SAN LUIS OBISPO

Parks + Recreation Blueprint for the Future: 2021-2041

Parks and Recreation Plan and General Plan Element Update

February 2021

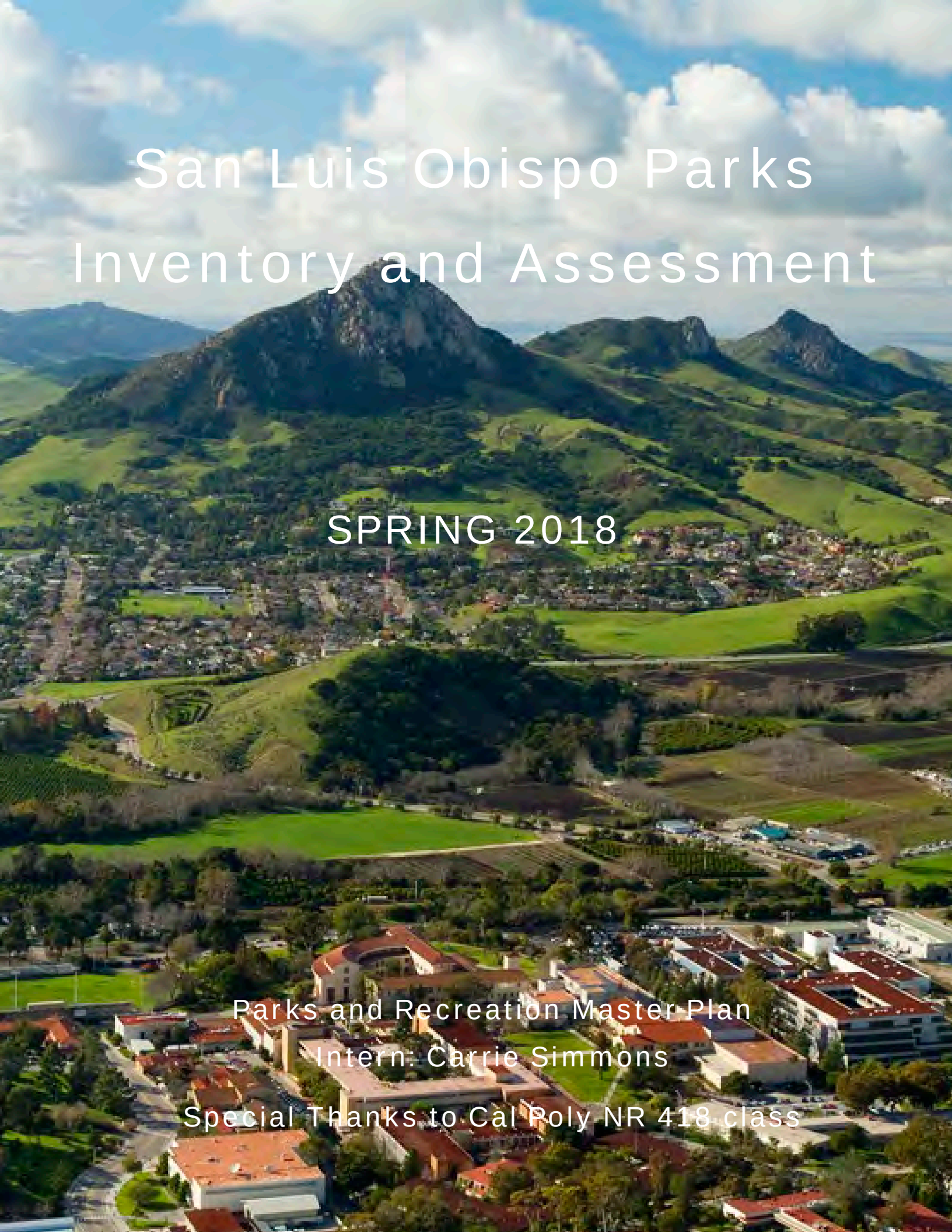
APPENDIX

CITY COUNCIL RESOLUTION

APPENDIX

B

COMMUNITY NEEDS ASSESSMENT



San Luis Obispo Parks Inventory and Assessment

SPRING 2018

Parks and Recreation Master Plan

Intern: Carrie Simmons

Special Thanks to Cal Poly NR 418 class

SLO PARK INVENTORY

Carrie Simmons & Cal Poly NR 418 2018 Winter Quarter

TABLE OF CONTENTS

Contents

Introduction 1

Methods 2

Definitions 3

Park Classifications 3

General Assessment Ratings 4

Rated & Not rated 4

Specific Ratings/Types for Features Defined 5

Map of SLO Parks **Error! Bookmark not defined.**

Park Inventory 21

1. Anholm Park 21

Park Report 21

2. Buena Vista Park 23

Park Report 23

3. Cheng Park 24

Park Report 24

4. Damon-Garcia Sports Complex 26

Park Report 26

5. Devaul Park 28

Park Report 28

6. Ellsford Park 30

Park Report 30

7. Emerson Park 31

Park Report 31

8. Eto Park 34

Park Report 34

9. Exposition Park 35

Park Report 35

TABLE OF CONTENTS

10. French Park 37

Park Report 37

11. Islay Park 40

Park Report 40

12. Jack House and Gardens 42

Park Report 42

13. Johnson Park 44

Park Report 44

14. Laguna Hills 46

Park Report 46

15. Laguna Lake 48

Park Report 48

Laguna Lake Golf Course Report 50

16. Meadow Park 51

Park Report 51

Meadow Park Neighborhood Center Facility Report 54

17. Mission Plaza 57

Park Report 57

18. Mission Plaza Extension 59

Park Report 59

19. Mitchell Park 60

Park Report 60

20. Poinsettia Park 61

Park Report 61

21. Priolo Martin Park 63

Park Report 63

22. Rodriguez Adobe Park 64

Park Report 64

23. Santa Rosa Park 65

TABLE OF CONTENTS

Park Report 65

24. Sinsheimer Park 67

Park Report 67

Sinsheimer Stadium Facility Report 69

25. Stoneridge Park 74

Park Report 74

26. Throop Park 75

Park Report 75

27. Triangle Park 76

Park Report 76

28. Vista Lago Park 77

Park Report 77

Conclusion 78

Assumptions 78

INTRODUCTION

Introduction

San Luis Obispo is home to 28 parks that are maintained and operated by the Parks and Recreation department. The 28 parks that were inventoried and assessed were the following:

1. Anholm Park
2. Buena Vista Park
3. Cheng Park
4. Damon-Garcia Sports Complex
5. De Vaul Park
6. Ellsford Park
7. Emerson Park
8. Eto Park
9. French Park
10. Islay Park
11. Johnson Park
12. Laguna Hills Park
13. Laguna Lake
14. Meadow Park
15. Mitchell Park
16. Santa Rosa Park
17. Sinsheimer Park
18. Throop Park
19. Vista Lago Park
20. Poinsettia Park
21. Triangle Park
22. Jack House
23. Rodriguez Adobe
24. Exposition Park
25. Mission Plaza
26. Mission Plaza Extension
27. Priolo-Martin Park
28. Stoneridge Park

This list was compiled and verified by the head of parks maintenance, Jeff Hendricks. Additionally, three park facilities were reviewed: Sinsheimer Stadium, Meadow Park Neighborhood Center, and Laguna Lake Golf Course (there was also a facility assessment that was done for all the Parks buildings, these three are separate from that). For each park, an inventory was collected as well as an assessment for most features, which was done through a rating system. This data was collected using GIS and analyzed by a group of Cal Poly GIS students, a GIS intern, and a long range planning intern. Following data collection, a report was written for each park as well as summarized tables for each park and a master table for all City parks in an excel document.

Methods

Based off examples from other cities' Park Inventories and the 2001 Parks Master Plan inventory, a list was created, consisting of features that would be assessed and analyzed. This list was edited and circulated to park staff, so it would be able to capture specifically what were in SLO parks. Once this was established, these features were input and created in ArcMap, which would then be transferred into the Collector for ArcGIS iOS application by ESRI. This would allow all the students to perform field work and collect data. The data would be automatically available and uploaded to the online GIS server so that it could be manipulated and edited later. Before the data collection began, there was a kick-off meeting between the two interns, the project manager, two Park staff, and the head of maintenance. Every feature was discussed and the methodology behind the ratings were explained to attain a comprehensive understanding of examined features. Data collection had a duration of approximately three weeks. Previous data from the SLO GIS database was added to the datasets if they were relevant. New attributes were added throughout the data collection period. Additionally, inaccurate, old data was deleted. Once the data was collected, it was reviewed and verified for quality assurance. The data was then transferred to the offline ArcGIS program ArcMap (version 10.5.1.). Once a local copy was created for editing tables and reports were finalized.

Definitions

PARK CLASSIFICATIONS

Mini Parks - Residents of the immediate area or those frequenting the area design these parks for passive use. Basic elements are comprised of passive amenities.

Neighborhood Parks - Defined as an area which is convenient and accessible for active and passive recreation to residents within a prescribed service area. Basic elements should include turf playfield, playground equipment, landscaped picnic/seating area. Other elements may include hard-surfaced courts, restrooms, group barbecue, incorporation of natural or cultural features, and on-site parking. May also be developed with other public entities.

Community Parks - Usually identified by unique features, community parks may be constructed for very specialized usages and include a wide range of facilities which would attract users from throughout the city not included in smaller types of parks.

Ratings - This section defines certain features and the parameters for the ratings of said features. The types of ratings were decided and verified by the project manager, the PR Element Intern, and the head of Parks Maintenance. Some features ratings were determined to be (N/A) meaning that there was not an adequate way to rate them or they did not need to be rated. In order to get a cohesive understanding of how to rate the features, a field visit and meeting was conducted between city staff, the two interns, and the head of parks maintenance. This would ensure more consistent data.

Types - Although initially each feature was to be defined by material, type, or style (when applicable), it was noted that this aspect of the analysis had no major importance to maintenance staff. Due to this, some information was generalized. This will be noted in the following section.

**For “Park Furniture/Amenities”, each feature is defined by type and rating because these were the most abundant features seen and were in nearly every park. For the other categories of features, the ratings and types were generally the same or N/A for each feature.

DEFINITIONS

General Assessment Ratings

1. Needs replacement or non-functional (e.g. missing pieces or beyond repair). Not serving its primary purpose or functionality.
2. Needs repair or damaged or in state of disrepair but it can be restored to working order (functional but flawed). Only partially adequate for its intended use.
3. Good condition; in good repair and its functioning as intended

RATED & NOT RATED

Rated		Not-Rated
Adult Exercise Area		Access Points
Baseball Field		AED
Basketball Court		Cell Tower
BBQ		Child Lot
Bench		Community Garden
Bicycle Rack		Compost Area
Bleachers		Flag Pole
Bocce Ball		Hardscape area
Concession Stand		Jack House Main House
Disc Golf		Landscaped Area (Shrub Area)
Drinking Fountain		Meadow Park Neighborhood Building
Dumpster		Natural Area
Equipment Shed		Off-Leash Dog Area
Garden Shed		Parks and Rec Office Building
Gazebo		Perimeter Fencing
Horseshoe Pit		Rodriguez Adobe
ID & Entrance		Senior Citizen Center
Informal Multi-Use Field		Structure/Building
Lighting		Tot Lot
Multi-Use Informal Field		Trail/Walkway
Mutt-Mitt		Turf
Off-Street Parking		Waterbody
Other Court		YMCA Facility Building
Pickleball Court		Public Art
Picnic Table		Public Fountain
Recycling Can		Trees
Restroom		

DEFINITIONS

Rated		Not-Rated
Roller Hockey		
Skate Park		
Stage Area		
Tennis Court		
Trash Can		
Volleyball Court		

SPECIFIC RATINGS/TYPES FOR FEATURES DEFINED

Park Furniture/Amenities

Trash Cans

Types

There are many different "types" and "styles" of cans throughout the parks in San Luis Obispo. In the data, "City Can", refers to any style of can that is permanently there. The other style is "Plastic" and this refers to the easily replaceable and cheap temporary cans. These cans were the majority of cans that were seen throughout parks. These were rated more loosely due to low replacement cost and because minimal work had to be done to replace them in a timely manner.

Ratings

1. A (1) rating for a "City Can" meant that it was either missing or entire piece of the can or it was extremely cracked or falling apart. A (1) rating for a "Plastic" can mean that there were holes in it, extreme sun damage, or cracks.

DEFINITIONS

2. A (2) rating for a “City Can” meant that there may have been some dents, minor cracks, or some paint chipping but the can was still useable. A (2) rating for a “Plastic” can mean that there was any sort of crack in the can or sun damage seen on the can.

3. A (3) rating for both types of can meant it was full functional. A (3) rating could have graffiti on it and this was noted in the comments section of the data. A (3) could have some slight rust or chipping.

DEFINITIONS

Benches

Types

There were many different styles and types of benches throughout the parks in San Luis Obispo. In the data, benches were labeled by the type of material they were. The same material type does not necessarily mean that they are the same style of that material type. Most benches that were assessed in the park were concrete or expanded metal benches. There were several decorative style benches throughout the park that were noted. Other materials included wood and other metal type benches.

Ratings

1. A (1) bench was a non-functional bench in terms of safety or use. Unsafe concrete benches had rebar or metal that was exposed and spalling. If the bench felt loose or wobbly when sitting on it due to the amount of cracks in it, then it was a (1). For the expanded metal benches, if the paint was wearing off and exposing large amounts of rusty metal then it was a (1).

2. A (2) bench had either some larger cracks or chips but did not affect the feel or safety of the bench for concrete, or for expanded metal it had some damage or some paint chipping but did not affect the safety of the table.

DEFINITIONS

3. A (3) bench had some minor cracks or chips, or basic sun damage wear and tear but otherwise safe and fully functional.

Picnic Tables

Types

There were many different styles and types of picnic tables throughout the parks in San Luis Obispo. In the data, the tables labeled by the type of material. The same material type does not necessarily mean they are the same style of that material type. Most picnic tables assessed in the park were concrete or expanded metal benches. There were also some wooden picnic tables we saw as well.

DEFINITIONS

Ratings

1. A (1) picnic table was a non-functional bench in terms of safety or use. Unsafe concrete picnic tables had rebar or metal that was exposed and spalling. If the picnic table felt loose or wobbly when sitting on it due to the amount of cracks in it then it was a (1). For the expanded metal picnic tables, if the paint was wearing off and exposing large amounts of rusty metal then it was a (1).

2. A (2) picnic table had either some larger cracks or chips but did not affect the feel or safety of the table for concrete, or for expanded metal it had some damage or some paint chipping but did not affect the safety of the table.

3. A (3) picnic table had some minor cracks or chips, or basic sun damage wear and tear but otherwise safe and fully functional.

Water (H2O) Fountains

Types

Although specific types of data regarding drinking fountains were not collected, there were several different styles of this feature class. There were both metal drinking fountains, concrete fountains, as well as some old and outdated fountains.

Ratings

1. A (1) fountain had non-functioning faucets, was extremely chipped or dented, or unusable. Very poor design or lay out.

2. A (2) fountain could have been dented, minor cracks fountain could have also been potentially clogged or leaking. Major paint chips.

3. A (3) fountain was fully functional, no major issues, basic wear and tear.

BBQs

Types

There were two styles of BBQs throughout the parks. Single stand BBQ pits and large BBQ pits.

Ratings

1. A (1) BBQ pit would have huge cracks in it (if it was one of the large pits), extreme dangerous rusting, or was broken and not functional.

2. A (2) BBQ pit would have less major cracks (if it was one of the larger pits) and had significant rusting.

3. A (3) BBQ pit could still have some minor cracks (if it was a large pit) and some minor rust but still fully functional.

Mutt-Mitt Dispenser

Types

All the mutt-mitts in the parks were the same style/type.

Ratings

1. A (1) mutt-mitt was completely unusable.
2. A (2) mutt-mitt was dented, graffiti, or slightly broken.
3. A (3) mitt-mitt had minor dents but was still functional.

DEFINITIONS

Bike Racks

Types

Bike racks in the park have a variety of different styles. Although the styles were marked (peak rack, rack with plaque, or a U rack), there were multiple other styles throughout the parks.

Ratings

1. A (1) bike rack was completely broken and one or more bike slots were unable to be used.
2. A (2) bike rack had significant dents or damage to it but could still be functional.
3. A (3) bike rack had minor dents or chipping and was fully functional.

DEFINITIONS

Lighting

Types

There were several different styles of light poles in the parks. The way lights were categorized were by Pedestrian Scale, Security Street Lights, Sports Field, Tennis Court, and Other. Pedestrian Scale light was a light that was generally around a walking path, a play structure, or an area to generally keep a park feature lit. A Security Street light was generally a light around entrances to the park or by the parking lot for safety reasons. Sports field lights were around any sort of field. Tennis court light were to light up the tennis courts.

Ratings

None of the park data was collected at night for safety reasons. The lights were all assumed to be functional. The lights all received the rating of a (3) unless there was obvious aesthetic concerns or breakage.

Public Art, Flag Poles, Public Fountains

Ratings

These features were not rated.

Utilities

Types

Data concerning utilities was not collected due to previously entered data, as well as difficulty assessing the utilities. The data that was included were hose connections, electrical outlet, water meter, backflow device, and irrigation controller. There is no specific data concerning these utilities. The existing data was not altered, and new utility data was not input due to inexperience with assessing the feature.

Rating

These features were not rated and not included in this report or tables. This data is in the raw GIS data.

DEFINITIONS

Signage

Type

The types of sign data that were collected was park entrance signs. Signs were either metal, concrete, or wooden large signs.

Ratings

1. A (1) sign was extremely chipped, faded, or graffiti over to the point that the original sign was indistinguishable.
2. A (2) sign might have been somewhat chipped, faded, bent, or somewhat marked with graffiti, but it was still readable.
3. A (3) sign had minor chipping or bent but in no way did it affect reading or need to be replaced.

Play Areas

Types

There are two "types" of playgrounds: tot lots (ages 2-5) and child's lot (5-12). The assessment reports the type of surfacing, wood chips/rubber, and the main play equipment: swings, play structure, standalone equipment, or other. For the most part, these play areas are labeled as one polygon and include many different types of play equipment.

Rating

Since playgrounds are checked by park maintenance on a regular monthly basis and have their own standard to follow in order to be compliant, they were not rated in the data.

Play Fields

Types

Play fields were categorized by their purpose and based on feedback from city staff pertaining to any changes or improvements on the field. Many of the baseball fields were also multi-use informal fields because when it was not baseball or softball season, the field could have been used for soccer activities. Baseball/ Softball, Soccer/Multi-use Field, Informal/Multi-use were the types of fields. The premises for deciding if it was a multi-use informal field was the presence of a large, flat grassy area. Areas that were not described as such did

not have collected data. Large grassy areas were noted in the report sections for each park.

Ratings

1. A (1) field had an extremely patchy or dying grass field. For baseball fields, if the infield section was extremely grown over with grass or the backstop was broken/dangerous, and it affected the functionality, it warranted a (1).
2. A (2) field had somewhat dead grass, yet still had a useable field with some overgrowth.
3. A (3) field had healthy grass, nothing dangerous, and was fully functional.

**Many of the ratings on fields include extensive commentary because it was a challenging feature to rate because they are not always maintained the same way due to seasonal changes.

Courts

Types

The court types that had collected data were Basketball, Tennis, Bocce, Horseshoe, Sand Volleyball, and Pickle ball. In many cases, many courts were painted for multiple activities, such as pickle ball courts being painted on a basketball court or a tennis court.

Ratings

1. A (1) court had major cracking, broken fencing, broken equipment, or was not able to function properly. It was very clear and obvious that there were missing pieces or that it was not functional.
2. A (2) court was functional but had some cracking or some overgrowth. Some lines may need to be repainted or are very faded. A new part or extra maintenance could be beneficial.
3. A (3) court was fully functional. Minor aesthetic problems, but nothing affecting the use. Well maintained, no obvious problems.

DEFINITIONS

Other Facilities

Types

The “other facilities” data was where we collected data for less common facilities throughout the park. This included features such as Skate Park, Roller Hockey, Disc Golf, 10-Hole Golf, Adult Exercise Equipment, Community Garden, and Off-leash Dog Area.

Ratings

There were only several features that were noted so the general assessment rating was relied upon. These were generally rated as a whole. Community Gardens were not rated.

Vehicular Access

Types

Vehicular access was essential park parking. Off-street parking was any parking lot for park only. On-street parking was not labeled as data on the map, but it was more generalized in the report as to where the park was located and the amount of available street parking.

Ratings

1. A (1) parking lot had extremely faded lines or no lines at all. There were large amounts of cracks or “alligatoring” which is when the asphalt turns into scale-like cracks. There was uneven pavement or potholes, making the lot potentially dangerous.
2. A (2) parking lot had minor cracks or alligatoring. The lines were present but may have faded and would need a new coat of paint within the next few years.
3. A (3) parking lot could have minor cracks, but the lines were all painted well and visible.

**Parking was generally rated. The entire parking lot or parking area was rated, rather than individual parking.

DEFINITIONS

Access Points

Types

Access points were any opening in perimeter fencing (either ADA or not) that was either for vehicle entrance or pedestrian entrance. If there was a long stretch of open area into the park or no fence, no access point was noted. This was not considered an access point in the data although it is mentioned in the report. Anywhere where there was a clear break in a neighborhood or fence or large vegetation was considered an access point to the park.

Ratings

These were challenging to rate. They are not ratted in these tables, although in GIS they are rated and there are comments stating if they are ADA or not.

Natural Features

Types

Refer to assumptions paragraph in the conclusion section.

Rating

These features were not rated.

Turf & Hardscape Areas

Types

Refer to assumptions paragraph in the conclusion section.

Ratings

These areas were not rated.

Trails/Parkways

Types

Pedestrian trails through the parks were any areas that were clearly paved out to be a walking trail. A hard surface trail was paved with asphalt or concrete, and a soft surface trail was dirt. The trails could have been very long and went around or across the whole park, or they were very small and just went from a picnic area to the playground.

Ratings

In the GIS data the trails have some ratings, but ratings are not included in the tables because it is not clear if they were rated as a whole or not during the field assessment.

Buildings/Structures

Types

"Building and Structures" were any other sort of data was put that was a building or a structure. These were not very common in every park and were only in a few of the parks. Some examples of this include Picnic Shelter, Restroom, Concession Stand, or others including Gazebo, Pergola, Band Stand, and Garden Shed.

Ratings

Building and structures were rated as a whole. For example, rather than looking at one stall in a bathroom, or one door on a concession stand, the entire building/structure was rated. The general assessment ratings were used to generally depict the condition of the building. They were rated by combing the quality of the aesthetic look of the building as well as the functionality of the condition it was in for what it was made for. Large facility buildings such as a community center or a facility were not rated.

Park Inventory

1. ANHOLM PARK

Park Report

Address: 870 Mission Street, San Luis Obispo, CA 93405 | Collected By: Danny Han 2/2/18

Anholm Park is a very small neighborhood park with a single entrance point from Mission Street. There is a single, small sign with the park name and another sign containing vague park rules. At the front of the park, there is a small rectangle lawn and a short sidewalk connecting the neighborhood sidewalk to the woodchip playground. The park is located between two standards, single-family homes on a similarly sized plot as the nearby houses. Due to its neighborhood location, the only parking available is on the street. There is a single bike rack at the front of the park with a 5-bike capacity. Both the Ramona at Palomar and Santa Rosa at Murray bus stations are approximately 0.5 miles from Anholm Park. There are no lights of any sort within the park boundaries. Despite this, the size and neighborhood location still provide a relatively safe feel.

Figure 1a. Clogged drinking fountain (rated 2)

There was no space in this park dedicated to sports or gardens. The park consisted of playground structures and large trees. There were two main playground structures: one that catered to younger children and another larger structure that included small rock climbing walls and slides that accommodated larger children. Near the large playground structure, there was an old-fashioned playground roundabout that many kids can fit on at once. The park also included swings for small children closer to the entrance of the park and a tire swing towards the back. Currently, the Child lot is being affected by the tree that is damaging the fence. Posts and

platforms are not plumb or level anymore, the fencing is the City's and its sits on a wood retaining wall. The tree roots will have to be trimmed and the tree removed to make the repairs of replacing the retaining wall and the fence. Anholm park facilities are likely to maintain great condition due to the low depreciation because of its size and location. The park contained no lighting and is well shaded by two large trees.

The park has one trash can, one water fountain, one picnic table, and one mutt mitt dispenser. The mutt mitt dispenser is slightly chipped and dented and part of the water fountain is clogged (*Figure 1a*.). Despite these minor flaws, the mutt mitt dispenser was rated a 3 and the water fountain a 2. Aside from this, the mentioned amenities were in good condition.

PARK INVENTORY

2. BUENA VISTA PARK

Park Report

Address: 100 Block Buena Vista, San Luis Obispo, CA 93401| Collected By: Danny Han 2/9/18

Buena Vista Park is a small oval-shaped mini park. This park is located several blocks from the nearest bus stop but is very close to the 101 freeway. The bus stops closest to Buena Vista Park are Grand at McCollum and Grand at Wilson. There is sufficient street parking surrounding the park. There are no bicycle racks within the park. The park itself has few features, with only four wooden benches at the ends of the parks. Most of the benches were in a relatively acceptable condition; however, one bench needs maintenance work done due to deteriorating wood. There is one pedestrian-scale light at the end of the park. There are several signs along the boundaries of the park, all of which are in excellent condition. An area of concern includes the walkways both at the north end and south end of the park. The cement appears to have been compromised by the nearby underlying tree roots, thus uplifting some of the pavement. This serves as a hazard to residents as it increases potential for injury from tripping over the uneven surface.

The park is located on a steep slope. However, since the park is an open space, it can still accommodate most sports and games.

There are no trash cans or any other amenities located within the park boundaries.

3. CHENG PARK

Park Report

Address: 1095 Marsh Street, San Luis Obispo, CA 93401 | Collected By: Danny Han 2/2/18

Cheng Park is a small Asian-themed park that can be accessed from the intersection of Marsh Street and Santa Rosa Street. The urban location of the park provides several proximal bus stops located at Santa Rosa at Marsh, Marsh at Osos, and Santa Rosa at Higuera. The park is also only a short 0.3 miles away from the Downtown Transit Center. There are not any bike racks within the park boundary or parking dedicated to the park itself, but street metered-parking is available on adjacent roads. There are no lights in Cheng Park, but the nearby street lights allow for improved safety during the night hours. There is no park ID or signage in the park. This drained waterbody is built around a central Chinese pavilion (*Figure 3a*). The water body appears to have been drained for a long time due to the accumulation of dirt and leaves. *Figure 3b* shows this dirt accumulation in the drained body. The natural areas are sparsely vegetated and appear to receive little maintenance.

Figure 3a. Chinese pavilion overlooking drained water body.

Figure 3b. Drained water body (rated 3)

Figure 3c. "Cheng Park Tankhead Fish sculpture

There is one public art piece within Cheng Park titled *Cheng Park Tankhead Fish (Figure 3c.).* There are no sport or game related spaces within this park. It consists primarily of concrete

sidewalks and a single bridge that goes over a natural area. The only furniture in the park are the cement benches located along the paved sidewalk. The park does not have any trash cans, water fountains, or other amenities.

4. DAMON-GARCIA SPORTS COMPLEX

Park Report

Address: 680 Industrial Way, San Luis Obispo, CA 93401|
Collected By: Jena Van Gerwen & Keara Amble 2/5/18

Figure 4a. Faded Handicap parking spot

Damon-Garcia Sports Complex is an approximately community park located of off Broad Street and Industrial Way. There is one access point to the park located off of Industrial Way. The entrance is in front of the park's parking lot. The parking lot has a total of 164 spaces, 10 of which are ADA and another 10 that are motorcycle spaces. Some handicap spaces do not have defined lines to identify the spot, while others are completely missing parking space boundaries. This can be better seen in *Figure 4a*. There is a bus stop for the 1A SLO Transit bus that stops 0.2 miles away from the entrance to the park. This bus route also goes to the San Luis Obispo County Regional Airport that is located a mile from the park. There are 5 bike racks in the park that all accommodate multiple bikes. Damon-Garcia Sports fields are very well lit with both sports field and pedestrian-scale lights. The pedestrian-scale lights are along the perimeter of the park, while the sports lighting keeps the centers of the sports fields entirely lit. There is a small transient community of two or three persons that mostly stay along the natural area and creek on the west end of the park. The park is well landscaped along the entrance and perimeter of the park. The entrance of the park has a sign that states the park rules of "Permitted Play Only" that is supposed to be in the center of the walkway, the sign is removable to allow for maintenance vehicles access to the fields. In *Figure 4b*, the sign can be seen leaning against a fence to the side of the entrance. There are multiple signs in the park that serve as rules and regulations.

Figure 4b. Detached rule signage

PARK INVENTORY

Damon-Garcia Sports Complex has a total of four multi-use soccer fields. These fields serve as the main body of the park and are in great condition. The turf fields are used primarily for soccer, rugby, and football; however, the park has also been used as a track along the perimeter.

The park has many benches located around the perimeter of the park, but no picnic tables. There is one public restroom that offers a few stalls each for male and female, as well as three additional structures/buildings at Damon-Garcia. These structures include a concession stand and two maintenance/equipment facility. There is no on-site storage facility for equipment, the facility equipment is store in the concession stand. Towards the west end of the park, there is a public art piece titled "Strong Play Ethic" that was created by Stephan Plowman, Carol Paulsen, and Stephen Van Stone. This public art piece can be seen in *Figure 4c*. There is one water fountain located at the entrance of the park that is ADA accessible and no public fountains. There are multiple city trash cans around the park. These are primarily waste bins; however, there are also few recycling bins throughout as well. Some of the trashcans have rusty top rim pieces. At the entrance of the park, there was one can that was missing a chunk of cement near the metal rim, as seen in *Figure 4d*.

Figure 4c. "Strong Play Ethic" created by Stephan Plowman, Carol Paulsen, and Stephen Van Stone

Figure 4d. Chipped trash can located near park entrance

PARK INVENTORY

5. DEVAUL PARK

Park Report

Address: 1651 Spooner Drive, San Luis Obispo, CA 93405 | Collected By: Allison Cleary 1/31/18

Devaul Park is a park located on Spooner Drive, at the Southeast end of Madonna Road. It is in a residential area with houses and apartments bordering on all sides. The surrounding streets include Madonna Road, DeVaul Ranch Drive, and Spooner Drive. The nearest bus stop is LOVR at Madonna on the 2B route. There is no parking lot for DeVaul Park, but there is plenty of street parking surrounding it and there is one bike rack with three spaces. The park does not have a perimeter fence and therefore is accessible from all sides. There is also ADA accessibility due to multiple sloped wheelchair ramps. The park is very well kept and seems very safe, with no signs of the transient community present. There are plenty of street lights surrounding the park and some along the path in the park. A paved path follows the edge of the park and then passes through the middle past the playground. There is a large grassy area in the park which is used for pick-up style games, but not for permitted play, with a slightly lower elevation that looks like it used to be a small lake. This large turf area is not used for permitted play but can be used for pick-up styled uses. It appears that there has not been water in it for years, but there are still multiple signs surrounding it warning the public to stay away from the water and reminding them of the danger of drowning. There are also multiple signs around the park stating that recycled water is used so it is not potable. Other signs include parks hours/rules and reminders for residents to pick up after their dogs.

In the middle of this park is a playground intended for 5-12-year old children (*Figure 5a*) that is covered in wood chips. This also includes some smaller play equipment for younger children,

a tot lot. There is a full basketball court across from the playground that does not appear to have specific lighting for it.

Figure 5a. Play structure designed for children between 5-12 years old

There are 6 metal and concrete benches around the park perimeter and near the playground. There is an area with picnic tables and trash cans near a water fountain and bike rack. The other picnic tables are on the other side of the playground and in the middle of an open grassy area, each with a trash can. All trash cans in this park were for trash, with none designated for recycling. This park has 1 Mutt Mitt station. There are pedestrian-scale lights in the park with plenty of street lights around the outside of the park also keeping the park well lit. This park did not have a restroom or any barbeques.

PARK INVENTORY

6. ELLSFORD PARK

Park Report

Address: San Luis Drive near California Avenue, San Luis Obispo, CA 93401 | Collected By: Danny Han & Kingston Chen 2/2/18

Ellsford Park is a small park that is very open. It can only be entered through San Luis Drive. The closest crossing street is California Boulevard. It is located across the street from San Luis Obispo High School and lies next to the San Luis Obispo Creek. Parking is limited to streets and there are no bike racks or bus routes that pass directly in front of the park. However, the SLT San Luis Drive Tripper drives along San Luis Drive and turns on California Boulevard before the park. This route has an untitled stop located next to the west end of the high school. Because the park is open along San Luis Drive, it appears to be a safe place. Although there is no lighting and the park is mostly shaded by surrounding trees. The park is surrounded by natural areas on all sides other than San Luis Drive. There is only one sign in the park that serves as a warning about an eroding bank and drop off beyond park boundaries.

There is nothing in this park related to sports or games. The park consists of only flat grounds covered by wood chips with no nighttime lighting.

The park has a single plastic trash can located in the east corner of the park. It is accompanied by three expanded metal benches and a single sign serving as a warning for an eroding bank and drop off. These are all the features and amenities located in the park.

PARK INVENTORY

7. EMERSON PARK

Park Report

Address: 1316 Beach Street, San Luis Obispo, CA 93401| Carrie Simmons 2/6/18

Emerson Park is a community park located in the downtown area of San Luis Obispo off Nipomo Street. This park is home to the Park and Recreation main offices, 1341 Nipomo Street. The park takes up and entire block and has an entire side of street access from Nipomo Street but has perimeter fencing around the rest of the park. There are five access points into the park, two from Pismo Street, two from Beach Street, and one from Pacific Street. All of these are non-ADA pedestrian access and one is vehicular only access. There is a city bus stop located right in front of the park on Nipomo Street. There is one parking lot for park use which encompasses 15 non-disabled spots and 1 ADA spot. Almost all the spots were labeled “permit only”, for City personnel parking for Parks and Recreation Department employees, and a couple of the spots were metered for public use. The lines of the parking lot were fairly faded as well as the directional arrows. There is a lot of on-street parking around the entire perimeter of the park, on the Nipomo Street side of the park all the on-street parking is metered. There are several bike racks around the offices as well as a City bike locker which together can hold around 10-12 bicycles. Lighting in the park is minimal and not spread out across the whole park. There some lighting around the facility, parking lot, and the playground area but not on the other side of the park. There is a safety concern in the park with a prominent transient community, specifically around the parks offices building. There is quite a bit of landscaping that follows the perimeter of the park on Pacific Street and in front of the parks offices the landscaping is very well maintained compared to the landscaping behind the park offices. There are two main shaded areas in the park which is located to the right of the park offices above the picnic table areas, as well as the side of the park with the tree landscaping along Pacific Street An estimated 20% of the park is shaded. Emerson Park lacks a main park entrance sign, the one metal sign it does have is completely graffiti over and is not very visible to the public, the only main entrance sign is in front of the Parks offices, but it does not say Emerson Park. There are multiple rule and regulations signs throughout the park itself.

PARK INVENTORY

Emerson Park has a large multiuse field that encompasses around a third of the park. The field is used for soccer practices mainly and informal field games, but also has a back stop in the back right corner of the field for youth baseball/softball. It is also used for rugby and flag football practicing and in the past has been used for Junior Giants, but mostly pick-up style games and lounging. The field is in very good condition. There is one free standing basketball hoop with two nets that could use some maintenance. The asphalt itself is very cracked with uneven pavement. There is a full-size basketball court here (*Figure 7a*). Neither of these areas are lit. Emerson Park is home to the only Bocce Ball court in SLO. There are two courts that are very actively used and are in good condition. There is one play structure in the park and it is a woodchip tot-lot with a play structure and a few standalone structures. The play structure was built in 2013 and is in very good condition. The structure has some lighting around it. Another unique feature to the park is an adult fitness area (*Figure 7b*). This area has rules posted on the perimeter fencing surrounding the area. Although the area is utilized frequently, there are a lot of missing pieces to some of the equipment that make them non-functional. The equipment is very specific and unique, and it is very challenging to find replacement parts for it. On the Pismo Street side of the park, there are old remnants of some concrete court that is not functional and is no longer used. This should be removed or repurposed. Emerson is also home to one of SLOs community gardens and is located on the corner of Nipomo and Pismo Streets. The garden has 40 plots for city residents to lease.

Figure 7a. Full sized basketball court in good condition

Figure 7b. Adult fitness area

PARK INVENTORY

There is one main picnic table area which is located between the Parks offices and the Community Garden. These tables are not shaded and are typically all expanded metal material. There is also a bench area with decorative styled benches in the same area. There are no public bathrooms at Emerson Park. At the entrance of the park there is a piece of public are work, "Flames of Knowledge" (*Figure 7d*), as well as "Community's Bridge" (*Figure 7c*). The "Community Bridges" piece is in the form of six artistic benches in the park. There are no recycling cans, but there are eight trash cans, a composting area, and one dumpster. The style of trashcan is all plastic temporary cans. There is also a compost area for the garden which is simply a pile of compost on the ground. There is one water fountain. Mutt-mitts are located around the perimeter fencing of the park. Overall, park furniture is in good condition.

Figure 7c. "Community's Bridge"

Figure 7d. "Flames of Knowledge"

PARK INVENTORY

8. ETO PARK

Park Report

Address: 170 Brook Street, San Luis Obispo, CA 93401| Collected By: Danny Han 2/2/18

Eto Park is a mini park located at the end of Brock St off South Street. With one main entry point for pedestrians and an access point for vehicles, the park contributes to the neighborhood's quiet aesthetic. The park has two disconnected natural features, both of which are in acceptable shape. However, it appears some of the landscaped area is not well maintained as there are several plants that are not in healthy conditions. There is a water body associated with one of the natural, landscaped areas although at the time, the water was not present. The "water body" is a dry creek, is for esthetics only and never holds water.

The park is located at the end of a street lined with homes and across from Street Luke Missionary Baptist Church. From the park, Madonna Road and Higuera Street are visible, and behind it is the San Luis Obispo Creek. There are several bus stops that are close to the park: Higuera at South, Higuera at Bridge, and South at Parker. Although it is limited, there is a small area for street parking. Unfortunately, no bicycle racks are in the area. Also, there are no visible street lights near Eto Park which may reduce a visitor's sense of security.

There are no features related to sports or games.

There were no trash cans directly within the park boundaries at the time of assessment. The four stone benches in the park were overall clean, however, the structural integrity of some of the benches seem to have been breached. Though they were not an immediate danger, some of the bench surfaces were not properly secured to the legs (*Figure 8a*).

Figure 8a. Bench surface not properly secured to legs (rated 1)

9. EXPOSITION PARK

Park Report

Address: Exposition Drive, San Luis Obispo, CA 93401| Collected By: Danny Han 2/7/18

Although connected to another nearby park (Meadow Park), Exposition Park is a community park several amenities to accommodate the residents who wish to take a scenic stroll through the park. The entrance to the park is located on Exposition Drive and the park ends approximately where the two paths converge into one, which is where the border to Meadow and Exposition Park. There are two additional access points located on Sendero Street and King Court and are located directly across from each other in the middle of the park. There is a bridge which connects the two. There is available street parking although there are no bike racks near this entrance. There are no bus stops located on Exposition Drive, although there are two bus stops on South: South at King and South at Meadow Park. The main amenity at Exposition Park is a pathway that loops through the park. The pathway is non-ADA because of extreme slopes throughout the pathway due to the intersection that the path has with the creek and the path dips down to help with creek flow. At the time of assessment, there were six adult exercise equipment stations along this pathway. There was one station that was rated a 2 due to a missing back board *(Figure 9a).* There was also one station that was rated a 1 simply because the equipment was not present. The individual exercise stations (adult exercise area) are being removed as they fail (don't make replacement parts). The City is currently trying to get a civic group (Rotary, Kiwanis, etc.) to use it as their annual project. There is no lighting throughout this entire park or along the walkway. The lack of sufficient lighting in the park may decrease this sense of security during the night. A potential addition to this park would be more security and pedestrian lighting. There is a

Figure 9a. Adult fitness equipment missing a backboard

plethora amount of shading throughout the park. The park is filled with natural flora which residents can indulge in while partaking in the scenic walk. There is one long water body running through the center of Exposition Park and continues from each end of the park. This water body was not rated. Trees cover the park and a majority of the pathway is shaded. There was no entrance ID sign to Exposition Park.

At Exposition Park, there are no designated areas for sports although there is enough open space for small recreational activities. The only "sport" feature as mentioned above is the six adult work out equipment throughout the park.

In general, the park is in acceptable condition, although there are certainly aspects to the park that could be improved upon. Several of the benches at the entrance of the park were rated a 2 simply because the wood was beginning to deteriorate. However, one bench near the north entrance on King Street has a large chunk of the wooden seat missing, as well as a visible nail. The nail slightly protrudes out from the bottom of the seat. There are a total of 14 benches spread out throughout the park. Many of these benches are placed next to or nearby an adult exercise equipment station. Benches were also sparingly placed in the turf area in the loop of the park for resting and enjoying of the natural areas. There were also three Mutt Mitt stations located along the path. The Mutt Mitt stations were all functional although the ones on the south side had slight dents. There were three trash cans, though none of which were for recycling. The trash can placed at the access point on Exposition Dr. was in poor condition and rated a 1 (*Figure 9b*).

Figure 9b. Trash can near Exposition Drive access point

PARK INVENTORY

10. FRENCH PARK

Park Report

Address: 1040 Fuller Road, San Luis Obispo, CA 93401| Collected by: Carrie Simmons 2/7/18

French Park is a Neighborhood Park located off Broad Street and Tank Farm Road. This is the southern region of The City and is in a highly residential area. The park is bound between Poinsettia Street, Fuller Road, Morning Glory Way, and a neighborhood around Bluebell way. There are multiple access points to the park. The portion of the park along the roads include four pedestrian access points and one vehicular access points from the sidewalk. There are two non-ADA stair access points from Bluebell Way. The closest bus stop to this park is at Tank Farm at Hollyhock. This is approximately 0.2 mile away from the park. There is one parking lot for off-street parking for park goers which holds 28 cars and one ADA spaces. There is a lot of chipped and faded lines. The asphalt is alligatoring and there are some uneven pavements allowing for a potential tripping hazard. There is an abundance of on-street parking along all the surrounding streets. There is one bike rack which allows for approximately 7 spots for bike parking.

There are some safety concerns that revolve around the common appearance of the transient community at this park. There is a good amount of lighting throughout this park. There is a hard-surfaced path way that that surrounds and goes through the entire park and there are lights along a majority of the entire path. There are also lights surrounding the parking lot and the picnic table area. A majority of the park is a large grassy field which surrounds the entire hardscaped structured and court areas of the park that is in the center of the park. There are sometimes contract classes held here, but the area has too much slope for any practical play, unless the play takes place in the outfield of the youth baseball field. The turf, besides the field area, is sloped and there are trees and a pathway that runs through it, but there are commonly people doing informal games here. This park is not very shaded, roughly a quarter of the park is shaded, and it is mainly in the grassy areas, not where the park is developed.

PARK INVENTORY

There is a large concrete entrance sign that is very noticeable when you drive by or enter the park which is in front of the parking lot.

French Park offers almost every single type of sport and activity amenity available in a park for the public. French Park has a full-sized basketball court with fixed hoops. The court is in good condition has surrounding benches for viewers. The court is also equipped to play pickle ball with three pickle ball courts painted on the basketball court. This court is not lit. There is a full-sized tennis court that is not lit but has many rules and regulation signs and is frequently used. This court is also painted with two pickle ball courts as well. This court is in very good condition. There is one full sized softball/baseball field. There is a temporary seasonal fenced area in the outfield to create a perimeter around the field. This field equipped with bleachers, a equipment shed (that is also used as a concession stand that is maintained and owned by youth baseball), a back stop, and two dugouts. The field is also used as a multipurpose field for soccer practicing and other informal sporting events when it is not baseball/softball season. All these features are in good condition. There is also horse shoe pits at this park. The pits are not in very good condition. The surrounding landscaping is extremely over grown into the court and the pits themselves are filled with leaves. There is also a sand volleyball court. This is also not maintained very well; the landscaping is also encroaching a lot and there is an abundance of leaves in the sand. There is one large wood chipped play structure area. This playground area is equipped with swings, a play structure, and multiple free-standing play equipment. There is equipment for both a tot-lot and a child-lot. There is lighting around this and benches.

This park is well equipped with picnic areas and for families and the community to enjoy a day or an event at the park. There are benches located around some of the courts in the park, but there is a main picnic table area with a dozen or so tables. This picnic area surrounds a small concrete stage and a barbeque area. There is a large barbeque pit as well as a table to the side of the pit. The tables are in horrible and dangerous condition and that they are being replaced although not all at the

Figure 10a. Rusted picnic table

same time. *Figure 10a* shows the tables rusted and falling apart. The style of the park furniture is a blue expanded metal. Most of the benches and tables were of this material. The trash cans had some very old outdated cans that included a few recycling cans and trash cans. There were also the very common plastic bins.

11. ISLAY PARK

Park Report

Address: 1151 Tank Farm Road, San Luis Obispo, CA 93401 | Collected By: Carrie Simmons 2/7/18

Islay Park is a neighborhood park located at the base of Islay Hill Open space on the south east side of San Luis Obispo off Tank Farm Road. Islay Hill Park is secluded and has limited access points. The main access point is off Tank Farm Road with vehicular access and a short segment of side walk. There are a few other access points from the surrounding neighborhoods which include one access point from Buckeye Court by use of a bridge, and another access point on the south end of the park from Wavertree Street by use of a bridge. The closest bus stop to the bark is on the corner of Tank Farm Road and Wavertree Street The main parking lot is located at the entrance of the park which holds an estimated 30 parking spots and 2 ADA spots. There is no stripping in this lot. There is no on-street in the close vicinity of this park except on the neighboring street access point areas. There is one bike rack with a capacity to park seven bicycles. There is little to no lighting in this park besides one light source at the parking lot/bike rack. There is a lot of natural area throughout this park. The northern front area of the park is where the structures courts, fields, and play ground is located and the southern area of the park is all-natural area with an unlit walking pathway which loops around. This is a potential safety concern, especially with such a large area of the park in a dark shaded area. Due to the sloped areas and uneven pavement of the pathway it is non-ADA. Around 50% of the park in shaded, mainly in the natural areas. Islay Park has a large concrete entrance sign depicting the name of the park as you enter with some landscaping around it. There are other landscaped areas in the front of the park in small patches.

There are many activity features in Islay Park. There is one full sized fixed hoop basketball court. The court is in good condition and it not lit. There is one full size tennis court in good conditions with many rules and regulation signs. There is one full sized sand volleyball court. It

is in good condition but there is some slight over growth of grass. There is one full size softball field equipped a back stop, a storage facility, and a fully functional infield. These features are all in good condition except for the storage facility located near the backstop which has a very large hole in the metal door, this is currently on the list for maintenance to replace. There is a tot lot and a child lot at Islay Park. There are play structures, freestanding, and swings at these play grounds (*Figure 11a*). They are very accessible and there are benches surrounding the area for watching the children.

Figure 11a. Play structure

There are a lot of spread out picnic table and trash can areas throughout the park, mainly spread out following the pathway in the park. There is a dumpster area in the parking lot of the park, although there is no dumpster currently there. Mutt-Mitts are also sparingly spread out across the parks, mainly at the access points. There were no recycling bins within the park. There is one public restroom located at the entrance of the park with a male and female stall, both ADA compliant. There is only one water fountain in the park. Because there are a lot of sport facility's here, it may be a good idea to put in more fountains or hydration stations. In general, all the features here are in good shape. The benches and picnic tables are majority if not all concrete style benches and the trash cans are a majority plastic cans.

12. JACK HOUSE AND GARDENS

Park Report

Address: 563 Marsh Street, San Luis Obispo, CA 93401 |

Collected By: Jena Van Gerwen & Keara Amble 2/15/18

Figure 12a. Jack House and Gardens Entrance sign

Jack House and Gardens is a community park located in downtown San Luis Obispo. An ADA compliant access point can be found on Marsh Street along with a clear park entrance sign (*Figure 12a*). The park itself has well maintained lawns and historic buildings. Jack House and Gardens provides docent-led tours and features special events, typically weddings. The urban location provides several proximal bus stops including Nipomo at Marsh, Marsh at Broad, Nipomo at Higuera, and Nipomo at Pismo. There is no directly associated parking lot, but metered parking can be found on the street or in nearby parking structures. The park has safety lighting since there are some special events that are permitted until 10 PM, although usual park hours are from dawn to dusk. The park is a well preserved and maintained historic site in San Luis Obispo, which explains why all the features are in great condition. The downtown area does commonly have a transient community presence, which compromises the safety feel of the park.

Figure 12b. Front of historic Jack House

This park is primarily used for historic tours and weddings rather than sports or games. Due to its intended use, Jack House and Gardens does not have any play structures, courts/fields, or any other sport-related features. It has a luscious community garden that is a large part of the overall appeal of the park.

