

City of San Bruno



Comprehensive Parks & Recreational Facilities Master Plan

“The future of the San Bruno Parks & Recreational Facilities; a vision for the next fifteen years.”

San Bruno, California
December 2003 - 2018





Design Team

SSA Landscape Architects, Inc.



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- Larry Mazzuca, Recreation Services Director
- Danielle Brewer, Recreation Services Manager

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- Scott Munns, Public Works Director
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Preface

The following document is a formal outline, or “blueprint”, to guide the development of the San Bruno Parks & Recreational Facilities System over the next fifteen years. There is an understanding that it will need to be updated and reviewed every three to five years. This document is intended to be used as a road map to develop a Parks & Recreational Facilities System that satisfies the needs of all citizens of San Bruno. The ideas presented herein represent a joining of efforts between citizens, staff, and consultants over a nine month process. This document strengthens and embraces the Vision Statement for the City of San Bruno. It is with great pleasure that we present the City Council with the final draft of the Comprehensive Parks & Recreational Facilities Master Plan.

“San Bruno will be the Peninsula City of choice in which to live, learn, work, shop and play.”

- City of San Bruno Vision Statement

Glossary

Accessibility – Refers to the requirements outlined in the ADA for development of circulation patterns and other design considerations be given, which provide a minimal standard of care allowing physically challenged persons a reasonable and safe path of travel and access to designed features and buildings. An example of this would be to incorporate a hard surface, such as a rubberized play surface at the base of a play structure as opposed to sand which is not accessible to persons in wheelchairs.

Active Recreation – A programmed space for a predetermined activity, such as a tennis court.

ADA – Americans with Disabilities Act. Created to protect those individuals with disabilities, this act prohibits discrimination on the basis of disability in employment, government services, transportation, public accommodations, and telecommunications.

ADAAG – Americans with Disabilities Act Accessibility Guidelines. Issued by the Access Board on July 26, 1991, these guidelines ensure that buildings, facilities, and vehicles covered by the law are accessible, in terms of architecture and design, transportation, and communications, to individuals with disabilities. The Department of Justice has adopted the ADAAG for buildings

and facilities as the accessibility standard for new construction and alterations of places of public accommodation.

Built-out – A term used to describe a city or development lacking any major developable land.

The City – The City of San Bruno, California.

Comprehensive Parks and Recreation Facilities Master Plan (CPRFMP) – A living and flexible document outlining the goals and objectives for the immediate and long-term future for the City of San Bruno Parks and Recreation Facilities System.

Conceptual Design – The application of the project program to a site using logical sizes and shapes to study the relationships of the elements and the land.

Dog Park – A space set aside for the use of dog owners and their dogs to run unleashed for the purpose of exercise.

Implementation – A plan or strategy set in motion to accomplish predetermined goals and objectives.

Infrastructure – The underlying foundation or systems, often not visible, that support the day to day operation of a given facility. i.e. storm drains, sanitary sewer, irrigation, roads, etc...

Interactive Water Feature – Water features that change or adjust through electronic programming or through human interaction.

Master Plan – A plan giving instruction or guidance for the future.

Mission – An assignment to be carried out.

Park Amenities – The various components that provide operational and service components to the users of a given facility. Examples of this would be trash receptacles, picnic areas, ball fields and open turf.

Parks Division – There are seventeen developed park sites; four school sites and fourteen miles of street medians maintained by the Division. In addition, they are responsible for the landscaping along San Mateo Avenue and around all the City's facilities, including the Civic Center. The Parks Division is also responsible for street tree maintenance and vegetation management in the City owned open space areas.

Passive Recreation – A non-programmed open space where the users determine the activity.

Picnic Area – A designated area of varying size that provides picnic table(s), trash receptacle(s), recyclable receptacle(s), barbecue station(s), and other amenities for use by the public on a first come, first serve basis unless posted as a space requiring a reservation, which can be made through the Recreation Services Department.

Playground – An area set aside for outdoor play and recreation, primarily for children, which provides an ADA accessible path of travel to imaginative and creative play structures. These areas provide age appropriate play and challenges while supporting a safe and interactive environment for both parent and child alike.

Play Structure – A manufactured or on-site fabricated structure utilized as a major or minor component of a playground.

Program – An organized effort to achieve a goal by stages and/or a set of logical steps for solving a problem.

“Recreation” and “Leisure” – These two terms are used interchangeably throughout this Plan and are broadly defined as all sporting, fitness, creative, cultural, intellectual, and social activities that a person or group freely pursues during their spare time for the purpose of personal satisfaction and development.

Recreation Services Department – The San Bruno Recreation Services Department provides quality programs and services to benefit the health and well-being of the community. Additionally, the Recreation Services Department is responsible for the Senior Center and also offers year-round leisure programs and activities.

San Bruno Parks & Recreation Facilities System – The collection of public park lands and recreational facilities located on City owned property, managed by the City of San Bruno, and made available to the citizens of San Bruno for recreation and enrichment.

Vision – A statement or affirmation regarding the future direction of a given topic.

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SECTION I - EXECUTIVE SUMMARY

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Executive Summary

We have prepared this executive summary of the Comprehensive Parks and Recreation Facilities Master Plan (CPRFMP) as a brief, yet clear approach to understanding and addressing the immediate and long-term future of the City of San Bruno's Park and Recreation Facilities.

The Master Plan described within the following document details how, through a process that involved site analysis, historical data, public comment, City staff input and project research, a base of knowledge was assembled. This information was then applied to the entire Parks and Recreation Facilities system to create a vision or program for the next 10 – 15 years. The program identifies the fundamental goals and objectives of the Master Plan; however, the Master Plan does not provide all the answers. The CPRFMP is a living document which needs to be strong, yet flexible and will require attention from time to time as the City, the citizens and their needs change.

The San Bruno Parks and Recreation Facilities were generally introduced to the City in the current form during the late 1950's and except for some improvements, which occurred in the early 1980's, has generally been maintained as the status quo. The result of this long period of use with little capital improvements taking place has created the need for a substantial reinvestment

into the Parks and Recreation Facilities as the City looks toward the future. The capital required to implement the Master Plan would most assuredly necessitate organizing a bond measure for public approval, based on current funding levels to the Parks and Recreation Facilities Departments and the quantity of modernization required.

The three areas identified as the most important priorities for the San Bruno Parks and Recreation Facilities in the CPRFMP are first, addressing the number of public health, safety and welfare issues present in all of the parks and recreation facilities. Second, removal and redevelopment of the entire city playground system to reflect current national safety and accessibility standards while utilizing current trends in playground design. Third would be to bring a level of equality to the Parks and Recreation Facilities. This would include developing programs for currently under-represented user groups such as senior citizens and teens, providing quality athletic facilities throughout the park system for all organized sports, and modernizing systems that take advantage of technologies that can reduce man hours and other resources to create a more efficient and cost effective system.

While a bond measure would be the most effective approach to gaining the necessary capital needed for the recommendations contained

herein, that process is a timely and complex one requiring important decisions to be made by the City and its citizens.

If the City chooses not to pursue a bond measure as the primary source of capital required for major modernization, our recommendation would be to develop a plan to modernize all of the pocket parks and neighborhood parks in terms of safety, accessibility, playground redevelopment and site infrastructure improvements. This course of action would bring the park system back to the neighborhoods by encouraging public recreation at the local level and re-establishing the parks most accessible to all the citizens of San Bruno. This strategy communicates an immediate forward movement in re-establishing the parks into the community through tangible improvements.

However, another direction the City may choose to pursue would be to concentrate all available resources into redeveloping some of the larger parks located throughout the city. These parks could include Pacific Heights, Monte Verde, Lion's Field, Commodore and City Park. This approach would create five community parks offering an improved level of service throughout the city.

In conclusion, the City of San Bruno's Parks and Recreation Facilities are a vital and integral part of the community fabric. As you look to the future, many tough decisions will need to be made regarding the evolution of the aging current system into an operationally efficient, forward thinking, modern Parks and Recreation Facilities Department.

SECTION II - THE HISTORY OF PARKS & THE SAN BRUNO PARK SYSTEM

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Public Parks & American Recreation

Public Parks & American Recreation

Purpose

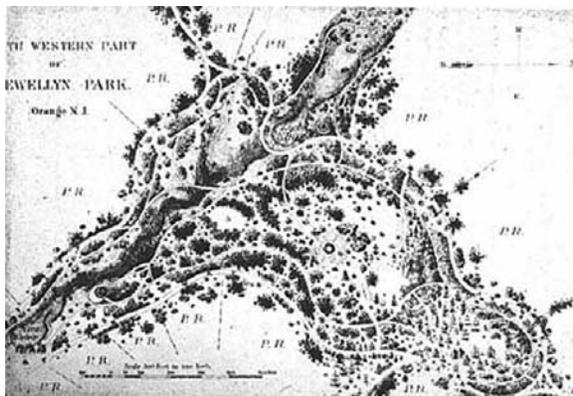
Throughout American history, the purpose of the park has remained consistent as a place that provides active recreation, passive recreation, and a setting for social interaction. Beginning in the late 1800's, the "pleasure ground" was a place, usually located on a city's outskirts, which embodied wilderness and the pastoral landscape. They were characterized by large trees, spacious lawns, undulating terrain, meandering walks, and naturalistic water features. It was intended for workers to maintain their health through outdoor recreation in these places.

This earliest form of the public park was followed by the "reform park", which was instead located in the inner city and was intended to improve—not maintain the living conditions of working people. With their primary beneficiaries being the families and children of the surrounding neighborhood, "reform parks" were the first true neighborhood parks. They included hard paving, buildings, and children's activity areas that were laid out in symmetrical arrangements.

The "recreation facility" became established in American towns around 1930 and emphasized athletic fields, equipment, and organized programs. With the increased use of the

automobile, newer and larger parks were built in the suburbs. These parks provided a myriad of athletic opportunities from baseball and horseshoes to swimming and soccer. The concept of "open space" developed as a way to connect all of the previously mentioned pieces of land, along with pocket parks, promenades, and urban plazas into a system.

Today, as cities become more crowded and life becomes increasingly complicated, the role of parks and recreational facilities is even more important. Park and open space systems provide the necessary space for active and passive learning, observing nature, physical exercise, and mental rejuvenation. These qualities make park systems a vital thread in the fabric of cities across the country, and communities are recognizing them as such. Urban open space is just as important to the well being of the urban fabric as a well-trained fire department and clean drinking water.



Above: Llewellyn Park. New Jersey. Among America's earliest "suburbs." (<http://www.instruct1.cit.cornell.edu/courses/lanar525/>)



Above: Enjoying a quiet moment on a park bench. (<http://www.icgov.org/parks/>)



Above: A stroll in the park, Portland, OR. (<http://www.portlandalliance.com/>)



Above: Play equipment at Cuesta Park in Mountain View, Ca.

Participation

Park use is directly related to how well park design, planning, and programming meet the recreational needs of the public. In any city, recreational needs vary from person to person, and are most commonly differentiated by age. Simply stated, park usage can be categorized by user groups which have similar recreational tendencies.

The senior user group usually tends to go to parks to sit and enjoy the park atmosphere. This may include socializing with friends or acquaintances or sitting alone on benches near areas more commonly used by other park patrons (Marcus & Francis, 1998). Seniors tend to frequent park spaces that are easily accessible and near an “edge,” like benches at a park entrance.

Preschool age park users and their care-givers tend to gravitate towards brightly-colored play areas with slides, swings, and sand. Older children also play in designated play areas. However, older children also like open space to run around in; space that accommodates a game of tag or Red Rover. Team sports are also part of older children’s recreation activities. It is common to see children between the ages of 6 and 18 playing soccer, basketball, football, and tennis in designated facilities and fields. Skateboarding and in-line skating are gaining popularity among

children ages 6-18, which translates into park spaces with hard surfacing, such as picnic areas and amphitheaters, being used for these activities.

How adults spend time in parks and open spaces is often based on whether or not they have children. If they do have children, adults spend a majority of their time at designated play and picnic areas with their children, as well as on trails for walking or bike riding. Adults without children tend to spend their time walking along trails, viewing wildlife, and playing team sports in designated sports fields and turf areas.

User groups, thus, tend to use particular parts of a park and open space system that are designated for their specific area of interest.

Along with programmed areas focused directly at target user groups, park and open space systems also often provide unprogrammed spaces that allow for more flexibility in usage. The beauty of a successful park is that it allows for all user groups to fulfill their recreational needs, through elements programmed or unprogrammed, active or passive, in harmony with one another.



Above: A nature lesson. (<http://www.crt.state.la.n.s/crt/parks/calendar.htm>)



Above: Foothill Regional Park, Sonoma County, CA. (http://www.sonoma-county.org/parks/pk_fhill.htm)

Circle of Life

The theory driving the design for the San Bruno Comprehensive Parks and Recreation Facilities Master Plan is based on the premise that a park system should be ageless; that it should appeal to all of its current and future users. When park system design and programming is based on this premise, it is vital to recognize that park users rotate through different park related activities as they age. For example, an 8 year old park user is most likely going to concentrate his/her activities in dedicated children's play areas, and at 25 he/she will probably spend time playing football or Frisbee in open, grassy areas or hanging out with companions in picnic areas or on benches. By approaching the process in this manner, we ensure inclusion of all park goers now, and in the future, as their needs change and recreational requirements mature.

This circle-of-life approach driving the San Bruno Comprehensive Parks and Recreation Facilities Master Plan was reinforced by one curious and outspoken elderly woman in City Park, the largest park in San Bruno. As a lifetime resident of San Bruno, she claimed to have spent time in each of San Bruno's parks at different times of her life. As a young woman, she moved to San Bruno as a new bride and enjoyed "new" parks of San Bruno by playing tennis with friends and attending functions in the parks on holidays like

the Fourth of July. She also remembered walking through parks with her husband and sharing a blanket under the stars. As a mother, she spent much of her time at parks with play features and recreational facilities like play grounds, baseball diamonds and swimming pools. And then, after her children left home, she used parks in a more passive manner such as walking or stopping by the pool for a swim or as a place to meet up with friends. And now, full circle, she enjoys spending time at the children's play areas with her grandchildren, finding joy in observing the carefree attitude of their play.

In this simple example, we see how each and every user of a park and recreation facility is a participant in the whole system. It is therefore important for parks and recreation programs to have a vision and a corresponding program to meet various user needs, as far into the future as possible.



Above: Crane Creek Regional Park, Sonoma County, CA. (<http://content.sonic.net/parks/>)



Above: Nature trail in Wisconsin. (<http://www.dnr.state.wi.us/org/land/parks/other/>)

Current and Future Recreational Trends

Part of crafting the San Bruno Comprehensive Parks and Recreation Facility Master Plan is recognizing current and future recreational usage trends. The California Park and Recreation Society published a recreation trend report in 2003. Other states in the western United States have also recently published recreational usage trends for the next 5 years. The California, Oregon, and Washington recreation trends studies tell us the following:

- “People feel more ‘crowded’ than ever in virtually all recreation pursuits” and that there has been an increase in the number of reports concerning “incompatibilities between activities, including competition for limited resources.” (Statewide Trends) This indicates that better spatial planning and programming is needed in parks and recreational facilities in order to better accommodate all users.
- “Adults are concerned that younger generations are out of touch with nature and natural resources such as fish and wildlife” (Statewide Trends). Providing more park areas with a “wild” aesthetic value along with corresponding programmed activities and educational signage would help to ease the aforementioned concern.
- Communities have recognized the important role of outdoor recreation in helping to reverse the recent trend of declining public health related to inactivity (Statewide Trends). Park and recreation programs need to provide adequate open space and recreational facilities to further encourage and meet the needs of this health-based trend.
- The most popular recreation activities are linear and furthermore “a large portion of linear activity, especially walking and bicycling, takes place close to home. However, it is not well understood whether walkers and cyclists actually prefer the settings they use most frequently” (Statewide Trends). It is recommended that park and recreation programs perform further research on this specific recreational activity. Research questions should be directed towards those participating in linear activities and whether or not they are content with their current recreation options or if they would like different linear activity environments. If the case of the latter, park and recreation programs should consider creating trail systems between established parks and open spaces. Connective trails would help to make a more cohesive open space systems with increased opportunity for public recreation.



Above: Skateboarding is gaining in popularity among the younger generation. Photo by Asa Davidson, 1998.

- Both individual and team-type sports are second in popularity, “with many, sometimes incompatible, sports competing for use of available facilities” (Statewide Trends). This trend is closely related to the first and similarly indicates that better spatial planning and programming is necessary in parks and recreational facilities in order to better accommodate all users.
- Observing and photographing the outdoors and wildlife, is becoming ever more popular (Statewide Trends). The public is “asking land managers to place an increasing emphasis on the protection of streams, fish, wildlife habitat, and threatened and endangered species. The public is also asking land managers to manage for amenities including quiet, natural places, natural appearing settings, and information and education” (Statewide Comprehensive Outdoor Recreation Plan). Park and recreation programs must strive to meet these particular user needs.
- “As more of the ‘baby boomer’ generation retires, the demand for recreation facilities with quality amenities and accessibility is likely to in-

crease” (Statewide Comprehensive Outdoor Recreation Plan). It is necessary for park and recreation programs to prepare for the increasing desire for high quality park and open space facilities and better all-around accessibility. This requires evaluating and updating, or adding quality facilities and accessibility features in current parks.

Additional trends include:

- Incorporating smaller recreation centers within neighborhoods to allow for more specific programming and better attendance.
- Providing shade for children, most importantly around designated children’s play areas.
- Working within continually declining budgets for the maintenance of parks and open spaces.
- Incorporation of water features in both children’s play areas and general gathering spaces.

- Parents' concern for safety and security. This concern has led to more compact and contained children's play areas within park limits.

It is also important for park and recreation programs to recognize the recreational trends and needs of the younger generations. According to American Sports Data, Inc., a specialist in sports and fitness research, participation in "Extreme Sports" and "Alternative Sports" is on the rise. The defining feature of these types of sports is "the adrenaline-rush produced by the thrill and excitement of being 'on the edge'." (American Sports Data, Inc.) The City of San Bruno should consider adding features that support skateboarding and other "board sports", artificial wall climbing, mountain biking, and in-line skating.

The Whole is the Sum of the Parts

In addition to meeting the recreational needs and identifying the recreational trends of its park users, a park and recreation program must also acknowledge the importance of a cohesive and well-connected series of parks and recreation facilities. This is commonly referred to as a park system.

The idea of a park system has gained popularity in America during the last century. A system of parks and open space is advantageous for many reasons. According to Simonds, "a spacious, interconnecting, and permanent open-space preserve serves as the framework for ongoing development" (371). Such a framework embraces and separates "the various land uses and activity nodes. It provides background, base, and breathing room, and when so arranged as to preserve the best of the landscape features, it will give a region its unique landscape character" (370).

In the urban environment, parks and open space "add value – economic, social, communal, environmental, and aesthetics – to our cities and neighborhoods" (Garvin & Barends, p. ix). A well planned parks and open space system can "promote community investment, educate citizens about the environment, contribute to a city's unique character, and link surrounding buildings to create a sense of place," as well as create livability and preserve property values (p. ix).

Well planned park and open space systems also have benefits for local flora and fauna. Trails function as transportation corridors for plant and animal species, such as birds and insects. Parks provide homes and resting spaces for local and migratory species. The ecological health of the "parks, trails, gardens, and other forms of open space ... are crucial to the health and quality of life in our cities," (Garvin & Barnes, p. ix).

The planning, design, and health of the individual parts that make up a park and recreation facility system greatly affect the successful functioning of the system itself and to the city it lies in. It is essential to ensure that the parts that make up the system are planned and designed to meet the needs of the community and the needs of the system itself because a park system "contributes something special to the fabric of the city and to the people who live it" (Garvin & Barnes, p. ix).

The History of San Bruno



Above: San Bruno is located on the San Francisco Bay, just south of South San Francisco.



Above: This 1948 photo shows the southwest quadrant of San Bruno in great detail. Photo courtesy of the San Bruno Public Library.

City Introduction

The City of San Bruno is a suburb of San Francisco, California. It lies just south of San Francisco near San Bruno Mountain. To the west are the Santa Cruz Mountains and the Pacific Ocean, and to the east is the San Francisco Bay. The area in and around San Bruno has a rich ecology with many different microclimates supporting a wide variety of plants and animals.

San Bruno and the surrounding area have a deep and fascinating history. What began in the early 1850's as a watering site for horses traveling on the "county road" between San Jose and San Francisco is now a colorful and diverse city. Since 1850, San Bruno has been witness to many significant historic events. The first flight ever on the West Coast happened at Tanforan Racetrack in San Bruno in the early 1900's. The racetrack was later transformed into an internment camp of Japanese Americans during the Second World War. During that same time, the land adjacent to the racetrack was an area used for the Army's Western Region Advance Personnel Depot. Thousands of military personnel went through San Bruno as a result, and many decided to make San Bruno their home after returning to the United States from the outposts in the Pacific. A subsequent housing boom occurred between the 1940's and 1960's that set up much of the

infrastructure visible in San Bruno today. San Bruno hasn't seen a significant housing boom since the 1960's because most of the available land had been developed. In 1945, San Bruno voters approved a \$20 million bond for the expansion and improvement of Mills Field into what we know today as the San Francisco International Airport. The city's diversity is often attributed to the San Francisco International Airport, with claims that as the airport has grown to become one of the busiest in the world, San Bruno has grown into an international city right along with it (City of San Bruno, History).

Profile of the Citizens of San Bruno

The current diverse population of San Bruno has remained fairly stable since the late-1960's population estimate of 35,000. This is because much of the city's buildable land was utilized for housing and city infrastructure during the 1960's development boom. The city has seen a steady population roll-over since then.

According to the 2000 U.S. Census Data, 49% of San Bruno citizens fall within the ages of 25 to 54 (see Table 2.1 below). It can be assumed that many of the people in this age group account for parents, typically the most frequent public parks user group. This data also shows a very consistent distribution of citizens between the ages of 0 and 24, which suggests a continually even youth population in San Bruno in the coming 15 years. Senior citizens, as defined by the City of San Bruno, also make up a large part of the population who frequently use the San Bruno Parks and Recreational Facilities.

* The City of San Bruno defines senior citizens as anyone over the age of 50. This is consistent with the AARP definition.

Table 2.1 - U.S. Census Demographics for San Bruno, Ca
U.S. Census Bureau

DP-1. Profile of General Demographic Characteristics: 2000
 Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
 Geographic Area: San Bruno city, California

| Subject | Number | Percent |
|--------------------|--------|---------|
| Total population | 40,165 | 100.0 |
| SEX AND AGE | | |
| Male | 19,822 | 49.4 |
| Female | 20,343 | 50.6 |
| Under 5 years | 2,440 | 6.1 |
| 5 to 9 years | 2,595 | 6.5 |
| 10 to 14 years | 2,646 | 6.6 |
| 15 to 19 years | 2,417 | 6.0 |
| 20 to 24 years | 2,436 | 6.1 |
| 25 to 34 years | 6,599 | 16.4 |
| 35 to 44 years | 7,242 | 18.0 |
| 45 to 54 years | 5,856 | 14.6 |
| 55 to 59 years | 1,932 | 4.8 |
| 60 to 64 years | 1,490 | 3.7 |
| 65 to 74 years | 2,435 | 6.1 |
| 75 to 84 years | 1,598 | 4.0 |
| 85 years and over | 479 | 1.2 |

City Revitalization

San Bruno is currently in the midst of regional and city-wide projects that will help to revitalize the city.

The first project with a revitalizing affect on San Bruno is the Bay Area Rapid Transit (BART) connection between the San Francisco International Airport and the entire Bay Area. One of the four new stations along the route is located in San Bruno. The new San Bruno BART station will share space with the San Bruno Police Department station and a multi-modal transit station. The City of San Bruno anticipates significant development around this hub including transit-oriented land use, such as a Class 1 bike route, and civic and commercial land use, such as plazas and cafes. Transit-based development like this is important because it will make San Bruno a more accessible city to the rest of the Bay Area.

Following the decision to build a BART station in San Bruno, other development and revitalization projects have become city-wide concerns. In 1998, after San Bruno citizens scored downtown as the top economic priority for the city, the San Bruno Business and Economic Development Committee sponsored a community discussion regarding the revitalization of San Bruno's downtown (City of San Bruno, Community Development Department Planning Division).

The results of the discussion were an increased amount of vegetation along main pedestrian streets, additional pedestrian scale streets, updated and easy to read signage, and increased security.

Furthermore, construction is underway at the former U.S. Navy EFA West Site located on the northwest corner of El Camino Real and Interstate 380. This future development will be a vital mixed-use urban center which incorporates a hotel, restaurants, and office space with high density housing and senior assisted living. The project capitalizes on the neighboring mass transportation opportunities by emphasizing pedestrian and public transit accessibility.

And most recently, in October 2002, the City of San Bruno began to take steps in updating the general plan. Citizen response to a city-wide survey regarding the updated plan expressed concern with keeping development away from open space and instead concentrating residential and commercial growth along the downtown corridor (Flaherty). Additionally, some general streetscape improvements around the city have been made, and more are expected to begin in the near future.

Currently, the City of San Bruno's energies are directed towards its Comprehensive Parks & Recreation Facilities Master Plan.

The Comprehensive Parks & Recreational Facilities Master Plan

Purpose and Goals

The purpose of developing a Comprehensive Parks and Recreation Facilities Master Plan is to “provide a vision for the city’s system of parks and recreation facilities over the next fifteen years” (City of San Bruno Recreation Services Department). A vision is a graphic and/or written representation of a preferred future. Crafting a vision will help to define how the City of San Bruno parks and recreation facilities should progress. Creation of this vision requires the involvement of many people with one of the most important and influential voices in this envisioning process being the citizens of San Bruno. The result of this envisioning process is the Comprehensive Parks and Recreation Facilities Master Plan. This document will prepare the City of San Bruno to meet the communities’ needs and demands for the future. It is the ultimate standard for which progress will be measured and directed.

The master plan is a living, breathing tool outlining the vision the city has developed for the parks and recreation facilities. This document is a guide for the improvement and development of parks and recreational facilities in San Bruno in accordance with the vision. It “will identify shortcomings in the existing system, determine future community needs and will recommend

improvements and additions to San Bruno’s system of parks and recreation facilities” (City of San Bruno Recreation Services Department). The Master Plan will provide general recommendations, but is not intended to address detailed individual park issues and design. Rather, individual parks will be addressed independently but within the programming guidelines established within this document.

The ultimate goal of the Comprehensive Parks and Recreational Facilities Master Plan is to create a cohesive system that has clear and defined objectives designed to meet the needs of the citizens of San Bruno for the next fifteen years.

The Process

The planning and development of the San Bruno Comprehensive Parks and Recreation Facilities Master Plan took approximately seven months. Involved in the process were the San Bruno Recreation Services and Public Works Department, the San Bruno Parks and Recreation Commission, and the citizens of San Bruno.

The first part of the process analyzed the conditions of the existing park system and assessed how well the system was meeting the needs of the San Bruno residents. An inventory was developed in order to understand the status



Above: Community workshops are an integral part of the Master Plan process in San Bruno. Here, the citizens and consultants at Rollingwood Elementary School discuss their desires and concerns for a specific park.



Above: The City notified the public of the workshop sessions through various means, including placing signs along major routes such as Crystal Springs Avenue and El Camino Real.

of the current parks and recreation facilities. From there, a series of public workshops were held throughout the city to generate public input regarding their parks system. The first meeting in the series was a Preliminary Master Plan Introduction Meeting. Following the Preliminary Master Plan Meeting were three public workshop sessions, each one focusing on particular groups of parks and recreation facilities within similar geographic areas of San Bruno. At all of the meetings the city's project consultant, SSA Landscape Architects, Inc., facilitated exercises that resulted in significant community input and feedback regarding park preferences and needs.

After processing the resulting information from the public meetings, SSA Landscape Architects, Inc. presented their findings to the Parks and Recreation Commission for their review and consideration. Once the City Council has adopted the Comprehensive Parks and Recreation Facilities Master Plan, a funding plan will be developed by the City in order to implement the Master Plan's proposals.

SECTION III - THE CURRENT PARK SYSTEM

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Status of the Park System

The City of San Bruno has an extensive system of public parks and recreational facilities that range from ¼-acre pocket parks to 31-acre multiuse parks. These facilities are spread throughout the city, and each one has its own unique characteristics and identity. The San Bruno Parks and Recreational Facilities System should not only be viewed as individual parcels of land, but also as a larger collection that unites the citizens through outdoor and indoor sports, recreation, and leisure opportunities.

Currently, the park system is showing its age. The playgrounds at most parks are not in compliance with current National Standards, and security and infrastructure components are in need of attention. However, there are many positive aspects to this Parks & Recreational Facilities System. San Bruno’s parks offer diverse environments, activities, and recreational opportunities. Mature vegetation in a beautiful setting, combined with a

good balance of open space and programmed elements offer a variety of uses within the park system. Through thoughtful design, these qualities will only be enhanced during the Master Plan process.

NRPA Standards

The National Recreation and Parks Association (NRPA) has created a classification system to ensure that adequate public open space is allocated for a city (see Table 3.1). According to this classification system, there are various components to a public park system, based primarily on park acreage and secondarily on park amenities. If these standards are applied to San Bruno, where no developable land is left for future public parks, it suggests that the Parks and Recreation Facilities

System does not adequately provide for the needs of the citizens. The NRPA recommends 100 acres of Community Park land for a city of this size, and San Bruno only has 31 acres. The standards also recommend 140 acres of Neighborhood Park land for a city of this size, and San Bruno only has 40.5 acres. In the case of a ‘built-out’ city, such as San Bruno, where there is a fixed amount of public open space, the public parks are programmed differently than would be intended by the NRPA in order to meet the needs of the citizens within this limited acreage. Furthermore, the use of the parks is more intensified than would be intended by NRPA classifications. Therefore, a more detailed classification system has been developed in this document specifically to analyze the San Bruno parks based on a modified set of qualifications.

| NRPA PUBLIC PARK CLASSIFICATIONS | | | |
|--|--|----------------------------------|---|
| Classification | Standard Level of Service | Service Area | Typical Activities |
| Community Parks A community park is designed to serve several neighborhoods. Community parks should accommodate a wide variety of activities and meet the needs of diverse users. Size: 30 - 100 acres. | 2.5 acres / 1,000 people 100* acres recommended in San Bruno, 31 acres existing | 3 mile radius of all residents | playground equipment, tennis courts, baseball/softball fields, grass play areas, picnic areas, etc. |
| Neighborhood Parks A neighborhood park is designated to serve a residential population in close proximity to the park. Neighborhood parks should accommodate a variety of activities including playgrounds, picnicking and lawn games. | 3.5 acres / 1,000 people 140* acres recommended in San Bruno, 42.25** acres existing | 1/2 mile radius of all residents | multi-use fields, basketball courts, picnic facilities, grass play areas, etc. |

*acreage recommendations are based on following equation: (NRPA Standard Level of Service)(San Bruno Total Population from 2000 Census)

**based on park acreage in San Bruno; does not include any School District Athletic Fields

Table 3.1 - NRPA Public Parks Classifications Table

Master Plan Classifications

San Bruno Parks and Recreation Master Plan Classifications

In order to objectively evaluate and provide recommendations for the improvement of the park system that serves the City of San Bruno, it is necessary to first document the current status and condition of the parks. This includes both quantitative and qualitative information that contributes not only to the understanding of each individual park, but to the overall picture of the park system. The classifications put forth in this document contain a more detailed approach than is suggested by the NRPA.

The existing parks and recreational facilities can be grouped into five different categories based on size and types of usage. The five categories are as follows:

- Community Parks – Green
- Neighborhood Parks – Red
- Pocket Parks – Orange
- Recreation Centers – Blue
- School District Facilities – Teal

In this table, each park is listed by classification and numerically keyed to the map on the opposite page.

| Key | Name | Location | Classification |
|-----|--------------------------------|--------------------------------------|---------------------------------|
| 1 | City Park | Crystal Springs @ Oak Aves | Public Park - Community Park |
| 2 | Commodore Park | Commodore Dr @ Cherry Ave | Public Park - Neighborhood Park |
| 3 | Lion's Field Park | S End 1st & 3rd Aves | Public Park - Neighborhood Park |
| 4 | Monte Verde Park | Oakmont @ Evergreen Drs | Public Park - Neighborhood Park |
| 5 | Buckeye Park | Redwood Dr near Madison Ave | Public Park - Neighborhood Park |
| 6 | Forest Lane Park | Forest Ln @ Green Ave | Public Park - Neighborhood Park |
| 7 | Grundy Park | Cherry & Park Aves | Public Park - Neighborhood Park |
| 8 | Pacific Heights Park | Longview @ Goodwin Drs | Public Park - Neighborhood Park |
| 9 | Bayshore Circle Park | North Bayshore Circle | Public Park - Neighborhood Park |
| 10 | Fleetwood Tot Lot | Fleetwood Dr near Rollingwood Dr | Public Park - Neighborhood Park |
| 11 | Ponderosa Park | Pacific Heights Blvd @ Seaciff Way | Public Park - Neighborhood Park |
| 12 | 7th Avenue Park | 7th Ave @ Pine St. & Angus Ave | Public Park - Neighborhood Park |
| 13 | 7th & Walnut Park | 7th Ave @ Walnut St | Public Park - Neighborhood Park |
| 14 | Catalpa Tot Lot | Catalpa Way @ Toyon Way | Public Park - Pocket Park |
| 15 | Earl & Glenview Park | Earl Ave @ Glenview Dr | Public Park - Pocket Park |
| 16 | Herman Tot Lot | Diamond & Herman Sts | Public Park - Pocket Park |
| 17 | Lomita Park | 500 San Anselmo Ave | Public Park - Pocket Park |
| 18 | Posy Park | San Mateo @ Huntington Aves | Public Park - Pocket Park |
| 19 | Senior Center | Crystal Springs Ave @ Cunningham Way | Recreation Center |
| 20 | Portola Performing Arts Center | Amador Ave @ Lake Dr | Recreation Center |
| 21 | War Memorial Building | Crystal Springs Ave @ Oak Ave | Recreation Center |
| 22 | Belle Air Community Center | S End 1st & 3rd Aves | Recreation Center |
| 23 | Belle Air Elementary | S End 1st & 3rd Aves | School District Facility |
| 24 | Carl Sandburg Elementary | Maywood Dr @ Evergreen Dr | School District Facility |
| 25 | Crestmoor Elementary | Crestmoor Dr @ Charleston Ave | School District Facility |
| 26 | Crestmoor High School | Piedmont Ave @ Madison Ave | School District Facility |
| 27 | John Muir Elementary | Crestmoor Dr @ Rosewood Dr | School District Facility |
| 28 | Parkside Intermediate | Niles Ave @ Donner Ave | School District Facility |
| 29 | Rollingwood Elementary | Cottonwood Dr @ Rollingwood Dr | School District Facility |

Table 3.2 - Overall Park Classification Matrix

Map of Existing Park & Recreation Facilities

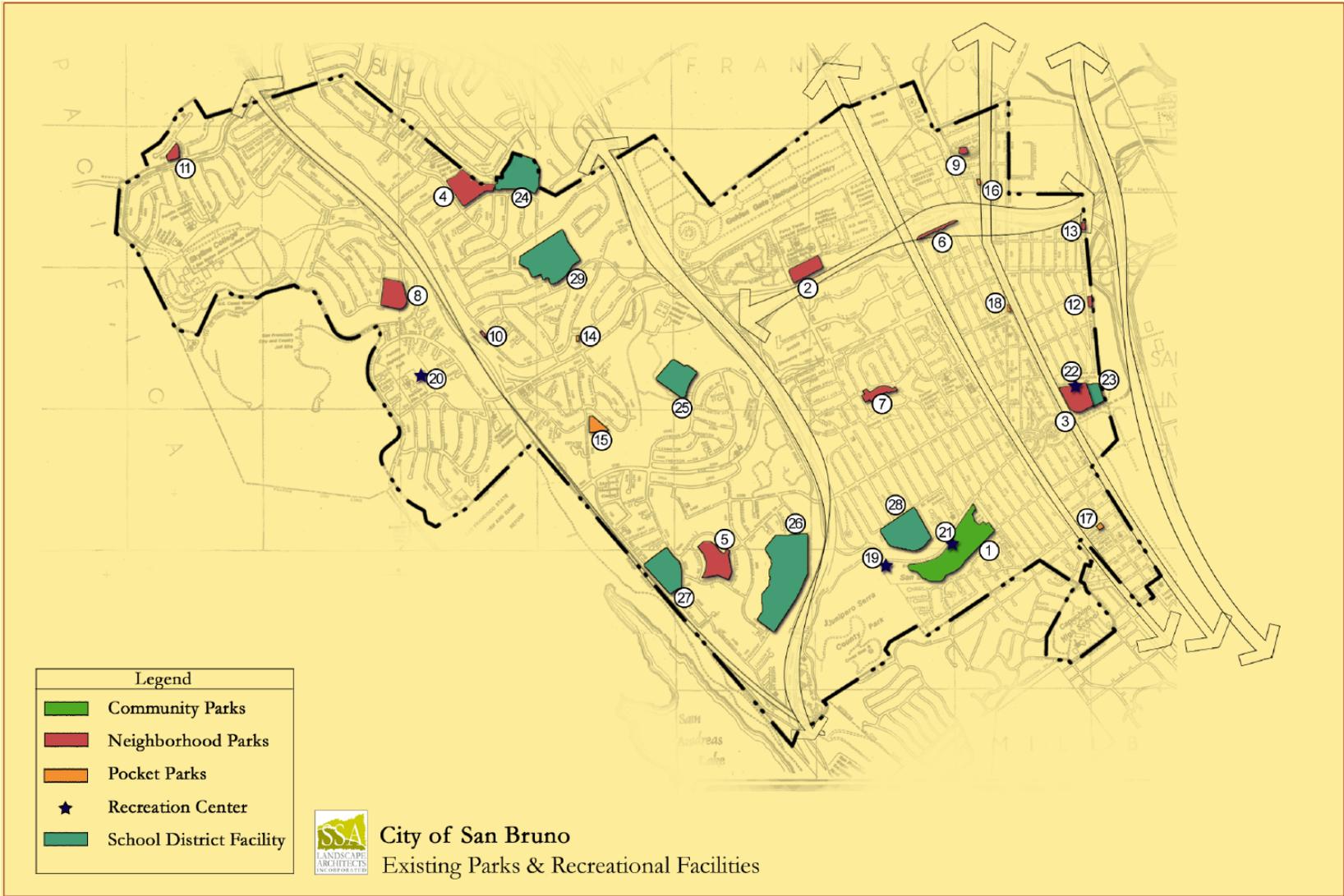


Figure 3.1 - Existing Parks & Recreational Facilities Map

Park Classifications - Community Parks

| Key | Park Name | Location | Size (Acres) | Picnic Areas | Benches | Baseball Diamond | Tennis Court | Baseball Court | Benches | Bleachers | Drinking Fountain | Exercise Course | Special Needs Exercise Course | Special Needs Play Area | Lighting (Poles) | Picnic Tables | Play Equipment | Recycling Receptacle | Restroom | Soccer Field | Swimming Pool | Track | Trash Receptacle | Turf | Indoor Recreation Center | Bicycle Rack |
|-----|-----------|----------------------------|--------------|--------------|---------|------------------|--------------|----------------|---------|-----------|-------------------|-----------------|-------------------------------|-------------------------|------------------|---------------|----------------|----------------------|----------|--------------|---------------|-------|------------------|------|--------------------------|--------------|
| 1 | City Park | Crystal Springs @ Oak Aves | 31 | 15 | 25 | 3 | 4 | 0 | 24 | 8 | 5 | 1 | 0 | 0 | 14 | 64 | 13 | 16 | 2 | 0 | 1 | 0 | 76 | Yes | 1 | 2 |

Table 3.3 - Park Inventory for Community Park Classification

Community Parks

Community parks are the largest classification of parks in San Bruno, ranging in size from 7 acres and up. These parks are classified by both use and physical size. They provide the largest combination of diverse amenities concentrated at one site and are intended to be used by the entire city. They have designated parking and restroom facilities to accommodate large groups of users. Included in this classification would be sports complexes, and water parks.

Under these parameters, the only park in San Bruno that can be classified as a Community Park is listed below:

- City Park

Map of Community Parks



Figure 3.2 - Map of Existing Parks Classified as Community Parks

Park Classifications - Neighborhood Parks

| Key | Park Name | Location | Size (Acres) | Picnic Areas | Barbecues | Baseball/Diamond | Tennis Court | Baseball Court | Benches | Bleachers | Drinking Fountain | Exercise Course | Special Needs Exercise Course | Special Needs Play Area | Lighting (Poles) | Picnic Tables | Play Equipment | Recycling/Recyclepad | Restroom | Soccer Field | Swimming Pool | Track | Trash/Recyclepad | Turf | Indoor Recreation Center | Bicycle Rack |
|-----|----------------------|------------------------------------|--------------|--------------|-----------|------------------|--------------|----------------|---------|-----------|-------------------|-----------------|-------------------------------|-------------------------|------------------|---------------|----------------|----------------------|----------|--------------|---------------|-------|------------------|------|--------------------------|--------------|
| 2 | Commodore Park | Commodore Dr @ Cherry Ave | 4 | 2 | 3 | 1 | 0 | 0 | 11 | 2 | 4 | 1 | 1 | 1 | 1 | 12 | 8 | 2 | 1 | 0 | 0 | 0 | 12 | Yes | 0 | 0 |
| 3 | Lion's Field Park | S End 1st & 3rd Aves | 3 | 1 | 1 | 1 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 7 | 3 | 0 | 1 | 1 | 0 | 0 | 0 | 5 | Yes | 1 | 1 |
| 4 | Monte Verde Park | Oakmont @ Evergreen Drs | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 2 | Yes | 0 | 0 |
| 5 | Buckeye Park | Redwood Dr near Madison Ave | 7 | 1 | 1 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | Yes | 0 | 0 |
| 6 | Forest Lane Park | Forest Ln @ Green Ave | 4 | 2 | 3 | 0 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 5 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | Yes | 0 | 0 |
| 7 | Grundy Park | Cherry & Park Aves | 4 | 2 | 2 | 0 | 0 | 1 | 3 | 0 | 2 | 1 | 0 | 0 | 1 | 4 | 6 | 1 | 0 | 0 | 0 | 0 | 4 | Yes | 0 | 0 |
| 8 | Pacific Heights Park | Longview @ Goodwin Drs | 5 | 0 | 0 | 1 | 0 | 1 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | Yes | 0 | 0 |
| 9 | Bayshore Circle Park | North Bayshore Circle | 1 | 0 | 0 | 0 | 0 | 1/2 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | 0 | 0 |
| 10 | Fleetwood Tot Lot | Fleetwood Dr near Rollingwood Dr | 1/2 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | 0 | 0 |
| 11 | Ponderosa Park | Pacific Heights Blvd @ Seaciff Way | 4 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 2 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | 0 | 0 |
| 12 | 7th Avenue Park | 7th Ave @ Pine St. & Angus Ave | 1/2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | 0 | 0 |
| 13 | 7th & Walnut Park | 7th Ave @ Walnut St | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 2 | Yes | 0 | 0 |

Table 3.4 - Park Inventory for Neighborhood Park Classification

Neighborhood Parks

Neighborhood parks are the largest grouping of parks in San Bruno. These parcels of land range in size from 1/2 acre to 7 acres, yet they are classified more by their usage than their size. Neighborhood parks are destination parks that are intended to be used by citizens from all over the city. They offer more elaborate amenities that are not consistently found throughout the system. For example, these parks would include interpretive centers, athletic fields, elaborate children's play areas, and dog parks.

Under these basic parameters, the following parks have been classified together as Community Parks:

- Commodore Park
- Lion's Field Park
- Monte Verde Park
- Buckeye Park
- Forest Lane Park
- Grundy Park
- Pacific Heights Park
- Bayshore Circle Park
- Fleetwood Tot Lot
- Ponderosa Park
- 7th Avenue Park
- 7th & Walnut Park

Map of Neighborhood Parks

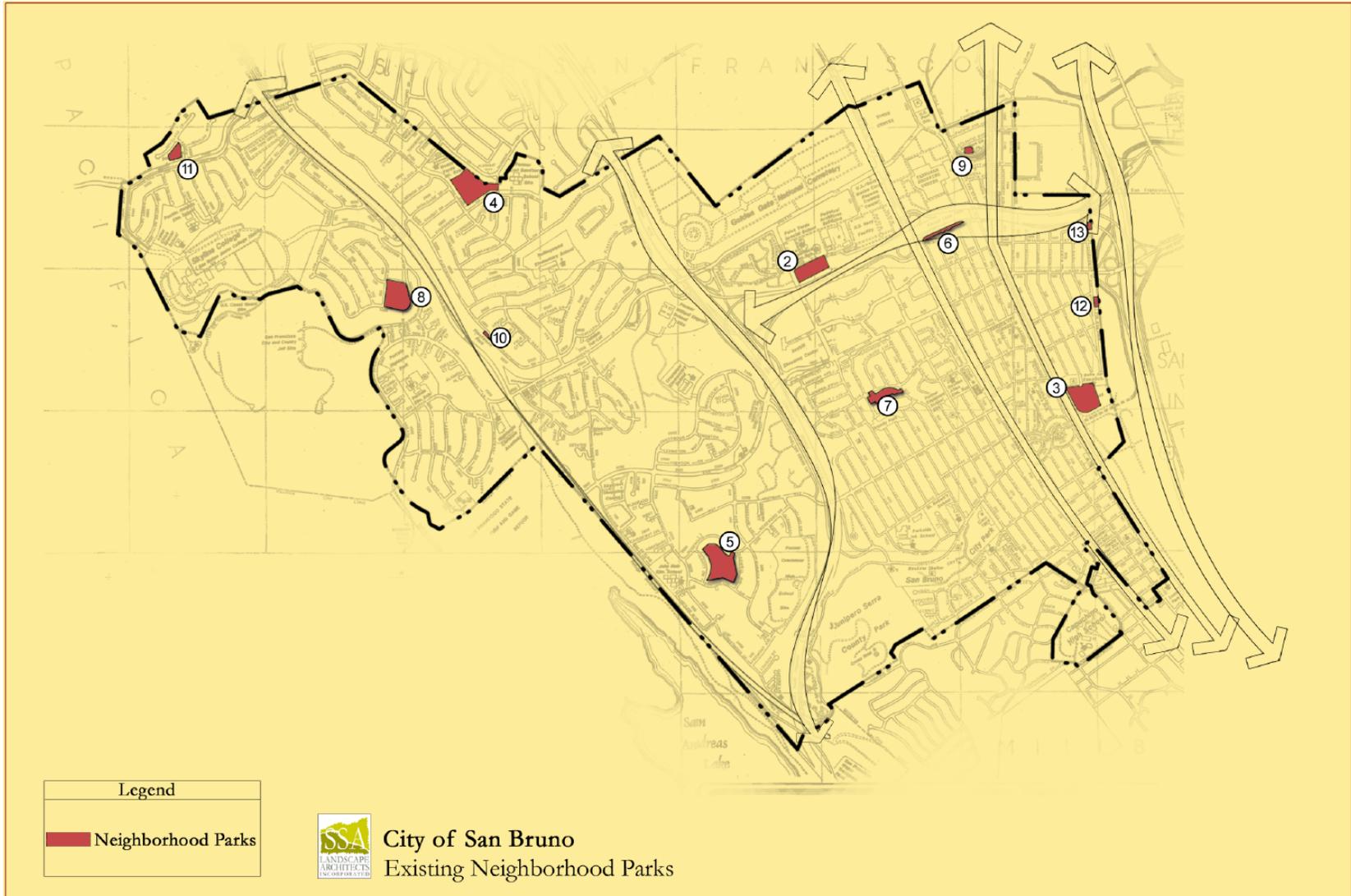


Figure 3.3 - Map of Existing Parks Classified as Neighborhood Parks

Park Classifications - Pocket Parks

| Key | Park Name | Location | Size (Acres) | Picnic Areas | Barbeques | Baseball Diamond | Tennis Court | Basketball Court | Benches | Bleachers | Drinking Fountain | Exercise Course | Special Needs Exercise Course | Lighting (Poles) | Picnic Tables | Play Equipment | Recycling Receptacle | Restroom | Soccer Field | Swimming Pool | Track | Trash Receptacle | Turf | Indoor Recreation Center | Bicycle Rack |
|-----|----------------------|-----------------------------|--------------|--------------|-----------|------------------|--------------|------------------|---------|-----------|-------------------|-----------------|-------------------------------|------------------|---------------|----------------|----------------------|----------|--------------|---------------|-------|------------------|------|--------------------------|--------------|
| 14 | Catalpa Tot Lot | Catalpa Way @ Toyon Way | 1/2 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | No | 0 | 0 |
| 15 | Earl & Glenview Park | Earl Ave @ Glenview Dr | 3/10 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | No | No | No | 0 | 0 | |
| 16 | Herman Tot Lot | Diamond & Herman Sts | 1/4 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | 0 | 0 | |
| 17 | Lomita Park | 500 San Anselmo Ave | 1/4 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | 0 | 0 | |
| 18 | Posy Park* | San Mateo @ Huntington Aves | 1/4 | | | | | | | | | | | | | | | | | | | | | | |

*no inventory, analysis, or conceptual design was performed on Posy Park

Table 3.5 - Park Inventory for Pocket Park Classification

Pocket Parks

The term Pocket Park refers to the physically smallest classification of public open space in the system. The size of a pocket park is relative to the city in which it is located (Marcus & Francis, 150). In San Bruno, pocket parks are parcels of land less than 1/2-acre in size and consist of simple one or two program elements. The purpose of a pocket park is to provide basic outdoor recreation and seating opportunities to the immediate surrounding neighbors. These pocket parks typically do not provide designated parking because they are intended to serve the neighbors within a four-block radius of the park (Marcus & Francis, 151). Under the same premise, they usually do not provide restrooms because the majority of the visitors are walking from home.

Under these basic parameters, the following parks have been classified together as Pocket Parks:

- Catalpa Tot Lot
- Earl & Glenview Park
- Herman Tot Lot
- Lomita Park
- Posy Park

Map of Pocket Parks



Figure 3.4 - Map of Existing Parks Classified as Pocket Parks

Park Classifications - Recreation Centers

| Key | Center Name | Location | Size (ft ²) | Basketball Court | Meeting Room | Kitchen | Office space | Teen Room | Fitness Room | Game room | Conference room - billiards, darts, etc. | Library | Computer Room | Bocce Ball Court | Restrooms |
|-----|--------------------------------|--------------------------------------|-------------------------|------------------|--------------|---------|--------------|-----------|--------------|-----------|--|---------|---------------|------------------|-----------|
| 19 | Senior Center | Crystal Springs Ave @ Cunningham Way | No | Yes | Yes | Yes | No | No | Yes | No | Yes | Yes | Yes | Yes | |
| 20 | Portola Performing Arts Center | Amador Ave @ Lake Dr | No | Yes | Yes | No | No | No | No | No | No | No | No | Yes | |
| 21 | War Memorial Building | Crystal Springs Ave @ Oak Ave | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | No | No | No | Yes | |
| 22 | Belle Air Community Center | S End 1st & 3rd Aves | No | Yes | Yes | No | No | No | No | Yes | No | No | No | Yes | |

Table 3.6 - Inventory for Recreation Center Classification

Recreational Centers

The grouping of recreational centers is comprised of indoor facilities throughout the city which offer community or personal enrichment to the citizens of San Bruno. These centers offer a variety of amenities including indoor basketball, classes, meeting rooms, exercise/fitness areas, lounges, and dance halls. Recreation centers serve an important role in the park system by offering citizens developmental opportunities they would otherwise not have access to. They vary in size from small, single room structures, to large, multi-level complexes. In general, these facilities offer designated parking and restrooms.

Under these basic parameters, the following facilities have been classified together as Recreational Centers:

- Senior Center
- Portola Performing Arts Center
- War Memorial Building
- Belle Air Community Center
- Swim Center

Park Classifications - School District Facilities

| Key | School Name | Location | Size (Acres) | Ball Field | Tennis Court | Basketball Court | Benches | Bleachers | Drinking Fountain | Exercise Course | Special Needs Exercise Course | Special Needs Play Area | Lighting (Poles) | Picnic Tables | Play Equipment | Recycling Receptacle | Restroom | Soccer Field | Swimming Pool | Track | Trash Receptacle | Turf | Running Water | Indoor Recreation Center | Bicycle Rack |
|-----|--------------------------|--------------------------------|--------------|------------|--------------|------------------|---------|-----------|-------------------|-----------------|-------------------------------|-------------------------|------------------|---------------|----------------|----------------------|----------|--------------|---------------|-------|------------------|------|---------------|--------------------------|--------------|
| 23 | Belle Air Elementary | S End 1st & 3rd Aves | 4.9 | 1 | | | | | | | 0 | | | | | 0 | | | | | | | | | |
| 24 | Carl Sandburg Elementary | Maywood Dr @ Evergreen Dr | 4 | 2 | | | | | | | 0 | | | | | 1 | | | | | | | | | |
| 25 | Crestmoor Elementary | Crestmoor Dr @ Charleston Ave | 3.5 | 0 | | | | | | | 0 | | | | | 0 | | | | | | | | | |
| 26 | Crestmoor High School | Piedmont Ave @ Madison Ave | 12 | 1 | | | | | | | 0 | | | | | 8 | | | | | | | | | |
| 27 | John Muir Elementary | Crestmoor Dr @ Rosewood Dr | 3.5 | 0 | | | | | | | 0 | | | | | 0 | | | | | | | | | |
| 28 | Parkside Intermediate | Niles Ave @ Donner Ave | 2 | 2 | | | | | | | 0 | | | | | 2 | | | | | | | | | |
| 29 | Rollingwood Elementary | Cottonwood Dr @ Rollingwood Dr | 3.5 | 0 | | | | | | | 0 | | | | | 0 | | | | | | | | | |

*no inventory was performed for the School District Facilities
Table 3.7 - Inventory for School District Classification

School District Facilities

School District Facilities are an additional classification of parks based not on size but on ownership and purpose. These parcels of land are large school district owned fields, some of which are maintained by the Parks Department, which are utilized by the City for organized sports activities. They provide designated parking and additional amenities such as drinking fountains and bleachers. In San Bruno, these facilities are an integral part of the public open space because they account for 70%** of the designated grass sports fields utilized for city sports leagues such as baseball, softball, soccer, and football.

Under these basic parameters, the following parks have been classified together as School District Facilities:

- Belle Air Field / Lion’s Football Field
- Parkside North & South
- Crestmoor Elementary
- John Muir Elementary
- Rollingwood Elementary
- Carl Sandburg East & West
- Crestmoor High School Upper Field
- Crestmoor High School Lower Field

**Based on number of school district fields compared to total sports fields utilized by City organized sports leagues.

Map of School District Facilities



Figure 3.6 - Map of Existing School District Facilities

Sports in San Bruno

Sports in San Bruno

In San Bruno, a large portion of outdoor recreation occurs in the park's sports fields. This includes City organized youth and adult sports leagues such as baseball, softball, football, bocce

ball, basketball and soccer, as well as individually organized sports. The current sports facilities are well allocated throughout the park system and heavily used by the citizens of San Bruno. The inventory of sports facilities is outlined below.

Table 3.8 - Inventory of Sports Facilities in San Bruno

* based on San Bruno Sports League registered participants for 2002

| Facility Type | Size | Qty | Location | Amenities / Notes | Jurisdiction | # of Users* | |
|---------------------|--------------------------|----------------------|--------------------------|--|--------------------------------------|--------------------------------------|-----|
| Baseball / Softball | 90' base paths | 1 | Capuchino High School | | San Mateo Union High School District | 77 | |
| | | 1 | Lara Field | Lights, electric scoreboard, restroom, concessions | City of San Bruno | 127 | |
| | 60' base paths | 1 | Pacific Heights Park | | City of San Bruno | 265 | |
| | | 1 | Commodore Park | Restroom | City of San Bruno | 734 | |
| | | | 2 | Carl Sandburg Elementary | | San Bruno Parks School District | 224 |
| | | | 1 | Rollingwood Elementary | No designated field, just grass area | San Bruno Parks School District | 270 |
| | | | 1 | Crestmoor Elementary | No designated field, just grass area | San Bruno Parks School District | 321 |
| | | | 1 | Crestmoor High School | | San Mateo Union High School District | 87 |
| | | | 2 | John Muir Elementary | No designated field, just grass area | San Bruno Parks School District | 441 |
| | 60', 65' base paths | 1 | Diamond 2 | Lights, electric scoreboard, restroom, concessions | City of San Bruno | 656 | |
| | | 1 | Diamond 3 | Lights, electric scoreboard, restroom | City of San Bruno | 536 | |
| | 46', 60', 70' base paths | 2 | Parkside Intermediate | | San Bruno Parks School District | 536 | |
| | 60', 70', 80' base paths | 1 | Lions Field | Lights, electric scoreboard, restroom | City of San Bruno | 395 | |
| 80' base paths | 1 | Belle Air Elementary | | San Bruno Parks School District | 252 | | |
| Soccer | Youth | 1 | Carl Sandburg Elementary | | San Bruno Parks School District | 1190 | |
| | | 2 | Crestmoor High School | | San Mateo Union High School District | 1190 | |
| | | 2 | Parkside Intermediate | | San Bruno Parks School District | 1190 | |
| | | 1 | Monte Verde Park | | City of San Bruno | 1374 | |
| Football | Youth | 1 | Lion's Football Field | | San Bruno Parks School District | 136 | |
| | | 1 | Crestmoor Elementary | | San Bruno Parks School District | 136 | |
| Tennis | Full | 4 | City Park | Windscreens, backboard | City of San Bruno | unavailable | |
| Basketball | 84' x 50', 10' rim | multiple | War Memorial Rec Center | Indoor gymnasium, restroom | City of San Bruno | unavailable | |
| | | 1 | Pacific Heights Park | | City of San Bruno | unavailable | |
| | | 1 | 7th & Walnut Park | Lights | City of San Bruno | unavailable | |
| | | 1 | Fleetwood Tot Lot | | City of San Bruno | unavailable | |
| | Practice court | 1 | Catalpa Tot Lot | | City of San Bruno | unavailable | |
| | | 1 | Grundy Park | Lights | City of San Bruno | unavailable | |
| | | 1 | Bayshore Circle Park | Lights | City of San Bruno | unavailable | |
| | | 1 | Forest Lane Park | | City of San Bruno | unavailable | |
| Swimming | 25x20 yd lap pool | 1 | San Bruno Park Pool | Lessons, classes, restroom | City of San Bruno | unavailable | |
| | 2' deep toddler pool | 1 | San Bruno Park Pool | Lessons, classes, restroom | City of San Bruno | unavailable | |
| Bocce Ball | Full | 1 | San Bruno Senior Center | Benches | City of San Bruno | 60 | |

Distribution of Organized Sports Leagues



Figure 3.7 - Distribution Map of Organized Sports Leagues

Park Amenities

| Park Name | Location | Size (Acres) | Picnic Areas | Barbeques | Baseball Diamond | Tennis Court | Basketball Court | Benches | Bleachers | Drinking Fountain | Exercise Course | Special Needs Exercise Course | Lighting (Poles) | Picnic Tables | Play Equipment | Recycling Receptacle | Restroom | Soccer Field | Swimming Pool | Track | Trash Receptacle | Turf | Indoor Recreation Center | Bicycle Rack | | |
|-----------|----------------------|-------------------------------------|--------------|-----------|------------------|--------------|------------------|---------|-----------|-------------------|-----------------|-------------------------------|------------------|---------------|----------------|----------------------|----------|--------------|---------------|-------|------------------|------|--------------------------|--------------|---|---|
| 1 | City Park | Crystal Springs @ Oak Aves | 31 | 15 | 25 | 3 | 4 | 0 | 24 | 8 | 5 | 1 | 0 | 0 | 14 | 64 | 13 | 16 | 2 | 0 | 1 | 0 | 76 | Yes | 1 | 2 |
| 2 | Commodore Park | Commodore Dr @ Cherry Ave | 4 | 2 | 3 | 1 | 0 | 0 | 11 | 2 | 4 | 1 | 1 | 1 | 1 | 12 | 8 | 2 | 1 | 0 | 0 | 0 | 12 | Yes | 0 | 0 |
| 3 | Lion's Field Park | S End 1st & 3rd Aves | 3 | 1 | 1 | 1 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 7 | 3 | 0 | 1 | 1 | 0 | 0 | 0 | 5 | Yes | 1 | 1 |
| 4 | Monte Verde Park | Oakmont @ Evergreen Drs | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 2 | Yes | 0 | 0 |
| 5 | Buckeye Park | Redwood Dr near Madison Ave | 7 | 1 | 1 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | Yes | 0 | 0 |
| 6 | Forest Lane Park | Forest Ln @ Green Ave | 4 | 2 | 3 | 0 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 5 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | Yes | 0 | 0 |
| 7 | Grundy Park | Cherry & Park Aves | 4 | 2 | 2 | 0 | 0 | 1 | 3 | 0 | 2 | 1 | 0 | 0 | 1 | 4 | 6 | 1 | 0 | 0 | 0 | 0 | 4 | Yes | 0 | 0 |
| 8 | Pacific Heights Park | Longview @ Goodwin Drs | 5 | 0 | 0 | 1 | 0 | 1 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | Yes | 0 | 0 |
| 9 | Bayshore Circle Park | North Bayshore Circle | 1 | 0 | 0 | 0 | 0 | 1/2 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | 0 | 0 |
| 10 | Fleetwood Tot Lot | Fleetwood Dr near Rollingwood Dr | 1/2 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | 0 | 0 |
| 11 | Ponderosa Park | Pacific Heights Blvd @ Seacliff Way | 4 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 2 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | 0 | 0 |
| 12 | 7th Avenue Park | 7th Ave @ Pine St. & Angus Ave | 1/2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | 0 | 0 |
| 13 | 7th & Walnut Park | 7th Ave @ Walnut St | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 2 | Yes | 0 | 0 |
| 14 | Catalpa Tot Lot | Catalpa Way @ Toyon Way | 1/2 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | No | 0 | 0 |
| 15 | Earl & Glenview Park | Earl Ave @ Glenview Dr | 3/10 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | No | 0 | 0 |
| 16 | Herman Tot Lot | Diamond & Herman Sts | 1/4 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | 0 | 0 |
| 17 | Lomita Park | 500 San Anselmo Ave | 1/4 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | Yes | 0 | 0 |
| 18 | Posy Park* | San Mateo @ Huntington Aves | 1/4 | | | | | | | | | | | | | | | | | | | | | | | |

*no inventory, analysis or conceptual design was performed on Posy Park

Table 3.9 - Inventory of Park Amenities

Park Amenities

The parks in San Bruno provide a wealth of outdoor opportunities for growth, development, and appreciation of the environment through the facilities in place at every park site. The amenities offered in San Bruno range from passive recreational activities such as sitting in the grass, to active recreational activities such as children

playing on a swing set. They are dispersed throughout the city, and well-used by the local citizens. The inventory of park amenities is demonstrated in Table 3.9 above, which shows that certain amenities such as play equipment and seating opportunities are well provided for throughout the park system, whereas other amenities such as designated soccer fields, are under-represented in the park system.

Programming

In determining how to program the park system, there were several factors that guided the process. The preliminary information collected was the Assessment and Analysis data gathered by the consultant team over a period of six months (see Site Visit Matrix, Appendix 8.1). The data collected during this phase consisted of quantitative data, physical condition of park fixtures, and design constraints and opportunities (see Existing Conditions Booklet, Appendix 8.2). The second factor was the public input received during the Public Workshop portion of the project (see Public Workshop Summary Notes, Appendix 8.4). The attendees voiced opinions regarding the usability of the parks and expressed their likes, their concerns and complaints, desires, and personal visions for the future of each park and the system as a whole. The third component critical to programming was the feedback and input of the City staff (see City Staff Summary Input, Appendix 8.5). Input provided included infrastructural data and park strengths and weaknesses. It helped demonstrate the successes and problems occurring with the current system including scheduling and maintenance issues.

