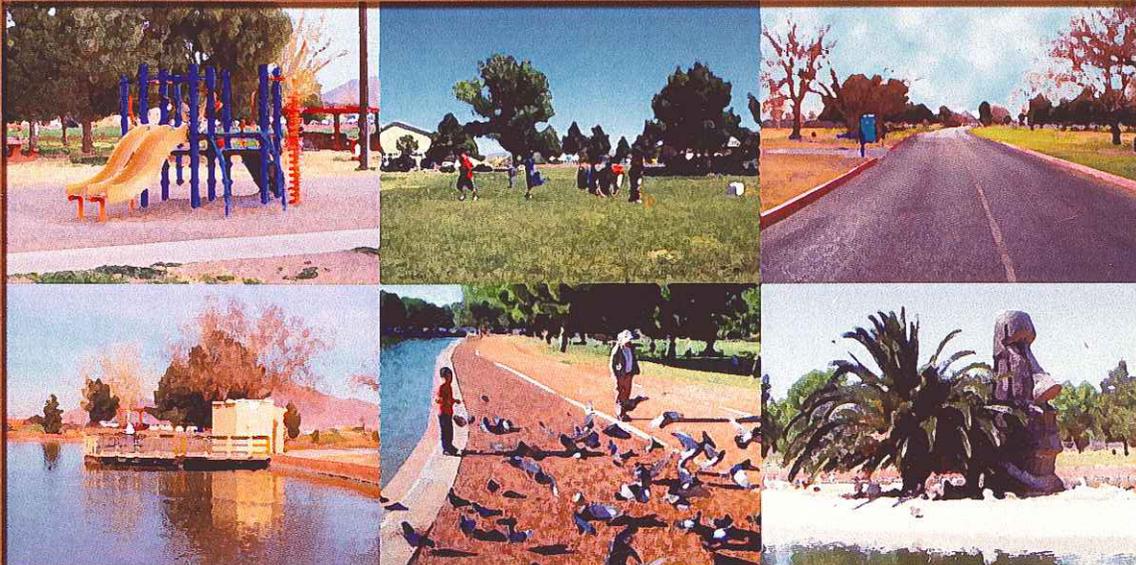




Sunset Regional Park

Master Plan 2003



EXECUTIVE SUMMARY

PROJECT LOCATION

Sunset Regional Park lies in the southeastern portion of the Las Vegas Valley in Clark County, Nevada. Located at 2601 E. Sunset Road, the site is bounded by Sunset Road to the north, Eastern Avenue to the west, Warm Springs Road to the south, and residential lots to the east. McCarran International Airport lies just northwest of the park. Sunset Park consists of 325 acres, 185 of which are currently developed and 140 of which are in a natural condition.

HISTORY OF SUNSET PARK

The land on which Sunset Park is now located has benefited area residents for centuries. Archaeologists report that the Mesquite groves show evidence of stone artifacts, roasting pits and other objects that may be linked to several cultures over the last 10,000 years.

In the more recent past, dating to the early 1950s, the site was J.K. Housell's Horse Ranch, where thoroughbred horses were bred and a small training track existed where the lake is today. Corrals and barns to stable the horses were also present.

It is thought that the concrete block house that still stands along the park road near the remaining cottonwood trees was used by the ranch workers, and at least one artesian well supplied water to the ranch.

A large crop of alfalfa covered the area along Sunset Road from where the tennis courts presently exist to the current administrative area. A great row of Pomegranate trees stood along Eastern Avenue. Unlike today, much of the property was fenced with barbed wire and stock fencing.

VISION STATEMENT

"A safe place to gather and passively enjoy the serene natural environment in an urban setting."



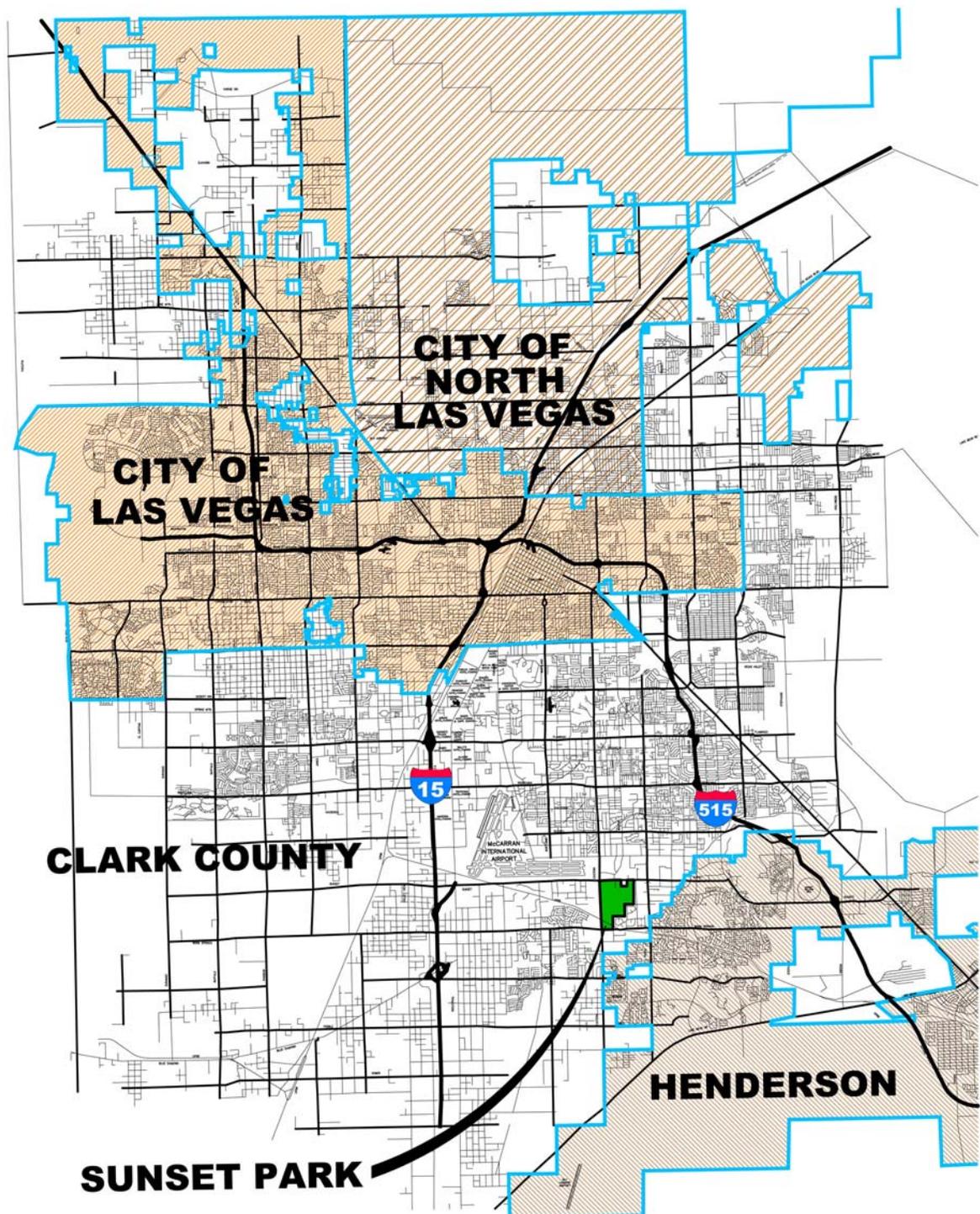


Figure 1 - Regional Location Map



PURPOSE OF THE MASTER PLAN REPORT

The Sunset Park Master Plan illustrates the goals and recommendations for future park development into the next two decades. The plan is the beginning of a development process that will evolve through time as specific program needs are identified. This plan will be the framework used to guide park managers when making decisions about Sunset Park.

This report describes the recommendations of the Sunset Regional Park Master Plan Advisory Committee with regard to the general design concepts to be employed as future improvements at the park are undertaken.

Section 1.0, Study Area Analysis, is a compilation of information ranging from surrounding land uses to the existing infrastructure on the site. In essence, this data represents opportunities and constraints that were used to guide the Master Plan Committee in developing the final Master Plan. This same data may be drawn upon in the future as specific park program elements are designed and developed.

Section 2.0, Major Design Elements, focuses on distinct program elements for Sunset Park and the Master Plan Committee's recommendations as to how those elements should be implemented. This section defines the major proposed components of the site, and also addresses specific design ideas that will define the character of those components. Included are illustrative sections, elevations and character sketches to illustrate the design intent of the plan.

Section 3.0, Estimate of Probable Costs, provides estimates for implementing each of the major design elements in current dollars.

MASTER PLAN PROCESS

An important component of the master planning process for Sunset Park was an assessment of the needs and desires of Clark County Parks and Community Services Department (CPACS) for the future development of Sunset. CPACS approved the development of a Master Plan for Sunset Regional Park, in part, as a response to the county wide **Parks and Recreation Master Plan 2000-2020** which was adopted in 1999. That report identified Sunset Park as an urban park in good condition with renovation targeted around year 2015.

This Master Plan for Sunset Regional Park recognizes that goal, and is the first step in the process of meeting that target.

In late 2002 CPACS retained the services of The WLB Group, a planning and landscape architecture consultant, to prepare a Master Plan and convened the Sunset Park Master Plan Advisory Committee to provide a vision, give direction and make recommendations as to the future of Sunset Park.



The committee was comprised of two citizen representatives, CPACS staff, Clark County Real Property Management staff, and representatives of The WLB Group.

During the data collection process, the consultant and county staff gathered information on existing conditions at the park site, and the committee met to discuss program needs and the vision for future development. The planning consultant made numerous visits to the park in order to experience first hand how people used the site and to determine site opportunities and constraints. County staff provided the consultant with information relating to the current condition of infrastructure as well as future needs. Several preliminary master plan concept alternatives were generated and reviewed by the committee in preparation for public presentation to solicit community input. Appendix C contains Master Plan Advisory Committee meeting minutes.

The first of two public information meetings was held on April 22, 2003 at the Park Police Building on site to present a preliminary Master Plan and receive comments from park users. A synopsis of this meeting is included herein as Appendix D. Based on suggestions and comments from the public, revisions were made to the plan. A second public meeting was held at the Paradise Community Center on May 13, 2003 to solicit further public input. Appendix E contains a synopsis of this second public meeting. Immediately following the second public meeting, the plan was presented to the Paradise Town Board as a non-action agenda item. The minutes of the Town Board meeting are included here as Appendix F.

Based on input from the public, the preliminary Master Plan was revised and refined, and this supporting document was produced. With further direction from the Master Plan Committee, the Master Plan Report was completed and presented to the Board of County Commissioners.

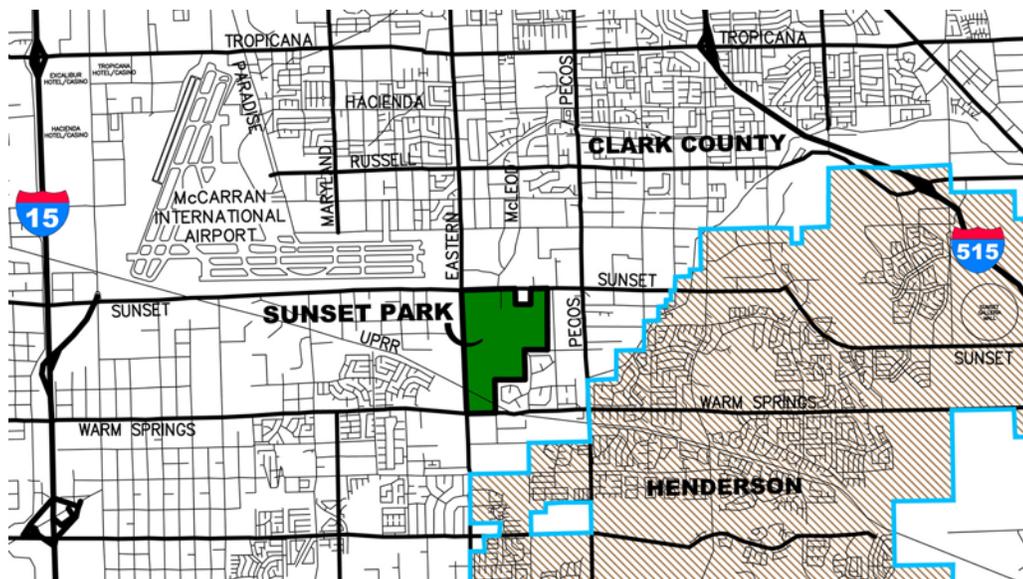


Figure 2 – Context Map



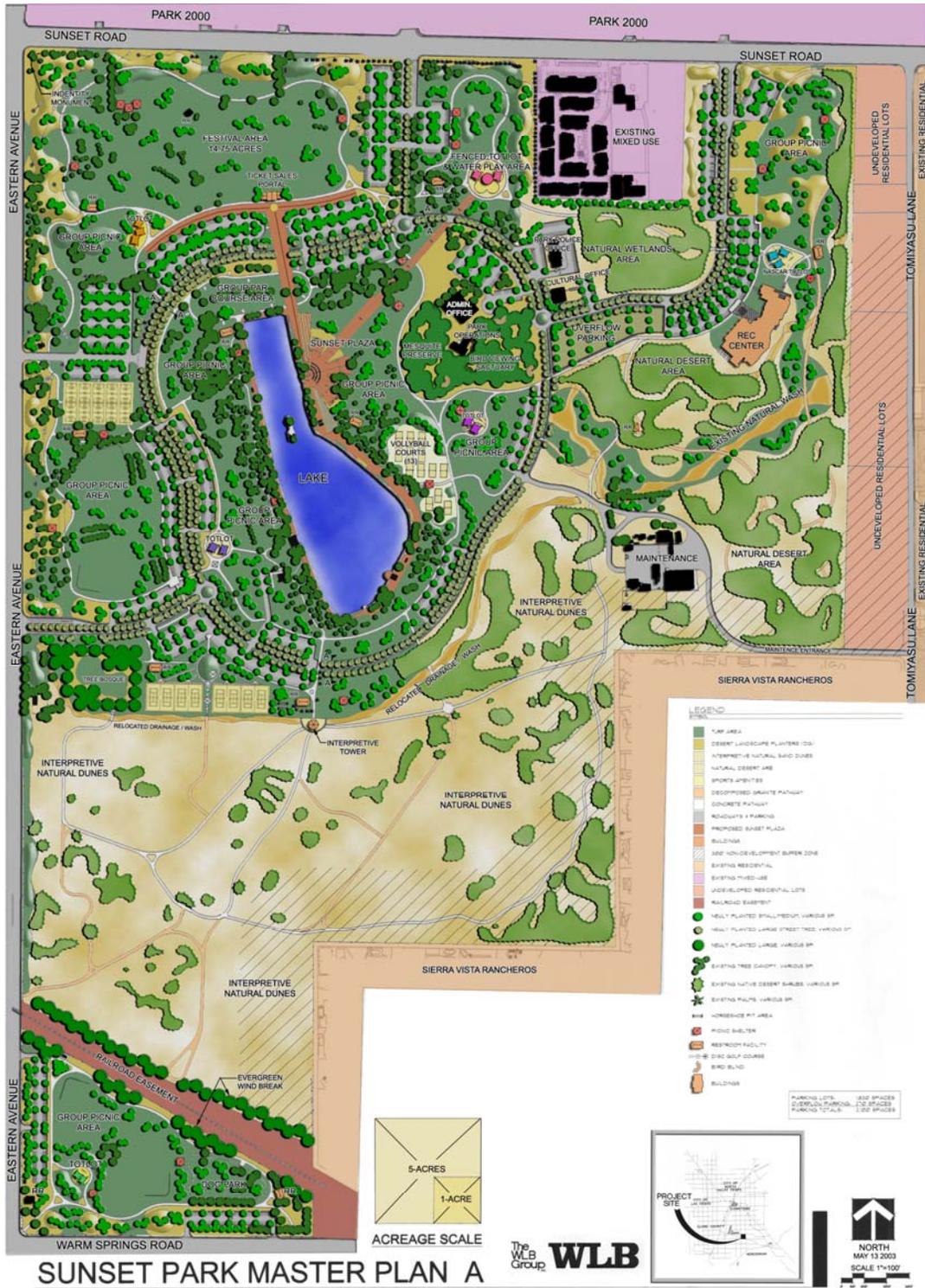


Figure 3 - Preferred Master Plan Alternative

1.0 STUDY AREA ANALYSIS (EXISTING CONDITIONS)

1.1 LAND USE

Sunset Regional Park consists of approximately 325 acres and contains five separate parcels owned by Clark County Parks and Community Services. These parcels are zoned P-F, Public Facility, and are surrounded by various land uses.

