

Olivehurst Public Utility District



Agenda Item Staff Report

Meeting Date: 08/20/2020

Item description/summary:

Receive a presentation from CA+SA Studio on the Plumas Lake Community Park Design

Over the last several months, CA+SA Studio and their consultants have been preparing a preliminary design for the Plumas Lake Community Park. Tonight, they are presenting their "final" design for the park, pending feedback from the board. This design has already been through ad hoc committee and has been changed slightly due to feedback during that meeting.

Fiscal Analysis:

Cost estimates for the overall park design have not been finalized yet due to possible changes pending comments from the board.

Employee Feedback

Positive

Sample Motion:

Information only

Prepared by:

Christopher Oliver

Plumas Lake Community Park Master Plan

Olivehurst Public Utility District

August 20th, 2020

ENJOY

- SKATEPARK
- PLAYGROUNDS
- COMMUNITY EVENTS

PLAY

- 2 SOFTBALL FIELDS
- 1 BASEBALL FIELD
- SOCCER FIELDS
- BASKETBALL AND TENNIS COURTS
- BOCCEBALL COURTS

EAT

- CONCESSION STAND
- PICNIC AREA
- FARMERS MARKET

INFORM

- BOTANIC INFORMATION

GATHER

- TERRACED SEATING
- BENCHES
- FARMERS MARKET
- PICNIC AREA

CELEBRATE

- COMMUNITY CENTER
- FARMERS MARKET

EXERCISE

- TRAIL LOOP
- WALKING PATHWAYS
- FITNESS STATION



Plumas Lake Community Park Master Plan

Olivehurst Public Utility District
August 20th, 2020

REFERENCES, STAKEHOLDER RECOGNITION, PROXIMITY TO AMENITIES & GOALS

REFERENCES

Plumas Lake, Specific Plan, prepared for Yuba County Department of Planning and Building Services, adopted by Yuba County Planning Commission in 1993.

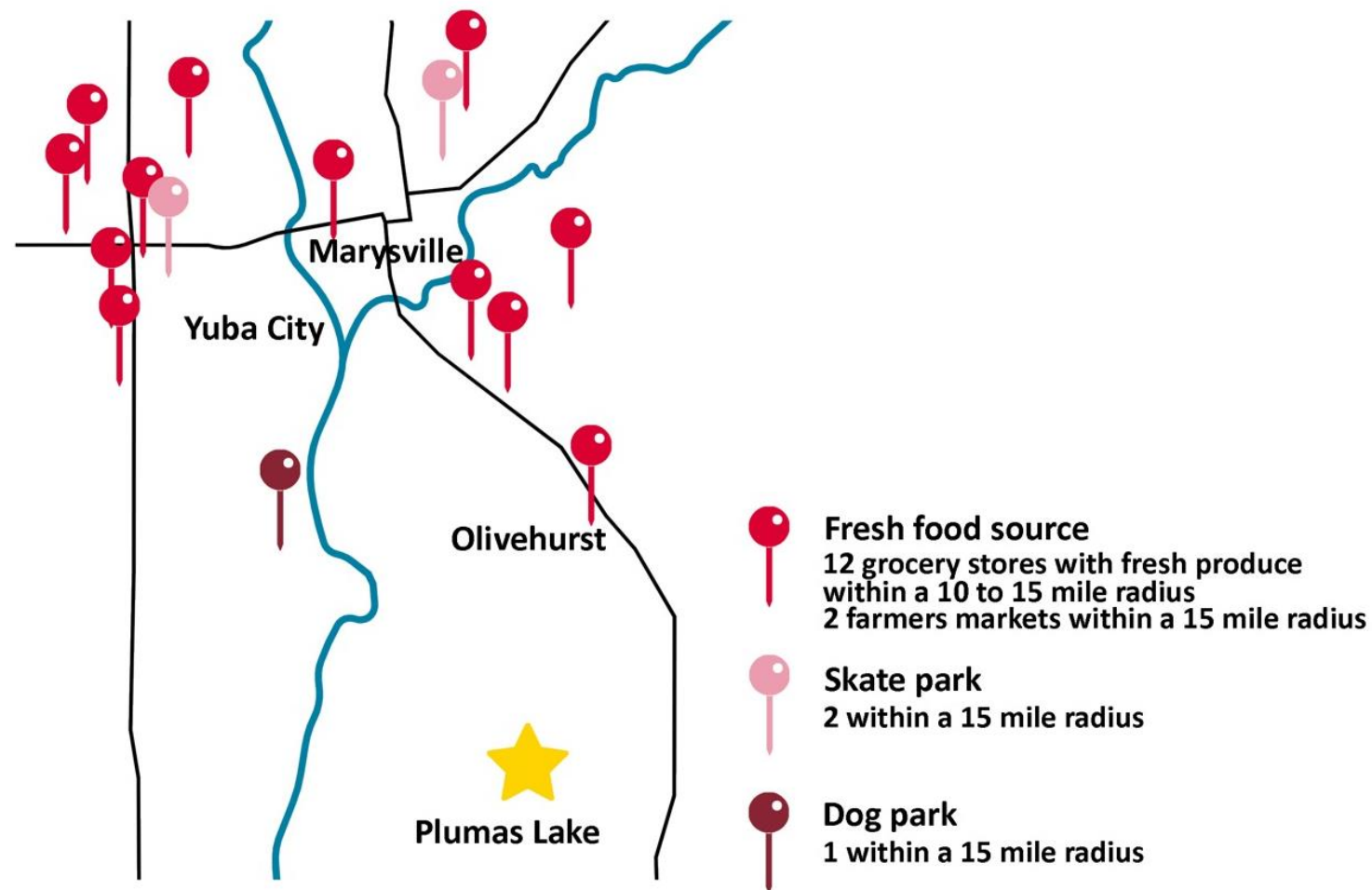
Olivehurst Public Utility District, Plumas Lake Specific Plan Area/ North Arboga Study Area Park Master Plan, Approved in June 16, 2005, by The HLA Group Landscape Architects & Planners, Inc.

