



# Council agenda report

Meeting Date
May 20, 1997
Item Number

CITY OF SAN LUIS OBISPO

**FROM:** Paul LeSage, Director of Parks and Recreation

**SUBJECT:** SINSHEIMER PARK MASTER PLAN

## CAO RECOMMENDATION

By resolution, approve the Sinsheimer Park Master Plan.

## DISCUSSION

### Background:

Sinsheimer Park was developed on property leased from San Luis Coastal Unified School District. Current facilities include: an aquatic center, baseball stadium, adult softball field, tennis courts, parking, and a group picnic area. The major facilities, such as the aquatic center, baseball stadium, and the softball field, were developed as community projects with large quantities of volunteer labor and donated materials.

Even with these donations and several City improvement projects, a large portion of the park remains undeveloped. The proposed Master Plan completes those areas while making upgrades and improvements to existing portions of the park.

### The Process:

The Sinsheimer Park Master Plan was developed with significant public input and in close consultation with the Parks and Recreation Commission (PRC) and the Joint Use Committee (JUC). After the selection of a planning consultant, the landscape architecture firm of FIRMA, a public meeting was held to discuss the project on May 1, 1996. This meeting was publicly noticed to the entire City because of Sinsheimer's role as a community park. Residents of the surrounding neighborhoods were invited to the meeting via a mailed announcement. Approximately, 65 people attended the meeting, some on behalf of organizations that have regular activity in the park.

The clear consensus of that meeting was that before any major improvements were added, the existing facilities should be completed and the unfinished area of the park landscaped. The issues identified included:

- Repair existing facilities
- Define the park entrance
- Landscape unfinished areas
- Provide security lighting in the parking lot

- Do not create any new major facilities without more parking in the park
- Don't over plan with active elements
- Discourage nighttime loitering

This meeting was attended by the members of the PRC and JUC. Based upon the citizen input and that of the advisory bodies, a preliminary master plan was developed. The plan was reviewed by both advisory bodies until a final was developed. Members of the public also attended those meetings.

### **The Plan:**

The Sinsheimer Park Master Plan seeks to complete the park in a manner which enhances its use by the public without adding any new major facilities that tax existing park resources. The plan is divided into eight phases for scheduling within the budget process (see Attachment 1). The phasing priority was approved by both the Parks and Recreation Commission and the Joint Use Committee.

Phase 1: Improves the baseball stadium by replacing 455 seats that were removed due to safety reasons, places a fabric screen on the perimeter fences, updates the sound system to reduce spill over into the surrounding neighborhoods, and landscapes the slopes adjacent to the outfield areas.

Phase 2: Provides parking lot improvements and security lighting. A new park entry sign is also included.

Phase 3: Re-designs the central corridor of the park. Existing paths are expanded to handle bicycle traffic (the ultimate goal is to tie the railroad bikeway to and through the park). Site furnishings, such as benches, tables, and bike racks, are included. A small children's play area is to be added near the softball field.

Phase 4: Is the landscaping of the major undeveloped portion of the park. The intent is to provide a green belt buffer to the residents on Blvd. del Campo. This is accomplished with a turf area that includes a significant tree planting. This phase also ties the park to the railroad bicycle path.

Phase 5: Is a softball field maintenance project that improves maintenance and upgrades the light fixtures.

Phase 6: Landscapes the slopes adjacent to Sinsheimer School. The park and school are better tied together by adding additional stairs and a ramp.

Phase 7: Adds a park maintenance building near the baseball stadium.

Phase 8: Upgrades existing walks and paths in the park.

## CONCURRENCES

The Joint Use Committee approved the plan on July 23, 1996.

The Parks and Recreation Commission approved the plan on September 4, 1996.

The plan was reviewed and approved by the Architectural Review Commission (ARC) on November 18, 1996. The ARC recommended two changes to the plan: 1) elimination of the screen from the baseball stadium fence; and 2) addition of a restroom near the softball field.

These recommendations differ from those of the other advisory bodies and are not supported by staff.

Baseball stadium user groups specifically asked for the screening to encourage spectators to enter the stadium. This would also discourage loitering in the park and parking lot.

The restroom was considered and rejected in the planning process. There was clear consensus that the existing restroom was sufficient to meet the park needs. Additionally, there was a concern that locating a restroom near the railroad tracks would attract an undesirable element to the park.

The plan was also reviewed, modified, and approved by representatives of the San Luis Coastal Unified School District.

## FISCAL IMPACT

Phase 1	\$90,000
Phase 2	\$58,000
Phase 3	\$140,000
Phase 4	\$389,000
Phase 5	\$103,000
Phase 6	\$90,000
Phase 7	\$64,000
Phase 8	\$84,000

Approval of this Master Plan does not authorize its funding. Funding is allocated through the normal City budget process.

## ATTACHMENT

1. Resolution
2. Sinsheimer Park Phased Master Plan

RESOLUTION NO. (1997 Series)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN LUIS OBISPO  
APPROVING THE SINSEIMER PARK MASTER PLAN

WHEREAS, Sinsheimer Park is a major component of the City's Parks and Recreation system with facilities such as the SLO Aquatics Center, San Luis Obispo Baseball Stadium, tennis courts, and an adult softball field; and

WHEREAS, despite a number of community projects and City Capital Improvement Projects, a portion of the park remains uncompleted; and

WHEREAS, a master plan has been developed for the completion of the park; and

WHEREAS, that plan is based upon citizen input and prepared in close consultation with two City advisory groups, the Parks and Recreation Commission and the Joint Use Committee; and

WHEREAS, that plan completes the unfinished portions of the park and upgrades other park facilities without taxing existing park resources.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Luis Obispo does hereby approve the Sinsheimer Park Master Plan.

On motion of \_\_\_\_\_, and seconded by \_\_\_\_\_,  
and on the following roll call vote:

AYES:

NOES:

ABSENT:

the foregoing resolution was adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_  
Allen Settle, Mayor

ATTEST:

\_\_\_\_\_  
Bonnie Gawf, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Jeffrey Jorgensen, City Attorney