PARK INVENTORY

Jack House and Gardens has one barbeque, multiple trash can storage area (which are hidden behind the main bridal suit/kitchenette), ten wooden benches and a paved trail that extends from the main house to the barn. There is a gift shop, a bridal suit/kitchenette that is separated but connected to ADA bathrooms, and a barn area that is used for storage. The benches provide seating for people to sit and enjoy the luscious lawn and community garden. There is a Gazebo as well as a fountain that is functional but only used for events. All amenities are in great condition and had a 3 rating. An American Flag is located at the entrance of the main house.

13. JOHNSON PARK

Park Report

Address: 1020 Southwood Drive, San Luis Obispo, CA 93401 | Collected By: Kingston Chen 2/20/18

Johnson Park is approximately a neighborhood park that is located between Sinsheimer Park and the San Luis Obispo County YMCA. Onsite parking is lacking due to use by YMCA members, however, there is street parking on both Augusta Street and Southwood Drive. Additional parking is also available in the Sinsheimer parking lot. The closest bus stop is Augusta at Laurel which is approximately 500 feet away. Additional lighting should be added to the park because there is virtually none within the park. Some ways to renovate this park would be to improve the concrete trail or provide more accessible parking because the off-street parking lot is mostly used by YMCA members. Some features that received a rating of 1 and must be looked at immediately are a faded stop sign and destroyed wooden bench (*Figure 13a, Figure 13b*.)

Figure 13a. Faded Stop sign

Figure 13b. Broken park bench

Johnson Park has several activity features including a medium sized basketball court, two play structures, one for toddlers, one for children, and most of the park consists of open turf. The

basketball court is round and therefor is not for regulation use. There is also a short bike path included spanning the length of the park.

One of the most iconic features of this park is the large barbeque area with over a dozen picnic tables that would be great for hosting outdoor events. There are also multiple electrical outlets (which are only permitted for City use), and plastic trash bins included in this outdoor event area, which dramatically improves the functionality of events. Additionally, the park has an onsite restroom and two mutt mitts to maintain the cleanliness of the facility. Lastly, a water fountain perfectly accompanies all the outdoor activities. The overall theme of the park is that there is a vast amount of open turf and would be great for a family picnic.

14. LAGUNA HILLS

Park Report

Address: 890 Mirada Drive, San Luis Obispo, CA 93405 | Collected By: Allison Cleary 2/2/18

Laguna Hills is a neighborhood park. It is located at 890 Mirada, and there are 4 main access points from San Adriano Court, Valecito Court, and Mirada Drive. At the San Adriano access point there are bollards that need to be refurbished (*Figure 14a*). There is no off-street parking at this site, however, there is plentiful on street residential parking on the three streets mentioned before. This park can be accessed through SLO transit at the bus stop of Del Rio at Descano.

Figure 14a. Paint chipping on bollards

In terms of amenities this park provides 2 play structures, one for kids (5-12 years old) and one for toddlers. The rules of use for these structures are each indicated by a sign in good condition. One of the most important features is the vast amount of open space in the form of natural features, and informal multi use field space.

This park has three items with a rating of 1, indicating that it needs to be addressed immediately. The first is a cement drinking fountain that is leaking and has exposed rebar (*Figure 14b*). Almost all the water that enters the drain comes right back out onto the pavement below. Additionally, two plastic trash cans need to be replaced because they are damaged beyond conventional use (*Figures 14c & 14d*).

Figure 14b. Leaking cement drinking fountain

Improvements that can be made to the park include adding bike racks and additional lighting that will increase access and the overall functionality to the park.

Figures 14c & 14d. Broken and dirty trash cans

15. LAGUNA LAKE

Park Report

Address: 504 Madonna Road, San Luis Obispo, CA 93405 | Collected By: Danny Han 2/12/18

Laguna Lake is a Community Park that is the largest in SLO. It is located at 504 Madonna Road and resides directly next to Laguna Lake. The main entrance road to the park is on Dalidio Drive, a small street off the main street Madonna Road. A small road at the entrance leads to two separate parts of the park: the Laguna Lake Off Leash Dog Area and the Laguna Lake Park. There is a connection to the Laguna Lake open space at the end of the park which leads to several trails (including a newly created ADA trail). At the Laguna Lake Off Leash Dog Area, there are approximately 14 parking spaces total, although residents can park on the side of the road leading up to the dog area. The boundaries to the dog area noted by a fence that borders the front of the dog area and a boundary noted by boulders on the opposite end. At Laguna Lake Park, there are two separate parking lots to accommodate for park visitors. There are two bike racks between the two parks for those who wish to bike to the park, both of which are in acceptable conditions. Street parking is not a problem and widely available. The closest bus stop is the Promenade located in the Madonna Plaza. Lighting at the Park was limited and can most optimally be used during the day.

In terms of activity features Laguna Lake there were two playgrounds in good condition, a tot lot, and an area for 5-year old children, both with a wood chip base. The most important activity feature is the open space for human and dog use. There is a sand volley ball court as well as a large disc golf course that runs across the entire park. Additionally, there is a running/walking pathway throughout the park that features 10 adult exercise stations. There is a memorial tree grove that runs through the front of the park and extends along the side of the

park in which trees can be planted with a plaque noting who planted them and what they are. There is also a Gazebo area located in the center of the park.

Figure 15a. BBQ with hole in bottom

The Park Features include several mutt mitts to accompany the vast amounts of open space. Restrooms are also included on site necessary to be used with the 12 functional barbeque pits at the site. Of the 12 BBQ's, two are large for events (use by reservation) and the others are stand-alone for single use. Furthermore, the cleanliness of the open space can be attributed to the 23 trash cans scattered throughout. Some improvements that can be made to the park are refurbishing the items that received a rating of 1, a barbeque with a hole in the bottom (*Figure 15a*), broken picnic tables (*Figure 15b*), and a crushed trash can (*Figure 15c*). Additionally, there are two boat ramps located in the park leading to the lake, and an ADA trail beyond the boat ramp.

Figure 15b. Picnic Table with exposed metal

Figure 15c. Crushed Trash

Laguna Lake Golf Course Report

Laguna Lake Golf Course, 11175 Los Osos Valley Road

The Laguna Lake Golf Course is a 27-acre, 10-hole golf course located off Los Osos Valley Road that was created in the 1960s/1970s. It is maintained and operated by Parks and Recreation Department. The staff that work the course include 2 maintenance workers, 1 maintenance coordinator, 1 operations coordinators and 10 pro shop workers. Features of the course include a pro-shop which includes a kitchen that serves breakfast and lunch, a rental area, and a shop area; a practice green which was updated in 2016; a maintenance building; a driving green that is fully netted all the way around; a bathroom which is ADA compliant and was redone in 2016 that doubles as a cart storage; an outhouse located in a centralized area of the course; a picnic area and a BBQ; and a 10 hole golf course. The course has 8 golf carts as well as one of ADA cart. There is one walking path that runs near the front of the course, but there is not a continuous path around the course. There are 3 access points around the course: one maintenance path over the creek which runs through the course, and two pedestrian bridges that connect the greens on either side of the course. There is one AED accessible at this facility. The course is used primarily by youth and senior citizens daily and holds tournaments monthly. There are both men's and women's clubs which come on a weekly basis. There was a garden recently put in on the site of the golf course in April 2018, Kiwanis Centennial Garden, which has plots available for community members to rent.

One continuous issue the course faces is the replacement of dying redwood trees due to the water used to irrigate, which is 50/50 recycled water and well water. The dead trees are removed and replaced with Cyprus trees. There were several tree replacements which three years are around old. Another issue is the courses proximity to homes and stray balls breaking windows of homes. Preliminary staff recommendations for improvements include:

- Creating a golf cart path throughout the course. Currently there is no road or pathway for golf carts they simply drive over the greens.

- Improving and updating the irrigation system which is over 50 years old. These systems should usually be replaced every 25 years. Recently there have been a lot of instances of bursting pipes.

16. MEADOW PARK

Park Report

Address: 2333 Meadow Street, San Luis Obispo, CA 93401 | Collected By: Carrie Simmons 2/5/18

Meadow Park is a community park located near the railroad district just south of the downtown area. Meadow Park is connected to Exposition Park, Meadow Park occupies the eastern portion of the park which is where the Meadow Park Neighborhood Center is, and Exposition Park occupies the western half of the area. A review of the Meadow Park Neighborhood Center just below. The main entrance to Meadow Park is along Meadow St, although the side of the park bordered by South Street is also a large opening for pedestrian access. Additionally, there are two other points of pedestrian, neither of which are ADA, from the parking lots of the conjoining apartment complexes off King Street and King Ct. There is another pedestrian access point on Woodbridge Street There is an off-street parking lot near the entrance to the park with 22 spots and 6 ADA spots. This lot has a rating of 2 because there is a lot of alligatoring in the asphalt. There is a dumpster bin located in the parking lot that is not protected or in any sort of casing. There is an abundance of on-street parking on Meadow Street and the surrounding streets. There are two bike racks with a capacity for approximately four bikes at each rack. The closest bus stop is located on South Street directly in front of the park, the stop is South at Meadow Park.

There is a good amount of lighting throughout the park due to the 2015 CIP project. There are lights around most of the courts and fields, as well as security and pedestrian lights around the parking lot and the walkway. There are safety concerns at this location with an abundant transient community located within this park. There are not much specified landscaping areas, and there are trees which follow the southern end of the park providing some shading. Overall,

a very minimal amount of the park is shaded. Most of the park is turf area, taking up around at least 70% of the park. There is a hardscaped pathway that goes throughout the park which leads into Exposition Park. The path way follows a creek that run through the park.

There is one park identification sign located facing South Street, which is a wooden sign that seems to be slightly deteriorating. There is good park rules and regulation signage for the other park amenities besides this.

Meadow Park has many sport and recreation features. There is one full size youth baseball/softball field. The turf area is also used for other sports informally throughout the year. This field is equipped with bleachers, a water fountain, and dugouts. The water fountain here is non-ADA and is in poor condition (*Figure 16a*). This is an unlit field. There are also two full-sized sand volleyball court which is lit. The court is in good condition. There is also a full-sized basketball court which is also lit. The court is multiuse and is also painted to be used for pickle ball. There are three pickle ball courts painted. There is also a horseshoe court here that also has overhead lighting. The court is in very good condition and has a few benches for spectators. There are a couple play structure areas located next to the main building. There is equipment for both tots and children, with both swings, free standing equipment, and a play structure. One tot-lot and one child lot. Outside of the main building there is a large hardscaped area with no long functional bocce ball or shuffle board courts. A potential idea which staff suggested would be to put a mini-golf area here to better use the area. Meadow is also home to one of SLOs community gardens and is located on the South Street side of the park. The garden has 40 plots for city residents to lease. The garden is sponsored by the Rotary Club of SLO

Figure 16a. Drinking fountain located near dugout (rated 1)

Figure 16b. "Roots of the Community"

and has many garden rules and entrance signs. There is also a piece of public art outside of the garden titled *Roots of the Community*.

There are quite a few picnic tables accompanied by trash cans throughout the park. There is one main picnic table area with a small single barbeque pit. The majority of park furniture here is expanded metal tables. There is a bridge feature at this park which connects the parking lot to the main hardscaped area of the park where the facility is located. There is one public restroom at this park which was one male and one female stall, both ADA compliant. There is also a water fountain located outside the restroom. There are few mutt-mitts located around entrances to the park. The park furniture here is in over all good condition.

Meadow Park Neighborhood Center Facility Report

Meadow Park Neighborhood Center, 233 Meadow

The Meadow Park Neighborhood Center is a 3,400-square foot building in the middle of Meadow Park. Features of the building include a kitchen area, concession area, main hall, a janitor closet and a storage area. The building also has four large swinging panels that are no longer used, but open to a non-functional sink area, some cabinets, and some storage areas. These areas are currently locked or used for informal storage. The facility has limited counter space, one functional sink, 10 tables, and 80 chairs (*Figure 16d*). The building itself is ADA compliant, although access to the kitchen from the main area of the building is stair access only *(Figure 16c*). The exterior of the building is in good shape. The doorways and the windows are in good shape. The public restroom located inside the park is not connected to the building. The bathrooms are male and female and have one stall in each, both of the restrooms are ADA compliant.

Figure 16c. Storage of chairs and tables

Figure 16d. Ramp leading up to platform, access to storage and janitor closet (not access to kitchen)

The building main hall is surrounded by windows and is a very open gathering space. The building can hold 80 people, but usually holds events around 45 people. The building is primarily used for events such as youth and teen center, birthday parties, and church events. It is generally occupied over the weekends during the day.

One continuous issue with the building is the risk of flooding during high rain months. Since the building is set in lower than the ground around it, when it rains, the water tends to come up through the cement cracks in the ground with the ability to flood.

Figure 16e. Kitchen Area

The facility is in a high density transient area and often the overhang locations around the building are used for shelter, which is identified as a potential safety issue. Some of the amenities around the building are no longer functional or are very outdated, such as a completely broken bench and a non-ADA compliant water fountain by the restroom.

Preliminary staff recommendations for improvements include:

- Create a private patio area outside and connected to the building.
- Raise the building to meet ground level.
- Add separate restrooms, connected to the facility itself.

Figure 16f. View of concession area

Figure16g. One of four of the inside of the opening wooden doors

17. MISSION PLAZA

Park Report

Address: 989 Chorro Street, San Luis Obispo, CA 93401 | Collected By: Jena Van Gerwen 2/12/18

Mission plaza is considered a community park. It serves primarily as a quaint city square and is located off Chorro Street. Mission plaza is the home of Mission San Luis Obispo and is a top tourist attraction in the city. There is signage on the west end of the park that provides history on the mission, as well as signage that provides park rules. It lies along the San Luis Obispo Creek. There are two access points to the park, one on Broad Street and another on Chorro Street. There is no parking lot dedicated to the plaza; however, there is meter parking located on both sides of the park. The downtown Transit Center is a short 0.2 miles away and allows pedestrians access to 9 separate bus routes that go around San Luis Obispo. There are three separate bike racks located throughout the park that each accommodate multiple bikes. This park also had multiple pedestrian-scale parks throughout that kept the park well-lit in the evenings. The overall safety in the park is comprised by a strong presence of transient community.

There are no areas in the park related to sports or games. However, the plaza hosts approximately 60 community events per year in front of the mission. There is also a small amphitheater located on the east end of the park

Figure 17a & b. Benches needing repair along the creek pathway

The park has 23 different benches located throughout. This number included benches near the mission, as well as along the creek pathway. Some benches along the creek pathway needed a paint job, while others were falling apart and had caution tape on it. This can be better seen in *Figure 17a & b*.

Figure 17c. Trash can requiring maintenance

The public restroom was in great condition and had two male stalls and two female stalls. There were two other buildings in the park, one which had a sheltered outdoor space, and another that seemed to be a space for storage. The total acreage of buildings and structures in the park, not including the mission. There was one water fountain, and one public fountain near the east entrance of the park. There were also three flags on tall poles. These flags included the United States of America flag, the California flag, and the San Luis Obispo City flag. There were many trash cans, both waste and recycling, located throughout the park. Some were not in the best condition and needed new top pieces. An example of one of these trash cans can be seen in *Figure 17c*, where the top piece is missing entirely. There are art pieces that have been dedicated by groups like the Cal Poly San Luis Obispo Rotary Club, as well as public art pieces like *Tequski was Sua, Qiqsmu & Yach ka*.

18. MISSION PLAZA EXTENSION

Park Report

Address: 989 Chorro Street, San Luis Obispo, CA 93401 | Collected By: Jena Van Gerwen 2/12/18

Mission Plaza Extension is an extended walkway from Mission Plaza that lies between Monterey St and Higuera Street and runs from Broad Street to Nipomo Street. There are three access points to the park, one on Nipomo St, one through a parking lot, and the other on Broad Street. The park runs along a creek and is parallel to multiple dining options, like Old San Luis Barbecue Company and The Natural Cafe. There are no parking accommodations for this park other than metered parking on the crossing streets. There are multiple city busses that stop at the Downtown Transit Center, which is only 0.4 of a mile away. Of those, the 2A bus has a stop located between Broad Street and Nipomo St that is very close to the park entrances. There are no bike racks in the small park and is only lit by two pedestrian-scale lights. The park did not seem to have any transient community and despite the minimal lighting, still seemed safe. The walkway going through the park is not ADA accessible as there are unavoidable stairs on the east end, but aside from this, the park has ramps that allow more accessibility if one chooses to enter and exit from the same end. There are two signs in the center of the park; one in which states the park hours, the other stating “Consumption of Alcohol Unlawful”.

Mission Plaza Extension has no features related to sports or games. The park is very small and consists of only a walkway through a well landscaped area/natural area.

The park does not offer many amenities. Aside from the pathway and two pedestrian-scale lights, there are three trashcans in the park. Additionally, there is a piece of public art titled “Globe of Life”.

PARK INVENTORY

19. MITCHELL PARK

Park Report

Address: 1400 Osos Street, San Luis Obispo, CA 93401 | Collected By: Danny Han & Kingston Chen 2/2/18

Mitchell Park is a neighborhood park located at 1400 Osos Street, adjacent to the Senior Citizens Center of San Luis Obispo. Access to the park is located all around however, the main entrance is located at the corner of Pismo and Santa Rosa Street. Onsite parking is permitted for use by the visitors of the Senior Center. Off street metered parking is located all around the park on Pismo Street and Buchon Street. Public transportation is not an issue with multiple bike racks located throughout and the closest bus stop located at Santa Rosa and Pismo. At the time the data was recorded there was a high volume of transient individuals, and even a confrontational one. Additionally, lighting within the park was extremely limited.

Mitchell Park includes many amenities specifically, a public restroom located adjacently to 2 high quality play structures. Furthermore, another unique feature of Mitchell Park is the flagpole that can be seen proudly displaying the American flag. The majority of the 13 picnic tables and 17 benches within the park are also located within or near shade. The vast amount of open space make it the perfect area for picnics. Mutt Mitts stations are included.

Figure 19a. Gazebo located in center of park

20. POINSETTIA PARK

Park Report

Address: Poinsettia Street, San Luis Obispo, CA 93401 | Collected By: Allison Cleary 2/16/18

Poinsettia Park is a park consisting mainly of a paved trail and a grass lawn. Most of the park is natural and landscaped areas. These are actually two different areas (creek walk and mini park). Creek Walk is the concrete trail leading to the tunnel under the railroad tracks and the mini-park is further down Poinsettia Street on the left-hand side. The mini park has 1 picnic table, one trash can and +/- 700 sq./ft. of turf surrounded by a small planting area.

Figure 20a. Sidewalk

Access points to the park are located at the intersection of Poinsettia Street and Rosemary Street as well as along Spanish Oaks Rd, but there is no park identification sign. The park is well kept. The closest bus stop is Tank Farm at Brookpine, only a couple blocks away. There is no designated parking lot, but nearby street parking is available. There are several pedestrian scale lights along the walkway that transects the park. They provide sufficient lighting to the park, improving the safety of the park at night. Most of the park is a well-maintained grass lawn commonly used for garden games.

Poinsettia Park also includes a paved trail way that connects the two mentioned access points. The trail is in decent condition, but there are several areas which have needed maintenance (*Figure 20a*). A set of stairs leads the trail to a tunnel, which allows pedestrians to cross the railroad safely (*Figure 20b*).

Figure 20b. Stairs leading sidewalk to tunnel

Poinsettia Park does not contain any sport fields or courts of any kind. There is an open grass field, which can be used for pick-up sports. The grass field is adjacent to the lit walkway, which would allow the field to be mildly lit at night.

PARK INVENTORY

There are two city trash cans located near two of the picnic tables within the park, both in good condition. The park contains three picnic tables along the paved trail providing option for picnics in shaded areas. The lawn area contains a mutt mitt dispenser and a fence lining the perimeter.

21. PRIOLO MARTIN PARK

Park Report

Address: 890 Vista Del Collados, San Luis Obispo, CA 93405 | Collected By: Danny Han 2/2/18

Priolo-Martin, a mini park located on Vista Del Collados, resides serenely next to a quiet neighborhood and Laguna Lake. The park is in area and is a thin strip of land. Due to the length of the park, there is enough street parking to accommodate those who wish to visit it. Unfortunately, for those who wish to travel in a more environmentally friendly manner, there are no bicycle racks located close to the park. There are pedestrian lights which are used to illuminate the neighborhood, as well as the park. North of the park is Laguna Lake. The closest bus stops to Priolo Martin Park is LOVR at Diablo and LOVR at Descandso. There are no signs within the park.

There is no designated field for sports, however, most of the park is an open area. This open area is not likely to be used for any large recreational activities, but rather it is likely to be used for casual enjoyment for residents and their pets. No other structures or facilities are present.

Figure 21a. Incorrectly sized trash bin

In general, the park and its amenities were in acceptable condition. There were five wooden benches. These benches were not simply made of wood but seemed to have been comprised of compressed wood. There was a total of three trash cans, all of which were for trash and not recycling. One trash can had the incorrect size bin as shown in (*Figure 21a)*. There was one Mutt Mitt station which was in excellent condition. The amenities within the park were all rated a 3.

22. RODRIGUEZ ADOBE PARK

Park Report

Address: Brookpine Drive and Purple Sage Lane, San Luis Obispo, CA 93401 | Collected By: Danny Han 2/6/18

Rodriguez Adobe Park is tucked away in a neighborhood off Tank Farm Rd and consists primarily of an open grass field. The park can be accessed along Purple Sage Lane. The closest bus stop is Tank Farm at Brookpine, only a couple blocks away. There is no designated parking lot, but sufficient nearby street parking is available. Most of the park is a grass lawn commonly used for garden games. A paved trail transects the park, which is about 400 feet, and stretches from the park boundary along Purple Sage Lane to the start to Poinsettia Park. The Rodriguez Adobe is in this park.

Figure 22a: Dented mutt mitt dispenser

The park does not have any official courts, fields, or sport-related features. However, the lawn is large enough to play casual park games, such as tag, Frisbee, or a pickup game of soccer. No playgrounds or any other similar structures are located within park boundaries.

Rodriguez Adobe Park contains one metal bench and one mutt mitt dispenser, which is dented but still functional (*Figure 22a*). There are two signs, one distinguishing a “Fire Lane” and the other is unidentifiable (*See Figures 22b & 22c*). The metal bench is in great condition and is in a sparsely vegetated natural area.

Figure 22b. Unidentifiable signage

Figure 22c. Faded “Fire Lane” sign

23. SANTA ROSA PARK

Park Report

Address: Santa Rosa Street and Oak Street, San Luis Obispo, CA 93401| Collected By: Team 1/31/18

Santa Rosa Park is located on Santa Rosa Street and contains three main access points from Casa Street, Stenner Street, and Oak Street. The adjacent areas consist primarily of neighborhoods, but the west side of the park lines Santa Rosa Street, a heavily trafficked road. There are several nearby bus stops with locations including: Santa Rosa at Oak, Santa Rosa at Murray, Foothill at Casa, and Santa Rosa at Foothill. The park contains two designated parking lots providing roughly 125 parking spots and 7 ADA compliant spots for park users. Santa Rosa Park has 3 bike racks with a total capacity of 18 bikes. The transient community has a noticeable presence, which can influence the safety feel of the park. Street and field lights are spread throughout the park providing sufficient light when necessary. A paved walkway connects the Oak Street access point with the Casa Street access point. One of the biggest features in Santa Rosa Park is the large grass field located on the east end of the park. This includes a baseball field and softball field that is surrounded by bleachers, an equipment shed, a restroom, and another building just behind home plate of the baseball field. These two sheds are also used as one scorekeeper shed (concession stand) and one service building (also at ballfields). This field is well lit with many sports field lights surrounding it. Two features that are unique to Santa Rosa are the large skate park (*Figure 23a*) and the full roller hockey rink that can doubles as two basketball courts. This park also has a horseshoe court that looks

Figure 23b. Horseshoe court

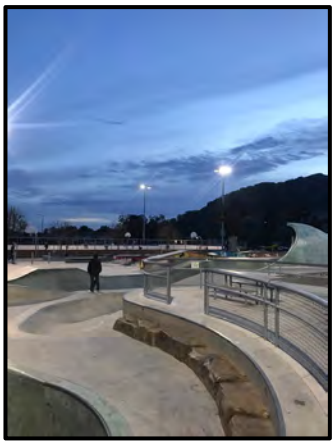


Figure 23a. Skate Park

very old and run down and not very well maintained (*Figure 23b*). It is still used by members of the community and hosts horseshoe tournaments throughout the year. Community members who regularly use the horseshoe courts would like to see improvements in the court surfacing and mentioned that they typically do court maintenance themselves. There is also a playground designed for children between the ages of 5 and 12 that looks very new and well-maintained, which was updated in 2014. In addition, there is an open grassy area that can be used as an informal recreation field.

Santa Rosa has a wide variety of amenities throughout the park including 4 water fountains (some of which are hydration stations), 5 Barbeque pits (two which are by reservations and three which stand alone), 33 picnic tables, and 12 benches. Adjacent to the horseshoe play area there is a concentration of newly renovated picnic tables that can function as an outdoor event area. Additionally, there are enough amenities to maintain the cleanliness of the park, such as 3 mutt mitts and 47 trash cans (includes recycling). Additionally, there is one public art piece “Concrete Jungle” located near the Skate Park in Santa Rosa Park.

24. SINSHEIMER PARK

Park Report

Address: 900 Southwood Drive, San Luis Obispo, CA 93401| Collected By: Team 2/14/18

Sinsheimer Park is located at 900 Southwood Drive. The main entrance to the park is located in the off-street parking lot on Southwood Drive. This parking lot contains approximately 150 parking spots including. The parking lot for the park is shared between the other facilities at this location which include the SLO Swim Center and Sinsheimer Stadium. Another entrance consisting of limited on street residential parking is on Helena Street. However, if necessary, public transportation is not a problem with the following bus stops proximal to Sinsheimer Park: Augusta at Gerda, Johnson at Sydney, and Augusta at Bishop. Additionally, there is adequate signage throughout the park indicating park and activity rules. There are 12 lights within the park, however, they are only stadium lights for the baseball fields and street lights in the parking lot. Because there are no pedestrian lights within the park, it is optimally used during the day unless utilizing the baseball field.

Sinsheimer Park is a Community Park with several official sport facilities and elaborate, newly constructed play structures. The park includes two full sized baseball fields and 6 hardcourt tennis courts. These sport facilities are in good condition and lined with stadium lights, allowing them to be used both during the day and at night. A full-sized sand volleyball court can be found directly adjacent to the play structures. The two play structures are newly remodeled as of November 2017 and cater uniquely to various age groups. The smaller play structure is designed for 2-5-year-old children while the larger structure is primarily designed for children above the age of 5 (*Figure 24a*). There is also a large turf hill to the side

Figure 24a. Play structure designed for children ages 5+

of the playground that is largely utilized by children and adults of all ages for sliding down on cardboard. The most substantial activity feature in the park is over 10 acres of natural areas.

Figure 24b. Fiberglass lion water fountain donated by Lions Club of SLO

Sinsheimer has a vast amount of seating throughout the park 13 benches, 4 bleachers, and 17 picnic tables that all are in moderate condition. The park contains two water fountains, one of which was a fiberglass lion donated by the Lions Club of San Luis Obispo (*Figure 24b*). Sinsheimer has 5 barbeques all in good condition and scattered along the path between the baseball fields and play structures. There is one rentable and four standalone BBQs.

Sinsheimer Stadium Facility Report

Sinsheimer Stadium, 900 Southwood Dr.

Figure 24c. View of Sinsheimer Stadium Field

Figure 24d. View of middle entrance and concession stand. This is where tickets are usually sold.

Sinsheimer Stadium is located at Sinsheimer Park proximate to Sinsheimer Elementary School and the SLO Swim Center. The Stadium opened in the early 1970's, and is located on San Luis Unified School District land, though the Stadium is owned and maintained by the City of San Luis Obispo. The Stadium is composed of a field, a scoreboard, a BBQ area, male and female restrooms, a concession stand, an upstairs press box with areas

used during the Blues season for VIP ticket holders, an upstairs patio area, and a couple rooms for storage. The facility is equipped for amplified sound (with written permission), field lighting, and on-site parking. The field is an official 90-foot base path stadium with stadium seating for 600 and a maximum capacity of 1,000 persons. There is both stadium seating and lawn seating at the facility.

The Stadium is utilized by a variety of organizations including a semi-professional baseball team (SLO Blues), Men's Baseball, Youth Baseball, Cal Poly Club Baseball, and SLO High School Baseball. The stadium is strictly used for games only, as practice sessions are not permitted.

The stadium is open for use January through September and is highly impacted from May till August. On average there are games four days a week that run during the later afternoon to night times.

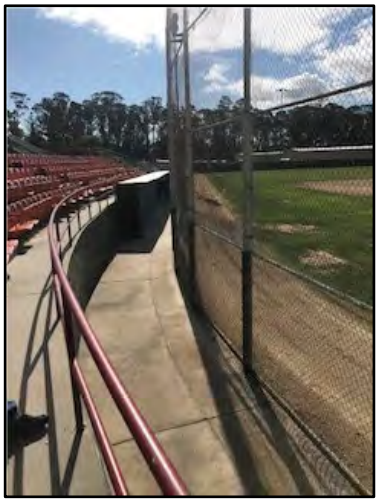


Figure 24e. Potentially dangerous railing for children

There are a couple access points to the stadium which are locked when not in use. There is one for maintenance from the parking lot, one for ticket sales, and one in the middle of the stadium area. Although there is a ticket booth area, usually the middle entrance is opened and that is where ticket sales occur (*Figure 24d*).

Park maintenance does a good job of maintaining the stadium daily. In 2015, the left field stairs to the field replaced an aging and dangerous stairwell. The backstop at the stadium is planned for a replacement in the Fall of 2018. Small upgrades are funded and completed by the Blues baseball team such as repainting the dug-out area (*Figure 24g*). The dug-out areas are in fairly good condition. There are water fountains in there that should be replaced in the near future. The facility itself has drinking fountains that could be upgraded to a hydration station given its high use during the summer months.

Figure 24f. ADA accessible seating (3)

There is a BBQ area with multiple large BBQ pits available to rent in conjunction with the stadium use. They are all in good condition, although the over-hang area seems to need some maintenance.

The facility at the stadium is, for the most part, well-maintained by the groups who use the concession areas. On the lower level there is a concession area and small prep area which has refrigeration, ice machine, and sinks. There are some storage areas as well. The press box is locations upstairs and has the PA system, chairs, scoreboard reader, and a view of the entire stadium.

Figure 24g. Announcer seating and inside VIP area

Recommendations for improvements:

The seating in the stadium has seats that were donated from a professional baseball team a couple decades ago. Since the seats are old and outdated it is difficult to replace seats or find parts for broken seats. There are a couple safety concerns with the seating area. There is a lack of protection around the railing of the seats which allows for the potential for children to fall through and off the ledge of the bleacher area (*Figure 24e*) There is also a lack of ADA accessibility to the lower seating area. Although there are three ADA accessible seats behind the bleacher area, they are often blocked by viewers seated on the lawn are and are kept separate from the rest of the bleacher area (*Figure 24f*). The stadium itself is overall not ADA compliant.

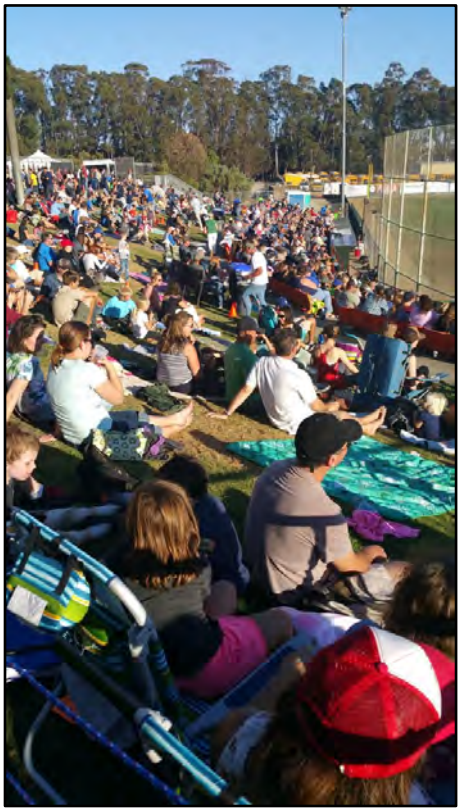


Figure 24h. View of the lawn area of the stadium on a busy game day

The bathroom has male and female restrooms with multiple stalls in each. During regular hours the restrooms are available to the public park users, but during games there is fencing that restricts them from the park and only allows to the stadium users. One complaint about restrooms is that there are no on field "player only" restrooms. To avoid players from having to go all the way to the public restrooms, two temporary bathrooms are usually brought in for players to use during the SLO Blues season. It is recommended to add permanent on field restrooms for staff and player access.

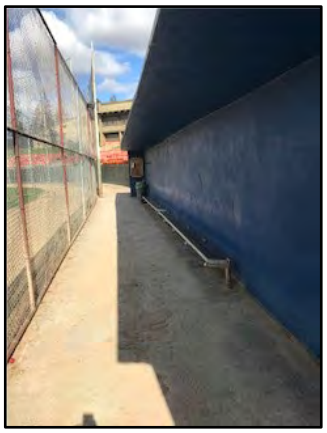


Figure24i. Dugout area for players

A couple more complaints and recommendations include the following:

PARK INVENTORY

- Storage is an issue for the Blues, and they usually must bring in large temporary storage areas during their season. Provision of a permanent storage area would be ideal.
- Parking can also be an issue, especially when all three park amenities are at peak times, parking can spill out into the neighboring areas.
- As for the field itself, some of the side board paneling along the edge of the field are falling apart or chipping.
- Additionally, the material along the fencing which blocks the views from the outside is ripping and has many holes. This is usually from people attempting to get an outside view. It happens frequently and is expensive to replace.
- A final recommendation would to be put in some sort of permanent beverage area in the facility. Usually a beverage truck comes to park in the parking lot, so a useful idea would be to install a permanent area for stadium goers.

25. STONERIDGE PARK

Park Report

Address: 535 Bluerock Drive, San Luis Obispo, CA 93401 | Collected By: Danny Han 2/15/18

Stoneridge Park is a mini park located at 535 Bluerock Drive, adjacent to the South Hills Open Space Preserve. Access is indicated by the "Stoneridge Park" sign and residential street parking is located on Bluerock Drive. This park offers access to trail entrances into South Hills Open Space Area. The closest bus stop to this park is located .3 miles away at the stop Broad at Humbert. The park is composed of a large grassy area, natural area, and hardscaped area in the form of an asphalt walking path through the park. Lighting in this park is non-existent and functionality of this park is limited to daytime use. A recommendation to improve the functionality of the park would be to include water fountains because the main use would typically be basketball related.

The main feature of this park is half-court basketball that is in the center of the park. The features that improve the functionality of the park include two picnic tables and 4 benches that are not ADA accessible, located conveniently under shade. Also, to maintain the cleanliness of the park a Mutt Mitt and trash can are located within the park. Overall the park is very well maintained all features received a rating of 3 and located in a quiet residential area (*Figure 25a*).

Figure 25a. Picture of Stoneridge Park

26. THROOP PARK

Park Report

Address: 510 Cerro Romauldo, San Luis Obispo, CA 93405 | Collected By: Danny Han & Kingston Chen 2/2/18

Figure 26a. Throop Park entrance sign

Throop Park is located adjacent to Pacheco Elementary School on 525 Cerro Romauldo Avenue. The park is has with multiple access points from private residences and two public access points--one from Cuesta Drive and one from Cerro Romauldo Avenue. Parking at Throop is not an issue with 47 off street parking spaces including 2 ADA spaces, and a plethora of on street parking alongside Cuesta Drive and Cerro Romauldo Avenue. The parking lot is the responsibility of the school district. Other transportation options are also accommodated for with the closest bus stop, Foothill at Cuesta (W) one block away and a bicycle rack (U-Rack). Lighting throughout the park was limited to the parking lot and the youth baseball field. A welcome sign designated the entrance of the park at the corner of Cuesta Drive and Cerro Romauldo Avenue (*Figure 26a*). Overall, the park felt safe because it was in a quiet residential area.

There is plenty of open space that can be used for a wide range of activities such as throwing around a Frisbee or lawn games. The physical features include a youth baseball field that is well lit and accompanied by a dugout, bleachers, and one equipment storage shed. Additionally, there are two play areas one for 5-12 year old and another for 3-5 year old (*Figure 26b*) covered with a wood chip surface. Two unisex restrooms were also included within the park.

Figure 26b. Play structure designed for children ages 3-5

Throop features 7 picnic tables, 8 trash cans, 6 benches most of which were in excellent condition. 2 mutt mitts, and a water fountain located adjacently to the baseball field.

PARK INVENTORY

27. TRIANGLE PARK

Park Report

Address: 1701 Osos Street, San Luis Obispo, CA 93401 | Collected By: Danny Han 2/2/18

Triangle Park is a mini park located between Osos Street and Santa Barbara Avenue and can be accessed at any point along both roads. There is no park ID feature or any park rule signs. A bus stop is located directly adjacent to park at Santa Barbara Avenue at Church Street There are no lights within the park, but there are street lights on adjacent roads. There are no bike racks or associated parking besides street parking.

The park does not have any officially marked sports fields. However, there is a lawn that could be used for small scale field games or sports. Because the park has no lights in it, the field itself does not have unique lighting.

There is one trash can in addition to two picnic tables and two benches throughout the park. All amenities were in good condition and received a rating of 2 or 3.

28. VISTA LAGO PARK

Park Report

Address: 1269 Vista Del Lago, San Luis Obispo, CA 93405 | Collected By: Kingston Chen 2/20/18

Vista Lago is a small neighborhood park located at 1269 Vista Del Lago, in a quiet residential area. The park can only be accessed from the street Vista Del Lago. Parking is limited to only residential off-street parking; however, it is plentiful. Additionally, the closest bus stop is the SLO Transit LOVR at Laguna Lake stop which is approximately 0.2 miles away. Lighting for the park is non-existent and this park can be most optimally used during the daytime. The overall impression of Vista Lago is that it functions as an outdoor place for local children to play. The signage was limited to a welcome sign that designated the age requirements for the play structure. The only activity feature in Vista Lago is a play structure for 5-12 year old, with a minimal amount of open space. The features are limited to a single mutt mitt, several picnic tables, trash cans, and most uniquely a community library (*Figure 28a*). The picnic tables have warped and can be renovated to improve the quality of the park (*Figure 28b*).

Figure 28a. Community library

Figure 28b. Warped picnic table

Conclusion

Assumptions

There were a few assumptions made throughout data collection. There was previous data collected that was available and used for certain features. This data was from the SLO GIS database. This data is from 2009 and was collected by a City GIS intern. This data was obtained from the City GIS manager who stated that the data needed to be rechecked but should be accurate enough. I did my best to recheck data using Ariel imagery. The data that was used solely from the City database was the surface type data, the tree data, and the utility data. Not all the parks had data collected on them in 2009, the parks that I collected surface type data on were Buena Vista Park, Jack House, Mission Plaza Extension, Poinsettia Mini Park and Creek Walk, and the Rodriguez Adobes. The data I collected, since it was by Arial imagery, is a lot more estimated.

Utilities

Due to a lack of knowledge on utilities, these data points were not altered. Additionally, because a lot of the utilities did not appear to correlate with public use, there isn't mention of them in the inventory, only in the GIS data.

Signage

Signage was originally going to be collected based on park entrance sign, rule signs, and other. This was found to be very difficult to collect data for rules and other signs since there could be hundreds of repeating rule or other signs in a park. Although entrance sign data is complete, rules and other signs are very inconsistent, so I have removed them from the tables, although there is some data is still in GIS for rules and other signs since some students collected and some students didn't. If this is necessary to have, it can be recollected once we identify what actual signage needs to be collected.

CONCLUSION

Ratings

Some of the GIS data we collected that we initially gave ratings too, I ended up deciding that they didn't necessarily need a rating because I don't believe there was a cohesive way to rate them. Some of the not rated data may have ratings in GIS because some students rated that feature, and some didn't because it was a challenging thing to assess and rate. The "Rated/Non-Rated" table gives a clear idea of what we ended up consistently giving a rating to or not.

ADA

ADA was challenging information to collect. Initially the plan was to use the ADA transition plan to insert data on all the park features. After completing several parks, it was apparent that the transition plan did not completely cover all the features that were being examined for the inventory. The ADA data is not comprehensive. If this is a necessary piece of the inventory that is needed, this data can be re-examined and through the ADA transition plan. In general, if it was labeled ADA, or it clearly was not ADA then it was noted as such. If not, it was left blank.

APPENDIX

C

PARKS INVENTORY + ASSESSMENT

SAN LUIS OBISPO PARKS + RECREATION MASTER PLAN

Community Needs Assessment

June 2019

SAN LUIS OBISPO PARKS + RECREATION MASTER PLAN

Community Needs Assessment

WRT

pros consulting Inc.
Inspiring Communities to Action

CITY OF SAN LUIS OBISPO

June 2019

Table of Contents

EXECUTIVE SUMMARY

Introduction to the Community Needs Assessment ..... page 3
Key Findings ..... page 4
Preliminary Recommendations ..... page 8

1 POPULATION AND DEMOGRAPHICS

1.1 Population ..... page 17
1.2 Demographic Characteristics ..... page 19

2 PARKS AND FACILITIES ASSESSMENT

2.1 Park and Facilities ..... page 25
2.2 Level of Service: Park Acreage and Access ..... page 49
2.3 A View from Benchmark Cities ..... page 53

3 RECREATION TRENDS AND PROGRAM ASSESSMENT

3.1 Recreation Trends ..... page 59
3.2 Program and Services Assessment ..... page 73

4 MAINTENANCE ASSESSMENT

4.1 Park Maintenance Assessment ..... page 83
4.2 Key Recommendations ..... page 89

5 COMMUNITY ENGAGEMENT AND COMMUNITY FEEDBACK

5.1 Background ..... page 93
5.2 Foundational Public Outreach and Community Engagement ..... page 94
5.3 Needs Assessment Survey ..... page 107

List of Figures + Tables

1 POPOLATION AND DEMOGRAPHICS

Tables:

1-1 San Luis Obispo Population Trends ..... page 17
1.2 Demographic Characteristics ..... page ...

Figures:

1-1 Population Density ..... page 18
1-2 City Age Distrubution, 2010 ..... page 19
1-3 San Luis Obispo County Racial And Ethnic Composition, 2010 ..... page 20
1-4 San Luis Obispo County Racial AndEthnic Composition, Projected, 2025 ..... page 20
1-5 San Luis Obispo Median Household Income (2012-16) ..... page 21

2 PARKS AND FACILITIES ASSESSMENT

Tables:

2-1 San Luis Obispo Parks And Recreation Facilities ..... page 26
2-2 San Luis Obispo Joint Use Facilities ..... page 28
2-3 Features Rated And Not Rated In Condition Assessment ..... page 40
2-4 Condition Assessment of Park Features ..... page 42
2-5 Planned Park And Facility Improvements, 2019-21 ..... page 48
2-6 San Luis Obispo Park Acreage Standards And Level Of Service ..... page 50
2-7 Park Types By Typical Size, San Luis Obispo And Benchmark Cities ..... page 54
2-8 Park Acreage Standards And Current Level Of Service (Los), San Luis Obispo And Benchmark Cities ..... page 55
2-9 Park Access Standards, San Luis Obispo And Benchmark Cities ..... page 55

Figures:

2-1 San Luis Obispo Parks And Recreation System ..... page 27
2-2 Play Area and Child Lots ..... page 30
2-3 Picnic Tables and BBQ ..... page 31
2-4 Baseball and Soccer Fields ..... page 32
2-5 Informal Multi-use Fields ..... page 33
2-6 Basketball and Tennis Courts ..... page 34
2-7 Other Recreational Facilities ..... page 35
2-8 Dog Areas and Community Gardens ..... page 36
2-9 Trail Network ..... page 38
2-10 Bike Network ..... page 39

List of Figures + Tables

2-11 Planned Parks and Park Improvements ..... page 46
2-12 Downtown Parks and Open Spaces, Existing and Proposed ..... page 47
2-13 Access to Neighborhood Parks and Service Area Gaps ..... page 51
2-14 Access to Existing and Planned Neighborhood Parks and Service Area Gaps ..... page 52

3 RECREATION TRENDS AND PROGRAM ASSESSMENT

Tables:

3-1 National Participatory Trends - General Sports ..... page 61
3-2 National Participatory Trends - General Fitness ..... page 62
3-3 National Participatory Trends - Outdoor/ Advanture Recreation ..... page 63
3-4 National Participatory Trends - Aquatics ..... page 64
3-5 National Participatory Trends - Water Sports/ Activities ..... page 65
3-6 Top 5 Most Offered Core Program Areas (Offered by Parks and Recreation Agencies) ..... page 67
3-7 Top 5 Most Offered Core Program Areas (Targeting Children, Seniors, and/or People with Disabilities) ..... page 69
3-8 Core Program Areas ..... page 74
3-9 Age Segment Analysis – Current Segments Served ..... page 76
3-10 Recreation Program Lifecycle Analysis - Current Distribution ..... page 77
3-11 Summary of The Recommended Actions ..... page 79

Figures:

3-1 2017 Participation by Generation ..... page 66
3-2 Core Program Areas Offered by Parks and Recreation Agencies ..... page 68
3-3 Core Program Areas Targeting Children, Seniors and/or People with Disabilities ..... page 69
3-4 Market Potential Index for Feneral Sports ..... page 71
3-5 Market Potential Index for Fitness ..... page 71
3-6 Market Potential Index for Outdoor Activity ..... page 71
3-7 Recreation Programs Respondent Households Have Used in the Past 12 Months ..... page 75
3-8 Age Segment Analysis – Current Segments Served ..... page 76

4 MAINTENANCE ASSESSMENT

Tables:

4-1 Righetti Ranch Neighborhood Park ..... page 85
4-2 Third-Party Contracting of Services ..... page 86
4-3 In-house Maintenance ..... page 88

List of Figures + Tables

5 COMMUNITY ENGAGEMENT AND COMMUNITY SURVEY

Tables:

5-1 "Report Card" Grades for San Luis Obispo Parks and Facilities ..... page 102
5-2 Programs and Activities That Should Be A Focus in the Years to Come ..... page 103
5-3 Ideas for Events in Parks ..... page 104
5-4 Dreams for Parks and Facilities ..... page 105
5-5 Getting to Parks - Sites Needing Improvements ..... page 106

Figures:

5-1 Level of Satisfaction with Facilities ..... page 108
5-2 Recreation Programs Respodent Households Have Used in the Past 12 Months ..... page 109
5-3 Programs That Are Most Important to Households ..... page 109
5-4 Amenities That Respodent Households Have A Need for ..... page 110
5-5 Amenities That Are Most Important to Households ..... page 110
5-6 Top Priorities for Investment for Recreation Amenities ..... page 111
5-7 Respondents' Top 4 Choices for Improving Repurposing, or Expanding Parks and Facilities ..... page 112

EXECUTIVE SUMMARY

INTRODUCTION TO THE COMMUNITY NEEDS ASSESSMENT

This Community Needs Assessment is the culmination of the first phase of work on the San Luis Obispo Parks and Recreation Master Plan Update. Chapter 1 presents the demographic characteristics and population trends of the community. Chapter 2 describes and maps the City's existing park system. Park acreage and distribution are evaluated based on the standards in the current Parks Master Plan, and these standards are compared to a set of benchmark cities. Chapter 3 provides an overview of recreational trends in the U.S. and in the region and makes observations about what San Luis Obispo's demographics suggest in terms of local recreational preferences. The chapter also summarizes and evaluates the Parks Department's current recreational offerings. Chapter 4 describes the City's parks maintenance practices and considers potential improvements. Finally, Chapter 5 summarizes the themes heard during community engagement activities and the community preferences reflected in the statistically-valid survey.

Key findings of each of these chapters are presented in the section that follows, giving readers one place to look to quickly gain an understanding of the setting. These are preliminary in nature, to be refined in the final master plan. The Community Needs Assessment will serve as the foundation for the City's next generation of parks and guide the management of recreation programs and assets for the years ahead. Recommendations range from strategic enhancements to big ideas that propel the system forward. The Executive Summary concludes by offering a set of preliminary recommendations for the Plan Update.

KEY FINDINGS

POPULATION AND DEMOGRAPHICS

As of 2017, San Luis Obispo had a population of 46,724, gaining an estimated 2,545 people since 2000, the year before the Parks and Recreation Master Plan was last updated. The San Luis Obispo General Plan anticipates a population of 56,686 by 2035. This would represent a substantially higher growth rate than the City has recently experienced and add 9,960 people to the community.

