



**BEN LOMOND COUNTY PARK  
DRAFT MASTER PLAN REPORT**

**PREPARED BY:**

COUNTY OF SANTA CRUZ  
***PARKS OPEN SPACE AND CULTURAL SERVICES***

POSCS

**OCTOBER 1991**

In the summer, when the San Lorenzo River is dammed, Ben Lomond County Park is *the* place to swim, play horseshoes, basketball, picnic or barbecue.....

## BEN LOMOND PARK

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## INTRODUCTION

The Ben Lomond County Park Master Plan has been prepared by the County of Santa Cruz Department of Parks, Open Space and Cultural Services in cooperation with the Community of Ben Lomond. The Master Plan will address the deteriorating and unappealing park elements, now existing in the park, liability issues related to the adjacent San Lorenzo River and mandatory compliance with the Americans with Disabilities Act.

This Park Master Plan is organized into five (5) chapters inclusive of the introduction and appendices. Chapter One documents the purpose of the Master Plan, study area of the park site (both macro and micro), and the park's historic background. Chapter two documents the park's opportunities and constraints in terms of design and development proposals. Chapter Three documents the planning process, Chapter Four describes the elements to be included in the final plan and eventually to be constructed, and Chapter Five describes the costs associated with the construction and maintenance of the implementation of this Master Plan.

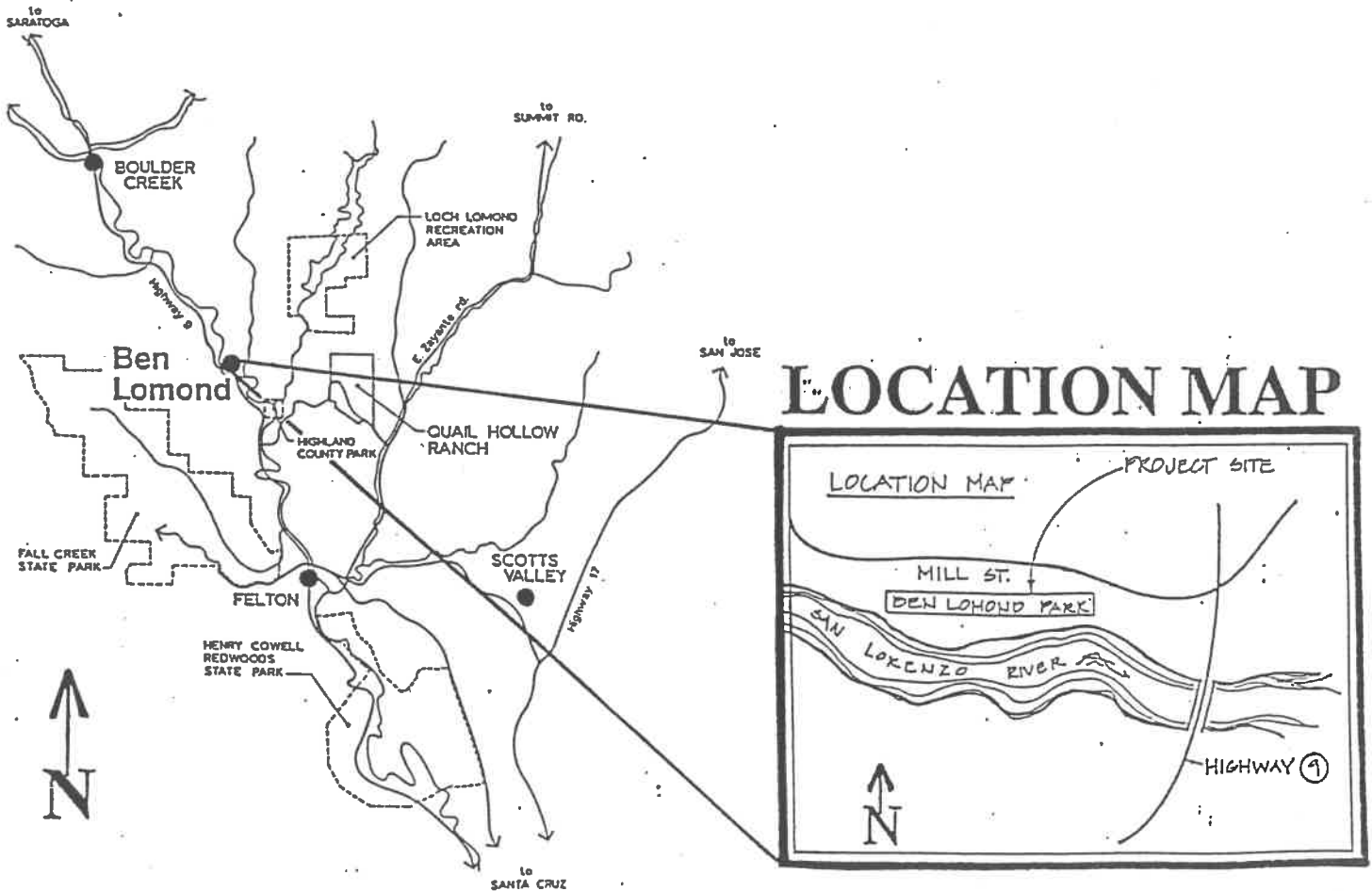


FIGURE 1 - LOCATION MAP

## CHAPTER 1

### PURPOSE OF THE MASTER PLAN

The purpose of this Master Plan is to provide the County with overall design and development guidelines for the enhancement of Ben Lomond County Park, while at the same time preserving its unique character.

This plan was initiated in response to a \$30,000 grant to improve the useability of Ben Lomond County Park from the Alba Recreation and Parkway District. It was also in response to the Ben Lomond Town Plan approved by the Board of Supervisors on May 22, 1990. Furthermore, this plan complies with and incorporates current codes concerning the development of park sites. Therefore, the objectives of this document are to illustrate the results of the design process regarding the physical remodeling of the Ben Lomond County Park Site.

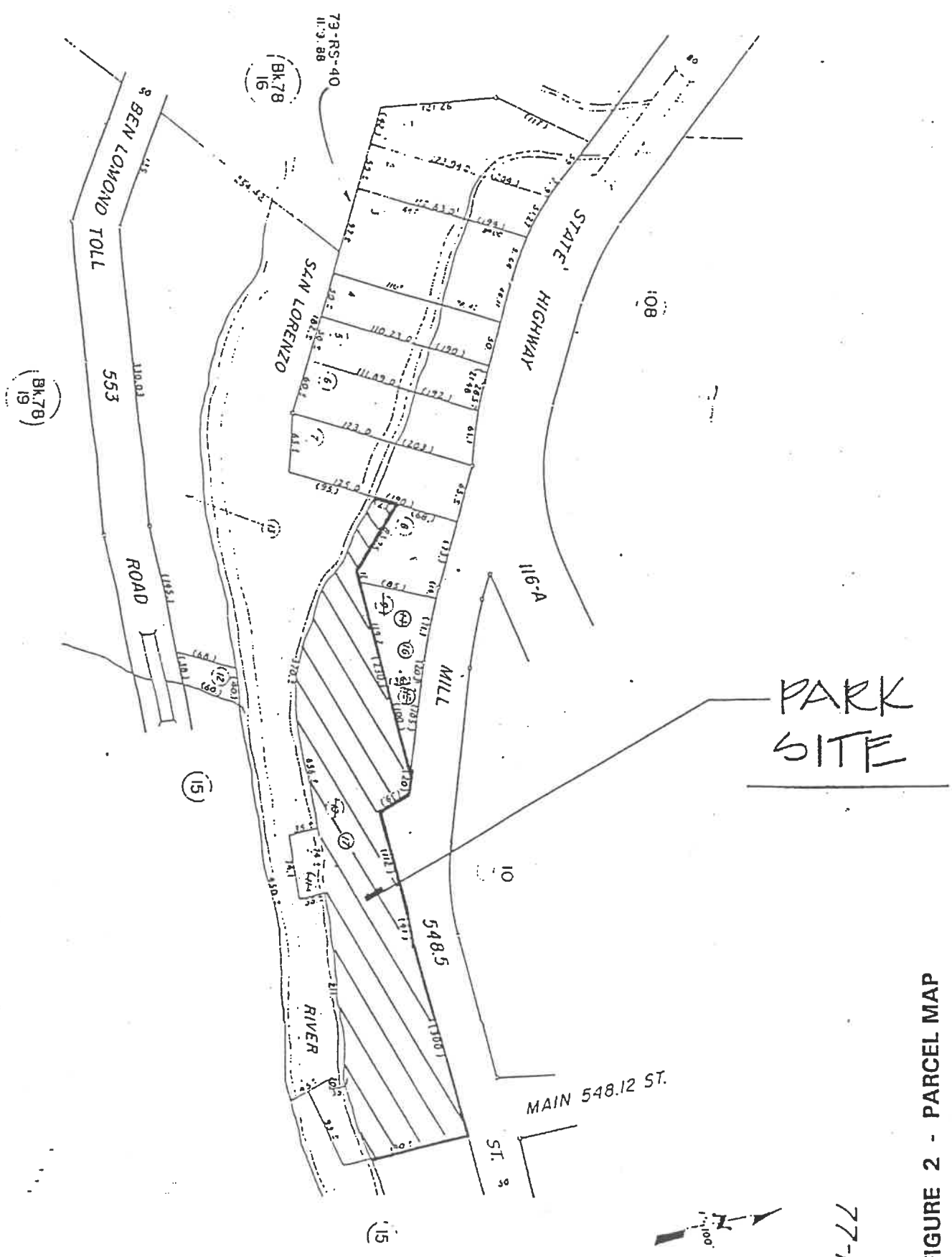
### STUDY AREA

Ben Lomond Park (also known as the River Park, Mill Street Park or The Dam) is located within the unincorporated Town of Ben Lomond, in the heart of the San Lorenzo Valley; approximately 80 miles south of San Francisco, 20 miles south of San Jose, and 10 miles north of the City of Santa Cruz. The San Lorenzo Valley is heavily forested with Redwoods (*Sequoia sempervirens*), and the San Lorenzo River flows through it, from the summit area (Castle Rock State Park), past and adjacent to the Park, and on out to the Monterey Bay near the famous Santa Cruz Boardwalk. State Highway 9 also runs through the San Lorenzo Valley (and the town of Ben Lomond) providing a commute route from the Valley area, over the summit to San Jose.

Located on Mill Street, the site includes the Park, Public Library, and Wilder (Recreation) Hall. The Park itself is adjacent to Mill Street to the north, the San Lorenzo River to the south, private residences to the west, and the Library and Wilder Hall to the east. Existing elements within the park include; a children's play area, consisting of a play apparatus, separate swing set and slide, and sand base; a sloped turf area with informal picnicking; a concrete multi-purpose court for 1/2 court basketball, volleyball, and outdoor dancing - electricity, night lighting, and bleachers/terraced stone sitting area is also provided; a regulation size horse-shoe court; a barbecue and picnic area, with group facilities, as well as electrical outlets and night lighting; a sand beach area adjacent to the river; seasonal dam (installed from Memorial Day through Labor Day), to provide for swimming, and fire protection for the town; and a restroom facility, not currently accessible to the disabled.

Although located on the same property, the Library and Wilder Hall facilities are separate from the Park. The Library, staffed by volunteers, houses an adjoining meeting/conference room, rest room facilities, and can accommodate 25 people. Wilder Hall includes a large meeting/activity room, full

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 POSCS



Note-Assessor's Parcel Block B  
 Lot Numbers Shown in Circles

Assessor's Map No. 77-14  
 County of Santa Cruz, Calif.

FIGURE 2 - PARCEL MAP

77-14

kitchen, rest room facilities, and the capacity of the building is 55 people. Both facilities are not accessible to the disabled community at this time.

Because of its close physical relationship to the center of town, public Library, Wilder Hall, and the River, the Ben Lomond Park is the focus of many community activities.

#### PARK HISTORY

Ben Lomond's beginnings can be traced back to the late 1840's when the town was largely a sawmill. Back then the town was known as Pacific Mills, which was also the name of the main mill. In 1887 the town was surveyed, developed, and given the name of Ben Lomond, which to this date, has retained much of the original layout and character.

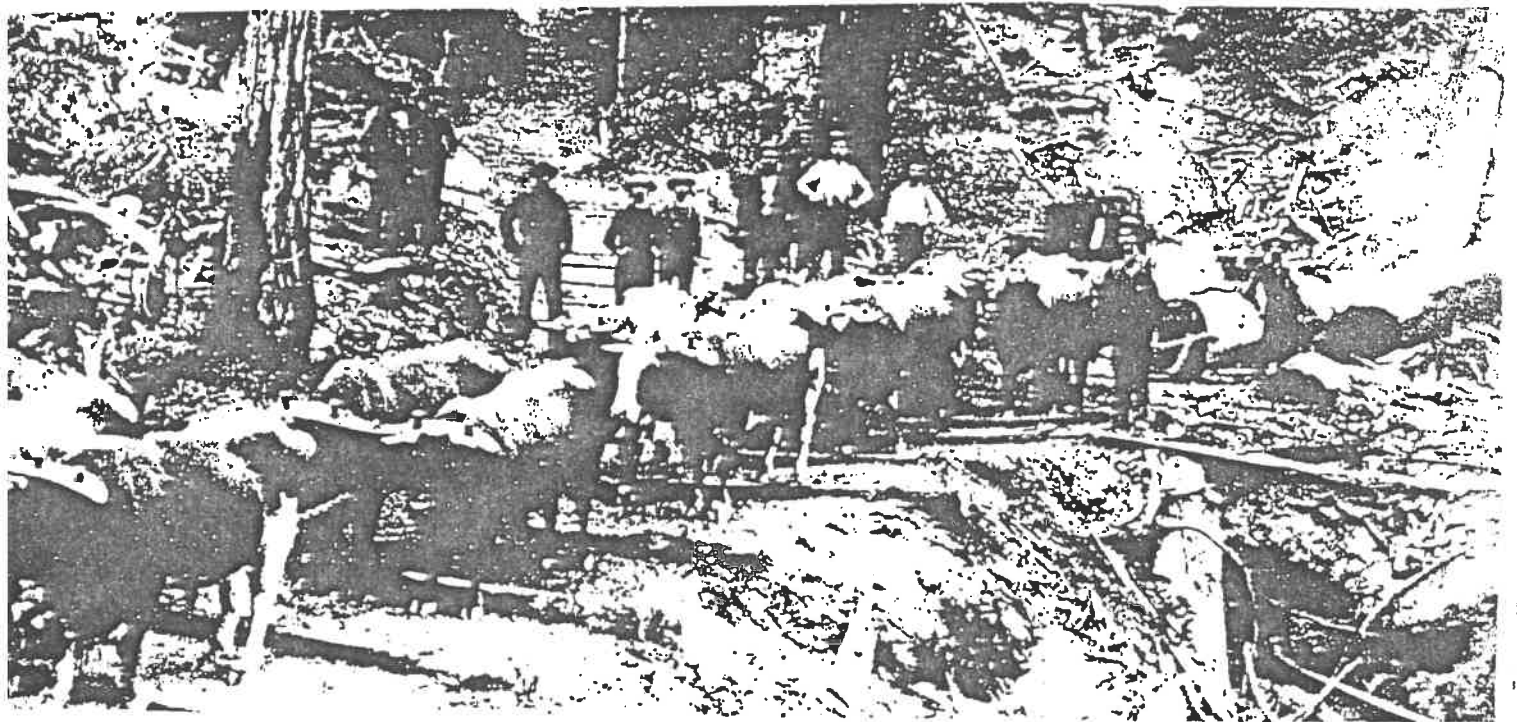
From the year 1880 through 1920, the site where the park exists today, housed three buildings which were home to a Chinese laundry called Lam Kim Laundry. The site was also home to the Senate Saloon, a shaving parlor, a blacksmith shop, a livery stable, and in 1909 the Ben Lomond Garage became the areas first garage to service the automobile. By the 1900's the lumber industry began to slow, and eventually the town became a vacation resort for families who primarily resided in the San Francisco Bay Area.