Statewide Park Development and Community Revitalization Program, Final Application Guide, January 22, 2019.

Plumas Lake Community Park Feasibility Study, November 2018

Guide to School Site Analysis and Development, California Department of Education

PROXIMITY TO AMENITIES



STAKEHOLDER RECOGNITION

The Design Team wishes to acknowledge and thank the Community Stakeholders who contributed their time, providing valuable input and insights that improved the Team's understanding of the Communities needs, leading to a better and more responsive design of the Plumas Lake Community Park Master Plan and the connectivity to the adjacent community assets; the future High and Middle Schools, interface with the Linear Park system, traffic and circulation, plus, an all-important affirmation of the design:

Denise Burbank, President of the Board, Ad Hoc Committee Representative, OPUD

James Carpenter, Ad Hoc Committee Representative, OPUD

Nicole Newman, Superintendent, Wheatland Union High School District

Jeff Roberts, Superintendent, Plumas Lake Elementary School District

Kevin Perkins, Planning Manager, County of Yuba

Kevin Mallen, Community Development Director, County of Yuba

Michael Lee, Public Works Director, County of Yuba

GOALS

“The Olivehurst Public Utility District (OPUD) recognizes that open space, parks and recreation facilities are essential elements to the quality of life of the residents within the District.”

Excerpt from Introduction to “Olivehurst Public Utility District, Plumas Lake Specific Plan Area/ North Arboga Study Area Park Master Plan”