Young adults age 18-24 comprised a remarkable 35 percent of the City's population in 2010, a proportion mainly attributed to the large student population. For San Luis Obispo County as a whole, the proportionate population between the ages of 20 and 29 grew significantly, along with major growth in adults between the ages of 50 and 70. The relative population of children under 14 and adults between 35 and 44 declined. One-third of City households were earning less than $25,000 in 2010, a high percentage due in large part to the student population.

PARKS AND FACILITIES

The San Luis Obispo park system includes a diverse mix of some 28 parks and recreation facilities covering approximately 206 acres. There are five school sites where recreational facilities are available to for youth recreation and classes through joint-use agreements. The City also has a joint-use agreement for the baseball/softball fields at El Chorro Regional Park.

The City's parks include a broad range of recreational features. Some, like multiuse fields, softball/baseball fields, and basketball courts, are distributed in several parks. Others are concentrated primarily at one park, including soccer fields (Damon-Garcia), tennis courts (Sinsheimer Park), and pickleball courts (French Park) or located only at one or two parks (the skate park at Santa Rosa Park; disc golf courses at Laguna Lake and Sinsheimer.)

San Luis Obispo owns and manages 16 open spaces and recreational trails covering nearly 3,800 acres. These are vitally important assets in the community, but are not covered by the Parks and Recreation Master Plan Update.

Planned Parks and Park Improvements

Some 25 new parks of a variety of types and sizes are defined in specific or master plans, to be provided as part of planned development around the urban periphery. The Downtown Concept Plan identifies several park and public space opportunities that could support a vibrant urban core. More immediately, a number of park and facility improvements or enhancements are scheduled for 2019-21 in the City's current Capital Improvements Program, along with one new neighborhood park on North Broad Street.

Condition Assessment

A Park and Facility Condition Assessment completed in 2018 evaluated nearly all of the City's current parks and recreation facilities. This analysis provides a narrative describing conditions at each site, and rates the condition of specific features within each site (compliance with the Americans with Disabilities Act was not included in this analysis.) Over three quarters of park features were found to be in generally good condition; the most typical exceptions were horseshoe pits, picnic tables and drinking fountains. Anholm Park, Cheng Park, Throop Park, and Jack House and Gardens contain features that were found to be in the best condition overall. Parks whose features were found to be in generally poorer condition included Santa Rosa and Emerson.

Separately, facility assessments were conducted on the Parks and Recreation Administration Building, the Ludwick Community Center, the Senior Center, and the SLO Swim Center. The assessments identified needed improvements at all sites, while recommending the Community Center be replaced by a new facility and affirming the Department's vision for a new ranger station in the City.

Level of Service: Park Acreage and Access

The current Parks and Recreation Element and Master Plan calls on the City to develop and maintain a park system at the rate of 10 acres of parkland per 1,000 residents. As applied to residential development or annexation, five acres per 1,000 are to be dedicated as neighborhood park serving the development, while the remaining five acres may be located anywhere within the City's park system as deemed appropriate.

As of 2017, the City's parks inventory translates to approximately 4.4 acres per 1,000 residents. With growth anticipated under the General Plan, San Luis Obispo would need another 361 acres of park land overall, including 249 acres of neighborhood parks, in order to meet current standards. This standard for neighborhood parks alone would mean the need for 25 more 10-acre parks like French—or 2,490 Anholm Parks.

The Capital Facilities Fee Nexus Study completed in 2018 establishes a maximum in-lieu fee and potential park development impact fee based on a calculated ratio of 4.18 acres per 1,000 residents and 2.69 acres per 1,000 service population. While the City currently only charges the in-lieu fee under the Quimby Act, it may consider newly applying a parks development impact fee to a broader set of development categories, following the Parks Master Plan Update.

Access to Parks

The current Master Plan also sets a standard for access to parks, calling for City residents to be within a 1/2- to 1-mile walking distance of a neighborhood park. Four neighborhoods or portions of neighborhoods are currently out of this range, including the north side neighborhood directly south of Cal Poly; the neighborhood off South Broad Street south of Meadow Park; and two neighborhoods along South Higuera Street. Some of these park gaps would be addressed by future parks in specific or master plan areas.

A View from Benchmark Cities

Level of service standards vary significantly amongst San Luis Obispo and five benchmark cities evaluated for this analysis. At 10 acres per 1,000 residents, San Luis Obispo has the highest overall park land standard, followed by Paso Robles at 7 acres per 1,000; Santa Cruz at 4.5 acres per 1,000; Davis at 3.8 acres per 1,000; and Santa Maria at 3.0 acres per 1,000 (or higher, if the City surpasses 3.0 acres per 1,000, up to 5.0 acres per 1,000.)

Both San Luis Obispo and Santa Cruz currently use a 1/2-mile standard for neighborhood parks, while the Davis Parks and Recreation Facilities Master Plan Update (2012) strives for a park within 3/8 mile of all residents.

RECREATION TRENDS, RECREATION PROGRAMS

Recreation Trends

As of 2017, the sports most heavily participated within the United States were Golf and Basketball, which have participation figures well in excess of the other activities within the general sports category. Since 2012, Rugby and other niche sports, like Boxing, Lacrosse, and Roller Hockey have seen strong growth, as have fitness activities and, in particular, Fitness Swimming, which has broad, multigenerational appeal.

San Luis Obispo has relatively strong participation rates when it comes to almost all recreational activities, resulting in a high "market potential index" indicating demand for sports, fitness, and outdoor recreation.

Program and Services Assessment

The San Luis Obispo Parks and Recreation Department has a professional staff that is delivering quality programs, services and events to the community. The analysis of programs done for this report features a ranking of programs in terms of priority for improvement, based on both quantitative and qualitative data. These rankings indicate that the City should prioritize expanding programs in Recreational Swimming, Lap Swimming, Swim Lessons, Yoga, Personal Training and Fitness Classes, Sun & Fun and Club Star programs, and Tennis. The rankings

also indicate several program areas that should be continued, and programs that should be offered strategically and evaluated.

COMMUNITY ENGAGEMENT FEEDBACK

Beginning in April 2018, City staff have led a comprehensive public engagement effort—a critical component of the Parks and Recreation Master Plan Update. The kit of tools builds on the existing community engagement culture in San Luis Obispo. Over the course of the summer, Staff conducted some 25 "pop-up" outreach events. Community members also provided comments by email and on the Open City Hall online portal; on comment cards distributed at the Administration office and at recreation facilities; and through direct communications. Supported by this extensive outreach, over 600 people attended a participatory three-hour drop in interactive engagement workshop held at the Ludwick Community Center on September 13, 2018. Input from these engagement activities is summarized here.

Parks and Facilities

Of all of the City's existing parks, Sinsheimer Park was the subject of the most comments from community members, and was also rated the highest. Sinsheimer was noted for its "wonderful" play area and hill slide; several people noted the need for more shade.

Laguna Lake Park was also the subject of a large number of comments; here, the park received poor reviews and people saw the need for a fully-fenced or improved dog park or dredging of the lake.

Community members also weighed in on what types of parks and facilities they wanted to see in the future. Pickleball and some variation on a water park or splash pad were popular responses. Many people also weighed in on the need for enhancements to the SLO Swim Center; a new dog park or fenced dog area; new facilities for diamond sports and field sports; new neighborhood and pocket parks; and a new indoor recreation center/community center. Children's responses included new and improved play equipment and unique features like ziplines, foam pits, climbing trees, and giant chess sets.

Programs, Activities and Events

Recreation programs identified as high priority by the most people at the workshop included swimming, pickleball, yoga, kids' programs, environmental education, and gardening. People also expressed enthusiasm for the idea of more concerts and music in parks. Other popular types of events focused on food, sports, movies, arts, cultural festivals, and community picnics and barbeques. Community members supported the idea of more special events at Mitchell Park, Laguna Lake Park, and Mission Plaza in particular.

Access to Parks

People's comments showed an overwhelming desire to access the parks and recreation system by biking and walking. Among the many references to biking, there were numerous requests for safer biking routes for all ages, more robust bike infrastructure, and system-wide bike networks linking parks throughout the city. Community members were especially aware of the need for access improvements at Sinsheimer Park, where parking, trail connections, transit access, and the railroad tracks are consistent challenges. The Bob Jones and Railroad trails also emerged as priorities.

COMMUNITY SURVEY RESULTS

A parks and recreation needs assessment survey was conducted during late summer/early fall of 2018. The survey was professionally administered and designed to achieve a statistically-significant number of responses from a random sampling of households in San Luis Obispo. Results are summarized here.

Parks and Facilities

Overall the City of San Luis Obispo Parks and Recreation Department is doing an excellent job providing services to the community. Most survey respondents (79%) reported being either "very satisfied" or "satisfied" with the Department, and 70% reported high satisfaction with the parks and facilities themselves. The most highly-rated parks and facilities were Sinsheimer Park, Jack House and Gardens; Santa Rosa Park; and Anholm Park, while Mission Plaza, Sinsheimer, Meadow, and Laguna Lake parks were deemed the most important. Almost every survey responded reported having visited at least one of the City's parks and recreation facilities over the past year.

Amenities

The survey found that types of amenities with the highest level of unmet need in the City are swimming pools, nature parks/ botanical gardens, adventure areas, and shaded areas. Meanwhile, the types of amenities most important to households are open space trails, park trails, swimming pools, and open space that can be passively enjoyed.

Taken together—along with other information from the survey—this resulted in a finding that swimming pools, open space trails, park trails, passive enjoyment of open space conservation areas, shaded play areas, dog parks, and nature park/ botanical gardens should be the City's highest priorities.

Programs and Activities

In terms of recreational programming, the survey found that three program areas were used by about a quarter of San Luis Obispo households: community special events, recreational swimming, and lap swimming. These were also the programs identified as most important by survey respondents—and identified in the survey as the programs that households have the greatest need for.

PRELIMINARY RECOMMENDATIONS

What do all these findings suggest in terms of future improvements to San Luis Obispo's parks and recreation programs? This section provides early guidance meant to start the conversation and inform the Plan Update.

PARKS AND FACILITIES

Rethink Park Classification and Define Downtown Public Space. The Plan Update is an opportunity to redefine park types in a robust way that serves the City's vision.

Downtown Public Spaces. In particular, the Plan should define and describe urban public spaces that support interaction in a highly-walkable, mixed-use downtown, consistent with the Downtown Concept Plan. The farmers' market, the creek, privately-owned public open spaces (POPOS), roof gardens, and temporary plazas, can be leveraged as part of the park system and be recognized as "park equivalencies." In other words, they may be counted toward meeting City standards even if the space is not a traditional park. The Plan should develop a standard and metric accordingly.

Rethink Park Acreage Standards. San Luis currently provides 4.4 acres of park land per 1,000 residents– substantially less park land than the current Parks and Recreation Master Plan and Element call for. While San Luis Obispo has demonstrated that a high-quality park system can be achieved within a smaller footprint than the current 10 acres per 1,000, the City retains this aspirational standard. The Master Plan Update should add more specific aspirational standards for each park type.

Rethink Park Access Standards and How to Fill Access Gaps. The current ½ to 1-mile standard for neighborhood parks should be adjusted to (a) move the City toward a higher standard for park space within walking distance, using network analysis and a single ½-mile threshold and (b) recognize that community parks are also valuable for local use and should be counted. The Plan should also provide neighborhood-specific guidance on strategies to address gaps. For example, the south side of Loomis Street may provide an opportunity for a new linear park to serve the City's northeast neighborhoods. Stoneridge Park may have potential to be expanded from a mini park to better serve its southside neighborhood. Signalized crossings and safe routes to Santa Rosa Park will give better access to the neighborhood west of Santa Rosa Street on the north side.

Focus on Key Facilities and Amenities. The new Parks and Recreation Master Plan should provide clear direction on achieving recreation facility priorities revealed

through the Community Needs Assessment process. These include swimming pools; pickleball and tennis courts; urban and park trails; shaded play areas; dog parks; and a nature park/botanical garden. The Plan will articulate the needs, program, and geography of need.

Implement High-Quality Design. The community's expectation for high quality design and innovative features has increased. SLO Parks should better reflect our time including preservation of natural features, use of drought-tolerant plantings, incorporation of public art, and the relationship between park zones and surrounding uses. The Department should become more nimble to test new programming ideas and implement public art as a placemaking tool.

Walking and Biking in Parks and to Parks. Community members clearly communicated the importance of being able to walk and bike to parks and the value they place on walking paths and trails. The Parks Master Plan will identify specific priority park access improvements, such as signalized crossings of busy streets and overcrossings of rail lines. The Plan will prioritize extending the City's system of multiuse trails, and ensure that walking paths are recognized as an important park amenity. There are many opportunities to create safer access to parks for people of all ages traveling on foot or by non-motorized means. The Department should be part of San Luis Obispo's active transportation planning program.

Open Space Access. Passive enjoyment of open space is a clear priority for San Luis Obispo residents. Trailheads provide access to the City's treasured open space areas, but these trailheads are also often located in neighborhoods and have limited or no dedicated parking. The City should prioritize the development of pedestrian and bike routes that connect to open space trailheads to enhance access while minimizing impacts.

Swimming and Multipurpose Indoor Facilities. Swimming comes through as a high-priority need in San Luis Obispo. Significant improvements are needed to make the SLO Swim Center more usable. That facility should also be expanded to provide more capacity, or a new facility should be developed to meet community need.

This new facility could be developed jointly or separately from a multipurpose recreation center developed to replace the Ludwick Community Center. A versatile new facility that can support a combination of activities (fitness and community classrooms, gym, rentable spaces), paired with aquatics, could be a vital addition.

Tennis and Pickleball Courts. San Luis Obispo has demand for both more tennis courts and more pickleball courts. These demands should both be addressed and not be forced to compete. Currently, tennis courts are concentrated at Sinsheimer Park and pickleball courts at French Park. Future courts should be developed in the northern and western parts of the City.

Shaded Play Areas. The Community Needs Assessment shows a desire for more shaded play areas. Existing play areas should be evaluated systematically, and enhancements scheduled based on need. The City should strive for shaded play areas within a short walk (1/2-mile) of all residents: this should be a core feature of all parks, including mini-parks. Shade trees and shade structures also contribute to distinctive identity and sustainability.

PRELIMINARY RECOMMENDATIONS

Dog Parks. San Luis Obispo currently has one dog park, at Laguna Lake Park. Community members are strongly advocating for more dog facilities, and this is borne out as a priority in the Community Needs Assessment. Future dog facilities should be designed in a way that draws on community input, and distributed to be accessible to residents in other parts of the City. Investments in new facilities should be paired with reinvestment in the existing facility at Laguna Lake to ensure equity and to balance use.

Nature Park/Botanical Garden. This facility type was indicated in the Community Needs Assessment, and could be a good match for environmental education and gardening programs that were also found to be desired.

Quiet, Meditative Areas. Many residents expressed the need for more quiet, meditative areas in parks. The Plan should incorporate this as a desired character zone to be included in future parks and look for opportunities to create these spaces in existing parks. A "zen garden" was specifically requested by residents.

Mitchell and Emerson Parks. Mitchell and Emerson need to function more successfully to serve their evolving neighborhoods, while also being part of an ecosystem of downtown-area parks that support events and public art. Programming may be a critical element to maintain a feeling of comfort and security for neighborhood residents. These two parks should be subject to more focused design and programming consideration. *(See Community Events recommendation below.)*

Sinsheimer Park. Sinsheimer Park is an important and favorite park for many San Luis Obispo residents. This is remarkable, because it has potential to be much better than it is. A master planning process for this park can show how its various elements can be tied together to create synergy; how space can be used to accommodate additional use; how access can be improved for all modes of travel, including walking and biking access across the railroad; and how parking issues can be resolved and the creek can become an asset. The adjacent school, school district bus yard, and Johnson Park should also be part of the discussion. Can these parts be rearranged in a way that creates lasting, positive impact?

Laguna Lake Park. Laguna Lake Park also has significant untapped potential—that was being explored by a Cal Poly landscape architecture studio. Those ideas and others should inform future direction and provide inspiration for how the City can get the most out of this site. Laguna Lake Park may have space for recreational facilities, space to accommodate large events, and unique opportunities to support enjoyment of the water and the open space preserve beyond.

RECREATION PROGRAMS

Expand Programs and Services in the Areas of Greatest Demand. Ongoing analysis of the participation trends of programming and services in San Luis Obispo is significant when delivering high quality programs and services. By doing so, staff will be able to focus their efforts on the programs and services of the greatest need and reduce or eliminate programs and services where interest is declining. Based on the Community Needs Assessment, Recreational Swimming, Lap Swimming, Swim Lessons, Yoga, Personal Training and Fitness Classes, and Tennis programs should all be expanded.

Continue to Support Sun n Fun and Club Star. The Sun n Fun and Club Star programs are critical for parents and youth. These will remain

a high priority for Department support.

Program Evaluation. Implement the program assessment and evaluation tool as recommended. Assessment and evaluation tool is provided as an Excel spreadsheet as a stand-alone separate document. Certain programs were identified as being important to evaluate. These included Gymnastics, Lifeguard Training & Junior Guards, Golf, Drop-in Sports, LEGO Camps, Junior Ranger Activity Camps, Junior Giants, Youth Futsal, Tennis Lessons, Ultimate Pick-up, Surfing Lessons, and Youth Fitness & Wellness programs. These programs may have a limited, targeted audience and may be ideal to offer strategically in terms of frequency, days of week, times of day and time of year.

Community Events. San Luis Obispo residents have shown a clear interest in more community events in parks. Community members focused on three parks as good sites for events: Mission Plaza, Laguna Lake, and Mitchell. Emerson Park should also be included in this list. The Plan should help the Department identify specific facility needs to support event use, and niches for each event site.

Park Activation. Activating parks with informal food truck pods, community picnics, fitness classes and yoga in the park, etc.., is a great way to bring new energy to parks and ensure that parks feel welcoming to all.

MAINTENANCE ACTIVITIES

Implement a Work Order Management System. A work order system should be used to track maintenance requirements that are tied to daily, weekly, monthly, seasonal and annual work orders based on the established maintenance standards. This will assist staff in staying on top of the preventative maintenance of both the built (playgrounds, structures, infrastructure, etc.) and natural (turf, trees, etc.) assets of the park system. Further, utilizing a work order management system will provide staff the necessary "actual cost" data for work being performed.

Systematic Approach to Contracting Services. Through the development of management processes, the Department must continually evaluate the private sector to determine if the financial resources dedicated to parks maintenance are sufficient as well as effective and efficient. It should be expected that the cost for third-party contracted services will rise in the future.

Management of Contract Services. Continue to provide the necessary resources for the management and oversight of all third-party contractors that provide maintenance services for the City of San Luis Obispo's parks and grounds.

Update Work Plans Based on Maintenance Standards. SLO's maintenance standards follow best practices as established by the National Recreation and Park Association. Still, the Department should continually update and customize the standards based on the park and recreation values of the San Luis Obispo community. These standards and need to be implemented regardless of whether work is performed by City staff or third-party contractors.

PRELIMINARY RECOMMENDATIONS

SUSTAINABILITY

Design and Maintain for Energy Efficiency. Existing parks should be evaluated for their resource use and modified through changes in maintenance practices, material and plant selections. New parks should be designed for low energy use.

Water Efficient Initiatives. Stormwater systems should be designed into parks, especially where there is room for treatment, detention and storage of stormwater. Working landscape features can be incorporated into existing and proposed parks to help filter pollutants and capture stormwater. Low water use planting and xeriscaping should be incorporated into new and existing parks where turf is not needed in order to decrease water use. Gray and recycled water systems should be explored and expanded. The details of these practices should be further developed in the Master Plan.

Reduce and or Eliminate Chemical Use. In landscape areas, replace chemical herbicides, pesticides, and fertilizers with non-toxic treatments, including Low Impact Development (LID) practices for improving soil health. Use organic fertilizer with humic acid and mycorrhizea fungi when possible. Support use of Integrated Pest Management (IPM) which focuses on pest prevention through biological control (such as the introduction of a natural predator), habitat manipulation, and modification of cultural practices including site monitoring, cleanliness, routine maintenance, installing pest barriers, physical removal of pests, and as a last resort chemical control. In facilities, replace chemical cleaning products with non-toxic alternatives.

Select Low-Allergen Trees. The selection of trees that produce less airborne pollen will allow allergy-

sensitive families to better enjoy City parks. One local resource for guidance on tree species may be found at *https://selectree.calpoly.edu/search-trees-by-characteristics*.

1

POPULATION AND DEMOGRAPHICS

1.1 Population

San Luis Obispo experienced relatively slow growth between 2000 and 2010, never exceeding a one percent annual growth rate. Between 2000 and 2017, the city grew at an average annual rate of about 0.4 percent, significantly lower than the statewide annual growth rate. The SLOCOG 2050 Regional Growth Forecast for San Luis Obispo County assumes a slightly higher annual growth rate of 0.5 percent. The San Luis Obispo General Plan anticipates growth of approximately one percent annually, and a population reaching 56,686 by 2035. The Parks and Recreation Master Plan Update will use that projection for planning purposes.

POPULATION DENSITY

San Luis Obispo has a population density of approximately 3,500 persons per square mile Citywide. Three census tracts—two in the northern part of the City and one centered on Orcutt Road in the southeast—feature some higher-density housing and have over 10,000 people per square mile. Several other central San Luis Obispo neighborhoods exceed 5,000 people per square mile, contributing to a general pattern that describes a denser core with less densely populated neighborhoods interspersed with open spaces around the periphery. See Figure 1-1.

Table 1-1

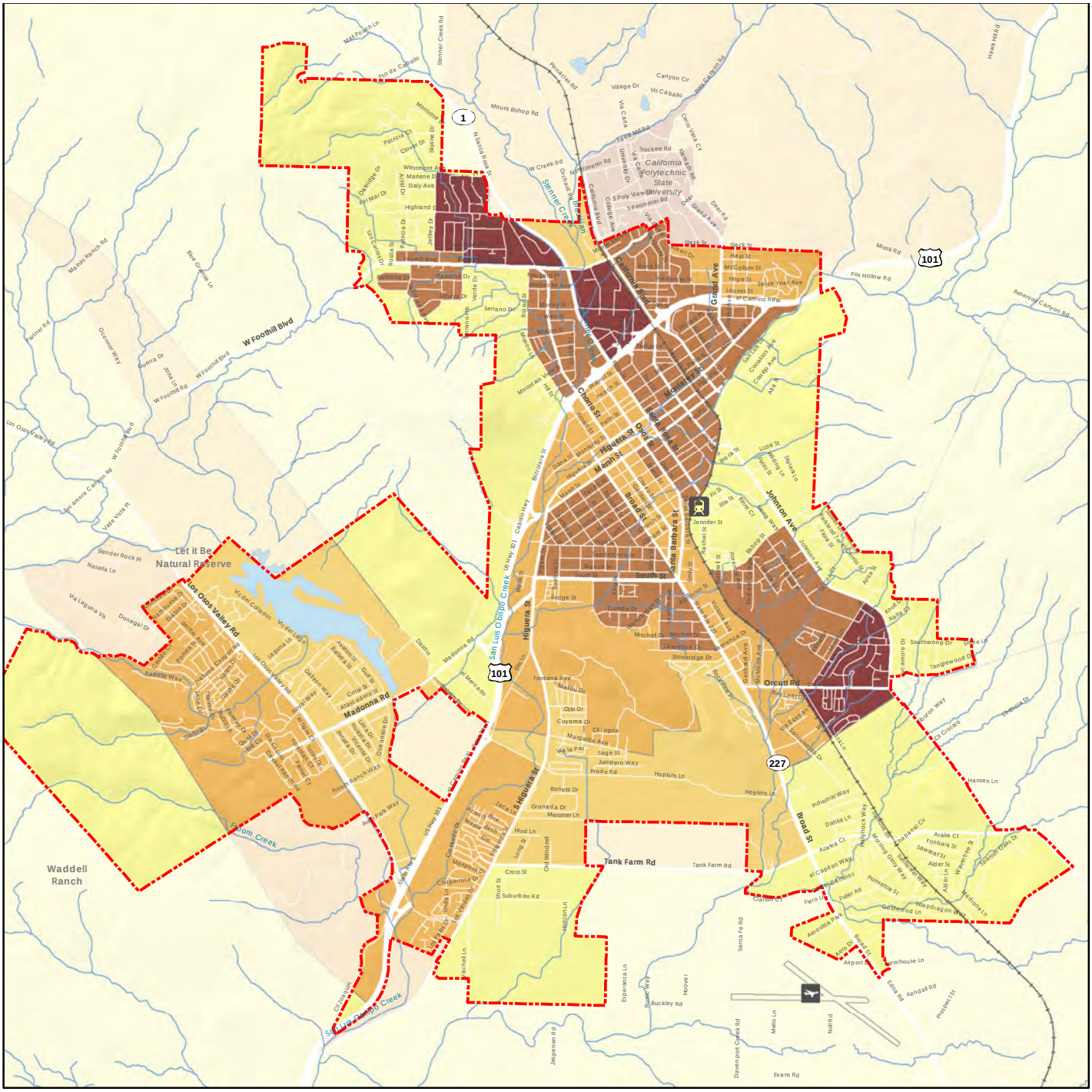
SAN LUIS OBISPO POPULATION TRENDS

YEAR	2000	2010	2017 (ESTIMATED)	2035 (PROJECTED)
Population	44,179	45,119	46,724	56,686

Sources: US Census, 2010; California Department of Finance, 2017; San Luis Obispo General Plan, 2014.

Figure 1-1

POPULATION DENSITY



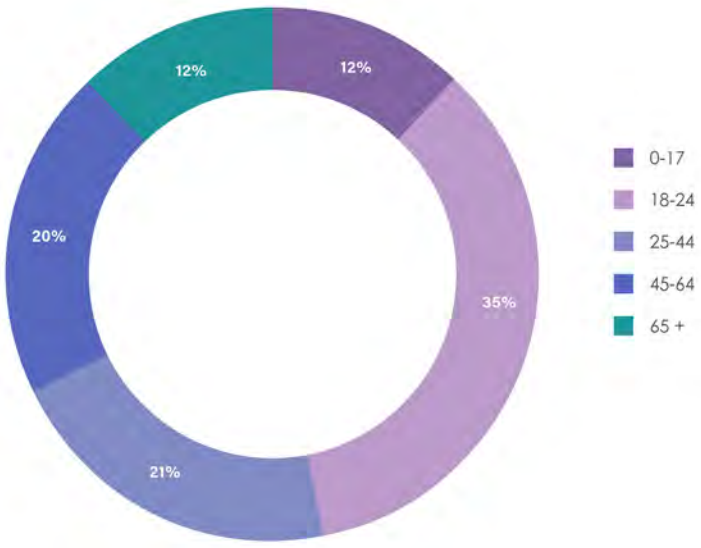
1.2 Demographics

San Luis Obispo is notable for its large student population, owing to the presence of Cuesta College and California Polytechnic State University. The City's ethnic makeup is shifting, with the historically above-average percentage of white residents declining as percentages of Latino/Hispanic and Asian/Pacific Islander residents rise. Median income in the City is also growing, though it remains lower than County income levels.

This demographic analysis is based on US Census data, as well as California Department of Finance (2010) projections and the 2018 San Luis Obispo Community and Economic Profile produced by the San Luis Obispo Chamber of Commerce. It should be noted that the most detailed demographic data available dates to the 2010 US Census, and may not be fully descriptive of the City's population today.

Figure 1-2

CITY AGE DISTRIBUTION, 2010



Source: California Dept. of Finance, 2010

POPULATION BY AGE

Young adults aged 18-24 comprised a remarkable 35 percent of the city population in 2010, a proportion mainly attributed to the large student population. Other age demographics, namely children, teens, and adults aged 25-44, fall below County and State averages for those age groups. In 2010, 12 percent of the City's population was aged 65 and older, comparable to the State average, but lower than the County population rate. For San Luis Obispo County as a whole, changes in percentage of age cohorts between 2000 and 2010 indicate a decline in children under 14, a significant rise in young adults aged 20-29, an equally significant decline in adults aged 35-44, and major growth in adults aged 50-70 and 80 and over. While the 2010 Census is now considerably out-of-date, it remains the most accurate source of demographic data for the City.

RACE AND ETHNICITY

In 2010, residents of the City of San Luis Obispo were approximately 76 percent non-Hispanic white, 15 percent Hispanic or Latino, 5.2 percent Asian or Pacific Islander, and 1 percent black/African-American.

San Luis Obispo County's 2010 ethnic makeup had a slightly lower proportion of non-Hispanic white and Asian/Pacific Islander residents compared to the City (71.1 percent

and 3.1 percent, respectively), and a greater proportion of Hispanic/ Latino residents (20.8 percent). Both the City and the County are significantly less diverse than the state population as a whole.

The City's non-Hispanic white population fell by three percent as a percentage of the total population between 2000-2010. Conversely, the Hispanic and Latino percentage of the population grew by three percent between 2000–2010. These trends are expected to continue. The California Department of Finance projects that by 2025 the County population will be approximately 64 percent non-Hispanic white, 27 percent Hispanic or Latino, 4.3 percent Asian or Pacific Islander, 1.8 percent Black or African American and 0.5 percent Native American. See Figures 1-3 and 1-4.

HOUSEHOLD INCOME

In 2010, median household income in the City was $42,461, while the County's median household income was $56,967. Median household income in both the City and County increased significantly between 2000-2010 such that the City's median household income remained at around 75 percent of the County's. One-third of City households qualify as extremely low income, earning less than $24,999 annually, a high percentage due in large part to the student population. Figure 1-5 shows median household income by census tract, including a pattern of lower-income areas adjacent to the University.

Figure 1-3

SAN LUIS OBISPO COUNTY RACIAL AND ETHNIC COMPOSITION, 2010

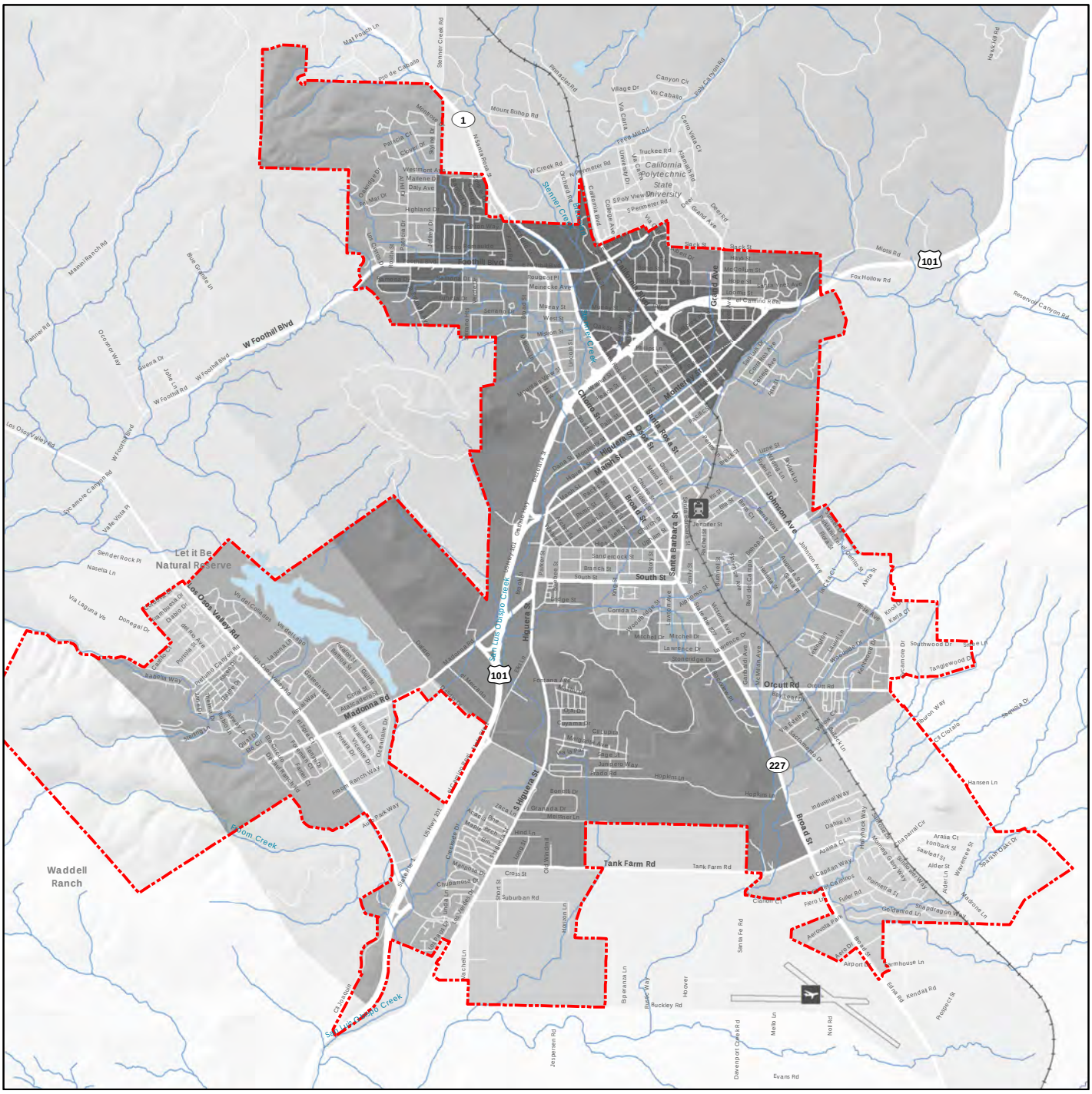
Figure 1-4

SAN LUIS OBISPO COUNTY RACIAL AND ETHNIC COMPOSITION, PROJECTED, 2025

Source: U.S. Census Bureau, 2010

Figure 1-5

SAN LUIS OBISPO MEDIAN HOUSEHOLD INCOME (2012-16)



2

PARKS AND FACILITIES ASSESSMENT

What does San Luis Obispo's park system look like today? How is it serving today's population based on the standards the City uses today to measure level of service, and how is population projected to change over the coming years? What can be learned from peer cities?

This chapter includes a park and facility inventory and assessment; population and demographics; an analysis of existing level of service in terms of acreage and access; and comparison of existing level of service to the standards in the current Parks Master Plan. The memo concludes with a comparison of San Luis Obispo's park classification system, standards, and level of service with those of five benchmark cities.

2.1 Park and Facilities

The San Luis Obispo park system includes 28 city parks and 15 special features and recreation facilities covering approximately 206 acres. In addition to mini, neighborhood and community parks, the city provides recreational features including a golf course, a sports complex, a stadium, a swim center, a recreation/community center, a senior center, a skate park, community gardens, the multipurpose trail, and the historic Jack House. There are also five school sites where athletic fields, multipurpose rooms/gymnasiums, and childcare rooms are available to the community through a Joint Use Agreement with the San Luis Coastal Unified School District (SLCUSD). Additional softball fields are available for community use at El Chorro Regional Park through a joint use agreement with San Luis Obispo County. Finally, San Luis Obispo owns and manages 12 open spaces and recreational trails covering nearly 4,000 acres. These open spaces are not the subject of the Parks and Recreation Master Plan.

The park and recreation inventory, including park type and acreage, is provided as Table 2-1. The park system is shown geographically as Figure 2-1. The sections that follow describe the four park or facility types described in the 2001 San Luis Obispo Parks and Recreation Element and Master Plan. This classification system may be reconsidered as part of the Master Plan Update.

COMMUNITY PARKS

Community parks in San Luis Obispo have unique features and include a wide range of amenities which attract users from throughout the City. The City has seven community parks totaling approximately 100 acres. Community parks are diverse in character, ranging from downtown's Mission Plaza to the combination of active and passive open spaces and off-leash dog area at Laguna Lake Park.

NEIGHBORHOOD PARKS

Neighborhood parks provide convenient and accessible active and passive recreation to residents within one-half to one-mile walking distance. Basic elements could include a turf playfield, playground equipment, and landscaped picnic/seating area. Other elements may include hard-surfaced courts, restrooms, group barbecue, incorporation of natural or cultural features, and on-site parking. San Luis Obispo has 10 neighborhood parks totaling approximately 35 acres.

MINI-PARKS

Mini-parks, as defined in the 2001 Parks and Recreation Element and Master Plan, serve residents of the immediate area or those frequenting the area. Basic elements are comprised of passive amenities. Currently, San Luis Obispo has 11 mini parks totaling 11.5 acres. These parks range in size from the postage-stamp-sized Anholm Park to the two-acre meandering Poinsettia Creek Walk.

RECREATION CENTERS AND SPECIAL FEATURES

The Damon-Garcia Sports Complex, Laguna Lake Golf Course, SLO Senior Citizen Center, SLO Swim Center, Sinsheimer Stadium, and Jack House, among other sites, are classified as "Recreation Centers and Special Features," again following the categories described in the current Parks and Recreation Master Plan. See Table 2-1. Notably, the Capital Facilities Fee Nexus Study (2018) classifies these sites under"Recreation Facilities."

Table 2-1

SAN LUIS OBISPO PARKS AND RECREATION FACILITIES

PARKS AND RECREATION FACILITIES	ACRES[1]
COMMUNITY PARKS	
Exposition Park	7.2
Jack House Gardens	0.8
Laguna Lake Park	40.0
Meadow Park	16.0
Mission Plaza	3.0
Santa Rosa Park	11.0
Sinsheimer Park[2]	21.7
SUBTOTAL	**99.7**
NEIGHBORHOOD PARKS	
Anholm Park	0.1
De Vaul Park	0.9
Emerson Park	3.3
French Park	10.0
Islay Hill Park	6.0
Johnson Park	5.0
Laguna Hills Park	3.2
Mitchell Park	3.0
Throop Park	3.0
Vista Lago Park	0.2
SUBTOTAL	**34.7**
MINI PARKS	
Buena Vista Park	0.5
Cheng Park	0.3
Ellsford Park	1.0
Eto Park	0.2
Las Praderas Park	0.4
Mission Plaza Extension	0.4
Poinsettia Creek Walk and Park	2.0
Priolo-Martin Park	0.5
Rodriguez Adobe Park	1.4
Stoneridge Park	1.0
Triangle Park	0.2
SUBTOTAL	**7.9**
RECREATION CENTERS & SPECIAL FEATURES	
Broad Street Community Gardens	0.9
Damon-Garcia Sports Complex[3]	22.0
Emerson Park Community Gardens[4]	NA
Jack House	0.1
Kiwanis Centennial Garden[4]	NA
Laguna Lake Golf Course	27.0
Laurel Lane Community Gardens	0.3
Ludwick Community Center	1.0
Meadow Park Center[4]	0.1
Railroad Bike Path	10.0
Rotary Garden at Meadow Park	NA
Sinsheimer Stadium	1.8
SLO Senior Citizen Center	0.4
SLO Skate Park[4]	NA
SLO Swim Center[4]	NA
SUBTOTAL	**63.3**
TOTAL	**205.6**

Sources: WRT, 2019; City of San Luis Obispo Capital Facilities Fee Nexus Study, 2018; City of San Luis Obispo Parks and Recreation Element and Master Plan, 2001.

Notes:

1. Acreage is consistent with Capital Facilities Fee Nexus Study (2018), except for sites that were not covered in that Study. For those sites, calculations were made in GIS for this report.

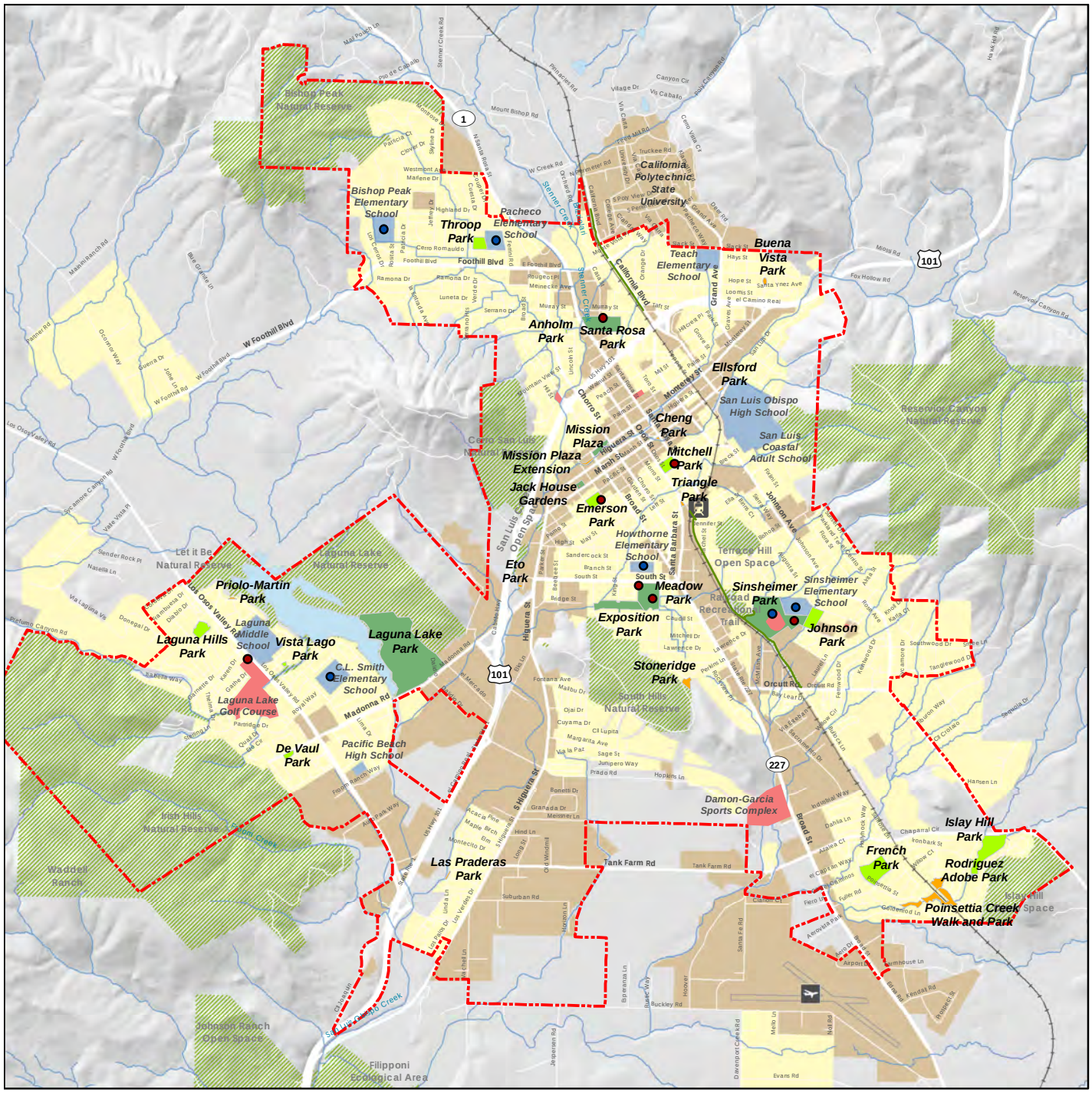
2. Sinsheimer and Throop Parks are owned by San Luis Coastal Unified School District (SLCUSD) and subject to a Joint Use Agreement for park and recreational facilities developed and managed by the City.

3 Damon-Garcia Sports Complex was classified as a Community Park in the 2001 Parks and Recreation Element and Master Plan, but as a permit-only sports complex is better placed in the "Recreation Centers and Special Features" category.

4 These facilities are located within parks, and acreage is reported for the underlying park.

Figure 2-1

SAN LUIS OBISPO PARKS + RECREATION SYSTEM



Parks and Recreation Facilities in San Luis Obispo

- Mini
- Neighborhood
- Community
- Recreation Centers & Special Features
- Other Special Use Facilities
- Joint Use Facilities
- Railroad Bike Path

- City Boundary
- Rail Lines
- Creeks
- Water
- Schools
- Residential Area
- Other Urbanized Area
- Open Spaces

N

0 0.25 0.5 1 Miles

JOINT USE FACILITIES

The City of San Luis Obispo maintains a Joint Use Agreement with San Luis Coastal Unified School District (SLCUSD), which currently establishes the terms for District and City use at specified school sites and at Sinsheimer Park. At each of the school sites where the Joint Use Agreement is currently effective, the City operates affordable childcare programs, and facilitates use of gymnasiums and athletic fields for youth sports. At Sinsheimer and Throop Parks, the School District may use athletic facilities (the baseball stadium, tennis courts, swim center) without a charge for maintenance, repair, or utilities, in consideration for making the land available on which these facilities are constructed.

At El Chorro Regional Park, the County owns, maintains, and operates the park for recreational use, while the City has contributed financially to softball field improvements including lighting, irrigation, renovation, enlargement, paving, and planting. The City receives first priority for use of the softball fields for organized recreational use, and is responsible for supporting increased maintenance of the fields that results from that use. The facilities covered at each site currently subject to Joint Use Agreements are summarized in Table 2-2[1].

1. While the Joint Use Agreement with SLCUSD also names certain other sites, those sites are not currently used and not included here.

Table 2-2

SAN LUIS OBISPO JOINT USE FACILITIES

JOINT USE SITES	PARTNER	ATHLETIC FIELDS	MULTIPURPOSE ROOMS/ GYMNASIUMS	CHILDCARE ROOMS	PARK AND RECREATION AMENITIES
Bishop's Peak/Teach Elementary School	SLCUSD	√	√	√	
C.L. Smith Elementary School	SLCUSD	√	√	√	
Hawthorne Elementary School	SLCUSD	√	√	√	
Pacheco Elementary School	SLCUSD	√	√	√	
Sinsheimer Elementary School	SLCUSD	√	√	√	
Sinsheimer Park	SLCUSD				√
Throop Park	SLCUSD				√
El Chorro Regional Park	SLO County	√			

Source: Joint Use Agreement Between the City of San Luis Obispo and the San Luis Coastal Unified School District for the Joint Use of Facilities and the Provision of Programs, 2013; Joint Use Agreement Between the City of San Luis Obispo and the County of San Luis Obispo for Improvements and Use of the El Chorro Regional Park – Softball Fields, 2002; City of San Luis Obispo, 2019.

PARK FEATURES AND AMENITIES

Traditionally, City Parks are comprised of a range of features and amenities, including passive use features like grass areas and walking trails; play equipment for children; picnic tables, barbecues, and restrooms that facilitate gatherings. Active recreational facilities like soccer fields and basketball courts; and special features like a skate area or off-leash dog area are often considered facilities with some required permits for use.

In the spring of 2018, Cal Poly students conducted an inventory for the Parks and Recreation Department of the City's parks as well as Sinsheimer Stadium, Meadow Park Center, and Laguna Lake Golf Course. The underlying data from this report is the basis for the summary of San Luis Obispo's park features and amenities below and shown on Figures 2-2 through 2-8. In some cases these maps also reflect the assessed condition of facilities. Park facility conditions are discussed in the Condition Assessment section of this report.

PLAYGROUNDS AND PICNIC AREAS

Currently there are 26 play areas, or tot lots at 14 parks, including 10 neighborhood parks and four community parks. The city has approximately 189 picnic tables distributed among 16 parks, with the greatest number at Laguna Lake (37), Santa Rosa (30), and French (21).

Currently, 27 barbeque facilities are available at eight parks, with 12 of these at Laguna Lake Park.

RECREATIONAL FACILITIES

A broad range of recreational facilities exist in San Luis Obispo These are summarized below.

- The City has seven ballfields for softball and baseball at six parks. This includes one ballfield each at French, Islay Hill, Meadow, Sinsheimer, and Throop Parks, and two at Santa Rosa Park. Two additional softball fields are available for San Luis Obispo use at El Chorro Regional Park under the Joint Use Agreement.
- The City has four regulation size soccer fields at Damon-Garcia Sports Complex.
- The City has nine informal multi-use fields at eight parks. They are used for activities including sports practice (rugby, flag football) and pick-up games, as well as for simply enjoying.
- There are nine full basketball courts at seven parks, including 1 court each at DeVaul, French, Islay Hill, Johnson, and Meadow Parks, and two courts each at Emerson and Santa Rosa Parks. (The courts at Santa Rosa Park are shared with the hockey rink.)
- The City has eight tennis courts, concentrated at Sinsheimer Park (six courts), with one each at French and Islay Hill Parks.
- The City has ten pickleball courts, including seven at French Park and three at Meadow Park. None of these are designated for pickleball only; rather, they are striped on basketball and tennis courts. As of Summer 2019, there will be three dedicated pickleball courts at French Park.
- The City has five volleyball courts, with two at Meadow Park and one each at French, Islay Hill and Sinsheimer Parks.
- Santa Rosa Park is home to the SLO Skate Park and also features a lighted roller hockey rink (also striped for basketball, as noted above).
- Disc golf courses are located at Laguna Lake Park and Sinsheimer Park.
- There are 16 horseshoe courts, including 10 at Santa Rosa Park and two each at Sinsheimer, French and Meadow Parks.
- Emerson Park has two bocce courts.

DOG AREAS

San Luis Obispo has one off-leash dog area located at Laguna Lake Park. El Chorro Regional Park features a dog park, operated by the County for use of all County residents.