In 1910, a group of interested community members gathered to consider a plan for a new park and library, for the benefit of the people of the area. In 1911, deeds of land were accepted, and to insure the continuation of the facilities, the Brooks Trust was established. Shortly thereafter, the three Chinese laundry buildings were removed to create the Ben Lomond Park. In 1913, the public Library was built adjacent to the park, and in the true spirit of the Ben Lomond Community, all the money and labor was provided by the towns people. The Trust however, did not set up a system for raising money to maintain and operate the public facilities, and by 1942 it became impossible to carry on without the necessary funding.

In the same year (1942), the Ben Lomond Fire District accepted the Trust's responsibilities for the operation and maintenance of the Park, and was granted such authority by the Superior Court in Santa Cruz County. A few years later, a dam was installed at the southern end of the park boundary to impound water, and a dispute over the use of the Fire Districts funds resulted in a lawsuit brought on by various members of the community. The Fire District was stopped by a court order from spending Fire District funds on the Park and associated buildings. The Judge of the Superior Court, who originally gave the Fire District the authority to operate the Trust, now disallowed their expending district money upon it. The only way the Trust could continue to operate was to form a Récreation District, that would afford a tax base upon which funds could be derived for the cost of maintaining the Park and Library. In 1950, the Ben Lomond Park and Recreation District was formed. The Park, Library, and Wilder Hall were operated by the District until 1976, at which time the district was dissolved by a vote of the people within the district. In 1976, the County inherited the Park, Library and Hall with the dissolution of the Park District. Today the

tained by the County of Santa Cruz, Department of Parks, Open Space and Cultural Services.

The Park itself has become famous as a summer swimming hole. In the early days, people would come to the park to picnic, play horseshoes, bask in the warm sun, and cool off in the river. In the evenings, there would be dancing, out-door movies for the children, and occasionally a bag-piper would stroll through the park playing tunes reminiscent of the Scottish heritage that helped establish the town. What's most important is the fact that the park provided a spot for the community to gather and socialize; a sense of place. That community spirit is continued today through such events as the Lucky Steppers square dancing and the annual Sunday in the Park.



**BULL TEAM HAULING LOGS DOWN THE MOUNTAIN.**



## CHAPTER 2

### SITE ISSUES

As apart of the opportunities and constraints in renovating Ben Lomond Park, four major issues became the focus of this report:

1. Liability: Due to the close proximity of the San Lorenzo River to the Park, there needs to be a barrier of some type to prevent the people from falling into the river when Lifeguards are not present, thus reducing the County's exposure to liability.
2. Americans With Disabilities Act (ADA): To make accessible existing and proposed elements within the park to all people; essentially providing the same experience for everyone including those with disabilities.
3. Flood Way/Flood Plain: Guidelines set by the Federal Emergency Management Agency (FEMA), which prohibits structures or other stationary objects to be located within the established flood zones; (so they won't displace water, or become dislodged and be a potential hazard down river).
4. Slope: Reduce the steep slope that exists from the entrance of the park from Mill Street down through the park towards the river; (to create easier access, more useable spaces, and prevent further erosion).

SITE ANALYSIS

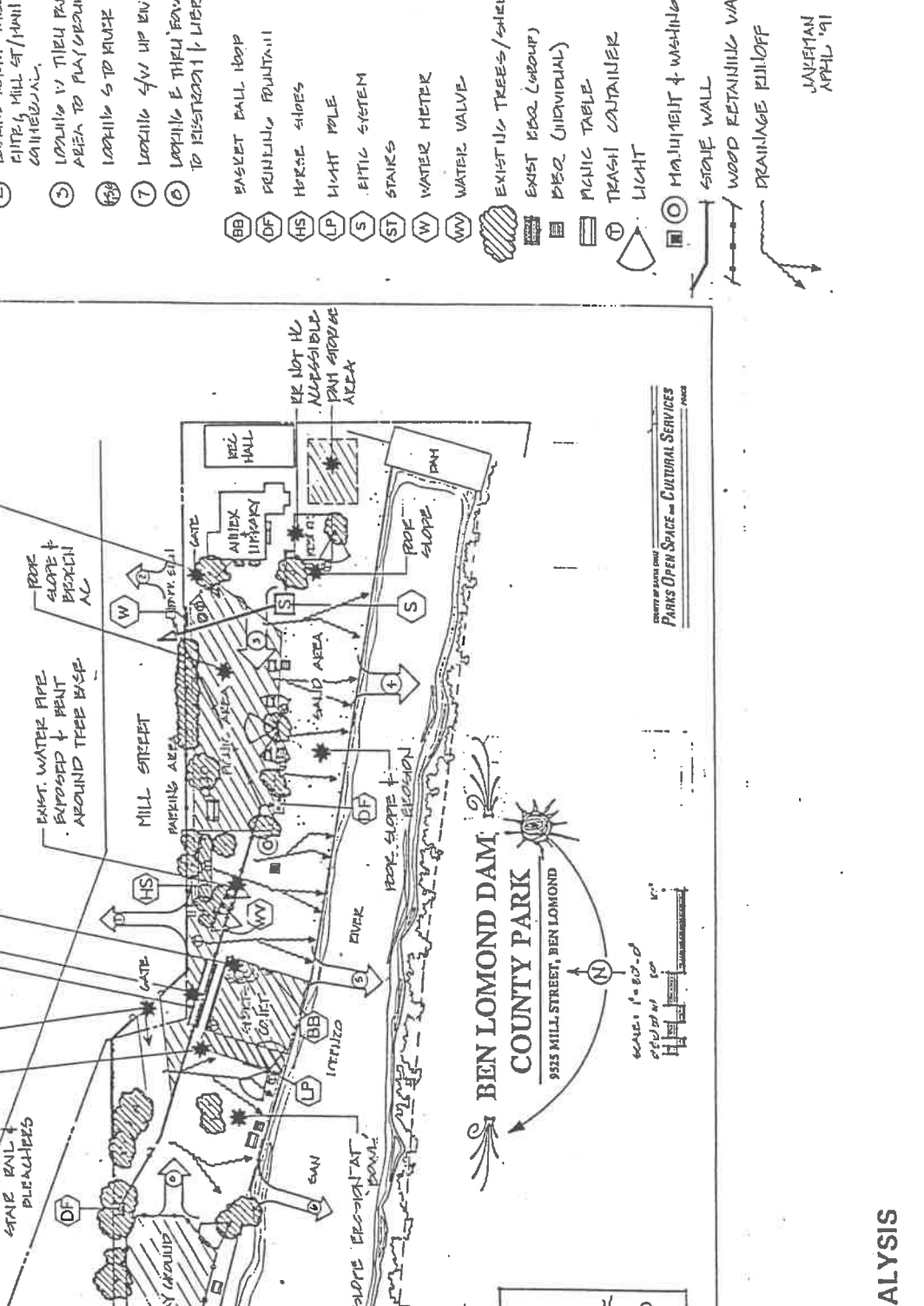
LEGEND

- PROPERTY LINE
  - EXIST CHAIN-LINK FENCE
  - SEPTIC LINE
  - WATER LINE
  - FIVEK BULK HEAD
- VIEWS:
- ① LOOKING NORTH TO PARKING LOT, MILL ST & COMMERCIAL.
  - ② LOOKING NORTH THEN MAIN CITY & MILL ST / MAIN ST & COMMERCIAL.
  - ③ LOOKING N THEN PARK PUBLIC AREA TO PLAYGROUND.
  - ④ LOOKING S TO RIVER & RIDGE.
  - ⑤ LOOKING SW UP RIVER.
  - ⑥ LOOKING E THEN BOULDER AREA, TO RESTROOMS & LIBRARY.

- BB BASKET BALL HOOP
- DF DRINKING FOUNTAIN
- HS HORSE SHEDS
- LP LIGHT POLE
- S SEPTIC SYSTEM
- ST STAKES
- W WATER METER
- WV WATER VALVE

- EXISTING TREES / SHRUBS
- EXIST BOD (GROUP)
- B50 (INDIVIDUAL)
- MANIC TABLE
- TRASH CONTAINER
- LIGHT
- MAINTENANCE & WASHING WELL
- SCALE WALL
- WOOD RETAINING WALL
- DRAINAGE RILL-OFF

JAKEMAN  
APRIL '91



COURTESY OF STATE OF CALIFORNIA  
PARKS OPEN SPACE AND CULTURAL SERVICES

PARK SITE: 11AC  
APN: 77-141-17  
77-151-06  
77-151-21  
77-151-30

FIGURE 3 - SITE ANALYSIS

## CHAPTER 3

### PARK PLANNING PROCESS

#### TOWN PLAN

On May 22, 1990, the County of Santa Cruz Board of Supervisors adopted the Ben Lomond Town Plan. The Town Plan was prepared in accordance with the 1980 General Plan which calls for the creation of Village Design Plans, for the community centers in the unincorporated portions of the Santa Cruz County; (General Plan Policy 8.4.101). Based on the recommendations of the Town Plan, input provided by the Ben Lomond community through a series of public workshops was to be obtained prior to any design and/or development decisions regarding proposed park improvements. A summary of the Park objectives from the Town Plan follows:

- \* Develop stronger, functional relationship between Mill Street, Ben Lomond River Park, and the San Lorenzo River.
- \* Improve the Park's appearance.
- \* Provide a framework for future expansion and/or redesign of the Park.

Furthermore, the plan also identifies the Park as being one of the most favorite places to be (Appendix - page 15 & 16, Figure 16) at while in the Town of Ben Lomond.

#### PUBLIC WORKSHOP #1

In March 1991, the Ben Lomond Town Association provided the County with a site plan listing various community concerns regarding the Park. Coupled with the site plan, the recommendations from the Town Plan, and the opportunities and constraints of the project, County Parks staff developed a series of four (4) design alternatives which were presented at the first public workshop held on June 3, 1991. Community members who were on the Ben Lomond postal route were notified by mail, and notification was also published in both the Santa Cruz Sentinel and the Valley Press newspapers. (Appendix - page 17, Figure 18)

Thirty-six (36) people attended the first public workshop. Each attendee received a packet containing project information, and a blank site plan for additional comments to be forwarded to County Parks Staff. The focus of the workshop was to familiarize participants with the opportunities and constraints of the site, as well as establish an initial design concept per the town plan and community input.

The four (4) design alternatives presented varied from one another, yet each were based on the four issues previously stated. To address liability,

each design proposed fencing of some type to be provided between the park and the river; to address the ADA, each design provided whole access into all areas of the park, including the children's play area; to address the flood issue, no stationary objects above ground level were proposed within the flood zone (however, existing objects will remain); and to address the slope at the barbecue area, each design proposed to enhance the area and reduce the steep grade through reconfiguration of the site, including the use of retaining walls. A summary of the four design alternatives follows (for a more detailed description of each alternative from workshop #1 refer to the plans, Figure 4-7).

Alternative 1. This proposal would develop a terraced stone amphitheater; relocation of horseshoe pit to area behind restroom building; create a safety fence with optional openings along a concrete walk at the existing bulkhead (with fire/service access to river through sand); and further enhancement of the existing stone work by providing a new fence along Mill Street, consisting of stone pillars and wrought iron. The layout of this design alternative proposes an extreme revision of the park, yet one which preserves the existing character; an example would be the enhancement of the existing stone work.

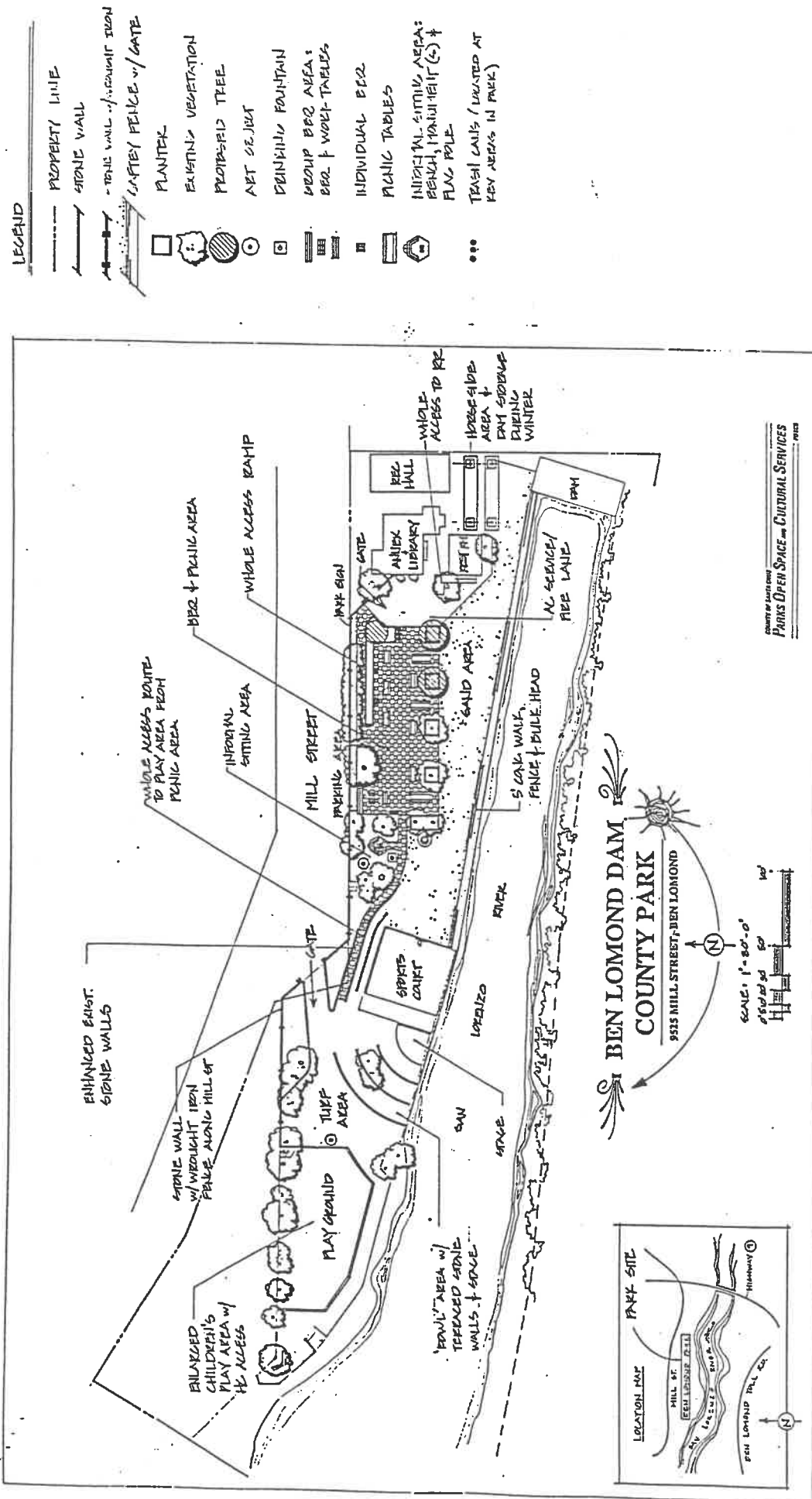
Alternative 2. This proposal would maintain the existing character of the turf bowl area; maintain the existing location of the horseshoe pit and establish a formal rose garden and sitting area adjacent to the (horseshoe) pit; create a safety fence along edge of sports court and barbecue/sand area (with gate for fire/service access to river through sand); and new fencing along Mill Street, consisting of stone pillars, wrought iron gates and black chain-link. This design alternative proposes a curvilinear layout as opposed to an angular layout in Alternative Number 4.

Alternative 3. This proposal would add a portable rest room facility adjacent to the children's play area; provide small raised stage at sports court; provide whole access at existing entries as opposed to whole access through interior of park; locate a gazebo at barbecue area; relocate horseshoes to area behind existing restroom building; provide safety fence with optional openings along concrete walk at the existing bulkhead (with fire/service access road to river); and retain the existing chain-link fence along Mill St. This design proposes minimal revisions to the park's existing element.

