



FAIRVIEW PARK CITIZENS ADVISORY COMMITTEE REPORT

MEETING DATE: MAY 7, 2014

ITEM NUMBER:

SUBJECT: REVIEW OF PROPOSED CHANGES TO THE SOUTHWEST QUADRANT

DATE: MAY 1, 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 Southwest quadrant of Fairview Park:

1. Additional Picnic Structures
2. Improve Information Kiosk
3. Vernal Pool Preservation with Cables, Signage and Delineation
4. Retain the elements of the Master Plan as it reads now
5. Improve/Designate Bike Trails
6. Plant Native Drought Resistant Plants (extend)

BACKGROUND:

On April 2, 2014, the Committee completed the review of the constraints and opportunities for the Southwest 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 removed 29 items from further consideration for this quadrant (Attachment 1) and the six (6) items listed above were recommended for further consideration. Following is a preliminary analysis of the six (6) items voted to be considered further for the Southwest quadrant.

ANALYSIS:

1. Additional Picnic Structures

The current Fairview Park Master Plan (FPMP) identifies two picnic structures (pavilions) west of Placentia Avenue and adjacent to the parking lot (Attachment 2) and two picnic areas in the northwest and southeast quadrants. A third picnic structure was suggested by this Committee for the area south of the existing picnic shelter. Attachment 2 shows that this area is a continuation of the ornamental grass area and there are no specific structures identified for this area.

Potential environmental impacts include aesthetics, biological resources, transportation/traffic, cultural resources, public services, utilities/service systems, hydrology/water quality, noise and recreation.

Attachment 2a shows the location and footprint of the proposed picnic shelter as well as the required access path from the nearest multipurpose trails. Access to this facility will be the same

as the existing picnic shelter to the north. Supporting facilities such as the restroom and parking lots will need to be evaluated for capacity and American with Disabilities Act (ADA) compliance.

This is not a master-planned element and needs to be reviewed thoroughly before it can be considered a permanent change to the FPMP. 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 FPMP, and prepare construction documents.

2. Improve Information Kiosk

The existing information kiosk was designed and constructed to acquaint visitors with the park and its features. The themed structure follows the architectural design of the adjacent picnic shelter, restroom and monument sign and has held up relatively well given the amount of use and exposure to the elements with the exception of the information display metal frame and hardware. The existing structure offers a total of two double-sided display areas. Attachment 3 shows pictures of the existing kiosk and display areas.

Suggested improvements to the existing display boards range from refinishing metal frames and hardware and replacing the Plexiglas cover to replacing the entire message board with recycled material frames and a UV-resistant, non-yellowing acrylic cover.

The kiosk was meant to be used as a message board which requires City staff and/or volunteers to continually maintain its contents. An alternative is to utilize semi-permanent signs with generic information and containing scannable quick response (QR) codes that will link to the City's database for detailed information including pictures, videos, etc. A sample concept is attached (Attachments 3a and 3b) for review and discussion.

Direction is requested for the types of improvements the Committee would like to see and the type of information that should be displayed.

This element is consistent with the FPMP and could be implemented as funds become available.

3. Vernal Pool Preservation with Cables, Signage and Delineation

The FPMP includes sections addressing the vernal pools in the park and the recommended measures to protect them: Section 3.5, Existing Biological Resources, Section 6.3, [The Master Plan] West of Placentia Avenue, Appendix C, Vernal Pools and Appendix E, June 28, 2007 Update to the Biological Constraints and Opportunities for the Fairview Park Master Plan. In summary, the FPMP recommends installing protective fencing around the perimeter of each vernal pools basin but set back approximately ten feet from the vernal pool basin delineated boundary. Interpretive signage is to be included with the installation of the protective fencing "to educate park users concerning the value of the vernal pool habitat" (1).

Additional regulatory signage is recommended; however, the size and number of signs need to be carefully thought out to avoid unnecessary sign pollution.

