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FAIRMOUNT PARK
Master Plan 2027

Draft for Public Review
October 28, 2026

MIG

CITY OF RIVERSIDE

Acknowledgments

This Master Plan is dedicated to the memory and enduring spirit of Pat Stewart, whose unwavering passion, vision, and tireless stewardship helped shape the landscape of Fairmount Park into the park it is today.

Land Acknowledgement

The area surrounding the Santa Ana River is part of the ancestral homelands of the Cahuilla, Gabrielino-Tongva, Luiseño (Payomkawichum), and Yuhaaviatam (Maara'yam/Serrano) peoples. The City of Riverside acknowledges their cultural and historical significance and ongoing stewardship.

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Table of Contents

Introduction 05
Introduction 06
Planning Process 08
Park History 10
Existing Conditions 16
Community Vision 35
Task Force Meetings 36
Community Meetings 42
Opportunities & Constraints 47
Opportunities 48
Constraints 50
Summary 52
Master Plan 53
Master Plan 54
Circulation Plan 56
Focus Areas 58
Landscape Plan 85
Design Guidelines. 95
Implementation 105

Appendix A: Tribal Plant List
Appendix B: Park Survey

List of Figures and Tables

1.1 Context Map. 06
1.2 Park History 10
1.3 Original Park Plan 15
1.4 Fairmount Park Today 16
1.5 Existing Circulation 18
1.6 Existing Facilities 20
1.7 Existing Trees 22
1.8 Existing Tree Inventory 24
1.7 Existing Tree Conditions 30
1.7 Existing Tree Sizes. 32
3.1 Opportunities 48
3.2 Constraints. 50
4.1 Illustrative Master Plan 54
4.2 Circulation Plan 56
4.3 Golf Course Option A 59
4.4 Golf Course Option B 61
4.5 Golf Course Option C 63
4.6 Golf Course Option D 65
4.7 Bandshell Modernization 67
4.8 Armory Reuse 69
4.9 Market St Water Feature 71
4.10 Lakeside Terrace 73
4.11 East Park Entries 75
4.12 Olmsted Drive 77
4.13 Causeway Bridge 79
4.14 Lake Evans Spillway. 81
5.1 Landscape Master Plan 86
6.1 Implementation Table 106

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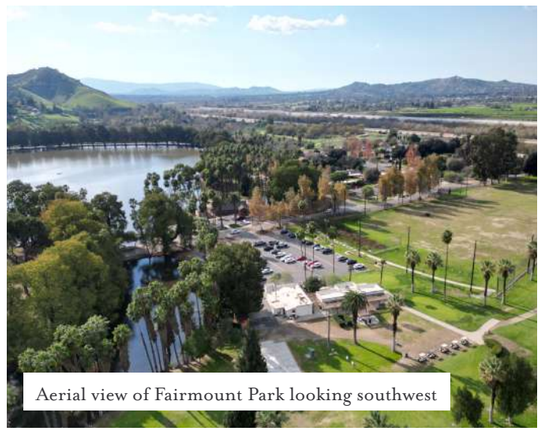
CHAPTER 1
INTRODUCTION



Introduction

The Fairmount Park Master Plan

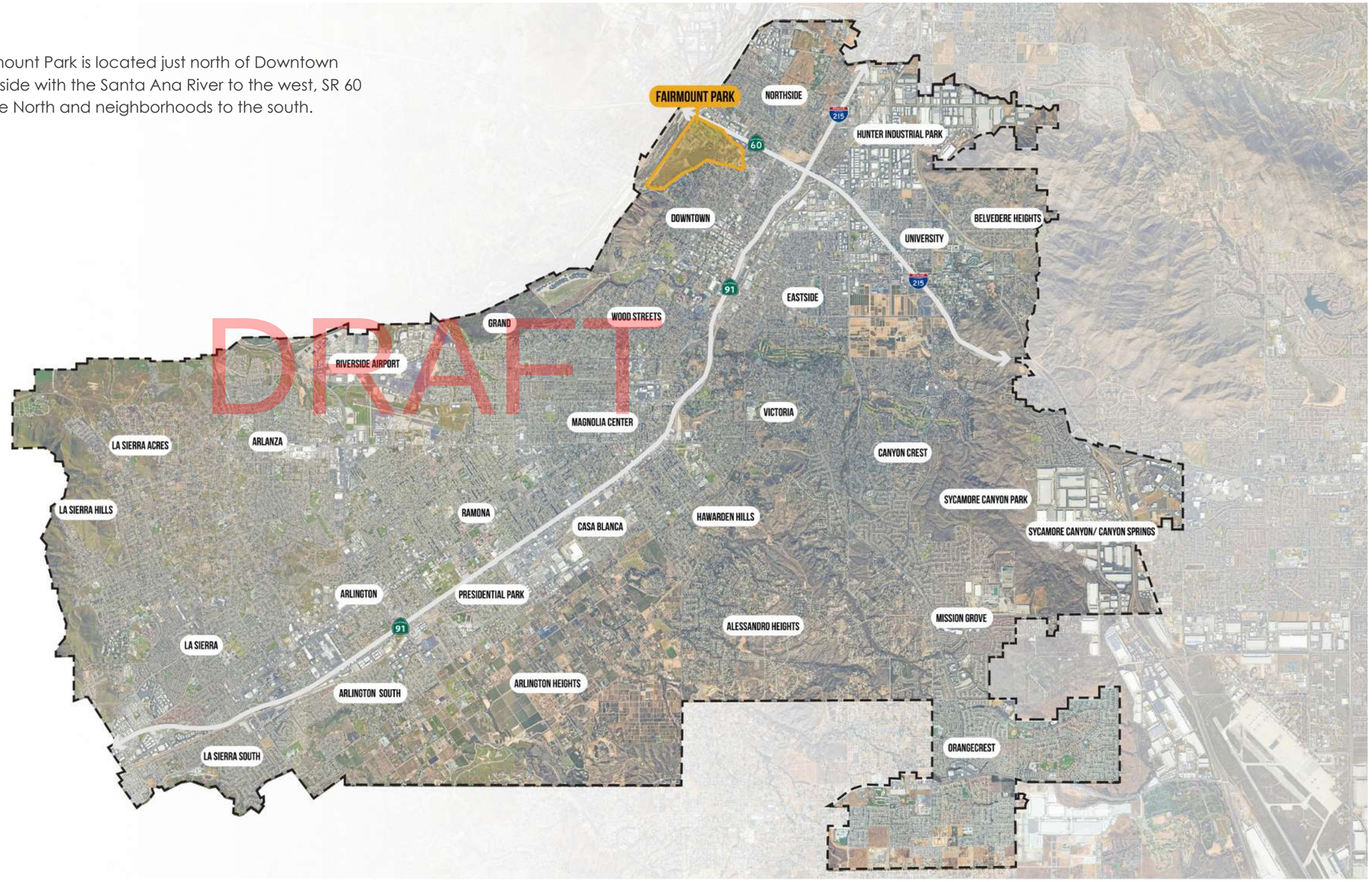
This Master Plan is grounded in a deep respect for the park's history, its enduring Indigenous cultural connections, and the lakes and waterways that shape both its character and ecological health. For generations, this landscape has served as a place of gathering, recreation, and cultural meaning, with water at its center as a defining natural and community asset. The intent of this plan is not to alter the fundamental functionality of the park that residents know and love, but to build thoughtfully upon its strengths—enhancing existing amenities, protecting cultural and environmental resources, improving water quality through careful stewardship, and retaining the all-important "selfie spots." By guiding calculated, consistent investment and long-term attention, the Master Plan seeks to honor the park's past while ensuring it remains resilient, welcoming, and vibrant for future generations.



Aerial view of Fairmount Park looking southwest

Fairmount Park is located just north of Downtown Riverside with the Santa Ana River to the west, SR 60 to the North and neighborhoods to the south.

1.1 Context Map



Planning Process

A Collaborative Effort

The planning process for this Master Plan was intentionally collaborative, transparent, and grounded in adopted City policy, ensuring alignment with the City's General Plan and broader community goals.

Over the course of a year, the project team engaged extensively with a dedicated task force through a series of working meetings, hosted community meetings to gather public input, and conducted an online survey to reach a broader audience. Tribal summits were convened to meaningfully engage Indigenous communities and incorporate cultural perspectives, while interdepartmental coordination meetings ensured that operational, environmental, and capital improvement considerations were fully integrated.

The culmination of this year-long effort is a comprehensive planning framework that articulates a shared vision for the park's future, establishes clear guidelines to inform and evaluate future improvements, and outlines key implementation considerations to guide investment, phasing, and ongoing stewardship.



Community workshop at the Armory



Community workshop at the Armory


Community workshop at the Armory

"Fairmount Park plays a unique role in the recreational play activities of Riverside's citizens. It is not the oldest; that is White Park. It is not the largest; that is Sycamore Canyon Wilderness Park. However, Fairmount Park is the most highly used park in Riverside. On weekends and for special events, there are very few parking spaces available."

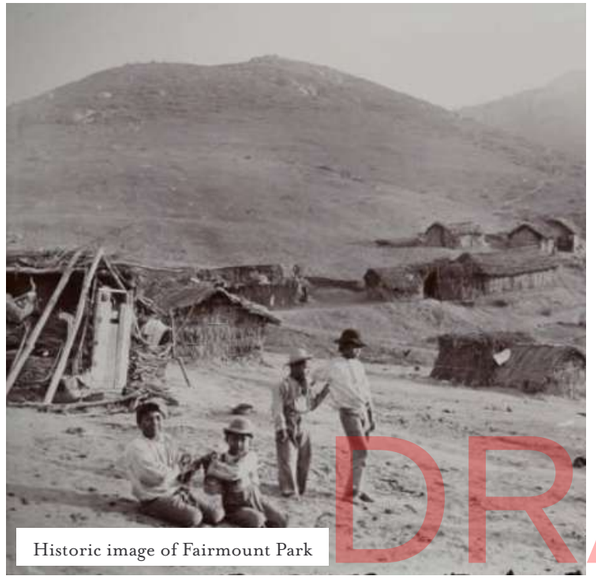
- Glenn Wenzel, Riverside Historical Society

Park History

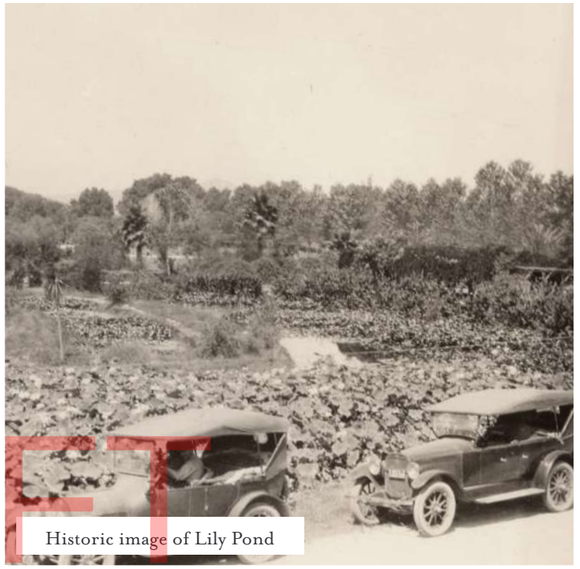
The history of Fairmount Park is quite extensive. Fairmount Park is approximately 280 acres in size, situated near the Santa Ana River, south of State Route 60, and west of Market Street. Fairmount Park is the second largest park in Riverside. First dedicated in 1898, it is also the second oldest park in the city.

The area that would eventually become Fairmount Park was the original site of a Cahuilla Village, one of three Native American rancherias just outside of the Mile Square that were abandoned by the late 1800s. In 1883, at the suggestion of Charles M. (C.M.) Loring, Samuel Cary (S.C.) Evans Sr. donated land to the city with what would ultimately become the original park acreage. On October 6, 1897, 35 acres of land was dedicated as Fairmount Park and on April 9, 1898, the park officially opened.

Over the course of time additional land was donated to expand the park. While working on the development of the 1915-16 Panama-California Exposition in San Diego (today Balboa Park), the Olmsted Brothers, sons of the nationally recognized landscape architect Frederick Law Olmsted, were commissioned by Mayor S.C. Evans Jr., the City Council, and the Parks Board to develop a plan for Fairmount Park. The plan was to include but not limited to modification to the existing lake, new roadways, trees, and a swimming pool. The Olmsted plan was submitted to the city on June 1911. The entirety of the Olmsted plan was not completed at that time but was reintroduced in 1923 with the expansion of Lake Evans.



Historic image of Fairmount Park



Historic image of Lily Pond

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Fairmount Park was designated as City Landmark #69 on December 18, 1985. The Landmark Resolution specifies that the designation includes all publicly visible elements of the park, including, but not limited to, the configuration of the lakeshores, the Fairmount Park Bandshell, the Fairmount Park Golf Course, the grounds of the Riverside Lawn Bowling Club, the Fairmount Park Rose Garden, the Food Machinery Corporation "Water Buffalo", Union Pacific Engine No. 6051, and the three Mission Revival restroom buildings.



Bandshell concert

Park History

1800s



The Fairmount Park site was once a Cahuilla village, one of three Native American rancherias just outside of the City's early Mile Square footprint. The villages were abandoned by the late **1800s**.

1880-1890s

1883: *Samuel Cary Evans Sr. donates land to the city with what would ultimately become the original park acreage.*
1898: *Fairmount Park officially opens.*



1910s

1911: *Original park design is completed by the Olmsted brothers.*
1912: *Plunge Pool opens.*

1920s



1920: *The Fairmount Park Bandshell, designed by Arthur Benton, opens.*
1920: *Boathouse*
1925: *Sailing.*
1926: *Lawn Bowling.*
1928: *Golf Course.*

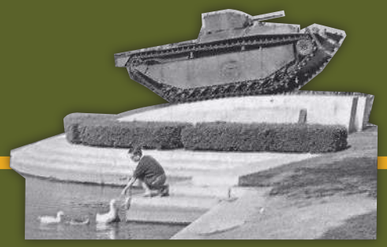


1950s -1960s

1954: *The Union Pacific Engine #6051 memorial is installed to commemorate the 50th anniversary of railroad coming to the city.*
1956: *Rose Garden.*
1959: *Armory.*
1969: *Bubbling Wells.*

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1930-1940s



1930s: *Golf Course opens.*
1940: *Izaak Walton Building is built.*
1946: *A Water Buffalo memorial is installed to celebrate Riverside's role in manufacturing World War II vehicles.*
1946: *Carousel.*



1980 - 1990s

1985: *Fairmount Park is designated as City Landmark #69.*
1995: *The Stewarts Boathouse is built as a replica of the former boathouse.*
1995: *The Bandshell is reconstructed and reopens.*

2000s-2020s



2000s: *Rose garden, parking lot, and playground improvements.*
2007: *Carousel Plarground is built.*
2024: *The People's Playground: Riverside's Fairmount Park book is published.*

2027

Fairmount Park Master Plan is Completed.

Park History (continued)

When the Olmsted Brothers firm was engaged to prepare a plan for Fairmount Park, Frederick Law Olmsted Jr. and John Charles Olmsted carried forward the foundational design philosophy established by their father. Rather than imposing artificial ornament or fragmented structures onto the landscape, the firm applied the classic Seven S's of Olmsted Design:

1. Scenery: The design capitalized on the natural topography of Mount Rubidoux and the Santa Ana River basin to frame grand, indefinite vistas. By utilizing curvilinear lakes, wide boulevards, and open meadow views, the plan hid park boundaries and directed eye movements toward the surrounding citrus groves and mountain ranges, creating an expansive, restorative sense of space.

2. Suitability: Embracing the "genius of the place," the Olmsted Brothers respected Riverside's arid climate and unique natural features. Rather than imposing an incompatible formal layout, they incorporated low-lying floodplains and natural water table features into interconnected lakes and wetlands, selecting plant palettes that thrived locally while conserving the native landscape.

3. Style: The Fairmount Park plan seamlessly blended the pastoral and picturesque styles. Broad lawns and tranquil waters offered pastoral relief to calm the spirit, while the rugged edges along the lakes, islands, and rocky outcroppings were heavily planted with shrubs, trees, and ground covers to evoke a rich, picturesque sense of nature, light, and mystery.

4. Subordination: Every individual component, from bridges, shelters, and boathouses to pathways and groves, was subordinate to the overarching landscape design. Rather than introducing grand, ornate architectural distractions, the built structures were understated and integrated into the natural forms, embodying Olmsted's principle of "Art to conceal Art."

5. Separation: To accommodate growing urban mobility safely and harmoniously, the plan carefully segregated different modes of movement and park uses. Pedestrian paths, equestrian trails, and carriage drives (and later automotive roadways) were grade-separated or routed independently to avoid collisions, reduce stress, and prevent competing recreational activities from disrupting the tranquil atmosphere.