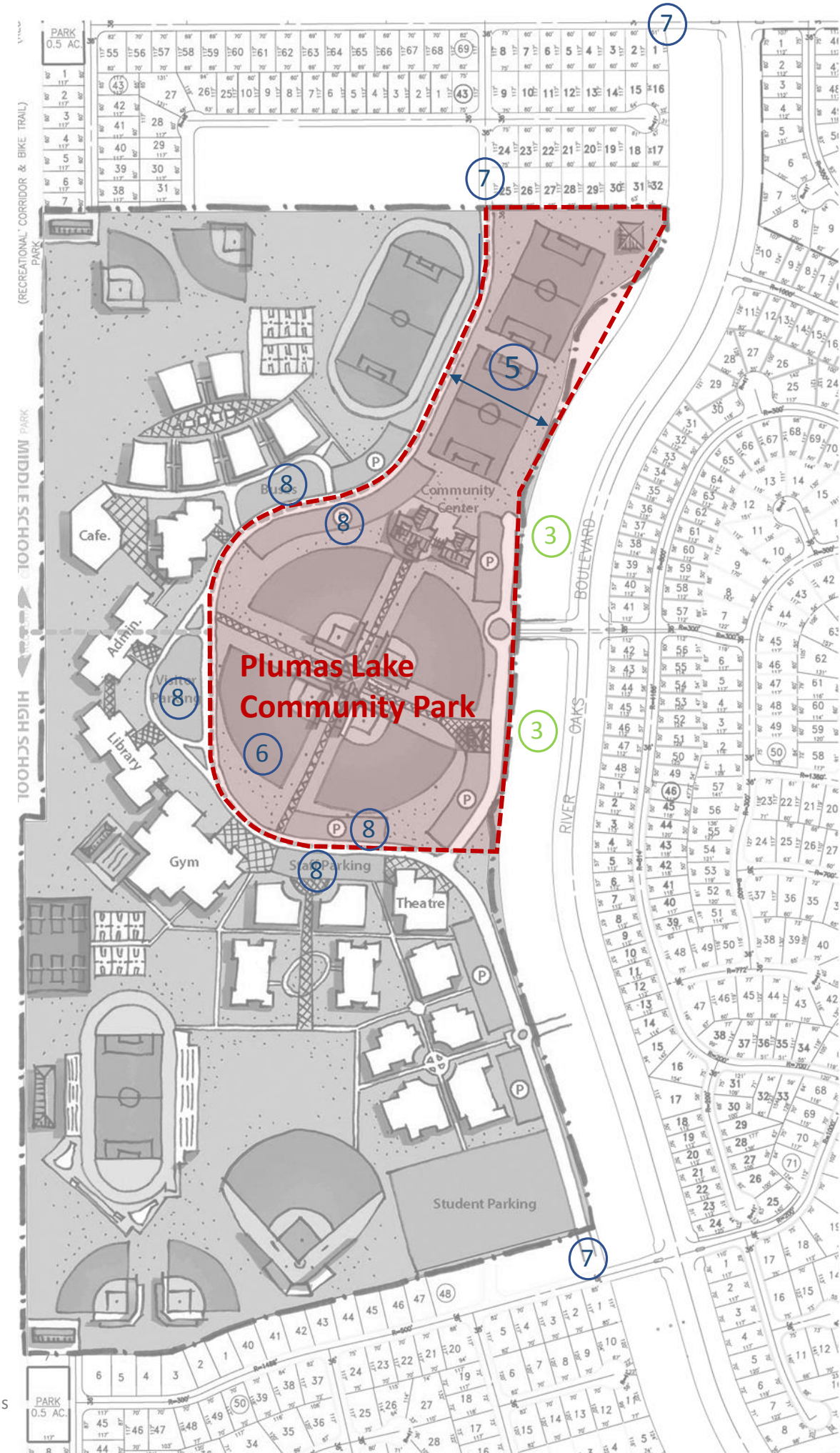
The new design concept for the Plumas Lake Community Park Master Plan invites the community to:

ENJOY the park as they observe and **PLAY** with friends and family;
EAT and **GATHER** at the Farmers Market, Snack Bar, and picnic areas;
INFORM and **CELEBRATE** while visiting the Botanic Information Area and Community Center;
EXERCISE as they engage the variety of activities throughout the park.

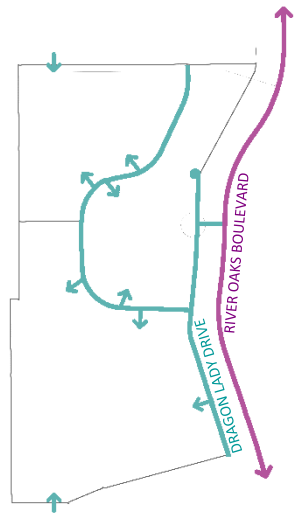
The new Plumas Lake Community Park, integrated with the public schools, local traffic and access patterns, connectivity to the Linear Parkway and increased access to local amenities will become an essential element to the quality of life to the residents of the Olivehurst community.

EVALUATION

1. Proximity of Middle School and High School is beneficial to the community
2. Park footprint is sized according to community needs
3. Linear parkway allows for traffic fluidity ③
4. Project phasing allows for budget management and allocating funding
5. Reduced width at soccer fields present a challenge ⑤
6. The orientation of the baseball fields is not effective ⑥
7. Single access to both schools create heavy traffic loads ⑦
8. Overall traffic congestion as site is heavily programmed for multiple uses ⑧



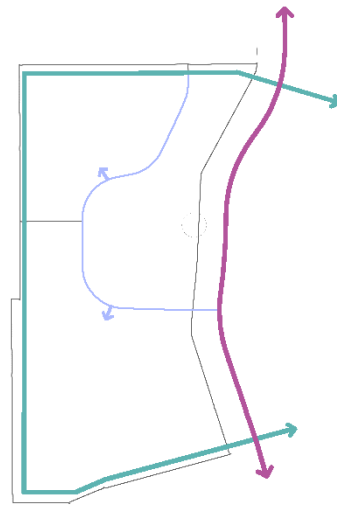
Conceptual Park & School Site Plan by HLA Group as reference.



