



FAIRVIEW PARK CITIZENS ADVISORY COMMITTEE REPORT

MEETING DATE: FEBRUARY 5, 2014

ITEM NUMBER:

SUBJECT: REVIEW OF PROPOSED CHANGES TO THE NORTHWEST QUADRANT

DATE: JANUARY 31, 2014

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: BALTAZAR MEJIA, PARKS PROJECT MANAGER

FOR FURTHER INFORMATION CONTACT: FARIBA FAZELI, CITY ENGINEER, (714) 754-5335

RECOMMENDATION:

Provide direction on each of the following proposed items for the Northwest quadrant of Fairview Park:

1. Retain the elements of the Master Plan as it reads now
2. Community Garden
3. Install Information Kiosks with Pamphlets
4. Nature Center with Bird Watching Platforms

BACKGROUND:

On December 4, 2013, the Committee completed the review of the constraints and opportunities for the Northwest quadrant, its master-planned elements and the proposed changes to the Fairview Park Master Plan. The Committee also voted on each one of the thirty-five (35) proposed changes to determine if they should be considered further for this quadrant. The final vote determined that seventeen (17) items were not applicable to this quadrant (Attachment 1) and four (4) items (Attachment 2) from the list were recommended for further consideration. Following is a preliminary analysis of the four (4) items voted to be considered further for the Northwest quadrant.

ANALYSIS:

1. Retain the Elements of the Master Plan as It Reads Now

This item, originally listed as "Keep the Master Plan As-Is", was the subject of extensive debate in an attempt to define what it means. The Committee voted to rename the item as listed above to allow for the current master-planned elements to remain and to allow changes/revisions that do not adversely affect the master-planned elements in the Northwest quadrant.

No feasibility review is required for this item.

2. Community Garden in the Northwest Quadrant

A preliminary feasibility review is presented below for discussion purposes and to assess the viability of considering this further.

Potential environmental impacts include aesthetics, biological resources, public services, utilities/service systems, land use and planning, noise, population/housing and transportation/traffic.

The proposed site is located approximately 4,100 feet from the nearest parking lot and covers an area of approximately 20,000 square feet (Attachment 3-3a). The area compares in size to the Charle-Hamilton Community Garden and could provide 20-25 parcels. Potable water will need to be brought in from Placentia Avenue where the nearest water distribution main is located. New access paths will need to be constructed and access will be limited to what you can hand-carry, which for this use would make it difficult to farm and maintain. The remote location will also make it challenging to police and provide emergency services. Additionally, the proximity to the Swan Drive homes - who have historically voiced their preference to preserve the views to the park- may make the installation of a privacy wall or landscape buffer between the new pedestrian trail and the back fences a major environmental impact.

This is not a master-planned element and needs to be reviewed thoroughly before it can be considered a permanent change to the Fairview Park Master Plan. Should the Committee recommend that this element be considered further, a consultant would need to be retained to address the environmental impacts, develop conceptual plans, hold community meetings, amend the Fairview Park Master Plan, and prepare construction documents.

3. Install Information Kiosks with Pamphlets

Information kiosks with informative literature is one of the elements envisioned by the Fairview Park Master Plan. The Interpretive Program applicable to this quadrant includes information regarding "The various native plant communities and resident animal and bird species." The design should follow the general intent of the Master Plan and the information kiosks should be located near major entryways to the Park. The attached map (Attachment 4-4a) shows the proposed locations for these kiosks and a preliminary concept using natural and recycled materials.

This element seems to be consistent with the Fairview Park Master Plan and could be implemented as funds become available.

4. Nature Center with Bird Watching Platforms

The Northwest quadrant is the lowest area of the park with its highest point just south of Pond A. This is the area designated in the Master Plan for one of the interpretive centers and offers a good location for the viewing of the riparian forest and birds that forage in the area. The interpretive center and nature center may be combined as one amenity. A sketch of a possible interpretive/nature center is attached for your consideration (Attachment 5).

