

LOVERS POINT PARK

CITY OF PACIFIC GROVE



MASTER PLAN

DRAFT COPY

PRINTED SEPTEMBER 27, 1999

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PREPARED FOR:
CITY OF PACIFIC GROVE

PREPARED BY:
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ACKNOWLEDGEMENTS

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INTRODUCTION

The Lovers Point Park Master Plan Process was designed to maximize community input to determine the needs for Lovers Point Park. Master planning a long established park is a process that requires reflection of the community's past to develop a vision for the future. This public process took seven months to complete. The success of this process required a committed Task Force and public meetings. All input was implemented into the planning through a process of refinements and options that narrowed the design into the Master Plan components included in this report.

The process began in March of 1999 with the initial Task Force meeting. The Task Force appointed reflected the various interests of the community including: recreation, beautification, bicycle and pedestrian issues, natural resources, government interests, and universal accessibility. During the initial Task Force workshop, the following mission, roles and objectives were agreed upon for the park planning process.

MISSION STATEMENT: Create the vision that guides the future of Lovers Point Park by utilizing public input, gained during the process, to identify needs.

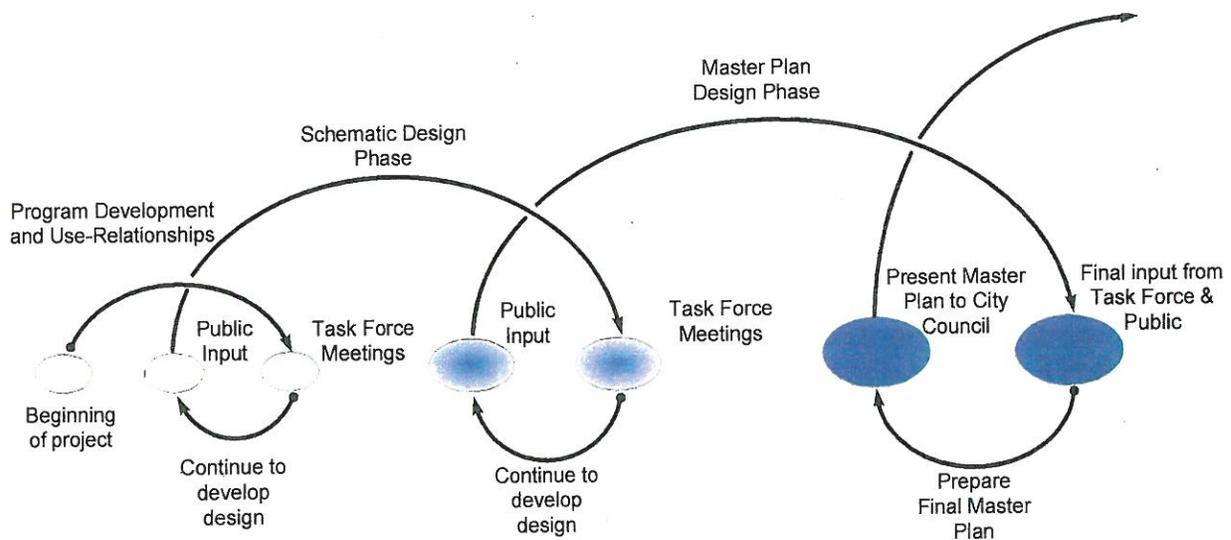
TASK FORCE ROLE

1. Provide direction for the process
2. Survey constituents
3. Communicate progress with constituents
4. Provide conscience of "Community"
5. Filter input and define desired output for public meetings
6. Act as a sounding board
7. Attend public meetings

COMMUNITY'S ROLE: Provide input, be informed, and buy in of the plan.

AGENCY'S ROLE: Provide government requirements, define jurisdictions and process, and buy-in of the plan.

DESIGNER'S ROLE: Provide the conduit for community input, guide, provide expertise, and facilitate process.



MASTER PLAN PROCESS DIAGRAM

PROJECT CONTEXT

PHYSICAL

Pacific Grove is located approximately 2 miles west of Monterey. It can be reached from the south by taking the Highway 68 East exist off Highway 1 or from the east by taking Del Monte Boulevard from Monterey.



SOCIAL

The town of Pacific Grove began in 1875 as a summer Methodist camp. Over 400 people turned out for the first camp meeting and set up tents at Lovers Point. In 1889 a permanent, year-round population of 1,300 incorporated a square-mile area of woodlands, and the town was established. The tents were replaced by small board-and-batten cottages, which soon gave way to the larger Victorian dwellings seen today.

Pacific Grove now has approximately 16,500 residents and is a small, flourishing town.

SITE

Lovers Point Park is located at a curve on Ocean View Boulevard where 17th Street intersects with Ocean View Boulevard. It is situated at the west end of the Monterey Bay. The beach at Lovers Point actually faces east with spectacular views of the Monterey shoreline. A bike trail hugs the coast to the east and provides a scenic access route to and from Monterey. Ocean View Boulevard continues west through Pacific Grove, providing access to Point Pinos and Asilomar State Beach.

HISTORY OF THE PROJECT

Lovers Point Park has a rich history and has seen many changes since it was first used in the mid 1875. The name actually reflects one of the earliest uses, as it was home to a group of Methodists who were known as lovers of Jesus.

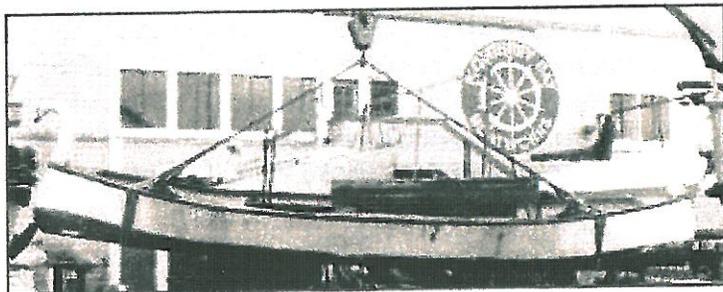
The park has been home to a wide variety of uses over the years. These include: a Japanese Tea Garden, a prize-winning dahlia garden, merry-go-round, skating rink, bowling alley, photographer's studio, swimming pool, bathhouse, and windmill. Hopkins Seaside Lab of Stanford University (the predecessor to Hopkins Marine Station) was established on Lovers Point in 1891, where year-round research activity continued until its relocation to China Point in 1917.

Glass-bottom swan-prowed boats were introduced to Lovers Point in the 1890s. They were launched from the end of a wooden pier in the middle of a narrow cove and offered the public a glimpse of the flora and fauna below the surface of the Monterey Bay. The land around the cove at Lovers Point was purchased in 1904 by William Smith, who blasted out the inlet, widening the cove and providing more beachfront. He built a saltwa-



ter bathhouse and acquired a small fleet of boats, including rowboats, sailboats, a fishing boat, and a motor boat. Nathaniel Roscoe "Dad" Sprague ran the glass-bottom boat concession for over 50 years and when he died in 1948 his son J. Russell Sprague took over. The elder Sprague acquired the fleet of boats from William Smith and they went through a number of owners after his son Russell Sprague's death. The glass bottom boats operated until the mid 1970s and work was recently completed on a replica glass-bottom swan boat, which is intended for display at Lovers Point Park.

The park is now a popular destination for residents and tourists alike. It is a showcase of the unusual rock formations and ancient cypress trees of the Pacific Coast. Opportunities for active recreation at the park today include a sand volleyball court, a kiddie pool, and beach access for swimming, scuba diving, and kayaking. Passive recreation opportunities are also plentiful, with picnic facilities and benches at several locations in the scenic park.



EVENTS AT LOVERS POINT

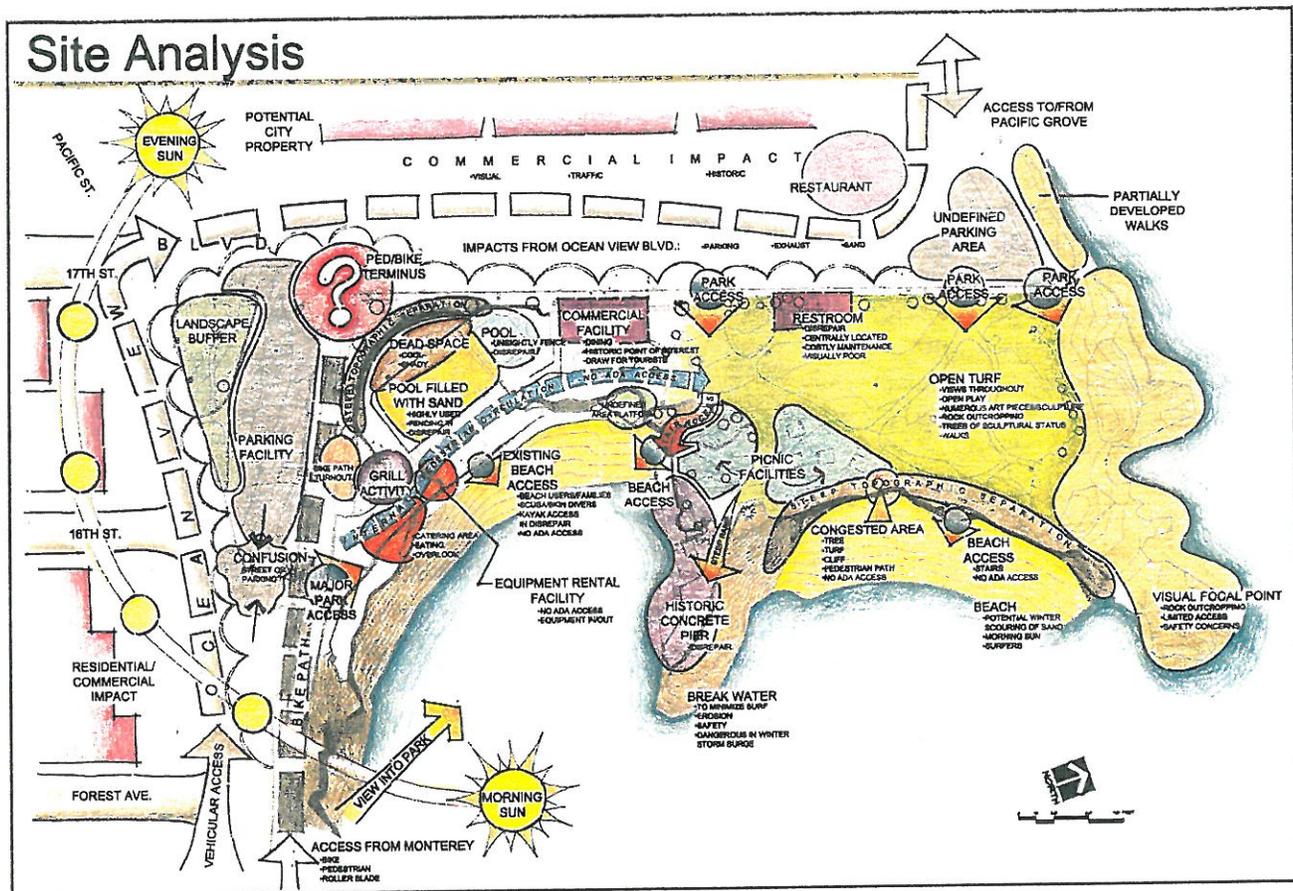
Lovers Point Park hosts several special events each year. The Feast of Lanterns is one of the most popular summer festivals at the park. It began in 1905 when a group of Chinese fishermen formed a night boat parade. A similar colorful spectacle now takes place on the last Saturday of July each year. It is followed by a spectacular fireworks display. Lovers Point is also a popular viewing area for the July 4th fireworks display.



