

1993 Master Plan Libbey Park - City of Ojai



Royston Hanamoto Alley & Abey

ACKNOWLEDGMENTS

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*and the many service
organizations
of the City of Ojai*

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INTRODUCTION

In December 1990, the City of Ojai contracted with Royston Hanamoto Alley & Abey, Landscape Architects, to review and update the 1973 Libbey Park Master Plan.

The 1973 Master Plan has guided the City to date for renovation of City Hall (Smith–Hobson site) the Ojai Avenue Plaza fountain; installation of the tot lot; west development of four tennis courts, bleachers and restroom, and encouraged maintenance to return the Barrancas to their natural state. Indicated in that plan was the bike/pedestrian trail on the old railroad right-of-way which has been developed by the County and is extensively used from the park and throughout the city. The 1990 addition to the park was the wood arbor multi-use building located at the championship courts. This building accommodates concessions and ticket sales for a variety of functions.

To accomplish this update, Royston Hanamoto Alley & Abey met with City staff and conducted public workshops to identify the desires and needs of the City and its citizens. The support, hard work and dedication of these people was a great contribution to the plan development. They recognized the role of the

park in preserving and continuing the quality of life in the City of Ojai, and have acknowledged the needs and program changes in the Preliminary Plan update. The 1993 Master Plan of Libbey Park is a continuing guide for future park development, senior center and for the site development of City Hall as funds become available.

Setting and Overall Park Design Intent

Libbey Park is an integral part of the history and image of the City of Ojai. This park, in the center of the City, continues to be a center of community activities as well as a refuge from the social pressures brought about by an expanding population, housing and commercial development, and traffic increases within the City and surrounding County. The area of the Park within its present boundaries of 28.7 acres includes City Hall and the Senior Center. About fifty percent of the park is used, or proposed in the long range plan for family, group and community recreation activities. The great oaks have long been preserved as well as have the Barrancas. The oaks and Barrancas are natural elements creating a sacred framework for the places of use and

enjoyment located throughout the park. The design intent of the Master Plan is to provide areas for the various recreational and to enhance and preserve the nature of the park as it exists.

The Master Plan

The purpose of this master plan is to provide an overview of Libbey Park and a framework for evaluating the continuing development of the park. There are several proposals for the development of new uses in Libbey Park. Each addition to the park should be evaluated in relation to the entire park. Libbey Park is an historic park with a distinctive character. New developments should be planned so as to not detract from the park's unique character.

The master plan strives to accommodate new uses in the undeveloped areas of the park while preserving historic and natural areas.

Park Improvement Areas

Letters indicate site area by priority sequence.
Numbers refer to priority status within the area.

A. OJAI BOWL AREA

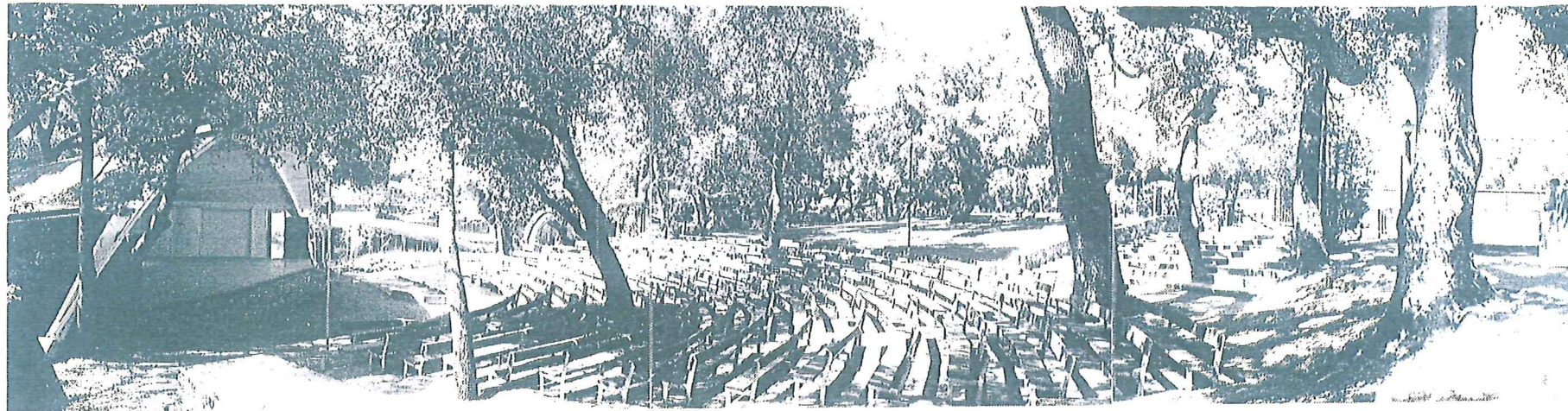
The Bowl is the outdoor amphitheater that hosts music and theatrical productions, including the annual Ojai Festival.