Since the proposed interpretive/nature center is located in the area designated in the Master Plan for this purpose and its proposed design follows the design objective of the Master Plan, the project appears to be consistent with the Master Plan and may be implemented as funds become available.

ALTERNATIVES CONSIDERED:

No alternatives were considered for the recommended actions.

FISCAL REVIEW:

Due to the conceptual nature of the elements under consideration (Items No. 2, 3, and 4) a firm cost estimate for their implementation cannot be provided at this time, however, **very preliminary** cost estimates are provided for discussion only as follows:

Community Garden: The approximate design and construction cost for the community garden sketched (Attachment 3) is \$250,000.

Information Kiosks and Pamphlets: The installation of two informational signs (Attachment 4) with pamphlet holders is approximately \$8,000.

Nature Center with Bird Watching Platforms: The approximate design and construction cost for the nature center/bird watching platform sketched (Attachment 5) is \$150,000.

Funding for these improvements would need to be requested through the budget process for Capital Improvement Program projects.

LEGAL REVIEW:

A legal review is not required for the recommended actions.

CONCLUSION:

The Committee was tasked with the review of the current Fairview Park Master Plan to provide recommendations to the Parks and Recreation Commission and the City Council for possible updates and revisions to the Master Plan. Staff requests that the Committee provide direction to staff relative to each of the items being considered for the Northwest quadrant of Fairview Park.



BALTAZAR MEJIA
Parks Project Manager



FARIBA FAZELI
City Engineer

- ATTACHMENTS:**
- 1- List of Proposed Changes Not Applicable to NW Quadrant
 - 2- Items Recommended for Further Consideration
 - 3- Maps of Proposed Community Garden Location
 - a. Page 2 of Maps of Proposed Community Garden Location
 - 4- Informational Sign Locations Map
 - a. Page 2 of Informational Sign Locations Map
 - 5- Interpretive/Nature Center Sketch

- DISTRIBUTION:**
- Chief Executive Officer
 - Assistant Chief Executive Officer
 - Parks and Recreation Commission
 - City Attorney
 - Public Services Director
 - Management Analyst
 - File

LIST OF PROPOSED CHANGES TO THE MASTER PLAN

2. Dry land wildlife viewing area NE and SE Quadrants	14. Reconfigure train tracks to outside SE Quadrant	26. Plant native/drought resistant plants Center of SW Quadrant
3. Baseball/Softball Facilities SE or SW Quadrant		27. Lawn bowling/Bocce ball NE Quadrant
4. Recreate Heritage/Native American Village SE Quadrant	16. Westside grass area/sprinkler system improvements	28. Concrete path from NW traffic signal to SE traffic signal at Estancia HS
6. Improve information kiosk SW Quadrant	18. OCME track expansions/improvements SE Quadrant	
7. Vernal Pools preservation with cables, signage, and delineation	19. Eroding bluffs: install staircase SW Quadrant	
10. Forest of Redwood trees NE Quadrant	22. Improve Placentia Ave. with cable and post delineation	32. Build train track around SW quadrant SW Quadrant
11. Multi-use athletic fields SE/NE Quadrants	24. Expand OCME tracks across bridge	

Items removed from further consideration for the Northwest Quadrant

ATTACHMENT 2

LIST OF PROPOSED CHANGES TO THE MASTER PLAN

	15. Community garden NW Quadrant (in unused portion)		
	20. Install information kiosks with pamphlets NW and SW Quadrants		
		33. Nature Center – Bird watching platforms	
12. Retain the elements of the Master Plan as it reads now			