Several athletic events are held at Lovers Point each year. The Triathlon at Pacific Grove utilizes the park for its event and other races begin or end at the park, including walkathons and 10K races.



SITE ANALYSIS



The Master Plan Process began with an analysis of existing conditions. This analysis identified a variety of program areas, circulation systems, and weather influences. It is graphically represented above to illustrate the complex relationships. This plan was used as a tool to design facilities by recognizing the opportunities and constraints of the site.

The perimeter of the park's south and west sides is Ocean View Boulevard. This street is typically congested with traffic and lined with parked cars. Inside the park boundary there are two existing parking lots, one at the south-west corner and the other adjacent to the point across from the Tinnery Restaurant.

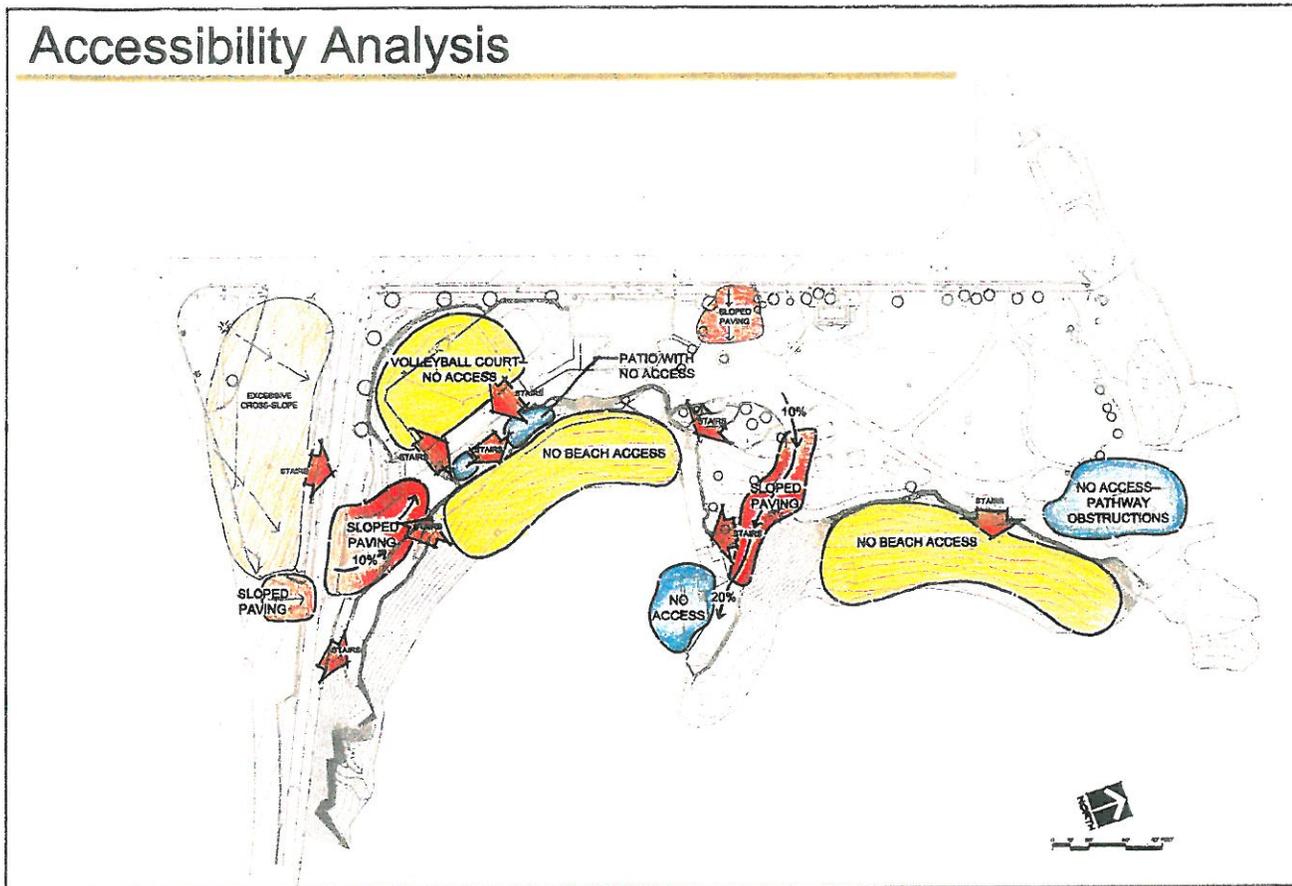
A Class I bike pathway runs alongside the southern parking lot and park area westerly from

Monterey. It terminates into Ocean View Boulevard where the road turns north. This trail is heavily used, and many of the users access Lovers Point Park from the trail.

The primary entrance to the park exists adjacent to The Grill at the south side of the site. Other entrances are located along the west side of the park and open into the large turf area.

The park has two beach areas. The southern portion of the site contains the more active uses, including: the bike trail, volleyball court, pool and grill area. The informal park recreation and less active areas tend to occur at the northern end and include the cypress trees, open turf and rocky point vistas. Other facilities include the restroom and the commercial establishment of the Old Bath House Restaurant.

ACCESSIBILITY ANALYSIS



Providing full accessibility is required when improving public facilities. The current Americans with Disabilities Act (ADA) and California's Title 24 Regulations require provision of equal universal access opportunities to all facilities.

Since the park was constructed over a period of 100 years, the majority of park facilities were improved prior to the inception of these requirements. Improvements to facilities, that exceed general maintenance, require compliance with current access requirements.

The purpose of this plan is to illustrate those areas within the park that do not meet universal access requirements. The most significant areas are

colored in yellow. These areas are important because they involve significant program elements and attractions within the park.

Legal access does not currently exist from the southern to the northern end of the park. The stairs adjacent to the volleyball courts inhibit this access.

Many of the paved surfaces exceed the legal direction of travel slope of 5%. With a ramp and railing it can be increased to 8.3%. Cross slopes on paving are not allowed to exceed 2%. In many instances, pathways and paved areas exceed these requirements. They will be accounted for within the Master Plan.

INPUT FROM THE TASK FORCE

Task Force input provided the following list of user groups, events and service groups. This list was used to generate an idea of the variety of park users and uses. Utilizing this information, we could determine special needs, or areas, that could be improved for more enjoyable usage.

USER GROUPS INCLUDE:

- Divers, Kayak users and Surfers
- Swimmers, Waders and Sunbathers
- Cyclists, Runners and Walkers
- Volleyball players
- People using picnic facilities or beach / lawn for picnics
- Photographers
- Grill users: kids, visitors, residents
- Childs' pool users: parents and small children
- People walking dogs
- School groups
- Post-Aquarium visitors
- People from The Old Bath House
- Adventures by the Sea and diving / kayak customers
- Public and private ceremony organizers

EVENTS AT THE PARK INCLUDE:

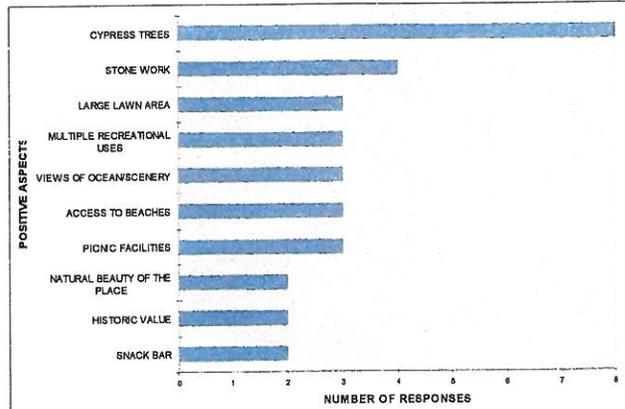
- Feast of Lanterns
- Piano concerts in the summer
- Weddings, memorial and funeral services
- Easter sunrise services
- Triathlon at Pacific Grove
- Walkathons and 10K Races
- Bike Day
- Fourth of July activities
- Parties
- Public safety training

SERVICE GROUPS:

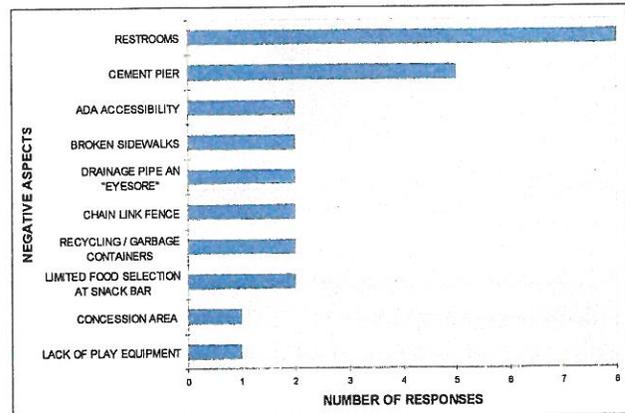
- Parks & Recreation: volleyball courts and wading pool
- Public Works: retaining walls, stairs, ramps, walkways, grass, trees and garbage removal

The Task Force then generated a list of positive / negative aspects and greatest needs. These were categorized by the Task Force to create the priorities for refinement for design, within the Master Plan process.

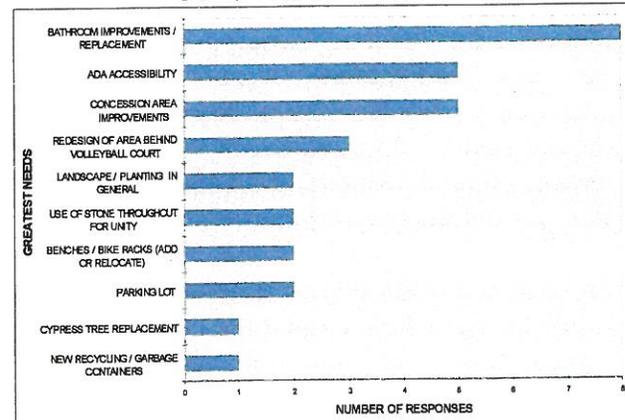
POSITIVE ASPECTS



NEGATIVE ASPECTS



GREATEST NEEDS



PRELIMINARY USE RELATIONSHIP ALTERNATIVES

Use Relationship Concepts were created to provide a variety of alternatives that illustrate program, circulation, and spatial organization of the various park elements. The alternatives provided varying opportunities for maintaining or reorganizing the uses. The majority of the existing park elements were maintained, while other uses were also introduced.

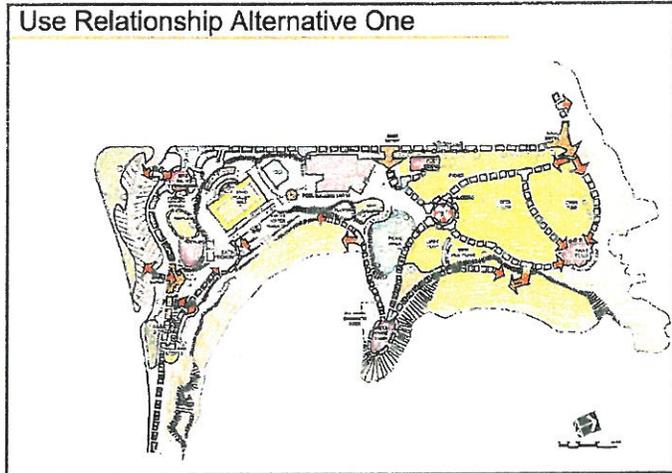
The parking lot in the southwest corner had three distinct options. The first provided a one-way traffic circulation with angled parking stalls. This minimized the amount of space required for the parking lot. Options one and two had a separate entry and exit. Option two provided the traditional two-way layout, with a reduced quantity of stalls. Option three proposed a parking garage below grade with other park programs occurring on top of the structure.

