

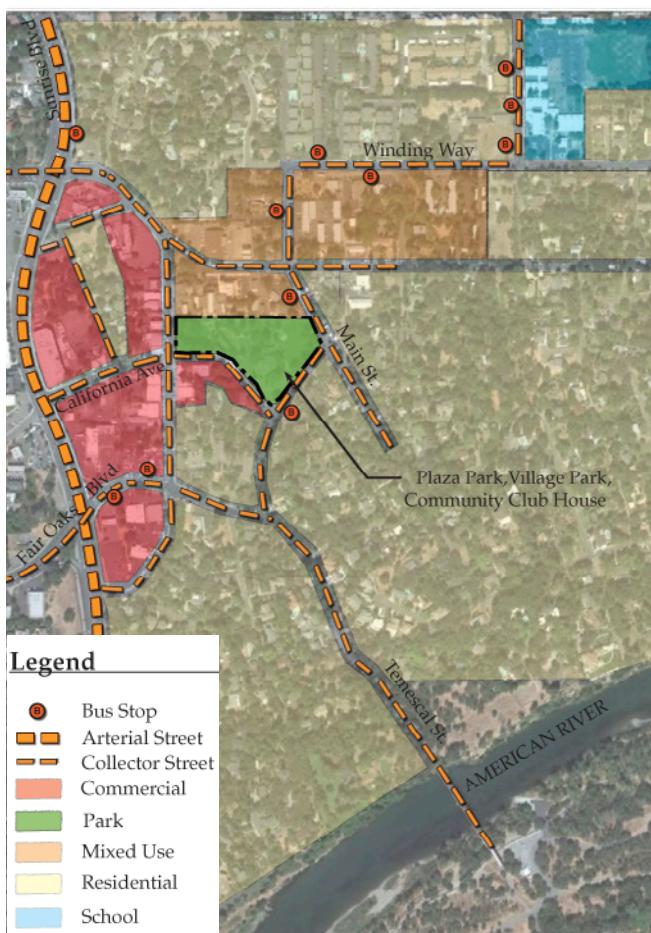
Site Setting

Fair Oaks is located in Sacramento County, sixteen miles northeast of Sacramento and two miles north of U.S. Highway 50. It is bounded on the south side by the American River and centrally located between Rancho Cordova, Citrus Heights, Carmichael and Orangevale. The community's 11.2 square miles is characterized by its historic town center, suburban and semi-rural neighborhoods, a diverse population, and established parks.

SITE CONTEXT

Plaza Park, Village Park and Community Clubhouse is located in the heart of the historic Fair Oaks Village. Bordered on all sides by Fair Oaks Boulevard, California Avenue, Temescal Street, Park Drive and Main Street.

Historic Fair Oaks Village is in close proximity to Sunrise Boulevard which connects to U.S. Highway 50, creating easy access to other areas of Sacramento.



As shown in the figure below, the neighborhoods surrounding Plaza Park, Village Park and the Community Clubhouse are largely residential, mixed use and commercial, which makes these parks a desirable attraction to the community.

Another desirable attraction is the beautiful American River. From Temescal Street you can access the American River Trail, which will take you on a scenic journey of the American River.



Site Setting

EXISTING CONDITIONS

The existing park consists of four distinct spaces each with a different function. The common link is the proximity to the historic Fair Oaks Village.

The park "functions as the public living room for the Village" ⁽¹⁾. Each of these spaces are already programmed for various community events throughout the year. This is unique for a neighborhood park which is not normally designed to support the number of crowds that come into the park during those events.



SITE ANALYSIS

A survey was prepared that included site topography, locations of site elements, trees, and above ground utilities. The design team conducted an extensive site visit with the survey in hand to review and note existing conditions, relationships between park elements, and to analyze the opportunities and challenges of the site.

The Site Analysis Plan was prepared as part of the park planning process to illustrate the site observations. Existing conditions noted on the plan include approximate property lines, land uses, vehicular circulation patterns, pedestrian circulation patterns, views and access.

The Site Analysis Plan graphically illustrates the existing conditions of the park. Existing site photos included in this section provide additional reference to the existing conditions.



⁽¹⁾ Fair Oaks Village Enhancement Vison Document



August 24, 2011

Site Analysis



Site Setting

PLAZA PARK



Park Entry Signage



Amphitheatre Mural



Trash can with Electrical Box

Plaza Park is located along Fair Oaks Boulevard between California Avenue and Park Drive. It is just over an acre in size and functions as a town green in the historic Fair Oaks Village.