Existing Conditions:

The Bowl building and surrounding facilities are uninviting and dreary in a grand setting. The paving, steps and seats are badly worn and a potential safety hazard. The back of the Bowl building, visible from the Ojai Valley Trail and Signal Street, is unsightly along a badly eroded barranca slope.

Recommendations:

1. Circulation: Within and around the Bowl area, improve pedestrian flow during events and improve access by disabled persons.
2. Screens: Provide visual separation at the back of the Bowl building and along Signal Street with walls and planting and/or a wood lattice on the building to improve the view from the Ojai Valley Trail.
3. Paving, Steps and Seats: Uniformly re-pave surfaces. Re-build and add additional seating on existing stone tiers.
4. Renovate all planting areas and install additional planting between the Bowl and the tennis complex.



B. OJAI AVENUE AREA:

There are three major historic elements in downtown Ojai: the Post Office, with its mission style tower; the multi-arched Arcade; and Libbey Park. From Ojai Avenue, Libbey Park's graceful oak trees and open spaces provide an inviting image for people traveling through downtown Ojai. Visitors to the tennis complex or the Ojai Bowl pass through this part of Libbey Park, making it the most "image-conscious" area of the park.

Existing Conditions:

This area presently contains the entry plaza, an open turf area at Ojai Avenue, a small children's play area, a bandstand in an open turf area, and a grove of oak trees. All the properties located on Montgomery Street, including the Ojai Center for the Arts, are isolated from Libbey Park by the east barranca. The existing restroom building on the west barranca is not accessible to the disabled and has a negative impact on the barranca.

Recommendations:

There are no major changes proposed for this area, but improvements and upgrading can occur at each of the following elements:

- ✓1. Children's Play Area: Enlarge and upgrade with new equipment. Between the turf area and the play area, remove understory shrubs and the small building to open up views into the park and play area. The play area will be the major "activator" in this part of the park, from Ojai Avenue and the Arcade.
- ✓2. Connection to the Ojai Center for the Arts: Provide a new path and bridge for park access and for special events.
3. Bandstand: Enlarge to handle larger music groups and increase the turf area as much as possible without adversely affecting the oak trees. In oak groves, install bark mulch as a ground cover in bare earth areas.
- ✓4. Circulation Paths: Reorganize as shown on the plan and include a new bike path along the east side of the park connecting Ojai Avenue, the Ojai Valley Trail, and the southern portions of Libbey Park.
- ✓5. West Barranca Area: Remove non-native plant materials, correct all eroded areas, restore and plant with native plants. Provide a new interpretive bark nature trail along the barranca adjacent to Signal Avenue.
6. Restroom Building on the West Barranca:
✓ Remove the structure and install decking on the foundation for picnic tables and a barranca overlook.

C. MONTGOMERY STREET AREA:

Above the easterly barranca and west of Montgomery Street, this site is relatively level with a service road to the lower west tennis courts and is in close proximity to the Ojai Valley Trail.

Existing Conditions:

This area contains a large gravel area used for overflow parking and parking for the west tennis complex. There are trees at the periphery, steep slopes to Montgomery Street and the east barranca, and a grassy knoll adjacent to the Ojai Valley Trail.

Recommendations:

1. Parking Area: Pave and install with night lighting to serve the picnic area, lower tennis courts, and general park visitors. Funded project, completed in 1992.
2. Family Picnic Area: Install picnic tables at random within a grove of trees. Donated funds available.
3. Bicycle/Pedestrian Trail: Provide a connection between the picnic area and barranca from the Ojai Valley Trail to the southwest area of the park, a link which will connect Montgomery Street to Ojai Avenue.
4. Service Road: Pave and improve with pedestrian lighting from the parking area to the tennis courts and south trail connection.