An organized terminus for the bikeway was provided in each option. This design element coincided with the parking lot redesigns to provide more space between the parking lot and the south side of the park.

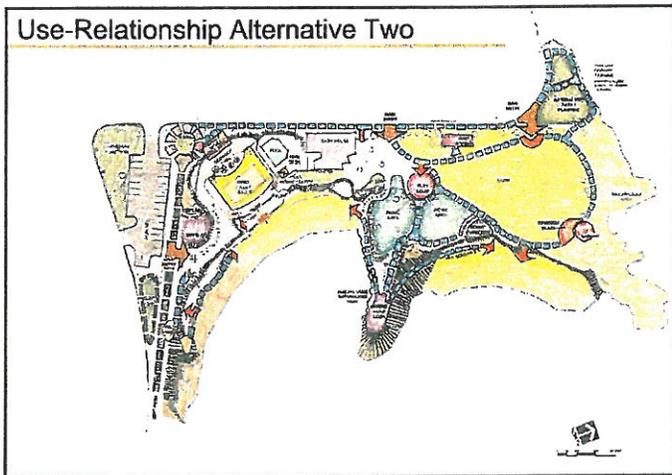
Providing options for universal access to each area throughout the park was a priority in design of circulation options. The park entry adjacent to the Grill provided multiple schemes for access into the park and interaction with the bikeway and parking lot. Alternatives were presented for circulation around the volleyball court, spaces adjacent to The Old Bath House and down to the pier.

The uses at the north side of the park remained the same with further definitions of plazas, picnic areas, and open turf areas. Small defined plaza spaces for views and circulation were well received. Restroom building adjustments were discussed and in the third option the current building was eliminated, with facilities to be relocated to the first floor of The Old Bath House.

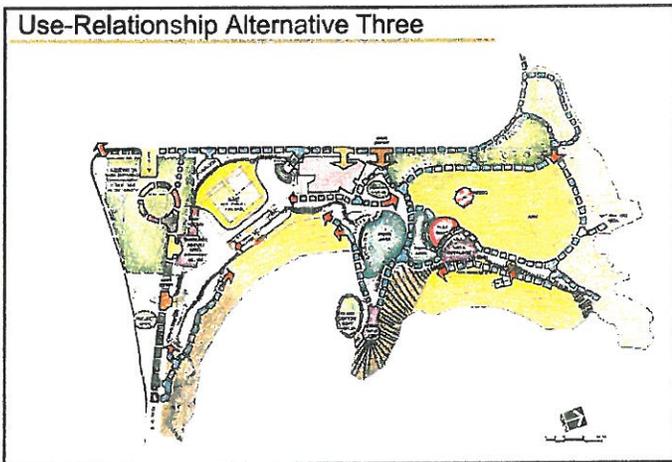
Use Relationship Alternative One



Use-Relationship Alternative Two



Use-Relationship Alternative Three



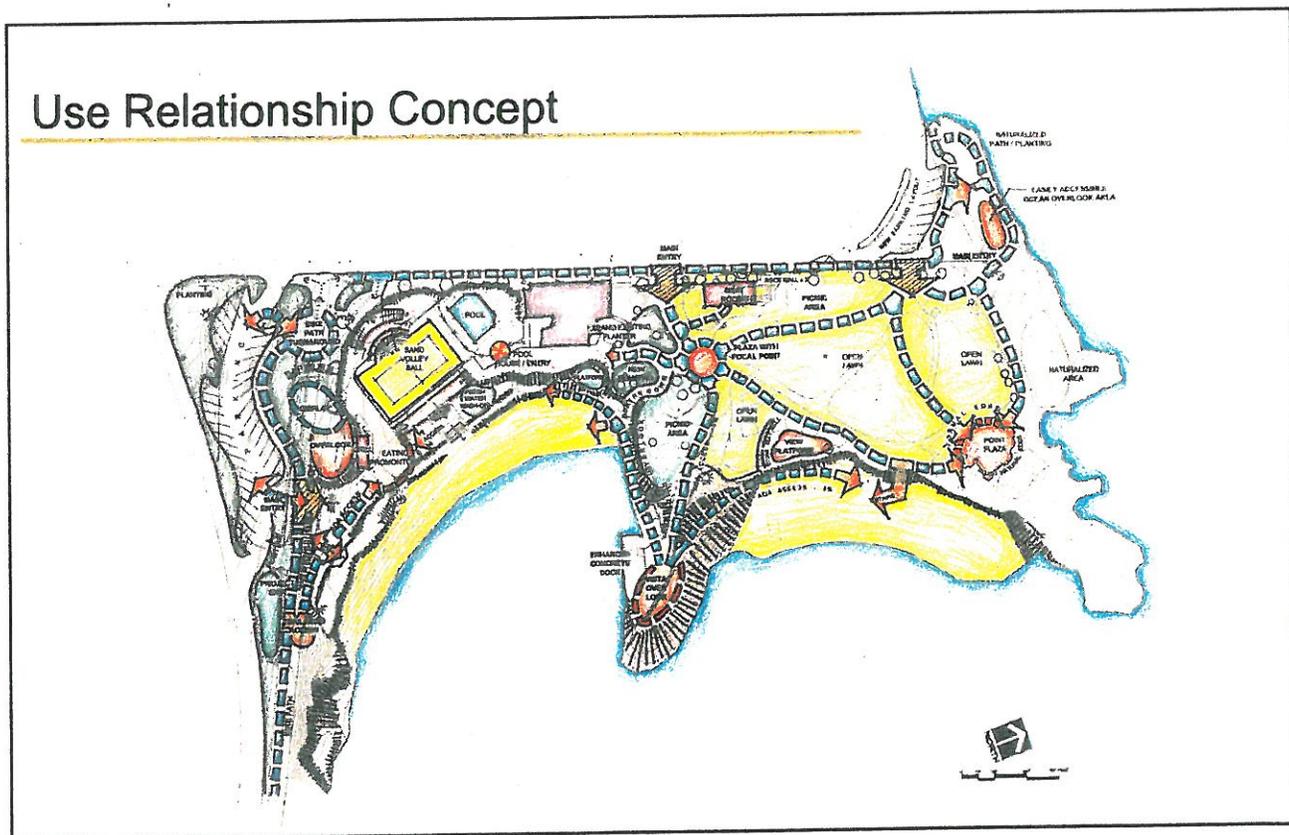
INITIAL DESIGN CONCEPT

The three Preliminary Use Relationship Alternatives were presented to members of the Task Force. From their comments and input, a single Use Relationship Concept was generated. Various elements from each of the preliminary alternatives were incorporated to create this concept. It was then presented to the community at the first public workshop.

The southerly parking lot was organized with angled parking and one-way circulation. At the public meeting, the form and shape were well received, but the one way circulation and exit onto Ocean View Boulevard was a concern due to the traffic congestion. It was also pointed out that a vehicle could drive in the exit by accident. Redesign of the parking at the point provided a safer circulation pattern and separation from the busy turn adjacent to the Tinnery Restaurant.

The reorganization of the bikeway with a terminus was well received. Within the concept, the bike terminus would complete the end of the developed portion of the trail prior to Ocean View Boulevard. This solution promoted a display area for the glass bottom boat and a park overlook above The Grill.

The accessible route was defined by circulation coming in from the bikeway and parking lot. Above the volleyball court, another entrance provided a unique stair case that conformed to the existing wall. Access by ramps was provided to both beaches beginning in the center of the park and sloping down to the pier. At this point, the access traversed along the existing walk to the main beach with an additional ramp providing access to the northern beach. The open turf area with the plazas provided designed spaces for seating and informal use.



PRELIMINARY MASTER PLAN

Public input and Task Force review led to the Preliminary Master Plan Design. This design was refined to provide more detail and accurately represent the public input and park program elements.

The parking lot design was modified to a single point for entry and exit with two-way access. Quantity of parking stalls remained the same as currently existing and two accessible stalls provided direct passage to the main entry. The design of the point parking lot provides twelve parking spaces and an accessible parking space. This layout allowed expansion of the park area.

Input from the public meeting lead to the addition of a drop-off area near the main parking lot for equipment and park user's convenience.

Access at the main entry was provided via stair

and ramps. In addition to the previous entry, a direct beach access was provided from the parking lot without going by The Grill and volleyball court.

A separate restroom building was eliminated, with those facilities proposed to be relocated on the lower floor of The Old Bath House. This area is currently underused and has significant opportunities for renovation to allow for public restrooms, storage, offices and locker facilities.

Adjacent to The Old Bath House, the Central Plaza was enhanced to become an entry statement. Entry into the park from this side was limited to the two formal entries. The Point Plaza was designed to provide opportunities for special events and a defined wedding ceremony area. At the View Platform, more space was added to take advantage of the views beyond.



MASTER PLAN

The Preliminary Master Plan was a success. Further input was received from the public and Task Force to refine the design components. Due to the complexity of the site, a detailed discussion of each component follows this overview of the Master Plan.

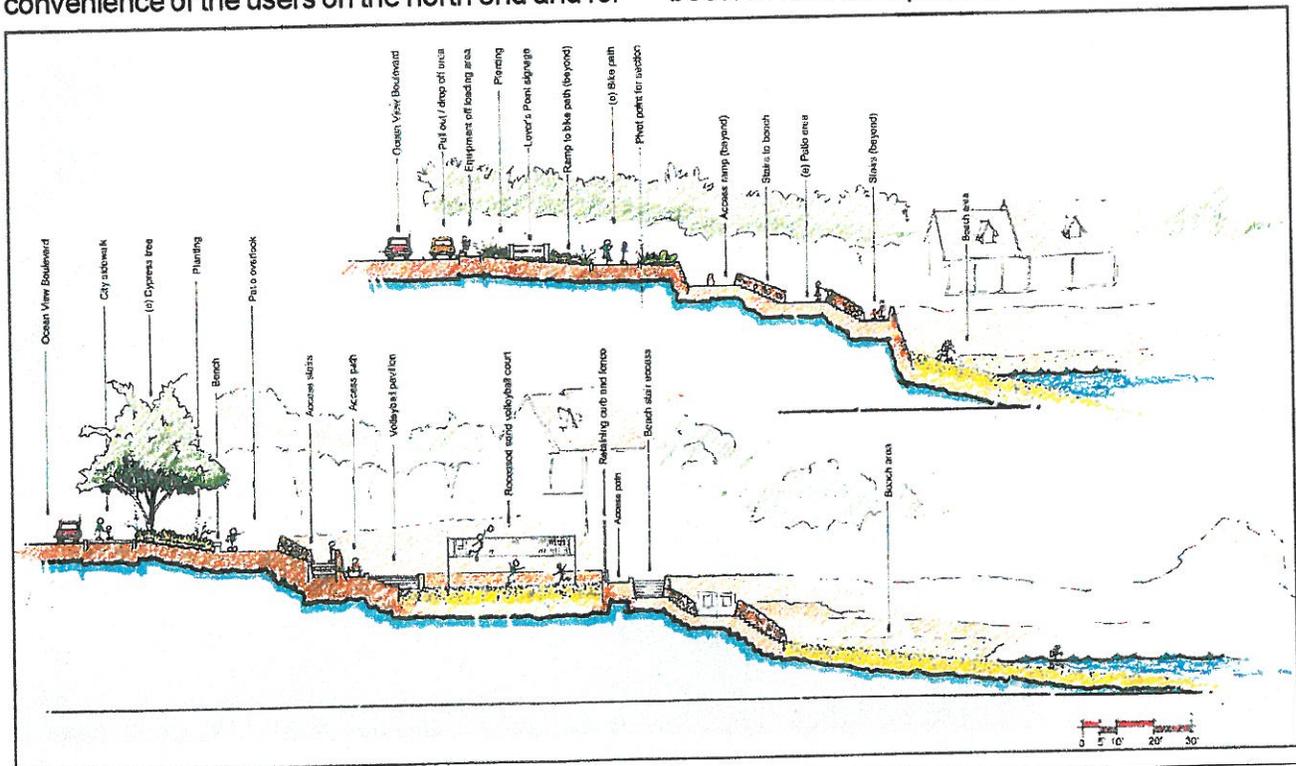
The design of the parking lots was not altered between the Preliminary Master Plan and the Master Plan. Circulation between the parking lots, the bike pathway, and the park entrances also remained the same in the Master Plan. The drop-off zone was so embraced by the community that an additional area was included for the northern end of the park. The redesign of the pool and volleyball areas changed little during the development of the Master Plan.