The site is bordered by three arterial roadways, Sunset Road to the north, Eastern Avenue to the west, and Warm Springs Road to the south. To the east, the site is bounded by undeveloped residential parcels north of Maule Avenue, and by the Sierra Vista Ranchos residential estate lots south of Maule Avenue. Refer to *Figure 4*.

Surrounding Zoning and Land Use

North of Sunset Road, existing zoning is largely C-2, General Commercial, with some M-D, Designed Manufacturing, near the northeastern edge of the park site. The Park 2000 Shopping Center, a vacant lot, and a self-storage facility make up this general commercial portion while the Sunset Corporate Center lies on the M-D zoned lots. A nine acre mixed-use development parcel exists on the south side of Sunset Road and is surrounded by the park. Zoning within this piece includes C-1, Local Business; C-P, Office and Professional; R-3, Multi-Family Residential; and a small parcel of R-E, Rural Estates Residential. Land uses include an apartment complex, the Pacific Sunset Center strip mall, and the Sunset Office Plaza.

Existing zoning west of Eastern Avenue includes C-1, Local Business; C-2, General Commercial; M-D, Designed Manufacturing; R-2 Medium Density Residential; and R-E, Rural Estates Residential. Land uses include a convenience store and gas station on the southwest corner of Sunset road and Eastern Ave. An animal hospital lies just south of the convenience store followed by vacant land and the Market Plaza shopping center. Between Maule Avenue and the Union Pacific Railroad tracks is the Meadow Valley subdivision. South of the railroad tracks, on the northwest corner of Eastern Avenue and Warm Springs Road, is the Warm Springs Marketplace shopping center.



Sunset Park is located near the main flight path of McCarran International Airport.



Adjacent zoning to the east of the park is R-E, Rural Estates Residential. This includes several narrow undeveloped parcels abutting the park along Tomiyasu Lane and residences in the Sierra Vista Ranchos development along the southeastern edges of the park.

The ±16.5 acre southern parcel of the park is separated from the rest of the site by a Union Pacific Railroad right-of-way. This southern portion of the park is adjacent to C-1, Local Business; C-2, General Commercial; and C-P, Office and Professional, zoning south of Warm Springs Road. A gas station lies on the C-1 parcel on the southwest corner of Warm Springs Road and Eastern Avenue.



The existing lake is one of the predominant elements of Sunset Park.

Another gas station with a convenience store exists on the southeast corner of Warm Springs Road and Eastern Avenue. Further east along Warm Springs is the Warm Springs Plaza shopping center along with several vacant parcels that are zoned C-P.

Sunset Park is situated in close proximity to McCarran International Airport, located just south of the airport's main flight path. Sunset Road defines the northern boundary of the park site, while it defines the southern boundary of the airport. Similarly, Eastern Avenue defines both the western edge of the park and the eastern airport boundary. Refer to *Figure 2*.

Existing conditions

In terms of existing conditions, Sunset Park can be divided into three general categories: developed areas, natural dunes, and natural desert with mesquite bosques. Refer to *Figure 5*.

Approximately 185 acres of the park are currently developed, consisting of paved parking areas, various structures, a 9.5 acre man-made lake, sports fields, and other large expanses of turf. These 185 acres also include some areas that, while they have not been developed per se, are not in a natural condition. Currently, the total amount of irrigated turf area is approximately 97 acres.



Natural dunes are a unique feature at the site.





A degraded portion of the park site known as the "burn area".



A stand of reeds exists adjacent to the "burn area".

The remaining 140 acres of the site are referred to as the Sunset Park Natural Area in the Clark County 2020 Parks and Recreation Master Plan. This area is made up of approximately 60 acres of natural desert with mesquite bosques, and approximately 80 acres of natural dunes. While the natural dune area is an amenity to the park site in its current state, up to half of the natural desert with mesquite bosques area was severely degraded by a fire in the Fall of 2001. This is commonly referred to as the "burn area".

A possible wetland area, as evidenced by the existence of a stand of reeds, lies within the northwest portion of natural desert with mesquite bosques. This area covers approximately one-third of an acre. Standing water at this location was observed on two occasions; however, on several subsequent visits no standing water was observed. The water source allowing such vegetation to develop was not determined as part of the master planning process, and the existence of this stand of reeds is noted here only as a casual observation of existing site conditions. Further investigation of this area is recommended prior to park development on this small portion of the site.



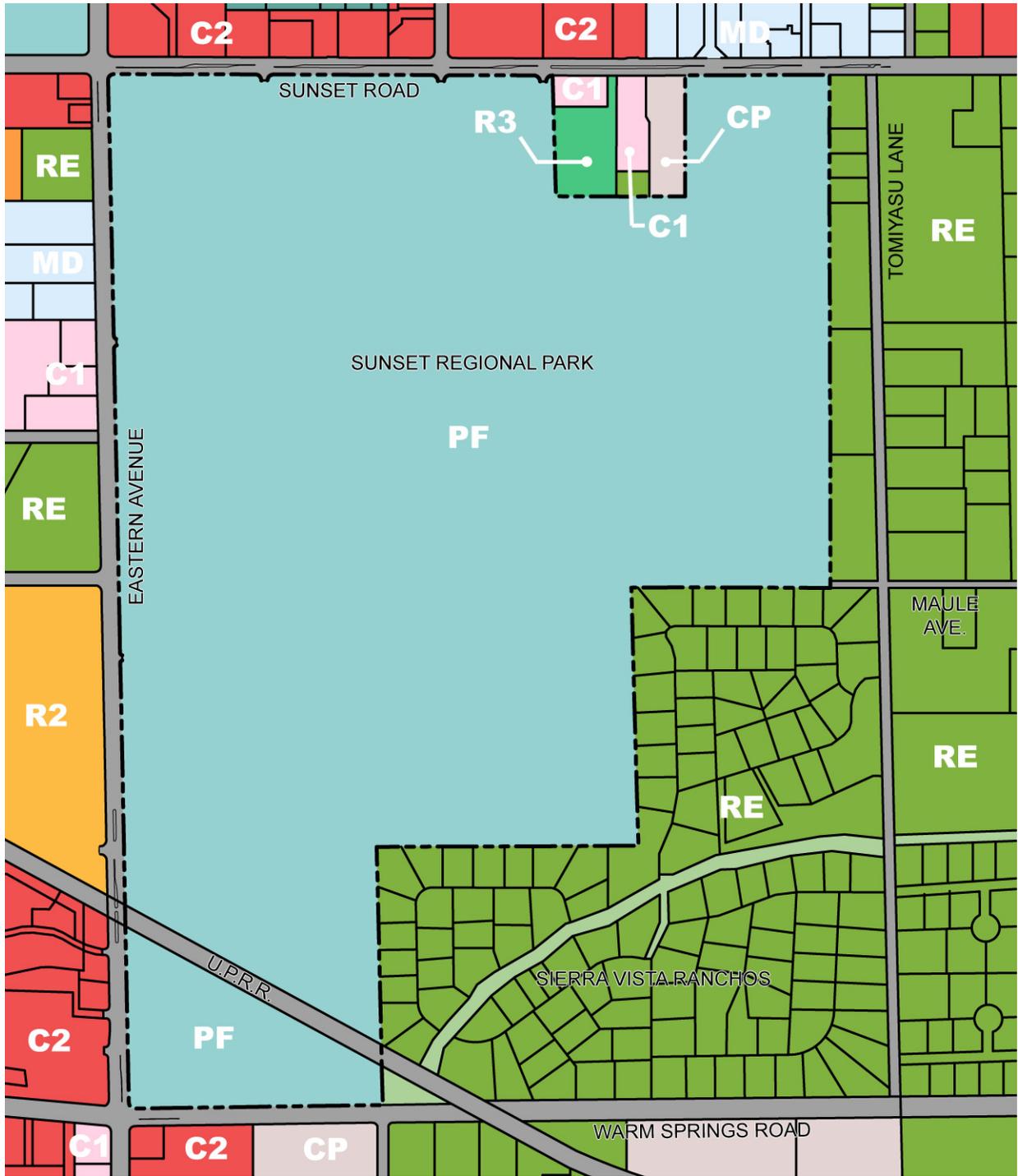


Figure 4 - Existing Zoning





Figure 5 - Existing Conditions



1.2 EXISTING CIRCULATION

In general, circulation at Sunset Park appears to have been developed in a piecemeal fashion without an overall plan to specifically address and integrate circulation by automobiles, bicycles, and pedestrians. The existing circulation system does not provide adequate separation between these various modes of transportation, both in terms of safety and in terms of an enjoyable human experience. With the exception of the jogging path around the lake, the existing vehicular access roads are, in large part, the only defined travel routes through the park. This leads to a situation in which cars, bicycles, and pedestrians are forced to share the same space.

1.3 UTILITIES

Wells and Water Mains –

- Seven total wells exist throughout Sunset Park.
 - Irrigation:
 - 250 gpm yield; well depth is approximately 400’.
 - 500 gpm yield; well depth is approximately 500’.
 - 500 gpm yield; well depth is approximately 500’.
 - 800 gpm yield; well depth is approximately 390’.
 - Public Supply / Municipal:
 - The gpm yield and well depth are not known.
 - Recreation:
 - 690 gpm yield; well depth is approximately 400’.
 - 520 gpm yield; well depth is approximately 300’.
- Eastern Avenue: 16’’ ACP, 2’’ meter approximately 50’ south of the intersection of Sunset Road and Eastern Avenue.
- Warm Springs Road: 16’’ ACP, 3 – 2’’ meters and RPPA’s approximately 50’ east of the intersection of Sunset Road and Warm Springs Road.
- Sunset Road: 8’’ X 2’’ FMCT at the intersection of Sunset Road and Sunset Park Road. The FMCT has the capacity to deliver a maximum of 2800 gpm, with a head loss of 4 psi.



One of the existing wells at Sunset Park.

Refer to *Figure 6* for the locations of known wells and water mains on site.



Septic System – Most existing buildings on site are connected to a septic system. In all, there are seven separate septic tanks ranging from 1000-3000 gallon capacity.

- 1500-gallon septic tank servicing the park police station.
- 1900-gallon and a 2500-gallon septic tank servicing the maintenance yard.
- 3000-gallon and a 1000-gallon septic tank servicing the administration building.
- 2500-gallon septic tank servicing the southwest side of the lake.
- 1200-gallon septic tank servicing the softball fields just west of Park Road.

See *Figure 7* for existing septic tank locations.

Sewer –

- Sunset Road: 15’’ V.C.P @ 0.61% to 1.51%, depth 11’-13’
- Eastern Avenue: 15’’ V.C.P. @ 0.15% to 0.34%, depth 4.5’-15’.
- Warm Springs: 30’’ @ 0.68% to 0.50%, depth 10’-16’.
- Pool Recreation Center: 6’’ Tile @ unknown slope, depth to sewage lift station 4’; from lift station 6’’ A.B.S. @ unknown slope, depth 4’.

- Proposed conditions using sanitary sewer system with connection to Sunset Road:
 - Utilize all existing septic tanks except the tank servicing the softball fields.
 - Approximately 12,000 LF and 25 manholes.

- Proposed conditions using septic tanks only:
 - 13 new 3500 gallon septic tanks
 - Utilize all existing septic tanks except the tank servicing the softball fields.

Refer to *Figure 8*.



Existing electrical transformers in the developed area of the park.

Electric – Both overhead and underground electric lines exist on site. Refer to *Figure 9* for locations of overhead lines, and known underground lines.

Gas – A 12’’ STL High Pressure Gas line runs along Sunset Road; 4’’ PE and a 24 ‘’ STL High Pressure Gas exist along Eastern Avenue; and a 2’’ line exists along the southern edge of the park at Warm Springs. Refer to *Figure 10* for the locations of known gas lines on site.