6. Sanitation
Crucial to the park's creation was its dual role as a major public health and civil engineering solution. The design addressed standing water and marshy river bottomlands through functional drainage systems, converting potentially unsanitary breeding grounds into active water bodies (Lake Evans, Fairmount Lake, Brown Lake, and University/Spring Brook Wash) that improved public sanitation while providing a clean environment for physical exercise and mental renewal.

7. Service
At its core, the Fairmount Park plan was designed with a deep social purpose: serving the psychological, social, and physical needs of all Riverside residents. The park provided a welcoming, accessible public realm where diverse community members could gather, relax, and retreat from the stresses of daily urban life.

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1.2 Original Park Plan



Existing Conditions

Introduction

This Existing Conditions chapter provides a snapshot of the park as it functions today, framed by its relationship to the larger surrounding context and its many defining amenities.

The park is anchored by the Santa Ana River to the west, which serves as both a natural edge and a key ecological and recreational asset, while the SR-60 freeway forms a strong northern boundary that influences access, visibility, and noise conditions. To the south, the park transitions into established residential neighborhoods and Downtown Riverside, reinforcing its role as a central open space serving both local residents and the broader community.

Within this setting, the park is defined by a rich collection of assets, including the golf course, interconnected lakes, the bandshell, rose garden, playgrounds, lawn bowling greens, and the Armory, each contributing to the park's diverse recreational, cultural, and civic identity and informing opportunities and constraints for future planning.



1.3 Fairmount Park Today

Circulation and Mobility

The Circulation and Mobility map shows how people and vehicles move to, from, and within the park today, highlighting both functional assets and areas for improvement.

The park is served by a network of asphalt roadways that vary in width and condition and, in many areas, lack contiguous sidewalks, resulting in inconsistent pedestrian accommodation. Parking is provided in multiple lots distributed throughout the park, supporting access to a range of amenities.

Primary vehicular access is from the south and east, with Market Street functioning as the main entry point and organizing spine for internal circulation.

Within the park, a series of interconnected pedestrian paths links parking areas and adjacent neighborhoods to key destinations, enabling internal movement and access to amenities while also revealing opportunities to improve continuity, safety, and accessibility.

Legend

- Park Boundary
- Existing Buildings
- Existing Road (2 lanes)
- Existing Pedestrian Paths*
- Existing Multi-Use Path (Bike Path)
- Existing Parking Lot

*existing pedestrian paths that do not meet current ADA guidelines will be improved



1.5 Existing Circulation

Buildings and Facilities

The buildings and facilities within the park reflect a diverse mix of civic, cultural, recreational, and support uses that have evolved over time and contribute to the park's identity.

Community use facilities include the Armory, formerly part of the National Guard's facilities and now vacant, as well as the American Legion building and the Izaak Walton building, each representing long-standing community and organizational uses.

Recreational facilities include the golf course and the lawn bowling facilities, which provide specialized but well-established recreational opportunities.

Landscape-based amenities such as the Rose Garden function as both passive recreation spaces and visual landmarks, collectively illustrating the range of building types, conditions, and functions that inform opportunities for future investment and stewardship.

Legend

- Park Boundary
- Existing Buildings
- Shade Shelter
- Picnic Area
- Restroom
- Gazebo



1.6 Existing Facilities

Trees and Landscape

The trees and landscape map highlights the park's expansive and diverse vegetative character, which is a defining feature of its identity and user experience.

Fairmount Park contains a wide variety of tree species and landscape types, ranging from more naturalized areas on the west side of the park, to the managed landscapes of the golf course, and to general park spaces that support both active recreation and passive enjoyment.

The trees documented in this section represent existing conditions and reflect decades of incremental planting and landscape management.

As a result, the inventory includes species that may be invasive, in decline, or otherwise harmful to the long-term health and ecology of the park; these species may be recommended for removal or replacement in the Landscape Plan section of this document as part of a broader strategy to improve ecological resilience, canopy health, and overall landscape performance.



1.7 Existing Trees

Tree Inventory

The tree inventory mapping exhibit documents existing tree species and distribution to inform future planning and landscape decisions. The following maps illustrate existing trees. Separate colors have been used for the park's most distinctive trees, which include Cypress, Eucalyptus, Oaks, and Sycamore.



Cypress
- ARIZONA CYPRESS
- ITALIAN CYPRESS
- LAWSON CYPRESS
- MEXICAN CYPRESS

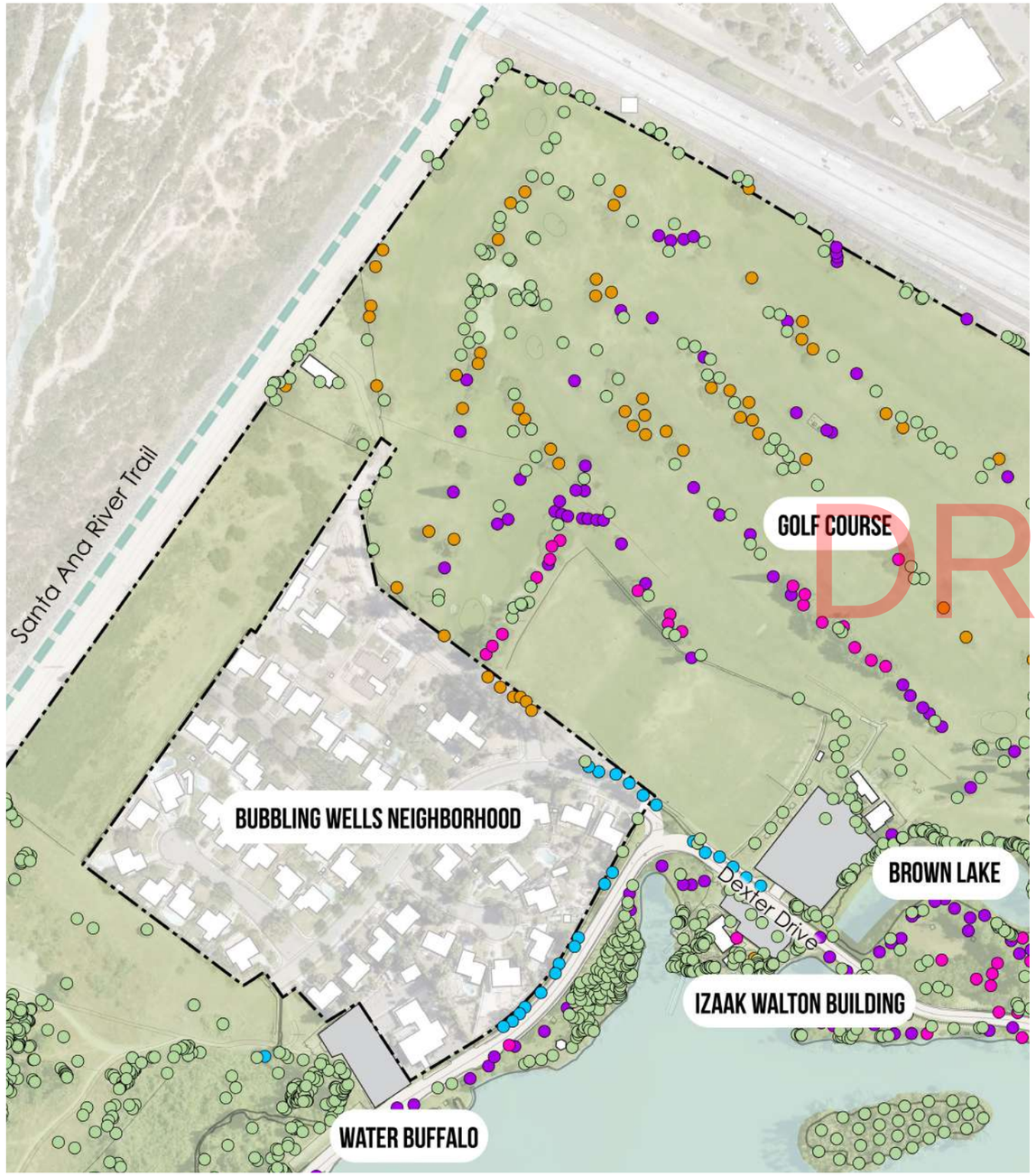
Eucalyptus
- BLUE GUM
- CIDER GUM
- DWARF BLUE GUM
- FOREST RED GUM
- LEMON-SCENTED GUM
- MANNA GUM
- RED FLOWERING GUM
- RED GUM
- SILVER DOLLAR GUM
- SUGAR GUM

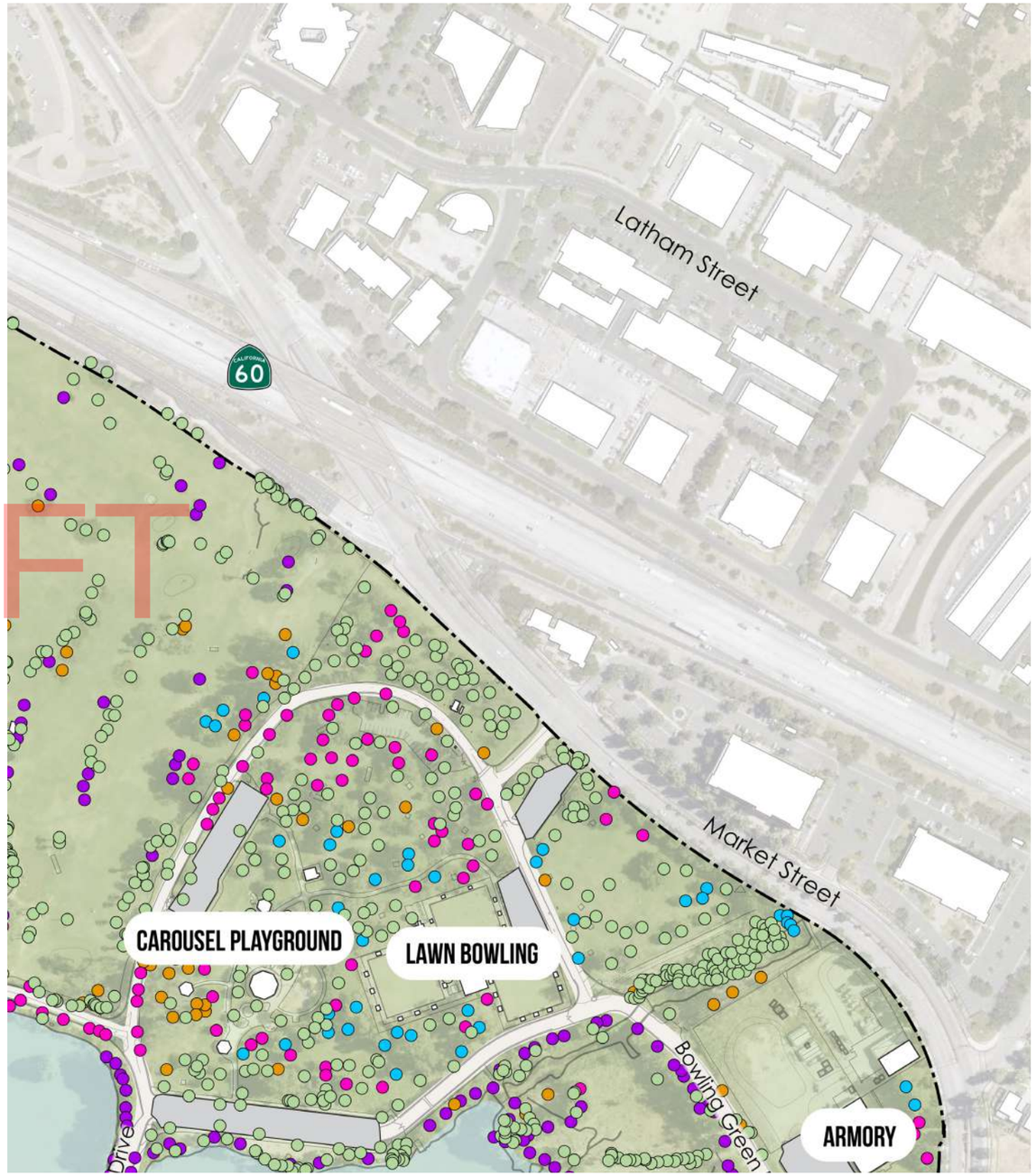
Oaks
- RIVER SHE-OAK
- SCARLET OAK
- SILK OAK
- COAST LIVE OAK
- ENGELMANN OAK
- VALLEY OAK
- HOLLY OAK
- SOUTHERN LIVE OAK
- CORK OAK

Sycamore
- CALIFORNIA SYCAMORE
- AMERICAN SYCAMORE

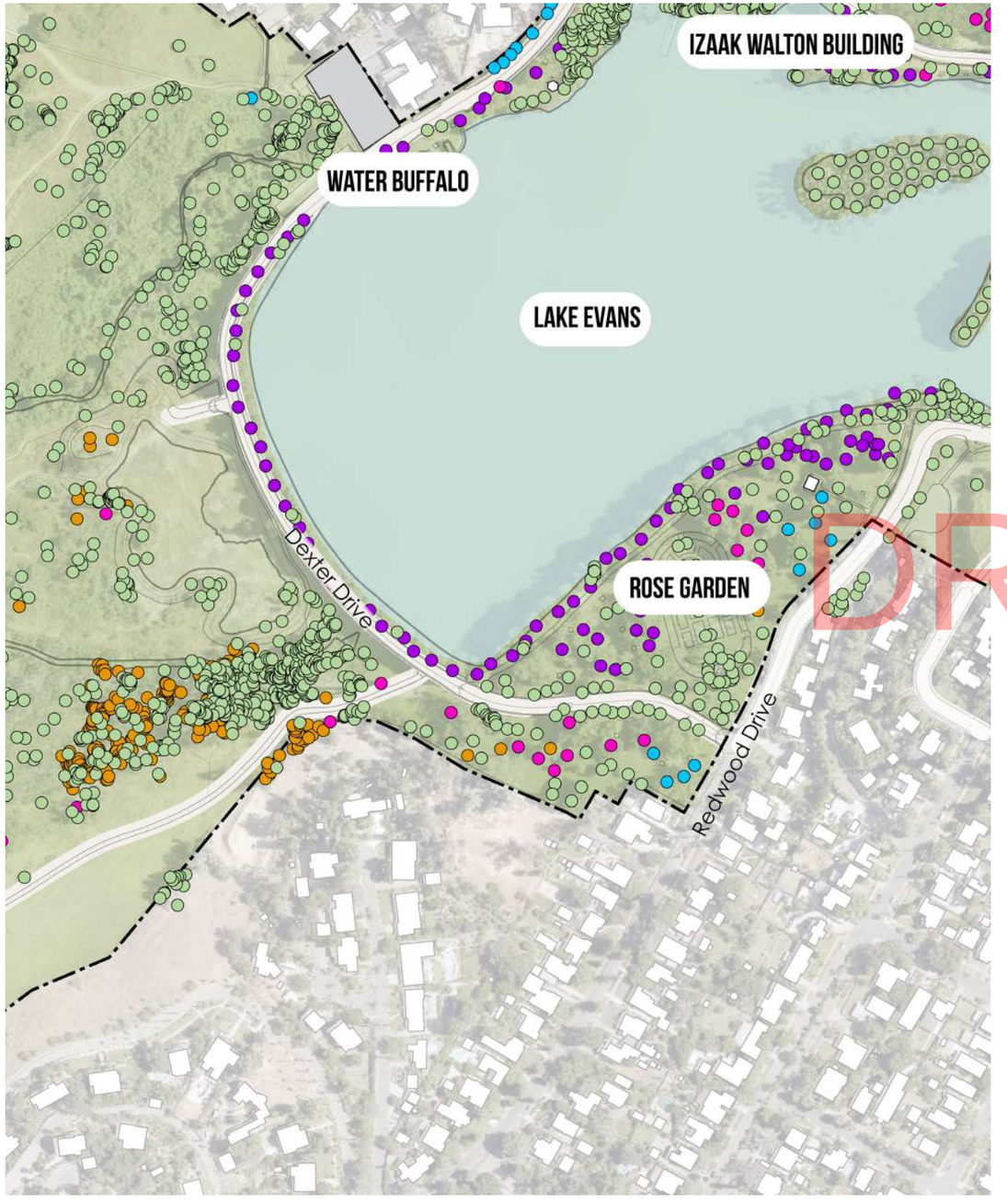
All Other Trees
- LITTLE LEAF LINDEN
- GLOSSY PRIVET
- GRAPEFRUIT
- HOLLYWOOD JUNIPER
- JAVA PLUM
- MARINA ARBUTUS
- MARINA MADRONE
- CAPE CHESTNUT
- OLIVE
- ORANGE
- ORIENTAL PLANE
- PEACH
- PEPPERMINT TREE
- PALO VERDE
- STRAWBERRY TREE
- WESTERN CATALPA
- SHAGBARK HICKORY
- WEEPING FIG
- PYGMY DATE PALM
- ARGENTINE MESQUITE
- TULIP TREE
- EVERGREEN PEAR
- INCENSE CEDAR
- PURPLE ROBE LOCUST
- CHINABERRY
- MORETON BAY FIG
- ORNAMENTAL PEAR
- VICTORIAN BOX
- SILK TREE
- SENEGAL PALM
- EASTERN REDBUD
- ALEPPO PINE
- CRAPE MYRTLE
- CHINESE FRINGE TREE
- AMERICAN ELM
- DEODAR CEDAR
- BLACK LOCUST
- CAROB
- MEXICAN BLUE PALM
- WALNUT
- CHINESE HACKBERRY
- GUADALUPE PALM
- SONORAN PALO VERDE
- WINDMILL PALM
- MAIDENHAIR TREE
- NORFOLK ISLAND PINE
- SILK-FLOSS TREE
- CANARY ISLAND PINE
- BRAZILIAN PEPPER
- TIPU
- BOTTLE TREE
- HONG KONG ORCHID TREE
- WHITE IRONBARK
- FERN PINE
- HONEY LOCUST
- WHITE ALDER
- QUEEN PALM
- RAYWOOD ASH
- PERUVIAN PEPPER
- RED IRONBARK
- ARIZONA ASH
- CHINESE TALLOW TREE
- AUSTRALIAN WILLOW
- ITALIAN STONE PINE
- SWAMP MAHOGONY
- SOUTHERN MAGNOLIA
- MEDITERRANEAN FAN PALM
- PECAN
- PINK TRUMPET TREE
- BRISBANE BOX
- WHITE MULBERRY
- CHINESE PISTACHE
- BLACK WILLOW
- BLACK WALNUT
- WHITE ASH
- CHINESE FLAME TREE
- SAWTOOTH ZELKOVA
- LONDON PLANE
- SHAMEL ASH
- CALIFORNIA PEPPER
- PUSSY WILLOW
- CHINESE ELM
- SALT CEDAR
- CAMPHOR TREE
- JERUSALEM THORN
- FILIBUSTER HYBRID FAN PALM
- EDIBLE FIG
- JACARANDA
- LAUREL WILLOW
- GREEN ASH
- CALIFORNIA FAN PALM
- ARROYO WILLOW
- CANARY ISLAND DATE PALM
- TREE OF HEAVEN
- TREE TOBACCO
- RED WILLOW
- BLUE ELDERBERRY
- CAROLINA POPLAR
- MEXICAN FAN PALM

