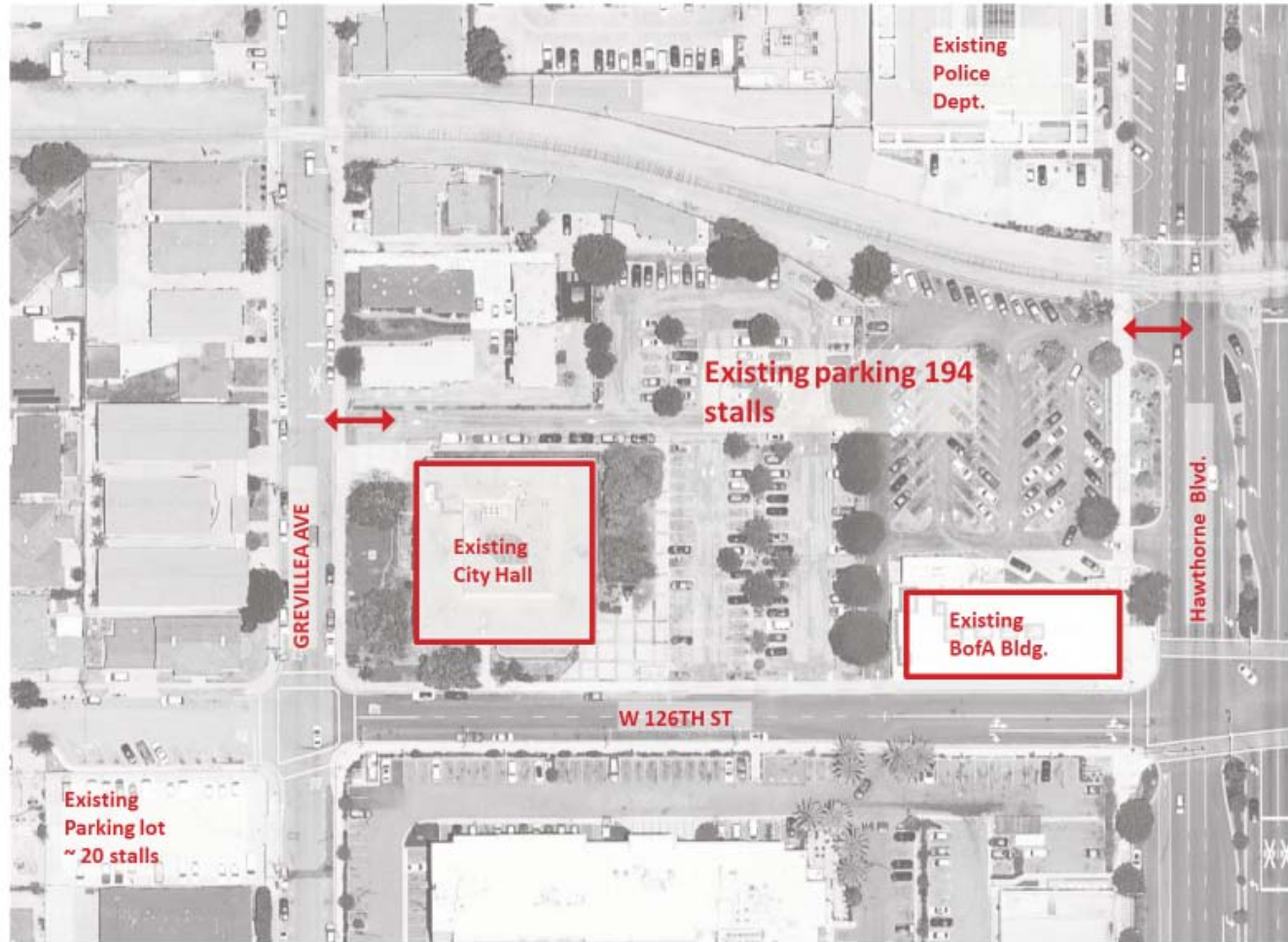


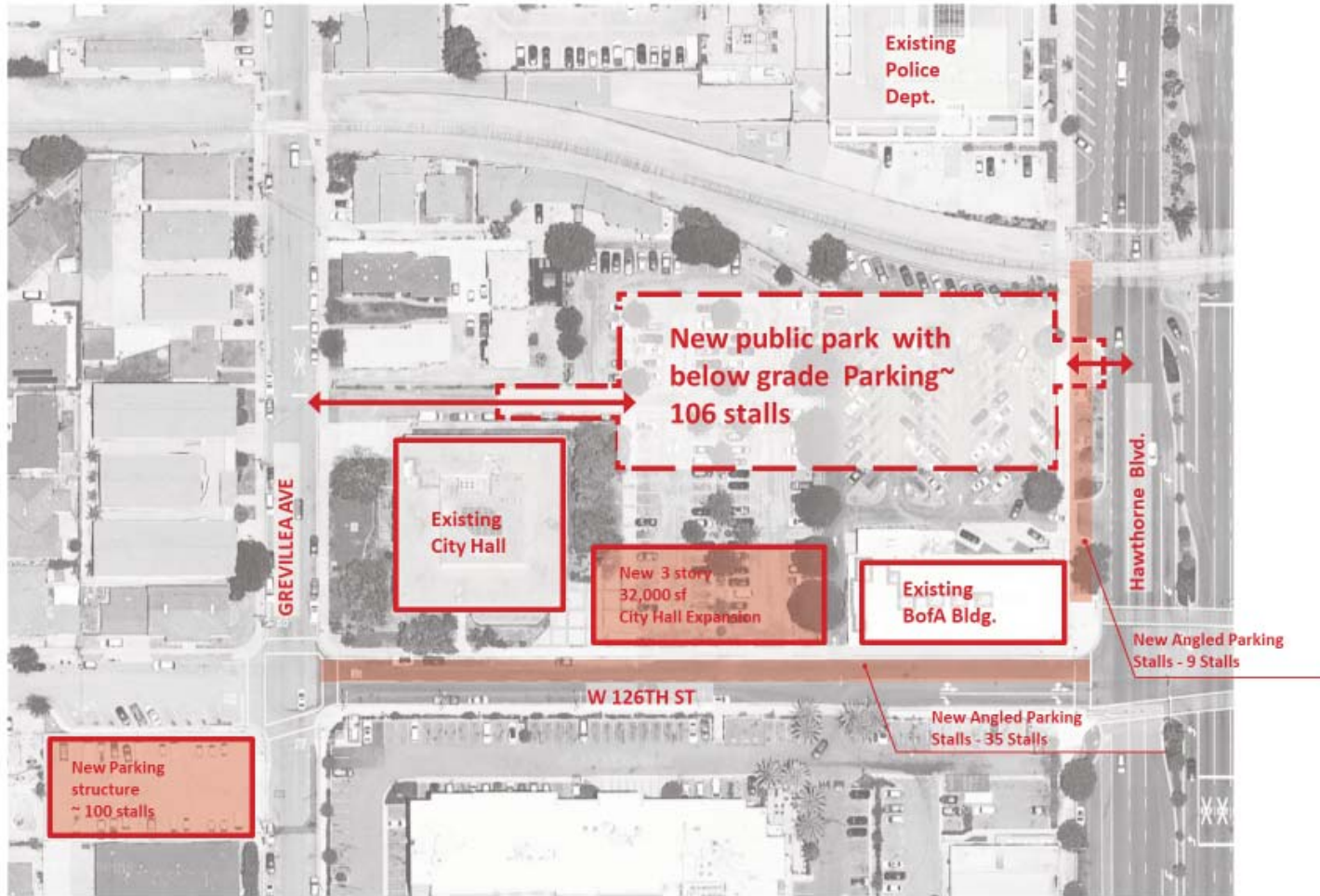
CITY HALL EXPANSION AND CIVIC PARK PROJECT #24-01