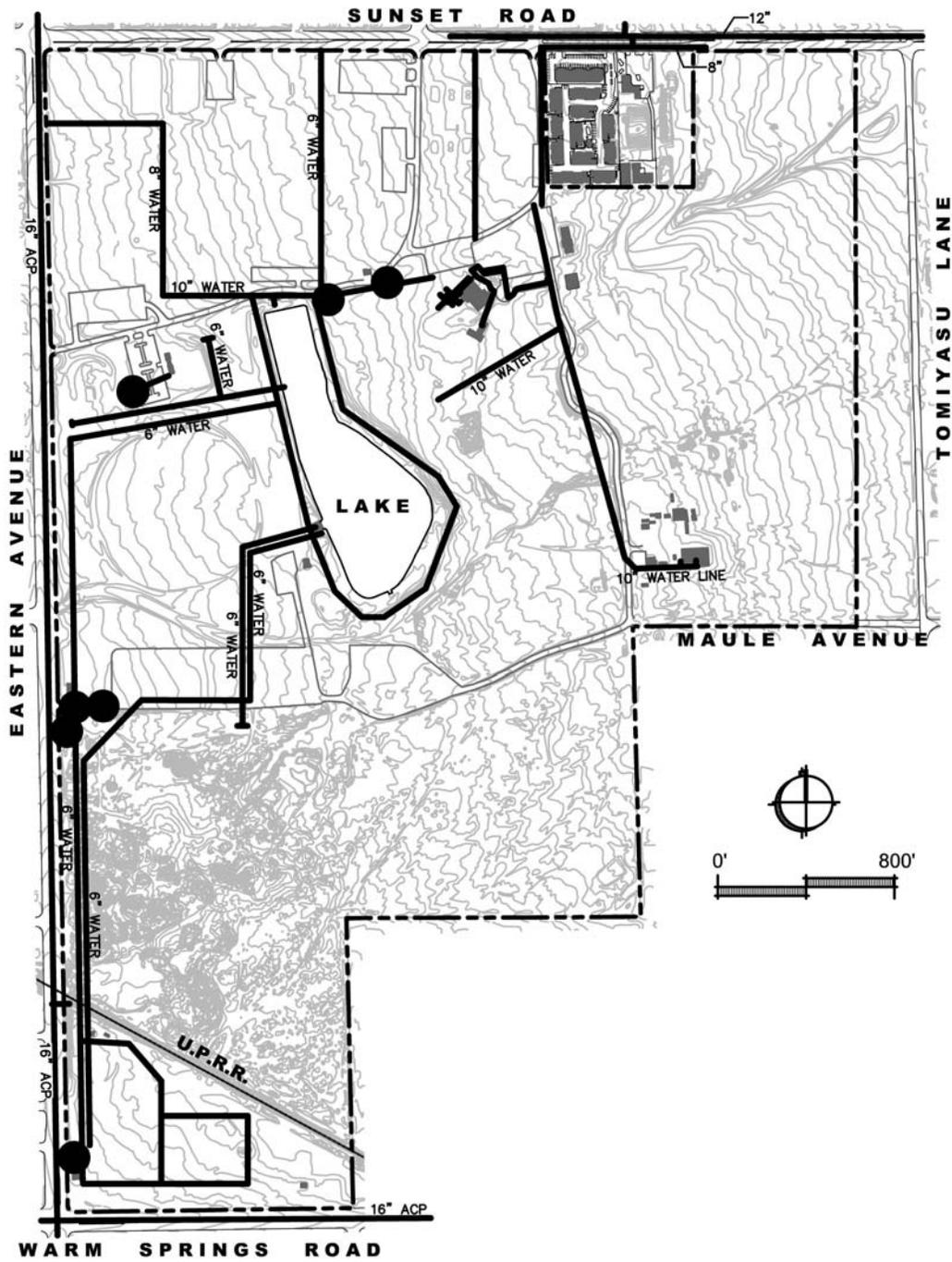


Figure 6 - Existing Wells and Water Mains



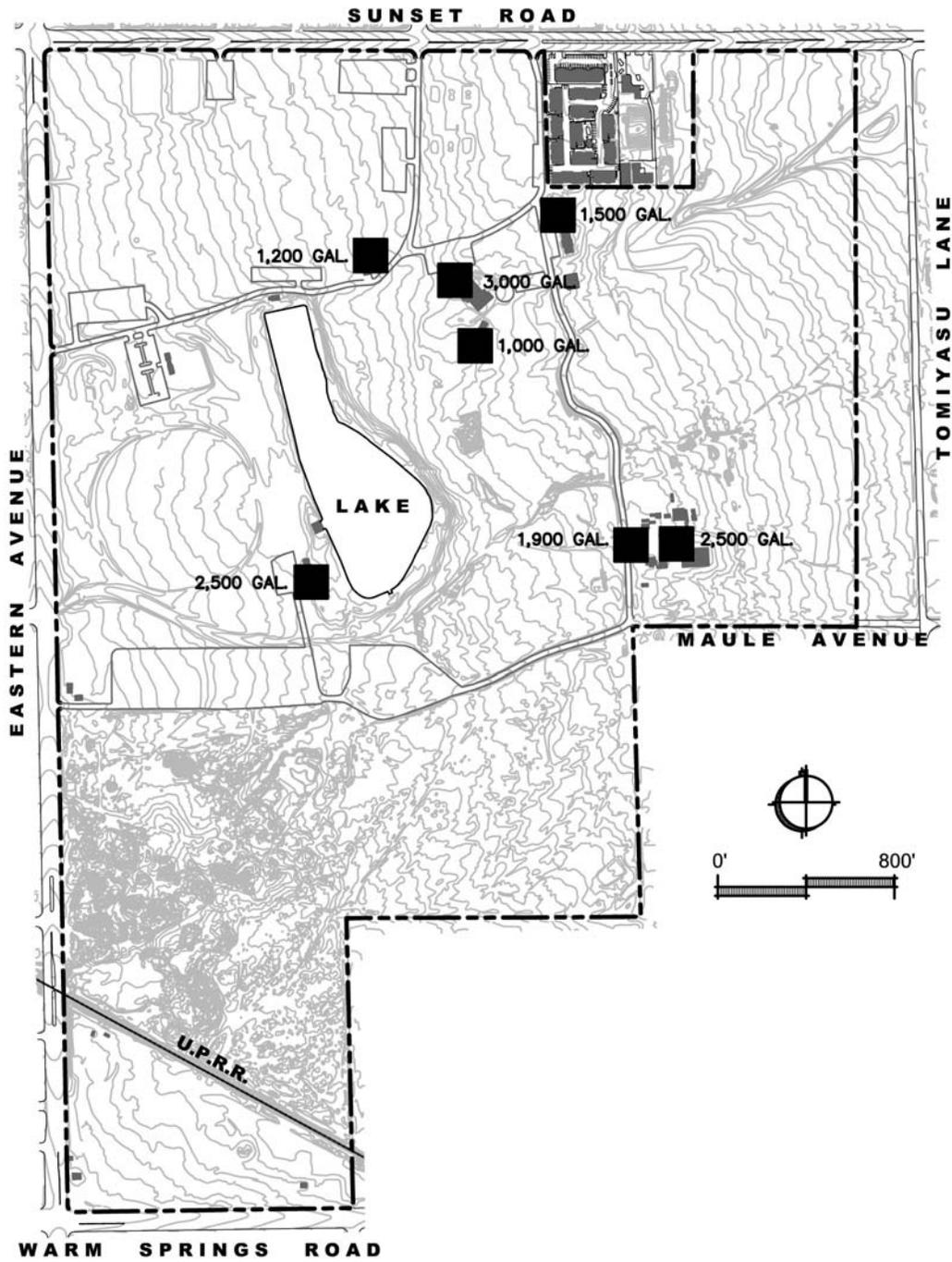


Figure 7 - Existing Septic Tank Locations



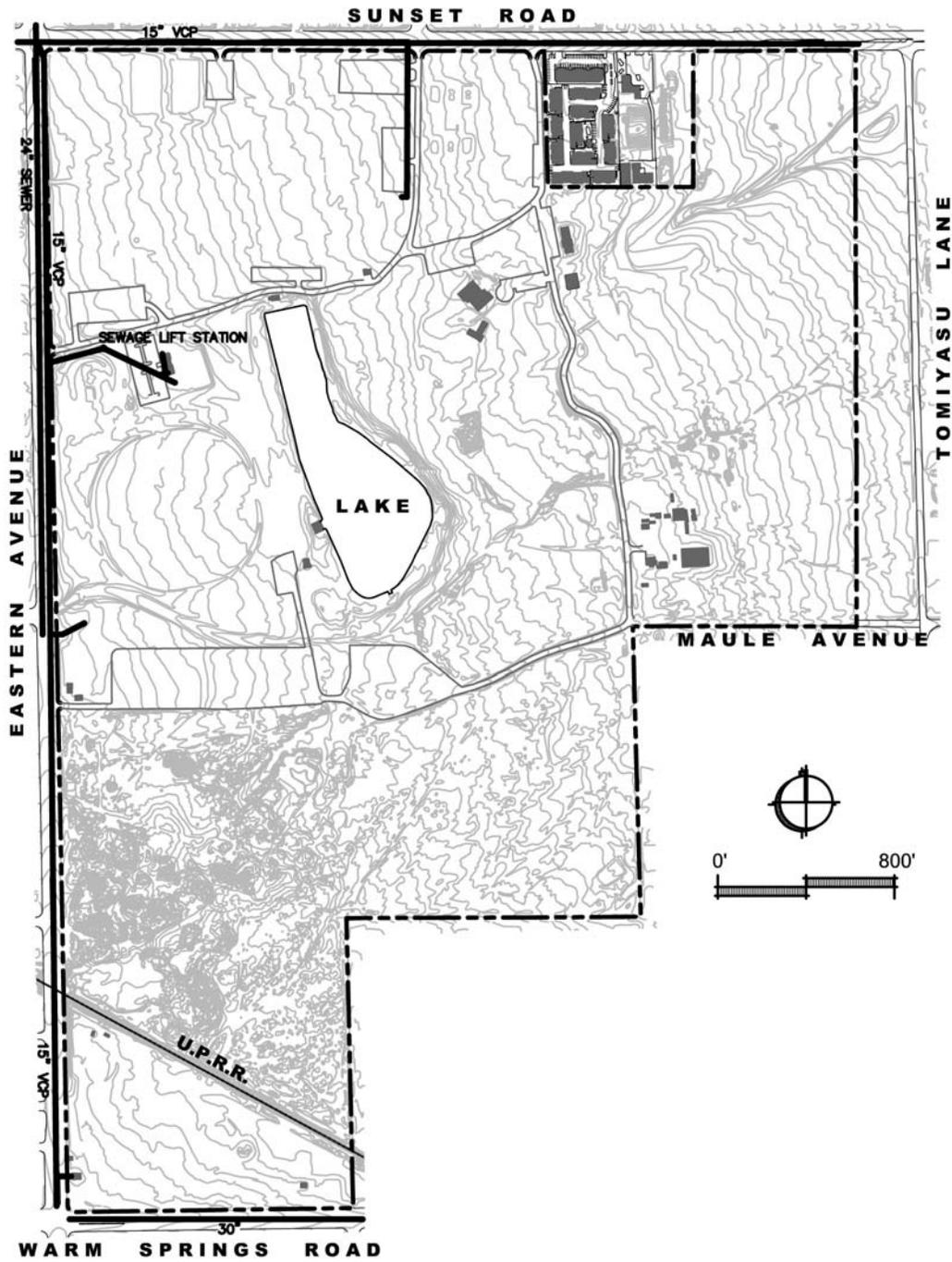


Figure 8 - Existing Sewer Lines



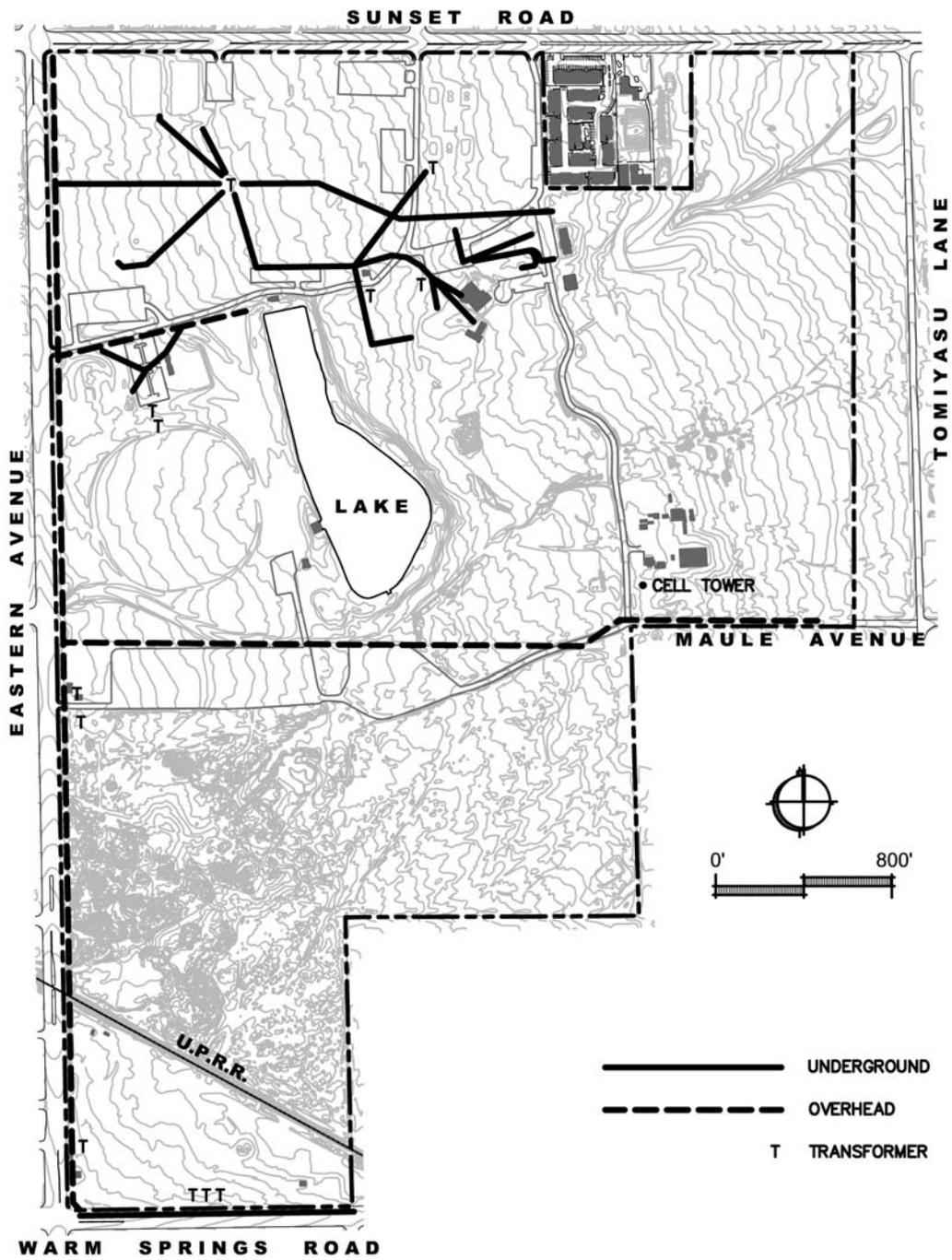


Figure 9 - Existing Electric Lines



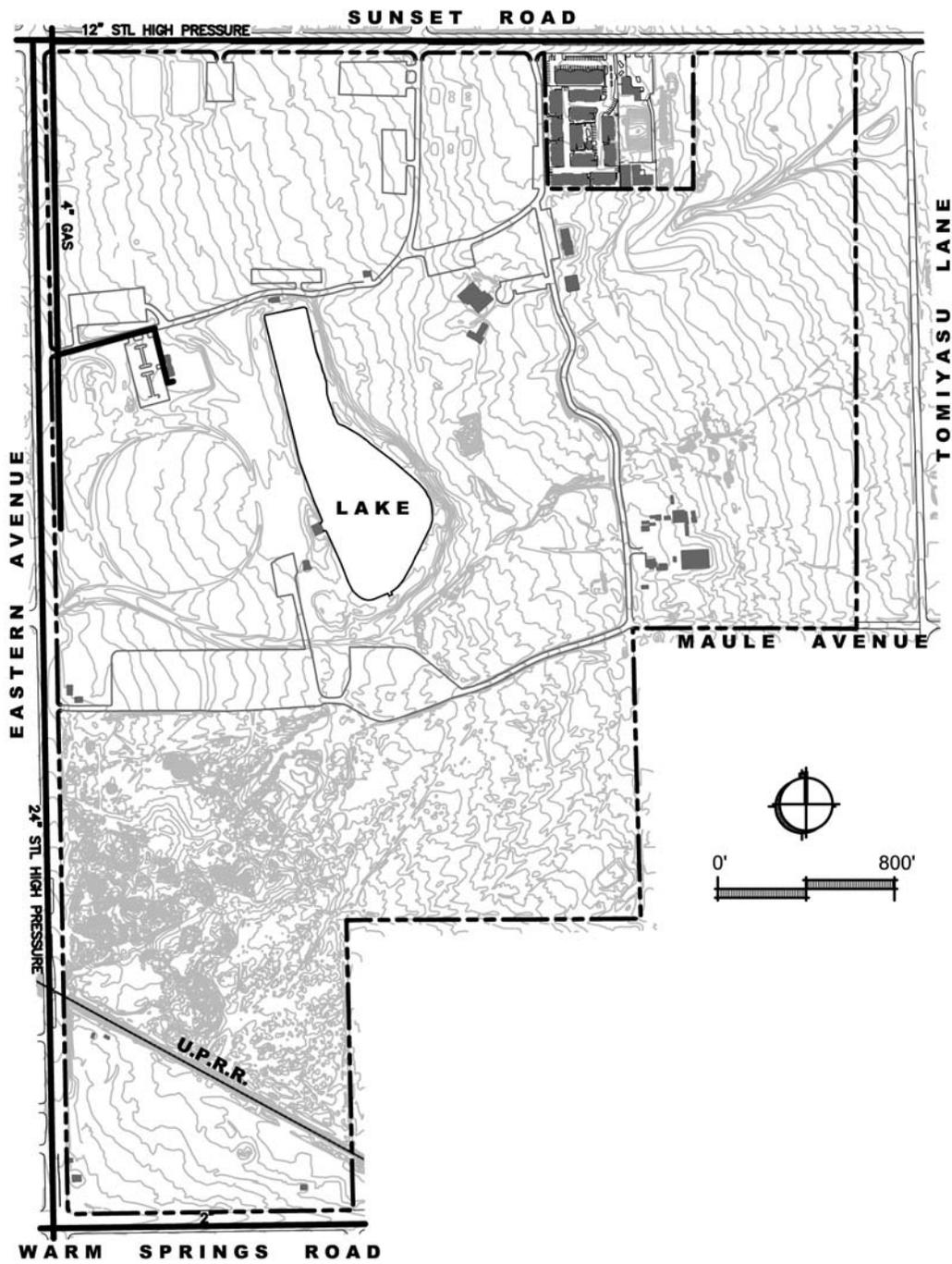


Figure 10 - Existing Gas Lines



1.4 HYDROLOGY

The information contained in this section is a summary of the Sunset Park Master Plan Technical Drainage Study (February 18, 2003) addressed to Clark County. The complete drainage study has been included in this document as Appendix B.

The study area consists of approximately 325 acres, located on the southwest corner of Sunset Road and Eastern Avenue in Clark County, Nevada. The proposed Master Plan project includes a museum, a recreation center, restroom facilities, basketball courts, tennis courts, volleyball pits, and miscellaneous structures.



Box culvert at the existing drainage channel.

The study addresses the on and off-site drainage for the project. The focus of the study is to define the flow rates, flow depths, and flow patterns for the proposed site plan. Drainage patterns have been defined based on the existing topography of the area. The major drainage issue is an existing channel which enters the park near the Eastern Avenue entrance. An in-depth drainage study should be performed with the development of the park in the future.

The street flow on Sunset Road was found to be 515 cfs, with a depth of 1.56 ft, and a velocity of 5.49ft/s (from Lewis Homes Drainage Study by Pentacore Engineering H.T.E. #93-20382). The proposed grading plan will have berms along Sunset Road, to prevent offsite flows from entering the site, berms should be a minimum height of 1 ft. The street flow on Eastern Avenue was found to be 548 cfs with a depth of 1.23 ft and a velocity of 8.41 ft/s (from Sunset Pecos Professional Center by Dunham Engineers H.T.E. #94-3564). The proposed grading plan will have several locations along Eastern Avenue, which will prevent only some of the flows from entering the site.

To accommodate for the flows in Eastern Avenue, modifications for the channel will be necessary. The modifications will include a realignment of the channel to mitigate the flooding impact to the park and a change in the geometry. The new geometry will be a trapezoidal channel with 2:1 sideslopes, a 5 foot wide bottom, a 25 foot wide top, and a depth of 5 feet. The channel is to be grass lined.

This drainage study concludes that the project can be built with minimal impact to the existing drainage patterns. All finish floor elevations are to be 18" above top of curb or twice the depth of flow, whichever is greater. The project appears to be in compliance with local drainage standards and drainage laws.



1.5 RECREATION

Sunset Park currently provides a diverse range of active and passive recreational activity areas that are well used by the community. For the purposes of this master plan, "active" recreation generally refers to programmed, high impact park uses which tend to draw large numbers of people to the park for organized sports such as baseball and softball. "Passive" recreation generally describes uses that have a relatively low impact on park amenities and grounds; do not draw large numbers of park visitors to a single location; usually require limited facilities; and often occur in a naturalistic setting.