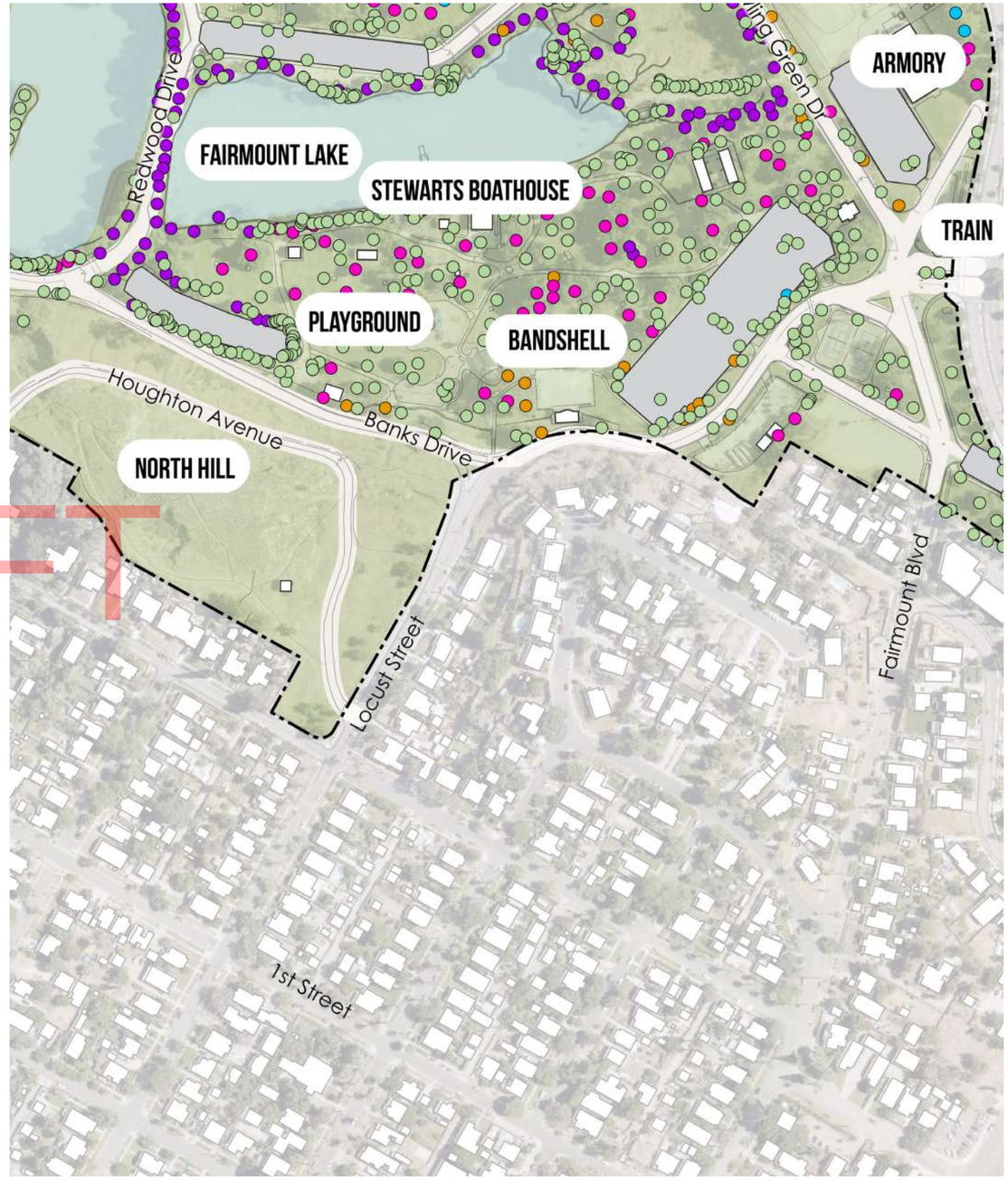
1.8 Existing Tree Inventory


Santa Ana River Trail
GOLF COURSE
BUBBLING WELLS NEIGHBORHOOD
BROWN LAKE
Dexter Drive
IZAAK WALTON BUILDING
WATER BUFFALO


Latham Street
60
CAROUSEL PLAYGROUND
LAWN BOWLING
Market Street
Bowling Green
ARMORY

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IZAAK WALTON BUILDING
WATER BUFFALO
LAKE EVANS
ROSE GARDEN
Dexter Drive
Redwood Drive


ARMORY
FAIRMOUNT LAKE
STEWARTS BOATHOUSE
TRAIN
PLAYGROUND
BANDSHELL
Houghton Avenue
Banks Drive
NORTH HILL
Redwood Drive
Locust Street
1st Street
Fairmount Blvd

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Tree Conditions

Tree condition mapping exhibit illustrates the vertical structure of the canopy, supporting spatial planning and an understanding of shade and visual character.

Legend

- Project Boundary
- Existing Buildings

Tree Condition

- Good
- Fair
- Poor
- Dead



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1.9 Existing Tree Conditions

Tree Size

Tree height mapping exhibit illustrates the vertical structure of the canopy, supporting spatial planning and an understanding of shade and visual character.

Legend

Project Boundary

Existing Buildings

All Trees
Height
- 01-15
- 15-30
- 30-45
- 45-60
- 60+

Palm Size
Height
- 01-15
- 15-30
- 30-45
- 45-60
- 60+

Cypress Size
Height
- 01-15
- 15-30
- 30-45
- 45-60
- 60+



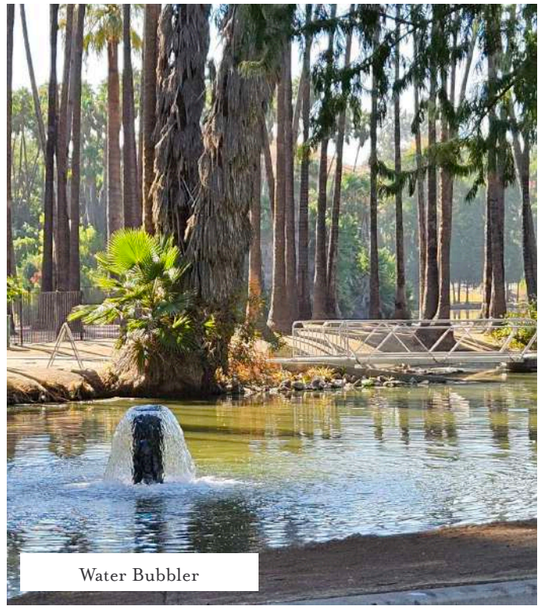
1.10 Existing Tree Sizes

Existing Conditions Summary

The Existing Conditions chapter provides a high-level snapshot of the park today, describing its setting, amenities, circulation, and landscape as a foundation for future planning. The park occupies a central and highly visible location, framed by the river to the west, the SR-60 freeway to the north, and surrounding neighborhoods and Downtown Riverside to the south, reinforcing its role as an important community and regional destination. Within this context, the park includes a wide range of established amenities—such as the golf course, lakes, performance and garden spaces, recreational facilities, and civic buildings—that collectively shape its character and daily use.

Access and movement within the park are supported by multiple entry points, internal roadways, and parking areas, with Market Street serving as the primary gateway. Pedestrian paths connect parking areas, neighborhoods, and park destinations, though varying roadway conditions and gaps in sidewalks present opportunities to improve safety and accessibility. The park's landscape is defined by a broad and diverse tree canopy and a mix of naturalized areas, managed recreational landscapes, and open park spaces that support both active and passive uses. While these landscape elements are a major asset, the existing tree inventory also reflects past practices and includes species that may require future management or replacement. Together, these conditions establish a clear understanding of the park's strengths and challenges, informing thoughtful and targeted recommendations in subsequent chapters of the Master Plan.

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Water Bubbler



Stewarts Boathouse

CHAPTER 2
COMMUNITY VISION



Task Force Meetings

Steering the Park's Future

Task force meetings were a central component of the planning process, providing a focused forum for in-depth discussion, guidance, and iterative feedback throughout the development of the Master Plan. Comprised of key stakeholders with diverse perspectives and expertise, the task force met regularly to review technical analysis, discuss emerging themes, and help refine goals, priorities, and recommendations. These meetings ensured that the planning effort remained grounded in local context, aligned with City policy, and responsive to community values.











Participants at a task force meeting conducting an interactive exercise to identify park opportunities



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Stakeholder Meetings

Refining the Vision

The Fairmount Park Master Plan team has held numerous meetings with key stakeholders, in addition to the Community Workshops, Task Force Meetings, and collaboration meetings with the local Native American Tribes. These stakeholder meetings were very beneficial to the master plan process and included the following:

- University Wash Design Team - May 1, 2025
- Scouts of America - May 1, 2025
- Fairmount Park Circulation Meeting - July 29, 2025
- Fairmount Park Golf Course Golfers Meeting #1 - July 29, 2025
- Neighborhood Transportation - March 31, 2026 (at the Rose Garden)
- Bubbling Wells Residents - October XX, 2025
- American Legion – Date???
- Fairmount Park Golf Course Golfers Meeting #2 – Date???

The Fairmount Park Master Plan team has also conducted numerous internal city meetings with representatives from Finance, Historic Preservation Office, Transportation, and Parks, Recreation, and Community Services.

In addition, the Fairmount Park Master Plan team met with representatives of the Glen Oaks Golf Course in Glendora (Sept 22, 2025) and the Moreno Valley Civic Center Amphitheater (Sept 25, 2025)







Golfers participate in a stakeholder meeting at the golf course clubhouse



Community members participate in a traffic stakeholder meeting at the Rose Garden



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Intertribal Collaboration

The Fairmount Park Master Plan team conducted several meetings with representatives of local Native American Tribes. These meetings were held at the Stewart Boathouse on September 30, 2025, April 27, 2026, and September 30, 2026 at Ryan Bonaminio Park and included representatives from the following Tribes:

- Cahuilla Band of Indians
- Rincon Band of Luiseño Indians
- Agua Caliente Band of Cahuilla Indians
- Gabrielino – Tongva Nation
- Morongo Band of Mission Indians
- Pechanga Band of Indians
- Soboba Band of Luiseño Indians

The Intertribal coordination meetings included review of preliminary master plan concepts as well as walking tours of Fairmount Park. Key input from the tribal representatives focused on celebrating Native American heritage in Fairmount Park including interpretative displays, public art, and potential adaptive reuse of a building for celebration of local Native American heritage and culture. Additional input included recommendations for including Tribal representatives during future major construction activities as well as conducting a non-invasive archeological survey as one of the initial steps after completion of the Fairmount Park Master Plan.

Following these collaborative meetings, a Memorandum of Understanding (MOU) was formally executed with the City to conduct a comprehensive cultural assessment, establishing a structured framework to guide future preservation and cultural integration efforts.



Intertribal collaboration meetings

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Intertribal collaboration meetings



Intertribal collaboration meetings



Community Meetings

Shaping the Park Together

Two community workshops were held as key opportunities for public engagement and input, each building on the other to guide the Master Plan.

The first workshop focused on presenting existing conditions and gathering the community's vision for the park, allowing participants to share priorities, experiences, and ideas for the park's future.

The second workshop built on these insights, highlighting potential opportunities and strategies for improvements, and facilitating discussion aimed at building consensus around preferred approaches.

Together, these workshops provided a structured, interactive forum for community members to shape the direction of the park while ensuring that the plan reflects shared values and aspirations.

A third workshop is planned for November 2026, which will lead to revisions and a final Fairmount Park Master Plan.


Community workshop at the Armory



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Community workshop at the Armory




Community workshop at the Armory

"Just recently, while walking my dog, I heard a commottion behind me. I turned and saw a dad, daughter, and dog. Dad was doing his best, dog zig-gazzing all over on his leash. Daughter was honking at the geese at the top of her lungs. I pulled my dog to the side to watch the procession pass by. At that point two geese flew past me and swooped towards the little girl. Unphased, she now proudly believed she could talk to geese. This is one of my favorite Fairmount Park memories."

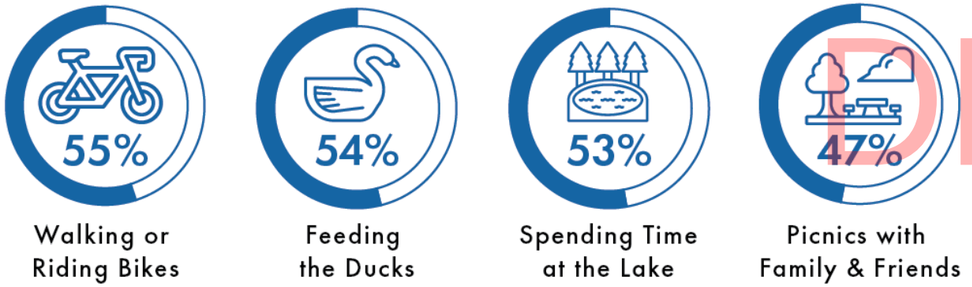
- Anonymous community member "favorite memory" from Community Meeting number one

Survey

Sharing Your Voice

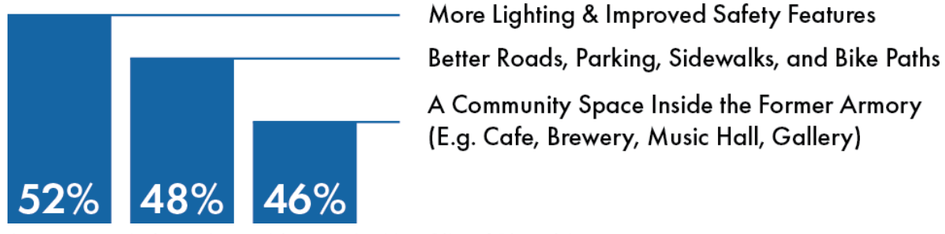
To ensure the Master Plan reflects the perspectives of the entire community, an online survey was conducted to reach residents and park users who may not have been able to participate in in-person meetings or workshops. The survey offered an accessible way for the public to share their experiences, priorities, and ideas for the park, providing valuable insights into how different user groups interact with the park's amenities and spaces. The results helped complement feedback from in-person engagement, ensuring that the planning process captured a broad and inclusive range of voices to guide recommendations and future improvements.

YOUR FAVORITE MEMORIES OF FAIRMOUNT PARK



*survey analysis and graphic created by City of Riverside

WHAT WOULD MAKE YOU WANT TO SPEND MORE TIME AT FAIRMOUNT PARK?



