

Park Master Plan

The final Master Plan for Plaza Park, Village Park and the Community Clubhouse, depicted in the Preferred Concept Plan in Appendix D, represents the collected input and vision of the community of Fair Oaks, including the Recreation and Park District Board of Directions, District Staff, user groups, and residents. As discussed previously, the final design was developed through a series of community, District Staff and Board Meetings. The design was developed based on the seven major issues found to be most important to the community. Those issues are all addressed in the design and are how the Master Plan is described below.

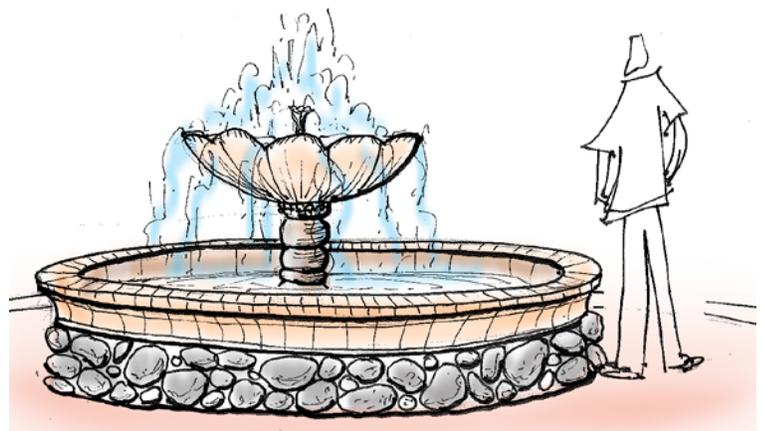
ISSUE #1: PARK ORGANIZATION

The existing park complex lacks cohesion of style, function and access. The preferred concept plan includes many design solutions to bring cohesion to the park complex. Starting at Plaza Park which serves the historic Fair Oaks village as a “town green”. This is a traditional idea of bringing the community together in a communal space. The central plaza space creates an area for people to gather; with the shift of this space toward the front of the park rather than in the direct center, brings the park out to the village. Materials and style of the space reflect the character of the Village, the Amphitheater and the Clubhouse which provide more cohesion when walking around the entire Park Complex.

There is a defined central green space that strengthens the sense of tradition. Since park users can't see the other park space beyond the amphitheatre, it is important to create a sense of continuation past the amphitheater. Gateways, specialty pavement and signage help strengthen the connection to the rest of the

park complex. They are visual clues for the park user to venture beyond the space they are currently in.

At Village Park, the design reflects the traditional style of Plaza Park and uses design elements that match the Clubhouse and the Amphitheatre. A formal entry into the park is established around the existing Oak tree. Pedestrian paths provide connections to the main gathering spaces in front of the band shell and the playground. The existing children's dance and activity pad is accented by seating and a trellis that provide not only a space for parents to watch their children but also enjoy the concerts. Signage is also an important element in the organization of Village Park. Wayfinding signage helps direct park users of the ADA (American's with Disabilities Act) accessible paths to the Clubhouse, restroom building, Amphitheatre and Plaza Park. The hillside access path leads to the Arts and Crafts and restroom building. This space has also been formalized with an entry space and better views from the street.



Park Master Plan

ISSUE #2: PARKING

The organization of the clubhouse area has the most dramatic change. In order to provide additional parking at the Clubhouse and better organization of space, the parking lot at the Clubhouse is removed and on-street 90 degree parking is added on both California Street and Temescal Avenue. Moving the parking to the street, provides a great opportunity to add landscape and gathering space. The entrance of the Clubhouse is formalized with specialty paving to create a sense of arrival to the building. The lower garden area has a central gathering space with a kiosk and art elements.

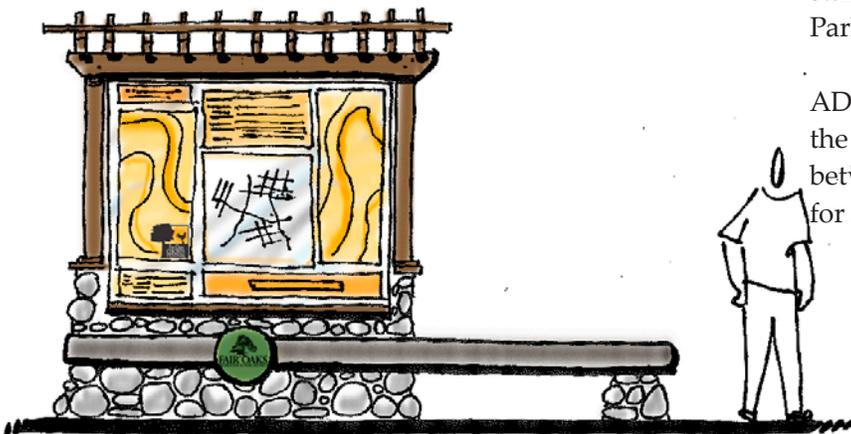
The final phase of the Amphitheatre renovations is represented in the preferred plan. The amphitheatre design seamlessly fits into the park space with connecting paths and views. Expansion of the raised plaza space in front of the Amphitheatre will serve as a stage for the outdoor events held at Plaza Park. The original entry to the Amphitheatre is highlighted with specialty paving to the street and the street section is expanded to provide more space for people to gather. See Appendix D for Preferred Concept Plan and Sections.

