

REPORT ON PROPOSED SITE FOR PARK SQUARE

in the

CITY OF SAN LUIS OBISPO, CALIFORNIA

Monday Club

1. Definition

A Park Square may be defined as that which is simply and formally designed, and classified to include unobstructed through walks, fountains, seats of appropriate design, regularly arranged trees, little shrubbery, occasional evergreens, commemorative statues, and proposed architectural features as Band Stand and Comfort Stations. All other features not listed should be excluded.

2. Description of Property

The proposed site is that known as the Mitchell Lot, 442.74 feet by 301 feet bounded on the north by Santa Rosa Street, on the east by Buchon Street, on the south by Osos Street, and on the west by Pismo Street. The area is slightly over 3.31 acres.

3. Adaptability

This proposed site is admirably located for a Park Square serving a uniformly, well populated area. The fact that it is served by one of the leading traffic ways of the community, namely Osos Street is very significant. The community may be considered fortunate in having an open space so close to the business district for park purposes. The area is not well adapted for school purposes as it is too small and too close in.

4. Probable Costs

These estimates are not based upon definite plans, and may be considered as a guide in developing the permanent equipment, and also for planning for ultimate maintenance.

Walks and Curbing	\$1500.00
Irrigation System	2400.00
Lighting	500.00
Band Stand	2500.00
Permanent Seats	200.00
Comfort Stations	2000.00
Plant Materials and Planting	1500.00
	<u>\$10600.00</u>

The above estimates do not include costs of plans and specifications.

The Maintenance Cost

Annual Budget:

Labor	\$1600.00
Equipment	400.00
	<u>\$2000.00</u>

5. Customary Division of Costs.

In practically every city some civic body initiates such improvement. This organization or group of citizens assumes the cost of preparing plans and also certain costs of preparation of ground and planting. It is recommended that the organization assuming the promotion of this enterprise assume the cost of preparation of plans and specifications and the planting including plant materials. According to general custom the city will assume costs of permanent equipment and maintenance.

6. Extension of Service of Park Square.

Adjacent property values may be enhanced from 12 1/2% to 48% in valuation. According to experience in other communities the service of such a park square will extend .3 miles or 1584 feet in all directions. The property immediately adjacent is enhanced to the greatest value. The value may be dependent upon the use in the case of down town property.

7. Need of Park Square.

At the present moment San Luis Obispo has no reserved areas for landscape development. The citizenry of this community can be commended for the progressive stand it has taken upon the street program. This program should not, however, be projected to the exclusion of all other community activities. Just as your schools have received attention so should the preservation of areas in which landscape values may be restored. Since this area is not adapted for the purposes formally intended, it should at once be reserved as an open space for the comfort, convenience, and entertainment of the citizens of the whole community. It could well be considered a link in a proposed chain of parks for landscape and recreation purposes.

8. Administration.

Park administration is important, especially so at the time of the acquisition of park sites. A good commission may assure a community full service in the establishment of various units of a park system. Usually this commission includes five representative citizens from the community selected more for their interest and particular fitness for membership, rather than for their representing some defined district. The commission should represent the entire community, and not one portion. A commission should include the Mayor as an ex-officio member, and be advisory at all times.

9. What Other Communities Have Done.

A community in California of 8000 population has developed comprehensively a 35 acre park.

A community in California of 750 population has approved a community plan for its development.

Many communities are now considering park development. Unfortunately many put off the day until it is too late to acquire many close in open areas.

No city today may be rightfully considered progressive in the fullest sense of the term until it possesses a well defined plan for the preservation and creation of landscape beauty in the form of parks, parkways, and recreational areas. It is the opportunity of the agricultural communities "to restore to human society the native values of

rural life." It is the obligation of the present generation to preserve natural beauty for those yet to be born.

10. Summary.

The proposed site for Park purposes is favorable in every respect. It is imperative that open areas which are close in be reserved for parks as soon as possible since these may be denied by other property uses.

The cost of the equipment and the valuation of the property for park purposes may reasonably approach 35 cents per square foot, and be considered economic based upon the experience of other communities. According to this method of calculation the valuation of such an area when completed might be approximately \$40,000.00.

The fact that this property is not adequate for school purposes should be impressed upon those interested in the development of educational facilities.

From a survey of the entire community it is strongly urged that this particular site be reserved immediately for a park for the purposes outlined.

The need for such a Park is obvious to all who have the vision for the future welfare of the community. Since this area is available, action is necessary to insure its comprehensive development.

A program to facilitate development of this area may be suggested in that the appropriations necessary for the completion of the project may extend over any definite period as may be convenient as for example two to four years. Many similar projects in other communities require five years for completion of the approved program.

In submitting the report of your honorable organization I desire to commend you for this worthy program. The unanimity of action which has prompted this projection of effort may be a sufficient cause for special citation. May the pleasure of accomplishment be yours.

Respectfully submitted,

W. H. Shepherd

Landscape Architect,
Berkeley, California.

WHEREAS, for sometime past, numerous citizens and residents of the City of San Luis Obispo have been interested in acquiring and establishing a Park square within said city.

AND WHEREAS, the Board of Trustees of San Luis Obispo City School District have been requested by said citizens to lease to the City of San Luis Obispo certain real property belonging to said school district which said real property is commonly known as "Mitchell Block".

AND WHEREAS, no definite action has been taken in reference to the establishment of said park square, either by the City Council of the City of San Luis Obispo or by a vote of the electors of said city.

AND WHEREAS, said school board desires to determine whether said property is to be used as a park square and is willing to co-operate in the settlement of said question.

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of San Luis Obispo City School District that in the event the City Council of the City of San Luis Obispo will submit the question to the voters of said city in such manner as to enable the voters to decide the question by popular vote and such vote is in favor of the establishment of a Park square on said property, then the Board of Trustees of the San Luis Obispo City School District will lease said property to the City of San Luis Obispo.

Such lease shall be for a period of ninety-nine (99) years and the rental thereof shall not exceed the sum of \$10.00

Ten Dollars, annually.

Such lease shall provide that said school district shall not be liable for any costs whatever in reference to said property either for the establishment or maintenance of said park square or for any improvements to said property.

Said lease shall further provide that said real property shall be converted into a park square by the City of San Luis Obispo and that the initial work shall begin within a period of two years from the date of said lease.

And, said lease shall further provide that said City of San Luis Obispo shall, during the full term of said lease, continually maintain said real property as a park square, free to the public. In the event said City shall fail to maintain said real property as a public square then said lease shall be null and void and thereafter said School Board or their successors, shall be at liberty to use said property for any purpose they may deem proper.