Alternative 4. This proposal would create new retaining wall around children's play area; provide retaining wall around existing trees at bowl area; provide an informal sitting area, and "memorial grove at existing monument/wishing well area; retain existing location for the horseshoes; retain the existing chain-link; and provide safety fence with optional openings along concrete walk at the existing bulkhead (with fire/service access to river). The proposed layout for this alternative uses 30, 45, 60, and 90 degree angles, representing an angular/linear design layout.

Workshop participants responded to the four design alternatives presented. Regarding the proposed improvements, community members supported the proposals to enlarge the children's play area and provide for an informal

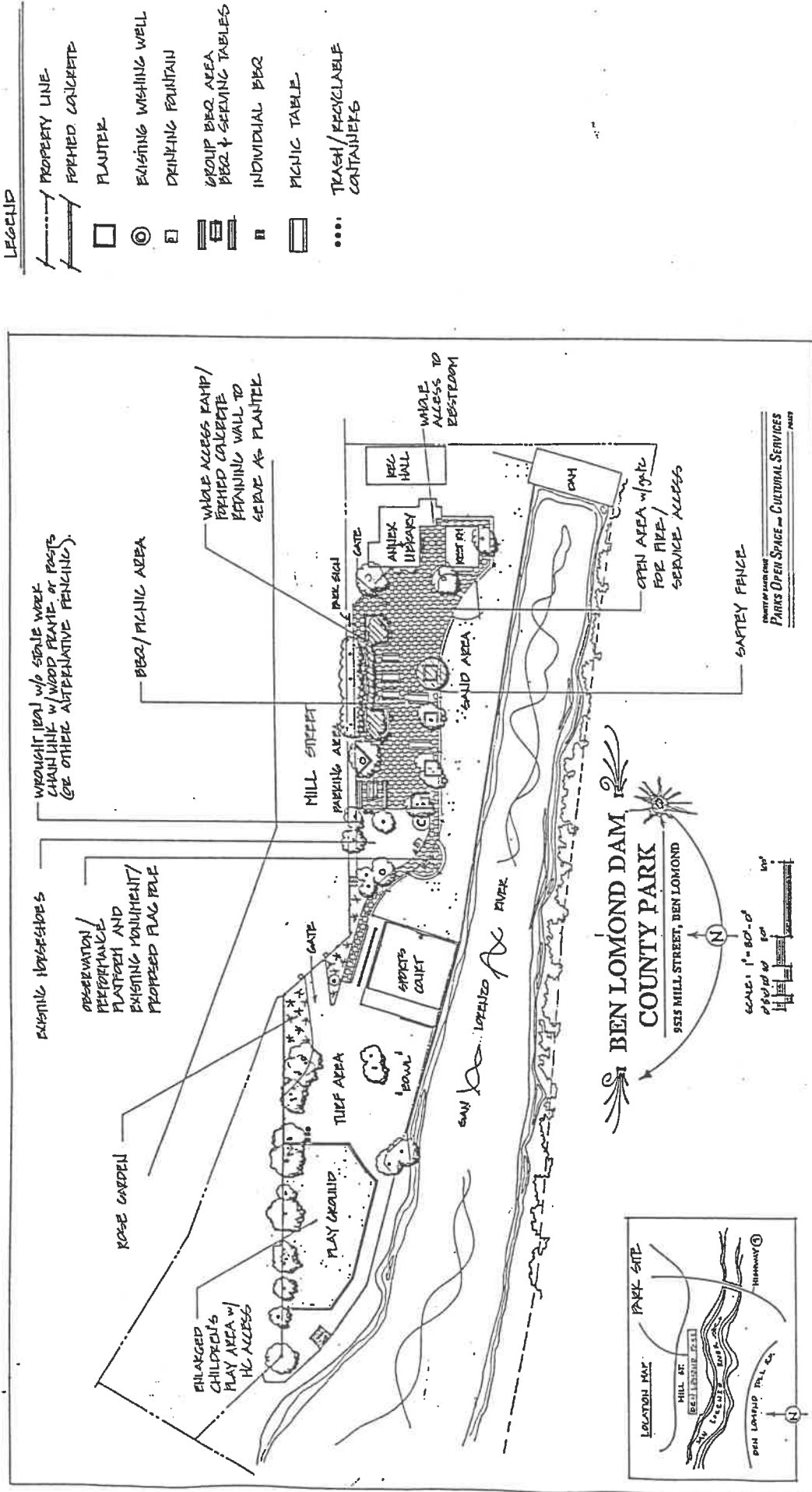
MASTER PLAN  
ALTERNATIVE 1



JAKKHAN  
APRIL '21

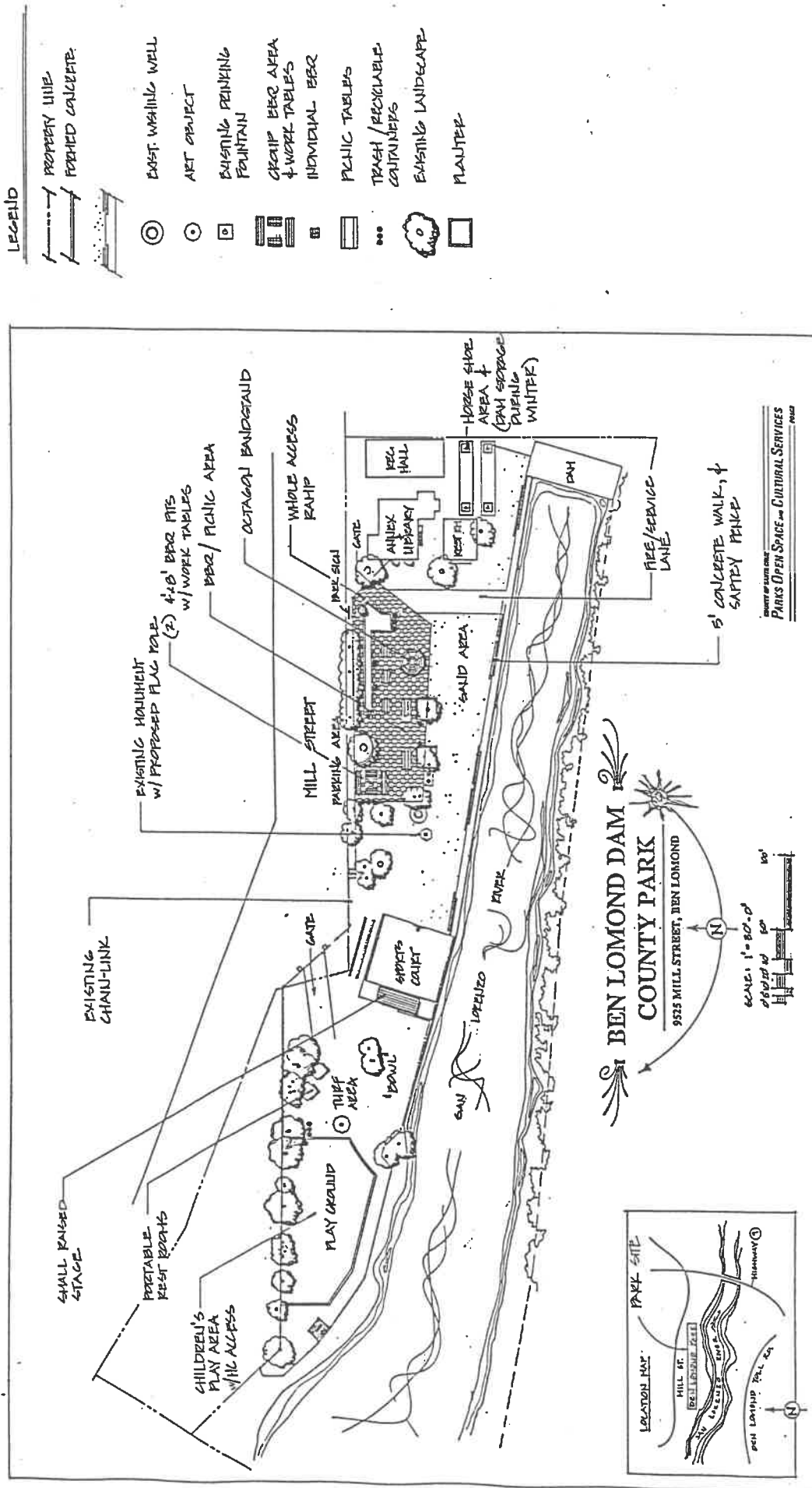
FIGURE 4 - ALTERNATIVE 1

MASTER PLAN  
ALTERNATIVE 2



J. AKEMAU  
MAY '11

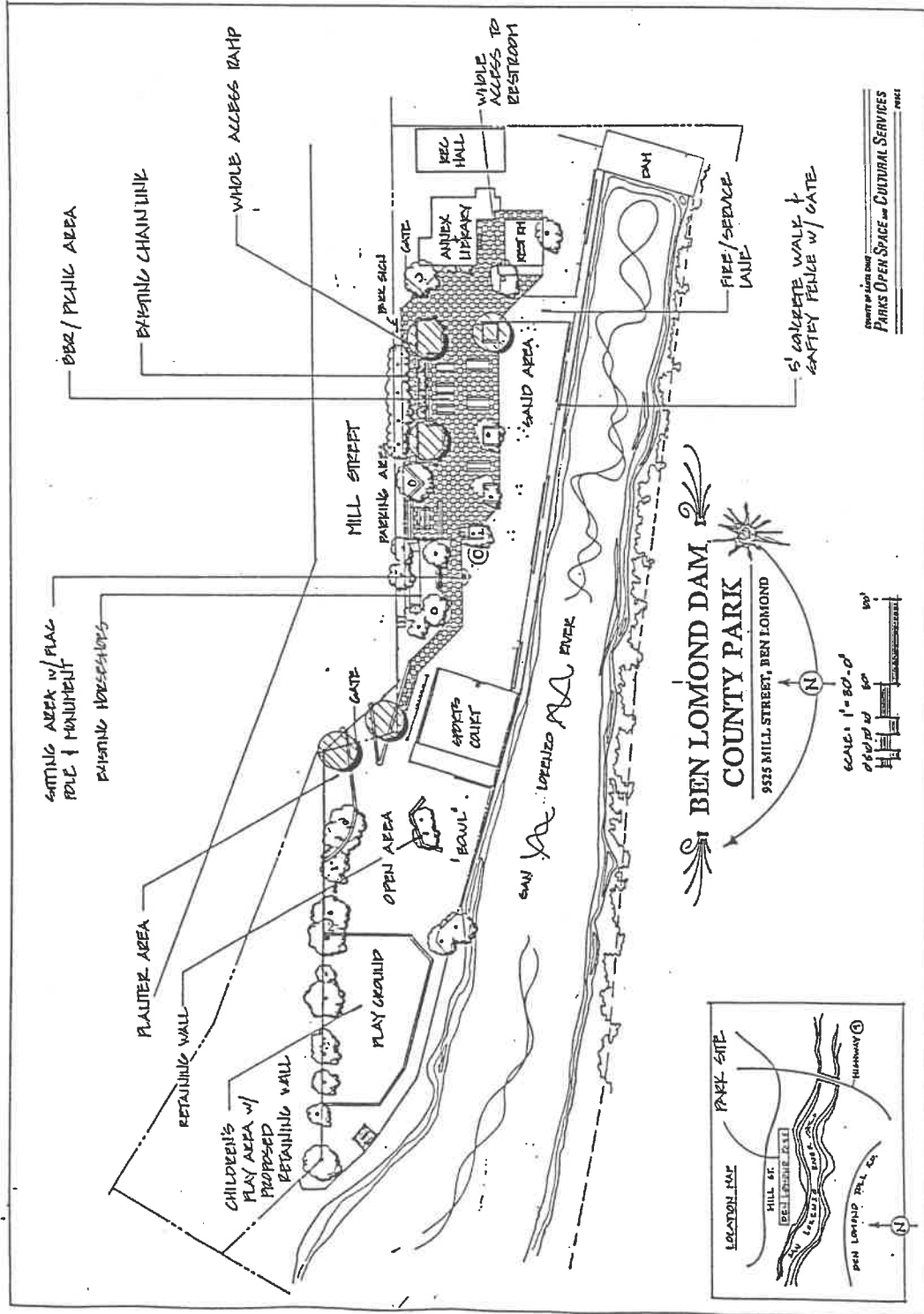
FIGURE 5 - ALTERNATIVE 2



JAVEHAN  
MAY '91

FIGURE 6 - ALTERNATIVE 3

MASTER PLAN  
ALTERNATIVE 4



**LEGEND**

	PROPERTY LINE
	FORMED CONCRETE
	SAFETY FENCE w/ GATE
	PLAQUER
	WASHING WELL
	GROUP BBQ AREA BBQ & SERVING TABLES
	INDIVIDUAL BBQ
	PICNIC TABLE
	TRASH/RECYCLABLE CONTAINERS
	PLAYING EQUIPMENT
	EXISTING LANDSCAPE
	PROPOSED LANDSCAPE

JACKMAN  
MAY 91

FIGURE 7 - ALTERNATIVE 4



picnic or sitting area adjacent to the play area; provide a small stage for events; provide whole access from barbecue area to play area; establish a memorial grove area; enhance the barbecue area (using concrete as opposed to pavers); redo the fencing along Mill St. using a combination of stone work, wrought iron, and black chain-link fencing; and to address the liability issue of the river while still providing for fire/service access, design a fence of a desirable material that will still offer the views to the river, and allow as much of the park to remain open.

In addition, the community requested an interim plan for immediate improvements necessary for the operation of the annual "Sunday in the Park" event. The improvements included upgrading the existing electrical system to provide additional electrical outlets and lighting, as well as County Parks support for the installation of the flag pole donated by the Ben Lomond Town Association.