The City hired a contractor to install two-strand cable railing around vernal pools 4-7 as per the FPMP; however, as advised by the United States Fish and Wildlife Service (USFWS), this work is on-hold until a report with recommendations specific to the vernal pools is submitted to the City. As of the date of this report, the City has not received the above-mentioned report from USFWS.

This element is consistent with the FPMP and could be implemented as soon as USFWS approves the proposed work.

(1) Environmental Document for the Fairview Park Master Plan, 1997

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

This item proposes to keep the current master-planned elements and allow changes/revisions that do not adversely affect the master-planned elements in the Southwest quadrant.

No feasibility review is required for this item.

5. Improve/Designate Bike Trails

The bike trails/multipurpose trails within this quadrant provide direct access to the park from key entry points and connect to the network of trails west of Fairview Park (Talbert Nature Preserve, Greenville-Banning Channel and Santa Ana River). The total length of these trails is approximately 7,200 L.F. and includes the segment of new trail between Pacific Avenue and Canyon Drive (Attachment 4).

A project is currently in the design phase that proposes to reconstruct all the asphalt trails within this quadrant with colored concrete as well as constructing the new segment between Pacific Avenue and Canyon Drive where there is no permanent bike path. The condition of the existing asphalt trails ranges from poor to very poor and include a segment down the north bluff that requires extensive maintenance due to the settlement of the constructed slope. The bike trails are being improved by replacing asphalt concrete with Portland Cement Concrete with color additives to more closely blend with the adjacent ground, stabilizing the north bluff along the path of the bike trail and by making the entire length of the trails ADA-compliant.

Additional improvements that may be considered include adding a pedestrian path adjacent to the concrete bike trail to provide a separation between pedestrians and bicycles. The Committee may also consider adding trails to complete the north-south link by upgrading the master-planned pedestrian path north of the Interpretive Area (Attachment 4a) to bike path standards.

As for designating bike trails within this quadrant, directional signs at intersections would help new users get to the different areas of the park. The addition of mile markers and naming the trails may not be feasible due to the many segments that make up the network of bike trails within this quadrant.

The addition of a pedestrian trail adjacent to the concrete bike trail and adding new trails are not master-planned elements and need to be reviewed thoroughly before it can be considered a permanent change to the FPMP. Should the Committee recommend that these elements be considered further, a consultant would need to be retained to address the environmental impacts, develop conceptual plans, hold community meetings, amend the FPMP, and prepare construction documents.

6. Plant Native Drought Resistant Plants (extend)

This item refers to the area that is commonly known as Vandersloot Garden (Attachment 5) and was recently restored by an Eagle Scout candidate and a non-profit organization. The

Committee proposed to expand this area by continuing to restore additional areas adjacent to the Vandersloot Garden.

The FPMP indicates, in general, that the areas outside of the ornamental landscape area and parking lots are to be restored to its natural conditions. "Final plant palettes, quantities, planting techniques, and other relevant information will be prepared as part of the final restoration plans to be completed in the future" (1).

The City was recently awarded a grant for the construction of switchback trails along the north bluff and to restore the habitat (Attachment 5a). The limits of habitat restoration extend to most of the edge of the Vandersloot Garden.

This element is consistent with the FPMP and may be implemented when the matching funds are allocated and the design phase of the project is complete.

(1) Section 6.6, Habitat Restoration – Plant Communities of the FPMP

ALTERNATIVES CONSIDERED:

No alternatives were considered for the recommended actions.

FISCAL REVIEW:

Due to the conceptual nature of the elements under consideration, 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:

Additional Picnic Structures: The approximate design and construction cost for the additional picnic structure is \$225,000.

Improve Information Kiosk: the estimated cost to improve this facility ranges from about \$1,500 to refinish the metal frames and replace the hardware and plastic cover to about \$8,000 to install new signs.