Strengths in the Park System

It is crucial to recognize the characteristics of the current system that are enjoyed by the citizens of the City of San Bruno. These qualities need to be

embraced and perpetuated through the Master Plan process. The following strengths were identified through the data collection process.

Mature Vegetation

The age of the park system contributes greatly to the quality of the parks contained therein. There is mature vegetation comprised of dense groves of trees and shrubs with diverse populations of species throughout the parks.

Range of Parks

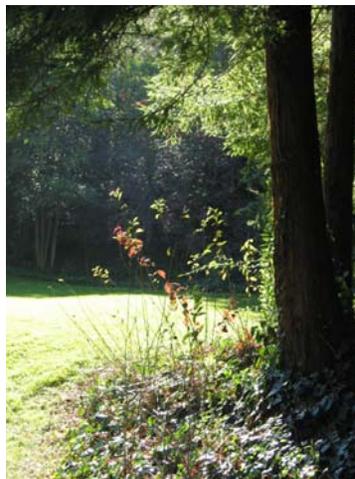
San Bruno has developed their park system over several decades resulting in an evolution of a broad spectrum of park character throughout the system. The parks are also fairly well distributed throughout the city. There are various park sizes from ¼-acre to 31-acres. There are recreational sites located in every part of the city. No park or recreation facility in the system is over one mile from another, and most are within one-half mile of each other.

Embrace of the Citizens

The parks and recreational facilities are well-used and loved by their citizens. People look to the parks for their recreational needs and enrichment, and take great pride in how their system has developed. One of the best allies to the park system is the citizens of San Bruno who incorporate the parks into their daily lives.

The Current Park System - 35

Right: According to the public, mature vegetation is one of the best qualities about the park system. Here, the Redwood grove contributes to the ambiance of Buckeye Park.



Below: Organized sports leagues are popular in San Bruno. Maximizing the usability of sports fields and ensuring safe playing conditions are crucial to the success of these leagues at parks such as Commodore Park.



36 - Section III

Amenities Offered

San Bruno parks offer a diverse collection of outdoor and indoor recreational opportunities. The most common amenities such as children's play equipment and seating areas are incorporated into every park in the system with the exception of Posy Park (Lion's Field Park currently does not contain play equipment because the structures were not in compliance with National Safety Standards and were removed).

Prioritizing

Throughout the data collection process, there were a number of consistent observations made at each park site by the consultant team. Additionally, some of these same observations along with other important issues were raised by citizens during the public workshop sessions and by City staff throughout the process.

In analyzing the list of priority items developed, it was clear that each issue was derived from one of three main categories: health/safety/welfare, play equipment, and equality in the park system. What follows is a discussion of these three main priority categories with additional sub-issues where relevant. They are listed in a general order of priority as voiced by the citizens of San Bruno.

Health / Safety / Welfare

The top priority category is health, safety, and welfare, which includes all issues related to personal well-being in the Parks and Recreational Facilities System.

Security

While San Bruno's larger parks are well used during midday hours, the public expressed real concerns about being in the parks in the early morning or late evening hours. The main source of insecurity stems from activities legal to illegal, occurring in the dense peripheral vegetation. Beer bottles, blankets, and other inappropriate litter were seen at most parks. Additionally, many of the citizens believe there are homeless encampments established in the hidden areas of the parks, as was observed at Forest Lane Park. Citizens expressed a desire to see a greater police presence and additional lighting in their parks as a result of these concerns. This misuse of park property took other forms as well. Many citizens reported seeing people fighting, playing loud music, harassing neighbors, starting fires, and climbing and hanging out on children's play equipment.

Safety Hazards

Because of the age of the system, there are safety hazards that should be addressed throughout. They generally include uneven or cracked sidewalks, abandoned utilities, and poor condition of facilities.



Above: San Bruno citizens discussed extensively the status of their play equipment. They often referenced exemplary parks such as Stafford Park in Redwood City for their water play elements and imaginative designs.

Children's Play Areas

The category of children's play equipment also received a great deal of discussion and attention during the data collection process. It was apparent from the initial site analysis and the continuous input received from the citizens of San Bruno that there is a need for new play equipment throughout the system. The majority of the equipment was installed between 1977 and 1983, which makes some of the structures over twenty-five years old (see Historical Park Data, Appendix 8.6). That is not to say that the play equipment has been neglected. Some parks have received new structures over the past decade. Commodore Park, City Park, and Herman Tot Lot have all received updated equipment in the last eight years.

The majority of the equipment in the park system has reached the end of its usable life and is no longer compliant with current National Safety Standards. Furthermore, there is a lack of equipment current with child development standards, promoting imaginative and creative play, including interactive water play elements. Additionally, public input sought safer playground environments beyond play equipment. They identified the need for enclosures or control barriers to prevent or reduce the likelihood of children darting from a playground into the street. Positioning picnic areas and seating immediately adjacent to playgrounds and developing areas for different

developmental age groups were other desires of the citizens. The lack of play structures that are barrier free and provide integrated and enhanced play for the physically challenged was another issue raised at the workshops.

Equality in the Park System

The category of equality in the system contains the widest variety of priority items discussed during the data collection process. The premise behind this grouping is that there are several areas of the Parks and Recreational Facilities System that are operating below standards. This includes facilities that are not maintained at an equitable level and user groups that are under-represented.

Athletic Facilities

San Bruno has a well-organized sports program serving thousands of people in countless ways. Many participate as players and coaches while others participate as spectators or in other supportive roles. These organized leagues depend not only on the fields within the park system, but also on the local school district facilities and the joint-usage agreements that secure them. Currently the City's organized sports programs utilize fields at Crestmoor High School through the San Mateo Union School District and fields at Parkside Junior High School, Carl Sandburg School, and Belle Air School through a joint-use agreement with the San Bruno Park School District.

This important and critical relationship is key to successfully operating many of the organized sports within the city. It is important to note that while the City can direct improvements or change to public facilities under its jurisdiction, it must seek out separate agreements for future site improvements that reside on school district owned properties.

In regard to athletic facilities, the public delivered three main concerns: control, quality, and quantity.

- Control had to do with the size and growth of leagues, scheduling, and use of fields. There was much discussion about certain organizations “claiming” ownership of fields and not allowing others to use them. The public was concerned with creating equality in use of facilities and scheduling preferences for all the leagues.
- Quality, from the public’s stand point, was lacking in terms of providing an equality of playing experiences and field conditions for each sports group or league. Currently, some fields are in better playing condition than others, and this disparity should be addressed.

- Quantity, the public felt, was the third part of this issue. Because of scheduling conflicts and unequal playing conditions, the public spoke about a lack of facilities. However, most agreed it was an organizational issue that could be resolved. This issue mainly involved baseball, softball, and soccer.

Other sports such as tennis, swimming, and bocce ball have different concerns. Tennis courts are only found at City Park and receive heavy use, yet minimal comments were made during the public workshops regarding tennis programs or facilities.

There is only one public swimming pool in San Bruno, and it is located at City Park. Under a separate study, the citizens have already pursued a new indoor/outdoor aquatic center. This new facility would serve the entire city as the existing center is near the end of its usable life.

Bocce ball has made a great resurgence in the San Bruno community and is a game for the entire family. In 1998, there was no one utilizing the bocce ball court at the Senior Center and by 2002, there was a league of 60 seniors, playing three seasons out of the year. With the growing demand, additional courts should be considered.

Basketball courts are spread throughout the park system but often are not full size courts, but rather half courts or shooting circles. It is important to note that City Park, the largest park in San Bruno, does not have an outdoor basketball court. As a popular sport, all courts need to be updated and in some cases expanded based on public input.

Specific User Groups: Seniors & Teens

As is the case with any city, there are specific user groups which appear to be under-represented in the public park system. The seniors and teens are two large groups in San Bruno, with very specific recreational needs. In this context, senior citizens are defined as citizens 50 years of age and over; and teens are defined as citizens 12 to 18 years of age. It is important to understand where the current system does not provide for their needs.

During the public workshops, seniors expressed desires that revolved around leisurely activities in the park system. Walking, playing bocce ball, playing chess, and being outdoors were a few of the activities seniors stated that they enjoyed. Many of these activities are not readily available in the park system because they are not located where they would be most accessible to popular senior destinations such as the Senior Center and Tanforan Shopping Center.

As was mentioned in the section on security, there were extensive discussions during the public workshop sessions that revolved around “what to do with the teens.” The issue of teens is a dilemma that seemingly every city has been faced with throughout the United States. It is very difficult to offer healthy and responsible recreational opportunities to teens. Often times, efforts to accommodate this age group result in facilities that fall short of captivating their interest and attention. It is important that the City realizes that teens are currently under-accommodated in the parks and recreation system. The only facility that is geared towards this user group is the Teen Center, which does not receive the usage desired. This can be attributed to the fact that although it offers teen recreation, it is not remote enough for them to feel independent nor trendy enough for them to feel in style.



Above: The creek running through City Park has had continual flooding problems in the rainy season.

Infrastructure

The majority of the San Bruno parks were established before 1967 (see Historical Data Matrix, Appendix 8.6), and the infrastructure of those parks and recreation facilities has had only minor improvements over the years. The infrastructure of a park system encompasses the underlying foundation elements that allow the system to function properly. In San Bruno, there are several infrastructural issues that have been observed and substantiated by public comment. They are significant because they affect the usability of the parks.

- **Drainage** - Standing water and saturated turf are common occurrences in the park system. They affect the usability as well as the maintenance requirements of a park. During the public workshops, this was confirmed. Several parks are directly sited in natural drainage swales where water is designed to flow. These parks were developed after the surrounding houses had been installed. The result is saturated fields, puddling, and mud throughout the park system during the winter months.
- **Erosion** - Linked to the lack of sufficient drainage are the subsequent erosion problems that have developed. In several San Bruno parks, this

is clearly a visible problem, further limiting the usability of a park, increasing maintenance time and costs, and creating safety issues for park users. The erosion damage was most visible at City Park, Buckeye Park, and Pacific Heights Park where slope failures were evident as well as extensive and expensive efforts to stop the continuing erosion.

- **Accessibility** - Accessibility or ADA access, as it relates to this discussion, is multifaceted. Currently, many of San Bruno’s parks do not provide accessible paths of travel for persons physically disabled. It was also noted that the sports facility bleachers are not ADA compliant. Additionally, many pedestrian pathways that are present need improvements and none of the play structures are ADA compliant.
- **Restrooms** - The lack of restrooms throughout the park system was continually raised during the public workshops. According to public comment, several parks are under-used because they do not have public restroom facilities. Currently, only City Park, Commodore Park, and Lion’s Field Park have public restrooms.

There was a general consensus by the public that restrooms should be provided at all parks possible in San Bruno.

- Irrigation - The average age of an irrigation system in San Bruno is 21 years (see Historical Park Data, Appendix 8.6). Because the irrigation systems are not up to current standards, it is likely that they are not operating at an optimal level. Irrigation systems are costly to operate. The primary reasons are water costs and system monitoring adjustment and repair. An old system typically does not have the electronic flow meters and other monitoring devices to ensure efficient use.
- Lighting - During the public workshops, the topic of lighting was raised from two different sides. One side was interested in additional lighting for ball fields and other areas of the park that would benefit guests from a security standpoint. The second perspective expressed concerns that additional lighting would promote people occupying the park late at night and creating disturbances for neighbors.

Unification of Park Features

The unification of features is a simple way to create a cohesive park system that promotes the City's efforts and is easily recognizable by the public. Through consistency, a park system can gain aesthetic value and project an image. In San Bruno, there are several parks where unification would improve each individual park's presence in the community as well as create a sense of connection and unity with the other parks in the system. A quick and noticeable way to create unity is through all of the basic park elements such as trash receptacles, park benches, picnic tables, and drinking fountains. Several inconsistencies were observed in the type, material and color of fixtures used throughout the parks system. Currently, the Parks Division is installing the same style of picnic tables throughout all of the parks as part of its standardization effort. Another important area where unification can improve the image of each park is in the fencing system. Presently, most parks have a variation of fences that include chain link, wood, and iron. Through the consistent use of similar site furnishings, the parks will be more noticeable and prominent places within the community. In turn, they will exude civic and community pride.

Dogs in the Park System

According to San Bruno Municipal Code 9.16.10, there are no domestic animals allowed in any park or recreational facility, except where designated as such. On the contrary, though, a large number of dog owners in San Bruno are using the parks to exercise their dogs regardless of municipal code. This raises several concerns including safety from animals, responsible management of animal waste, and a conflict in open space usage. Currently, there is only one dog park in San Bruno, located at Carl Sandburg School Site.

Below: San Bruno parks are a popular place to bring dogs, though they are not allowed at any park except the dog park at Sandburg Field. Here, park visitors enjoy the Beckner Shelter grass area with their dogs.



SECTION IV - THE FUTURE PARK SYSTEM

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Vision & Mission Statements

Vision

The following vision statement will guide the actions of the San Bruno Parks Division and the San Bruno Recreation Services Department:

The San Bruno Parks & Recreational Facilities in the coming fifteen years will strive to provide equal and diverse recreational opportunities throughout; and create a dynamic system where healthy and responsible recreation at all levels is encouraged and facilitated.

Mission

The City of San Bruno will achieve this vision through the following goals:

- *Develop a clear program that outlines the current and future recreational needs of the citizens.*
- *Address the priority issues in the existing system to improve the current usability and functionality of the parks and recreational facilities.*
- *Develop park guidelines and standards that can be applied throughout the system to ensure equality.*

- *Provide balanced implementation of new and updated recreational opportunities geographically and demographically throughout the city.*
- *Embrace the environmental resources available in the city through the pursuit of ecologically responsible educational and developmental recreation.*
- *Promote open public process to ensure citizen involvement.*
- *Pursue financial opportunities which help secure the future health of the park and recreation system.*
- *Continue to foster healthy partnerships with public and private agencies in and around San Bruno to provide mutually beneficial services to the citizens.*

Addressing Priority Issues

The first step in the process of reshaping the parks and recreation system to reflect the needs of the citizens is to address the existing facilities. As has been determined through the information collection portion of this project, there are priority issues in the current system to be addressed by the Master Plan. The strategy of developing these recommendations is outlined in Section 5.0 - Implementation Plan.

Health/Safety/Welfare

Security

Security and the perception of safety must be addressed in order to maximize the usability of the park system for the citizens of San Bruno. The Parks Division will strive to improve the security of all parks and recreation facilities in San Bruno by implementing the following:

- *The City will work towards identifying and clearly delineating park boundaries with secure fencing.*
- *The City should continue to work with citizens to develop prompt solutions to personal safety issues.*
- *The City should support and encourage police involvement in the curtailment of any illegal activities reported within the parks.*
- *The City should work with the Police Department to schedule extensive foot and bicycle patrols in recurrent problem areas.*

- *The City should work with police to increase presence on weekends and special events.*
- *The City should pursue a no alcohol policy in the park system except for city sponsored events.*
- *The City should work with individual parks to develop ample security lighting.*
- *The City should continue to post park rules and city ordinances.*
- *The City should work on individual parks to address the unique individual security issues.*
- *The City should maintain plant material in a manner as to not allow for unsafe conditions or areas to be created by overgrown or unmanaged vegetation.*

Children's Play Areas

The City should be dedicated to developing universally accessible playgrounds that promote imaginative play, support different development stages, encourage parental participation, and adhere to current National Standards.

- *The City should develop each playground in a manner that controls pedestrian and vehicular interface.*
- *The City should strive to develop within each playground a seating area as part of the play area.*

Below: San Bruno is home to many sports fields. Tom Lara Field is the premier ball field in the City, with concession stands and stadium seating.



- *The City should promote an overall balance of play areas throughout the park system.*
- *The City should strive to promote and develop playgrounds that provide a unique experience at a given playground.*
- *The City should support and develop age-appropriate playgrounds that encourage interaction by users in a positive manner.*
- *The City should systematically replace all non-compliant playground equipment.*
- *The City should only install/replacement of play equipment that meets current national standards for safety and accessibility.*
- *The City should promote and encourage interactive water play elements.*
- *The City should actively pursue implementation of games into the parks. Examples of this would be having checkerboards cast into picnic tables, hopscotch blocks embossed in concrete walks, and painting lanes and crosswalks to simulate boulevards for small children on tricycles.*

Equality in the Park System

Athletic Facilities

Based on the current number of sports organizations, fields available, and spatial restrictions of the City parks, no additional sports fields are required or recommended to alleviate the current problems. Rather, the Recreation Services Department, working with the San Bruno Sports Board, should continue to assign field and facility space in accordance with accurate practice and game schedules provided by the individual sports group needs.

- *With regards to field use space, the City should continue to encourage and support all organized sports programs.*
- *The City should develop and maintain a schedule for all park fields and those utilized by organized sports including scheduled open time for general public use.*
- *The City should maintain the efficient use of all recreation facilities and park land to provide the maximum benefit to all San Bruno citizens.*
- *The City, upon adoption of this Master Plan, should continue to work to secure San Bruno Park School District support and*

Below: Skateboarding occurs throughout San Bruno, including at public parks such as City Park.



permission to enhance recreational facilities at joint use sites, to improve health safety and welfare issues that might be identified, improve the efficiency and effectiveness of athletic fields and oversee other general improvements positively effecting recreational opportunities.

- *The City should strive to establish a procedure to control league size and expansion to ensure there are adequate facilities to support expansion.*
- *The City should develop a Parks and Recreation Facilities Improvement Plan to ensure that all City owned sports facilities are developed and maintained in an equitable and comparable manner.*
- *The City should promote new and resurging sports programs if there is a demonstrated and significant interest by the citizens, as long as adequate funding and land is available.*

Seniors

The senior population of San Bruno is an active and important participant in the parks and recreational facilities system. It is important to address their needs and concerns both in the parks and at the Senior Center. The existing Senior Center is operating at maximum capacity. Plans

are underway to expand this facility to address the needs of the growing senior population, but currently no funding is available.

- *The City should work towards identifying other potential existing or future sites for additional senior centers.*
- *The City should work with seniors to develop programs of interest to them and support their implementation.*
- *The City should encourage and support seniors and their needs as vital members of the community and significant users of the San Bruno parks.*

Teens

San Bruno is lacking alternative recreational facilities that are successful in attracting teens.

- *The City should actively work with teens to identify alternate sports programs that are of interest to them as a group.*
- *The City should strive to develop additional teen centers throughout the city which may be connected to larger recreational facilities such as the Swim Center and recreation centers.*
- *The City should continue to identify and secure recreation facilities that could be designated for teens.*

- *The City should work towards renovating the current Teen Center.*
- *The City should incorporate the input and collaboration of teens in the future development of specific services or programs for this user group.*

Infrastructure

To ensure continued operational durability, a thorough analysis of each existing system should be performed.

- *The City should strive to systematically improve the infrastructure of each park.*
- *The City should strive to eliminate drainage and erosion issues that present a danger to public health, safety, and welfare, as well as the long-term condition of the playing fields.*
- *The City should strive to actively identify current and future erosion problems in a timely manner and take the necessary steps to rectify these problems.*
- *The City should, with each park redeveloped, require all infrastructures be brought up to current standards.*
- *The City should pursue the repaving of all roads within the system and the resurfacing of all courts, as required, to provide a playable surface.*

- *The City should develop preferred maintenance travel lanes for each park as deemed necessary by the Parks Division and implement as each park is renovated.*

Accessibility

The City should address ADA accessibility issues on an individual park basis with the goal of developing a universally accessible park system.

- *The City should provide universal accessibility to all programmed spaces within park property.*
- *The City should provide walkways that create efficient circulation and where possible will be continuous looping systems.*
- *The City may adopt a program of providing wide main walks and pathways for all users and maintenance vehicles.*
- *The City should develop clear entrance points at every park and develop seating plaza areas to allow passive activity and benchmark locations for parents to meet children.*
- *The City should pursue direct access via crosswalks for mid-block parks and promote no parking zones to reduce blind spots where needed.*

Restrooms

As a community, the citizens have requested that restrooms be an integral part of their park system. As was mentioned in Section III – Status of the Park System, the San Bruno parks are used differently than would be intended by the NRPA classifications (see pg. 19). There is a much higher concentration of usage per park acreage than recommended by the NRPA. Therefore, the NRPA recommendations for restrooms placement do not adequately address the needs and conditions in San Bruno.

- *The City should strive to develop a program to provide restrooms on a case by case basis at each City owned park property.*

Irrigation

- *The City should pursue efficient and effective use of water in all of its parks.*
- *The City should investigate the installation of a central control system to reduce long-term water usage and labor costs.*
- *With the help of an irrigation consultant, the City should develop a list of park properties that are economically viable in supporting the central control system.*

- *The City should work towards installing central control equipped systems at each renovated park.*

Dog Parks

The issues raised during the data collection portion of the project suggested further exploration of accommodating dog owner's needs in San Bruno.

- *The City should hold a series of public workshops focused specifically on resolving the complex issue of dogs in the park system.*
- *The City should explore the potential to develop a dog park along the east side of Forest Lane Park.*
- *With health and safety being the top priority, the City should systematically review the success of any future dog park to ensure optimal utilization. This should be the basis for whether the City explores other dog parks in unusable or under-utilized areas of existing parks.*
- *The City should encourage and support all ordinances current and future regarding domestic animals in parks.*

Below: The dog park at Carl Sandburg Elementary is the only park in the City where dogs are allowed.



Additional Facilities

As was determined during the data collection portion of the project, there have been additional facilities identified that should be incorporated into the future of the park system to meet the needs of all citizens. The strategy of developing these facilities is outlined in Section 5.0 – Implementation Plan.

Hiking/Biking/Multi-use Trail System

The City should address the need for an outdoor trail system that offers citizens passive recreational opportunities. A trail system would greatly increase the perception of open space since there are no current alternative opportunities for creating large recreation spaces in the City.

- *The City should explore an open space trail system which embraces the varying topography, diverse flora and fauna, and already established trails.*
- *The City should explore trail opportunities throughout San Bruno, especially in areas where multiple parks or points of interest can be linked together via trails. This would include exploring trail options on or through easements of land owned by other public and private agencies.*
- *The City should explore opportunities to connect public parks to larger existing open space resources such as the Golden Gate National Recreation Area, Junipero Serra County Park, and San Francisco State Fish and Game Refuge.*

Swim Center

The Swim Center is an important recreational component of the San Bruno parks and recreational facilities system. The existing facility is 40 years old and is in need of renovation or replacement.

- *The City should continue to pursue a multi-programmed swim center, including location and funding of this facility in a timely manner.*
- *The City should continue to explore the possible relocation of the Swim Center to Capuchino High School and other viable locations.*
- *The City should not remove the existing swim facility until the future Swim Center is operating publicly.*

Skate Park

Skateboarding has become one of the fastest growing sports in the United States. According to the American Sports Data, Inc., skateboarding saw the second largest increase in participants in 2000, with over 11.6 million people (American Sports Data, Inc., 2001). Furthermore, according to a 1998 Journal of Trauma study, skateboarding was deemed a ‘relatively safe sport’ with an 8.9% injury rate compared to basketball which had a 21.2% injury rate (Kyle, 2002).

The Future of the Park System - 49

Below: A swim center is an important component to public recreation, according to the citizens of San Bruno. The City has been exploring options for modernizing its swim facility.



- *The City should explore the development of a designated skateboarding area to provide alternative forms of recreation to the teen population of San Bruno.*
- *The City should explore combining this facility with other amenities proposed for this age group such as a teen center, the Swim Center, or a climbing facility.*

Climbing Facility

According to the American Sports Data, Inc, wall climbing saw the sixth largest increase in participants in 2000 with a 26% increase to over 6.1 million participants (American Sports Data, Inc., 2001). Climbing teaches independence and spurs physical and mental development.

- *The City should explore the development of a climbing facility. This climbing facility would not be tall in height, but rather long and offer more linear exploration. It would be completely fenced in and monitored by an attendant.*
- *The City should explore combining this facility with other amenities proposed for the teen user group such as a skate park or teen center.*

Recreation Centers

A need for more recreation centers has been identified based on the age of the current recreation facilities, the closure of Skyline Activity Center and the lack of centers dispersed throughout the different communities. The goal is to create accessible centers in every region of the City.

- *The City should explore the development of neighborhood recreation centers whose program would be influenced by the local neighborhoods.*
- *The City should consider implementing 3 to 4 smaller Recreation Centers, placed in existing parks throughout the City to bring this component of the park system back to the neighborhood level. These Recreation Centers should be smaller in size (approximately 2500 - 7000ft²) and be programmed to serve the specific needs of the surrounding neighborhood.*
- *The City should explore the location of future additional Recreation Centers at Buckeye Park, Pacific Heights Park, Monte Verde Park, and Commodore Park.*

Below: Climbing structures are imaginative play elements gaining popularity with children.



Individual Parks in Depth

Observations, Feedback, Guiding Factors and Conceptual Design

The San Bruno Park System is a compilation of many different facilities that include public parks, school district facilities, recreational centers, a senior center, a dog park, and a swim center. The public parks element is a pivotal component to this assemblage because each parcel of land contributes open space and a diversity of recreational opportunities to the park system. In order for each of these parks to continue to accommodate the current and future needs of the citizens of San Bruno, they need to be updated according to the list of prioritized items developed through the data collection process.

An important aspect of this report to be noted is that a number of comments contained herein may seem redundant, but in reality, they relate to common problems at many parks. And although common problems have been identified, that does not imply that they share a common solution.

City Park



Introduction

Classification: Community Park

Acreage: 31

Established: 1940

Types of Amenities: Baseball, Softball, Swim Center, Play Equipment, Tennis Courts, Reservable Picnic Areas, Par Course, Memorials, Pavilion, Perimeter Path, Community Center.

Location: Along Crystal Springs Road between Interstate Route 280 and El Camino Real in South San Bruno. The park adjoins Junipero Serra County Park to the west.



Left Top: One of City Park's several entrances.

Left Middle: One of City Park's three children's play areas.

Left Bottom: San Bruno has newly standardized picnic tables found throughout City Park.

Below: There are accessibility issues throughout City Park, especially on and around the sports fields.



Data Collection Summary

Assessment & Analysis

Opportunities:

- There are excellent opportunities to develop a balanced program due to its large size.
- It will naturally support the most amenities in one location.
- There is potential to tie the site into the trail system of Junipero Serra County Park.
- City Park is centrally located and would be a great place to hold major civic functions.

Constraints:

- The drainage condition on site is a liability from a safety standpoint and decreases operational efficiency.
- The site has accessibility issues with many ADA non-compliant areas.
- There is a fixed land area to the site.



Public Workshop Discussions

In our discussions about City Park, there were many comments voiced by the public.

- Security in the park.
- Re-aligning sports fields to alleviate overlapping facilities.
- Open drainage through the parking lot.
- Insufficient parking on site.
- Dogs have been observed in the park, which is prohibited by City Municipal Code.

- The mature vegetation is a wonderful part of the park.
- The perimeter walkway is heavily used and very popular.
- This is the only park in the system with reservable picnic areas.

City Staff Input

- The predominant issue is the overlapping of Diamonds' One and Two. This is a liability to the City and simultaneous play is no longer scheduled by the City.
- There are opportunities to provide new and desired elements into the park.
- City Park is the oldest park in the system; founded in 1940, it is the crown jewel of the system.
- The picnic benches recently installed at City Park are the new standard for the entire park system.

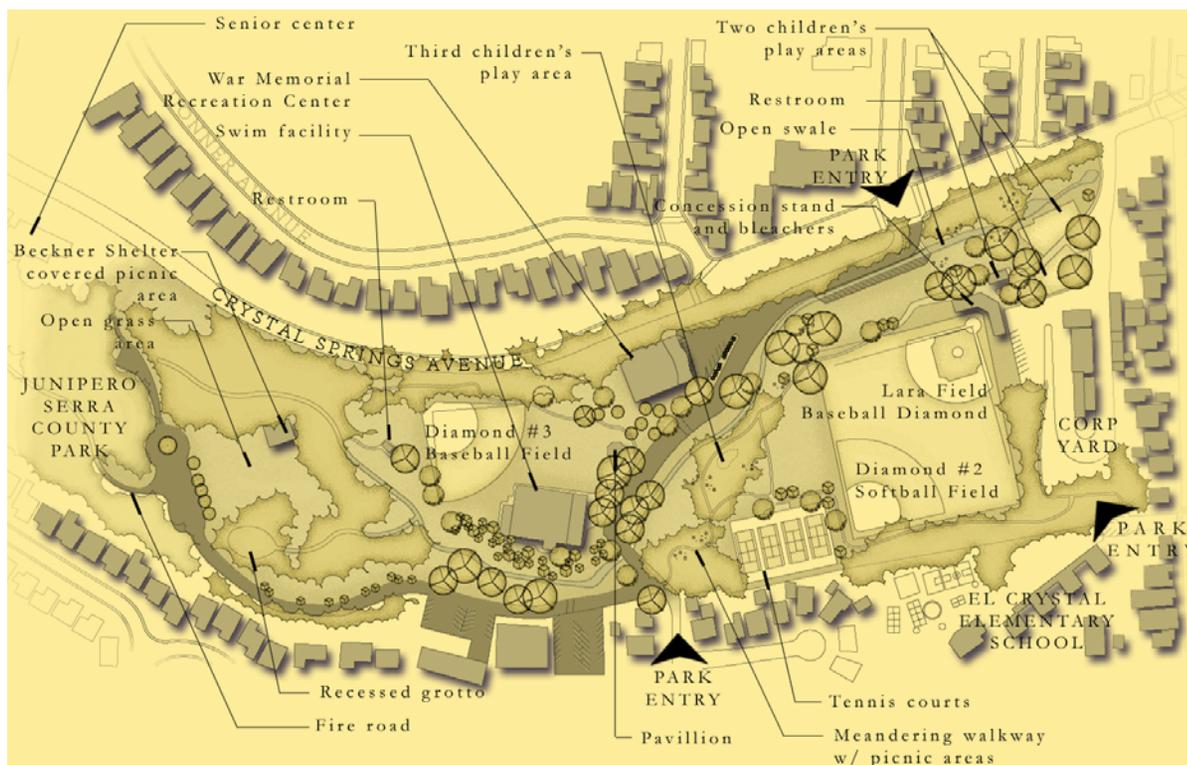


Figure 4.1a - Existing Conditions of City Park

Conceptual Design

General Improvement Recommendations

City Park is without question, the most heavily programmed and used park in the system. The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted at this park.

- *Develop a solution to the storm water drainage to eliminate a life-threatening situation and reclaim valuable park land.*
- *Develop circulation patterns that provide efficient and direct maintenance access.*
- *Improve security for patrons during non-peak hours, and provide increased police presence on weekends and special events.*
- *Increase parking on site.*
- *Renovate and replace all playground areas to meet current standards for safety and accessibility.*
- *Preserve and protect mature vegetation and memorial areas.*
- *Clearly identify park boundaries.*
- *Review all sports facilities for safety hazards and develop resolution programs.*

Design Guidelines

There are several different solutions to the issues noted at City Park. Throughout the various designs, though, there are certain common parameters. They are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- *Reprogram City Park to eliminate congestion of fields and parking.*
- *Develop a public plaza area that can provide a place for public functions and events once the Swim Center is relocated to another site.*
- *Develop a series of playgrounds that are unique in their own design and content. Incorporate imaginative, socially interactive and challenging components including interactive water play elements.*
- *Develop playground picnic areas that support young family outings for daily and special event use such as birthdays.*
- *Develop a variety of reservable picnic areas each with a limited and posted capacity.*
- *Develop a clear and easily identifiable signage system for reserved picnic areas.*
- *Provide a number of open picnic spaces on a first come, first serve basis throughout the park.*
- *Promote a no alcohol policy except for City sponsored functions or permitted events.*
- *Develop an amphitheater-type area to promote and facilitate the performing arts.*
- *Develop and encourage use of circulation loops within the park for use by joggers, walkers, and children on bicycles.*
- *Promote and develop picnic and other seating adjacent to and in conjunction with programmed events. An example would be picnic tables around Lara Field.*
- *Designate Diamond #1 for age appropriate play. Allow for both practice and games.*
- *Develop additional parking along park road in areas reclaimed from storm water undergrounding.*
- *Redevelop and enhance circulation patterns based on reprogramming of City Park.*
- *Remove Diamond #2 and Diamond #3 and relocate to other facilities.*
- *Introduce Bocce Ball Courts to the park program in a manner which allows easy access by seniors and other members of the community.*
- *Develop a lighting scheme which supports safe travel during non-peak hours through the main areas of the park.*

- *Develop a lighting scheme which compliments the use of the programmed events. An example would be to light parking areas during and for a brief time after an event.*
- *Create an outdoor basketball court area.*
- *Light the existing tennis courts.*

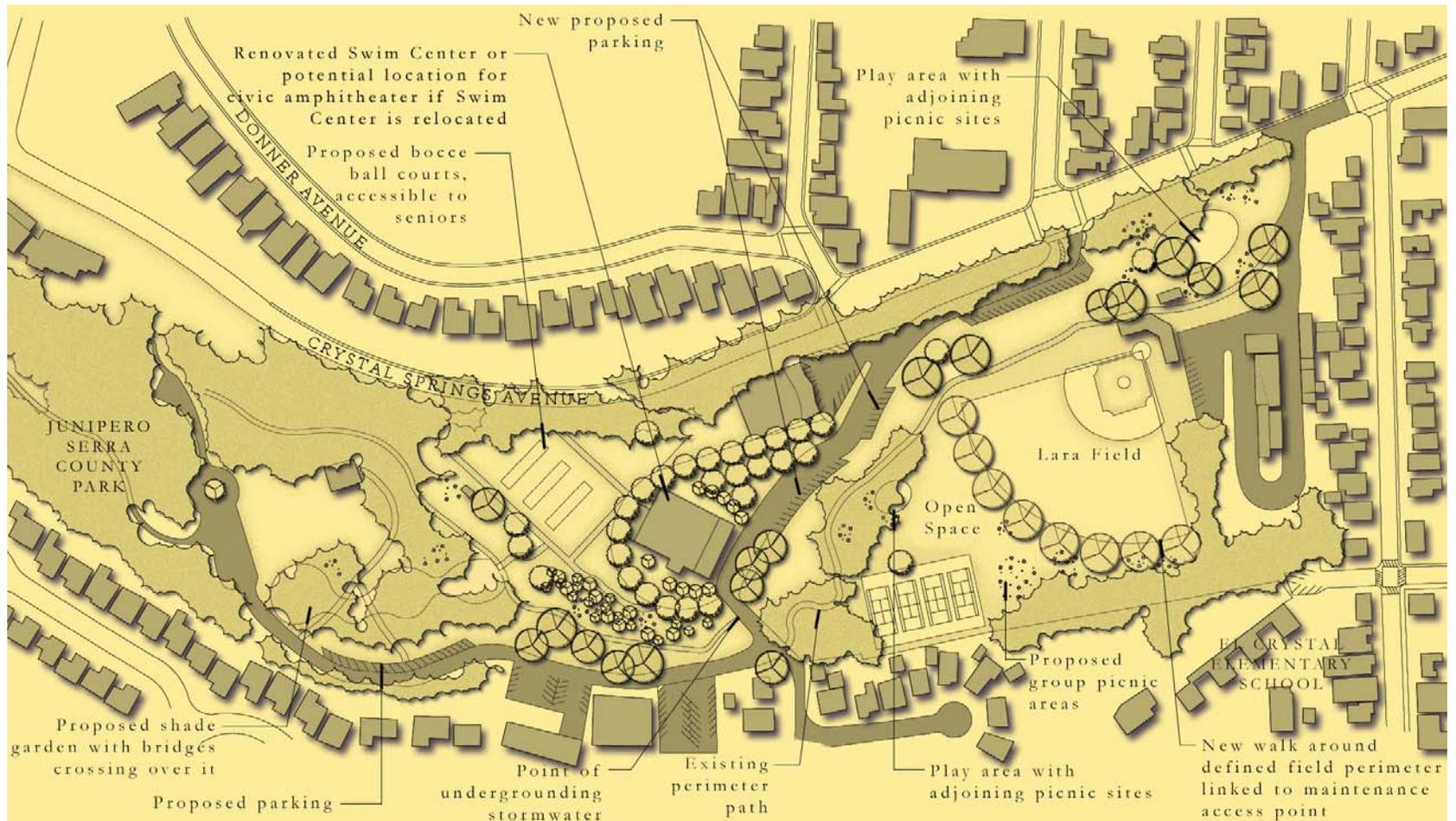


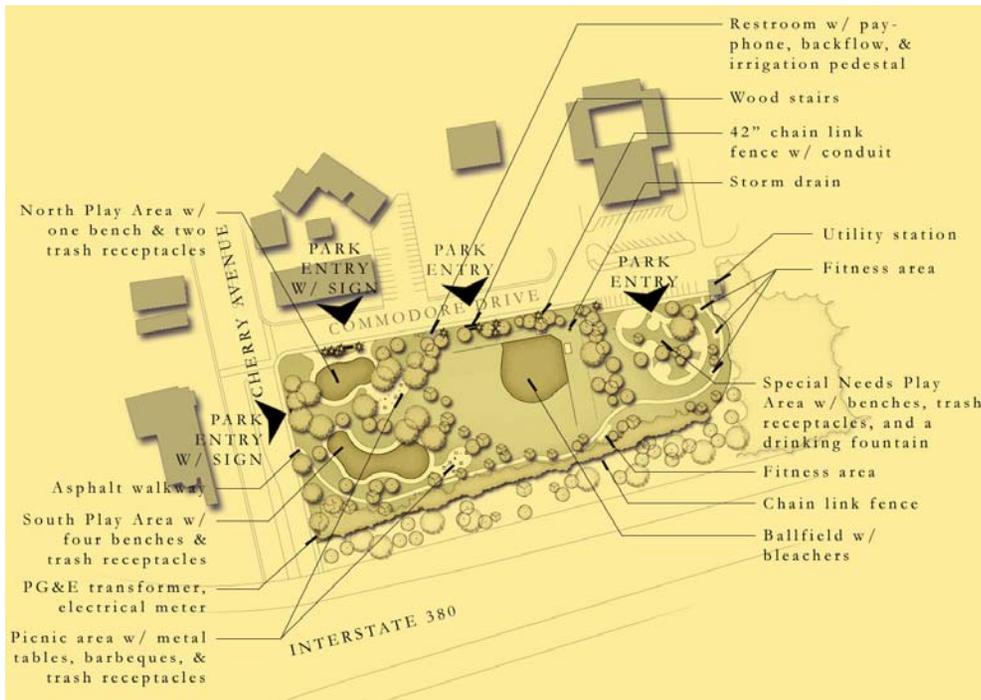
Figure 4.1b - Conceptual Design for City Park

Commodore Park



Above: Commodore Park's renovated North Play Area.

Figure 4.2a - Existing Conditions of Commodore Park



Introduction

Classification: Neighborhood Park

Acreage: 4

Established: 1983

Types of Amenities: Baseball, Softball, Play Equipment, Picnic Areas, Par Course, Restroom.

Location: Commodore Drive at Cherry Avenue in North San Bruno. The park borders Interstate 380.

Data Collection Summary

Assessment & Analysis

Opportunities:

- It is a large park that offers a wide variety of program elements to its users.
- The Special Needs Play Area is being removed and can be considered for an additional amenity.
- Commodore Park is centrally located near major transportation corridors and popular local destinations.

Constraints:

- Exposed, above ground utilities on site.
- Creating a safety barrier between the park and the Cherry Avenue corner.
- There is no space for expansion outside of the park.
- Adjacent freeway corridor.



Above: There are improvements to be made to Commodore Park's ball field that will increase usability.

Public Workshop Discussions

- Addressing security measures on site.
- Updating accessibility into and around the site.
- Creating integrated play opportunities for disabled children.
- Creating a barrier around the play areas to increase child safety.
- Introducing an alternate form of recreation in the Special Needs Play Area.

City Staff Input

- The Special Needs Play Area is not compliant with National Standards and is scheduled to be removed.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted specifically at this park.

- *Formalize the park entrance with new signage and other designation features.*
- *Renovate and modernize the existing ball field.*
- *Increase security measures – additional main area lighting, uplifting perimeter vegetation.*
- *Increase accessibility around the park and to park features such as play equipment.*
- *Incorporate imaginative and creative play features such as interactive water elements, tricycle “boulevards”, and integrated play elements.*
- *Create reservable picnic areas.*

Below: Commodore Park South Play Area is a toddler-age play area.



Design Guidelines

There are several different solutions to the issues noted at Commodore Park. Throughout the various designs, there are certain common parameters that should guide any redevelopment of Commodore Park. They are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- Redesign the South Play area to incorporate play features such as an interactive water feature or a tricycle "boulevard."
- Define the ball field through outfield fencing and add more seating opportunities outside this fencing.
- Increase accessibility to the restroom and between the North and South Play Areas.

- Create a skate park and climbing area in the reclaimed Special Needs Play Area.
- Create a separate open grass area for passive recreational opportunities.
- Update the fencing to adhere to the current park standards.
- Remove the par course and replace with bench seating.
- Add a fence or barrier system around the park in areas adjacent to children's play equipment.

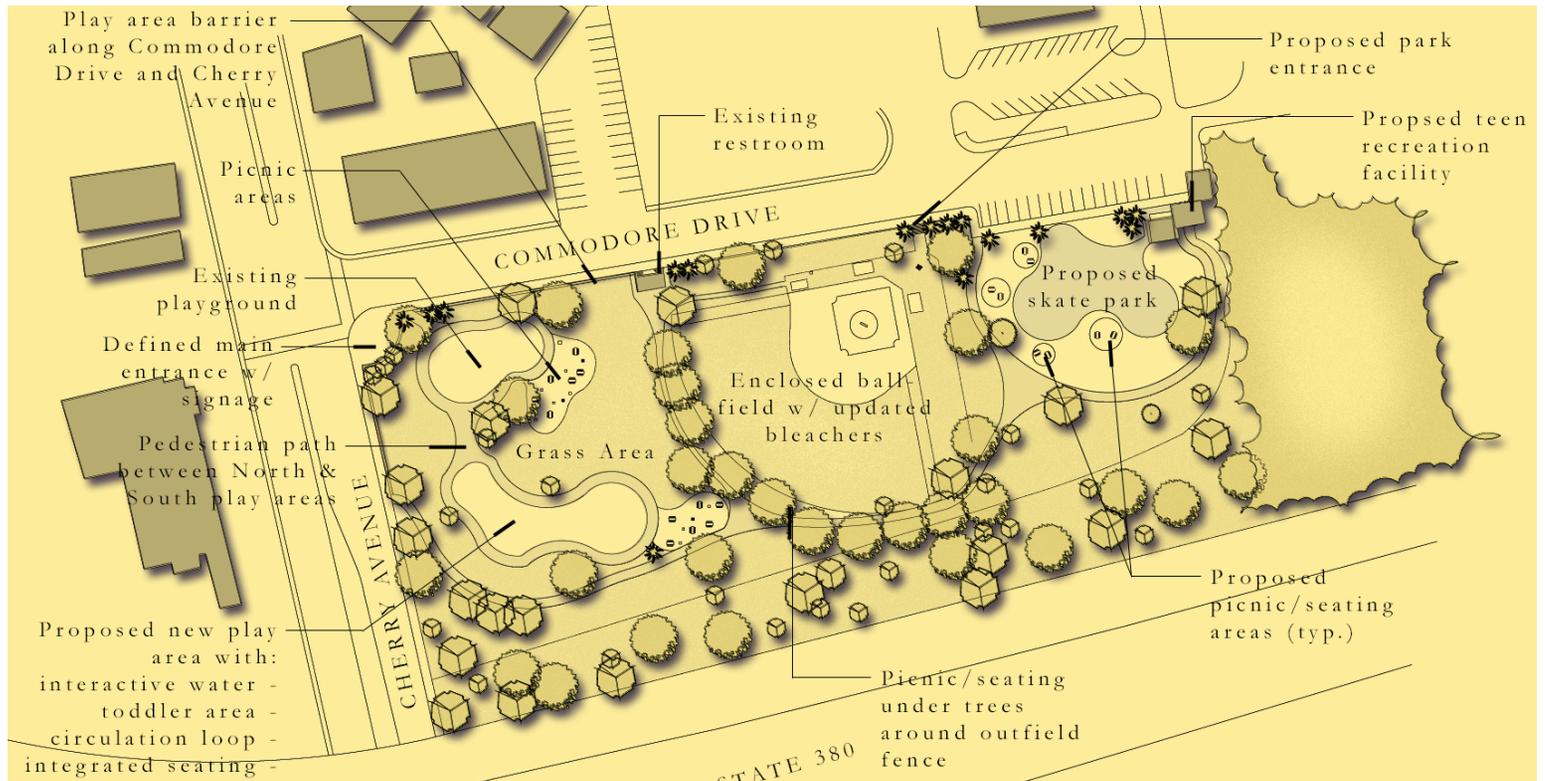
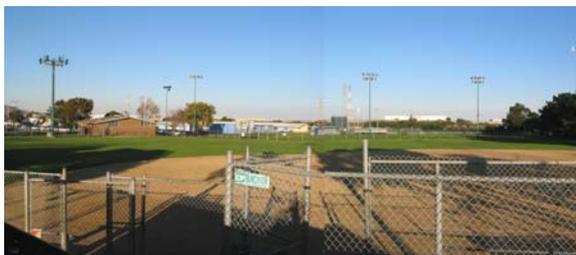


Figure 4.2b - Conceptual Design for Commodore Park

Lion's Field Park



Above: Lion's Field Park has one of the few fully enclosed ball fields in the park system.

Introduction

Classification: Neighborhood Park

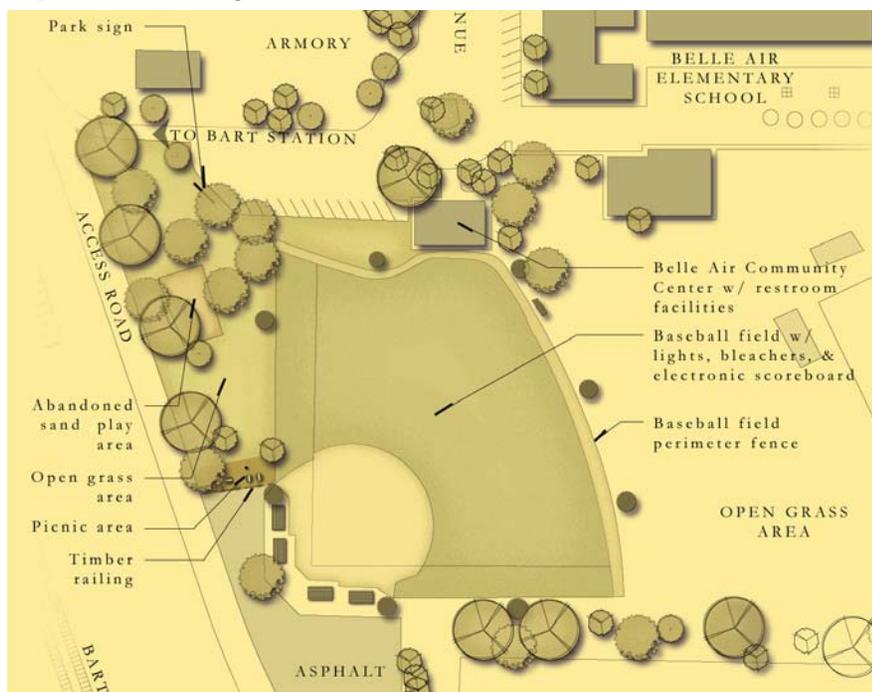
Acreage: 3

Established: 1957

Types of Amenities: Baseball, Softball, Community Center, Picnic Area, Barbecues, Open Area.

Location: At the end of Third Avenue next to Belle Air Elementary School in East San Bruno.

Figure 4.3a - Existing Conditions of Lion's Field Park



Lion's Field Park is dominated by the ball field and associated amenities such as bleachers and field lighting. The park seems like a large sports complex because it neighbors an open grass field and another ball field.

Data Collection Summary

Assessment & Analysis

Opportunities:

- There are a variety of amenities offered, restrooms are available, and lighting has been established which means this site is prepared to handle large numbers of visitors.
- The park is well supported by the surrounding community, and the grass area around the ball field is used for several types of recreation such as cheerleader practice, soccer, and football.

Constraints:

- Maximizing vehicular circulation and parking to accommodate users for the park and surrounding developments.
- Addressing the lack of a planting plan.
- Lack of a defined site entrance.
- Re-programming or relocating some elements to better unify the park.
- Proximity to the train tracks.



Above: The picnic area at Lion's Field Park provides picnicking opportunities adjacent to the ball field.

Below-right: Lion's Field Park is adjacent to Belle Air Field, a Joint Usage Facility which is used by the community for organized baseball leagues.

Below: Lion's Field Park houses the Belle Air Community Center, a former firehouse which is now an after-school center. This facility also provides restrooms for park visitors.



Public Workshop Discussions

- Park amenities such as bleachers and play equipment need to be replaced.
- Security presence is needed at night in the form of improved lighting and increase police presence.
- More parking needs to be made available behind the home plate of the ball field.
- The side of the park bordering CalTRAIN needs to provide a barrier and an edge which contains the park, improves safety and screens out the tracks.
- Additional facilities need to be implemented including a concession stand and batting cages.

City Staff Input

- There is a water well to be developed on site which will contribute to the City water supply.
- Both Lion's Field and Belle Air Field need to be improved and modernized to the same level as provided at Diamond #1 in City Park.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted at this park.

- *Work with the School District to allow development of Lion's Field and Belle Air as one facility from a planning stand point.*



- Define and develop a main entrance to the park.
- Work with the School District to improve site drainage.
- Secure park visitors from the train tracks.
- Improve the conditions of the field to current softball standards.
- Bring all elements up to current standards in terms of safety, ADA accessibility, and usability.
- Develop a playground that is unique in design and content. Incorporate imaginative, socially interactive and challenging components.

Design Guidelines

There are several different solutions to the issues noted at Lion's Field Park. In any solution, though, there are certain common parameters. They are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- Develop Lion's Field into a dedicated softball complex for the organized sports leagues.
- Create a well-lit perimeter walkway around the ball field.

- Relocate and expand the Recreation Center to offer more services such as a concession stand.
- Address the future well-site in the park design to minimize impact.

With regards to Belle Air Field, this facility is not a City owned parcel in the park system, but it still is an integral component to the success of Lion's Field. The following items represent the Park Department's recommended site improvements to present to the School District.

- Install lights at Belle Air Field and designate for age appropriate use similar to Diamond #1 at City Park.
- Bring all elements up to current standards of safety, ADA requirements, and usability.
- Explore development of a larger group picnic area in available spaces.

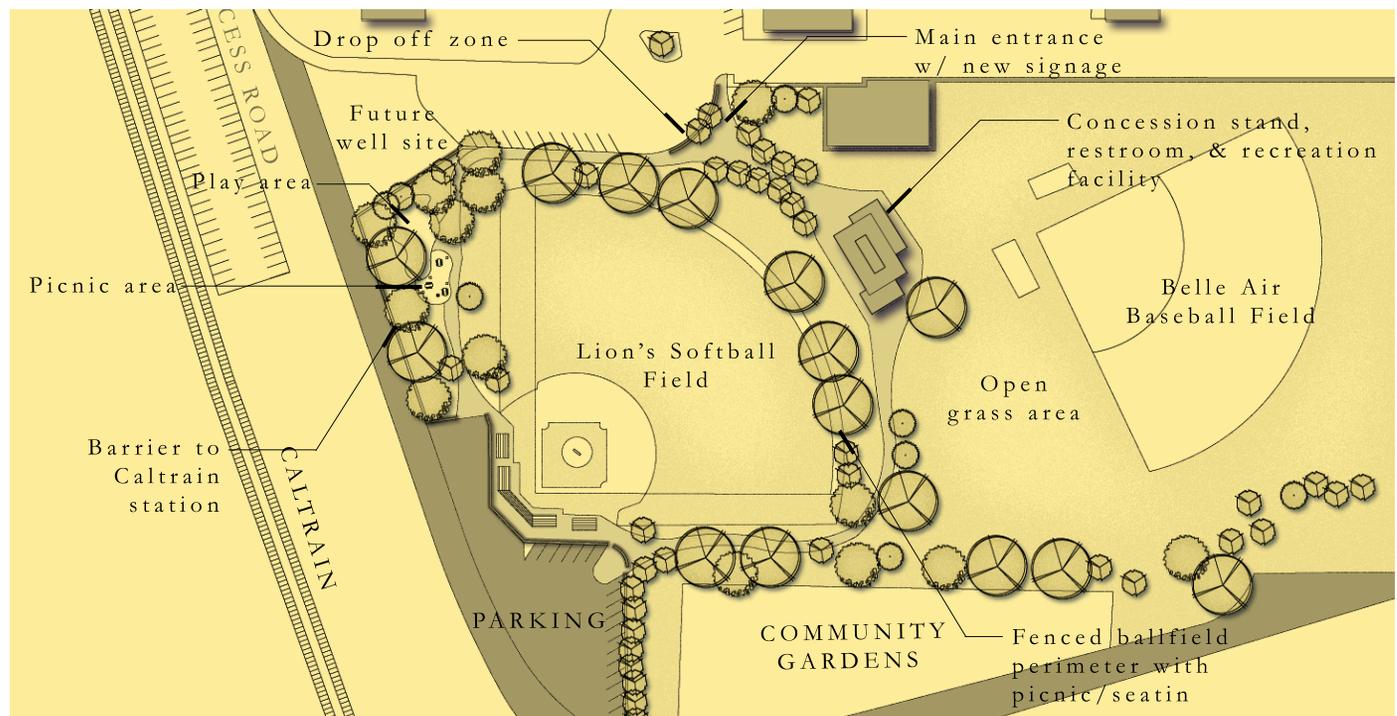
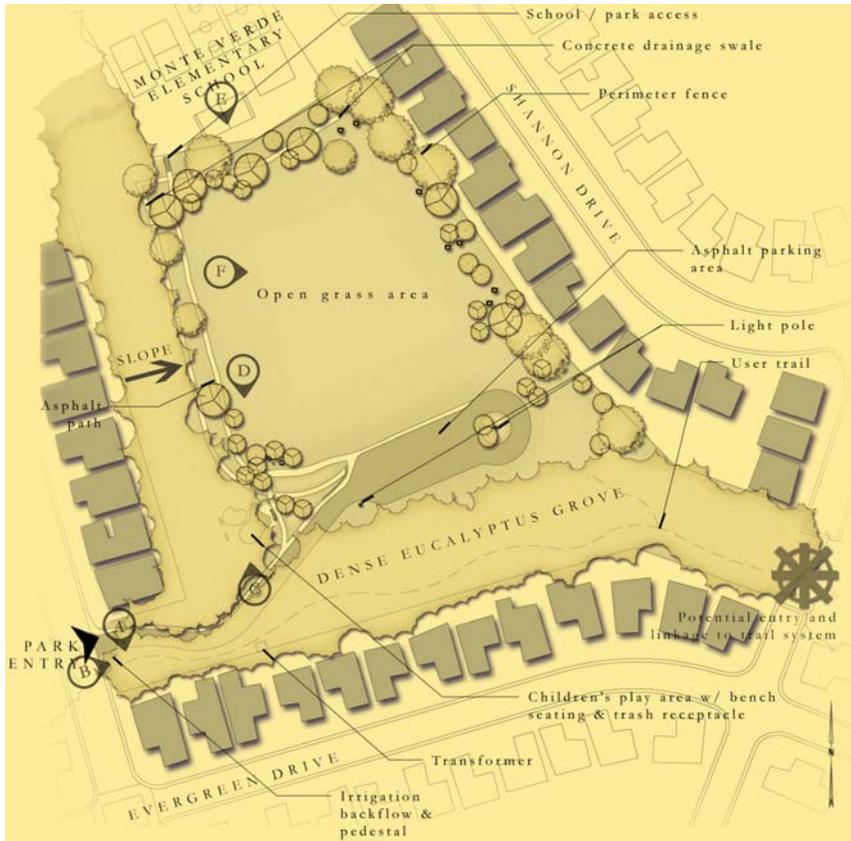


Figure 4.3b - Conceptual Design for Lion's Field Park

Monte Verde Park



Above: The play area at Monte Verde Park.



Introduction

Classification: Neighborhood Park

Acreage: 5

Established: 1965

Types of Amenities: Soccer, Play Equipment, Picnic Area.

Location: Adjacent to Monte Verde Elementary School, in the hills of North San Bruno. The park borders South San Francisco.

Monte Verde Park is a large park with many intriguing qualities. It has a very narrow and dark entrance with limited visibility which opens into a large, rectangular open space. The site is very enclosed by dense peripheral vegetation.

Figure 4.4a - Existing Conditions of Monte Verde

Data Collection Summary

Assessment & Analysis

Opportunities:

- Site is large enough for a soccer complex.
- Space to relocate the playground to a more functional location.
- Pedestrian connection to Carl Sandburg school site.
- Appropriate location for a Recreation Center.

Constraints:

- Narrow site entrance and seclusion of the park.
- Curtailing vandalism and illegal activities.
- No room for expansion outside the park except towards Carl Sandburg School.

Public Workshop Discussions

- The park needs to feel safer for people to come use it regularly.
- This would be a good place to play and practice soccer.
- Vegetation needs to be raised / thinned.
- The park needs new play equipment.

City Staff Input

- The park is constantly locked because there have been problems with people driving down onto the field and damaging the grass.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public

Workshops, and the City staff input. They are universal recommendations that should be adopted at this park.

- Improve the entry to the park by raising the canopy of trees along the entry drive.
- Improve security patrols as park develops.
- Investigate development of park in conjunction with Carl Sandburg school property and develop pedestrian and possible vehicular connection between the two.

- Improve park signage.
- Program this site on a macro level. It is one of the system's largest parcels of land and holds great potential to provide the citizens with needed park amenities such as a soccer complex.

Design Guidelines

There are several different solutions to the issues noted at Monte Verde Park. Through all solutions, though, there are certain common parameters. They are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- Develop picnic areas for group and individuals that are reservable.
- Facilitate development of a soccer field for game use.
- Investigate lighting the field for practice and game purposes.
- Develop a series of playgrounds that are unique in their own design and content. Incorporate imaginative, socially interactive and challenging components.
- Incorporate bollards or barriers into the design to keep vehicles off turf field.
- Develop a Recreational Facility.

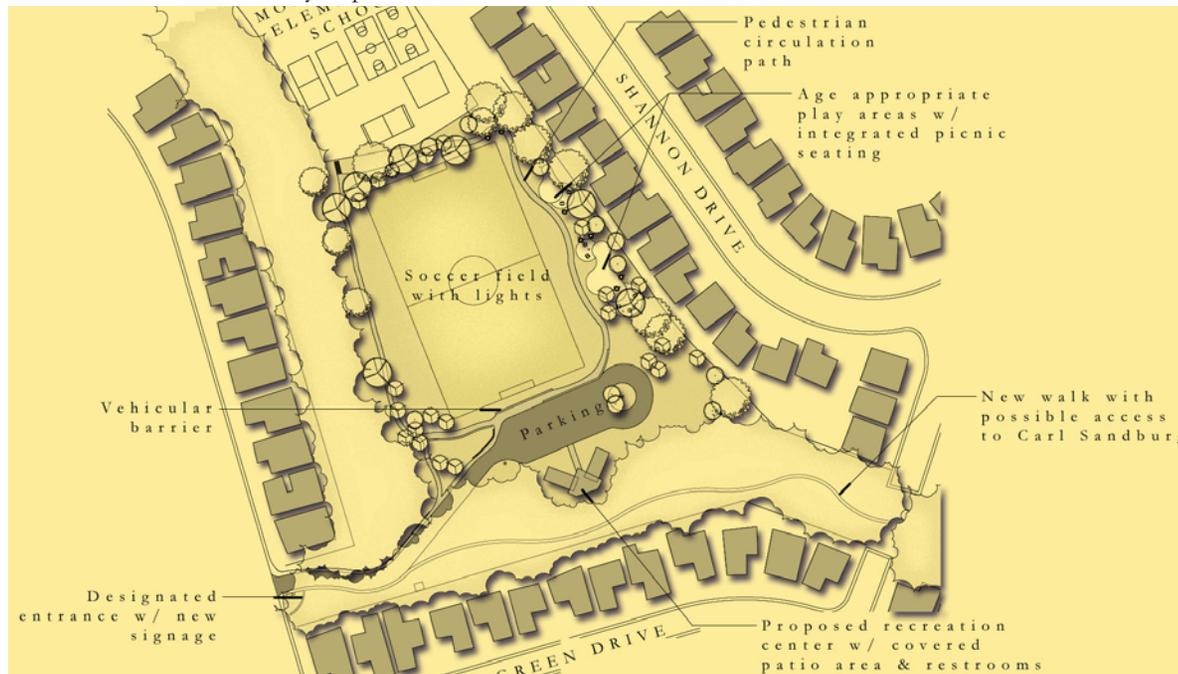


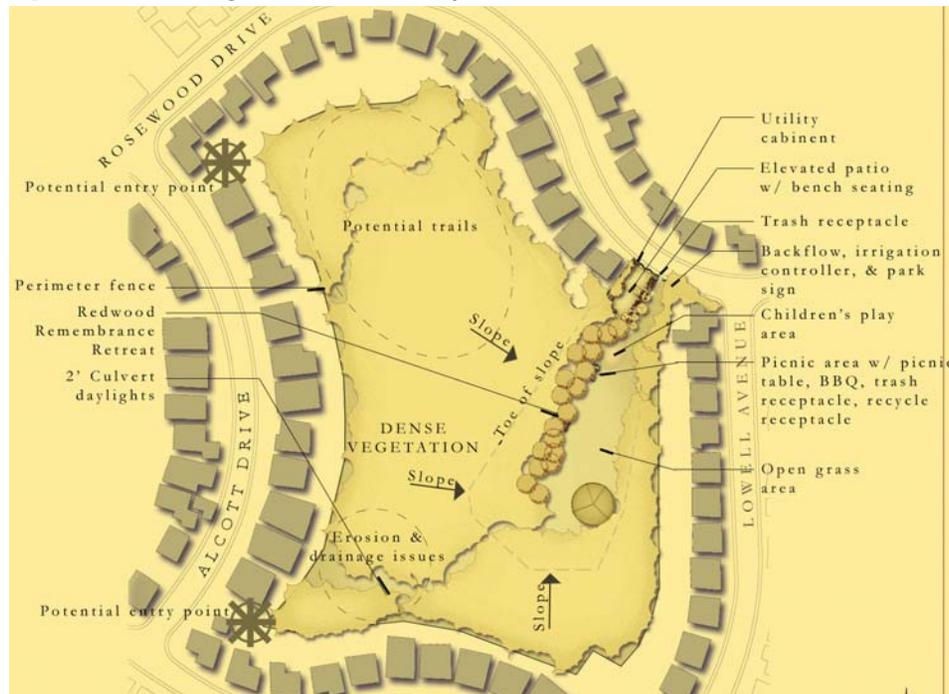
Figure 4.4b - Conceptual Design for Monte Verde Park

Buckeye Park



Above: The main grass expanse at Buckeye Park.

Figure 4.5a - Existing Conditions of Buckeye Park



Introduction

Classification: Neighborhood Park

Acres: 7

Established: 1960

Types of Amenities: Grass Area, Play Equipment, Picnic Area, Barbecue, Remembrance Grove.

Location: The entrance is on Rosewood Drive, but the park extends to Alcott Drive in the west, Lowell Avenue in the east, and Bennington Drive to the south.

Neighboring landmarks include Skyline Boulevard, and the former Crestmoor High School Site.

