August 28, 1973

The Honorable James D. Loebl
Mayor of the City of Ojai
107 North Ventura Street
Ojai, California 93023

Dear Mayor Loebl:

The Master Plan for Libbey Park is complete in accordance with our agreement with the City of Ojai.

Attached hereto are reduced copies of the overall plan and sketches. A brief text and cost estimate completes this initial report.

It has been a great pleasure for me, the staff, and Tom Church to work with the Council, Commissions, staff and community on this particularly delicate design assignment.

We will look forward to working with you as each phase of the work moves into working drawings and the construction begins.

Sincerely,
ROYSTON, HANAMOTO, BECK & ABEY

[Signature]
Robert Royston
jm

Enclosure

Landscape Architects:
Land Planning
Urban Design
Park Planning
Environmental Planning

Principals:
Robert Royston FASLA
Asa Hanamoto ASLA
Eldon Beck ASLA
Kazu Abey ASLA

Associates:
Patricia Carlisle ASLA
Louis G. Alley, Architect AIA
Harold N. Kobayashi ASLA

Eugene R. Kunit ASLA
Robert T. Batterton
George W. Girvin

50 Green Street
San Francisco
California 94111
(415) 397-0594
CREDITS

Mayor
James D. Loeb

City Council
Patricia Chase
Jack Fay
Clifford Hey
Hal Mitrany

<table>
<thead>
<tr>
<th>Parks and Recreation Commission</th>
<th>Planning Commission</th>
</tr>
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<tbody>
<tr>
<td>Roger Myers</td>
<td>Mona Breckner</td>
</tr>
<tr>
<td>Dr. Wm. W. Colliflower</td>
<td>Donald Henney</td>
</tr>
<tr>
<td>Richard Conrad</td>
<td>Stanley Brown</td>
</tr>
<tr>
<td>Sandy Freeman</td>
<td>Rev. John Nagel</td>
</tr>
<tr>
<td>Allen Vail</td>
<td>Mary Lou Woodruff</td>
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<tr>
<td></td>
<td>Martin Young</td>
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<td>Fred Clapp</td>
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and the many service organizations of the City of Ojai

ROYSTON, HANAMOTO, BECK & ABEY, Landscape Architects
THOMAS D. CHURCH, Landscape Architect Consultant

August 28, 1973
Every city is known by the quality of its open space whether it be small or large.

This is true of the City of Ojai.

Accomplishing the plan for the rehabilitation and extension of Libbey Park has taken the support, hard work, and dedication of people in the community who recognize the role this park will have in preserving the future quality of life for the entire Ojai Valley.

The city now has a plan that can record this dream and guide it through time until the park is complete.
The Master Plan of Libbey Park is a guide to the long range development of the land now owned and a part of the present Libbey Park as well as the property known as the Smith-Hobson area.

The drawings reflect the long range development of both sections of the park of approximately thirty-six (36) acres.

The background and history of Libbey Park and the Smith-Hobson property is not a part of this brief report, but is intended to be an integral part of a future comprehensive report for public distribution.

The program for the park was originated by the community. The limitations of that program were established by the developable land available. The elements of the program that were given priority are listed below in terms of its tentative phasing for development.

**Phase I**

**A. North Libbey**

1. Renovate Ojai Avenue Plaza and include fountain;
2. Clean up barrancas;
3. Provide tot lot;
4. Renovate stream (between post office and theatre) and install water works;
5. Renovate amphitheatre;
6. Install pathways;
7. Install lights;
8. Install irrigation;
9. Provide bike and bridle path.

**B. South Park**

1. Build four (4) tennis courts (two with lights);
2. Build Pro Shop;
3. Provide fifty (50) car parking near proposed courts;
4. Install paths;
5. Install lights;
6. Install planting;
7. Install irrigation;
8. Provide picnic areas;
9. Remove jail, add restrooms;
10. Relocate corporation yard facilities.