1ST DESIGN COMMITTEE MEETING

CONCEPT PLAN STUDY - EXISTING SITE PLAN WITH PARKING



CONCEPT PLAN STUDY - SITE PLAN WITH REVISED PARKING



CURRENT DEPARTMENT LAYOUT

Basement	1 st Floor	2 nd Floor	3 rd Floor
IT	City Council Chambers	Public Works – Engineering	Maintenance
Cable	City Manager / Administration	Building & Safety	
Housing	City Clerk	Planning	
Maintenance	Finance	City Attorney	
Emergency Operations Center (EOC)	Business License	HR	
	Animal Control / Code Enforcement		
	Housing Front Office		

CONCEPT PLAN STUDY - GREAT LAWN AREA



MEMORIAL PARK, HAWTHORNE
 AREA: 23,400 SF
 CAPACITY: 1,560 PEOPLE

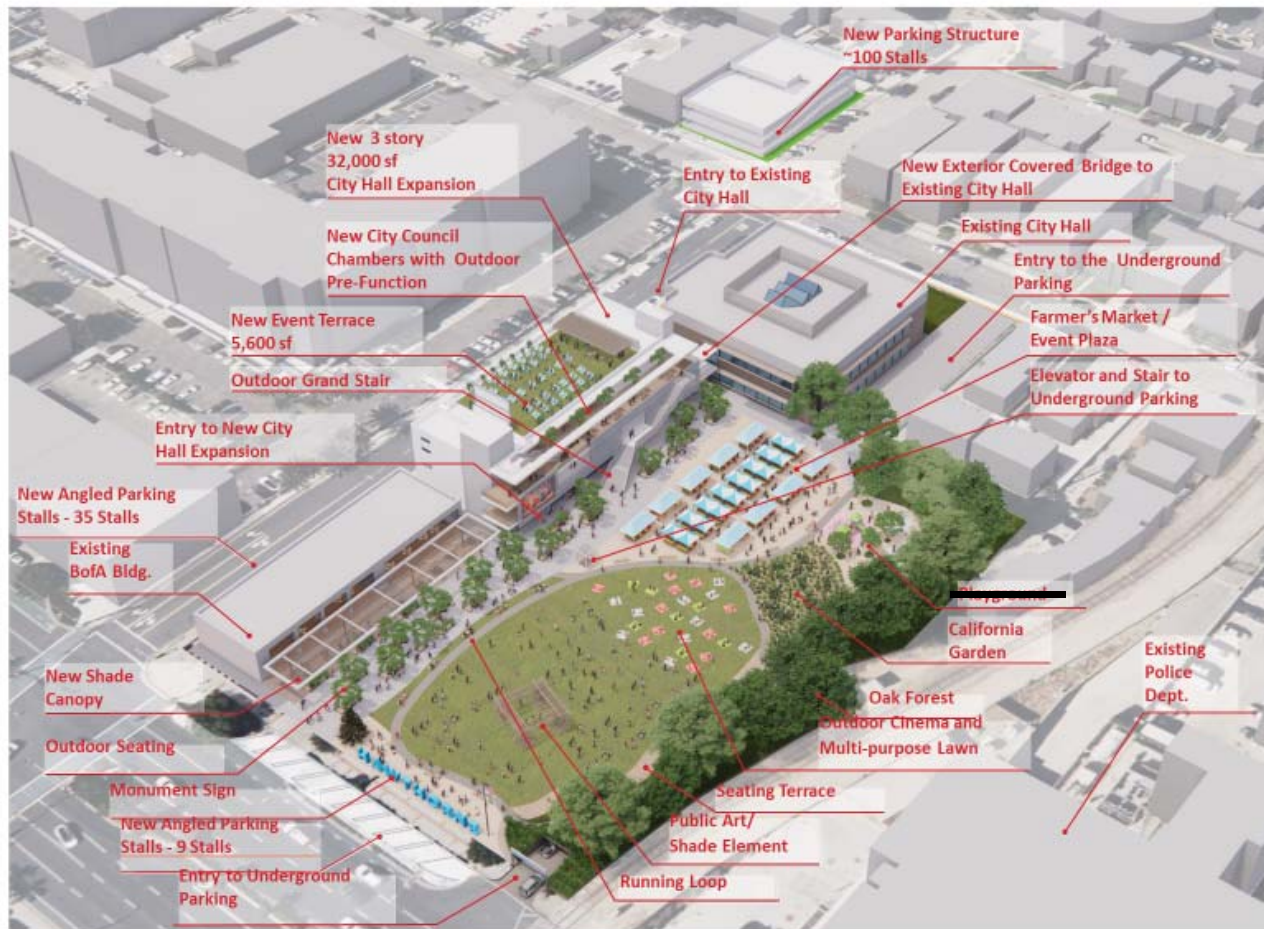


TONGVA PARK, SANTA MONICA
 AREA: 24,000 SF
 CAPACITY: 1,600 PEOPLE

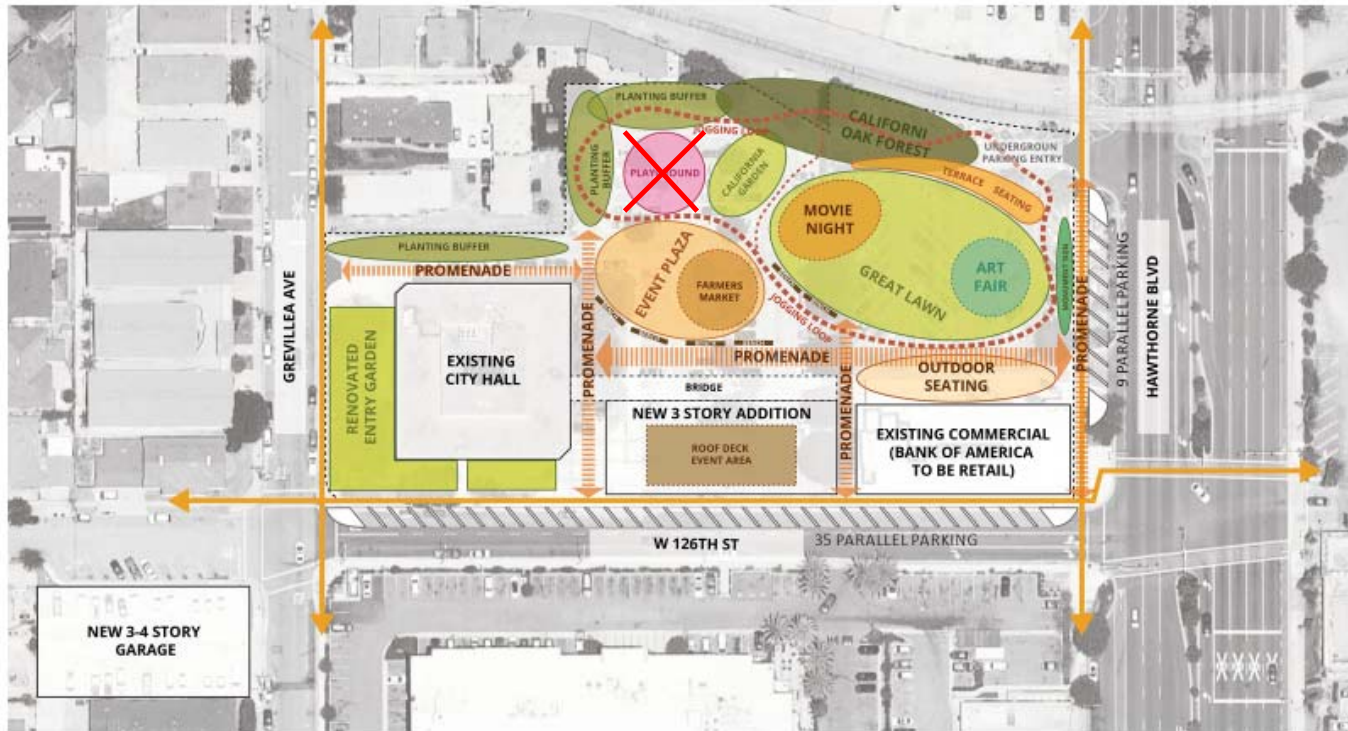


CONCERT PARK, PLAYA VISTA
 AREA: 25,700 SF
 CAPACITY: 1,713 PEOPLE

CONCEPT PLAN STUDY- LANDSCAPE AERIAL VIEW



CONCEPT PLAN STUDY - PROGRAMMING DIAGRAM



LOW OPPORTUNITIED | ARCHITECTURE AND DESIGN | CITY OF HAWTHORNE - CITY COUNCIL PRESENTATION