Data Collection Summary

Assessment & Analysis

Opportunities:

- The slopes of the park are densely vegetated, yet undeveloped. They are an untapped resource that could offer passive, active, or educational opportunities.
- There are beautiful, mature trees throughout the site which can be highlighted as focal points in different areas of the park.

Constraints:

- Park Profile - This parcel is a natural swale that channels water from the steep sloping periphery toward the main corridor and park entrance. There is an exposed 2' culvert in the southwest area of the park. There is evidence of erosion control efforts such as hillside mesh coverings and bales throughout the slopes of the park. Some of these efforts have been effective others have not. There is consistent standing water in the open grass area which is another result of the water management problem on site.



Above: Vegetation is one of the strongest attributes at this park with large, mature trees.

- Accessibility to various parts of the site.
- No expandable area outside of the site because of surrounding houses.

Public Workshop Discussions

- Security is an issue in the peripheral slopes where reported illegal activities are occurring.
- The play equipment is old and needs to be replaced.
- More picnicking opportunities are desired.
- Mature vegetation is the best part of the site.
- Do not create additional entrances into the park.

City Staff Input

- The irrigation system at Buckeye Park is not turned on during the winter months and the turf is still continually wet and muddy.
- There have been considerable erosion problems along the slopes because the site is a natural water corridor.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted specifically at this park.

- *Incorporate a new perimeter fence system.*
- *Formalize park entrance including new signage.*
- *Include new play equipment.*
- *Increase security measures – additional main area lighting, uplifting vegetation.*
- *Improve drainage.*
- *Develop a circulation system that provides accessibility to all program elements.*

Design Guidelines

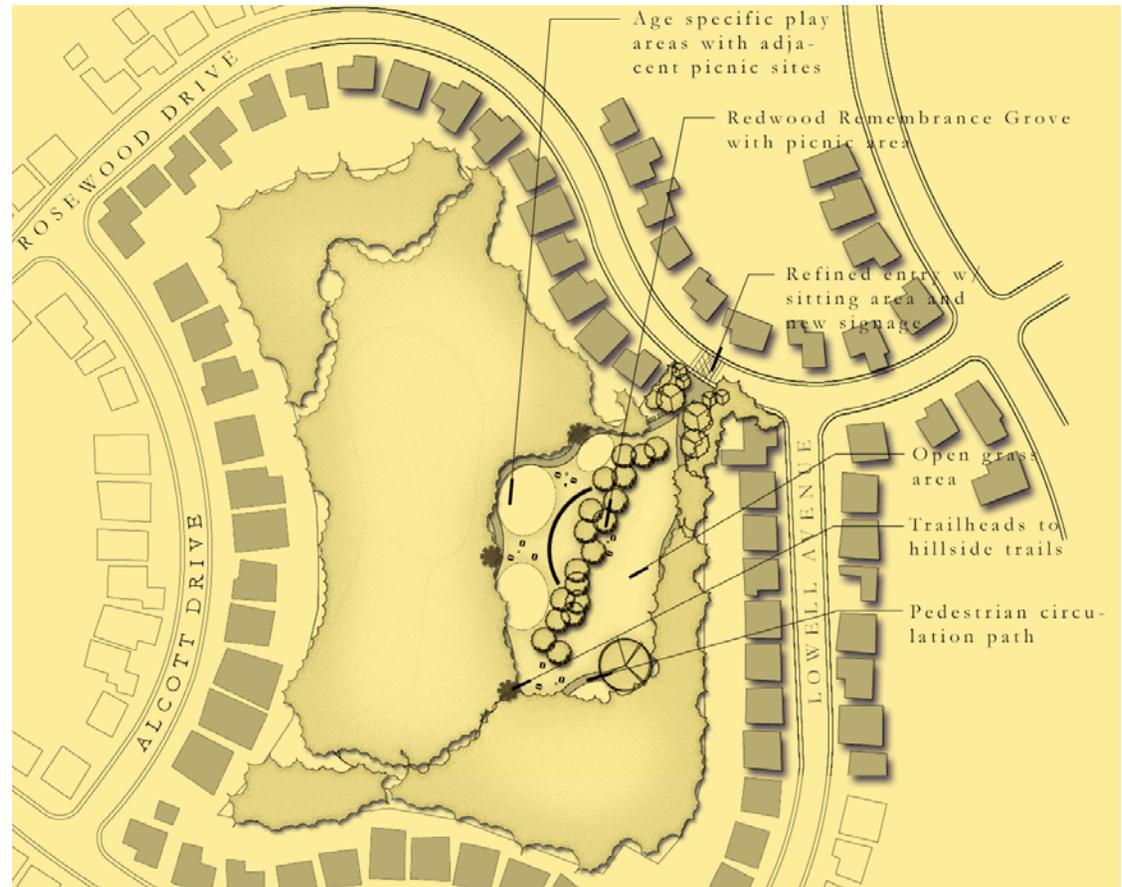
There are several design solutions for Buckeye Park, however there are defined common parameters that should be maintained in any solution developed. They include the following and are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- Explore the possibility of trail systems through the more remote parts of the site.
- Develop a universally accessible playground with equipment compliant to current National Standards that offers features unique to the character of this park.
- Improve entry plaza area including signage, benches, lighting, trash receptacles and hard pavement. Do so in a manner which provides universal pedestrian accessibility.
- Develop a reservable picnic area integrated into the playground to encourage and support parent involvement and increase security.
- Develop seating and picnicking areas independent of the playground.
- Develop clear and defined fencing that evokes a sense of security and civic pride.
- Develop a circulation pattern that creates a continual loop.

- Develop pruning program to lift canopies of peripheral trees while protecting designated landmark trees which add aesthetic value to the site.

- Incorporate materials and fixtures into the park that provide aesthetic appeal while minimizing maintenance efforts.

Figure 4.5b - Conceptual Design for Buckeye Park

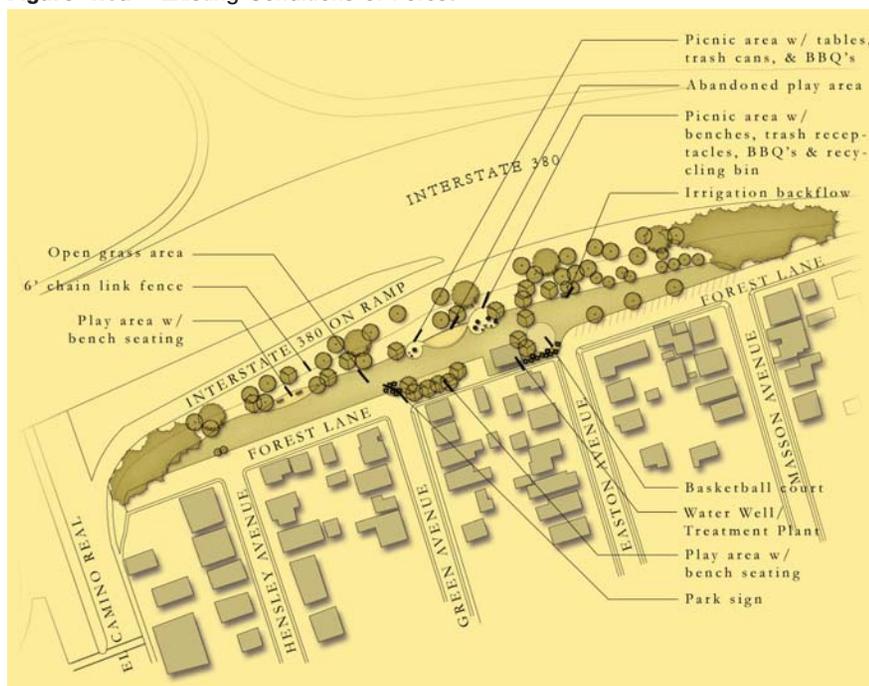


Forest Lane Park



Above: The main entrance to Forest Lane Park is located at the end of Green Avenue.

Figure 4.6a - Existing Conditions of Forest



Introduction

Classification: Neighborhood Park

Acres: 4

Established: 1977

Types of Amenities: Play Equipment, Picnic Area, Barbecues, Open Grass Area, Basketball Court.

Location: Along Interstate 380 at El Camino Real. There are four streets that dead-end into the park: Hensley Avenue, Green Avenue, Easton Avenue, and Masson Avenue.

Forest Lane Park is a uniquely shaped park that seems to be well used by the community. The park consists of a series of separate elements that are staggered throughout the site with no connecting elements between them. The park was developed particularly close to the freeway, which overshadows the park because of the noise it generates.

Data Collection Summary

Assessment & Analysis

Opportunities:

- Incorporate new or different program elements that will better serve the needs of the users.
- With the unique shape of the site, there is opportunity to create an experiential or walking park where the user moves through different areas or microenvironments.

Constraints:

- Addressing the noise issue from the freeway on-ramp and airplanes.
- Screening of existing utilities, mainly water well station.
- Unifying site features such as picnic tables.
- Establishing maintenance vehicle accessibility.



Left: Forest Lane Park has physical constraints which include the neighboring freeway and airport.

Below: The main children's play area at Forest Lane Park is under-used because of the equipment and the lack of integration into the rest of the park.



Public Workshop Discussions

- Making the park feel safer through increase security measures.
- Updating play equipment.
- Increasing accessibility throughout the park.
- Incorporating more appropriate park elements to satisfy the needs of the surrounding community.

City Staff Input

- There are street lights to be installed along Forest Lane that will increase illumination throughout the park
- There is also a second Waste Water Treatment Facility that is to be installed next to the existing structure.
- In response to complaints from citizens of homeless encampment in the perimeter fence, the maintenance staff has recently done extensive work in raising the vegetation to increase visibility and security.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted at this park.

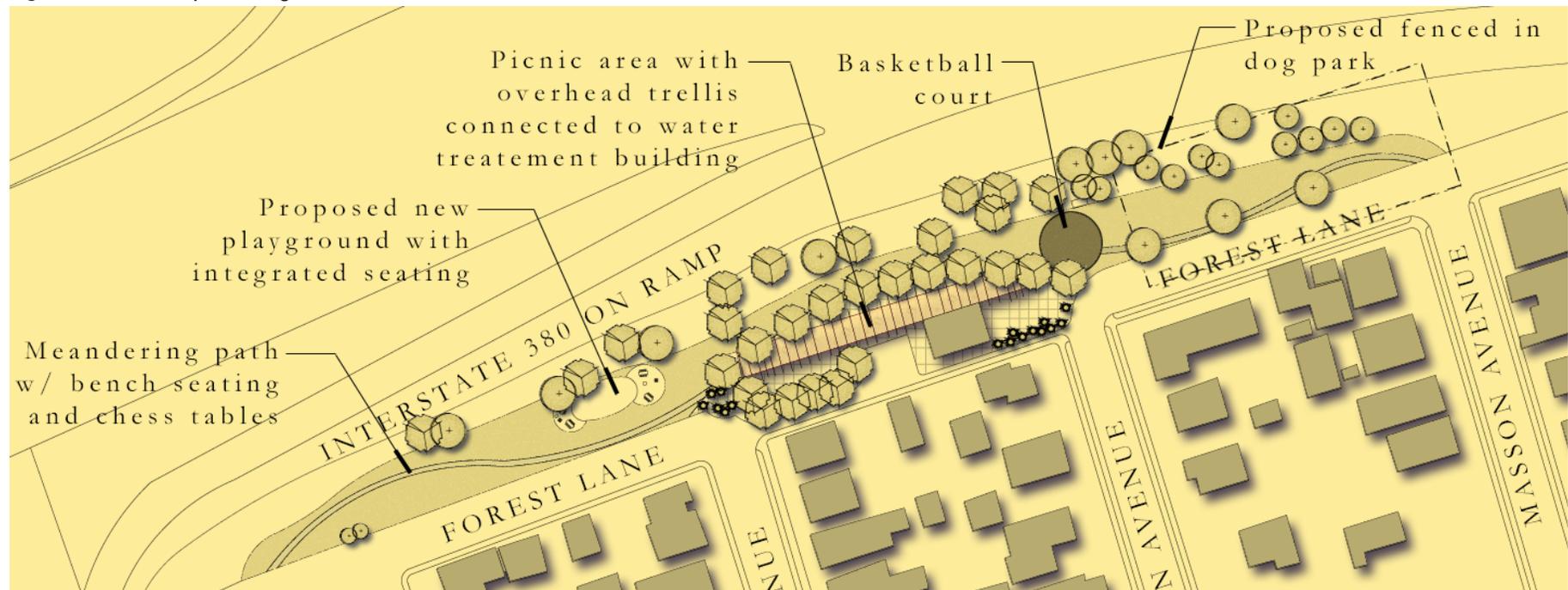
- *Clearly identify and define the park boundaries to project a safe and enclosed environment.*
- *Eliminate as many blind spots throughout the site as possible.*
- *Continue to lift vegetation to reduce hiding spaces.*
- *Improve lighting through the entire park.*
- *Replace play equipment with structures current with National Standards.*

Design Guidelines

There are several different design solutions for Forest Lane Park, however there are common parameters that should be maintained in any solution developed. They include the following and are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- *Develop a program of defined spaces, each providing a different experience connected to a linear circulation system.*
- *Develop playgrounds which are protected from the nearby street.*
- *Develop the area north of the existing turf into an enclosed dog park.*
- *Develop a series of linear picnic areas which provide group picnic opportunities.*
- *Clearly identify park entry points with brightly colored elements to attract attention.*
- *Work to create a positive solution to the negative presence of the water pump station.*
- *Install tables along the walkway for games such as chess and checkers.*

Figure 4.6b - Conceptual Design for Forest Lane Park

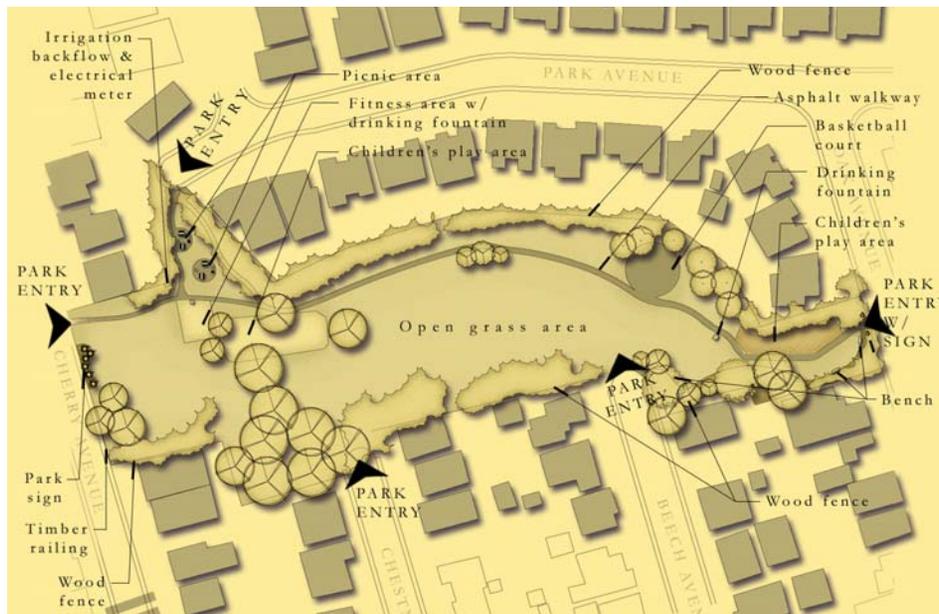


Grundy Park



Above: The entrance to Grundy Park at Park Avenue is one of the two developed entrances to the site.

Figure 4.7a - Existing Conditions for Grundy Park



Introduction

Classification: Neighborhood Park

Acreage: 4

Established: 1956

Types of Amenities : Play Equipment, Picnic Area, Barbecues, Open Grass Area, Fitness Area

Location: The park sits between Cherry Avenue and Oak Avenue, near El Camino Real.

Grundy Park is a linear park which encourages users to move from one area to another through the site. Each amenity of the park is heavily used. The site is protected from the outside, with tall peripheral vegetation and open grass through the center creating a green corridor.

The park is unique because it has five entry points, but only the Oak and Cherry Avenue entrances are currently developed.

Data Collection Summary

Assessment & Analysis

Opportunities:

- The current program provides a variety of recreational opportunities in a rather limited space which can be improved through site planning.
- There is well developed vegetation on site which contributes to the overall aesthetics of the park.
- The park is well-used and supported by the surrounding community.

Constraints:

- Dangerous traffic along Cherry Avenue with no area for loading/unloading. Pruning of site vegetation for increase security.
- Addressing and defining the side entrances.
- Re-programming or relocating some elements to better maximize the area of the park.
- Maintenance vehicle accessibility.



Above: The Grundy Park fitness area is one of the several recreational components at this site.

Public Workshop Discussions

- Security is an issue with people misusing the park.
- Dogs are a problem because no one respects the “no dog” policy in the park.
- Play equipment needs to be updated.
- The public requests a restroom be installed at this site.

City Staff Input

- Grundy Park is an integral part of San Bruno’s overall watershed system because it was a main drainage swale from the hills of West San Bruno. Currently, there is an underground drainage pipe that runs the length of the park.

- There is a test water-well on site that has been abandoned as a potential source of water for the City.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted specifically at this park.

- *Improve security related issues.*
- *Provide safe and compliant play equipment.*
- *Pursue installation of a restroom.*
- *Develop additional picnic areas within the park.*
- *Develop all entrances of the park to facilitate use, parking, and accessibility.*

Below: The large open grass area at Grundy Park is heavily utilized for a variety of activities from picnicking to soccer practice.



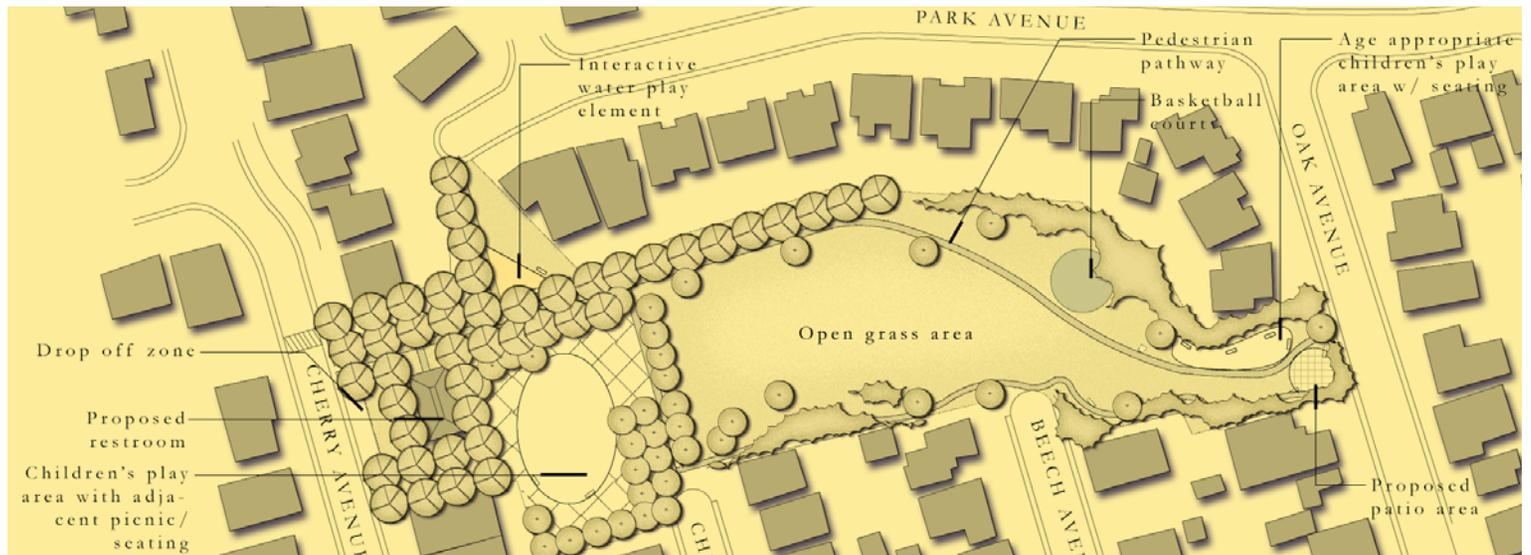
Design Guidelines

There are several different possible design solutions for Grundy Park, however there are common parameters that should be maintained in any solution developed. They include the following and are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- Develop separate playground areas for toddlers and school age children which provide interactive and creative play. This includes elements like a tricycle boulevard.
- Develop seat and picnic tables to engage the playground and promote parent involvement.
- Develop a clear and defined circulation system which effectively connects program areas while maximizing park usage.

- Develop a restroom facility to appropriately serve the users of the park.
- Locate restrooms to best serve the entire park and best relate to the other park amenities.
- Maintain and enhance the main existing passive lawn area as a focal element of the park.
- Improve park signage.
- Develop a drop off area next to the entrance on Cherry Avenue.
- Redevelop the Oak Avenue entrance area as a passive garden plaza.
- Improve the quality of the basketball court.
- Add lighting to all entry points and low level lighting along main walkways.
- Explore enclosing an unused part of the park for a dog exercise area.
- Incorporate public or community art into the site.

Figure 4.7b - Conceptual Design for Grundy Park



Pacific Heights Park



Above: Pacific Heights Park from the hillside above.

Introduction

Classification: Neighborhood Park

Acreage: 5

Established: 1967

Types of Amenities: Play Equipment, Basketball Court, Ball Field, Open Grass Area, Perimeter Path.

Data Collection Summary

Assessment & Analysis

Opportunities

- To increase the number of site features at Pacific Heights, within the existing footprint of the park through reorienting certain features such as the ball field.

Constraints:

- Cold weather patterns limit park usage.
- All usable space on site has been developed.
- Working around the existing utilities on site, mainly the power station shed.
- Soil erosion along the perimeter slopes.

Location: The corner of Longview Drive and Goodwin Drive in the hills of West San Bruno.

The park is situated on a slope in a residential neighborhood, looking out over San Bruno and South San Francisco. This site is unique because it is set into the hillside, and completely encircled by slopes. The park sits at the toe of a slope to the west, and at the head of a slope to the south, north, and east. There is an excellent view from the northern side of the park looking out over San Bruno and South San Francisco.

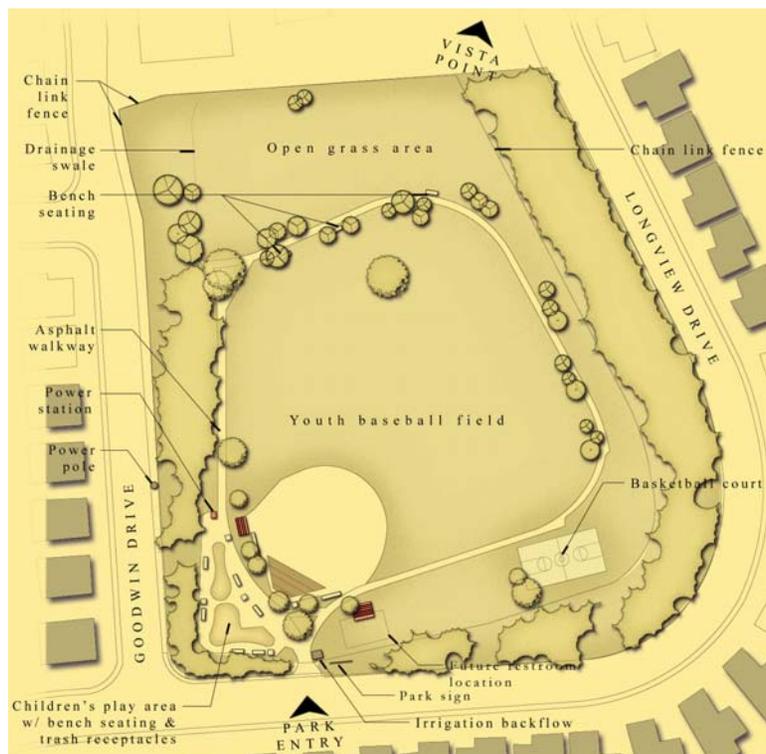


Figure 4.8a - Existing Conditions for Pacific Heights Park



Above: Hillside erosion is one problem on site to be addressed.

Below: The view of San Bruno and South San Francisco from Pacific Heights Park on a clear day is spectacular.



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Public Workshop Discussions

- This park is too cold for game fields.
- The park needs a restroom.
- This would be a good place to play and practice soccer.
- The park needs new play equipment.
- The park needs additional amenities such as picnic areas.
- Additional entrances need to be developed.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted at this park.

- *Develop alternative entrances to make the park more accessible to the surrounding neighborhood.*
- *Improve the overall park presence by clearly identifying and defining the park boundaries.*
- *Reprogram the park to maximize the use of the space.*

- *Provide a balance of activities and amenities offered.*
- *Develop a macro understanding of the site prior to redevelopment.*

Design Guidelines

There are several design solutions for Pacific Heights Park, however there are common parameters that should be maintained in any solution. They include the following and are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- *Maximize usability of the site through efficient and effective placement of program elements.*
- *Develop a series of playgrounds that are unique in their design and content for specific age groups. Incorporate imaginative, socially interactive and challenging components.*
- *Develop a circulation system that provides accessibility to all program elements and creates a continual loop.*
- *Develop a picnic area integrated into the playground to encourage and support parent involvement and increase security.*
- *Develop seating and picnicking areas independent of playground.*
- *Create reservable picnic areas.*

- *Develop a clear and defined fencing system that evokes a sense of security and civic pride.*
 - *Improve the condition of the ball field, add a perimeter fence, and update equipment such as backstops and bleachers.*
 - *Develop a passive area for non-program play.*
 - *Relocate and expand the basketball court area.*
 - *Develop pruning program to lift canopies of trees which create security issues on the periphery.*
 - *Develop a restroom facility to appropriately serve park users.*
 - *Incorporate materials and fixtures into the park that provide aesthetic appeal while minimizing maintenance efforts.*
 - *Develop control barriers around the playground to deter conflicts with other user groups.*
 - *Adjust the perimeter walkway to accommodate the proposed facilities.*
- *Locate the restroom appropriately, relative to park amenities.*
 - *Develop a usable soccer area.*

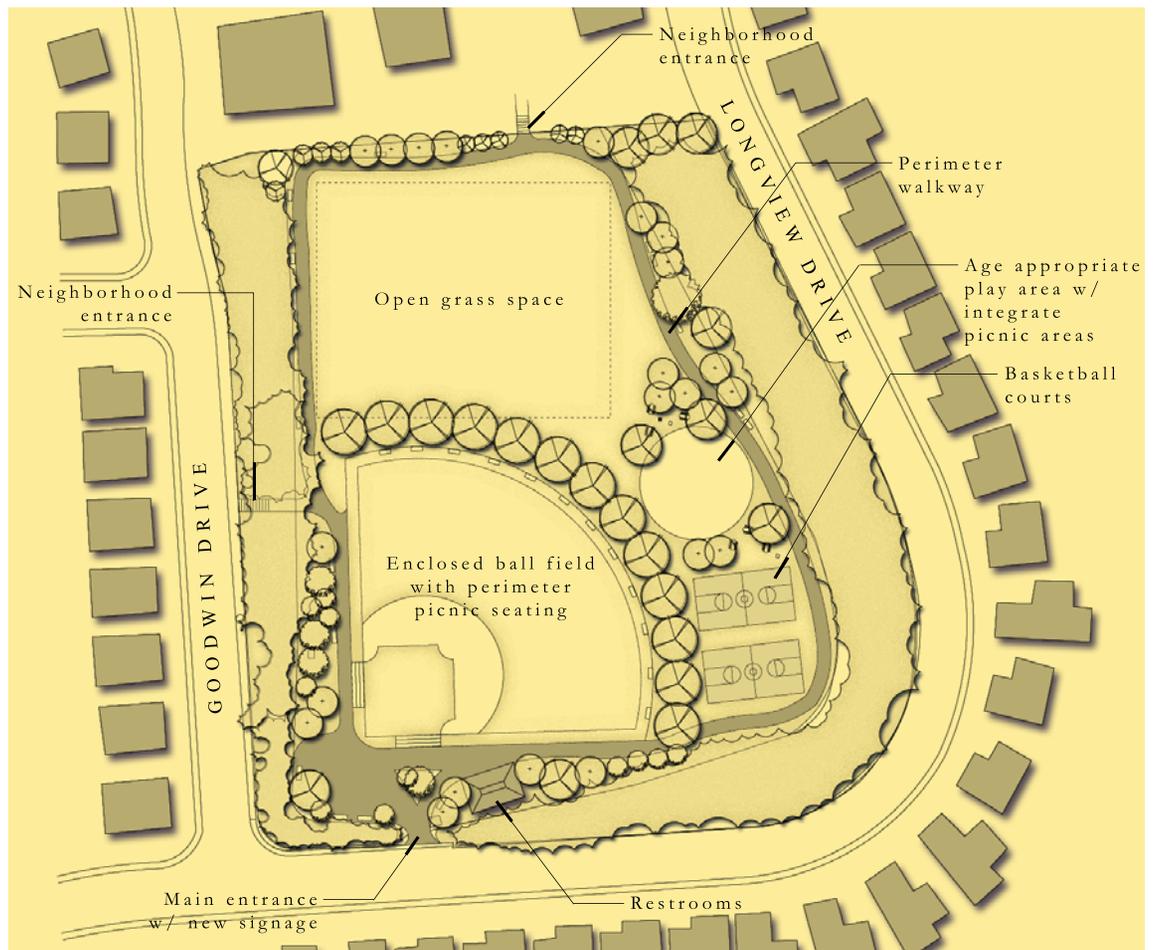


Figure 4.8b - Conceptual Design for Pacific Heights Park

Bayshore Circle Park



Above: The main grass area is very open and exposed to the elements.

Introduction

Classification: Neighborhood Park

Acreage: 1

Established: 1980

Types of Amenities: Play Equipment, Bench Seating, Open Grass Area, Basketball Court

Location: On North Bayshore between Huntington Avenue East and Herman Street.

Bayshore Circle Park is a relatively flat and rectangular parcel of land. The most unique characteristic is that the park is separated into two distinct “rooms” by six large pine trees and a grass berm.

Data Collection Summary

Assessment & Analysis

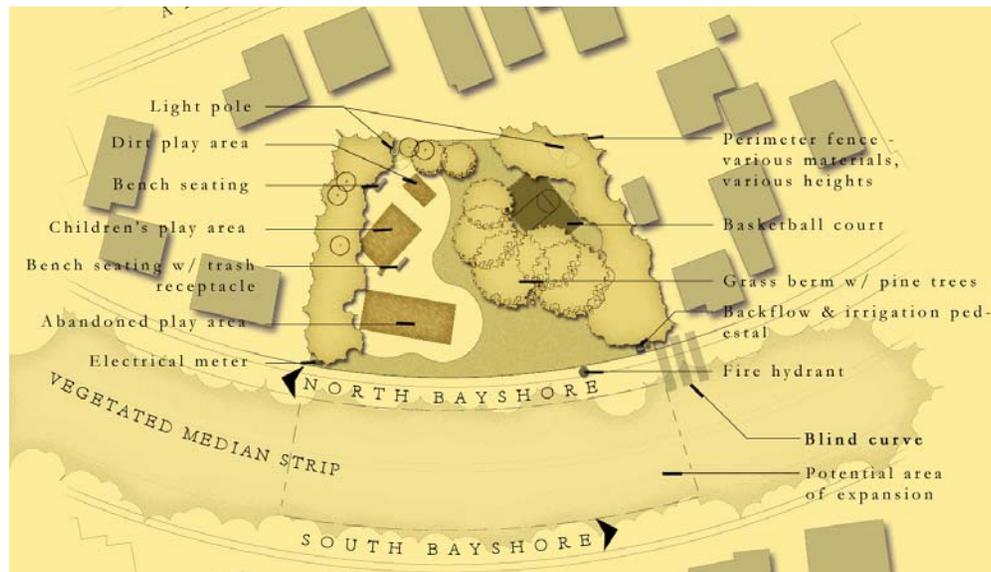
Opportunities:

- Expanding the park into the median strip across the street from the park. This lineal space can serve as better accessibility, a walking trail, or simply the site of passive or active recreational features.
- Implementing play equipment that is creative and promotes imaginative play.

Constraints:

- Maintenance vehicle accessibility.
- There is a lack of unity in the perimeter fence system which is not in good physical condition.
- Traffic safety because there is no place to safely load and unload visitors.

Figure 4.9a - Existing Conditions of Bayshore Circle Park





Above: The basketball court area is often dark and covered with pine needles from the trees overhead.

Public Workshop Discussions

- There is a need for new play equipment.
- On site security needs to be improved.
- Create a designated picnic area on site.
- Provide senior citizens with more recreational opportunities on site.
- Improve pedestrian safety along the narrow Bayshore Circle.
- Develop more program elements in the median across the street (excluding parking).

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted at this park.

- *Formalize the park entrance including new signage.*
- *Incorporate new play equipment.*
- *Increase security measures – additional main area lighting, uplifting vegetation.*
- *Expanding the park size by reclaiming median land across the street – use for widening the street and/or creating passive/active recreational opportunities.*
- *Add a new perimeter fence system.*
- *Provide loading zone where vehicles can temporarily stop safely.*

Below: Viewing the site from Bayshore Circle Drive.



Design Guidelines

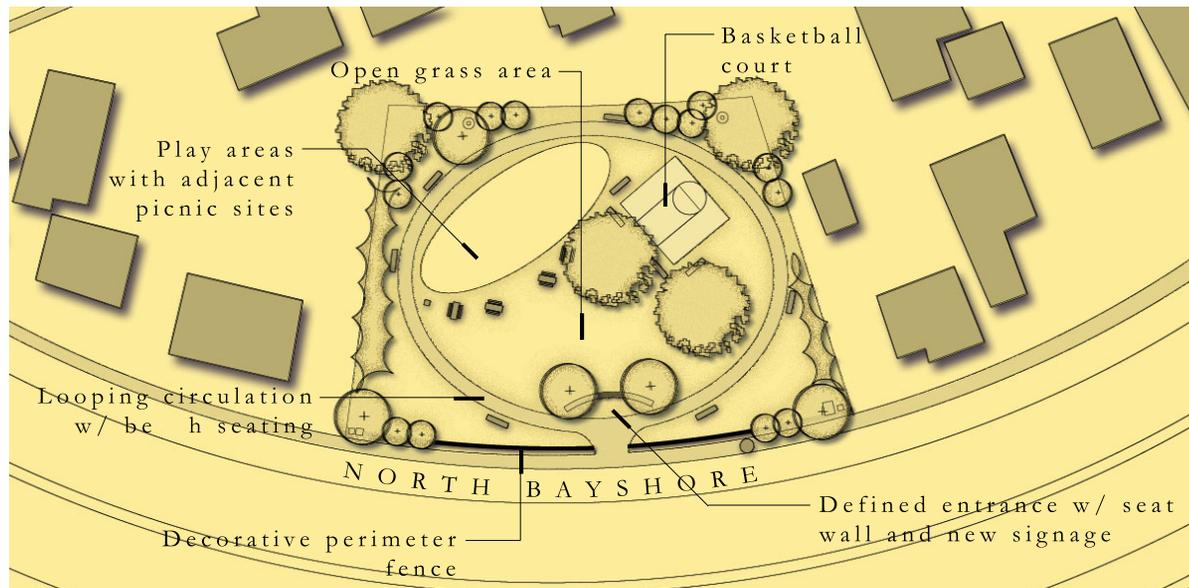
There are several different design solutions for Bayshore Circle Park, however there are common parameters that should be maintained in any solution developed. They include the following and are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- Maximize usability of the site through efficient and effective placement of program elements.

- Develop a universally accessible playground with equipment compliant to current National Standards that offers something unique to this park.
- Develop a circulation system that provides accessibility to all program elements.
- Develop a defined entry plaza area including signage, benches, lighting, trash receptacles and hard pavement. Do so in a manner which provides pedestrian control for the playground areas.

- Develop a picnic area integrated into the playground to encourage and support parent involvement and increase security.
- Develop seating and picnicking areas independent of playground.
- Develop a clear and defined fence system that evokes a sense of security and civic pride.
- Develop circulation patterns that create a continual loop.
- Improve the conditions of the basketball court.
- Develop a pruning program to lift canopies of trees to alleviate security issues.
- Incorporate materials and fixtures into the park that provide aesthetic appeal while minimizing maintenance efforts.
- Install a crosswalk across Bayshore Circle to allow better access to the park.
- Create a no parking zone in front of the park to help provide a clear line of site in front of the park.
- Investigate development of the median area as an extension of the park.

Figure 4.9b - Conceptual Design for Bayshore Circle Park



Fleetwood Tot Lot



Above: Fleetwood Tot Lot is a two program park that is highly visible from Fleetwood Drive.

Introduction

Classification: Neighborhood Park

Acreage: 1/2

Established: 1981

Types of Amenities: Play Equipment, Bench Seating, Open Grass Area, Basketball Court

Location: On Fleetwood Drive in the hills of West San Bruno.

Data Collection Summary

Assessment & Analysis

Opportunities:

- The established program is well-balanced.
- Expansion to the north side of the park into a now vegetated area where the fire road adjoins the park.
- Well developed and mature vegetation around site perimeter.

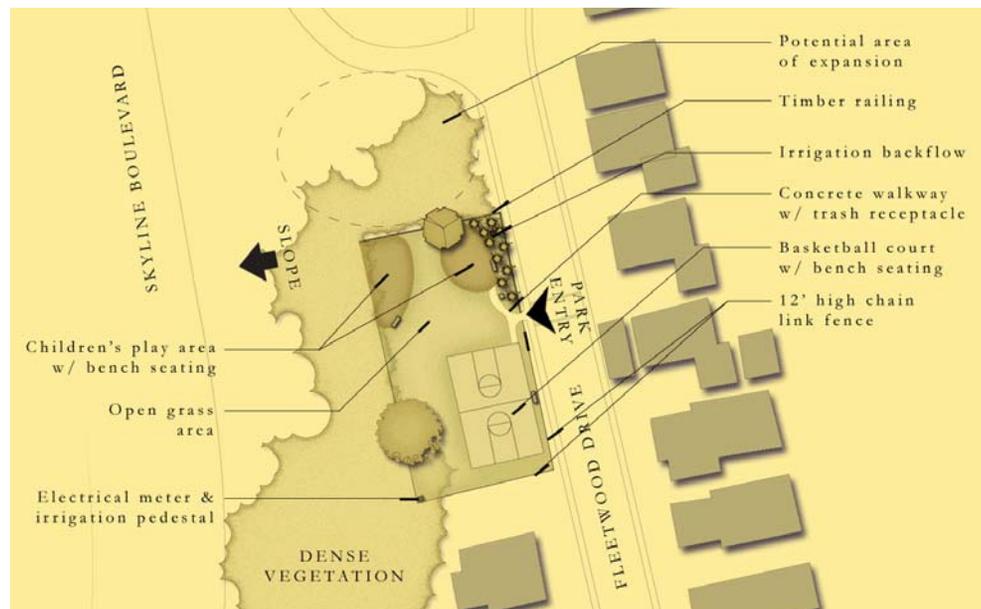
Constraints:

- Inconsistent site features.
- Addressing a user-made trail that runs behind the park.
- Increasing the accessibility of the park to ADA standards.
- Implementing innovative and imaginative play equipment.

Public Workshop Discussions

- Improving security and safety on site.
- Replacing the play equipment.
- Improving the usability of the site with amenities such as court lighting for the basketball court.

Figure 4.10a - Existing Conditions of Fleetwood Tot Lot



Fleetwood Tot Lot lies amid single family housing, just above Skyline Boulevard. There is an unimproved fire road that abuts the north side of the park and provides access down to Skyline Boulevard. There is a house adjacent to the south side of the park. Some nearby features include Catalpa Tot Lot and Rollingwood Elementary School.

City Staff Input

- This basketball court is the most heavily used outdoor court in the park system.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted at this park.

- Formalize park entrance including new signage.
- Update and unify site features such as benches.
- Increase security measures – additional main area lighting, developed park program, uplifting perimeter vegetation.
- Update the play equipment.

Design Guidelines

There are several design solutions to the issues noted at Fleetwood Tot Lot. Throughout the various designs, though, there are certain common parameters. They are a reflection of the Assess-

ment & Analysis process, the Public Workshops, and the City staff input.

- Accommodate maintenance truck accessibility onto the site.
- Create a program that meets the current and future needs of the neighboring community.
- Increase usability of the site through creating an accessible pathway to all program elements.
- Implement play equipment that is barrier free and current with National Safety Standards.
- Relocate the basketball court to dissipate disruption to neighboring house.
- Create a picnic area around the children's play area to increase usability and security.
- Develop a planting plan that adds more variation to the site vegetation, adds summer shade to play area, and provides visibility into the site.

- Create alternate seating opportunities away from other park elements.
- Develop a series of playgrounds that are unique in their own design and content. Incorporate imaginative, socially interactive and challenging components.

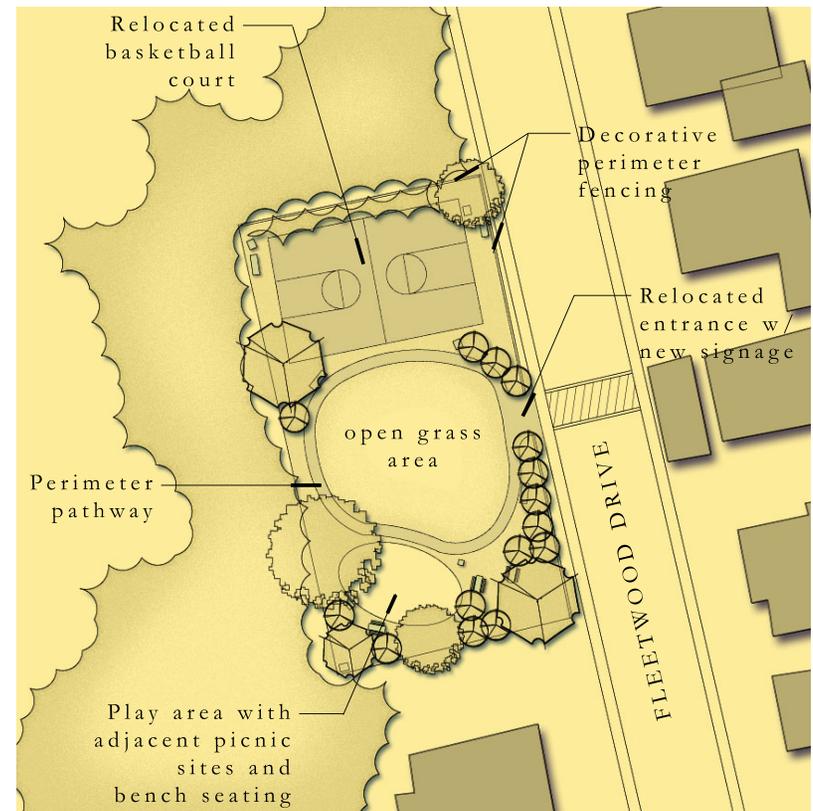


Figure 4.10b - Conceptual Design for Fleetwood Tot Lot

Ponderosa Park



Above: Ponderosa Park's main play area is located near the street, but well protected through an elevation change and vegetation.

Figure 4.11a - Existing Conditions of Ponderosa Park



Introduction

Classification: Neighborhood Park

Acres: 4

Established: 1981

Types of Amenities: Play Equipment, Bench Seating, Open Grass Area.

Location: On Pacific Heights Boulevard at Seacliff Way in the hills of Northwest San Bruno.

The park sits adjacent to the boundary to the City of Pacifica. Nearby landmarks are Pacific Heights Elementary School and Skyline College. It feels very enclosed and protected because of the proximity of the tall perimeter vegetation. There are several user made trails on site, used to access the site from Pacific Heights Boulevard as well as from the southwest off of Sharp Park Road.

Data Collection Summary

Assessment & Analysis

Opportunities:

- Proximity to the Golden Gate National Recreation Area.

Constraints:

- Addressing the location of the play areas to best work with the overall park design.
- Addressing the site entrance.
- Addressing user-made entrances at both the east and west sides of the park.

Public Workshop Discussions

- Play equipment needs to be updated.
- This is a good place for the natural open space that the park system is lacking.
- Deer are present in the early morning hours.
- Trails lead from the site to the Golden Gate National Recreation Area.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted at this park.

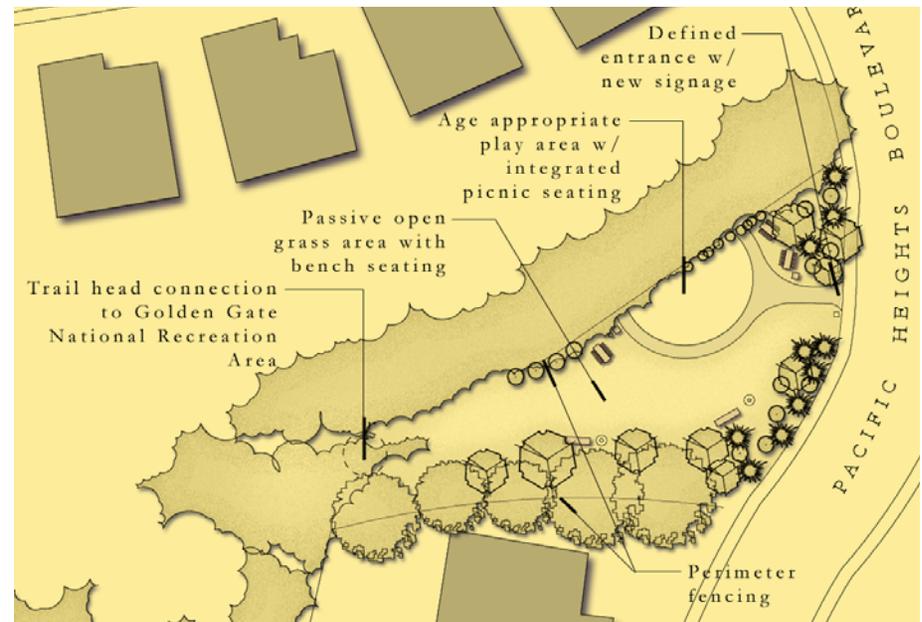
- Improve visibility into the park.
- Develop a balance of programmed elements to the passive area.
- Investigate an official connection to Golden Gate National Recreation Area.
- Clearly identify and define the park boundaries.
- Ensure the park is safe and secure by raising canopies of existing vegetation.
- Investigate a secondary entry point to the park along the existing desire lines.

Design Guidelines

There are several possible design solutions for Ponderosa Park, however there are common parameters that should be maintained in any solution developed. They include the following and are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- Maximize and maintain open space through effective placement of program elements.
- Develop one compact playground that is unique in design and content which provides play elements to toddler and school age children. Incorporate imaginative, socially interactive and challenging components.
- Develop a circulation system that provides accessibility to all program elements.
- Develop a defined entry plaza area with signage, benches, lighting, trash receptacles and hard pavement in a manner which provides pedestrian control for the playground areas.
- Develop a first-come, first-serve picnic area integrated into the playground to encourage and support parent involvement and increase security.
- Develop seating and picnicking areas independent of playground.
- Develop a clear and defined fencing that evokes a sense of security and civic pride.
- Incorporate materials and fixtures into the park that provide aesthetic appeal while minimizing maintenance efforts.

Figure 4.11b - Conceptual Design for Ponderosa Park

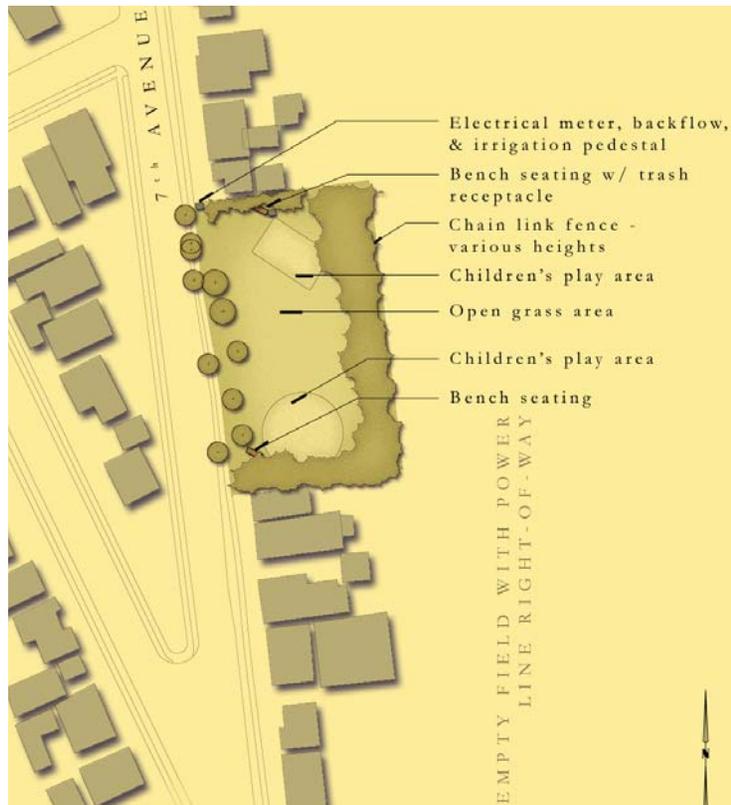


7th Avenue Park



Above: 7th Avenue Park has two play elements that are separated by a large expanse of open grass area.

Figure 4.12a - Existing Conditions of 7th Avenue Park



Introduction

Classification: Neighborhood Park

Acres: 1/2

Established: 1958

Types of Amenities: Play Equipment, Bench Seating, Open Grass Area.

Location: On the eastern side of 7th Avenue between Pine Street and Angus Avenue in East San Bruno.

The park is located on a narrow street with parked cars often lining both sides, limiting views into and from the park.

The middle of the park is well maintained, yet the extremities seemed neglected with overgrown vegetation. There is illegal activities occurring in the dense vegetation as was evident by the trash left behind.

Data Collection Summary

Assessment & Analysis

Opportunities:

- The mature vegetation.
- The amount of usage the park receives from the surrounding community.
- The open grass area that offers a warm microclimate for passive recreation.
- There is a possible link to the right-of-way to the east could provide a great opportunity for the city to develop a green belt space on its edge that would contain bike paths or other recreational options.

Constraints:

- Uneven sidewalks in front of the park as a potential tripping hazard.
- The dense perimeter vegetation creates hiding places for illegal activities.
- Providing accessibility for users and maintenance trucks.

Public Workshop Discussions

- Site accessibility needs to be addressed.
- Play equipment needs to be replaced.
- Flooding is a major problem because of the wetlands directly behind the park.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted at this park.

- Formalize the park entrance with new signage and other designation features.
- Increase security measures – additional main area lighting, uplifting perimeter vegetation.
- Increase accessibility around the park and to park features such as play equipment.
- Incorporate imaginative and creative play features such as integrated play elements.
- Create reservable picnic areas.

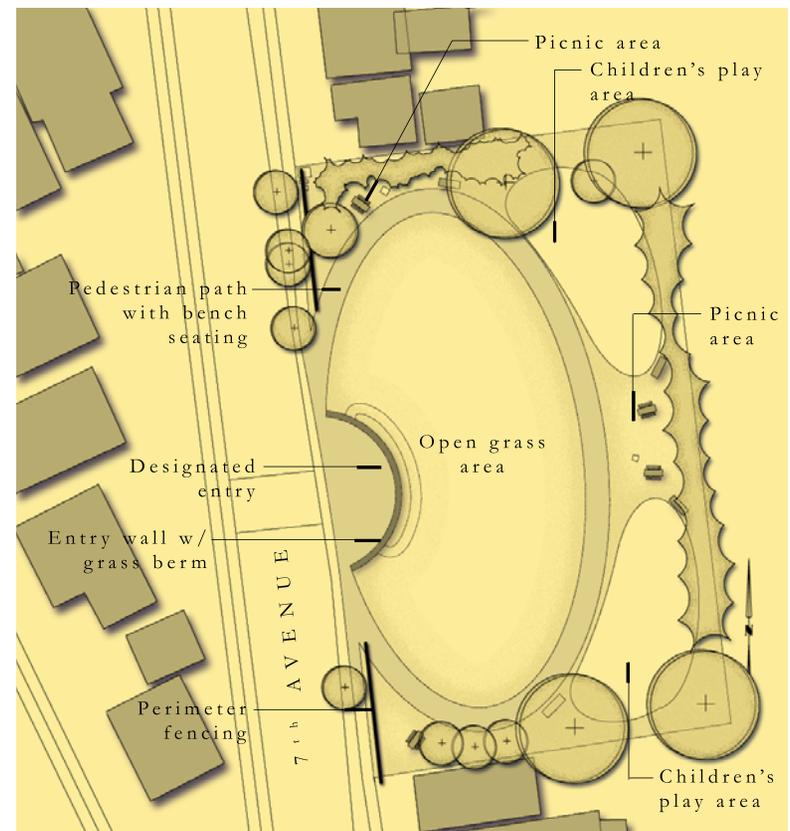
Design Guidelines

There are several possible design solutions for 7th Avenue Park, however there are common parameters that should be maintained in any solution developed. They are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- Maximize usability of the site through efficient and effective placement of program elements.
- Develop playgrounds that are unique in their design and content.
- Develop a picnic area integrated into the playground to encourage and support parent involvement and increase security.
- Develop seating and picnicking areas independent of playground.
- Develop a clear and defined fencing that evokes a sense of security and civic pride.
- Develop a circulation pattern that creates a continual loop.

- Develop pruning program to lift tree canopies that create security issues.
- Incorporate materials and fixtures into the park that provide aesthetic appeal and reduce maintenance efforts.

Figure 4.12b - Conceptual Design for 7th Avenue Park

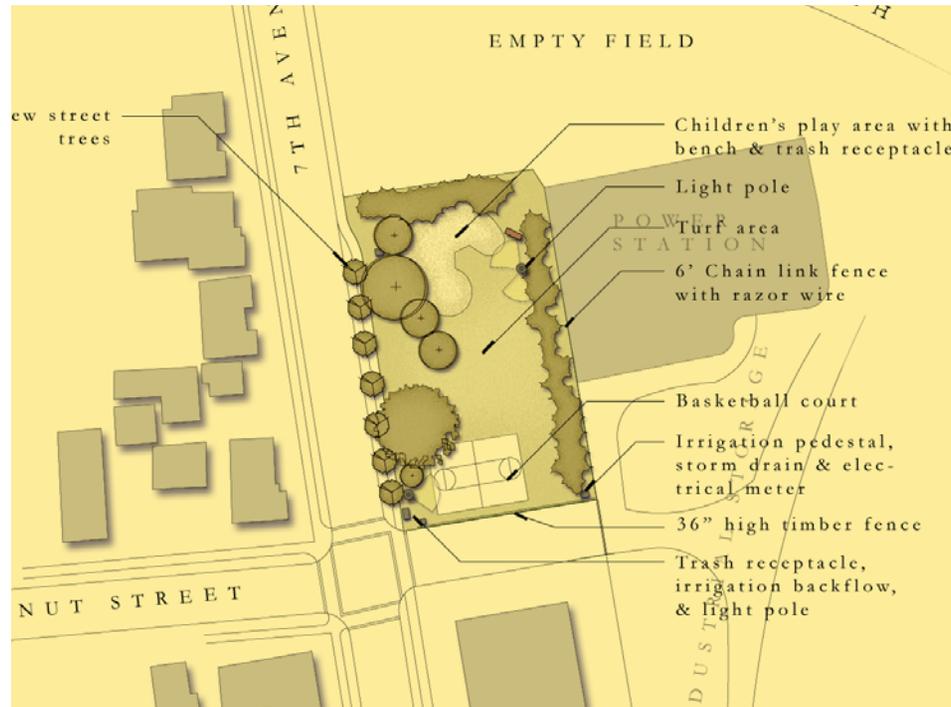


7th & Walnut Park



Above: 7th & Walnut Park is a well-used park with three program elements and well developed vegetation.

Figure 4.13a - Existing Conditions of 7th & Walnut Park



7th and Walnut Park is a rectangular park located in an industrial and noisy area. The park is easily accessible from the neighborhood it faces. The park is dominated by its surroundings, mainly the traffic noises and the power station to the east.

Introduction

Classification: Neighborhood Park

Acreage: 1

Established: 1981

Types of Amenities: Play Equipment, Bench Seating, Open Grass Area, Basketball Court.

Location: On the corner of 7th Avenue and Walnut Street in East San Bruno.

Data Collection Summary

Assessment & Analysis

Opportunities:

- Mature vegetation.
- Program layout.
- Established lighting.
- There is a visible community ownership to this park.
- The open grass fields to the north could be explored for potential expansion of the park.

Constraints:

- The lack of a defined central entrance.
- The adjacency of heavy utilities that surround the park.
- Pedestrian safety issues along 7th Avenue.
- The lack of unification in the park through features such as signage and fencing.

Public Workshop Discussions

- Site accessibility needs to be addressed.
- Play equipment needs to be replaced.
- Flooding is a major problem because of the wetlands directly behind the park.
- The basketball court needs better lights.
- The street is dangerous because there is no visibility around parked cars.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted at this park.

- Formalize the park entrance with new signage and other designation features.
- Update the basketball court condition.
- Increase security measures – additional main area lighting, uplifting perimeter vegetation.

- Increase accessibility around the park and to park features such as play equipment.
- Incorporate imaginative and creative play features such as tricycle “boulevards”, and integrated play elements.
- Create reservable picnic areas.
- Screen utilities.

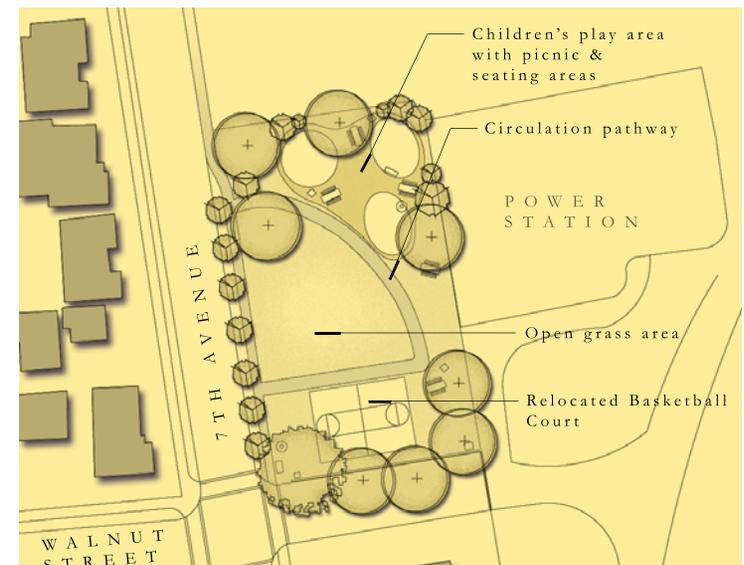
Design Guidelines

There are several possible design solutions for 7th & Walnut Park, however there are common parameters that should be maintained in any solution developed. They include the following and are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- Develop a playground that is unique in design and content. Incorporate imaginative, socially interactive and challenging components.
- Develop a circulation system that provides accessibility to all program elements.
- Develop a picnic area integrated into the playground to encourage and support parent involvement and increase security.

- Develop a clear and defined fence system that evokes a sense of security and civic pride for the neighbors.
- Relocate the basketball court to allow for maximized usability of the site.
- Incorporate materials and fixtures that increase beauty while reducing maintenance.
- Create a designated entrance with signage and barrier element.

Figure 4.13b - Conceptual Design for 7th & Walnut Park

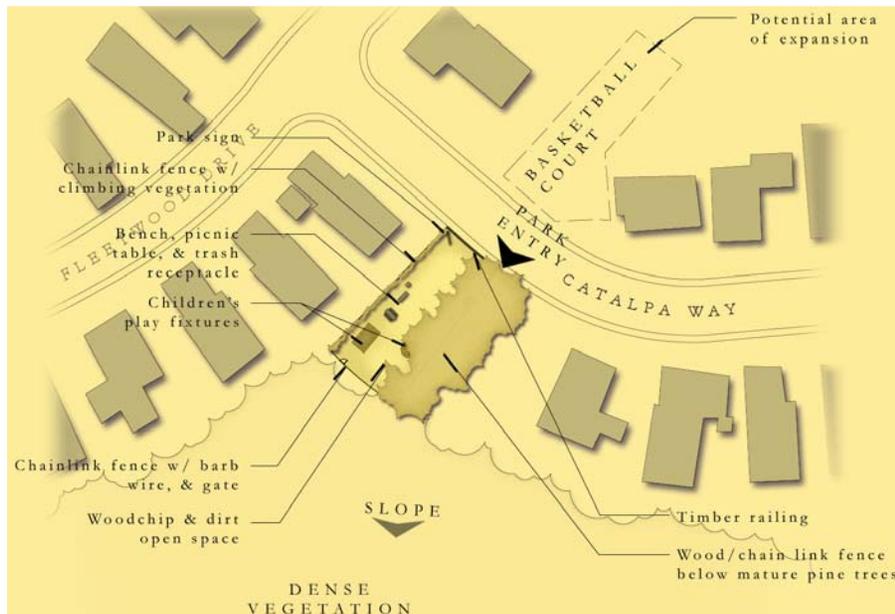


Catalpa Tot Lot



Above: Viewing the park from Catalpa Way.

Figure 4.14a - Existing Conditions of Catalpa Tot Lot



Introduction

Classification: Pocket Park

Acreage: 1/2

Established: 1956

Types of Amenities: Play Equipment, Bench Seating.

Location: On Catalpa Way in the hills of West San Bruno. The park is situated in a residential neighborhood, on a Public Utility Easement.

Catalpa Tot Lot is sited on a small, rectangular parcel of land with houses abutting the park to the southeast and northwest. The park is unique because it lacks basic elements such as vegetation, which makes the park feel exposed, empty and in disrepair.

Data Collection Summary

Assessment & Analysis

Opportunities:

- Directly across the street is a former children's center which has a basketball court and can provide more open space for the surrounding community.
- There is access to a narrow, yet well vegetated, power easement behind the basketball court that could provide growth opportunities and connection to a future city trail system.

Constraints:

- Lack of a defined program for the park. This would include the lack of a cohesive site layout, planting plan, and program elements that are in demand by the surrounding community.
- Play equipment is in disrepair and not compliant with current National Standards.
- Lack of unity in the perimeter fence system as well as park fixtures such as benches and signage.
- Disjointed elements separated by Catalpa Way.



Above: There are infrastructural issues to be addressed at Catalpa Tot Lot such as the drainage.



Left: The perimeter fence at Catalpa Tot Lot is inconsistent and needing replacement.

Public Workshop Discussions

- The need for a new program that addresses the serious misuse of the park by disruptive park users. Currently, teens are using the park as a hangout locale, mainly at night, and exhibiting disruptive behavior. Neighbors have reported being harassed by park visitors late at night.
- Updated play ground equipment.
- Better and higher fencing which provides better privacy to the neighbors.
- Better planting plan that adds aesthetic value to the park.
- Changing demographics in the neighborhood have led to a decrease in park usage.

City Staff Input

- Catalpa Tot Lot is located on a Public Utility Easement.
- The basketball court located across the street from the park, which, according to maintenance staff, is owned by the City and maintained as part of Catalpa Tot Lot.

- The park sits above a 36” high pressure gas main line.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted specifically at this park.