ANALYSIS

Based on the current HLA concept plans for Plumas Lake Community Park, the single access to the proposed schools and park have direct impact on the daily activities of the park.

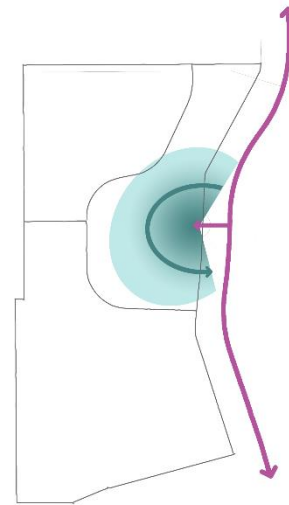
The main access to the site is directed from residential streets, while only one access is directed from River Oaks Blvd. Such access ends in a cul-de-sac, limiting traffic fluidity. Rethinking the traffic flow around this heavily programmed site is crucial to the opportunities this Master Plan has to offer.



ACCESS

It is necessary to give access to the schools from the main boulevard and organize the traffic flow by creating a loop that is less reliant from the residential area. This would serve as a fluid, primary circulation path.

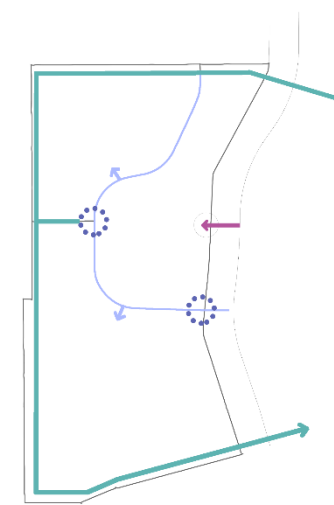
The current inner road, Dragon Lady Drive, would then become secondary but still useful for bus drop off and emergency vehicles.



RADIANT

Access to the park from River Oaks Blvd. will become the main entrance and central point to Plumas Lake Community Park.

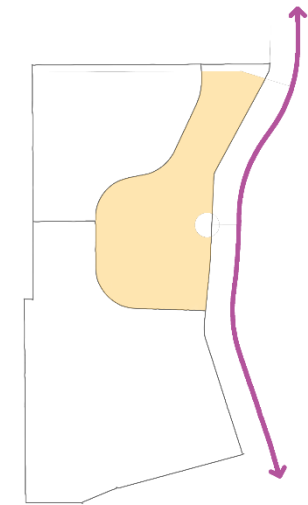
By eliminating the use of Dragon Lady Drive as main access, visitors will enjoy their park experience from the moment they enter from River Oaks Blvd. At such central point, the community can radiate to the different activities the park offers.



CONTROL

Strategic control points are necessary to improve pedestrian access from the park to school sites.

An additional "gate" between the park and the high school site would create a backstage access and allow for better supervision and maintenance of all sites.