Items recommended for further consideration the Northwest Quadrant

ATTACHMENT 3

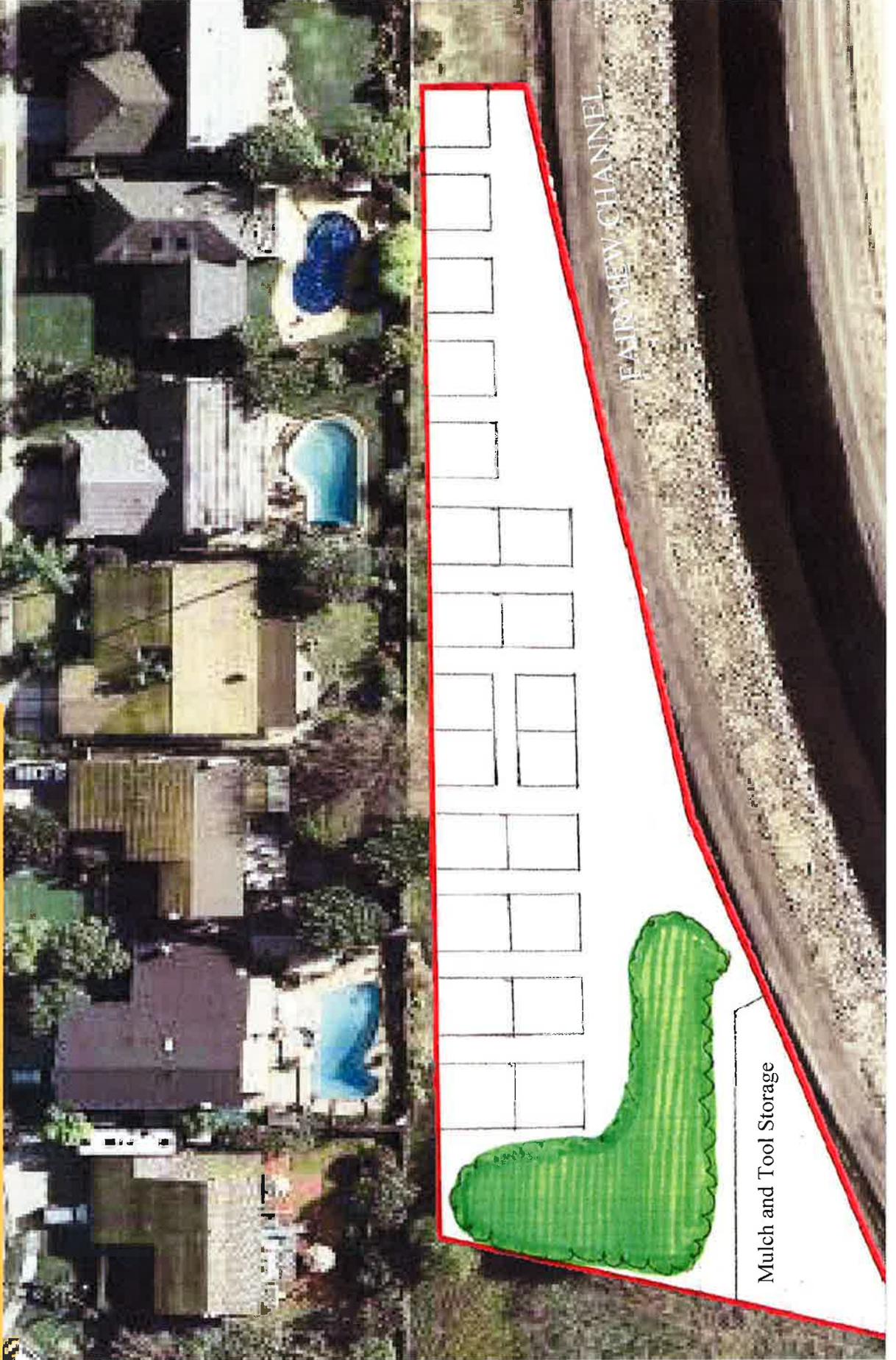
COMMUNITY GARDEN

- Proposed community garden to be located in the undeveloped area of the northwest quadrant.
- Irregular shape parcel provides a surface area of approximately 20,000 square feet.
- Typical amenities provided at the other two community gardens include portable toilet facilities, storage area for tools and supplies, security fencing, potable water connections, delineated parcels and screening.
- Fairview Channel prevents access from existing trails within Fairview Park and will require a new pedestrian trail to be constructed adjacent to the channel.