- *Incorporate a new perimeter fence system with better screening of exterior utilities.*
- *Formalized the park entrance.*
- *Include new play equipment.*
- *Increase security measures – additional main area lighting, developed park program.*
- *Connect the basketball court across the street with the rest of the park through cohesive park elements such as benches and signage.*
- *Discourage abusive behavior at the park through improved programming.*
- *Increase police presence at this park.*

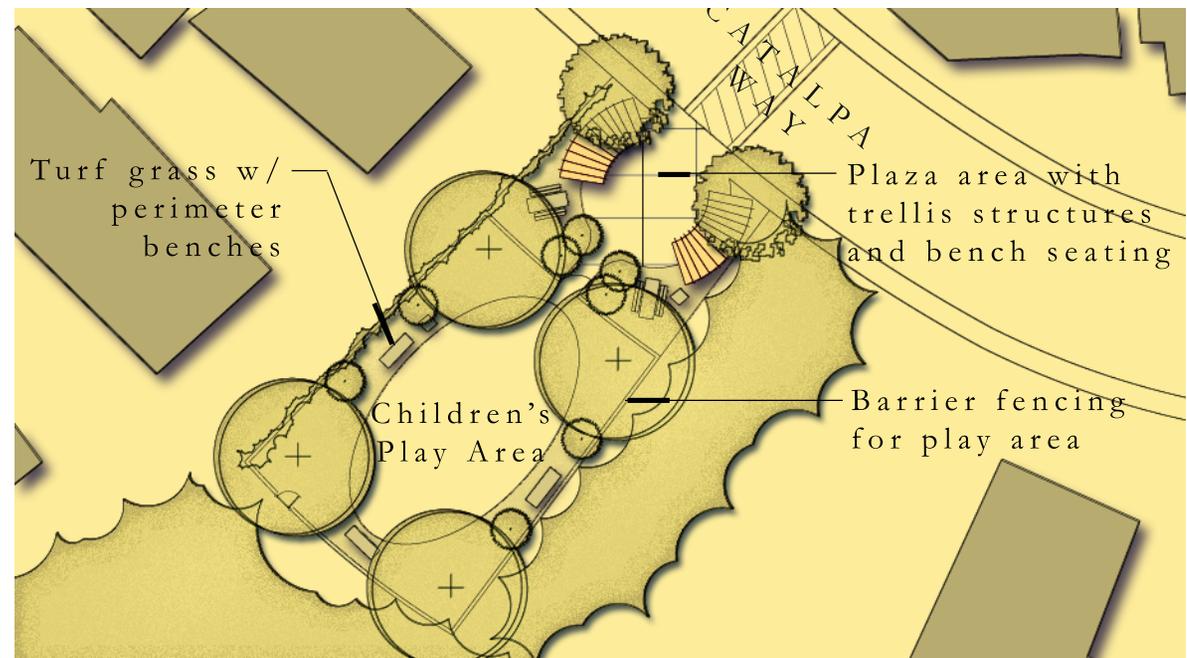
Design Guidelines

There are several different solutions to the issues noted at Catalpa Tot Lot. Throughout the various designs, though, there are certain common parameters. They are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- *Develop a small, universally accessible playground with equipment compliant to current National Standards that offers something unique to this park.*
- *Develop a defined entry plaza area including signage, benches, lighting, trash receptacles and hard pavement. Do so in a manner which provides pedestrian control for the playground areas.*
- *Develop a clear and defined fence system that evokes a sense of security and civic pride.*
- *Improve the conditions of the basketball court across the street.*

- *Improve pedestrian safety by implementing crosswalk and 'crossing table' speed bumps.*
- *Incorporate materials and fixtures into the park that provide aesthetic appeal while minimizing maintenance efforts.*
- *Create a no parking zone in front of the park to help provide a clear line of site in front of the park.*
- *Remove the park depth by bringing all amenities close to the street.*
- *Develop a planting plan which promotes visibility into the park and improves aesthetic value of the park.*

Figure 4.14b - Conceptual Design for Catalpa Tot Lot



Earl & Glenview Park



Above: The main entrance to Earl & Glenview Park from Glenview Drive.

Introduction

Classification: Neighborhood Park

Acreage: 3/10

Established: 1977

Types of Amenities: Play Equipment, Bench Seating.

Location: Along Glenview Drive at Earl Avenue in West San Bruno.

Data Collection Summary

Assessment & Analysis

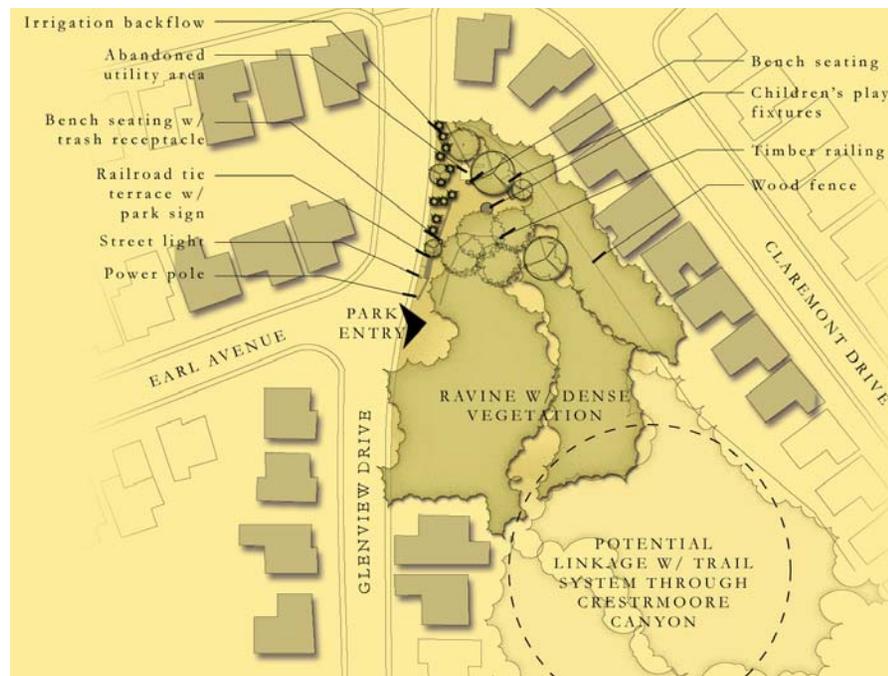
Opportunities:

- Dense vegetation on site is mature and well developed.
- There is potential for framing a stunning view down the canyon with proper tree trimming.
- Creating a trail down the canyon to link the park to other trail systems.
- Physical proximity to one of San Bruno's finest natural resources – Crestmoor Canyon.

Constraints:

- The abandoned utility area.
- Vehicle accessibility for maintenance trucks.
- Soil compaction on the hillside along Glenview Drive.
- Natural restrictions of Crestmoor Canyon in the form of slope, erosion, and ecological habitats.

Figure 4.15a - Existing Conditions for Earl & Glenview Park



The park faces down into Crestmoor Canyon, one of San Bruno's most noticeable natural landmarks. The canyon and the park itself are filled with eucalyptus and other mature vegetation, which give the site a dark, intimidating feeling. The topography of Glenview Park is unique because although the park is flat, there are steep slopes surrounding nearly all sides of the site.



Above: Earl & Glenview Park sits at the head of Crestmoor Canyon, and possesses a majestic view down the ravine.

Below: The abandoned utilities present at Earl & Glenview Park would provide more usable space if removed.



Public Workshop Discussions

- Erosion is a problem along the banks of the canyon.
- Play equipment is being used but needs to be replaced.
- The abandoned utility area causes problems on site.
- The canyon has been the source of much political strife since the early 1900's.
- There is some illegal activity that occurs here, but in general, the park is quiet and safe.

Below: The two play structures on site are out of compliance with National Standards and need to be replaced.



City Staff Input

- Crestmoor Canyon is the final City owned open space. It is a storm runoff corridor with a spill gate at the bottom. The canyon walls have deteriorated over the years from slope failures.
- The canyon has been looked at as a possible site for a golf course in the past but that was abandoned.
- There is minimal vandalism at this park because of its remote location.
- There is a path leading from the end of the park to the bottom of Crestmoor Canyon along the top of the slope.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted specifically at this park.

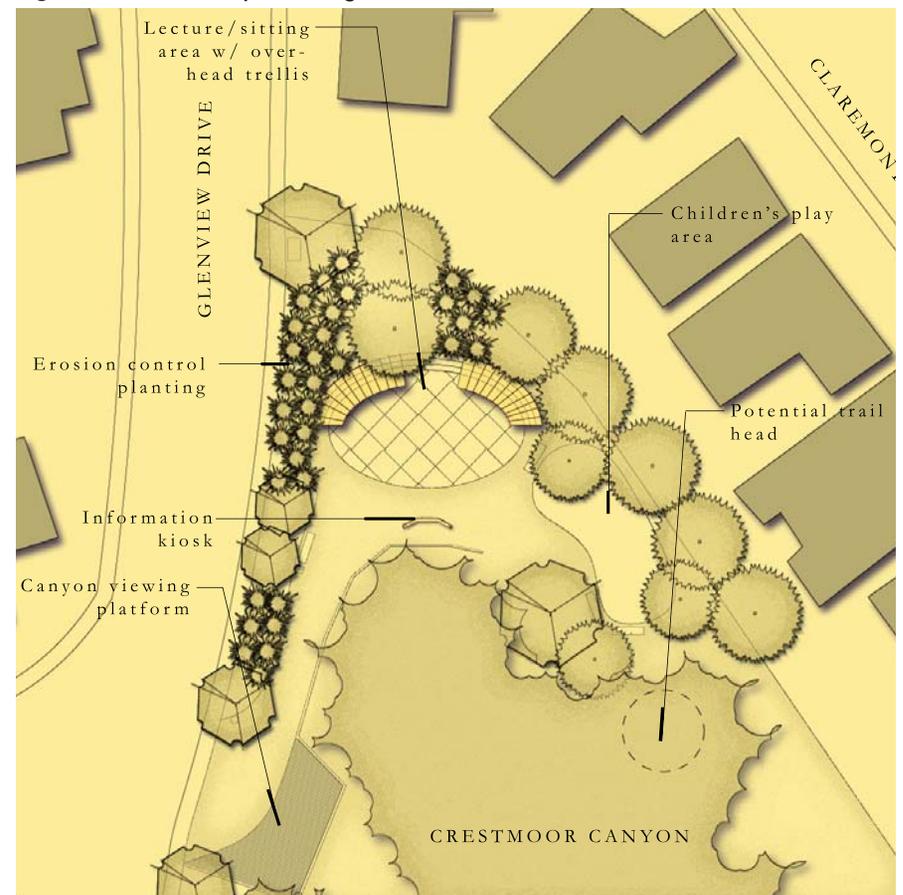
- Formalize a park entrance with new signage.
- Update site features such as benches and trash receptacles.
- Increase security measures – additional main area lighting.
- Develop an appropriate park program.
- Develop a planting plan that adds aesthetic value to the site, helps control soil compaction at front entrance, and increases visibility into the park.
- Maximize accessibility into and around the park.

Design Guidelines

There are several different solutions to the issues noted at Earl & Glenview Park. Throughout the various data we have collected, there are certain parameters that should guide any redesign of Earl & Glenview Park. They are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- Create a program that includes an interpretive center and children's play equipment.
- Explore creating a trail system through Crestmoor Canyon. Create the trail head at this site.
- Develop a theme to the park which promotes ecological awareness of the local environment. An example would be park signage which explains the geological history of the canyon.
- Create a viewing platform looking out over Crestmoor Canyon with seating opportunities to promote social interaction in the outdoors.
- Develop a playground that is unique in its design and content. Incorporate imaginative, socially interactive and challenging components, consistent with the theme of the park.

Figure 4.15b - Conceptual Design for Earl & Glenview Park



Herman Tot Lot



Above: Herman Tot Lot is a uniquely shaped park located between Diamond Street and Herman Street.

Introduction

Classification: Pocket Park

Acreage: 1/4

Established: 1956

Types of Amenities: Play Equipment, Bench Seating, Open Grass Area.

Location: On the corner of Diamond Street and Herman Street in Northeast San Bruno; adjacent to the city of South San Francisco.

Herman Tot Lot is a small park that fully utilizes its space. The site is exposed because it faces out onto the street, into a very industrial area, and there is limited vegetation on site.

Data Collection Summary

Assessment & Analysis

Opportunities:

- The unique shape of the park, and central location relative to public transportation resources.
- The park is well supported by the surrounding community as a gathering location.

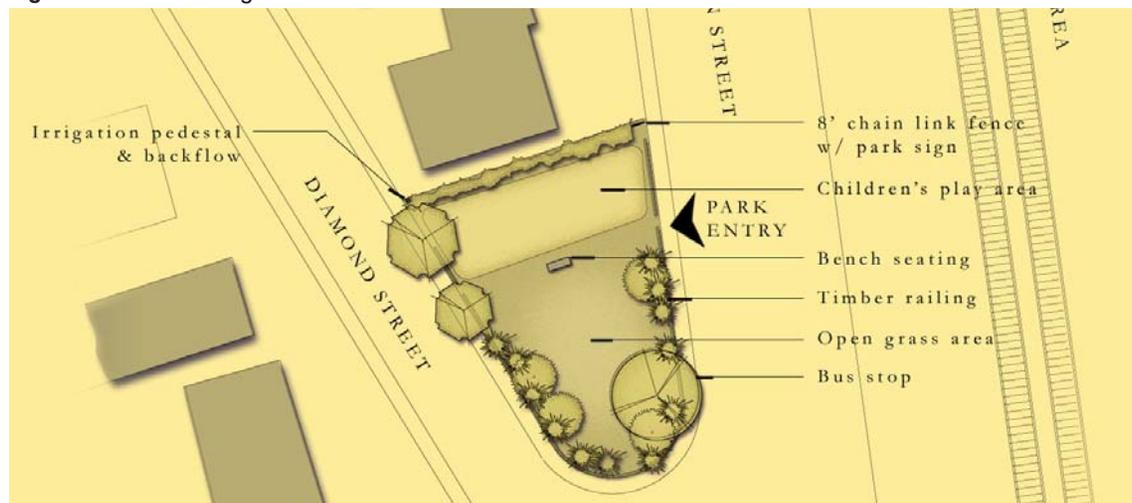
Constraints:

- The sense of exposure on site because of lack of vegetation.
- There is a house directly adjoining the north side of the park.

Public Workshop Discussions

- Develop a program that will be usable to the surrounding neighborhood.
- Safety concerns about the busy street adjoining the park.
- People enjoy using the park as a meeting place.

Figure 4.16a - Existing Conditions for Herman Tot Lot



City Staff Input

- The vegetation on site consists mainly of low shrubs and plants in order to sustain vehicular visibility across the park from one street to the other.

Below: Herman Tot Lot feels very exposed because of the lack of dense vegetation and the proximity of surrounding roads.



94 - Section IV

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted at this park.

- Formalize park entrance including new signage.
- Update and unify site features such as benches and trash cans.
- Increase security measures – increase barrier fencing around the perimeter.
- Implement decorative planting plan that supports visibility through the site but also adds accenting and aesthetic value to the site.

Design Guidelines

There are several design solutions to the issues noted at Herman Tot Lot. In all the solutions, though, there are common parameters. They are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- Create a program that meets the current and future needs of the neighboring community
- Increase usability of the site through accessibility and realigning park features.
- Develop a hardscape urban plaza which provides usable seating, fountain, and minimal but deliberate plantings.
- Provide a small playground area adjacent or within the plaza.
- Utilize durable materials and minimize plantings to reduce maintenance requirements.

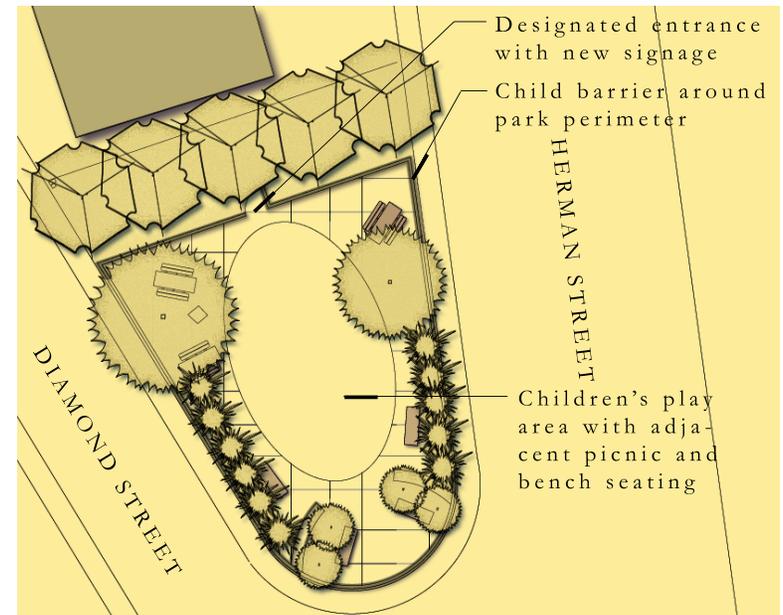


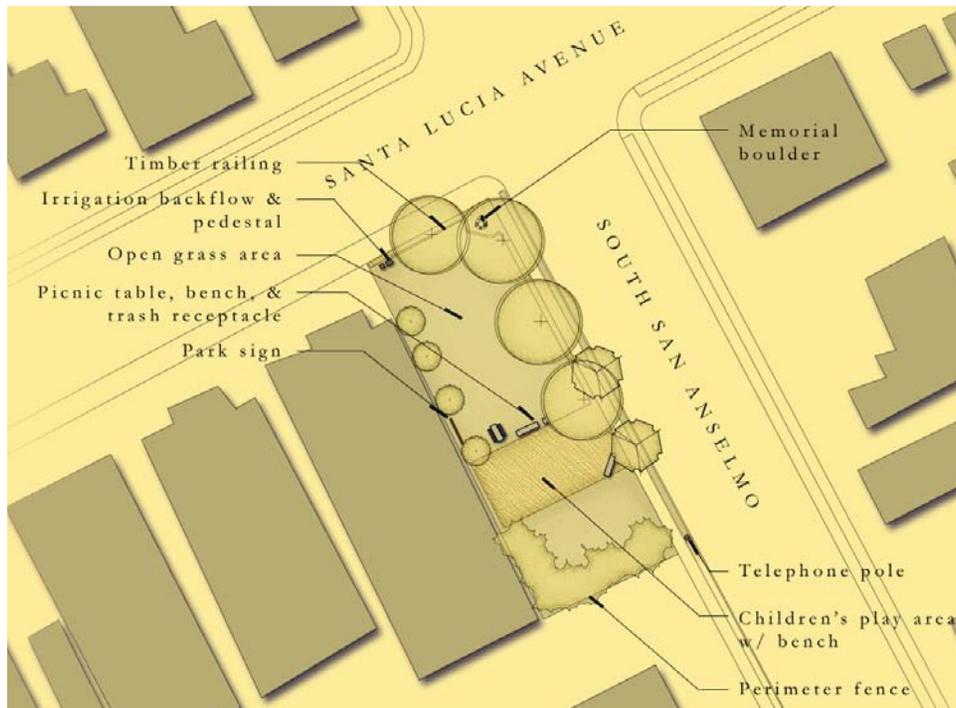
Figure 4.16b - Conceptual Design for Herman Tot Lot

Lomita Park



Above: Lomita Park consists of a children's play area between two open grass spaces.

Figure 4.17a - Existing Conditions for Lomita Tot Lot



Introduction

Classification: Pocket Park

Acreage: 1/4

Established: 1956

Types of Amenities: Play Equipment, Bench Seating, Open Grass Area.

Location: On San Anselmo Avenue at Santa Lucia Avenue in Southeast San Bruno, near the city boundary to Millbrae and U.S. Route 101.

The site is divided into different spaces because the play area extends across the middle of the park. There is a large apartment building adjacent to the park that, coupled with the developed vegetation, creates a sense of confinement for the park.

Data Collection Summary

Assessment & Analysis

Opportunities:

- Mature vegetation and the open grass area.
- There is a visible community ownership to this park.
- Strong historic significance to the site.
- Centrally located in the residential community

Constraints:

- Apartment complex looks down directly on the site.
- Usable land is completely developed.
- The site needs screening from surrounding structures, but visibility from the street.
- There is no defined entrance point to the site.



Above: Lomita Park is a highly visible green space in the community.

Below-right: Currently there is a memorial boulder on site in remembrance of the historic town of Lomita Park.

Below: There are conditions in the sidewalk that need to be addressed in order to ensure accessibility into the park.



Public Workshop Discussions

- Traffic safety is an issue.
- The park needs to be partially screened from the neighboring apartment complex.
- The park is well used by neighboring families.

Conceptual Design

General Improvement Recommendations

The following recommendations are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input. They are universal recommendations that should be adopted at this park.

- *Address separation of vehicular and pedestrian circulation conflicts associated with the park.*
- *Maintain and support the historical significance of Lomita Park.*
- *Address current safety issues with the overgrown plant material.*
- *Screen neighboring apartment complex to improve intimacy of the park.*
- *Replace play equipment with new structures current with National Standards that offer unique opportunities to children.*



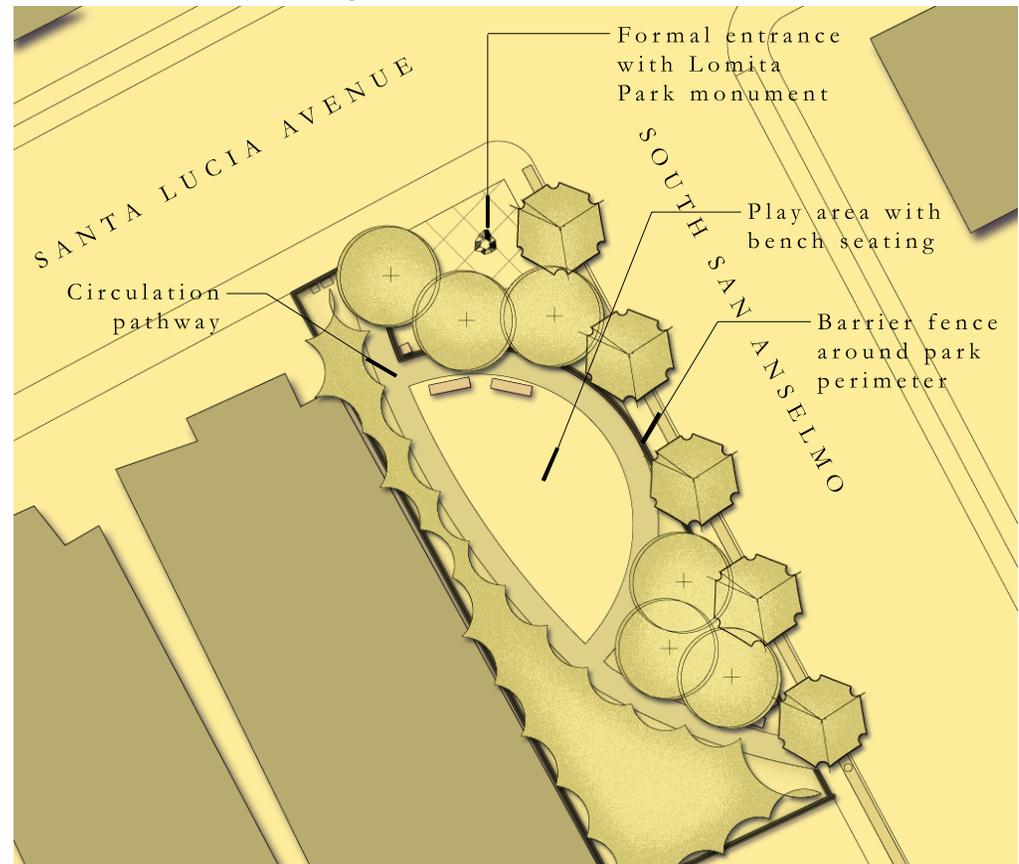
Design Guidelines

There are several design solutions to the issues noted at Lomita Tot Lot. In any solution, though, there are certain common parameters. They are a reflection of the Assessment & Analysis process, the Public Workshops, and the City staff input.

- *Develop the site as a park plaza with an integrated play area.*
- *Maximize usability of the site through efficient and effective placement of program elements.*
- *Develop a centrally located, universally accessible playground.*
- *Develop a circulation system that provides accessibility to all program elements.*
- *Develop a defined entry including signage, benches, lighting, trash receptacles and hard pavement.*
- *Develop a picnic area integrated into the playground to encourage and support parent involvement and increase security.*

- *Develop a clear and defined fencing that evokes a sense of security and civic pride.*
- *Incorporate materials and fixtures into the park that provide aesthetic appeal while minimizing maintenance efforts.*
- *Include public art in the form of community art, a sculpture, or fountain to contribute to the intimacy of the park.*

Figure 4.17b - Conceptual Design for Lomita Tot Lot



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SECTION V - THE IMPLEMENTATION PLAN

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Implementation

Implementation

The success of this Master Plan is contingent on the development and execution of an implementation strategy. An important aspect of the Master Plan is to understand that it is a living document that requires attention and modification over time to refocus attention to future trends and/or current issues that effect the direction the plan should move.

Below is an outline of the critical components of an implementation plan.

1. Development strategy
2. Guidelines / standards
3. Cost estimates / budget considerations
 - a. Existing park and recreational facility upgrades
 - b. Projected additional maintenance costs
 - c. Procurement of additional land
 - d. Capital Improvement Projects
4. Funding options
 - a. Bonding
 - b. Pursuit of State and Federal Grant Programs
 - c. Re-assessing user fees for recreational facilities – future Swim Center, future Teen Center, sports league fees.
 - d. Property tax
 - e. Other revenue generators

Development Strategy

As is the case with any development, the success of the final Master Plan is contingent on proper funding and implementation. Therefore it is crucial to realize how the final objective will be achieved.

A successful development strategy is a flexible and multi-faceted approach to achieve the goals laid out in the Comprehensive Parks and Recreation Facilities Master Plan. Approaching the development from different levels such as, small manageable goals to developing long term financial strategies that fund large capital improvements create grater opportunities to acquire some funding to apply to the many projects contained within the scope of the Comprehensive Parks & Recreational Facilities Master Plan.

Another important element of developing a strategy is identifying the priority projects. These items are identified in sections three and four of the Comprehensive Parks & Recreational Facilities Master Plan. First on the priority list were items primarily associated with health safety and welfare. Second was removing non-compliant playground equipment and the redevelopment of those playgrounds, followed by the improvements to the sports facilities.

One element that greatly affects the development strategy is the availability of park funding resources. Awareness of current economics and trends, sources of grants or donations and the availability of other funding is key to the implementation of the Master Plan elements by the Recreation Services Department.

Guidelines & Standards

A vital support document to the Comprehensive Parks & Recreational Facilities Master Plan is the development of park guidelines and standards. These standards provide the foundation and set the tone for all future parks development.

Outlining every aspect of Parks and Recreation Facilities, this tool ensures consistency throughout years of development. Guidelines and Standards also allow for implementation of any size project at any point in time regardless of how it fits in the development schedule.

Budgets

The most critical component of every development is establishing and maintaining a budget. To this end, development of realistic cost estimates is a vital component of planning. Cost estimates should be developed for each of the top three priority items upon completion of the Comprehensive Parks & Recreational Facilities

Master Plan. These estimates will provide an order of magnitude view of how much capital will be required for a given project.

While these estimates are effective tools like the CPRFMP document itself, they also require updating, modification, and verification to maintain a realistic basis of costs.

Additional Funding Options

It is important to understand that the current financing mechanism and budgeting levels in place for the San Bruno Parks Division and the San Bruno Recreation Services Department are inadequate to support development of many of the items outlined in the CPRFMP. Therefore, it is important for the City to continually pursue alternative funding avenues in order to realize the objectives and goals of the Master Plan. Some of these avenues have been detailed below.

Bond Measures

The main future source of funding for the Comprehensive Parks & Recreational Facilities Master Plan will most likely come from municipal

bonds. These monies will most likely be attached to bond measures for larger municipal projects such as libraries and police stations.

It is important for the Recreation Services Department to pursue attaching those projects to these large bond measures.

Grants

There is considerable funding available to the City via federal, state, and local grants, as well as via private grants and donations. It will be critical for the City to monitor grant sources as they arise, so that appropriate opportunities may be pursued.

User Fees

The City of San Bruno has the opportunity to supplement financing of certain Master Plan components through the creation of user fees. These fees would be specifically created to recoup the operating costs of specialty or premiere facilities such as a swim center or a skate park.

Furthermore, the City needs to evaluate the current and future operating and maintenance costs incurred because of the organized sports leagues. The participant fees paid by these sports leagues have remained constant over the past several years while the costs of maintenance have continually increased. Therefore, it would be appropriate to re-assess these types of fees to ensure that they continue to reflect increased costs associated with maintenance to these facilities.

Property Tax

How much funding comes from this source?

First Year Recommendations

First Year Recommendations

As we are making our final revisions to the CPRFMP for City Council review, we have looked back at our notes and the comments made by citizens, board members, and your staff. This review has further strengthened the recommendation we offered in our executive summary regarding which direction the City should move forward in. We believe based on the existing conditions of the parks and given the current resources available, the City should pursue the master planning of a select number of smaller individual parks throughout the city, implement the playground portions of the plan along with any ADA accessibility items identified in each of the proposed master plans.

As we stated in our executive summary, by reinvesting in two smaller parks and playgrounds throughout the city, the citizens of San Bruno will enjoy improved recreational opportunities that are safe, imaginative and age appropriate within their own neighborhoods. Additionally, they will see an immediate return for their participation in the CPRFMP process. We believe that with your current budget of \$300,000 you will be able to complete work at two possibly three parks initially. Upon receiving the additional \$1.3 million,

decisions could be made based on the cost of the first two projects as to how many more parks would be able to be renovated with the available money.

While master planning the first two to three parks another important document, a design standards manual, should be developed in conjunction with the master plans. This important document will ensure consistency and thoroughness of each design as well as expediting the review and construction document process.

In conclusion, larger parks such as Grundy, City, Commodore, Monte Verde, and Pacific Heights Parks, in our opinion need a greater level of investment such as found through a bond measure to make a direct improvement in the level of recreation experience currently available in those parks. Therefore our recommendation is to focus on the smaller parks and playgrounds, bringing the recreation experience up to current standards in terms of safe, accessible and age appropriate play at the local level.

SECTION VI - CONCLUSION

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Conclusion

The San Bruno Parks & Recreational Facilities system is diverse collection of parks and recreational centers which offer a range of opportunities to the citizens of San Bruno. As this document has outlined, there are improvements that can be made to this system in order to create exactly the vision the citizens have expressed throughout the process. To ensure the park system provides for future needs, it will take a continued concerted effort similar to that demonstrated in the late 1950's into the 1960's in San Bruno when the park system took on its original shape. There will be some efforts that are easily attained through straightforward implementation. There are other recommendations and changes in the current system which will involve a more arduous path. The success of this Master Plan depends on the continuing joint efforts from both the Parks Division and Recreation Services Department, governing bodies, and the public of San Bruno. This is the first step in the direction toward that goal.

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SECTION VII - REFERENCES

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SECTION VIII - APPENDIX

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8.1 - Site Visit Matrix

| PARK | VISITED BY | DATE | TIME | GENERAL WEATHER | NO. OF USERS |
|----------------------|----------------|------------|---------|-----------------|--------------|
| Bayshore Circle Park | SS, MB, MD, SR | 9/26/2002 | 2:45PM | Sunny | 0 |
| | MB, MD, SR | 11/12/2002 | 3:30PM | Partly Cloudy | 1 |
| | SS, MB, SR | 1/27/2003 | 3:45PM | Cloudy | 0 |
| Buckeye Park | SS, MB, MD, SR | 9/26/2002 | 4:10PM | Sunny | 1 |
| | MD, SR | 11/25/2002 | 1:00PM | Sunny | 0 |
| | MB, SR | 1/17/2003 | 11:30AM | Sunny | 0 |
| | SS, MB, SR | 2/18/2003 | 2:30PM | Cloudy | 0 |
| Catalpa Tot Lot | SS, MB, MD, SR | 9/26/2002 | 3:25PM | Sunny | 0 |
| | MB, MD, SR | 11/12/2002 | 5:00PM | Partly Cloudy | 1 |
| City Park | SS, MB, MD, SR | 9/26/2002 | 1:30PM | Sunny | 85+ |
| | SS, MB, MD, SR | 11/12/2002 | 12:30PM | Sunny | 60+ |
| | MB, SR | 1/17/2003 | 10:00AM | Sunny | 50+ |
| | SS, MB, SR | 2/18/2003 | 2:30PM | Cloudy | 100+ |
| | MB, MD, SR | 3/12/2003 | 4:00PM | Cloudy | 100+ |
| Commodore Park | SS, MB, MD, SR | 9/26/2002 | 3:15PM | Sunny | 5 |
| | SS, MB, MD, SR | 11/12/2002 | 4:30PM | Partly Cloudy | 40+ |
| | SR | 1/17/2003 | 3:45PM | Partly Cloudy | 25+ |
| Earl & Glenview Park | SS, MB, MD, SR | 9/26/2002 | 4:00PM | Sunny | 0 |
| | MD, SR | 11/25/2002 | 12:30PM | Sunny | 0 |
| | MB, SR | 1/17/2003 | 12:15PM | Sunny | 1 |
| Fleetwood Tot Lot | SS, MB, MD, SR | 9/26/2002 | 3:30PM | Sunny | 0 |
| | MB, MD, SR | 11/12/2002 | 5:15PM | Cloudy | 0 |
| | SS, MB, SR | 1/27/2003 | 2:00PM | Sunny | 8 |
| Forest Lane Park | SS, MB, MD, SR | 9/26/2002 | 3:00PM | Sunny | 2 |
| | MB, MD, SR | 11/12/2002 | 4:00PM | Cloudy | 4 |
| | SR | 1/17/2003 | 3:30PM | Partly Cloudy | 20 |
| | SS, MB, SR | 1/27/2003 | 3:00PM | Sunny | 8 |

Table continued on the next page.

| PARK | VISITED BY | DATE | TIME | GENERAL WEATHER | NO. OF USERS |
|----------------------|----------------|------------|------------------|-----------------|--------------|
| Grundy Park | SS, MB, MD, SR | 9/26/2002 | 12:10PM | Sunny | 12 |
| | SR | 10/18/2002 | 2:00PM & 6:00PM | Sunny | 8 |
| | MB, MD, SR | 11/12/2002 | 12:00PM | Partly Cloudy | 9 |
| | MB, SR | 1/17/2003 | 12:30PM | Sunny | 8 |
| Herman Tot Lot | SS, MB, MD, SR | 9/26/2002 | 2:50PM | Sunny | 0 |
| | MB, MD, SR | 11/12/2002 | 4:15PM | Cloudy | 0 |
| | SS, MB, SR | 1/27/2003 | 3:20PM | Partly Cloudy | 0 |
| Lion's Field Park | SS, MB, MD, SR | 9/26/2002 | 2:20PM | Sunny | 0 |
| | MD, SR | 11/25/2002 | 4:30PM | Sunny | 5 |
| | SR | 1/17/2003 | 5:00PM | Partly Cloudy | 1 |
| | SS, MB, SR | 1/27/2003 | 4:30PM | Cloudy | 4 |
| Lomita Park | SS, MB, MD, SR | 9/26/2002 | 2:30PM | Sunny | 0 |
| | MD, SR | 11/25/2002 | 4:10PM | Sunny | 3 |
| | SR | 1/17/2003 | 4:40PM | Sunny | 2 |
| | SS, MB, SR | 1/27/2003 | 4:15PM | Cloudy | 0 |
| Monte Verde Park | SS, MB, MD, SR | 9/26/2002 | 3:45PM | Sunny | 0 |
| | MB, MD, SR | 11/12/2002 | 5:30PM | Cloudy | 0 |
| | SS, MB, SR | 2/18/2003 | 12:30PM | Partly Cloudy | 0 |
| Pacific Heights Park | SS, MB, MD, SR | 9/26/2002 | 12:30PM | Sunny | 0 |
| | SR | 10/18/2002 | 12:30PM & 6:00PM | Sunny | 1 |
| | MB, SR, DS | 10/25/2002 | 11:00AM | Cloudy | 0 |
| | MD, SR | 11/25/2002 | 12:15PM | Sunny | 1 |
| Ponderosa Park | SS, MB, MD, SR | 9/26/2002 | 3:50PM | Sunny | 0 |
| | MD, SR | 11/25/2002 | 11:30PM | Sunny | 0 |
| 7th Avenue Park | SS, MB, MD, SR | 9/26/2002 | 2:35PM | Sunny | 0 |
| | MB, MD, SR | 11/12/2002 | 3:00PM | Sunny | 3 |
| | SR | 1/17/2003 | 4:45PM | Partly Cloudy | 0 |
| | SS, MB, SR | 1/27/2003 | 4:00PM | Partly Cloudy | 0 |
| 7th & Walnut Park | SS, MB, MD, SR | 9/26/2002 | 2:40PM | Sunny | 0 |
| | MB, MD, SR | 11/12/2002 | 3:20PM | Sunny | 7 |
| | SR | 1/17/2003 | 4:50PM | Partly Cloudy | 0 |
| | SS, MB, SR | 1/27/2003 | 4:00PM | Partly Cloudy | 2 |

SS - Steve Sutherland - SSA Landscape Architects, Inc.
MB - Mark Baginski - SSA Landscape Architects, Inc.
MD - Mike Dioszegi - SSA Landscape Architects, Inc.
SR - Scott Reeves - SSA Landscape Architects, Inc.
DS - David Smith - Central Pacific Engineering

*The site visit matrix shows all visits during the Assessment & Analysis phase of the project. This matrix does not reflect the site visits performed after the Assessment & Analysis phase was completed. The number of park users listed is an estimate, intended for general reference purposes.

8.2 - Existing Conditions Booklet



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A P R I L M A R C H F E B R U A R Y J A N U A R Y

January 22, 2003
 Preliminary Master
 Plan Introduction
 Meeting

January 27, 2003
 Programming Session
 Group A
 - Lomita Tot Lot
 - Lion's Field Park
 - 7th Avenue Park
 - 7th & Walnut Park
 - Herman Tot Lot
 - Bayshore Circle Park
 - Forest Lane Park

February 18, 2003
 Programming Session
 Group B
 - Ponderosa Park
 - Pacific Heights Park
 - Monte Verde Park
 - Catalpa Tot Lot
 - Commodore Park
 - Fleetwood Tot Lot

March 12, 2003
 Programming Session – Group C
 - Earl & Glenview Park
 - Buckeye Park
 - City Park

April 16, 2003
 Present Information to Parks
 & Recreation Commission

~ PUBLIC WORKSHOP SCHEDULE ~

The goal of the public workshop process is to gather input and feedback from the citizens of San Bruno regarding the entire City Park System; reviewing each park as an individual and the system as a whole unit. It is during this time that the citizens have the opportunity to share their concerns and desires regarding the public parks and facilities in their neighborhood. From these workshops, the City will develop a clear idea of the strengths of the Park System as well as the areas that need attention. The finished product in this process will be a San Bruno Parks and Recreational Facilities Master Plan that is balanced between the desires and needs of all the citizens, the physical restrictions of the land available, and the funding available. Ultimately, this Master Plan will serve as a community vision and blueprint for improving the existing park system and development of future parks and recreation facilities.



PARK SYSTEM MASTER LIST

| PARK NAME | LOCATION | SIZE |
|--------------------------|---------------------------------------|-----------|
| 1. BAYSHORE PARK | N. BAYSHORE CIRCLE | 1 ACRE |
| 2. BUCKEYE PARK | REDWOOD DR. NEAR MADISON AVE. | 7 ACRES |
| 3. CATALPA TOT LOT | CATALPA WAY AT TOYON WAY | 1/2 ACRE |
| 4. CITY PARK | CRYSTAL SPRINGS AT OAK AVE. | 31 ACRES |
| 5. COMMODORE PARK | COMMODORE DR. AT CHERRY AVE. | 4 ACRES |
| 6. EARL & GLENVIEW PARK | EARL AVE. AT GLENVIEW DR. | 2 ACRES |
| 7. FLEETWOOD TOT LOT | FLEETWOOD DR. NEAR ROLLINGWOOD DR. | 1/2 ACRE |
| 8. FOREST LANE PARK | FOREST LN. AT GREEN AVE. | 4 ACRES |
| 9. GRUNDY PARK | CHERRY & PARK AVES. | 4 ACRES |
| 10. HERMAN TOT LOT | DIAMOND & HERMAN STS. | 1/4 ACRES |
| 11. LIONS FIELD | S. END OF 1ST & 3RD AVES. | 3 ACRES |
| 12. LOMITA PARK | 500 SAN ANSELMO AVE. | 1/4 ACRE |
| 13. MONTE VERDE PARK | OAKMONT DR. AT EVERGREEN DR. | 5 ACRES |
| 14. PACIFIC HEIGHTS PARK | LONGVIEW DR. AT GOODWIN DR. | 5 ACRES |
| 15. PONDEROSA PARK | PACIFIC HEIGHTS BLVD. AT SEACLIFF WY. | 4 ACRES |
| 16. 7TH AVENUE PARK | 7TH AVE. AT WALNUT AVE. | 1/2 ACRE |
| 17. 7TH & WALNUT PARK | 7TH AVE. AT WALNUT AVE. | 1 ACRE |



~ PARK SYSTEM ~

The City of San Bruno has an extensive system of public parks that range from 1/4 acre tot lots to 31 acre multi-facility parks. These parks are spread throughout every part of the city, and each one has its own unique characteristics and identity. The San Bruno Park System can be viewed not only as several individual parcels of land, but also as one larger element that unites the citizens through exercise and outdoor recreation.

The ultimate goal of the Comprehensive Parks and Recreational Facilities Master Plan is to create a cohesive system that has clear and defined objectives designed to meet the needs of the citizens of San Bruno for the next fifteen years. Additionally, this plan will establish that each recreational facility is a valued and integral part of that whole.

PARK PHOTOS



A Bayshore Park from the street median



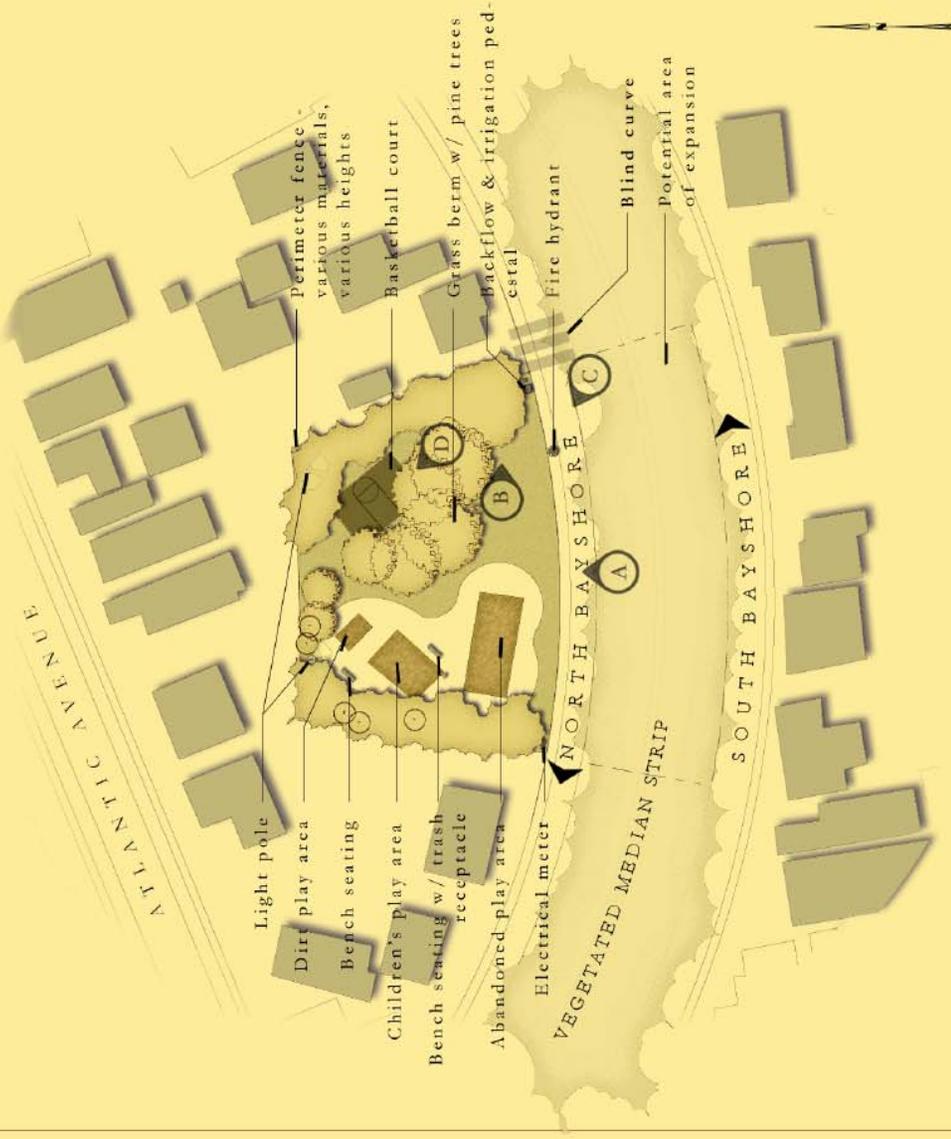
B Park sign



C Approaching the park from the east



D Bayshore Park basketball court



~ BAYSHORE CIRCLE PARK ~

Bayshore Park is located in Northeast San Bruno on North Bayshore between Huntington Avenue East and Herman Street. The park program incorporates a basketball court and two children's play areas.

Bayshore Park is unique for several reasons. It is located on a very narrow, one-way street; yet there is densely vegetated open space along the right-of-way median across the street. Furthermore, the park is separated into different micro-environments because of a berm and five densely arching pine trees. The park seems to be neglected because the play areas aren't well maintained. The pine trees create a great deal of litter on the basketball court. One of the play fixtures has been removed and has not been replaced. Concerns are the safety issue along Bayshore Drive, the unification of the perimeter fencing, and updating the play equipment.

FACILITIES & AMENITIES

PARKING: No lot parking, no street parking (single lane, one way road).

LIGHTING: Four lights on two poles; one pole in the northwestern corner illuminating the play areas, one in the northeastern corner, illuminating the basketball court.

RESTROOMS: None on site.

PLAYGROUND: There are three programmed areas along the western side of the park which are defined by concrete curbs and connected by an asphalt apron. The first is currently the remains of a wooden play structure which has been cut and removed at the base. The second area has a four seat swing set. Both of these areas have wood chip/dirt surface. The third area is a sand box.

PLAY COURTS: One concrete half-court basketball court in northeastern corner, with one hoop. The court is separated from the rest of the park by berms, and is covered in pine needle droppings from overhead limbs.

PICNIC AREA: None

SEATING: Two metal benches on opposite sides of the swing set, each facing the center of the park.

TRASH CANS: One concrete trash can next to the swing set.

DRINKING FOUNTAINS: None

SIGNAGE: Standard wood park sign with yellow letters located along Bayshore at southeastern boundary of the park. Vandalism and City Park signs located along the eastern boundary.

FENCING: Varying chain link fences along northern and eastern park boundaries. Wood fence along western boundary. Each house surrounding the park has its own type of fence, with its own gate access to the park. Many of these fences are old and in need of repair.

VEGETATION: Five dense pine trees are the dominant vegetation on site and divide the parcel into to 'rooms'.

- a. Pinus pinca (Italian Stone Pine)
- b. Myoporum sp.
- c. Spirea cantoniensis
- d. Agapathus orientalis

UTILITIES: 1" back flow with iron cover and irrigation pedestal in the southeastern corner of the park. The electrical meter and utility cabinet are located in the southwest corner. These utilities are painted brown to blend with the environment and are not screened from view. Also, there is a fire hydrant located on the sidewalk in front of the park.

CONDITIONS

WEATHER:

- Cold shady area on the basketball court.
- Warm sun pocket at the park entrance grass area.

WEATHER PATTERNS:

- Marine layer

TRAFFIC: One way traffic passes by the park on a narrow street with no place to stop or park. This makes it difficult for users in cars to visit the site.

SURROUNDING DEVELOPMENTS:

Although there are houses abutting all sides of the park except the street, the park is located near the railroad tracks, which dominate the whole neighborhood. As a result, the surrounding environment feels very industrial.

CONCERNS: There are several issues to be addressed by the Master Plan. They include the accessibility related to curbs, walkways, and play areas. Also, the play equipment is in disrepair and in need of revitalization. Currently, there is no unity in the perimeter fence system which in some areas, is in need of replacement. Parking is also an issue because there is no space to load and unload visitors, not to mention park a vehicle.

OPPORTUNITIES: There are different types of opportunities at Bayshore. The first is in expanding the park into the median strip across the street from the park. This lineal space can serve as better accessibility, a walking trail, or simply the site of passive or active recreation features.

~ BUCKEYE PARK ~

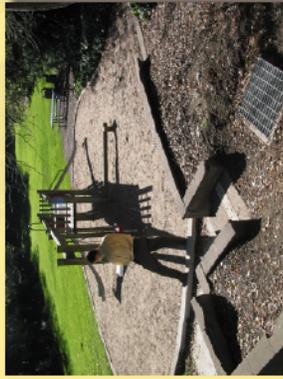
PARK PHOTOS



A Buckeye Park entrance



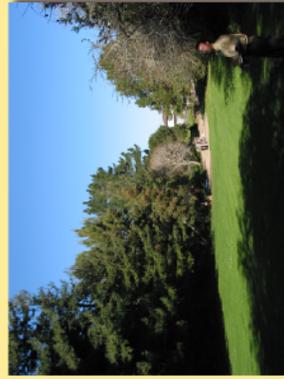
B Elevated patio area



C Wood play structure



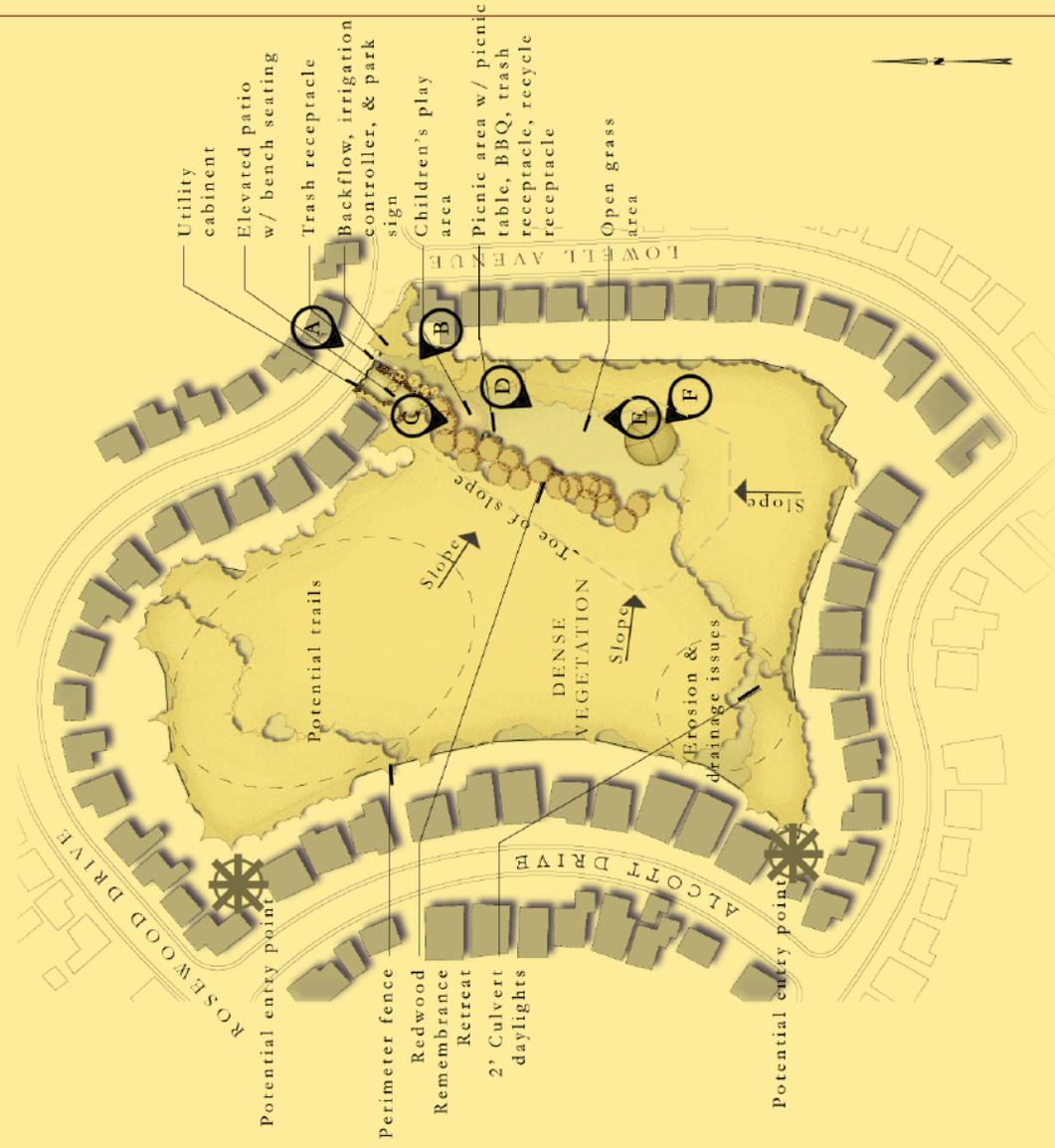
D Open grass area



E View from vegetation edge



F Ancient Laurel



~ BUCKEYE PARK ~

Buckeye Park is located in a residential neighborhood in the hills of Southern San Bruno. Although the park entrance is on Rosewood Drive, the park extends to Alcott Drive in the west, Lowell Avenue in the east, and Bennington Drive to the south. Some neighboring landmarks are Skyline Boulevard, John Muir Elementary School, and the Former Crestmoor High School Site.

Buckeye Park is a large, multi-program park with great potential. The park has a play area, a grass patio area, a large grass open space, a picnic area, even a war memorial area. Entering into the park is unique because the entrance is very narrow and it opens up into a vast grass area with an ancient Laurel Tree at the end. From there the park continues in various directions up the steep slopes into the dense vegetation. The park has an aura of wild nature to it. The various park amenities are tucked into the periphery and the user is enveloped by the tall trees on the surrounding slopes. The park is well maintained, and there is no sign of vandalism, graffiti, or trash.

~ BUCKEYE PARK ~

FACILITIES & AMENITIES

PARKING: No lot parking; street parking on Rosewood Drive (two-lane residential street).

LIGHTING: None on site.

RESTROOMS: None on site.

PLAYGROUND: There is one play structure on site with a sand base surrounded by a concrete curb. It is a wood fixture with two metal slides, a tire swing, and other amenities. It appears to have been modified for entrapment. The area is still not totally compliant in areas such as accessibility.

PLAY COURTS: None

PICNIC AREA: One picnic area with a blue metal table, a barbecue, a concrete trash can, and a recycling bin.

SEATING: At the park entrance there is an elevated seating area with two wood benches, and one aluminum bench. There is one blue metal bench located at the edge of the 'Redwood Remembrance Retreat'. There is also the picnic table located next to the play area.

TRASH CANS: One concrete trash can at the park entrance. One concrete trash can and one recycling bin located in the picnic area.

DRINKING FOUNTAINS: None

SIGNAGE: Typical wood park sign with yellow

letters located at the entrance to the park along Rosewood Drive.

FENCING: Varying wood fences surrounding the park on all sides. Each house surrounding the park has its own type of fence, several with gate access to the park.

VEGETATION: The majority of the park is thick, mixed vegetation inhabiting the slopes of the park. There are some very impressive, mature trees on site, such as the giant Bay Laurel Tree at the end of the grass area.

- a. Pinus sp. (Pine)
- b. Myoporum sp.
- c. Hedera sp (Ivy)
- d. Agapathus orientalis
- e. Eucalyptus
- f. Hazelnut
- g. Ceanothus
- h. Prunus cerasifera (Purple-leaf plum)
- i. Juniper
- j. Nandina domestica (heavenly bamboo)
- k. Laurel
- l. Cotoneaster
- m. Sequoia sempervirens (Coast redwood)

UTILITIES: 2" back flow with no covering and irrigation pedestal located under the park sign at the entrance. The electrical meter in the thick vegetation to the north-west of the park entrance. There is a utility cabinet on the sidewalk next to the electrical meter. Also there are power lines overhead at the park entrance.

CONDITIONS

WEATHER:

- Cold shady areas under the dense vegetation of the north, south, and western park regions.
- Warm sun pocket in the central grass area, and in the front patio area.

WEATHER PATTERNS:

- Marine layer moves cold air through the main corridor.

TRAFFIC: Two-way residential traffic passing by the park entrance on Rosewood Drive. The entrance is located on a hill, though, so fast moving down hill traffic is a concern.

SURROUNDING DEVELOPMENTS: There is one row of houses abutting all sides of the park. The neighborhood has large homes that are well manicured.

CONCERNS:

The main issue is the profile of the park. This parcel is a natural swale that channels water

from the steep sloping periphery toward the main corridor and park entrance. There is an exposed 2' culvert in the south-west area of the park. There is evidence of erosion control efforts such as hillside mesh coverings and bales throughout the slopes of the park. Other concerns are the accessibility of the play area and consistency in site features.

OPPORTUNITIES:

- The slopes of the park are densely vegetated, yet undeveloped.
- There are several beautiful trees on site that could be the center pieces for their respective areas.

Site Visit by: Mike Dioszegi, Scott Reeves
November 25, 2002; 12:30 pm
Park visitors on site: 0

PARK PHOTOS



A Catalpa Tot Lot entrance



B Park open space



C Park play equipment



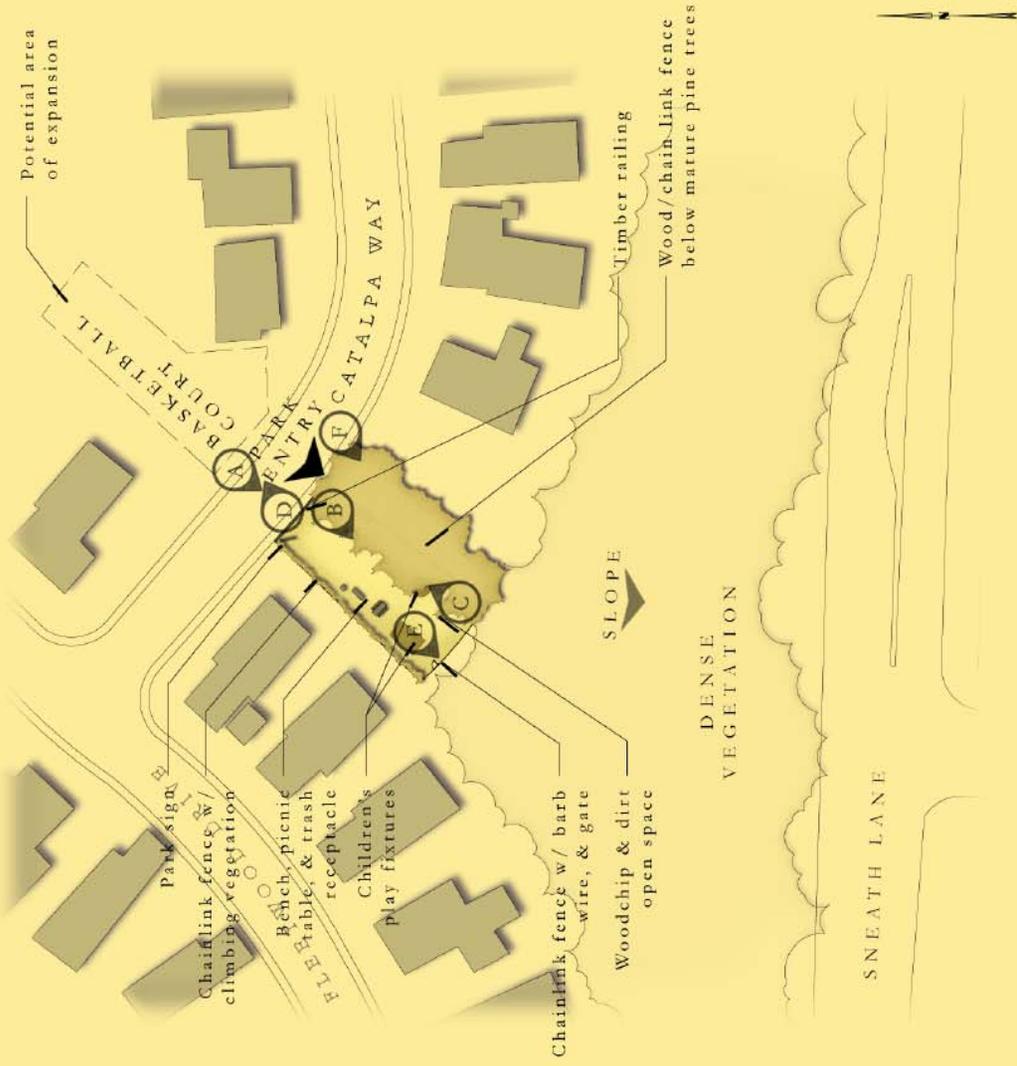
D Basketball court across the street



E Perimeter chain link fence with access gate



F Southern border



~ CATALPA TOT LOT ~

Catalpa Tot Lot is located along Catalpa Way in the hills of West San Bruno. The tot lot is located in a residential neighborhood, close to Glenview Park, and Rollingwood Elementary School.

Catalpa has the size of one lot, and features two play areas. The tot lot gives off a feeling of emptiness, as there are no trees or grass on site. The park perimeter is overrun with volunteer plants, and the park itself is filled with a dirt and wood chip litter. There is dense vegetation immediately outside the park along the south and western borders. There is strong potential for this tot lot since there are only a few removable features there currently. Directly across the street is a former children's center which has play areas and access to a narrow, yet well vegetated, power easement. Some issues to be addressed on site are the lack of consistent fencing, the power lines overhead, and directly behind the park, and the barren landscape of the park.

FACILITIES & AMENITIES

PARKING: Street parking only (two lane residential street), but there seem to be plenty of space available for the size of the park.

LIGHTING: None

RESTROOMS: None on site.

PLAYGROUND: There are two playground fixtures on site: a four seat swing seat and a four seat merry-go-round. There is no curbing or border around either piece. Both pieces are metal and are showing signs of disrepair such as rust.

PLAY COURTS: None on site; one asphalt basketball court with two hoops directly across the street in former children's center.

PICNIC AREA: None

SEATING: Two 6' benches, one blue metal bench on the southeast side, one wood bench on the northwest side. One blue metal picnic table adjacent to this bench. The different types of seating fixtures detract from the overall unity of the park.

TRASH CANS: One brown concrete trash can next to the picnic table

SIGNAGE: Typical wood park sign with yellow letters located at front entry to the park, along with a park hours sign.

FENCING: Front entry has a low timber railing with a 10' gap for user and park staff access. The side and rear fences are chain link, with rusted barb wire in some areas. There is a gate in the fence to access the power pole at the rear of the park, but it seems to be unusable because of rust. The fence system is in need of attention because it is so badly rusted, overgrown with vegetation, and beginning to slump in some areas. Also, the fence system gives the park a cold, confined feeling.

VEGETATION: On site there is hardly any vegetation except for perimeter volunteer plants. There is dense vegetation, though, surrounding the park on the south and east sides. This vegetation includes pines, eucalyptus, cedars, alders, and tall grasses.

- a. Hedera sp (ivy)
- b. Cortaderia selloana (Pampas grass)
- c. Mixed volunteer vegetation

UTILITIES: There are no utilities on site. There are massive power lines running overhead, and a power pole located directly behind the park that needs to be screened from view.

CONDITIONS

WEATHER:

- Cold microclimate under pines along eastern edge and along southern edge

WEATHER PATTERNS:

- Cold marine layer from the west brings fog and cold onshore winds.

TRAFFIC: The traffic along Catalpa Way is two way residential. Visibility is an issue because parked cars line the streets and there is a mild blind curve to the east of the park.

SURROUNDING DEVELOPMENTS: The area surrounding the park is mainly single family, residential housing with a few other parks and schools in the near vicinity. The neighborhoods and houses are well taken care of and manicured.

CONCERNS:

There are several issues to be addressed in the Master Plan and they include the following:

- Accessibility issues to play equipment because of current dirt base.
- Play equipment is in disrepair.