CONCEPT PLAN STUDY- NEW CITY HALL EXTENSION - VIEW FROM NEW PARK



CONCEPT PLAN STUDY- VIEW FROM NEW COUNCIL CHAMBERS



PRELIMINARY STRUCTURAL CONSIDERATIONS

1. CITY HALL:

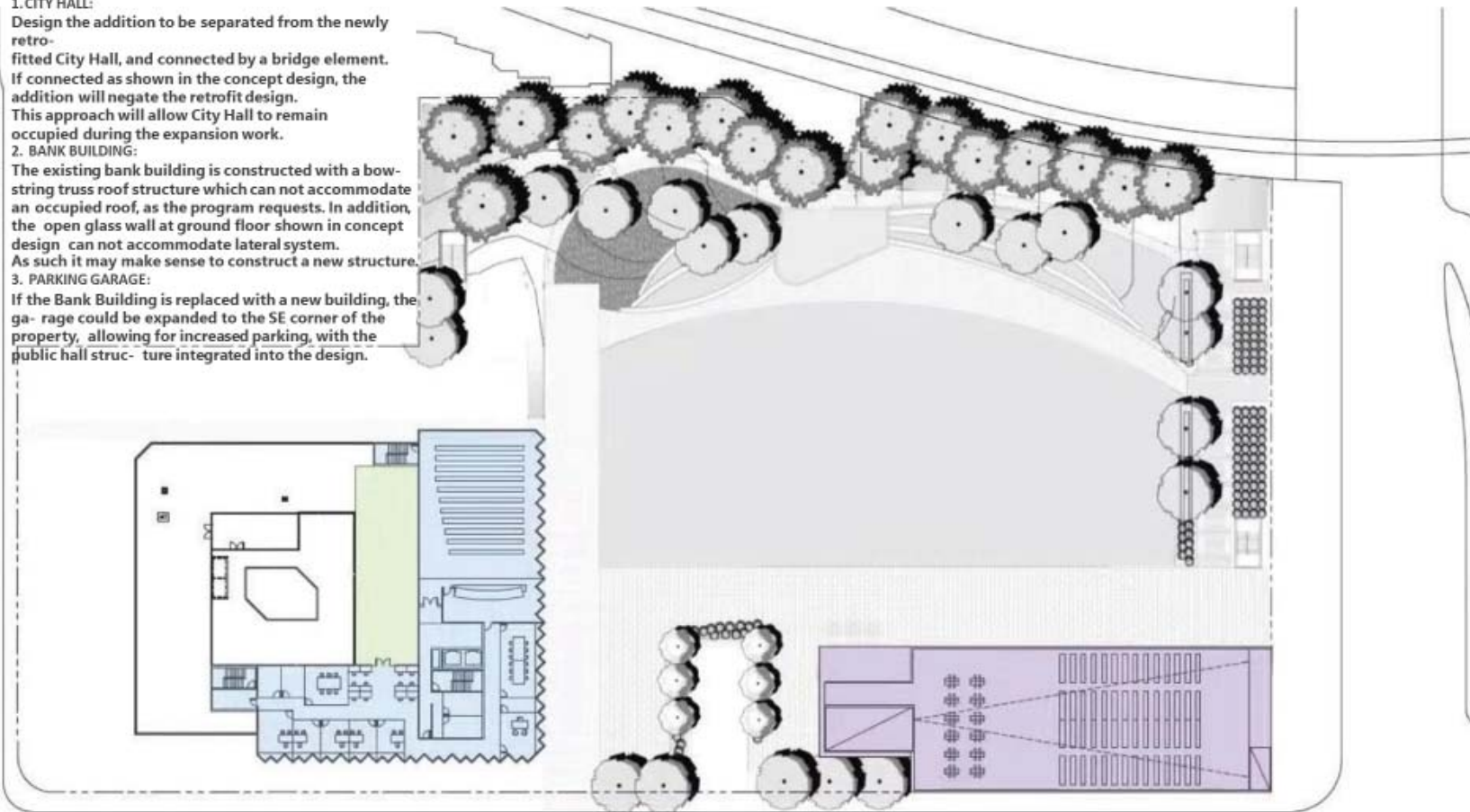
Design the addition to be separated from the newly retro-fitted City Hall, and connected by a bridge element. If connected as shown in the concept design, the addition will negate the retrofit design. This approach will allow City Hall to remain occupied during the expansion work.