D. BARRANCA NATURAL AREA:

This area includes the two barrancas, one easterly which merges into a westerly barranca, both of which are southwest of the Ojai Valley Trail.

Existing Conditions:

Most of this area is undeveloped. The west barranca has retained a more natural condition, is well vegetated, and has recently been cleaned out by City staff to enhance its wild state. The east barranca is steep sided, heavily eroded, largely barren of understory vegetation, and has some existing exotic vegetation such as palm trees. A small concrete former jail structure sits along the east barranca just south of the Ojai Valley Trail and blocks the views to the second tennis complex. There is an open, level undeveloped area between the east and west barrancas along the major path from one tennis court area to the other and toward Signal Street.

Recommendations:

1. Barrancas: Retain as a natural, wooded area between the north and south developed areas of Libbey Park. Establish new native plant communities, particularly along the east barranca. Trim understory where needed to maintain vistas along the barrancas and continue to remove exotic plants in and around the barrancas and provide erosion control on slopes.
2. Locate picnic tables along the path with an exercise cluster convenient to Ojai Valley Trail users and provide a rail fence as a safety barrier along the east Barrancas edge.
3. The old jail building should be given a suitable park purpose or removed. There is a proposal to save the jail and make it the focal point of an historical exhibit on history of Ojai, including histories of Libbey Park, the railroad (now the Ojai Valley Trail), and the jail. Reuse of the jail building is being studied by the Ojai Historic Preservation Commission. If a suitable and appropriate reuse proposal is not found, the building should be removed.



E. CHAMPIONSHIP TENNIS COMPLEX:

The original four-court tennis complex with bleachers on four sides hosts the final matches of the Ojai Valley Tennis Tournament, the oldest tennis tournament in the United States. A recently-completed multipurpose building and trellis structure provides a focus and entry area for the complex.

Existing Conditions:

The landscape, paving and bleachers surrounding the complex are deteriorating and need to be upgraded and renovated to minimize maintenance.

Recommendations:

1. Existing Paving: Remove asphalt paving and tree stumps in bleacher area and adjacent to courts. Replace with concrete paving or decomposed granite.
2. Bleachers: Upgrade seats with natural wood to eliminate painting or install polycoated metal seating.
3. Back of Bleachers: Adjacent to multipurpose building, install wood lattice or architecturally-enhanced fencing.
4. Clean out under all bleachers and install decomposed granite for easier maintenance.
5. Landscape Areas: Replant or dress with bark mulch.



F. WEST AREA:

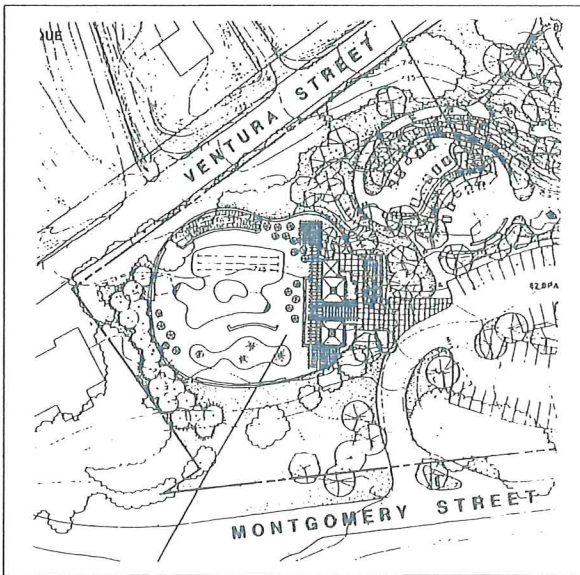
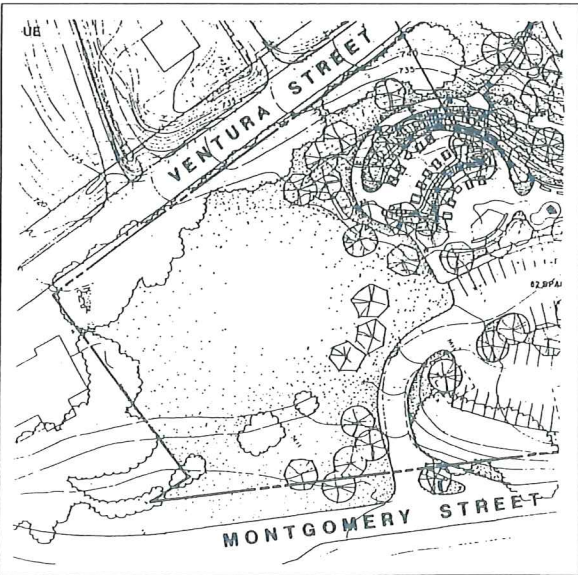
This area of Libbey Park includes the westerly tennis courts and other western park areas between Ventura and Montgomery streets, including the City and Park corporation yards.