- Better fencing around park perimeter - provide better barrier, and aesthetically pleasing. Currently, there is no unity in the perimeter fence system.

- There are power lines overhead and a power pole located directly behind the park.

- Drainage through the center of the park

- Lack of defined park program

- No unification in seating fixtures

- No vegetation

OPPORTUNITIES:

There is strong potential for this tot lot. Directly across the street is a former children's center which has play areas and access to a narrow, yet well vegetated, power easement that could provide growth opportunities and connection to a city trail system.

Site Visit by: Mark Baginski, Mike Dioszegi,

Scott Reeves

November 12, 2002; 5:00 pm

Park Visitors on site: 0

~ CITY PARK ~

PARK PHOTOS



A City Park children's play area



B Redwood grove picnic area



C Exposed drainage swale runs the length of the park



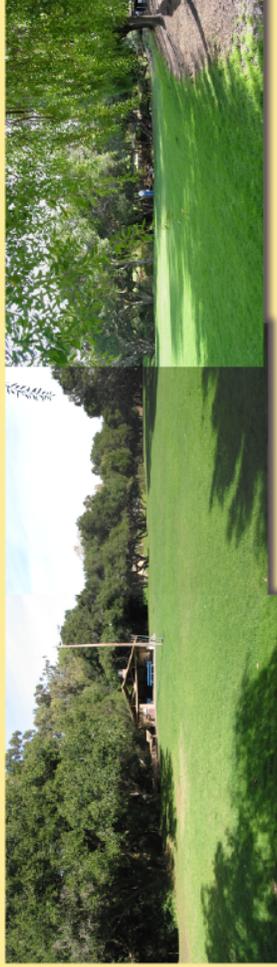
D Standard picnic area



E Standard picnic area



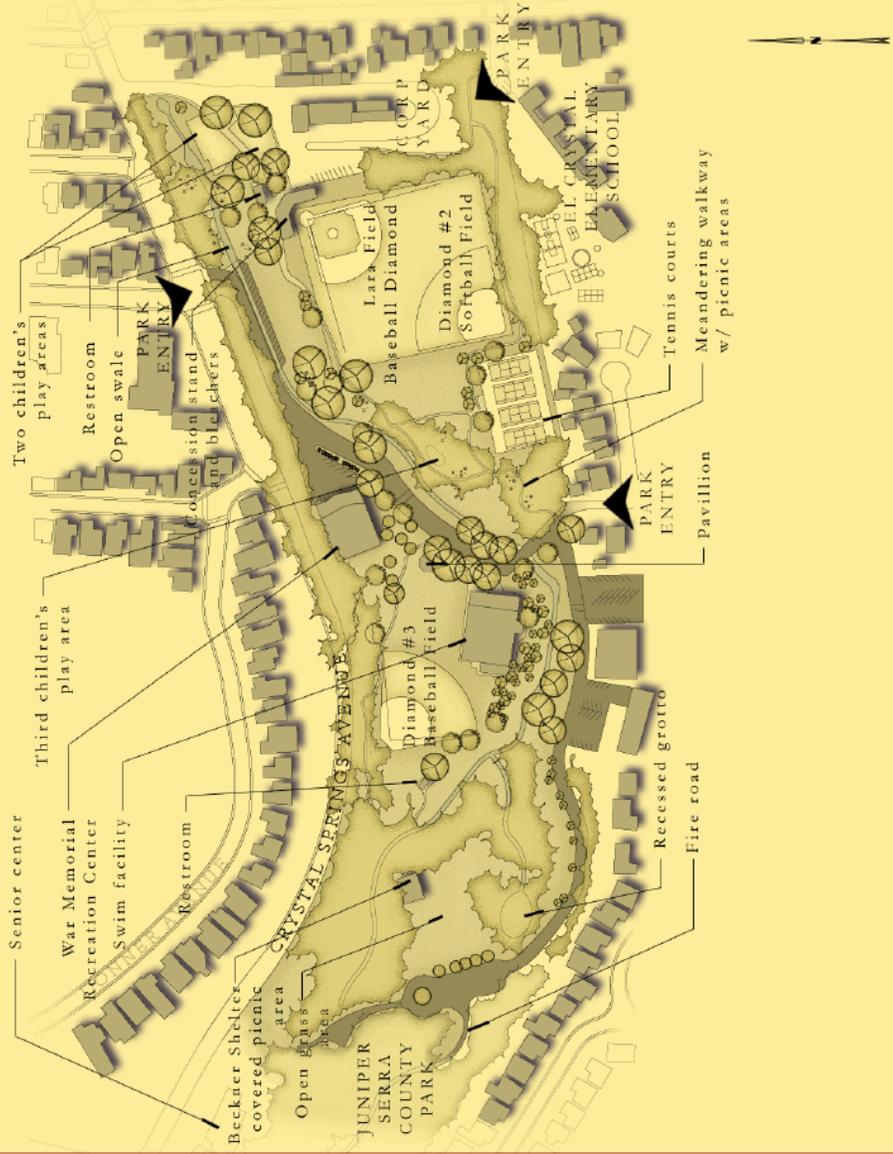
F Restroom facilities next to Lara Field



G Open grass area adjoining covered picnic area



H Recessed grotto area with dense surrounding vegetation



~ CITY PARK ~

City Park is located in South San Bruno, near the city limit with Millbrae. It is located along Crystal Springs Road at Donner Avenue, near the downtown district of San Bruno. City Park is the largest park in the system, with over thirty-one acres, and a program that serves the needs of nearly all citizens. It is the most heavily used park in the city.

City Park is unique mainly because there is so much complexity to it. It is subdivided through elevation changes, vegetation, and fencing. Several program elements are overlapping which is a potential issue. There is a walkway that meanders through nearly the entire park creating a pleasant environment to enjoy the outdoors. The park is well maintained with very little evidence of graffiti, vandalism, or litter considering how many people come to the park every day.



FACILITIES & AMENITIES

PARKING: There are several different parking lots within City Park. The two main parking areas are located along Oak Avenue where it passes through the park. These areas provide parking for the Recreation Center, the ball fields, the picnic areas, as well as the tennis courts. There is also parallel and stall parking found next to the eastern children's play areas, next to the Corp Yard. Next to the Swim Center, there is a designated parking lot.

RESTROOMS: There is a men's/women's facility located next to the Concession Stand and Lara Field that serves the needs of Lara Field, Diamond #2, the children's play areas, and the adjoining picnic areas. There is a second facility located next to Diamond #3 that serves that field, the Bechner Shelter, the recessed grotto area, and the pavilion. Furthermore, there are restroom facilities located within the Swim Center and the War Memorial Recreation Center.

PLAYGROUND: There are three programmed play areas on site. The two main areas are grouped next to each other at the east entrance to the park. Each is designated for a different age group, is contained with a concrete curb, and has a sand base. The third play area is located along the meandering path within the redwood grove.

PLAY COURTS:

a. Tennis courts – There are four full size tennis courts located behind Diamond #2 and across from the War Memorial Recreation Center. There is a chain link perimeter fence with windscreens enclosing the facility.

b. Lara Field – Lara Field is the most desirable baseball facility in the city because it is a full size baseball field with 90 foot base paths, lights, dugouts, and bleacher seating. It is used for both league and tournament play. Lara Field is located behind the concession stand in the eastern side of the park, and is only fenced in along the foul lines and around home plate. This field shares an outfield with Diamond #2 which creates both safety and shared usage issues. The current schedule for facility use at Lara Field is:

May thru Sept: American Legion (ages 18 & under) Approx. 14 participants
May thru Sept: Joe DiMaggio (ages 18 & under) Approx. 15 participants
May thru Sept: Colt Baseball (ages 15-16) Approx. 48 participants
Sept thru Nov: Youth Flag Football (ages 9-12) Approx. 50 participants
c. Diamond #2: This facility is an adjustable size, lighted ball field that is used by various youth and adult leagues for softball and baseball. It is located across from and shares an outfield with Lara Field.

March thru July: Pee Wee Baseball (ages 8-10) Approx. 215 participants
March thru Nov: Girls Softball (ages 5-18) Approx. 321 participants
August thru Oct: Women's Softball (ages 18 & up) Approx. 120 participants
d. Diamond #3: This facility is an adjustable size, lighted field that is used by various youth and adult leagues for baseball. It is located between the swimming pool and Bechner Shelter. There is a fence enclosure around home plate, but no fence enclosing the outfield.

March thru Nov: Pee Wee Baseball (ages 8-10) Approx. 215 participants
March thru Nov: Girls Softball (ages 5-18) Approx. 321 participants
e. San Bruno City Park Pool: The pool is an "L" shape, 25x20 yards, 3 to 10 feet deep and heated to approximately 83 degrees. The facility also holds a toddler pool approximately 2 feet deep, heated to approximately 83 degrees. This facility offers recreational swimming, lap swimming, water aerobics, junior swim team, and swim lessons. The pool facility is currently slated for renovation.

f. Concession Stand: Located under the Grand Stands at Lara Field, the Concession Stand is open from the beginning of April to the middle of October (depending on game schedules and availability).

g. War Memorial Recreation Center: Conference rooms, meeting rooms, tiny tots room, teen room, weight/exercise room, ceramics room, gymnasium, kitchen.

PICNIC AREAS:

a. Picnic Sites: San Bruno City Park has 14 picnic sites available for reservation and one site designated as first come, first served. Their amenities include picnic tables, trash receptacles, grills, and recycling receptacles.

b. Bechner Shelter: Located in the western corner of the park, next to the County Park, this facility offers a covered picnic area with benches and barbeques.

SEATING: Besides the seating provided in each of the picnic areas, the park hosts play field seating around each of the three ball fields and around the swimming pool. Furthermore, there are benches placed throughout the park, mainly along the asphalt meandering walkway.

SIGNAGE: There are several different types of signs at City Park. Unifying this park feature would improve unity and recognition.

FENCING: There are several different types of fence systems on site from low timber railings to chain link fences. This would be another issue to be addressed.

UTILITIES: The utilities are spread throughout the park. The one issue to be addressed is the exposed drainage swale.

PARK PHOTOS



A Special Needs Play Area



B Perimeter walkway



C South Play Area



D Commodore Park restroom



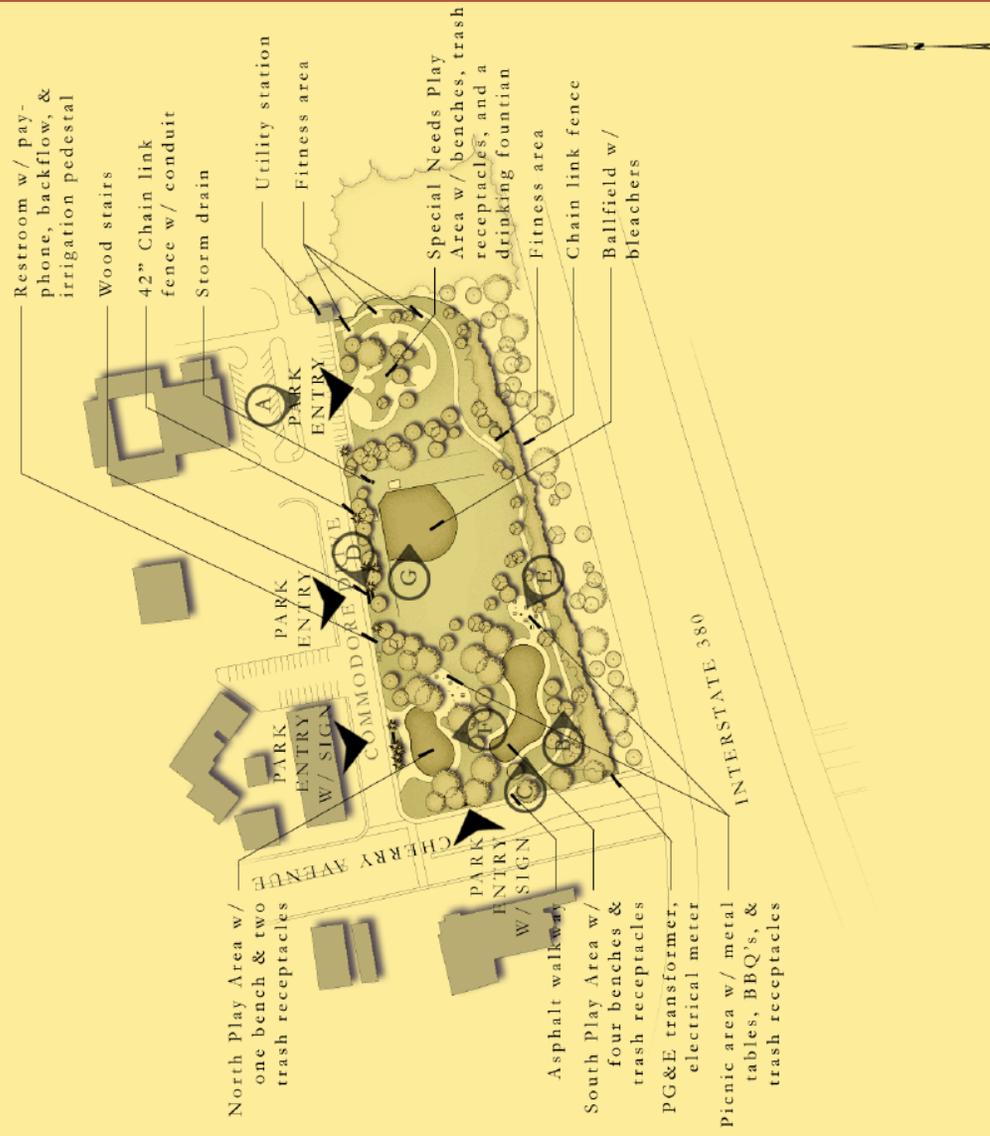
E Picnic Area



F North Play Area



G Commodore Ball Field



~ COMMODORE PARK ~

Commodore Park is located on the corner of Commodore Drive and Cherry Avenue in North San Bruno. The park is also bordered by Interstate 380 at the Interstate 280 interchange. Neighboring landmarks are the Golden Gate National Cemetery, Forest Lane Park, the U.S. Naval Facilities, and La Esperanza School.

Commodore Park is a well-used, well-maintained, multi-program park. There was little evidence of vandalism or litter. The turf and vegetation are healthy. The park is subdivided into different areas through the use of berms, elevation changes, vegetation, and fencing. The Special Needs Area and Fitness Areas need some re-designing or re-programming to better utilize their space. Overall, the park gives off a unified feeling, with opportunity for adventure, active and passive recreation.

FACILITIES & AMENITIES

PARKING: There is ample street parking along Cherry Avenue and Commodore Drive. 17 perpendicular spots, including handicap spots, recessed into the park along Commodore Drive.

LIGHTING: Street lights along Commodore Drive and along Cherry Avenue. One light located next to the restroom on Commodore Drive.

RESTROOMS: Four fixture wood framed facility along Commodore Drive. Although the restroom serves its purpose, it is unattractive and detracts from the overall aesthetics of the park.

PLAYGROUND: There are three separate play areas at Commodore Park referred to as Commodore North (a), Commodore South (b) and Commodore Special Needs (c).

a. Elaborate, multi-colored new fixture with rubberized flooring. Concrete curb around the perimeter of the play area. The rubberized flooring is already starting to bubble and should be tended to.

b. Four fixtures in this area: Six seat metal swing set, metal merry-go-round, metal climbing piece, and a wood exploration structure with a metal slide. This area is enclosed with a concrete curb, and a sand base.

c. Asphalt paved "wheel course" with various wood and metal exploration items including a bridge and an elevated sand box.

PLAY COURTS: Ball field with aluminum dug outs, aluminum and fiberglass bleachers, and a metal storage locker. There is no fence in the outfield, nor are there field lights. With standing water in the infield and outfield, drainage is an issue here. There is a storm drain located directly behind the backstop, but drainage efforts need to be made. The bleachers are weathered from the elements and some need to be repainted and/or replaced.

PICNIC AREA: Two separate areas, each paved with decomposed granite. Next to Commodore North Play Area are six metal tables, three trash cans, and one barbeque. Next to Commodore South Play Area are six metal tables, five trash cans, and two barbeques.

SEATING: Besides the picnic areas and the ball field bleachers, there are metal benches placed around each of the play areas.

TRASH CANS: There are typical brown concrete trash cans located in each area of the park.

DRINKING FOUNTAINS: Three wood drinking fountains with metal fixtures that drain directly into the soil; one next to Commodore North Play Area, one next to the ball field, and one in the Special Needs Play Area. These could be improved by placing a base of pebbles where the water hits the soil to minimize impact erosion.

SIGNAGE: Two typical wood park sign with yellow letters; one is located on Cherry Avenue and one on Commodore Drive.

FENCING: There is a 6' chain link barrier fence next to the freeway, rising to 45' next to the ball field. There is a 4' chain link fence separating the ball field from the Special Needs Play Area. There is also a 4' chain link fence next to portions of the sidewalk along Commodore Drive. There is a chain link fence with a painted wooden backstop enclosing the ball field.

VEGETATION: There is a wide variety of vegetation found on site. Most of the trees are healthy and well developed. There is also a great deal of vegetation found between the park and the freeway which helps to screen the freeway from view. This vegetation runs along the southern border of the park and opens up into the field along the eastern boundary.

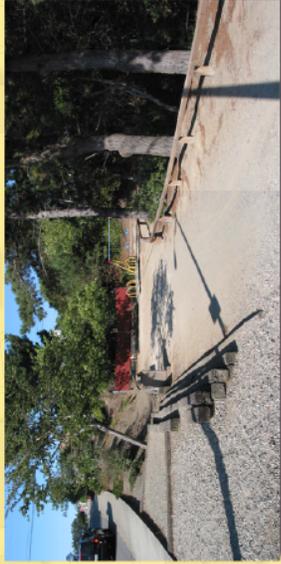
- a. Pinus sp (pine)
- b. Cortaderia selloana (Pampas grass)
- c. Salix torulosa
- d. Betula sp.
- e. Platanus x racemosa (London Plane Tree)
- f. Agapanthus orientalis (Agapanthus)
- g. Myoporum sp.
- h. Escallonia rubra
- i. Callistamon viminalis (Bottlebrush)

UTILITIES: Exposed irrigation pedestal, payphone, and backflow with metal mesh covering located adjacent to the restroom. Small PG&E transformer and electrical meter located in the southwest corner of the park, screened from view by vegetation. There is a fenced in utility station located next to the parking area at the east end of the park that needs to be further screened from view. Also, some of the utility conduit needs to be addressed because, along portions of the fence, it is attached to the fence instead of being sent underground.

Site Visit by: Mark Baginski, Mike Dioszegi,
Scott Reeves

November 12, 2002; 4:30 pm
Park Visitors on site: Several users, all adults
with small children

PARK PHOTOS



A Earl & Glenview Park entrance



B Abandoned utility area



C Play equipment



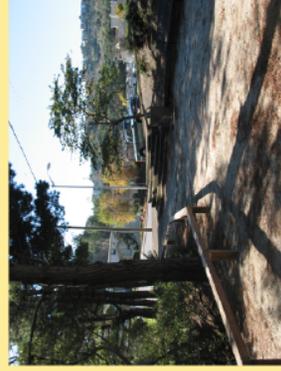
D Northern border



E Dense vegetative boundary



F Earl & Glenview Park from Glenview Drive



G Park entry area



~ EARL & GLENVIEW PARK ~

Earl & Glenview Park is located along Glenview Drive at Earl Avenue in West San Bruno. The park is located in a single family residential neighborhood near Skyline Boulevard.

Earl & Glenview Park is tucked into a small corner space atop a ravine. The most noticeable feature to the park is the amazing view down the ravine. There is no apparent program to the park because all that is present is two dated play fixtures with seating around them. The ravine and the park itself is filled with eucalyptus and other mature vegetation, which give the area a dark and intimidating feeling. There is an abandoned utility area on site which draws away from the aesthetics of the park. The equipment on site also seems neglected and worn. The trees on site are well maintained, but the vegetation has not been maintained. It is overgrown and dominating. There is no sign of vandalism, graffiti, or trash on site.



FACILITIES & AMENITIES

PARKING: There is street parking along both sides of Glenview Drive, a two way residential street. There is also parking along Earl Avenue. There seems to be no need for addition parking facilities.

LIGHTING: There is no lighting on site, but there is a street light located right at the entrance.

RESTROOMS: None on site.

PLAYGROUND: There are two play fixtures on site: one metal two seat swing set, and one metal merry-go-round. There is no curbing surrounding the play fixtures, and the base is a sand/dirt mixture, the same as the rest of the park. The play equipment is old and rusty. There are safety issues with the merry-go-round from entrapment. Also, the fall zone has a hard base that should be re-evaluated. The play equipment is located in a very dark and tucked away part of the park.

PLAY COURTS: None

PICNIC AREA: None

SEATING: There are two 8' benches on site. The first bench is a blue metal bench that sits close to the park entrance. It is in fine shape. The other bench, located next to the merry-go-round, sits 6" off the ground. It is weathered and needs to be removed.

TRASH CANS: One typical brown concrete trash can next to the metal bench at the park entrance.

DRINKING FOUNTAINS: None.

SIGNAGE: Typical wood park sign with yellow letters mounted on circular pier-like timber

posts located in the northern corner of the park, adjacent to the sidewalk. There is also a "No Dumping" sign located here.

FENCING: There is a 6' wood fence running along the eastern edge of the park, screening out the neighboring houses. This fence system is visible to the viewer, yet doesn't detract from the 'woody' feel to the park, but rather contributes to the park's essence. There is a 6' chain link fence surrounding an abandoned utility area with red painted plywood to screen out the area. This fence system is dilapidated and takes away from the overall aesthetics of the park.

VEGETATION: The eucalyptus trees in the ravine dominate the vegetation on site, yet there is still a good variety of shrubs and trees especially along the eastern edge. There are erosion issues related to the lack of vegetation along the slope from Glenview Drive. This area has bare soil and appears to be used to shortcut the park entrance.

- a. Pinus sp (pine)
- b. Platanus x racemosa (London Plane Tree)
- c. Myoporum sp.
- d. Escallonia rubra
- e. Callistamon viminalis (Bottlebrush)
- f. Eucalyptus

13. UTILITIES: Abandoned utility area with a water main and electrical utilities located at the northern corner of the park. There is an exposed pipe from this enclosed area, running northwest to Glenview Drive. There are serious concerns and liabilities relating to having these abandoned utilities on site, not to mention the fact that they detract from the rest of the park. Irrigation backflow with metal mesh covering located next to the park sign along Glenview Drive. Electrical and telephone lines pass over the park with a power pole located at the entrance to the park.

CONDITIONS

CONCERNS:

- There are several concerns which need to be addressed in the Master Plan:
- Fast moving traffic along Glenview Drive
 - Safety issues related to dense vegetation.
 - Screening the abandoned utility area; removing or relocating exposed utility pipes
 - Tall vegetation makes the park very dark.
 - Along Glenview Drive, the slope has been ignored and there is evidence of erosions and compaction.
 - Play equipment is not in compliance

TRAFFIC: Quiet residential traffic from Earl Avenue. Busy, fast moving traffic along Glenview Drive. Also, the park is located at the trough of two hills, so the traffic moves even quicker down the hills on Glenview Drive. This street is also a host to through traffic.

OPPORTUNITIES:

There is potential for framing a stunning view down the ravine with proper tree trimming. Also, there is opportunity to set up a traversing trail down the ravine to link the park to other trail systems.

Site Visit by: Mike Dioszegi, Scott Reeves
November 25, 2002; 12:30 pm
Park Visitors on site: 0

PARK PHOTOS



A Fleetwood Tot Lot entrance



B View of Skyline Blvd.



C Fleetwood basketball court



D East children's play area



E West children's play area



F View of Fleetwood Tot Lot from Fleetwood Ave south



G View of Fleetwood Tot Lot from Fleetwood Ave north



~ FLEETWOOD TOT LOT ~

Fleetwood Tot Lot is located on Fleetwood Drive in the hills of West San Bruno. It lies amid single family, residential housing, just above Skyline Boulevard. There is a dirt fire road that abuts the north side of the park and provides access down to Skyline Blvd. Other nearby features are Catalpa Tot Lot and Rollingwood Elementary School.

Fleetwood Tot Lot is a quaint park that seems well taken care of. The play areas are well equipped and there is no evidence of vandalism or litter. The grass area seems dark with the dense vegetation looming to the west and the tall chain link fence next to the basketball court. There is no sense of exploration or discovery at Fleetwood Tot Lot, but rather that everything is displayed out in the open.

FACILITIES & AMENITIES

PARKING: Street parking along Fleetwood Drive, which is a wide two lane residential street. There seems to be ample space here.

LIGHTING: None. Perhaps the basketball court needs lighting.

RESTROOMS: None

PLAYGROUND: There are two separate play areas at Fleetwood Tot Lot, each one contained by a concrete curb, and filled with a sand base. The west area has four seat swing-set. The east area has a metal / plastic exploration fixture with a slide. The ADA accessibility of each play area needs to be addressed.

PLAY COURTS: There is one asphalt basketball court with two hoops and a 12' chain link fence barrier to the street.

PICNIC AREA: None

SEATING: One 8' blue metal bench at the east play area and next to the basketball court. One 8' wood bench with no back support next to the west play area. This wood bench is weathered and needs to be replaced.

TRASH CANS: One typical concrete trash can at the park entrance.

DRINKING FOUNTAINS: One typical wood drinking fountain with metal fixture that drains directly into the next to the eastern play area.

SIGNAGE: Typical wood park sign with yellow letters mounted on the chain link fence along Fleetwood Drive along with the Vandalism Reward sign.

FENCING: There is a 12' chain link barrier fence along the western and southern borders of the park and along Fleetwood Drive next to the basketball court. There is a maintenance gate at the south east corner of the park. There is a low timber railing / wall along the northern border and along Fleetwood Drive next to the eastern play area.

VEGETATION: The vegetation on site, aside from a few trees, is all shrubs and hedges. The majority of the tall, dense trees surround the northern and western boundaries to the park.

- a. Pinus sp (pine)
- b. Cortaderia selloana (Pampas grass)
- c. Platanus x racemosa (London Plane Tree)
- d. Agapanthus orientalis (Agapanthus)
- e. Myoporum sp.
- f. Escallonia rubra
- g. Callistamon viminalis (Bottlebrush)
- h. Hedera sp. (Ivy)
- i. Eucalyptus

UTILITIES: The irrigation pedestal and electrical meter are found in the south west corner of the park, well screened by vegetation. The irrigation backflow with metal mesh covering is in the north east corner of the park right off of the sidewalk. There are power lines that run along the west side of the park.

CONDITIONS

WEATHER:

- Very cold / shady region along western side of the park.
- Good sun pockets at the park entrance and on the basketball court.

WEATHER PATTERNS:

- Cold marine layer from the west brings fog and cold onshore winds.

TRAFFIC: Residential traffic with good visibility along Fleetwood Drive. There is a crosswalk at the park entrance to help safety issues. The only concern is the down hill speed of traffic approaching from the north.

CONCERNS:

- Lack of mature vegetation on site
- User trail running behind the west side of the park at the top of the slope through the power right-of-way.
- Unifying site features such as benches

OPPORTUNITIES:

The current park program is well-balanced and through unifying certain amenities, the all the elements will work in cohesion. There is excellent opportunity for expansion to the north side of the park into a now vegetated area where the fire road meets the park.

Site Visit by: Mark Baginski, Mike Dioszegi,
Scott Reeves
November 12, 2002; 5:15 pm
Park Visitors on site: 0

~ FOREST LANE PARK ~

PARK PHOTOS



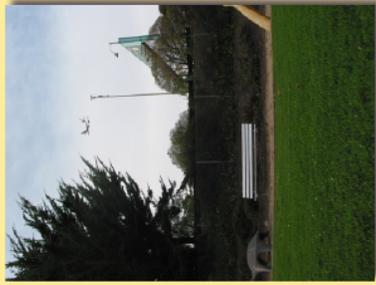
A Forest Lane Park entry sign



B Forest Lane Park from Easton Avenue



C Eastern open grass area



D Sitting area



E Circular basketball area



F Children's play area



G Unique boundary condition at the Water Well/Treatment Plant



~ FOREST LANE PARK ~

Forest Lane Park is a linear park found along Interstate 380 at El Camino Real. There are four streets that dead-end into the park: Hensley Avenue, Green Avenue, Easton Avenue, and Masson Avenue. Besides Interstate 380, another nearby landmark is the U.S. Naval Facility.

Forest Lane Park is rather awkward with its odd shape and proximity to the freeway. The freeway controls the park because it puts forth a hectic, noisy feel. The program is a series of separate elements that are staggered throughout the site with no connection between them. The park has two play areas, two picnic areas, a basketball court, and a long expanse of open grass. On the whole, the park seems well taken care of, with no evident vandalism or litter; although there is graffiti on some nearby buildings. The vegetation on site is well developed and aesthetically pleasing, yet there have been reports of homeless encampment problems. There seem to be people passing through or spending time in the bushes here. The play areas need attention because they are not in compliance.

~ FOREST LANE PARK ~

FACILITIES & AMENITIES

PARKING: Street parking along Forest Lane which is a one-way residential street. Additional designated parking stalls along Forest Lane. There is also parking along each street that dead-ends into the park, although there was no space because of all residential cars already parked there.

LIGHTING: None

RESTROOMS: None on site.

PLAYGROUND: There are three play areas at Forest Lane. One has two climbing structures, one has a three seat swing set, and the third is empty.

PLAY COURTS: There is a circular asphalt shoot-around basketball court with two hoops located in the center.

PICNIC AREA: There are two picnic areas on site. The larger area has four picnic tables, two trash cans, one recycling bin, and two barbeques. The smaller has one picnic table, one trash can, and one barbeque. These picnic areas have no unity in their features. Some of the tables are pre-cast concrete, some are blue metal. Furthermore, the method of attaching the concrete benches to the ground should be addressed. The epoxy used was not cleaned up after it was applied and there is evidence of it all over the features.

SEATING: Besides the two picnic areas, there are three other metal 8' benches on site. There

are two benches next to the climbing structure play area, and one bench next to the swing set.

TRASH CANS: There are three brown typical trash cans and one recycling bin on site.

DRINKING FOUNTAINS: None.

SIGNAGE: Typical wood park sign with yellow letters where Green Avenue meets the park.

FENCING: There is a 6' chain link fence running the length of the park, providing a barrier to the freeway on ramp. The fence is in fair condition, but it is very visible from the park and takes away from the overall aesthetics.

VEGETATION:

- a. Pinus sp (pine)
- b. Cortaderia selloana (Pampas grass)
- c. Platanus x racemosa (London Plane Tree)
- d. Agapanthus orientalis (Agapanthus)
- e. Myoporum sp.
- f. Escallonia rubra
- g. Callistamon viminalis (Bottlebrush)
- h. Monterey cypress
- i. Eucalyptus

UTILITIES: The irrigation backflow with metal mesh cover is located at the edge of the grass along the northern park boundary. A water treatment facility is located along Forest Lane between Green Avenue and Easton Avenue. The unfortunate location of this building in the middle of the site gives area an industrial feeling.

CONDITIONS

freeway and the airplanes that pass overhead.

CONCERNS:

- There are several issues that need to be addressed in the Master Plan and they include:
- Noise / safety issues involved in freeway on-ramp
 - Reprogramming the park to maximize space and connect all the features through some type of circulation pattern.
 - Screening the well.
 - Poor craftsmanship in attaching picnic tables to the ground using industrial epoxy.
 - No unification in site features such as picnic tables.

WEATHER:

- Shady western edge of park because of vegetation.
- Good sun pockets along the grass open space.

WEATHER PATTERNS:

- Afternoon marine layer brings clouds and cold air.

TRAFFIC: Quiet residential traffic from the streets south of the park. Never any through traffic.

SURROUNDING DEVELOPMENTS:

The neighborhood surrounding Forest Lane Park is a mixture of residential housing, industrial, and commercial uses. The neighborhood has evidence of graffiti and litter. The area feels very industrial because of the

Site Visit by: Mark
Baginski, Mike Dioszegi,
Scott Reeves
November 12, 2002;
4:00 pm
Park Visitors on site: 0

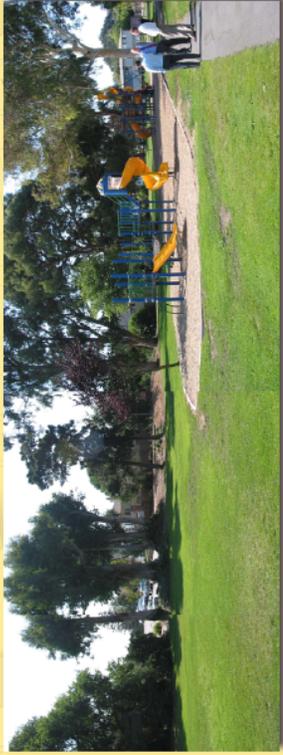
PARK PHOTOS



A Oak Ave. entrance



B Main open grass area



C Central children's play area



D Fitness area



E Cherry Ave entrance



F Park Ave entrance



~ GRUNDY PARK ~

Grundy Park is located in a residential neighborhood near downtown San Bruno. The park stretches between Cherry Avenue and Oak Avenue, with Chestnut, Beech, and Park Avenue terminating at the park. Nearby landmarks are the former Edgemont School Site and the Civic Center.

The linear nature of Grundy Park encourages users to move from one area to another through the park. The program consists of two children's play areas, a fitness area, a picnic area and a large expanse of grass that are all connected through an asphalt pathway. The park is heavily utilized for every amenity it offers. It seems very well maintained, with no signs of graffiti, vandalism, or litter. The park feels very inviting and protected from the outside world, with tall vegetation along the sides, and open grass through the middle creating a green corridor. This park is unique because it has five points of entry; one at each street that meets the park. Only the entrances from Oak and Cherry Avenue have been formally addressed and developed; the others still need to be defined as park entrances.

FACILITIES & AMENITIES

PARKING: There is street parking on all streets that meet up with the park.

LIGHTING: Street lighting outside the park.

RESTROOMS: None on site, but a restroom is planned for the site.

PLAYGROUND: There are two programmed play areas on site: one at the east entrance for tots, and one closer to the west entrance for bigger children. The east play area has a merry-go-round, two spring riders, and a metal T-bar two seat swing set. The area has a wood chip base and is enclosed by a concrete curb. The western play area has two multi-colored metal and plastic fixtures: multiple slides and climbing ladders.

PLAY COURTS: There is a circular concrete shoot-around basketball court with two hoops in the center.

PICNIC AREA: There is one picnic area at the Park Avenue entrance. It consists of two circular concrete pads that contain matching typical blue metal tables, typical brown concrete trash cans, typical recycling bins, and metal barbecues. The picnic area is well appointed, but perhaps would be better utilized if more centrally located. There is a second picnic area located adjacent to the Chestnut Avenue entrance, which sits above the rest of the park and provides a good vantage point to view the park. This area has been abandoned because kids were using it as a late night hangout spot. All that remains are two deteriorating concrete pads.

SEATING: Besides the picnic area, there are three 8' benches located along the periphery across from the east play area. Two are wood benches; the third is the typical blue metal bench.

TRASH CANS: There are four typical brown concrete trash cans located in the picnic area. Also, there are two typical trash cans located

DRINKING FOUNTAINS: There is one typical drinking fountain in the fitness area and one between the basketball court and the east play area.

SIGNAGE: Typical wood park sign with yellow letters located at the Cherry Avenue and Oak Avenue entrance. 'Dogs and Model Airplanes Prohibited' sign located at the Park Avenue entrance.

FENCING: There is a low timber railing / wall running along the length of the Cherry Avenue entrance. There is a similar railing in front of the Park Avenue entrance. There is no fence along the Oak Avenue entrance. Running along the northern and southern borders between each street is a 6' fence separating the park from neighboring houses. The fence varies in materials and finishes, but is mostly wood and in good shape

VEGETATION: There is a mixed variety of vegetation on site. At the west entrance as well as at Chestnut Avenue and Beech Avenue are well developed eucalyptus trees, some of which need to be removed. There is a whole row of myoporum running the park length from Park Avenue to Oak Avenue, some of which have been detrimentally pruned.

- a. Pinus sp (pine)
- b. Platanus x racemosa (London Plane Tree)
- c. Myoporum sp.
- d. Escallonia rubra
- e. Callistamon viminalis (Bottlebrush)
- f. Eucalyptus
- g. Agapanthus
- h. Lantana
- i. Sequoia sempervirens (Coast Redwood)

UTILITIES: Adjacent to the picnic area are an irrigation backflow with metal mesh covering, and an electrical meter housed in a utility cabinet. They are partially shielded by the ivy they are in. There are low power and telephone lines that run overhead along the length of the park from Cherry to Oak Avenue.

CONDITIONS

TRAFFIC: Along Cherry Avenue, the traffic is dangerous. The street is a narrow, two-way residential road. The street is so narrow that most people park their cars on the sidewalk. There is also a small, blind hill to the south of the park entrance, so cars traveling from this direction have limited stopping distance before reaching the park. The cars move slower along Oak Avenue, with less through traffic. The road is also wider with fewer cars parked on the street. On Chestnut, Beech, and Park Avenue, there is minimal traffic because they are all cul-de-sacs.

CONCERNS:

- Dangerous traffic along Cherry Avenue with no area for loading / unloading.
- Pruning of site vegetation
- Addressing the side entrances
- Re-programming or re-locating some elements to better unify the park

Site Visit by: Mark Baginski, Mike Dioszegi,
Scott Reeves
November 12, 2002; 11:30 am
Park Visitors on site: 10

~ HERMAN TOT LOT ~

PARK PHOTOS



A View of Herman Tot Lot from Herman Street



B Herman Street entrance



C Park sign



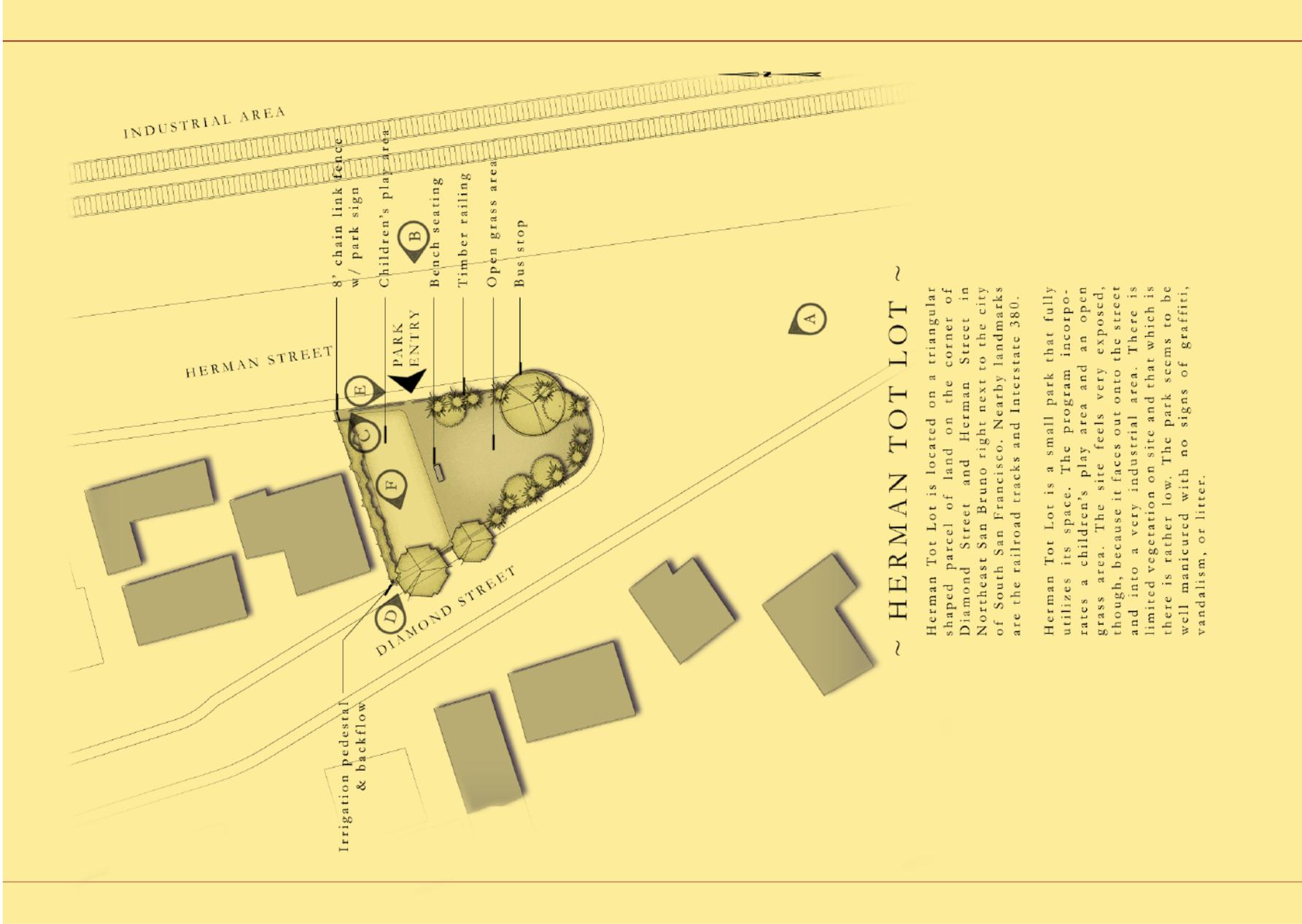
D Diamond Street entrance



E Herman Street boundary



F Sand play area



~ HERMAN TOT LOT ~

Herman Tot Lot is located on a triangular shaped parcel of land on the corner of Diamond Street and Herman Street in Northeast San Bruno right next to the city of South San Francisco. Nearby landmarks are the railroad tracks and Interstate 380.

Herman Tot Lot is a small park that fully utilizes its space. The program incorporates a children's play area and an open grass area. The site feels very exposed, though, because it faces out onto the street and into a very industrial area. There is limited vegetation on site and that which is there is rather low. The park seems to be well manicured with no signs of graffiti, vandalism, or litter.



FACILITIES & AMENITIES

PARKING: There is ample street parking along Diamond Street. There is also parking along Herman Avenue, although there is a bus stop in front of the park.

LIGHTING: None

RESTROOMS: None on site.

PLAYGROUND: There is one play area with a metal framed tire swing, a metal framed two seat swing set, a spring rider, and a metal and plastic spiral slide. The base is sand and it is contained with header board. The play area is not up to ADA accessibility standards and the features are set too close together.

PLAY COURTS: None

PICNIC AREA: None

SEATING: One 8' typical blue metal bench facing the play area. This bench placement seems odd because it is in the middle of the pathway that passes through the park from one entrance to the other.

TRASH CANS: One typical brown concrete trash can at the Herman Avenue entrance. This seems to be adequate for such a small park.

DRINKING FOUNTAINS: None

SIGNAGE: Typical wood park sign with yellow letters located in the play area on the Herman Avenue side. There is also a city park sign mounted on the chain link fence here as well.

FENCING: There is a low timber railing / wall running the length of the park with a 4' space on both streets for user access. In the play area along Herman Avenue, there are two railroad ties stacked on top of each other forming a minor wall, perhaps to keep children from racing onto Herman Avenue. Behind the play area is a high chain link fence separating the park from the neighboring house. Although this fence is in good shape, it makes the park feel more like an enclosure.

VEGETATION:

- a. Nandina domestica (Heavenly bamboo)
- b. Platanus x racemosa (London Plane Tree)
- c. Juniper
- d. Escallonia rubra
- e. Callistemon viminalis (Bottlebrush)
- f. Grivelia
- g. Agapanthus
- h. Pyrocantha
- i. Sequoia sempervirens (Coast Redwood)

UTILITIES: There is an irrigation backflow with metal mesh covering and irrigation pedestal at the northwest corner of the park. There is also a telephone and power pole located on the sidewalk adjacent to these utilities with utility lines running overhead.

CONDITIONS

WEATHER:

- The park has a lot of warm sunlit space, mainly because there is no mass vegetation to obstruct the sunlight.

WEATHER PATTERNS:

- Cold marine layer brings fog and wind from the ocean.
- The site is exposed to winds that flow down Herman Avenue.

TRAFFIC: Herman Avenue is a wide two-way street where traffic moves quickly. Diamond Avenue is quieter but still with through traffic.

SURROUNDING DEVELOPMENTS:

Although there are houses directly to the north and west of the park, the area surrounding the park feels very industrial. There are more visible elements such as the railroad tracks, the

freeway, and litter. The busy traffic mixed with the bus stop in front of the park makes it feel very hectic.

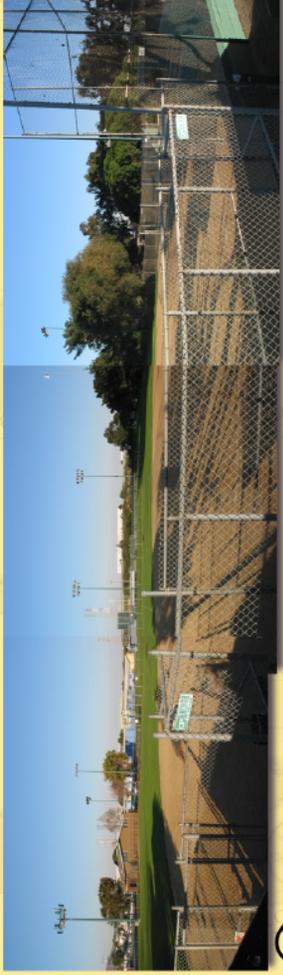
CONCERNS:

There are several concerns that should be addressed in the Master Plan:
- analyzing the program to determine if a play area is a viable element in the park
- the sense of exposure on site because of lack of vegetation
- unifying / improving fencing

Site Visit by: Mark Baginski, Mike Dioszegi,
Scott Reeves
November 12, 2002; 4:45 pm
Park Visitors on site: None

~ LION'S FIELD PARK ~

PARK PHOTOS



A View of the baseball field from the picnic area



B Outfield lighting and scoreboard



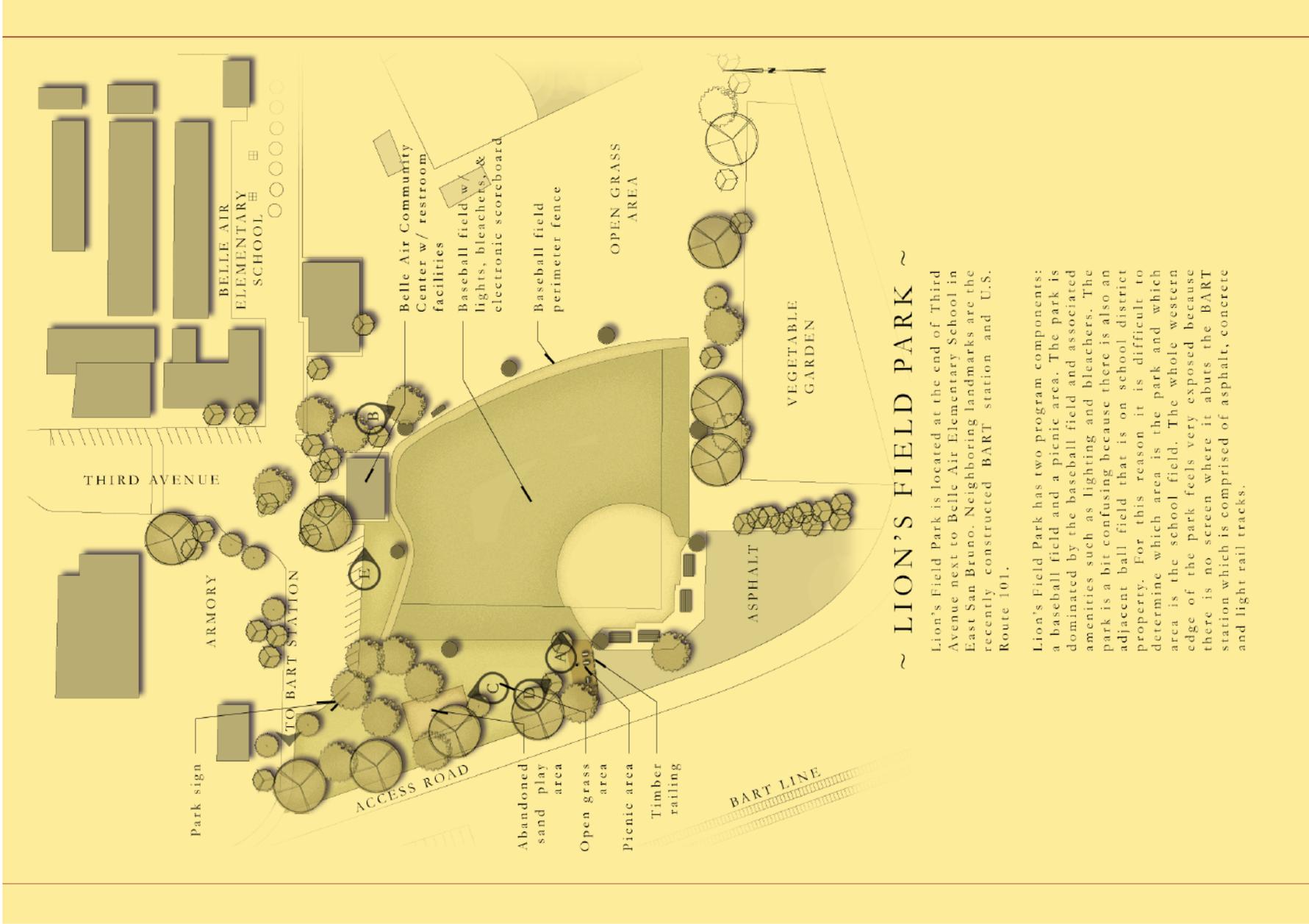
C Abandoned sand play area



D Picnic area



E Restroom facilities



~ LION'S FIELD PARK ~

Lion's Field Park is located at the end of Third Avenue next to Belle Air Elementary School in East San Bruno. Neighboring landmarks are the recently constructed BART station and U.S. Route 101.

Lion's Field Park has two program components: a baseball field and a picnic area. The park is dominated by the baseball field and associated amenities such as lighting and bleachers. The park is a bit confusing because there is also an adjacent ball field that is on school district property. For this reason it is difficult to determine which area is the park and which area is the school field. The whole western edge of the park feels very exposed because there is no screen where it abuts the BART station which is comprised of asphalt, concrete and light rail tracks.



FACILITIES & AMENITIES

PARKING: There is stall parking at the end of Third Avenue. There is street parking a couple blocks back on Third Avenue. Questions concerning sufficient parking during times when both fields are in use.

LIGHTING: There are seven high power light poles surrounding the baseball field, allowing for night games on site. The picnic area does not have its own lighting.

RESTROOMS: There are men's and women's facilities in masonry building at the park entrance that also serves as ball field storage. The facility abuts the center field fence.

PLAYGROUND: There was one rectangular play area on the western side of the park that has been abandoned because it was non-compliant. This play area needs to be addressed because the surrounding grass is beginning to invade the edges and reclaim that area.

PLAY COURTS: There is a well-maintained ball field on site. It has night lighting, an electronic scoreboard, two sets of bleachers on each side, dugouts, and a concessions stand. The field also has a warning track of decomposed granite, and an enclosing chain link fence around all sides with a wood backstop behind home plate. The screening around the outfield was recently replace and is in good shape.

PICNIC AREA: There is one picnic area adjacent to third base along the side of the park. It consists of three typical blue metal benches, three aluminum trash receptacles without lids, one typical recycling bin, one typical barbeque, and one typical drinking fountain all on a base of wood chips and dirt. The trash and recycling cans are chained to a typical timber low wall/railing that separates the picnic area from the ball field bleachers. The location of the picnic area should be re-assessed.

SEATING: Besides the picnic area, there are four sets of green painted bleachers, two on each side of the ball field. Although, they are heavy duty outdoor metal fixtures, they are weathered and in need of renovation. It may be desirable to create some additional seating around the outfield to add vantage points to the park.

CONDITIONS

SURROUNDING DEVELOPMENTS:

There is a mixture of developments surrounding Lion's Field Park. To the west is the BART station, to the south is some type of fenced private garden, to the east to northeast is another ball field, to the north is a government Armory, and one block further north is a residential neighborhood. This mixed usage creates a very unique setting for the park because there are very opposing uses coming together at the park.

outdoor metal fixtures. It may be desirable to create some additional seating around the outfield to add vantage points to the park.

TRASH CANS: There are three trash cans on site that do not match the trash cans at the rest of the parks. They are standard metal trash cans but they have no enclosures or lids, so they are more susceptible to the environment and to vandalism. There is a fourth typical brown concrete trash can adjacent to the restroom facility.

DRINKING FOUNTAINS: There is one typical wood drinking fountain in the picnic area. There is one wall mounted metal drinking fountain unit on the side wall of the restroom that does not match the typical park drinking fountains.

SIGNAGE: There is one typical wood park sign with yellow letters located at the northwest corner of the park, at the end of the parking area. The sign isn't immediately noticeable, which is imperative in helping create a sense of arrival or location.

FENCING: There is a typical low timber railing/wall next to the picnic area dividing it from the ball field bleachers. There is a dominating chain link fence enclosing the ball field with access gates at the right field foul pole, in center field, and at the third base and first base dugouts.

VEGETATION: The majority of the vegetation on site is play field grass. There are also a few random trees placed along the western border next to the BART station. There is also discarded vegetation just off site along the southern border that haphazard and unbecoming.

- a. Pinus sp (pine)
- b. Platanus x racemosa (London Plane Tree)
- c. Eucalyptus
- d. Agapanthus

UTILITIES: There is a 4" irrigation backflow with metal mesh covering in the front planter next to the restroom facility.

CONCERNS:

- maximizing circulation and parking to accommodate users for the park and surrounding developments
- lack of a plan for the vegetation
- Addressing the site entrance; developing a sense of place through signage and uniform site features
- Re-programming or re-locating some elements to better unify the park

Site Visit by: Mike Dioszegi, Scott Reeves
November 25, 2002; 4:30 pm
Park Visitors on site: 0

PARK PHOTOS



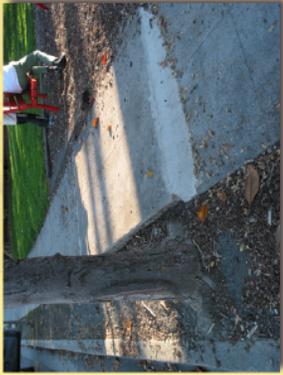
A Lomita Tot Lot play area



B Lomita park signs



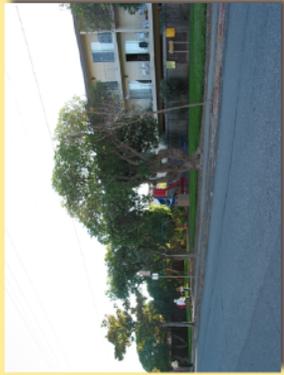
C Lomita Tot Lot memorial boulder



D Sidewalk safety issue



E View of park from Santa Lucia Avenue



F View of park from across San Anselmo Avenue



G Approaching the park from the south on San Anselmo Ave.



~ LOMITA TOT LOT ~

Lomita Tot Lot is located on the corner of Santa Lucia Avenue and San Anselmo Avenue in Southeastern San Bruno, near the city boundary to Millbrae and U.S. Route 101. Neighboring landmarks are the El Camino Real and Happy Hall School.

Lomita Tot Lot is a two program park, containing a children's play area and an open grass area. The children's play area extends across the middle of the park, dividing the open grass space into two small parcels. There is a large apartment building to the west that, combined with the developed vegetation, creates a sense of confinement for the park. The park seems well maintained and used as a children's park.

FACILITIES & AMENITIES

PARKING: There is street parking along Santa Lucia and San Anselmo, both of which are two way residential streets. This seems to be adequate for the small scale of the park.

LIGHTING: None

RESTROOMS: None

PLAYGROUND: There is one rectangular play area that extends across the middle of the park. It contains a brightly painted metal spiral slide, and two seat tot swing set. The play area has a wood chip/bark base that is contained by railroad ties that are flush with the ground. The play area is right in the middle of the park, and disrupts the overall unity of the park. It also presents a danger to children walking into the street because there is nothing to contain them in the play area. ADA accessibility issues also need to be addressed.

PLAY COURTS: None

PICNIC AREA: None

SEATING: There are two red metal benches in the play area, both facing the play features. These benches do not match the typical park benches found throughout the rest of the city. There is one typical blue metal bench found just northwest of the play area.

TRASH CANS: There is one typical brown concrete trash can next to the picnic table, adjacent to the play area.

DRINKING FOUNTAINS: None

SIGNAGE: There is one typical wood park sign with yellow letters mounted on wood posts along the west border to the park, facing San Anselmo Avenue. This sign is flanked by a City Park sign, a 'No Ball Playing Allowed' sign, and a Vandalism sign which are all mounted on the perimeter fence. These signs are extremely visible, which is the goal, yet they detract from the overall park experience.

FENCING: There is a 36" timber railing/fence along Santa Lucia Avenue that is similar to the typical railing found at other parks, but much taller. Along the southern and western borders there is a wood fence that runs the length of the park, creating a barrier between neighboring housing developments and the park.

VEGETATION: There are some well developed trees on site that help the park feel more inviting. The perimeter vegetation is sparse and could use replanting. There are trees in the 2 ½' wide planting strip along San Anselmo that are causing damage to the sidewalk. For the sake of the trees and the sidewalk, this planting strip needs to be redesigned.

- a. Magnolia grandiflora
- b. Myoporum
- c. Cotoneaster
- d. Agapanthus

UTILITIES: The utilities are grouped together at the northwestern corner of the park. They include a typical irrigation pedestal and backflow without covering. These two utilities are right off the sidewalk. Covering the backflow, and blending these utilities in to the surroundings should be addressed. There are also power and telephone lines that run above the sidewalk along San Anselmo Avenue.

CONDITIONS

SURROUNDING DEVELOPMENTS:

The developments immediately surrounding the park are all residential. There is a strong sense of community to this area. Beyond the immediate neighborhood, the surrounding area feels rather industrial. The freeway is visible from the park and the BART tracks are only one block away.

CONCERNS:

- park elements disrupt each other
- play area needs revitalization in equipment and safety considerations
- perimeter vegetation is sparse
- addressing the site entrance; developing a sense of place through signage and uniform site features

Site Visit by: Mike Dioszegi, Scott Reeves
November 25, 2002; 4:00 pm
Park Visitors on site: One man & two children

PARK PHOTOS



A Monte Verde park sign



B Exposed utilities at park entrance



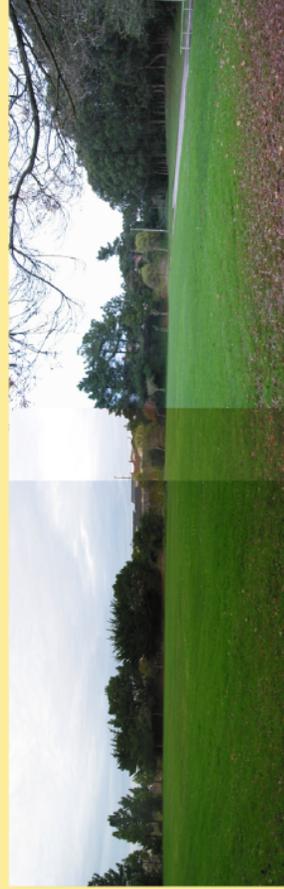
C Play area



D Park vegetation



E Northern park entrance from Monte Verde Intermediate School



F Central open grass area



~ MONTE VERDE PARK ~

Monte Verde Park is located adjacent to Monte Verde Intermediate School, on the corner of Oakmont Drive and Evergreen Drive in the hills of North San Bruno. The park is right on the border of South San Francisco.

Monte Verde Park is a large and intriguing park with a simple two element program. The park has a great expanse of open grass area and a neglected play area. The entrance is always locked and that, coupled with the dark eucalyptus trees that line the entry way, make the entrance space dark and intimidating. The park is intriguing because the very narrow entrance opens into an enormous space. The play area is tucked off under dense vegetation which makes it damp and uninviting. Once on the grass area, though, the park feels very enclosed and private because of the dense peripheral vegetation that encompasses the park. At the same time, the park feels vast because it adjoins the intermediate school, and there is no barrier between the two. There is some evidence of graffiti on a nearby street sign and on the concrete swale. The park feels deserted like a ghost town.

FACILITIES & AMENITIES

PARKING: The entrance is an asphalt road that leads to a parking and turn around area.

LIGHTING: There are two poles that illuminate the parking area.

RESTROOMS: None

PLAYGROUND: There are two play areas defined by concrete curbs, which are grouped together at the toe of the slope in the southwest corner of the park. They are placed in a cold, dark area under a lot of vegetation. The fixtures in both areas are antiquated, dangerous, and in need of replacement. The base is compacted sand that also needs to be replaced.

PLAY COURTS: No defined play courts or fields, but there is enough open grass on site for several play fields.

PICNIC AREA: There are two typical blue metal benches and one typical brown concrete trash can situated at the southwest corner of the main grass area, next to the asphalt walkway.

SEATING: Besides the picnic area, there are five aluminum benches oriented around the play areas. They do not match the benches found at the other parks.

TRASH CANS: There is one typical brown concrete trash can next to the picnic tables, and one next to the children's play area.

DRINKING FOUNTAINS: None

SIGNAGE: There is one typical wood park sign with yellow letters mounted on wood posts to the south of the entrance.

FENCING: There is wood fencing that surrounds the park on all sides except where the park meets the intermediate school. This barrier separates the neighboring houses from the park.

VEGETATION: There is a lot of well developed vegetation on site, most of which is on the peripheral slopes. Along the eastern and western slopes is a mix of riparian vegetation. Along the southern border is a dense grove of eucalyptus, which defines this southern portion of the park. Encompassing the open grass area is a mix of evergreen and deciduous trees. The variety of plants on site helps to create the essence of the park.

- a. Magnolia grandiflora
- b. Myoporum
- c. Cotoneaster
- d. Blackberry
- e. Eucalyptus
- f. London Plane
- g. Betula sp (Birch)
- h. Alder
- i. Hedera sp (Ivy)
- j. Pinus sp (Pine tree)
- k. Salix 'Tortuosa' (Twisted willow)

UTILITIES: There is a group of utilities at the entrance to the park which include an uncovered irrigation backflow, and a typical irrigation pedestal neither of which are screened from view. Being at the entrance, these utilities add to the unpleasing nature of the park entrance. There is also a transformer cabinet located next to the fence along the southern border. This utility is completely out of view, and would go unnoticed by most visitors. There are power and telephone lines overhead around the perimeter of the park.

CONDITIONS

OPPORTUNITIES:

Monte Verde has the opportunity to capitalize on the unique setting of the park. There is a user-created path through the eucalyptus grove to access Sherwood Drive. From this connection point, the eucalyptus corridor continues southeast to another community. There is potential here to create a connection between Monte Verde Park and other parks via a city trail system, which would greatly expand the versatility of the park system.