The restroom configuration was discussed at length during public review of the Preliminary Master Plan. The consensus was to provide two restroom facilities. It was important to the public that the existing location be preserved for convenience of the users on the north end and for

people walking or biking along the coast. The plan to renovate the lower floor of The Old Bath House was still a priority to provide for the main beach area and other uses at that end of the park.

Cypress trees were added to help maintain the character of the park. They were added among the existing trees that line Ocean View Boulevard and around the southern parking lot this continuation of cypress trees was expanded.

Plazas located in the northern end of the site were refined in the Master Plan. Picnic areas were preserved in the general vicinity of their existing location. Bike racks were located adjacent to the park entries and throughout the park. Signage was shown for a variety of uses. Two park identity signs will be provided at the prominent corners of the park. Directional signage at the end of the bikeway will identify and provide direction for the continuation of the trails down the coast and to the downtown district. The storm drain outlet at the southern end is proposed to be modified to become less conspicuous.



MASTER PLAN



LOVERS POINT PARK

CITY OF PACIFIC GROVE

MASTER PLAN

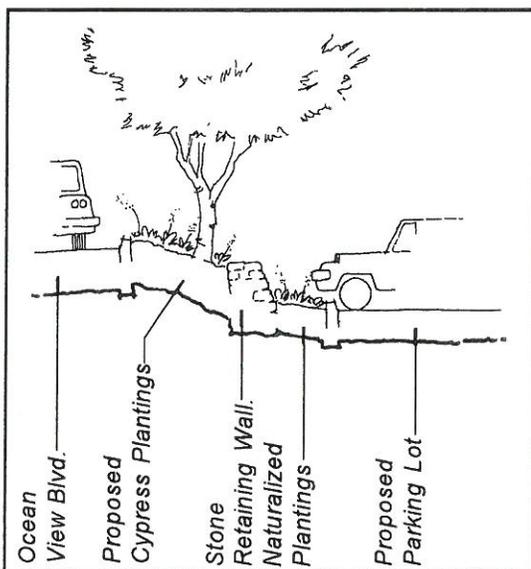
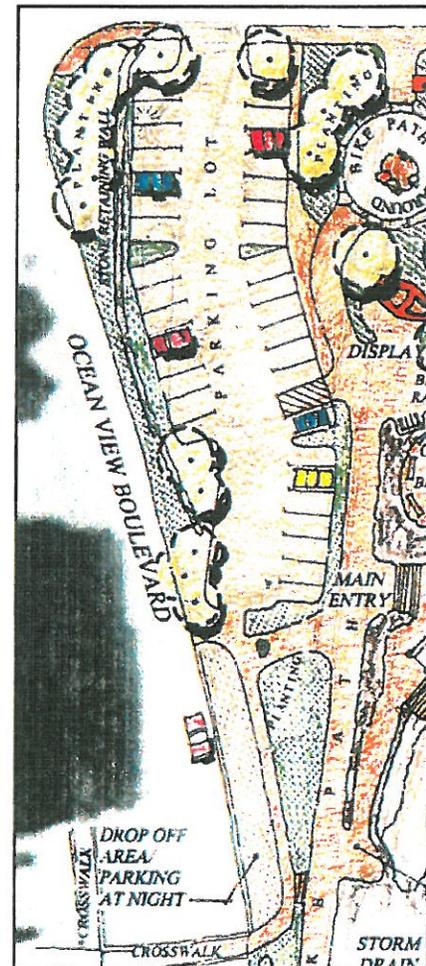
COMPONENTS

PARKING LOT



The main parking lot at Lovers Point is located at the corner of Ocean View Boulevard. The current design is oversized and somewhat dangerous with cars entering and exiting from both sides of the parking lot. There is an oversized aisle through the center of the parking lot which wastes valuable space and promotes a dangerous condition.

The redesigned parking lot contained in the Master Plan has a 24' center aisle and only one entrance. The 9' by 18' parking stalls are arranged to maximize the available space. Two handicap accessible stalls are located near the display/overlook area with direct access into the park. There are a total of 35 parking stalls including the two accessible stalls. Improvements to the parking lot comply with the Pacific Grove Coastal Parks Plan.

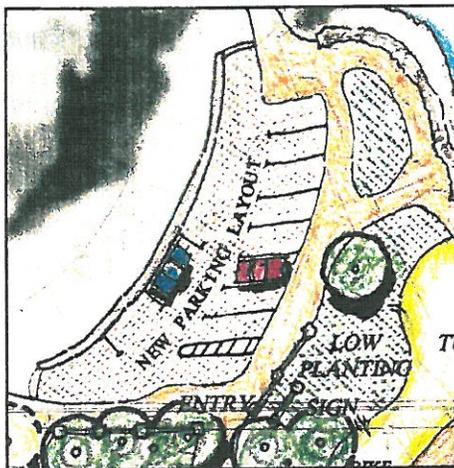


Planting along the east side, between the parking lot and Ocean View Boulevard, will be renovated to accommodate grading modifications and other adjustments required for the new alignment. Cypress trees will be planted along the corner and entry. A low stone retaining wall will be added between the parking lot and the boulevard to accommodate the grade differential. Improvements to the infrastructure will collect storm water in curb inlets. Ramps will be added to connect the parking lot to the bike trail and park entrance.

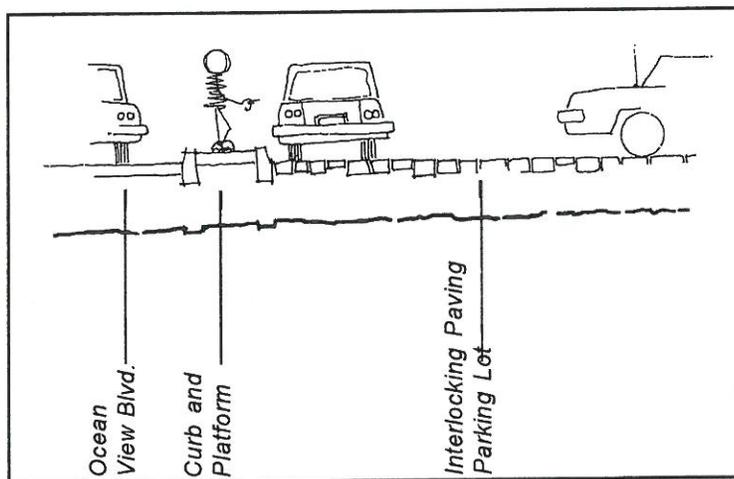
POINT PARKING LOT



The point parking is currently a small residual asphalt area. The present layout allows cars to park in areas not designated as parking stalls. Redesign of this lot will alleviate this situation. This improvement will provide a more organized parking lot while increasing safety and mitigating traffic issues.



The new design is separated from the street by a curb. It contains 12 marked parking spaces including two that are ADA compliant for accessibility. This arrangement allows for sidewalks, planting areas, and an ADA accessible overlook at the edge of the new lot. Safety for pedestrians and protection from traffic along Ocean View Boulevard are also provided by the new design.

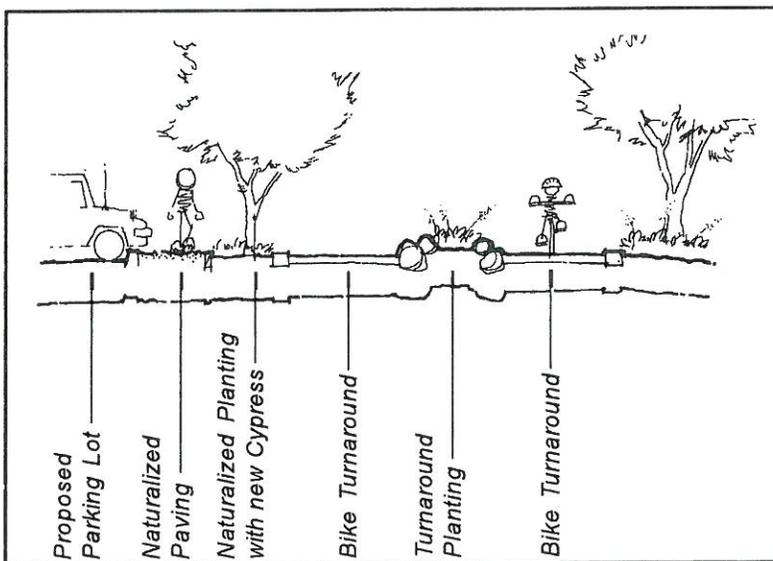
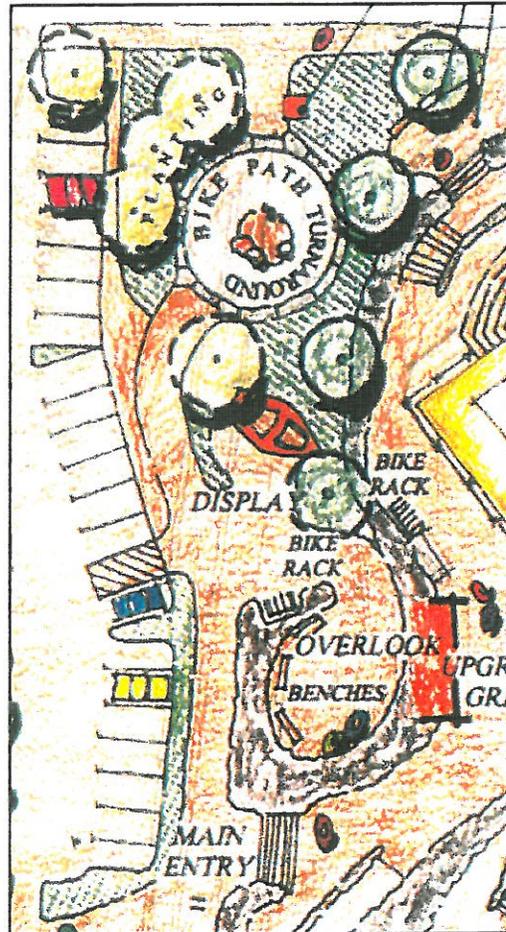


The renovated parking area will have interlocking paving to contrast with the adjacent asphalt street paving and slow traffic through the parking lot.

