joggers frequent the jogging path on the east side of the park.

Very few pedestrians are seen on the west side of the park.
Landscape elements in the form of ground cover, shrubs and trees are meant to mask the presence of the tennis center parking structure on three sides: La Cienega, Gregory Way and Ce Doux.

The site surrounding the Academy Archive is treated as a formal garden on the side facing La Cienega Blvd and as a grove of sycamore trees in the parking lot on the Ce Doux side.

Trees consist of mature sycamores, pines, jacaranda, ficus and others.

Vegetation
Grass, ground covers, plants and trees extend along mostly the street edges of the park. This gives the impression of the presence of a park, but because of the linear, fragmented nature of the landscape it adds up to very little usable passive park open space.

Legend
- Plants
- Trees
- Landscape
- Pathways and paved roads
- Walls
- SW 660/2 1/2" concrete
- CM 1200/2 1/2" concrete
- Berms
- Berm spray paint
- Wall
- Landscape elements in the form of ground cover, shrubs and trees are meant to mask the presence of the tennis center parking structure on three sides: La Cienega, Gregory Way and Ce Doux.

The Academy Archive is treated as a formal garden on the side facing La Cienega Blvd and as a grove of sycamore trees in the parking lot on the Ce Doux side.

Trees consist of mature sycamores, pines, jacaranda, ficus and others.

Vegetation
Grass, ground covers, plants and trees extend along mostly the street edges of the park. This gives the impression of the presence of a park, but because of the linear, fragmented nature of the landscape it adds up to very little usable passive park open space.
Passive Green Space

Three areas along La Cienega constitute the entirety of the unprogrammed open space within the park, about one acre.

- La Cienega Plaza: Unprogrammed, passive park open space
- At the corner of La Cienega and La Cienega Blvd.
- Picnic tables and barbecues occupy a small grass area
- This playground area above La Cienega Blvd.
- Young families use the grass and west of the fitness and playground areas
- Much of the west side of the park is used by young families
- Picnic tables and barbecues occupy a small grass area
- In front of the community center
- A grassy area with mature trees
- At the corner of La Cienega and La Cienega Blvd.
- Unprogrammed, passive park open space

Legend
- PARK OPEN SPACE
- 43580 sf
- 1.0 acre
- GREGORY WAY
- OLYMPIC BLVD
- Park open space at La Cienega near Olympic Way
- Park open space at La Cienega near Glory Way
- Park open space at La Cienega near La Cienega Blvd.
Topography

- The west side slopes with La Cienega Blvd. The east side sits at a higher elevation with a 6 foot drop down to La Cienega near Olympic Blvd.

- The west side of the park slopes with La Cienega Blvd.

- The east side of the park sits mostly at La Cienega Blvd.

- The west side of the park slopes with La Cienega Blvd.

- The east side of the park sits mostly at the higher elevation and elevation near Olympic Blvd.

- The west side slopes up toward Gregory Way.

- This slope drops to zero at La Cienega Blvd near Olympic Blvd at the southwest corner of the east side of the park.

- This results in approximately a 6 foot drop between east face of the park.

- Way along the north side of the park.

- The east side of the park sits mostly at La Cienega Blvd.

- The west side of the park slopes with La Cienega Blvd.

- La Cienega Blvd slopes an east down from the south side of the park.

- Topography.

- This slope drops to zero at La Cienega Blvd near Olympic Blvd at the southwest corner of the east side of the park.

- The east side of the park sits mostly at La Cienega Blvd.

- The west side of the park slopes with La Cienega Blvd.

- La Cienega Blvd slopes an east down from the south side of the park.

- Topography.
OPPORTUNITIES
AND
CHALLENGES
A GUIDE
TO
REDEVELOPMENT

The south quadrant of the west side of the park should remain untouched. The north quadrant of the west side offers significant building opportunities. The east side of the park is reserved for

PUBLIC GARDEN AND/OR OPEN SPACE

• The north quadrant of the west side affords a significant building opportunity, perhaps in the form of a vertically consolidated community meeting and recreation center.

• The north side of the park along Gregory Way should be developed and pedestrian friendly.

• An above grade pedestrian bridge linking the two sides of the park may be considered.

• A below grade parking facility on the east side of La Cienega Blvd may be considered.

• A stormwater retention tank below reconfigured ball fields may be considered.

• Planning Access from La Cienega Blvd. wym be considered.

• A storm drain retention tank under La Cienega Blvd may be considered.

• A possible new below grade parking facility on the east side of La Cienega Blvd may be considered.

• An above grade pedestrian bridge linking the two sides of the park should visually link the two sides of the park.

• Potential new vehicular access from Le Doux Way.

• The east side of the park will be home to fields and park open space as well as

• Treatment of La Cienega Blvd in the form of substantial alleys of trees and pavement.

• Significant building opportunities, perhaps in the form of a vertically consolidated community meeting and recreation center.

• Historic and pedestrian friendly and walkable.

• Significant building opportunities, perhaps in the form of a vertically consolidated community meeting and recreation center.

• The north quadrant of the west side offers a significant building opportunity, perhaps in the form of a vertically consolidated community meeting and recreation center.