## PUBLIC WORKSHOP #2

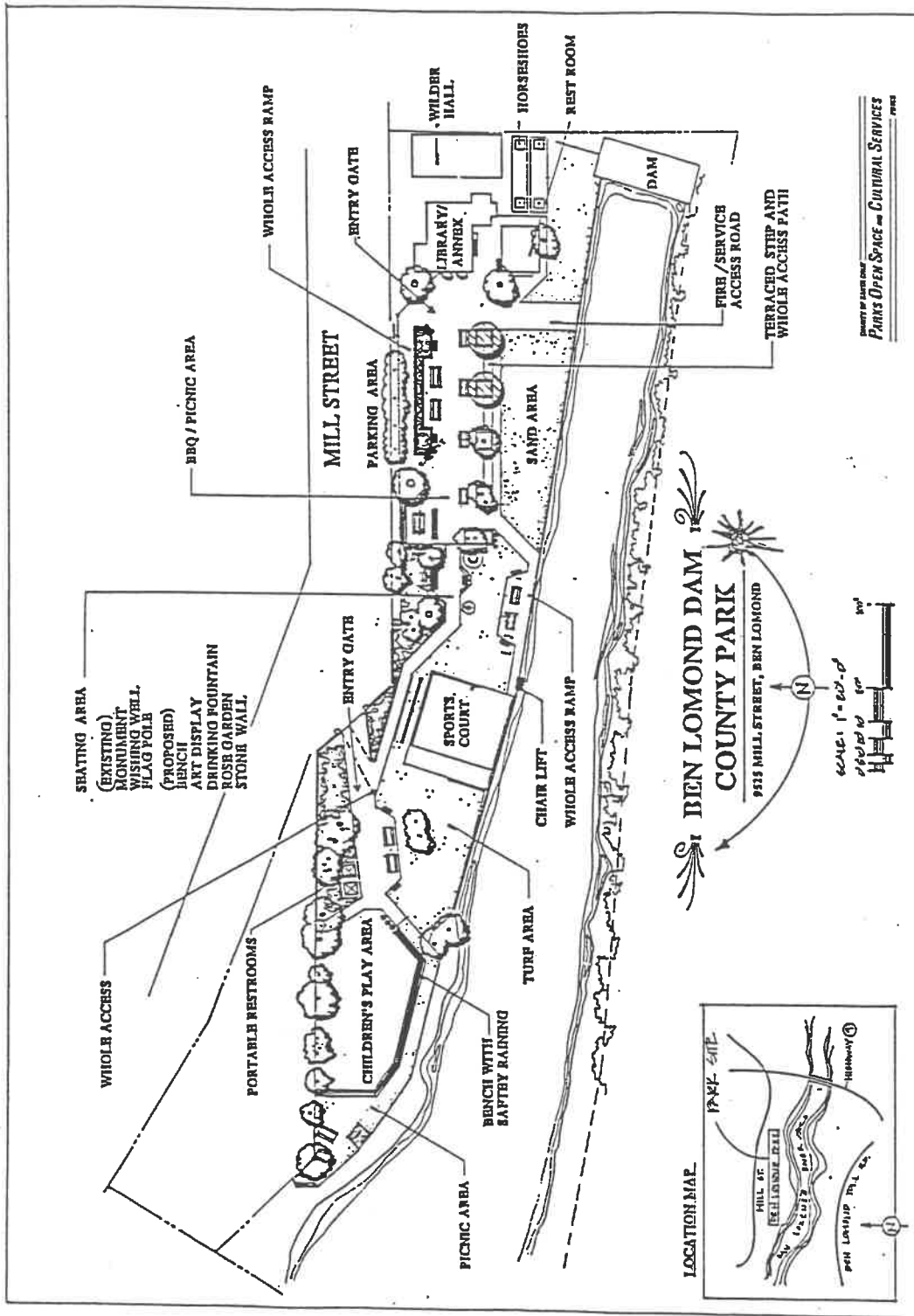
The second public workshop was held on August 8, 1991 with sixteen (16) people in attendance. Again notification was sent out to all Ben Lomond residents on the postal route, and display ads were run in both the Santa Cruz Sentinel and Valley Press newspapers. Many of the people who attended the first public workshop, attended the second. To familiarize new workshop participants with the project, a set of summary minutes was handed out from the first workshop. Information regarding the County volunteer program was also available for those who were interested in volunteering time and/or materials in developing this park site. (Appendix 21, Figure 19)

The focus of the second workshop was to finalize the proposed design proposals developed from the first workshop. Two (2) design alternatives were presented (Alternatives #5 and #6), both based on the established issues as well as the information generated from the first workshop. Staff also presented ideas for the "Arts in the Park" program, which is a mandatory element for park projects over \$100,000. A summary of the two design alternatives follows (for a more detailed description of each alternative from workshop #2 refer to the alternative design plans. (Figure 8 & 9)

Alternative 5. This design proposes an informal picnic area at the far N/E corner of the park; expansion of the children's play area, with a sitting bench and railing around the perimeter; the location of two (2) portable rest room units adjacent to the play area; whole access to the play area via the barbecue area; a formal sitting area; enhancement of the barbecue area with whole access via Mill Street; terraced step between barbecue area and sand area; whole access to river adjacent to existing sports court (chair lift into the river and picnicking also proposed); horseshoes to be relocated behind the existing restroom building; and a fire/service access road to river.

Alternative 6. This proposal would create an informal sitting area at the far N/E corner of the park; expansion of the children's play area with a new concrete retaining wall; terraced stone seating at turf bowl area, which would also provide for whole access route to stage; full court basketball; whole access route to play area via barbecue area, and whole access to barbecue area via Mill Street; enhanced barbecue area with retaining wall to adjust the steep slope; whole access adjacent to river (with chair lift into the river), to existing restroom building, and fire/service access to river.

The issue of the fence along the river's edge was presented separately. (Proposal Number One) showed the fence separating the park in half at the sports court and sand area, when the dam is installed and swimming is permitted. This would allow the lifeguards better supervision of the swimming area. When the dam is removed, the fence separating the park in half would be removed, and another fence would be installed along the edge to prevent someone from falling into the river. (Proposal Number Two) calls



DESIGNED BY  
PARKS OPEN SPACE AND CULTURAL SERVICES

LEGEND

- RECTANGLE
- ▬ PICNIC TABLE
- ▬ BENCH
- INDIVIDUAL BBQ

- ▬ GROUP BBQ WITH WORK & SURVIVAL TABLES
- ⊙ ART DISPLAY
- ⊙ WISHING WELL

- PLANTER
- ☁ EXISTING TREE
- ▨ PROPOSED TREE
- PROPERTY LINE

JAF/MAU  
AUG-71

FIGURE 8 - ALTERNATIVE 5

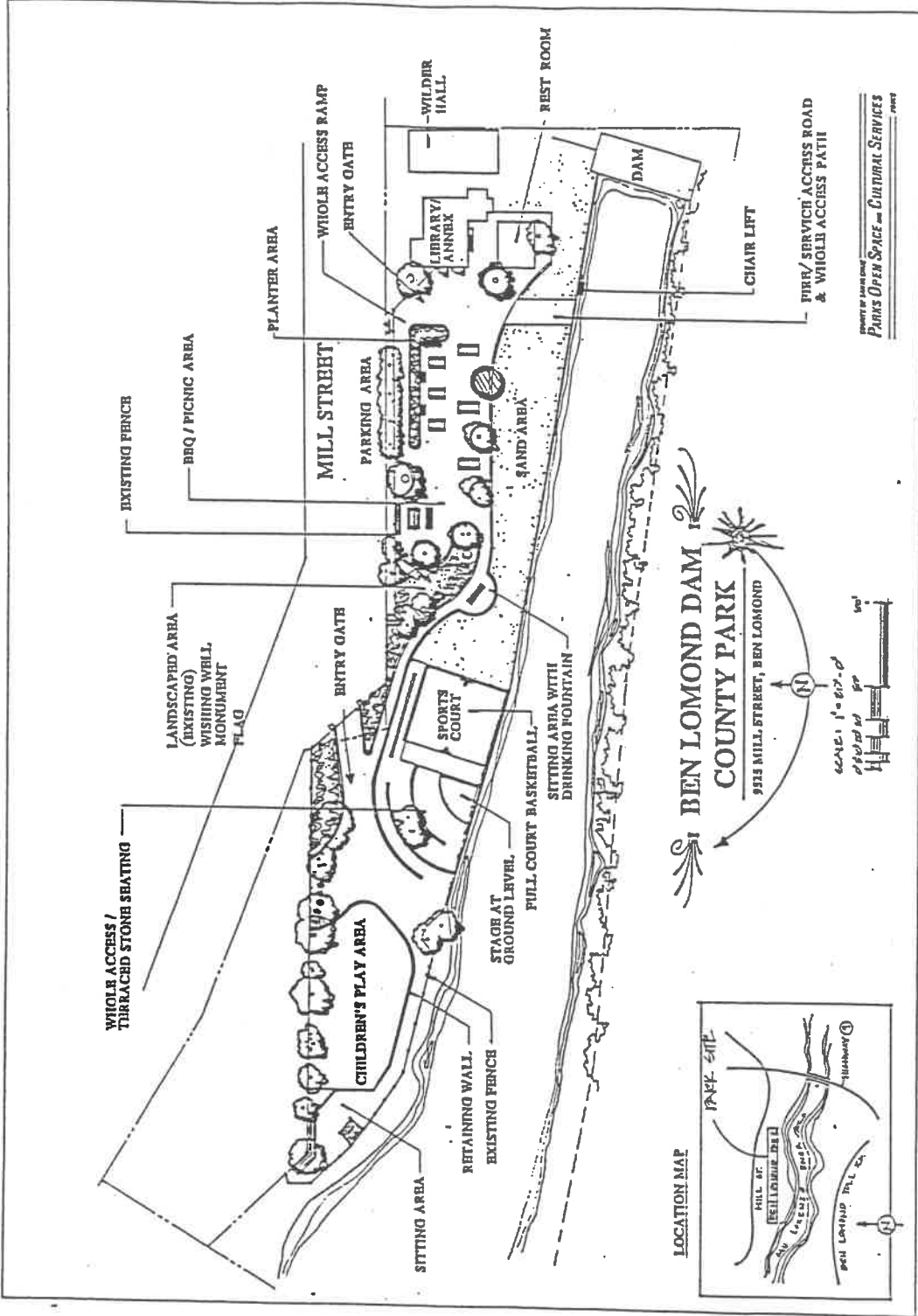


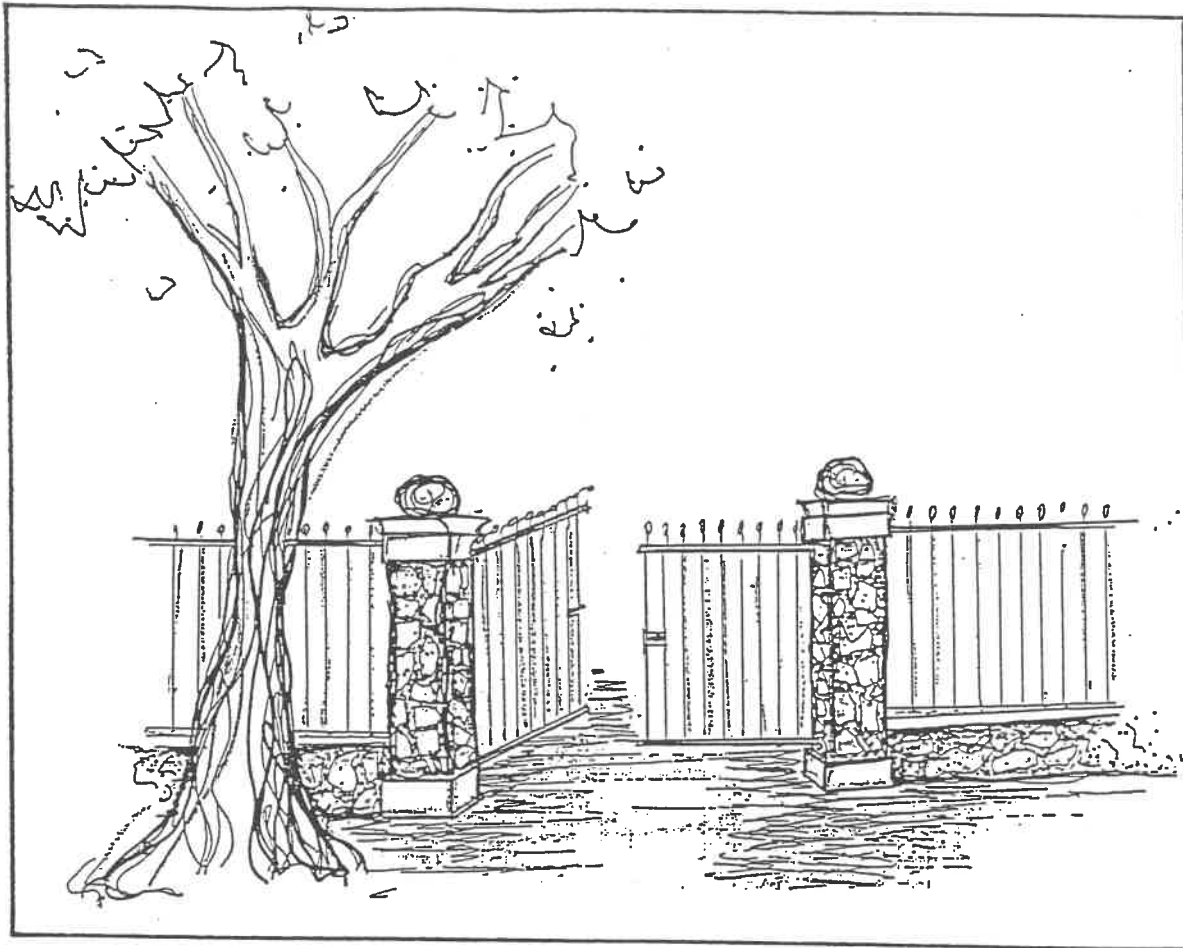
FIGURE 9 - ALTERNATIVE 6

for a separation at the barbecue and sand area, when the dam is installed and swimming is permitted. Again, when the dam is removed, the fence would be replaced with one that runs along the river's edge.

Workshop participants responded to the two design alternatives, and fencing proposals. Participants supported the design proposals to establish an informal picnic area as opposed to a sitting area, in the far N/E corner of the park; enlarge the children's play area to accommodate all children, including those with disabilities; maintain the existing character of the turf bowl area, and provide a stage for small performances; add a second hoop for basketball in the sports court area; establish whole access to play area via the barbecue area; maintain the existing location of the horseshoe pit, and develop a sitting area adjacent to the (horseshoe) pit; enhance the barbecue area, and reduce the grade by reconfiguration of the site using retaining walls and planters; provide whole access to the river adjacent adjacent to the sports court area, while maintaining as much of the existing sand area as possible; and provide for fire/service access road to the river using a base material similar in color and texture as that of sand.

Regarding the fencing proposals, participants supported a design that separated the park in two at the sports court and sand area, at the river and along the sand and barbecue area, with an alternating removable fence as described in the second proposal. This would provide access to as much of the park as possible, and also allow for optimum supervision by the County Lifeguards.

Arts in the Park This program calls for two percent of the construction budget to be used for an art feature. The type or theme of the art feature shall be determined by an appointed panel that would also include community members. Several art ideas/concepts were presented. Preferences were expressed at the meeting for various art elements to be included in the master plan. First priority was given to an artist designed gateway to the park, and fencing along Mill Street. Those attending also expressed an interest in a mural on the existing restroom building walls, renovation of the wishing well, statue/sculpture of indigenous wildlife, or an element which portrayed the history of the community. (See sketches - Figure 10-13)