*survey analysis and graphic created by City of Riverside

DRAFT

YOUR TOP PRIORITY



Renovating the lake
was your top priority!

*survey analysis and graphic created by City of Riverside

WHAT TYPES OF EVENTS OR PROGRAMMING WOULD YOU ATTEND?

1. Cultural Festivals
2. Outdoor Movie Nights or Concert
3. Educational Workshops or Guided Nature Walks



*survey analysis and graphic created by City of Riverside

YOUR TOP TWO FAVORITE ACTIVITIES



Walk or Jog



Spend Time at the Lake

*survey analysis and graphic created by City of Riverside

Community Vision Takeaways

In addition to the survey results, the three community workshops provided excellent input into the Fairmount Park Master Plan. Key takeaways and points of direction included the following:

- Improve Pedestrian and Bicycle Access - A common theme was improving pedestrian and bicycle circulation and access throughout the park.
- Improve Vehicular Circulation & Parking Lots – Numerous suggestions focused on improving the roadway circulation system including improved directional and wayfinding signage.
- Create a Healthy Environment – An additional common theme was for a healthier environment that can provide habitat for the birds, maintain and enhance the beautiful trees (especially the Cypress trees), and to improve water quality.
- Maintain Community Amenities - Many comments highlighted the importance of maintaining and improving amenities within Fairmount Park.
- Improve Park Infrastructure – Improving the condition of the roadways and parking lots as well as the bridges and spillway was a key takeaway.

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Community workshop at the Armory





Community workshop at the Armory

CHAPTER 3
OPPORTUNITIES & CONSTRAINTS



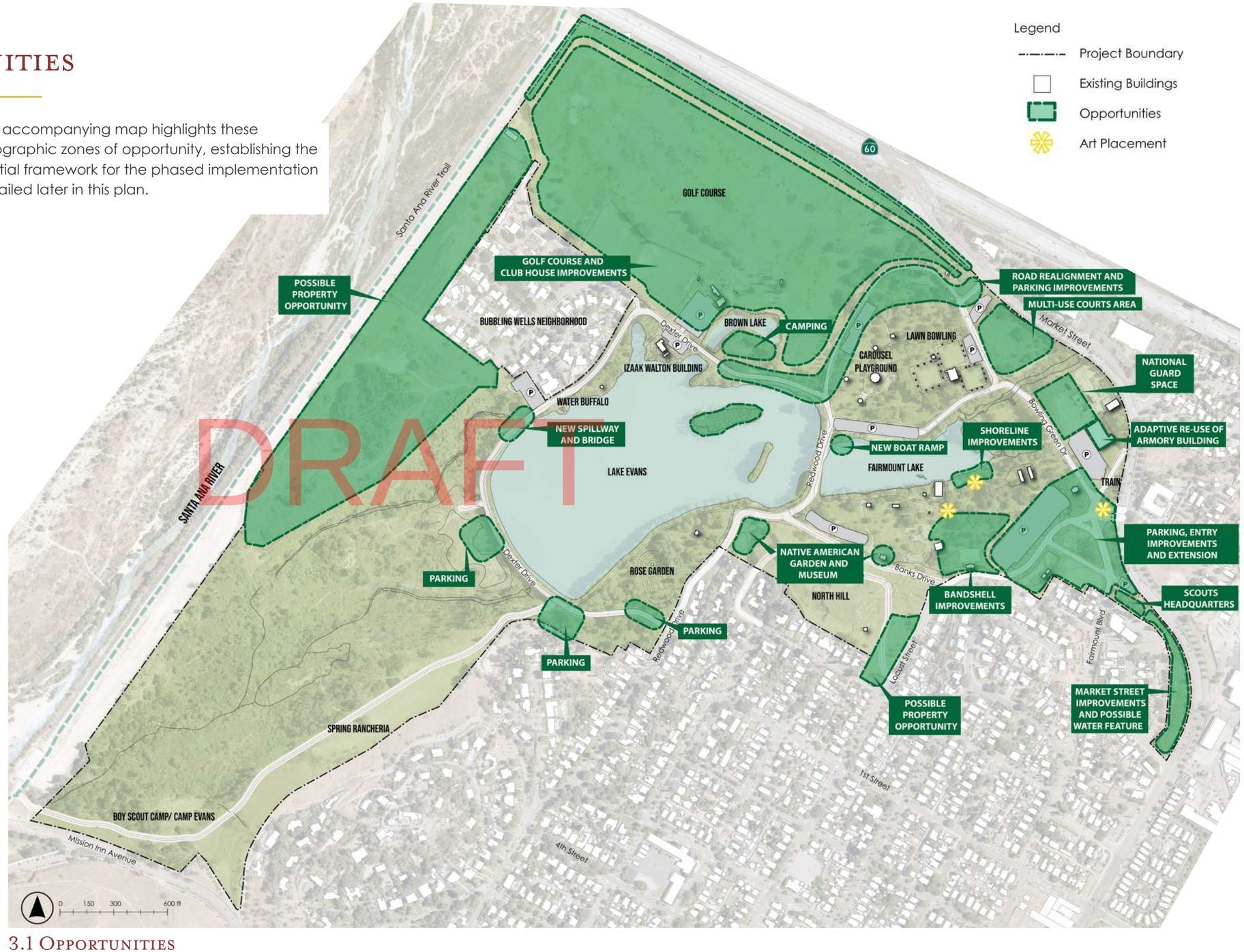
Opportunities

The future of Fairmount Park rests on unlocking its latent potential to better serve both its immediate neighbors and the broader region, cementing its place as a key historic park for the city. Foremost among these is a comprehensive overhaul of parkwide multi-modal circulation. Safe, intuitive circulation is the lifeblood of a successful urban park; it transforms the space from a mere physical destination into an inviting, accessible sanctuary for nature and recreation. By optimizing paths for pedestrians, cyclists, and drivers, the plan eliminates frustrating mobility conflicts and enhances safety. Crucially, this redesigned network improves daily access for the neighborhoods within and surrounding the park, while strategically minimizing vehicular cut-through traffic that disrupts the park's tranquility. More information on the circulation solutions is located in the following chapter.

Beyond movement, the plan identifies an opportunity to revitalize the park's historic core. Existing landmark facilities including the bandshell, the Izaak Walton building, and the Armory can be upgraded to host modern community programming, returning them to active public life. This structural renewal is closely paired with environmental stewardship: targeted opportunities throughout the park will restore native landscapes and replenish the urban tree canopy, so that the park is ecologically resilient for generations to come.

Importantly, these ecological restoration efforts open a vital door for collaboration and celebration of the Indigenous communities who originally inhabited and stewarded this land. Through meaningful partnerships with tribal representatives, the park can introduce interpretive programming, traditional land management practices, and cultural installations that honor their enduring legacy and connection to this landscape.

The accompanying map highlights these geographic zones of opportunity, establishing the spatial framework for the phased implementation detailed later in this plan.



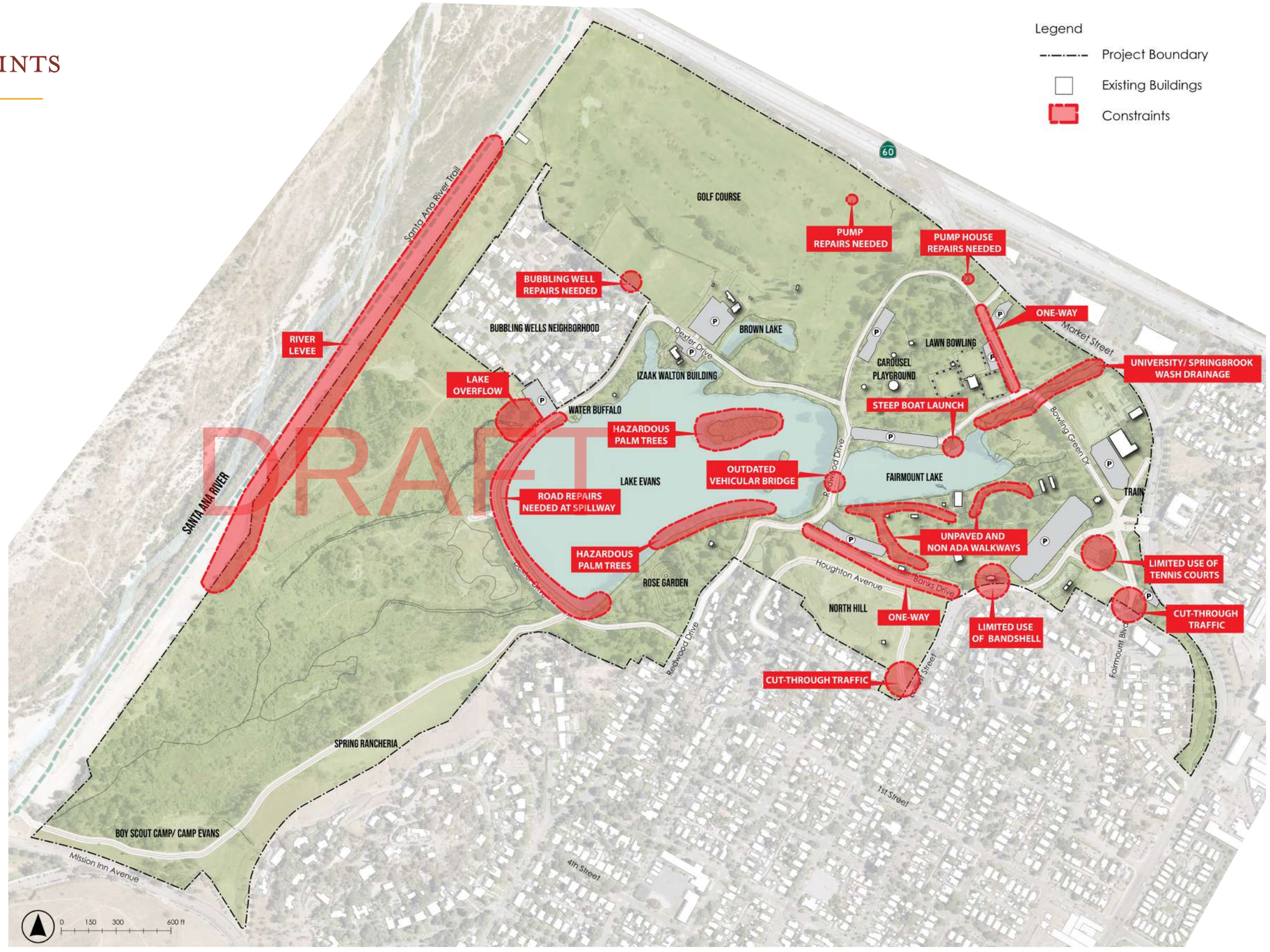
3.1 Opportunities

Constraints

Realizing the vision for Fairmount Park requires a clear-eyed assessment of its current challenges and structural limitations. These constraints range from immediate operational issues to complex, systemic vulnerabilities that demand deeper study, funding acquisition, and long-term engineering.

Key physical constraints include aging infrastructure, degraded water features requiring intensive ecological remediation, overgrown invasive palm trees that pose safety and fire hazards from falling fronds, and disjointed mobility segments that isolate parts of the park. Additionally, managing historical preservation requirements alongside modern building code and ADA compliance poses a delicate balancing act for the park's historic structures. Regulatory boundaries, existing utility easements, and the necessity of keeping key recreational assets operational during future construction further complicate implementation.

However, rather than acting as permanent barriers, these constraints serve as the foundation for the plan's high-priority implementation actions. Identifying what we cannot easily change allows us to innovate around these fixed parameters by addressing acute needs such as stabilizing failing infrastructure, improving lake water inflow, and addressing immediate safety hazards. In the short term, this establishes a necessary, practical stepping stone toward the park's more visionary, long-range transformations. The following mapping isolates these critical constraint areas, providing transparency and helping to guide immediate resource allocation where it is needed most.



3.2 Constraints

Summary

The synthesis of these diverse opportunities and constraints forms the baseline of the planning process. By marrying robust community input and rigorous on-site surveying with industry-wide best practices, this text transitions from raw analysis into intentional design. The resulting synthesis carefully balances ecological stewardship, historic preservation, and modern recreational demands, setting the stage for the definitive Master Plan unveiled in the next chapter.



Community workshop at the Armory

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CHAPTER 4
MASTER PLAN



Master Plan

The Fairmount Park Master Plan is an illustrative framework designed to honor the park's rich heritage while strategically planning for its future. As a conceptual vision rather than a final engineering blueprint, the plan provides a flexible road map that balances active recreation with quiet natural spaces. At its core, the plan prioritizes the protection and rehabilitation of irreplaceable historic assets, providing that pillars of the park's identity such as Stewart's Boathouse, the Izaak Walton Building, the Rose Garden, the Armory, and the traditional Lawn Bowling greens are preserved and integrated into modern park life.

Simultaneously, the Master Plan looks forward by placing a heavy emphasis on the park's lakes and infrastructure. It targets long-term lake health and water quality improvements while identifying specific zones where community access to the waterfront can be safely expanded for fishing, boating, or viewing. Established recreational anchors, including the golf course, public playgrounds, and lawn bowling, are designated to remain but will receive targeted updates to enhance user experience and sustainability.

Recognizing that visionary plans require creative funding, the Master Plan also identifies a strategic opportunity for property transfers to allow for limited private development. This unique mechanism is intended to generate dedicated revenue to directly fund the critical public park improvements outlined in these pages. To provide maximum clarity on the highest-impact transformations, specific zones are marked with dashed red lines to denote "Focus Areas" which are detailed via zoomed-in plan diagrams, additional graphics, and additional explanation on the following pages.



4.1 Illustrative Master Plan

Circulation Plan

Seamless, equitable access is vital for a park that serves as a cornerstone of community health, recreation, and nature. The Circulation Plan establishes a safe, cohesive network of upgraded roadways, expanded sidewalks, dedicated parking, and multi-use loops that link the park internally and connect it directly to the Bubbling Wells neighborhood and the Santa Ana Trail. To maintain safety, key parking facilities will feature access controls to support after-hours enforcement. A central feature of this network is the reconstruction of a portion of Dexter Drive which is proposed to be renamed Olmsted Drive. Bringing the new Olmsted Drive up to modern city standards to safely connect local residents and golf course visitors to Market Street is a priority of this plan. To support regional cycling, all park roadways will be designated as Class III bikeways, seamlessly binding Fairmount Park to the Santa Ana Trail and the broader city-wide bike network. Additionally, primary multi-use paths, including the loop surrounding the golf course, will be designed to accommodate emergency vehicle access.

Legend

- Project Boundary
- Existing Buildings
- Existing Road (2 lanes)
- Renovated City Road (2 lanes)
- Renovated and renamed Olmsted Drive
- Existing Pedestrian Paths*
- New Pedestrian Paths
- Existing Multi-Use Path (Bike Path)
- New Multi-Use Path (Bike Path)
- Existing Parking Lot
- New Parking Lot

*existing pedestrian paths that do not meet current ADA guidelines will be improved



4.2 Circulation Plan

Focus Area: Golf Course Option A

Total Estimated Cost: $20-40m

Context

Relocates the driving range, clubhouse, and cart barn northeast toward SR-60, with a new parking lot off Market Street. Holes are reconfigured while preserving overall yardage/par. Converts the existing clubhouse into a community room, adds a pitch & putt course by Brown Lake, upgrades lakefront seating/plantings, and builds a multi-sport court.

Recommended Key Objectives Prior to Design/Construction

- **Traffic Impact Analysis:** Study SR-60 offramp and Market Street access.
- **Site Evaluation:** Noninvasive ground assessment across hole footprints and Brown Lake.
- **Tribal Collaboration:** Hold workshops with local tribal partners.
- **Community Input:** Host workshops with golfers, neighbors, and leagues.
- **Heritage Approval:** Secure endorsements for repurposing the clubhouse.
- **Tree Protection:** Establish preservation protocols during grading and construction.

Recommended Technical Specifications/Details

Site & Course	Amenities & Waterfront
• Reconfigured 18-hole course and new driving range • ~8,000 sf new clubhouse/cart barn • ~3,500 sf meeting space • 120-150 stall paved parking lot	• 9-hole synthetic turf pitch & putt course • Multi-sport court • Restored shoreline at Brown Lake
Infrastructure & Power	**Operations**
• Smart central irrigation with recycled water lines • LED lighting	• Integrated cart fleet charging and wash bays • Dedicated service lanes away from public paths

DRAFT

Focus Area: Golf Course Option A



4.3 Golf Course Option A

Focus Area: Golf Course Option B

Total Estimated Cost: $5-10m

Context

Upgrades the driving range with shaded bays, tech video screens, and food/beverage service from the existing clubhouse. Includes hole reconfigurations (yardage/par unchanged), a 9-hole pitch & putt east of Brown Lake, lakefront seating and native plantings, and a multi-sport court at Market Street.