Active Recreation

Existing program elements classified as "active", or high intensity, uses include the following:

Baseball and Softball Fields – Sunset Park currently contains a total of five baseball fields, and seven softball fields, including three that are located south of the natural dune area between the Union Pacific Railroad tracks and Warm Springs Road. All of these fields are equipped with lights.

Most of these fields, including those south of the railroad tracks, have 300' outfields with 60' base lines. Two fields have 200' outfields with 60' base lines, and one has a 400' center field fence with 90' base lines.

Basketball Courts – Eight lighted full-court basketball courts exist on site and are located adjacent to Sunset Road.



The existing pool building at Sunset Park.

Festival Areas – Large events and festivals have been held in various locations in the past. These include the northwest corner of the site near the intersection of Sunset Road and Eastern Avenue, the group picnic area just east of the lake, and the group picnic area adjacent to the southern park entry drive off of Eastern Avenue.

Park Pool – A seasonal public swimming pool, and associated pool building, are located near the northern park entry off of Eastern Avenue. The Parks and Recreation Master Plan 2000-2020 classifies the Sunset pool as being in "poor condition" and in need of renovation improvements prior to the year 2005.

Tennis Courts – Eight lighted tennis courts are currently located near the intersection of Sunset Road and Eastern Avenue.



Sand Volleyball Courts – A group of seven lighted sand volleyball courts exist on the site adjacent to Sunset Road and the McLeod entry drive. In addition, there are five non-lighted sand volleyball courts in various locations. Four of these are adjacent to group picnic areas in the main developed park area, and one is located in the southern portion of the park, south of the railroad tracks.



Sand volleyball is a popular activity at the park.

Passive Recreation

Existing program elements classified as "passive", or low intensity, uses are:

Bird Watching Opportunities – The existing large trees, native mesquite bosques, and the lake at Sunset Park attract numerous bird species to the area. While bird watching opportunities exist throughout the park, the bosque adjacent to the administration building and those within the natural area are the primary locations for this activity.



Children enjoying one of Sunset Park's three playgrounds

Children's Playgrounds – The three children's playgrounds at Sunset are spread evenly throughout the developed park area. The largest, located at the southern end of the McLeod Drive entry road, is approximately 10,000 square feet in size, and includes a large play structure, a small play structure, swings, and freestanding climbers. Another play area, which measures approximately 6000 square feet, sits near the southwest corner of the lake. It contains a large play structure and swings. The smallest of the three play areas is located on the south side of the existing pool building. It totals approximately 3000 square feet with one small play structure and swings.

Disc Golf Course – The 21 hole disc golf course at the park is primarily located along the western edge of the site, adjacent to Eastern Avenue. This course is nationally recognized as one of the best "front 9's" by disc golf enthusiasts and is heavily utilized with 30-50 rounds played each day.

Dog Park – Located southwest of the lake, the fenced dog park is located in a turf area measuring approximately 1.5 acres. It offers separate areas for large and small dogs, and is well used by local pet owners.



Fishing – The lake at Sunset Park provides an opportunity for fishing within the urban Las Vegas valley. The lake is stocked twice monthly with trout during the cool season and large mouth bass and catfish in the warm season. Fishing is enjoyed year round at Sunset Park by a large number of anglers of various ages and abilities.



Fishing is enjoyed at the park by people of all ages. The dog park is another well used amenity.

Horseshoe Pits – Several horseshoe pits are located throughout the park, generally near picnic areas.

Jogging Path – There is currently a 1-mile long, 5' wide decomposed granite jogging path located around the lake. This path is well used by walkers and joggers on a daily basis. It is also the only defined circulation route around the lake, which at times leads to conflicts between different uses such as pedestrians and bicycles.

Group Picnic Areas – Sunset Park currently offers five group picnic areas that can be reserved for use by the public. These areas are comprised of a total of approximately 16 acres of turf.

Area A (accommodates 500) - located in the middle of the park where the road curves, large group area, 40 picnic tables, 2 grills, volleyball court.

Area B (accommodates 250) - east of the lake, 20 picnic tables, 2 grills, horseshoe pits.

Area C (accommodates 100) - south side of the park road, between the lake and the pool, 15 picnic tables, 2 grills, volleyball, horseshoe pit, playground nearby.

Area D (accommodates 100) - south side of the park, west of the pool and east of Eastern Avenue, 15 picnic tables, 2 grills, volleyball court, horseshoe pit.

Area F (accommodates 1000+) - east of Eastern Avenue, between the main park entrance and the railroad tracks, 30' diameter covered pavilion, 65 picnic tables, 5 grills, volleyball court, horseshoe pit, playground and restrooms nearby.



Over the past five years, the yearly number of group picnic reservations at Sunset Park has averaged 430. In terms of group size, these reservations break down as follows:

- **Groups less than 100** – average of 243 reservations per year
- **Groups of 101-299** – average of 148 reservations per year
- **Groups of 300-700** – average of 25 reservations per year
- **Groups greater than 700** – average of 14 reservations per year
-

It should be noted that the heaviest use period for group picnic areas is between the months of April and November.



Figure 11 - Existing Group Picnic Areas

Holiday Light Display – In past years a Christmas time light display has been installed along a portion of roadway within the park for viewing from automobiles.

Undeveloped Interpretive Trails – Both within the natural sand dune area, and to some extent in the natural desert with mesquite bosques area, natural trails currently provide pedestrian access for walking and wildlife viewing.



Model Boating – A model boat launching facility, which includes an overhead shade structure, seating, and lake access ramps, is located along the southern portion of the lake's west side. This structure is often used by visitors for lake viewing when not in use by model boaters.



A lakeside pavilion accommodates model boating activities.

1.6 EXISTING FACILITIES and INFRASTRUCTURE

Refer to *Figures 12* and *13* for specific locations of the facilities described below.

Administrative Offices – The Clark County Parks and Community Services Department maintains its administrative and staff offices in two buildings at Sunset Park. The larger of the two is approximately 8,364 square feet, while the smaller is approximately 2,880 square feet. They are centrally located in the northern portion of the park, adjacent to the existing mesquite bosque. These structures will remain in their present locations for the foreseeable future, although they could be relocated into a new Recreation Center if one is developed at Sunset Park. It is also worth noting that the existing one-story



Parks and Community Services Department administration office.

administration building was designed to accommodate the addition of a second level, thus its current 8,364 square feet could be doubled to approximately 16,700 square feet.

Park Police Building – The Park Police maintains its offices in a 3,360 sq. ft. modular building just to the northeast of the park administrative buildings. It was placed on site in 1997. As with the administration buildings, the Park Police office will remain in its present location for the foreseeable future, although it also could be relocated into a new Recreation Center if one is developed at Sunset Park.



Cultural Affairs Building – Another modular building (2,880 sq. ft.), located adjacent to the Park Police offices, houses Cultural Affairs, Cultural Services, Special Events, and Arts Education offices. This structure was placed in 2002 and, again, will remain in its present location for the foreseeable future, although the offices it now contains could be relocated into a new Recreation Center if one is developed at Sunset Park.

Sunset Park Annex – This building, built in 1969, houses offices for Adventure Recreation and Animal Control in 1,078 square feet.



Restroom Building #2 (See Figure 12)

Restroom Building #1 – Referred to as the tennis court restroom building, this 578 square foot building was constructed in 1969.



Restroom Building #3 (See Figure 12)

Restroom Building #2 – This building is referred to as the main restroom. It was built in 1995 and is located along the main park entry at McLeod Drive. It is 1200 square feet in size.

Restroom Building #3 – Located near the southwest corner of the lake, this 864 square foot structure was built in 1995.

southwest corner of the developed area of the park. It is 930 square feet, and was built in 1997.

Restroom Building #4 – Referred to as the Area F restroom, this building is located in the southwest corner of the developed area of the park. It is 930 square feet, and was built in 1997.

Restroom Building #5 – This building, referred to as the Warm Springs restroom, is located near the corner of Warm Springs Road and Eastern Avenue. It is 864 square feet in size, and was built in 1975.



Restroom Building #4 (See Figure 12)

Maintenance Facility – The Clark County Parks and Community Services Department maintenance yard is approximately 3 acres and is located southeast of the administrative offices near the Maule Road access of Tomiyasu Lane. The facility is comprised of several small structures, a fenced storage yard, and a small nursery area. A materials yard is located adjacent to the maintenance facility.



Tennis Building – Adjacent to the tennis courts along Sunset Road is a modular building which houses the tennis program staff.



The modular building at the tennis courts.



Existing drainage channel.

Roads and Parking Areas – Sunset Park currently contains 1700 paved parking spaces located throughout the site. In addition to this, the large vacant area to the east of the lake is utilized as an overflow parking area that can accommodate 200-300 vehicles.

Drainage channel – A turf lined drainage swale that primarily handles off-site flows during storm events currently extends across the southern edge of the developed park area. Future improvements at Sunset Park will have to take this feature in to consideration. It is likely that this channel will need to be realigned in order to accommodate future development.



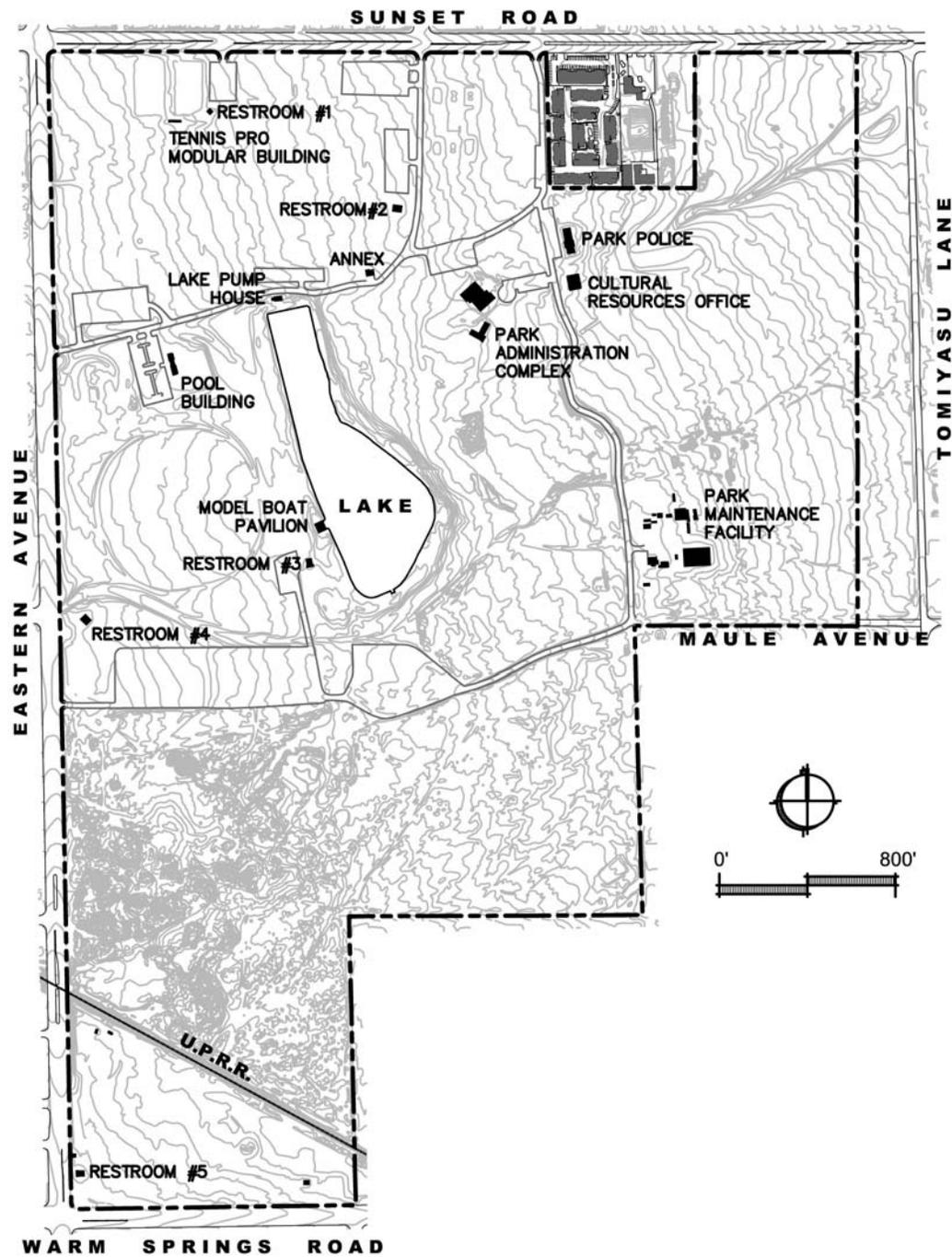


Figure 12 - Existing Structures



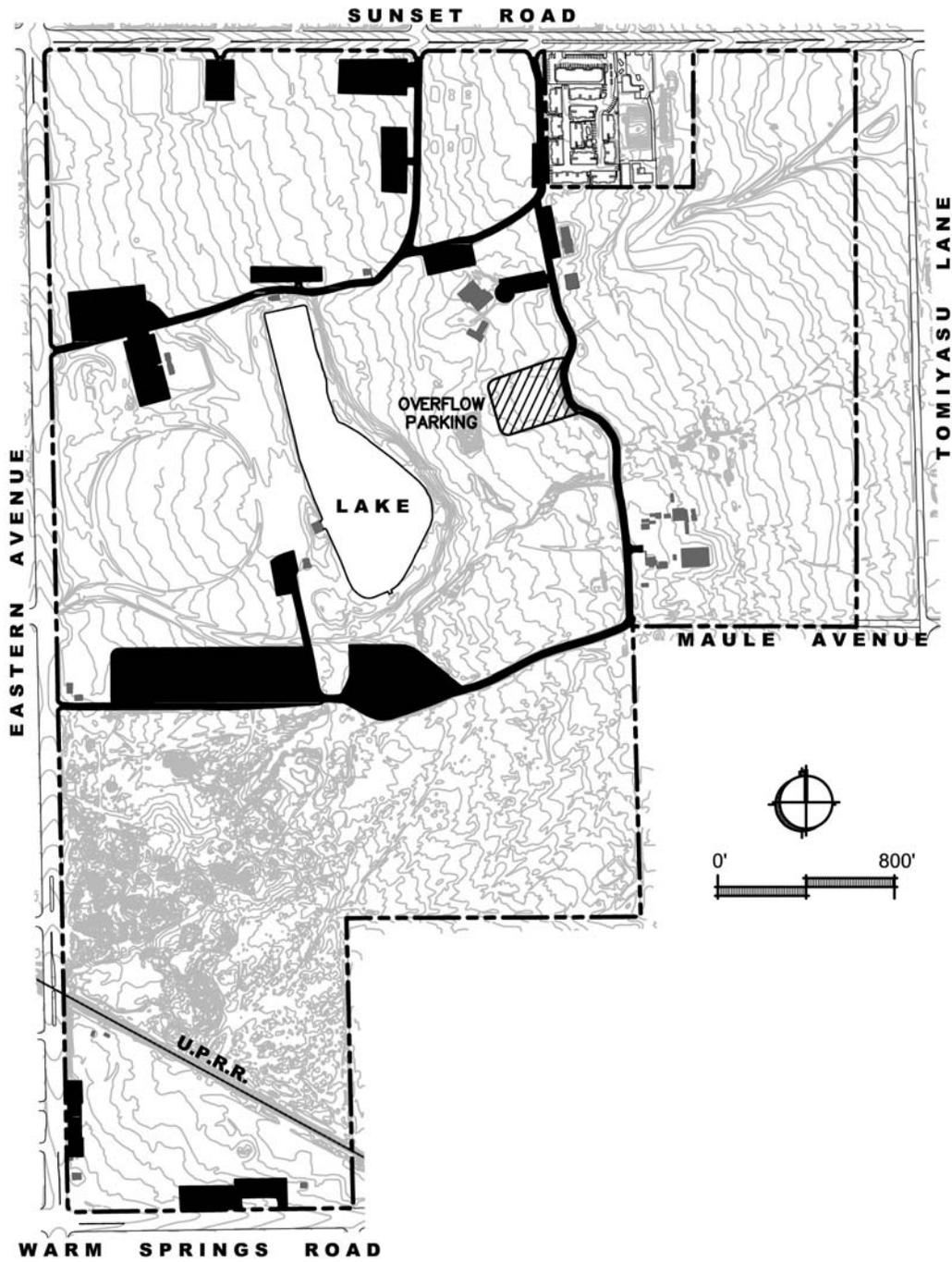


Figure 13 - Existing Paved Roads and Parking Areas



2.0 MAJOR DESIGN ELEMENTS

An important component of the master planning process for Sunset Park was an assessment of the needs and desires of the Clark County Parks and Community Services Department for the future development of Sunset. Needs included maintaining the ability to host large group picnic events, and the ability to continue to accommodate the several large festivals that traditionally take place at the park each year. In addition, it was the desire of the department to emphasize the passive recreational opportunities of a large park in an urban setting. As the gem of the County parks system, it is hoped that Sunset Park will develop into a tranquil refuge from the commotion of life in a fast-growing urban area.