CRAFTSMANSHIP: FORMAL ENTRY GATE

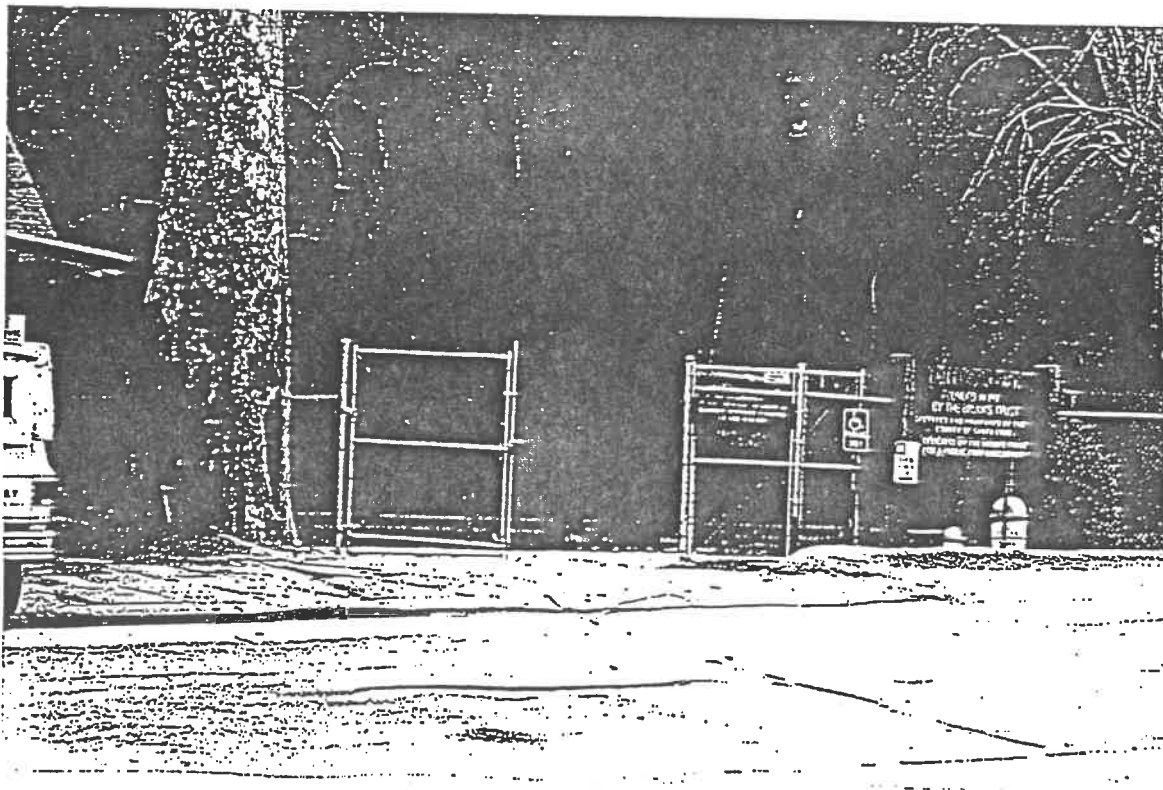
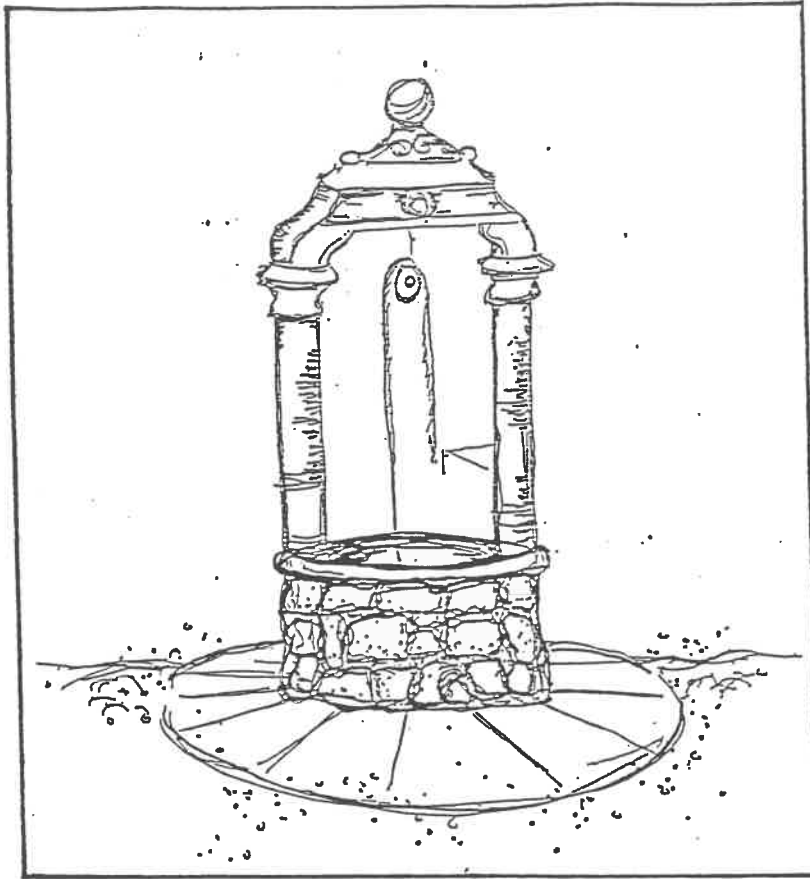


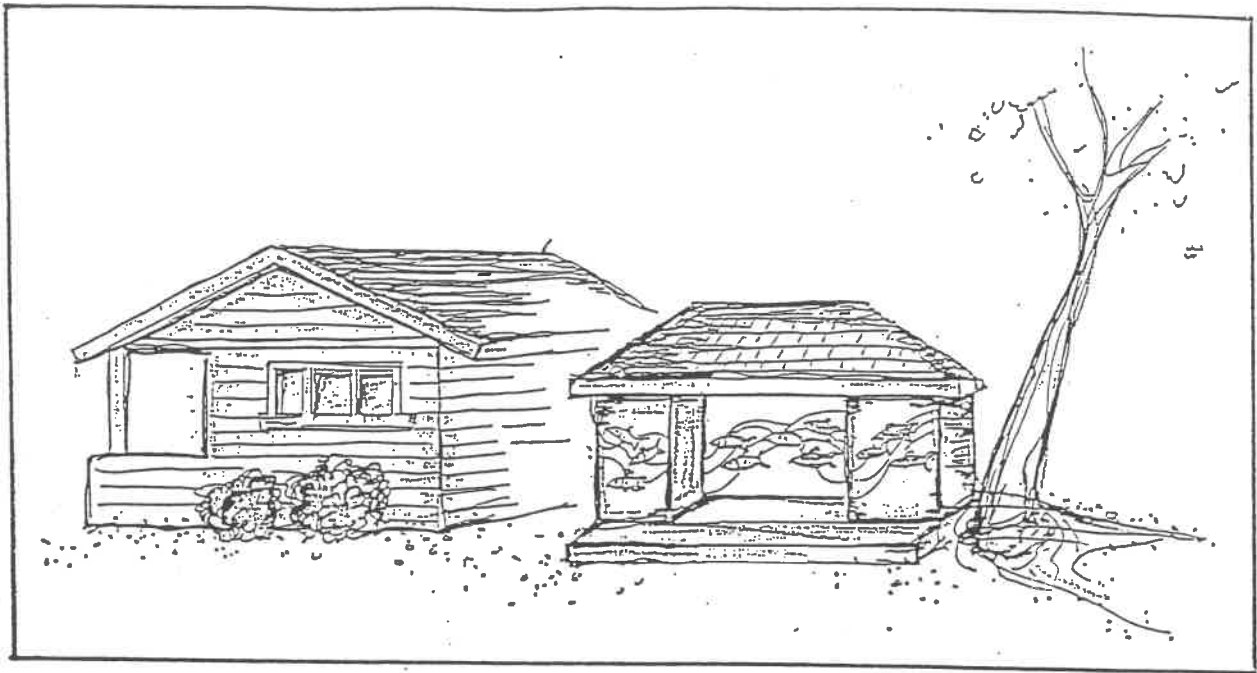
FIGURE 10 - GATE



**HISTORICAL SYMBOLISM: RESTORATION OF EXISTING WISHING WELL**



**FIGURE 11 - WISHING WELL**



MURAL ON REST ROOM: STEELHEAD SALMON  
UPSTREAM

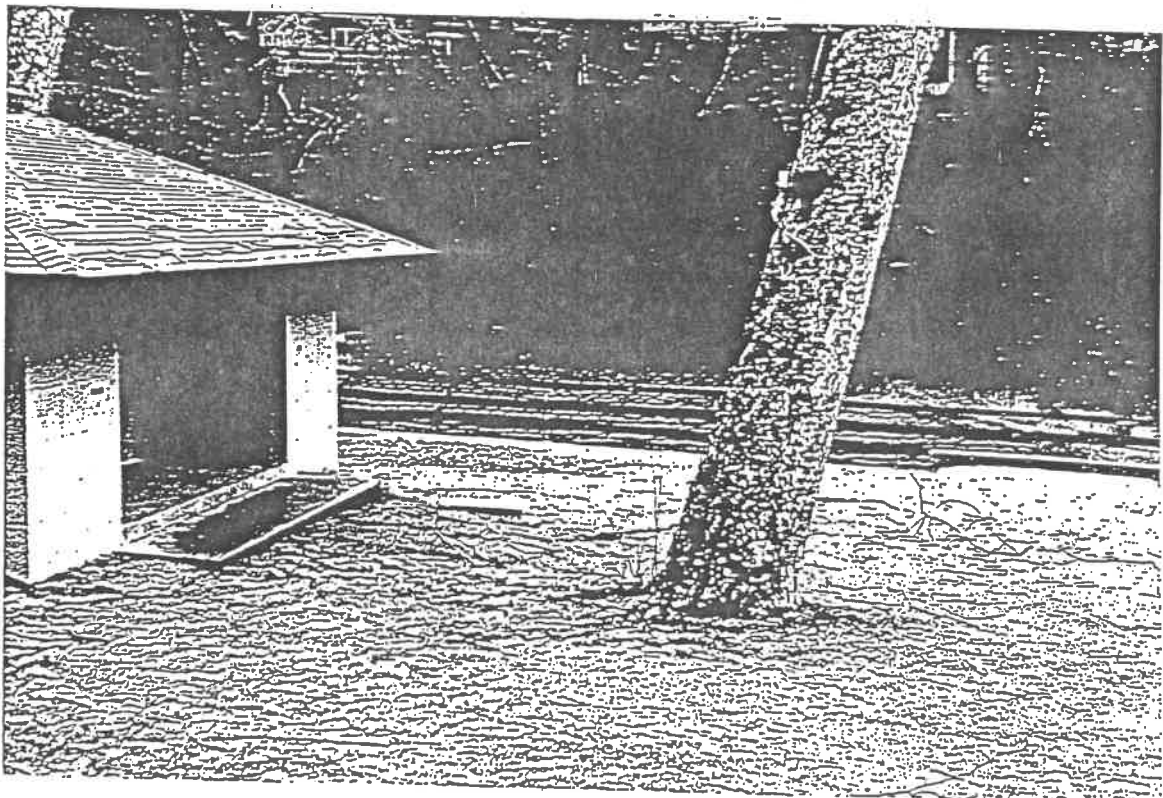
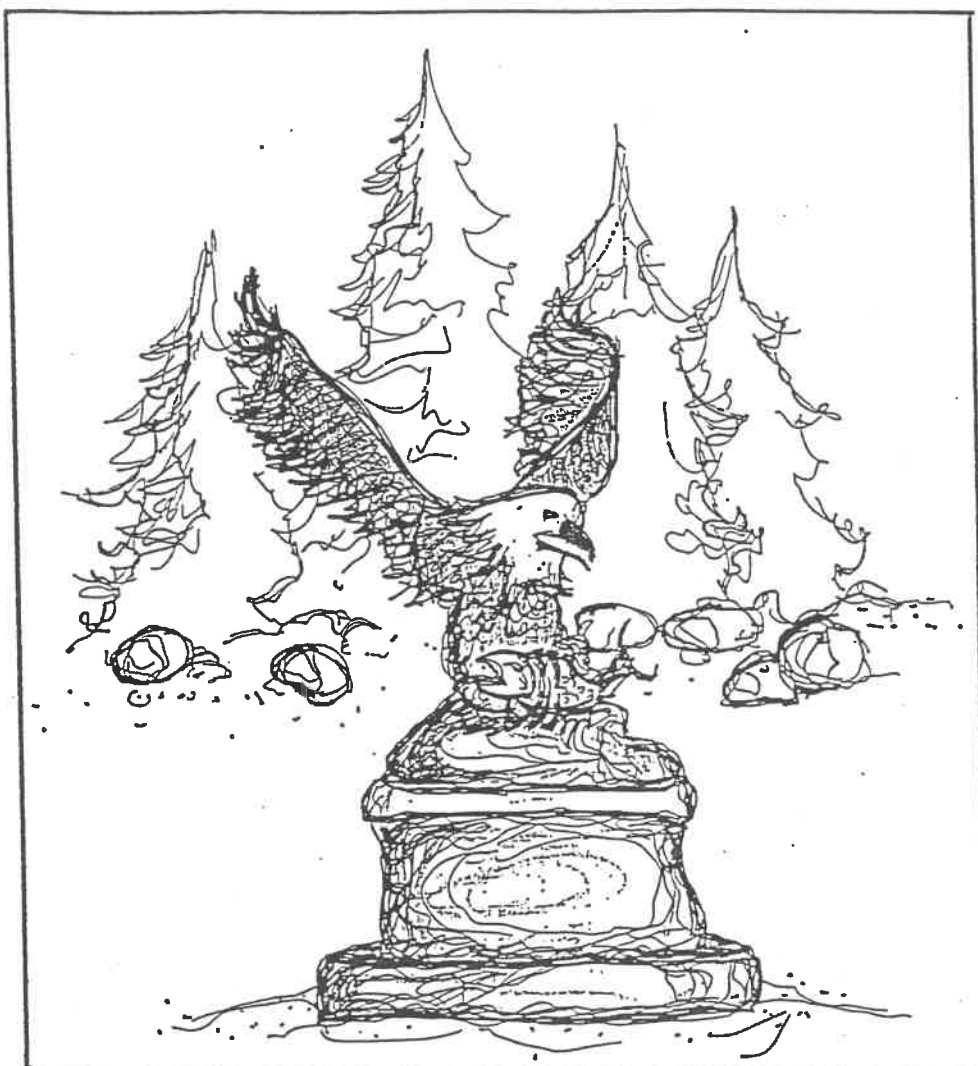


FIGURE 12 - REST-ROOM WALLS





**STATUE / SCULPTURE: INDIGENOUS WILDLIFE SPECIES**

**FIGURE 13 - STATUE/SCULPTURE**

## INFORMAL CHILDREN'S SURVEY

Children often see things differently than teens, adults, and even park planners when it comes to park design. To gain additional insight, staff contacted the local elementary school (Quail Hollow Elementary) and invited the students to give input to the park design process by describing their personal feelings towards the park using drawings, poems, or any other means of communication; basically, what the Ben Lomond Park means to them. Their response was overwhelming, as all grades participated. Following is a summary of their suggestions as deciphered from their creations. (See Children's Poems/Art Work - Figure 20-29)

- \* Clean the water in the river - too dirty
- \* Provide innertubes, paddle boats, and canoes for the river
- \* Plant more trees, grass, and flowers
- \* Add more picnic tables
- \* Plant Redwoods
- \* Build a tree house
- \* Provide for two-court basketball, and also volleyball
- \* Build a snack bar
- \* Provide rocks to climb on
- \* Design a rainbow statue
- \* Provide various noise makers; bells, chimes, and sirens
- \* Keep the Park open all day, and also at night for dinner barbecues.

## CHAPTER 4

### THE MASTER PLAN

In addition to the recommendations from the Town Plan and the established opportunities and constraints, the Ben Lomond Park Master Plan is also based on the following goals and objectives obtained from the park development workshops:

- \* Establish the park as being one of the main focal points of the Town of Ben Lomond.
- \* Enhance the parks appearance, yet preserve as many of the existing elements of the park as possible.
- \* Provide for activities that will promote community growth and social interaction for all ages.
- \* Ultimately develop a plan that can be implemented (through phases) by both County Parks Staff and willing Volunteers.

### THE MASTER PLAN DESCRIPTIONS

The Ben Lomond Park Master Plan proposes to develop the following:

Informal Picnic Area. Small individual barbecues and picnic tables to be located at the far N/E corner of the park, adjacent to the children's play area. This area is passive and provides very desirable views to the river, as well as a place to sit, read, picnic, or keep an eye on children at the play area.

Children's Play Area. The play area should be expanded to accommodate the needs of all children (including those with disabilities). As apart of the expansion, a new retaining wall will be installed around the play area. Also the separate swing-set and slide will be removed, and the existing component structure will be expanded. In addition, a handicapped accessible drinking fountain, and (portable) restroom unit will be provided.

Turf Bowl Area. Maintain this turf area and develop as a make-shift amphitheater by preserving the existing slopped (turf) bowl area, and provide a small stage at base (near river) for performances. The stage will be at ground level and consist of concrete.