Recommended Key Objectives Prior to Design/Construction

- **Tech Feasibility:** Structural/electrical engineering for shaded bays and digital screens.
- **Site Evaluation:** Noninvasive ground assessment across hole footprints and Brown Lake.
- **Tribal Collaboration:** Hold workshops with local tribal partners.
- **Stakeholder Outreach:** Gather golfer and community feedback on court and range amenities.
- **Concession Approvals:** Secure health department permits for expanded outdoor F&B service.
- **Tree Protection:** Establish protection zones around mature trees along range and lake perimeters.

Recommended Technical Specifications/Details

Site & Course	Amenities & Waterfront
• Steel shade canopy with 15–20 bays • IP65 outdoor digital tracking screens • Lounge seating with tables • Low-glare LED range lighting • Fans and misters	• Reconfigured 9-hole course • Fenced multi-sport court (tennis/futsal/pickleball) • Restore shoreline at Brown Lake
Infrastructure & Power	**Operations**
• Fiber-optic backbone for tracking & Wi-Fi • Multi-zone outdoor audio system	• Improve counter attached to existing kitchen • Mobile handheld and station-based POS ordering

DRAFT

Focus Area: Golf Course Option B



4.4 Golf Course Option B

Focus Area: Golf Course Option C

Total Estimated Cost: $10-15m

Context

Retains the current 18-hole layout while upgrading driving range hitting stalls with shade sails and expanding the clubhouse patio. Introduces an 18-hole miniature golf course at the far eastern edge, upgrades Brown Lake seating/plantings, and adds a multi-sport court at Market Street.

Recommended Key Objectives Prior to Design/Construction

- **Access & Flow Study:** Evaluate parking, pedestrian flow, and access to the eastern mini-golf site.
- **Site Evaluation:** Noninvasive ground assessment across hole footprints and Brown Lake.
- **Tribal Collaboration:** Hold workshops with local tribal partners.
- **Community Input:** Host workshops with golfers, neighbors, and leagues.
- **Tree Protection:** Establish preservation protocols during grading and construction.

Recommended Technical Specifications/Details

Site & Course	Amenities & Waterfront
• Retains same golf course layout as existing • Expanded paved patio with overhead pergolas & ambient lighting • Fabric/metal shade sails over hitting stalls • Tables & outdoor dining furniture	• Acrylic multi-sport court with perimeter netting • Passive lakefront seating & native aquatic plantings
Infrastructure & Power	**Operations**
• 120V/240V power for mini-golf pumps/lighting • Low-voltage LED path & feature lighting	• Concrete ADA pathways connecting main clubhouse to mini-golf • Integrated wayfinding signage from Market Street

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Focus Area: Golf Course Option C



4.5 Golf Course Option C

Focus Area: Golf Course Option D

Total Estimated Cost: $1m

Context

Transforms the existing clubhouse patio into a high-utility, revenue-generating outdoor event venue accommodating 150–300 guests. Features permanent shade structure, expanded seating, outdoor food/beverage stations, fire features, and audiovisual systems. Includes upgrades to the driving range.

Recommended Key Objectives Prior to Design/Construction

- **Architectural Integration:** Align patio structure aesthetics with the existing clubhouse character.
- **Subterranean Utility Verification:** Conduct noninvasive assessments before installing footings.
- **Event Market Analysis:** Engage city staff and event planners to optimize event layout capacities.
- **Acoustic & Light Assessment:** Design systems to minimize noise and light spillover to adjacent areas.
- **Health & Code Approvals:** Secure permits for outdoor assembly, dining, and temporary bars.
- **Canopy Protection:** Preserve surrounding trees through complementary structural placement.

Recommended Technical Specifications/Details

Patio	Amenities
• ~3,500–5,000 sq. ft. decorative paver/stamped patio • Permanent steel/timber pergolas with motorized retractable canopies • Drop-down weather shades & infrared heaters	• Built-in concrete/granite bar with kegerators/ice wells • Linear natural gas fire pits • Dedicated 120V/208V power drop-outs for caterers/performers
Infrastructure & Power	**Operations**
• Weatherproof multi-zone ceiling speakers with Bluetooth/XLR • Dimmable LED festoon, step, and downlighting	• Slot drainage tied to stormwater systems • Deep concrete pier footings engineered for wind loads

DRAFT

Focus Area: Golf Course Option D



4.6 Golf Course Option D

Focus Area: Bandshell Modernization

Total Estimated Cost: $8m ($5m bandshell, $3m site)

Context

To meet the demands of modern outdoor programming and performance, the bandshell is proposed to be reconstructed into a fully equipped venue, upgrading its existing footprint with integrated performer facilities, concert-grade sound, and built-in AV infrastructure so that temporary stages are no longer necessary. Any new design should carefully honor the park and bandshell's deep legacy and protect its iconic architectural identity, ensuring that modernizing for tomorrow's talent remains rooted in respect for the past including the original design by Mission Revival-style architect Arthur Burnet Benton (who also designed the Mission Inn).

Recommended Key Objectives Prior to Design/Construction

- **Historical Research & Context:** Extensive historical research should be undertaken to document the site's civic history and past performance heritage, informing the architectural narrative.
- **Noninvasive Archaeological Evaluation:** In direct response to requests from partner tribes, a comprehensive noninvasive archaeological evaluation should be conducted to identify and safeguard cultural resources without soil disturbance.
- **Tribal Collaboration & Design Integration:** Design workshops should be held with local tribes.
- **Community Engagement & Public Input:** Robust community input should be gathered through public forums and stakeholder sessions, directly shaping bandshell design and programming.
- **Cultural Heritage Board Approval:** The integrated design is required to receive formal approval from the Cultural Heritage Board.
- **Environmental Stewardship & Tree Protection:** Designs should prioritize indigenous heritage and environmental protection by reusing materials, strictly limiting heavy excavation, and establishing root-protection zones to preserve mature park trees.

Recommended Technical Specifications/Details

Structure & Stage	Performer/Operations Support
• Bandshell Height: 25 ft. acoustic shell (stage to shell above) • Stage Height: 3 to 4 ft. elevated above grade • Stage Width: 40 ft. span plus 15 ft. wide wings on each side • Stage Depth / Length: 30 ft. clear depth • Total Stage Area: 1,200 sq. ft. performance area • Dance Floor: 100 ft. wide by 60 ft. deep	• Green Room: Climate-controlled performer lounge with private restroom, dressing stations, & vanity • Storage Facility: Secure, weather-proof room for risers, instruments, and production gear • Loading Dock: Dedicated ground-level dock with double-door stage access for rapid load-in/out • Fencing for alchohol consumption permits
A/V & Acoustics	**Electrical/Lighting/Controls**
• Speaker System: Concert-grade line-array sound system • Acoustic Shell Architecture: Engineered structural canopy optimized for maximum acoustic throw and minimum off-site noise bleed • LED Screen: IP65 rated LED screen of approximately 900 sq. ft.	• Electrical Service: high-capacity power panel with isolated grounds • Stage Lighting: Integrated LED theatrical rig with automated moving heads & DMX controller • Control Center: FOH mixing booth with multi-channel snake conduits & wireless control integration

Focus Area: Bandshell Modernization





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Focus Area: Armory Adaptive Reuse

Total Estimated Cost: $4m

Context

Adapts the historic Armory (~10,000–14,000 sq. ft.) from maintenance storage into a community restaurant and event destination. Converts the rear gravel lot into a dedicated multi-court pickleball complex with sports lighting and acoustic dampening. This project is currently in progress.

Recommended Technical Specifications/Details

Armory	Infrastructure
• ~10,000–14,000 sq. ft. interior rehabilitation • Commercial chef's kitchen with grease trap/hood	• Upgraded 400A electrical service, water, gas, and grease lines
Pickleball	
• Concrete courts • Dark-sky LED sports lighting • Perimeter fencing	

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Draft Armory rendering

Focus Area: Armory Adaptive Reuse



Draft Armory Plans

4.8 Armory Reuse

Focus Area: Market Street Water Feature

Total Estimated Cost: $6-8m

Context

Constructs a 400–600 ft. engineered stream starting at Market Street and Ridge Road, flowing north into Fairmount Park. Functions as an urban park gateway featuring native cobble, a 10 ft. wide multi-use trail, an outdoor fitness gym, and shade trees. The goal is to improve water quality by recirculation and to but the "river" back in "Riverside." Reclaimed water flows from Ridge Road to Lily Ponds at Fairmount Lake.

Recommended Key Objectives Prior to Design/Construction

- **Hydraulic Modeling:** Design a recirculating water system with filtration and automatic top-off.
- **Subsurface Review:** Conduct noninvasive radar testing along the linear path.
- **Riparian Design:** Partner with tribes to choose native wetland plants and river cobble.
- **Community Safety Outreach:** Gather neighborhood input on walkway safety, lighting, and fitness gear.
- **Urban Forestry:** Protect established trees while planting new shade trees with root barriers.

Recommended Technical Specifications/Details

Water Feature	Walkway
• 400–600 linear ft. cobble stream bed • Underground vault housing UV/cartridge filtration & pumps • Bio-swale aquatic edges	• 10 ft. wide exposed-aggregate or permeable paver path • Integrated stone seating ledges and benches • New native shade trees
Amenities	**Infrastructure**
• 6–8 stations for station-to-station workout equipment over impact safety surfacing	• Automated water sensors, backflow preventer, smart controls • Pedestrian LED bollards, and low-voltage accent lighting



River Walk Trail

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Focus Area: Market Street Water Feature



4.9 Market St Water Feature

Focus Area: Lakeside Terrace

Total Estimated Cost: $1m

Context

Replaces a sloping dirt bank east of Stewarts Boathouse with tiered concrete seating walls, public art integration, turf grass, and 12-inch shoreline cobble armor. Involves removing six non-native palm trees and replacing them with shade trees. This will allow water viewing and will be a great place for weddings or photography.

Recommended Key Objectives Prior to Design/Construction

- **Geotechnical Evaluation:** Assess soil stability and shoreline erosion dynamics.
- **Archaeological Survey:** Execute noninvasive cultural resource testing along the lake edge.
- **Public Art Collaboration:** Partner with local tribes and artists to design retaining wall art panels.
- **Community Outreach:** Gather feedback on terrace seating usage and event viewing arrangements.
- **Regulatory Permits:** Obtain shoreline modification permits for regulatory approvals.
- **Vegetation Management:** Manage palm tree removals and select low-water turf grass.

Recommended Technical Specifications/Details

Terrace	Shoreline
• 3–4 tiered cast-in-place concrete seating walls (18–24" high) • Integrated bas-relief/mosaic public art • Drought-tolerant turf tiers	• 12-inch natural river cobble shoreline protection with geotextile fabric backing
Landscape	**Infrastructure**
• Concrete promenade linking to Stewarts Boathouse • Replacement of palm trees with native shade trees	• Continuous ADA ramp access across tiers • Under-cap LED strip lighting • Protective anti-graffiti clear sealer on all walls



SoFi Stadium - Studio MLA

DRAFT

Focus Area: Lakeside Terrace



4.10 Lakeside Terrace

Focus Area: East Park Entries

Total Estimated Cost: $5m + $10m parking deck

Context

Provides a welcoming entrance to the park and solves park access and parking shortages by introducing a single-lane roundabout at Market Street and expanding capacity from ~210 to ~540 total spaces. Features a new two-level parking deck south of the tennis courts, surface lots on the former City Yard, and lot restriping. Parking facilities will be designed to allow controlled access after park operating hours for enforcement purposes. Utilizes the former tennis courts for a plaza that could host car shows and extra bandshell parking.

Recommended Key Objectives Prior to Design/Construction

- **Traffic Modeling:** Conduct vehicle, pedestrian, and bicycle flow analyses for the roundabout.
- **Subsurface Testing:** Complete noninvasive testing across City Yard and parking deck sites.
- **Community Connectivity:** Engage local stakeholders on event traffic management and safety.
- **Regulatory Approvals:** Secure formal approvals from Traffic Commission.
- **Environmental Controls:** Minimize tree removal and incorporate bioretention swales.

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Recommended Technical Specifications/Details

Roadways	Parking
• Modern single-lane roundabout engineered for emergency/bus turning radii • Monument entry & decorative lighting	• Two-level cast-in-place or precast concrete parking deck • Paved surface lot on former City Yard • Restriped main lot (~193 spaces)
Safety and Wayfinding	**Infrastructure**
• RRFB rapid-flashing crosswalks • Architectural wayfinding signage directing visitors across park features	• 20 ft. LED pole luminaires • Electrical rough-ins for 20+ EV chargers

Focus Area: East Park Entries



4.11 East Park Entries

Focus Area: Olmsted Drive

Total Estimated Cost: $3m

Context

Re-aligns Dexter Drive and proposes renaming to Olmsted Drive to honor the park's history. This includes bringing the roadway up to citywide engineering standards.

Recommended Key Objectives Prior to Design/Construction

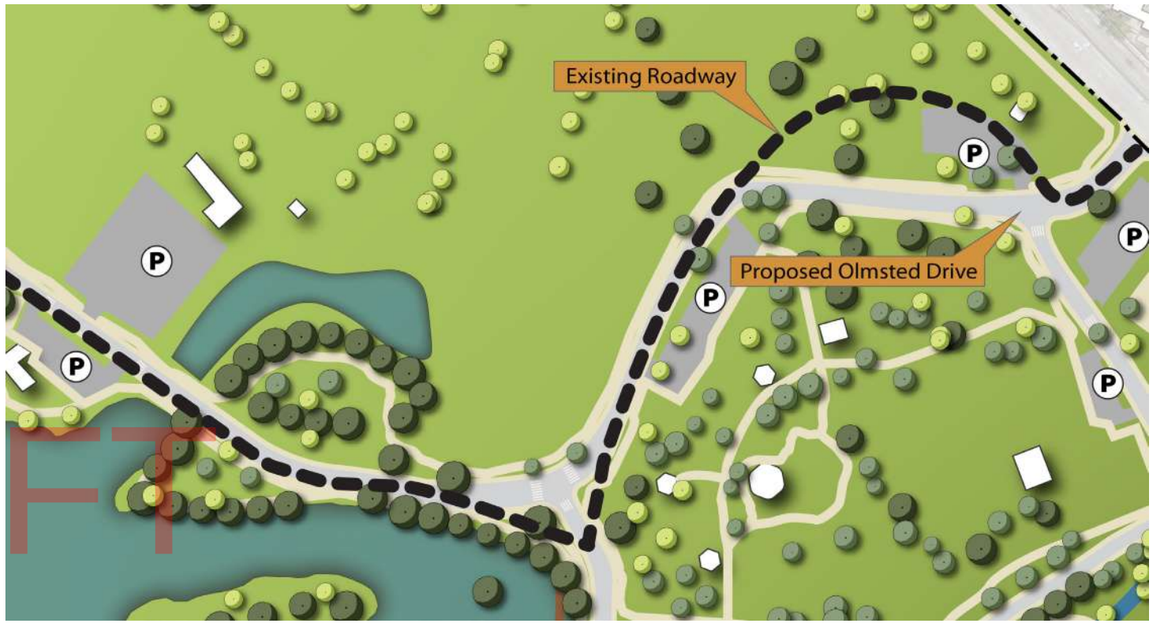
- **Traffic Modeling:** Conduct vehicle, pedestrian, and bicycle flow analyses.
- **Subsurface Testing:** Complete noninvasive testing.
- **Community Connectivity:** Engage local stakeholders on traffic management and safety.
- **Regulatory Approvals:** Secure formal approvals from Transportation Board.
- **Environmental Controls:** Minimize tree removal and incorporate bioretention swales.

Recommended Technical Specifications/Details

Roadways	Lighting
• Monument entry & decorative lighting • Re-aligned Dexter Drive/Olmsted Lane • To follow engineering standards for City roadways • Fencing adjacent to the golf course	• 20 ft. LED pole luminaires

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Focus Area: Olmsted Drive



4.12 Olmsted Drive

Focus Area: Causeway Bridge

Total Estimated Cost: $2.5-3m

Context

Reconstructs the Redwood Drive bridge over the canal connecting Fairmount Lake and Lake Evans. Elevates vertical clearance to 8.5–10 ft. to allow swan boats to pass while bringing vehicular, bike, and pedestrian decks up to modern structural and ADA standards.

Recommended Key Objectives Prior to Design/Construction

- **Hydraulic Modeling:** Model canal hydrodynamics to optimize pier spacing and boat clearance.
- **Subsurface Survey:** Conduct noninvasive testing along both bank abutments prior to piling work.
- **Traffic Coordination:** Notify public regarding detours and temporary canal closures.
- **Multi-Agency Permitting:** Secure permits from Army Corps, Water Board, and Fish & Wildlife.
- **Ecosystem Safeguards:** Deploy turbidity curtains to protect aquatic life during construction.