Working with the planning consultant, the Sunset Park Master Plan Advisory Committee developed two Master Plan alternatives for the park. Driven by the same design criteria, the two alternatives vary only in the placement of some of the larger proposed facilities within the park. In developing a Master Plan, emphasis was placed on transforming the existing piecemeal layout of the park into a cohesive whole.

Another important consideration was the prominence of the existing lake. This plan attempts to focus attention on the lake by creating pleasant pedestrian use areas around its perimeter, and by creating opportunities for the lake to be more visible to park visitors than is currently the case.

The predominant features of both Master Plan alternatives include the following:

- The addition of a loop road that would provide a continuous link to all areas of the site
- An improved circulation system separating automobile, bike, and pedestrian traffic
- A dedicated festival area at the high visibility corner of Sunset Road and Eastern Avenue
- The inclusion of a large plaza adjacent to the lake
- Pedestrian promenades linking various use areas of the park
- The development of a recreation center
- The potential relocation of the Lied Discovery Children's Museum to the park
- Development of a trail system throughout the existing natural areas





Figure 14 - Master Plan Alternative 'A'



Figure 15 - Master Plan Alternative 'B'



2.1 CIRCULATION

Automobile Circulation – This Master Plan recommends a restructuring of the automobile circulation patterns at Sunset Park to allow for smoother traffic flow within the park, create clearly defined main entry points at signaled intersections, and increase travel lanes at exit points to alleviate traffic congestion after major festivals and events.

Smoothen traffic flow and a more cohesive layout of the park is accomplished through the use of a main loop road that would provide convenient automobile access to all areas of the park regardless of which entry drive is utilized. This loop road would be adjacent to all of the distinct areas of the park and would provide access to all parking areas. The loop should be curvilinear in layout both for aesthetic reasons, and also to discourage non-park traffic from utilizing the park road as a shortcut to bypass the intersection of Sunset Road and Eastern Avenue. To further discourage such use of park roads, the incorporation of traffic circles are recommended at the intersections of the main park entry drives and the loop road.

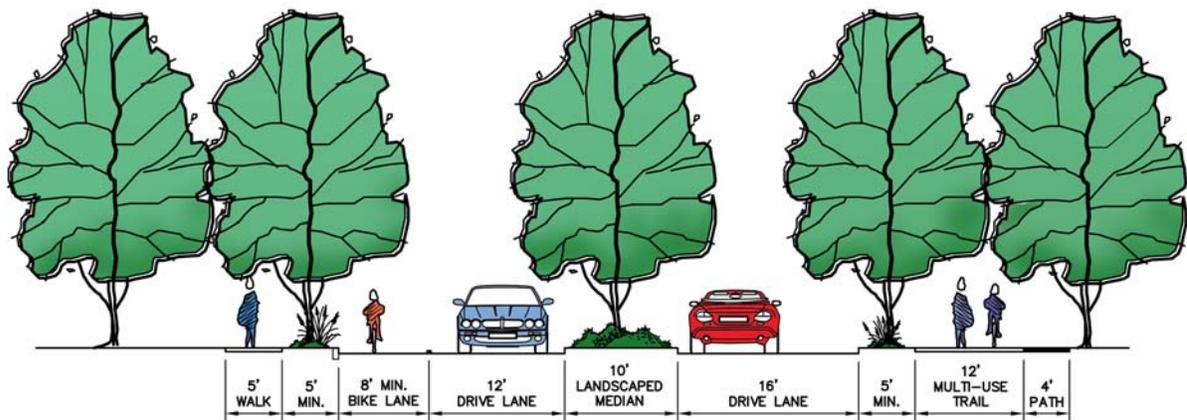


Figure 16 – Proposed Loop Road Section

To further enhance the aesthetic experience of traveling the loop road, it is recommended that portions of it be elevated to levels at least as high as the lake surface to allow for clear views of the lake while driving the road. This is especially true at the intersection of the main entry drive off of Eastern Avenue and its intersection with the loop road. A raised roadway surface at this location would provide an appealing and dramatic view as visitors enter the park. Additionally, the use of vertical curves, or undulations, along the loop road alignment is encouraged to enhance the aesthetic experience.

One of the recommendations relating to automobile circulation at the park is to create two main park entry points at intersections with traffic lights. One of these is the existing entry at the intersection of Sunset Road and McLeod Drive at the north end of the park. This entry would be expanded to include two lanes leading into the park and three lanes exiting the park, allowing for greater traffic



flow while minimizing congestion. The second main park entry would be located on Eastern Avenue, and would align with Maule Avenue. It also should consist of two lanes leading into the park and three lanes exiting the park. The existing southern entry drive off of Eastern Avenue would be abandoned and replaced by this proposed main entry. Relocating the entry road to align with Maule would create more efficient and safer traffic flow on heavily used Eastern Avenue. This is especially true as Clark County Public Works has plans to install a traffic signal at that location. While the exact timetable for installation of this light is not known, it is recommended that CPACS coordinates with Public Works so that realignment of the Eastern Avenue entry drive and the signaling of the Eastern/Maule intersection occur in conjunction with one another.



Illustration 1 – Proposed Main Entry Drive

In addition to the two main entries described above, two secondary entry points are proposed. One of these is located off of Sunset Road to the east of the existing multi-use development. This road would consist of two lanes into the park and two lanes out. It would serve as an entry point for park users who want to visit the proposed Recreation Center or museum, utilize walking paths in the natural desert area, or perhaps by those whose destination is the park administration building. This road would also serve as an outlet to relieve traffic congestion after major events. The other proposed secondary access road is off of the existing Maule Avenue alignment off of Tomiyasu Lane. The primary purpose of this road would be to provide access to the existing maintenance area for Clark County Parks and Community Services staff. This would minimize conflicts between maintenance vehicle traffic and park users along the main loop road within the park. The east Maule Avenue access would also be utilized occasionally as an exit point for traffic leaving large events. Again, this would alleviate traffic congestion along the loop road during peak use times.



It is recommended that the existing entry drive off of Sunset Road, immediately to the west of the existing mixed-use development be abandoned. This alleviates potential traffic congestion along the loop road caused by too many entry drives intersecting the loop within a relatively short span. Its removal also allows for a greater buffer between the park and the mixed-use development. The expansion of the main entry drive at McLeod to two incoming and three outgoing lanes further justifies the removal of this minor access road.

In order to emphasize the proposed main entry drive off of Eastern Avenue, it is recommended that the existing northern access point on Eastern be used primarily as an exit from the park, and also as an emergency access point. It is proposed that this drive would normally be gated and equipped with a fire loop or similar device to allow access for emergency vehicles. Public use of this exit would be limited to days when large festivals or other events take place.

Traffic Report – In order to determine future entry and exit point configurations and automobile circulation patterns, a traffic study has been produced for the site. The traffic study has been included in this document as Appendix A.

Traffic volumes were determined in terms of trip generation for the Sunset Park project. Maximum volumes occur on Saturdays for this type of site with trip generation Monday through Friday being minimal. The total Average Daily Traffic (ADT) for the park was determined to be 4336 vehicle trip ends for the year 2002 and projected to be 9500 vehicle trip ends in the year 2022. All projections assume an annual growth of 4%. Total trip generation can be broken into three trip generation sources; the 170.0 acres of park north of the Union Pacific Railroad tracks, the 16.4 acres of park south of the Union Pacific Railroad tracks, the proposed 45,000 ft² recreation center in the north-east corner of the site, and the proposed 60,000 ft² museum. The museum was analyzed as a recreation center for lack of a more precise classification. Current trip generation values are consistent with park reservation data, which is discussed in greater detail in Section 1.5.

Traffic for the project shall enter/exit along the adjacent roadways of Eastern Avenue, Sunset Road, and Warm Springs Road. Preliminary approximations concerning the portion of the park north of the railroad tracks indicate that 50% of traffic shall enter/exit by means of Eastern Avenue and 50% of traffic shall enter/exit by means of Sunset Road. All traffic for the portion of the park south of the railroad tracks shall enter/exit by means of Warm Springs Road. Traffic for the recreation center and museum is expected to enter/exit by means of Sunset Road.

Bicycle Circulation – This plan recommends the establishment of a defined bicycle circulation system throughout Sunset Park, as none currently exists. This includes a dedicated bike lane along the entire proposed loop road (*Figure 16*) as well as multi-use paths throughout the site which are wide enough to accommodate both bicycle and pedestrian



traffic. The bike lane along the loop road should be a minimum of 8' wide, be separated from the traffic lane by striping, and be signed as a bike lane. Multi-use paths allowing bicycle traffic should be a minimum of 12' wide and paved with either concrete or asphalt. This 12' path may be striped or otherwise marked to delineate a certain portion only for bicycles with another portion limited to pedestrians.

Pedestrian Circulation – Pedestrian circulation routes throughout Sunset Park should allow safe access to all areas of the site and minimize conflicts with automobiles and bicycles. This can be accomplished by providing sidewalks that are, at a minimum, separated from roadways by a vertical curb; using specialty paving treatments in roadways at pedestrian crossings; ensuring that multi-use paths are wide enough to allow safe use by both pedestrians and bicyclists (12' minimum); and by providing some pedestrian pathways that are off limits to bicycle traffic.



Illustration 2 – Pedestrian Crossing at Loop Road

The core of the pedestrian circulation system should be a network of paved multi-use paths (12' minimum per the Parks and Recreation Master Plan 2000-2020) located on the interior portion of the loop road surrounding the lake, along the perimeter of the festival area, and extending through the



natural areas from Sunset Road to the railroad tracks. These paths should meander allowing for planting areas of varying width to separate them from the roadway and parking areas.



The secondary level of pedestrian circulation should consist of a system of 5' wide concrete sidewalks which are off limits to bicycle traffic. This would include a sidewalk on the outer portion of the entire loop road, and several spurs connecting the loop to the existing sidewalks along both Sunset Road and Eastern Avenue. These spurs would generally be adjacent to the access drives leading into the park.

In order to accommodate joggers and walkers who prefer a more resilient surface than concrete, another pedestrian-only path (off limits to bicycles) should be a minimum 1-mile long jogging path/parcourse. The minimum width for this path should be 5', and the recommended materials include clay warning track mix or stabilized decomposed granite. This path should follow the existing jogging track in some areas, but may be reconfigured to accommodate new site features, such as a pedestrian promenade along the lake.



The third level of pedestrian circulation should be trails located within the natural areas. Four feet is the suggested minimum width of these trails. In sensitive natural dune and natural desert with mesquite bosque areas these trails may be in the form of stabilized decomposed granite, stabilized native soil, or paved in some sections to accommodate bicycles and roller blades. If trails enter particularly sensitive areas of vegetation, they may be in the form of a boardwalk.

2.2 PARKING

The goal of this Master Plan in terms of parking is to allow for a net gain in both permanent, paved parking spaces and overflow spaces without creating vast, unattractive paved areas that are only used during large events. The total number of paved parking spaces as shown on the Master Plan is 1,830 with an additional overflow parking area that would accommodate approximately 270 spaces.

This is accomplished by locating paved parking lots throughout the site adjacent to specific use areas, and by incorporating planting islands into the design of each lot. In addition, parking lots should be set back from the roadway to allow for the planting of trees and shrubs in order to screen the parking areas. The recommended setback distance for parking lots is 25' from the back of sidewalk along the loop road. See *Figure 17*.

Large canopy shade tree plantings should be incorporated into the design of all future parking areas. It is recommended that raised planting islands be installed at regular intervals in parking areas, i.e. every 7-10 spaces, for tree and shrub planting. Raised planters should also be used between adjacent



rows of parking, both for planting areas and for pedestrian paths that safely lead people out of the parking area. Planting islands in parking areas should be a minimum width of 8' for islands between parking stalls, and 10' for islands between adjacent rows of parking.

In addition to automobile parking, it is recommended that bicycle parking facilities be located throughout the park within each use area. Bicycle racks should be located adjacent to the multi-use path, but should not interfere with traffic along the path.

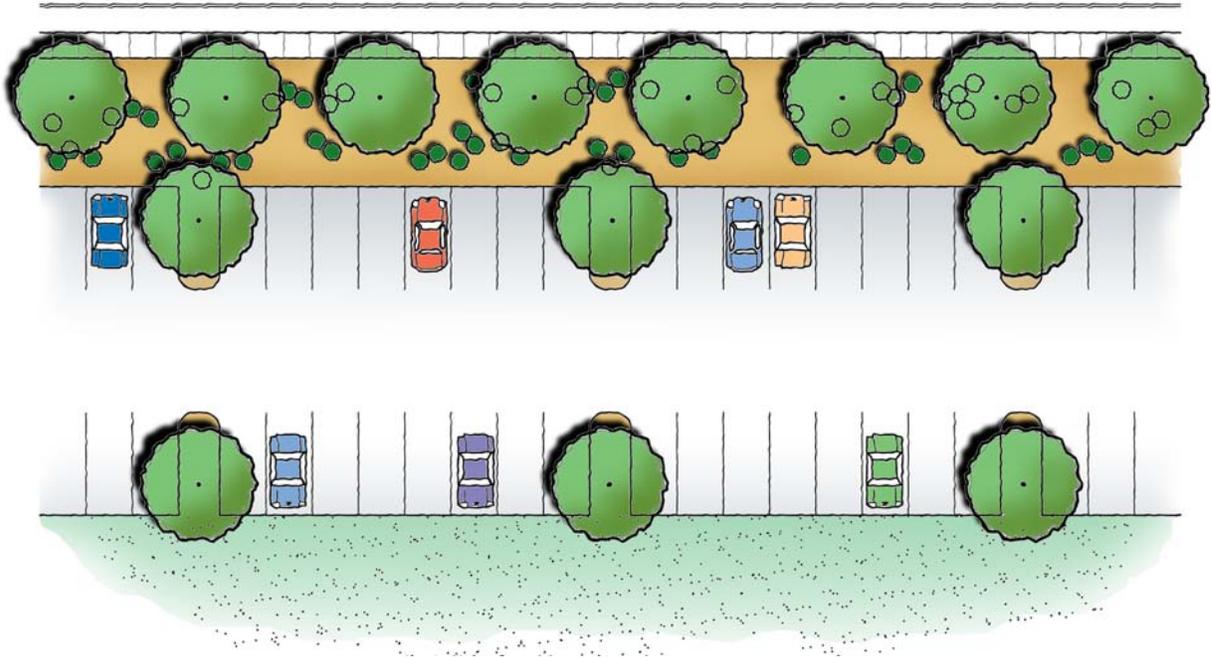


Figure 17 - Typical Parking Lot Layout

2.3 FESTIVAL AREA

In an effort to accommodate the numerous large festivals and events which annually occur at Sunset Park, this master plan includes the designation of approximately 15 acres in the northwest corner of the site as a dedicated festival area. While in the past festivals have taken place in various locations at Sunset Park, this plan calls for all festivals to be located near the intersection of Sunset Road and Eastern Avenue. This area would be utilized as a passive recreation area when no festival activities are taking place.



Various factors played a role in determining the location of the festival space including its high visibility from both Sunset Road and Eastern Avenue, its proximity to one of the main entries into the park at McLeod Drive, and the ability to segregate large event activities from other areas of the park such as the lake.

While the demand for a large self-contained event venue separate from any existing county park site seems to exist, there is no immediate plan to acquire such a site. Until a separate venue becomes available, Sunset Park has the greatest capacity for festivals and other large events.



Illustration 3 –Festival Area

There are limits, however, to the size of events that Sunset Park is able to accommodate. In large part, available parking is the primary limiting factor. This plan incorporates approximately 1,850 permanent, paved parking spaces, and approximately 275 overflow spaces to be utilized during large events. Though the designated festival area would be able to support larger crowds, events drawing such crowds would need to utilize off-site parking to meet their needs. It is suggested that off-site



parking be encouraged in such situations by providing frequent shuttle bus service between the festival area and the off-site parking location.

Though detailed design of the dedicated festival area is beyond the scope of this report, it is important to note the specialty needs that the area will require. These include access and staging areas for delivery vehicles, power outlets available for vendor booths, additional electricity needs for lighting and sound equipment, water hook-ups, and adequate restroom facilities with their associated utility needs.