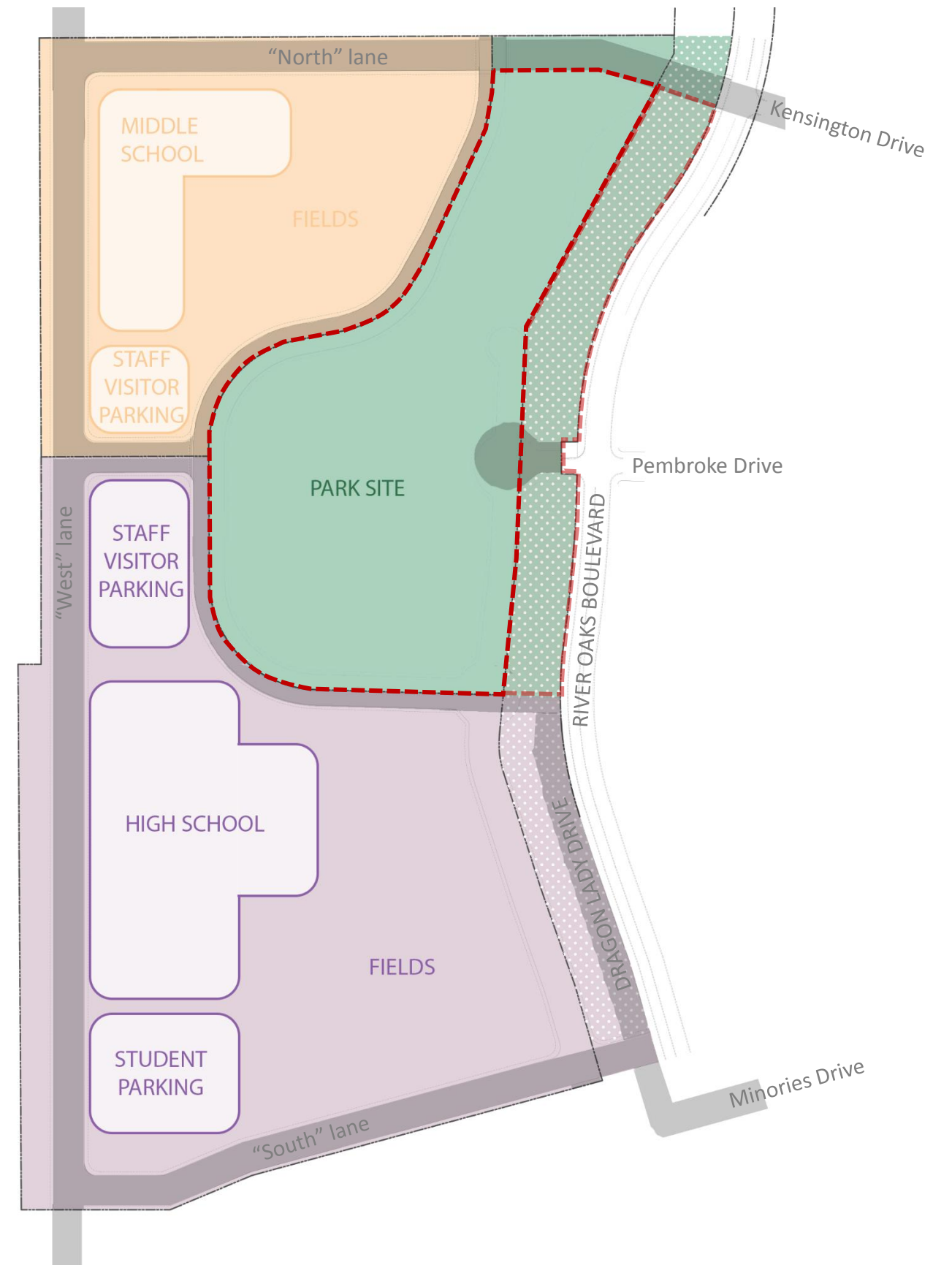


PATHWAY

The Park could increase its pedestrian traffic by allowing the access from River Oaks Blvd to become a parallel pathway to the park. Also, locating the parking lots along the side of River Oaks Blvd would allow for efficient pedestrian and vehicular traffic patterns.

By incorporating the linear parkway, the increased park area will improve its access and traffic. Consequently the inner road can become designated access for the school sites. The main entrance to the park would be independent from the school sites and the high school could potentially expand.

The use of the inner road (Dragon Lady Drive) as a private access to school sites would be dedicated to bus drop off and emergency vehicle traffic.