**C. Smith-Hobson**


**Phase II**

**A. North Libbey**

1. Remove two tennis courts.

**B. South Park**

1. Install two (2) tennis courts with lights;
2. Provide parking;
3. Install paths.
Phase II, Cont'd

C. Smith-Hobson

1. Complete renovation of Smith-Hobson buildings for city use;
2. Begin Museum and Cultural Center; renovate barn and garage for senior citizen/other use;
3. Install shuffleboard courts;
4. Install horseshoe pits;
5. Provide picnic areas;
6. Install paths;
7. Install lights;
8. Provide table games;
9. Renovate pavilion.

4. Install lighting;
5. Install planting;
6. Install irrigation;
7. Build bridge across barrancas;
8. Add rose garden and arboretum.

Phase IV

C. Smith-Hobson

1. Begin Civic Center Plaza;
2. Add Police Department facilities.

The arrangement and final form of the various uses of the park has been the responsibility of Royston, Hanamoto, Beck & Abey with the assistance of Thomas D. Church.

Basic design criteria included the preservation of the existing trees, minimal grading and that the design team respect and work with the good qualities of the present park environment.

Phase III

A. North Libbey

1. Remove two tennis courts.

B. South Park

1. Add two tennis courts with lights;
2. Develop meadow, possible bowling green or swim center.

C. Smith-Hobson

1. Build Council Chambers;
2. Provide parking;
3. Install paths;
The improvements to the park are as follows:

The Central Park Plaza

The plan provides for the rehabilitation of the existing plaza and includes a major fountain, a broad terrace surrounding the fountain which will accommodate major events as well as serve as the introduction or entrance to the park. The paving for the terrace will be exposed aggregate concrete. The park is opened to view from Ojai Avenue.

The Children's Play Area or Tot Lot

Play apparatus, original in design, as well as commercially available equipment that is conducive to creative play will be used. Incentives for hiding, swinging, sliding, and quiet play will be placed about the space. There will be places for parents to watch or rest provided with benches and tables. Trees give the basic form to the area with the limits of the play area defined by a series of low rock walls. Large boulders will intercept the walls and will be used for creative play. The surface of the area will be sand or fir bark, the pathways will be asphaltic concrete.

The Festival Bowl (Amphitheatre)

The plan provides for additional changing rooms, administrative office, restrooms, and rehabilitation of stage house and seating. Reshaping of the lawn area to the back of the present seating and additional seating along the base of the mound will permit better view of the stage area from the lawn.

The Open Meadow and Multi-Use Terrace

Eventually the existing tennis courts could be removed. (The timing for this would depend entirely on the construction of the new tennis complex.)

The open meadow is proposed for passive activity which would relieve the physical pressure on the festival bowl and would permit a strong visual connection to the areas of Libbey Park lying to the south of the old railroad right-of-way.

The multi-use terrace is sunken, the earth from the excavation used to form a mound or arena surrounding the terrace. Among the activities envisioned are folk dancing, badminton, volleyball, group functions, and possibly roller skating.

By depressing the multi-use terrace and mounding the periphery, the terrace will not be visible from other areas of the park.

The Re-Circulating Stream

A water re-circulation system is proposed to provide a small active creek during the hot summer months south of the post office. The present bridge is utilized and additional pathways of fir bark will be installed to open up this pleasant area, ground cover and shrubs will be added to enhance the strolling experience.
The Natural Areas and Barrancas

There are two ravines on the Libbey Park property and one on the Smith-Hobson. These areas will be cleared of debris and left in their natural state. Fir bark trails will permit people to enjoy these areas. There are several places where people may cross the barrancas by foot bridge.

The area surrounding the old jail (to be removed) is proposed as a small group or family picnic area. The ground will be covered with the soft surface of fir bark. Tables and benches will be placed at random under the existing oaks.

The Old Railroad Right-of-Way

An equestrian path, bicycle path, and pedestrian path will be placed on the old railroad bed. The bicycle path and the horse trail will connect to city-wide systems.