2.4 SUNSET PLAZA and PEDESTRIAN PROMENADES

One of the main features of the Master Plan is Sunset Plaza which would serve as a pedestrian oriented focal point adjacent to the lake. It is envisioned that the plaza would serve as a hub for several pedestrian promenades that would radiate out to the festival area, the water play area and main tot lot, and extend around the lake itself. The plaza and promenades should consist of decorative paving, such as colored concrete or concrete pavers, along with accent boulders and raised planters. Seating and decorative elements, i.e. artwork or colorful banners, should be abundant both within the plaza and along the promenades.



Illustration 4 – Sunset Plaza at Lake Edge

A central water feature may be utilized as a prominent element within the plaza. This water feature may be connected to the lake in the form of a small spillway or waterfall. A thematic link between



the plaza and the radiating promenades could be a series of smaller water features that are located along the promenades.

Where the promenade extends along the lake edge, detailed design should take into consideration the many fishermen who regularly visit the lake. Pockets of turf or other vegetation may be provided intermittently between the lake edge and the promenade both to add visual interest and also to provide convenient fishing locations.



Illustration 5 – Sunset Plaza

2.5 ACTIVE USE AREAS

As described earlier in Section 1.5 Recreation, Sunset Park currently provides several program elements classified as "active" uses for the purposes of this report. In following with the 2020 Parks Master Plan guideline that regional parks provide balanced recreational program opportunities, it is recommended that most of these current uses be integrated into future plans for Sunset Park.



This Master Plan includes the following active use elements:

- Ten full court, lighted basketball courts
- Eight lighted tennis courts
- Minimum of 6 sand volleyball courts adjacent to the lake
- New park pool (part of recreation center described in Section 2.8)
- Dedicated festival area (refer to Section 2.3 for additional information)
- Water play area
- Tot lots
- Disc golf course



Illustration 6 – Water Play Area

While the majority of existing active use elements will remain as part of a renovated Sunset Park, it is the desire of the Clark County Parks and Community Services Department to relocate programmable baseball and softball fields to a new sports complex at a site yet to be determined. A potential nearby 80-acre site is located on Robindale Road. A portion of this site is currently owned by Clark County, while the rest is currently owned by the Bureau of Land Management.

A detailed description of development at the Robindale site is beyond the scope of this report; however, it is imperative that a sports complex located there, or at another site, be fully developed and operational before any of the existing fields at Sunset Park are taken out of service. Furthermore, new facilities developed at Robindale or another site, at a minimum, must be equal in number to those currently located at Sunset Park. If the Robindale site is not chosen, it is recommended that the new sports complex be developed on an alternate site in close proximity to Sunset Park, ideally within a 15 minute drive of the existing fields.



2.6 PASSIVE USE AREAS

The Master Plan Committee recommends that all passive uses currently associated with Sunset Park (see Section 1.5 Recreation) remain as part of any future improvements. These uses may be reconfigured, moved to different locations within the park, and expanded based on use and how they relate to new elements on the site, such as the proposed loop road or the dedicated festival area. It is also recommended that additional passive uses be developed at the park. Such additional uses may include:

- Sunset Plaza
- Interpretive/educational signage
- Pedestrian promenades
- Butterfly garden
- Hummingbird garden
- Labyrinth/maze
- Japanese tea garden
- Game tables
- Quiet seating/reading nodes
- Bird blinds to enhance birding opportunities
- Rose garden



Illustration 7 – Pedestrian Promenade



2.7 GROUP PICNIC AREAS



Illustration 8 – Typical Group Picnic Area

This plan proposes the expansion of group picnic facilities at Sunset Park in order to meet the high demand for such spaces. Group picnic areas should be dispersed throughout the developed park area to provide diverse settings for a wide range of groups.

Amenities such as horseshoe pits, individual sand volleyball courts, and baseball backstops for informal play should be located adjacent to or within group picnic areas. Adequate parking for these areas should be located nearby so that park users will have convenient access for loading and unloading supplies and materials for their events.



2.8 RECREATION CENTER



One of the goals set forth in the Parks and Recreation Master Plan 2000-2020 is that a regional park and regional recreation center be developed within five miles of every home in urban Clark County. The 2020 Master Plan further suggests that these regional recreation centers should be a minimum of 45,000 square feet, and ideally should be developed in conjunction with a regional park such as Sunset Park.

The recreation center should serve "to offer a wide range of leisure services, such as fitness programs, sports programs, craft and hobby activities, indoor gymnasiums, game rooms, locker and shower facilities, and swimming pools. It may also provide preschool, teen and senior programs, exhibit galleries, theaters and other cultural activities."

This master plan for Sunset Park recognizes this goal and in turn proposes two options for the development of a regional recreation center at Sunset Park.



The first option is for a recreation center in the northeast corner of the Sunset Park site, along Sunset Road east of the existing multi-use development (see *Figure 14*). While Master Plan Alternative 'A' shows the possibility of a museum building immediately adjacent to Sunset Road, the intent of this alternative is for the proposed recreation center to be sited along the street frontage if the museum is not located at this site. Alternative 'A' proposes a recreation center that, as a destination in and of itself, is more isolated from the main activity areas of the park. While providing high visibility from

Sunset Road, the lack of a traffic signal at this entry point is a potential drawback.

The alternate location for a recreation center at Sunset Park is in the southern portion of the developed park area, with primary access off of Eastern Avenue (see *Figure 15*). This option provides high visibility from Eastern Avenue, and the proposed signaled Eastern/ Maule intersection makes this option desirable from a traffic standpoint.

In addition to housing the leisure services listed above, a recreation center located at Sunset Park may also be designed to incorporate and consolidate office space for Clark County Parks and Community Services. While not an explicit recommendation, this idea is noted here in order to add flexibility to the Master Plan. The condition of existing buildings, as well as the projected



needs of CPACS for office space, should be examined further at the time that a recreation center is developed.

It is also important to note that the 2020 Parks Master Plan does not mandate that a regional recreation center must be developed at Sunset Park. If the County ultimately determines that a recreation facility would best serve the public at another location, this Master Plan is intended to provide the flexibility to accommodate such assessments. A proposed alternate site for a recreation center is the 80-acre Robindale site, described in Section 2.5 of this document, a portion of which is currently owned by Clark County.

In the event that a Regional Recreation Center of the scale described above is not located at the Sunset site, it is recommended that the Sunset Park area designated for that use is utilized instead as a group use picnic facility or a passive recreation area.

2.9 LIED DISCOVERY CHILDREN'S MUSEUM



During the master planning process, the advisory committee was made aware of the possibility of the Lied Discovery Children's Museum relocating to the Sunset Park site. The museum opened in 1990 with a mission "to provide high quality programs and exhibits to the greater Las Vegas community, especially children and families from economically and culturally diverse backgrounds." It offers learning experiences in the arts, sciences, and humanities through hands-on exhibits. Currently operating in a 25,000 square foot complex elsewhere, the museum has expressed interest in relocating to a 60,000 square foot facility at Sunset Park, among other possible locations.

During the master planning process, the advisory committee was made aware of the possibility of the Lied Discovery Children's Museum relocating to the Sunset Park site. The museum opened in 1990 with a mission "to provide high quality programs and exhibits to the greater Las Vegas community, especially children and families from economically and culturally diverse backgrounds." It offers learning experiences in the arts, sciences, and humanities through hands-on exhibits. Currently operating in a 25,000 square foot complex elsewhere, the museum has expressed interest in relocating to a 60,000 square foot facility at Sunset Park, among other possible locations.



Museum attendance at its current location is approximately 90,000 people per year, with average weekend visitorship being 250 per day. It is expected that relocation to the Sunset Park site would generate an increase in attendance by the general public. Current hours of operation are 10am to 5pm Tuesday through Sunday. Peak use periods are on weekends and weekday mornings when school groups visit. The museum reports that bus traffic from school groups varies, stating that in April 2003 some days saw six bus trips to the site, while on other days no bus trips occurred.

An option for locating the museum in the northeast corner of the park site, along Sunset Road, has been shown in the plan alternatives in this document (see *Figures 14 and 15*). However, many issues remain unresolved with regard to space being made available to the Lied Discovery Children's



Museum at Sunset Park. The Sunset Park Master Plan Advisory Committee recommends further study of the proposed relocation and its implications on future development at Sunset Park before any action is taken to allocate park land to the museum.



Illustration 9 – Proposed Trailhead

2.10 NATURAL OPEN SPACE



Natural dunes – The area designated as Natural Dunes in *Figure 5* shall remain intact and largely undisturbed. Access in this area will be defined by the existing trail system which should be improved through the use of soil stabilizers, some paving, and possibly boardwalks. Access beyond the existing trails may be limited to some extent by

utilizing signage and post-and-cable fencing to clearly define travel routes. Unlimited access throughout the area should be discouraged in an effort to limit damage to existing plant material and avoid excessive disturbance of wildlife.



Natural Desert with Mesquite Bosques - As a significant portion of this area has been severely degraded by fire, it is recommended that a revegetation effort be pursued as part of the future improvements at Sunset Park. Revegetation should include tree planting throughout the area, shrub planting in areas that will be most visited and utilized by the public, and extensive hydroseeding of native shrubs and forbs. In order to ensure the



success of any revegetation program, a temporary irrigation system should be used to support new plants until they are established.

A trail system should be developed to allow access into the revegetation areas for walking, jogging, nature viewing, and picnicking. As with the natural dunes, unlimited access throughout the revegetated natural desert area should be discouraged in an effort to limit damage to plant material and avoid excessive disturbance of wildlife.

2.11 INTERPRETIVE CENTER

To accentuate and promote the unique character of the natural dunes, this plan proposes the development of an interpretive center that could be used to educate park visitors about the various plant and animal species found on the site. This center would be located on the northern edge of the dune area. It would serve both as a trailhead for the trail system that extends throughout the dunes and a learning center focusing on the natural features located nearby. It is recommended that this interpretive center include a viewing tower that would allow visitors to see the large expanse of the dune area in its entirety. The tower would also offer views of the developed areas of the park to the north.



Illustration 10 – Proposed Viewing Tower



2.12 IMPLEMENTATION



As stated at the beginning of the report, the Sunset Park Master Plan represents the goals and recommendations for future park development into the next two decades. The major design elements proposed in this plan will not be implemented all at one time, nor will they be implemented immediately. This reflects the reality that closing down the entire park for the length of time required to complete all proposed improvements would not best serve the public and that funds have not been allocated for improvements proposed in this plan.

In large part, development at the park will occur as funding sources become available from year to year. Although no funds have been identified or allocated at this time for the improvements proposed in this document, the master planning effort was undertaken now in order to have a well thought out plan in place when funding does become available. Otherwise, the likely result of new development would be the piecemeal layout that is currently evident at Sunset Park.

To a large degree, the realization of all proposed improvements included in this Master Plan hinges upon the completion of other County park projects, namely a stand alone sports complex. During the master planning process for Sunset Park the Clark County Parks and Community Services Department made a commitment to the public to have new baseball and softball fields up and running at another location before the existing fields at Sunset Park would be removed. The allocation of funds, planning, and development of a sports facility will need to occur before revitalization of Sunset Park, as set forth in this plan, can be completed.

Because funding is a primary issue with regard to the redevelopment of Sunset Park, it is recommended that CPACS closely coordinates its planning goals with its day to day maintenance efforts. Because Sunset Park is such a popular and heavily used county facility, constant on-going maintenance will continue to be a necessity. However, it is recommended that major improvements to existing facilities should occur only in conjunction with the long term goals for Sunset Park.



The following section provides a breakdown of existing site areas and offers an estimate of probable costs for development in those areas based on the preferred Master Plan Alternative (*Figure 3*). The areas described do not necessarily indicate proposed phasing of future work, rather they break the site into parts that can be compared in terms of development costs for specific groups of items. They are included here as a means of providing cost estimates for groupings of major design features in addition to a grand total for all proposed design elements.



3.0 ESTIMATE OF PROBABLE COSTS

The following figures represent a schematic level estimate of probable costs for future improvements at Sunset Regional Park. Unless otherwise noted, these costs take into account detailed design, engineering, site preparation, and construction including incidental items such as fixtures, furnishings and associated landscaping. A 20% contingency has been included in each subtotal to account for unforeseen circumstances. These costs are based on 2003 dollars. See *Figure 18* for a map that outlines approximate boundaries for the areas referred to below.

AREA 'A'

- McLeod entry drive and traffic circle
- Parking lots west of entry drive
- Loop road from new traffic circle to Cultural Services office
- Administrative Office parking lot
- Water Play Area and new tot lot
- Existing sand volleyball courts to remain until completion of Phase 3

\$3,850,000

AREA 'B'

- Recreation Center and associated parking lots
- Lied Discovery Children's Museum and associated parking lots
- Access road from Sunset Road to new loop road
- Revegetation of "burn area" and enhancement of mesquite scrub
- Trail system throughout mesquite scrub area
- Permanent overflow parking area
- Enclose maintenance yard and upgrade maintenance road from Maule



- Tot lot with ramada

\$31,500,000

AREA 'C'

- Sunset Plaza, promenade link to water play area
- Lakeside Promenade
- Volleyball complex with lighting and adjacent tot lot
- Parking lot
- Loop road from Cultural Services office to south end of lake
- Multi-use path(s)
- Jogging path and parcourse
- Group picnic facilities
- Wildlife viewing amenities in mesquite bosque
- (1) Restroom building
- Tot lot on west side of lake

\$7,300,000

AREA 'D'

- Relocated drainage channel
- Maule entry drive and traffic circle
- Loop road from new traffic circle to south end of lake
- Tennis complex (8 lighted courts) with restroom building
- Parking lots
- Create temporary dog park south of the railroad tracks

\$2,750,000



AREA 'E'

- New access drive at existing curb cut on Eastern
- Loop road from new access drive to traffic circle at McLeod
- Parking lots
- Pedestrian promenade and festival grounds entry
- Festival grounds ticketing and restroom building
- Mounding and associated landscaping along Sunset and Eastern
- (10) Basketball courts with lighting
- Renovated disc golf course (Phase 1)
- Multi-use path(s)
- (2) Restroom buildings

\$4,800,000

AREA 'F'

- Loop road completion
- Group picnic facilities
- Renovated disc golf course (Phase 2)
- Parking lots
- (2) Restroom buildings
- (2) Chain-link backstops

\$2,500,000

AREA 'G'

- Interpretive Center with major trailhead and lookout tower
- (3) minor trailheads into dune area
- Renovated trail system throughout dunes



- Windbreak along railroad tracks

\$950,000

AREA 'H'

- Group picnic facilities
- Permanent dog park
- Multi-use path(s)
- Tot lot
- (2) Chain-link backstops
- (1) Restroom building
- Mounding and landscaping along Eastern and Warm Springs
- Parking lots
- (3) Ramadas

\$1,850,000

GRAND TOTAL

\$55,500,000





Figure 17 - Cost Estimate Area Breakdown



APPENDIX 'A'

Traffic Study



APPENDIX 'B'

Technical Drainage Study



APPENDIX 'C'

Master Plan Advisory Committee
Meeting Minutes





2551 N. Green Valley Parkway
Suite A-425
Henderson, Nevada 89014
(702) 458-2551
Fax (702) 434-0491

Meeting Minutes

TO: Joe Peart **FAX:** 455-5817
FROM: Brian Patterson
DATE: 02-13-03
RE: Sunset Master Plan - Design Team & Committee Meeting #2 minutes
WLB #402058-A-001
cc: file

Meeting commenced at 8:35 am.

WLB provided a project schedule/timeline, vision statement, statement of purpose/process, and schematic renderings of layout of space and site amenities. The vision statement was agreed on by all and will stand as is. The passive nature or direction of the overall park theme was stressed. The issues listed below were brought up as a result of presentation.