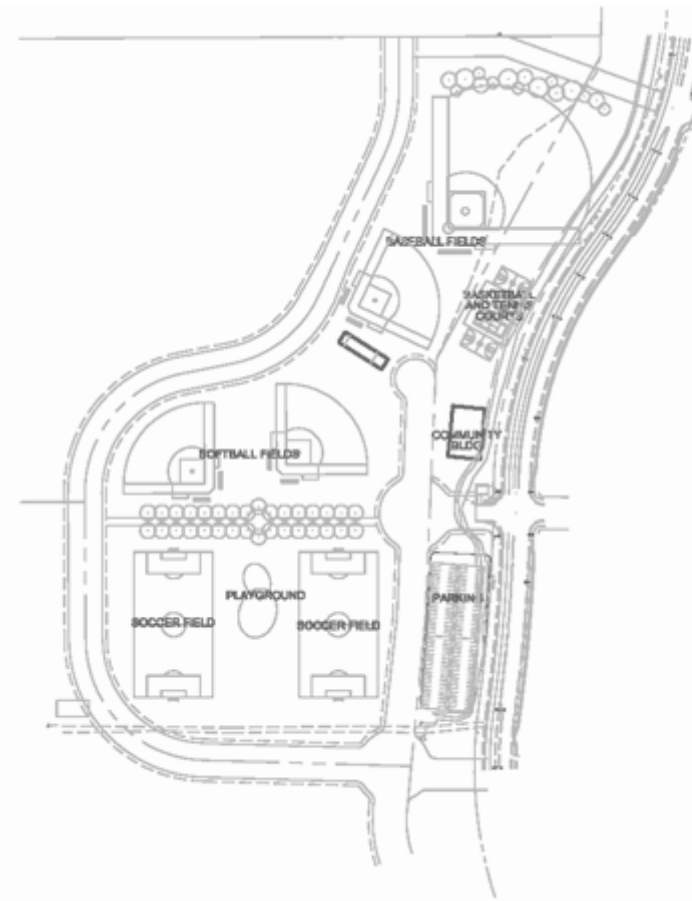
STUDY A

Reorganization of the softball and baseball fields to avoid the south oriented field.



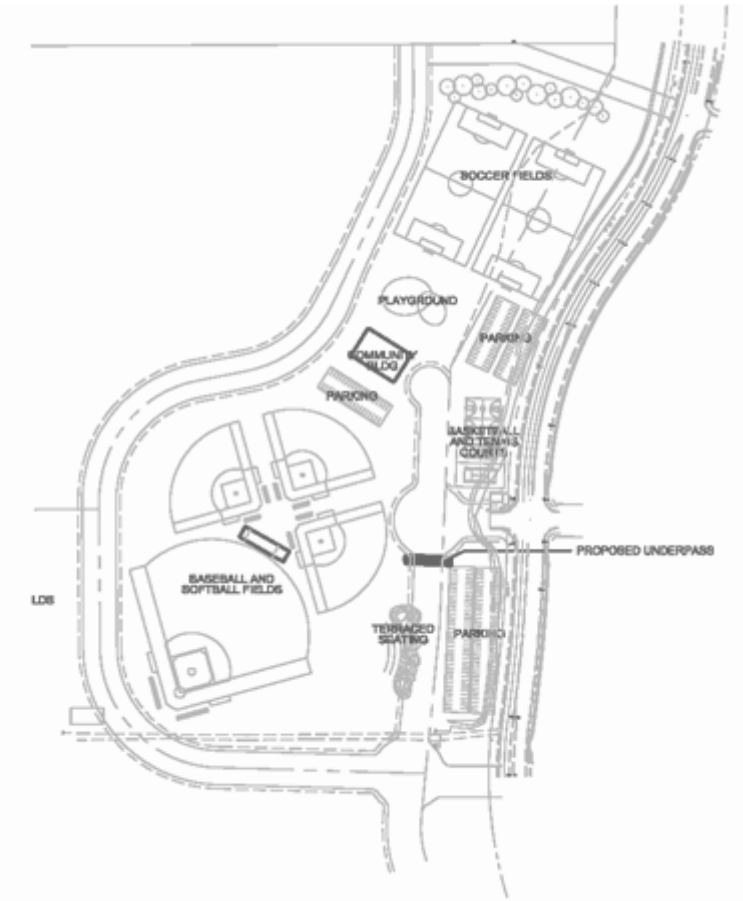
STUDY B

Softball fields create ideal tournament zone, but the baseball field is far away, and the parking is disconnected from this zone. The soccer field orientation is not recommended.