Sports Court. Provide an additional basketball hoop for full court play. (NOTE: the area does not meet the standards for regulation play, however an additional hoop will allow for two separate games at each end, thus an opportunity for more people to play.) The second hoop should be installed in a sleeve fitting as opposed to being imbedded in concrete, so it can be

# DRAFT MASTER PLAN

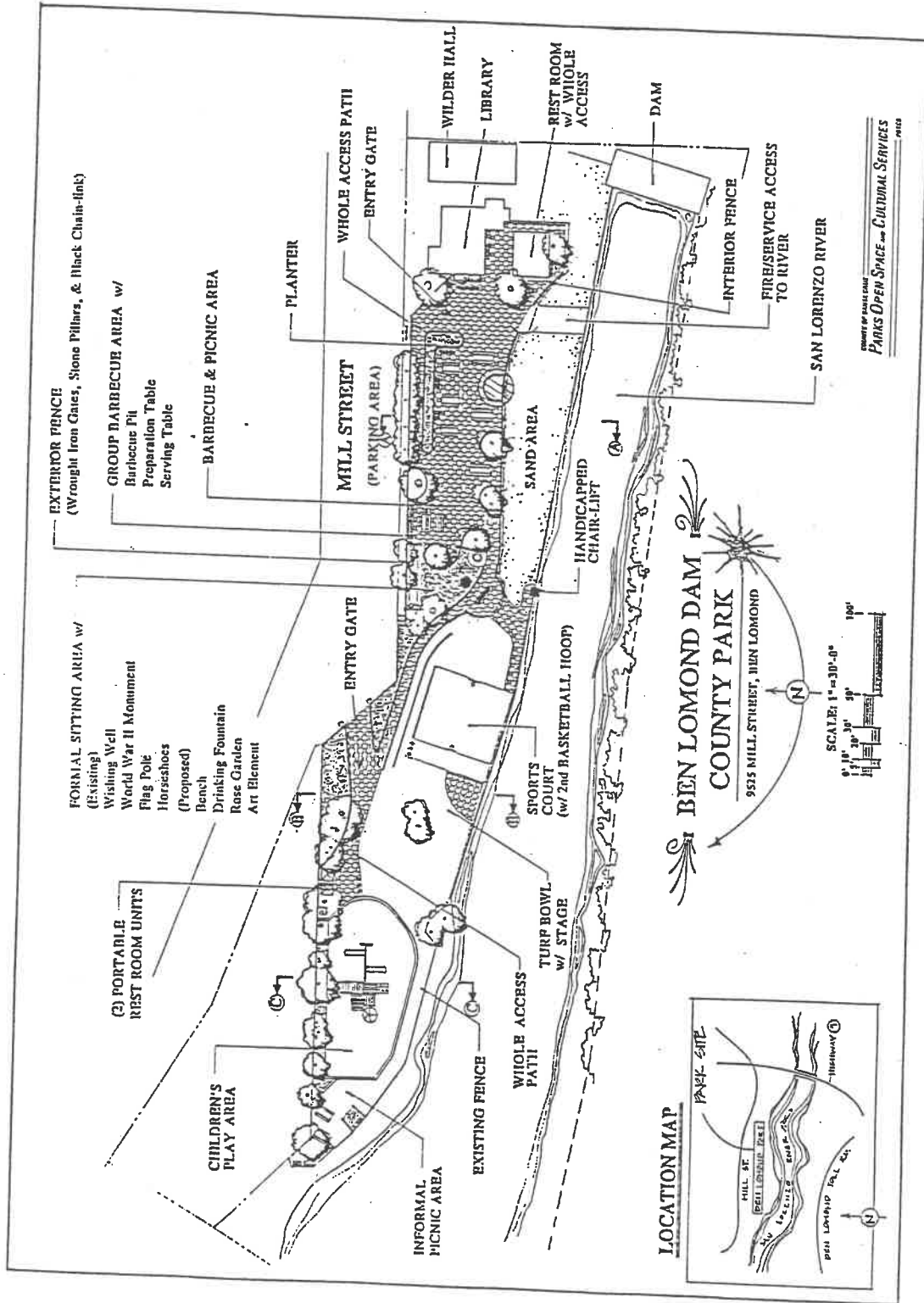


FIGURE 14 - MASTER SITE PLAN



removed if necessary. Continue use of the sports court for dancing and enhance the terraced stone steps for seating.

Access Route (to play area via barbecue area). Provide a whole access route that is in compliance with the California State Accessibility Standards (Title 24 CAC), and the ADA requirements along the existing terraced stone steps. This will be done by adding an additional stone wall to act as a retaining wall, which will also create a planter area adjacent to Mill Street. The planting area will primarily be planted with roses.

Formal Sitting Area. Provide a bench, drinking fountain, and rose garden at area where flag pole, wishing well, World War II monument and horseshoe pit currently exist. Reconstruct the wishing well and horseshoe pit, and create a barrier (rose garden) between sitting area and horseshoes.

Barbecue Area. Enhance the barbecue area by reducing the steep grade, sloping from Mill Street towards the river. This can be done by the use of a retaining walls - planter areas at the edge along the street, dropping the grade approximately 1 to 2 feet. The steep grade can be reduced further by creating a short retaining wall along the edge of the barbecue and sand area. (Note, the goal is to avoid a fill situation so added soil will not displace water in the event of a flood, since the area is within the flood zone). Create areas for both individual and group picnicking, and restore the existing concrete barbecue pit. Provide planters around the base of the existing trees, and add additional trees to replace any tree(s) that may need to be removed due to old age and confirm by a certified arborist.

Beach Area. Maintain as much of the sand area as possible. Provide whole access to the river through the sand adjacent to the sports court, and use a base material that is acceptable under the guidelines established for whole access, that also blends in with the color and texture of the sand. Provide fire/service access through sand adjacent to the existing rest room, and also use a material that can provide access as well as blending in with the color and texture of the sand.

Facilities: Upgrade the Public Library, Wilder Hall, and the restroom building within the park site to comply with the California State Accessibility Standards (Title 24 CAC), and the Americans With Disabilities Act (ADA). Since this Master Plan does not address the Library and Wilder Hall, a separate study and report must be conducted to bring these facilities up to code. To meet the mandatory standards, the Parks restroom building will require an accessible ramp to enter both the Men's and Women's facilities, interior remodeling to provide the required spacial layout, and new fixtures to accommodate those with disabilities.

CHAPTER 5

COSTS

The construction costs associated with this renovation of Ben Lomond Park as configured in the Draft Master Plan carries a cost of approximately \$190,000, if such work was done totally by a licensed contractor through the County's bid process. This amount, however, does not include the cost associated with modifying the restroom facilities in each of the buildings to meet code compliance under the Americans With Disabilities Act (ADA). This Act requires that restroom facilities for the Park, Library, and Hall be made accessible by the year 1995.

The current maintenance cost associated with this park is estimated at \$27,258 for fiscal year 1991-92. This project, when totally developed shall escalate the maintenance cost by an additional \$5,000 per year. In addition to the maintenance is another \$ 22,749 for summer Lifeguards. It is anticipated that the proposed improvements will not affect the cost for lifeguards.

**BEN LOMOND PARK - DRAFT MASTER PLAN  
CONSTRUCTION BUDGET ESTIMATE**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT/COST</u>	<u>SUB-TOTAL</u>
Rough Grading	Allow	\$ 8,700	\$ 8,700
BBQ Picnic & Walkway Concrete	11,800 SF	\$ 4.50 SF	\$ 53,100
Decomposed Granite	800 SF	\$ 2.00 SF	\$ 1,600
Formed Concrete Walls	610 LF	\$ 85.00 LF	\$ 51,850
Play Area Equipment	Allow	\$ 10,000	\$ 10,000
Restroom Improvements	Allow	\$ 2,500	\$ 2,500
Portable Restrooms	Allow	\$ 15,000	\$ 15,000
Turf	11,000 SF	\$ .30 SF	\$ 3,300
Shrubs	Allow	\$ 2,500	\$ 2,500
New Trees For Plan	1	\$ 90.00 EA	\$ 90.00
Arborist Assessment	Allow	\$ 2,000	\$ 2,000
Replacement Trees	Allow	\$ 1,500	\$ 1,500
Irrigation	13,700 SF	\$ .70 SF	\$ 9,590
Lighting	Allow	\$ 2,500	\$ 2,500
Park Furniture	Allow	\$ 10,000	\$ 10,000
Handicapped Chair-Lift	Allow	\$ 5,000	\$ 5,000
		<b>Sub-total</b>	<b>\$ 179,230</b>
		<b>Contingency (5%)</b>	<b>\$ 8,961</b>
		<b>Total</b>	<b>\$ 188,191</b>

## **APPENDIX**



PARK RECOMMENDATIONS FROM  
TOWN PLAN

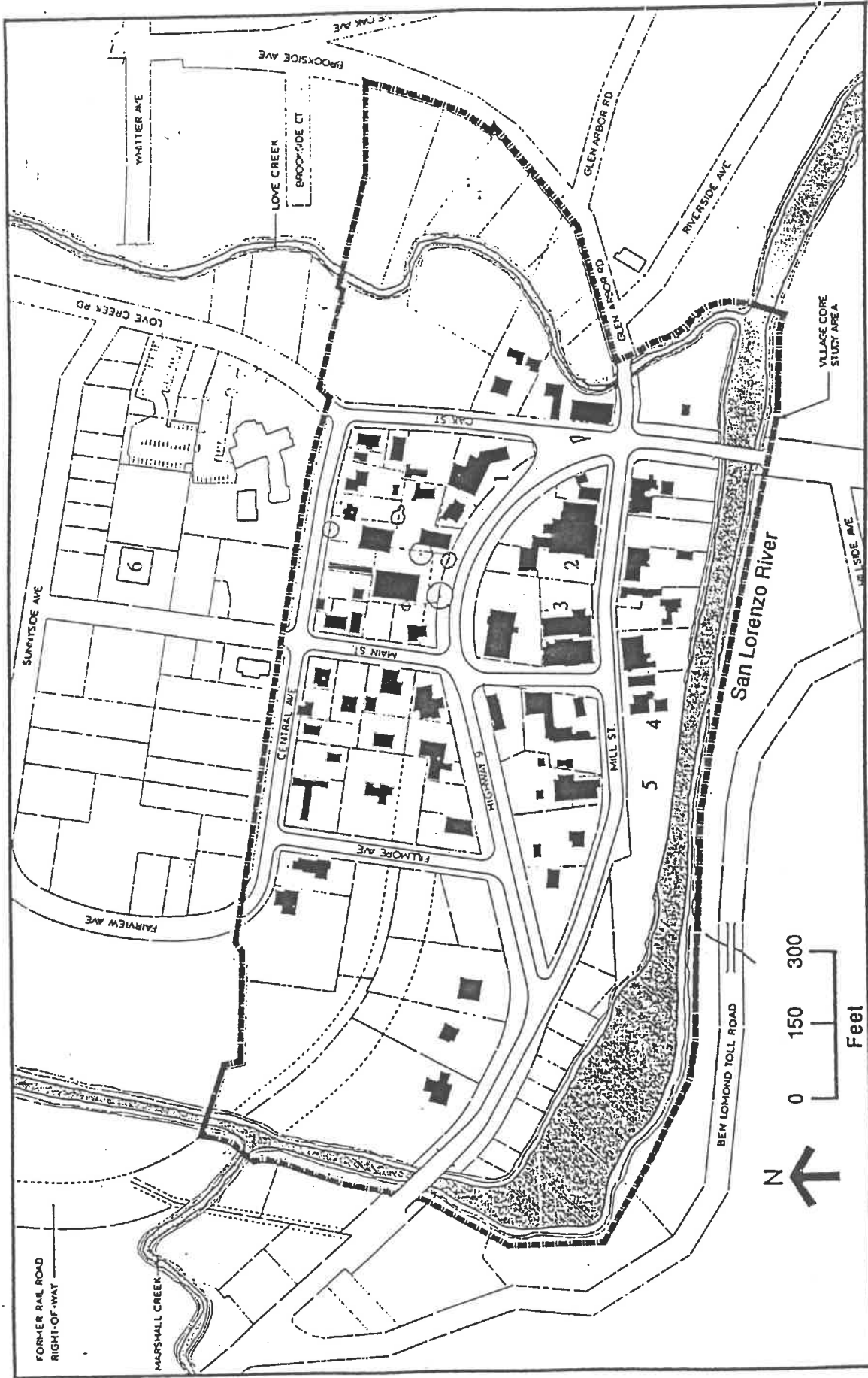
# MASTER PLAN

The Ben Lomond Town planning process has resulted in a comprehensive master plan intended to guide future public and private improvements in Ben Lomond. The Downtown Design Plan drawing, on page 6, illustrates many of the proposed improvements to the downtown area. Alternative proposals have also been developed for the areas shown in grey and are discussed in the Master Plan Text.

The Ben Lomond Master Plan contains recommendations regarding the following goals and objectives.

## Summary of Master Plan Objectives

1. Mill Street
  - a. To create an attractive pedestrian environments.
  - b. To develop stronger functional relationships between Mill Street, Ben Lomond River Park, and the San Lorenzo River.
  - c. To provide additional parking.
  - d. To reduce vehicle speed.
  - e. To coordinate the Mill Street design plan with the east and west intersections with Highway 9.
2. Ben Lomond River Park
  - a. To improve the Park's appearance.
  - b. To provide a framework for future expansion and/or redesign of the River Park.
3. Community Facilities
  - a. To facilitate decision making on the renovation or relocation of Park Hall.
  - b. To coordinate potential Library expansion with other Town Plan elements.
- c. To facilitate decision making regarding an expansion of the Ben Lomond Supermarket.
4. Highway 9
  - a. To provide for improvements to the Highway 9 road section, including pedestrian safety and landscaping.
  - b. To facilitate intersection improvements.
  - c. To provide guidelines for the design and installation of Village entries.
5. Community Commercial District
  - a. To concentrate commercial activities.
6. Underground Utility District
  - a. To place utility lines underground.
7. Flood Way and Flood Plain
  - a. To provide land use recommendations.
8. Streetscape
  - a. To provide recommendations for: (1) street furnishings, (2) street trees, and (3) handicapped accessibility.
9. Start-up Projects
  - a. To provide a list of start up projects which could be implemented quickly and have immediate positive impacts.
10. Financing options
  - a. To provide a list of financing alternatives.
11. Cost estimates
  - a. To provide preliminary construction cost estimates based upon the drawings in this plan.



- Study Area**      **Key:**
- 1. Ben Lomond Fire Station
  - 2. Ben Lomond Super Market
  - 3. Parl. Hall
  - 4. Library
  - 5. Ben Lomond River Park
  - 6. Post Office

**FIGURE 16 - TOWN PLAN STUDY AREA**

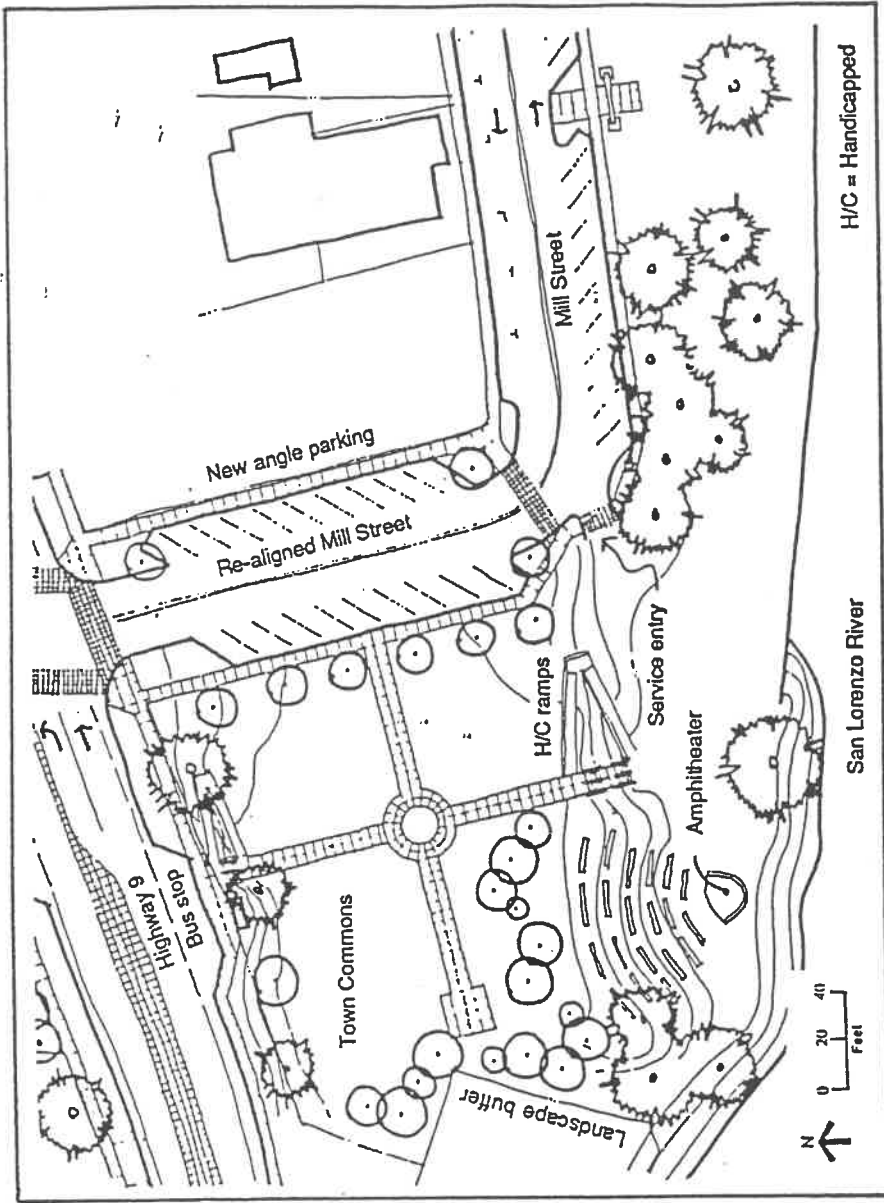
# The Ben Lomond River Park

Workshop participants supported the expansion of the existing River Park in conjunction with a re-alignment of Mill Street. An expanded River Park was seen as a way to provide an improved link between the river and the downtown area, and as a visual focus for the Mill Street Promenade.