- Tennis courts -
 - Should all be grouped together for tournaments;
 - Should not be located along Sunset Rd. due to noise pollution from air traffic;
 - Should be relocated to area south of administration offices and west of maintenance buildings;
 - Should not be located near basketball or volleyball;
 - If placed along Eastern, should be closer to lake away from lights of street;
 - Lighting on tennis courts should be metered or on a timer;
- New 45,000 sf Recreation Center -
 - Some discussion on location, should it be in the park or off site;
 - If it is to remain, it was suggested to locate it on the existing pool site;
- Maintenance access -
 - Maintenance worker traffic has been accessing maintenance facility via Maule for approximately six (6) months with no adverse effects;
 - Limit the amount of maintenance traffic through park;



- Curved road alignment -
 General consensus that curved road around lake is preferable to existing traffic circulation;
 Curved road should be elevated to take advantage of the lake view;
 Public works has plans to provide a traffic signal at Eastern and Maule;
- Festival area -
 General consensus that expansion of festival area in current location is preferable and most feasible;
 It was mentioned that there be enough parking for at least 8000 vehicles for festival attendees;
- Road around multi-use property along Sunset Road -
 It was mentioned that the loop road around this property is not necessary due to the disturbed nature of the burned area;
 Existing drive on west side of property could be deleted (as it is, a right hand in and left exit only);
- 140 acres of undisturbed land -
 It was mentioned that possibly the exact amount of undisturbed open space could vary +/- 140 acres;
 Design for more group picnic and turf area in the northeast section of the natural burn area;
 It was suggested that the green area should project from the south side of the park enforcement facilities bldg east towards the residential property line at Tomiyasu;
 It was mentioned that a heavy buffer to screen “boombox” noise between the group picnic areas and the residential zones is needed;
- Mesquite bosque -
 It was mentioned that the Mesquite grove along the south and west sides of the administrative offices was to be preserved at all costs;
 Loop road concept to go through this area must be designed to protect and preserve as many trees as possible;
- Master plan concepts -
 It was mentioned that a “clean slate” effect should be utilized in one of the concepts to show an entirely different layout design of the existing park site (with exception to not moving the lake, the administrative/park enforcement offices, and the signaled entrances);
- Additional amenities -
 It was suggested that horseshoes, bocce, disc golf, etc. be utilized as passive activities in concepts;
 It was mentioned that the enclosed dog park be redesigned and shown on the concept designs;

Next meeting to be at 7:30 am on Thursday, February 20, 2003.



WLB will provide 2 new bubble diagram concepts for the next meeting. One will be a revised version incorporating the ideas and issues brought up in today's discussion, and the other will be an entirely different more creative layout.

Meeting adjourned at 10:40 am





2551 N. Green Valley Parkway
Suite A-425
Henderson, Nevada 89014
(702) 458-2551
Fax (702) 434-0491

Meeting Minutes

TO: Joe Peart **FAX:** 455-5817
FROM: Brian Patterson
DATE: 02-20-03
RE: Sunset Master Plan - Design Team & Committee Meeting #3 Minutes
WLB #402058-A-001
cc: file

Meeting commenced at 7:35 am.

Planning Committee and Design Team reviewed the previous meeting's minutes for comments, additions/deletions. Revisions were made; and Joe Peart moved for the minutes to be approved with no opposition.

WLB provided a project timeline data sheet and meeting agenda for discussion. The planning process was reviewed and the direction of the plan was clarified as "mostly" passive (by removing all but one baseball field). The issues listed below were brought up as a result of presentation.

- Tennis courts -
 - Should not be located along Sunset Rd. due to noise pollution from air traffic;
 - Should not be located near basketball or volleyball;
 - If placed along Eastern, should be closer to lake away from lights of street;
 - Lighting on tennis courts should be metered or on a timer;

- New 45,000 sf Recreation Center -
 - It was stated by Joe Peart unless WLB receives directive in writing, the proposed recreation center is to be located in Sunset Park;
 - Provide one concept showing the Rec Ctr located in the northeast corner of the property along Sunset Rd. and Tomiyasu Ln.;
 - Provide another concept showing the Rec Ctr located near the entry drive off of Eastern;
 - Locate Rec Ctr far enough away from Festival area so as not to conflict with activities in



both areas;

In one concept, provide approximately 100-foot buffer between the mixed-use parcel and the Rec Ctr;

▪ Maintenance access -

It was proposed that Maule Road be vacated and gated for limited use by maintenance traffic due to negative impact of access at all other park entrances and used as an overflow traffic exit during large events;

▪ Curved road alignment -

General consensus that curved road around lake in concept #4 is preferable to the existing traffic circulation;

Provide a subtle transition area between greenway of park and natural dune undisturbed area;

It was recommended that the traffic roundabout be deleted from the maintenance corridor;

It was suggested that the road alignment be designed more curvilinear for traffic calming and aesthetics;

It was suggested that the first park entrance on Eastern just south of Sunset be abandoned and gated for emergency or event purposes;

▪ Festival area -

It was mentioned that in the past the festival area has been split between the northwest corner and around the lake depending on the event;

Continued discussion by committee resulted in clearly defining that the northwest corner is the most suitable site;

It was suggested that the concepts reflect at least 3000 parking spaces for the entire park (a parking structure would not be acceptable);

It was mentioned that the 80-acre site could be used for overflow traffic; festival attendees could park and ride;

Candy to provide background and historical information for the festival events;

Larger events may be held offsite in consideration of parking issues;

▪ 140 acres of undisturbed land -

It was suggested that the concepts stay as close as possible to 140 acres of undisturbed area;

Address wash/drainage area as a natural element in the circulation system;

Provide a subtle transition area between greenway of park and natural dune undisturbed area;

▪ 80-acre parcel on Robindale -

It was suggested that new parcel would be the site of the new baseball complex; and that there was enough space for 12 baseball fields at the new location;

Ron recommended that 1 or 2 90-foot fields be kept in the park for family use;

▪ Picnic area -

Ron to provide background, sizes of picnic pavilions, and historical information on the picnic areas being utilized for group events of all sizes;

It was suggested that all the sports (baseball, volleyball, basketball, and tennis) be



combined and located along Eastern;
Provide off-street parking lots along Eastern to access the sports courts;
Provide for a clear separation between tennis and all other sport courts;
300' buffer along Tomiyasu ends approximately just south of Smoke Tree Lane;
Show the park area south of the railroad as picnic area only; remove ballfields
Show link from south triangle and natural dune area along Eastern streetscape;
Group activity areas should be provided with restroom facilities;

▪ Additional amenities -

It was suggested that horseshoes, bocce, disc golf, etc. be utilized as passive activities in concepts and be incorporated into the plan at a more detailed phase of design;
It was mentioned that the enclosed dog park be redesigned and shown on the concept designs;

Next meeting to be at 8 am on Thursday, March 6, 2003 @ the police conference room.

WLB to provide two additional concepts for the next meeting that will incorporate all that was discussed/suggested in today's meeting.

Meeting adjourned at 10:10 am





2551 N. Green Valley Parkway
Suite A-425
Henderson, Nevada 89014
(702) 458-2551
Fax (702) 434-0491

Meeting Minutes

TO: Joe Peart **FAX:** 455-5817
FROM: Brian Patterson
DATE: 03-06-03
RE: Sunset Master Plan - Design Team & Committee Meeting #4 Minutes
WLB #402058-A-001
cc: file

Meeting commenced at 8:05 am.

Planning Committee and Design Team reviewed the previous meeting's minutes for comments, additions/deletions. Revisions were made; and the minutes were approved with no opposition.

The issues listed below were brought up as a result of presentation.

- New 45,000 sf Recreation Center
 - Jim suggested additional parking could be implemented behind the Rec ctr to meet peak demand;
 - Design Team to provide one concept showing the Rec Ctr located near the entry drive off of Eastern and employ overlays showing an alternative concept locating the Rec Ctr along Sunset Rd. and Tomiyasu Ln.;
 - Joe mentioned that the pool area adjacent to Rec Ctr should be enclosed (natatorium);
- Lake area -
 - It was mentioned that the fishing dock area was to remain;
 - It was stated that the remote control boats are to remain;
 - It was stated that there will be no paddleboats used on the lake;



- Curved road alignment -
 - Jeff suggested jogging the main arterial road to the east towards the maintenance buildings in order to drive through some of the “Natural Area”;
 - Design Team to provide a subtle transition area between greenway of park and natural dune undisturbed area;
 - It was suggested that a 20-foot wide lane (outside lane of the loop road) be implemented for emergency access, and a regular 12-foot lane for opposite travel;

- Festival area -
 - It was suggested that the concepts reflect at least 2000 parking spaces for the entire park inclusive of grasspave or decomposed granite overflow parking areas with trees set on a grid in between parking spaces;
 - Candy to provide background and historical information for the festival events;
 - Larger events may be held offsite in consideration of parking issues;

- 140 acres of undisturbed land -
 - It was suggested that the concepts stay as close as possible to 140 acres of undisturbed area;
 - Address wash/drainage area as a natural element in the circulation system;
 - Provide a subtle transition area between greensward of park and natural dune undisturbed area;
 - Jeff mentioned that the 140 acres is not sacred, but just a guideline so the road and picnic areas may meander through the “natural areas”;

- Picnic area -
 - Designs need to reflect a 25% in turf reduction;
 - It was stated that due to the expense of relocating power lines underground, the final design concepts must pay careful consideration to existing power poles and easements;
 - It was suggested that 2 to 3 ballfields (backstops only) be scattered throughout the park between picnic areas for family use;
 - Show the park area south of the railroad as picnic area with amenities such as a 60-foot ballfield, volleyball, picnic shelters, horseshoes, and totlot;
 - Show link from south triangle and natural dune area along Eastern streetscape;
 - It was suggested that the area south of the Administration offices could be designated for birdwatching with birdblinds located away from picnicking
 - Joe opened discussion on land adjacent to Mixed-Use parcel that has well site is in fact a part of Sunset Park property contrary to Assessor’s maps—further investigation is required to ascertain ownership of said parcel;
 - Jeff suggested that a 20- to 30-foot hardscaped pedestrian promenade w/site furniture be implemented as a spine to the park;
 - 8- to 10-foot bike trail to be accessible by park maintenance vehicles;
 - Jeff suggested that the disc golf tees could be located in the northwest “festival” area;
 - Ron mentioned that he could utilize as many group picnic areas as we design (many more than existing are desired);
 - It was suggested that the concepts reflect at least 2000 parking spaces for the entire park inclusive of grasspave or decomposed granite overflow parking areas with trees set on a grid in between parking spaces;



- Required park amenities -
 - 10 Volleyball courts - 8 in main park and 2 in lower triangle
 - Dog park for large and small dogs
 - 3 to 4 60-foot Baseball fields (backstops only) dispersed throughout park
 - 8 Basketball courts
 - 8 Tennis courts
 - Several double horseshoe pits dispersed throughout park
 - Birdwatching area with bird blinds
 - Disc golf area
 - 8- to 10-foot hardscaped hike/bike trail adjacent to 4-foot bike lane in street
 - 20- to 30-foot pedestrian promenade
 - Several group picnic areas dispersed throughout park
 - Several playground/tot lot areas dispersed throughout park
 - Festival area in northwest corner
 - Several restroom facilities dispersed throughout park
 - 45,000 SF Recreation Center with a natatorium

- Possible park amenities -
 - Labyrinth of plant material
 - Rose garden
 - Butterfly/hummingbird garden
 - Shaded game tables and quiet reading nodes
 - Japanese tea garden

Clark County is working on the discovery plan showing title ownership on park property.
WLB to show power poles on next concept.

Joe to provide information on a 45,000 SF Rec Ctr site on Hollywood/Sahara, to bring copies of material on the Garden Park for design team review of passive parks.

First public meeting is scheduled for April 15, 2003.

Next meeting to be at 8:00 am on Thursday, March 27, 2003 @ Park Police Conference Room.

Meeting adjourned at 9:35 am





2551 N. Green Valley Parkway
Suite A-425
Henderson, Nevada 89014
(702) 458-2551
Fax (702) 434-0491

Meeting Minutes

TO: Joe Peart **FAX:** 455-5817
FROM: Brian Patterson
DATE: 03-27-03
RE: Sunset Master Plan - Design Team & Committee Meeting #5 Minutes
WLB #402058-A-001
cc: file

Meeting commenced at 8:08 am.

Planning Committee and Design Team reviewed the previous meeting's minutes for comments, changes. There were no changes; the minutes were approved with no opposition.

The issues listed below were brought up as a result of presentation.

- New 45,000 sf Recreation Center -
M. J. stressed the importance of specifically stating in the final master plan report that the Rec Ctr located at the Robindale site is an option to be considered;
Design Team to provide one concept showing the Rec Ctr located near the entry drive off of Eastern and employ overlays showing an alternative concept locating the Rec Ctr along Sunset Rd. and Tomiyasu Ln.;
- Lake area -
Joe suggested designing a natural sand beach on the east side of the lake, and place the (8) volleyball courts linearly;
- Hierarchy of trailways and pathways -
Jeff suggested a circulation system with primary, secondary and tertiary trails and paths comprised of various materials such as concrete, decomposed granite, and chat;



- Festival area -
Turf areas can be extended and pathways can lead to the sidewalk in certain areas for easier access from offsite;

- 140 acres of undisturbed land -
Brian to check with Nevada Power Company in regards to the power pole easements and if they can be moved or re-aligned;
Group discussion ensued about the high dust displacement along M. J.'s backyard property wall; solutions such as: providing an evergreen plant material screen or windbreak along the Railroad property line, specific native vegetation and a dust palliative placed on the dunes were suggested;
Security along back property wall was also discussed and a screening barrier of "enhanced vegetation" was provided as a possible solution;

- Picnic area -
Jeff will provide WLB with an existing turf grass percentage to compare with the overall redesign inclusive of a 25% reduction in turf;
It was suggested that the next concept rendering denote acreage quantities on all turf areas;
Joe mentioned that we should only show the backstops in the ballfield areas (no baselines);
Show the park area south of the railroad as picnic area with a backstop only ballfield, volleyball courts, picnic shelters, horseshoes, enclosed segregated dog park and totlot;
M. J. mentioned preparing an interpretive plan for dunes and bird-watching areas;
M. J. suggested providing for both group and interspersed par courses throughout the park pathway/trail system;
Jeff mentioned that the totlot/waterpark area should be enclosed for ease of use and manageability of children;
Ron provided disc golf course layout at meeting;
Jeff to coordinate meeting with Professional Disc Golf Club and design team at WLB's office;
The concept plan #6 currently reflects 2,150 parking spaces including an overflow parking area to the south of the park police station;
Joe suggested that the basketball be shown in the current volleyball location on concept plan #6;

First public meeting is scheduled for 6:30pm to 8:30pm on Tuesday, April 22, 2003 @ the Park Admin Bldg.

M. J. volunteered to set up the Tuesday, May 13th, 2003 Townboard meeting with Sunset Park Master Plan as the #1 item on the agenda.

Next meeting to be at 8:00 am on Thursday, April 24, 2003 @ Park Police Conference Room.

Meeting adjourned at 10:05 am





2551 N. Green Valley Parkway
Suite A-425
Henderson, Nevada 89014
(702) 458-2551
Fax (702) 434-0491

Meeting Minutes

TO: Joe Peart **FAX:** 455-5817
FROM: Brian Patterson
DATE: 04-24-03
RE: Sunset Master Plan - Design Team & Committee Meeting #7 Minutes
WLB #402058-A-001
cc: file

Meeting commenced at 8:00 am.

Planning Committee and Design Team reviewed the previous meeting's minutes for comments, deletions, or changes. There were no changes; the minutes were approved with comment that the evergreen windbreak discussed be located along the railroad only and not at the residential property line. We should also add to the plan a group Par course.

First public meeting was held from 6:30pm to 8:30pm on Tuesday, April 22, 2003. The issues brought up were discussed (see Public Meeting #1 Questions and Comments handout). Discussion on those items:

- There was a lot of discussion on the Robindale site for relocation of the baseball and softball fields. Make clear in the Master Plan Report that fields at Sunset Park will not be taken out of service until replacement fields are operational at an alternate site. The number of fields will remain the same or increase. Stress in the report that relocated facilities are being moved when the life cycle and maintenance cost dictate. User groups and citizens will be contacted for input when alternate sites are located and planning for those sites begin. Renovations per this Master Plan are on a 15-20 year time line. At this time there is no funding for any renovations.
- Parking needs to be located closer to the lake to accommodate the fishermen and model boaters. We will provide parking and a vehicular link to the lake for event loading and unloading of boats and equipment.



- The children's play area should be located and fenced to provide security and safety.
- We cannot utilize the burn area for new facilities such as ball fields etc. per the 2020 Master Plan requirement to provide 140 acres of natural area at Sunset Park.
- Phasing for the plan will be in conjunction with available funding, at this time there is no funding available for modifications or changes to Sunset Park. Existing elements will be rotated out of service with the normal life cycle of use. Emphasis was placed on the lake edge as one priority due to its focal point nature of the new plan.
- It was suggested to extend the promenade further around the lake or possibly completely around the lake, WLB will comply.
- There was some discussion to incorporate the administrative functions, police, events and scheduling into one facility or possibly a wing of the recreation center. This is feasible but for the Master Plan those functions will remain as shown.
- The new reader board sign at the corner of Sunset and Eastern is deemed an eye sore. The direction will be to incorporate or utilize portions of the sign into a marquis corner for the Park.
- Clarification on the May 13 Town Board Meeting. An open meeting will be held from 6pm to 7pm prior to Town Board to address citizen comments, at 7pm the Board will be presented with a review and open for more public input; the board will not take any action.
- Discussion on the announcement of the public meeting. Newspaper adds have been placed, and fliers posted around the park. M.J. requested addition fliers so that she could inform her neighbors and association. Individual mailers are costly with approximately only a 3% capture rate. Special interest groups were notified and voiced there issues at the first public meeting.