Parking at the park complex is very limited and is shared by the adjacent retail spaces in the Village. During community events held in the park, parking is even more difficult especially for handicapped. The preferred concept plan adds over 20 additional parking spaces spread throughout the site. This will provide the most options for access to the park complex.

Parking along Fair Oaks Boulevard includes formalizing the parking spaces with asphalt pavement, striping, specialty pavement, an ADA stall, ramp and planters around the palm trees. When the street is closed down during events, this becomes an extension of the plaza space that connects the park with the Historic Fair Oaks Village. Parking is expanded along California Street and added to Park Drive. Two parallel parking stalls are added in front of the Amphitheatre entrance. Parking in front of the Clubhouse is redesigned to provide parking off the street. The space between the Clubhouse and Amphitheatre is also redesigned and regraded to provide parking behind the commercial building, more gradual slopes, better organization, and safer crossings.

Village Park already had two on-street parking areas. The spaces are formalized with asphalt pavement, striping and are expanded to include additional stalls. Parallel parking stalls are also added along Park Drive.

ADA accessible parking is also distributed throughout the park complex. ADA accessible stalls are added between the Arts and Craft Room and the Clubhouse for safer access to the buildings.



Park Master Plan

ISSUE#3: PEDESTRIAN CIRCULATION

This park site currently lacks a path of travel that connects the entire complex. This preferred alternative plan includes a perimeter path system that connects the park complex creating cohesion and a safe access for all park users.

The paths around Village Park include sidewalk next to the parking stalls that connect to perimeter paths around the large open green space. The paths also connect to the play area and in front of the band shell. An accessible path is added to the terraced rock wall for access to the lower area of the Clubhouse and the band shell stage. The steep path up to the back of the band shell is blocked off by a gate that will only allow park staff to access. The hillside slope between the play area and the restrooms is made accessible with the addition of a pathway that gradually brings you up the hill. Stairs are added to that pathway to provide short cuts up the hill.

A path connects to the restroom building from a new sidewalk on Park Drive. This path continues around the amphitheater to Plaza Park. Pedestrian access is also added between the Arts and Crafts/restroom

building and California Avenue through a series of pathways and an ADA accessible ramp. Park users will no longer have to walk on the asphalt parking lot to get to the building.

The Clubhouse did not have an accessible path to the front of the building. Access to the Clubhouse is made safer by an accessible path from the two ADA parking stalls across a maintenance road and around the side of the clubhouse. A new ADA accessible ramp is added to the front of the clubhouse that brings everyone in to the front of the building rather than the side entrance. Park users can access the lower parking area with sidewalks that connect to accessible paths or up the central path which is modified with the addition of steps rather than steep sloped pavement. This creates a grand and formal entrance into the historic building.

The paths around Plaza Park connect the parking stalls with the perimeter path system. Since the California Avenue side is at a higher elevation than the rest of the park, the path steps down to the park creating additional informal seating. To further address the



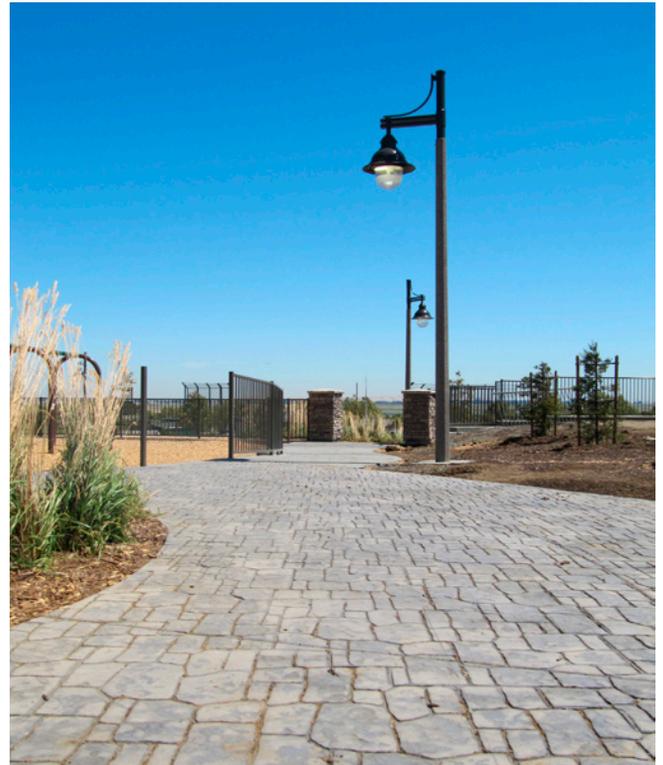
Park Master Plan

ISSUE #4: SAFETY

elevation change of the park, the perimeter path connects to a smaller central path at the center of the park space. The path adjacent to the parking along Park Drive is lower in elevation from the rest of the park. A step down from the park to the pathway is added to that side of the park. See Appendix D for Concept Circulation Plan.