Vernal Pool Preservation with Cables, Signage and Delineation: Funding has already been allocated for the installation of cable railing as per the FPMP.

Improve/Designate Bike Trails: Funding for construction of the bike trails in the FPMP has already been allocated; however, funding for additional elements not in the FPMP that the Committee may recommend will not be known until said recommendation is approved.

Plant Native Drought Resistant Plants (extend): Funding for the matching funds for the recently awarded habitat restoration grant is scheduled to be requested in the next two fiscal years.

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 Southwest quadrant of Fairview Park.


for. **FARIBA FAZELI**
City Engineer


for. **BALTAZAR MEJIA**
Parks Project Manager

- ATTACHMENTS:**
- 1- List of Proposed Changes Not Applicable to SW Quadrant
 - 2- Location of Master Planned Picnic Shelters
 - 2a- Location of New Picnic Shelter (Proposed)
 - 3- Existing Information Kiosk
 - 3a- Sample Display Area Concepts (Front)
 - 3b- Sample Display Area Concepts (back)
 - 4- Master Planned Multipurpose Trails
 - 4a- Proposed Upgrade to Master Planned Pedestrian Trails
 - 5- Location of "Vandersloot Garden"
 - 5a- Area Adjacent to "Vandersloot Garden" Proposed to be Restored

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

**ITEMS REMOVED FROM THE LIST OF PROPOSED CHANGES TO THE
MASTER PLAN FOR THE SOUTHWEST QUADRANT**

	13. Install a two-tier building that includes an interpretive center and terrace/viewing deck	
2. Dry land wildlife viewing area NE and SE Quadrants	14. Reconfigure train tracks to outside SE Quadrant	
3. Baseball/Softball Facilities SE or SW Quadrant	15. Community garden NW Quadrant (in unused portion)	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
5. Expand train routes NW or SW Quadrant	17. Basketball/Handball courts	29. Dog park
	18. OCME track expansions/improvements SE Quadrant	30. Expanded concert area
	19. Eroding bluffs: install staircase SW Quadrant	31. Skate park
8. Improve handicap access NW Quadrant	20. Install information kiosks with pamphlets NW and SW Quadrants	32. Build train track around SW quadrant SW Quadrant
9. Soccer/Football fields	21. Trail exercise stations	33. Nature Center – Bird watching platforms
10. Forest of Redwood trees NE Quadrant	22. Improve Placentia Ave. with cable and post delineation	34. Archery area
11. Multi-use athletic fields SE/NE Quadrants	23. Roller hockey surface	35. Marked running courses
	24. Expand OCME tracks across bridge	