Recommended Technical Specifications/Details

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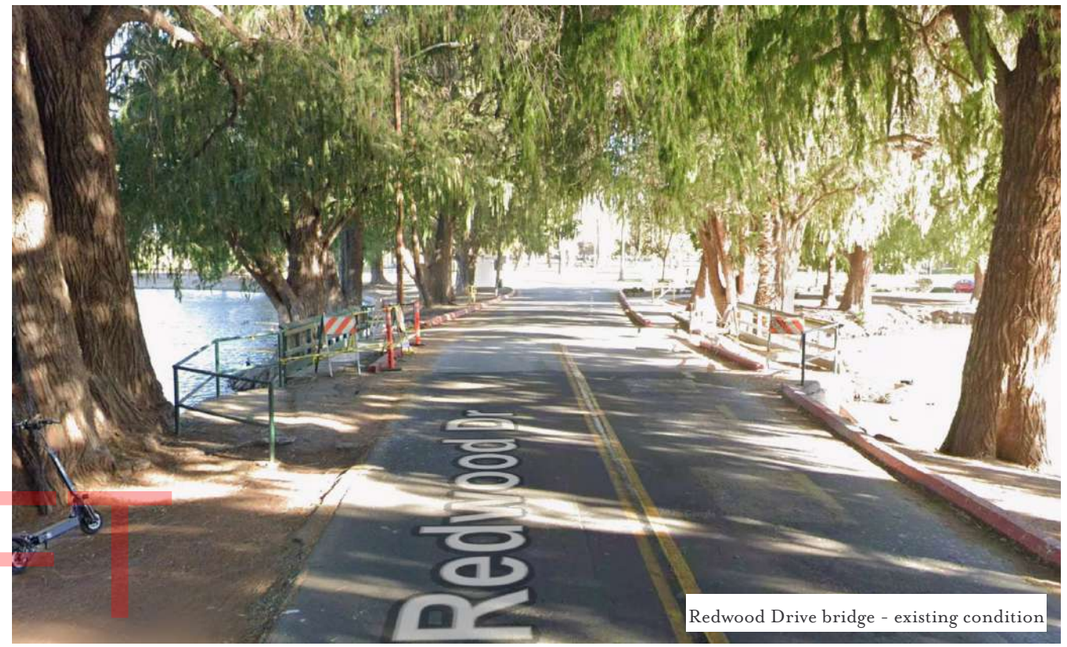
Deck/Mobility

- Two 11 ft. vehicular lanes
- 10 ft. Class I multi-use separated path
- Continuous <5% ADA slope

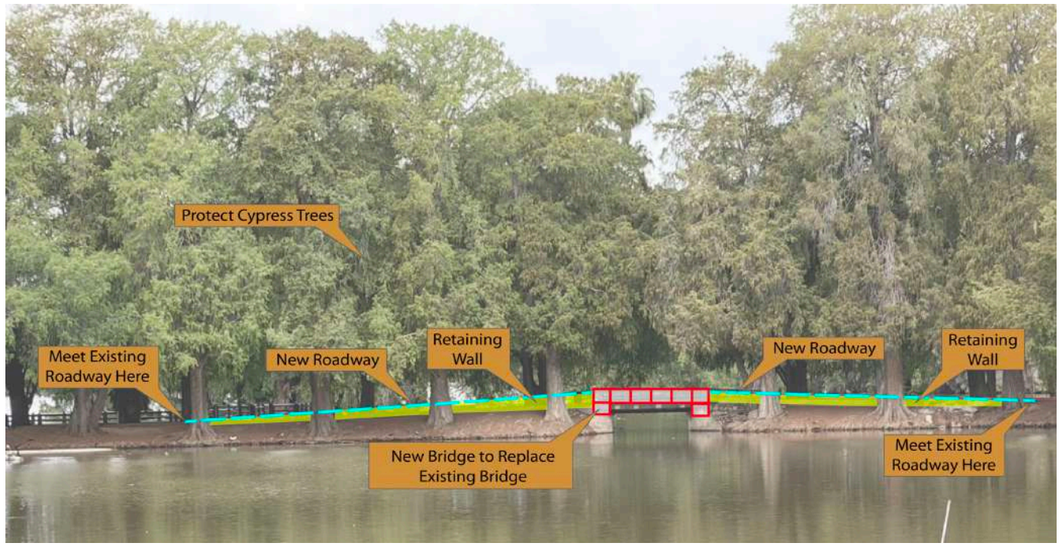
Infrastructure

- Internal conduits for power, fiber, and irrigation
- Rip-rap stone armor and bio-engineered bank plantings

Focus Area: Causeway Bridge



Redwood Drive bridge - existing condition



4.13 Causeway Bridge

Focus Area: Lake Evans Spillway

Total Estimated Cost: $1.5-2m

Context

Resolves chronic flooding at the western end of Lake Evans by replacing the open-spillway road section with an elevated multi-cell precast box culvert system. Raises the roadway 3–5 ft. above peak flood pool levels to keep travel lanes and paths open during high water events.

Recommended Key Objectives Prior to Design/Construction

- **Dam Safety & Hydrology:** Complete flood routing models to size culverts for 100-year storms.
- **Subsurface Evaluation:** Conduct noninvasive ground testing along western embankments.
- **Emergency Traffic Notice:** Issue public notifications and set emergency detours during road work.
- **Multi-Agency Permitting:** Secure permits from Army Corps, Water Board, and Fish & Wildlife.
- **Erosion & Silt Control:** Implement strict sediment filtration during channel excavation.

Recommended Technical Specifications/Details

Culverts	Roadway
• Precast concrete multi-cell box culvert system • Concrete headwalls/wingwalls • Rip-rap scour protection	• Road grade raised ~3–5 ft. above maximum flood pool • Heavy-duty asphalt paving • 10 ft. separated multi-use path
Safety	**Infrastructure**
• Combination pedestrian/vehicular crash barrier guardrails • Solar/LED roadway safety lighting	• Temporary cofferdams & bypass pumps • Automated water-level telemetry sensors

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Focus Area: Lake Evans Spillway



Lake Evans spillway on Dexter Drive - Existing condition



Lake Evans spillway on Dexter Drive - Future spillway

Focus Area: Lake Improvements

Total Estimated Cost: Ongoing Maintenance Costs

Context

Comprehensive environmental restoration across the Fairmount Park lake system will reduce toxic algae blooms, restore fish/wildlife habitats, and improve water clarity. Combines aeration with shoreline improvements. Proposed lily ponds are part of the lake improvements.

Recommended Key Objectives Prior to Design/Construction

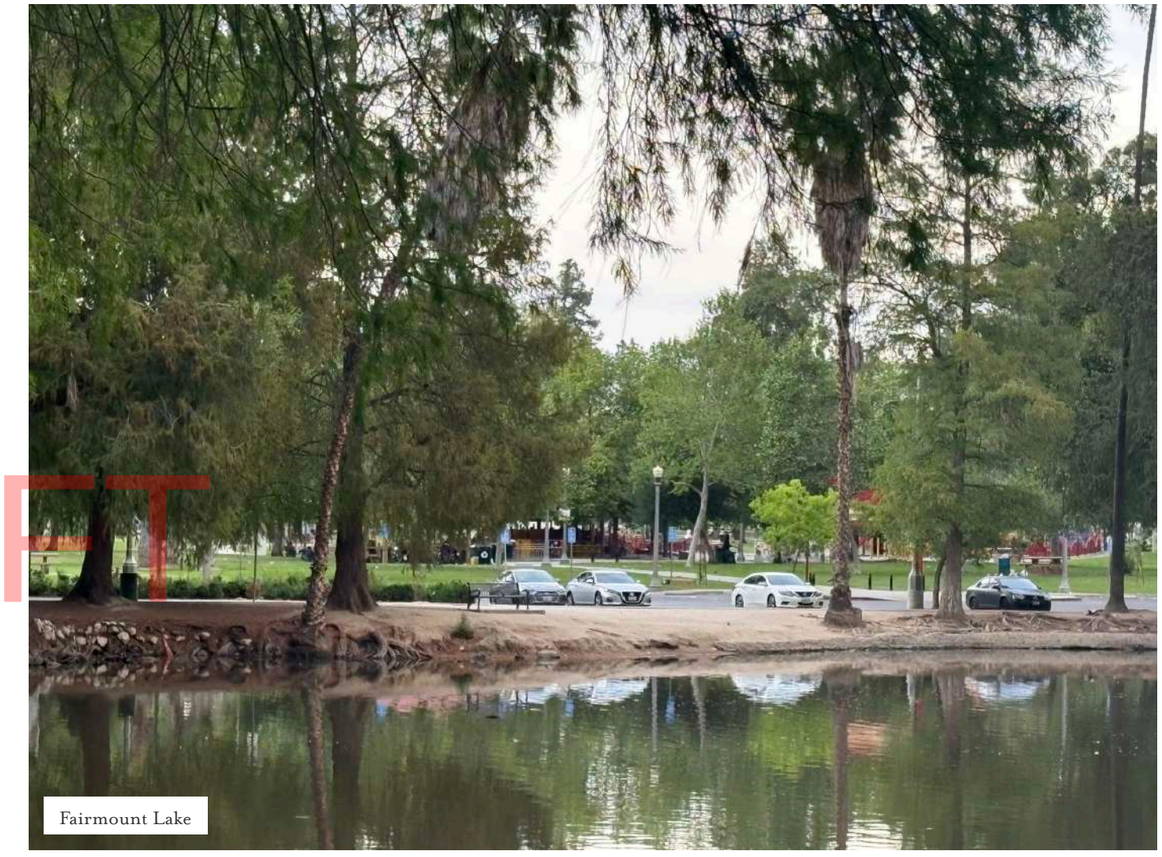
- **Water Baseline Sampling:** Conduct multi-season sampling for oxygen, nutrients, and clarity.
- **Sonar Benthic Mapping:** Execute noninvasive sonar mapping of bottom sediment depths.
- **Stewardship Education:** Launch public programs addressing watershed health and waterfowl feeding.
- **Wildlife Safeguards:** Schedule installations around bird nesting and fish spawning cycles.

Recommended Technical Specifications/Details

Landscape	Bio-Filtration
• Plant Cypress trees to stabilize the shoreline • Use lake water for irrigation	• Native riparian buffer plantings (bulrush/cattails)
Monitoring	**Maintenance**
• Real-time telemetry sensors (pH, dissolved O2, turbidity) • Non-chemical ultrasonic algae control transducers	• Regular harvesting/removal of invasive aquatic plants • Periodic application of muck-reducing natural enzymes • Dredging every 1-2 years

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Focus Area: Lake Improvements



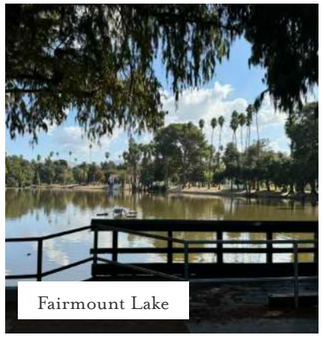
Fairmount Lake

Master Plan Summary

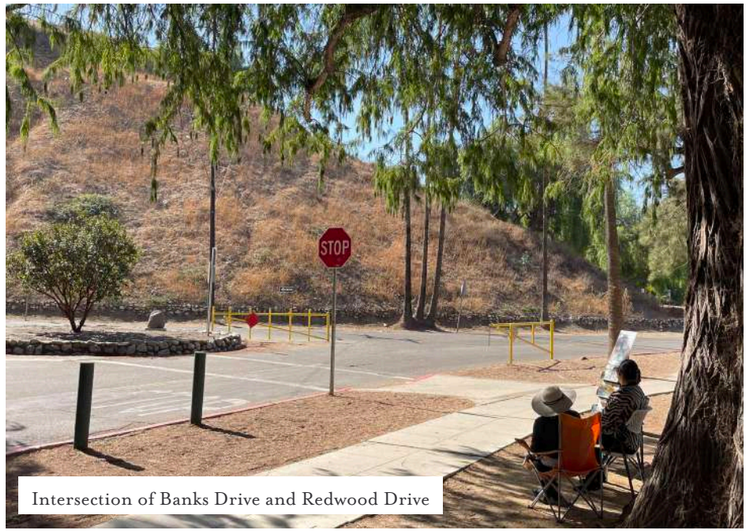
The Fairmount Park Master Plan includes both general recommendations as well as specific recommendations throughout the park as presented in the previous section, “Focus Areas”. All recommendations were developed in direct response to input and feedback from the Fairmount Park Master Plan Task Force, community members, Tribal representatives, and stakeholders. The following pages present recommendations for a landscape plant palette, design guidelines, and implementation and next steps.



Carousel playground



Fairmount Lake



Intersection of Banks Drive and Redwood Drive

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CHAPTER 5
LANDSCAPE PLAN



Landscape Master Plan

The identity of Fairmount Park is anchored by its living landscape which serves as a dynamic tapestry of urban forestry, a refuge from extreme heat, tranquil waters, and open space that defines the park's enduring character and historical identity. Central to this visual and spatial experience is the park's collection of mature specimen trees, which stretch across the park grounds and golf course. Many of these majestic trees are officially designated on the Riverside Cultural Heritage Register, standing as living monuments to the community's heritage and forming the fundamental backbone of the park's historic framework.

Preserving this irreplaceable legacy is central to the Master Plan. Priority focus is given to safeguarding the mature, stately cypress trees framing the water edges of Lake Evans and Brown Lake. To honor the natural shoreline aesthetic, non-native palms and invasive flora along the lake edges will be selectively removed where feasible and replaced with moved Historic cypress, reinforcing a cohesive shoreline design. Concurrently, iconic landscape groupings, such as the distinctive cluster of palm trees surrounding the historic Izaak Walton Building, will be retained and enhanced to celebrate key architectural anchors within the grounds.

For long-term sustainability, this Plan recommends an ongoing partnership with Parks & Recreation staff and and landscape specialists. Through continuous inventory updates, invasive and non-native species will be systematically identified and removed. In their place, climate-resilient, drought-tolerant, near native and native species will be re-introduced, improving overall ecological health while upholding the original design vision envisioned by the Olmsted Brothers. Through this balanced approach of preservation, restoration, and intentional stewardship, the park will retain its iconic historic essence for generations to come.



5.1 Landscape Master Plan

The following section provides a detailed explanation of the various potential improvements to the park's landscape and quality of plant materials, outlining targeted strategies to balance safety, heritage, and ecological health.

High Priority Removals

Safeguarding park visitors requires addressing high-risk species in heavy-traffic zones:

Mexican Fan Palms (Washingtonia robusta): Highly flammable dead frond skirts pose significant fire risks, while annual maintenance requires costly specialized bucket trucks.

Eucalyptus Species (E. camaldulensis, E. globulus): Susceptible to Sudden Branch Drop Syndrome on hot summer days, creating severe liabilities over high-target areas like playgrounds, picnic benches, and lawns. Phased removal is recommended.

Historic Olmsted Design

Aligning future plantings with the original Olmsted Brothers framework requires modern adaptations for climate resilience:

Lake Evans Shorelines: Re-establish Montezuma Cypress (Taxodium mucronatum) along water edges to thrive in clay soils and build a thousand-year canopy legacy.

Anthracnose & Borer Resistance: Replace disease-prone native sycamores in turf settings with resilient London Plane cultivars like 'Columbia' or 'Bloodgood' (Platanus × acerifolia).

Climate-Adapted Substitutions: Swap declining ash and maple trees for drought-hardy, pest-resistant male Chinese Pistache ('Keith Davey') or Red Push Pistache (Pistacia × 'Red Push').

Tribal Heritage

Honoring the ancestral lands of the Cahuilla, Tongva (Gabrielino), Serrano, and Luiseño tribes involves cultivating species deeply tied to regional indigenous history. (For a comprehensive guide, refer to the full tribal plant list in Appendix A.)

Coast Live Oak (Quercus agrifolia): Historically provided a vital staple food source through acorns, along with medicinal bark washes and sacred cultural symbolism.

Western Sycamore (Platanus racemosa): Traditional council trees along natural waterways, offering essential shade, medicinal infusions, and wood for tools and shelters.

Honey Mesquite (Prosopis glandulosa var. torreyana): A key source of protein and carbohydrates, providing sweet meal from seed pods and durable wood for building posts.

Arroyo Willow (Salix lasiolepis) & Red Willow (Salix laevigata): Provided inner bark for pain-relieving teas and pliable shoots for traditional coiled and twined basketry.

Mexican Elderberry (Sambucus nigra ssp. caerulea): Used for respiratory remedies and crafted into traditional musical instruments and flutes.