BIKE TRAIL

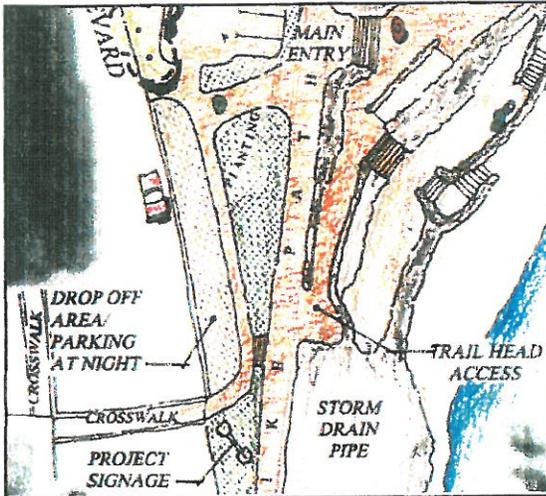
Lovers Point Park is the terminus of a popular Class I bikeway that stretches along the Pacific Coast from Monterey terminating at Lovers Point Park. Class I designation indicates that a paved trail is physically separated from vehicular traffic and is at least 8' wide. The Class I bikeway currently ends at Ocean View Boulevard with no indication of the continuation of a trail system along the street. Class II and Class III bikeways continue along Ocean View Boulevard and Sunset Drive to Asilomar Boulevard. As part of the Pacific Grove Coastal Parks Plan, the trails will be appropriately marked in the near future.

It is important to provide a safe turnaround area for cyclists, and a sign explaining the continuation of the bikeway along Ocean View Boulevard. The new design provides a turnaround area, indicated by a special paving pattern, and a sign which is located adjacent to the path. The turnaround provides space and a safe terminus for the users of the trail without interfacing with the pedestrian and vehicular traffic on Ocean View Boulevard.

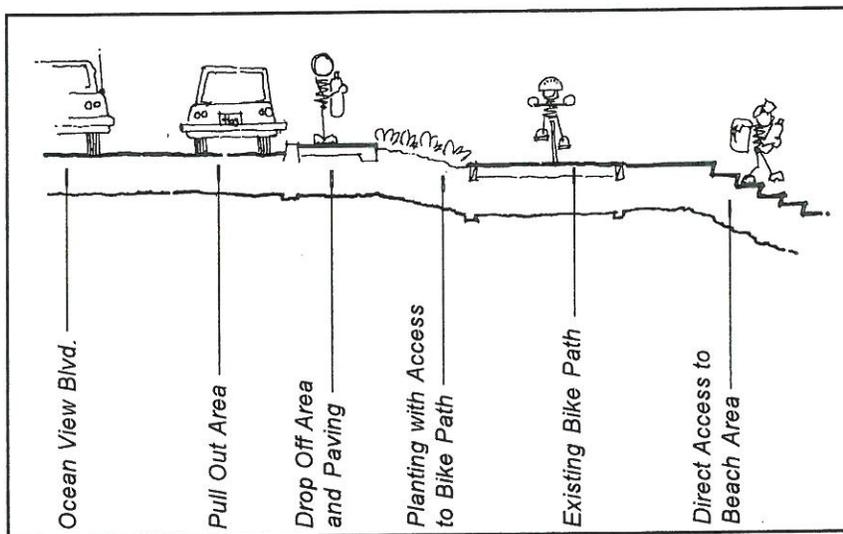


The overlook area encompasses views of the park and point area. Park benches are provided for casual use and rest. The display area will be the location for the Glass Bottom Boat. It is separated from the trail to avoid interfering with trail circulation, while providing a photo opportunity. A bike rack is also provided in a nook out of the flow of traffic which allows visitors to safely and easily lock their bikes before entering the park.

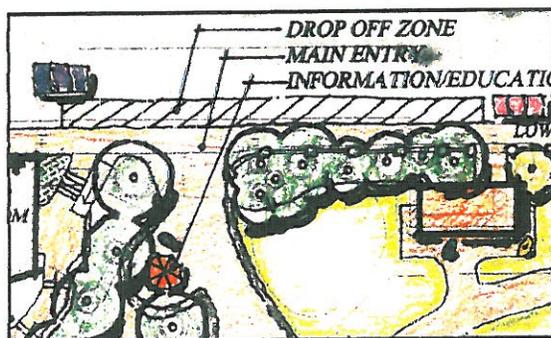
DROP OFF AREAS



Lovers Point Park is a popular location for scuba diving, sea kayaking, and park visitors with similarly heavy loads. Currently no specific area is available for drop off. The idea of a drop off area to accommodate these uses originally stemmed from comments received at several public meetings. It was decided that drop off zones would be beneficial to many users of the park, including parents with small children, families with picnic supplies, users with scuba and kayak equipment, and special events attendees.



The drop off area at the south side of the park, near Forest Avenue, is tucked into the park adjacent to the parking lot and is to be used for parking in the evening. It will provide a direct access route to a main park entrance and the beach. A crosswalk is also proposed at Forest Avenue. Stop signs along Ocean View Boulevard at this intersection will soon be provided.

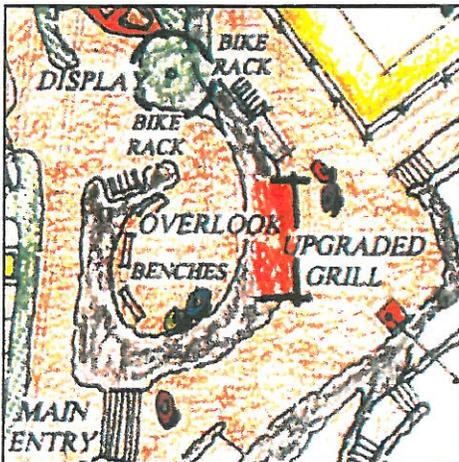


An additional drop off zone is located at the west side of the park adjacent to another main entrance. It will stretch from the existing Ocean View Boulevard crosswalk to the maintenance area behind the restroom building. It will provide service and delivery opportunities for the Old Bath House, restroom, and trash removal, as well as general service and maintenance of the park. This zone will be painted as a loading zone, and signage will be provided.

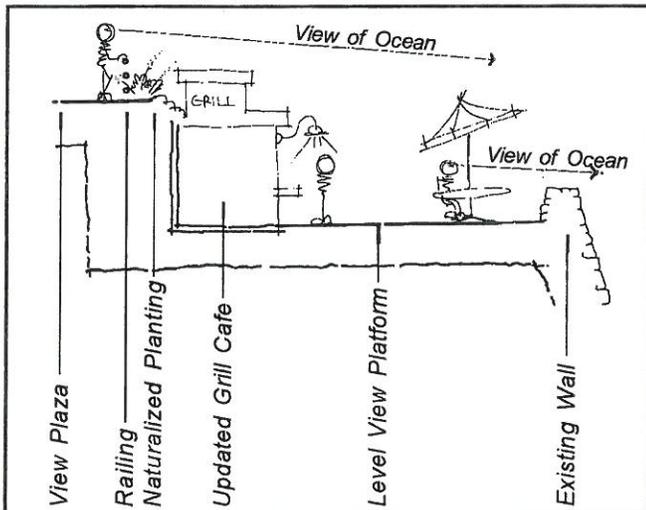
GRILL PLAZA



The Grill is an important element of the park. However, it is in need of renovation. It is quite active and its proximity to the volleyball court, pool, rental location and beach access guarantee its continual heavy use. Several options were reviewed during the public process. In the end, the current location was seen as the most beneficial for park users.

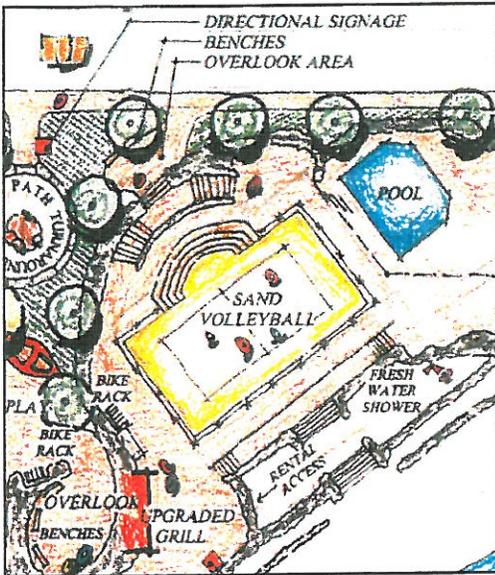


The existing sloped path that leads down to The Grill will be reconstructed to provide access ramps that connect to the bike path and a level patio area with tables which will line the edge of the stone wall. A large staircase will be necessary to lower the grade and provide a park entrance for the users. Bike racks are to be provided at the overlook area and near The Grill. Educational signage will be located near the edge of The Grill Plaza.



The Grill itself is to be renovated, and in the process the area above The Grill has the potential for upgrades. As the renovations at The Grill take place, an overlook node can be created to stretch over The Grill and take advantage of the panoramic view of the park and the ocean. Improvements to The Grill facilities must preserve the views. Utility upgrades and relocations will be necessary to prevent vandalism and secure the power source. Expansion of the facility is reasonable within the confines of the Master Plan design and the above guidelines.

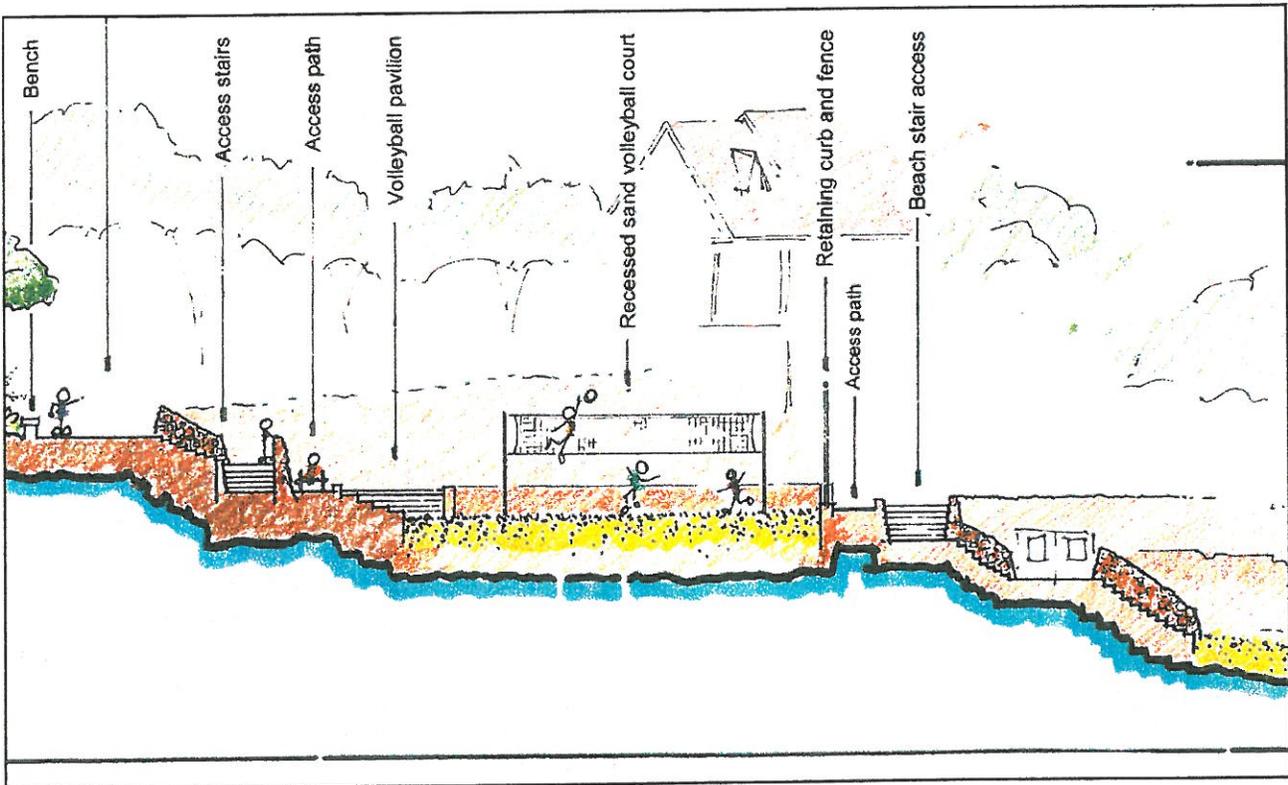
VOLLEYBALL COURT



The sand volleyball court located near the Grill and pool areas at Lovers Point is used regularly by various groups. The current volleyball court location is suitable, as it is centered within the more active portion of the park.