Existing Conditions:

The existing tennis complex is the only park development built in this area of Libbey Park. The remainder of the area, occupied by the City corporation yard and the park's maintenance headquarters, consists of metal buildings, asphalt paving, storage sheds and a debris transfer station surrounded by steep grassy slopes.

Recommendations:

1. Relocate the Corporation Yard
2. Continue the trails through the westerly area to the tennis complex and the family picnic area for connection to the Ojai Valley Trail and Ojai Avenue.
3. At Ventura Street, provide a major connection from City Hall to the sculpture garden and the southerly area of Libbey Park.
4. Complete the tennis complex with additional bleachers and two-story pavilion.
5. Install an interim meadow in the swimming complex area until funds are available to build the complex.
6. The sculpture garden, at the highest elevation of Libbey Park, is an opportunity for permanent and traveling exhibits as one enjoys the mountains to the east.
7. In the park maintenance area, provide the rose garden, a passive overlook into the easterly barrancas, and connect to the group picnic/swim area via the existing service road.
8. In the City corporation yard, provide a group picnic area and parking area to serve the southwest facilities.



G. CITY HALL AREA:

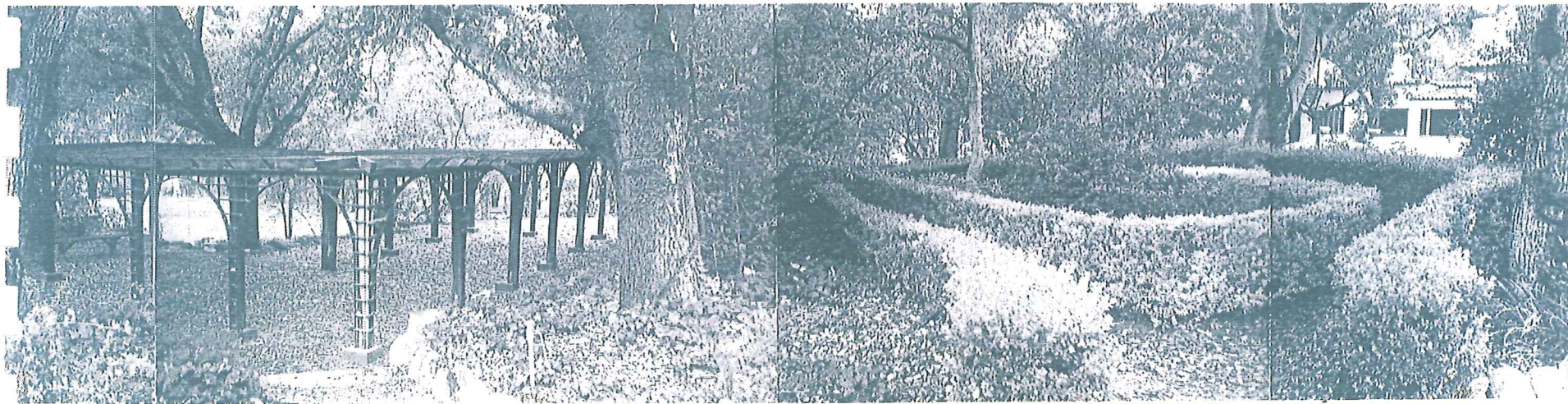
This area, formerly known as the Smith-Obson property, includes City-owned land west of Ventura Street, south and east on Santa Ana Street, and across the barranca to the western knoll. There is an opportunity to integrate this land for expansion of Libbey Park and for use as public open space.