COMMUNITY GARDENS

Community gardens are located at Emerson and Meadow Parks, as well as at Laguna Lake Golf Course (the Kiwanis Centennial community garden), Broad Street, and Laurel Lane.

Figure 2-2

PLAY AREAS AND CHILD LOTS

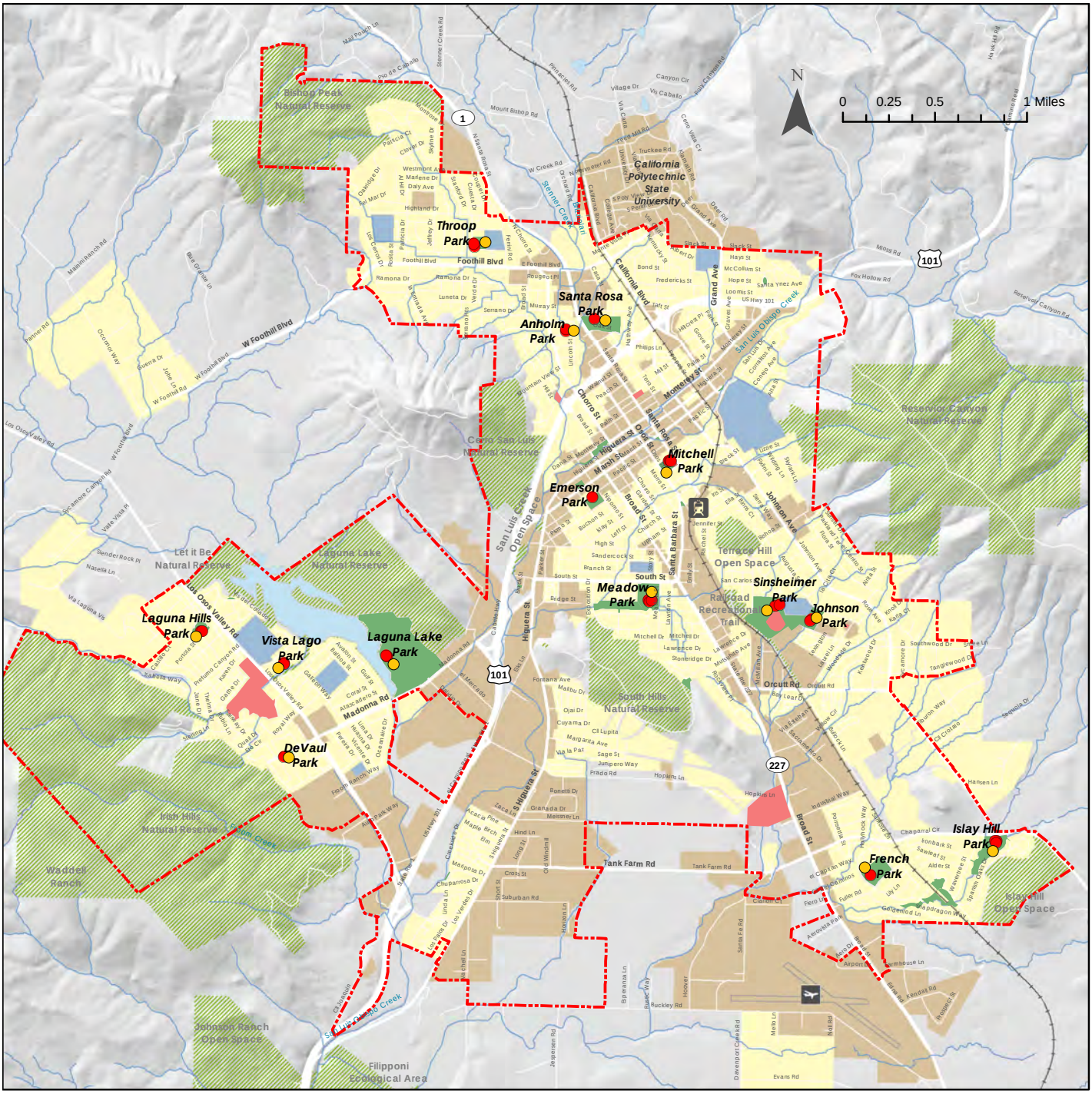


Figure 2-3

PICNIC TABLES AND BBQ

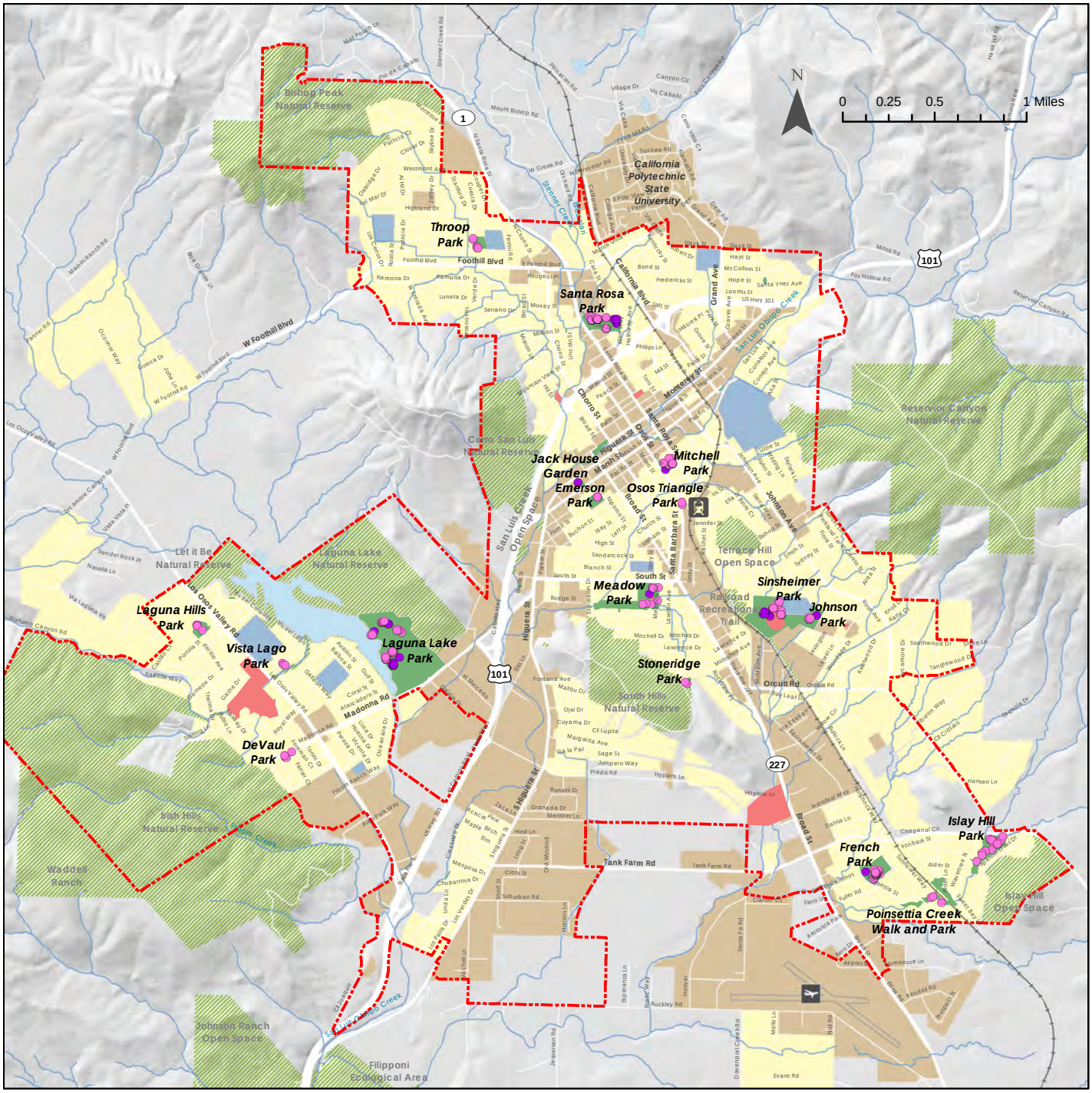
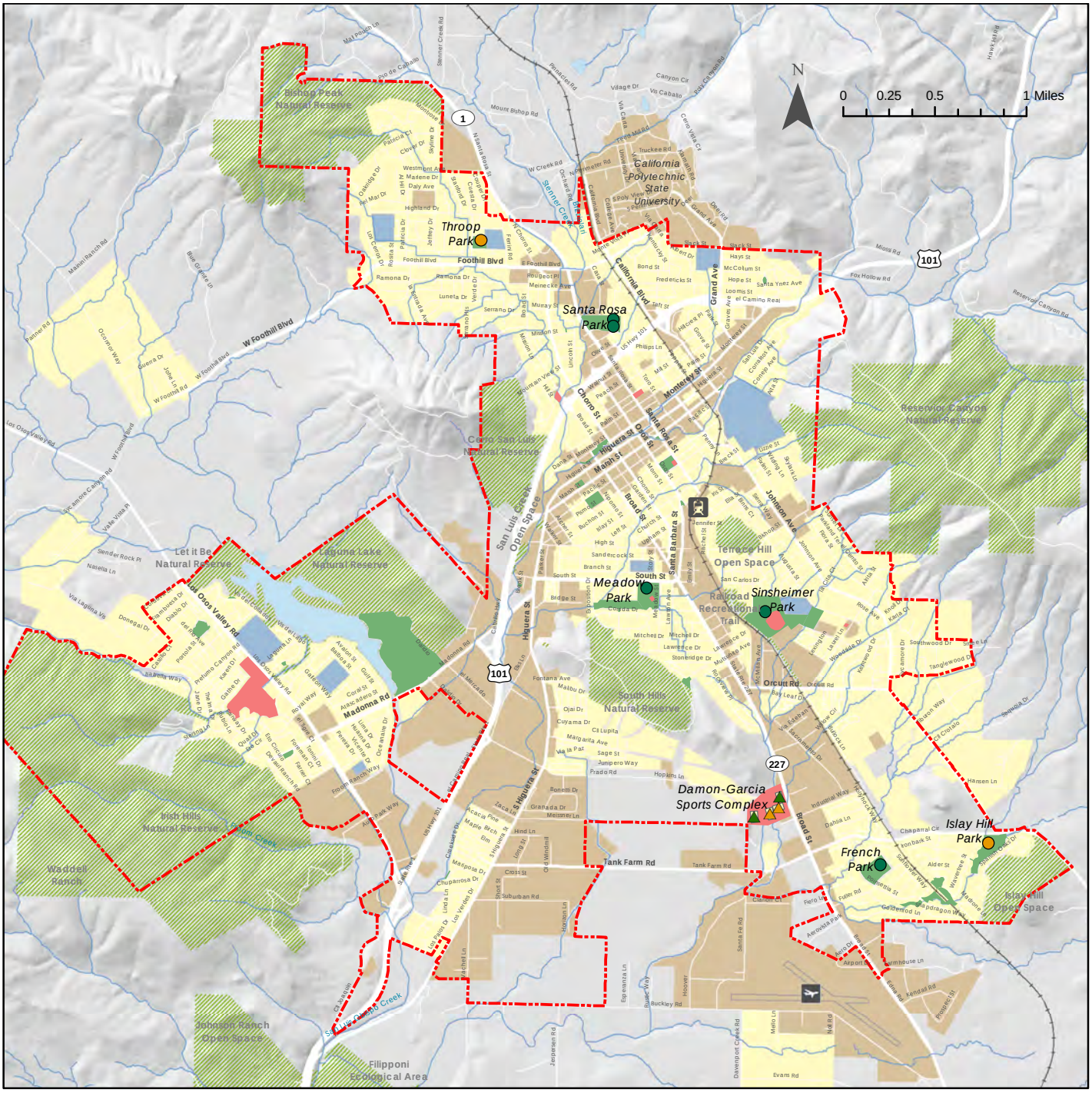

N
0 0.25 0.5 1 Miles
Throop Park
Foothill Blvd
California Polytechnic State University
Santa Rosa Park
Jack House Garden
Emerson Park
Mitchell Park
Osos Triangle Park
Meadow Park
Sinsheimer Park
Johnson Park
Stoneridge Park
Laguna Hills Park
Vista Lago Park
Laguna Lake Park
DeVaul Park
Islay Hill Park
French Park
Poinsettia Creek Walk and Park
Bishop Peak Natural Reserve
Cerro San Luis Natural Reserve
Reservoir Canyon Natural Reserve
Laguna Lake Natural Reserve
Let it Be Natural Reserve
South Hills Natural Reserve
Irish Hills Natural Reserve
Waddell Ranch
Johnson Ranch Open Space
Filipponi Ecological Area
Terrace Hill Open Space
Islay Hill Open Space
San Luis Creek Open Space
Railroad Recreation Trail
Tank Farm Rd
Broad St
Higuera St
Santa Barbara St
Madonna Rd
Orcutt Rd
W Foothill Blvd
Los Osos Valley Rd
Johnson Ave
Grand Ave
California Blvd
Monterey St
101
227
1
San Luis Obispo Creek
Stenner Creek
Prefumo Canyon Rd
Sycamore Canyon Rd
Vaca Pass
Reservoir Canyon Rd
Fox Hollow Rd
Miossi Rd
Hawk Hill Rd
Mount Bishop Rd
Canyon Cir
Village Dr
Via Cabaño
Via Carta
Truckee Rd
Tassajara Rd
Foothill Blvd
Ramona Dr
Luneta Dr
Serrano Dr
Verde Dr
Bond St
Fredericks St
Hays St
McCollum St
Hope St
Santa Ynez Ave
Loomis St
US Hwy 101
Fairchild Ln
Philips Ln
Mill St
Walnut St
Peach St
Pacific St
Higuera St
Marsh St
Chorro St
Broad St
Santa Rosa St
Osos St
Johnson Ave
Uzzle St
Laurel Ln
Skyler Ln
Jennifer St
Ella St
Sierra Way
Buchon St
Nipomo St
Santa Barbara St
Church St
Higham St
Sandercock St
Branch St
South St
Badge St
Parker St
Bank St
Smith St
Sydney St
Ann St
Knoll Ln
Kalia Dr
Rose Ave
Southwood Dr
Tanglewood Dr
Yellowood Dr
Sycamore Dr
Laurel Ln
Lawrence Dr
La Entrada Dr
Mitchell Dr
Meinecke Ave
Millstone Ave
McMillan Ave
Ramona Ave
Fontana Ave
Malibu Dr
Ojai Dr
Cuyama Dr
Cll Lupita
Margarita Ave
Via la Paz
Sage St
Juniper Way
Prado Rd
Hopkins Ln
Bonetti Dr
Granada Dr
Meissner Ln
Zaca Ln
Acacia Pine
Maple Birch
Elm
Hind Ln
Long Ln
Old Windmill
Crow St
Short St
Suburban Rd
Tank Farm Rd
Mariposa Dr
Chuparrosa Dr
Linda Ln
Los Verdes Dr
Los Pozos Dr
Horizon Ln
Santa Fe Rd
Industrial Way
Dahlia Ln
Chaparral Cir
Ironbark St
Schoolhouse Way
Alder St
Laurel Ln
Clarion Ln
Ferro Ln
Tyler Rd
Aeronca Ave
Aerovista Place
Airport Dr
Farmhouse Ln
Kendall Rd
Rossini Dr
Buckley Rd
Hooker
Biberranza Ln
Roger Way
Jeppesen Rd
Drawbridge Circle Rd
Melio Ln
Noll Rd
Evans Rd
Cll Crotalo
Hansen Ln
Seymour Dr
Via Laguna Vis
Nasella Ln
Sender Rock Pl
Via Vista Pl
Los Osos Valley Rd
Via Verde Ln
Via Verde Cir
Via Laguna Vis
Cabrillo Ct
Portola St
Ramona Ave
Carmelita Dr
Thelma Dr
Gaines Dr
Ocean View Rd
Royal Way
Madonna Rd
Ocean Breeze Dr
Ocean Air Dr
Ocean Vista Dr
Ocean Mist Dr
Ocean Crest Dr
Ocean Dr
Alamo St
Malibu St
Coral St
Guiot St
Alejo Adelfa St
Gaviota Dr
Gaviota Way
Foothill Ranch Way
Irish Park Way
Via Real
Via Rancho Dr
Via Rancho Cir
Via Rancho Ln
Via Rancho Way
Via Rancho Pl
Via Rancho Ct
Via Rancho Ln
Via Rancho Dr
Via Rancho Cir

Figure 2-4

BASEBALL AND SOCCER FIELDS



City Boundary
Rail Lines
Creeks
Water
Schools

Residential Area
Other Urbanized Area
Open Spaces
Parks (Mini/ Neighborhood/ Community Parks)
Recreation Centers & Special Features

Baseball Fields

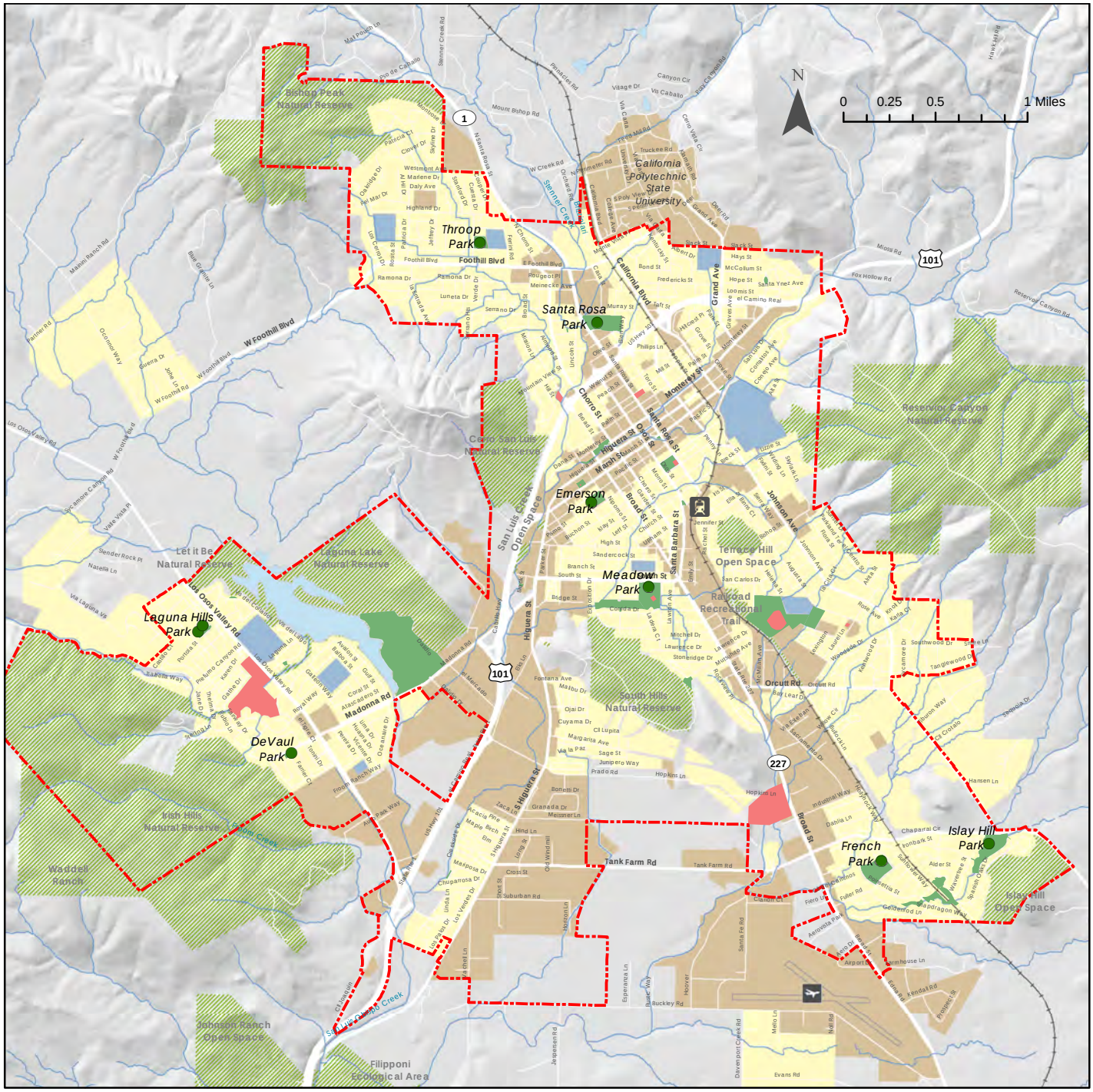
- Functional but flawed
- Good condition

Soccer Fields

- Functional but flawed
- Good condition

Figure 2-5

INFORMAL MULTI-USE FIELDS



City Boundary
Rail Lines
Creeks
Water
Schools

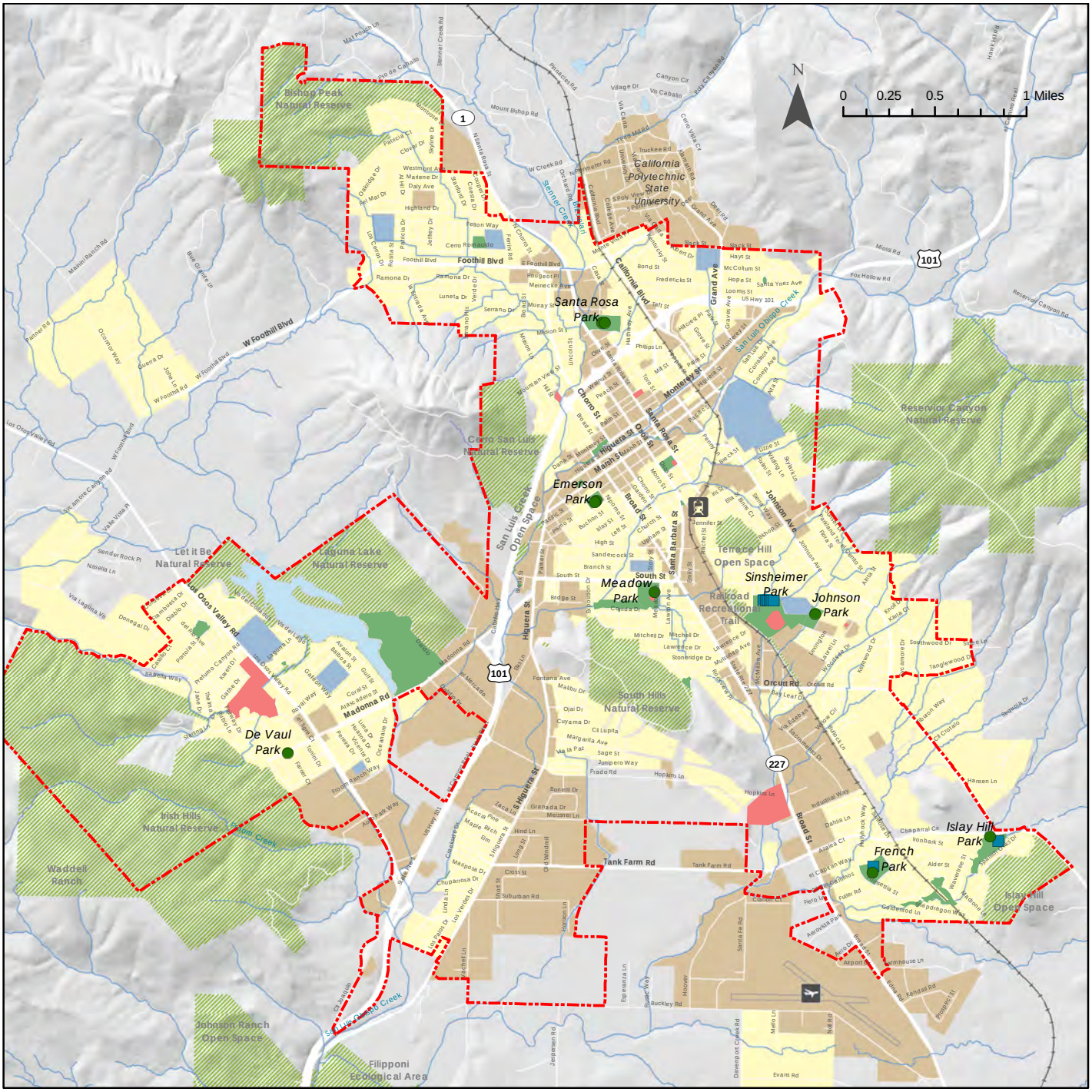
Residential Area
Other Urbanized Area
Open Spaces
Parks (Mini/ Neighborhood/ Community Parks)
Recreation Centers & Special Features

Informal Multi-use Fields

- Good condition

Figure 2-6

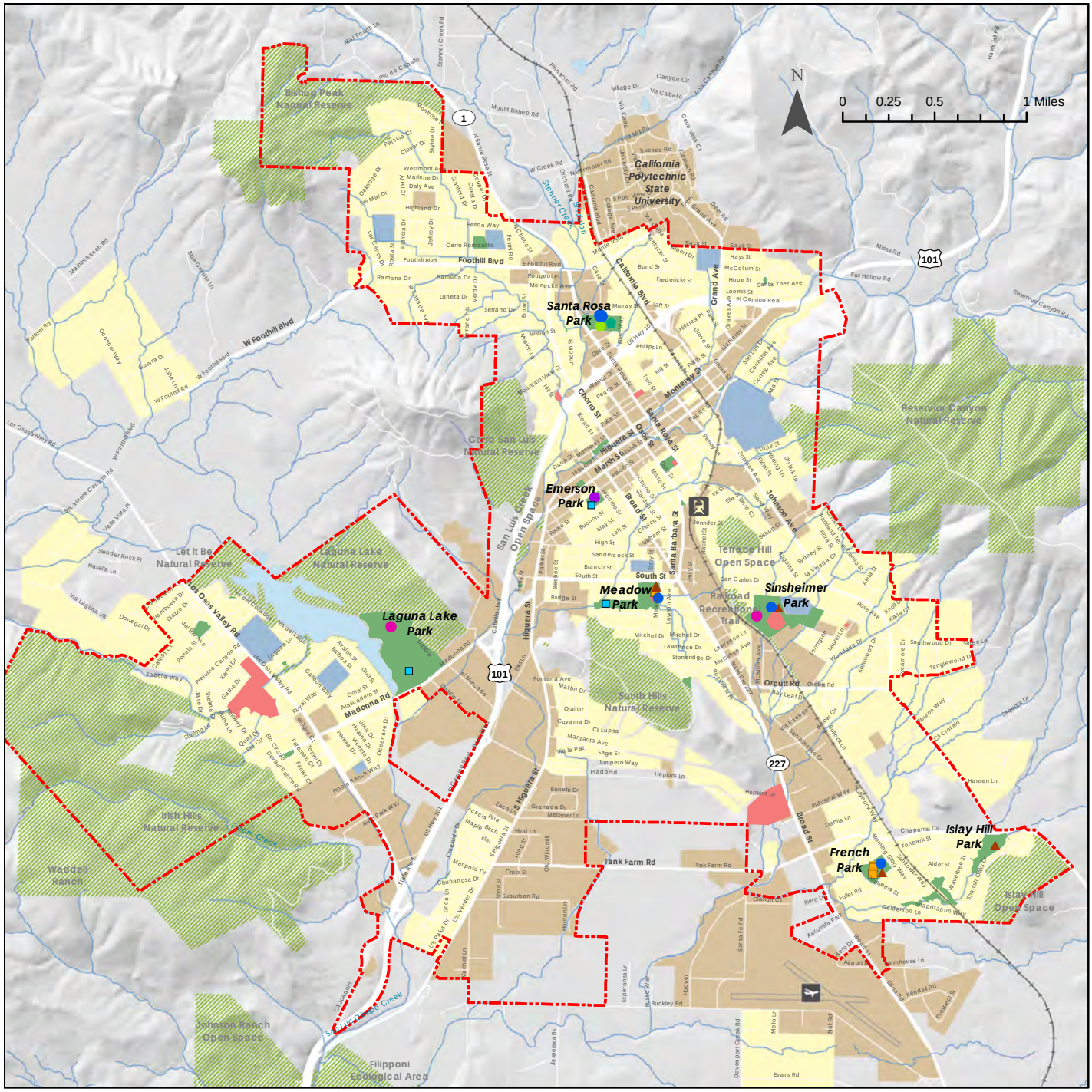
BASKETBALL AND TENNIS COURTS



City Boundary
Rail Lines
Creeks
Water
Schools
Residential Area
Other Urbanized Area
Open Spaces
Parks (Mini/ Neighborhood/ Community Parks)
Recreation Centers & Special Features
Basketball Courts
Tennis Courts

Figure 2-7

OTHER RECREATIONAL FACILITIES



City Boundary
Rail Lines
Creeks
Water
Schools

Residential Area
Other Urbanized Area
Open Spaces
Parks (Mini/ Neighborhood/ Community Parks)
Recreation Centers & Special Features

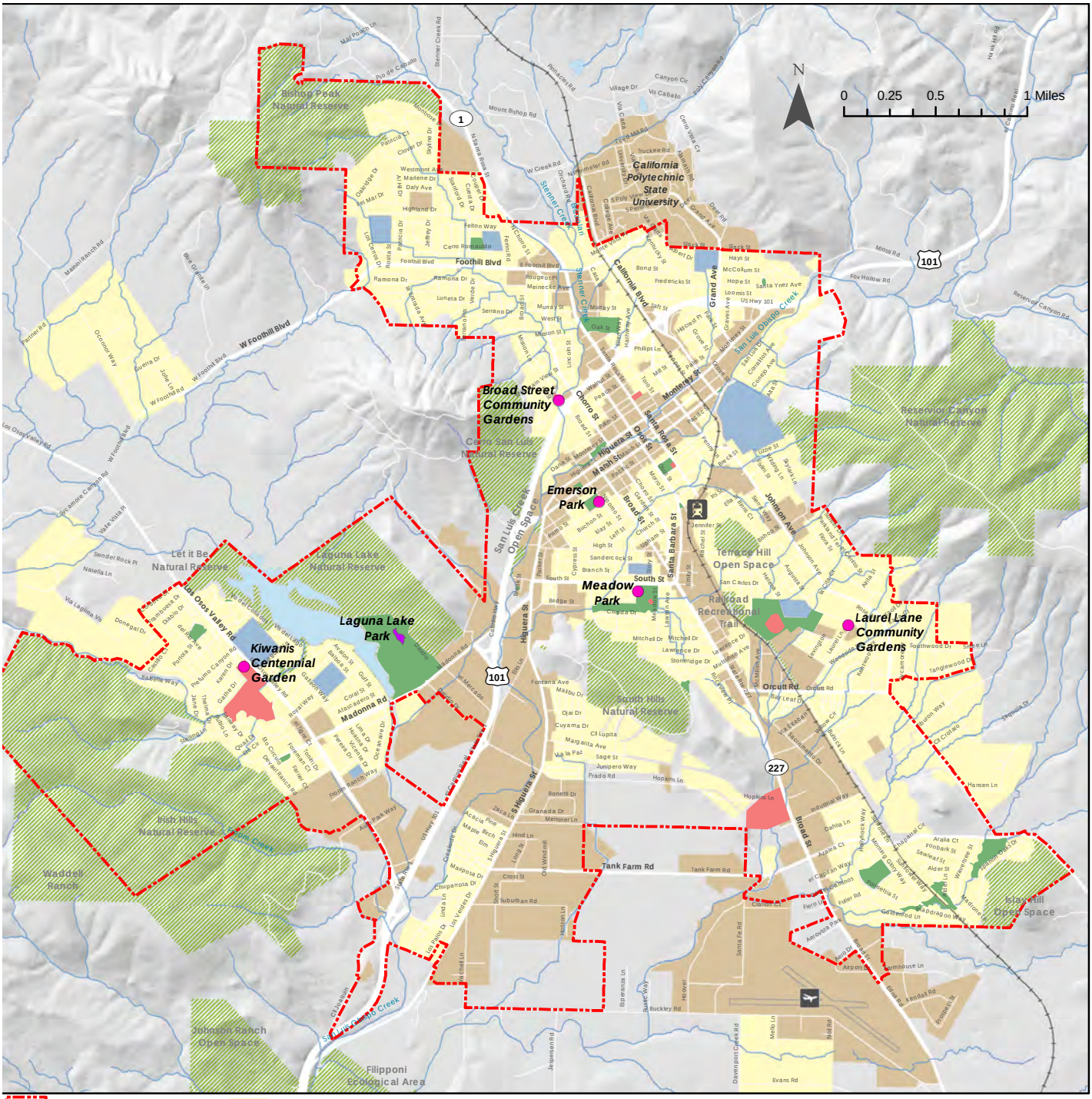
Other Recreational Facilities

Disc Golf
Bocce
Horseshoe Court
Skate Park

Skate Park
Roller Hockey
Sand Volleyball
Pickleball
Adult Exercise Equipment

Figure 2-8

DOG AREAS AND COMMUNITY GARDENS



TRAILS AND BIKE NETWORK

The City of San Luis Obispo manages the Railroad Recreational Trail, which currently extends approximately 10 miles in two segments along railroad right-of-way traversing the city from north to south. A segment of the Bob Jones Bike Trail follows San Luis Obispo Creek on the City's southwest side; while this trail is not a City facility, it provides an important recreational resource for City residents and visitors.

Several of San Luis Obispo's parks feature walking and multi-use paths, including Meadow Park and Laguna Lake Park. Beyond the parks themselves, San Luis Obispo has an extensive network of walking or multi-use trails in its open spaces . While these trails are not the subject of the Parks Master Plan, the Plan seeks to connect with the larger system.

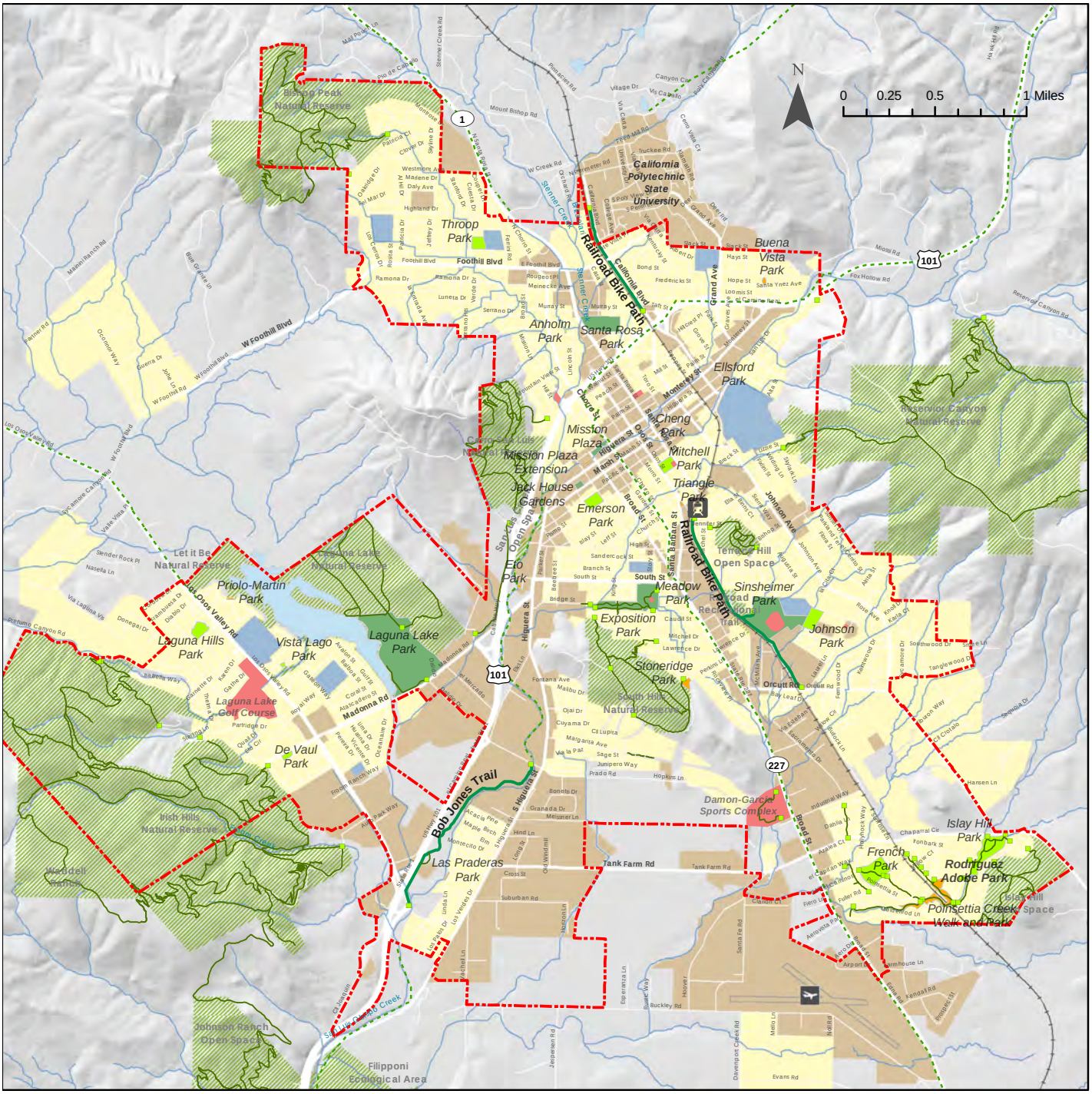
San Luis Obispo also has a robust network of bike lanes and bike routes. The Railroad Safety Trail and Bob Jones Trail provide level, Class I off-street paths. Buffered bike lanes exist along Madonna Road, Los Osos Valley Road, Laurel Lane, and a short segment of Chorro Street downtown, while a network of Class II (bike lanes), Class III (shared bike streets), and special "bike boulevards" complete the network. Current plans call for the City's bike network to be expanded substantially.

Existing and planned trail and bike networks are shown on Figures 2-9 and 2-10.

Laguna Lake Park connects with the adjacent open space trails (top). The Railroad Trail connects Sinsheimer Park to neighborhoods north and south (bottom).

Figure 2-9

TRAIL NETWORK



City Boundary
Rail Lines
Creeks
Water
Schools

Open Spaces
Residential Area
Other Urbanized Area

Parks and Recreation Facilities in S

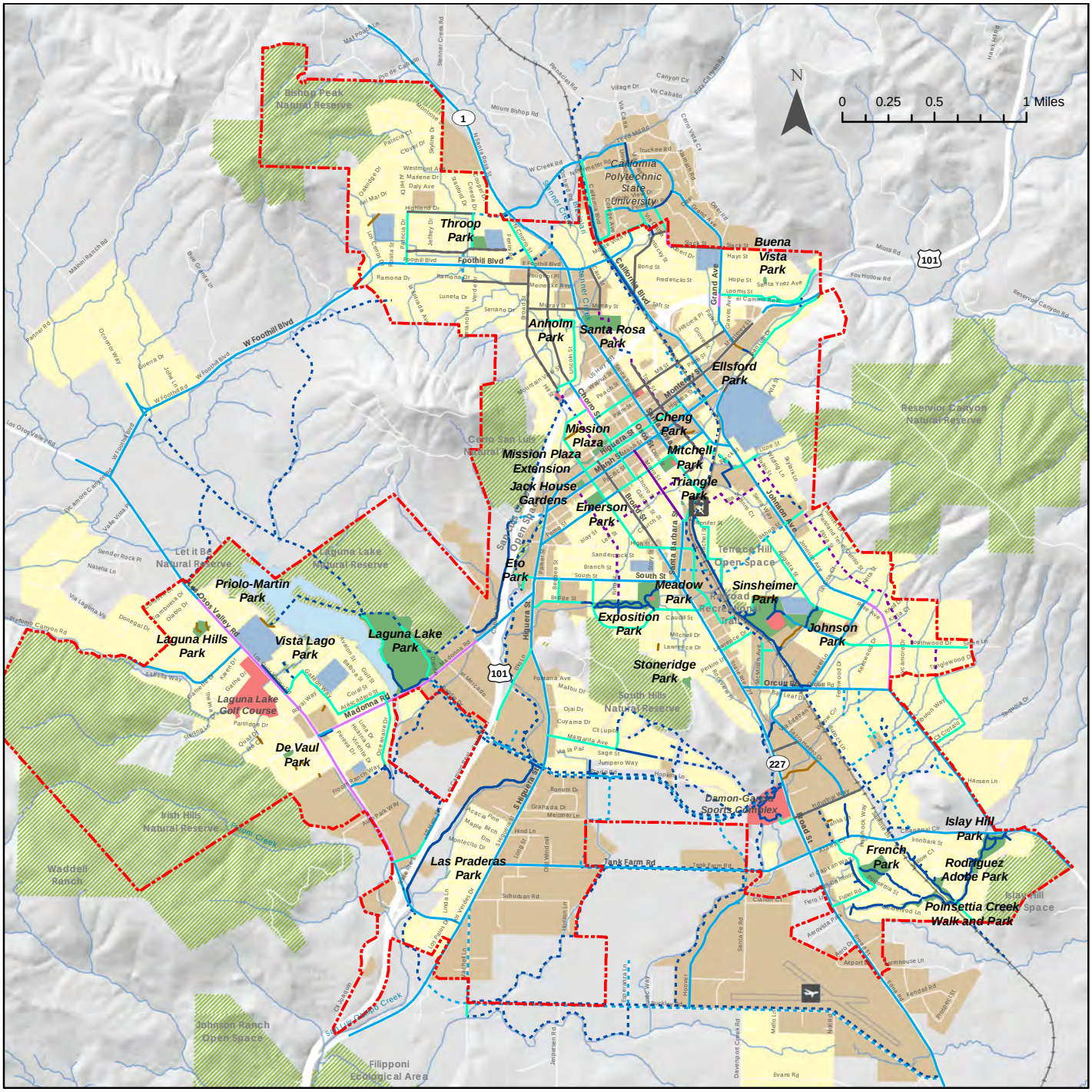
Mini
Neighborhood
Community
Recreation Centers & Special Feature

Trailhead
Trails in Parks and Open Spaces
Proposed Trails
Multiuse Trails

Data source: County of San Luis Obispo GIS Open Data, trails as proposed by the 2006 SLO County Parks and Rec Element.

Figure 2-10

BIKE NETWORK



City Boundary
Rail Lines
Creeks
Water
Schools
Residential Area
Other Urbanized Area
Open Spaces
Parks (Mini/ Neighborhood/ Community Parks)
Recreation Centers & Special Features

Existing Bikeways
Bike Blvd.
Bikeway Access
Buffered Lane
Class I

Proposed Bikeways
Bike Blvd.
Class I
Class II
Class III

Data source: City of San Luis Obispo, Bicycle Transportation Plan, 2013

PARK INVENTORY AND ASSESSMENT

The San Luis Obispo Parks Inventory and Assessment, produced in 2018 with support from Cal Poly students, provided a park-by-park narrative summary of park features and general conditions. The feature ratings have been used to identify trends that reflect the system as a whole.

Table 2-3

FEATURES RATED AND NOT RATED IN CONDITION ASSESSMENT

RATED	NOT RATED
Adult Exercise Area	Access Points
Baseball Field	AED
Basketball Court	Cell Tower
BBQ	Child Lot
Bench	Community Garden
Bicycle Rack	Compost Area
Bleachers	Flag Pole
Bocce Ball	Hardscape area
Concession Stand	Jack House Main House
Disc Golf	Landscaped Area (Shrub Area)
Drinking Fountain	Meadow Park Nbhd. Building
Dumpster	Natural Area
Equipment Shed	Off-Leash Dog Area
Garden Shed	Parks and Rec Office Building
Gazebo	Perimeter Fencing
Horseshoe Pit	Rodriguez Adobe
ID & Entrance	Senior Citizen Center
Informal Multi-Use Field	Structure/Building
Lighting	Tot Lot
Multi-Use Informal Field	Trail/Walkway
Mutt-Mitt	Turf
Off-Street Parking	Waterbody
Other Court	Public Art
Pickleball Court	Public Fountain
Picnic Table	Trees
Recycling Can	
Restroom	
Roller Hockey	
Skate Park	
Stage Area	
Tennis Court	
Trash Can	
Volleyball Court	

Source: City of San Luis Obispo, San Luis Obispo Parks Inventory and Assessment, 2018; WRT, 2019.

PARK FEATURES AND RATINGS

Some 33 individual types of park features were evaluated, including several types of recreation facilities as well as parking areas, restrooms, drinking fountains, benches, and lighting. Several other features were not evaluated. These included buildings; fencing; hardscape area; turf; trees; and trails. Features that were rated and not rated are identified in Table 2-3. It should be noted that some features in the "Rated" category were not rated in all parks where they were found.

The team used a three-class general assessment rating system, as follows:

1. Needs replacement or non-functional (e.g. missing pieces or beyond repair). Not serving its primary purpose or functionality.
2. Needs repair or damaged or in state of disrepair but it can be restored to working order (functional but flawed). Only partially adequate for its intended use.
3. Good condition; in good repair and its functioning as intended

For several individual features, more detailed definitions were developed to describe a condition assessment of (1), (2), or (3). These more detailed definitions are provided in the San Luis Obispo Parks Inventory Assessment report.

FINDINGS

Over three quarters of rated park features were found to be in generally good condition, with 78 percent given a rating of (3). Fifteen percent of the features evaluated were rated (2) and six percent were rated (1). Informal multi-use fields, tennis courts, bicycle racks and lighting were found to be in the best condition across all parks. Almost all these features were rated 3 in the assessment.

Meanwhile, horseshoe pits, picnic tables and drinking fountains were found to be in the worst condition: only 60 percent of drinking fountains, 66 percent of picnic tables, and 25 percent of horseshoe pits were rated 3, with nearly two-thirds of horseshoe pits given a rating of 1.

Anholm Park, Cheng Park, Troop Park, Jack House Gardens contain features that were found to be in the best condition overall. Parks whose features were found to be non-functional or in need of replacement included Santa Rosa and Emerson (see Table 2-4). It is important to note that not all park features were rated by the students.

The condition assessment identified specific potential improvements at each park, including potential improvements for features that were assessed but not rated. The recommendations show some general themes:

- Landscaped and hardscaped area need better maintenance. This includes areas in Buena Vista Park, Las Praderas Park, and Cheng Park.
- Park furnishings (benches, picnic tables, trash cans, drinking fountains) are in need of replacement or repair in most parks, especially in Vista Lago Park, French Park and Johnson Park.
- Several parks were observed to lack full accessibility on walkways and trails due to slope, paving, or other conditions. These include Mission Plaza Extension, Islay Hill Park, Exposition Park, Mission Plaza and Emerson Park.[1]
- Some parks lack sufficient lighting. These parks include Ellsford, Emerson, Islay Hill, Exposition and Sinsheimer Parks.
- Most sports facilities are in good condition. Horseshoe pits are a notable exception, including those in French Park and Santa Rosa Park.

See Appendix A: Site Assessment Summary and Needs for more detail.

1. The San Luis Obispo Parks Inventory and Assessment includes some general observations about accessibility but does not fully assess compliance with the Americans with Disabilities Act (ADA). A separate review of ADA compliance at 24 San Luis Obispo parks was conducted by Disability Access Consultants in 2017.

FACILITIES ASSESSMENT

Table 2-4

CONDITION ASSESSMENT OF PARK FEATURES

RATED PARK FEATURE	NUMBER OF FEATURES BY CONDITION ASSESSMENT RATING			
	1 (NEEDS REPLACEMENT OR NON-FUNCTIONAL)	2 (FUNCTIONAL BUT FLAWED)	3 (GOOD CONDITION)	TOTAL
Adult Exercise Area	1			1
Baseball Field		2	5	7
Basketball Court	1	1	9	11
BBQ	4	5	17	26
Bench	6	26	173	205
Bicycle Rack		2	24	26
Bleachers		2	16	18
Bocce Ball			2	2
Concession Stand			1	1
Disc Golf			1	1
Drinking Fountain	2	7	13	22
Dumpster	1		1	2
Equipment Shed	1		10	11
Garden Shed			1	1
Gazebo			4	4
Horseshoe Pit	10	2	4	16
ID & Entrance	1	1	14	16
Multi-Use Field		2	2	4
Lighting	1	1	131	133
Multi-Use Informal Field			9	9
Mutt-Mitt		9	23	32
Off-Street Parking		3	13	16
Pickleball Court			8	8
Picnic Table	11	53	128	192
Recycling Can		8	20	28
Restroom			13	13
Roller Hockey			1	1
Skate Park			1	1
Stage Area			1	1
Tennis Court			8	8
Trash Can	25	30	126	181
Volleyball Court		1	5	6
TOTAL	**64**	**155**	**784**	**1003**

In addition, facility assessments were conducted in 2018 by Ten Over Studio on the Parks and Recreation Administration Building, the Ludwick Community Center, the Senior Center, and the SLO Swim Center. The Ludwick Center was observed to have a combination of building condition and programmatic deficiencies that need to be addressed. Recommendations included:

- Easing the space deficiency and improving access control at the Administration Building;
- Consolidating the equipment, vehicles, and workspaces of rangers into a new ranger station;
- Potentially replacing Ludwick Community Center with a new facility that better supports the Department's vision;
- Addressing security issues around the Senior Center;
- Making significant improvements to the SLO Swim Center, including a new tot and therapy pool, a replacement pool, new shower and changing rooms, a new dedicated multipurpose room, a separate fitness room.