The Tennis Complex

Eight tennis courts are planned for this southerly area of the park. The four central courts are separate: Court #1 is surrounded by permanent bleachers to accommodate approximately 3,000 people, and the major bleacher area will be built to take advantage of the existing slope. The complex envisions a double decked viewing stand. Both decks would provide shelter from the sun and the ceiling of the main floor would permit warming heaters for those waiting for a court on chilly days in the winter.

Courts #2, #3, and #4 also have minor permanent bleachers and space is provided for additional temporary bleachers at match time. The courts are depressed three (3) feet below the surrounding grade to assist in visibility and to make them less intrusive on the landscape. Restrooms, changing rooms, and storage area are proposed beneath the bleachers. A Pro Shop is proposed on the south side of the central complex.

The other four courts are in pairs to the east and west.

The Reserve Areas

Areas planted to grass and trees at this time will be held in reserve for future active use. The space would accommodate a major swimming pool complex, lawn bowling, or open field activity.

Smith-Hobson Residences

The plan proposes rehabilitating these houses to serve as City offices, replacing the present City facilities. The Council Chamber and Police Department facilities will be added later and would frame the new Civic Plaza.

Smith-Hobson Garden

The garden will be integrated where possible into the new Civic Center environs and will be used as a buffer between park and civic activity. The
The Old Stable (Smith-Hobson Property)

The plan suggests a small scale building program with patio, additional rooms will be added to the renovated stable for uses such as a small museum, botanical library, small lecture or meeting room, music room, and restrooms.

The Rose Garden

The plan proposes a rose garden or botanical garden on the sunny hillside across the barranca from the future park. The garden would be accessible from the park by pedestrian bridge and readily available from the upper streets.

There is an arbor area from which one can overlook the garden below or turn to the distant view. From this point you can terminate or begin your stroll through Libbey Park.

Design aspects of the overall plan include:

1. A program for the trimming and care of the existing trees;
2. Automatic irrigation systems;
3. Park lighting system which will largely utilize the existing trees as a base for light source;
4. Parking throughout the periphery of the park near all major activities.
Tennis Complex
PEDESTRIAN PATH
<table>
<thead>
<tr>
<th>PHASE I</th>
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<tbody>
<tr>
<td>1. Plaza Area</td>
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</tr>
<tr>
<td>2. Play Area</td>
<td>27,291</td>
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<tr>
<td>3. Amphitheatre</td>
<td>45,152</td>
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<tr>
<td>4. Tea Tent</td>
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<td>5. Tennis Complex</td>
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<tr>
<td>2. Tot Lot</td>
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</tr>
<tr>
<td>3. Kiosk</td>
<td>1,000</td>
</tr>
<tr>
<td>4. Deck</td>
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<td>5. Miscellaneous Items</td>
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<td>6. Pavilion Restoration</td>
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<td>3. Arbor</td>
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<tr>
<td>4. Bridge</td>
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<tr>
<td>5. Refurbish Smith-Hobson</td>
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<td>6. Cultural Center</td>
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ALL PHASES - Subtotal: $1,568,952
15% Contingency: $235,342
Design Fee - 7%: $1,804,294
GRAND TOTAL: $1,930,594
LIBBEY PARK, CITY OF OJAI, CALIFORNIA
MASTER PLAN DEVELOPMENT COSTS

3. Amphitheatre

a. Addition to Stage - 700 s.f. @ $60.00  $42,000
b. Benches in Turf - 150 l.f. @ $10.00  1,500
c. Paving (A.C.) Overlook - 384 s.f. @ $0.50  192
d. Retaining Wall (2'6'') at Tree - 35 l.f. @ $6.00  210
e. Mount - 250 c.y. @ $5.00  1,250