Existing Conditions:

The northeast portion of this property has been developed for civic uses, including City Hall, a Senior Center, and public services. There is a garden area behind City Hall, a parking lot off Santa Ana, an unused stable building to the west, and the remains of a tennis court off Ventura Street. The remainder of the property includes about six acres of hillside meadows and trees, bisected by a stream to the easternmost portion with a grassy knoll.

Recommendations:

1. Provide a parking area on the site of the old tennis court, which may also be used for the future expansion of City Hall.
2. Renovate the garden area behind City Hall and expand its outdoor use for weddings and other functions.
3. Continue the trail system connection across Ventura Street from Libbey Park, through the Compost Demonstration Garden to City Hall, the Senior Center, and across the barranca to the westerly knoll.
4. Provide a plaza adjacent to the senior center of interlocking pavers and an expanded wood deck, to provide an attractive outdoor space while permitting truck access to the lower part of the senior center building.
5. Reorganize the vehicle circulation at the senior center to provide a drop-off and safe pedestrian access from Santa Ana Street.
6. Provide additional parking on the dead-end portion of Santa Ana Street.
7. In the meadow south of the senior center, provide horseshoes, bacci ball croquet, and a putting green.
8. South of the City Hall garden, an area is designated for community garden plots and a park maintenance yard. In conjunction with this a compost demonstration garden is presently being constructed.
9. Establish the stable building as a craft center and outdoor classroom patio.
10. The area across the creek remains as open space with a trail and bridge providing access to an overlook meadow on the knoll.



PARK PLANNING AREAS & COST ESTIMATES:

Area A - Ojai Bowl
April 1993

	Item	Quantity		Unit Cost	Total
1.	Demolition				
	a. Walls at Theater	230	lf	\$55.00	\$12,650
	b. Dumpster Enclosure			Lump Sum	\$15,000
2.	Construction				
	a. Seat Replacement & New Seats			Lump Sum	\$87,500
	b. Steps			Lump Sum	\$40,375
3.	Paving				
	a. A.C. Paving	500	sf	\$4.00	\$2,000
	b. Concrete Paving	3,650	sf	\$5.50	\$20,075
4.	Planting				
	a. Trees 24" box	10	ea	\$350.00	\$3,500
	b. Screen Planting & Irrigation	5,800	sf	\$3.50	\$20,300
	Subtotal				\$201,400
	10% Contingency				\$20,140
	Area A (Ojai Bowl) Total				\$221,540

Area B - Ojai Avenue Plaza
April 1993

	Item	Quantity	Unit Cost	Total
1.	Demolition		Lump Sum	\$20,000
2.	Plaza Area Construction			
	a. Bridge to Art Center		Lump Sum	\$35,000
	b. New Enlarged Bandstand		Lump Sum	\$100,000
	c. Enlarge Play Area/benches, etc.		Lump Sum	\$60,000
3.	Barrancas Area Construction			
	a. Bridges	2 ea	\$7,000.00	\$14,000
	b. Wood Deck on Foundation	480 sf	\$10.00	\$4,800
	c. Picnic Tables	2 ea	\$400.00	\$800
4.	Paving			
	a. Fir Bark Path	3,360 sf	\$1.00	\$3,360
	b. D.G. Paving w/ header	3,400 sf	\$1.50	\$5,100
	c. Asphalt Path	16,600 sf	\$2.00	\$33,200
5.	Planting			
	a. Plaza Area Trees 24" box	15 ea	\$350.00	\$5,250
	b. Plaza Shrubs, Turf, Irrigation		Lump Sum	\$15,000
	c. Barranca Native Plants		Lump Sum	\$7,000
6.	Interpretative Trail Signs		Lump Sum	\$5,000
	Subtotal			\$308,510
	10% Contingency			\$30,851
	Area B (Ojai Avenue Plaza) Total			\$339,361

Area C - Montgomery Street Area
April 1993

	Item	Quantity	Unit Cost	Total
1.	Demolition		Lump Sum	\$5,000
2.	Construction			
	a. Bridge Renovation		Lump Sum	\$10,000
	b. Parking Lot		Funded	-0-
3.	Paving			
	a. D.G. Paving	1,855 sf	\$1.50	\$2,783
	b. A.C. Paving	5,390 sf	\$2.00	\$10,780
	c. D.G. Pads	8 ea	\$100.00	\$800
	d. Service Path	2,280 sf	\$3.00	\$6,840
4.	Miscellaneous			
	a. Picnic Tables	8 ea	\$400.00	\$3,200
	b. BBQ	8 ea	\$300.00	\$2,400
5.	Lighting at Service Path		Lump Sum	\$7,500
6.	Planting			
	a. Trees, Shrubs, Ground Cover & Irrigation		Lump Sum	\$35,000
	Subtotal			\$84,303
	10% Contingency			\$8,430
	Area C (Montgomery Street) Total			\$92,733