Source: City of San Luis Obispo, 2019; WRT, 2019.

Note: Table 3-4 summarizes all park features that were rated in the San Luis Obispo Parks Inventory and Assessment. Not all park features were rated.

CHANGES TO THE SYSTEM SINCE 2001

San Luis Obispo has added five new parks and facilities to the system since the current Parks and Recreation Master Plan was adopted in 2001, as follows. Certain other parks existed in 2001 but were not documented in the Plan.

Cheng Park: Cheng Park is a 0.14-acre mini park featuring a Chinese-style gate and pavilion, located at Marsh and Santa Rosa streets.

Damon-Garcia Sports Complex: Damon-Garcia Sports Complex, covering approximately 22 acres in the City's southeast, is home to all four of the San Luis Obispo's regulation-size soccer fields.

De Vaul Park: This 0.93-acre neighborhood park on Spooner Drive features a playground, basketball court, picnic tables, paved path, and large grassy area used for pick-up style games.

Kiwanis Centennial Garden: The City's fifth community garden opened in 2018 on ¼ acre of land at the entrance to the Laguna Lake Golf Course. The 42-plot garden will be the first in San Luis Obispo County to use recycled water.

SLO Skate Park: The SLO Skate Park is a 15,500-square foot in-ground concrete park that provides a high-quality, safe skate experience while also providing space for the broader community to enjoy, including a flexible plaza, stage, and perimeter walk and seating. The Skate Park is crowned by four 25-foot tall tree sculptures created by local artists.

SLO Skate Park and Cheng Park are key additions to the City's park system since the time of the last Master Plan Update.

NEW PARKS AND PARK IMPROVEMENTS ASSOCIATED WITH RESIDENTIAL DEVELOPMENT

Some 25 new parks, park expansion or facility improvements are defined in specific or master plans, as follows. In some cases, Development Agreements specify maintenance, ownership and operation of future parks.

AVILA RANCH

Neighborhood Park, Pocket Parks and Mini Parks: A 9.5-acre neighborhood park will serve the Avila Ranch development. The neighborhood park is planned to include group BBQs, basketball courts, tot lots, baseball diamonds, soccer fields, pickleball courts, tennis courts, a dog park, a skate park, and a community meeting pavilion area. Avila Ranch will also feature eight mini-parks and a pocket park. Each will be one-half to 2.5 acres in size.

MADONNA-FROOM

The Madonna-Froom Specific Plan area is identified in the General Plan. The City is currently reviewing a Specific Plan request for this area.

MARGARITA AREA SPECIFIC PLAN

Neighborhood Park, Greenway and Sports Fields: The Margarita Area Specific Plan meets the City's park land standard by providing a 10-acre Neighborhood Park and a 16-acre improved sports field site. The Neighborhood Park will include trees, benches, picnic tables and small cooking stands, children's play equipment, game courts, a restroom, and play fields. Greenways are primarily for cycling and walking paths within linear, landscaped open areas. The Sports Fields will accommodate active recreational use and will include on-site parking.

ORCUTT AREA SPECIFIC PLAN

Neighborhood Park, Pocket Park and Trail Junction Park: The Orcutt Area Specific Plan features a neighborhood park, several pocket parks, a linear park and bicycle/pedestrian paths. The neighborhood park will serve as a community gathering place for casual recreation and sports events. The linear park will double as a passive recreation/viewing area and stormwater management area. The pocket parks provide access points to the railroad bike path and passive recreation facilities such as seating for wildlife viewing.

SAN LUIS RANCH SPECIFIC PLAN

Central Neighborhood Park, Fitness Loop and Parkway, Pocket Parks and Preserve and Trailhead: The San Luis Ranch Specific Plan's park system is intended to provide active recreation, add to the natural beauty of the area, and create a neighborhood with a high quality of life. San Luis Ranch will include a central neighborhood park, pocket parks, an active linear park, green space, greenways, pedestrian and bike paths, and sports fields.

PARKS AND OPEN SPACES IN THE DOWNTOWN CONCEPT PLAN

The Downtown Concept Plan presents the community's high-level vision for how downtown San Luis Obispo should be developed over the next 25 years, and includes principles, goals, and an implementation plan with prioritized major public programs and projects actions. The Downtown Concept Plan envisions the creation of new parks, enhancement of existing parks and facilities, and improvements to the San Luis Creek Walk to provide plentiful and safe public spaces in the city's core.

Cheng Park Expansion. Cheng Park is envisioned expanding across the creek onto the existing surface parking lot, with a paseo providing connections from Marsh and Pacific Streets.

Courthouse Park. The large lawn at the County building is envisioned as a demonstration garden with seating and interactive public art. Given County ownership, this may not be a City-operated park.

Diagonal Paseo. A diagonal plaza is envisioned through the block bounded by Marsh, Broad, Pacific, and Nipomo streets, providing a connection between Emerson Park and the downtown core as well as additional outdoor dining, event, and public art opportunities.

Higuera Street Plaza. The City-owned parking lot at Higuera and Nipomo streets is envisioned as a public plaza with seating, interactive elements, and positive activity at this prominent downtown corner adjacent to San Luis Creek.

Mission Plaza Expansion. An expanded Museum of Art is shown connecting to Mission Plaza, with a Creek Walk extension underneath the Broad Street bridge.

Monterey Street Plaza. A small plaza area with outdoor seating is shown on Monterey Street.

Emerson Park. Improvements are envisioned at Emerson Park to provide more opportunities for outdoor recreation for neighborhood residents.

Ludwick Community Center. The Ludwick Center would enhanced to include a full-sized gymnasium, multi-purpose rooms, and underground parking.

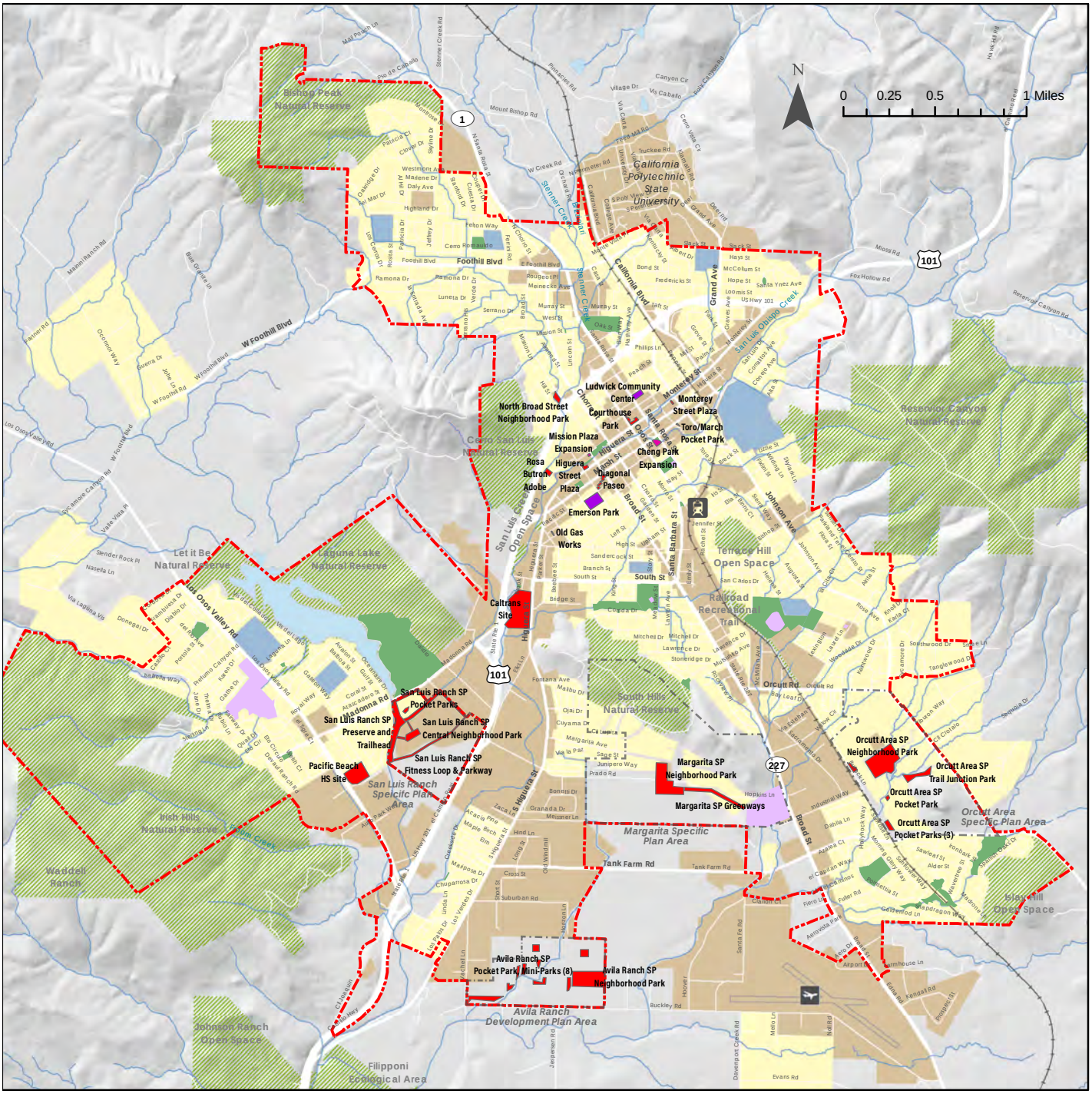
Old Gas Works Site. The Old Gas Works building on Pismo Street could be rehabilitated and incorporated into a mid-block pocket park.

Rosa Butron Adobe. The City-owned Rosa Butron Adobe property would be opened to the public and managed as a park. A new connection from Dana Street is shown crossing San Luis Creek.

Toro/Marsh Pocket Park. A small pocket park is envisioned on the corner of Marsh and Toro Streets.

Figure 2-11

PLANNED PARKS AND PARK IMPROVEMENTS



City Boundary
Rail Lines
Creeks
Water
Schools
Residential Area
Other Urbanized Area

Open Spaces
Parks (Mini/ Neighborhood/ Community Parks)
Recreation Centers & Special Features

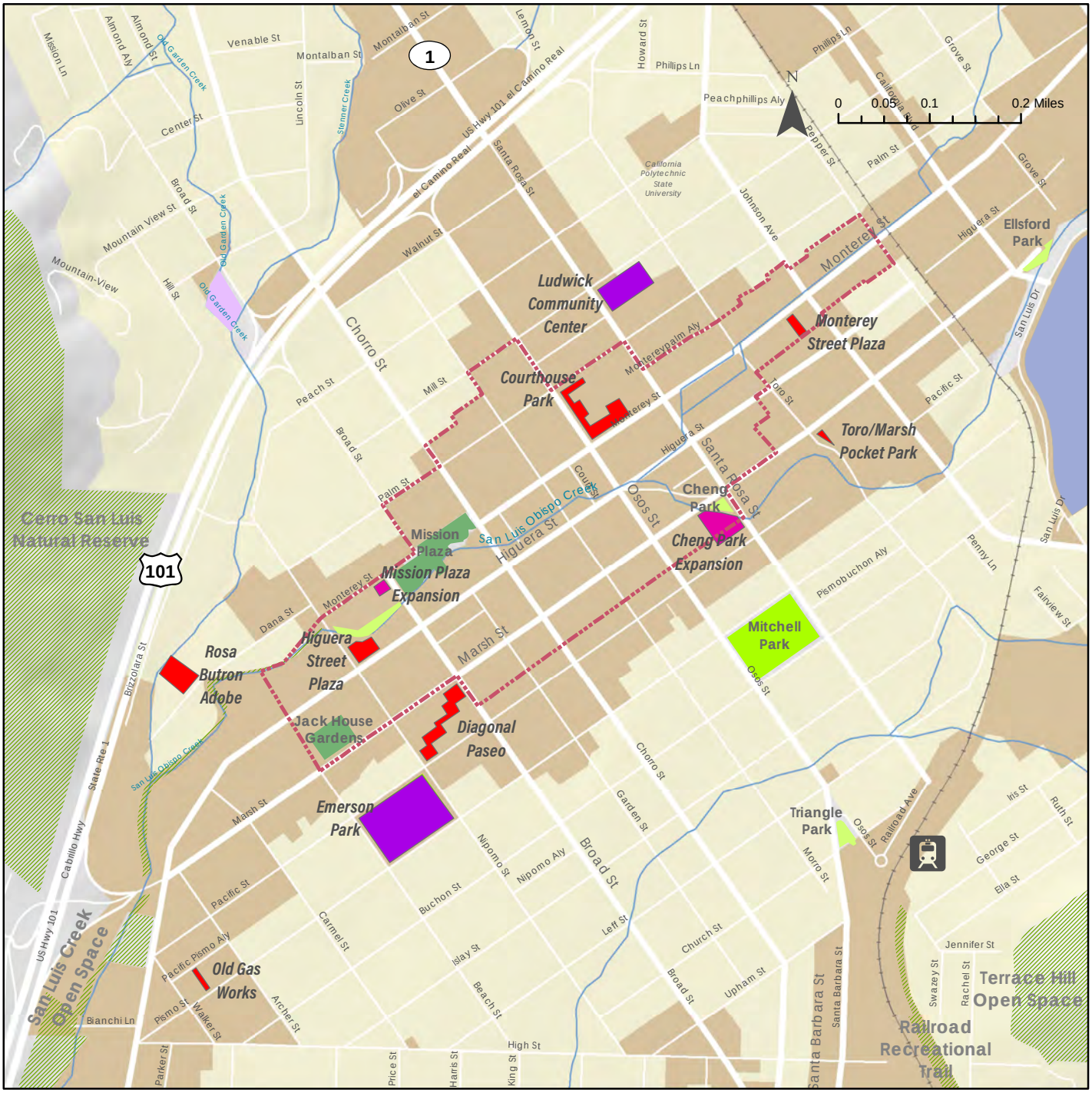
Planned Parks and Park Improve

New Parks
Existing Park Expansion
Existing Park Improvements

Specific Plan Boundaries

Figure 2-12

DOWNTOWN PARKS AND OPEN SPACES, EXISTING AND PROPOSED



City Boundary
Downtown Concept Plan Area
Rail Lines
Creeks
Water
Schools/ Joint Use Facilities
Residential Area
Other Urbanized Area

Proposed Parks and Park Improvements in Downtown Concept Plan

New Parks
Existing Park Expansion
Existing Park Improvements

* Source:
Margarita Specific Plan
Orcutt Area Specific Plan
San Luis Ranch Specific Plan
Froom Ranch Specific Plan
Avila Ranch Development Pla
Downtown Concept Plan
General Plan

PARK IMPROVEMENTS PLANNED FOR 2019-21

The City's current Capital Improvement Plan, subject to approval by the City Council, earmarks funding for numerous improvements to San Luis Obispo's parks and recreation facilities. Projects address park maintenance; public art; recreational amenities; building and infrastructure renovations; and—most notably—a new park on North Broad Street. In addition to these projects, Parks staff report that three designated pickleball courts will be constructed at French Park; this will involve relocating a basketball court and removing a volleyball court. CIP Projects are identified in Table 2-5.

Table 2-5

PLANNED PARK AND FACILITY IMPROVEMENTS, 2019-21

CATEGORY/ SITE	PROJECT
PARKS MAINTENANCE	
Mission Plaza	Restroom Replacements & Enhancements
Cheng Park	Revitalization
Mission Plaza	Railing Upgrade
Various	Play Surfacing
Sinsheimer Park	Irrigation
Sinsheimer Park	Stadium Drainage
Various	Water Stations & Supply Lines
Emerson Park	Parking Lot Maintenance
French Park	Parking Lot Maintenance
Emerson Park	Fitness Equipment Replacement
Islay Hill Park	Playground Equipment Replacement
Meadow Park	Par Course
Vista Lago Park	Playground Equipment Replacement
Various	Urban Forest Maintenance
RECREATIONAL SPORTS	
Various	Development-Related Park Improvements
Laguna Lake Park	Laguna Lake Improvements
Laguna Lake Golf Course	Golf Course Maintenance
North Broad Street Neighborhood Park	New Park Development
NATURAL RESOURCES	
Laguna Lake Park	Dredging
Laguna Lake Park	Docks, Ramp, Shoreline
BUILDING MAINTENANCE	
SLO Swim Center	Olympic Pool Thermal Blankets
SLO Swim Center	Bath House Roof
SLO Swim Center	Bath House Ceiling
SLO Swim Center	Re-Plaster Therapy Pool
SLO Swim Center	Therapy Pool Boiler
SLO Swim Center	Shower System Repair
SLO Swim Center	Therapy Pool Chemical Pumps

Source: City of San Luis Obispo Capital Improvements Plan, 2019; City of San Luis Obispo, 2019.

2.2 Level of Service: Park Acreage and Access

How well does San Luis Obispo serve its residents recreation and parks needs? This section reports on two measures that are used as standards in the current San Luis Obispo Parks Master Plan: park acreage level of service and park access level of service. The section then goes on to consider potential changes to the park classification system and park acreage and access standards, based on practices from peer cities and observations about what's working and what's not in San Luis Obispo.

ACREAGE STANDARDS AND LEVEL OF SERVICE IN SAN LUIS OBISPO

The current Parks and Recreation Element and Master Plan calls on the City to develop and maintain a park system at the rate of 10 acres of parkland per 1,000 residents. As applied to residential development or annexation, five acres per 1,000 are to be dedicated as neighborhood park serving the development, while the remaining five acres may be located anywhere within the City's park system as deemed appropriate.

As of 2017, San Luis Obispo has 205.6 acres of City park and recreation facilities serving a population of 46,724. The City's parks inventory translates to 4.4 acres per 1,000 residents.

San Luis Obispo would need another 361 acres of park land to meet its overall park acreage standard of 10 acres per 1,000 in 2035, for a projected population of 56,686. Of this additional park land, 249 acres would need to be Neighborhood Parks, to meet the current 5 acres/1,000 standard. See Table 2-6.

Parkland In-Lieu Fee and Parks and Recreation Development Impact Fee

San Luis Obispo's most recent Capital Facilities Fee Nexus Study, completed in 2018, establishes the maximum parkland in-lieu fees under the Quimby Act and the maximum development impact fees that can be charged for parks and recreation improvements under the Mitigation Fee Act. The Nexus Study calculated the current park level of service at 4.18 acres per 1,000 residents[1] or 2.69 acres per service population (taking into account both city residents and jobs.) Maximum fees are then calculated using assumptions about land value and the costs to develop recreational space.

Currently, the City applies an in-lieu fee to new single-family and condominium development, under the Quimby Act, for the creation of new parks. The City does not currently have a park development impact fee under the Mitigation Fee Act. This fee could be applied to rental multifamily and non-residential development in addition to the categories currently subject to the in-lieu fee.

1. The Nexus Study did not account for some parks and facilities which are included in the inventory for this report: Exposition Park, Eto Park, Mission Plaza Extension, Broad Street Community Gardens, Laurel Lane Community Gardens, and Sinsheimer Stadium. For all other parks and facilities, this report uses the Nexus Study as the source for park acreage.

Table 2-6

SAN LUIS OBISPO PARK ACREAGE STANDARDS AND LEVEL OF SERVICE

PARK OR RECREATION FACILITY TYPE	ACRES (2019)	ACRES/1000 (2018)	STANDARDS IN 2001 PRMP (ACRES/1,000)	ADDITIONAL ACRES NEEDED (2035)
Community Parks[1]	99.7	2.1	NA	NA
Neighborhood Parks	34.7	0.7	5	249
Mini Parks	7.9	0.2	NA	NA
Recreation Centers & Special Features	63.3	1.4	NA	NA
TOTAL	**205.6**	**4.4**	**10**	**361**

Note: 1. Laguna MS Joint-Use Facility is counted as Community Park in 2001 PRMP. For 2018, this facility is included among joint-use facilities.

Source: San Luis Obispo Parks and Recreation Master Plan, 2001; San Luis Obispo General Plan, 2015; California Department of Finance, 2017; City of San Luis Obispo Capital Facilities Fee Nexus Study, 2018; City of San Luis Obispo, 2019; WRT, 2019.

ACCESS STANDARDS AND LEVEL OF SERVICE

The current Master Plan also establishes the following access standard: San Luis Obispo residents shall have access to a neighborhood park within one-half to one-mile walking distance of their home. Specific service areas are not identified for other park types.

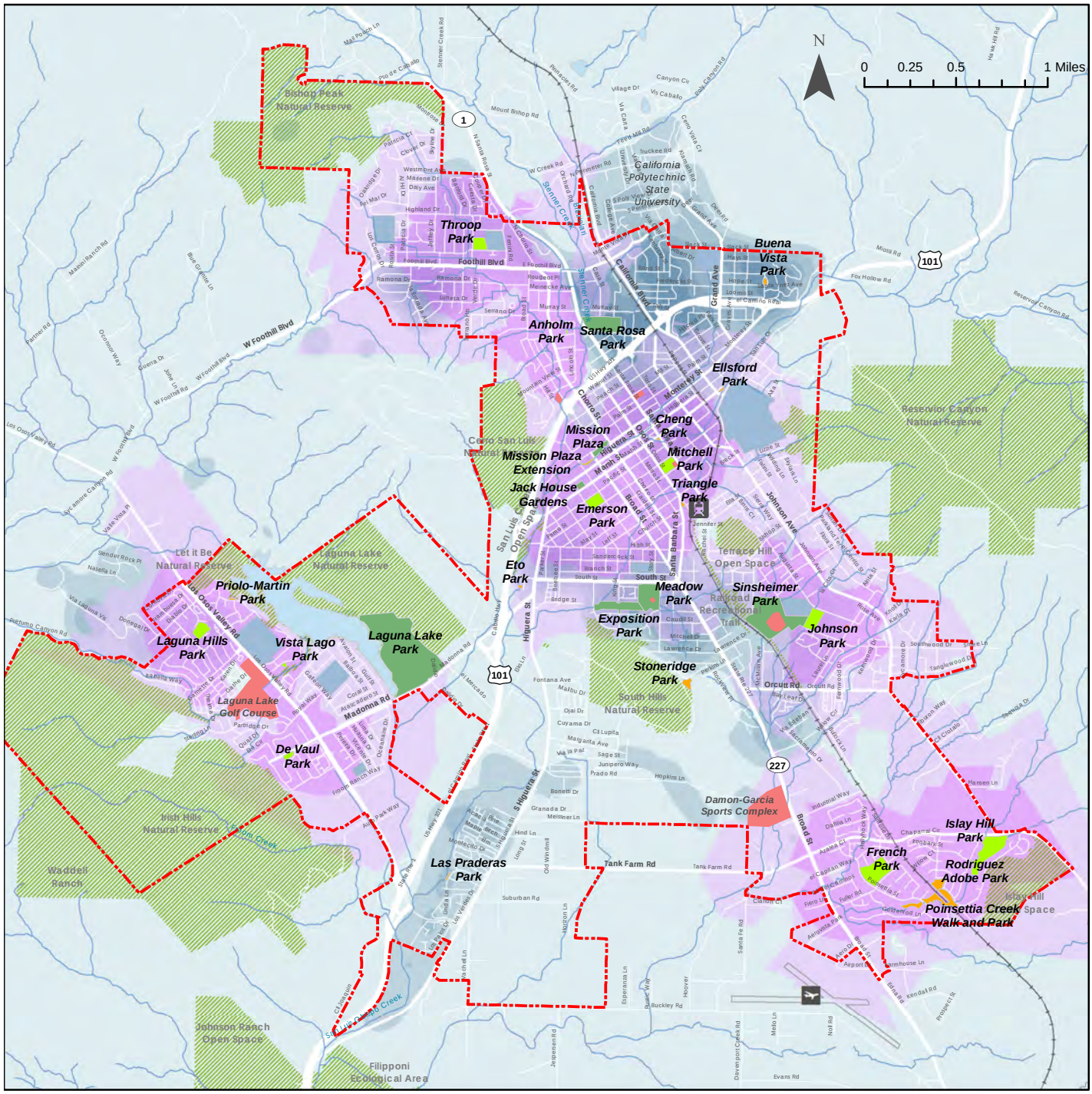
GAPS IN PARK ACCESS

As shown on Figure 2-13, much of San Luis Obispo and most City residents are within a one-half or one mile walk to a neighborhood park. Four neighborhoods or portions of neighborhoods are currently out of this range from a neighborhood park, including the neighborhood directly south of Cal Poly; the neighborhood off South Broad Street south of Meadow Park; and two neighborhoods along South Higuera Street.

Development of parks indicated in the Margarita and Avila Ranch specific plans may be expected to fill gaps in the southern part of the city, while parks planned as part of the San Luis Ranch, Froom Ranch, and Orcutt Area specific plans should create parks within walking distance of new development in those areas. See Figure 2-14. Our analysis of walking distance from future parks uses simple radii instead of the street grid, since data on future streets are not readily available. In reality, these radii are overly generous in their assessment of walking distance. At least two service area gaps would remain, using current standards: in the neighborhood south of Cal Poly and the neighborhood south of Meadow Park.

Figure 2-13

ACCESS TO NEIGHBORHOOD PARKS AND SERVICE AREA GAPS



City Boundary
Rail Lines
Creeks
Water
Schools
Open Spaces

Parks and Recreation Facilities in San Luis Obispo

Mini
Neighborhood
Community
Recreation Centers & Special Features

Service Area

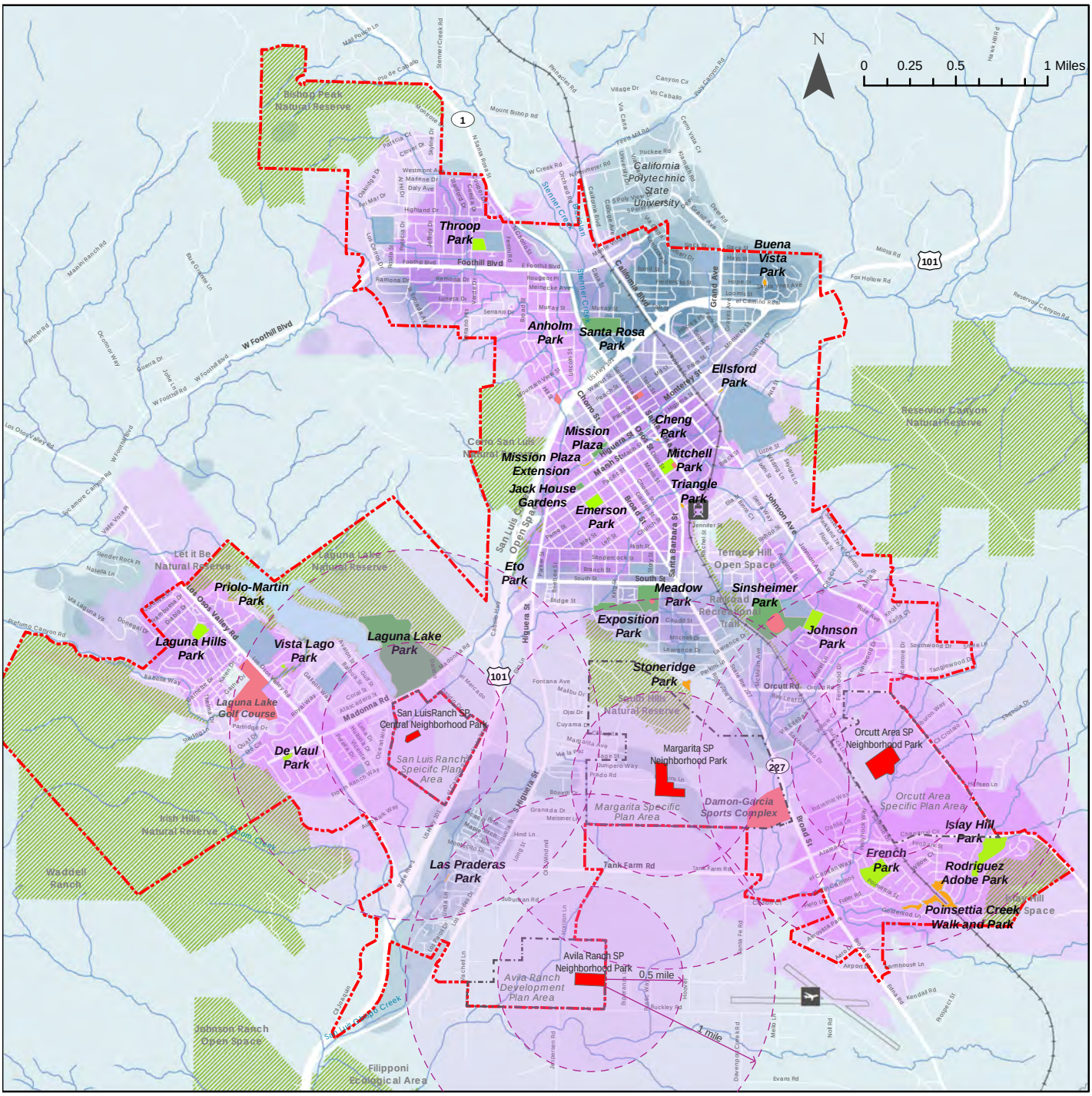
1/2 mile walkshed
1 mile walkshed

Population Density (people/ sq mile)

0 1,200

Figure 2-14

ACCESS TO EXISTING AND PLANNED NEIGHBORHOOD PARKS AND SERVICE AREA GAPS



2.3 A View from Benchmark Cities

San Luis Obispo has identified five cities to serve as relevant "benchmarks" in terms of their approach to creating and managing park systems. These cities—Santa Maria, Paso Robles, Davis, Santa Cruz, and Santa Barbara—are comparable to San Luis Obispo for a variety of reasons. Each is a distinct small city with a natural and/or agricultural setting in California. The cities range in population from about 31,000 (Paso Robles) to 106,000 (Santa Maria). Paso Robles and Santa Maria share a specific central California coastal geographic region with San Luis Obispo, while Davis, Santa Cruz and Santa Barbara share San Luis Obispo's characteristic of having large public universities.

This section reports on the way each of the benchmark cities defines park types in their relevant planning documents, and what standards they set for parks in terms of acreage and access.

PARK TYPE DEFINITIONS

San Luis Obispo and the five benchmark cities define park types to categorize their parks in terms of size, amenities, and targeted users. These park types vary somewhat between cities—each city does not define a park type in each category—but there are significant overlaps. In general, there is a consistent relationship between park type and size, and approximate size ranges can be observed, as follows:

- Mini Parks: 0-5 acres
- Neighborhood Parks: 3-10 acres
- Community and District Parks: 10 to 25 acres
- Regional Parks: largest area, often undefined

Table 2-7 summarizes park types as defined by San Luis Obispo and each benchmark city, in terms of park size and other characteristics.

ACREAGE STANDARDS

Level of service standards vary significantly amongst San Luis Obispo and the benchmark cities. At 10 acres per 1,000 residents, San Luis Obispo has the highest overall park land standard, followed by Paso Robles at seven acres per 1,000; Santa Cruz at 4.5 acres per 1,000; Davis at 3.8 acres per 1,000; and Santa Maria at three acres per 1,000 (or up to the City's existing acreage level of service, up to 5.0 acres/1,000).

San Luis Obispo currently has a separate acreage standard for Neighborhood Parks (five acres per 1,000). This compares to Neighborhood Park standards of two acres per 1,000 (Santa Cruz), 1.8 acres per 1,000 (Davis), and approximately one acre per 1,000 (Santa Maria). Again, San Luis Obispo's acreage standard far exceeds those of benchmark cities.

Santa Cruz and Davis also provide acreage standards for Community Parks: 2.5 and 1.8 acres per 1,000, respectively. Only Davis provides an acreage standard for Mini Parks, at 0.2 acres per 1,000. Acreage standards are not used for other park types (e.g. Regional Parks) defined by any of the benchmark cities.

Of the benchmark cities, Davis is the only one to reach its park land level of service, and this only after including a planned 100-acre sports complex. Santa Cruz meets its target for community parks, but has an overall deficit of park acreage. Santa Maria's total park acreage falls short of its target for new development.

Table 2-8 compares each city's acreage standards with current level of service.

ACCESS STANDARDS

The Davis Parks and Recreation Facilities Master Plan Update (2012) describes one-half mile as a standard radius for neighborhood parks. Indeed, both San Luis Obispo and Santa Cruz currently use a one-half-mile standard for neighborhood parks. At 3/8 mile, Davis has the highest access standard among the benchmark cities, at 3/8 mile. Meanwhile, both Davis and Santa Cruz set a 1.5 mile access standard for community parks.

Table 2-9 compares San Luis Obispo's access standards with those of benchmark cities.

Table 2-7

PARK TYPES BY TYPICAL SIZE, SAN LUIS OBISPO AND BENCHMARK CITIES

PARK TYPE	CITY					
	SAN LUIS OBISPO	DAVIS	PASO ROBLES	SANTA BARBARA	SANTA CRUZ	SANTA MARIA
Mini	< 1 acre, typ.	< 5 acres	< 3 acres	NA	NA	NA
	Serve residents of immediate area; passive amenities	Recreation/ aesthetic benefit, especially in areas of high population density.	Serve concentrated or limited population. Often for unique/single purpose, i.e. recreation facility, plaza, or natural feature preservation	NA	City does not currently diffierentiate.	NA
Neighborhood	3-5 acres, typ.	Min. 5 acres	3-10 acres	Not stated	0 – 6 acres	4-6 acres
	Convenient and accessible for active and passive recreation	Meet needs of the neighborhood; playgrounds, picnic areas, fields, natural areas.	Landscaped park; limited size; passive recreation with designated active areas; scenic/ aesthetic value; sports fields/ facilities.	Often adjacent to elementary school and serving approximately same service area	Meet needs of those within ½ mile; playgrounds, picnic areas, fields, natural areas.	Provide a balanced system of parks and recreation facilities accessible to all residents
District	NA	NA	8-12 acres	NA	NA	NA
	NA	NA	NA	NA	NA	NA
Community	0.75 – 40 acres (approx. 10-25 acres, typ.)	Min. 15 acres Pref. 25 acres	> 30 acres	Not stated	1.25 – 100 acres (approx. 10-15 acres, typ.)	
	Unique features; wide range of facilities attracting users from throughout the City	Designed to meet needs of entire community and to meet specialized needs; sports facilities.	--	Coincide with high school or junior high school, with complementary facilities	Designed to serve entire community; unique facilities; recreation facilities; community events.	
Regional	NA	NA	Not stated	Not stated	> 150 acres	NA
	NA	NA	Extensive park areas that provide service and facilities that are specialized or of Citywide or regional interest.	Combination of Special Use Park and Recfreational facility	Serve regional population's needs; active and passive recreation; unique amenities not found in other parks	--
Special Use		Not stated		Not stated		
		Respond to specific needs or desires for specialized facilities or landscapes.		e.g. golf course, tennis courts, bird refuge, beach areas.		

Source: City of San Luis Obispo Parks and Recreation Element and Master Plan (2001); City of Davis Parks and Recreation Facilities Master Plan Update (2012); City of El Paso de Robles General Plan (2003); City of Santa Barbara Open Space, Parks and Recreation Element (2011); City of Santa Cruz Parks Master Plan 2030 (2018, DRAFT); City of Santa Maria General Plan, Resources Management Element (1996, 2001).

Note: Some of the benchmark cities' planning documents also define other types of recreation facilities, joint-use facilities, and open spaces. These are not included here.

Table 2-8

PARK ACREAGE STANDARDS AND CURRENT LEVEL OF SERVICE (LOS), SAN LUIS OBISPO AND BENCHMARK CITIES

LOS BY PARK TYPE	CITY					
	SAN LUIS OBISPO	DAVIS	PASO ROBLES	SANTA BARBARA	SANTA CRUZ	SANTA MARIA
OVERALL						
Standard	10 ac/1000	3.8 ac/1000	7.0 ac/1000	Unavailable	4.5 ac/1000	3.0 to 5.0 ac/1000
Existing LOS	4.9 or 6.2	3.0 ac/1000	3.3 ac/1000		3.7 ac/1000	2.2 ac/1000
MINI						
Standard	NA	0.2 ac/1000	NA	Unavailable	NA	NA
Existing LOS		Not known				
NEIGHBORHOOD						
Standard	5 ac/1000	1.8 ac/1000	NA	Unavailable	2.0 ac/1000	1.0 ac/1000a
Existing LOS	0.8	1.4 ac/1000			0.8 ac/1000	2.2 ac/1000
COMMUNITY						
Standard	NA	1.8 ac/1000	NA	Unavailable	2.5 ac/1000	NA
Existing LOS		1.3 ac/1000			2.9 ac/1000	

Sources: City of San Luis Obispo Parks and Recreation Element and Master Plan (2001); City of Davis Parks and Recreation Facilities Master Plan Update (2012); City of El Paso de Robles General Plan (2003); City of Santa Barbara Open Space, Parks and Recreation Element (2011); City of Santa Cruz Parks Master Plan 2030 (2018, DRAFT); City of Santa Maria General Plan, Resources Management Element (1996, 2001).

Notes: Santa Maria's neighborhood park standards is 1 park per 5,000 residents. Assuming average neighborhood park size of 5 acres, this translates to 1 acre per 1,000 residents.

Table 2-9

PARK ACCESS STANDARDS, SAN LUIS OBISPO AND BENCHMARK CITIES

LOS BY PARK TYPE	CITY					
	SAN LUIS OBISPO	DAVIS	PASO ROBLES	SANTA BARBARA	SANTA CRUZ	SANTA MARIA
Neighborhood	½ to 1 mile	3/8 mile	NA	Unavailable	½ mile	NA
Community	NA	1 ½ mile	NA	Unavailable	1 ½ mile	--

Sources: City of San Luis Obispo Parks and Recreation Element and Master Plan (2001); City of Davis Parks and Recreation Facilities Master Plan Update (2012); City of El Paso de Robles General Plan (2003); City of Santa Barbara Open Space, Parks and Recreation Element (2011); City of Santa Cruz Parks Master Plan 2030 (2018, DRAFT); City of Santa Maria General Plan, Resources Management Element (1996, 2001).

Note: Only park types for which San Luis Obispo or any of the benchmark cities provide access standards are included in Table 2-7.

3

RECREATION TRENDS AND PROGRAM ASSESSMENT

NATIONAL RECREATION TRENDS ANALYSIS

The national recreation trends analysis provides an understanding of national, regional, and local recreational trends. This analysis examines participation trends, activity levels, and programming trends. It is important to note that all trends are based on current and/or historical patterns and participation rates.

NATIONAL TRENDS IN RECREATION

METHODOLOGY

The Sports & Fitness Industry Association's (SFIA) Sports, Fitness & Recreational Activities Topline Participation Report 2018 was utilized in evaluating the following trends:

- National Trends in Sport and Fitness Participation
- Core vs. Casual Participation
- Activity by Generation

The study is based on findings from surveys carried out in 2017 and the beginning of 2018 by the Physical Activity Council, resulting in a total of 30,999 online interviews – both individual and household surveys. A sample size of 30,999 completed interviews is considered by SFIA to result in a high degree of statistical accuracy. A sport with a participation rate of five percent has a confidence interval of plus or minus 0.27 percentage points at a 95 percent confidence interval.

Using a weighting technique, survey results are applied to the total U.S. population figure of 298,325,103 people (ages six and older). The purpose of the report is to establish levels of activity and identify key participatory trends in recreation across the U.S.

CORE VS. CASUAL PARTICIPATION

In addition to overall participation rates, SFIA further categorizes active participants as either core or casual participants based on frequency. Core participants have higher participatory frequency than casual participants. The thresholds that define casual versus core participation may vary based on the nature of each individual activity. For instance, core participants engage in most fitness and recreational activities more than 50 times per year, while for sports, the threshold for core participation is typically 13 times per year.

In a given activity, core participants are more committed and tend to be less likely to switch to other activities or become inactive (engage in no physical activity) than causal participants. This may also explain why activities with more core participants tend to experience less pattern shifts in participation rates than those with larger groups of casual participants.

INACTIVITY RATES / ACTIVITY LEVEL TRENDS

SFIA also categorizes participation rates by intensity, dividing activity levels into five categories based on the caloric implication (i.e., high calorie burning, low/med calorie burning, or inactive) and the frequency of participation (i.e., 1-50 times, 50-150 times, or above) for a given activity. Participation rates are expressed as 'super active' or 'active to a healthy level' (high calorie burning, 151+ times), 'active' (high calorie burning, 50-150 times), 'casual' (high calorie burning, 1-50 times), 'low/med calorie burning', and 'inactive'. These participation rates are then assessed based on the total population trend over the last five years, as well as breaking down these rates by generation.

NATIONAL SPORT AND FITNESS PARTICIPATORY TRENDS

NATIONAL TRENDS IN GENERAL SPORTS

The sports most heavily participated in the United States were Golf (23.8 million in 2016) and Basketball (23.4 million), which have participation figures well in excess of the other activities within the general sports category. The popularity of Golf and Basketball can be attributed to the ability to compete with relatively

small number of participants. Even though Golf has experienced a recent decrease in participation, it still continues to benefit from its wide age segment appeal and is considered a life-long sport. Basketball's success can be attributed to the limited amount of equipment needed to participate and the limited space requirements necessary, which make basketball the only traditional sport that can be played at the majority of American dwellings as a drive-way pickup game.

Since 2012, Rugby and other niche sports, like Boxing, Lacrosse, and Roller Hockey have seen strong growth. Rugby has emerged as the overall fastest growing sport, as it has seen participation levels rise by 82.8% over the last five years. Based on the five-year trend, Boxing for Competition (42.6%), Lacrosse (35.1%), and Roller Hockey (34.2%) have also experienced significant growth. In the most recent year, the fastest growing sports were Boxing for Competition (13.1%) and Pickleball (11.3%).

During the last five years, the sports that are most rapidly declining include Ultimate Frisbee (-39.1%), Touch Football (-22.8%), Tackle Football (-16.0%), and Racquetball (-13.4%). For the most recent year, Ultimate Frisbee (-14.9%), Badminton (-12.6%), Gymnastics (-10.7%), and Volleyball-Sand/Beach (-9.9%) underwent the largest declines.

In general, the most recent year shares a similar pattern with the five-year trends; suggesting that the increasing participation rates in certain activities have yet to peak in sports like Rugby, Lacrosse, Field Hockey, and Competitive Boxing. However, some sports that increased rapidly over the past five years have experienced recent decreases in participation, including Squash, Ice Hockey, Roller Hockey and Volleyball-Sand/Beach. The reversal of the five-year trends in these sports may be due to a relatively low user base (ranging from one to five million) and could suggest that participation in these activities may have peaked.

CORE VS. CASUAL TRENDS IN GENERAL SPORTS

The most popular sports, such as Basketball and Baseball, have a larger core participant base (engaged 13+ times annually) than casual participant base (engaged at least one time annually). Less mainstream, less organized sports such as Ultimate Frisbee, Roller Hockey, Squash, and Boxing for Competition have larger casual participation. Although these sports increased in participation over the last five years, the newcomers were mostly casual participants that may be more inclined to switch to other sports or fitness activities, resulting in the declining one-year trends.

NATIONAL TRENDS IN GENERAL FITNESS

Overall, national participatory trends in fitness have experienced strong growth in recent years. Many of these activities have become popular due to an increased interest among Americans to improve their health and enhance quality of life by engaging in an active lifestyle. These activities also have very few barriers to entry, which provides a variety of options that are relatively inexpensive to participate in and can be performed by most individuals.

The most popular fitness activity, by far, is Fitness Walking, which had about 110.8 million participants in 2017, increasing 2.7% from the previous year. Other leading fitness activities based on total number of participants include Treadmill (52.9 million), Free Weights (52.2 million), Running/Jogging (50.7 million), Weight/Resistance Machines (36.2 million), and Stationary Cycling (36.0 million).

Over the last five years, the activities growing most rapidly are Non-Traditional / Off-Road Triathlons (74.7%), Trail Running (57.6%), and Aerobics (32.7%). Over the same time frame, the activities that have undergone the most decline include: Boot Camps Style Cross Training (-11.3%), Stretching (-7.5%), and Weight/Resistance Machines (-6.9%).

In the last year, activities with the largest gains in participation were Triathlon Non-Traditional/Off Road (10.1%), Running/Jogging (7.1%), and Trail Running (6.6%). From 2016-2017, the activities that had the most decline in participation were Traditional/Road Triathlon (-8.9%), Cardio Kickboxing (-3.0%), and Calisthenics/Bodyweight Exercise (-2.6%).

Table 3-1

NATIONAL PARTICIPATORY TRENDS - GENERAL SPORTS

Activity	Participation Levels			% Change	
	2012	2016	2017	5-Year Trend	1-Year Trend
Golf * (2011, 2015, and 2016 data)	25,682	24,120	23,815	-7.3%	-1.3%
Basketball	23,708	22,343	23,401	-1.3%	4.7%
Tennis	17,020	18,079	17,683	3.9%	-2.2%
Baseball	12,976	14,760	15,642	20.5%	6.0%
Soccer (Outdoor)	12,944	11,932	11,924	-7.9%	-0.1%
Softball (Slow Pitch)	7,411	7,690	7,283	-1.7%	-5.3%
Football, Flag	5,865	6,173	6,551	11.7%	6.1%
Badminton	7,278	7,354	6,430	-11.7%	-12.6%
Volleyball (Court)	6,384	6,216	6,317	-1.0%	1.6%
Football, Touch	7,295	5,686	5,629	-22.8%	-1.0%
Soccer (Indoor)	4,617	5,117	5,399	16.9%	5.5%
Football, Tackle	6,220	5,481	5,224	-16.0%	-4.7%
Volleyball (Sand/Beach)	4,505	5,489	4,947	9.8%	-9.9%
Gymnastics	5,115	5,381	4,805	-6.1%	-10.7%
Track and Field	4,257	4,116	4,161	-2.3%	1.1%
Cheerleading	3,244	4,029	3,816	17.6%	-5.3%
Racquetball	4,070	3,579	3,526	-13.4%	-1.5%
Pickleball	N/A	2,815	3,132	N/A	11.3%
Ultimate Frisbee	5,131	3,673	3,126	-39.1%	-14.9%
Ice Hockey	2,363	2,697	2,544	7.7%	-5.7%
Softball (Fast Pitch)	2,624	2,467	2,309	-12.0%	-6.4%
Lacrosse	1,607	2,090	2,171	35.1%	3.9%
Wrestling	1,922	1,922	1,896	-1.4%	-1.4%
Roller Hockey	1,367	1,929	1,834	34.2%	-4.9%
Rugby	887	1,550	1,621	82.8%	4.6%
Field Hockey	1,237	1,512	1,596	29.0%	5.6%
Squash	1,290	1,549	1,492	15.7%	-3.7%
Boxing for Competition	959	1,210	1,368	42.6%	13.1%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

*2017 information not available for **Golf.** Information to be released by National Golf Foundation. Participation figures above reflect 2011, 2015, and 2016 data.

CORE VS. CASUAL TRENDS IN GENERAL FITNESS

It should be noted that many of the activities that are rapidly growing have a relatively low user base, which allows for more drastic shifts in terms of percentage, especially for five-year trends. Increasing casual participants may also explain the rapid growth in some activities. For instance, core/casual participation trends showed that over the last five years, casual participants increased drastically in Non-Traditional/ Off Road (119.6%) and Tai Chi (26.9%), while the core participant base of both activities experienced significantly less growth.

Table 3-2

NATIONAL PARTICIPATORY TRENDS - GENERAL FITNESS

Activity	Participation Levels			% Change	
	2012	2016	2017	5-Year Trend	1-Year Trend
Fitness Walking	114,029	107,895	110,805	-2.8%	2.7%
Treadmill	50,839	51,872	52,966	4.2%	2.1%
Free Weights (Dumbbells/Hand Weights)	N/A	51,513	52,217	N/A	1.4%
Running/Jogging	51,450	47,384	50,770	-1.3%	7.1%
Weight/Resistant Machines	38,999	35,768	36,291	-6.9%	1.5%
Stationary Cycling (Recumbent/Upright)	35,987	36,118	36,035	0.1%	-0.2%
Stretching	35,873	33,771	33,195	-7.5%	-1.7%
Elliptical Motion Trainer*	28,560	32,218	32,283	13.0%	0.2%
Free Weights (Barbells)	26,688	26,473	27,444	2.8%	3.7%
Yoga	23,253	26,268	27,354	17.6%	4.1%
Calisthenics/Bodyweight Exercise	N/A	25,110	24,454	N/A	-2.6%
Choreographed Exercise	N/A	21,839	22,616	N/A	3.6%
Aerobics (High Impact)	16,178	21,390	21,476	32.7%	0.4%
Stair Climbing Machine	12,979	15,079	14,948	15.2%	-0.9%
Cross-Training Style Workout	N/A	12,914	13,622	N/A	5.5%
Stationary Cycling (Group)	8,477	8,937	9,409	11.0%	5.3%
Trail Running	5,806	8,582	9,149	57.6%	6.6%
Pilates Training	8,519	8,893	9,047	6.2%	1.7%
Cardio Kickboxing	6,725	6,899	6,693	-0.5%	-3.0%
Boot Camp Style Cross-Training	7,496	6,583	6,651	-11.3%	1.0%
Martial Arts	5,075	5,745	5,838	15.0%	1.6%
Boxing for Fitness	4,831	5,175	5,157	6.7%	-0.3%
Tai Chi	3,203	3,706	3,787	18.2%	2.2%
Barre	N/A	3,329	3,436	N/A	3.2%
Triathlon (Traditional/Road)	1,789	2,374	2,162	20.8%	-8.9%
Triathlon (Non-Traditional/Off Road)	1,075	1,705	1,878	74.7%	10.1%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

*Cardio Cross Trainer is merged to Elliptical Motion Trainer

NATIONAL TRENDS IN OUTDOOR RECREATION

Results from the SFIA report demonstrate a contrast of growth and decline in participation regarding outdoor/adventure recreation activities. Much like the general fitness activities, these activities encourage an active lifestyle, can be performed individually or within a group, and are not as limited by time constraints.