The significant changes to this area occur around the periphery of the sunken court. Access from above will be provided from an overlook node which will open onto a formalized split stairway leading to the rear of the court. A wide set of stairs will descend into the sand area and form a mini-amphitheater for players and spectators. Access will be provided around the court area to connect The Grill and the Old Bath House areas.

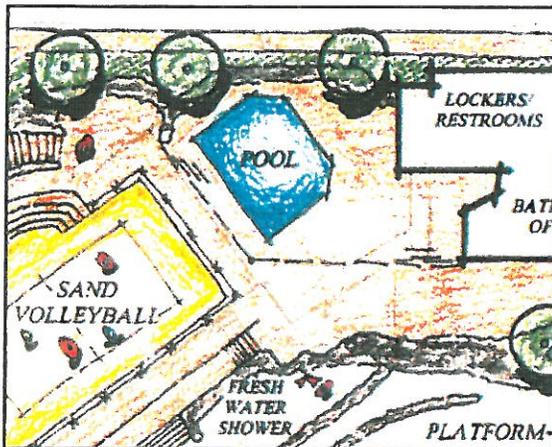
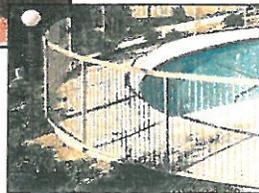
At the opposite side of the court, the existing wide stairways will be reduced to allow maintenance and ADA access at grade directly adjacent to the court. This modification will allow for a level area to connect The Grill to the Old Bath House and park areas and satisfy ADA and Title 24 requirements.



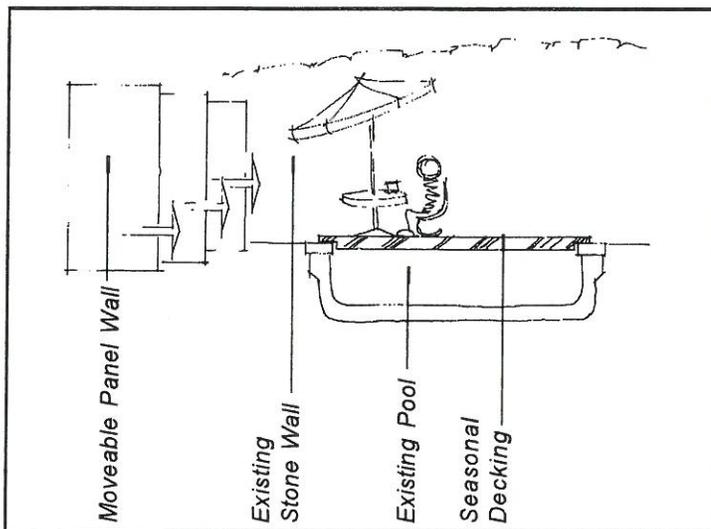
POOL AREA



The pool area consists of a wading pool surrounded by a chain link fence on two sides and a stone retaining wall adjacent to the sidewalk on the west. The pool receives high usage during three summer months when swimming lessons take place there. The remaining nine months of the year the area is not used.

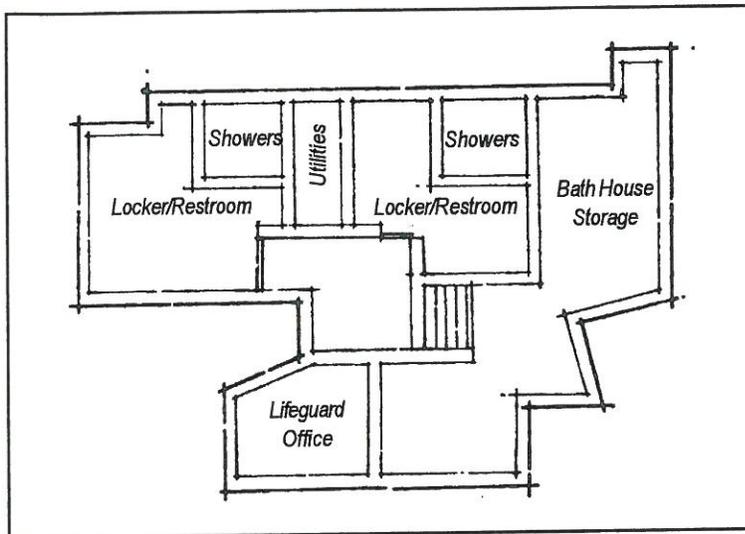


The Master Plan proposes a removable decorative fence and a wood deck cover for the pool area. This will allow it to be opened during the winter and used as a seating area for the park and special events, while continuing to meet the needs of the current summer use. Access will be improved between the building and the pool. Other improvements to this area will include re-tiling the pool and an upgraded deck around the pool.

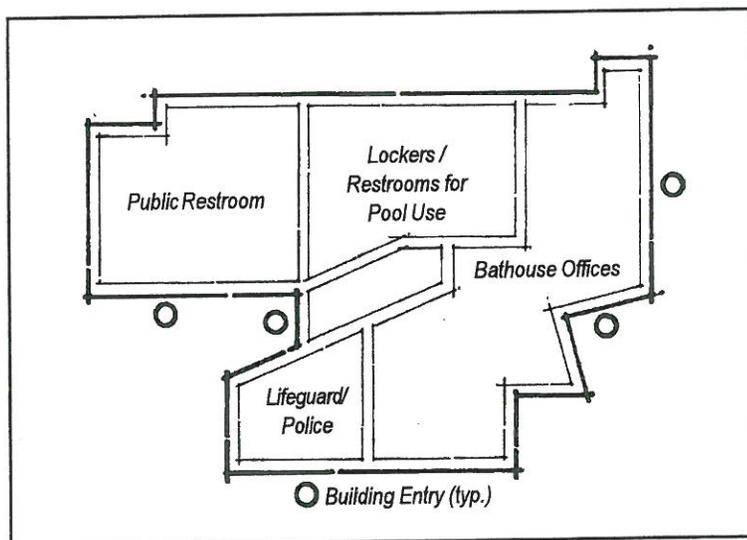
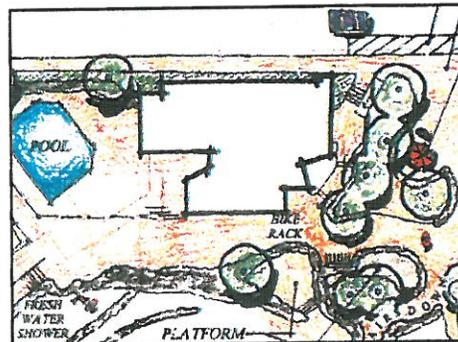


Fencing will be designed to enclose the pool during the summer months. It will be retractable or removable to reduce the visual impact. Fences along the top of the stone wall will be improved and will relate to the fencing material around the pool perimeter. A deck will be designed and custom built to cover the pool during the winter and be removed and stored elsewhere during the summer.

BATHHOUSE FIRST FLOOR



The lower level of the Old Bath House contains two large antiquated locker, shower and restroom facilities for men and women. These are a remnant of the time when the current volleyball court was a community pool. A lifeguard office is located in the corner. Due to the split level of the finish floor, access will need to be improved between the entry and public areas to meet current ADA and Title 24 codes.



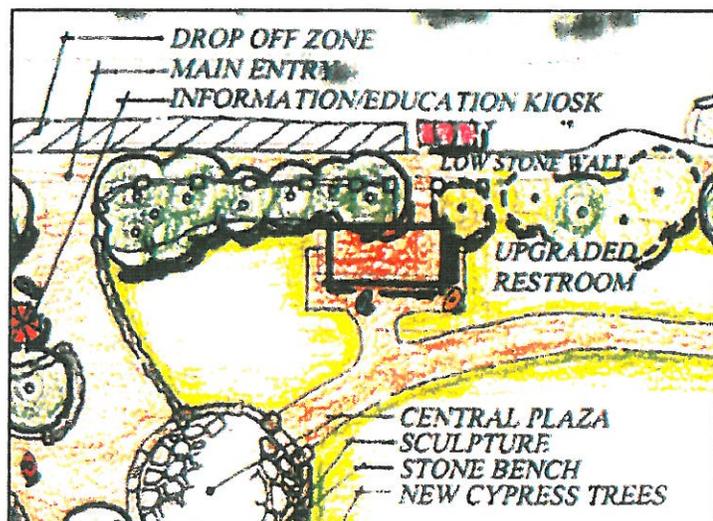
Input received during the public process expressed the need to renovate the facility and provide an up to date public restroom and locker facility that will accommodate the park users on The Grill side. Lockers currently exist and will be made available to the public. Access to the restrooms will be provided by a separate entry to allow for distinction between the public restroom and the pool restroom and locker facilities.

RESTROOMS



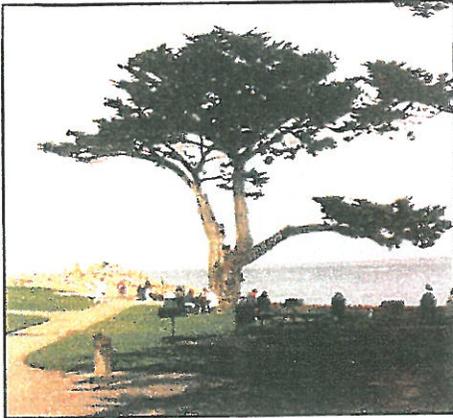
The restrooms at Lovers Point are heavily used, and improvement of the facility is a top priority for the park. The Task Force and public input received early in the Master Plan process confirmed that this is one of the most important elements to consider during planning.

The new restroom building will be located in approximately the same location as the existing building. It is easily accessible for people and service vehicles, and will be screened from view by the row of trees along the street. Design of the restroom must provide for compatibility with the park materials and vocabulary. An example of this is illustrated below. A restroom building near Cannery Row is shown. Although this architectural style is not suggested for Lovers Point Park, the facility complements its surroundings and is an example of a restroom that is well suited to its location.