Area D - Barranca Natural Area
April 1993

	Item	Quantity	Unit Cost	Total
1.	Demolition (Jail Bldg)/ Clearing & Grubbing		Lump Sum	\$8,000
2.	Paving			
	a. A.C. Paving	1,570 sf	\$2.00	\$3,140
	b. Concrete Pads	9 ea	\$250.00	\$2,250
	c. Exercise Cluster		Lump Sum	\$15,000
3.	Miscellaneous			
	a. Picnic Tables	9 ea	\$400.00	\$3,600
4.	Planting			
	a. Native Planting		Lump Sum	\$8,000
	b. Erosion Control Planting		Lump Sum	\$5,000
	Subtotal			\$44,990
	10% Contingency			\$4,499
	Area D (Barranca Natural Area) Total			\$49,489

Area E - Championship Tennis Complex
April 1993

	Item	Quantity	Unit Cost	Total
1.	Demolition (A.C. Paving)		Lump Sum	\$15,000
2.	Construction			
	a. New Seats		Lump Sum	\$132,400
	b. Wood Lattice @ Bldg.		Lump Sum	\$4,000
3.	Paving			
	a. D.G. (under seats)	6,620 sf	\$1.50	\$9,930
	b. A.C. Path	1,480 sf	\$2.00	\$2,960
	c. Concrete Paving	5,300 sf	\$2.75	\$14,575
4.	Planting		Lump Sum	\$30,000
	Subtotal			\$208,865
	10% Contingency			\$20,887
	Area E (Championship Tennis Complex) Total			\$229,752

Area F - West Area
April 1993

	Item	Quantity	Unit Cost	Total
I.	ROSE GARDEN			
1.	Demolition		Lump Sum	\$10,000
2.	Soil Preparation & Fine Grading	16,340 sf	\$1.00	\$16,340
3.	Paving			
	a. D.G. Paths	660 sf	\$1.50	\$990
	b. A.C. Paving	1,600 sf	\$2.00	\$3,200
	c. New Parking Lot	5,600 sf	\$5.00	\$28,000
4.	Garden Planting & Irrigation	16,340 sf	\$3.00	\$49,020
	Subtotal			\$107,550
	10% Contingency			\$10,755
	Rose Garden Total			\$118,305
II.	SCULPTURE GARDEN			
1.	Soil Preparation & Fine Grading	15,420 sf	\$1.00	\$15,420
2.	Paving			
	a. A.C. Paving	2,780 sf	\$2.00	\$5,560
	b. Steps		Lump Sum	\$7,500
3.	Planting & Irrigation	15,420 sf	\$3.00	\$46,260
	Subtotal			\$74,740
	10% Contingency			\$7,474
	Sculpture Garden Total			\$82,214