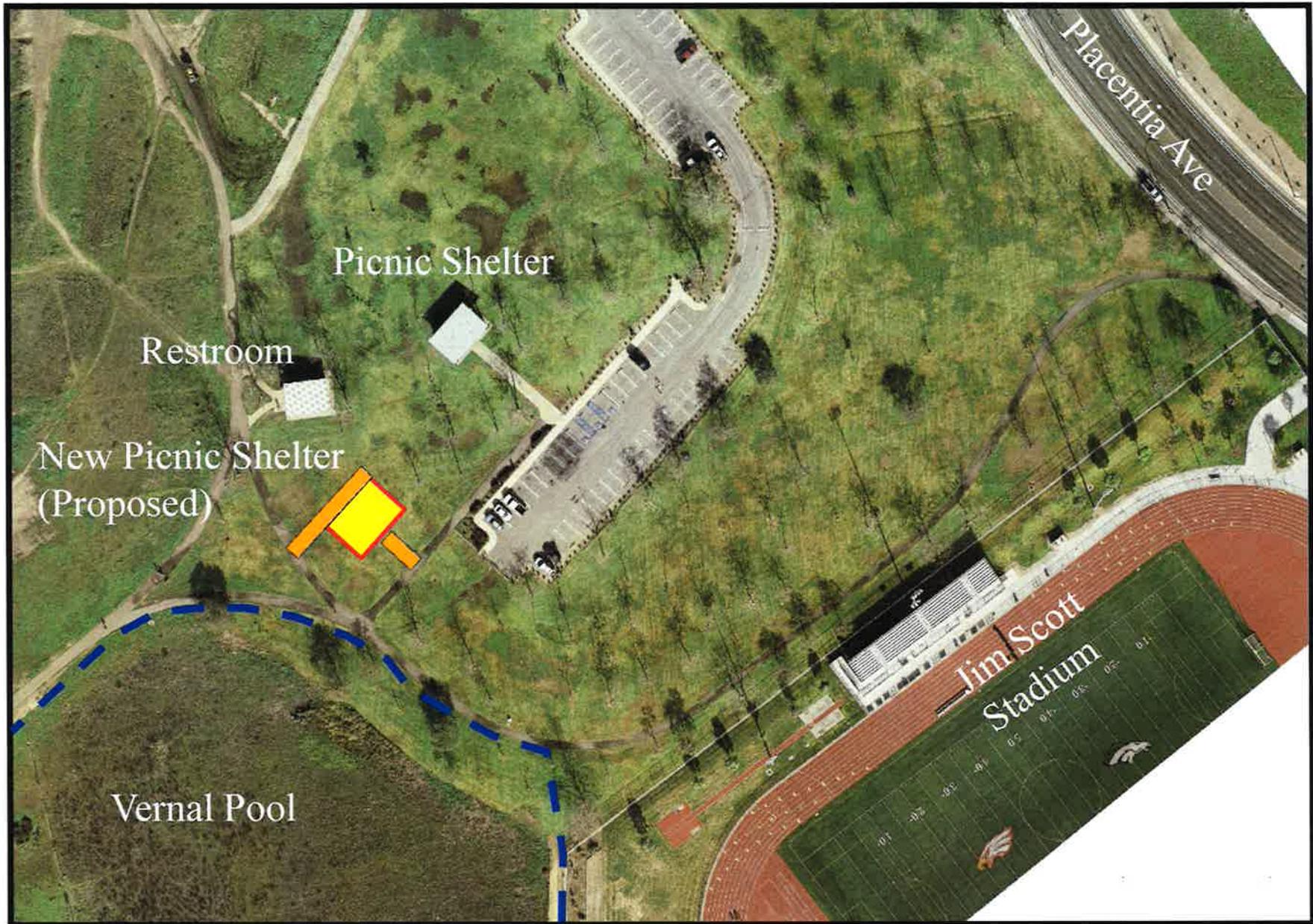
Existing Master Plan Pavilion Locations and Proposed Location for New Picnic Shelter



LEGEND

	Trail Delineation
	3' Wide Pedestrian Trail, Natural Materials
	4' Wide Pedestrian Trail, Natural Materials
	Multi-purpose Trail
	Bicycle and Pedestrian Trail
	A Multi-purpose Trail: 8' Wide Concrete + 4' Natural Materials
	A* Multi-purpose Trail: 8' Wide Asphalt