CONCERNS:

- revitalizing the play areas in terms of equipment, accessibility, and location
- addressing the site entrance; developing a sense of place through signage and uniform site features

Site Visit by: Mark Baginski, Mike Dioszegi,
Scott Reeves

November 12, 2002; 5:30 pm

Park Visitors on site: None

~ PACIFIC HEIGHTS PARK ~

PARK PHOTOS



A Play area



B View of South San Francisco



C Park entrance



D Perimeter condition along Goodwin Drive



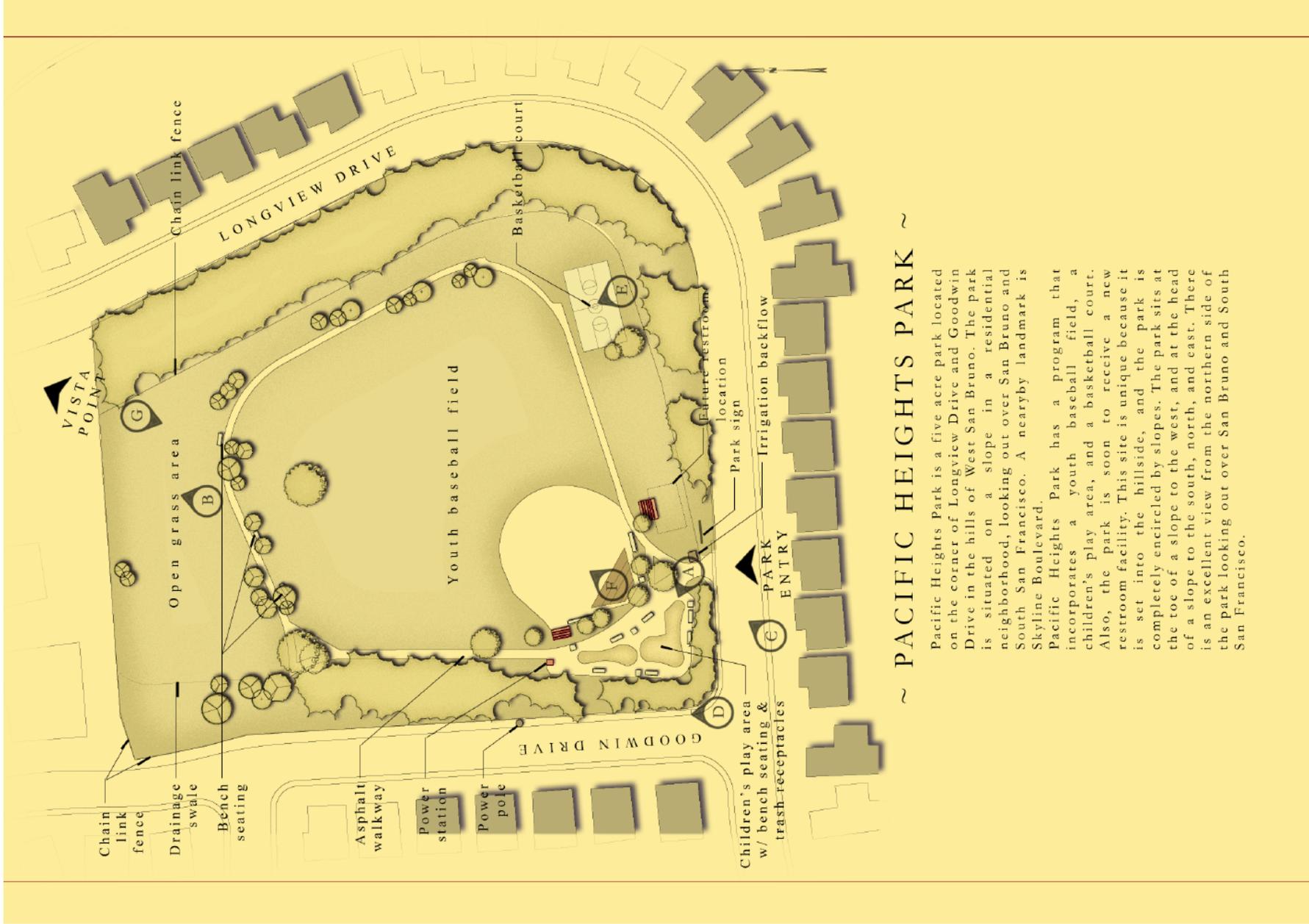
E View from the basketball court



F View from the baseball field



G View of the central open grass area from the northern border



~ PACIFIC HEIGHTS PARK ~

Pacific Heights Park is a five acre park located on the corner of Longview Drive and Goodwin Drive in the hills of West San Bruno. The park is situated on a slope in a residential neighborhood, looking out over San Bruno and South San Francisco. A nearby landmark is Skyline Boulevard.

Pacific Heights Park has a program that incorporates a youth baseball field, a children's play area, and a basketball court. Also, the park is soon to receive a new restroom facility. This site is unique because it is set into the hillside, and the park is completely encircled by slopes. The park sits at the toe of a slope to the west, and at the head of a slope to the south, north, and east. There is an excellent view from the northern side of the park looking out over San Bruno and South San Francisco.



~ PACIFIC HEIGHTS PARK ~

FACILITIES & AMENITIES

PARKING: Presently, the only parking is on the street along Longview Drive and Goodwin Drive. Parking availability issues have been raised by neighbors of the park on busy days.

LIGHTING: Currently, there is no lighting at this park. The addition of ball field lighting could potentially alleviate scheduling conflicts at other parks.

RESTROOMS: Currently, a four-fixture men's and women's facility is planned for this site.

PLAYGROUND: Currently, two play areas exist in the area behind the baseball backstop, next to the park entrance. This creates a potentially dangerous scenario. The majority, if not all of the play equipment needs to be removed immediately. The play area and equipment is for the most part non-compliant with current national standards.

PLAY COURTS: There is a youth-size ball field situated in the middle of the park. It has dugouts, two sets of wood bleachers, and a wood backstop. The bleachers and the backstop are weathered and in need of repair. There is also an asphalt basketball court in the southeast corner of the park in need of resealing and restriping. It has two hoops and may be better utilized if incorporated into the rest of the park.

PICNIC AREA: No picnic areas currently exist.

SEATING: In the outfield, along the perimeter walkway, there are three 8' metal benches; two of which are facing the park, the third facing the view out over the city. There are also six metal benches surrounding the children's play area. Some of these benches may need to be re-oriented so they are not in the main walkway and placed in locations that are compliant with national codes.

TRASH RECEPTACLES: There are five standard brown concrete trash receptacles on site; four around the play area, and one directly behind the ball field backstop. These receptacles seem very close together; perhaps they would better serve the park if they were more spread out. Additionally, they have been well used and may have outlived their use.

DRINKING FOUNTAINS: There is one standard drinking fountain located next to the third base line of the ball field and is not

third base line of the ball field and is not easily noticeable at first glance.

SIGNAGE: There is one standard wood park sign with yellow letters mounted on wood posts to the east of the entrance off of Longview Drive. Mounted on the other side of the entrance is a new city park sign that contains all of the necessary Parks and Recreation information.

FENCING: There is a chain link fence that sits at the head of the slope, and runs around the perimeter of the park. The only break in the fence is at the park entrance on Longview Drive. The fence varies in height, rising as high as 8' in the southeast corner of the park. In some areas the fence is in good condition. In other areas, there are holes in the fence, it is severely rusted, or the earth underneath the fence has eroded away, leaving large gaps between the fence and the ground.

VEGETATION: The variety of plants on site helps to create the essence of the park. There is a lot of well developed vegetation, most of which is on the peripheral slopes. This vegetation does an excellent job of enclosing the park and screening out activity outside the park. Encompassing the open grass area is a mix of evergreen and deciduous trees which add to the aesthetics of the park. The park vegetation includes the following:

- a. Myoporum
- b. Cotoneaster
- c. Blackberry
- d. Callistamon viminalis (Bottlebrush)
- e. London Plane
- f. Betula sp (Birch)
- g. Acacia
- h. Hedera sp (Ivy)
- i. Pinus sp (Pine tree)
- j. Pyrocantha

UTILITIES: There are two 2" irrigation backflows with chain link coverings; one for potable water and a second for irrigation. They are highly visible elements located on the south side of the park, adjacent to the park entrance. On the west side of the park, there is a red power station structure with an exposed conduit pipe running up to a power pole on Goodwin Drive. There is an electrical meter mounted on this pole. The exposed pipe needs to be attended to because it currently poses a liability to the City.

CONDITIONS

WEATHER PATTERNS:

Cold marine layer of fog and wind moves across the park (wind conditions may be a factor due to hillside location).

OPPORTUNITIES:

There is opportunity to increase the number of site features at Pacific Heights, within the existing footprint of the park. This can be accomplished through re-orienting certain features such as the ball field.

CONCERNS:

- park program
- revitalizing the play areas in terms of equipment, accessibility, and location
- addressing the site entrance; developing a sense of place through signage and uniform site features
- improving the fencing system
- analyzing the layout to utilize the entire park

~ PONDEROSA PARK ~

PARK PHOTOS



A Ponderosa Park front play area



B Park entry from Pacific Heights Blvd.



C User made trails at front entrance



D Access to empty field from west edge of park



E West play area



F View into the park from the sidewalk



~ PONDEROSA PARK ~

Ponderosa Park is located on Pacific Heights Boulevard at Seaclyff Way in the hills of Northwest San Bruno. The park sits adjacent to the city boundary of Pacifica. Nearby landmarks are Pacific Heights Elementary School and Skyline College.

Ponderosa Park is a two program park with children's play features and an open grass area. The park is rather divided by the location of one of the play features, which exiles part of the grass area. There are several user made trails on site, accessing the park around the main entrance as well as from the southwest off of Sharp Park Road. There is no evidence of graffiti, vandalism, or litter on site.



FACILITIES & AMENITIES

PARKING: There is ample street parking along Pacific Heights Boulevard and Seacliff Way compared to the size of the park.

LIGHTING: There are two light poles, each with two lamps. One pole illuminates the western play area and the other illuminates the central grass area. There is also a street light situated right at the park entrance.

RESTROOMS: None

PLAYGROUND: There are two play areas on site, one at the northern corner of the park, the other on the western side of the park. Each play area is contained by a concrete curb and has a wood chip/bark base. The northern play area has a spring rider and a two seat tot swing set. These fixtures seem to be in fine shape, the only issue is the accessibility. The west play area has a metal spiral slide similar to many other city parks, and a wood balance platform. The fixtures are in fine shape, the issue here seems to be in accessibility as well as setbacks between fixtures. Furthermore, the location of this play area divides the turf into two separate parcels and disrupts the flow of the park.

PLAY COURTS: None

PICNIC AREA: None

SEATING: There are three typical 8' blue metal benches on site; one next to each play area and one next to the open grass area.

TRASH CANS: There is one typical brown concrete trash can next to the bench at the

DRINKING FOUNTAINS: One pre-cast concrete and metal drinking fountain located next to the northern play area. This drinking fountain does not match the typical ones found at other city parks.

SIGNAGE: There is one typical wood park sign with yellow letters mounted on wood posts in the northern corner of the park. There is a city park sign mounted to one of the posts as well. These signs are tucked into the corner of the park, but are immediately visible by the user entering through the main entrance.

FENCING: Along the south border, there is a 6' wood fence that runs from Pacific Heights Boulevard to the end of the park. Along the north border, there is a 4' chain link and wood slat fence that extends from Pacific Heights Boulevard to the end of the park.

VEGETATION: There is a lot of well developed vegetation on site, most of which is on the peripheral slope along the south side of the park. There is also some developing vegetation along the northern fence border.

- a. Magnolia grandiflora
- b. Myoporum
- c. Coronacaster
- d. Eucalyptus
- e. London Plane
- f. Hedera sp (Ivy)
- g. Pinus sp (Pine tree)
- h. Cortaderia selloana (pampas grass)
- i. Genist aetnensis (Mt. Etna Broom)

UTILITIES: There is an irrigation backflow and electrical utilities box grouped together in the shrubs, just north of the park entrance.

CONDITIONS

CONCERNS:

There are several concerns to be addressed in the Master Plan such as:

- analyzing the location of the play areas to best work with the overall park design
- addressing the site entrance; developing a sense of place through signage and uniform site features
- addressing the issue of user-made entrances, and why they are occurring, how they can be solved

OPPORTUNITIES:

There is an open grassy area to the west of the park which could be a potential area of expansion. This additional area could offer the opportunity to expand the park program and increase site features

Site Visit by: Mike Dioszegi, Scott Reeves
November 25, 2002; 11:20 am
Park Visitors on site: None

~ 7th AVENUE PARK ~

PARK PHOTOS



A View of 7th Avenue Park from the planting strip along 7th Avenue



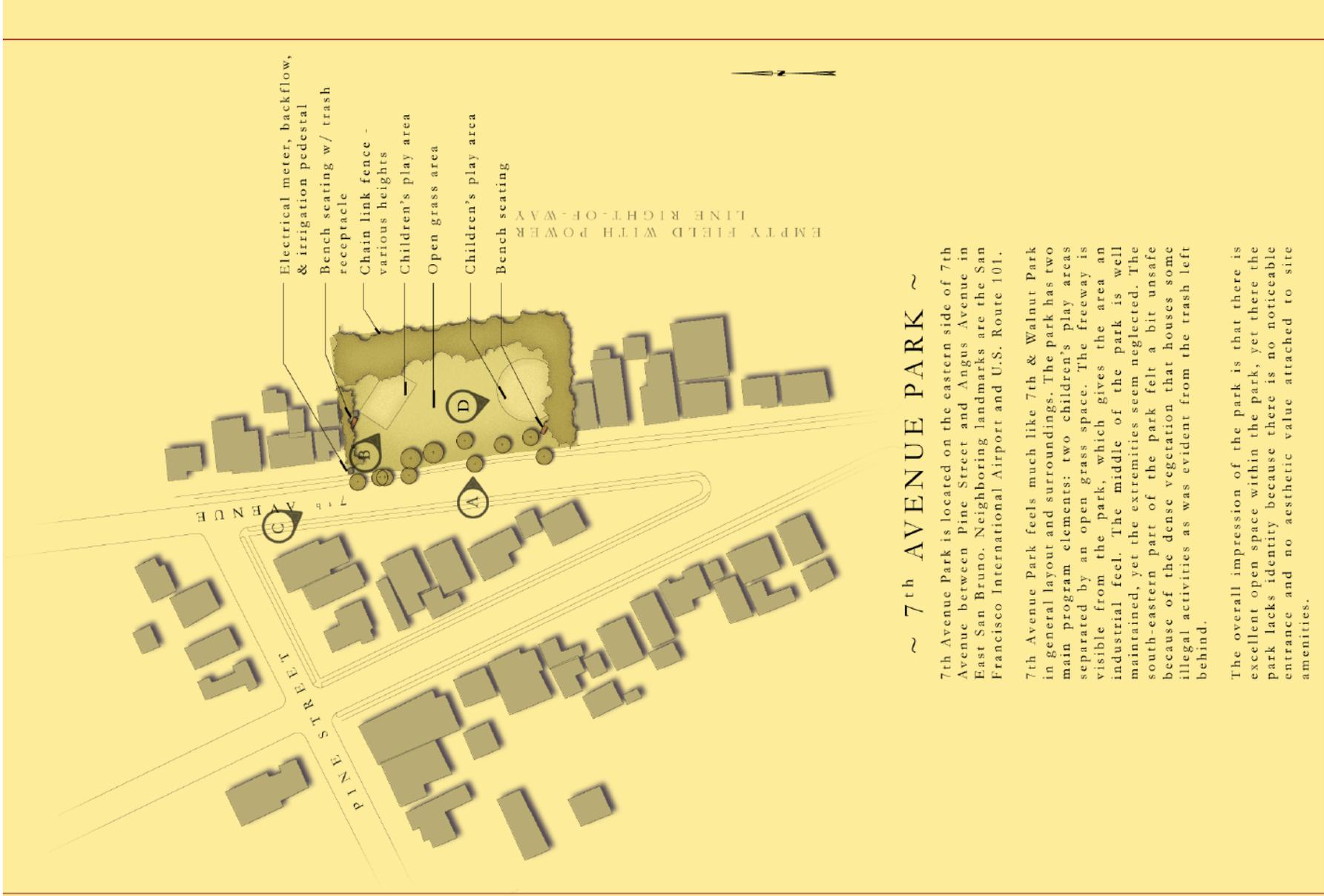
B Park view from the northern edge



C Approaching the park from the north



D Existing play equipment



~ 7th AVENUE PARK ~

7th Avenue Park is located on the eastern side of 7th Avenue between Pine Street and Angus Avenue in East San Bruno. Neighboring landmarks are the San Francisco International Airport and U.S. Route 101.

7th Avenue Park feels much like 7th & Walnut Park in general layout and surroundings. The park has two main program elements: two children's play areas separated by an open grass space. The freeway is visible from the park, which gives the area an industrial feel. The middle of the park is well maintained, yet the extremities seem neglected. The south-eastern part of the park felt a bit unsafe because of the dense vegetation that houses some illegal activities as was evident from the trash left behind.

The overall impression of the park is that there is excellent open space within the park, yet there the park lacks identity because there is no noticeable entrance and no aesthetic value attached to site amenities.

FACILITIES & AMENITIES

PARKING: Street parking along 7th Avenue; a narrow two way street lined with cars on both sides offers little parking opportunities for park goers. The parked cars as viewed during the days of our visit created an unsafe condition for people trying to access the site due to extremely poor visibility. No bike racks.

LIGHTING: No lighting present or warranted.

RESTROOMS: No restrooms on site and none warranted.

PLAYGROUND: There are two programmed areas in the park which are defined by concrete curbs. One contains four swings, a spiral slide, and a merry-go-round. The other has a spring rider and a tire swing. The play areas both have a sand base and lack compliant accessibility requirements. The play structures are also non-compliant with current National Guidelines in many areas.

PLAY COURTS: None. Is there a need?

PICNIC AREA: No picnic facilities present.

SEATING: Two 6' wood benches; one next to each play area.

TRASH CANS: One durable concrete trash receptacle, next to the bench at the northern play ground.

DRINKING FOUNTAINS: No drinking fountain present though would be a nice addition.

SIGNAGE: Standard city wood park sign with yellow letters located along 7th Avenue. New metal Vandalism and City Park signs located along the eastern boundary.

FENCING: 6' chain link fence along eastern park boundary, separating the park from the power line easement and freeway. This fence is slumping in parts and in need of replacement. 4' chain link fence along the northern and southern borders, separating the park from neighboring houses. New fencing should be considered to define and distinguish the park from surrounding space.

VEGETATION: Dense myoporum / mixed vegetation along the eastern and southern borders create security issues where especially thick. Bottlebrush trees along the street planting strip provide little definition to the park entry. A variety of mature shade trees throughout the edges of park do provide scale and quality to the space.

- a. Hedera helix (English Ivy)
- b. Escallonia rubra
- c. Coprosma repens (Mirror Plant)
- d. Myoporum sp.
- e. Callistemon sp. (Bottlebrush)
- f. Platanus acerifolia (London Plane Tree)

UTILITIES: 2" back flow with iron covering, irrigation pedestal, and electrical meter in the northeastern corner of the park need to be addressed in terms of screening and isolation from the park and sidewalk. Power lines are visible behind eastern and western boundary to park. This sight detracts from the overall aesthetics of the park.

CONDITIONS

WEATHER:

- Warm sun pocket in the open grass area.
- Cold shady microclimates around the periphery of the park.

WEATHER PATTERNS:

- Cold marine layer from the west brings fog and cold onshore winds.

TRAFFIC: 7th Avenue appears to have little pedestrian traffic, but we observed a steady traffic volume while conducting our work. Traffic moves quickly in this residential neighborhood. The parked cars limit the line of sight into and from the park creating a dangerous situation for pedestrians.

SURROUNDING DEVELOPMENTS:

Directly abutting the north, south, and west sides of the park are single family residential units. To the east is a power line easement field of naturalized grasses and mixed vegetation. There are industrial elements visible such as railroad tracks and freeway views.

CONCERNS: There are several issues to be addressed in the Master Plan. They include the uneven sidewalks in front of the park which are a potential tripping hazard. The dense vegetation which currently creates hiding places could be remedied and avoided through a better maintenance program of pruning. However, the eventual replanting of the park should also address this issue on a long term basis.

OPPORTUNITIES: The park has several qualities that can be utilized to better improve the overall park. They include the mature vegetation and the open grass area that offers a warm microclimate for passive recreation. By creating a visible circulation pattern through the site, all the elements will be unified and a defined entrance will appear.

CONSTRAINTS: The parks constraints are only its boundaries. Improved curb appeal, controlled parking at entrances would help in this regard. Possible link to the enormous R.O. W. to the East could provide a great opportunity for the city to develop a green belt space on its edge that would contain bike paths or other recreational options.

PARK PHOTOS



A Children's play area



B View of the park from the corner of 7th and Walnut



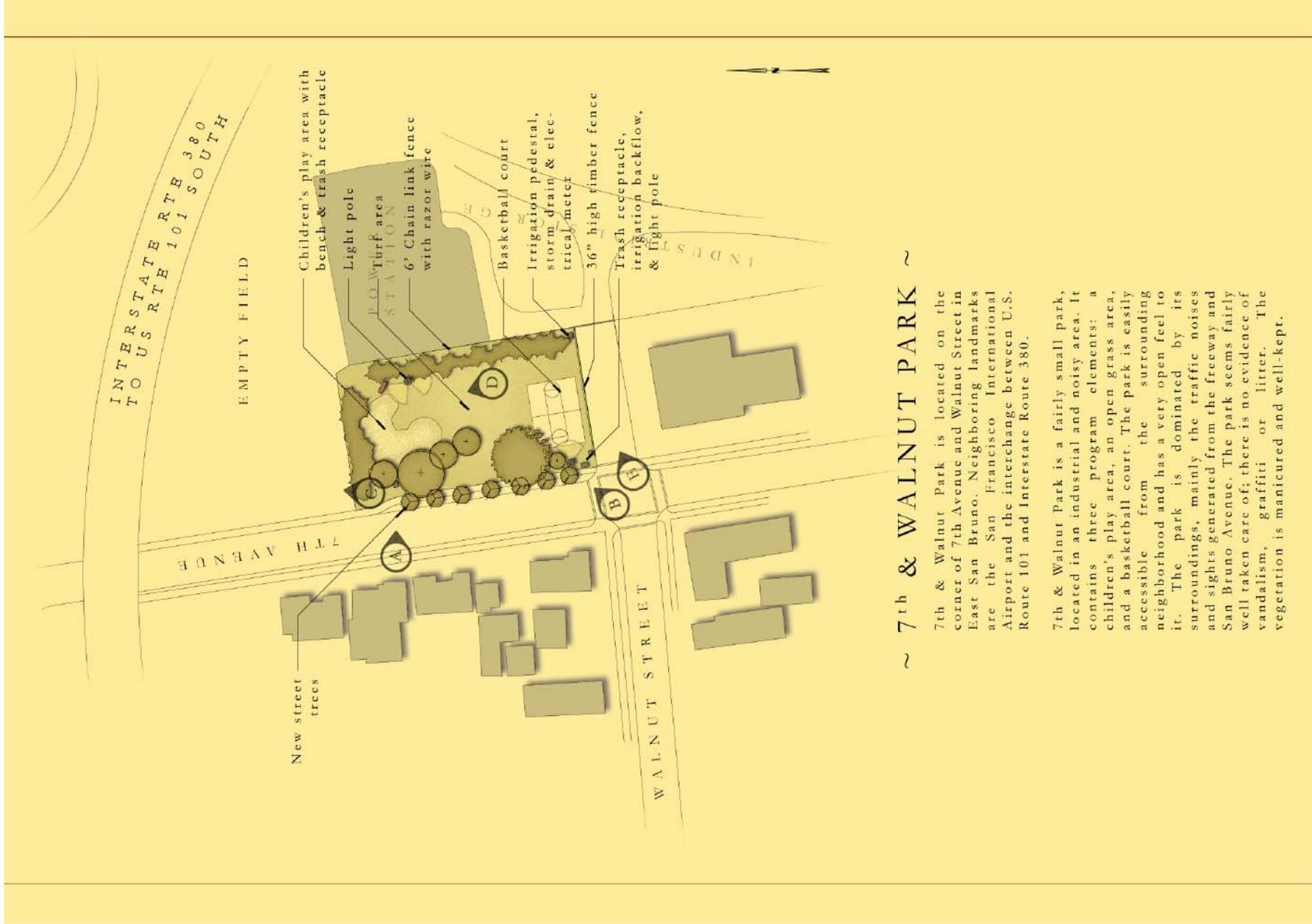
C Freeway view from the north side of the park



D Central open grass area



E View of the southern edge of the park



~ 7th & WALNUT PARK ~

7th & Walnut Park is located on the corner of 7th Avenue and Walnut Street in East San Bruno. Neighboring landmarks are the San Francisco International Airport and the interchange between U.S. Route 101 and Interstate Route 380.

7th & Walnut Park is a fairly small park, located in an industrial and noisy area. It contains three program elements: a children's play area, an open grass area, and a basketball court. The park is easily accessible from the surrounding neighborhood and has a very open feel to it. The park is dominated by its surroundings, mainly the traffic noises and sights generated from the freeway and San Bruno Avenue. The park seems fairly well taken care of; there is no evidence of vandalism, graffiti or litter. The vegetation is manicured and well-kept.



FACILITIES & AMENITIES

PARKING: There is ample street parking available along 7th Avenue and along Walnut Street. Furthermore, there is a 10' wide dirt strip on Walnut Street along southern border of the park that is an opportunity for a needed buffer between the park and the street.

LIGHTING: There are two light poles on site. One pole with one light is located on the southwest corner of the park, facing the basketball court. The other is along the western border of the park with one light facing the play areas and one facing the open grass area. Issues were raised by site visitors that the basketball court lighting is inadequate and limits play to only one half of the court at night. The fixtures blend in well and appear to be well suited for the use.

RESTROOMS: No restroom currently exists nor is currently warranted based on the size of the park.

PLAYGROUND: There is one playground area in the northern section of the park which is defined by a concrete curb. It contains a 4 seat swing set, a spiral slide, and a merry-go-round. The play area has a sand base. Accessibility issues need to be addressed around the play elements. After reviewing the audits of the playground equipment by the City in 2001-2002 the structures are non-compliant with current National Standards.

PLAY COURTS: There is one asphalt basketball court along the southern border. The playing surface appears on good shape and would benefit from resurfacing and stripping.

PICNIC AREA: No designated facilities are currently present.

SEATING: One 8' wood bench in the northeast corner of the park facing the playground.

TRASH CANS: Two durable brown concrete trash receptacles; one in the southwest

corner, one in the northwest corner next to the playground. Both are not off a walk way and may present a hazard where the currently sit.

DRINKING FOUNTAINS: No drinking fountains exist, though with the basketball court one would be appropriate.

SIGNAGE: Standard City wood park sign with yellow letters located along 7th Avenue. New metal Vandalism and City Park signs located along the eastern boundary.

FENCING: 6' Chain link fence along north and east park boundaries with sporadic razor wire, separating the park from the power utilities in the neighboring open field. 36" mock railroad tie fence along southern boundary. No fence along western boundary. The park perimeter should be clearly defined as a City of San Bruno Park through a solid yet inviting fence that clearly defines the edge of the park.

VEGETATION: Densely developed Myoporum along the eastern and northern borders with ivy and mixed vegetation underneath create a security issue and can be addressed through pruning. Seven newly planted ornamental pear trees along the sidewalk. Long range plans may include replanting the edges of the park to create a safer edge while possibly creating more usable space. A variety of mature shade trees throughout the site enhance the quality of the space.

- a. Schinus molle (California Pepper Tree)
- b. Escallonia rubra
- c. Coprosma repens (Mirror Plant)
- d. Myoporum sp.
- e. Prunus sp. (Ornamental Cherry)
- f. Alnus cordata
- g. Hedera sp (Ivy)

UTILITIES: 2" back flow on the southwest corner of the park with metal mesh cover. Irrigation pedestal, electrical meter, and storm drain in the southeastern corner. Two power poles along southern border with power lines overhead. Visible power station located directly to the east of park. Utility screening needs to be addressed.

CONDITIONS

TRAFFIC: 7th Avenue appears to have light pedestrian traffic, but maintains a steady vehicular through traffic. Traffic moves at residential speed limits, but parked cars can limit the line of sight to and from the park.

SURROUNDING DEVELOPMENTS: Although there are houses directly across 7th Avenue from the park, the area surrounding the park feels very industrial. Across Walnut Street is some type of industrial business. The area to the east of the park, closed off with a chain link fence and razor wire, is a mixed use industrial area. This series of dirt lots which house various items from vehicles to scrap metal to a power station. To the north of the park is an open grass field that separates the park from the freeway.

CONCERNS: There are a number of issues that need to be addressed in the Master Plan. These issues include the lack of a defined central entrance, the adjacency of heavy utilities that surround the park, the pedestrian safety along 7th Avenue, the ADA accessibility of play areas, the requirement to address non-compliant equipment issues and the need for unification in the park through features such as signage and fencing.

OPPORTUNITIES: Some of the existing qualities of the park to be embraced are the mature vegetation, program layout, and established lighting. These qualities can be utilized in the Master Plan to improve the cohesion of the park. What is needed is a visible circulation pattern to incorporate all the existing elements and help define a park entrance. If warranted would the grass field to the North available for expansion of the park.

APPENDIX A
ADDITIONAL CITY FACILITIES

| FACILITY NAME | FEATURES |
|--------------------------------|--|
| WAR MEMORIAL RECREATION CENTER | <p>CONFERENCE ROOM 1: MAXIMUM CAPACITY 30 CONFERENCE ROOM 2: MAXIMUM CAPACITY 30 MEETING ROOM A & B: MAXIMUM CAPACITY 150 MEETING ROOM A & B DIVIDED: MAXIMUM CAPACITY 75 TINY TOTS ROOM TEEN ROOM WEIGHT/EXERCISE ROOM CERAMICS ROOM GYMNASIUM KITCHEN</p> |
| SAN BRUNO SENIOR CENTER | <p>MAIN ROOM: MAXIMUM CAPACITY 250 CRAFT/CERAMICS ROOM BILLIARDS ROOM CONFERENCE ROOM</p> |
| SKYLINE ACTIVITY CENTER | <p>MAXIMUM ROOM CAPACITY 70 (SKYLINE ACTIVITY CENTER IS CURRENTLY NOT USED. IT HAS WATER DAMAGE)</p> |
| PORTOLA PERFORMING ARTS CENTER | <p>MAXIMUM ROOM CAPACITY 50 (ROOM IS PRIMARILY USED FOR DANCE CLASSES SUCH AS TAP, BALLET, AND BELLY DANCING. WE DO NOT RENT THE ROOM TO PRIVATE PARTIES.)</p> |
| BELLE AIR COMMUNITY CENTER | <p>MAXIMUM ROOM CAPACITY 50 (ROOM PRIMARILY USED FOR AFTER SCHOOL PROGRAMS. WE DO NOT RENT THE ROOM TO PRIVATE PARTIES OR USE FOR CLASSES.)</p> |

APPENDIX B
ADDITIONAL FIELDS

| FIELD NAME | USAGE SCHEDULE |
|--|---|
| BELLE AIR FIELD ¹ - 1 BASEBALL FIELD - 1 LIGHTED FOOTBALL/ SOCCER FIELD | MARCH THRU JUNE: PONY BASEBALL (AGES 13-14) APPROX. 87 PARTICIPANTS JUNE THRU ² AUG: BRONCO BASEBALL (AGES 11-12) APPROX. 87 PARTICIPANTS AUG THRU NOV: ST. ROBERT'S BASEBALL (AGES 9-13) APPROX. 78 PARTICIPANTS |
| PARKSIDE NORTH & SOUTH ¹ - 2 SOFTBALL FIELDS - 1 SOCCER FIELD | MARCH THRU JULY: GIRLS SOFTBALL (AGES 6-18) APPROX. 321 PARTICIPANTS MAY THRU JULY: PEE WEE BASEBALL (AGES 7-9) APPROX. 215 PARTICIPANTS AUG THRU NOV: AYSO SOCCER (AGES 5-18) APPROX. 1190 PARTICIPANTS |
| CRESTMoor ELEMENTARY ¹ | MARCH THRU SEPT: GIRLS SOFTBALL (AGES 6-18) APPROX. 321 PARTICIPANTS WEST BAY RAMS (AGES 6-15) APPROX. 136 PARTICIPANTS JULY THRU OCT: |
| JOHN MUIR ELEMENTARY ¹ | MARCH THRU MAY: GIRLS SOFTBALL (AGES 6-18) APPROX. 321 PARTICIPANTS MAY THRU SEPT: JUNIOR GIANTS (AGES 6-12) APPROX. 120 PARTICIPANTS |
| ROLLINGWOOD ELEMENTARY ¹ | MARCH THRU MAY: T-BALL (AGES 5-7) APPROX. 150 PARTICIPANTS JUNE THRU AUGUST: JUNIOR GIANTS (AGES 6-12) APPROX. 120 PARTICIPANTS |
| LION'S FOOTBALL FIELD ¹ - FOOTBALL FIELD | JULY THRU NOV: WEST BAY RAMS (AGES 6-15) APPROX. 136 PARTICIPANTS |
| CARL SANBURG EAST & WEST ¹ - 2 BASEBALL FIELDS - CITY DOG PARK | MARCH THRU JULY: PONY BASEBALL (AGES 13-14) APPROX. 87 PARTICIPANTS MARCH THRU JULY: BRONCO BASEBALL (AGES 11-12) APPROX. 87 PARTICIPANTS AUGUST THRU SEPT: SAY BASEBALL (AGES 9-14) APPROX. 50 PARTICIPANTS AUGUST THRU SEPT: AYSO SOCCER (AGES 5-18) APPROX. 1190 PARTICIPANTS |
| CRESTMoor HIGH SCHOOL FIELDS ² - 1 TRACK - REGULATION SOCCER FIELDS - 1 BASEBALL FIELD | APRIL THRU JULY: PONY BASEBALL (AGES 13-14) APPROX. 87 PARTICIPANTS APRIL THRU NOV: AYSO & CYSA SOCCER (AGES 5-18) APPROX. 1190 PARTICIPANTS APRIL THRU NOV: AYSO & CYSA SOCCER (AGES 6-18) APPROX. 1190 PARTICIPANTS |

¹SAN BRUNO PARK SCHOOL DISTRICT FIELDS

²SAN MATEO UNION HIGH SCHOOL DISTRICT FIELDS



~ APPENDIX C ~

APPENDIX C
SITE VISIT MATRIX

| PARK | VISITED BY | DATE | TIME | GENERAL WEATHER | NO. OF USERS |
|--|----------------|------------|------------------|-----------------|--------------|
| BAYSHORE CIRCLE PARK | SS, MB, MD, SR | 9/26/2002 | 2:45PM | SUNNY | 0 |
| | MB, MD, SR | 11/12/2002 | 3:30PM | P. CLOUDY | 1 |
| | SS, MB, SR | 1/27/2003 | 3:45PM | CLOUDY | 0 |
| BUCKEYE PARK | SS, MB, MD, SR | 9/26/2002 | 4:10PM | SUNNY | 0 |
| | MD, SR | 11/25/2002 | 1:00PM | SUNNY | 0 |
| | MB, SR | 1/17/2003 | 11:30AM | SUNNY | 0 |
| CATALPA TOT LOT | SS, MB, MD, SR | 9/26/2002 | 3:25PM | SUNNY | 0 |
| | MB, MD, SR | 11/12/2002 | 5:00PM | P. CLOUDY | 1 |
| CITY PARK | SS, MB, MD, SR | 9/26/2002 | 1:30PM | SUNNY | 85+ |
| | SS, MB, MD, SR | 11/12/2002 | 12:30PM | SUNNY | 60+ |
| | MB, SR | 1/17/2003 | 10:00AM | SUNNY | 50+ |
| COMMODORE PARK | SS, MB, MD, SR | 9/26/2002 | 3:15PM | SUNNY | 5 |
| | SS, MB, MD, SR | 11/12/2002 | 4:30PM | P. CLOUDY | 40+ |
| | SR | 1/17/2003 | 3:45PM | P. CLOUDY | 25+ |
| EARL & GLENVIEW PARK | SS, MB, MD, SR | 9/26/2002 | 4:00PM | SUNNY | 0 |
| | MD, SR | 11/25/2002 | 12:30PM | SUNNY | 0 |
| | MB, SR | 1/17/2003 | 12:15PM | SUNNY | 1 |
| FLEETWOOD TOT LOT | SS, MB, MD, SR | 9/26/2002 | 3:30PM | SUNNY | 0 |
| | MB, MD, SR | 11/12/2002 | 5:15PM | CLOUDY | 0 |
| FOREST LANE PARK | SS, MB, MD, SR | 9/26/2002 | 3:00PM | SUNNY | 2 |
| | MB, MD, SR | 11/12/2002 | 4:00PM | CLOUDY | 4 |
| | SR | 1/17/2003 | 3:30PM | P. CLOUDY | 20 |
| GRUNDY PARK | SS, MB, SR | 1/27/2003 | 3:00PM | SUNNY | 8 |
| | SS, MB, MD, SR | 9/26/2002 | 12:10PM | SUNNY | 12 |
| | SR | 10/18/2002 | 2:00PM & 6:00PM | SUNNY | 8 |
| HERMAN TOT LOT | MB, MD, SR | 11/12/2002 | 12:00PM | P. CLOUDY | 9 |
| | MB, SR | 1/17/2003 | 12:30PM | SUNNY | 8 |
| | SS, MB, MD, SR | 9/26/2002 | 2:50PM | SUNNY | 0 |
| LIONS FIELD | MB, MD, SR | 11/12/2002 | 4:15PM | CLOUDY | 0 |
| | SS, MB, SR | 1/27/2003 | 2:20PM | P. CLOUDY | 1 |
| | SS, MB, MD, SR | 9/26/2002 | 2:20PM | SUNNY | 0 |
| LOMITA PARK | MD, SR | 11/25/2002 | 4:30PM | SUNNY | 5 |
| | SR | 1/17/2003 | 5:00PM | P. CLOUDY | 1 |
| | SS, MB, SR | 1/27/2003 | 4:30PM | CLOUDY | 4 |
| MONTE VERDE PARK | SS, MB, MD, SR | 9/26/2002 | 2:30PM | SUNNY | 0 |
| | MD, SR | 11/25/2002 | 4:10PM | SUNNY | 3 |
| | SR | 1/17/2003 | 4:40PM | SUNNY | 2 |
| PACIFIC HEIGHTS PARK | SS, MB, SR | 1/27/2003 | 4:15PM | CLOUDY | 0 |
| | SS, MB, MD, SR | 9/26/2002 | 3:45PM | SUNNY | 0 |
| | MB, MD, SR | 11/12/2002 | 5:30PM | CLOUDY | 0 |
| PONDEROSA PARK | SS, MB, MD, SR | 9/26/2002 | 12:30PM | SUNNY | 0 |
| | SR | 10/18/2002 | 12:30PM & 6:00PM | SUNNY | 1 |
| | MB, SR, DS | 10/25/2002 | 11:00AM | CLOUDY | 0 |
| 7TH AVENUE PARK | MD, SR | 11/25/2002 | 12:15PM | SUNNY | 1 |
| | SS, MB, MD, SR | 9/26/2002 | 3:50PM | SUNNY | 0 |
| | MD, SR | 11/25/2002 | 11:30PM | SUNNY | 0 |
| 7TH AVENUE & WALNUT PARK | SS, MB, MD, SR | 9/26/2002 | 2:35PM | SUNNY | 0 |
| | MB, MD, SR | 11/12/2002 | 3:00PM | SUNNY | 3 |
| | SR | 1/17/2003 | 4:45PM | P. CLOUDY | 0 |
| 7TH AVENUE & WALNUT PARK | SS, MB, SR | 1/27/2003 | 4:00PM | P. CLOUDY | 0 |
| | SS, MB, MD, SR | 9/26/2002 | 2:40PM | SUNNY | 0 |
| | MB, MD, SR | 11/12/2002 | 3:20PM | SUNNY | 7 |
| STEVE WITHERLAND - SALALUCAS ARCHITECTS, INC. | SR | 1/17/2003 | 4:50PM | P. CLOUDY | 0 |
| | SS, MB, SR | 1/27/2003 | 4:00PM | P. CLOUDY | 2 |
| | | | | | |
| SR - STEVE WITHERLAND - SALALUCAS ARCHITECTS, INC. | | | | | |
| SS - SCOTT BAKER - SALALUCAS ARCHITECTS, INC. | | | | | |
| MD - MARY DUNN - SALALUCAS ARCHITECTS, INC. | | | | | |
| MB - MARY BAKER - SALALUCAS ARCHITECTS, INC. | | | | | |
| SS - DAVID SAITH - CENTRAL PACIFIC ENGINEERING | | | | | |

8.3 - Public Workshop Announcement Letter



CITY OF SAN BRUNO
RECREATION SERVICES DEPARTMENT

City of San Bruno Recreation Services Department

Parks and Recreation Facility Master Plan

The City of San Bruno has initiated the process of developing a Parks and Recreation Facility Master Plan. The intent of this master planning process is to provide a vision for the City's system of parks and recreation facilities over the next ten to fifteen years, and a means of implementing this vision – a guide for the improvement and development of parks and recreation facilities. The master plan will identify shortcomings in the existing system, determine future community needs and will recommend improvements and additions to San Bruno's system of parks and recreation facilities.

The existing San Bruno system is a remarkable one, composed of neighborhood parks, recreation centers, a swimming pool, senior center, numerous baseball, softball and soccer fields, and many special use areas such as tennis courts, children's playgrounds, bocce ball courts, and many other unique recreation facilities.

Each element of this system serves a different purpose. The parks serve as a neighborhood and community focal point and places to spend leisure time. Each park is located in a unique setting and offers a distinct experience for both young and old – a game of baseball, a ride on the merry-go-round, a family picnic or the enjoyment of a sunny day. In short, San Bruno's parks play an important role in the quality of life in the community.

San Bruno is one of the most attractive cities within the Bay Area. There are a number of reasons for this; one being that it already has a high quality, well maintained park system that offers a wide variety of activities and experiences for all user types. Although the parks are well maintained, some parks are over used, while others are under used by the public. Some parks have not aged gracefully and need to be enhanced with new playground equipment, improved and/or replaced sports fields, and are in desperate need to modernize its Recreation Center, expand its Senior Center and replace its swimming pool.

It will take approximately six months to plan and develop San Bruno's Parks and Recreation Facility Master Plan. It will involve the Recreation Services and Public Works Department, the San Bruno Parks and Recreation Commission, San Bruno Senior Citizens Advisory Board, and most import, the citizens of this community.

The San Bruno Parks and Recreation Master Plan planning process will include a series of public meetings that include a Preliminary Master Plan Introduction Meeting to be held at the San Bruno Recreation Center *Wednesday, January 22 from 6:00 – 9:00 p.m.* At this meeting, the City's Consultant on the project, SSA Landscape Architects, Inc. will lead the community through a number of exercises that hopefully will result in significant community input and feedback regarding needed improvements to the existing park system and recreation facilities.

The Preliminary Master Plan Meeting will be followed by three additional public meetings that will focus on particular parks and recreation facilities within certain geographic areas of San Bruno.

Continued on the next page.

Following the public meeting process, SSA will present their findings to the Parks and Recreation Commission for their input and consideration. The Parks and Recreation Commission will then forward their comments and recommendations to the City Council.

Once the City Council has adopted the Parks and Facilities Master Plan, the City will develop a funding plan to implement the Master Plan's goals and objectives.

The single most important component of the master planning process is public input and feedback. This Master Plan will serve as a community vision and blueprint for improving the existing park system and development of future parks and recreation facilities.

Because of this, the public is highly encouraged to participate in this process. This includes our senior citizens, youth, sports organizations, schools, parents, grandparents, service clubs representatives, or anyone who uses San Bruno's parks and recreation facilities.

We invite you to please join us over the next few months and help us develop the future of our city's park and recreation system. ***For more information please call 650-616-7180.***

San Bruno Parks and Recreation Facility Master Plan Public Meeting Schedule

Meeting: Preliminary Master Plan Introduction Meeting
Location: San Bruno Recreation Center
Date: Wednesday, January 22, 2003
Time: 6:00 p.m.

Meeting: Programming Session – A (Includes: Lomita Tot Lot, Lion's Field Park, 7th Ave. Park, 7th & Walnut Park, Herman Tot Lot, Bayshore Park, Forest Lane Park and other nearby park and recreation facilities)
Location: Belle Air Elementary School Multi-Purpose Room
Date: Monday, January 27, 2003
Time: 6:00 p.m.

Meeting: Programming Session – B (Ponderosa Park, Pacific Heights Park, Monte Verde Park, Catalpa Tot Lot, Commodore Park, Fleetwood Tot Lot, and other nearby park and recreation facilities)
Date: Tuesday, February 18, 2003
Location: Rollingwood Elementary School Multi-Purpose Room
Time: 6:00 p.m.

Meeting: Programming Session – C (Earl & Glenview Park, Buckeye Park, City Park, Recreation and Senior Center, Swimming Pool, and other nearby park and recreation facilities)
Date: Wednesday, March 12, 2003
Location: Parkside Intermediate School Multi-Purpose Room
Time: 6:00 p.m.

Meeting: Presentation of Information to Parks and Recreation Commission
Date: Wednesday, April 16, 2003
Location: Recreation Center, City Park
Time: 6:00 p.m.

8.4 A - Preliminary Public Workshop

**CITY OF SAN BRUNO
COMPREHENSIVE PARKS & RECREATIONAL FACILITIES MASTER PLAN
PUBLIC MEETING AGENDA**

**JANUARY 22, 2003
6:00pm**

I. INTRODUCTION OF THE MASTER PLAN TEAM & COMPREHENSIVE PARKS & RECREATIONAL FACILITIES MASTER PLAN OBJECTIVES

II. PURPOSE OF TONIGHT'S MEETING

a. INFORMATIONAL - CPRFMP PROCESS

b. GATHER PUBLIC INPUT

III. COMPREHENSIVE PARKS & RECREATIONAL FACILITIES MASTER PLAN PROCESS

a. SAN BRUNO PARK SYSTEM

b. ANALYSIS & INVENTORY

1. UNDERSTANDING WHAT IS EXISTING
 - quantity, condition, location, usage
2. CITY INPUT
3. PUBLIC INPUT ON ENTIRE PARK SYSTEM
 - wants, needs, desires, likes/dislikes

c. PROGRAMMING

1. PARK SYSTEM PROGRAMMING
2. INDIVIDUAL PARK PROGRAMMING

d. SCHEMATIC DESIGN

1. PARK SYSTEM SCHEMATIC DIAGRAMS
2. INDIVIDUAL PARK SCHEMATIC DIAGRAMS

e. CONCEPTUAL MASTER PLAN

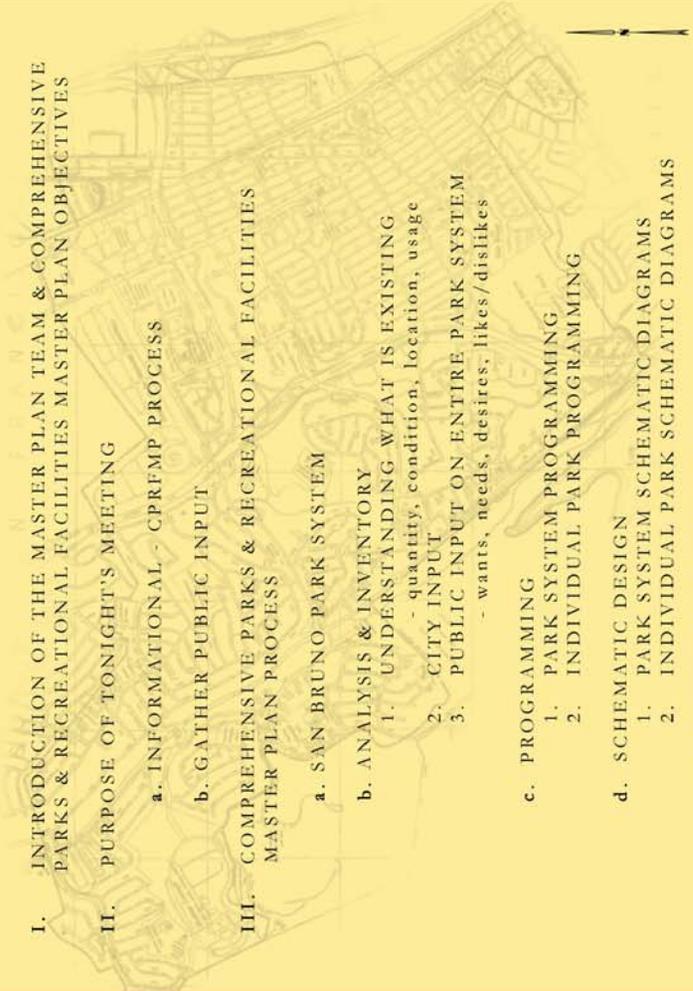
1. CONCEPTUAL PARK SYSTEM MASTER PLAN
2. CONCEPTUAL MASTER PLAN FOR EACH INDIVIDUAL PARK

f. COMPREHENSIVE PARKS & RECREATIONAL FACILITIES MASTER PLAN

g. CITY ADOPTION OF THE COMPREHENSIVE PARKS & RECREATIONAL FACILITIES MASTER PLAN

IV. PUBLIC INPUT SESSION REGARDING THE PARK SYSTEM

- a. WANTS
- b. WISHES
- c. DESIRES
- d. LIKES / DISLIKES



**CITY OF SAN BRUNO PARK RENOVATION
PUBLIC MEETING AGENDA
JANUARY 22, 2003**



PARK SYSTEM MASTER LIST

| PARK NAME | LOCATION | SIZE |
|--------------------------|---------------------------------------|-----------|
| 1. BAYSHORE PARK | N. BAYSHORE CIRCLE | 1 ACRE |
| 2. BUCKEYE PARK | REDWOOD DR. NEAR MADISON AVE. | 7 ACRES |
| 3. CATALPA TOT LOT | CATALPA WAY AT TOYON WAY | 1/2 ACRE |
| 4. CITY PARK | CRYSTAL SPRINGS AT OAK AVE. | 31 ACRES |
| 5. COMMODORE PARK | COMMODORE DR. AT CHERRY AVE. | 4 ACRES |
| 6. EARL & GLENVIEW PARK | EARL AVE. AT GLENVIEW DR. | 2 ACRES |
| 7. FLEETWOOD TOT LOT | FLEETWOOD DR. NEAR ROLLINGWOOD DR. | 1/2 ACRE |
| 8. FOREST LANE PARK | FOREST LN. AT GREEN AVE. | 4 ACRES |
| 9. GRUNDY PARK | CHERRY & PARK AVES. | 4 ACRES |
| 10. HERMAN TOT LOT | DIAMOND & HERMAN STS. | 1/4 ACRES |
| 11. LIONS FIELD | S. END OF 1ST & 3RD AVES. | 3 ACRES |
| 12. LOMITA PARK | 500 SAN ANSELMO AVE. | 1/4 ACRE |
| 13. MONTE VERDE PARK | OAKMONT DR. AT EVERGREEN DR. | 5 ACRES |
| 14. PACIFIC HEIGHTS PARK | LONGVIEW DR. AT GOODWIN DR. | 5 ACRES |
| 15. PONDEROSA PARK | PACIFIC HEIGHTS BLVD. AT SEACLIFF WY. | 4 ACRES |
| 16. 7TH AVENUE PARK | 7TH AVE. AT WALNUT AVE. | 1/2 ACRE |
| 17. 7TH & WALNUT PARK | 7TH AVE. AT WALNUT AVE. | 1 ACRE |



~ PARK SYSTEM ~

The City of San Bruno has an extensive system of public parks that range from 1/4 acre tot lots, to 31 acre multi-facility parks. These parks are spread throughout every part of the city, and each one has its own unique characteristics and identity. The San Bruno Park System can be viewed not only as several individual parcels of land, but also as one larger element that unites the citizens through exercise and outdoor recreation.

The ultimate goal of the Comprehensive Parks and Recreational Facilities Master Plan is to create a cohesive system that has clear and defined objectives designed to meet the needs of the citizens of San Bruno for the next fifteen years. Additionally, this plan will establish that each recreational facility is a valued and integral part of that whole.

PARK PHOTOS



A Play area



B View of South San Francisco



C Park entrance



D Perimeter condition along Goodwin Drive



E View from the basketball court



F View from the baseball field



G View of the central open grass area from the northern border



~ PACIFIC HEIGHTS PARK ~

Pacific Heights Park is a five acre park located on the corner of Longview Drive and Goodwin Drive in the hills of West San Bruno. The park is situated on a slope in a residential neighborhood, looking out over San Bruno and South San Francisco. A nearby landmark is Skyline Boulevard.

Pacific Heights Park has a program that incorporates a youth baseball field, a children's play area, and a basketball court. Also, the park is soon to receive a new restroom facility. This site is unique because it is set into the hillside, and the park is completely encircled by slopes. The park sits at the toe of a slope to the west, and at the head of a slope to the south, north, and east. There is an excellent view from the northern side of the park looking out over San Bruno and South San Francisco.



FACILITIES & AMENITIES

PARKING: Presently, the only parking is on the street along Longview Drive and Goodwin Drive. Parking availability issues have been raised by neighbors of the park on busy days.

LIGHTING: Currently, there is no lighting at this park. The addition of ball field lighting could potentially alleviate scheduling conflicts at other parks.

RESTROOMS: Currently, a four-fixture men's and women's facility is planned for this site.

PLAYGROUND: Currently, two play areas exist in the area behind the baseball backstop, next to the park entrance. This creates a potentially dangerous scenario. The majority, if not all of the play equipment needs to be removed immediately. The play area and equipment is for the most part non-compliant with current national standards.

PLAY COURTS: There is a youth-size ball field situated in the middle of the park. It has dugouts, two sets of wood bleachers, and a wood backstop. The bleachers and the backstop are weathered and in need of repair. There is also an asphalt basketball court in the southeast corner of the park in need of resealing and restriping. It has two hoops and may be better utilized if incorporated into the rest of the park.

PICNIC AREA: No picnic areas currently exist.

SEATING: In the outfield, along the perimeter walkway, there are three 8' metal benches; two of which are facing the park, the third facing the view out over the city. There are also six metal benches surrounding the children's play area. Some of these benches may need to be re-oriented so they are not in the main walkway and placed in locations that are compliant with national codes.

TRASH RECEPTACLES: There are five standard brown concrete trash receptacles on site; four around the play area, and one directly behind the ball field backstop. These receptacles seem very close together; perhaps they would better serve the park if they were more spread out. Additionally, they have been well used and may have outlived their use.

DRINKING FOUNTAINS: There is one standard drinking fountain located next to the third base line of the ball field and is not

third base line of the ball field and is not easily noticeable at first glance.

SIGNAGE: There is one standard wood park sign with yellow letters mounted on wood posts to the east of the entrance off of Longview Drive. Mounted on the other side of the entrance is a new city park sign that contains all of the necessary Parks and Recreation information.

FENCING: There is a chain link fence that sits at the head of the slope, and runs around the perimeter of the park. The only break in the fence is at the park entrance on Longview Drive. The fence varies in height, rising as high as 8' in the southeast corner of the park. In some areas the fence is in good condition. In other areas, there are holes in the fence, it is severely rusted, or the earth underneath the fence has eroded away, leaving large gaps between the fence and the ground.

VEGETATION: The variety of plants on site helps to create the essence of the park. There is a lot of well developed vegetation, most of which is on the peripheral slopes. This vegetation does an excellent job of enclosing the park and screening out activity outside the park. Encompassing the open grass area is a mix of evergreen and deciduous trees which add to the aesthetics of the park. The park vegetation includes the following:

- a. Myoporum
- b. Coronacaster
- c. Blackberry
- d. Callistamon viminalis (Bottlebrush)
- e. London Plane
- f. Betula sp (Birch)
- g. Acacia
- h. Hedera sp (Ivy)
- i. Pinus sp (Pine tree)
- j. Pyrocantha

UTILITIES: There are two 2" irrigation backflows with chain link coverings; one for potable water and a second for irrigation. They are highly visible elements located on the south side of the park, adjacent to the park entrance. On the west side of the park, there is a red power station structure with an exposed conduit pipe running up to a power pole on Goodwin Drive. There is an electrical meter mounted on this pole. The exposed pipe needs to be attended to because it currently poses a liability to the City.

CONDITIONS

WEATHER PATTERNS:

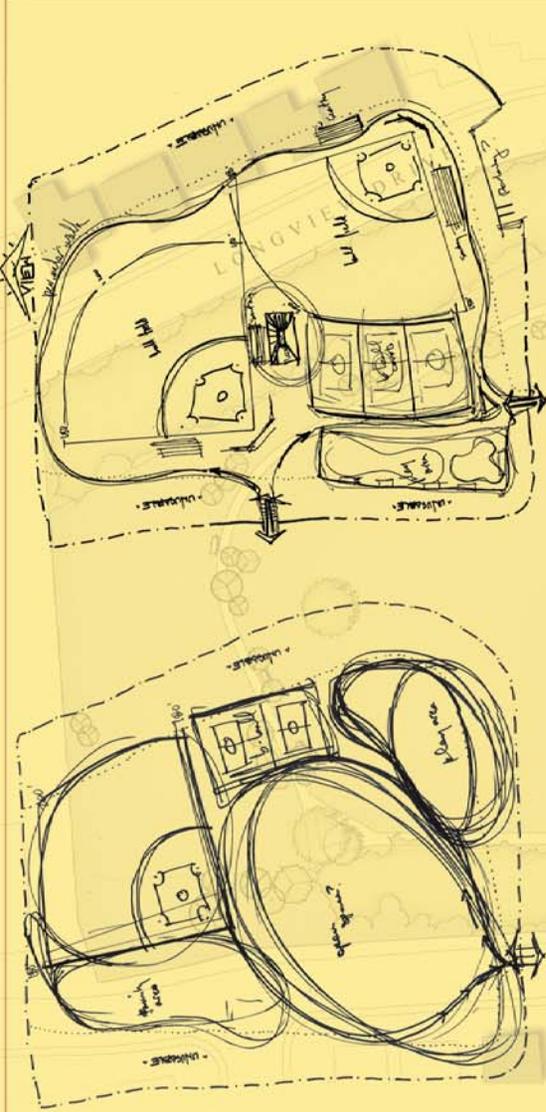
Cold marine layer of fog and wind moves across the park (wind conditions may be a factor due to hillside location).

OPPORTUNITIES:

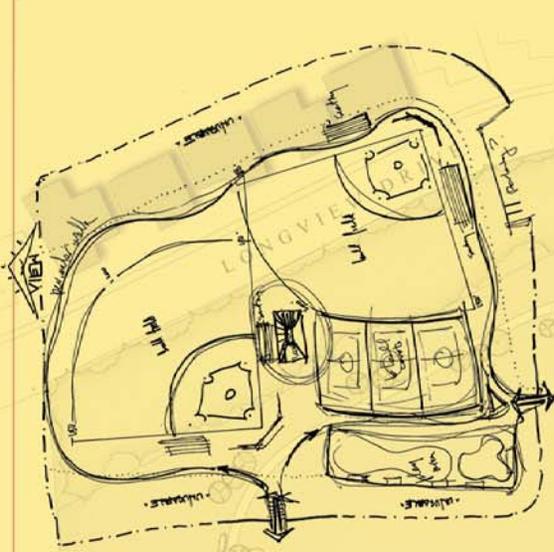
There is opportunity to increase the number of site features at Pacific Heights, within the existing footprint of the park. This can be accomplished through re-orienting certain features such as the ball field.

CONCERNS:

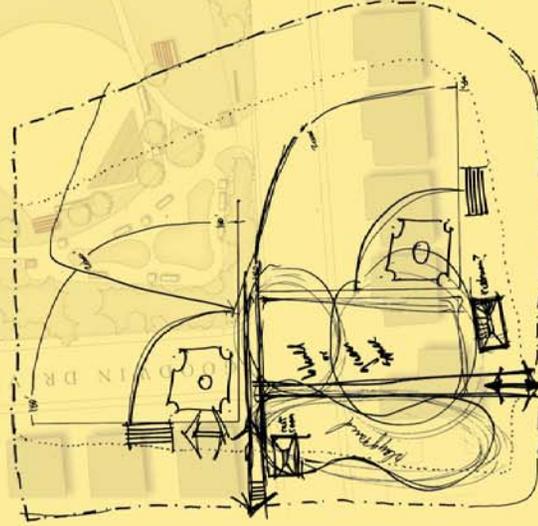
- park program
- revitalizing the play areas in terms of equipment, accessibility, and location
- addressing the site entrance; developing a sense of place through signage and uniform site features
- improving the fencing system
- analyzing the layout to utilize the entire park



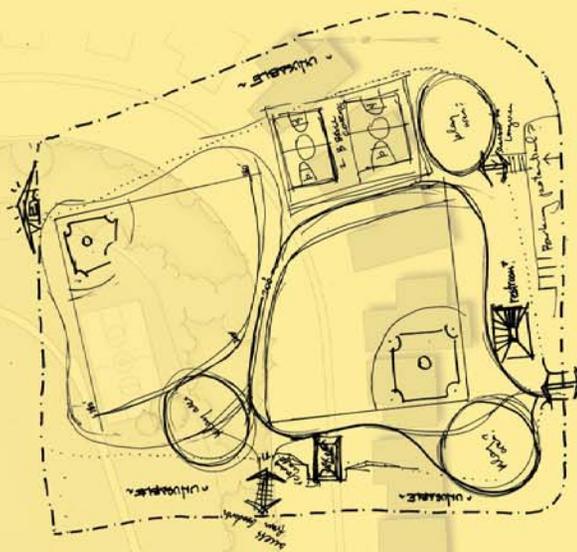
CONCEPT 1



CONCEPT 2



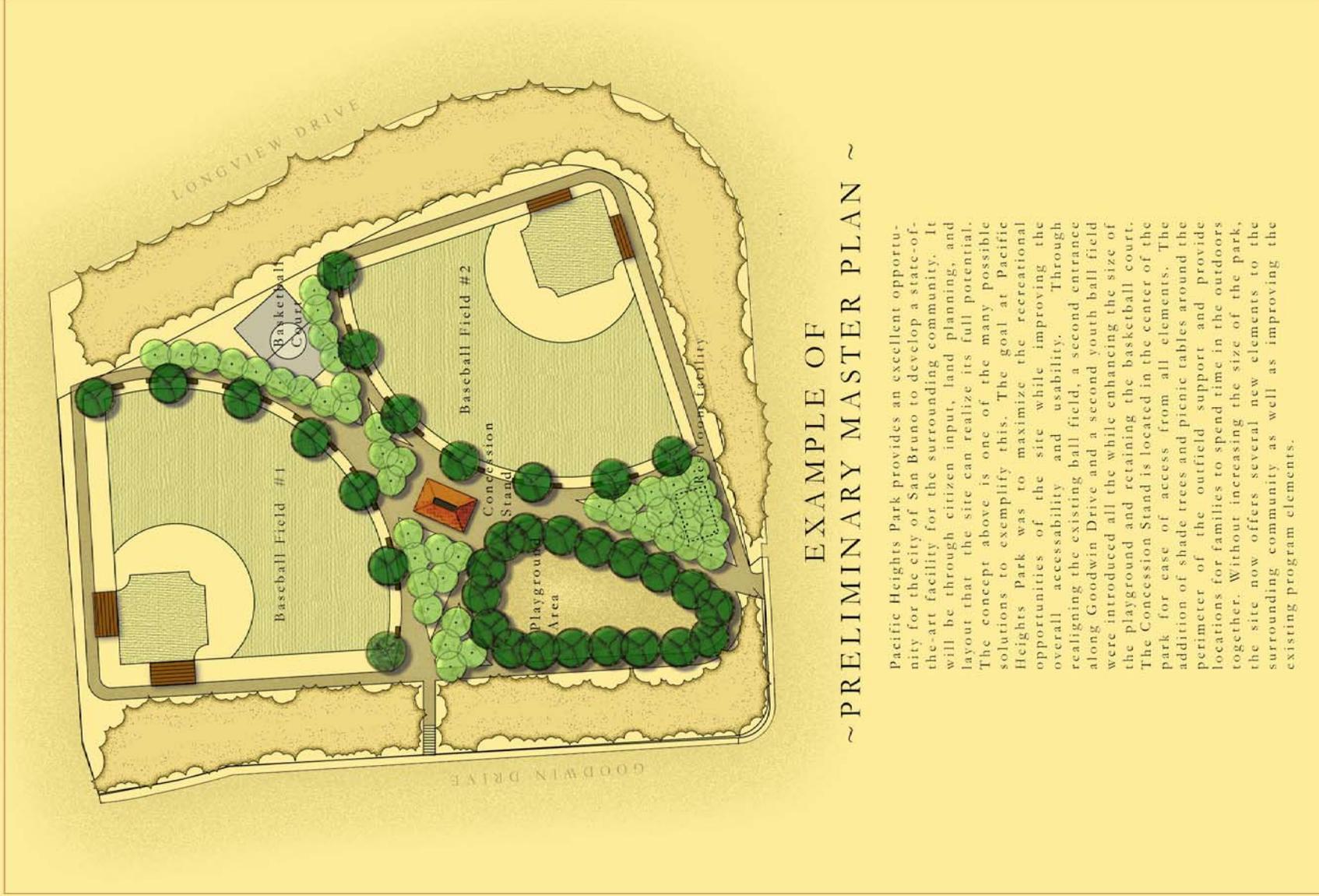
CONCEPT 3



CONCEPT 4

~ CONCEPTUAL DRAWINGS ~

After meeting with the citizens and staff of San Bruno, we will develop a program that is reflective of the input received from the workshops and supportive of the overall Parks and Recreational Facilities Master Plan goals. This would lead us to explore numerous ideas at each park in terms of expressing the program requirements in a graphic nature as is depicted by the concept drawings above. These concepts would be shared with the staff and public to be refined into a Conceptual Master Plan to be incorporated into the final comprehensive fifteen year Parks and Recreational Facilities Master Plan.