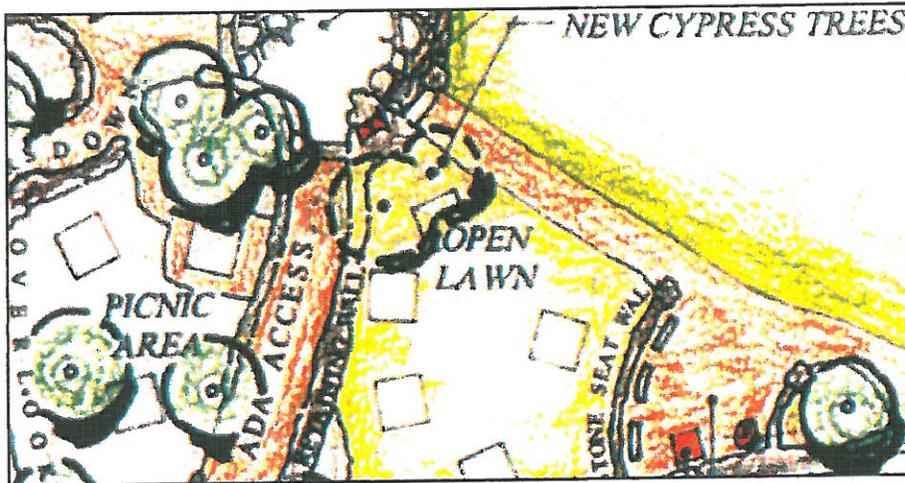


Current restroom upgrade is among the items included in the first phase of development. After some debate about whether restrooms located on the first floor of the Old Bath House would be adequate for the park, the public elected to improve or replace the current facility. The Old Bath House renovation to add a public restroom will occur later in the development of the Master Plan.

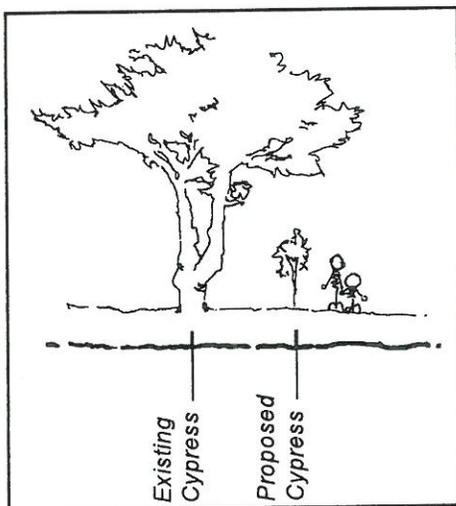
CYPRESS TREE REPLANTING



The cypress trees at Lovers Point Park are important features that contribute to the visual image associated with the park. They contribute to the “genus loci,” or spirit of the place, and represent the great history of the site as well as the natural beauty of the Pacific Coast.



Preservation of existing trees and replanting efforts for the future of the park were top priorities of the Task Force from the beginning of the Master Plan process. The design carefully considers the existing trees and, whenever appropriate, enhances their place in the park by enlarging planter areas and routing sidewalks away from the tree roots.

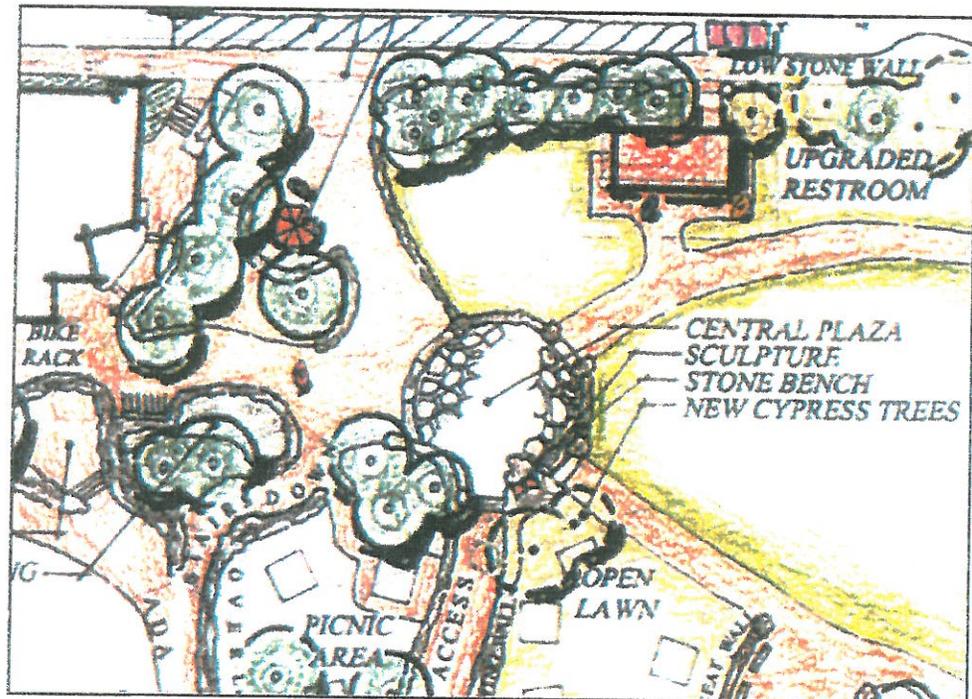


Additionally, several areas have been targeted for cypress replanting efforts, either adjacent to existing trees for replacement in future years or in new locations to enhance elements such as the parking lot and the central plaza. Proposed tree locations were designed to minimize conflict with views of the bay and accommodate special events such as the Feast of Lanterns and fireworks displays.

CENTRAL PLAZA

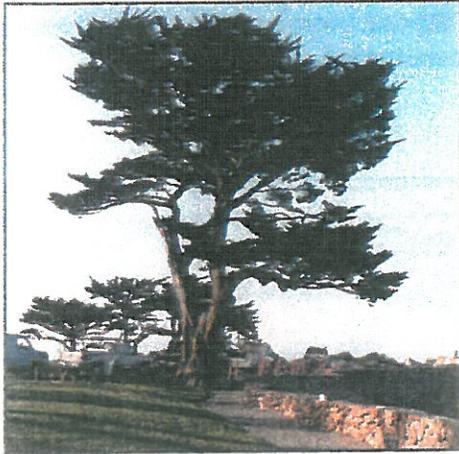
The central node of the park is currently a large paved area with little definition or use. It should serve as a decision-making zone for people entering the park from the west side.

The Master Plan proposes a central plaza from which sidewalks branch out to the restroom, point area, dock, beach (via stairway), and pool/volleyball/Grill areas. The proposed central plaza fulfills the same uses but also serves as a focal point for the park and as a unique gathering space.



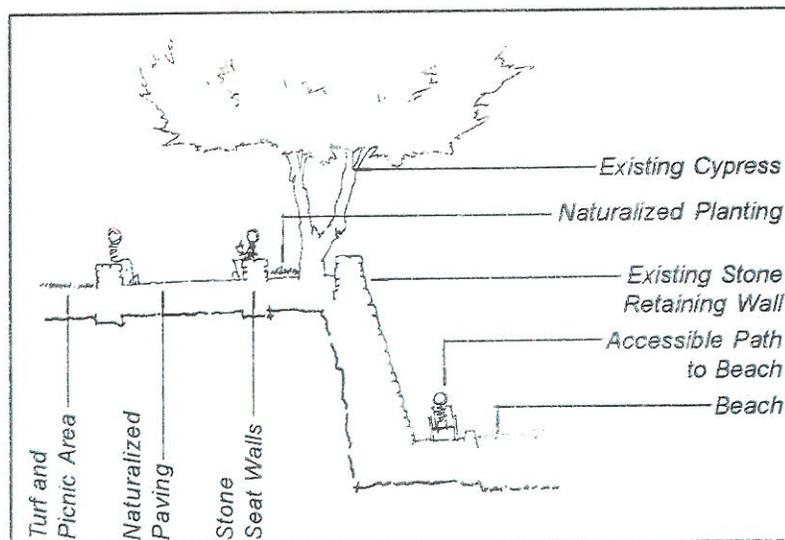
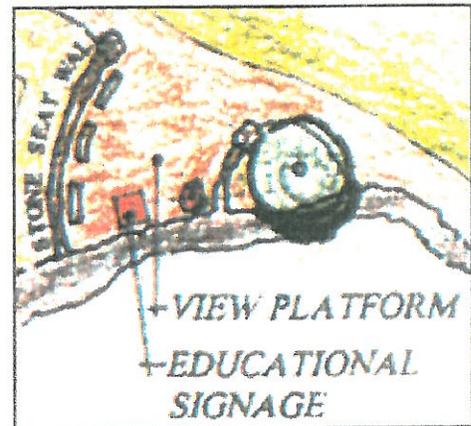
Stone walls and paving define the space and provide unity with the existing walls of the park. The low walls also serve as informal seating. A display space, which could contain a new element or an existing piece of sculpture, is also provided.

CYPRESS PLAZA/VIEW PLATFORM



This area affords beautiful views and is popular despite a precarious arrangement of elements. A potentially dangerous condition exists where a mature cypress is located alongside a sidewalk adjacent to the outer beach retaining wall and near a highly used picnic area. The tree has no protection or special treatment and the sidewalk is close to a sudden elevation change from the retaining wall down to the beach.

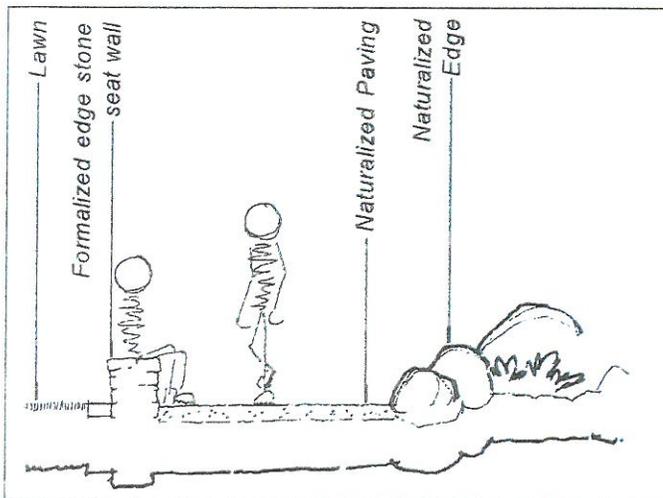
The Master Plan proposes changes to the existing configuration to include a view platform, benches, a low stone wall, and a raised planter area to protect the tree from pedestrian traffic. Additionally, educational signage is suggested to inform visitors about the natural or historical aspects of the park. Picnic tables remain in the adjacent lawn area, but the low stone wall provides distinction between the spaces and emphasizes the unique features of the cypress plaza.



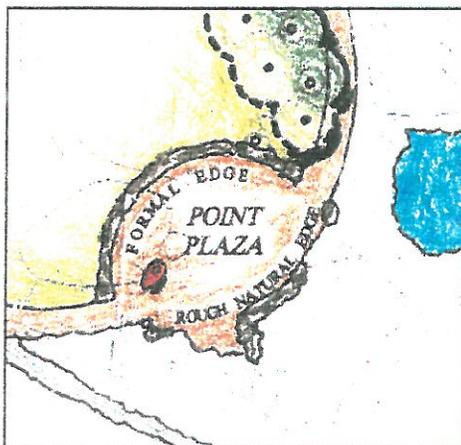
POINT PLAZA



One of the most unique features of the park is the rugged rock outcrop that forms the point of Lovers Point Park. It is an icon within the park, and a feature deserving reverence and protection. It is also a popular spot for ceremonies.