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Targeted Site Planting

Specific zones across the park require tailored botanical solutions to withstand compaction and environmental stress:

Band Shell Lawn: Utilize structural soils or Silva Cells beneath heavy-foot-traffic turf to support clear-trunked London Plane or Western Sycamore trees.

Water-Wise Planters & Medians: Deploy non-invasive, heat-tolerant options such as Desert Museum Palo Verde (Parkinsonia 'Desert Museum') and Red Push Pistache.

Century Oak Groves: Establish 50 local container-grown Coast Live Oaks and Engelmann Oaks (Quercus engelmannii) in protected pockets to prevent future canopy collapse as heritage trees age out.

Urban Air Quality

Proximity to State Route 60 necessitates smart zoning to minimize ground-level ozone formation:

Biogenic VOC Mitigation: While native oaks offer irreplaceable value, high-emitting species release Biogenic Volatile Organic Compounds (BVOCs) that react with freeway exhaust under sunlight to form smog.

Strategic Canopy Zoning: Position high-emitting oaks within interior park groves, while planting low-emitting screens (London Plane, Desert Willow, Western Redbud) along freeway borders and arterial roads.

Spring Rancheria / Boy Scout Camp

Restoring riparian habitats near the Santa Ana River requires a multi-tiered approach combined with dedicated long-term care:

Planting Palette: A layered canopy of Fremont Cottonwood, Western Sycamore, and Willows, paired with a mid-story of Mule Fat and Lemonade Berry, and a Deer Grass ground cover.

Post-Grant Maintenance: City Council commitment for ongoing spot-treatments is essential to prevent invasive species like Arundo donax from choking out young native plants after initial grant funding ends.

Irrigation & Soil Hydrology

Modernizing watering practices preserves mature root systems and lowers municipal costs:

Decoupling Turf from Trees: Remove turf sprayers from beneath oak driplines to prevent root rot diseases like Phytophthora, replacing them with coarse wood mulch and low-flow bubblers.

Sub-Irrigation Integration: Leverage natural high water tables near Lake Evans to nourish shoreline plantings directly, reducing overall water reliance.

Pests and Disease

Active monitoring is vital to protect key canopy species from emerging biological threats:

Polyphagous Shot Hole Borer (PSHB): Vigilance against PSHB and Fusarium Dieback is critical to prevent vascular choking and rapid branch dieback in sensitive species like Box Elder, Sycamore, and Cottonwood.

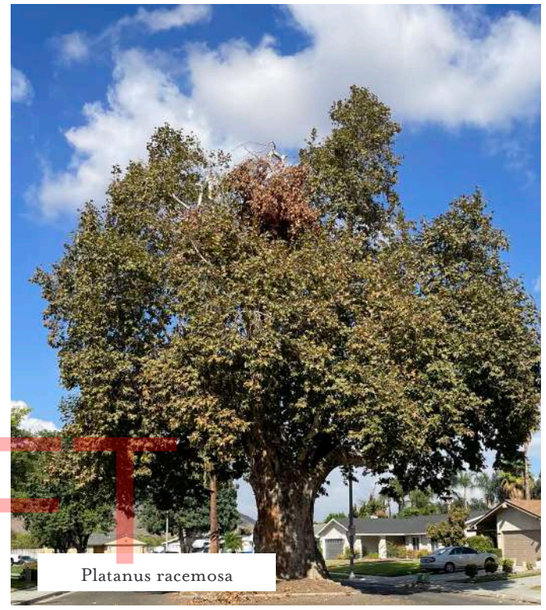
Plant Palette

The plant palette for Fairmount Park establishes a sustainable, culturally rich framework that honors both the site's ecological future and its deep historical roots. Priority is given to native and drought-tolerant species that thrive in the local climate, reduce water consumption, and strengthen urban ecosystem health.

Equally vital to this palette is the recognition of plants and landscapes held in deep cultural significance by local tribal communities. By highlighting indigenous flora traditionally used for food, medicine, basketry, and ceremonial purposes, the plan creates a meaningful opportunity for a dedicated Tribal Garden. This space will celebrate native ethnobotany, serve as an educational and cultural resource, and foster ongoing collaboration with local tribal partners to honor the land's enduring heritage.



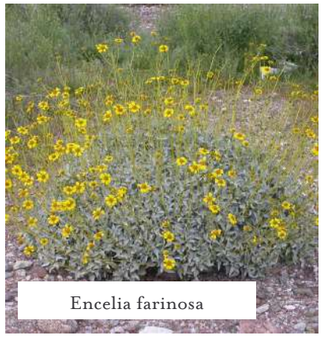
Epilobium californicum



Platanus racemosa



Muhlenbergia rigens



Encelia farinosa

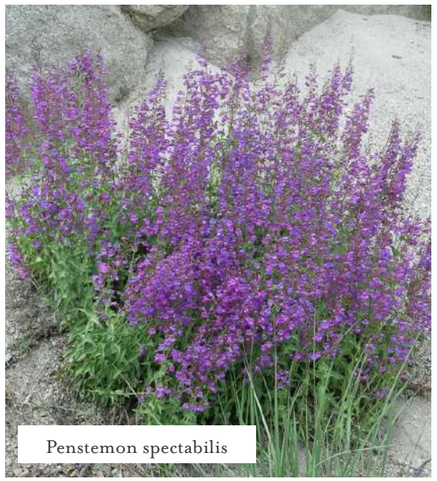


Taxodium mucronatum



Peritoma arborea

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Penstemon spectabilis



Salvia apiana

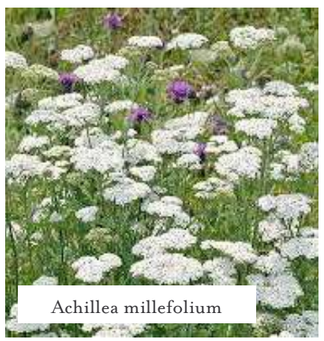
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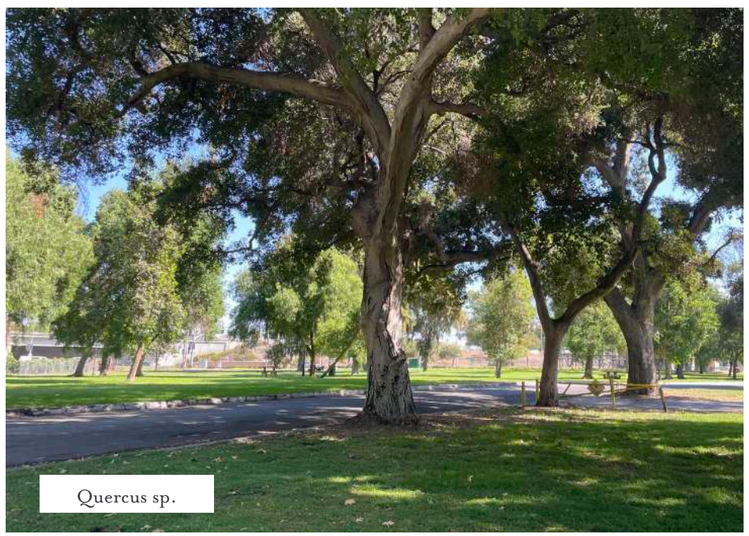
Sphaeralcea ambigua



Platanus acerifolia



Achillea millefolium



Quercus sp.



Salvia mellifera

Maintenance

Landscape maintenance at Fairmount Park extends far beyond routine operations like mowing turfgrass and clearing weeds. True maintenance is an active form of ecological stewardship, focused on protecting the long-term vitality, structural integrity, and historic continuity of the park's urban canopy and living infrastructure. Lake maintenance should include dredging every one to two years.

At the core of this stewardship is the continuous health monitoring and preservation of the park's mature specimen trees. Many of these aging giants are highly vulnerable to pests, pathogens, environmental stressors, and wood-decay fungi. To prevent loss, maintenance protocols require dedicated tracking and health assessments to monitor vulnerable species, catch early indicators of disease, and implement targeted arboricultural interventions.

Simultaneously, maintenance efforts serve as an ongoing ecological restoration mechanism. By systematically identifying and removing invasive landscape, staff and volunteers can gradually transition impacted areas toward native plant communities. Replacing invasive species with resilient native plantings strengthens soil health, reduces water demand, and preserves the authentic historic character of the park landscape for the future.

CHAPTER 6
DESIGN GUIDELINES

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Design Guidelines

Introduction

The design guidelines presented in this chapter establish a framework of qualitative best practices intended to guide future improvements within the park. Rather than functioning as prescriptive standards or rigid requirements, these guidelines are intentionally subjective and aspirational, providing direction on character, form, and experience while allowing for thoughtful interpretation to support the original Olmsted Brothers' vision for the park. They are meant to support design excellence, consistency, and long-term stewardship of the park's unique identity, while remaining adaptable to evolving needs, funding realities, and site-specific conditions.

Successful application of these guidelines relies on professional judgment and collaborative review during the implementation phase. Proposed projects and improvements should be evaluated by Parks and Recreation staff to ensure alignment with the intent of the Master Plan, responsiveness to community values, and compatibility with operational considerations. Through this review-based approach, the guidelines serve as a shared reference point—informing decisions, encouraging high-quality design, and reinforcing the overarching goals of the Master Plan—while allowing flexibility to respond to opportunities and constraints as they arise.

Building Design

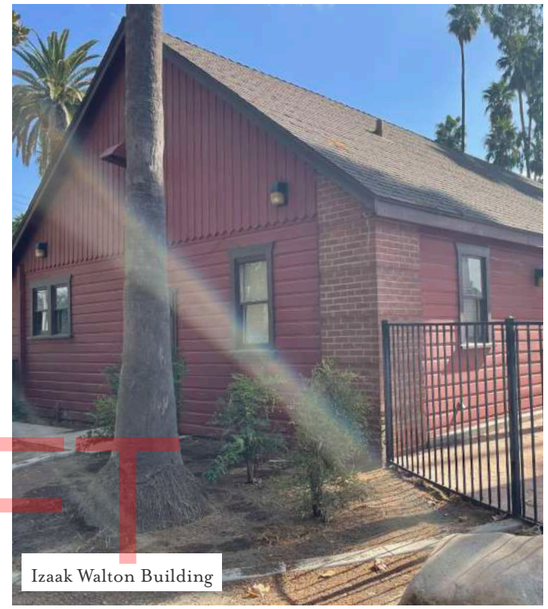
i. Position new structures to facilitate a connected open space network and usable outdoor spaces.

ii. Position new structures to avoid blocking views towards significant features of Fairmount Park such as the lakes or North Hill.

iii. Design in "back-of-house" uses and needs with a focus on screening and minimizing visual or noise impacts to park users.

iv. New construction designs should be considerate of the collection of existing buildings and/or the character of any building to receive an addition. New construction should reinforce and not mimic the collective architectural styles represented in the park.

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Izaak Walton Building



Bandshell Wing



Stewarts Boathouse

Landscape

i. Site Furnishings and Materials

1. Site furnishings should be standardized over time to provide ease of maintenance and a sense of connection across Fairmount Park.

2. Place clusters of benches near playgrounds, lakes, gathering spaces, shade, and building entrances while ensuring clear paths of travel.

3. Provide supportive furnishings such as trash and recycling receptacles near benches, tables, chairs, or other areas which encourage gathering.

4. Site furnishings should be selected for their durability and match the climatic conditions at Fairmount Park. Consider seat walls or seat walls/planter walls to informally supplement tables, chairs or benches.

5. Use special paving to designate a unique or prominent outdoor space or an area with high foot traffic.

6. Select bike racks that are secure and include three points of contact, which can be mounted to concrete walkways and plazas, and are consistent with the design character and style of the park.

7. Discourage securing bicycles to guardrails, handrails, and fixtures unintended for this purpose by providing dedicated bike racks at these locations.

8. A wide variety of concrete, brick, tile and stone can be used to highlight special places at Fairmount Park. Special paving materials may include: stone, brick, tile, colored and textured concrete and concrete pavers.

9. Lighting fixtures should be designed to minimize glare, light spillover, and energy conservation.

10. Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light spillover.

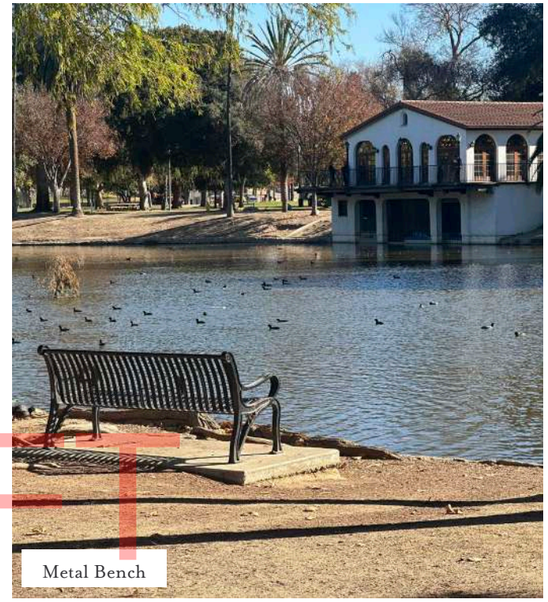
11. Encourage the use of dark sky compliant lighting to reduce offsite lighting impacts and glare.

12. Provide the minimum standard of light level for roadways, parking facilities, and walkways.

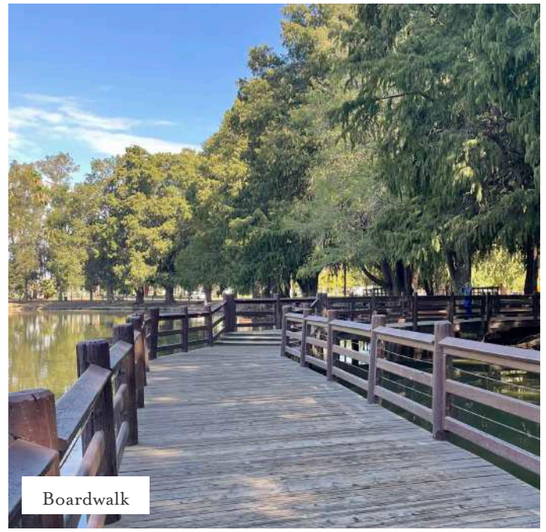
13. 10145 SMSS Drinking Fountains with Bottle Fillers should be used.

14. Concrete picnic benches should be used.

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Metal Bench



Boardwalk



Concrete Benches

ii. Landscape Materials

1. Continue to use soil management techniques to promote and maintain healthy soil, such as mulching with compost. Mulch shall be used for the purposes of slowing soil moisture evaporation, to control soil erosion, to control weed growth, and add nutrient content to the soil.

2. Group plants with similar water requirements to eliminate over-watering and under-watering plants.

3. Perform pruning and maintenance to establish fire protection zones if required.

4. Plant varieties should be natives suitable for the park's setting, terrain and climate. Refer to the Plant Palette section of the Landscape Plan chapter for more details.

5. Continue to develop and maintain a tree and planting palette for Fairmount Park.

6. A diverse plant palette should be considered where possible; the greater diversity of plants translates to a greater chance of survival from climate change, pests, diseases, etc.

7. The planting palette should consider appearance and maintenance throughout all seasons. The palette should include a variety of colors, textures, and fragrances throughout the different seasons.

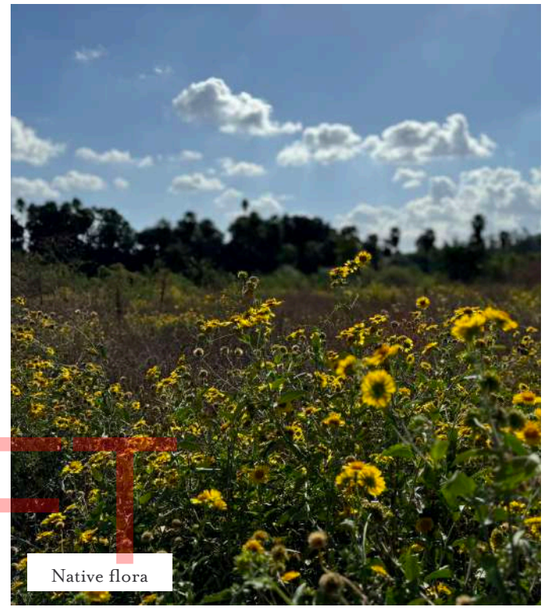
8. Low-maintenance and low-irrigation plants and trees should be considered and given preference for most planting schemes. Low water-use, drought-resistant, and climatically appropriate vegetation should be considered for all new building landscaping.

9. Plants and trees should reflect and reinforce the character of the existing park landscape. Trees should be big per Olmsted.