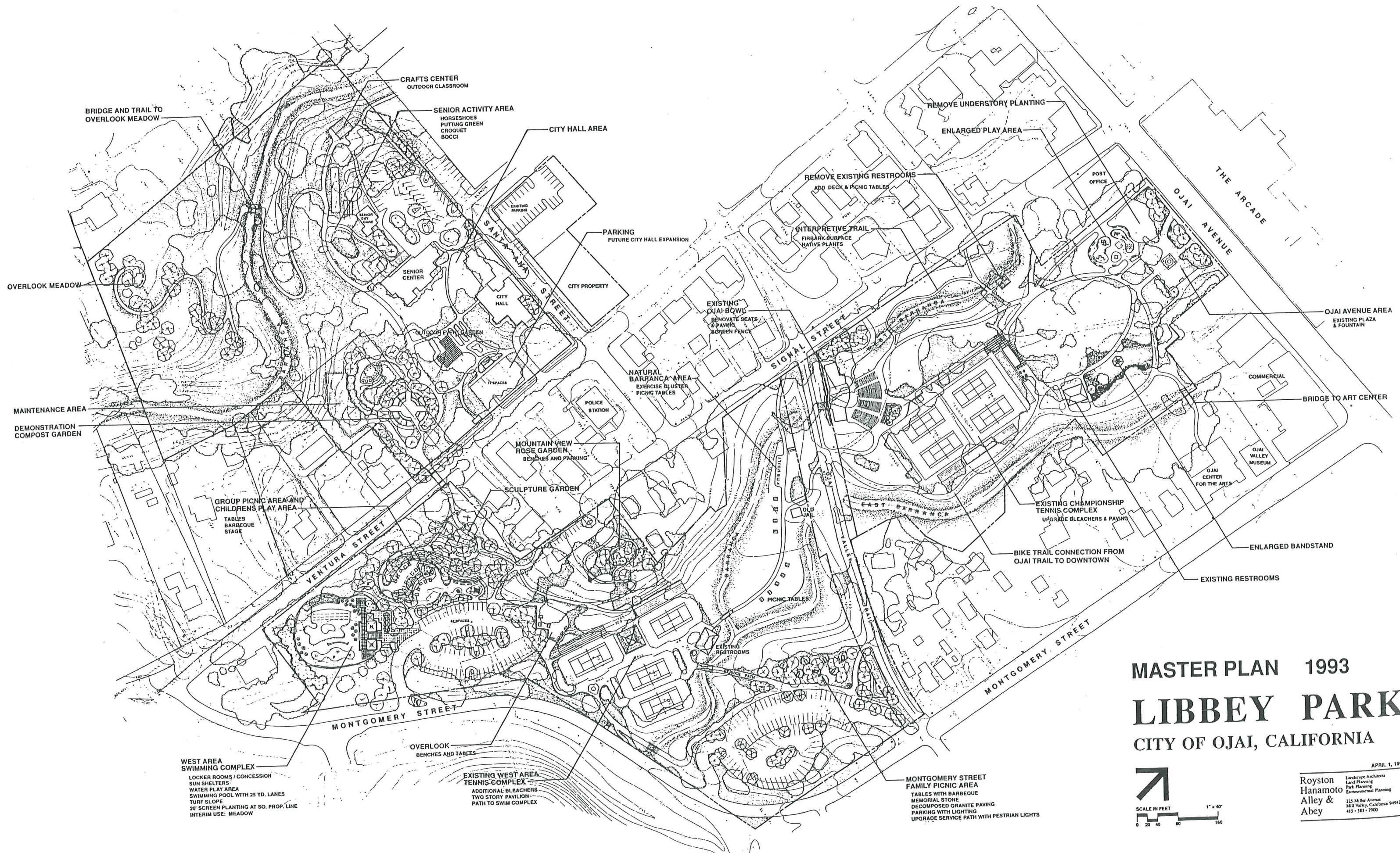
	Item	Quantity	Unit Cost	Total
III.	INTERIM MEADOW (at SWIM COMPLEX)			
1.	Demolition		Lump Sum	\$7,500
2.	Soil Preparation & Fine Grading	62,652 sf	\$0.25	\$15,663
3.	Planting & Irrigation	62,652 sf	\$0.90	\$56,387
	Subtotal			\$79,550
	10% Contingency			\$7,955
	Interim Meadow Total			\$87,505
IV.	SWIM COMPLEX			
1.	Building		Lump Sum	\$500,000
2.	Pools		Lump Sum	\$800,000
3.	Walls		Lump Sum	\$100,000
4.	Site Accessories		Lump Sum	\$50,000
5.	Planting Turf & Irrigation	20,700 sf	\$1.00	\$20,700
	Subtotal			\$1,470,700
	10% Contingency			\$147,070
	Swim Complex Total			\$1,617,770
V.	GROUP PICNIC AREA & PARKING			
1.	Demolition		Lump Sum	\$30,000
2.	Grading (hillside)	89,600 sf	\$1.00	\$89,600
3.	Construction			
	a. Play Area		Lump Sum	\$45,000
	b. Stage		Lump Sum	\$10,000
4.	Paving			
	a. Parking Lot	29,000 sf	\$5.00	\$145,000
	b. Concrete Paving	8,000 sf	\$2.50	\$20,000

