

Fair Oaks Water District Corporation Yard Redevelopment Project Public Outreach Document July 2021



Background:

Fair Oaks Water District (FOWD) is planning to renovate its corporation yard located at 10317 Fair Oaks Boulevard in order to increase the quality of public service, accommodate internal needs and improve our presence in the Fair Oaks Village.

FOWD purchased the current site in 1979 from the Diamond International Company, which previously used the facility as a lumberyard. The site's main building is a heavy timber structure reportedly built in the 1920s or 30s.

Over the more than 40-plus years that FOWD has owned the site, the District has renovated the main building and property a number of times to accommodate current regulations and to repair damage from rain and flooding. Still, there continues to be major problems with the existing structure and site.

Problems with the existing structure and site include the following:

- ◆ There are drainage and flooding problems. The current site slopes towards the main building with the existing drainage infrastructure being inadequate during heavy rain periods - causing water to frequently drain into the building.
- ◆ Animals routinely reside in the buildings and on the site – resulting in frequent flea infestations that impact FOWD staff.
- ◆ Existing restrooms do not comply with current ADA (Americans with Disability Act)/Title 24 accessibility codes - counters and doorways throughout the building are not ADA accessible.

- ◆ Preliminary structural investigations indicate the building does not meet current building codes, including seismic or wind loading requirements.
- ◆ Public parking and signage is limited and confusing: the one small lot for public parking contains only one handicapped stall and unmarked spaces for up to five cars.
- ◆ The existing office space is inadequately ventilated, worn and poorly lit.
- ◆ The existing site cannot be maintained in a manner that makes it an asset to the Fair Oaks Village.
- ◆ The ceiling in the main building is not sealed - allowing external dust to settle into the interior office spaces, computers and air space.

Renovation and Site Redevelopment:

In 2007, the Fair Oaks Water District completed a series of meetings to provide the Fair Oaks Community an opportunity to give input on the look and feel of the new Fair Oaks Water District Administration Center and Corporation Yard. At each of these public meetings District representatives asked the public questions and listened to input. The objective of each of the meetings was to document the public's ideas and concerns, and to provide answers to specific questions.

At the first meetings, District representatives asked the public for input on two questions: What is Fair Oaks? What is Civic? Using the public's answers to the two questions, and all the other input received at the first meetings, three design concepts were developed. These three design concepts were presented at the next public meetings hosted by the FOWD. All attending these meetings were asked which conceptual design option best represented an appropriate architectural expression for a public building in Fair Oaks. Based on the comments received, the public selected the Spanish eclectic design concept that resulted in the construction of the current FOWD administrative building.

During the extensive public outreach completed in 2007, it was understood that the conceptual design scheme selected would also be used for the redevelopment of the FOWD site located at 10317 Fair Oaks Boulevard – with the community clearly expressing that the Spanish eclectic design concept best represented the community of Fair Oaks and the Fair Oaks Village.

The proposed design for the redevelopment of the FOWD corporation yard is based on the above and input at many public Board meetings throughout 2019 and 2020.

Benefits to the Fair Oaks Village:

While the primary intended outcome of the FOWD Corporation Yard Project is to meet the mission of the FOWD, completion of the project will bring many benefits to the Fair Oaks Village.

- ◆ Cleaner look to a Fair Oaks Village anchor property.
- ◆ Public sidewalk improvements on a main access to the Fair Oaks Village.
- ◆ Up to 10 parking spaces available to the public during non-work hours.
- ◆ Up to 20 parking spaces available to the public during weekend special events.

Key Points Learned from Public Meetings:

What is Fair Oaks?

The Fair Oaks Village has a sense of place, comprised of an eclectic blend of commercial, residential, and civic buildings surrounding a central gathering space that includes the park, community clubhouse, and the theater.

What is Civic?

Civic buildings in Fair Oaks should represent the best of the community: proud, friendly, and understated. Such a building should stand out while complimenting the existing village architectural fabric. The public decided that the “tutor” style was a late comer to Fair Oaks and too residential to demonstrate a civic face for a public building. The Spanish eclectic, mission, and contemporary styles evident in the Village are more suitable for a public venue.

What is an appropriate architectural expression for a public building in Fair Oaks?

The public selected a Spanish eclectic design concept as the preferred style for a new FOWD Administration Building and for a future Corporation Yard Redevelopment Project. The public felt it was dynamic, complimentary to the village architectural fabric, and provided a civic feel without being overstated. This option also tied into the existing architectural expression of the buildings that make up the village center, including the theater building and the community clubhouse. The proposed concept has a modest presence and an old town look which the public felt was important.