**PRELIMINARY CONCEPT PLAN FOR
A COMMUNITY GARDEN IN THE
NORTHWEST QUADRANT**

ATTACHMENT 3-a

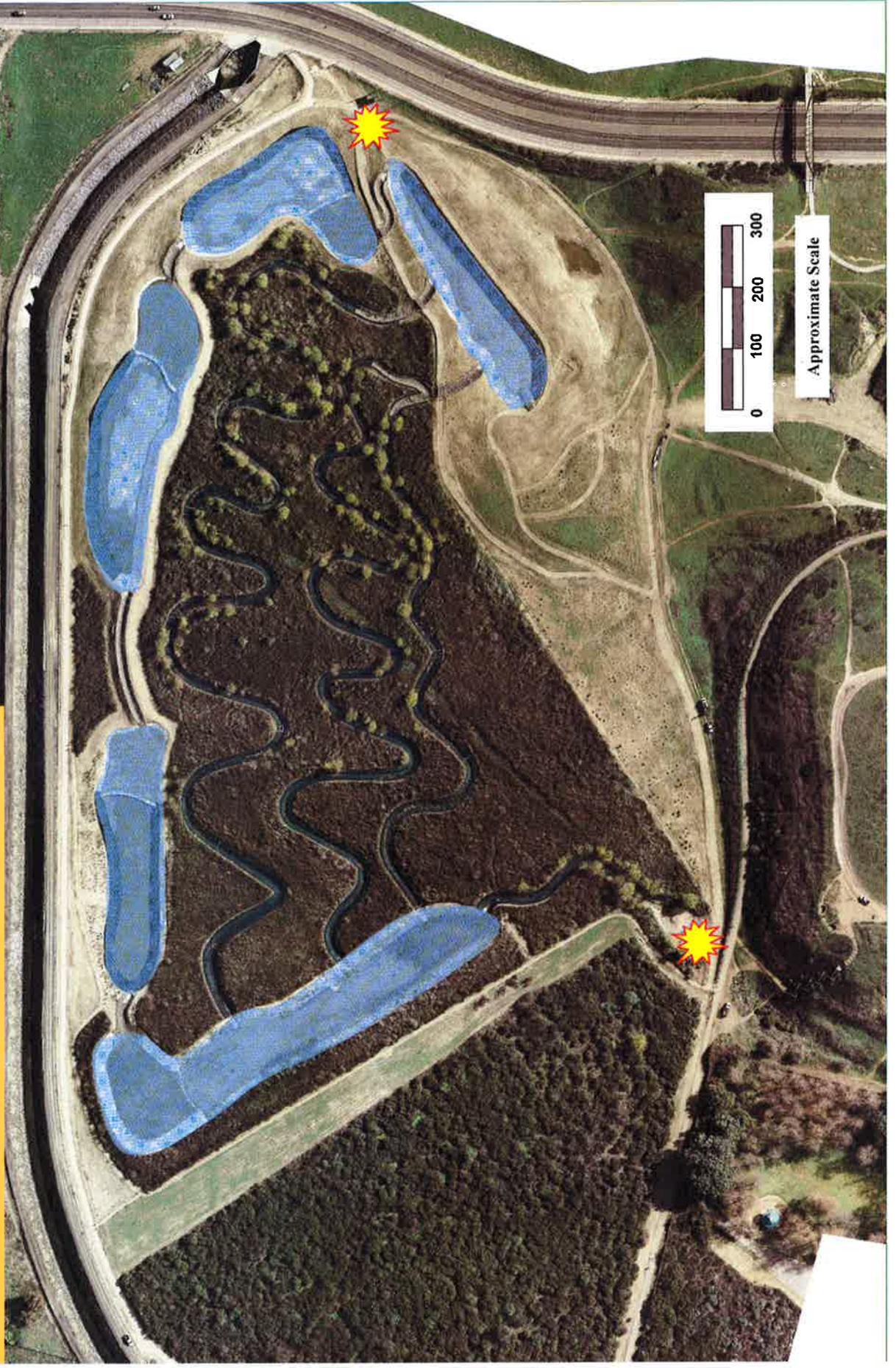


Mulch and Tool Storage

FAIRVIEW CHANNEL

**PRELIMINARY CONCEPT PLAN FOR
INFORMATION SIGN LOCATIONS IN
THE NORTHWEST QUADRANT**

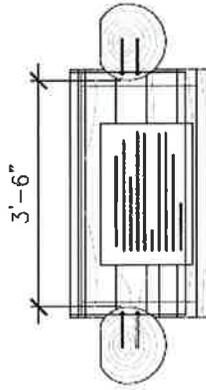
ATTACHMENT 4



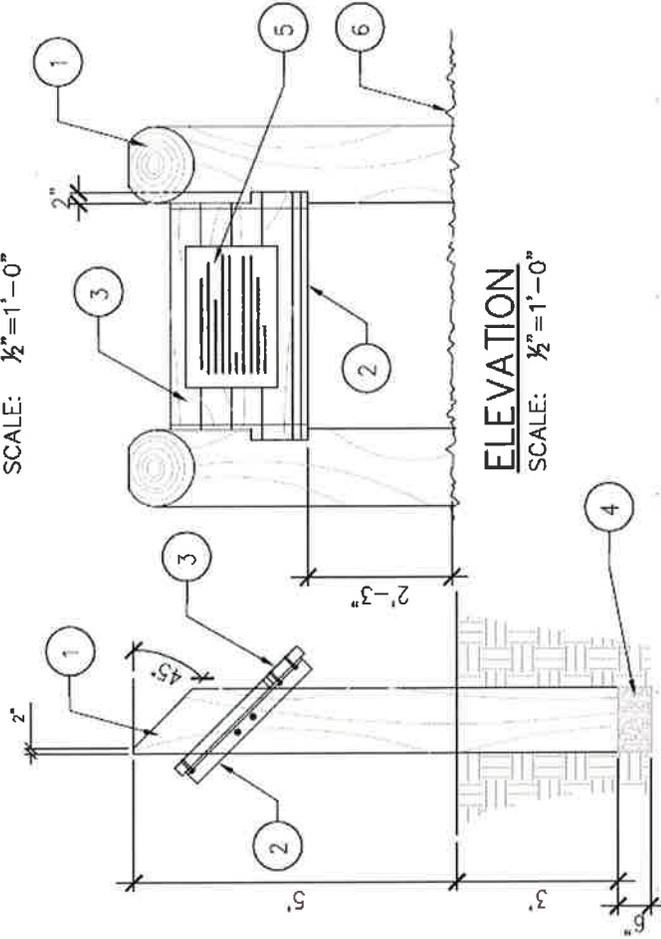
INFORMATION SIGN SKETCH FOR THE NORTHWEST QUADRANT

ATTACHMENT 4-a

INFORMATION SIGN



PLAN VIEW
SCALE: 1/2"=1'-0"



ELEVATION
SCALE: 1/2"=1'-0"

SECTION
SCALE: 1/2"=1'-0"

LEGEND:

- 1 16" DIAMETER LODGEPOLE POST ON BEVEL CUT POST END AT 45 ANGLE
- 2 3"x3" "L" IRON FRAME ATTACHED TO VERTICAL POSTS. SECURE TO POSTS WITH 6"x1/2" DIAMETER LAG SCREWS, (2) PER POST
- 3 2"x8" DOUGLAS FIR. SECURE TO "L" IRON FRAME
- 4 3/4" SIZE DRAIN ROCK
- 5 INTERPRETIVE SIGN BOARD WITH LEXAN CLEAR LAMINATED TOP.
- 6 FINISH GRADE

INTERPRETIVE/NATURE CENTER SKETCH FOR THE NORTHWEST QUADRANT

ATTACHMENT 5