	Item	Quantity	Unit Cost	Total
5.	Miscellaneous			
	a. Picnic Tables	16 ea	\$800.00	\$12,800
	b. BBQ (group)	2 ea	\$1,500.00	\$3,000
	c. Benches	7 ea	\$600.00	\$4,200
6.	Planting & Irrigation		Lump Sum	\$35,000
	Subtotal			\$394,600
	10% Contingency			\$39,460
	Group Picnic Area & Parking Total			\$434,060
VI.	TENNIS COMPLEX			
1.	Construction			
	a. 2-Story Pavilion		Lump Sum	\$55,000
	b. Bleachers		Lump Sum	\$30,000
	c. Bridge		Lump Sum	\$7,500
2.	Paving (A.C. Path)	5,600 sf	\$2.00	\$11,200
3.	Planting & Irrigation		Lump Sum	\$7,500
	Subtotal			\$111,200
	10% Contingency			\$11,120
	Tennis Complex Total			\$122,320
AREA F (WEST AREA) GRAND TOTAL				\$2,462,174

Area G - City Hall Area
April 1993

	Item	Quantity	Unit Cost	Total
I.	COMMUNITY GARDENS & SERVICE AREA			
1.	Demolition (of Street for New Crosswalk)		Lump Sum	\$5,000
2.	Paving			
	a. Special Paving (Crosswalk)	500 sf	\$5.00	\$2,500
	b. D.G. Paving	1,700 sf	\$1.50	\$2,550
	c. A.C. Paving	8,550 sf	\$2.00	\$17,100
3.	Construction			
	a. 8' Chainlink Fence	500 lf	\$7.00	\$3,500
	b. Community Garden		Lump Sum	\$10,000
	c. Entry Gates	2 ea	\$1,500.00	\$3,000
4.	Planting & Irrigation		Lump Sum	\$30,000
	Subtotal			\$73,650
	10% Contingency			\$7,365
	Community Garden & Service Area Total			\$81,015
II.	OUTDOOR EVENTS AREA			
1.	Soil Preparation & Fine Grading		Lump Sum	\$5,000
2.	Paving			
	a. New Parking	6,200 sf	\$5.00	\$31,000
	b. Firbark	1,400 sf	\$2.50	\$3,500
3.	Construction			
	a. Arbor		Lump Sum	\$18,500
4.	Miscellaneous Site Furnishings		Lump Sum	\$20,000
5.	Planting & Irrigation		Lump Sum	\$30,000
	Subtotal			\$108,000
	10% Contingency			\$10,800
	Outdoor Events Area Total			\$118,800

	Item	Quantity	Unit Cost	Total
III.	SENIOR AREA			
1.	Demolition		Lump Sum	\$8,000
2.	Construction			
	a. Wood Deck	1,000 sf	\$5.00	\$5,000
	b. New Wall	80 lf	\$50.00	\$4,000
3.	Paving			
	a. New Parking	12,000 sf	\$5.00	\$60,000
	b. A.C. Paths	33,700 sf	\$2.00	\$67,400
c.	Concrete Paving	1,840 sf	\$2.50	\$4,600
	d. Interlocking Pavers	2,000 sf	\$5.00	\$10,000
4.	Miscellaneous			
	a. Activies at Sports Area		Lump Sum	\$3,500
	b. Site Furnishings		Lump Sum	\$10,000
5.	Planting & Irrigation		Lump Sum	\$25,000
	Subtotal			\$197,500
	10% Contingency			\$19,750
	Senior Area Total			\$217,250
IV.	OVERLOOK MEADOW			
1.	Construction			
	a. Bridge		Lump Sum	\$20,000
2.	Paving			
	a. Firbark Path	6,900 sf	\$1.00	\$6,900
3.	Miscellaneous			
	a. Benches	7 ea	\$600.00	\$4,200
4.	Planting		Lump Sum	\$20,000
	Subtotal			\$51,100
	10% Contingency			\$5,110
	Overlook Meadow Total			\$56,210
	AREA G (CITY HALL AREA) GRAND TOTAL			\$473,275



MASTER PLAN 1993

LIBBEY PARK

CITY OF OJAI, CALIFORNIA



SCALE IN FEET
0 20 40 80 160

APRIL 1, 1993

Royston Hanamoto
Alley & Abey

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