2. BANK BUILDING:

The existing bank building is constructed with a bow-string truss roof structure which can not accommodate an occupied roof, as the program requests. In addition, the open glass wall at ground floor shown in concept design can not accommodate lateral system. As such it may make sense to construct a new structure.

3. PARKING GARAGE:

If the Bank Building is replaced with a new building, the garage could be expanded to the SE corner of the property, allowing for increased parking, with the public hall structure integrated into the design.



DESIGN INPUT

- Trees: no sap
- Large sidewalks/walking path
- Buffer wall along railroad with mural space for local artists
- Remove playground/kids area and replace with dog park
 - Separate area for dogs from Great Lawn
- Brick donations and sponsorships (Buy-a-Brick)
- New gym
- Gender neutral restrooms (one in each building, locks required)
 - Convert restrooms on first floor of existing City Hall to gender neutral
- Lactation room
- 4/10 schedule pilot
- Temporary parking during construction

THREE PHASE CONSTRUCTION PLAN

- Phase I: Out to Bid for Construction October 2024, Estimated completion - 2025
 - One-way angled parking on 126th St
 - Underground parking (with designated employee rideshare parking)
 - New City Hall Expansion
- Phase II: Parking Structure at Grevillea & 126th
- Phase III: Bank of America Building → Food Hall + Retail
- Phase IV: Existing City Hall renovation (depending on funding)
 - Design completed by May 2024

DESIGN QUESTIONS

- Main entrance location: new expansion building or existing City Hall?
- Where will the departments be relocated between new and existing?
- Anything that should be removed/replaced from concept plans?

PROPOSED DEPARTMENT LAYOUT – NEW CITY HALL EXPANSION (32,000 SQ FT)

1st Floor	2nd Floor	3rd Floor
Community Services (1-2 offices)	Finance	City Manager / Administration
Welcome booth / Information Desk	IT	City Council Chambers
City Clerk	HR	City Attorney
Cable	Safety & Mobility Computer Lab (14' x 12' room)	
	Lunch Room	

PROPOSED DEPARTMENT LAYOUT – EXISTING CITY HALL

1st Floor	2nd Floor	Basement
Business License	Housing	Computer/Training Room
PW	Code Enforcement	Gym
B&S		EOC
Planning		