Workshops participants expressed concern about the existing visual appearance of the park and its ability to meet the needs of the Ben Lomond community (see the workshop section page 28). Many participants consider the existing chain link fences to be an eye-sore and in conflict with the image they have of their community.

## River Park Recommendations

- a) **Fencing:** The existing chain link fence should be replaced with a green vinyl coated chain link fence in areas where visual access is required for security reasons and with redwood fencing in all other areas and adjacent to existing residences.
- b) **Entries:** Attractive Park entry areas should be developed which are constructed of light colored materials (for example, white or beige painted wood) compatible with the Mill Street promenade.
- c) **Hours:** Increased pedestrian activity along the Mill Street promenade should lead to an increase in the hours that the River Park is open to the public.



Concept sketch of the proposed expansion of the Ben Lomond River Park; showing the proposed re-aligned section of Mill Street with angle parking, new Bus Stop on Highway 9, new Town Commons, Amphitheatre and Park entries.

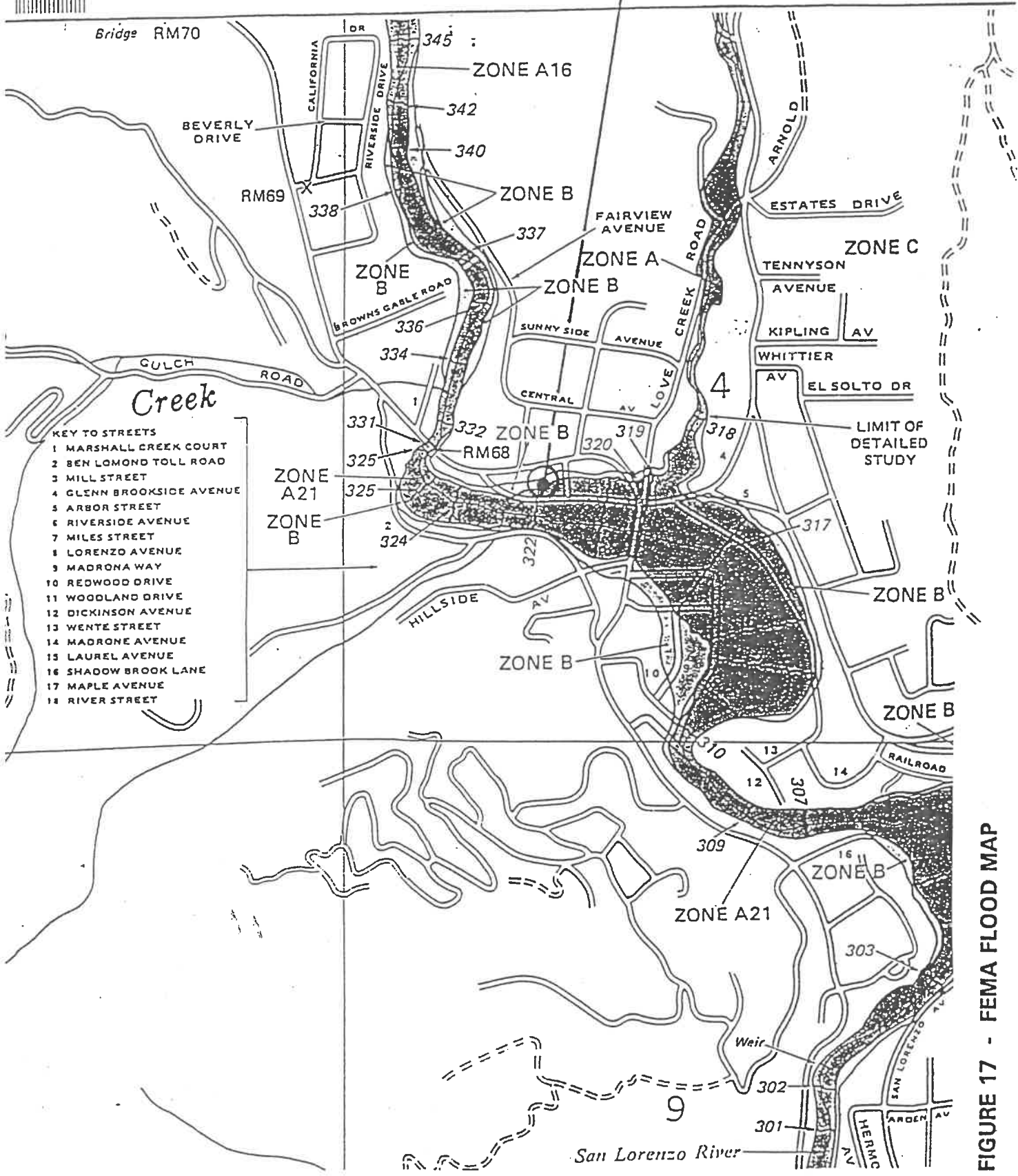
- d) **Community input:** Before an expansion or major renovation of the River Park takes place, input from the Ben Lomond community should be obtained through a participatory Park Planning process.



# FIRM FLOOD INSURANCE RATE MAP

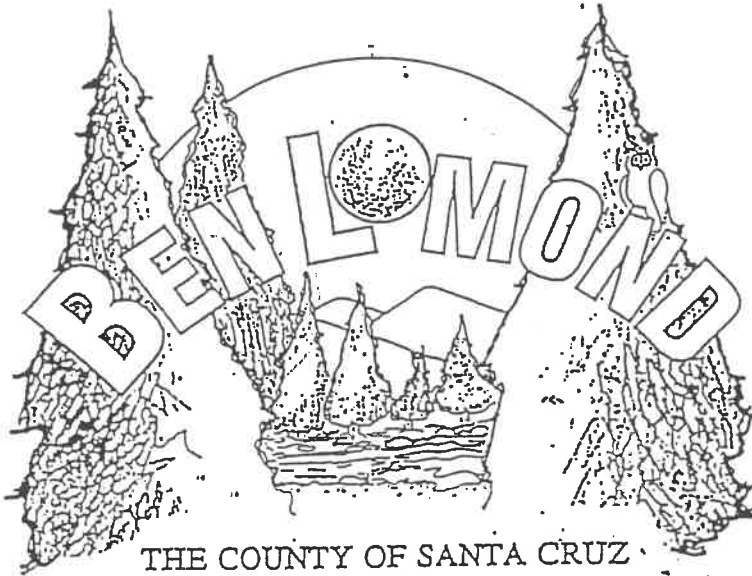
Federal Emergency Management Agency

## BEN LOMOND DAM COUNTY PARK



- KEY TO STREETS**
- 1 MARSHALL CREEK COURT
  - 2 BEN LOMOND TOLL ROAD
  - 3 MILL STREET
  - 4 GLENN BROOKSIDE AVENUE
  - 5 ARBOR STREET
  - 6 RIVERSIDE AVENUE
  - 7 MILES STREET
  - 8 LORENZO AVENUE
  - 9 MADRONA WAY
  - 10 REDWOOD DRIVE
  - 11 WOODLAND DRIVE
  - 12 DICKINSON AVENUE
  - 13 WENTE STREET
  - 14 MADRONE AVENUE
  - 15 LAUREL AVENUE
  - 16 SHADOW BROOK LANE
  - 17 MAPLE AVENUE
  - 18 RIVER STREET

FIGURE 17 - FEMA FLOOD MAP



THE COUNTY OF SANTA CRUZ  
PARKS, OPEN SPACE & CULTURAL SERVICES  
WILL BE CONDUCTING A WORKSHOP  
ON THE DESIGN DEVELOPMENT FOR THE

**BEN LOMOND DAM**  
**COUNTY PARK**

MONDAY JUNE 3, 7:30PM AT WILDER HALL  
(9525 MILL ST, BEN LOMOND)

FOR ADDITIONAL INFORMATION CONTACT THE

COUNTY OF SANTA CRUZ

**PARKS OPEN SPACE AND CULTURAL SERVICES**

POSCS

462-8300

# BEN LOMOND PARK

## PUBLIC WORKSHOP #1

June 3, 1991 - 7:30 p.m.  
Wilder Hall

Attendance: 5th District Supervisor Fred Keeley  
Parks Commissioner Su Haynes  
Benton A. Angove  
John Akeman  
Robert Olson  
Dave Mitchell  
Lesa McDonald

The following community members were in attendance: Bev Wilder, Mike Scarborough, Don & Carol McQuillin, Jeff Ranch, Trudi James, Walt Raidor, Becky Billeter, Davis & Loyal Smith, Vera Wilder, Britta Wilder, Fred & Virginia Karstedt, Tracy Randall, Claudia Scott, Lesly Welsh, Nick Narccari, Mavis Davis, Jane Langlon, D.W. & J.J. Gotthold, Don DeDobbeleer, Stephen Sanders, Tod Landis, Paul Coude, Mary Hammer, Aren Rush, Dave Porter, Linda Ziedrich, Nancy & Robert Furber, Karen Scarborough, Cynthia New, Peggy Miller, Patty Walker.

The purpose of the first public workshop on the design process for Ben Lomond Park was to familiarize the residents with the opportunities and constraints of the park site as well as the initial design concepts per the Ben Lomond Town Plan. To further refine the design concepts, residents were asked to respond to the presentation of the four design concepts.

Supervisor Fred Keeley began the meeting with an introduction as to what the County would like to accomplish in terms of establishing a design for the Ben Lomond Park.

Keeley stated that, based on the Ben Lomond Town Plan which called for an expansion of the park, County Parks will present a series of designs for the park and with the comments from the community, come up with a consensus for an overall design. Once comments are recorded and incorporated into revised design concepts, a second public workshop will be held in early August where the community will make a final decision for the design of the park. Once the community has made a decision the proposed design will be reviewed at a Parks and Recreation Commission Public Hearing. Then the final approval of the design will be made by the County Board of Supervisors.

Supervisor Keeley made it clear that the importance of the presentation is to seek the advice and counsel of the Ben Lomond Community with regards to ideas, concerns, quantity of resources,

Question: Will the proposed project effect Wilder Hall?  
Answer: POSCS staff stated that it does not.

Question: With regards to structures within the flood zone, what is considered a structure?

Answer: A structure is considered to be an object that takes up physical space, is stationary (imbedded) and that has the potential of becoming displaced or damaged by the flow of flood waters or debris.

Question: Would the money for the improvements for the whole access (the handicapped access) come from the \$30,000 Alba Grant?

Answer: Yes, and that the estimated cost is figured to be approximately \$5,000.

Question: Why must there be so many fences at the park?

Answer: For clarification, there are the following existing fences at the park: chain-link along Mill Street and the park; chain-link along the park and river from play area to the sports court; and during the non-swimming season a temporary wood fence along the sand area and river is in place.

The purpose for having these fences are as follows: fence along Mill Street and the park is to be able to close off the park at night from "undesireables"; people hanging out and causing trouble.

The chain link fence along the river and park (from play area to sports court) is to prevent possible accidents from someone falling into the river.

The wood fence along the sand area and river is in place for the same purpose of preventing possible accidents of falling into the river. However, being a temporary fence, it can be removed and lifeguards will be present during the swim season.

Question: Is it possible to relocate the restroom adjacent to the play area near the entry gate?

Answer: The area is very close to being within the flood zone and does not allow enough space for the septic system and leach field (plus the required back up leach field in case the other fails). However, staff will consult with County Environment Health and also look into the possibility of locating portable units in this area as an option for the community to consider.

Question: Can the slope from the barbecue area to the sand area be softened by creating a terraced effect, or by installing a grassy area that will allow for a steeper grade without erosion problems?

THE COUNTY OF SANTA CRUZ  
PARKS, OPEN SPACE, & CULTURAL SERVICES  
WILL BE CONDUCTING A 2nd WORKSHOP  
ON THE DESIGN DEVELOPMENT FOR THE

## BEN LOMOND DAM COUNTY PARK

THURSDAY, AUG. 8, 1991 @ 7:30PM  
WILDER HALL, 9525 MILL ST.  
BEN LOMOND, CA.



FOR ADDITIONAL INFORMATION CONTACT THE

*PARKS, OPEN SPACE & CULTURAL SERVICES*

(408) 462-8300

ART BY: PATRICK MORICONI  
QUAIL HOLLOW ELEMENTARY SCHOOL

COUNTY OF SANTA CRUZ  
PARKS, OPEN SPACE AND CULTURAL SERVICES  
9000 SOQUEL AVE., SUITE 101  
SANTA CRUZ, CA 95062



Benton Angove, Director of Parks, Open Space and Cultural Services (POSCS), followed Supervisor Keeley and stated that with the help of Supervisor Keeley, hopes are that the Parks Department will be able to expedite the project through the planning and review process of the different agencies.

Angove next gave a brief summary of the results of the first public workshop. He stated that there were four major issues which had evolved and that the two design alternatives presented will address each one of the four issues as follows:

As part of the opportunities and constraints, four major issues became the focus of the workshop:

- 1) Liability: Due to the close proximity of the San Lorenzo River to the park, there needs to be a barrier of some type (fencing) to prevent the County from possible exposure to liability.
- 2) Americans With Disabilities Act (ADA): To make accessible existing and proposed park elements to all people; essentially providing the same experience for everyone including those with disabilities.
- 3) Flood Way / Flood Plain: Guidelines set by the Federal Emergency Management Agency (FEMA) which prohibits structures or other stationary objects to be located within the established flood zones; (so they won't displace water, or become dislodged and be a potential hazards down river).
- 4) Slope: Reduce the steep slope that exists from the entrance of the park from Mill Street down through the park towards the river; (to create easier access and prevent further erosion).

Angove concluded by stating that a presentation on the "Art in the Parks" program given by Liz Lindsley, Cultural Arts Specialist, will follow the design portion of the workshop.

Next, John Akeman, Project Planner, presented two design alternatives and two interior fencing proposals. Akeman stated that once the design alternatives are presented, workshop participants will have ample opportunity to discuss and decide on which design proposal they would like to see.

Alternative 1: This design proposes an informal picnic area at the far N/I corner of the park; expansion of the children's play area, with a sitting bench and railing around the perimeter; the location of two (2) portable restroom units adjacent to the play area; whole access to the play area via the barbecue area; a formal sitting area; enhancement of the barbecue area with whole access via Mill Street; terraced step between barbecue area and sand area, with whole access to river (chair lift and picnicking also proposed); horseshoes to be relocated behind the existing restroom; fire/service access road to river.