In 2017, the most popular activities, in terms of total participants, from the outdoor / adventure recreation category include: Day Hiking (44.9 million), Road Bicycling (38.8 million), Freshwater Fishing (38.3 million), and Camping within ¼ mile of Vehicle/ Home (26.2 million).

From 2012-2017, BMX Bicycling (83.4%), Adventure Racing (56.3%), Backpacking Overnight (38.3%), and Day Hiking (30.1%) have undergone the largest increases in participation. Similarly, in the last year, activities growing most rapidly include: BMX Bicycling (10.0%), Backpacking Overnight (8.1%), and Day Hiking (6.6%).

The five-year trend shows activities declining most rapidly were In-Line Roller Skating (-20.7%), Camping within ¼ mile of Home/Vehicle (-16.5%), and Birdwatching (-9.2%). More recently, activities experiencing the largest declines were Adventure Racing (-15.7%), Traditional Climbing (-9.4%), and In-Line Roller Skating (-2.1%).

CORE VS. CASUAL TRENDS IN OUTDOOR RECREATION

Regarding the national trend of outdoor activities participation is on the rise, all activities, except for In-Line Roller Skating and Freshwater Fishing, underwent increases in casual participation over the last five years. Any decline in participation over the last five years was mainly ascribed to decreases in core participants for activities such as In-Line Roller Skating (-32.6%), Skateboarding (-10.7%), Road Bicycling (-10.4%), Camping Recreational Vehicle (-10.0%), and Archery (-3.2%).

Table 3-3

NATIONAL PARTICIPATORY TRENDS - OUTDOOR/ ADVENTURE RECREATION

Activity	Participation Levels			% Change	
	2012	2016	2017	5-Year Trend	1-Year Trend
Hiking (Day)	34,519	42,128	44,900	30.1%	6.6%
Bicycling (Road)	39,790	38,365	38,866	-2.3%	1.3%
Fishing (Freshwater)	39,002	38,121	38,346	-1.7%	0.6%
Camping (< 1/4 Mile of Vehicle/Home)	31,454	26,467	26,262	-16.5%	-0.8%
Camping (Recreational Vehicle)	15,903	15,855	16,159	1.6%	1.9%
Fishing (Saltwater)	12,000	12,266	13,062	8.9%	6.5%
Birdwatching (>1/4 mile of Vehicle/Home)	13,535	11,589	12,296	-9.2%	6.1%
Backpacking Overnight	7,933	10,151	10,975	38.3%	8.1%
Bicycling (Mountain)	7,265	8,615	8,609	18.5%	-0.1%
Archery	7,173	7,903	7,769	8.3%	-1.7%
Fishing (Fly)	5,848	6,456	6,791	16.1%	5.2%
Skateboarding	6,227	6,442	6,382	2.5%	-0.9%
Roller Skating, In-Line	6,647	5,381	5,268	-20.7%	-2.1%
Bicycling (BMX)	1,861	3,104	3,413	83.4%	10.0%
Adventure Racing	1,618	2,999	2,529	56.3%	-15.7%
Climbing (Traditional/Ice/Mountaineering)	2,189	2,790	2,527	15.4%	-9.4%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

NATIONAL TRENDS IN AQUATIC ACTIVITY

Swimming is unquestionably a lifetime sport, which is most likely why it has experienced such strong participation growth among the American population. In 2017, Fitness Swimming is the absolute leader in overall participation (27.1 million) for aquatic activities, due in large part to its broad, multigenerational appeal. In the most recent year, Fitness Swimming reported the strongest growth (2.0%) among aquatic activities, while Aquatic Exercise and Competitive Swimming experienced decreases in participation.

Aquatic Exercise has had a strong participation base of 10.4 million, however it also has recently experienced a slight decrease in participants (-1.1%). Based on previous trends, this activity could rebound in terms of participation due largely to ongoing research that demonstrates the activity's great therapeutic benefit coupled with increased life expectancies and a booming senior population. Aquatic Exercise has paved the way as a less stressful form of physical activity, while allowing similar benefits as land-based exercises, such as aerobic fitness, resistance training, flexibility, and balance. Doctors are still recommending Aquatic Exercise for injury rehabilitation, mature patients, and patients with bone or joint problems. Compared to a standard workout, Aquatic Exercise can significantly reduce stress placed on weight-bearing joints, bones, and muscles, while also reducing swelling.

CORE VS. CASUAL TRENDS IN AQUATIC ACTIVITY

While all activities have undergone increases in participation over the last five years, most recently, casual participation (1-49 times) is increasing much more rapidly than core participation (50+ times). For the five-year timeframe, casual participants of Competition Swimming increased by 56.2%, Aquatic Exercise by 24.8%, and Fitness Swimming by 21.0%. However, core participants of Competition Swimming decreased by -6.5% and Aquatic Exercise declined by -4.6% (from 2012 to 2017).

NATIONAL TRENDS IN WATER SPORTS / ACTIVITIES

The most popular water sports / activities based on total participants in 2017 were Recreational Kayaking (10.5 million), Canoeing (9.2 million), and Snorkeling (8.3 million). It should be noted that water activity participation tends to vary based on regional, seasonal, and

Table 3-4

NATIONAL PARTICIPATORY TRENDS - AQUATICS

Activity	Participation Levels			% Change	
	2012	2016	2017	5-Year Trend	1-Year Trend
Swimming (Fitness)	23,216	26,601	27,135	16.9%	2.0%
Aquatic Exercise	9,177	10,575	10,459	14.0%	-1.1%
Swimming (Competition)	2,502	3,369	3,007	20.2%	-10.7%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

environmental factors. A region with more water access and a warmer climate is more likely to have a higher participation rate in water activities than a region that has long winter seasons or limited water access. Therefore, when assessing trends in water sports and activities, it is important to understand that fluctuations may be the result of environmental barriers which can greatly influence water activity participation.

Over the last five years, Stand-Up Paddling (138.9%) was by far the fastest growing water activity, followed by White Water Kayaking (33.1%), Recreational Kayaking (28.7%), and Sea/Tour Kayaking (20.8%). Although the five-year trends show water sport activities are getting more popular, the most recent year shows a different trend. From 2016-2017 Stand-Up Paddling Recreational Kayaking reflect much slower increases in participation (3.3% and 5.2%), while White Water Kayaking (-2.0%), Sea/Tour Kayaking (-5.4%) both show decreases in participation numbers.

From 2012-2017, activities declining most rapidly were Jet Skiing (-22.6%), Water Skiing (-19.4%), and Wakeboarding (-10.8%). In the most recent year, activities experiencing the greatest declines in participation included: Boardsailing/Windsurfing (-9.4%), Canoeing (-8.2%), and Scuba Diving (-7.6%).

CORE VS. CASUAL TRENDS IN WATER SPORTS / ACTIVITIES

As mentioned previously, regional, seasonal, and environmental limiting factors may influence the participation rate of water sport and activities. These factors may also explain why all water-based activities have more casual participants than core participants, since frequencies of activities may be constrained by uncontrollable factors.

Table 3-5

NATIONAL PARTICIPATORY TRENDS - WATER SPORTS/ ACTIVITIES

Activity	Participation Levels			% Change	
	2012	2016	2017	5-Year Trend	1-Year Trend
Kayaking (Recreational)	8,187	10,017	10,533	28.7%	5.2%
Canoeing	9,813	10,046	9,220	-6.0%	-8.2%
Snorkeling	8,664	8,717	8,384	-3.2%	-3.8%
Jet Skiing	6,996	5,783	5,418	-22.6%	-6.3%
Sailing	3,841	4,095	3,974	3.5%	-3.0%
Water Skiing	4,434	3,700	3,572	-19.4%	-3.5%
Rafting	3,756	3,428	3,479	-7.4%	1.5%
Stand-Up Paddling	1,392	3,220	3,325	138.9%	3.3%
Wakeboarding	3,368	2,912	3,005	-10.8%	3.2%
Kayaking (Sea/Touring)	2,446	3,124	2,955	20.8%	-5.4%
Scuba Diving	2,781	3,111	2,874	3.3%	-7.6%
Surfing	2,545	2,793	2,680	5.3%	-4.0%
Kayaking (White Water)	1,878	2,552	2,500	33.1%	-2.0%
Boardsailing/Windsurfing	1,372	1,737	1,573	14.7%	-9.4%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

ACTIVITY BY GENERATION

Analyzing participation by age for recreational activities reveals that fitness and outdoor sports were the most common activities across all generations. Breaking down activity level by generation shows a converse correlation between age and healthy activity rates.

Generation Z (born 2000+) were the most active, with only 17.6% identifying as inactive. Approximately 65% of individuals within this generation where active in 2017; with 26.3% being active to a healthy level, 18.5% being active & high calorie, and 20.1% being casual active & low/med calorie.

Almost half (46.7%) of **millennials (born 1980-1999)** were active to a healthy level (35.4%) or active & high calorie (11.3%), while 24.0% claimed they were inactive. Even though this inactive rate is much higher than Generation Z's (17.6%), it is still below the national inactive rate (28%).

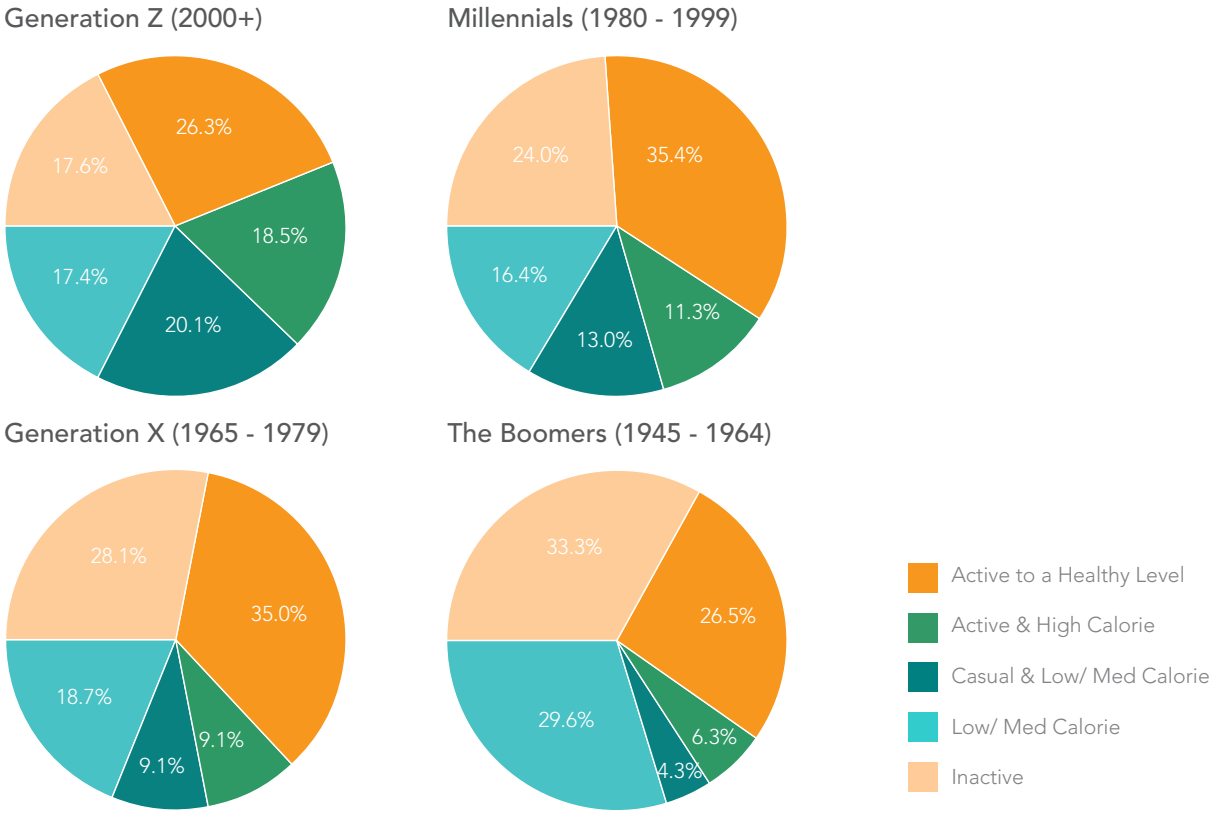
Generation X (born 1965-1979) has the second highest active to a healthy level rate (35.0%) among all generations, only being 0.4% less than Millennials. At the same time, they also have the second highest inactive rate, with 28.1% not active at all.

The Boomers (born 1945-1964) were the least active generation, with an inactive rate of 33.3%. This age group tends to participate in less intensive activities. Approximately 34% claimed to engage in casual & low/med calorie (4.3%) or low/med calorie (29.6%) burning activities.

Figure 3-1

2017 PARTICIPATION RATES BY GENERATION

US Population, Aged 6+



Times per year: Casual (1-50), Active (51-150), Active to Healthy Level (151+)

NATIONAL AND REGIONAL PROGRAMMING TRENDS

Programs Offered by Park And Recreation Agencies (Pacific Southwest Region)

NRPA's Agency Performance Review 2018 summarize key findings from NRPA Park Metrics, which is a benchmark tool that compares the management and planning of operating resources and capital facilities of park and recreation agencies. The report contains data from 1,069 park and recreation agencies across the U.S. as reported between 2015 and 2017.

The report shows that the typical agencies (i.e., those at the median values) offer 161 programs annually, with roughly 60% of those programs being fee-based activities/events.

According to the information reported to the NRPA, the top five programming activities most frequently offered by park and recreation agencies, both in the U.S. and regionally, are described in the table below.

When comparing Pacific Southwest agencies to the U.S. average, team sports, themed special events, social recreation events, fitness enhancement classes, and health and wellness education were all identified as top five most commonly provided program areas offered regionally and nationally.

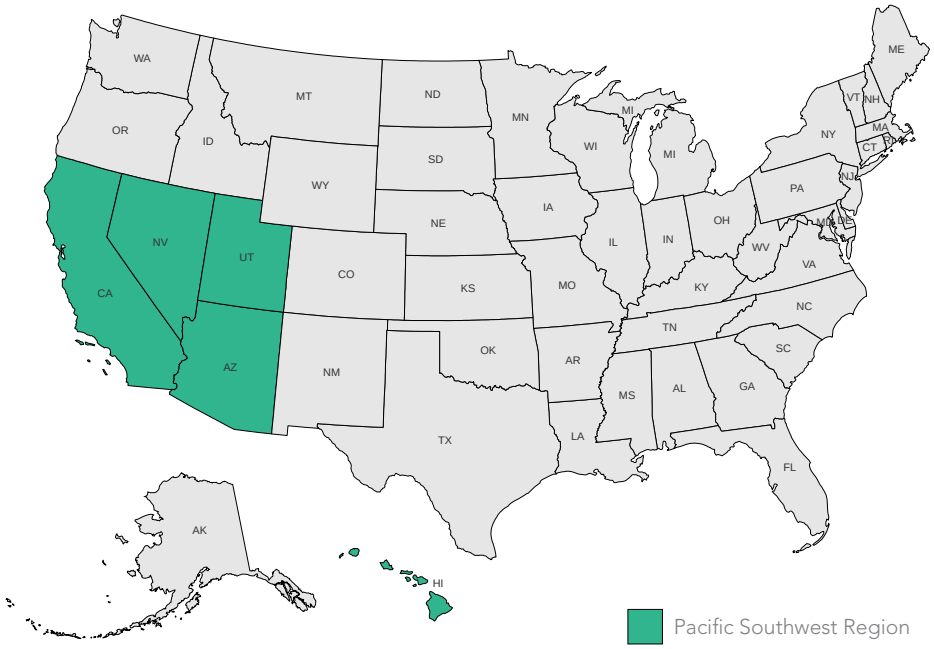


Table 3-6

TOP 5 MOST OFFERED CORE PROGRAM AREAS

(Offered by Parks and Recreation Agencies)

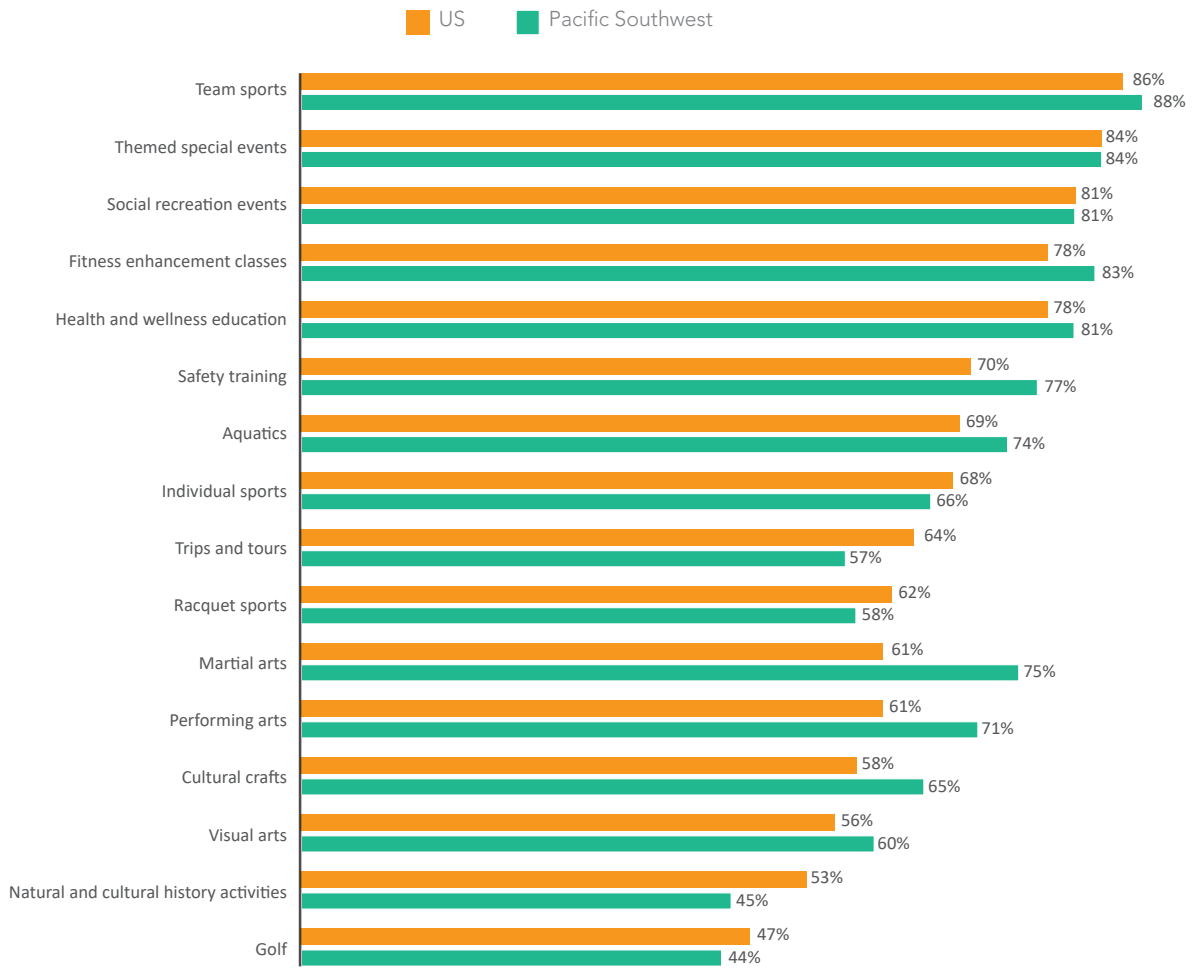
US (% OF AGENCIES OFFERING)	PACIFIC SOUTHWEST REGION (% OF AGENCIES OFFERING)
Team sports (86%)	Team sports (88%)
Themed special events (84%)	Themed special events (84%)
Social recreation events (81%)	Fitness enhancement classes (83%)
Fitness enhancement classes (78%)	Social recreation events (81%)
Health and wellness education (78%)	Health and wellness education (81%)

In general, Pacific Southwest park and recreation agencies offered programs at a slightly higher rate than the national average. Based on a discrepancy threshold of 5% or more, Pacific Southwest agencies are offering fitness enhancement classes, safety training, aquatics, martial arts, performing arts, and cultural crafts at a higher rate than the national average. Contradictory, the Pacific Southwest Region is trailing the national average in regards to trips and tours and natural and cultural history activities. A complete comparison of regional and national programs offered by agencies can be found below.

Figure 3-2

CORE PROGRAM AREAS OFFERED BY PARKS AND RECREATION AGENCIES

(Percent of Agencies)



Targeted Programs For Children, Seniors, And People With Disabilities

For better understanding of targeted programs by age segment, the NRPA also tracks program offerings that cater specifically to children, seniors, and people with disabilities, on a national and regional basis. This allows for further analysis of these commonly targeted populations. According to the 2018 NRPA Agency Performance Review, approximately 79% of agencies offer dedicated senior programming, while 62% of park and recreation agencies provide adaptive programming for individuals with disabilities.

Based on information reported to the NRPA, the top three activities that target children, seniors, and/or people with disabilities most frequently offered by park and recreation agencies are described in the table below.

Agencies in the Pacific Southwest tend to offer targeted programs at a significantly higher rate than the national average. This is especially evident when looking at specific teen programs, after school programs, and preschool school programs. A complete comparison of regional and national programs offered by agencies can be found below.

Table 3-7

TOP 3 MOST OFFERED CORE PROGRAM AREAS

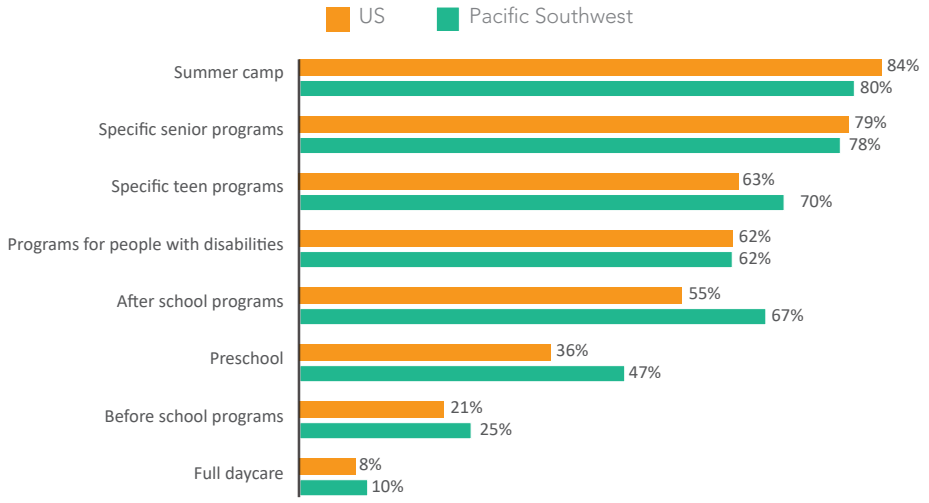
(Targeting Children, Seniors, and/or People with Disabilities)

US (% OF AGENCIES OFFERING)	PACIFIC SOUTHWEST REGION (% OF AGENCIES OFFERING)
Summer camp (84%)	Summer camp (80%)
Senior programs (79%)	Senior programs 78%)
Teen programs (63%)	Teen programs (70%)

Figure 3-3

CORE PROGRAM AREAS TARGETING CHILDREN, SENIORS AND/OR PEOPLE WITH DISABILITIES

(Percent of Agencies)



LOCAL SPORT AND MARKET POTENTIAL

The following charts show sport and leisure market potential data from ESRI. A Market Potential Data (MPI) measures the probable demand for a product or service within the City and its surrounding service area. The MPI shows the likelihood that an adult resident of the target area will participate in certain activities when compared to the US National average. The national average is 100, therefore numbers below 100 would represent a lower than average participation rate, and numbers above 100 would represent higher than average participation rate. The service area is compared to the national average in three (3) categories – general sports, fitness and outdoor activity.

Overall, San Luis Obispo demonstrates extremely high market potential index (MPI) numbers. Looking at the three categories (general sports, fitness and outdoor activity), even though they each have a few activities with MPI scores below the national averages, the majority of the activities' MPI scores fall well above 100+. These overall MPI scores show that San Luis Obispo has relatively strong participation rates when it comes to almost all recreational activities. This becomes significant for when the City considers building new facilities or starting up new programs, giving them a strong tool to estimate resident attendance. It must be noted that San Luis Obispo is a college-town and that the high MPI numbers are likely influenced by California Polytechnic State University's student body population.

High index numbers (100+) are significant because they demonstrate that there is a greater potential that residents of the service area will actively participate in offerings provided by the City.

MARKET POTENTIAL INDEX FOR GENERAL SPORTS

VOLLEYBALL
102% above national average

PING PONG
72% above national average

BASKETBALL
71% above national average

FOOTBALL
68% above national average

DISC GOLF
64% above national average

MARKET POTENTIAL INDEX FOR GENERAL FITNESS

YOGA
43% above national average

WEIGHT LIFTING
42% above national average

JOGGING
42% above national average

MARKET POTENTIAL INDEX FOR OUTDOOR ACTIVITY

BACKPACKING
71% above national average

BICYCLING (MOUNTAIN)
61% above national average

BICYCLING (ROAD)
61% above national average

Figure 3-4

MARKET POTENTIAL INDEX FOR GENERAL SPORTS

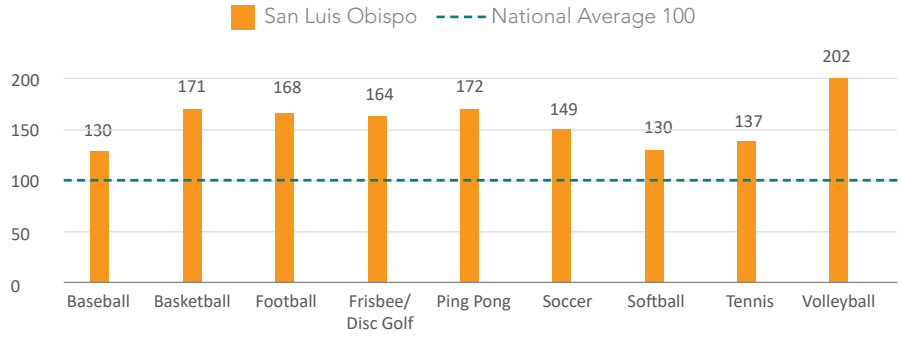


Figure 3-5

MARKET POTENTIAL INDEX FOR FITNESS

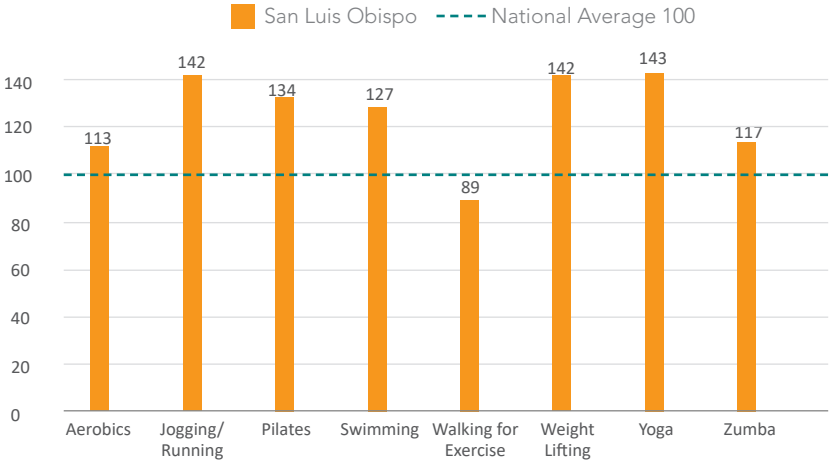
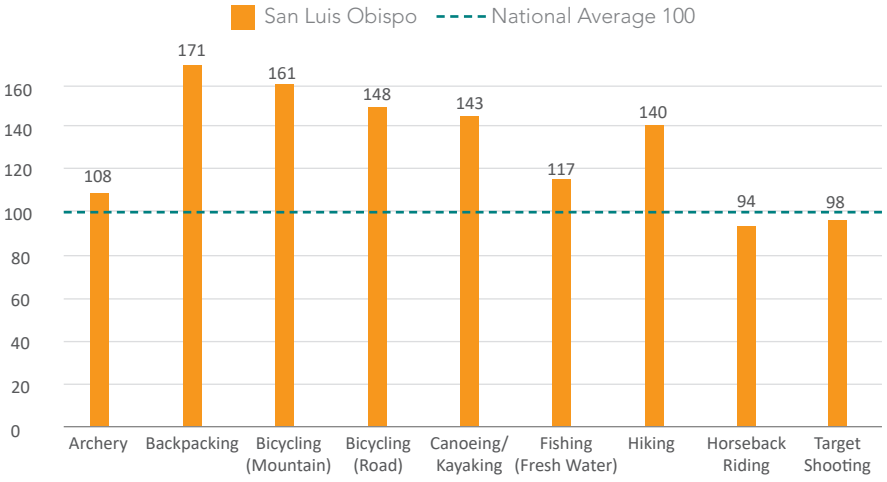


Figure 3-6

MARKET POTENTIAL INDEX FOR OUTDOOR ACTIVITY



SUMMARY

It is critically important for the San Luis Obispo Parks and Recreation Department to understand the local and national participation trends in recreation activities. In doing so, the Department can gain general insight into the lifecycle stage of recreation programs and activities (emerging, stable and declining) and thereby anticipate potential changes in need and demand for the programs and activities that it provides to the residents of San Luis Obispo. Here are some major takeaways for local and national recreation trends:

- Golf remained the most popular sport both nationally and locally.
- Nationally, rugby has emerged as the overall fastest growing sport over the past five years and though it has yet to make its presence felt in San Luis Obispo.
- Ultimate Frisbee, tackle football and touch football are losing participants both nationally.
- All listed aquatic activities have experienced strong participation growth nationally. Swimming on a team saw significant increases in casual participation.
- Fitness walking remained the most popular fitness activity nationally and will likely grow in popularity in San Luis Obispo given the strength of the trail system in the City.
- Outdoor recreational activities are on the rise nationally. Hiking is extremely popular both nationally and locally.
- Based on national measurements, income level has a negative impact on inactivity rate. Lower income households tend to have higher inactivity rate. Age is also a significant factor to inactivity level. Generation Z (age 6-17) had the lowest inactivity rate while the boomers (age 55+) had the highest inactivity rate.
- Besides income and age factors, non-participants are more likely to join sports or fitness activities if a friend accompanies them.
- Ownership of health and fitness tracking devices has increased in recent years.

3.2 Program and Services Assessment

The San Luis Obispo Parks and Recreation Department has a professional staff that d meets the parks and recreational needs of its community through wide array of programs and services. Department staff are responsible for the management and production of recreation programs including community and neighborhood events, and the operation of multiple facilities including pools, a golf course, baseball stadium, sports fields, skate park, roller hockey rink and more. Employees are engaged year-round in planning, managing, producing, conducting, and evaluating programs and events. The functions within the Department combine to provide hundreds of offerings in the areas of youth activities and camps, outdoor adventure, aquatics, sports, health, fitness, activities geared to seniors, and special events. In addition to the programs and activities provided directly by the Department, partnerships with other organizations are utilized to enhance recreational offerings to the community particularly in the areas of youth and adult activities. Through formal and informal cooperative relationships with the San Luis Coastal School District and nonprofit agencies, partners assist with delivering select programs and indoor space required for programs provided by the Department.

CORE PROGRAM APPROACH

It is the opinion of PROS Consulting that publicly produced recreation is challenged by the premise of being all things to all people, especially in a community such as San Luis Obispo with a an active, engaged population with a diversity of recreational needs. The philosophy of the "Core Program Area" is to assist staff, policy makers, and the public focus on what the most important recreational programs are in the San Luis Obispo community. As defined by PROS Consulting, program areas are considered as Core if they meet a majority of the following categories:

- The program area has been provided for a long period of time (over 4-5 years) and/or is expected by the community.
- The program area consumes a relatively large portion (5% or more) of the agency's overall budget.
- The program area is offered 3-4 seasons per year.
- The program area has wide demographic appeal.
- There is a tiered level of skill development available within the program area's offerings.
- There is full-time staff responsible for the program area.
- There are facilities designed specifically to support the program area.
- The agency controls a significant percentage (20% or more) of the local market.

SAN LUIS OBISPO PARKS AND RECREATION CORE PROGRAM AREAS

The Department currently offers programs and services in five Core Program Areas, identified in the Table 3-11.

ENSURING THE RIGHT CORE PROGRAM MIX

The Core Program Areas provided by San Luis Obispo currently appear to meet the major needs of the San Luis Obispo residents as identified through the community input received during the community input phase of the master plan project, but the program mix should be evaluated on a regular and recurring basis to ensure that the offerings within each Core Program Area – and the Core Program Areas themselves – align with changing leisure trends, demographics, and needs of residents. Best practice guidelines as provided by the National Recreation and Park Association (NRPA) recommends that six determinants be used to inform what programs and services are provided by the Department. According to NRPA, those determinants are:

Table 3-8

CORE PROGRAM AREAS

CORE PRIGRAM AREA	BRIEF DESCRIPTION
Aquatics	Provide a safe and well-maintained facility offering diverse aquatic activities. Recreation swimming, lap swimming, and swimming instruction.
Community Services	Manage recreational sports for youth and teens (age 5-18 years old), adult and boomers (50+). Produce community-wide special events, including events at the Historic Jack House, Mission Plaza, Downtown San Luis Obispo, Sinsheimer Pool and other city parks. Manage enrichment programs including Contract Classes, Community Gardens, Senior and Boomer Activities, and the SLO Skate Park. Serve as liaison to the Jack House Advisory Committee. Coordination the City-Wide Volunteer program. Facilitate the City-Wide Special Event program and permitting process.
Facility Rentals	Manage, supervise and schedule internal and external uses of City buildings, facilities, fields, and reserved park areas. Coordinate the scheduling of facility maintenance with various City departments and user groups. Oversee the issuance of facility rental permits; facilitate the review and approval of permits for special events, banner and film permits.
Golf	Operate and maintain the 26-acre, 10-hole executive length Laguna Lake Golf Course 362 days of the year. Maintain a safe, attractive course while offering a reasonably priced recreational opportunity with an emphasis on senior and youth patrons. Focus on new program initiatives and increased sustainable practices in ongoing maintenance.
Youth Services	Provide services to over 1,200 children and their families before and after school, during spring and other school academic breaks and throughout the summer. Youth Services provides essential child care to families, while programs focus on the healthy and positive development of children, including both cognitive, academic and social development. Progressive and antibias curriculum offers a variety of activities, social exp4eriences, and opportunities that promote learning, awareness of community, fitness and health, academic support and fun.

- **Conceptual foundations of play, recreation, and leisure** – Programs and services should encourage and promote a degree of freedom, choice, and voluntary engagement in their structure and design. Programs should reflect positive themes aimed at improving quality of life for both individuals and the overall community.
- **Organizational philosophy, mission, and vision** – Programs and services should support the Department's mission and vision statements, values, goals, and objectives. These generally center on promoting personal health, community well-being, social equality, environmental awareness, and economic vitality.
- **Constituent interests and desired needs** – Departments should actively seek to understand the recreational needs and interests of their constituency. This not only ensures an effective (and ethical) use of taxpayer dollars, but also helps to make sure that programs perform well and are valued by residents.
- **Creation of a constituent-centered culture** – Programs and services do reflect a departmental culture where constituents' needs are the prime factor in creating and providing programs. This should be reflected not only in program design, but in terms of staff behaviors, architecture, furniture, technology, dress, forms of address, decision-making style, planning processes, and forms of communication.
- **Experiences desirable for clientele** – Programs and services should be designed to provide the experiences desirable to meet the needs of the participants/clients in a community and identified target markets. This involves not only identifying and understanding the diversity of needs in a community, but also applying recreation programming expertise and skills to design, implement, and evaluate a variety of desirable experiences for residents to meet those needs.
- **Community opportunities** – When planning programs and services, a Department should consider the network of opportunities afforded by other organizations such as nonprofits, schools, other public agencies, and the private sector. Departments should also recognize where gaps in service provision occur and consider how unmet needs can be addressed.

SURVEY FINDINGS

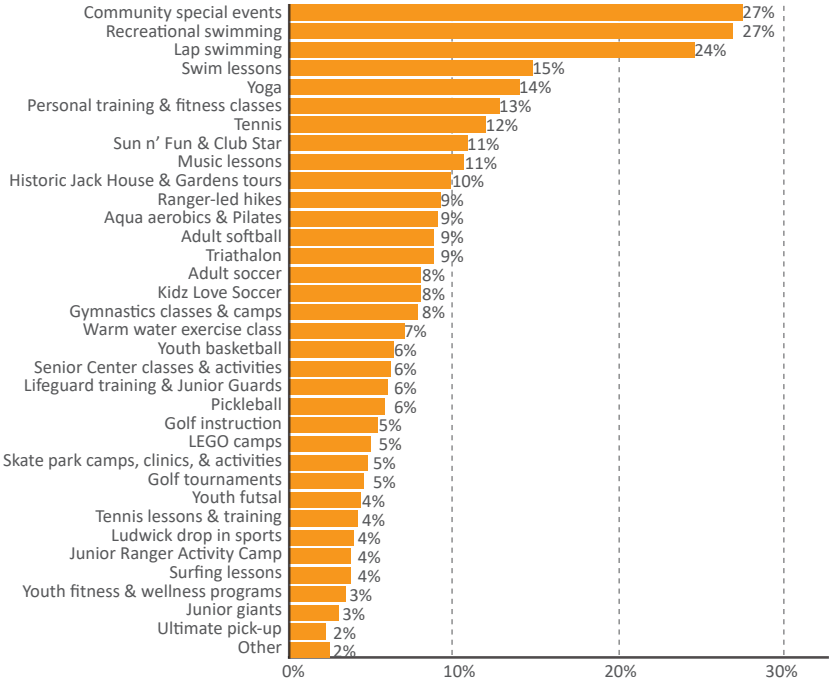
As part of the process for developing a Park and Recreation Master Plan, ETC conducted a statistically valid citizen survey to identify satisfaction with park and recreation facilities, identify needed park and recreation facilities and programs, and gain input from citizens that will assist City officials in park and recreation resource allocation, budget and policy decisions. A total of 507 households participated in the survey. Participants rated the City of San Luis Obispo as having a current or anticipated need for the following recreation programs, ranked in order of importance (full results on this topic can be found in a separate document) as noted in the chart to the right.

Understanding the experiences desired by residents is a key component of developing a program plan that can effectively and efficiently utilize resources allocated by the San Luis Obispo's City Council for community services.

Figure 3-7

RECREATION PROGRAMS RESPONDENT HOUSEHOLDS HAVE USED IN THE PAST 12 MONTHS

by percentage of respondents (multiple choices could be made)



Source: ETC Institute (2018)

AGE SEGMENT ANALYSIS

The table below depicts each program along with the age segments they serve. Recognizing that many programs serve multiple age segments. Primary and secondary markets were identified by staff.

Findings from the analysis show that the Department provides a good balance of programs across all age segments. All segments are targeted as a primary market for multiple programs.

AGE SEGMENT RECOMMENDATIONS

The Department age balance should be maintained moving forward, and the Department should update this Age Segment Analysis every year to note changes or to refine age segment categories. Given the growing population trend for residents ages 55 and over and the growing demand for services in this age bracket, it is also recommended that the Department further segment this group into 65-74 and 75+. These two sub-segments will have increasingly different needs and expectations for programs and services in coming years, and program planning will be needed to provide differing requirements for active seniors.

Age Segment Analyses should ideally be done for each individual program offered by the Department. Program coordinators/managers should include this information when creating or updating program plans for individual programs. An Age Segment Analysis can also be incorporated into Mini Business Plans for comprehensive program planning.

Table 3-9

AGE SEGMENT ANALYSIS – CURRENT SEGMENTS SERVED

CORE PRIGRAM AREA	PRESCHOOL (5 AND UNER)	ELEMENTARY (6 - 12)	TEENS (13 - 17)	YOUNG ADULT (18 - 34)	ADULT (35 - 54)	ACTIVE ADULT (55 - 64)	SENIOR (65+)
Aquatics	Primary	Primary	Secondary	Primary	Primary	Primary	Primary
Facilities	Secondary	Secondary	Secondary	Primary	Primary	Primary	Primary
Golf		Secondary	Secondary	Secondary	Secondary	Primary	Primary
Community Services	Primary	Primary		Primary	Primary	Primary	Primary
Youth Services	Primary	Primary	Secondary				
Rangers	Primary	Primary	Primary	Primary	Primary	Primary	Primary

LIFECYCLE ANALYSIS

A lifecycle analysis involves reviewing every program identified by City of San Luis Obispo staff to determine the stage of growth or decline for each as a way of informing strategic decisions about the overall recreation program portfolio. The various stages of program lifecycles are as follows:

- Introduction - New program; modest participation
- Take-Off - Rapid participation growth
- Growth - Moderate, but consistent participation growth
- Mature - Slow participation growth
- Saturated - Minimal to no participation growth; extreme competition
- Decline - Declining participation

This analysis is not based on strict quantitative data, but rather is based on staff's knowledge of their program areas. The table below shows the percentage distribution of the various lifecycle categories of the Department's recreation programs. These percentages were obtained by comparing the number of programs in each individual stage with the total number of programs listed by staff.

Overall, the lifecycle analysis results indicate an unbalanced distribution of all programs across the life cycle. A combined total of 77.1% of programs fall into the Introduction, Take-off and Growth stages, primarily due to growth of programs introduced in the last three years.

RECOMMENDATIONS

While it is important to provide new programs to align with trends and help meet the evolving needs of the community, it is also important to have a stable core segment of programs that are in the Mature stage. Currently, the Department has only 16.1% of their programs in this category. The consulting team recommends this be approximately 40% so as to provide stability to the overall program portfolio, but without dominating the portfolio with programs that are advancing to the later stages of the lifecycle. Programs in the Mature stage should be tracked for signs they are entering the Saturation or Decline stages. There should be an ongoing process to evaluate program participation and trends to ensure that program offerings continue to meet the community's needs.

A total of 6.8% of programs are in saturated or declining phases. The consulting team recommends keeping as few programs as possible in these two stages, but it is understood that programs eventually evolve into saturation and decline. If programs never reach these stages, it is an indication that staff may be "over-tweaking" their offerings and abbreviating the natural evolution of programs. This prevents programs from reaching their maximum participation, efficiency, and effectiveness. For departments challenged with doing the most they can with limited resources, this has the potential to be an area of concern.

As programs enter into the Decline stage, they must be closely reviewed and evaluated for repositioning or elimination. When this occurs, the consulting team's recommendation is to modify these programs to begin a new lifecycle with the introductory stage or to add new programs based upon community needs and trends.

Staff should complete a lifecycle review on an annual basis and ensure that the percentage distribution closely aligns with desired performance.

Table 3-10

RECREATION PROGRAM LIFECYCLE ANALYSIS - CURRENT DISTRIBUTION

	PERCENTAGE	NUMBER OF PROGRAMS	ACTUAL DISTRIBUTION	BEST PRACTICE DISTRIBUTION
Introduction	9%	11	77.1%	50 - 60%
Take-Off	20%	24		
Growth	47%	56		
Mature	16%	19	16.1%	40%
Saturated	3%	3	6.8%	0 - 10%
Decline	4%	5		
TOTAL	**100%**	**118**		

OTHER KEY FINDINGS AND RECOMMENDATIONS

FINDINGS

- **Participation:** The San Luis Obispo Parks and Recreation Department has a holistic tracking method for all programs and services it offers.
- **Program Evaluation:** Assessment and evaluation tools to measure the success of programs and services are in place.
- **Customer Satisfaction and Retention:** The Department currently tracks customer satisfaction ratings but not customer retention percentages.
- **Staff Training/Evaluation**: The Department has a staff training program and solid evaluation methods in place.
- **Public Input:** The Department utilizes survey tools to continually gather feedback on needs and unmet needs for programming.
- **Pricing:** The Department has an updated pricing policy that includes pricing strategies and cost recovery goals.
- **Marketing:** The Department utilizes a number of marketing strategies to inform City residents of the offerings of the community.
- **Volunteers:** The Department has strong foundational elements in place for its volunteer program.
- **Partnerships:** The Department utilizes a number of partner providers to deliver programs to San Luis Obispo residents and has a formal partnership policy in place.
- **Competition:** The Department has a general understanding of other service providers.

RECOMMENDATIONS

- **Expand programs and services in the areas of greatest demand:** Ongoing analysis of the participation trends of programming and services in San Luis Obispo is significant when delivering high quality programs and services. By doing so, staff will be able to focus their efforts on the programs and services of the greatest need and reduce or eliminate programs and services where interest is declining.
- **Program Evaluation:** Implement the program assessment and evaluation tool as recommended. Assessment and evaluation tool is provided as an Excel spreadsheet as a stand-alone separate document.

SUMMARY

The Department is delivering quality programs, services and events to the community, however, does have opportunity for improvement. The chart below provides a summary of the recommended actions that the Department should implement in developing a program plan to meet the needs of residents. The listing of the program and service areas are consistent with the choices provided to the community during the outreach phase of the plan (public meetings, intercept surveys and statistically valid survey).

Table 3-11

SUMMARY OF THE RECOMMENDED ACTIONS

PROGRAM	ACTION	TIMELINE
HIGH PRIORITY		
Community Special Events	Expand	Long-Term (Facility Development)
Fitness & Wellness Programs	Expand	Short-Term
Adult/Senior Programs and Services	Expand	Short-Term
Gardening/Farm-to-Table Classes	Expand	Short-Term (Partnerships)
Art Classes	Expand	Short-Term
Outdoor Programs	Expand	Short-Term (Partnerships)
Socialization with Dogs	Expand	Short-Term (Dog Park Development)
Visiting Parks	Facilities	Short-Term (Enhance Parks)
MEDIUM PRIORITY		
Performing Arts Programs	Develop	Long-Term (Facility Development)
Environmental Education Programs	Facilitate	Short-Term (Partnerships)
Walking/jogging/running events and clubs	Develop	Short-Term (Partnerships)
Water Fitness	Expand	Short-Term (Seasonal)
Running Events	Facilitate	Short-Term (Partnerships)
Music Classes	Facilitate	Short-Term (Partnerships)
After School/Out of School Camps	Continue	Short-Term
LOW PRIORITY		
Youth Learn to Swim Programs	Continue	Short-Term
Youth Sports	Continue	Short-Term (Partnerships)
Youth Enrichment/Learning Programs	Consider	Short-Term (Partnerships)
Golf	Consider	Short-Term (Partnerships)
Adult Sports	Consider	Long-Term (Facility Development)
Gymnastics	Continue	Short-Term (Partnerships)
Programs for people with special needs	Consider	Short-Term (Partnerships)
Competitive Swim Teams	Consider	Long-Term (Facility Development)
Bicycle Lessons and Clubs	Consider	Short-Term (Partnerships)

Note: Programs listed as low priority should not be interpreted as programs that should not be offered. These programs typically have a limited, targeted audience due in part to general appeal, age segment, and/or specific skills required to participate. These programs should be offered strategically in terms of frequency, days of week, times of day and time of year.

4

MAINTENANCE ASSESSMENT

4.1 Park Maintenance Assessment

Parks and amenities that are clean and functioning efficiently are critical elements to delivering high quality experiences, programs, and services. The following park maintenance assessment for the City of San Luis Obispo has been conducted based on the analysis of information provided by the City and discussions with the Public Works Parks Maintenance Program and Parks and Recreation Golf Maintenance staff.

OVERVIEW

The Public Works Parks Maintenance Program maintains City owned parks and landscaped areas, including irrigation management and recreation support. This Program has the responsibility for actively managing and maintaining 211 (or 40%) of the City's 530 acres of parks and public grounds[1]. The City's Laguna Lake Golf Course is maintained by Parks and Recreation Department staff. Parks Maintenance staff are also supplemented by contract services for janitorial maintenance of restrooms and park buildings, and some smaller parks. All staff and contractors engaged in maintaining parks and park facilities share the goal of safe, clean, and attractive parks and landscaped areas.