• The east side of the park is reserved for

• Public garden and/or open space

• Fields, gardens and open space

• A route to recreation center

• The south quadrant of the west side of the park should remain untouched. The north quadrant of the west side offers significant building opportunities. The east side of the park is reserved for

• Public garden and/or open space

• Fields, gardens and open space

• A route to recreation center

• The south quadrant of the west side of the park should remain untouched. The north quadrant of the west side offers significant building opportunities. The east side of the park is reserved for

• Public garden and/or open space

• Fields, gardens and open space

• A route to recreation center
**Outcomes**

1. **Children’s Environment**
   - Enhances learning and development
   - Provides safe and engaging spaces
   - Supports social and emotional growth

2. **Community Engagement**
   - Increase participation in local events
   - Fostered sense of community
   - Promotes neighborhood cohesion

3. **Economic Impact**
   - Boosts local businesses
   - Generates economic growth
   - Supports local employment

4. **Environmental Benefits**
   - Reduces carbon footprint
   - Promotes sustainable practices
   - Enhances green spaces

5. **Health and Well-being**
   - Promotes physical activity
   - Supports mental health
   - Enhances quality of life

**Community Outreach**

- **Meetings and Workshops**
  - Regularly scheduled
  - Open to all community members

- **Stakeholders**
  - Local residents
  - Business owners
  - School districts

- **Partnerships**
  - City departments
  - Local non-profits
  - Private businesses

- **Resources**
  - Educational materials
  - Event calendars
  - Community directories

- **Events**
  - Annual festivals
  - Cultural events
  - Neighborhood gatherings

**Opportunities and Challenges**

- **Challenges**
  - Funding constraints
  - Limited resources
  - Public outreach

- **Opportunities**
  - Increased community involvement
  - Funding partnerships
  - Event sponsorships

**Follow-up**

- **Follow-up strategies**
  - Regular updates
  - Feedback collection
  - Continuous improvement
OPPORTUNITIES AND CHALLENGES

for the Duplicate Bridge Club and Preschool/Youth Education. Additional prevailing desires include indoor sports facilities and facilities for educational classes as well as for art, theater, dance, and music.

FAMILY SPACE

• Age-appropriate play areas/structures and zones
• Better availability of field schedule information
• Less field restrictions and improved availability of fields for unscheduled/unstructured play

FUTURE USES

The following outcomes remain preliminary. They are not quantified numerically at this time due to continued work consolidating survey results (which are still being received) and quantifying/coding outcomes from the various program activities. The following are therefore presented in general terms and in a general priority (to be clarified in the subsequent final report).

1. Public Pool
2. Basketball Courts
3. Updated Community Center
4. Shade and Green Space
5. Improved Play Structures/Playground
6. Improved Restrooms
7. Expanded Duplicate Bridge Club Facilities
8. Improved Parking
9. Dog Park
10. Water Feature

Priorities

1. Public Pool
While strong opinions exist pro/con about a pool due to location, size, cost, terms of use and long-range maintenance, a public pool is the single most desired item from all program outcomes. There is overwhelming dissatisfaction with the condition of the high school pool, and the experience of using it for passive recreational and organized purposes.

2. Basketball Courts
These second most prevalent desired item is one or more basketball courts, either in an outdoor condition and/or as part of a larger, indoor gymnasium-type facility that would potentially be co-located with an updated Community Center (see below).

3. Updated Community Center
Essentially tied with Basketball Courts is an extensive desire for a new, technologically advanced and expanded Community Center. The City is considering a facility that would include a pool and other facilities for arts, culture, and recreation.

4. Shade and Green Space
An overwhelming majority of participants desire expanded opportunities for shade both as part of improved play structures (see below) and for general, passive recreational use. Similarly and not necessarily to the expense of the needs for organized sports and associated field programming, an overwhelming number of participants desire and support more passive, available open space. There is a strong sentiment for an ability to relax and have unstructured space to use.

5. Improved Play Structures/Playground
Similar to #4, there is a very strong sentiment that the LCP needs improved play structures that are relocated to a discreet location to accommodate different age groups separately such that the safety of the youngest children is not at risk, and that also supports visual access to parents and other stakeholders who would be able to view different age groups in different locations.

6. Improved Restrooms
As a similar overwhelming majority of participants are particularly dissatisfied with the condition of the current facilities. In many cases (particularly by parents), the condition of the restrooms is the single biggest determinant of how little time they spend at LCP. Parents (and others) are significantly concerned about hygiene and safety associated with current restrooms.

7. Expanded Duplicate Bridge Club Facilities
The Duplicate Bridge Club has hundreds of residents and visitors that participate on a daily basis in multiple bridge matches. The users and organizers of the club desire expanded and improved facilities to accommodate current and ideally expanded numbers of users comfortably.

8. Improved Parking
A general concern raised by many participants is the current and future accessibility of LCP due to parking. Ideas for improved conditions ranged however due to different perspectives about how future transportation modes will affect park use and parking needs (e.g., rideshare, mass transit, personal non-autotransport, etc.). That said, many participants hope that the City can regain much of the parking in the existing parking garage currently leased to private interests, and to consider different access/egress points to the garage to minimize traffic impacts and lost time.

9. Dog Park
A significant number of participants (particularly through the Survey) express a desire for another City Dog Park to be included in a revised LCP.

10. Water Feature
A significant number of participants seek some type of water feature/waterplay as a means to enhance one or both of the following experiences: 1) play opportunities for youth, 2) passive relaxation and contemplation.