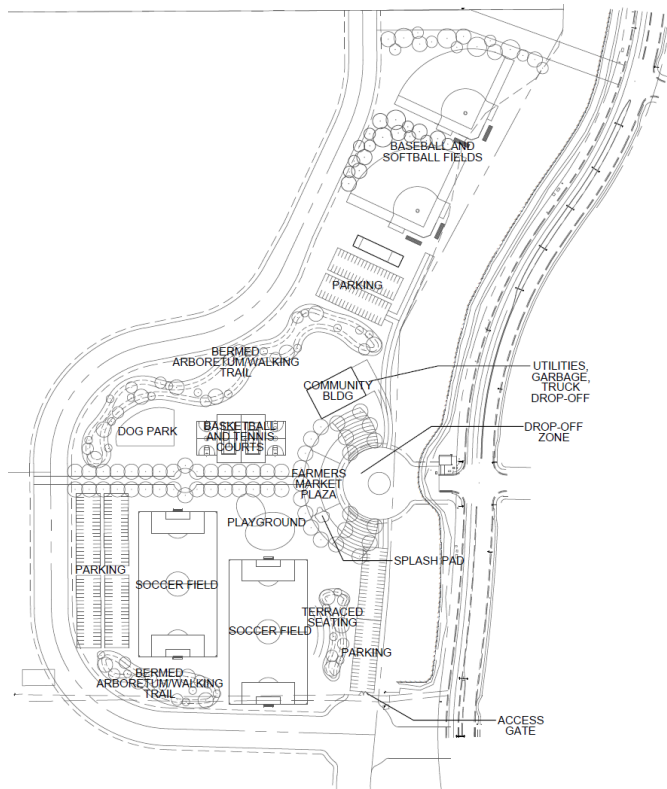
STUDY C

With the gain of the linear parkway the parking lot can be located to respond to the need of linking activities.



STUDY D

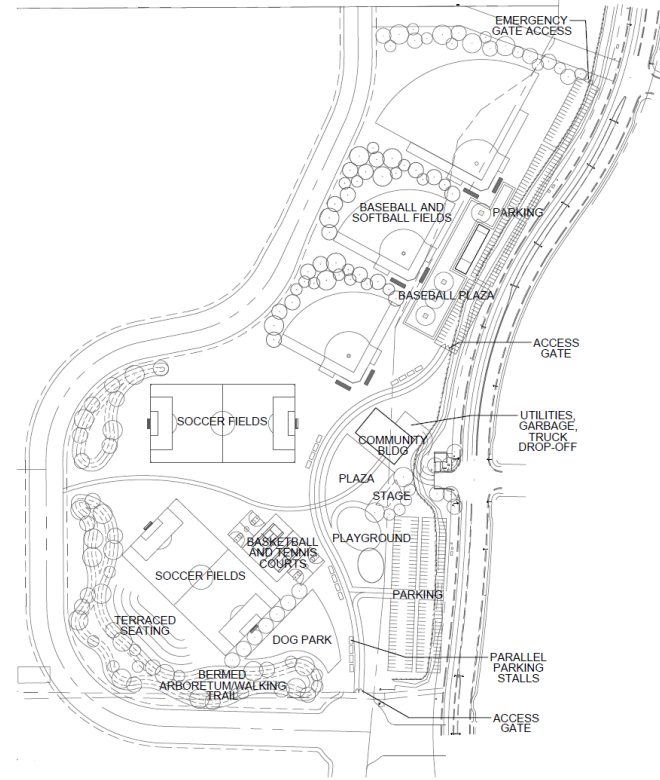
In this option, fields are grouped according to their use. The parking does not separate activities, but pedestrians must cross a public road.



STUDY E

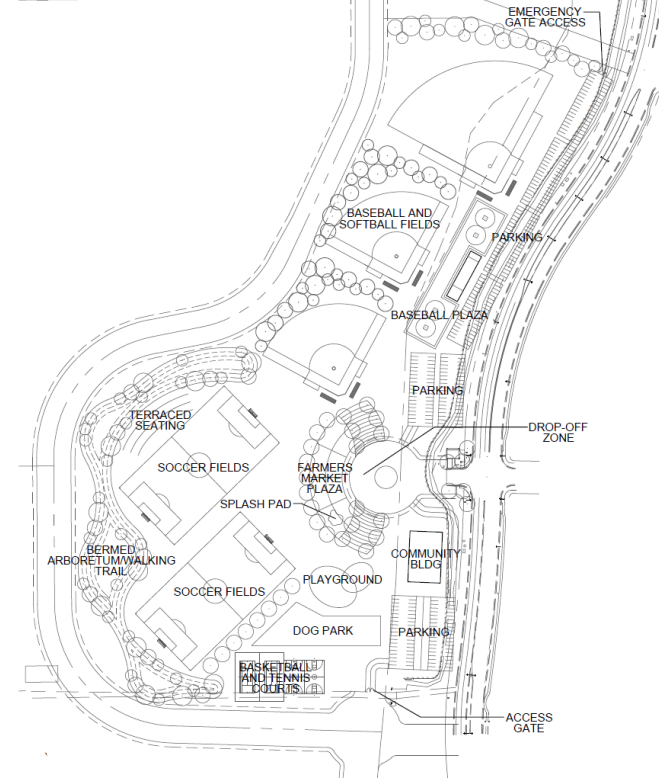
The entrance of the Park is noticeable. The East and West ends allow for possible parking for the schools.