EXAMPLE OF
~PRELIMINARY MASTER PLAN ~

Pacific Heights Park provides an excellent opportunity for the city of San Bruno to develop a state-of-the-art facility for the surrounding community. It will be through citizen input, land planning, and layout that the site can realize its full potential. The concept above is one of the many possible solutions to exemplify this. The goal at Pacific Heights Park was to maximize the recreational opportunities of the site while improving the overall accessibility and usability. Through realigning the existing ball field, a second entrance along Goodwin Drive and a second youth ball field were introduced all the while enhancing the size of the playground and retaining the basketball court. The Concession Stand is located in the center of the park for ease of access from all elements. The addition of shade trees and picnic tables around the perimeter of the outfield support and provide locations for families to spend time in the outdoors together. Without increasing the size of the park, the site now offers several new elements to the surrounding community as well as improving the existing program elements.

January 22, 2003
 Preliminary Master
 Plan Introduction
 Meeting

January 27, 2003
 Programming Session
 Group A
 - Lomita Tot Lot
 - Lion's Field Park
 - 7th Avenue Park
 - 7th & Walnut Park
 - Herman Tot Lot
 - Bayshore Circle Park
 - Forest Lane Park

February 18, 2003
 Programming Session
 Group B
 - Ponderosa Park
 - Pacific Heights Park
 - Monte Verde Park
 - Catalpa Tot Lot
 - Commodore Park
 - Fleetwood Tot Lot

March 12, 2003
 Programming Session – Group C
 - Earl & Glenview Park
 - Buckeye Park
 - City Park

April 16, 2003
 Present Information to Parks
 & Recreation Commission

~ PUBLIC WORKSHOP SCHEDULE ~

The goal of the public workshop process is to gather input and feedback from the citizens of San Bruno regarding the entire City Park System; reviewing each park as an individual and the system as a whole unit. It is during this time that the citizens have the opportunity to share their concerns and desires regarding the public parks and facilities in their neighborhood. From these workshops, the City will develop a clear idea of the strengths of the Park System as well as the areas that need attention. The finished product in this process will be a San Bruno Parks and Recreational Facilities Master Plan that is balanced between the desires and needs of all the citizens, the physical restrictions of the land available, and the funding available. Ultimately, this Master Plan will serve as a community vision and blueprint for improving the existing park system and development of future parks and recreation facilities.



SUMMARY OF MEETING NOTES

Project Name: San Bruno Comprehensive Parks & Recreational Facilities Master Plan

SSA Project#: 020223.00

Meeting Location: War Memorial Recreation Center; San Bruno, Ca

Meeting Date/Time: January 22, 2003; 6:00pm

Report Date: January 23, 2003

In Attendance: Larry Mazzuca – San Bruno Recreation Services
Danielle Brewer – San Bruno Recreation Services
Steve Sutherland – SSA
Mark Baginski – SSA
Mike Dioszegi – SSA
Elizabeth Hargrove – SSA
Scott Reeves – SSA
30+ Citizens of San Bruno (San Bruno Parks & Recreation Dept. compiled a complete list of attendees including name, address, phone number, and affiliation)

The following is a summary of the meeting notes from the Preliminary Public Workshop for the Comprehensive Parks & Recreational Facilities Master Plan.

- I. The meeting opened with Larry Mazzuca welcoming the public to the city's first Parks & Recreation Master Planning session since 1958. He introduced Steve Sutherland and Mark Baginski from SSA.
- II. Steve Sutherland then discussed the purpose of the meeting and introduced the rest of the SSA team.
- III. Mark Baginski then discussed the process behind the Comprehensive Parks & Recreational Facilities Master Plan:
 - a. First it begins with the park system as a whole unit.
 - b. Then we conduct an analysis and inventory for the whole system as well as each individual park.
 1. Understanding what is existing – quantity, location, usage, condition
 2. Receiving input from the city
 3. Receiving input from the public – wants, desires, needs, likes / dislikes

- c. Developing a program based on the analysis and inventory collected
 1. Park system programming – looking at the layout of the entire system and determining what facilities are lacking and where, if facilities need to be relocated. Developing broad picture ideas that unify park system, connect different parks through corridors or trail systems.
 2. Individual park program – does each park best serve the needs of the people now and will it continue to do so over the next 15 years.
 - d. Schematic design – logistically working out the program to fit the constraints of physical land restrictions, budget, maintenance
 1. Schematic diagramming for the park system as one unit
 2. Individual park programming
 - e. Conceptual master plan
 1. Conceptual parks system master plan
 2. Conceptual master plan for each individual park
 - f. Compiling all of the conceptual work into a Comprehensive Parks & Recreational Facilities Master Plan
 - g. City adoption of the final Master Plan document – Larry Mazzuca spoke more in depth that this is a 'living, breathing document' that will not be put on a shelf once it is completed. It is the duty of the public as well as the city officials to continually give input to ensure that the Master Plan meets the changing needs of the City. He also mentioned the timeline that the City goal is to complete this process by June.
- IV. The floor was then opened to the public to give feedback regarding the park system as a single unit. This discussion was lead by Mark Baginski and Steve Sutherland.
- a. Existing likes – things that you enjoy about your parks:
 1. trees and grass – mature vegetation in the right spots
 2. restrooms
 3. public open space areas away from neighboring residences
 - b. Things that you would like to see at your parks:
 1. ADA accessibility
 2. adequate parking
 3. picnic facilities – variety of sizes
 4. police presence, especially after hours – there used to be police that would ride bicycles through the park – now they rarely even drive by or come when called
 5. more open space
 6. active recreation away from neighboring residences
 7. baseball complex
 8. additional basketball facilities
 9. year-round aquatic center (indoor?)

10. fenced in play areas – Commodore Park especially
 - (1) no chainlink
 - (2) natural barriers would be nice
 11. additional meeting rooms and facilities
 12. dog park - the layout of the current dog park is awkward and counter-intuitive
 13. more lighting that is sensitive to neighbors – Lara Field lighting is good because it isn't intrusive to neighbors
 14. additional recreation centers
 15. multi-weather facilities for gathering – Frontierland and Stafford Park are good examples
 16. connective trail system for multiple activities – walking, jogging, dogs, bicycles, rollerblades, etc...
 17. identify additional city owned property for expansion of park system
 18. indoor / outdoor play facilities that allow for gathering indoors and the ability to supervise children outdoors
 19. parks department to work with school district
 20. community gardens
 21. city owned soccer fields – the city has no "true" soccer fields of their own
 22. reservations for picnic areas at all the parks
 23. exploring the development of Crestmore Canyon into part of the park system
 24. other activities to keep children happy – skate park?
 25. no drinking policy – there are always alcohol related problems at picnic areas
 26. heated pool for year round use – indoor complex – collect membership fees?
 27. decentralized facilities
 28. improve drainage
 29. consider weather patterns in park designs
 30. stimulating play features that encourage imagination
 31. community involvement in building parks
- c. What are the things about the park system that you DO NOT like?
1. chain link fencing – especially when it is inconsistent
 2. no parking
 3. open space layout – hills in picnic area at Commodore Park interrupt active usage
 4. overlapping play fields at City Park – Lara Field and Diamond #2
 5. no bathrooms
 6. lack of security

SSA Landscape Architects, Inc. - 303 Potrero Street, Suite 40-C - Santa Cruz, California - 95060-2756
 Phone 831.459.0455 - Fax 831.459.0484
 Steven R. Sutherland License #2805 exp. 01-31-04

7. no proper drainage and grading
8. vehicle tracks on the grass
9. out dated play structures
10. dirty sand
11. old restrooms
12. some parks do not have age appropriate use
13. transients sleeping in picnic areas and at Forest Lane Park
14. lack of fencing around play areas

- V. There were additional comments and questions made throughout the meeting by attending citizens that have been noted as follows:
- a. We need to analyze how demographics have changed to adjust the uses of specific parks – some Tot Lots or play areas are no longer being used because of neighboring community demographics
 - b. Do we have an adequate sample of community input?
 1. potential to develop a questionnaire to send to citizens
 2. televised meetings – the City does not have the capability of televising the neighborhood public workshop meetings, but it would be a good idea to televise the final meeting
 - c. 'Pie in the Sky' examples of parks the citizens like:
 1. Village Park – Burlingame
 2. Stafford Park – Redwood City
 3. Frontierland – Pacifica
 4. Central Park – San Mateo (pretend area / not just typical play structures)
 - d. Are there any laws that force the Master Plan in one direction or the other? Is there anything that the City must do?
 1. The response was that all accessibility codes must be adhered to, but other than that, it was up to the citizens to guide the Master Plan.
 - e. Is there a danger of losing a park because it isn't being used currently?
 1. The response was no, the process is to identify why that park isn't being used and what use would be more appropriate and useful to the citizens.
 - f. Illustrations – what does a skate park look like? Par course? Disc course?

- VI. The meeting concluded with Larry Mazzuca reiterating the schedule for the next three months and encouraging the citizens to attend all the meetings, not just the meeting that involved the park near their home. He also reminded the citizens that this Master Plan process was their chance to make a difference in their park system. The citizens needed to think more in depth about their likes / dislikes, wants, and goals for their recreation needs.

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 Phone 831.459.0455 - Fax 831.459.0484
 Steven R. Sutherland License #2805 exp. 01-31-04

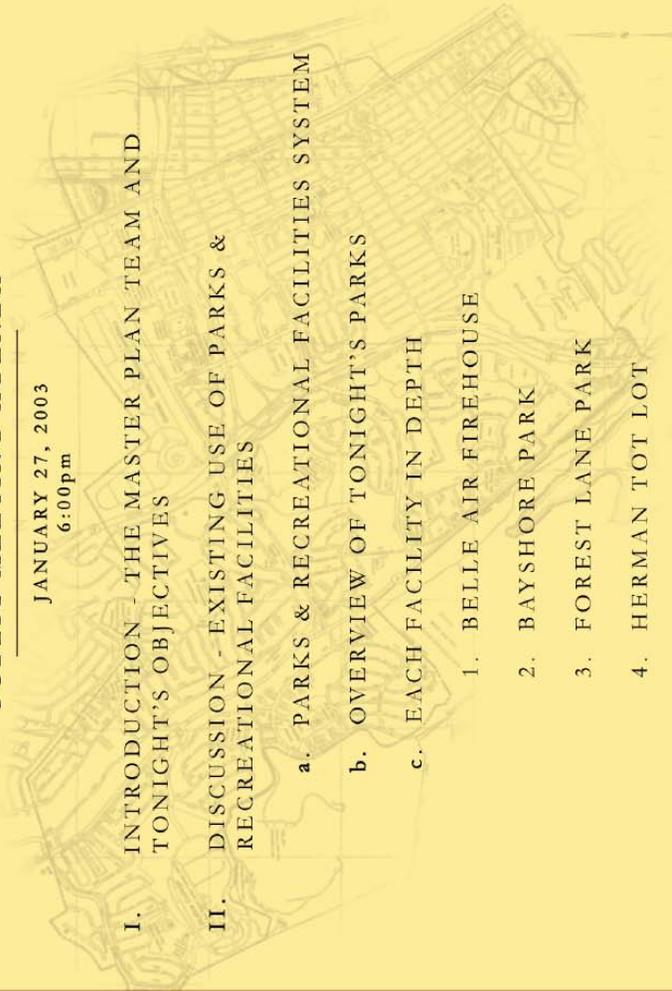
These notes were prepared by Scott Reeves from the discussions and public comments of the meeting. If there are any substantial errors or omissions, please contact SSA Landscape Architects, Inc. immediately.

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CITY OF SAN BRUNO
COMPREHENSIVE PARKS & RECREATIONAL FACILITIES
MASTER PLAN
PROGRAMMING SESSION - A
PUBLIC MEETING AGENDA

JANUARY 27, 2003
6:00pm

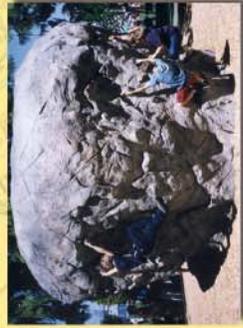
- 
- I. INTRODUCTION - THE MASTER PLAN TEAM AND TONIGHT'S OBJECTIVES
 - II. DISCUSSION - EXISTING USE OF PARKS & RECREATIONAL FACILITIES
 - a. PARKS & RECREATIONAL FACILITIES SYSTEM
 - b. OVERVIEW OF TONIGHT'S PARKS
 - c. EACH FACILITY IN DEPTH
 1. BELLE AIR FIREHOUSE
 2. BAYSHORE PARK
 3. FOREST LANE PARK
 4. HERMAN TOT LOT
 5. LION'S FIELD PARK
 6. LOMITA TOT LOT
 7. 7TH AVENUE PARK
 8. 7TH & WALNUT PARK
 - III. DISCUSSION - NEEDS / DESIRES / OPPORTUNITIES / CONSTRAINTS
 - IV. CONCLUSION



COMPREHENSIVE PARKS & RECREATIONAL
FACILITIES MASTER PLAN
PUBLIC MEETING AGENDA - PROGRAMMING SESSION A
JANUARY 27, 2003



SKATE PARKS



CLIMBING FEATURES



CUSTOM / IMAGINATIVE PLAY EQUIPMENT





COMMUNITY GARDENS



PUBLIC GATHERING SPACES



COVERED PICNIC AREAS



SWIM CENTER & INTERACTIVE WATER PLAY ELEMENTS





PARK TRAIL SYSTEMS / CONNECTIONS



PUBLIC ARTWORK & EDUCATION



~ 7th & WALNUT PARK ~

PARK PHOTOS



A Children's play area



B View of the park from the corner of 7th and Walnut



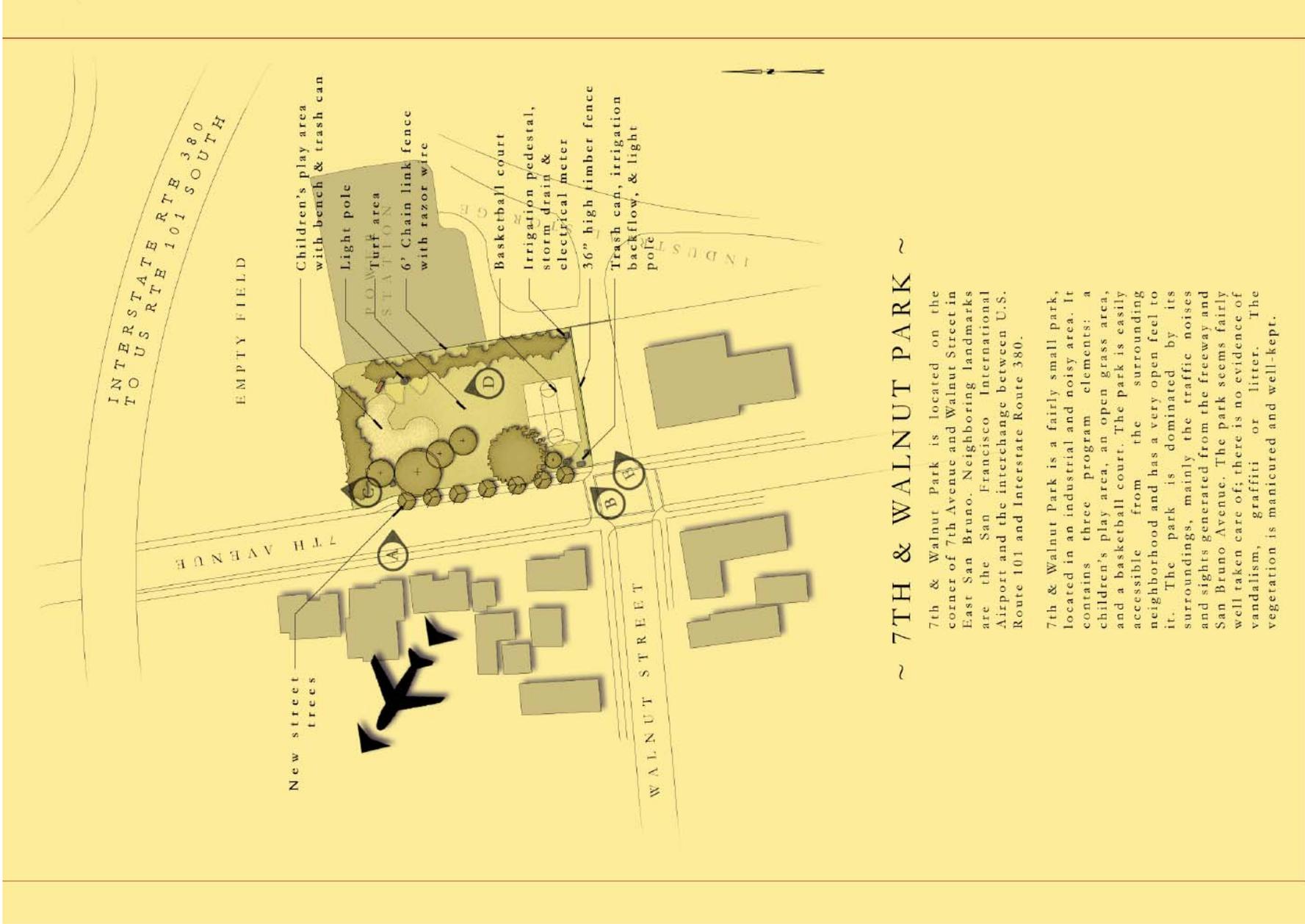
C Freeway view from the north side of the park



D Central open grass area



E View of the southern edge of the park



~ 7TH & WALNUT PARK ~

7th & Walnut Park is located on the corner of 7th Avenue and Walnut Street in East San Bruno. Neighboring landmarks are the San Francisco International Airport and the interchange between U.S. Route 101 and Interstate Route 380.

7th & Walnut Park is a fairly small park, located in an industrial and noisy area. It contains three program elements: a children's play area, an open grass area, and a basketball court. The park is easily accessible from the surrounding neighborhood and has a very open feel to it. The park is dominated by its surroundings, mainly the traffic noises and sights generated from the freeway and San Bruno Avenue. The park seems fairly well taken care of; there is no evidence of vandalism, graffiti or litter. The vegetation is manicured and well-kept.



~ 7TH AVENUE PARK ~

PARK PHOTOS



A View of 7th Avenue Park from the planting strip along 7th Avenue



B Park view from the northern edge



C Approaching the park from the north



D Existing play equipment



~ 7TH AVENUE PARK ~

7th Avenue Park is located on the eastern side of 7th Avenue between Pine Street and Angus Avenue in East San Bruno. Neighboring landmarks are the San Francisco International Airport and U.S. Route 101.

7th Avenue Park feels much like 7th & Walnut Park in general layout and surroundings. The park has two main program elements: two children's play areas separated by an open grass space. The freeway is visible from the park, which gives the area an industrial feel. The middle of the park is well maintained, yet the extremities seem neglected. The south-eastern part of the park felt a bit unsafe because of the dense vegetation that houses some illegal activities as was evident from the trash left behind.

The overall impression of the park is that there is excellent open space within the park, yet there the park lacks identity because there is no noticeable entrance and no aesthetic value attached to site amenities.

PARK PHOTOS



A Bayshore Park from the street median



B Park sign



C Approaching the park from the east



D Bayshore Park basketball court



~ BAYSHORE CIRCLE PARK ~

Bayshore Park is located in Northeast San Bruno on North Bayshore between Huntington Avenue East and Herman Street. The park program incorporates a basketball court and two children's play areas.

Bayshore Park is unique for several reasons. It is located on a very narrow, one-way street; yet there is densely vegetated open space along the right-of-way median across the street. Furthermore, the park is separated into different micro-environments because of a berm and five densely arching pine trees. The park seems to be neglected because the play areas aren't well maintained. The pine trees create a great deal of litter on the basketball court. One of the play fixtures has been removed and has not been replaced. Concerns are the safety issue along Bayshore Drive, the unification of the perimeter fencing, and updating the play equipment.

PARK PHOTOS



A Forest Lane Park entry sign



B Forest Lane Park from Easton Avenue



C Eastern open grass area



D Sitting area



E Circular basketball area



F Children's play area



G Unique boundary condition at the Water Well/Treatment Plant



~ FOREST LANE PARK ~

Forest Lane Park is a linear park found along Interstate 380 at El Camino Real. There are four streets that dead-end into the park: Hensley Avenue, Green Avenue, Easton Avenue, and Masson Avenue. Besides Interstate 380, another nearby landmark is the U.S. Naval Facility.

Forest Lane Park is rather awkward with its odd shape and proximity to the freeway. The freeway controls the park because it puts forth a hectic, noisy feel. The program is a series of separate elements that are staggered throughout the site with no connection between them. The park has two play areas, two picnic areas, a basketball court, and a long expanse of open grass. On the whole, the park seems well taken care of, with no evident vandalism or litter; although there is graffiti on some nearby buildings. The vegetation on site is well developed and aesthetically pleasing, yet there have been reports of homeless encampment problems. There seem to be people passing through or spending time in the bushes here. The play areas need attention because they are not in compliance.



~ HERMAN TOT LOT ~

PARK PHOTOS



A View of Herman Tot Lot from Herman Street



B Herman Street entrance



C Park sign



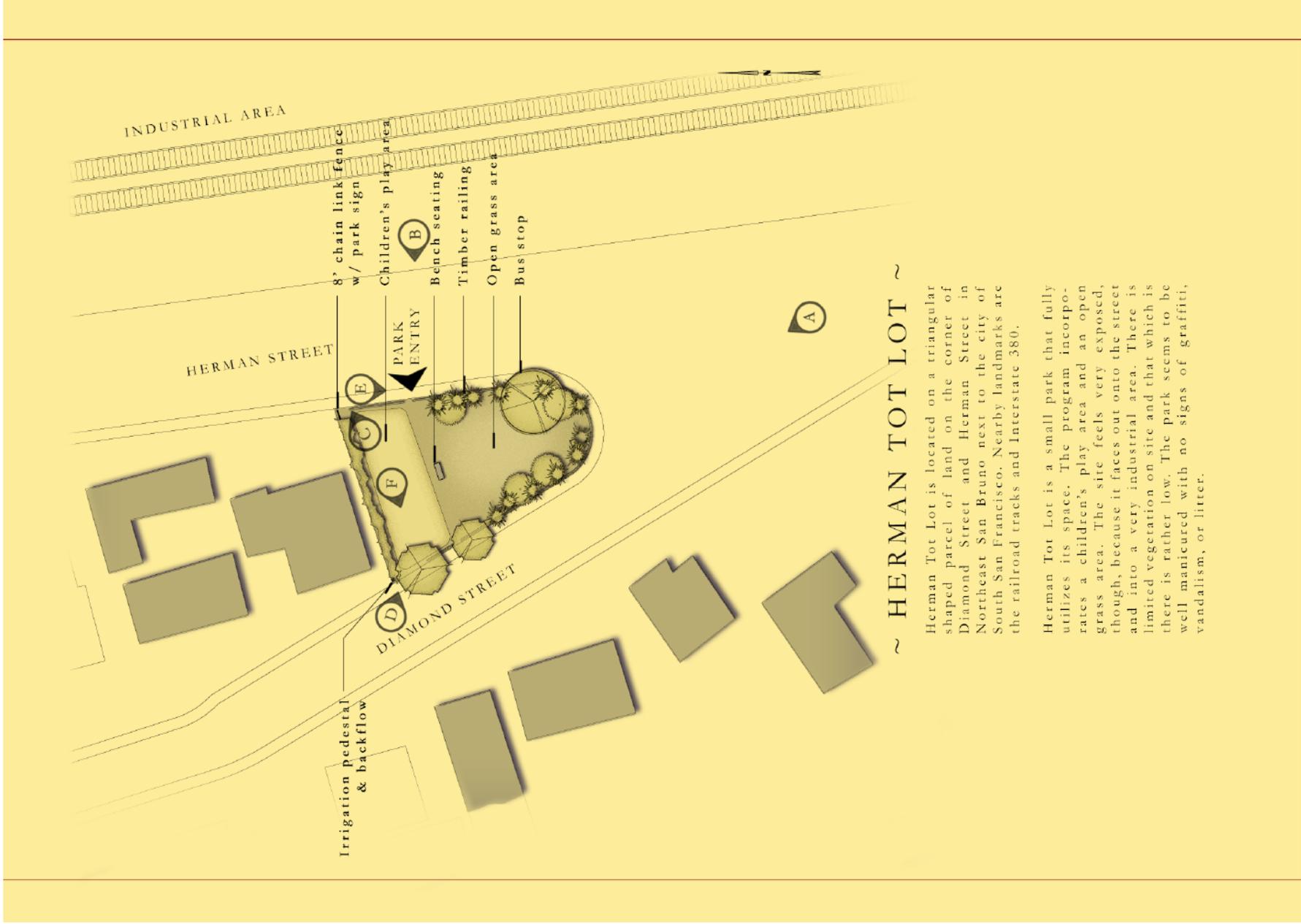
D Diamond Street entrance



E Herman Street boundary



F Sand play area



~ HERMAN TOT LOT ~

Herman Tot Lot is located on a triangular shaped parcel of land on the corner of Diamond Street and Herman Street in Northeast San Bruno next to the city of South San Francisco. Nearby landmarks are the railroad tracks and Interstate 380.

Herman Tot Lot is a small park that fully utilizes its space. The program incorporates a children's play area and an open grass area. The site feels very exposed, though, because it faces out onto the street and into a very industrial area. There is limited vegetation on site and that which is there is rather low. The park seems to be well manicured with no signs of graffiti, vandalism, or litter.



~ LION'S FIELD PARK ~

PARK PHOTOS



A View of the baseball field from the picnic area



B Outfield lighting and scoreboard



C Abandoned sand play area



D Picnic area



E Restroom facilities



~ LION'S FIELD PARK ~

Lion's Field Park is located at the end of Third Avenue next to Belle Air Elementary School in East San Bruno. Neighboring landmarks are the recently constructed BART station and U.S. Route 101.

Lion's Field Park has two program components: a baseball field and a picnic area. The park is dominated by the baseball field and associated amenities such as lighting and bleachers. The park is a bit confusing because there is also an adjacent ball field that is on school district property. For this reason it is difficult to determine which area is the park and which area is the school field. The whole western edge of the park feels very exposed because there is no screen where it abuts the BART station which is comprised of asphalt, concrete and light rail tracks.

PARK PHOTOS



A Lomita Tot Lot play area



B Lomita park signs



C Lomita Tot Lot memorial boulder



D Sidewalk safety issue



E View of park from Santa Lucia Avenue



F View of park from across San Anselmo Avenue



G Approaching the park from the south on San Anselmo Ave.



~ LOMITA TOT LOT ~

Lomita Tot Lot is located on the corner of Santa Lucia Avenue and San Anselmo Avenue in Southeastern San Bruno, near the city boundary to Millbrae and U.S. Route 101. Neighboring landmarks are the El Camino Real and Happy Hall School.

Lomita Tot Lot is a two program park, containing a children's play area and an open grass area. The children's play area extends across the middle of the park, dividing the open grass space into two small parcels. There is a large apartment building to the west that, combined with the developed vegetation, creates a sense of confinement for the park. The park seems well maintained and used as a children's park.



SUMMARY OF MEETING NOTES



Project Name: San Bruno Comprehensive Parks & Recreational Facilities Master Plan

SSA Project#: 020223.00

Meeting Location: Belle Air Elementary School; San Bruno, Ca

Meeting Date/Time: January 27, 2003; 6:00pm

Report Date: January 28, 2003

In Attendance: Danielle Brewer – San Bruno Recreation Services
Steve Sutherland – SSA
Mark Baginski – SSA
Scott Reeves – SSA
20+ Citizens of San Bruno (San Bruno Parks & Recreation Dept. compiled a complete list of attendees including name, address, phone number, and affiliation)

The following is a summary of the meeting notes from the Public Workshop for the Comprehensive Parks & Recreational Facilities Master Plan Programming Session – A.

- I. The meeting opened with Steve Sutherland welcoming the public to the meeting and introducing the goals and the agenda for the night. He also introduced the SSA Team that would be facilitating the meeting.
- II. Mark Baginski then discussed the previous meeting and reviewed the comments that were made by the public. He provided opportunity for the citizens to contribute ideas, desires, likes, and dislikes regarding the park system as a whole. The public comments were recorded as:
 - a. The facilities are well maintained and the staff does a great job.
 - b. There isn't enough maintenance staff; the park maintenance requirements need to be reduced.
 - c. There needs to be more water-play features.
 - d. The Mother's Club would use any park that has a restroom and updated children's play equipment.
- III. Mark Baginski then gave a brief overview of the common issues noted during the preliminary analysis of the parks included in this meeting:
 - a. There is a need for uniform fencing around the perimeter of each park.
 - b. The park features such as benches and tables are inconsistent.

- c. The vegetation is well developed, which is good in adding character to the park, but is also a safety concern in some parks.
 - d. In general, the play equipment is out of compliance, and needs to be replaced.
- IV. Mark Baginski, Steve Sutherland, and Scott Reeves then began the process of collecting feedback from the residents, which included their likes, dislikes, wants, needs, desires, and goals. The comments recorded from the public are listed as follows:
- a. Forest Lane Park –
 1. The park location is good; the layout needs improvement.
 2. The park is used by children – elementary school, and junior high school age.
 3. Personal safety is an issue at night.
 4. There is a large percentage of senior citizen residents in the neighborhood who would use the park for walking, playing chess, bocce ball if provided.
 5. Dog restrictions here need to be dealt with because many people bring their dog to the park but do not clean up after their pet.
 6. People play soccer in the open grass area.
 7. Concerts should not be held here because of the airplane noise.
 8. There are potential links to transportation services (BART and Caltrain).
 9. There is planned expansion by Public Works of the water treatment facility.
 10. Linear water features / misters would work well at this park (a photograph was referenced that showed a series of arching misters in a row, forming a tunnel).
 11. Street lights are planned along Forest Lane which will help with security.
 - b. Herman Tot Lot –
 1. The park is dangerous because of the proximity to the street – it needs some type of fencing (discrete would be good).
 2. Used currently as a church meeting area – the park has potential to be developed into a 'meeting spot'.
 3. Coordinate this park with Bayshore so their facilities compliment each other.
 4. This park has dirty sand problems.
 5. Used as a place for adolescents to 'hang around' and for neighborhood children to play.
 6. The tire swing is a fun play fixture.
 7. Signage / speed bumps would be a good solution to the fast moving traffic – Public Works Dept. added that there currently is no traffic calming program of this nature in the area.
 - c. Bayshore Circle Park –
 1. Vandalism / graffiti was a problem, but has been reduced by the added lighting.

2. The pine trees are messy – a nice feature, but there are too many of them. They litter the basketball court with needles and make the space very cold.
 3. Potential linkage from BART to Caltrain through the median area.
 4. There is no way to connect BART to Caltrain through the median because the distance is too great (response by one resident to the previous comment by another resident).
 5. Convert the median into jogging / walking area for the elderly. The Tanforan Shopping Center will be opening soon and the seniors will want some place nearby to go to walk and be outdoors.
 6. The play equipment needs to be replaced.
 7. There needs to be screening around the perimeter:
 - (1) to create a visual barrier
 - (2) to create a security barrier
 8. Emergency vehicles cannot easily drive down North or South Bayshore. This needs to be addressed.
 9. Median should not be converted into parking.
 10. Hot ash receptacles need to be implemented to keep visitors from scattering hot ash on the grass area.
 11. Good park for a designated picnic area because people picnic here anyway.
 12. Bad blind spots create safety issues for pedestrians crossing the street.
- d. Lomita Tot Lot –
1. There is fast traffic on San Anselmo; the park needs a barrier.
 2. The park is an appealing 'green oasis' amid residences.
 3. Used by children for playing and adolescents for 'hanging out'.
 4. Partial screening of the apartment complex on the western border would help the park feel more private.
- e. 7th Avenue Park –
1. Accessibility to the play equipment and around the park is an issue.
 2. There is a homeless problem around the periphery; people loitering in the dense vegetation.
 3. Flooding is a major problem along 7th Avenue, caused by the open wetlands area behind the park (we were informed that the wetlands belong to the airport).
 4. Good place to go on a hot day.
 5. The park is in a good, central location for the surrounding neighborhood.
 6. The equipment is out of compliance, and seems very old.
- f. 7th & Walnut Park –
1. There are always people playing basketball here.
- g. Lion's Field Park –
1. The park needs play ground equipment because the old equipment was removed for the future water well development.
 2. Drainage is a huge issue in the open grass area between the two ball fields.
 3. There is hardly any barrier between the park and 1st Street.
 - (1) A need for a barrier as well as a bike park was mentioned because adolescents were using the tracks as a place for doing tricks.
 4. The park is used for several different activities – baseball, softball, pick-up soccer, cheerleader practice, and a children's play area were some of the activities mentioned.
 5. Since the play equipment was removed, there are no children's swings in the neighborhood for local residents.
 6. Community garden and the 4-H facilities are beneficial and enjoyed by visitors.
 7. The bleachers are old and need to be replaced.
 8. Is there potential collaboration with the School District to incorporate the other fields into the design process in order to maximize the results of the process? Including the School District in the design process at this site would be mutually beneficial.
 9. Men play soccer here even though they are not allowed to. This suggests a need for a designated soccer space.
 10. Perhaps the diamond can be re-oriented to maximize the space and accommodate other facilities.
 11. Link the control of the scoreboard and lights to the bleachers. Currently they can be operated remotely from the bleachers, but have to be turned on and off manually in the outfield, which does not feel safe at night.
 12. The asphalt area behind the field should have painted parking spaces to help control traffic and ease parking issues.
 13. Security presence is needed at night.
 14. There are a lot of people that commute from the other side of San Bruno to use the park.
 15. Batting cages and a concession stand would be well-used here.
 16. The bleacher area should be re-designed to be more like Lara Field where the bleachers and concession stand are incorporated into one structure.
- V. Throughout the discussion session, there were general comments made by the public regarding the process as a whole, and the park system. They were recorded as follows:
1. Unisex restrooms would be a good alternative to the restroom problem. They are less expensive and help meet the needs of park users. Chemical toilets would also be appreciated.
 2. These public workshop meetings need to be at 7:00pm, rather than 6:00pm to accommodate people coming home from work.

3. Stulsaft Park in Redwood City was cited as an example of a park with a great layout and great interactive water features (large crayon water poles).
 4. Investigate Posy Park and the re-alignment of Huntington Avenue.
 5. Acquire more information regarding Crestmoor Canyon.
- VI. The meeting concluded with Mark Baginski reminding the citizens of the date, time, and location of the next meeting. He encouraged everyone to attend and continue to get the word out to other residents.

These notes were prepared by Scott Reeves from the discussions and public comments of the meeting. If there are any substantial errors or omissions, please contact SSA Landscape Architects, Inc. immediately.

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8.4 C - Public Workshop Session B

CITY OF SAN BRUNO
COMPREHENSIVE PARKS & RECREATIONAL FACILITIES
MASTER PLAN
PROGRAMMING SESSION - B
PUBLIC MEETING AGENDA

FEBRUARY 18, 2003
6:00pm

- I. INTRODUCTION - THE MASTER PLAN TEAM AND TONIGHT'S OBJECTIVES
- II. REVIEW - PUBLIC COMMENT GATHERED FROM PROGRAMMING SESSION - A
- III. DISCUSSION - EXISTING USE OF PARKS & RECREATIONAL FACILITIES
 - a. PARKS & RECREATIONAL FACILITIES SYSTEM
 - b. OVERVIEW OF TONIGHT'S PARKS
 - c. EACH FACILITY IN DEPTH
 1. COMMODORE PARK
 2. PACIFIC HEIGHTS PARK
 3. FLEETWOOD TOT LOT
 4. MONTE VERDE PARK
 5. PONDEROSA PARK
 6. CATALPA TOT LOT
 7. ADDITIONAL RECREATIONAL FACILITIES
- III. DISCUSSION - NEEDS / DESIRES / OPPORTUNITIES / CONSTRAINTS
- IV. CONCLUSION



COMPREHENSIVE PARKS & RECREATIONAL
FACILITIES MASTER PLAN
PUBLIC MEETING AGENDA - PROGRAMMING SESSION B
FEBRUARY 18, 2003

PARK PHOTOS



A Catalpa Tot Lot entrance



B Park drainage issue



C Park play equipment



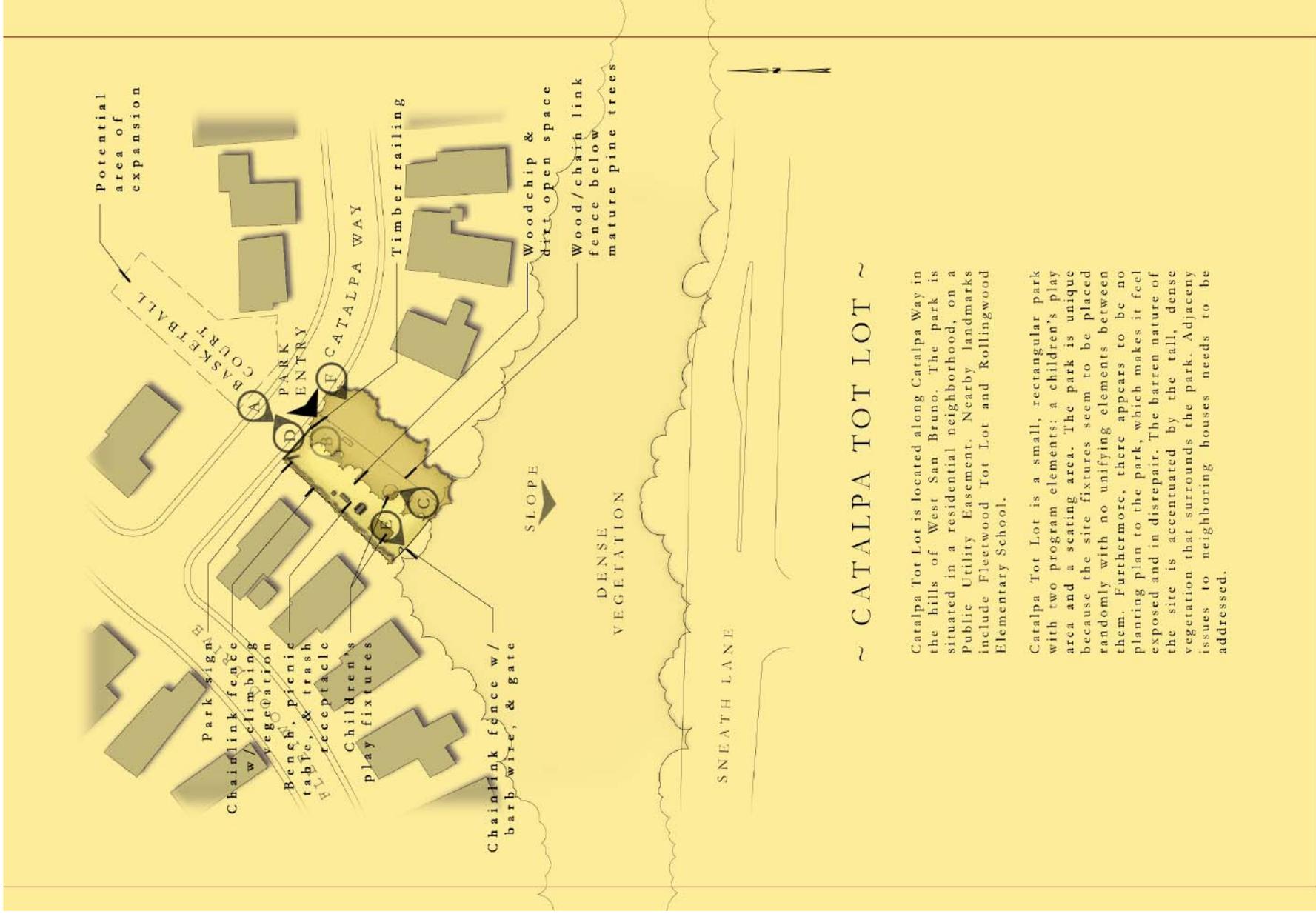
D Basketball court across the street



E Perimeter chain link fence with access gate



F Southern border



Catalpa Tot Lot is located along Catalpa Way in the hills of West San Bruno. The park is situated in a residential neighborhood, on a Public Utility Easement. Nearby landmarks include Fleetwood Tot Lot and Rollingwood Elementary School.

Catalpa Tot Lot is a small, rectangular park with two program elements: a children's play area and a seating area. The park is unique because the site fixtures seem to be placed randomly with no unifying elements between them. Furthermore, there appears to be no planting plan to the park, which makes it feel exposed and in disrepair. The barren nature of the site is accentuated by the tall, dense vegetation that surrounds the park. Adjacent issues to neighboring houses needs to be addressed.

PARK PHOTOS



A Special Needs Play Area



B Perimeter walkway



C South Play Area



D Commodore Park restrooms



E Picnic area



F North Play Area



G Commodore ball field



~ COMMODORE PARK ~

Commodore Park is located on the corner of Commodore Drive and Cherry Avenue in North San Bruno. The park is bordered by Interstate 380 at the Interstate 280 interchange. Neighboring landmarks include the Golden Gate National Cemetery, Forest Lane Park, the U.S. Naval Facilities, and La Esperanza School.

Commodore Park is a well-used, multi-program park. It contains two large children's play areas, a ball field that accommodates various baseball and softball organizations, a perimeter walkway, a par course, picnic areas, restrooms, and a Special Needs play area. The park is subdivided into different areas through the use of berms, elevation changes, vegetation, and fencing. Overall, the park gives off a unified feeling, with opportunities for adventure, active recreation, and passive recreation.



~ FLEETWOOD TOT LOT ~

PARK PHOTOS



A Fleetwood Tot Lot entrance



B View of Skyline Blvd.



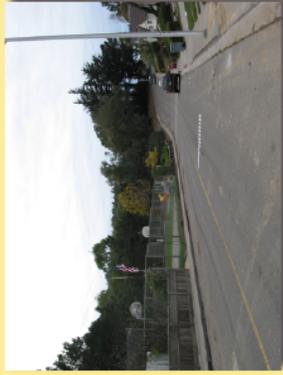
C Fleetwood basketball court



D East play area



E West play area



F View of Fleetwood Tot Lot from the south



G View of Fleetwood Tot Lot from the north



~ FLEETWOOD TOT LOT ~

Fleetwood Tot Lot is located on Fleetwood Drive in the hills of West San Bruno. It lies amid single family housing, just above Skyline Boulevard. There is a dirt fire road that abuts the north side of the park and provides access down to Skyline Blvd. Some nearby features include Catalpa Tot Lot and Rollingwood Elementary School.

Fleetwood Tot Lot is a quaint park that seems well maintained. It has three program elements: two children's play areas, a basketball court, and an open grass area. According to The City, the basketball court is the heaviest used of all the outdoor courts in the park system. The play areas and basketball court are well located on site. Because of the rectangular shape of the park, there is no sense of exploration or discovery at Fleetwood Tot Lot.

PARK PHOTOS



A Monte Verde Park sign



B Exposed utilities at park entrance



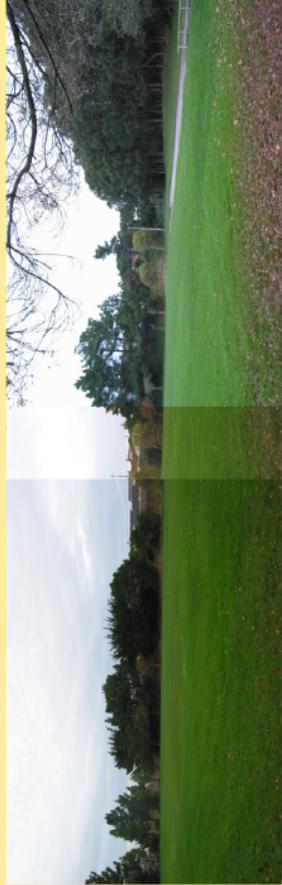
C Play area



D Park vegetation



E Northern park entrance from Monte Verde Intermediate School



F Central open grass area



~ MONTE VERDE PARK ~

Monte Verde Park is located adjacent to Monte Verde Intermediate School, on the corner of Oakmont Drive and Evergreen Drive in the hills of North San Bruno. The park sits on the border of South San Francisco.

Monte Verde Park is a large park with many intriguing qualities. It has two program elements: a main expanse of open grass and a children's play area. The park is interesting because it has a very narrow and dark entrance that leads down to a large rectangular shaped open space. Although the site is five acres, it feels very enclosed and private because of the dense peripheral vegetation that encompasses the park. The play area is tucked off under the perimeter vegetation which makes that space dark and uninviting. The park is also unique because it shares a border with a school play ground, and there is no barrier between the two.



~ PONDEROSA PARK ~

PARK PHOTOS



A Ponderosa Park front play area



B Park entry from Pacific Heights Blvd.



C User made trails at front entrance



D Access to empty field from west edge of park



E West play area



F View into the park from the sidewalk



~ PONDEROSA PARK ~

Ponderosa Park is located on Pacific Heights Boulevard at Seaclyff Way in the hills of Northwest San Bruno. The park sits adjacent to the City of Pacifica. Nearby landmarks include Pacific Heights Elementary School and Skyline College.

Ponderosa Park is a small park with two program elements: two children's play areas and an open grass area. Ponderosa Park feels very enclosed and protected because of the proximity of the tall perimeter vegetation. There are several user made trails on site, used to access the site from the east on Pacific Heights Boulevard as well as from the southwest off of Sharp Park Road.



SUMMARY OF MEETING NOTES



Project Name: San Bruno Comprehensive Parks & Recreational Facilities Master Plan
SSA Project#: 020223.00
Meeting Location: Rollingwood Elementary School; San Bruno, Ca
Meeting Date/Time: February 18, 2003; 6:00pm
Report Date: February 19, 2003

In Attendance: Larry Mazzuca – San Bruno Recreation Services
Danielle Brewer – San Bruno Recreation Services
Steve Sutherland – SSA
Mark Baginski – SSA
Scott Reeves – SSA
25+ Citizens of San Bruno (San Bruno Parks & Recreation Dept. compiled a complete list of attendees including name, address, phone number, and affiliation)

The following is a summary of the meeting notes from the Public Workshop for the Comprehensive Parks & Recreational Facilities Master Plan Programming Session – B.

- I. The meeting opened with Steve Sutherland welcoming the public to the meeting and introducing the goals and the agenda for the night. He also introduced the SSA Team that would be facilitating the meeting.
- II. Mark Baginski then discussed the progress of the public workshop sessions to date. He summarized the comments from the previous meetings and reiterated the recurring issues and ideas that have been voiced. He encouraged the citizens to think not only about the specific concern that brought them to the meeting, but about the park system as a whole. Mark then provided opportunity for the citizens to contribute general ideas, desires, likes, and dislikes regarding the park system.
- III. Mark Baginski, Steve Sutherland, and Scott Reeves then began the process of collecting feedback from the residents; which included their likes, dislikes, wants, needs, desires, and goals. Each park was introduced individually with general comments about location, program elements, and the issues observed on site. The public was then given the opportunity to express their opinions. The comments recorded from the public are listed as follows:
 - a. Pacific Heights Park –
 1. The baseball and basketball court are heavily used.
 2. The open grass area is under-used as passive open space.

3. There is ample parking available mainly along Longview Drive around the park.
 4. There needs to be designated picnic areas at this park.
 5. The play areas with climbing fixtures should have a Fibar base. There should be a separate designated sand box area.
 6. Teenagers hangout at this park because the police cannot see into parts of the park. This is a safety concern
 7. There is no sidewalk along Goodwin Drive and this issue makes accessing the park from this street difficult.
 8. A larger, smoother perimeter walkway would be appreciated. It would provide more opportunity for children to learn how to ride bicycles.
 9. There is steady, heavy baseball use from early Spring to late Fall.
 10. Very cold for baseball spectators.
 11. Soccer would be a good use for this site.
 12. A secondary entrance from the north side is needed, especially with the new housing developments that have been installed. There is already a user-trail there mainly used by teenagers.
 13. You have to have bathrooms where you play baseball.
- b. Catalpa Tot Lot –
1. There are several illegal activities consistently occurring in the park.
 - Dogs in the park
 - Teenage drinking
 2. Basketball area is not safe; there are paving issues to be addressed.
 3. The merry-go-round is not safe.
 4. There are several security issues – one neighbor is taunted by park visitors. Her family feels like they cannot use their backyard on the weekend.
 5. Noise is an issue for neighboring residents.
 6. Removing the play equipment and just having a basketball court on site would be a good use for the park.
 7. Lights would help alleviate security issues.
 8. Flowering planting plan would also add aesthetic value to the park; help eliminate illegal uses.
 9. There are changing demographics in the area – not very many small children. A questionnaire would help clarify the needs around the park.
 10. There needs to be fewer fixtures to discourage teenage hangout.
 11. The park fixtures should be moved closer to the street to make the park shallower; provide less space in the rear for illegal activities.
 12. Better fencing / screening.
 13. There is rowdy use of the basketball court – profanity, fireworks...

14. Sell off the land.
- c. Ponderosa Park –
1. The vegetation (Ceanothus) attracts bees.
 2. What is the field to the west of the park used for? We see teenagers going back there and not coming out for hours.
 3. The park needs to be more visible.
 4. There is potential to link this park to the Golden Gate Park System. It is roughly ½ mile away.
 5. There are rarely any users on site.
 6. This would be a nice place for undeveloped open space.
 7. We do see people using the park, and more would if the play equipment was updated.
 8. There are user-made access trails that need to be addressed.
- d. Monte Verde Park –
1. Not a well-used park because of safety issues – no mother's feel comfortable allowing their children to play at this park because of limited visibility, features are not centrally located.
 2. The park is always locked because people drive down onto the grass area and pull donuts. It is too difficult to open and close the park gate daily because it would become the responsibility of maintenance staff to get all of the users out before the gate is locked. But allowing vehicles to drive down into the parking / turn around area would increase the usability of the park.
 3. Ideal location for soccer. Maybe practices from other facilities should be funneled here.
 4. It is difficult to have games at a facility without restrooms.
 5. New play equipment will bring more users to the park.
 6. Plastic play equipment is better than wood or exposed metal because it is easier to dry after a rain.
 7. Vandalism is a constant problem because of the lack of visibility into the park.
 - Graffiti
 - Fires (especially on the play equipment)
 - Glass in the sand
 8. Lighting needs to be improved – there are currently only two old lights on site.
 9. Police will not walk down to patrol the park.
 10. Thinning the vegetation could improve visibility onto the site and make the park feel safer.
 11. The park should be reprogrammed for sports only because there are play fixtures at the intermediate school.

12. The drinking fountain is heavily used, but it needs to be improved.
 13. Two children at the meeting mentioned that Monte Verde was one of their favorite parks because they liked to play soccer.
- e. Fleetwood Tot Lot –
1. The basketball court is heavily used.
 2. The play equipment is old and not used often.
 3. Safety is an issue at this park because of the user trail that runs behind the park. People have been bit by dogs in this area.
 4. Vegetation needs to be thinned and uplifted.
 5. Parents would seek out any good park with safe structures.
 6. People would seek out parks that have a combination of amenities – children's play areas, sports fields, restrooms, dog park, etc.
 7. We want to see flat areas for small children to learn how to ride a bicycle.
 8. Blue metal Wabash tables are good design; easy to clean up.
 9. The open space to the north-west of the park is a good sound buffer.
 10. There is vandalism and illegal activity that happens to the west of the park on the user trail.
 11. To assist maintenance staff and safety in parks, glass should not be allowed on site.
 12. Lighting for the basketball court would increase usability.
- f. Commodore Park –
1. There needs to be barrier fencing around the play fixtures because they are so close to the street.
 2. Should be able to reserve the picnic areas.
 3. Update the picnic fixtures.
 4. Allow accessibility to incorporate disable children into other play areas. These children should not have to play in a separate play area.
 5. Commodore should be ADA accessible because it is a popular park.
 6. We need a revitalized toddler area that is set back from the street.
 7. Orange Park (South City) is a good example of play integration.
 8. There are ventilation issues in the restrooms.
 9. Drainage issues on the baseball field.
 10. There is no access path between the two main play areas. Also there is no direct access path to the restroom.
 11. The perimeter path is a good feature, but it needs to connect all the way around the park.

12. The baseball diamond needs to be renovated – bleachers are old, dirt and grass areas have potholes, fence is warping.
13. Thinning / uplifting of dense vegetation, especially next to the freeway.
14. Field lights and scoreboard would be appreciated amendments to the baseball facility.
15. There needs to be an alternate grass open space for active recreation such as volleyball located next to the picnic areas.
16. There is a need for tennis courts in the system, and this would be a good location for them.
17. This would be a good place for a skate park or a climbing wall. Questions were raised about safety and liability.
18. Dual-usage tables would be appreciated that incorporate picnicking and table tennis.

IV. Throughout the discussion session, there were general comments made by the public regarding the process as a whole, and the park system. They were recorded as follows:

1. Update the ADA accessibility of City Park.
2. These public workshop meetings need to be at 7:00pm, rather than 6:00pm to accommodate people coming home from work.
3. Besides the teen room at the War Memorial Recreation Center, there are no teen spaces in the park system. There should be space provided for teens to do healthy activities that they enjoy.
4. Sports fields used for games should be located in the warmer areas of the city; practice fields should be located more in the cold, foggy areas.
5. Frontier Land, Stafford Park, and Millbrae Recreation Center were sited as good examples of children's play parks. They have separate play areas that promote imaginative play. They are ADA accessible and they are well isolated from the street.
6. Explore roller hockey for teenagers. This would be a good alternative form of organized recreation.
7. Public chess tables located throughout the park system would be well used.
8. People like to go where other people are – especially in the park system.
9. The open swale at City Park is a safety issue.
10. Crestmoor Canyon should never be developed. It should remain natural open space. The Sierra Club supports this area because it is beautiful natural vegetation with native Coast Live Oak. It provides the opportunity for hiking in nature.
11. Crestmoor Canyon should be developed because it poses a fire danger. There is no way fire trucks can access the canyon.
12. There is a need for open natural space in the park system.

13. A trail system would be an appreciated amenity to the park system. There is need for a corridor which provides opportunity for hiking, mountain biking, dog walking, and other forms of exercise.

14. It would be beneficial to interconnect the parks that are most heavily used.

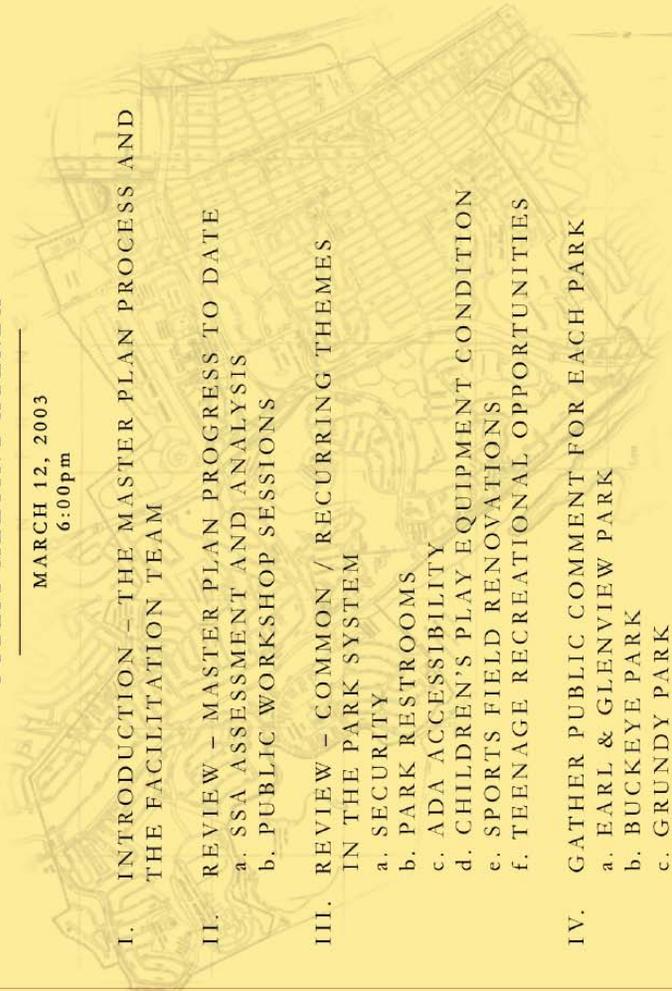
V. The meeting concluded with Larry Mazzuca reviewing the funding process and the implementation that was planned for the final Master Plan adopted by the City. The schedule for the rest of the public workshop sessions was also reviewed. The citizens were reminded that Grundy Park was to be included in the Programming Session C. SSA then thanked the participants for their input and assistance.

These notes were prepared by Scott Reeves from the discussions and public comments of the meeting. If there are any substantial errors or omissions, please contact SSA Landscape Architects, Inc. immediately.

----END----

CITY OF SAN BRUNO
COMPREHENSIVE PARKS & RECREATIONAL FACILITIES
MASTER PLAN
PROGRAMMING SESSION - C
PUBLIC MEETING AGENDA

MARCH 12, 2003
6:00pm

- 
- I. INTRODUCTION – THE MASTER PLAN PROCESS AND THE FACILITATION TEAM
 - II. REVIEW – MASTER PLAN PROGRESS TO DATE
 - a. SSA ASSESSMENT AND ANALYSIS
 - b. PUBLIC WORKSHOP SESSIONS
 - III. REVIEW – COMMON / RECURRING THEMES IN THE PARK SYSTEM
 - a. SECURITY
 - b. PARK RESTROOMS
 - c. ADA ACCESSIBILITY
 - d. CHILDREN'S PLAY EQUIPMENT CONDITION
 - e. SPORTS FIELD RENOVATIONS
 - f. TEENAGE RECREATIONAL OPPORTUNITIES
 - IV. GATHER PUBLIC COMMENT FOR EACH PARK
 - a. EARL & GLENVIEW PARK
 - b. BUCKEYE PARK
 - c. GRUNDY PARK
 - d. CITY PARK
 - e. ADDITIONAL RECREATIONAL FACILITIES
 - V. THE FUTURE OF THE MASTER PLAN PROCESS
 - VI. CONCLUSION



COMPREHENSIVE PARKS & RECREATIONAL
FACILITIES MASTER PLAN
PUBLIC MEETING AGENDA - PROGRAMMING SESSION C
MARCH 12, 2003

PARK PHOTOS



A Buckeye Park entrance



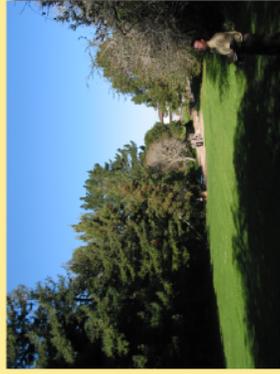
B Elevated patio area



C Wood play structure



D Open grass area



E View from vegetation edge



F Laurel tree



~ BUCKEYE PARK ~

Buckeye Park is located in a residential neighborhood in the hills of South San Bruno. Although the park entrance is on Rosewood Drive, the park extends to Alcott Drive in the west, Lowell Avenue in the east, and Bennington Drive in the south. Some neighboring landmarks are Skyline Boulevard, John Muir Elementary School, and the Former Crestmoor High School Site.

Buckeye Park is a 7-acre, multi-program park with great potential. It has a small play area that is non-compliant with National Standards, an elevated grass patio area, a large passive open grass space, a picnic area, and a memorial grove of redwoods to honor Vietnam Veterans. Furthermore, the majority of the park is steeply sloped and overgrown with vegetation. Entering the site is unique because from the street, the park seems very narrow, yet it opens up into a vast grass area with an ancient Laurel Tree at the end. The park has an aura of wild nature to it. The various park amenities are tucked into the periphery and the user is enveloped by the tall trees on the surrounding slopes. The park is well maintained, and there is no sign of vandalism, graffiti, or trash.

PARK PHOTOS



A City Park children's play area



B Redwood grove picnic area



C Exposed drainage swale runs the length of the park



D Standard picnic area



E Standard picnic area



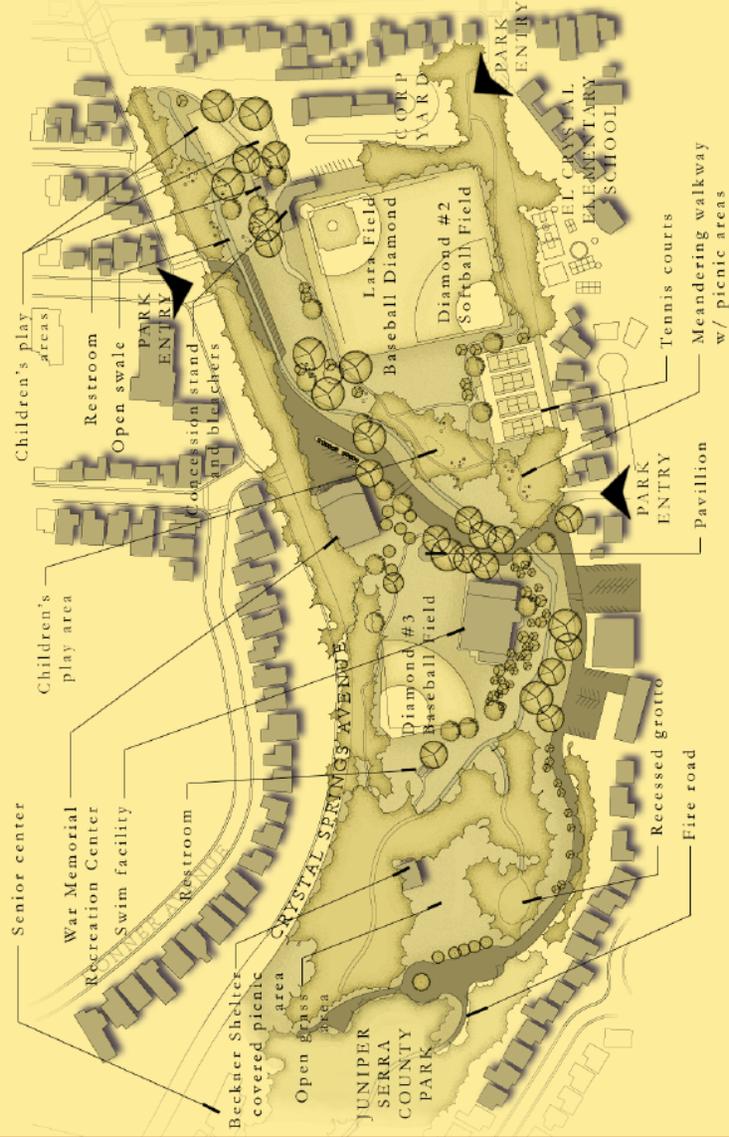
F Restroom facilities next to Lara Field



G Open grass area adjoining covered picnic area



H Recessed grotto area with dense surrounding vegetation



~ CITY PARK ~

City Park is located in South San Bruno, adjacent to the city limit to Millbrae. It is located along Crystal Springs Road at Donner Avenue, near the downtown district of San Bruno. City Park is the largest park in the system with over thirty-one acres, and a program that serves the needs of nearly all citizens. It is the most heavily used park in the city.