Amphitheatre Subtotal: $45,152

4. Tea Tent - Lump Sum 4,000

5. Tennis Complex

a. Tennis Courts - 4 @ $10,000  40,000
b. Lighting for Courts - 4 @ $5,000  20,000
c. Pro Shop - 1200 s.f. @ $20.00  24,000
d. Bleachers - 8800 s.f. @ $10.00  88,000
e. Restrooms - 400 s.f. @ $25.00  10,000
f. Viewing Stand - 1600 s.f. @ $20.00  32,000
g. Platform - 3300 s.f. @ $1.00  3,300
h. Seating - 2080 s.f. @ $3.00  6,240
i. Sunken Bleachers - 640 l.f. @ $3.00  1,920
j. Steps to Court - 100 s.f. @ $4.00  400
k. Concrete Paving - 14,500 s.f. @ $1.25  18,125
l. Concrete Walls (3') - 1080 l.f. @ $6.00  6,480
m. Trees - 20 @ $100.00  2,000

Tennis Complex Subtotal: $252,465

PHASE I

1. Plaza Area

   a. Patterned Concrete Paving - 13,280 s.f. @ $1.75  $23,240
   b. Fountain - Lump Sum  15,000
   c. Benches - 9 @ $200.00  1,800
   d. Relocate Flagpole - Lump Sum  500
   e. Site Demolition - Lump Sum  2,500
   f. Drainage (Surface) - Lump Sum  2,000
   g. Trees - 8 @ $100.00  800

Plaza Area Subtotal: $45,840

2. Play Area

   a. Sand (8'') - 120 c.y. @ $10.00  1,200
   b. Paving (A.C.) - 3,225 s.f. @ $0.50  1,613
   c. Stone Walls (18'') - 104 l.f. @ $10.00  1,040
      (12'') - 96 l.f. @ $8.00  768
      (6'') - 40 l.f. @ $6.00  240
   d. Rock Groupings - Lump Sum  4,000
   e. Tables and Seats - 5 @ $200.00  1,000
   f. Wood Deck - 333 s.f. @ $10.00  3,330
   g. Swings at Tree - Lump Sum  500
   h. Swings - Lump Sum  1,000
   i. Bridge - Lump Sum  1,500
   j. Balance Beams - Lump Sum  1,000
   k. Tire Tree - Lump Sum  500
   l. Tire Climber - Lump Sum  1,000
   m. Spring Platforms - 3 @ $200.00  600
   n. Slide and Log Platforms - Lump Sum  1,500
   o. Modular Climber - Lump Sum  3,000
   p. Drainage - Lump Sum  3,500

Play Area Subtotal: $27,291
PHASE I, Cont'd

6. Miscellaneous Areas
   a. Picnic Tables - 12 @ $250.00  $ 3,000
   b. Fir Bark at Picnic Tables - 5760 s.f. @ $0.20  1,152
   c. Retaining Wall (2'6'') - 80 l.f. @ $6.00  480
   d. Retaining Wall (6') - 75 l.f. @ $10.00  750
   e. Parking (A.C. w/curbs) - 21,120 s.f. @ $0.75  15,840
   f. Bridges (2) - Lump Sum  20,000
   g. Log Bridges (3) - Lump Sum  6,000
   h. Paths (A.C.) - 37,500 s.f. @ $0.50  18,750
   i. Paths (Fir Bark) - 10,120 s.f. @ $0.20  2,024

   Miscellaneous Subtotal: $67,996

7. Grading - 5000 c.y. @ $3.50  17,500

8. Recirculating Stream - Lump Sum  25,000

9. Lighting (Path) - 40 @ $700.00  28,000

10. Planting and Irrigation
    a. Turf - 80,960 s.f. @ $0.12  9,715
    b. Trees - 125 @ $50.00  6,250
    c. Shrubs - 50 @ $20.00  1,000
    d. Irrigation - 80,960 s.f. @ $0.20  16,192

    Planting & Irrigation Subtotal: $33,157

11. General Clean-Up (including Barranca) - Lump Sum  4,500

12. Maintenance - Lump Sum  3,000

   PHASE I - Subtotal $553,901
   15% Contingency  83,085
   Design Fee - 7%  44,569