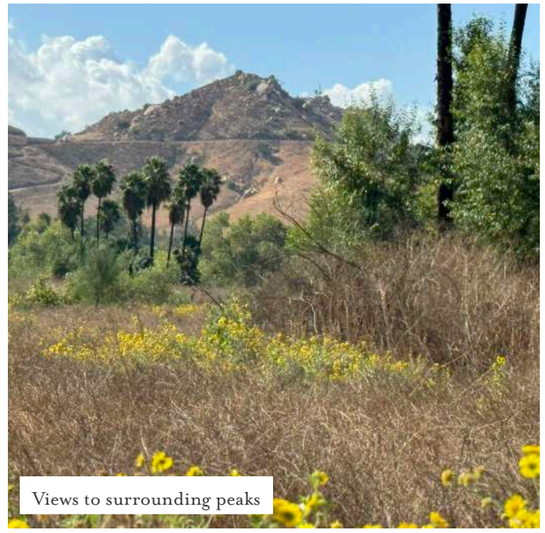
10. CalSense 3,000 irrigation controllers should be used.

11. CPTED standards should be followed to avoid hiding places.

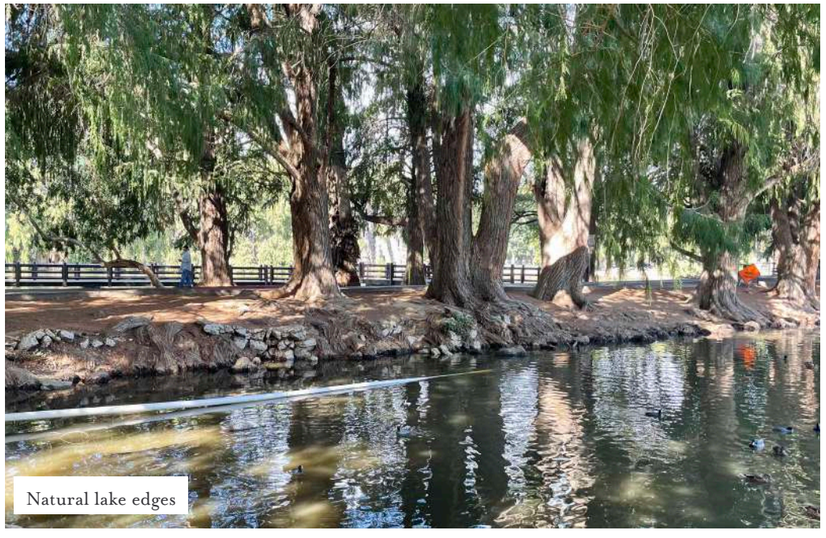
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Native flora



Views to surrounding peaks



Natural lake edges

Mobility

1. Provide ADA compliant routes from all major building entrances to ADA compliant parking stalls and campus shuttle stops.

2. Create bicycle sharrows on roadways to discourage bicycle traffic on sidewalks and pedestrian-only paths.

3. Provide accessible and visible crosswalks where none exist at roadway intersections as well as areas where pedestrians cross to access building entrances, parking lots or structures, or outdoor amenities.

4. Crosswalks shall be perpendicular to roadway travel direction to the extent feasible and should be one of the two following design types:

   a. 12" wide painted white "Continental" or "Zebra" style crossing for most crosswalks. Roadway reflectors aligned with each stripe are recommended for additional safety in low light conditions.

   b. Unique paving crossing with automatically activated roadway light fixtures at areas of very high pedestrian and automobile traffic, as well as areas of significance or importance. These crossings are encouraged to be table or raised crosswalks to further lower roadway user speed.

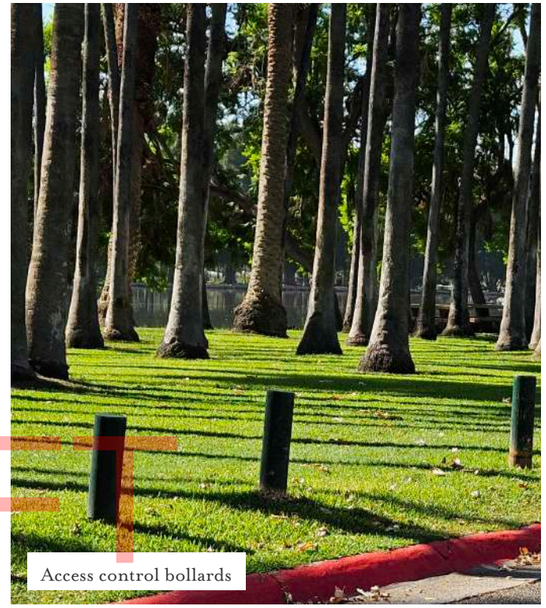
5. Maintain trees and shrubs near intersections and crosswalks to provide unobstructed sightlines between pedestrians in the crosswalk and roadway users.

6. Apply City of Riverside or Manual on Uniform Traffic Control Devices (MUTCD) engineering standards for sight distance, signage, and pavement markings for all crosswalks.

7. Install protective barriers between park space and vehicular parking lots and roadways to reduce conflicts between park users and drivers.

8. Provide connections to the Santa Ana River Trail (SART) where possible, including emergency vehicle access.

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Access control bollards



Walking paths



Walking paths and lake access

Parking

1. Delineate clear and separate paths of travel for pedestrians and automobiles wherever possible.

2. Consider integrating permeable/pervious pavements into parking areas if possible. Pervious pavements are designed to transmit rainfall through the surface to storage in a base course. This base course infiltrates to soils over time (clay soils require an increased base course depth and subdrains).

3. Drainage detention swales should be considered for stormwater runoff interception and filtration. Swales can be integrated adjacent to surface lots.

4. Install protective barriers between park space and vehicular parking lots and roadways to reduce conflicts between park users and drivers.

5. Parking on grass or landscaped areas is discouraged.

6. Design parking lots to have clear and enforceable entries and exits that can be managed and controlled with park operating hours and enforcement in mind.



Standard parking lot configuration



Landscape buffer



Access control at parking lot

CHAPTER 7
IMPLEMENTATION

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Introduction

The implementation strategy for the Fairmount Park Master Plan outlines the necessary steps, priorities, and coordination required to bring the community's vision to life. Realizing these improvements will occur over time through phased investments, public-private partnerships, and continued community engagement.

To ensure clear tracking and accountability, all key action items outlined throughout this master plan are compiled in the implementation table below. This matrix serves as a reference for project sequencing, funding strategy development, and departmental oversight as improvements move forward.

6.1 Implementation Table

Implementation Action	Priority Level	Cost Range	Timeline	Lead Department	Permitting Requirements / Difficulty	Community Involvement in Design
Focus Area: Golf Course Option A	Low	$$$$	2-5 years	Parks & Recreation / Golf	Medium	High
Focus Area: Golf Course Option B	Medium	$$$	2-5 years	Parks & Recreation / Golf	Medium	High
Focus Area: Golf Course Option C	Medium	$$$	2-5 years	Parks & Recreation / Golf	Medium	High
Focus Area: Golf Course Option D	High	$	1-2 years	Parks & Recreation / Golf	Low	Medium
Focus Area: Bandshell Modernization	High	$$$	2-5 years	Parks & Recreation	High	High
Focus Area: Armory Adaptive Reuse	High	$$	Under 1 year	Parks & Recreation	High	High
Focus Area: Market Street Water Feature	Low	$$$	2-5 years	Engineering / Public Works	High	Medium
Focus Area: Lakeside Terrace	Low	$$	2-5 years	Parks & Recreation	Medium	Medium
Focus Area: Park Entries	High	$$$	5-10 years	Engineering / Public Works	High	Medium
Focus Area: Olmsted Drive	High	$$	2-5 years	Engineering / Public Works	High	Medium

$ = up to $1m
$$ = $1m to $5m
$$$ = $5m to $10m
$$$$ = over $10m

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6.1 Implementation Table

Implementation Action	Priority Level	Cost Range	Timeline	Lead Department	Permitting Requirements / Difficulty	Community Involvement in Design
Focus Area: Causeway Bridge	High	$$$	5-10 years	Engineering / Public Works	High	Low
Focus Area: Lake Evans Spillway	High	$$$$	5-10 years	Engineering / Public Works	High	Low
Focus Area: Lake Improvements	High	$$$	ongoing	Engineering / Public Works	High	Low
Scouts Headquarters	High	$$	2-5 years	Parks & Recreation	Medium	Medium
Native American Garden	Low	$	2-5 years	Parks & Recreation	Low	High
Sidewalk Upgrades	High	$$	ongoing	Engineering / Public Works	Low	Low
Sport Court	Low	$	2-5 years	Parks & Recreation	Low	Low
Izaak Walton Bathroom	Medium	$	Under 1 year	Facilities	Medium	Low
Boat Dock and Paddle Boat Storage	High	$$	2-5 years	Parks & Recreation	Low	Medium
Lily Ponds	Medium	$$	2-5 years	Engineering / Public Works	High	Medium
Carriage House adaptive reuse	Low	$$	2-5 years	Parks & Recreation	High	High
Bath House adaptive reuse	Low	$$	2-5 years	Parks & Recreation	High	High
Landscape / Tree Planting	High	$$	ongoing	Parks & Recreation	Low	Low
Bike Paths to Santa Ana River Trail	Medium	$$	2-5 years	Parks & Recreation	Medium	Medium
Non Invasive Archaeological Survey	High	$	Under 1 year	Parks & Recreation	Low	High
Drop off and parking at the Rose Garden	High	$$	2-5 years	Engineering / Public Works	High	Low
Irrigation System for Utilizing Lake Water	Medium	$$$$	5-10 years	Parks & Recreation	High	Low
University Wash Improvements	Medium	$$$	2-5 years	Facilities	Medium	Low

$ = up to $1m
$$ = $1m to $5m
$$$ = $5m to $10m
$$$$ = over $10m

Next Steps

To move the Fairmount Park Master Plan from concept to reality, several key environmental, historic, and technical steps must be completed. The following initial actions will lay the groundwork for thoughtful improvements while protecting the park's rich historic and natural resources. Associated costs and the determination of whether the City can execute these next steps using in-house resources or will require specialized consultant support remain to be determined. Certain implementation steps may also be delivered through Requests for Proposals (RFPs) for public-private partnerships, similar to the existing operational models utilized at the Armory.

1. Environmental Review (CEQA)
Before physical improvements begin, the project will undergo environmental review in accordance with the California Environmental Quality Act (CEQA). This process evaluates potential impacts on local traffic, air quality, natural habitats, and surrounding neighborhoods, ensuring that park enhancements are designed responsibly and with public input.

2. Non-Invasive Archaeological Testing
Given the deep history of the Fairmount Park site, non-invasive archaeological testing (such as ground-penetrating radar) will be conducted prior to ground-disturbing work. This approach allows project teams to scan beneath the surface and identify potential cultural or historical resources without disrupting the ground.

3. Additional & Detailed Utility Surveys
Detailed field surveys will be performed across the park, focusing heavily on underground infrastructure. Mapping existing water, electrical, sewer, and storm drain utilities ensures that future construction avoids service disruptions and that modern infrastructure needs are fully understood.

4. Historic Recognition & Landscape Documentation
To protect Fairmount Park's historic integrity, the city will pursue listing on the National Register of Historic Places and complete a Historic American Landscape Survey (HALS) to document its design and evolution.

To qualify for placement on the National Register, a property must meet at least one of the following four criteria:

Criterion A (Event): Associated with events that have made a significant contribution to the broad patterns of history.

Criterion B (Person): Associated with the lives of significant persons in our past.

Criterion C (Design/Construction): Embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values.

Criterion D (Information Potential): Yielded, or may be likely to yield, information important in prehistory or history.

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5. Rehabilitation & Adaptive Reuse of Park Buildings
The park contains three key historic structures currently in need of restoration: the Carriage House, Boathouse, and Bathhouse. Because the overall goal is for Fairmount Park to be designated as a National Historic District, all restoration work will follow the Secretary of the Interior's Standards for Rehabilitation.

To determine viable reuse options and accurate renovation costs, a Design/Build approach utilizing a two-step evaluation process will be implemented:

Step 1: Due Diligence & Site Assessment
A team consisting of a general contractor, architect, and historic preservation consultant will perform a comprehensive walk-through of all three buildings. They will inspect structural conditions, electrical capacity, plumbing systems, and accessibility compliance, while identifying historical features that must be preserved. The output of this step will be a high-level assessment report summarizing visual findings, building code requirements, and historic significance.

Step 2: Concept Development & Costing
Building on the assessment report, the team will meet to establish a clear architectural direction. The architect will draft potential layout options for new uses, and the team will define the necessary building upgrades. The general contractor will then develop rough cost estimates based on these conceptual plans. Finally, the team will present the proposed designs, findings, and estimated budgets for community and leadership review.

Funding

Realizing the full vision of the Fairmount Park Master Plan requires a sustained, multi-faceted strategy for capital improvements, ecological restoration, and ongoing maintenance. To anchor these efforts, the Fairmount Forever initiative establishes a dedicated, long-term funding framework designed to channel community and philanthropic support directly into the park's future. Launching in fall 2026, the initiative will operate under the Riverside Community Services Foundation (RCSF) and adopt an agile, phased approach to giving. Rather than prescribing fixed sponsorship tiers ahead of project scoping, Fairmount Forever opens flexible giving opportunities that cultivate initial donor momentum while longer-term capital priorities are formalized.

To honor contributions across all levels, the framework introduces clear donor recognition pathways:

- Grassroots & Community Giving (Any Amount): Broad-based donor contributions are acknowledged across digital and municipal channels, including newsletter features, dedicated social media recognition, and placement on the official Fairmount Park webpage.
- Major Gifts & Legacy Contributions ($50,000+): Transformational gifts offer opportunities for high-impact stewardship, with potential naming rights and physical on-site recognition evaluated on a case-by-case basis and subject to formal approval.

Backed by unified leadership messaging across local leadership, Fairmount Forever establishes the infrastructure to capture early community enthusiasm while leaving a adaptable structure to integrate targeted campaign goals as specific master plan projects move into implementation.

While philanthropic contributions through Fairmount Forever build vital community investment, fully implementing and sustaining the Master Plan relies on a diversified, multi-layered funding portfolio. Combining municipal capital allocation, state and federal grant funding, special financing districts, and external partnerships ensures financial resilience across all phases of development and ongoing maintenance. Some additional options to consider for funding may include:

- Municipal Funding & Local Capital Programs Capital Improvement Programs (CIP): Phased capital projects will be integrated into the City's recurring CIP budgets for core infrastructure improvements, road resurfacing, utility modernizations, and facility upgrades.

- Municipal Bonds & Debt Financing: General obligation or revenue bonds can provide immediate capital for large-scale, high-priority projects, such as major lake remediation or multi-use trail construction, amortizing costs over the lifespan of the assets.

- Community Facility Improvement Districts (CFIDs) & Special Assessment Districts: Establishing localized assessment districts or CFIDs around surrounding commercial or residential corridors allows a portion of generated tax revenues or special assessments to be directly reinvested into adjacent park enhancements, security, and landscape maintenance.

- State & Federal Grant Programs: Active pursuit of competitive grant opportunities—including park equity grants, active transportation funds, urban forestry grants, and water quality restoration funds—will stretch municipal dollars for environmental and trail improvements.

- Regional & Transportation Grants: Leveraging regional mobility funds to support Class III bikeway connections, transit access improvements, and multi-use path extensions linking Fairmount Park to broader regional networks like the Santa Ana River Trail.

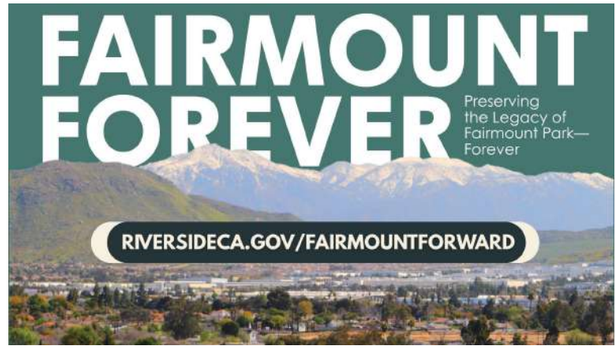
- Public-Private Partnerships (PPPs): Operational and capital-intensive facilities—such as historic structure reuse (similar to existing models at the Armory) or specialized concession facilities—can be delivered or managed through private operators under long-term ground leases or concession agreements, reducing city capital outlay and ensuring high-quality operations.

- Corporate & Institutional Sponsorships: Beyond individual giving via Fairmount Forever, dedicated corporate sponsorships can fund specific park amenities, seasonal event series, park facilities, or educational programming in exchange for structured, high-visibility corporate recognition.

- Concession & Revenue-Generating Agreements: Revenue generated through park concessions, event facility rentals, or vendor operations can be structured to support localized maintenance funds, directly offsetting day-to-day operational expenses within the park.

Additionally, there are projects which have already been funded prior to the completion of this plan which are listed below:

- Rose Garden
- Clean PPE Drainage
- Armory Reuse
- Pickleball
- University Wash
- CAL FIRE



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