Changes to the pedestrian circulation and parking directly relate to increasing safety at the park. Striped parking spaces and cross walks help define vehicular circulation and conflicts between the vehicular and pedestrian circulation. These conflict areas are also better defined by highlighting entrances with signage, plant material and pavement.

Hiding spots and view obstructions were identified in the site analysis plan and addressed in the Preferred Concept Plan with addition of safety level park lighting along perimeter paths and at the backs of building, removal of tertiary buildings that blocked views into the site and access paths that provide better policeability from the street. See Appendix D for Concept Lighting Plan.



Park Master Plan

ISSUE #5: LANDSCAPE

One of the greatest assets of the park complex are the large mature shade trees. It is the wish of the community and the intent of the Preferred Concept Plan to preserve the existing trees. The Concept Planting Plan illustrates the use of new and existing trees, shrubs and grass to define spaces.

As existing trees start declining in health, new trees should be planted to retain the existing character of the space. Suggested trees are listed on the Concept Planting Plan for their appropriateness for this facility. Factors considered were providing light shade so grass can be established under the canopy, appropriate water use, low maintenance, and aesthetic quality.

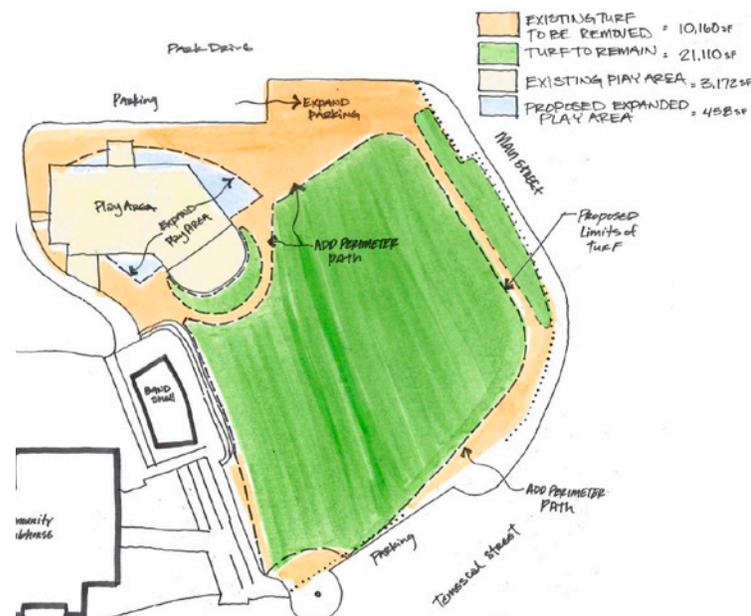
Shrub planting is limited especially at Plaza Park where a large population of chickens like to roam. Planting design for this park should consider the chickens, including if they will damage or eat the plant. Plants chosen should be non-toxic to chickens and other wildlife. Planting in front of the Clubhouse

includes a rose garden and other ornamental, colorful plants. Planting at Village Park and the surrounding areas is limited to planters and islands near parking. These planters should utilize low water use and hardy plants.

Grass areas are limited to where it can be maintained and can grow successfully. Grass selection may differ from one area of the park to the other as sun exposure, traffic and soil type change.

The exhibit below illustrates how the proposed improvements at Village Park decrease the amount of turf to only the areas that will be used for informal sports activities and concerts in the park.

Grass areas in highly programed spaces should have an established maintenance plan that allow for reestablishment and repair. See page 38 for Maintenance Plan and Appendix D for the Concept Planting Plan.



Park Master Plan

ISSUE #6: SITE HISTORY

The town of Fair Oaks and this site are rich in history. There are historic buildings and site elements throughout the park complex. As part of the community input process, the park users were interested in including elements spread throughout the site such as signs, kiosks, plaques and markers that provide historic and educational information. The formal rose garden can also provide an opportunity to add to the dedication program that could add additional revenue to the district. Individual roses can be dedicated as well as benches and art work.



Preservation is also an important component of the history of the park. The Clubhouse building should be renovated to provide more modern conveniences including the kitchens on both levels and the restrooms. The WPA walls should be restored as needed,

preserved and highlighted with planting and informational signage. Bench dedication plaques should be restored and relocated where appropriate. Trees with dedication plaques should be preserved where feasible.

ISSUE #7: SITE TOPOGRAPHY

The site's topography provides a challenge to the cohesion of the park as well as accessibility and safety. The Preferred Concept Plan was designed with consideration to the site topography. Incorporating these improvements into the plan also considered the need to preserve and highlight the topography of the site. The hillside slope will function as an accessible path as well as remain the grassy hill that kids like to roll down. Terraced rock walls will remain in place but will receive new planting in order to make them more usable. Additional rock walls that match the historic WPA walls will be added as needed to sloped areas to carry the design theme throughout the park.



A Conceptual Grading Plan (see Appendix D) was developed to provide recommendations on how the site can be graded to achieve accessibility throughout the park.