Paradise Town Board meeting with Sunset Park Master Plan as the #1 item on the agenda is set for Tuesday, May 13th, 2003. There will be an Open House review of the Master Plan from 6 pm to 7 pm, this will fulfill our 2nd Public Meeting requirement. Town Board presentation is for public input and information only it will not be a Board action item.

Assignments:

Jeff Harris, Joe Peart, and M.J. Harvey to provide WLB with comments on the rough draft of the Master Plan report by Tuesday, May 13, 2003.

Joe to provide life cycle information of existing equipment, structures and buildings for preservation/demolition data, and historical background of park to be used in Master Plan report .

Next meeting to be at 6:00 pm on Tuesday, May 13, 2003 @ Paradise Town Board.
Meeting adjourned at 9:35 am.





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Suite A-425
Henderson, Nevada 89014
(702) 458-2551
Fax (702) 434-0491

Meeting Minutes

TO: Joe Peart **FAX:455-5817**

FROM: Brian Patterson

DATE: 05-27-03

RE: Sunset Master Plan - Design Team & Committee Meeting #8
WLB #402058-A-001

cc: file

Meeting commenced at 8:08 am.

Planning Committee and Design Team reviewed the previous meeting's minutes for comments, deletions, or changes. There were no changes; the minutes were approved.

Today's discussion items:

- Jeff commented on the rough draft report summary; he recommends that an option to relocate the administration offices in the Rec. Ctr. be included in the text. Also that phasing and cost issues be outlined.
- John Erlanger requested it to be noted that Clark County defer all short-term maintenance on park amenities to be relocated in the new master plan based on maintenance costs of older equipment.
- Additional comments were regarding the inclusion of the 60,000 SF museum at this stage of design was discussed.

M.J. - Lied Museum director requested that possibility of museum be located at Sunset Park because they are not getting their lease renewed by CLV; they are looking for free land. Museum is inappropriate for the passive theme; if the Museum gets located at Sunset it



should be located off of Eastern. Objects to the land be made available to the museum at no cost. Thinks that the museum and rec. ctr. be located on the proposed signaled intersection on Maule.

Jeff - Museum is looking at several sites for their new location and Sunset is just one of the possibilities. The location of the proposed museum at Tomiyasu & Sunset is the most appropriate in terms of limiting conflicts of other areas in the park. Suggests that enough of a buffer could be put in place between museum and the residential parcel along Tomiyasu and Sunset. Suggests providing text in the report providing several options.

John - Agrees that the museum would be inappropriate due to bussing and other high traffic use in that area of the park next to the residential parcel. Suggests the museum be located at the southern triangle of the park at Warm Springs and Eastern.

Jim - Thinks that the museum would complement the Master Plan elements because of it's significance with learning/discovery and true passive nature. Sees the vision of the museum as fitting perfect with the mission statement and the community services department in terms of partnering with the community.

Rick - Suggests looking at the comparison between ballfield intensity impact vs. museum impact; thinks the museum would not generate the crowds that conflict with passive theme. The committee needs more information on the capacity and impact of the museum in order to make a recommendation on the museum location.

Joan - Notes that bus use is primarily limited to school buses and most activities would be indoors. Will provide information on the no. of visitors, amount of bus use for committee review.

Brian - Suggested a good location for the museum would be at the southern triangle of the park at Warm Springs and Eastern.

- WLB will provide a copy of Master Plan Report (95%) to Joe Peart for pickup by all committee members - 12 copies. To be delivered to Joe's office early next week (first week of June).
- Brian presented the conceptual graphics boards as were shown at the Paradise Town Board meeting on Tuesday, May 13th, 2003.
- BCC meeting scheduled for June 17 may be pushed back possibly to July 1 because one of the commissioners will be absent. Brian will be in contact with Joe for an affirmed date for meeting.

Next meeting to be determined

Meeting adjourned at 9:15 a.m.



APPENDIX 'D'

Public Meeting #1
Questions and Comments



**Sunset Park Master Plan
Public Meeting #1 – April 22, 2003
Park Police Conference Room**

Public Questions and Comments

- Will the ball fields at The Robindale site be built prior to removing fields at Sunset Park?
Response: Yes. Fields at Sunset will not be removed until new fields are constructed elsewhere.
- What is the point/purpose of moving the ball fields from Sunset Park?
Response: The goal for future development at Sunset Park is to create a more passive atmosphere. Also, a stand alone sports complex, separate from other uses, would be easier for the County to manage and maintain. In addition, as the life cycle of the fields nears its end, money will have to be spent to refurbish them whether or not they are relocated. In some instances it is simply more cost effective to install new equipment than to maintain deteriorating equipment.
- Baseball and softball together at the same site (Robindale) will not work. There needs to be separation between the two uses.
Response: It is believed that the Robindale site can accommodate a separation of the two uses due to the physical layout of an existing roadway through the site. This is an issue that will be addressed as the Robindale site is designed.
- What is meant by a “passive” park? What “passive” uses will be included at Sunset?
Response: For the purposes of the master plan process, passive generally means non-programmed uses (programmed uses being baseball, softball, and other organized sport activities). In large part, group picnic areas will be included as passive uses. In addition, future design will promote areas for walking/jogging, quiet contemplation, and bird watching.
- Parking for model boaters needs to be closer to the boat launch ramp than is currently shown on the master plan concept to allow for easy loading/unloading of equipment.
Response: It was agreed that this was a valid point, and that the concept should be changed to reflect this comment.
- Parking for fishermen should be closer to the lake as well.
Response: It was agreed that this was a valid point, and that the concept should be changed to reflect this comment.
- The county should meet individually with specific user groups prior to development of any complex at the Robindale site.
Response: This is an issue that will be addressed as the Robindale site is designed.
- Has use of the Robindale site as a sports complex been brought up with residents there?
Response: Not at this time.



- If there is a need for more group picnic and passive areas, why not locate them in the burn area rather than removing ball fields to accommodate them?
Response: The County's 2020 Parks Master Plan dictates that the 140 acres of natural area at Sunset Park, as a feature largely unique to the area, should remain as such. This 140 acres includes the burn area.
- Why are the sand volleyball courts being moved? Why spend the money to relocate them?
Response: Based on the overall layout of the concept presented, the existing volleyball courts are not in an ideal location. Also, as stated earlier, in some instances it is more cost effective to install new equipment than to maintain deteriorating equipment. This will be the case with the lighting at the volleyball courts.
- Will the children's play area near Sunset Road be fenced for safety?
Response: Fencing around the play area is an appropriate option for safety. It should be noted that the proposed location for the children's play area is in close proximity to its existing location.
- What is the timeline for proposed renovations at Sunset Park?
Response: This Sunset Park Master Plan will guide improvements at Sunset over the next fifteen to twenty years.
- When would any renovation work start?
Response: Improvements would occur as funding becomes available. No specific schedule exists at this time.
- What will be included in the first phase of renovation work at Sunset Park?
Response: This will be determined in part by available funding.
- The newer parks around town are much nicer in terms of aesthetics than Sunset Park.
Response: Sunset Park is an older facility that is showing its age. The intent of future improvements proposed in the master plan is to revitalize Sunset Park and alleviate this concern. Furthermore, Sunset is much more heavily utilized than many other area parks. It is also host to high impact uses such as festivals.
- It would be nice to be able to see the lake from almost anywhere in the park.
Response: The current concept plan calls for elevating portions of the proposed loop road in order to increase viewing opportunities of the lake.
- Can the lake be lowered?
Response: No, this is not a viable option.
- The new sign at the corner of Sunset and Eastern is not attractive.
Response: Acknowledged. The sign was a gift from a generous long term benefactor of County Parks.
- In addition to improving the park aesthetically, attention needs to be given to the practical needs of park users. Proposed improvements need to be user friendly.



Response: Agreed. This is something that will be the focus of detailed design efforts for various areas in the park as they are developed.

- Parking areas located far away from use areas may promote theft from vehicles.
Response: Acknowledged.
- There is concern with spending money to move existing elements at Sunset Park (such as ball fields) to another site.
Response: Acknowledged. As the life cycle of these elements nears its end, money will have to be spent to refurbish them whether or not they are relocated. In some instances it is simply more cost effective to install new equipment than to maintain deteriorating equipment.
- Paths within the natural dune area should be paved to accommodate bicycles and roller blades.
Response: The current concept calls for decomposed granite paths only in the natural areas to minimize any adverse impact in those areas.
- Trash clean up in the dune area would be nice.
Response: Acknowledged.
- Will the number of ball fields at the proposed Robindale site be equal to or greater than the number of fields now at Sunset?
Response: Yes. There will be no net loss of ball fields.
- Having paved trails within the dune area would tend to keep people on designated paths.
Response: The current concept calls for decomposed granite paths only in the natural areas to minimize any adverse impact in those areas.
- The festival area location near the intersection of Sunset Road and Eastern Avenue is not good for musical performances due to airplane noise from the airport.
Response: The location for the festival area as shown on the current concept is the County's preference for its proximity to the current festival area(s) and for its visibility to motorists passing along Sunset and Eastern.
- The southern portion of the site, near Warm Springs, would be a better location for the festival area.
Response: The area south of the railroad tracks would not accommodate a large festival area and the amount of parking necessary for it.
- Can the two portions of the site be joined via a tunnel under the railroad tracks?
Response: No, this is not a viable option.
- Parking is not shown close enough to the relocated volleyball courts on the current concept plan.
Response: Agreed. Parking should be shown closer to the proposed volleyball court location.



APPENDIX 'E'

Public Meeting #2
Questions and Comments



**Sunset Park Master Plan
Public Meeting #2 – May 13, 2003
Paradise Community Center**

Public Questions and Comments

- Will there be the same number of basketball courts as there are now?
Response: The Master Plan actually shows ten courts while there are currently eight at the park.
- Are there plans for more basketball courts? Can an area be set aside for more basketball courts if needed?
Response: While there are currently no plans for more courts, the Master Plan is intended to be flexible so that if more courts are needed they can be added.
- Currently there are group picnic areas A through F. These are not enough right now for Boy Scouts events. How many group areas are proposed?
Response: The Master Plan does not show boundaries for specific group picnic areas, but the plan does show general areas that will be available for group picnics. The total of all these areas will provide more group use sites than are currently available. In addition, when not being used for festival events, the festival area will be available for group use.
- The plan seems to designate all areas as group areas. Keep in mind that some people go to the park for nature viewing, etc.
Response: Per the 2020 Parks Master Plan, 140 acres at Sunset Park are to be left as natural. These 140 acres in addition to the mesquite bosque located near the administration building will provide opportunities for nature viewing.
- Will there be a presentation to the Town Board tonight? What action will be taken?
Response: Yes, the plan will be presented to the Board tonight as a non-action item on the agenda.
- The Robindale site is not acceptable to the softball group(s). Where will it be in writing that fields won't be removed from Sunset Park until other fields are up and running?
Response: The final Master Plan report, which will be presented before the Board of County Commissioners for approval, will state that fields will not be removed from Sunset until an equal or greater number are in operation at an alternate site.
- What prevents the County from relocating little league fields at a site that is farther away than Sunset Park?
Response: The proposed Robindale site is located within a ½ mile of Sunset Park. Distance is relative, in that what may be farther away for some, may be closer for others.
- What about the Silverbowl location for an alternate ballfield site?
Response: The County has not made a decision on a site for relocation of baseball and softball fields.



- **Ballfields need to be located as near to Sunset Park as possible.**
Response: Relocation of ballfields is a function of available land, either land that the county currently owns or land that will have to be purchased. High land costs make purchasing the least desirable option.
- **The 80 acres at the Robindale site includes BLM land not currently owned by the county.**
Response: At this time the County owns a portion of the Robindale site. Once funding becomes available, planning for that site can be done to assess the feasibility of baseball/softball fields there.
- **As a little league parent, I could support the plan as is if the new ballfields are located within 15 minutes of Sunset Park.**
- **Request for a meeting between the baseball and softball groups and the parks department to discuss future development of ballfields outside of Sunset Park.**
Response: Because the County has no timeline to address development of an alternate site at this time, it would be premature to initiate public meetings. The County will meet with interested parties to discuss relocation of ballfields when funding for planning and development of a new facilities becomes available.
- **Will the removal of ballfields be in the first phases of work at Sunset Park?**
Response: The Master Plan will not designate phases of work. Rather, development at Sunset will occur as funds become available. Because the County has not identified any funding sources at this time, it is impossible to say which portions of the Master Plan would be implemented first.
- **Will lighting be incorporated into future development?**
Response: In addition to lighting at the tennis, basketball, and volleyball courts, security lighting will be included in various areas of the park.
- **Why don't you know where funding will come from? Shouldn't you have funding available before planning for future development?**
Response: It is important to have a plan in place first so that when funding does become available, development can occur following a well thought out design. Otherwise, the likely result of new development would be the piecemeal layout that is evident at Sunset Park now.



APPENDIX 'F'

Paradise Town Advisory Board
Notice of Public Meeting
and Meeting Minutes





Paradise Town Advisory Board MINUTES

Date: Tuesday, May 13, 2003.
Time: 7:00 P. M.
Location: Paradise Community Center, 4775 McLeod Drive

M. J. Harvey, Chair
Robert G. Werner, Vice Chair
Mary Allred
Lynda J. Turner
John S. Williams
Maria Newell, Secretary 451-6034
Fax 451-2022

POSTING LOCATIONS
Paradise Community Center
Nu-Glo Cleaners-3774 E. Flamingo
Sunset Park-Sunset & Eastern
Village East Drugs-2301 Sunset

I. CALL TO ORDER. Meeting was called to order by Chair Harvey at 7:00 p.m.

A. This meeting was legally noticed & posted in conformance with the Nevada Open Meeting Law. Chair Harvey noted that this meeting has been properly noticed and that a quorum is present.

Members Present: M J Harvey, Chair
Robert G. Werner, Vice Chair
Mary Allred
Lynda J. Turner

MEMBER EXCUSED: John S. Williams

B. Pledge of Allegiance. **The Pledge of Allegiance was recited.**

C. Approval of Agenda for May 13, 2003, including any deletions or corrections. **A MOTION BY WERNER WAS MADE TO APPROVE THE AGENDA, INCLUDING ANY DELETIONS OR CORRECTIONS. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.**

D. Approval of minutes of April 29, 2003. **A MOTION BY WERNER WAS MADE TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.**

E. Information regarding the Paradise Town Advisory Board & Clark County is available online at www.accessclarkcounty.com. **CHAIR HARVEY STATED THAT INFORMATION REGARDING COUNTY & TOWN BOARD CAN BE OBTAINED ONLINE AT www.accessclarkcounty.com.**

F. Sunset Master Plan. **PLAN PRESENTED WAS TO BE IMPLEMENTED OVER A 20 YEAR TIME FRAME, TO INCLUDE MOVING THE BALL FIELDS TO A NEW LOCATION & IMPLEMENTING NUMEROUS NEW ACTIVITIES, BETTER ACCESS TO THE LAKE, A WATER PARK, ETC.**

G. Drought Ordinance. **NO PRESENTATION.**

PLANNING AND ZONING APPROVALS:

1. **ZC-0619-2003** Southern Cove Partnership owner, Clark County Board of County Commissioners applicant, a corrective zone change from R-3 to R-4 to correct a drafting error from 1988. 1700 E. Spencer. **A MOTION BY WERNER WAS MADE TO APPROVE THIS APPLICATION. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.**

BCC 5-21-2003

2. **UC-0328-98 (ET-07703)** MGM Grand Hotel, Inc. owner & applicant, an extension of time to construct a major expansion at the MGM Grand Hotel. 3799 Las Vegas Blvd. **A MOTION BY WERNER WAS MADE TO APPROVE THIS APPLICATION FOR 3 YEARS. A UNANIMOUS VOTE OF APPROVAL IS RECORDED.**

PC 5-20-2003

COMMISSIONERS
MARY KINCAID-CHAUNCEY, Chair – CHIP MAXFIELD, Vice-Chair
YVONNE ATKINSON GATES – MARK A. JAMES – RORY REID – MYRNA WILLIAMS – BRUCE L. WOODBURY
THOM REILLY, County Manager

Meeting Location: Paradise Community Center, Paradise Park, 4770 S. Harrison Drive, Las Vegas, Nevada 89121