Redirecting the use of the Dragon Lady Road would make the Park access independent and offer a central point of distribution at its radial entrance.



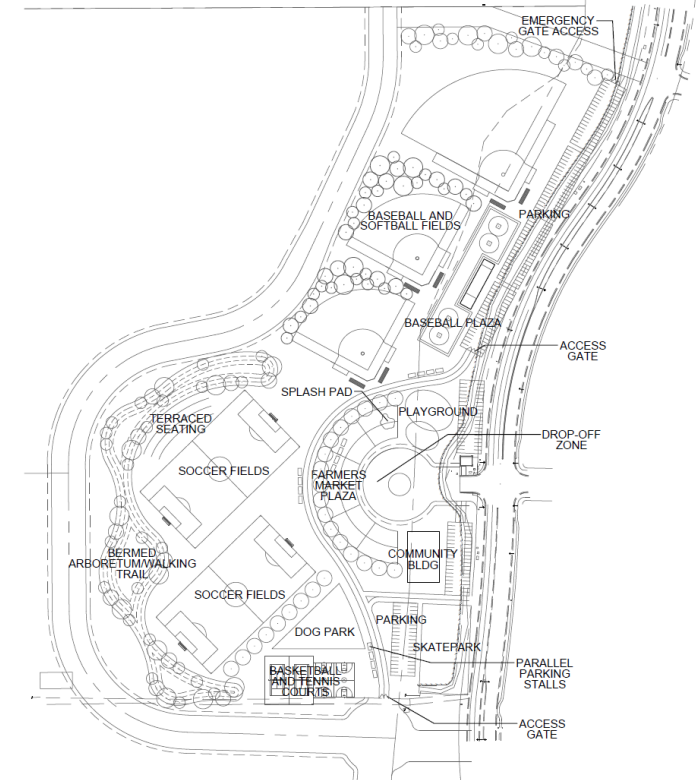
STUDY F

The entrance of the Park is not welcoming to visitors and one soccer field is not well oriented.



STUDY G

The Park shows more organized and unified activities. The entrance becomes a welcoming experience.



STUDY H

Visitors can begin to **enjoy** the Park through the welcoming entrance, the pedestrian-friendly path, and a traffic-free vehicular access. All elements come together to create a place to **play, eat, gather, celebrate, exercise, and inform** the community of Plumas Lakes.

FINAL MASTER PLAN

ENJOY

- SKATEPARK
- PLAYGROUNDS
- COMMUNITY EVENTS

PLAY

- 2 SOFTBALL FIELDS
- 1 BASEBALL FIELD
- SOCCER FIELDS
- BASKETBALL AND TENNIS COURTS
- BOCCEBALL COURTS

EAT

- CONCESSION STAND
- PICNIC AREA
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CELEBRATE

- COMMUNITY CENTER
- FARMERS MARKET

EXERCISE

- TRAIL LOOP
- WALKING PATHWAYS
- FITNESS STATION

COMMUNITY PARK

- 1 SOFTBALL FIELD
- 2 BASEBALL/LITTLE LEAGUE FIELD
- 2 SOCCER FIELDS
- FARMERS MARKET
- CONCESSION STAND
- RESTROOMS
- 2 PLAYGROUNDS
- 2 TENNIS COURTS
- 2 BASKETBALL COURTS
- SKATEPARK
- DOG PARK
- BERMED ARBORETUM/ WALKING TRAIL
- PARKING LOT
- COMMUNITY CENTER
- PICNIC AREA
- SPLASH PAD
- DRINKING FOUNTAINS
- BIKE PARKING
- SKATEBOARD/ SCOOTER PARKING
- EV. CHARGING STATIONS
- ELECTRIC BIKE/ SCOOTER CHARGING
- WATER SAMPLINGS STATION
- FITNESS STATION
- JOGGING TRAIL

28.58 acres

- 300' OUTFIELD
- 200' OUTFIELD
- 195' x 360'
- 40,000 SQ. FT.
- 3,750 SQ. FT.
- 900 SQ. FT.
- 15,000 SQ. FT.
- 36' x 78'
- 50' x 84'
- 2,500 SQ. FT.
- 2,400 SQ. FT.
- 2,500' LONG
- 240 STALLS
- 16,500 SQ. FT.
- 11 COVERED ZONES