PROPOSED LOCATION FOR NEW PICNIC SHELTER



EXISTING INFORMATION KIOSK AND DISPLAY AREAS



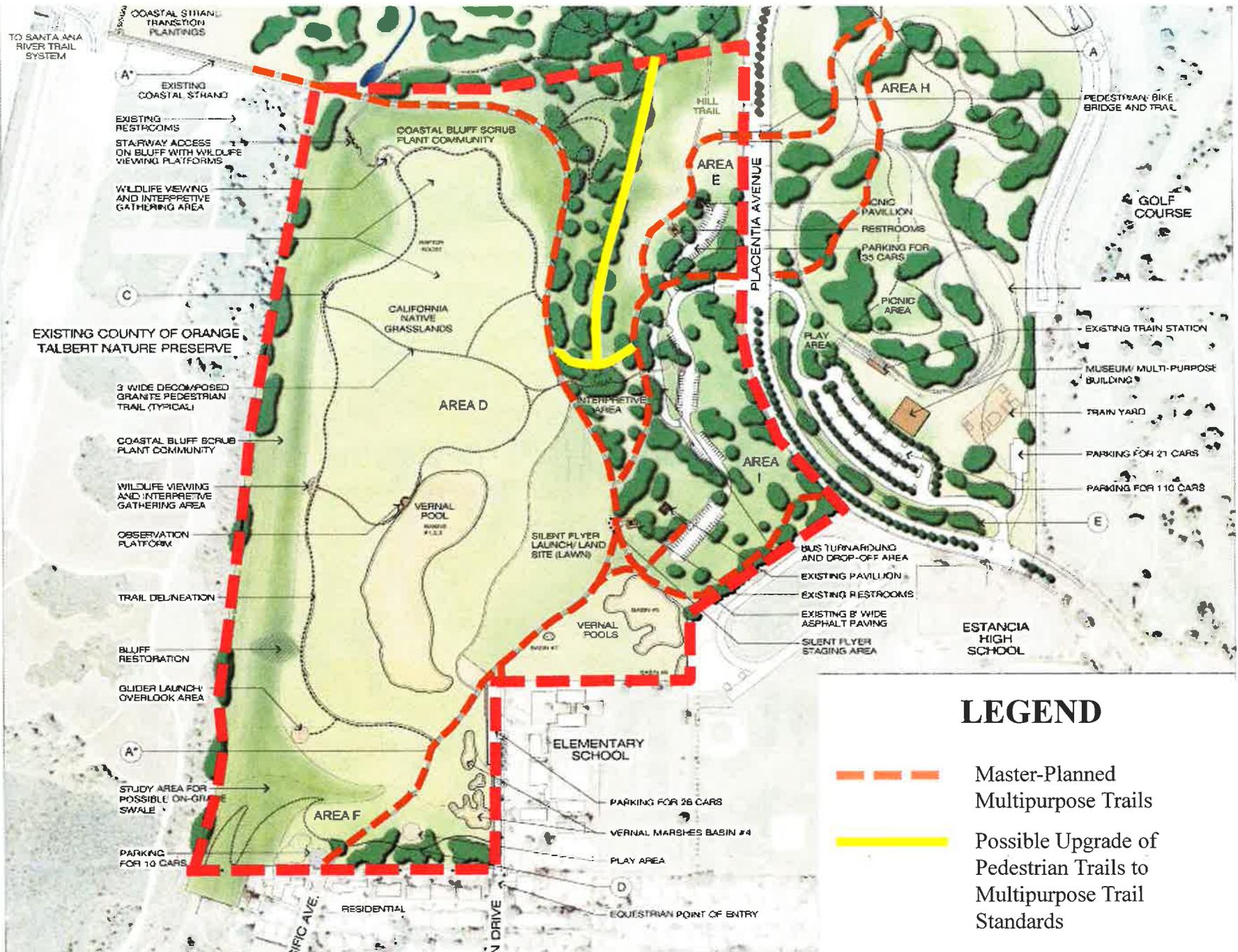
Sample Display Area Concepts



Sample Display Area Concepts



Proposed Additional Bike Trails for the Southwest Quadrant



LEGEND

- Master-Planned Multipurpose Trails
- Possible Upgrade of Pedestrian Trails to Multipurpose Trail Standards

Area Restored by Volunteers



MASTER PLAN

FAIRVIEW PARK CITY OF COSTA MESA

Approved by City Council March 1998
Revised February 2001
Revised again November 2002

DAVID EVANS
ARCHITECTS
April 22, 2003

Area Proposed to be Restored with State Grant



MASTER PLAN

FAIRVIEW PARK
CITY OF COSTA MESA

Approved by City Council March 1998
Revised February 2001
Revised again November 2002



April 22, 2001