The park has many large shade trees and a large open lawn area. It also has a concrete path lining the perimeter. The main entry is at the corner of Fair Oaks Boulevard and California Avenue. At that location there is also a park sign and a bus shelter. During various times of the year this is also where festivals and events in the park and the adjacent amphitheater are advertised. This signage and the bus shelter block views into the park.

Parking that serves the park, as well as the adjacent retail shops, is located along California Avenue and Fair Oaks Boulevard. Parking is not allowed along Park Drive. There is no ADA access or parking stalls at either parking area and the park also has limited ADA access.

Trash receptacles disbursed throughout the park have electrical outlets attached which provide power to vendors that utilize the park during festivals. The Rotary Club built and dedicated a wood arbor near the north east corner of the park which serves as a gathering space for the adjacent picnic tables. Many of the site furnishings and trees have dedication plaques on them that add to the sense of history of the park.



Site Setting

PLAZA PARK



Shade Tree and Open Turf



Bus Shelter



Pavement Mosaic



Rotary Arbor and Picnic Area



Parking Adjacent to Fair Oaks Boulevard



Site Setting

VILLAGE PARK



Park Entry Signage



Childrens Playground

Village Park is less than 2 1/2 acres in size and functions as a typical neighborhood park. It is located to the east of the Community Clubhouse building and is bordered on 3 sides by Temescal Street, Main Street, and Park Drive.

This park has a large stage and bandshell which is used extensively during the summer concert series. There is a large open grass field surrounded by mature shade trees, that fills up during the concerts or is utilized for informal play.

The playground includes one school age play structure, a swing set, a concrete activity area/dance floor, and a small sand pit.

There are good views into the park but little access. The only ADA accessible path in this park is from the parking lot on Park Drive to the playground. The parking lot along Temescal Street has one ADA stall but no access path.

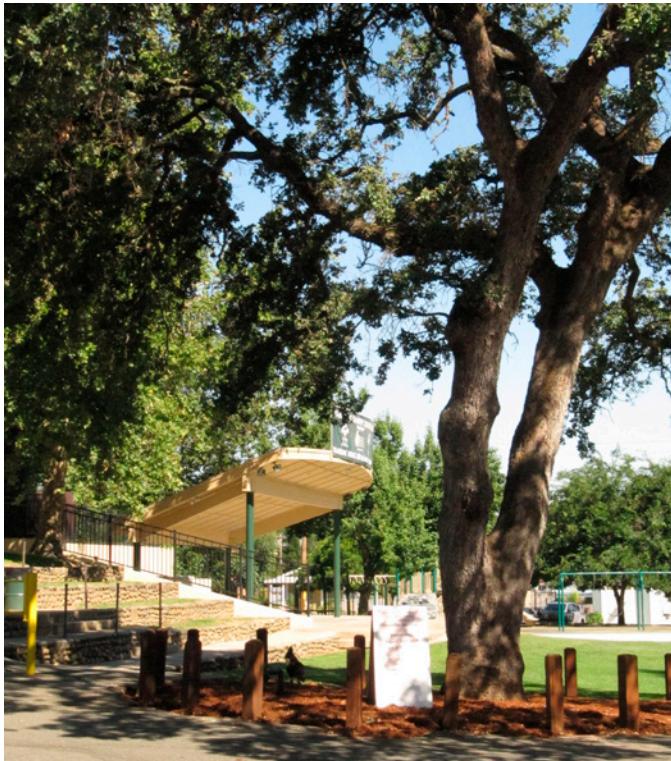
A large hill to the west of the playground separates Village Park from the Arts and Crafts/Restroom building. The park lacks a path connection to that building. That slope and the rest of the sites topography make it difficult to provide a link between Village Park and Plaza Park.

The terraced rock wall between the Clubhouse and the park is historic and provides character to the park.