1. These acreage numbers are from the City of San Luis Obispo Public Works Department, 2010-2011 Outsourced Landscape Maintenance table, received in April 2019.

ACTIVITIES

- **Park Maintenance:** Maintaining large landscaped areas in developed parks for informal and formal City recreation programs; providing janitorial maintenance for park restrooms and other park buildings; collecting and disposing of waste from trash containers in parks; servicing and repairing landscape maintenance equipment; proposing improvement projects for parks; managing minor capital maintenance projects for parks; inspecting playgrounds for compliance with safety regulations; monitoring irrigation water use and proposing conservation measures. Cleaning up homeless encampments, and railroad right of way cleanup.
- **Landscape Maintenance:** Maintaining landscaped areas around small parks, community garden irrigation, parking lots, street medians, sound walls, and City buildings; proposing improvement projects for landscape areas; managing minor capital maintenance projects for landscaping; monitoring irrigation water use and proposing conservation measures.
- **Training:** Conducting safety training required by the Occupational Safety and Health Association (OSHA); conducting technical training for new equipment and emerging landscape maintenance technologies; conducting ongoing pesticide safety training required by County and State regulatory mandates.
- **Event Support:** Grooming and marking playing fields; sweeping and maintaining game courts; assisting sponsors of events using City facilities. Provide the preparation, maintenance and renovation services for the Damon-Garcia Sports Complex to promote league play.

KEY FINDINGS

- **Lines of Service**: Within the acreage noted above, the core lines of service (functions) performed by the Parks Maintenance Program are numerous and are as follows:
  - **Athletic Field Maintenance:** The Parks Maintenance Program manages maintenance of athletic fields (turf and baseball/softball) for informal and formal utilization by the community.
  - **Contract Management:** The Parks Maintenance Program maintains small equipment with Fleet Maintenance performing larger maintenance needs with the rolling stock, including mowers and trucks.
  - **Equipment Maintenance:** The Parks Maintenance Program maintains small equipment with Fleet Maintenance performing larger maintenance needs with the rolling stock, including mowers and trucks.
  - **Golf Course Maintenance:** The Parks and Recreation Golf Maintenance Division manages the maintenance of the ten-hole executive-length golf course including turf and irrigation maintenance, small

equipment maintenance, landscape maintenance, third party contract services, and citizen inquiries.

- **Playground, Furniture, Fixture and Amenity Maintenance:** The Parks Program maintains the built environment within the parks, including but not limited to, playground equipment benches, fencing, water fountains and picnic tables. Regular inspection and preventative maintenance is performed. The Program maintains all of the playground's in the parks system in accordance with the National Playground Safety Institute's guidelines.
- **Integrated Pest Management (IPM):** Pest infestations present significant risk to the environment, biodiversity, health and safety, public infrastructure, recreational opportunities and landscapes. The Parks Maintenance Program uses best practices in implementing Integrated Pest Management Systems.
- **Turf and Irrigation Maintenance:** Irrigation encompasses the application and conservation of water for environmental enhancement of turf grass, trees and landscape plants. This includes maintaining and monitoring technical irrigation systems, to optimize water usage and delivery. Diagnosing and making complex repairs on irrigation systems to help keep turf and landscape areas up to standards.
- **Landscape Maintenance:** Pest infestations present significant risk to the environment, biodiversity, health and safety, public infrastructure, recreational opportunities and landscapes. The Parks Maintenance Program uses best practices in implementing Integrated Pest Management Systems.
- **Playground Maintenance:** Playground maintenance is performed in accordance with National Playground Safety Institute standards.
- **Response to Citizen Inquiries:** Staff n respond to, meet with and resolve citizen inquiries on an as needed basis.
- **Special Event Facilitation:** The Parks Maintenance Supervisor meets in the field with all major special events, in particular those hosted in Mission Plaza, to ensure conditions of permits are met.
- **Urban Forestry:** The City's Urban Forest Program of Public Works ensures the health of individual trees and staff and/or contractors perform maintenance.

- **Maintenance Standards**: Through the review of data, the consulting team determined that the Parks Maintenance Program has best practice maintenance standards with task, frequency and season of year in which work is performed in parks and public grounds. The following table is an example of the maintenance standards that the Program has in place to guide its work.
- **Third-Party Contracting of Services**: Given the "varying" cycles of the economy, it is imperative that the Program continually evaluates the capacity and cost of service in the private sector. Without this level of analysis, the Program will not be able to determine if it is more effective and efficient to perform work "in-house" or to "contract it out." The Program currently contracts out custodial services and landscape maintenance of approximately 19 acres (or 9%) of the 211 acres that it actively manages. The chart below details the landscape standards and areas/acreage maintained by contractors. Parks Maintenance also does irrigation repairs on these 55 locations maintained by contractors and is required to perform safety checks on parks and playgrounds.

Table 4-1

RIGHETTI RANCH NEIGHBORHOOD PARK

MAINTENANCE ACTIVITY	UNIT OF MEASURE	TIME PER UNIT	INVENTORY QUANTITY	TIME PER OCCURANCE	J	F	M	A	M	J	J	A	S	O	N	D	ANNUAL FREQUENCY	ANNUAL HOURS
Mowing	Acres	0.5	3.71	1.9	8	8	8	8	8	8	8	8	8	8	8	8	96	182.4
Edging	KLF	1	2600	2.6	4	4	4	4	4	4	4	4	4	4	4	4	48	124.8
Blowing Walkways	KLF	1	1800	1.8	4	4	4	4	4	4	4	4	4	4	4	4	48	86.4
Blowing Play Courts	1 Court	0.5	7	3.5	4	4	4	4	4	4	4	4	4	4	4	4	48	168
Litter Removal	Each	1	0.5	0.5	28	28	28	28	28	35	35	35	28	28	28	28	357	178.5
Trash Cans	Each	0.083	30	2.49	8	8	8	8	8	10	10	10	8	8	8	8	102	254
Landscape Maint.	Each	1	16	16	4	4	4	4	4	4	4	4	4	4	4	4	48	768
Graffiti/ Vandalism	Each	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	24	24
Openings/ Inspections	Each	1	1	1	31	28	31	30	31	30	31	31	30	31	30	31	365	365
Irrigation Maint/Repair	Each	1	1	1	10	10	12	12	14	14	14	14	12	12	10	10	144	144
Structure Maint/Repair	Each	1	1	1	8	8	8	8	8	8	8	8	8	8	8	8	96	96
Electrical/ Lighting	Each	1	1	1	2	2	1	1	1	1	1	1	1	1	2	2	16	16
Line painting/ stringing	Each	1	1	5	4	4	4	4	4	4	4	4	4	4	4	4	48	240
Annual Renovation	Each	1	1	40.6	0	0	0	0	1	0	0	0	0	0	0	0	1	40.6
Restroom Cleaning	Each	1	1	1	31	28	31	30	31	30	31	31	30	31	30	31	365	365

Table 4-2

THIRD-PARTY CONTRACTING OF SERVICES

CATEGORY		SERVICE LEVEL	TYPE	LOCATION / PARK DESCRIPTION	MAINTAINED ACREAGE
Landscaped areas, parks, and facilities with turf	Category A	Service Level 2	Neighborhood	Vista Lago Park	0.30
	Category A	Service Level 2	Neighborhood	Priolo Martin Park	0.20
	Category A	Service Level 2	Neighborhood	Anholm Park	0.03
	Category A	Service Level 2	Landscape Only	Buena Vista Circle	0.41
	Category A	Service Level 2	Turf only	Margarita Islands	0.94
	Category A	Service Level 2	Mini	Osos Triangles (Two)	0.28
	Category A	Service Level 2	Mini	Stoneridge Park	0.50
	Category A	Service Level 2	Walkway	Poinsettia Creek Walk	1.50
	Category A	Service Level 2	Mini	Poinsettia Mini Park	0.05
	Category A	Service Level 2	Neighborhood	De Vaul Ranch Park	0.73
	Category A	Service Level 2	Facility Landscape	Fire Station 1	0.25
	Category A	Service Level 2	Facility Landscape	Fire Station 4	0.27
	Category A	Service Level 2	Facility Landscape	City Hall- Little Theater	0.30
	Category A	Service Level 2	Facility Landscape	Police Facility	0.18
	Category A	Service Level 2	Facility Landscape	Ludwick Center	0.16
	Category A	Service Level 2	Neighborhood	Emerson Park- Recreation Offices	1.36
	Category A	Service Level 2	Full Service	Mitchell Park- Senior Center	2.35
	Category A	Service Level 2	Landscape Only	Mission Plaza Extension	0.06
	Category A	Service Level 2	Facility Landscape	City County Library	0.06
Landscaped areas, parks, and facilities without turf	Category B	Service Level 3	Landscape Only	Madonna Road Islands	0.07
	Category B	Service Level 3	Landscape Only	Murray Islands	0.44
	Category B	Service Level 3	Natural	Elsford Park	0.26
	Category B	Service Level 3	Mini	ETO Park	0.14
	Category B	Service Level 3	Mini	Cheng Park	0.14
	Category B	Service Level 3	Landscaped Walk	Railroad Recreation Trail (Also Railroad ROW)	0.87
	Category B	Service Level 3	Landscaped Walk	Bill Roalman Bicycle Boulevard	0.05
	Category B	Service Level 3	Landscape Only	South Street Sound wall	0.05
	Category B	Service Level 3	Landscape Only	Tank Farm Road Sound wall	0.72
	Category B	Service Level 3	Landscape Only	Tank Farm Road Extension	0.46
Traffic median islands, roadside, and sound walls	Category C	Service Level 4	Landscape Only	Los Osos Valley Road Islands	0.70
	Category C	Service Level 4	Landscape Only	Los Osos Valley Road Sound wall	0.15
	Category C	Service Level 4	Natural	Madonna/Higuera Triangles	0.02
	Category C	Service Level 4	Landscape Only	Grand Avenue Islands	0.31
	Category C	Service Level 4	Landscape Only	Broad Street Islands	0.19
	Category C	Service Level 4	Landscape Only	Orcutt Islands & Frontages	0.02
	Category C	Service Level 4	Natural	Santa Rosa Street Median Islands	1.30
	Category C	Service Level 4	Natural	Cypress Island	0.68
	Category C	Service Level 4	Landscape Only	Portola Fountain Triangle	0.04
	Category C	Service Level 4	Landscape Only	Calle Joaquin	0.28
	Category C	Service Level 4	Landscape Only	Las Praderas Sound wall & Tank Farm Islands	0.05
	Category C	Service Level 4	Natural	Las Praderas Park	0.09
	Category C	Service Level 4	Landscape Only	San Luis Drive Frontage	0.22
	Category C	Service Level 4	Landscape Only	Goldenrod Frontage	0.10
	Category C	Service Level 4	Landscape Only	Brizzolara Sound wall	0.22
	Category C	Service Level 4	Natural	Monterey Street Railroad Underpass	0.04
Circles	Category D	Service Level 5	Natural	Auto Park Way Circle	0.16
	Category D	Service Level 5	Natural	Anacapa Circle	0.15
Parking lots	Category E	Service Level 2	Landscape Only	Amtrak/Railroad Square	0.72
	Category E	Service Level 2	Landscape Only	630 Monterey Lot 14	0.14
	Category E	Service Level 2	Natural	Art Center Lot 15	0.04
	Category E	Service Level 2	Landscape Only	Nipomo Lot 10	0.03
	Category E	Service Level 2	Landscape Only	Muzio's Lots 3 and 11	0.03
	Category E	Service Level 2	Landscape Only	Public Works Offices Lot 18	0.03
	Category E	Service Level 2	Landscape Only	Palm Street Parking Garage	0.05
	Category E	Service Level 2	Landscape Only	Marsh Street Parking Garage	0.03
				TOTAL OUTSOURCED / CONTRACTED SERVICE	18.93

Categories

A. Landscaped areas, parks, and facilities with turf
B. Landscaped areas, parks, and facilities without turf
C. Traffic median islands, roadside, and sound walls
D. Sound walls, circles, islands and frontages with minimal vegetation
E. Parking lots
F. Railroad Right-of-Way (ROW) (per City agreement with railroad to obtain the lease for

- **In-House Maintenance:** Parks Maintenance performs landscape maintenance of approximately 192 acres (or 91%) of the 211 acres that it actively manages. The chart below details the areas and standards for acreage maintained by City of San Luis Obispo's Parks Maintenance Program. The Golf Maintenance Division performs landscape maintenance of 26 acres within the municipal golf course.
- **Work Order Management System**: The Parks Maintenance Program does utilize a Work Order Management System that tracks work and the cost of work against its established maintenance standards.
- **Staffing:** The Parks Maintenance Program is comprised of 12 full-time employees and five part-time supplemental maintenance workers (14.5 FTEs) to actively manage 191 acres. Best practice ratio of staff per park acres is 1:10-15 acres. San Luis Obispo's staff to acreage ratio is 1:13. With the responsibility of actively managing and maintaining 191 acres, the staff has the capacity to manage the lines of service they perform as noted previously
- **Annual Park and Grounds Operation and Maintenance Funding**: Based on analysis conducted by PROS Consulting, unit costs are in alignment with best practice cost per acre.
  - Annual Park Maintenance Budget = $2,779,205
    - » Staffing (salaries/wages/ benefits of City employees) = $1,332,848 or 48%
    - » Contracted Custodial Services = $90,000 or 3%
    - » Contracted Park Landscape Services = $311,600 or 11%
    - » Supplies and Materials = $196,887 or 7%
    - » Professional Development = $11,720 or 0.4%
    - » Utilities = $836,150 or 31%
  - Total Developed Park and Grounds Acres ACTIVELY Maintained: 211 acres
  - Actual Annual Cost per Acre = $13,172
  - Best Practice Cost per Acre as defined by numerous costs of service projects that PROS Consulting in California has performed = $10,000-$15,000 per acre

Based on the analysis of the standards provided and the scope of work for the third-party contractors, the Program has the required resources that are necessary to provide best practice maintenance of the parks system.

- **Annual Golf Maintenance Funding:** Based on analysis conducted by PROS Consulting, unit costs are in alignment with best practice cost per acre.
  - Annual Golf Maintenance Budget = $412,634
    - » Staffing (salaries/wages/ benefits of City employees) = $215,674 or 53%
    - » Contracted Custodial Services = $6,960 or 1%
    - » Contracted Labor Services = $7,100 or 1%
    - » Supplies and Materials = $67,050 or 16%
    - » Professional Development = $3,150 or 0.7%
    - » Utilities = $112,700 or 28%
  - Total Developed Golf Course acres ACTIVELY Maintained: 26 acres
  - Actual Annual Cost per Acre = $15,870
  - Best Practice Cost per Acre as defined by numerous costs of service projects that PROS Consulting in California has performed = $15,000-$20,000 per acre

Figure 4-3

IN-HOUSE MAINTENANCE

CATEGORY		SERVICE LEVEL	TYPE	LOCATION / PARK DESCRIPTION	MAINTAINED ACREAGE
Landscaped areas, parks, and facilities with turf	Category A	Service Level 2	Sports Complex	El Chorro Regional County Park-Ball Fields	0.64
	Category A	Service Level 2	Full Service	Laguna Lake Park	71.30
	Category A	Service Level 2	Neighborhood	Throop Park	3.05
	Category A	Service Level 1	Full Service	Jack House Gardens	0.57
	Category A	Service Level 2	Full Service	Santa Rosa Park	10.18
	Category A	Service Level 2	Landscape Only	Rodriguez Adobe	1.36
	Category A	Service Level 2	Full Service	Sinsheimer Park/Stadium	32.60
	Category A	Service Level 2	Neighborhood	Mission Plaza	1.80
	Category A	Service Level 2	Full Service	Meadow/Exposition Park	17.81
	Category A	Service Level 2	Neighborhood	Laguna Hills Park	3.50
	Category A	Service Level 2	Neighborhood	Islay Hill Park	10.80
	Category A	Service Level 2	Full Service	Johnson Park	4.31
	Category A	Service Level 2	Full Service	French Park	9.70
	Category A	Service Level 1	Sports Complex	Damon-Garcia Sports Facility	23.56
No Turf	Category B	Service Level 3	Landscape Only	Butrone Adobe 466 Dana St.	0.69
				TOTAL "IN-HOUSE" MAINTENANCE SERVICE	191.87

Categories

A. Landscaped areas, parks, and facilities with turf
B. Landscaped areas, parks, and facilities without turf

4.2 Key Recommendations

- **Management of Contract Services Management:** Continue to provide the necessary resources for the management and oversight of all third-party contractors that provide maintenance services for the City of San Luis Obispo's parks and grounds.
- **Update Work Plans Based on Maintenance Standards:** Maintenance standards are based on a Level (1), (2) and (3) modes (tasks and frequencies of each task) and follow best practices as established by the National Recreation and Park Association. The department should continually update and customize the standards based on the park and recreation values of the San Luis Obispo community. These standards and need to be implemented regardless of whether work is performed by City staff or third-party contractors.
- **Design and Maintain for Energy Efficiency:** Existing parks should be evaluated for their resource use and modified through changes in maintenance practices, material and plant selections. New parks should be designed for low energy use.
- **Water Efficient Initiatives:** Stormwater systems should be designed into parks, especially where there is room for treatment, detention and storage of stormwater. Working landscape features can be incorporated into existing and proposed parks to help filter pollutants and capture stormwater. Low water use planting and xeriscaping should be incorporated into new and existing parks where turf is not needed in order to decrease water use. Gray and recycled water systems should be explored and expanded. The details of these practices should be further developed in the Master Plan.
- **Reduce and/or Eliminate Chemical Use:** In landscape areas, replace chemical herbicides, pesticides, and fertilizers with non-toxic treatments, including LID practices for improving soil health. Use organic fertilizer with humic acid and mycorrhizea fungi when possible. Support use of Integrated Pest Management (IPM) which focuses on pest prevention through biological control (such as the introduction of a natural predator), habitat manipulation, and modification of cultural practices including site monitoring, cleanliness, routine maintenance, installing pest barriers, physical removal of pests, and as a last resort chemical control. In facilities, replace chemical cleaning products with non-toxic alternatives. These recommendations will have impacts on staffing and budget since non-toxic chemicals are not as effective and require multiple applications to achieve the desired effect. These products are usually up to 10 times more expensive and require increased application rates. We have made significant strides to greatly reduce the amount of chemicals used in parks. Most of our weed abatement is done by mechanical methods and we also have a pesticide free park. We also use IPM practices and focus on removal of pests rather than chemical treatments.
- **Select Low-Allergen Trees.** The selection of trees that produce less airborne pollen will allow allergy-sensitive families to better enjoy City parks. One local resource for guidance on tree species may be found at *https://selectree.calpoly.edu/search-trees-by-characteristics*.

SAN LUIS OBISPO PARKS & RECREATION
MASTER PLAN AND GENERAL PLAN ELEMENT
CULTURAL INTERPRETATIONS
HISTORIC
SWIMMING
WALKING TRAILS
TURF
DOG PARK
30

5

COMMUNITY ENGAGEMENT AND COMMUNITY SURVEY

WHAT DO YOU LOVE ABOUT CITY OF SLO PARKS, ACTIVITIES & RECREATIONAL FACILITIES?
SLO SWIM CENTER!!
WHAT DO YOU WISH TO HAVE IN 20 YEARS FOR CITY OF SLO PARKS, ACTIVITIES & RECREATIONAL FACILITIES?
Indoor Recreation Center!!

5.1 Background

In 2017, the City, as directed by Council, funded and initiated the update of the Parks and Recreation General Plan Element and Master Plan update (the "Update"). The purpose of the update of the Element and Master Plan is to address current and future needs for the City of San Luis Obispo's parks, recreation facilities, programs, and services consistent with the objectives outlined in the adopted 2017-2019 financial plan and 2020 Parks and Recreation Strategic Plan (2020 Strategic Plan). The creation of a prioritized Master Plan is intended to provide a comprehensive statement of the City's parks and recreation, priorities, goals, and implementation actions for the next 20 years. The Element and Master Plan policies and programs will serve as a blueprint, guiding the City and its various entities in priority setting and resource allocation. It is understood that the availability of financial resources can and will affect the timing of implementation but will not change the goals and intent.

The Parks and Recreation Commission was assigned the duty of being the primary advisory body to for this project. A project plan and request for adjunctive consultant services was approved by Council, November 7, 2017. In February 2018, WRT was selected as the City's lead consultant to provide support during this process. In April 2018, WRT held focused meetings with key community partners and stakeholders.

Community engagement is vital to identifying, understanding, and incorporating San Luis Obispo residents' needs, values, and aspirations into the update of the City's Parks and Recreation Element of the General Plan and a Master Plan. During the first phase of the Update, City Staff and the Consultant Team conducted a diverse set of outreach activities intended to inform community members about the process and collaborate with on their needs and vision for parks and recreation.

5.2 Foundational Public Outreach and Community Engagement

As identified in the Project Plan for the Update, determining community needs has four primary components:

- Community Engagement
- Park and Facility Analysis
- Recreation Services Analysis
- Management and Operations Analysis

Following the PRC's approval of the Community Engagement Plan in April 2018, staff developed a comprehensive public engagement effort for the Community Engagement component of the "determining community needs" phase of the Update process. Because it is such a critical component of the Update, the Community Engagement Plan identifies goals and a preferred series of outreach components to inform, consult and collaborate. The kit of tools builds on the existing community engagement culture in San Luis Obispo, consistent with the City's Public Engagement and Noticing Manual.

First, Parks and Recreation Department Staff arranged "foundational meetings" with a range of residents, current and former commissioners, parks and recreation user groups, representatives of cultural organizations and others. As consultant for the City on the Plan Update project, WRT met with 45 individuals in 16 half-hour to one-hour meetings on April 10 and 11, 2018. City Staff were not present, to encourage candid dialogue about issues.

Meanwhile, Staff worked to inform the public about the project itself, and the opportunity it presented for the community to share hopes and dreams about the future of parks and recreation in San Luis Obispo. With this in mind, outreach efforts conducted June through August focused on two foundational questions:

- *What do you love about City of SLO Parks, Activities, and Recreational Facilities?*
- *What do you wish to have in 20 years for City of SLO Parks, Activities, and Recreational Facilities?*

Pop-ups. Over the course of the summer (May through August), City Staff conducted over 25 "pop-up" events with the Parks and Recreation "Bright Ideas" bicycle to reach San Luis Obispo residents and visitors in parks, facilities, programs, and events. During these pop-ups, the public had an opportunity to provide comments on portable white boards and take photos with the "Bright Ideas" bicycle for sharing on the Parks and Recreation Instagram account. Comment cards were also provided, which included the two foundational questions identified above, as well as City contact information, and space for the commenter to provide contact information. These cards could be handed to City staff, mailed to the Parks and Recreation Department, or dropped into comment card collection boxes and Parks and Recreation facilities. Additional marketing materials included "Bright Ideas" stickers and a "Save the Date" magnet for the public workshop held in September 2018.

NEIGHBORHOOD MEETING

At the request of the Las Praderas neighborhood, City Staff met with interested neighbors to discuss the Update and the hopes and dreams for the Las Praderas Park and city as a whole. Staff continues to be available to go out into San Luis Obispo neighborhoods at the request of residents.

SOCIAL MEDIA AND WEBSITE

To foster engagement in the process, Parks and Recreation Staff maintained and updated the Parks and Recreation Master Plan and General Plan Element Update website with new information, and posted updates and photos on the Department's Facebook page. Photos from pop-up events and meetings were posted to the Department's Instagram. At all events, Staff collected contact information, allowing individuals to add their names and email addresses to the growing interested parties list in order to receive all email updates regarding workshops, key Parks and Recreation Commission meetings, and opportunities for input and engagement.

OTHER OPPORTUNITIES FOR OUTREACH AND ENGAGEMENT

Staff also received comments by email and on the Open City Hall online portal. Additional pipelines for public comments included direct communications with Staff via phone and email, distribution of comment cards at the Parks and Recreation Department office, facilities, and events, and through the Open City Hall online portal. In addition, a survey was conducted August to October 2018 to establish residents' priorities for parks and recreation in the City of San Luis Obispo. The survey was mailed to a random sample of San Luis Obispo households. A total of 507 surveys were returned, allowing the survey to exceed its response rate goal and achieve a high level of statistical confidence.

"BRIGHT IDEAS" PUBLIC WORKSHOP

Supported by this extensive outreach, including multiple emails to a list over 6,000, over 600 people attended a participatory three-hour drop in interactive engagement workshop held at the Ludwick Community Center on September 13, 2018.

Utilizing a drop-in format yielded great results. The extended timeframe allowed people to come for as brief or long a period as desired. Both main entrances of the Ludwick Center were open and staffed, and the gym was set up with one informational and seven interactive "stations," each designed to get different types of input on parks, facilities, and recreation in San Luis Obispo. At sign-in stations, Staff gave members of the public Passports to be stamped (encouraging attendees to stop at each interactive station) and returned for eligibility for entrance in a drawing for a FitbitTM. The first station, in the main foyer, was informational about the Update process itself and staffed by Community Development planners. Those staff were able to address general questions about the Update and the overall planning process. Within the main gym were six activity stations where workshop attendees could address focused questions or complete various exercises; a seventh "station" was provided for children. Each of these activities, and the resulting feedback, is summarized below.

Over 600 people attended the "Bright Ideas" workshop at the Ludwick Center in September 2018.

THEMES FROM THE FOUNDATIONAL MEETINGS

In April 2018, WRT met with 45 individuals in small groups. Individuals represented a range of organizations and perspectives, including advocates for swimming, open space, dog parks, the senior center, golf, organized sports, cultural organizations, and neighborhoods, as well as members of the Planning Commission and City Council. During these discussions, there was a clear sense that the Parks and Recreation Master Plan Update can serve an important role in advancing quality of life in San Luis Obispo. We heard a great deal of appreciation for San Luis Obispo's natural and cultural attributes, and the potential for the Parks and Recreation Department to sustain these qualities.

The following provides a summary of themes, priorities, goals, opportunities, and challenges that emerged from these meetings.

PLAN PROCESS AND GOALS

REACH BEYOND THE USUAL VOICES

Several participants spoke about the need to reach beyond "the loudest voices and most organized groups" during the planning process. Specific guidance included:

- Outreach has to be multigenerational;
- Outreach should be focused on San Luis Obispo residents;
- Reach the young Latino community;
- Try to reach not only current users but former or potential users;
- Be sensitive to seniors by scheduling events during the day;
- Hold outreach events in neighborhoods;
- Provide consistent and adequate advance notice.

PROVIDE A STRONG FOUNDATION FOR IMPLEMENTATION

According to various participants, the Master Plan Update should:

- Provide a strategy and prioritization that are currently lacking;
- Be comprehensive, not limited to the "hot spots" the receive the most debate
- Provide a strong foundation for CIPs over the next 20 years;
- Provide the foundation for an additional future funding source (e.g. a tax or bond) for a set of needed improvements the community can get behind;
- Focus on opportunities for partnerships that both stretch limited public dollars and help to build community;
- Be a user-friendly document that uses common language, and can be quickly referenced.

PARKS ARE WHERE YOU BUILD COMMUNITY

Two key points were made about the "message" and overarching goal for the Plan Update:

- We should be clear that the Master Plan is about parks, not open spaces.
- The core message should be that "parks are where you build community." We should not lose sight of this even as it addresses specific facility and program needs.

NEW PARKS AND TRAILS

PUBLIC SPACES DOWNTOWN AND ALONG THE CREEKS

Downtown was a focus of attention. People recognized the unique functions and needs ahead compared with the outer neighborhoods. Participants spoke positively about new public spaces being created downtown as part of new development, making the connection between downtown growth and livability and open space preservation around the edges. "That's part of San Luis Obispo's DNA."

Several participants agreed that the creeks that flow through San Luis Obispo are a great potential asset, and could be the backbone of a creek walk or park. Ashland, Oregon was pointed to as a great model for successful integration of creek,

park, and downtown activity. Use of the creeks by homeless people was identified as a serious issue to be addressed.

NEW PARKS IN NEIGHBORHOODS

One participant emphasized that the City may not be able to meet its ambitious park land standards, but he and others were supportive of continuing to strive to provide new parks, especially in densifying neighborhoods near downtown and in the North Broad Street area.

TRAILS AND TRAIL CONNECTIONS

Several participants were eager to see the City build on its trail system by extending key trails and creating spurs to parks and neighborhoods. One participant pointed out that San Luis Obispo has 55 miles of trails, but is missing shorter one- to three-mile trails that people can walk in an hour. Others pointed to the plan to extend the Railroad Safety Trail to Tank Farm Road; to connect that trail to Sinsheimer Park; and to connect the Bob Jones Trail to the Octagon Barn.

FACILITY NEEDS

MORE FACILITIES FOR SOCCER AND OTHER FIELD SPORTS

Users of the Damon-Garcia Sports Complex explained how the sports complex has been challenging to maintain due to floodplain soils with poor drainage, causing the City to close the fields to practice play and during the summer. Planned improvements are intended to extend the usability of Damon-Garcia. Still, sports advocates believe there is a need for additional fields, pointing to the large numbers of both youth and adult soccer participants in San Luis Obispo, and the growing popularity of other field sports (rugby, lacrosse and field hockey).

There was considerable interest in developing a complex of fields large enough to support tournaments. Potential sites for a future sports complex included Los Osos Valley Road at Foothill; San Luis Ranch; and the airport overflight area.

Meanwhile, existing parks where land could be repurposed as fields included Laguna Lake, French, and Meadow parks.

DOG PARKS AND DOG AREAS

Several participants brought up the need for dog parks and/or off-leash dog areas. The City does not currently have a fenced dog park, and only one formal off-leash area, at Laguna Lake Park. While three dog parks are currently in development plans, two of these are only a quarter acre in size, which may be too small, based on current community input.

We heard of the need for fencing at the Laguna Lake off-leash dog area to make it usable for "puppies, bolters and wanderers." Other desired improvements at the Laguna Lake dog area included more shade trees for the summer and a ground treatment that would mitigate the clay adobe soil which sticks to shoes in the winter. Others advocated for a dog park at Sinsheimer Park.

Some participants also want at least one area for dogs with responsible owners to go without a leash, noting that Laguna Lake Park may be large enough to support both a fenced dog park and an off-leash area, perhaps shared with the disc golf area.

BIKE PARKS

Other participants noted an unmet need for a bike park. One made the case that bike parks oriented to kids help to build confident bikers who feel comfortable getting around without a car. A velodrome was proposed as a better way to support bike racing compared to closing roads and managing cyclist/vehicle conflicts.

TENNIS AND PICKLEBALL

Tennis and pickleball got a few mentions. We heard that:

- The Sinsheimer Park tennis courts are rarely used because there's no backstop to practice on for solo players; and
- There are no dedicated pickleball courts in San Luis Obispo.

INDOOR RECREATION

One person noted that much of the demand for volleyball and basketball is currently absorbed at gyms and colleges. We were told that the Ludwick Community Center gym is not highly-used—and that given the small size of that gym and the poor condition of the facility, starting over with a new facility would be best. This could potentially be located where the Police Department's offices are, through a land swap. A joint-use agreement for use of school gyms was also mentioned.

One participant suggested that a facility for indoor soccer could fill a niche in SLO. Another observed that there's not much for families to do when it's dark and the weather is bad, and suggested that indoor rock climbing could be popular.

SWIM CENTER IMPROVEMENTS

Swimmers were positive about the SLO Swim Center, and identified some areas where improvements are needed. To address the parking crunch, it was suggested that the City work with Community Action Partnership of San Luis Obispo County (CAPSLO) to relocate long-term bus parking and arrange for shared-use overflow parking, and also look at providing additional parking. The design of the entrance drive and parking lot were also an area of concern.

Swimmers supported the creation of a separate kids' area at the pool, which would both reduce conflicts with "grayhairs" and make the pool "more of a community place." One person suggested creating a spray ground adjacent to the pool, ideally using the same infrastructure.

MANAGING AND PRESERVING THE GOLF COURSE

Laguna Lake Golf Course users emphasized the important role the golf course plays in giving seniors an affordable and healthy activity while also supporting a good level of use by young people in the afternoons and evenings, including First Tee and Middle School programs. There was concern that recent management decisions have not been helpful.

SENIOR CENTER

Representatives from the Senior Center felt that the facility limits the programming they can offer. Others noted that the use of Mitchell Park by transients was also an issue. Participants emphasized wanting to be more successful in reaching younger, more active seniors.

PARK AMENITIES

People proposed several ideas for specific park features: walking trails; new play equipment; splash pads; and—last but not least—restrooms.

STRATEGIES FOR PARK AND FACILITY DEVELOPMENT

Development of new parks and facilities will require the commitment of significant resources. Three potential strategies emerged from our conversations.

REGIONAL COORDINATION

Several participants noted that there has been a movement toward regional cooperation, and that this could be a great match for parks and recreation issues. Specifically, a regional strategy could be applied to planning for tournament-level facilities for field sports, diamond sports, and/or bike racing. The County's parks master planning process and Cal Poly's campus master plan may be vehicles for this coordination.

PARTNERSHIPS

Sports league representatives saw the opportunity to "band together" to advocate and raise funds for new

facilities. They to the success of the skate park as a positive recent model in San Luis Obispo, and suggested that the Parks Master Plan can "help set the table."

LEVERAGING THE DEVELOPMENT PROCESS

Some participants noted the way parks are provided through new development should be improved. First, the proposed mix of new park types and amenities is not always well-suited to needs (as in the example of dog parks that are too small.) Second, parks are being created late in the development process.

PARK ACTIVATION AND PROGRAMMING

PARK ACTIVATION

Several people spoke about parks in San Luis Obispo being under-used, while certain parks had too much use by transients. Greater activation of parks to make them more attractive to all segments of the community was seen as the best solution.

Activating Public Space Downtown

Mission Plaza is home to numerous festivals and events, but the plaza, the creek, and downtown streets were still seen by some as having untapped potential. A shortage of restrooms and the City's limitations on alcohol and single-use containers were seen as barriers to greater downtown activation. Greater coordination between City agencies, downtown organizations, police and social services providers may be needed.

Mitchell and Emerson Parks

Transient use of Mitchell Park was a concern. Ideas for activating the park included evening festivals; a bocce court; and facilities that have better synergy with the Senior Center. Emerson Park was also seen as having potential for greater activation, and was cited as a potential location for a dog area.

PROGRAM PRIORITIES AND STRATEGIES

Where should the Parks and Recreation Master Plan focus attention in terms of programming?

Youth Programs

Multiple participants stated that affordable programs for children and youth should be high-priority. One participant felt that the Department should try to make programs more accessible to families with working parents by providing later evening activities.

Serving Active Seniors

Various participants felt that there is a significant cohort of "active seniors" in San Luis Obispo whose needs are not being met. This community may benefit from updated programming at the Senior Center, as well as activities at parks.

Embracing Apps and Educational Games

Two people we spoke with referred to the recent "Pics on Peaks" program as an example of creative programming that embraces the smart phone and has multigenerational appeal.

PARKS DEPARTMENT ROLE AND PARTNERSHIPS

Some people saw room for improvement in the Parks and Recreation Department's programming practices. Observations included:

- The separation of maintenance and programming may not be a good model;
- The Parks and Recreation Department does a great job at youth sports, but should work with outside organizations to achieve park activation;
- Parks and Recreation should focus on helping people connect with their community of interest, and helping groups coordinate activities.

MANAGING ACCESS TO OPEN SPACE

The Parks and Recreation Master Plan and General Plan Element Update will not address San Luis Obispo's natural reserves. Still, open space trails are an important part of San Luis Obispo's recreation scene. People we spoke with recognized the great value community members place on open space, and the importance of being able to experience open space. Some emphasized conservation, while others emphasized connection and use.

OPEN SPACE CONSERVATION EMPHASIS

Active use of open space should only be allowed where it does not degrade habitat or create conflicts with neighbors, and should be managed to preserve a peaceful and quiet experience.

OPEN SPACE CONNECTION/ USE EMPHASIS

Others emphasized the importance of connecting people with the land for conservation to be successful in the long-term. According to this view, increased trail use is generally a positive, indicating the need for more opportunities for people to connect with nature in a responsible way. Specific ideas included:

- Following the Prescription to Open Space model of connecting health and well-being with open space;
- Designating a trail for nighttime walks;
- Allocating more ranger time to education, trail building and maintenance.

City parks were seen as a "gateway" for less active residents to connect with the land.

ROLE OF PARKS RANGERS

Rangers' responsibilities range from enforcement to education, wildlife protection, and trail maintenance. One person reported that there are seven rangers but only three are full-time; making the ranger program a "career track" would retain skilled staff with institutional knowledge.

MANAGING CULTURAL RESOURCES

Some felt that the Parks and Recreation Department is not adequately managing its cultural facilities. Cultural organizations have a strong interest in collaborating more deeply with the Department; in rethinking the public art in-lieu fee; creating installations in parks and along creeks; providing interpretive signage; and activating cultural facilities.

MAKING THE MOST OF THE JACK HOUSE AND GARDENS

The Jack House and Gardens were described as underused and/or poorly taken care of, and in need of clear direction. Some people reported a lack of trust between City staff and docents at the Jack House. Some questioned why the City invests significant resources in a building it that is rarely open. Others questioned why the Gardens weren't being better managed to generate revenue. Specific improvement ideas included making the Jack House and Gardens "more friendly," adding signage, and creating safe crosswalks across Marsh Street.

COMMENTS FROM THE POP-UP OUTREACH AND OPEN CITY HALL

Over the course of summer 2018, City Staff conducted over 25 "pop-up" events to reach San Luis Obispo residents and visitors in parks and facilities, at programs and events. worked to inform the public about the project itself, and the opportunity it presented for the community to share hopes and dreams about the future of parks and recreation in San Luis Obispo. Staff also distributed comment cards and solicited feedback online through Open City Hall. The outreach during this stage focused on two foundational questions. Key themes in the responses to each question are summarized here.

What Do You Love About SLO Parks, Activities and Recreational Facilities?

Community members' responses to this question can be grouped into three categories. First were activity-related responses. The most commonly cited activities community members loved were youth sports (12 responses), community events and programs (10 responses), hiking, and softball (7 responses each). The second group of responses referred to specific parks or facilities. Here, Sinsheimer Park got by far the greatest response (19) followed by Santa Rosa Park/Skate Park (9 responses). Third, responses described certain qualities of San Luis Obispo's parks. These included comments about the parks being clean and well maintained (11); accessible, bike-friendly, or providing easy access to trails (9), and family-friendly and nice for all ages (8).

What do you wish to have in 20 years for City of SLO Parks, Activities, and Recreational Facilities?

Many people identified the need for new parks or facilities. These included more parks, open spaces or trails (14); more soccer fields basketball courts or pickleball courts (11); more bike trails or better connectivity between the bike and open space networks (11); more pools, splash pads, or water parks (8); and more skate parks or ramps (6). Other people focused on programming. Some 21 responses described a range of recreation classes or activities including wildlife education, yoga, gardening, art, music, and summer camps. Night hiking (7 responses); more opportunities for people of all ages (6); better hours and/or fee for the pool (5); and more off-leash time and/or more dog park (4 responses) were also notable.

COMMENTS FROM THE "BRIGHT IDEAS" WORKSHOP

Community input received during the workshop, the pop-ups, emailed responses, and received comment cards, and open City Hall are condensed to a series of key topics as they were presented at the workshop.

ASSESSING PARKS AND FACILITIES

At the "Parks in Need of Love" station, attendees were given an opportunity to fill out a "report card" on the condition of one or more parks and provide comments on specific needs at those parks or facilities. Generally, the community rated the condition of San Luis Obispo's parks facilities as average to slightly above average. Ten parks received the greatest share of report cards. Average "grades" for each of these parks, along with the number of report cards received, is shown in Table 5-1 "Report Card" Grades for San Luis Obispo Parks and Facilities.

Sinsheimer Park was both the most-often graded park and the one that attendees gave the highest ratings, with a B average. Sinsheimer was noted for its "wonderful" play area and hill slide; several people noted the need for more shade. Sinsheimer Stadium, a facility within Sinsheimer Park, however, was given poor marks (a D- average). The Stadium's restrooms and public address system were especially identified for improvements.

Table 5-1

"REPORT CARD" GRADES FOR SAN LUIS OBISPO PARKS AND FACILITIES

PARK	AVERAGE GRADE	REPORT CARDS
Sinsheimer Park	B	47
Meadow Park	B-	21
DeVaul Park	B-	4
French Park	B-	18
Santa Rosa Park	B-	6
Damon-Garcia Sports Complex	B-	5
Cuesta Park	C+	6
Throop Park	C+	4
Anholm Park	C+	11
SLO Swim Center	C	10
Mitchell Park	C	10
Johnson Park	C	2
Emerson Park	C-	10
Mission Plaza	C-	3
Laguna Lake Park	D+	25
Islay Hill Park	D	16
Sinsheimer Stadium	D-	13
Las Praderas Mini Park	F	3

Other parks that received substantial feedback included:

- Laguna Lake Park (average grade: D+) was described by several commenters as needing a fully-fenced or otherwise improved dog park. Some called for dredging of the lake.
- Meadow Park (average grade: B-) was described as pretty and serene, but noted that the community building, the paths, bridges, and workout stations all needed updating, and others commented on the park's use by those appearing to be experiencing homelessness.
- At French Park (B-), many commenters requested dedicated pickleball courts, and some felt maintenance had slipped.
- Islay Hill Park (D) was described as a park with a great location in need of updated equipment and new ground material, as well as better signage for the trailheads.
- Anholm Park (C+) was the subject of affectionate comments, and is well-liked for its shade, but some felt that the neighborhood needs a "real" park.

- Emerson Park (C+) is well-liked but needs restrooms.
- Mitchell Park (C) is well-liked as a gathering place near downtown, with a nice combination of facilities; homeless activity and trash are reported as problems.
- SLO Swim Center (C) also received many positive comments; people wanted shade over the seating area and longer operating hours.

PROGRAMS AND ACTIVITIES

The "Dreams of Programs and Activities" workshop station gave participants a chance to express their priorities for programs and activities. A presentation board at the station showed a range of examples of people engaging in activities at parks and recreation facilities. Workshop participants were asked to write, using sticky notes, what types of activities they felt should be the focus in the coming years. Children at the "Parks, Jr." station also got a chance to express their preferences, responding to images of different types of facilities and activities using "dots" to communicate their favorites.

People of all ages cited a diverse array of programs and activities. Programs identified by the most people at the "Dreams of Programs and Activities" included swimming, pickleball, yoga, kids' programs, environmental education, gardening, and others shown on Table 5-2 Programs and Activities that Should be a Focus in the Years to Come.

The programs and activities may be seen as "clumping" into a number of broad core program areas: aquatics, health/fitness/wellness, enrichment and life skills, environmental education and stewardship, outdoor recreation, youth, and special events.

Children expressed many specific requests that could loosely be grouped into a few broad categories. The most popular of these was new/improved play equipment, both indoor and outdoor, including unique features like ziplines, foam pits, climbing trees, and giant chess sets. Most of the remaining responses fell into one of these categories: recreational classes (e.g. dance, Spanish, karate), events and excursions (e.g. overnight camping, outdoor movies, visits to the zoo), activities related to video games, requests for more shade at parks and the pool, and improvements to the Sun and Fun and Club Star facilities and resources (e.g. more food, splash pad, dodgeball).

Table 5-2

PROGRAMS AND ACTIVITIES THAT SHOULD BE A FOCUS IN THE YEARS TO COME

ACTIVITY	RESPONSES
Swimming	32
Pickleball	23
Yoga	15
Kids' programs	14
Environmental education	11
Gardening	10
Aqua aerobics	8
Biking	7
Dogs	7
Youth programs	7
Youth sports	7
Family activities	6
Bike education	5
Clean up events	5
Fitness	5
Hiking	5
Camps	4
Chess	4
Community activities	4
Dance classes	4
Kayaking	4
Language classes	4
Martial arts	4
Tai chi	4

EVENTS IN PARKS

Special events were the subject of the "Events in Parks" workshop station, where participants were asked to indicate what parks are good locations for events, and what type of events they wanted to see, using dots to identify parks and sticky notes to summarize events.

Concerts and other ideas for music in parks were by far the most popular type of event based on workshop feedback. Other top event categories were food trucks and events, sports tournaments and events, movies, arts events and fairs, cultural festivals, and community picnics and barbeques, among others (see Table 5-3 Ideas for Events in Parks).

Mitchell Park (15 dots), Laguna Lake Park (12), Mission Plaza (11), French Park (6), Sinsheimer Park (6), and Jack House and Gardens (6) were most-cited as places where events should take place. When comments about events at Sinsheimer Stadium and SLO Swim Center are included, ten responses described events at Sinsheimer.

Table 5-3

IDEAS FOR EVENTS IN PARKS

EVENT TYPE	RESPONSES
Music, concerts	60
Food trucks, events	29
Sports tournaments, events	24
Movies	17
Arts & crafts fairs, arts events	16
Events for families, kids	14
Cultural festivals	11
Community picnics, BBQs, gatherings	9
Outdoor exercise	8
Games, obstacle courses	7
Environmental education	5
Farmers' markets	5
Kids' events	5
Biking, cyclocross	4
Organized work days	4
Weddings	4

People cited a diverse array of programs and activities, including swimming, pickleball, yoga, kids' programs, environmental education, and gardening.

DREAMS OF PARKS AND FACILITIES

At the "Dreams of Parks and Facilities" station, the presentation board showed a variety of types of amenities and facilities in parks, including a range of sports facilities as well as passive recreation, cultural and sustainable features. Using these examples as a starting point, workshop attendees were asked to use sticky notes to share ideas for new park facilities or amenities.

A great diversity of ideas were shared. Pickleball and some variation on a water park or splash pad were the subject of the most responses (44 and 40, respectively). Many people also weighed in on the need for enhancements to the SLO Swim Center; a new dog park or fenced dog area; new facilities for diamond sports and field sports; new neighborhood and pocket parks; and a new indoor recreation center/community center. Table 5-4 identifies facility types that garnered the most responses; in many cases, responses were more detailed and specific (i.e., shade over playgrounds; zip lines).

Table 5-4

DREAMS FOR PARKS AND FACILITIES

FACILITY TYPE	RESPONSES
Pickleball	44
Water park, splash pad	40
Swim Center enhancements	33
Dog park	28
Baseball, softball	24
New parks	23
Recreation or community center	22
Soccer, rugby	18
Shade	17
Bike park	16
New pool	16
Bike paths	14
Adventure park	13
Walking trails	13
Play equipment	11
Swim Center operating hours	11
Stadium enhancements	10
Water refill stations	10
Charging stations	9
Community gardens	9
Trees	9

Children at the workshop were enthusiastic about new and improved play equipment, and features like ziplines, foam pits, climbing trees, and giant chess sets.

GETTING TO PARKS

At the "Getting to Parks" station, community members were asked to indicate where they'd like to see improvements that make it easier and safer to get to parks, and to say what those improvements would be. People's comments showed an overwhelming desire to access the parks and recreation system by biking and walking. Among the many references to biking, there were numerous requests for safer biking routes for all ages, more robust bike infrastructure, and system-wide bike networks linking parks throughout the city.

The location most often cited as needing access improvements was Sinsheimer Park (28), where parking, trail connections, transit access, and the railroad tracks are consistent challenges. Completion of the Bob Jones Trail (11) also emerged as a top priority among responses. Other priority sites include the Railroad Trail (10), Meadow Park (9), Laguna Lake Park (8) and French Park (7). Table 5-5 Getting to Parks – Sites Needing Improvements shows the ranked list of sites where access improvements were indicated.

OTHER BRIGHT IDEAS

At the "Your Ideas Here" station, residents were asked to share ideas for how they'd like to see the parks system and recreation programs change in the years ahead. This station was open-ended. While responses varied widely, several themes emerged among the residents' ideas. Comments pertaining to bike lanes (27), pools/aquatic programs (22), and children's programs and trails (18) were the most commonly mentioned. Other standout themes included walking/biking paths and trails (14), pickleball (13), a "splash pad" water feature (12), and concerns about the homeless population (11).

Table 5-5

GETTING TO PARKS – SITES NEEDING IMPROVEMENTS

LOCATION	RESPONSES
Sinsheimer Park	28
Bob Jones Trail	11
Railroad Trail	10
Meadow Park	9
Laguna Lake Park	8
French Park	7
General Bike/Multi-Use Trail	48

5.3 Needs Assessment Survey

OVERVIEW

ETC Institute administered a parks and recreation needs assessment survey for the City of San Luis Obispo during late summer/early fall of 2018. The survey was administered as part of a comprehensive update to the its Parks and Recreation Element and Master Plan. The survey and its results will be used to identify residents' priorities for parks and recreation in the City of San Luis Obispo.