   PHASE I - TOTAL $681,575

Page 2
## PHASE II

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<td>Tennis Courts w/Lighting - 2 @ $15,000</td>
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<tr>
<td>2</td>
<td>Tot Lot - Lump Sum</td>
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<td>3</td>
<td>Kiosk - Lump Sum</td>
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<td>4</td>
<td>Deck (Overlook) - 1600 s.f. @ $10.00</td>
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<td>b. Benches - 2 @ $150.00</td>
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<td>c. Picnic Tables - 19 @ $250.00</td>
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<td>d. Shuffle Board - 4800 s.f. @ $1.25</td>
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<td>9</td>
<td>Lighting - 40 fixtures @ $700.00</td>
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<td>a. Turf - 156,320 s.f. @ $0.12</td>
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<td>Maintenance - Lump Sum</td>
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**PHASE II - Sub-Total**

- 15% Contingency
- Design Fee - 7%

**PHASE II - TOTAL**

- $173,462
- $26,019
- $199,481
- $13,963
- $213,444

Page 3
PHASE III

1. Tennis Courts w/Lighting - @ @ $15,000 $30,000

2. Multi-Use Slab
   a. Concrete Paving - 4800 s.f. @ $1.25 6,000
   b. Concrete Wall (2') - 220 l.f. @ $4.50 990
   c. Concrete Steps - 100 l.f. @ $4.00 400
   Multi-Use Slab Subtotal: $7,390

3. Arbor
   a. Arbor - 500 s.f. @ $15.00 7,500
   b. Concrete Paving - 750 s.f. @ $1.00 750
   Arbor Subtotal: $8,250

4. Bridge - 330 s.f. @ $10.00 3,300

5. Paths (A.C. Paving) - 18,360 s.f.@ $0.50 9,180

6. Parking - 72,320 s.f. @ $0.75 54,240

7. Refurbish Smith-Hobson Residence for City Hall - 7520 s.f. @ $20.00 150,000

8. Cultural Center (No Program) - Assume 4000 s.f. @ $25.00 100,000

9. Grading - 1000 c.y. @ $5.00 5,000

10. Lighting - 40 fixtures @ $700.00 28,000

11. Planting and Irrigation
   a. Turf - 122,400 s.f. @ $0.12 14,688

11. Planting and Irrigation, Cont'd
   b. Trees - 220 @ $50.00 $11,000
   c. Shrubs - 150 @ $20.00 3,000
   d. Irrigation - 122,400 s.f. @ $0.20 24,480
   Planting & Irrigation Subtotal: $53,168

12. Maintenance - Lump Sum 2,000

13. Swim Center - No Program --

PHASE III - Subtotal $450,528
15% Contingency 67,579
Design Fee - 7% 36,267
PHASE III - TOTAL $554,374
PHASE IV

1. City Hall - Assume Addition (Council Chambers & Police - 8,000 s.f. @ $40.00 ) $320,000

2. Arbor - 500 s.f. @ $15.00 7,500

3. Patterned Paving - 5500 s.f. @ $1.75 9,625

4. Parking - 13,650 s.f. @ $0.75 10,238

5. Street Demolition - Lump Sum 2,500

6. New Street & Turn About - 4400 s.f. @ $0.75 3,300

7. Walk (Concrete) - 2880 s.f. @ $1.00 2,880

8. Lighting - 40 fixtures @ $700.00 28,000

9. Planting and Irrigation
   a. Turf - 15,680 s.f. @ $0.12 1,882
   b. Trees - 40 @ $50.00 2,000
   c. Irrigation - 15,680 s.f. @ $0.20 3,136

Planting & Irrigation Subtotal: $7,018

NOTE: All of the above costs are based on 1973 construction costs and will increase 5 to 7 percent per year.

PHASE IV - Subtotal $391,061
15% Contingency 58,659
Design Fee - 7% 31,480

PHASE IV - TOTAL $481,200
PARTICIPATING STAFF
ROYSTON, HANAMOTO, BECK & ABEL

Robert Royston
Louis G. Alley
Patricia Carlisle
Robert Batterson
Jean Imai
Louis J. Marano
Peter Szasz
Jacquin McIlvaine