# Ben Lomond River Park eyed for fix-up

In the summer, when the San Lorenzo River is dammed, Ben Lomond River Park is the place to swim, play horseshoes, basketball, picnic or barbecue.

But the fence along the street is ugly, the picnic tables aren't level, the drinking fountains don't work and there is no electricity in some parts of the park.

Residents and the county have plans to change much of that, hopefully in time for Ben Lomond's Sunday in the Park flag this summer.

Members of the Ben Lomond Town Association last Tuesday previewed tentative plans for park improvements and offered suggestions, including a proposal that a flag pole be erected as a memorial to war veterans.

The plans are the result of county Parks and Recreation District staff and volunteers working with San Lorenzo Valley Supervisor Fred Keeley.

A community meeting will be held in early May for public comment and review of tentative plans, according to John Akeman, park planner and project planner. "Everything is still on the drawing board at this point," he said.

"I'd like to see the community come together and say, this is what we want. Then volunteers can take whatever money the county can provide and stretch it as far as we can," said Mike Scarborough, who worked with Keeley on the initial plans.

Scarborough said he favored fixing the water and electrical systems first, then repaving and adding a good barbecue, and replacing the cyclone fence.

The park is to be revamped using \$30,000 donated by the Alba Road Recreation District, according to Ben Angove, director of the county Parks and Recreation District. (The Alba Road district will use about \$10,000 of a \$40,000 state grant to rehabilitate a well. The rest was donated specifically for Ben Lomond River Park.)

More picnic tables on level ground, playground equipment that can be used by the handicapped, a gentler grade, flood-proof concrete to replace the asphalt, separation of parts of the park and improved circulation are all under consideration.

Changing the cyclone fence between Mill Street and the park is high on the county list of proposals. A different color cyclone that would be less obvious or a wrought iron fence are under consideration, said Angove.

"People hate the effect of chain link and so do we," said Angove. The county, however, won't just remove the fence altogether. "We're trying to move from ugly to inviting, but provide the basic security," he said.

Another fence that would separate the beach area from the playground portion is proposed. That fence, perpendicular to Mill Street, would

'We're trying to move from ugly to inviting but provide the basic security.'

—Ben Angove

allow the county to close the swimming area during the week while allowing the playground portion of the park to be open, said Angove. Swimming would be allowed only on weekends, said Angove. The cutback would eliminate the need for three lifeguards during the week, he said.

Repair of the electrical and water systems were among the issues pressed by members of the Ben Lomond Town Association, said Akeman. Water lines in some areas have been exposed by trees. As a result, the lines have been capped, shutting water off to drinking fountains.

The electrical system, too, is spotty. Event organizers have had to run electrical lines from the bathrooms in the past. Residents want both problems resolved before the town's big annual bash in August, Sunday in the Park.

The county has proposed that the slope down to the river be graded so it's not so steep.

Akeman said adding handicapped access to the play area, and play equipment which can be used by children with physical disabilities, is under consideration. Residents will be asked whether that should be a priority, he said.

Replacing the asphalt with a flood proof material, such as stamped concrete is also under consideration, said Akeman.

How much will be done to revamp the park will depend on how much volunteer work can be done. After the community approves and prioritizes the conceptual design, detailed plans will be done by county parks staff, according to Angove.

## BL park preview Monday

Community input sought by planner

By Willie King

One of the Valley's most famous swimming holes, the Ben Lomond Dam, will soon get a face-lift.

Ben Lomond residents will get their first peek at tentative plans for the revamping of the park Monday night, 7:30 p.m., at Wilder Hall. The meeting will double as a community design workshop.

Park planner John Akeman stressed, however, that the plans he will unveil are just working plans.

"These concepts will be presented to the community; they are not concepts set in stone," Akeman said. "What we want to do is get the community's input. We are proposing something, and we want their feedback. When we get that feedback, we'll incorporate that into a final plan which will meet everybody's needs and concerns."

Akeman said his vision is to incorporate the history and character of the park into the new design. "There's a little bit of character already attached to the park," he said. "The park was one of the most desirable places to be at while you were in Ben Lomond."

"The park has a lot of history, offering a real gathering place for the community. There are a lot of people that have strong ties to the park."

Akeman said aesthetics will be a key feature of the park. "What we're trying to do is to move from ugly to inviting and to provide for the basic security. We want to leave the character of the park. We want to preserve what's there and to enhance it."

In recent years the park has deteriorated badly. Beyond this, the county faces some liability exposure because of the accessibility of the dam to children. "We have to look where we can contain the children," Akeman said of efforts being made to make the park safer.

A key element in Monday's meeting will likely center on the fencing to the park. In a letter to the Valley Press (April 17), Don McQuillan, the president of the Ben Lomond Town Association, objected to any additional fencing.

Akeman has designed a removable fence for the park to meet concerns of Ben Lomond residents and to protect against liability. When the dam is up — that is from Memorial Day through Labor Day — the fence will be removed and a lifeguard will be posted. At night, the park will be closed.

Akeman said there is an interim look, too, which he hopes will be in place for the annual "Sunday in the Park" barbecue on June 23.

The majority of the funding for the park comes from a \$30,000 grant from the Alba Recreation District. The concept for the revamping is from the Town Plan, adopted by the Board of Supervisors.

### — Letters —

'The fencing the county is proposing would close off the restrooms and barbecues from the playground.'

## Association says no to more fences

Editor:

The Ben Lomond Town Association would like to correct and make comments on the Valley Press article of April 10, "Ben Lomond River Park eyed for fix-up."

The big annual bash, "Sunday in the Park" is June 23, not in August. Electricity for the event is run from the library, not the bathroom, and is totally inadequate.

The town association totally disagrees to any further fencing added to any part of the park. The fencing the county is proposing would close off the restrooms and barbecues from the playground. Closing the park to swimming during the week will also close it to family barbecues. What good is the park if it can't be used? Why fix the park at all! Cut back to two lifeguards. Three are not needed.

We hope the community will turn out for the May meeting (when ever is it?). The county will spend all the money if we let them. The fees for studies, blueprints, park personnel attending meetings all come out of the \$30,000 designated for refurbishing the park and diminish it rapidly.

Let's come together, in agreement, as a community family and tell them what we want. We want the money to be used for its intended purpose, "Fixing the Ben Lomond Park."

Don McQuillan  
president, Ben Lomond  
Town Assoc.



FIGURE 20 -29 - CHILDREN'S ART/SURVEY INFORMATION

Ben Lomond Park

In Ben Lomond park I play

On the swings

And I jump off the swings

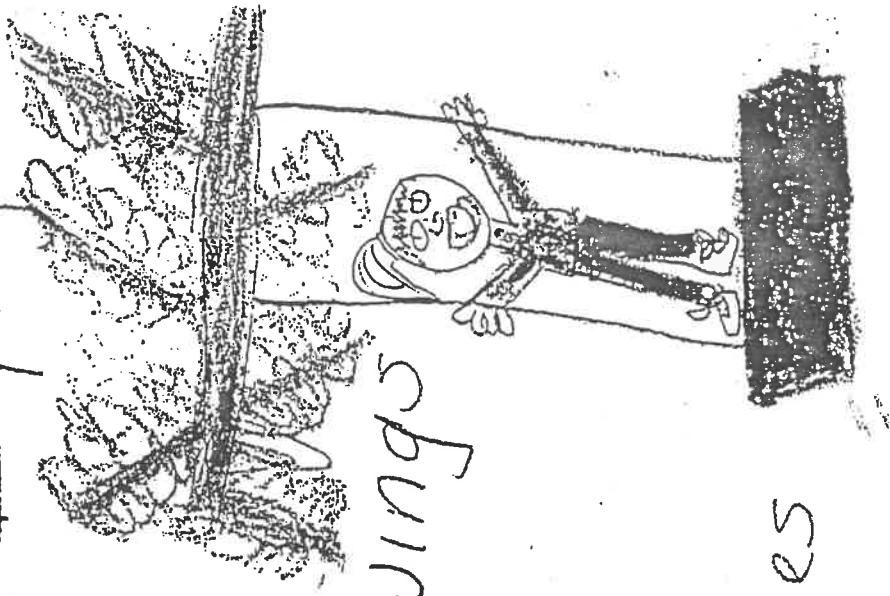
I go down the slides

And I climb up the slides

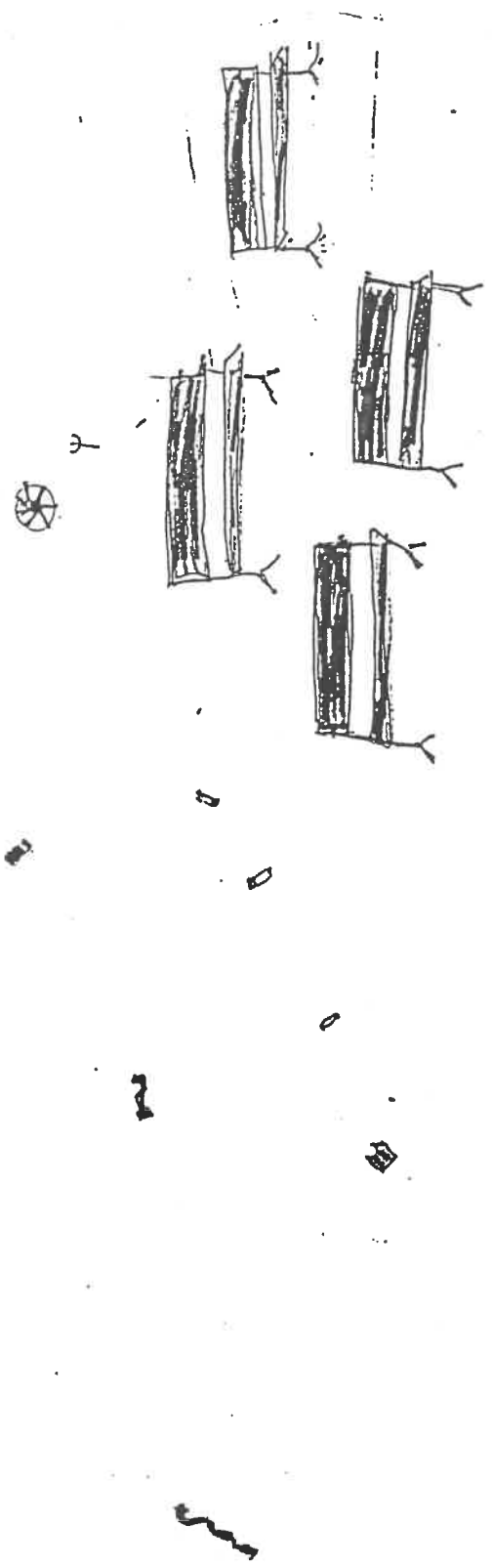
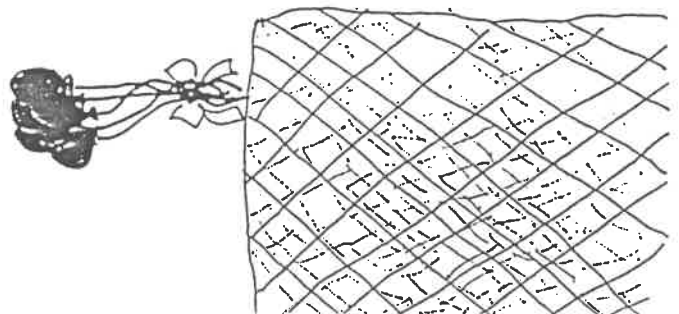
I swing on the bars

And I fall off the bars.

I like Ben Lomond park,

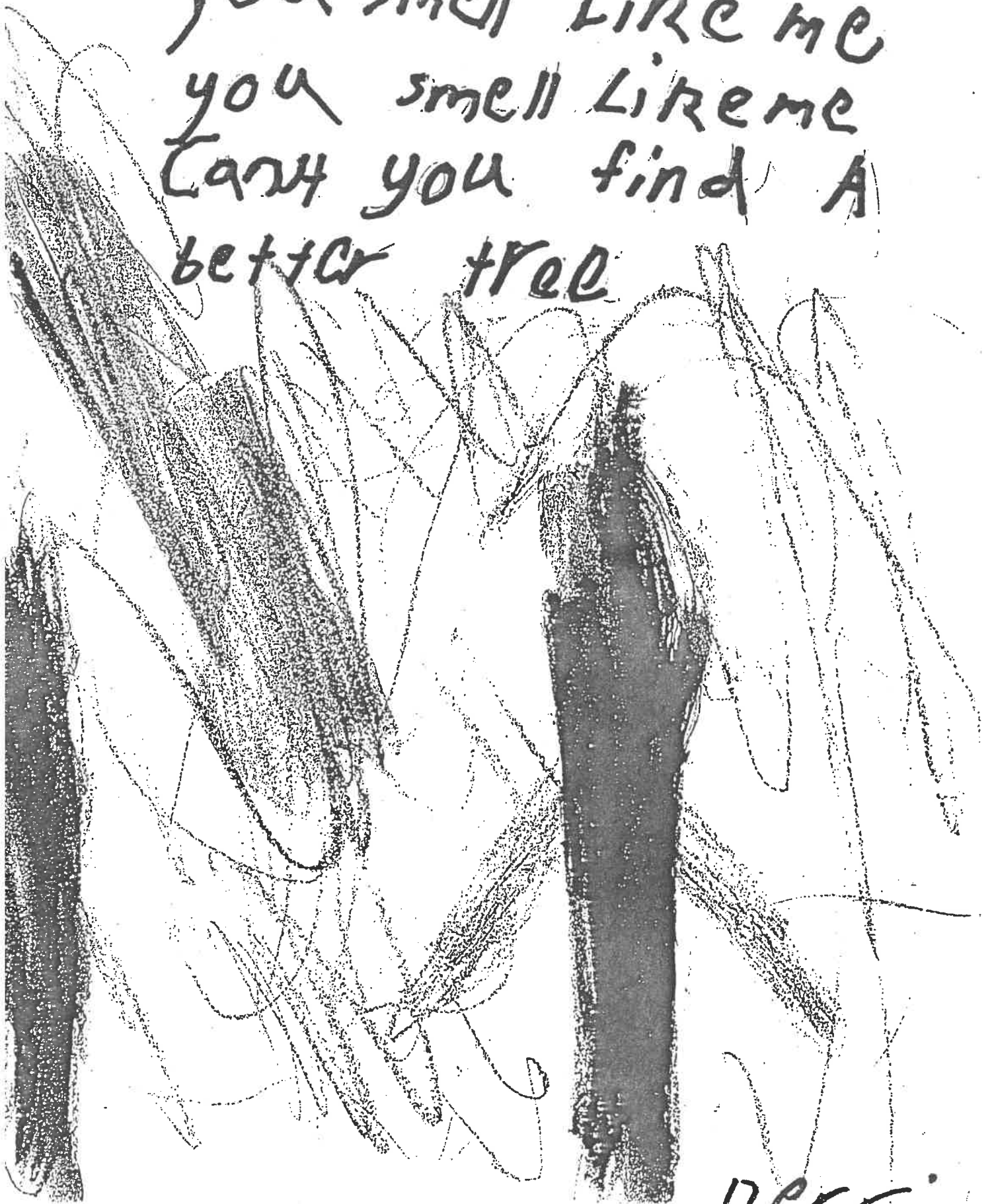


by  
Kristina  
Davison



Clean the water and the...

O tree, O tree  
you smell like me  
you smell like me  
Can you find A  
better tree



17/2/21

Ben Lomad park  
Ben Lomad park for  
all to see Ben Lomad  
park is a great place to  
be. It's fun to go there  
with a friend until the  
day comes to an end.

so why dont you go there  
and have some fun And  
spend a day out in the sun.

by SARAH ADAMS  
SECOND GRADE