METHODOLOGY

ETC Institute mailed a survey packet to a random sample of households in the City of San Luis Obispo. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online at www.slosurvey.org.

Ten days after the surveys were mailed, ETC Institute sent emails and placed phone calls to the households that received the survey to encourage participation. The emails contained a link to the online version of the survey to make it easy for residents to complete the survey. To prevent people who were not residents of the City of San Luis Obispo from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not counted.

The goal was to obtain completed surveys from at least 400 residents. The goal was far exceeded, with a total of 507 residents completing the survey. The overall results for the sample of 507 households have a precision of at least +/-4.4% at the 95% level of confidence.

This report contains the following:

- Charts highlighting the overall results of the survey;
- Priority Investment Rating (PIR) that identifies priorities for facilities and programs from the survey participants;
- Benchmarking analysis comparing the City's survey results to national results; and
- Tabular data showing the overall results for all questions on the survey.
- Open ended survey comments have been provided as a separate appendix to this report. The major findings of the survey are summarized on the following pages.

PARK/FACILITY USE, RATINGS, AND IMPORTANCE

From the list of 39 San Luis Obispo parks/facilities, respondents were asked to indicate all of the parks/facilities their household has used in the past 12 months. There are five parks/facilities that at least 50% of households have used in the past 12 months:

- Mission Plaza (70%)
- Sinsheimer Park (60%)
- Laguna Lake Park (56%)
- Meadow Park (53%)
- Mitchell Park (50%)

Respondents were then asked to rate their overall satisfaction with the parks/facilities their household has used in the past 12 months. The overall level of satisfaction with City parks/facilities is very high. There are 30 parks/facilities that at least 70% of respondents gave a rating of "very satisfied" or "satisfied". The parks/facilities that received the highest satisfaction ratings are:

- Sinsheimer Park (90%)
- Historic Jack House & Gardens (90%)
- Santa Rosa Park: SLO Skate Park (90%)
- Anholm Park (87%)
- Jack House Gardens (86%)

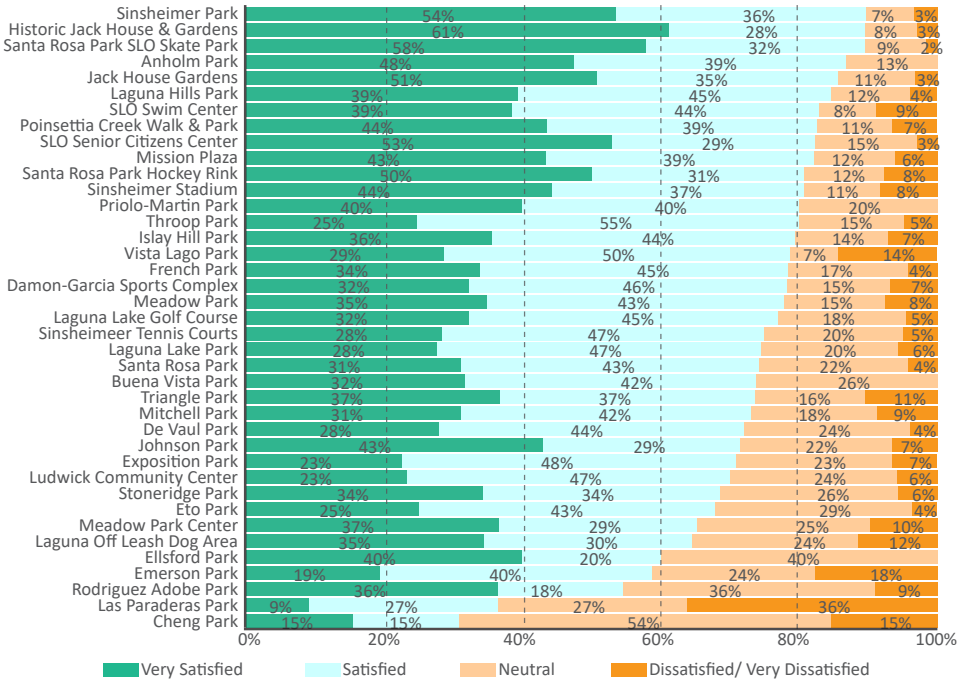
From the list of 39 parks/facilities, respondents were then asked to rate which four parks/facilities are the most important to their household. Based on the sum of their top four choices, the parks/facilities that households rated as the most important are:

- Mission Plaza (37%)
- Sinsheimer Park (33%)
- Meadow Park (26%)
- Laguna Lake Park (23%)
- SLO Swim Center (19%)

Figure 5-1

LEVEL OF SATISFACTION WITH FACILITIES

by percentage of respondents who have used facilities during the past 12 months



Source: ETC Institute (2018)

PROGRAM USE, RATINGS, AND IMPORTANCE

From a list of 34 San Luis Obispo recreation programs, respondents were asked to indicate all of the programs their household has participated in during the past 12 months. There are three programs that about 25% of households have participated in during the past 12 months:

- Community special events (27%)
- Recreational swimming (27%)
- Lapswimming (24%)

Respondents were then asked to rate their overall satisfaction with the recreation programs their household has participated in during the past 12 months. The overall level of satisfaction with programs is high. There are 17 programs that over 60% of respondents gave a rating of "very satisfied" or "satisfied". The programs that received the highest satisfaction ratings are:

- Triathlon (86%)
- Sun n' Fun Club Star (79%)
- Community Special Events (78%)
- Kidz Love Soccer (78%)

From the list of 34 programs, respondents were then asked to rate which programs are the most important to their household. Based on the sum of their top four choices, the programs that households rated as the most important are:

- Recreational Swimming (20%)
- Community Special Events (18%)
- Lap Swimming (17%)

Figure 5-2

RECREATION PROGRAMS RESPONDENT HOUSEHOLDS HAVE USED IN THE PAST 12 MONTHS

by percentage of respondents (multiple choices could be made)

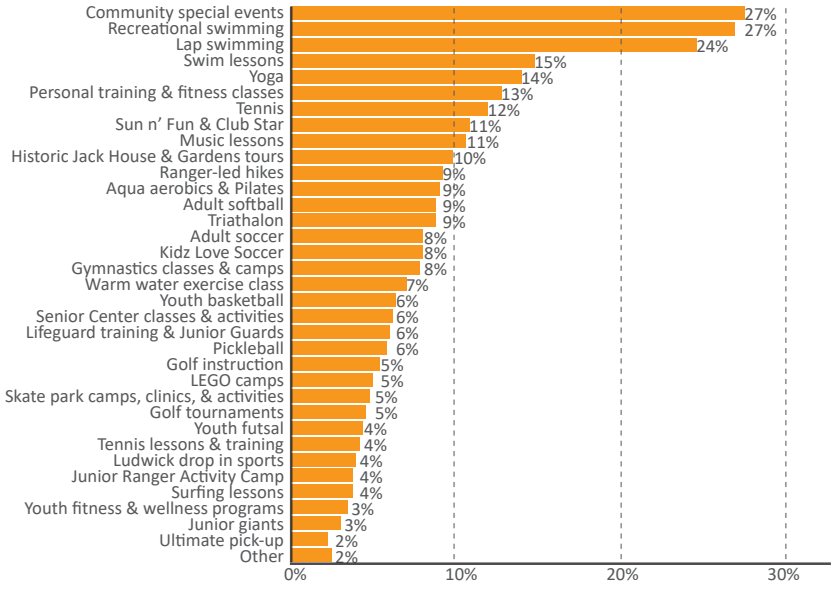
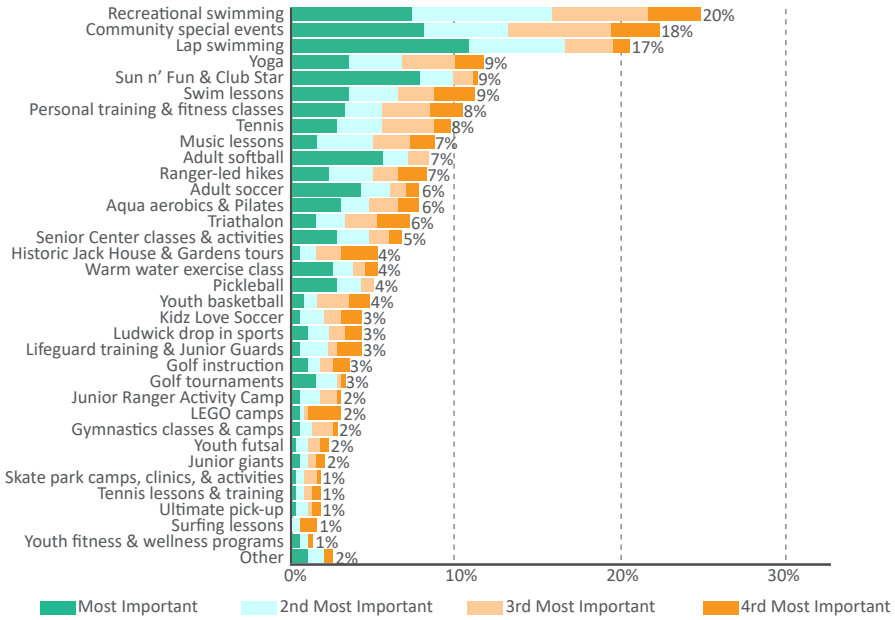


Figure 5-3

PROGRAMS THAT ARE MOST IMPORTANT TO HOUSEHOLDS

by percentage of respondents who selected the items as one of their four choices



Source: ETC Institute (2018)

AMENITY NEEDS AND PRIORITIES

Amenity Needs: Respondents were asked to indicate if their household has a need for 28 various recreation amenities. There are four recreation amenities that at least 50% of households have a need for:

1. Swimming pools – 71%
2. Nature park/botanical garden – 63%
3. Adventure area – 60%
4. Shaded play area – 50%

Figure 5-4 shows the percent of households that have a need for each of the 28 recreation amenities.

Respondents were also asked to identify if their household had an unmet need for each of the 28 various recreation amenities. Based on this analysis, ETC Institute was able to estimate the number of households in the City of San Luis Obispo that had the greatest "unmet" need for various amenities. The recreation amenities with the highest level of unmet need were:

1. Swimming pools
2. Nature park/botanical garden
3. Adventure area
4. Shaded play area

Figure 5-4

AMENITIES THAT RESPONDENT HOUSEHOLDS HAVE A NEED FOR

by percentage of respondents (multiple choices could be made)

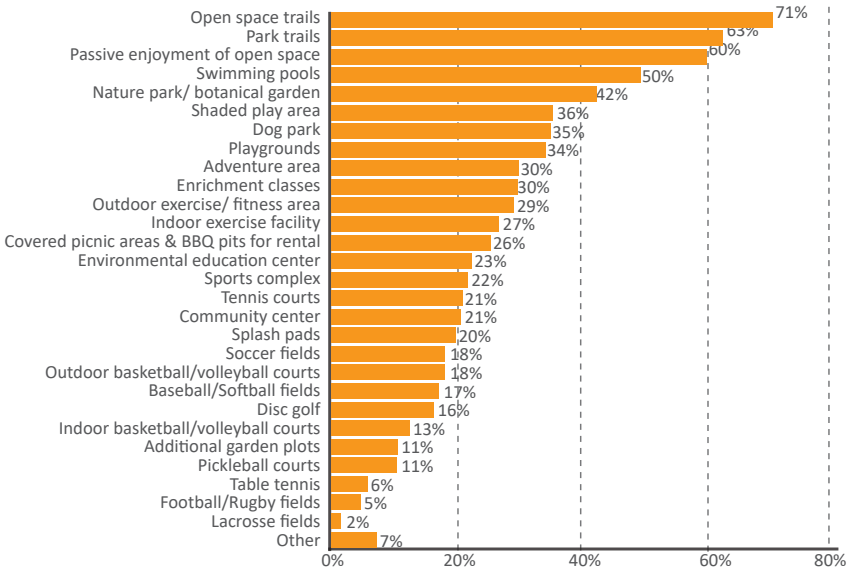
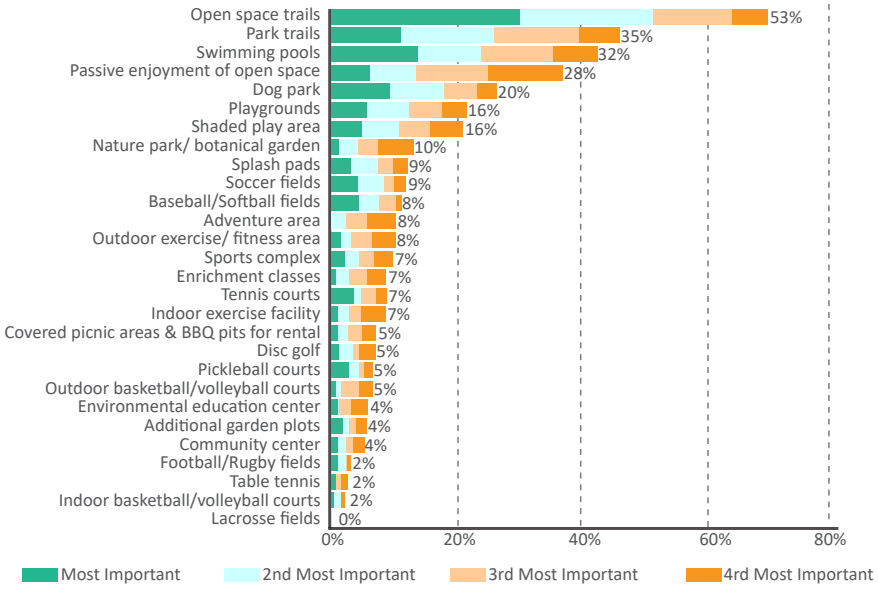


Figure 5-5

AMENITIES THAT ARE MOST IMPORTANT TO HOUSEHOLDS

by percentage of respondents who selected the items as one of their top choices



Source: ETC Institute (2018)

AMENITY IMPORTANCE

In addition to assessing the needs for each recreation amenity, ETC Institute also assessed the importance that households placed on each amenity. Based on the sum of respondents' top four choices, the four most important recreation amenities to households were:

1. Open Space Trails (53%)
2. Park Trails (35%)
3. Swimming Pools (32%)
4. Passive enjoyment of open space (28%)

The percentage of respondents who selected each recreation amenity as one of their top four choices is shown in Figure 5-5.

PRIORITIES FOR FACILITY INVESTMENTS

The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on parks and recreation investments. The PI R equally weights: (1) the importance that residents place on facilities; and (2) how many residents have unmet needs for the facility.

Based on the PIR, the following seven facilities were rated as high priorities for investment:

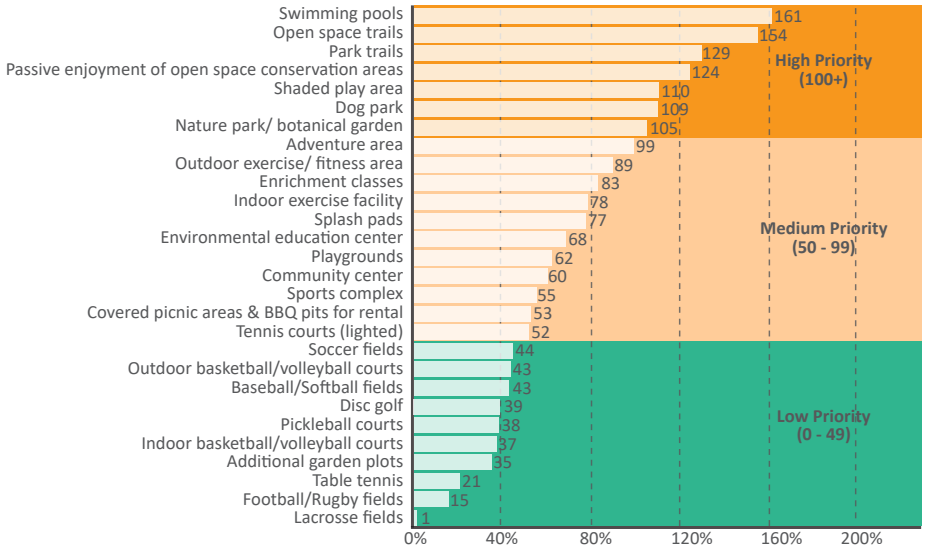
1. Swimming Pools (PIR=161)
2. Open Space Trails (PIR=154)
3. Park Trails (PIR=129)
4. Passive Enjoyment of Open Space Conservation Areas (PIR=124)
5. Shaded Play Areas (PIR=110)
6. Dog Park (PIR=109)
7. Nature Park/Botanical Garden (PIR=105)

The chart below shows the Priority Investment Rating for each of the 28 facilities/amenities that were assessed on the survey.

Figure 5-6

TOP PRIORITIES FOR INVESTMENT FOR RECREATION AMENITIES

based on the Priority Inverstment Rating



Source: ETC Institute (2018)

PARKS AND FACILITIES THAT COULD BE IMPROVED, REPURPOSED, OR EXPANDED

From a list of 26 choices, respondents were asked to indicate the parks and recreation facilities they feel it's most important for the City to improve, repurpose, or expand. Based on the sum of their top four choices, households rated the following as the most important:

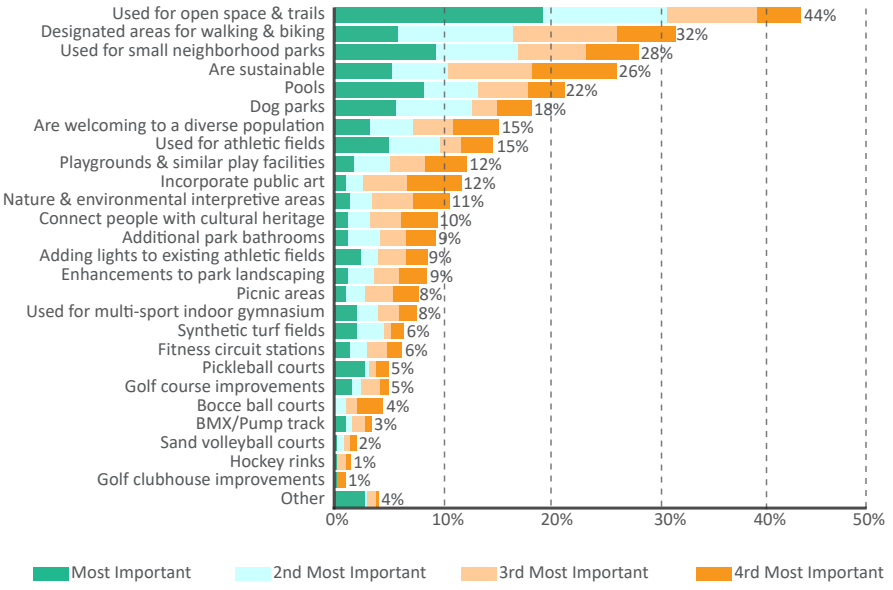
1. Existing land to be used for open space & trails (44%)
2. Designated areas for walking & biking (32%)
3. Existing land to be used for small neighborhood parks (28%)
4. Park design, materials and programs that are sustainable (26%)
5. Existing land to be used for pools (22%)

Figure 5-7 are the percent of respondents who rated each of the 26 options as one of their top four most important.

Figure 5-7

RESPONDENTS' TOP 4 CHOICES FOR IMPROVING, REPURPOSING, OR EXPANDING PARKS AND FACILITIES

by percentage of respondent households that selected the items as one of their top four choices



Source: ETC Institute (2018)

CONCLUSION

Overall the City of San Luis Obispo Parks and Recreation Department is doing an excellent job providing services to the community. Most survey respondents (79%) are either "very satisfied" or "satisfied' with the overall value their household receives from the City of San Luis Obispo's Parks and Recreation Department. This is **significantly higher** than the national average of 59%.

The City is experiencing extremely high usage of its parks and recreation facilities. In the past 12 months, 97% of households have visited at least one of the 39 parks and recreation facilities listed in Q1, which is significantly higher than the national average of 81%. The City's parks and recreation facilities also received very high satisfaction ratings; for 30 of the 39 parks/ facilities, at least 70% of respondents indicated they are "very satisfied" or "satisfied".

The types of programs that households have the most need for are: community special events, recreation swimming, and lap swimming. These are also the programs that are the most important to survey respondents.

The types of amenities with the highest level of unmet need in the City are: swimming pools, nature parks/botanical gardens, adventure areas, and shaded areas. The types of amenities that are the most important to households are: open space trails, park trails, swimming pools, and passive enjoyment of open space.

In order to ensure that the City of San Luis Obispo continues to meet the needs and expectations of the community, the Parks and Recreation Element and Master Plan should focus on sustaining and/or improving performance in areas that were identified as "high priorities" by ETC Institute's Priority Investment Rating (PIR). Based on the PIR, the amenities that should be the City's highest priorities are: swimming pools, open space trails, park trails, passive enjoyment of open space conservation areas, shaded play areas, dog parks, and nature park/ botanical gardens.

APPENDIX D

PARK AMENITY NEEDS

Table D-1: Park Amenity Needs

Recreation Component	*2020 San Luis Obispo Inventory*	*2020 Cal Poly Inventory (35% of daytime population served)*	*Total Additional Facilities Needed to Serve Population Today*		*Additional Facilities/ Amenities Needed to Serve Population in 2035*		*Planned Facilities*	*Total Additional Facilities Needed to Serve Population in 2035 if Planned Facilities Are Developed*	
Diamond Athletic Fields: Youth	4		2	Field	3	Field	1	2	Field
Diamond Athletic Fields: Youth/Adult	1		4	Field	5	Field		5	Field
Diamond Athletic Fields: Adult	1	1	2	Field	3	Field		3	Field
Rectangle Athletic Fields	4	3	4	Field	6	Field	4	2	Field
Disc Golf Course (18 hole)	2		-	Course	-	Course	-	-	Course
Playground/Tot Lot	26		10	Site	18	Site	12	6	Site
Dog Park/Off-Leash Dog Area	1		6	Site	7	Site	3	5	Site
Tennis Court	8	2	7	Court	10	Court	5	5	Court
Pickleball Court	3		9	Court	12	Court	8	4	Court
Outdoor Basketball Court	6	2	6	Court	8	Court	4.5	3	Court
Group Picnic Areas	9	1	6	Site	9	Site	1	8	Site
Swim Centers	1		Expansion	Pool	1	Pool	-	1	Pool

APPENDIX

E

PARK-BY-PARK IMPROVEMENTS

Table E-1: Planned Park Improvements

Park	*Area (acres)*	*Condition*[1]	*Planned Improvements*	*Improvement Tier (1-3)*[2]	*Proposed Phasing*
Community Parks					
Exposition Park	7.2	Fair	Pathway replacement, Fitness Equipment planned pedestrian bridge replacement	1	Mid-term (5-10 Years)
Laguna Lake Park	40	Fair	Complete a comprehensive master plan. Plan will identify enhancements to natural aquatic and upland functions; add sports fields and other active uses; add amenities including fencing, shade, and ground treatment to the off-leash dog area; and include facilities to allow the park to better accommodate community events. Evaluate this site for a future community center with both indoor and outdoor activity areas and architecture and/or as a site for a second pool or aquatics center. Consider incorporation of a nature center, youth day camp programming, and educational materials, presentations, docent walks, and concessions. Master plan and park development will be supported by dedicated funding available through development agreements. Incorporate more active uses, such as basketball courts, pickleball courts, a bike pump track, adventure playground/obstacle course, exercise walking path, and lighted or unlighted multi-use sports fields and courts. A botanical garden was also well-supported as a passive use. Implement Phase 1 of Laguna Lake Park Plan, which should include lighted and/or unlighted sports fields (these may be diamond, rectangular, or multi-use fields). Phase 1 should also include fencing, shade, and ground treatment for the Laguna Lake Dog Area. Implement Phase 2 of Laguna Lake Park Plan, which may include other uses envisioned in the Plan. *Note: the question of how to address indoor recreation needs will be addressed by a separate planning process. See Ludwick Center summary.*	3	Near-term (0-5 Years), Mid-term (5-10 Years)

Meadow Park	16	Good	Complete a comprehensive Plan. Plan should expand field use by extensive programming and/or installing synthetic turf (softball and soccer); reconfigure multi-use fields; improve walking paths and fitness equipment within Exposition Park (located adjacent to Meadow Park); expand the playground footprint and add an enclosed tot lot; incorporate a dog park; consider this site for a second aquatics/pool facility; reprogram and rebuild areas around the Meadow Park Center as part of that facility improvement planning such as outdoor shade structures for picnic rental, platforms for classes, parking lot redesign to create shared space/mini plazas for special events. Incorporate a teen, senior, or multi-generational center into the park. The park-specific Plan should also address use and long-term maintenance of the shared paths within the park. Implement Phase 1 of comprehensive Plan. This should include reprogramming and rebuild areas around the Meadow Park Center. Implement Phase 2 of comprehensive Plan.	3	Mid-term (5-10 Years), Long-term (10-20 Years)
Santa Rosa Park	11	Good	Restore horseshoe pit, incorporate street crossing enhancements into the City's Circulation Element and Active Transportation Plan, improve basketball court functions, enhance lawn areas to enable flexible recreational use by regrading and adding fencing along street.	2	Long-term (10-20 Years)

Sinsheimer Park	21.7	Good	Complete a comprehensive Plan to identify new and expanded park programs. Park should include lighted or additional unlighted tennis courts, pickleball courts, a bike pump track, remodeled restrooms, and new pathways. The plan should address parking, accessibility, and improvements that enable efficient and effective long-term operations. Implement Phase 1 of Plan, which should include: • Address parking issues • Add bike pump track along Railroad Safety Trail • Add dog park or dog area Implement Phase 2 of Plan, which may include other amenities in Plan: • Adding new park amenities • Adding lighting at tennis courts • Adding lighting at Stockton Field • Remodeling restrooms Explore potential of land acquisition to relocate San Luis Coastal Unified School District bus depot Potentially, an indoor recreation/multi-generational community center *Note: the question of how to address indoor recreation needs will be addressed by a separate planning process. See Ludwick Center summary.*	3	Near-term (0-5 Years), Mid-term (5-10 Years)
Neighborhood Parks					
Anholm Park	0.1	Good	Despite being less than half an acre in size, the previous parks master plan designated Anholm park as a neighborhood park. Re-designate this park as a mini park based on its size, amenities, and use by the neighborhood.	1	Long-term (10-20 Years)
De Vaul Park	0.9	Good	Maintain existing amenities.	1	Long-term (10-20 Years)

Emerson Park	3.3	Fair	The Emerson Neighborhood Park Revitalization Project includes activation and enhancement of Emerson Park, based on public input through targeted public outreach meetings surrounding the SPP grant opportunity. Key project amenities includes the construction of restrooms, resurfacing of the black top, expansion of the current basketball court to a multi-purpose court and adding a half court, expand and revitalize the current playground, creation of a fenced dog park, installation of an educational garden featuring drought tolerant landscaping, installation of compost bins, installation of shade structures, additional drought tolerant landscaping, update and relocate the bocce court, updated perimeter fencing, the installation of safety lighting along walking paths and on the multi-purpose court, installation of additional hydration stations, and installation of solar panels on the restrooms. Consider this an alternative location for a senior center. This site may also be suitable for a dog park.	3	Near-term (0-5 Years), Long-term (10-20 Years)
French Park	10	Good	Repave parking lot, improve path connectivity to Islay Hill Park, expand pickleball courts.	1	Long-term (10-20 Years)
Islay Hill Park	6	Good	Reconfigure ball field diamonds for specific age sports, and implement the planned playground renovation with added shade. Park may include dog park or dog area if warranted (to be further evaluated.)	2	Long-term (10-20 Years)
Johnson Park	5	Fair	Renovate restroom, regrade lawn area and reprogram based on further evaluation. Replace natural turf with synthetic turf to extend daily and seasonal use. This park may be an appropriate location for a dog park.	2	Mid-term (5-10 Years)
Laguna Hills Park	3.2	Good	Park may include dog park or dog area if warranted (to be further evaluated.)	1	Long-term (10-20 Years)

Mitchell Park	3	Fair	Complete a comprehensive park master plan to identify new and expanded park amenities and programming that supports multi-generational activation and community gatherings. The plan should define physical improvements that encourage appropriate daily park use by seniors, neighbors and downtown residents. Convene a small-scale neighborhood discussion to explore concerns about security and how park programs might create a safer park for everyone. Launch a branded event series that features pop up programming to encourage neighbors and local residents to enjoy the park. Events and programming could include music, beer gardens, food trucks, coffees, night lighting, art shows, yoga and fitness classes, temporary street closures, movies in the park, and other similar community building activities. Construct pickleball courts for neighborhood use. Complete a comprehensive park Plan to identify new and expanded park amenities and programming that supports multi-generational activation and community gatherings. The plan should define physical improvements that encourage appropriate daily park use by seniors, neighbors and downtown residents. Implement Mitchell Park/SLO Senior Center Plan	3	Near-term (0-5 Years), Mid-term (5-10 Years), Long-term (10-20 Years)
Throop Park	3	Good	Baseball field enhancements including pedestrian bridge replacement; hydration stations	1	Long-term (10-20 Years)
Vista Lago Park	0.2	Fair	No recommendations beyond maintenance of existing amenities.	1	Mid-term (5-10 Years)
Mini Parks					
Buena Vista Park	0.5	Fair	Replace concrete and bench	1	Mid-term (5-10 Years)
Ellsford Park	1	Fair	Explore design and features appropriate for a small pocket park adjacent to a creek. Considerations include native demonstration pollinator garden, public art, climbing structure, tot lot, dog waste stations, interpretive signage, and seating.	2	Mid-term (5-10 Years)

Eto Park	0.201156	Fair	Replace plant materials.	1	Mid-term (5-10 Years)
Las Praderas Park	0.4	Fair	Beautification and possible Zen garden, amenities to encourage passive uses (i.e. soft surface trail, seating, additional neighborhood planting, native demonstration pollinator garden, and maintenance of associated irrigation system. Add connection to Bob Jones Trail.	2	Mid-term (5-10 Years)
Poinsettia Creek Walk and Park	2	Fair	Enhance connectivity to French Park.	1	Mid-term (5-10 Years)
Priolo-Martin Park	0.5	Good	Maintain existing amenities.	1	Long-term (10-20 Years)
Rodriguez Adobe Park	1.4	Fair	Renovate lawn, enhance walking loop by adding exercise equipment. Potential reuse of Adobe for classes, gallery space, or other uses, pending cultural sensitivity evaluation.	2	Mid-term (5-10 Years)
Stoneridge Park	1	Fair	Enhance turf, add dog park or area, provide neighborhood park amenities such as parkour equipment, nature-themed adventure play for young children.	2	Mid-term (5-10 Years)
Triangle Park	0.2	Good	Maintain existing amenities.	1	Long-term (10-20 Years)
Downtown Public Spaces					
Cheng Park	0.3	Poor	Provide a spatial redesign that enhances safety, visibility and activation Integrate the park into downtown activation and programming	3	Near-term (0-5 Years)
Mission Plaza	3	Not evaluated	Implement Mission Plaza Concept Plan. Ongoing programming and activation	3	Near-term (0-5 Years)
Mission Plaza Extension	0.427	Not evaluated	See Mission Plaza.	3	Near-term (0-5 Years)
Recreation Centers					

Damon-Garcia Sports Complex	22	Good	Potential for artificial turf in upper field; reconfigure lighting to expand usability of lower field, consider future land acquisition for facility expansion, address parking demand and transportation demand management.	2	Long-term (10-20 Years)
Ludwick Community Center	1	Poor	Undertake Plan to accommodate indoor recreation needs and achieve vision for multi-generational recreation/community center. Plan will consider complete replacement of building on-site, or relocation to alternative site, potentially at Laguna Lake Park or Meadow Park. Consider renovation for staff offices and/or relocation of the Senior Center. Explore after-school childcare site at this location. Complete replacement of the program to create multi-generational community center	3	Near-term (0-5 Years), Mid-term (5-10 Years)
Meadow Park Center	0.1	Poor	Complete a full master plan to reimagine the building for new uses, improved safety and security, overall functionality, ease of maintenance, and activation. The restroom and snack bar should be specifically addressed. The master plan should reprogram and rebuild areas around the Meadow Park Center as part of that facility improvement planning such as outdoor shade structures for picnic rental, platforms for classes (i.e. Zumba, yoga), parking lot redesign to create shared space/mini plazas for special events, stormwater education.	3	Mid-term (5-10 Years), Long-term (10-20 Years)
Sinsheimer Stadium	1.8	Poor	Prepare a park Plan for Sinsheimer Park and its facilities (see Sinsheimer Park summary) Begin phased improvements, which may include replacing and upgrading current lighting conditions and updating the play surface to artificial turf (Phase 1) Multi-use playing field for year-round programming Complete renovation or demolition and new construction of the facility to support multi-use sports and community events. Continue phased Improvements, which may include replacing the current structure (Phase 2). Continue phased Improvements, which may include improving and expanding seating (Phase 3); and creating an auxiliary space (Phase 4). Potential for private funding.	3	Near-term (0-5 Years), Mid-term (5-10 Years), Long-term (10-20 Years)

SLO Senior Center	0.1	Fair	Re-envision SLO Senior Center in the context of Mitchell Park through Planning process. Goals will include creating a strong linkage between the park and the center; and considering potential renovation or replacement of the Senior Center to achieve multi-generational use of the facility Renovate, relocate or replace to achieve multi-generational use of facility and accommodate diverse programming. Facility improvements should address multifunctionality, ease of maintenance, security, storage, food handling, ADA, outdoor spaces. With facility expansion, child and youth activities should be considered to augment senior activities, with emphasis on similar and compatible activities such as tutoring, music, crafts, and reading. Rentability should be considered as a way to augment operating budget.	3	Mid-term (5-10 Years), Long-term (10-20 Years)
SLO Swim Center	NA	Good	Conduct Plan and SLO Swim Center redesign, in concert with Planning process for Sinsheimer Park Address parking needs (see Sinsheimer Park) Implement Phase 1 SLO Swim Center redesign/expansion, which may include: • Deck replacement • Upgrade to current ADA requirements including but not limited to restrooms, bathhouse area, path of travel, pool deck, and bleacher area. Implement Phase 2 SLO Swim Center redesign/expansion, which may include: • Shade structures • Lockers and bleachers • Expanded therapy pool • New pool • Expanded programming *See Building Assessment Plan for preliminary concepts.*	3	Near-term (0-5 Years), Mid-term (5-10 Years), Long-term (10-20 Years)
Special Features					

Broad Street Community Gardens	0.91		Complete design and construct the North Broad Street Neighborhood Park (planned 2021), which will incorporate community gardens, a small playground, and passive use areas.	3	Near-term (0-5 Years)
Emerson Park Community Gardens	NA		Not evaluated.	NA	NA
Jack House	0.1	Good	Enhance programming, make ADA upgrades.	NA	Long-term (10-20 Years)
Jack House Gardens	0.8	Good	Replace arbor	1	Long-term (10-20 Years)
Kiwanis Centennial Garden	NA		Not evaluated.	NA	NA
Laguna Lake Golf Course	27	Fair	Enhance community events and uses of the property to support ongoing course operation. Conduct golf operations study to assess the finances of the course as a City resource. Consider alternate uses for the property with value and cost documented. Alternate programming could include nature park with restored creek, trails and nature play; natural park with disc golf, foot golf, play, and other active and passive uses. Prepare and implement creek rehabilitation program restore aging safety netting. Create a Plan, addressing issues identified in facility condition assessment and implementation guidance on the rehab of irrigation, utilities, grounds, and clubhouse, and/or responding to potential change of program. Implement Plan.	3	Near-term (0-5 Years), Mid-term (5-10 Years), Long-term (10-20 Years)
Laurel Lane Community Gardens	0.26		Not evaluated.	NA	NA

Railroad Safety Trail	10	Fair	Complete design of improvements including addition of a bike pump track, park connections, railroad overcrossing bridge, railroad fencing. Phase 1 improvements, potentially including bike pump track, improved park connection. Add railroad fencing to address safety issues. Railroad overcrossing bridge, other trail connection improvements consistent with the Active Transportation Plan.	3	Near-term (0-5 Years), Mid-term (5-10 Years)
Rotary Community Garden at Meadow Park	NA		Not evaluated.	NA	NA
SLO Skate Park	NA	Good		1	Long-term (10-20 Years)

APPENDIX

F

ROUGH ORDER OF MAGNITUDE COSTS

Table F-1: Rough Order-of-Magnitude Costs for Park Development and Operations

NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	ROM Capital Improvement Costs	ROM Per-Unit Operating Costs
DIAMOND ATHLETIC FIELD (ADULT - 350' FOUL LINE, 90' BASE)						
1	IRRIGATION	SF	86,000	3.50	$ 301,000.00	
2	TURF (HYDROSEED)	SF	86,000	0.50	$ 43,000.00	
3	INFIELD MIX	SF	11,050	3.00	$ 33,150.00	
4	FIELD SIGNAGE / SCOREBOARD	LS	1	45,000.00	$ 45,000.00	
5	EQUIPMENT (BASES, PITCHERS MOUND)	LS	1	25,000.00	$ 25,000.00	
6	BACKSTOP, FOUL POLES, DUGOUTS & TEAM BENCHES	LS	1	150,000.00	$ 150,000.00	
7	SPECTATOR SEATING (FREESTANDING BLEACHERS)	LS	1	90,000.00	$ 90,000.00	
8	LIGHTING	LS	1	450,000.00	$ 450,000.00	
9	PERIMETER FENCING (6' CHAIN LINK)	LF	1,200	35.00	$ 42,000.00	
				Sub Total	$ 1,179,150.00	
	PERMITTING / CONSULTING	25%			$ 294,787.50	
	GENERAL SITE PREP / SUPERVISION	25%			$ 294,787.50	
				Grand Total	**$ 1,768,725.00**	**$20,000-$25,000**
DIAMOND ATHLETIC FIELD (YOUTH/ ADULT - 275' FOUL LINE, 60' BASE)						
1	IRRIGATION	SF	55,000	3.50	$ 192,500.00	
2	TURF (HYDROSEED)	SF	55,000	0.50	$ 27,500.00	
3	INFIELD MIX	SF	5,400	2.00	$ 10,800.00	
4	FIELD SIGNAGE / SCOREBOARD	LS	1	30,000.00	$ 30,000.00	
4	EQUIPMENT (BASES, PITCHERS MOUND)	LS	1	20,000.00	$ 20,000.00	

5	BACKSTOP, FOUL POLES, DUGOUTS & TEAM BENCHES	LS	1	30,000.00	$ 30,000.00	
6	SPECTATOR SEATING (FREESTANDING BLEACHERS)	LS	1	50,000.00	$ 50,000.00	
7	LIGHTING	LS	1	250,000.00	$ 250,000.00	
8	PERIMETER FENCING (6' CHAIN LINK)	LF	920	35.00	$ 32,200.00	
				Sub Total	$ 643,000.00	
	PERMITTING / CONSULTING	25%			$ 160,750.00	
	GENERAL SITE PREP / SUPERVISION	25%			$ 160,750.00	
				Grand Total	**$ 964,500.00**	**$20,000-$25,000**
DIAMOND ATHLETIC FIELDS (YOUTH - 200' FOUL LINE, 60' BASE)						
1	IRRIGATION	SF	28,200	3.50	$ 98,700.00	
2	TURF (HYDROSEED)	SF	28,200	0.50	$ 14,100.00	
3	INFIELD MIX	SF	3,800	2.00	$ 7,600.00	
5	EQUIPMENT (BASES, PITCHERS MOUND)	LS	1	10,000.00	$ 10,000.00	
6	BACKSTOP, FOUL POLES, DUGOUTS & TEAM BENCHES	LS	1	15,000.00	$ 15,000.00	
7	SPECTATOR SEATING (FREESTANDING BLEACHERS)	LS	1	30,000.00	$ 30,000.00	
8	LIGHTING	LS	1	200,000.00	$ 200,000.00	
9	PERIMETER FENCING (6' CHAIN LINK)	LF	650	35.00	$ 22,750.00	
				Sub Total	$ 398,150.00	
	PERMITTING / CONSULTING	35%			$ 139,352.50	
	GENERAL SITE PREP / SUPERVISION	35%			$ 139,352.50	
				Grand Total	**$ 676,855.00**	**$15,000-$20,000**
RECTANGLE ATHLETIC FIELDS (NATURAL TURF)						

1	IRRIGATION	SF	81,000	3.50	$ 283,500.00	
2	TURF (HYDROSEED)	SF	81,000	0.50	$ 40,500.00	
3	GOAL/ NET (PAIR)	LS	1	8,000.00	$ 8,000.00	
4	LIGHTING	LS	1	400,000.00	$ 400,000.00	
5	PERIMETER FENCING (6' CHAIN LINK)	LF	1,250	35.00	$ 43,750.00	
				Sub Total	$ 775,750.00	
	PERMITTING / CONSULTING	30%			$ 232,725.00	
	GENERAL SITE PREP / SUPERVISION	30%			$ 232,725.00	
				Grand Total	**$ 1,241,200.00**	**$12,000-$18,000**
RECTANGLE ATHLETIC FIELDS (SYNTHETIC TURF)						
1	IRRIGATION	SF	81,000	3.50	$ 283,500.00	
2	TURF (SYNTHETIC WITH STRIPING; 8-YR LIFE SPAN)	SF	81,000	14.00	$ 1,134,000.00	
3	GOAL/ NET (PAIR)	LS	1	8,000.00	$ 8,000.00	
4	LIGHTING	LS	1	400,000.00	$ 400,000.00	
5	PERIMETER FENCING (6' CHAIN LINK)	LF	1,250	35.00	$ 43,750.00	
				Sub Total	$ 1,869,250.00	
	PERMITTING / CONSULTING	10%			$ 186,925.00	
	GENERAL SITE PREP / SUPERVISION	10%			$ 186,925.00	
				Grand Total	**$ 2,243,100.00**	**$4,000-$6,000**
DISC GOLF COURSE (18 HOLE)						
1	DISC GOLF BASKETS	EA	18	650.00	$ 11,700.00	
2	DISC GOLF TEE SIGNS	EA	18	200.00	$ 3,600.00	
3	CONCRETE TEE PADS	EA	18	650.00	$ 11,700.00	

				Sub Total	$ 27,000.00	
	PERMITTING / CONSULTING	50%			$ 13,500.00	
	GENERAL SITE PREP / SUPERVISION	50%			$ 13,500.00	
				Grand Total	**$ 54,000.00**	**$2,500-$3,500**
PLAYGROUND AREA						
1	PLAYGROUND EQUIPMENT	LS	1	300,000.00	$ 300,000.00	
2	PLAYGROUND SURFACING (12" DEEP EWF)	SF	10,000	3.00	$ 30,000.00	
3	CONCRETE CONTAINMENT CURB / RAMP	LF	400	75.00	$ 30,000.00	
				Sub Total	$ 330,000.00	
	PERMITTING / CONSULTING	25%			$ 82,500.00	
	GENERAL SITE PREP / SUPERVISION	25%			$ 82,500.00	
				Grand Total	**$ 495,000.00**	**$4,000-$6,000**
DOG-PARK / OFF-LEASH DOG AREA						
1	FENCING	LF	1,000	95.00	$ 95,000.00	
2	AGILITY EQUIPMENT	LS	1	10,000.00	$ 10,000.00	
3	GATES (2 PED, 2 SERVICE)	EA	4	1,200.00	$ 4,800.00	
4	HOSE BIB / DRY WELL	LS	1	2,500.00	$ 2,500.00	
5	LIGHTING (SAFETY LIGHTING IN KEY AREAS ONLY)	LS	1	50,000.00	$ 50,000.00	
				Sub Total	$ 112,000.00	
	PERMITTING / CONSULTING	25%			$ 28,000.00	
	GENERAL SITE PREP / SUPERVISION	25%			$ 28,000.00	
				Grand Total	**$ 168,000.00**	**$2,500 PER ACRE**
TENNIS COURT (60' X 120')						

1	FENCING / WINDSCREEN	LF	360	110.00	$ 39,600.00	
1	GATES	EA	2	1,200.00	$ 2,400.00	
2	POST-TENSION SLAB / SURFACING / STRIPING	SF	7,200	19.50	$ 140,400.00	
3	EQUIPMENT (NET, END POSTS, CENTER STRAP)	EA	1	3,500.00	$ 3,500.00	
4	LIGHTING	LS	1	150,000.00	$ 150,000.00	
				Sub Total	$ 336,000.00	
	PERMITTING / CONSULTING	35%			$ 117,600.00	
	GENERAL SITE PREP / SUPERVISION	35%			$ 117,600.00	
				Grand Total	**$ 571,200.00**	**$1,000-$2,000**
	PICKLEBALL COURT (30' X 60')					
1	FENCING /GATE / WINDSCREEN	LF	180	110.00	$ 19,800.00	
2	POST-TENSION SLAB / SURFACING / STRIPING	SF	1,800	19.50	$ 35,100.00	
3	EQUIPMENT (NET, END POSTS, CENTER STRAP)	EA	1	2,000.00	$ 2,000.00	
4	LIGHTING	LS	1	100,000.00	$ 100,000.00	
				Sub Total	$ 157,000.00	
	PERMITTING / CONSULTING	35%			$ 54,950.00	
	GENERAL SITE PREP / SUPERVISION	35%			$ 54,950.00	
				Grand Total	**$ 266,900.00**	**$250-$750**
	OUTDOOR BASKETBALL COURT					
1	FENCING /GATE (OPTIONAL)	LF	300	75.00	$ 22,500.00	
2	POST-TENSION SLAB / SURFACING / STRIPING	SF	5,040	19.50	$ 98,280.00	
3	EQUIPMENT (POST/HOOP)	LS	1	10,000.00	$ 10,000.00	
4	LIGHTING	LS	1	100,000.00	$ 100,000.00	

				Sub Total	$ 131,000.00	
	PERMITTING / CONSULTING	35%			$ 45,850.00	
	GENERAL SITE PREP / SUPERVISION	35%			$ 45,850.00	
				Grand Total	**$ 222,700.00**	**$1,000-$2,000**
	GROUP PICNIC AREA					
1	SHELTER	LS	1	95,000.00	$ 95,000.00	
2	PICNIC TABLES - 8'	EA	8	4,200.00	$ 33,600.00	
3	TRASH RECEPTACLES	EA	2	3,000.00	$ 6,000.00	
4	BUILT-IN GRILL	EA	1	15,000.00	$ 15,000.00	
				Sub Total	$ 150,000.00	
	PERMITTING / CONSULTING	35%			$ 52,500.00	
	GENERAL SITE PREP / SUPERVISION	35%			$ 52,500.00	
				Grand Total	**$ 255,000.00**	**$3,000-$4,500**
	BIKE PUMP TRACK					
1	EARTHWORK/EXCAVATION/GRADING	LS	1	90,000.00	$ 90,000.00	
2	FENCING /GATE	LF	500	45.00	$ 22,500.00	
3	FEATURES /SKILLS AREA	LS	1	15,000.00	$ 15,000.00	
				Sub Total	$ 128,000.00	
	PERMITTING / CONSULTING	35%			$ 44,800.00	
	GENERAL SITE PREP / SUPERVISION	35%			$ 44,800.00	
				Grand Total	**$ 217,600.00**	**$1,500-$2,500**
	ROLLER HOCKEY COURTS					
1	FENCING /DASHER BOARDS / GATE	LF	424	185.00	$ 78,440.00	

2	POST-TENSION SLAB / SURFACING / STRIPING	SF	11,000	19.50	$ 214,500.00	
3	LIGHTING	LS	1	150,000.00	$ 150,000.00	
4	SCOREBOARD / SIGNAGE	LS	1	45,000.00	$ 45,000.00	
5	SPECTATOR SEATING (FREESTANDING BLEACHERS)	LS	1	30,000.00	$ 30,000.00	
				Sub Total	$ 518,000.00	
	PERMITTING / CONSULTING	25%			$ 129,500.00	
	GENERAL SITE PREP / SUPERVISION	25%			$ 129,500.00	
				Grand Total	**$ 777,000.00**	**$1,000-$2,000**
SAND VOLLEYBALL COURTS						
1	SAND PLAY SURFACING (24" DEEP)	LS	1	45,000.00	$ 45,000.00	
2	EQUIPMENT (NET, POLES, FOOTINGS AND LIMIT LINES)	LS	1	40,000.00	$ 40,000.00	
3	CONCRETE CONTAINMENT CURB	LS	1	10,000.00	$ 10,000.00	
4	LIGHTING	LS	1	100,000.00	$ 100,000.00	
				Sub Total	$ 195,000.00	
	PERMITTING / CONSULTING	35%			$ 68,250.00	
	GENERAL SITE PREP / SUPERVISION	35%			$ 68,250.00	
				Grand Total	**$ 331,500.00**	**$500-$1,000**

ADDITIONAL NOTES:
WALLACE GROUP MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT ACTUAL COSTS WILL NOT VARY FROM THE AMOUNTS INDICATED AND ASSUMES NO LIABILITY FOR SUCH VARIANCES.