Although access to the rocky point itself is somewhat difficult, the view can be enjoyed from throughout the park. Currently access is easily gained to a bench and small informal plaza area.

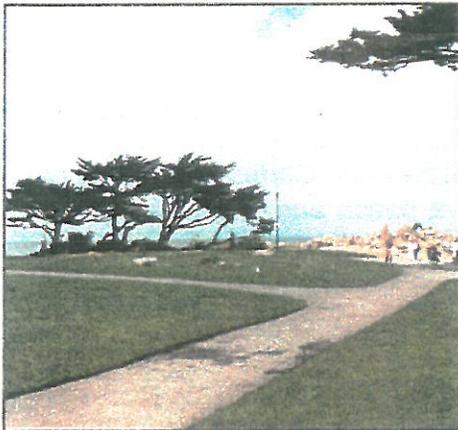


The proposed Point Plaza is a refined version of the existing gathering area. Universal access to the plaza is provided with paved pathways. One edge is slightly formalized through the use of a low stone wall to provide seating and a sense of enclosure or privacy for the plaza. This will provide a more formal area for weddings, memorial services, or other ceremonies.

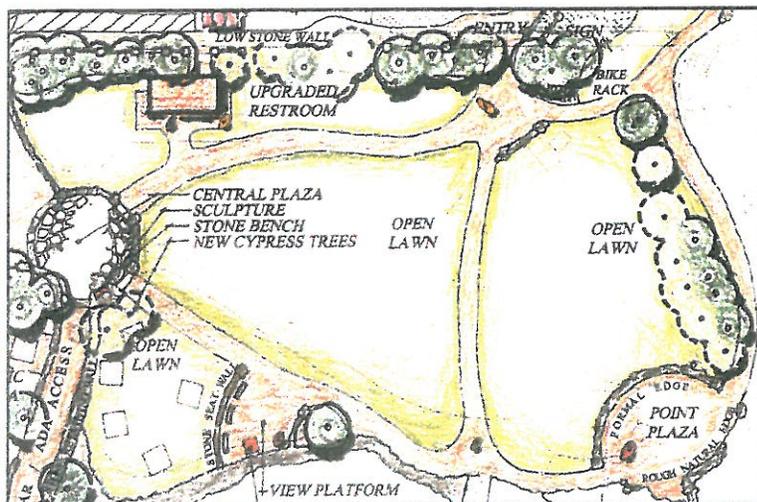
OPEN LAWN AREAS



The lawn areas at Lovers Point Park are used regularly for activities ranging from family picnics and informal games to wedding ceremonies. The lawn areas keep much of the park open to pristine views of the ocean and the rocky point. They are highly utilized during community events such as the Feast of Lanterns celebration.

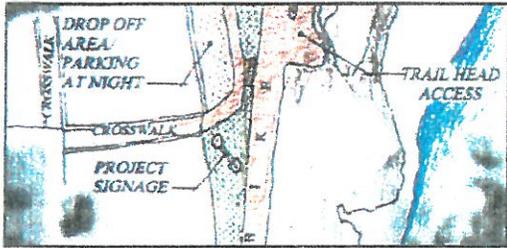


Existing sidewalks cross through the lawn area to discourage organized sport activity which would distract from the informal recreation and quiet activities in this part of the park. Keeping this in mind, the Master Plan proposes a sidewalk that will divide the lawn into several large areas, relate to the new plaza areas, and provide access between major hubs within the park.

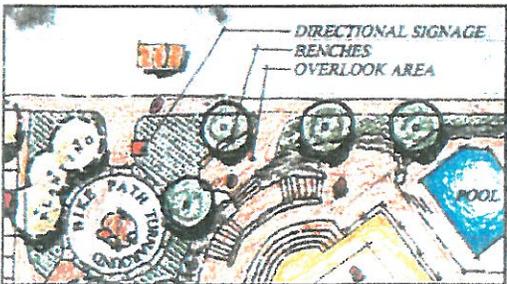


Providing an appropriate space for private events is another goal of the Master Plan. The Point Plaza is intended to meet this need and the sidewalks are designed to respond to this area and delineate an appropriate space for weddings, special ceremonies, memorial services, and more. It is the intent of the City to make these spaces available on a rental basis to control use and provide opportunities for uninterrupted public use.

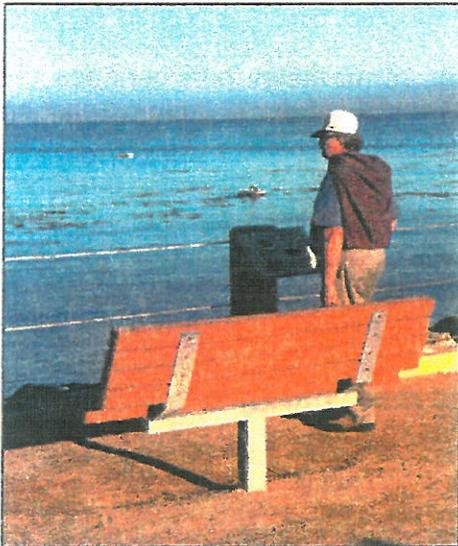
SIGNAGE



Signage for park identification has recently been added at two entry points. Expansion of the signage to help identify the park was requested during the public input process. The proposed park signage would occur along Ocean View Boulevard, adjacent to the proposed drop off area, and on the west side of the park, adjacent to the reconfigured Point Parking lot.



Directional signage along the bike pathway following the bike turnaround was recommended during the public process. This signage will inform bike trail users that the Monterey Bay Coastal Trail continues along the ocean front to Asilomar. It will also provide information on the continuation of a Class III bikeway along Ocean View Boulevard and information to tourists about the Lighthouse Avenue commercial district approximately five blocks to the south.



Educational signage was also recommended to provide information about the park, community history, and Bay Sanctuary. Limited use of educational signage is proposed. The photo at left shows a similar solution in Monterey.



An informational kiosk is proposed at the entry to the Central Plaza. This kiosk will be located out of the path of travel and be designed with enclosed areas to allow for the City to post approved materials. These postings can include the summer concerts, special events, or public meetings.

SITE FURNISHINGS



Site furnishings at Lovers Point Park are, for the most part, outdated and unattractive. As upgrades occur in different areas of the park, the furnishings should be upgraded and a consistent style should be selected for use throughout the renovation process. The City logo or specific design can be replicated throughout furnishings on benches, picnic tables, drinking fountains, and light posts.



Furnishings will include: picnic tables, park benches, bike racks, drinking fountains, and trash/recycling containers. The proposed materials should relate to the tradition and heritage of the park and community. Ornamental furnishings with a protective finish can provide durability for continued use and limited vandalism. Proper maintenance will be necessary. Additional site furnishings will include the handrails for stairs and ramps. Fences will also be upgraded by utilizing a decorative tube fencing incorporating ornate details that relate back to the site furnishings.



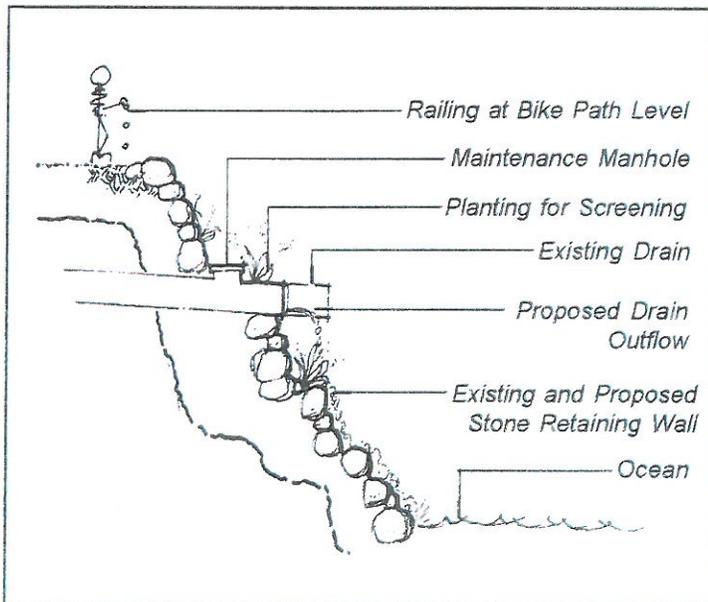
Custom furnishings such as stone seat walls are intended to match and complement existing stone work while also providing seating in some of the important locations in the park.

UTILITIES



Throughout the park, both the infrastructure and existing structures require upgrades. Most of the storm water sheet flows from the streets through the park and into the ocean. Improvements by phases will construct a storm water drainage system to collect this water and divert it into a closed storm system. Many of the large retaining walls will require geotechnical and structural review. Water, sewer and irrigation system will also be upgraded. Costs have been included within the phasing implementation for these improvements.

Lighting throughout the park exists in many forms. Since the park technically closes at sunset, only security lighting is proposed. This lighting will not encourage use, but will provide safety lighting in parking lots and along pathways and stairs for security and police observation. A traditional light fixture is proposed to comply with the vocabulary of site furnishings.



The drainage pipe on the east side of the park was mentioned several times during the public process. The public expressed a desire to renovate it to reduce the negative visual impact. Proposed modifications include reconstructing the pipe to reduce the height of the structure and reduce the invert. This will need to be engineered to avoid impact of the storm water flow or conflict with the high water table or winter storms. The pipe can also be screened with a combination of a stone wall and additional planting.

IMPLEMENTATION OF MASTER PLAN

Based on the program and components of the Master Plan, the budget estimate for the total project using 1999 dollars is approximately \$4.4 million. This cost for the facility was discussed during the Master Plan process with the City and Task Force. The City can utilize the estimate to establish budgets for the improvements to occur and develop a phasing implementation plan for the entire facility.

Phases are proposed in sequence of priorities established through the public process. Initial phases focus on safety, access, and health issues to comply with current codes. Phases Two through Five include renovations for aesthetics, function, access, and infrastructure. Phases have been organized in sequence for effective construction and implementation of the Master Plan. Many of the phases can be constructed and not significantly impact operations and use of the park.

The following budget estimates are based on 1999 unit prices. Construction of the facility will be by a licensed independent contractor. Typical contractor overhead and profit costs have been included. Contingencies have been added to the subtotals to cover a portion of unknown variables that will be resolved during the construction document period for each phase of work.

	<i>Total of Each Phase</i>
Phase I-Part A: Bathroom Building and Cypress Trees	\$345,000
Phase I-Part B: Grill Area	\$525,000
Phase I-Part C: Upper ADA Ramp & Beach Ramp	\$90,000
Phase I-Part D: Bathhouse - Lower Floor Renovation	\$235,000
Phase II-Part A: Parking Lot	\$435,000
Phase II-Part B: Bike Path Turn-Around	\$265,000
Phase II-Part C: Drop Off Area	\$150,000
Phase III-Part A: Point Parking Lot	\$170,000
Phase III-Part B: Point Area	\$190,000
Phase IV-Part A: Volleyball Area	\$515,000
Phase IV-Part B: Pool Area	\$130,000
Phase V-Part A: Central Plaza	\$575,000
Phase V-Part B: View Plaza	\$120,000
Phase V-Part C: Point Plaza	\$130,000
Phase V-Part D: Dock Upgrades	\$60,000
Phase V-Part E: Turf and Pathways	\$365,000
Phase V-Part F: Lower ADA Ramp	\$90,000
<i>Total All Phases</i>	<i>\$4,390,000</i>

MASTER PLAN PHASING DIAGRAM