Site Setting

VILLAGE PARK



Oak Tree and Band Shell



Rock Wall Terraced Planter



Band Shell



Hillside Slope

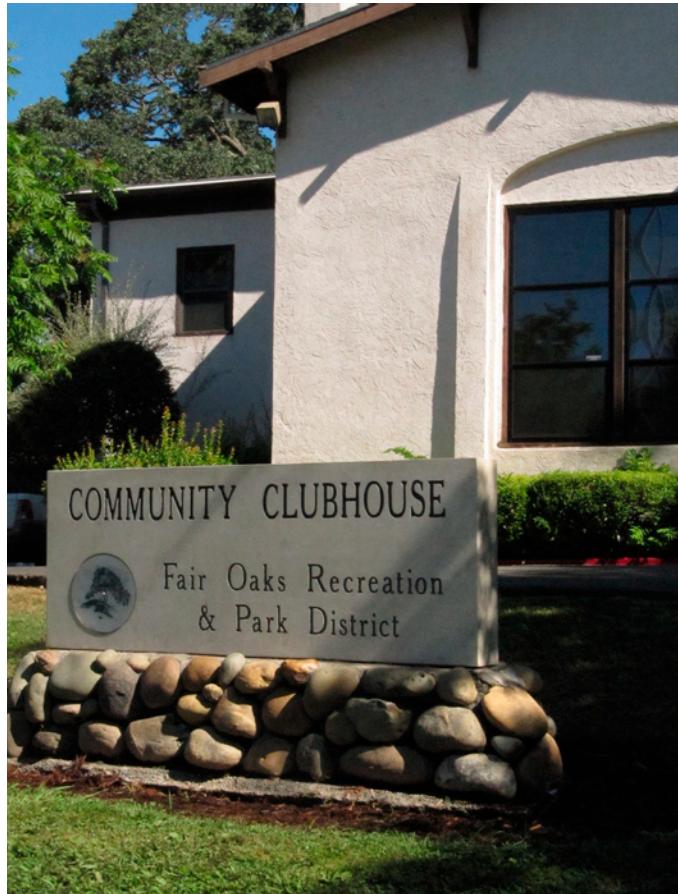


Park Drive



Site Setting

COMMUNITY CLUBHOUSE



Entry Sign



Intersection of California Avenue and Temescal Street

The Community Clubhouse is a historic building for the community and serves as a meeting space and event venue. It is located in the middle of the park complex on top of the hill. Access to the building is challenging.

The only ADA accessible entrance to the building is up a wood ramp to a side door. Parking is limited to asphalt area near the corner of California Avenue and Temescal Street. Access from the parking lot is up a steep path to the access road in front of the building.

To the west of the building there is one ADA parking stall. Below that is a large expanse of asphalt adjacent to the commercial building.

Maintenance access, storage and vendor parking is located to the north of the building. Access to the lower level of the Community Clubhouse is to the east of the building. There are a couple of parking spaces next to the Arts and Crafts/Restroom building. One space is ADA accessible and provides the only accessible path to that building.

The landscape consists of ornamental and shade trees, palm trees, lawn and accent shrubs. There are two large retaining walls made of river rock that were built by the WPA in 1940. They add to the historic character of the building. This rock is found as an accent material to signage in other elements throughout the park complex.



Site Setting

COMMUNITY CLUBHOUSE



Entry path at parking lot



Parking lot next to stonewall



Arts and Crafts/Restroom Building



ADA Access Ramp



Back of Clubhouse/Mainteance area



Entry Walk

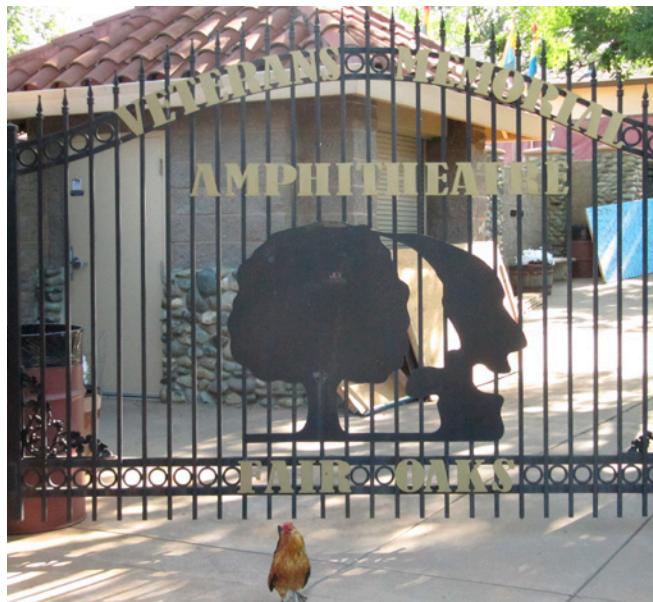


Site Setting

VETERAN'S MEMORIAL AMPHITHEATRE



Dedication Plaque



Entry Gate

The Veteran's Memorial Amphitheatre sits nestled between the Community Clubhouse building and Plaza Park. The Amphitheatre has one main entrance off of California Avenue. There is a secondary entrance from the parking lot at the east of the facility.

Shows run all summer long. The facility remains closed to the public the remaining time.

Two storage sheds outside the gates are used by the theatre groups for storing supplies and props. Access around the outside of the Amphitheatre is limited due to uneven slopes and poor lighting.



Inside



Site Setting

VETERAN'S MEMORIAL AMPHITHEATRE



Back Entry



Mural



Side Entry



Amphitheatre Sign



Outside