City Park is unique mainly because there is so much complexity to it. It is subdivided through elevation changes, vegetation, and fencing. Several program elements are overlapping which is a potential issue. There is a walkway that meanders through nearly the entire park creating a pleasant environment to enjoy the outdoors. The park is well maintained with very little evidence of graffiti, vandalism, or litter considering how many people come to the park every day.

PARK PHOTOS



A Earl & Glenview Park entrance



B Abandoned utility area



C Play equipment



D Northern border



E Densely vegetated boundary



F Earl & Glenview Park from Glenview Drive



G Park entry area



~ EARL & GLENVIEW PARK ~

Earl & Glenview Park is located along Glenview Drive at Earl Avenue in West San Bruno. The park is located near Skyline Boulevard and the Skyline Activity Center. Glenview Park sits at the top a very noticeable natural landmark, Crestmoore Canyon.

Earl & Glenview Park is tucked into a small corner lot and is dominated by the size and beauty of the neighboring Crestmoore Canyon. There is no apparent program to the park because the only elements present are two dated play fixtures with seating around them. The canyon and the park itself are filled with eucalyptus and other mature vegetation, which give the area a dark and intimidating feeling. There is an abandoned utility area on site which detracts from the aesthetics of the park. The equipment on site also seems neglected and worn. The trees are well developed, but the vegetation has not been maintained because it is overgrown and dominating.

PARK PHOTOS



A Oak Ave entrance



B Main open grass area



C Central children's play area



D Fitness area



E Cherry Ave entrance



F Park Ave entrance



~ GRUNDY PARK ~

Grundy Park is located in a residential neighborhood near downtown San Bruno. The park stretches between Cherry Avenue and Oak Avenue, with Chestnut, Beech, and Park Avenues terminating at the park. Nearby landmarks include the former Edgemont School Site and the Civic Center.

The linear nature of Grundy Park encourages users to move from one area to another through the park. The program consists of two children's play areas, a fitness area, a picnic area and a large expanse of grass that are all connected through an asphalt pathway. The park is heavily utilized for every amenity it offers. It seems well maintained, with no signs of graffiti, vandalism, or litter. The park feels very inviting and protected from the outside world, with tall vegetation along the sides, and open grass through the middle creating a green corridor. This park is unique because it has five points of entry; one at each street that meets the park. Only the entrances from Oak and Cherry Avenue have been formally addressed and developed; the others still need to be defined as park entrances.

SUMMARY OF MEETING NOTES



Project Name: San Bruno Comprehensive Parks & Recreational Facilities Master Plan

SSA Project#: 020223.00

Meeting Location: Parkside Elementary School; San Bruno, Ca

Meeting Date/Time: March 12, 2003; 6:00pm

Report Date: March 17, 2003

In Attendance: Danielle Brewer – San Bruno Recreation Services
Mark Baginski – SSA
Scott Reeves – SSA
Mike Dioszegi - SSA
30+ Citizens of San Bruno (San Bruno Parks & Recreation Dept. compiled a complete list of attendees including name, address, phone number, and affiliation)

The following is a summary of the meeting notes from the Public Workshop for the Comprehensive Parks & Recreational Facilities Master Plan Programming Session – C.

- I. The meeting opened with Mark Baginski welcoming the public to the meeting and introducing the goals and agenda for the night. He also introduced the SSA Team that would be facilitating the meeting.
- II. Mark then discussed the progress of the public workshop sessions to date. He summarized the comments from the previous meetings and reiterated the recurring issues and ideas that have been voiced. These issues involved the status of play equipment, security at the parks, sports field renovations, teenager hang out spots, dogs in the parks, and infrastructural issues. He encouraged the citizens to think not only about the specific concern that brought them to the meeting, but about the park system as a whole and their future needs.
- III. Mark Baginski and Scott Reeves then began the process of collecting feedback from the residents regarding the evenings designated parks; which included their likes, dislikes, wants, needs, desires, and goals. Each park was introduced individually with general comments about location, program elements, and issues observed on site. The public was then given the opportunity to express their opinions. The comments recorded from the public are listed as follows:
 - a. Earl & Glenview Park –
 1. There are erosion problems with the canyon.
 2. The canyon should be filled in and converted into a large park with sports fields. This would alleviate erosion problems as well as provide more fields for sports.

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Phone 831.459.0455 - Fax 831.459.0484
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3. The girls' softball leagues need more fields.
 4. Crestmoor Canyon above the former Engrail School Site should be left natural and undeveloped.
 5. Crestmoor Canyon is currently well used for nature hiking.
 6. Play equipment is well used at this park.
 7. There are safety concerns from downhill traffic along Glenview Drive.
 8. Minimal vandalism is observed at this park. This is mainly because of remote locale.
 9. Picnic tables would be an appreciated addition to this park.
- b. Buckeye Park –
1. Concern with the oak tree health on site which, according to the maintenance staff, unfounded because the trees are healthy.
 2. There are several illegal activities consistently occurring in the park.
 - Fires – especially setting large trees on fire
 - Teenage drinking
 - Drug use / possible drug dealing
 3. Old, mature trees should be preserved, but underbrush needs to be cleaned out.
 4. No entrance should be installed on Alcott because it would just put people who use the park for illegal activities into the area of the park where they cannot be monitored.
 5. There are several security issues with illegal activities in the dense peripheral vegetation next to the park entrance.
 6. Another picnic table would be well used at this park.
 7. There is trash found in the undergrowth – liquor bottles, etc.
 8. Drainage is an issue in the winter time – the grass is always wet.
 9. The grass area needs improvement – there are pot holes.
 10. The park is used mainly on the weekends for picnicking and related activities.
 11. The natural feel of the park is the best quality on site.
 12. The poison oak is good because it discourages illegal park usage.
 13. Play fixtures need to be upgraded.
- c. Grundy Park –
1. Bocce ball courts are needed in the park system. There is currently only one at the Senior Center and it is over-used.
 2. Restrooms are needed badly on site – even temporary restrooms would be good.
 3. Security issues

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- Fighting
 - Basketball court is used after 10:00 pm.
 - Illegal car parking at the end of Beech Avenue.
4. Soccer teams practice here. This should be a consideration in the Parks Department scheduling of sports fields.
 5. There is a dog problem because unleashed dogs are always running around the park. No one obeys the 'no dog' law.
 6. The city needs more than one designated dog park.
 7. Dogs need to be, at least, on a leash in every park.
 8. There should be more in depth meetings just about dogs to solve this problem.
 9. Children should have priority over dogs at the park.
 10. There are drainage issues on site – the grass is continually muddy in the winter.
 11. There should be a swing set at Grundy Park for big and little children.
 12. There should be a flat, paved area for small children to ride bicycles.
 13. Seating is needed by the play ground.
 14. Fireworks are a problem on site.
 15. Move picnic areas out towards the play area more to reduce secluded feel of these areas – hopefully reduce illegal activities here as well.
 16. Fitness area is used but equipment needs to be repaired.
 17. Keep open areas open for passive recreation.
 18. No bark or sand base play areas – too many problems. The rubberized base is the best.
 19. Update the basketball court – paving and lining.
- d. City Park –
1. There should be small restroom facility at Diamond #2 because it is too far to go all the way over by the Concession Stand to use the restroom.
 2. There needs to be a quick resolution to the conflicting space issue between Diamond #1 and #2 so that more games can be held here again.
 3. Concession stand needs to be larger – there are always long lines during games.
 4. Better lighting on the main perimeter path.
 5. Keep the open creek flowing open through the park. This is a nice additional to the park.
 6. Dog issues on site – higher visibility of patrolling police would help alleviate this problem.
 7. Drainage channel at east end of park is dirty and dangerous. Children play in it and get hurt.

8. Creek shouldn't be running through parking area.
 9. More parking is needed on site.
 10. More weekend patrolling and maintenance.
 11. Alcohol should be banned from the parks to increase safety, discourage outsiders from using the parks, and ease maintenance.
 12. The small children play area is too close to the Corp Yard and parking area.
 13. Drainage is a bad problem around Diamond #3. Also, other significant safety issues at this field.
 14. A therapeutic pool is needed at the Swim Center.
 15. A traditional lap / competition pool should be incorporated into the new Swim Center.
 16. The Bechner Shelter is a good potential site for the Swim Center.
 17. Larger dugouts are needed, especially at Diamonds #2 & #3.
 18. The Recreation Center needs to be improved – increase opportunities for teen recreation.
 - Teen center
 - Skate park
 - Climbing wall
 19. Keep the open space component to the park.
 20. Preserve natural setting of the upper park.
 21. People walk through the park and connect to Juniper Serra County Park. They also ride bicycles through this area and should be a consideration.
 22. A second cross-walk or flashing lights would help pedestrian traffic cross the road that intersects the park.
 23. Better pedestrian access to play areas from Oak Avenue.
 24. A designated soccer area would be nice at this park.
 25. City Park has a warmer climate for playing sports than the other sports facilities in the park system. It is also more centrally located.
 26. Community or public artwork would be a nice addition to the park.
- IV. The meeting concluded with Mark Baginski reviewing the schedule for the final public workshop session. He encouraged all citizens to attend and reminded them that this would be the first review opportunity the community would have. SSA then thanked the participants for their input and assistance.

These notes were prepared by Scott Reeves from the discussions and public comments of the meeting. If there are any substantial errors or omissions, please contact SSA Landscape Architects, Inc. immediately.

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8.5 - City Staff Input Summary

1. Sports Fields

- We do not have adult baseball at all. Youth only are allowed to use Lara Field, which is our only field with 90-foot bases.
- I will mail to you the schedules of practices and games, at least as much as we have at this point. I will also include the form you included in your packet. There will be no conflicts as far as Diamond 1 and 2 because those will be worked out prior to being scheduled. Brian Dossey, Recreation Services Supervisor is in charge of scheduling the fields. He also runs the youth sports group's quarterly meeting.

2. School District Fields

As far as the School District Fields, that is Larry's call to even involve them in the process. I will have him approach that subject when he returns. I doubt you will have any information on that until after the February 18th meeting.

3. Skyline and Other Indoor Facilities

- Skyline Activity Center was well used by both contract classes offered through the department as well as used by youth sports groups and other non-profit groups for meetings. We were forced to close the facility as it was badly damaged by our November and December 2002 storms. There is not a retaining wall to protect the facility and the rug has been saturated beyond use. We were concerned mostly about the health of the people who were using the building, so we relocated them to other facilities and closed the facility.
- Some of the issues facing our current facilities stem from lack of room and design of facility
 - For example, the recreation center meeting rooms are all located below the gymnasium. The gym is very heavily used and almost always conflicts with something, whether it is a meeting, wedding or class, which is taking place downstairs.
 - Furthermore, the downstairs part of the facility is heavily used by classes, meetings, and rentals. The Meeting Room is an awkward room to hold many of the classes hosted there. It is difficult to see around the pillars in the room when holding a classroom style meeting. It is also dangerous to dance around the pillars so we have moved all dance classes to other locations.

- I feel like what we are missing is a large multi purpose room that holds a few hundred people and can be used for rentals, classes, meetings, parties and more. Larry may feel differently, and I will let him address that separately.
- As far as facilities that are underused. I don't think we really have any at this point. We tend to program the facilities to the maximum. There aren't as many rentals in the Recreation Center as we have had, but it is used most every weeknight and weekend for some activity. The senior center is heavily used 5 days a week and holds rentals on Saturdays and senior dances on Sundays. It is used some week nights by city meetings and the nutrition BINGO fundraiser. The Portola facility is used most nights during the week and on some weekends by dance and music classes. We do not rent that facility out. The Belle Air Fire House is only used for the after school program. Those are really the facilities we have at this point. If I left anything out, I'm sure Larry can fill it in.
- As far as renovation, we have no current plans. The facility sits on a site that is backed up to the Fire Station #2 and houses some of their utilities. The Parks and Recreation Commission have been notified of the situation of the options that face the facility. As of now, there is no funding to attempt any options. Following are the options they have been advised of:
 - Repair the damage to the building and design and build a new retaining wall and drainage system
 - Use the existing building for short/long term storage
 - Sell the property and use the funds for other department facility needs
 - Replace the existing facility with a modular building

Larry should be back Wednesday or Thursday and he can help answer the questions I could not.

Thanks
Danielle

Crestmoor Canyon

The canyon is a storm run-off corridor with a spill gate at the bottom. It has deteriorated over the years from slope failure. The canyon has been looked at as a possible site for a golf course in the past but that was tabled. As for the old school site plans are moving forward to developed that into batting cages, indoor soccer and running track. It will be built and operated by a private party (Terry Whitfield) with the land leased to them by the school district as they currently do with the driving range.

BART

I do not have info on the re-alignment because that has not been finalized and it is something that Cal Train is doing. As for the Bart area, we do not have the as-builts yet because they have not finished their work but Dave Perazzo can get you copies of what he has this far.

Civic Plaza and Gateways

Part of those areas will be done with the grade separation work (San Bruno Ave.) and the other entrance will be tied into the El Camino medians renovation that Callendar & Associates is currently designing.

Parks Corp Yard

The Parks Yard has always been in its present location. It was expanded in 1982. It is the better of the two corp. yards, size and amenities and centralized to our workload. We have good relationships with the neighbors. There has been talk of combining the two corp. yards into one, but I do not believe the City has enough land or money for such. The main reason is that the city has outgrown the Huntington yard. The parks staff is against it as well.

Wells

Dave forwarded a copy of the Lions Park Well project to SSA through Larry. He did not see a landscape plan for that site yet. Grundy is out, they did a test well but there is no water. Dave heard they are looking at City Park again, but I am not sure about that with the wells being shut down for the next two years.

Available Land

Crestmoor Canyon is the only undeveloped parcel that the City owns. There is a large parcel off of Glenview & San Bruno Avenue that the State owns otherwise we are built out.

San Bruno Parks Budget

General Fund and Special Revenue Funds Budget, 2008

PUBLIC WORKS PARKS MAINTENANCE DIVISION

Division Description

The Parks Division is responsible for the maintenance of all the City's recreation sites, including 18 parks covering 71 acres, 12 baseball fields, 8 soccer fields, 2 football fields, and one dog park - several of which are located on 4 different school sites covering 25 acres. The Parks Division also maintains approximately 10 acres of street medians, approximately 4,700 trees, landscaping of 7 acres including locations at public buildings, the downtown area, and several street frontage areas, and 128 acres of open space. The Parks Division also provides building maintenance support for all City-owned properties, and maintains all non-Recreation structures located within the parks. The Division is responsible for the replacement of playground equipment at City parks to meet with the Americans with Disabilities Act and the California State Code of Regulations on Playground Safety accessibility requirements. The Division also provides essential logistical support to City-wide special events held in City parks, and coordination with and review of capital improvement projects involving landscaping and irrigation improvements.

Division Programs and Functions

1. To maintain an efficient maintenance program for all 18 City Parks which provides a good aesthetic quality to these facilities, while allowing for maximum functional use of all areas.
2. To maintain a well-planned construction program for all City park sites, by either utilizing force account labor contractual services and/or volunteers to accomplish the construction.
3. To maintain an effective street tree program that provides an efficient maintenance service (a pruning rotation of three to four years) plus a well organized planting program.
4. To maintain all landscaped areas (parks, medians, public right-of-way, downtown streetscape, government facilities, and parking areas) at a maintenance level that will help achieve the City Council's strategic goal of "improving the community's image."

Continued on the next page.

Workload Measures

| Measures | 199900 Actual | 200001 Actual | 200102 Estimated | 2002-04 Projected |
|-------------------------------------|------------------|------------------|---------------------|----------------------|
| Trees Trimmed | 851 | 729 | 600 | 600 |
| Trees Planted | 103 | 96 | 50 | 50 |
| Trees Removed | 93 | 123 | 70 | 70 |
| Total Trees Maintained | 4,650 | 4,660 | 4,640 | 4,744 |
| Regular Staff/OT Personnel Hours | 5,756 | 4,659 | 6,455 | 5,851 |
| Contract Staff Personnel Hours | 0 | 554 | 0 | 0 |
| Hours per Tree | 1.2 | 1.1 | 1.4 | 1.2 |
| Parks/Facility Landscape (Acres) | 103.3 | 103.3 | 103.3 | 103.3 |
| Regular Staff/OT Personnel Hours(1) | 8,762 | 10,355 | 8,708 | 9017 |
| Contract Staff Personnel Hours | 4,856 | 4,776 | 3,528 | 3,840 |
| Hours per Acre | 132 | 146 | 118 | 124 |
| Restrooms (# of restrooms) | 4 | 4 | 4 | 6 |
| Regular Staff/OT Personnel Hours | 640 | 640 | 640 | 1000 |
| Contract Staff Personnel Hours | 224 | 224 | 196 | 196 |
| Hours per Restroom | 216 | 216 | 209 | 199 |
| Median Landscape (Acres) | 10.2 | 10.2 | 10.2 | 11 |
| Regular Staff/OT Personnel Hours | 2,974 | 3,873 | 4,178 | 4,583 |
| Contract Staff Personnel Hours | 2,540 | 2,540 | 2,540 | 2,540 |
| Hours per Acre | 541 | 629 | 659 | 648 |
| Sports Field Preparations (#) | 804 | 873 | 893 | 900 |
| Regular Staff/OT Personnel Hours | 7,112 | 6,483 | 6,317 | 6,681 |
| Contract Staff Personnel Hours | 0 | 0 | 1,270 | 0 |
| Hours per Field Preparation | 8.8 | 7.4 | 8.5 | 7.4 |
| Utility Crew (# of Facilities) (2) | 22 | 22 | 22 | 25 |
| Regular Staff/OT Personnel Hours | 1,544 | 2,663 | 2,415 | 2,539 |
| Contract Staff Personnel Hours | 0 | 0 | 0 | 0 |
| Hours per Facility | 70 | 121 | 110 | 102 |
| Total Personnel Hours | 34,408 | 37,707 | 36,247 | 36,247 |

(1) Includes 200 hours dedicated to recycling program in Parks

(2) Reflects addition of the San Bruno/BART JPB, and new restrooms in Grundy Park and Pacific

Heights Park

Program Changes

Proposed Personnel Changes – Over the past two years, there has been a cumulative increased demand on services provided by the Parks Division. This increased maintenance workload demand is attributable to:

- An upgraded maintenance standard to provide for a more manicured appearance of the City's street median landscaping and the trees and shrubbery in the City's parks.
- The addition of the new median areas and street trees along the new Huntington Avenue improvements.
- The installation of new restroom facilities at Grundy and Pacific Heights Parks.
- The installation of a plastic/aluminum/glass recycling collection program at the City's seven heaviest use picnic sites (City Park, Commodore Park, Forest Lane Park, Grundy Park, Lions Field, Buckeye Park, and Crestmoor High School Athletic Fields).
- A significant increase in sports field usage of nearly 12% in the past two years.

An increase in staffing is needed to meet the maintenance needs in these areas. The addition of two Maintenance Worker I/II positions will allow the Parks Division to address the added workload impacts, while continuing the level of service that the Division has provided in other service areas in past years. Without these proposed positions, the added maintenance responsibilities will cause the overall level of service provided by the Division to decrease.

Division Goals

1. In cooperation with other Divisions of the Department, install restroom facilities at Pacific Heights and Grundy Parks during 2002.
2. In cooperation with other Divisions of the Department, complete the renovation of the landscaping in the El Camino Real medians (multi-year).
3. Commence program to utilize Proposition 12 funds to rehabilitate park play areas. Twenty-one sites remain to be rehabilitated. Initial priorities for rehabilitation will be City Park and Grundy Park.
4. Implement an annual turf maintenance program that includes the latest maintenance techniques; incorporate current Integrated Pest Management guidelines.

Continued on the next page.

5. Continue to renovate and upgrade sports facilities on an annual basis.

Position Summary

| Position/Job Classification | 2001-02 Actual | 2002-04 Requested | 2002-04 Recommended |
|---|-------------------|----------------------|------------------------|
| Public Works Director* | 0.0 | 0.15 | 0.15 |
| Deputy Public Works Director – Maintenance & Operations* | 0.0 | 0.15 | 0.15 |
| Parks Services Manager | 1.0 | 1.0 | 1.0 |
| Parks Field Supervisor | 2.0 | 2.0 | 2.0 |
| Secretary** | 0.0 | 0.5 | 0.5 |
| Parks Maintenance Technician I/II*** | 4.0 | 3.5 | 3.5 |
| Parks Maintenance Worker I/II | 12.0 | 14.0 | 12.0 |
| TOTAL | 19.0 | 21.3 | 19.3 |

Notes:

* Revised allocations of Public Works Director and Deputy Public Works Director- Maintenance & Operations approved in the 2001-03 Enterprise Funds Operating Budget as follows:

| | PW Director | Deputy – M&O |
|----------------------------|-------------|--------------|
| Administration/Engineering | 0.25 | 0.00 |
| Streets | 0.15 | 0.15 |
| Water | 0.20 | 0.30 |
| Wastewater | 0.20 | 0.30 |
| Parks | 0.15 | 0.15 |
| Central Garage | 0.02 | 0.05 |
| Buildings & Facilities | 0.03 | 0.05 |

** Not an additional position; 0.25 FTE of Secretary is being reallocated from Engineering, 0.15 FTE from Garage, and 0.10 FTE from Streets.

*** 0.50 FTE of Maintenance Technician is being reallocated to the Buildings & Facilities Division to more accurately represent the usage of the position.

Budget Detail 001-65010

PERSONNEL SERVICES

This category represents direct and indirect costs associated with full-time and temporary personnel employed in the division. Salaries and benefits are approved by City Council in the form of Resolution and/or Memorandum or Understanding (MOU).

SALARIES

101 - Regular Salary - \$2,157,657
 2002-03 \$1,048,165
 2003-04 \$1,109,492

Direct salary costs for 19.3 regular full-time equivalent employees, per MOU.

122 - Overtime @ 1.5 - \$52,111
 2002-03 \$25,420
 2003-04 \$26,691

Funding for assigned weekend work for the preparation of ball fields and to provide for the cleanup of parks and picnic sites at City Park, Grundy, Commodore and Lions Park.

124 - O/T Holidays @ 2.5 - \$6,779
 2002-03 \$3,307
 2003-04 \$3,472

Overtime paid for coverage of maintenance needs in parks and at sports fields on holidays, per MOU.

125 - O/T Call Back @ 1.5 - \$8,261
 2002-03 \$4,030
 2003-04 \$4,231

Overtime paid for call-out after hours and compensated at 1.5 times regular pay, per MOU

126 - Straight time Standby - \$2,800
 2002-03 \$1,400
 2003-04 \$1,400

For standby needs as determined by the City related to adverse weather conditions. To provide for emergency response for calls related to fallen trees or tree limbs.

Continued on the next page.

129 - Overtime Clerical @ 1.5 - \$200

| | |
|---------|-------|
| 2002-03 | \$100 |
| 2003-04 | \$100 |

Provides funding for clerical workers who are required to work overtime on special projects, or in times of need when radio/dispatch functions are vital to an overtime operation, and compensated at 1.5 times regular pay, per MOU.

141 - Acting and Special Circumstances - Special Recognition Pay - \$4,000

| | |
|---------|---------|
| 2002-03 | \$2,000 |
| 2003-04 | \$2,000 |

Provides funding for personnel who are temporarily assigned to special duties not included in their current position classification, or to temporarily backfill employee absences in a higher position classification attributable to vacations, workers comp. injuries, illnesses, resignations, etc., per MOU.

167 - Management Leave Buy-Out - \$10,746

| | |
|---------|---------|
| 2002-03 | \$5,242 |
| 2003-04 | \$5,504 |

Provides funding for management leave buy-back for 2.3 eligible positions, per MOU. Increase over the prior budget is a reflection of an additional position eligible for management leave, due to movement of Field Supervisor position into the Mid-Management bargaining unit.

BENEFITS - \$516,261

| | |
|---------|-----------|
| 2002-03 | \$252,485 |
| 2003-04 | \$263,776 |

Employee benefits: PERS retirement, LTD, Medicare, health, dental, vision and life insurances, per MOU.

CONTRACT STAFF

290 - Contract Personnel - \$182,000

| | |
|---------|----------|
| 2002-03 | \$91,000 |
| 2003-04 | \$91,000 |

Provides funding of 6576 hours of temporary part-time seasonal contract personnel in the Parks Division for approximately 7 months of the year. This is for both peak times of park usage during the summer months and an increase in maintenance during the growing season. Contract personnel will assist with cleanup and maintenance tasks associated with the parks, facility landscapes and medians.

EMPLOYEE DEVELOPMENT

This category represents costs for the provision of services and materials that enhance the professional growth and development of departmental personnel.

501 - Dues and Membership - \$2,000

| | |
|---------|---------|
| 2002-03 | \$1,000 |
| 2003-04 | \$1,000 |

Memberships and dues in professional organizations such as California Parks and Recreation Society, International Society of Arboriculture, Pesticide Applicators Professional Association and the Northern California Turf and Landscape Council.

502 - Meetings and Conferences - \$2,000

| | |
|---------|---------|
| 2002-03 | \$1,000 |
| 2003-04 | \$1,000 |

Meetings and conferences associated with job assignments or related to the conduct of division operations. Decreased from prior budget based on actual usage experience.

503 - Publications and Subscriptions - \$200

| | |
|---------|-------|
| 2002-03 | \$100 |
| 2003-04 | \$100 |

Subscriptions to professional journals and publications that serve to keep personnel current in the field.

505 - Staff Training - \$6,800

| | |
|---------|---------|
| 2002-03 | \$3,400 |
| 2003-04 | \$3,400 |

Reflects increase emphasis on professional training and required certifications. Training for Park Maintenance Workers in irrigation repair; equipment operation and maintenance, pest control application, weed abatement, backflow testing and tree pruning.

508 - Personal/Professional Development - \$3,450

| | |
|---------|---------|
| 2002-03 | \$1,725 |
| 2002-03 | \$1,725 |

Provides for reimbursement of personal/professional development expenses for 3.15 Mid-Management positions and 0.15 Management position, per MOU.

Continued on the next page.

509 - Tuition Reimbursement - \$4,000

| | |
|---------|---------|
| 2002-03 | \$2,000 |
| 2003-04 | \$2,000 |

Reimbursement to employees for approved junior college or university classes, per MOU.

312 - Janitorial Supplies - \$15,200

| | |
|---------|---------|
| 2002-03 | \$7,600 |
| 2003-04 | \$7,600 |

Funding for custodial supplies needed to maintain 4 existing restrooms located in City Park, Commodore and Lions Parks. Funding is also included for supplies needed for two new restrooms to be located at Grundy and Pacific Heights Parks.

OPERATIONS

This category represents the costs associated with providing the materials, supplies and services necessary to support the daily operations of the department.

331 - Building, Yard and Shop Maintenance - \$55,320

| | |
|---------|----------|
| 2002-03 | \$27,660 |
| 2003-04 | \$27,660 |

Provides for maintenance to facilities that are specific to Parks and are not maintained by the Building & Facility Division. This includes repair, modification and maintenance of playground equipment, roads and pathways, irrigation systems, athletic fields, painting, plumbing and electrical systems, and other miscellaneous items necessary for general grounds and building repairs due to vandalism or other causes. Materials may include: annual replacement of 100 rotary sprinkler heads, replacement irrigation controllers, masonry supplies, fencing materials, paint, lumber irrigation supplies, electrical parts, base rock, asphalt, drainage pipe and miscellaneous materials. Includes items formerly budgeted in line 350.

UTILITIES

411 - Communications - \$14,340

| | |
|---------|---------|
| 2002-03 | \$7,170 |
| 2003-04 | \$7,170 |

Provides funding for 1 fax business line, for long distance calls required for efficient operation of the Division, for 3 pagers for emergency or callback purposes, and for 15 radio-phone communication devices for radio communication with other department personnel. Cost increased from prior budget based upon actual allocation and utilization of communication devices that occurred when the Parks Division was incorporated into the Public Works Department in July 2000. The proposed budget includes the addition of two new radio-phone communication devices: a base unit for office Secretary's use, and an additional communication device needed due to the filling of both Field Supervisor positions in 2001-02.

332 - Field/Park Maintenance - \$136,330

| | |
|---------|----------|
| 2002-03 | \$68,165 |
| 2003-04 | \$68,165 |

Provides for the purchase of new and replacement plant materials other than street trees. Includes bedding plants, shrubs and trees used for park beautification. Also includes insecticides, grass seeds, specialty fertilizer, hoses, fungicides, garbage cans, polyethylene tarps, soil, soil amendments and decomposed granite products among other miscellaneous items of general park maintenance. Includes annual program to replace 12 picnic tables and the upgrade of 10 trash receptacles throughout the parks system. Also includes OSHA items for safety equipment and the scheduled replacement of lights at ball fields every two years. Includes items formerly budgeted in line 350.

461 - Utilities - \$60,696

| | |
|---------|----------|
| 2002-03 | \$30,348 |
| 2003-04 | \$30,348 |

Utility services to all parks and landscaped areas, irrigation and lighting systems and the Parks Corporation Yard. Utilities include gas, electrical and garbage costs. Budget is based upon a 28 percent increase over 2000-01 actual expenditures.

471 - Office & PC Equipment Maintenance - \$1,600

| | |
|---------|-------|
| 2002-03 | \$800 |
| 2003-04 | \$800 |

Provides for repair of copy machines and all other office equipment. Increased from prior budget based on actual usage experience.

MAINTENANCE

311 - Gas and Oil - \$43,200

| | |
|---------|----------|
| 2002-03 | \$21,600 |
| 2003-04 | \$21,600 |

Estimated cost for gasoline and oil purchases at bulk rate for the Division's 29 vehicles and self-propelled equipment.

Continued on the next page.

482 - Mower Repair - \$7,400
 2002-03 \$3,700
 2003-04 \$3,700

Includes any and all materials and services needed to maintain mowing equipment in an operative condition. Includes maintenance of other units not included under Central Garage services and Street Tree account.

483 - Security System - \$6,400
 2002-03 \$3,200
 2003-04 \$3,200

Covers annual costs for security systems for City Park bleacher storage area, the Park Corporation Yard and the Lions Field storage facility. Increased from prior budget based on actual usage experience.

542 - Radio Maintenance - \$1,000
 2002-03 \$500
 2003-04 \$500

Covers maintenance of vehicle, office base radio and portable radio units for emergency back-up use.

SUPPLIES AND EQUIPMENT

301 - Office Supplies - \$4,200
 2002-03 \$2,100
 2003-04 \$2,100

Includes all office and miscellaneous clerical supplies, such as paper, writing utensils, printing costs for work report forms, as well as Polaroid film for graffiti and incident reports. Increased from prior budget based on actual usage experience.

313 - Uniforms and Safety Equipment - \$23,670
 2002-03 \$11,835
 2003-04 \$11,835

Standard personal and worksite safety equipment such as shirts, coveralls, pants, vests, jackets and boot allowance for park maintenance workers.

319 - Hazard Abatement - \$14,000
 2002-03 \$7,000
 2003-04 \$7,000

Includes purchase of chemicals and spray equipment used to abate nuisances

in parks and on city property. Includes poison oak control activities, and abatement of trash/weeds on city property and open space. Also includes fertilizers used for turf areas to promote Integrated Pest Management as well as cost associated with soil sampling and lab tests and consultations from Pest Control Advisors. Decreased from prior budget based on actual usage experience.

338 - Street Trees - \$24,000
 2002-03 \$12,000
 2003-04 \$12,000

Includes purchase of street tree stock for replacement as well as initial planting. Includes the cost of larger sized trees for arterial and thoroughfares. Projection of cost to handle chipper, chain saw repairs, stump cutter maintenance, tree stakes, tree ties and special equipment. Decreased from prior budget due to lack of personnel resources for planting of new trees. Resources have been re-allocated to address increased demand in other areas of park maintenance.

350 - Tools and Equipment - \$3,175
 2002-03 \$1,800
 2003-04 \$1,375

2002-03 - \$1,800

1. Replace 1 Edger, 2 Chain Saws and 1 Backpack Blower \$1,800
 Present machines require constant repair. Quantity based on historical incidence of required replacements.

2003-04 - \$21,675

1. Replace 1 Reciprocating Weedeater, 2 Chain Saws and 1 String Trimmer \$1,375
 Present machines require constant repair. Quantity based on historical incidence of required replacements.

351 - Office Equipment - \$1,000
 2002-03 \$500
 2003-04 \$500

Provides funding for replacement of office furnishings, such as storage cabinets or workstation equipment.

476 - Contract Repair - \$86,000
 2002-03 \$43,000
 2003-04 \$43,000

Continued on the next page.

This is a new budget line item for 2002-04 that covers items previously budgeted in object line 409. This provides for funding of contracted services that are beyond the capabilities of staff. This will cover the cost incurred for emergencies, for the removal of hazardous trees in City open space areas, for fence and backstop repair and the painting of lighting poles at the sports fields, and for concrete repair in all parks.

490 - Rentals and Leases - \$11,200
 2002-03 \$5,600
 2003-04 \$5,600

Provides for temporary use of special tools and replacement equipment for emergencies or critical breakdown of equipment needed to effect necessary repairs, turf field maintenance, etc.

INTERNAL SERVICE ALLOCATIONS

576 - Buildings & Facilities Allocation - \$70,966
 2002-03 \$35,114
 2003-04 \$35,852

This reimburses the Buildings & Facilities Support Division (an Internal Service Fund) for the Division's share of the cost of providing facilities management and custodial services, service repair contracts, building supplies, and minor facility repairs and upgrades. Calculated based on formula accounting for square footage, user population, and demand for custodial services.

577 - Allocate Technology - \$41,563
 2002-03 \$20,366
 2003-04 \$21,197

This reimburses the Technology Division (Internal Service Fund) for the cost of providing data processing technology, managing the operation of the City's internal telephone computer and phone system, and voice mail. Calculated based on formula accounting for the number of users, peripherals, and voice mail extensions.

578 - Central Garage Allocation - \$166,726
 2002-03 \$82,248
 2003-04 \$84,478

This reimburses the Central Garage (an Internal Service Fund) for the cost of providing fleet management and vehicle maintenance services. Charge is based on the classes of vehicles existing in the Parks Division. This a new budget line item expense that replaces line 421, Vehicle Maintenance.

EQUIPMENT RESERVE

579 - Annual Equipment Reserve - \$277,641
 2002-03 \$138,272
 2003-04 \$139,369

Annual transfer to Equipment Reserve to budget scheduled replacement of the Division's vehicles and equipment currently in operation.

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Budget Background Information

331 - Building, Yard and Shop Maintenance

2003-04 \$27,660

Provides for maintenance to facilities that are specific to Parks and are not maintained by the Building & Facility Division. This includes repair, modification and maintenance of playground equipment, roads and pathways, irrigation systems, athletic fields, painting, plumbing and electrical systems, and other miscellaneous items necessary for general grounds and building repairs due to vandalism or other causes. Materials may include: annual replacement of 100 rotary sprinkler heads, replacement irrigation controllers, masonry supplies, fencing materials, paint, lumber irrigation supplies, electrical parts, base rock, asphalt, drainage pipe and miscellaneous materials.

332 - Field/Park Maintenance -

2003-04 \$68,165

Provides for the purchase of new and replacement plant materials other than street trees. Includes bedding plants, shrubs and trees used for park beautification. Also includes insecticides, grass seeds, specialty fertilizer, hoses, fungicides, garbage cans, polyethylene tarps, soil, soil amendments and decomposed granite products among other miscellaneous items of general park maintenance. Includes annual program to replace 12 picnic tables and the upgrade of 10 trash receptacles throughout the parks system. Also includes OSHA items for safety equipment and the scheduled replacement of lights at ball fields every two years. Includes items formerly budgeted in line 350.

331 Building Yard & Shop Supply

Irrigation, facilities, fencing, paint, lumber, play equipm

| Amount | Item | Description |
|--------------|-------------------------------|--|
| \$500.00 | Lexan | 4 sheets for sign protection, window replacement |
| \$3,700.00 | Park Signs | Replacement entranceway and ordinance signs |
| \$500.00 | Swing Parts | "S" hooks, chain |
| \$4,800.00 | Irrigation Rotors | 90 large turf heads |
| \$2,800.00 | 8 Controllers | Rainbird Esp series |
| \$2,200.00 | Irrigation | Pipe, glue, valve replacement, backflows |
| \$1,000.00 | Fencing | Chainlink, poles, straps etc |
| \$1,000.00 | Paint, supplies | Paint for park Facilities, graffiti removal etc. |
| \$2,000.00 | Lumber | For backstops, replacement borders, fencing |
| \$2,000.00 | Replacement Play Equip | Replace pieces due to Vandalism and ware |
| \$600.00 | Nuts, Bolts, fasteners | Used for repairs |
| \$1,500.00 | Concrete | For repairs, setting fenceposts, signs |
| \$2,000.00 | Electrical, plumbing supplies | For repairs and modification of restrooms, field lights, |
| \$1,000.00 | Lights | Replacement bulbs for safety and security lights |
| \$500.00 | Base rock, asphalt | For pathway and roadway repairs |
| \$1,000.00 | Scoreboards | For panels, repairs, lights |
| \$500.00 | Roofing supplies | To patch and repair roofing |
| Total | | |
| \$27,600.00 | | |

332 Field and Park Maintenance

| Amount | Item | Description |
|--------------|------------------------------|--|
| \$4,000.00 | Top soil mix | 100 cubic yards for planting, fields |
| \$2,000.00 | Seed and sod | For turf renovation |
| \$3,000.00 | Ball field supplies | Home plates, pitching rubbers, anchors, drags, tools |
| \$4,000.00 | Dolmark | 400-50# bags for baseball field lining |
| \$4,000.00 | Field Paint | For baseball, soccer and football |
| \$1,200.00 | Specialty soil additives | Turface, mound clay, oyster shell |
| \$4,080.00 | Turf Fertilizer | 3 applications for all turf areas |
| \$1,000.00 | Drainage supplies | Jute Netting, Straw Wattles, pipe |
| \$3,200.00 | Gold Fines | 100 yards infield mix |
| \$800.00 | Red Fines | 25 yards infield mix |
| \$1,600.00 | Benches | 4 replacements |
| \$7,200.00 | Picnic Tables | 12 replacements |
| \$5,500.00 | Trash Receptacles | 10 replacements |
| \$4,000.00 | Safety Supplies | OSHA safety supplies for all staff |
| \$4,500.00 | Large field Lamps | To replace bulbs at City & Lions parks |
| \$3,000.00 | Plants | Annuals, shrub and tree replacements |
| \$500.00 | Tennis courts | Nets, straps, posts |
| \$1,600.00 | Sand | 50 tons for play areas |
| \$500.00 | Rock, brick, etc. | For landscape repair or replacement |
| \$6,000.00 | General replacement supplies | Garbage cans, tarps, shovels, tools, bollards |
| \$1,500.00 | Park equip maintenance | To maintain edgers, mowers, blowers etc |
| \$500.00 | Parks locks | For replacement locks, re-keying |
| \$320.00 | BBQ's | Replacements for picnic sites |
| \$4,165.00 | Vandalism repair | To cover cost for vandalism to Park areas |
| Total | | |
| \$68,165.00 | | |

Existing Ball Field Dimension Inventory

| City of San Bruno Baseball field Informa | | | | | | | |
|---|---------------|----------------|--------------|-----------------|----------------|------------------|---------------------------------------|
| Field | Lights | Mound | Bases | Outfield | Infield | Field Mix | Users |
| Lara | Yes | 60'6" | 90' | 350' | 155' | Red/Turf | DiMaggio, Colts, Legion |
| Diamond 2 | Yes | 35,40,46,50 | 60,65 | 175' | 96' | Gold | Softball, PeeWees (35') |
| Diamond 3 | Yes | 35,40,46 | 60 | 175' | 96' | Gold | Softball, PeeWees *(35') |
| Lions Field | Yes | 46,48,50,60,65 | 70,80 | 260' | 146' | Gold | Softball, Broncos |
| Belle Air | No | 54 | 80 | 320' | 146' | Gold | Pony,Bronco |
| Commodore | No | 35,40,46 | 60 | 180' | 96' | Gold | Softball,PeeWees, Junior Giants*(35') |
| Sandburg East | No | 50 | none | 270' | 100' | Gold | Practice |
| Sandburg West | No | None | None | 225' | 100' | Gold | Practice |
| Pacific Hieghts | No | 46' | 65' | 275' | 96' | Gold | PeeWees, St.Roberts |
| Crestmoor High | No | None | None | 280' | 96' | Gold | Pony,Bronco-Practice |
| Parkside North | No | 35', 40',46 | 46',60' | 275' | 100' | Red | Girls Softball *(35', 46') |
| Parkside South | No | 35',40',46',48 | 60,70 | 260' | 100' | Gold | Girls Softball, PeeWees *(35') |

* indicates anchor for pitching rubb

Lion's Field Well Location



STAFF REPORT

CITY OF SAN BRUNO

DATE: March 19, 2003
TO: Parks and Recreation Commission
FROM: Merrill Buck – Deputy Public Work Director, A&E 
SUBJECT: Well #20 Wellhead Facilities at Lion's Field

RECOMMENDATION: Approve the final design of the Well #20 wellhead facilities.

BACKGROUND: On January 23, 2003, the Public Works Staff presented to the Commission a preliminary design of the Well #20 wellhead facilities. The proposed exterior of the wellhead building as approved by the Architectural Review Committee is a concrete block structure similar to the BART building nearby. Selected colors for the building are light gray for the main portion of the building, charcoal gray for the set back accent panels, and medium gray for a standing seam metal roof. The doors and window louvers will be painted to match the roof.

At their January 23, 2003, the Parks and Recreation Commission expressed concern about safety and, in particular, the possibility of children climbing or scaling the building. As a condition of approval, it was requested that the final design be brought back to the Commission to ensure that their safety concerns were addressed.

DISCUSSION: The following safety features have been incorporated into the design of the Well #20 wellhead facilities:

- 1) Installation of a concrete sidewalk surrounding the building with no trees, shrubs or bushes for anyone to hide in or to use in climbing the building.
- 2) Installation of doors and fixed louver windows that are flush to the flat and smooth exterior surface making it extremely difficult for anyone to scale the building (see Exhibit A).
- 3) Constructing the building with a roof peak height of 19 feet tall and an eave height of 14 feet, as measured above the level of the surrounding sidewalk.
- 4) Performing the landscaping modifications that remove three small trees in close proximity to the building and plant new trees to replace them at the park entrance. The proposed modifications eliminate the possibility of using trees to access the building roof (see Exhibit B).

Incorporation of the above items into the final design address the concerns of the Parks and Recreation Commission while preserving the aesthetic characteristics of the building structure as approved by the Architectural Review Committee.

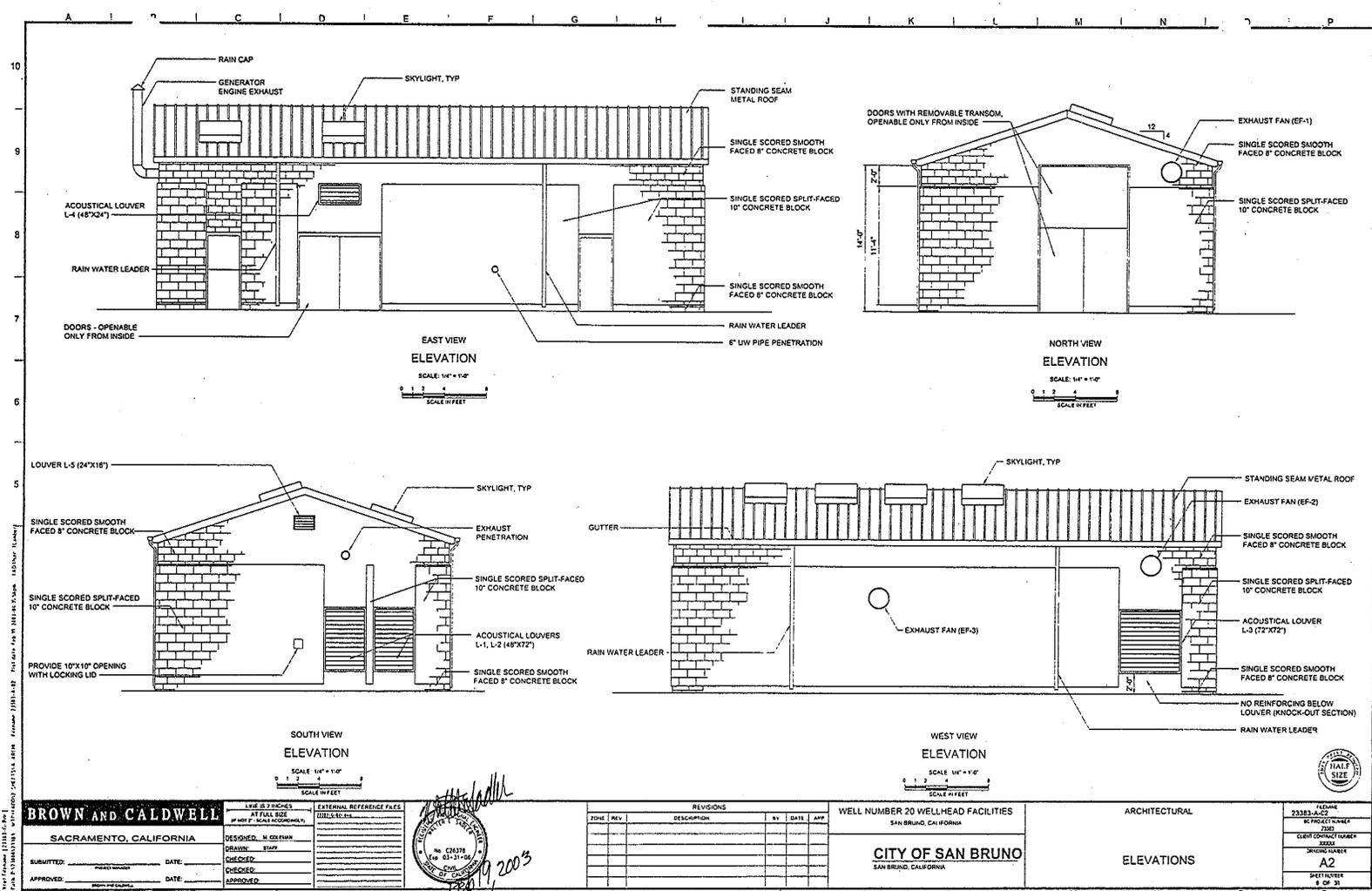
PROPOSED ACTIVITIES:

- Construction bid opening occurred on March 12, 2003.
- Recommendation for the contract award will be presented to the City Council on March 25, 2003.
- Project completion (if awarded) scheduled for October 2003 (based on a 140-working-day construction schedule).

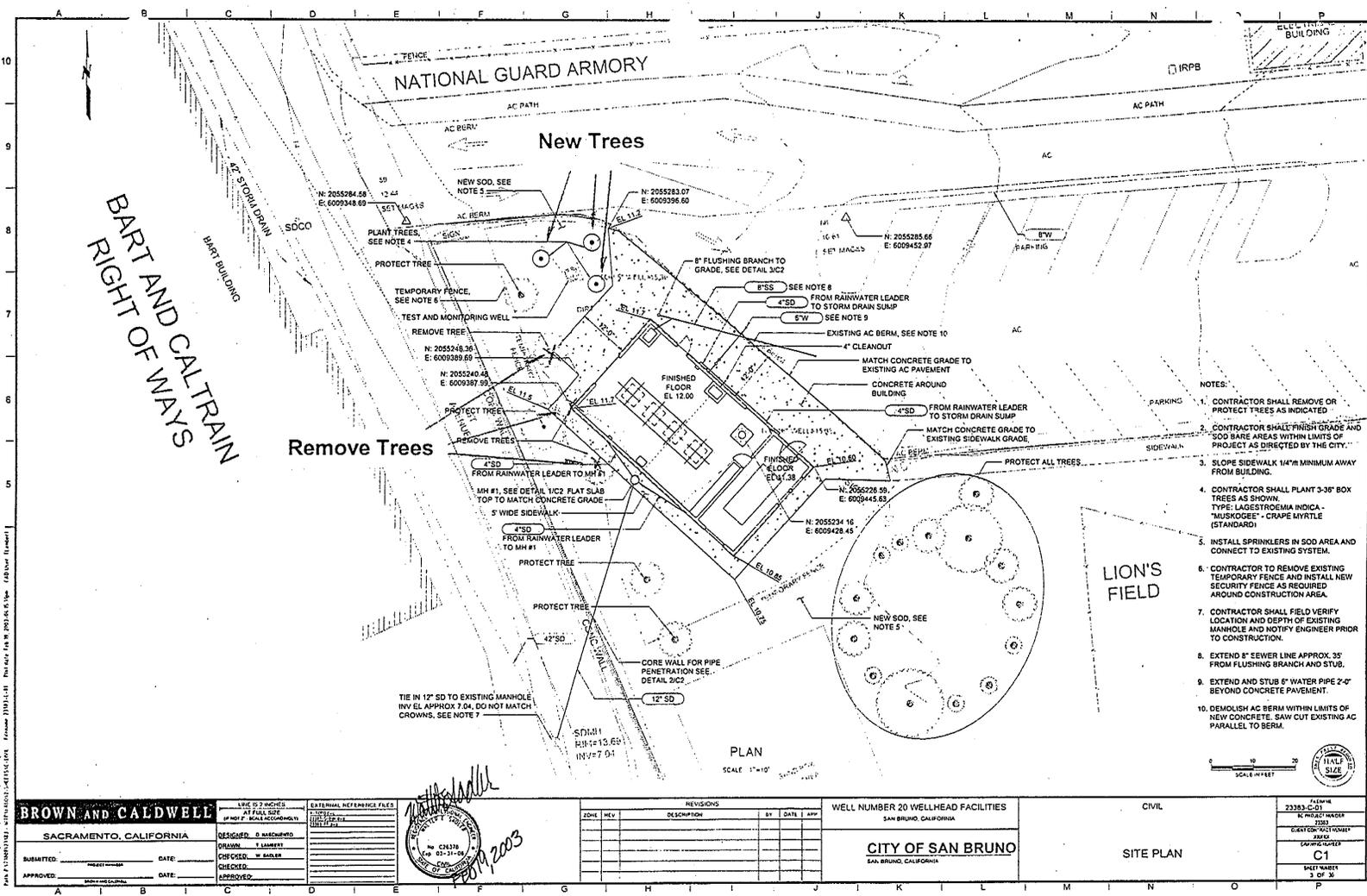
DATE PREPARED: March 11, 2003

Attachments: Exhibit A – Elevations
Exhibit B – Site Plan

Continued on the next page.



| BROWN AND CALDWELL SACRAMENTO, CALIFORNIA SUBMITTED: _____ DATE: _____ APPROVED: _____ DATE: _____ | LWS 0.2 INCHES AT FULL SIZE OF ANY 2 INCHES OR SMALLER. | EXTERNAL REFERENCE FILES TITLE BLOCK | REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>REV.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> <th>APP.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | NO. | REV. | DESCRIPTION | BY | DATE | APP. | | | | | | | | | | | | | | | | | | | WELL NUMBER 20 WELLHEAD FACILITIES SAN BRUNO, CALIFORNIA | ARCHITECTURAL ELEVATIONS | SHEET NUMBER 23383-A-12 PROJECT NUMBER 2005 CLIENT CONTRACT NUMBER 00000 SPECIFICATION NUMBER A2 SHEET NUMBER 8 OF 31 |
|--|---|---|---|---------------------------------|---|-------------|----|------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|---------------------------------|---|
| | NO. | REV. | DESCRIPTION | BY | DATE | APP. | | | | | | | | | | | | | | | | | | | | | | | | |
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| No. 230378 Exp. 03-31-06 DATE: 08/19/2005 | | | CITY OF SAN BRUNO SAN BRUNO, CALIFORNIA | ARCHITECTURAL ELEVATIONS | SHEET NUMBER 23383-A-12 PROJECT NUMBER 2005 CLIENT CONTRACT NUMBER 00000 SPECIFICATION NUMBER A2 SHEET NUMBER 8 OF 31 | | | | | | | | | | | | | | | | | | | | | | | | | |
| No. 230378 Exp. 03-31-06 DATE: 08/19/2005 | | | CITY OF SAN BRUNO SAN BRUNO, CALIFORNIA | ARCHITECTURAL ELEVATIONS | SHEET NUMBER 23383-A-12 PROJECT NUMBER 2005 CLIENT CONTRACT NUMBER 00000 SPECIFICATION NUMBER A2 SHEET NUMBER 8 OF 31 | | | | | | | | | | | | | | | | | | | | | | | | | |
| No. 230378 Exp. 03-31-06 DATE: 08/19/2005 | | | CITY OF SAN BRUNO SAN BRUNO, CALIFORNIA | ARCHITECTURAL ELEVATIONS | SHEET NUMBER 23383-A-12 PROJECT NUMBER 2005 CLIENT CONTRACT NUMBER 00000 SPECIFICATION NUMBER A2 SHEET NUMBER 8 OF 31 | | | | | | | | | | | | | | | | | | | | | | | | | |



BROWN AND CALDWELL
SACRAMENTO, CALIFORNIA

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

| DATE | DESCRIPTION |
|------|-------------|
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| | |

CITY OF SAN BRUNO
SAN BRUNO, CALIFORNIA

WELL NUMBER 20 WELLHEAD FACILITIES

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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CITY OF SAN BRUNO
SAN BRUNO, CALIFORNIA

WELL NUMBER 20 WELLHEAD FACILITIES

CIVIL

PROJECT NUMBER: 23389-C-01
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 1/11/01
SHEET NUMBER: 3 OF 3

San Bruno City Municipal Codes

Section 9.04.070 Sound amplifying equipment.

"Sound amplifying equipment" means any machine or device for the amplification of the human voice, music or any other sound, but shall not include standard automobile radios or automobile tape decks when used and heard only by the occupants of the vehicle in which the automobile radio or tape deck is installed, nor radio receiving sets, nonelectrical musical instruments or television sets. Such term shall not include warning devices on any vehicle used only for traffic safety purposes.

Section 9.16.010 Domestic animals.

No dogs, cats, fowl or other domesticated animals shall be permitted to enter or run at large in any park or recreation area or in the City and County of San Francisco Watershed Recreational Easement, either with or without a keeper. Nothing in this section shall prohibit a Seeing-Eye dog under the control of a blind person from entering a park or recreation area or the City and County of San Francisco Watershed Recreational Easement.

Section 9.12.010 Vehicle operation.

No person shall operate any vehicle except upon established paved roads or other established paved or unpaved areas specifically designated and maintained for normal ingress, egress and parking. This section shall not apply to any city or county emergency vehicle, physically handicapped persons operating vehicles (not including automobiles) or to any person acting in compliance with the directions of a park ranger or peace officer.

Section 9.20.020 Picnic permits.

All persons and groups desiring to hold picnics in any recreation area designated as reservable shall procure and obtain permits therefor from the department.

Section 9.20.010 Game playing areas.

The flying of model airplanes, playing of archery and golf, batting of baseballs or softballs, throwing of the shotput, discus and javelin are prohibited upon city parks, playgrounds, tot lots and other open public places in the city provided that this section shall not apply in such areas within parks which are posted to permit any of the activities prohibited in this section. Baseball and softball shall be permitted in unposted areas only where the city has provided a baseball diamond.

Section 9.20.030 Fires.

No person shall light, build, use or maintain a fire within any park or recreation area except in places specifically provided therefor and such places shall not be used until the user has removed all dead wood, moss, dry leaves or other combustible material which may have gathered around such place so there is no possible danger of any fire spreading. No person responsible for fire in any park or recreation area as herein permitted shall leave the fire unattended. When the user has finished with the fire, it shall be completely extinguished.

Section 9.20.040 Prohibited acts.

A. No person shall pick flowers, foliage or fruit, or cut, break, dig up or in any way mutilate or injure any tree, shrub, plant, fern, grass turf, railing, seat, fence, structure or any other thing; or cut, carve, paint, mark, paste or otherwise fasten on any tree, stone, fence, wall, building, monument or any other object in any recreation area any sign, notice, advertisement or inscription.

B. No person shall climb any tree, stone, fence, wall, building and/or monument in any recreation area.

C. No person shall place or throw bottles, broken glass, crockery, ashes, waste paper, cans or any decaying or putrid matter or other rubbish in any park or recreation area except in a receptacle designed for that purpose.

D. No person shall transport or dump any rock, rubble, dirt, sand, fill or other similar material into or in any park or recreation area without the permission of the department.

E. No person shall destroy, disturb, mutilate or remove earth, sand, gravel, oil, minerals, rocks; or lay or set off any explosive material or cause to be done or assist in doing any of such things in any park or recreation area or hiking and riding trail without the specific permission of the department.

F. No person shall remove, injure, disfigure, deface or destroy any object of paleontological, archaeological, or historical interest or value in any park or recreation area or hiking or riding trail nor shall any person engage in any excavation for such objects without first receiving written permission from the department.

G. No person shall discharge fireworks of any kind in any park or recreation area. The San Bruno fire chief, his or her designee, or any San Bruno peace officer may seize, take, remove, or cause to be removed and later dispose of any fireworks in the possession, control, custody or proximity of any person found to be in violation of this section.

Section 9.20.045 General noise regulation.

A. Notwithstanding any other provision of this chapter, and in addition thereto, it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary, and unusual noise which disturbs the peace or quiet of any park, open space or recreation area or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area, or using the park facilities.

B. The standard which may be considered in determining whether a violation of the provisions of this section exists may include, but not be limited to, the following:

1. The level of the noise;
2. Whether the nature of the noise is usual or unusual;
3. The level and intensity of the noise;
4. The proximity of the noise to residential sleeping facilities;
5. The time of day or night the noise occurs;
6. The duration of the noise; and/or
7. Whether the noise is recurrent, intermittent or constant.

C. The following activities shall be exempted from the provisions of this chapter:

1. School bands, school athletic and school entertainment events.
2. Outdoor gatherings, public dances and sporting and entertainment events provided such events are conducted pursuant to all city ordinances and regulations.
3. Noise sources associated with demolition, construction, maintenance and/or repair upon a park, open space or recreation area property, building or other structure.
4. Any activity to the extent regulation thereof has been preempted by state or federal law.

D. In addition to those penalties for violation of this chapter enumerated in Chapter 9.28, the chief of police or his or her designee, or the director of parks and recreation or his or her designee may order an individual or individuals violating any provision of this Section:

1. To discontinue the activity creating the noise which is in violation of this chapter;
- or
2. To leave the park, open space or recreation area for a period not to exceed twenty-four hours.

E. Upon issuance of a citation following a private person arrest of an individual allegedly violating this Section 9.20.045, the chief of police or his or her designee may order the arrested individual to leave the park, open space or recreation area for a period not to exceed twenty-four hours pursuant to the provisions of this Section.

F. Upon a lawful order from the chief of police or his or her designee, to leave the park, open space or recreation area for a period not to exceed twenty-four hours pursuant to the provisions of this Section, failure to so leave upon knowing receipt of such lawful order shall constitute an infraction; or in the alternative, may constitute a violation of Section 148 of the California Penal Code.

G. No person shall remain in any such park, open space or recreation area after having been directed to leave pursuant to this subsection beyond an amount of time reasonably necessary to depart from the area.

Section 9.20.050 Concessions.

No person shall engage in the business of soliciting, selling or peddling of any liquids or edibles for human consumption, distribute circulars, or hawk, peddle or vend any goods, wares or merchandise of any kind in any recreation area, except by specific concession or permit secured from the commission. All persons holding concessions or

permits under this section shall keep the grounds used by them properly policed and shall maintain the premises in a sanitary condition to the satisfaction of the department. No operator of any concession shall retain in his employment any person whose presence is deemed by the department to be subversive of good order and management.

Section 9.20.080 Alcoholic beverages.

Unless authorized by permit from the department, no person shall have in his or her possession any bottle, can or other receptacle containing any alcoholic beverage which has been opened, or the seal of which has been broken, or the contents of which have been partially removed:

A. While on or upon any portion of the roadway or parking facilities located within San Bruno Park;

B. Within the public recreation center, within the public swimming pool area, or upon the concrete sidewalks, aprons or walkways adjoining or alongside the public recreation center and the public swimming pool located within San Bruno Park;

C. Within any area of San Bruno Park designated by resolution of the San Bruno City Council, and thereafter posted or signed, specifying that the possession of an open container of an alcoholic beverage is prohibited in that area.

Unless authorized by permit from the department, it is unlawful for the driver of any motor vehicle to keep in a motor vehicle any bottle, can or other receptacle containing any alcoholic beverage which has been opened, or the seal of which has been broken, or the contents of which have been partially removed, unless such container is kept in the trunk of the vehicle, or kept in some other area of the vehicle not normally occupied by the driver or passengers if the vehicle is not equipped with a trunk, when such vehicle is upon any portion of the roadway or parking facilities located within San Bruno Park.

Section 9.20.100 Remaining in parking areas after police direction to leave.

A. The city council finds and declares that there is a tendency for persons to congregate in certain roadways and parking facilities in San Bruno Park adjacent to residential neighborhoods. Such congregation frequently produces excessive noise and vandalism to the detriment of such adjacent neighborhoods.

B. When any police officer of the city finds that persons are congregating within a roadway or parking facility including adjacent sidewalk areas within San Bruno Park in such numbers and under such circumstances that he has reasonable cause to believe that their continued presence in such roadway or facility would be conducive to (1) the creation of unreasonably loud noise likely to disturb an adjacent residential neighborhood; or (2) the malicious damage to or destruction of property; or (3) offensive or abusive words or conduct with respect to pedestrians traversing the roadway or parking facility, he may direct any or all of such persons to leave such roadway or parking facility.

C. No person shall remain in any such roadway or facility after having been directed to leave pursuant to subsection B beyond an amount of time reasonably necessary to depart from the area.

8.6 - Historical Data Matrix

| San Bruno Parks Historical Data | | | | | | | |
|--|--------------|--------------------|-------------------|-------------------|---------------------|---------------------------------------|---------------------------|
| Park | Acres | Established | Play Equip | Irrigation | Rennovations | Notes | |
| 7th & Walnut | 1 | 1981 | 1981, 1987 | 1981 | | Formerly Rollingwood Community Center | |
| 7th Ave Park | 0.5 | 1958 | 1979 | 1979 | 1979 | | |
| Bayshore Circle | 1 | 1980 | 1980 | 1980 | | | |
| Buckeye | 7 | 1960 | 1980 | | | | |
| Catalpa Park | 0.5 | 1956 | 1981 | None | | | |
| City Park | 31 | 1940 | 1980, 1990, 1997 | 59, 67, 86 | Varied | | |
| Commodore Park | 4 | 1983 | 1999 | 1983 | | | |
| Earl & Glenview | 0.3 | 1977 | 1977 | None | None | | |
| Fleetwood Park | 0.5 | 1981 | 1981, 1987 | 1981 | | | |
| Forest Lane | 4 | 1977 | 1987 | | | | |
| Grundy Park | 4 | 1956 | 1988 | 1988 | | | |
| Herman | 0.25 | 1956 | 1987, 1995 | | | | Formerly Diamond St. Park |
| Lions Park | 3 | 1957 | 1980 | Original | 1974, 1980 | | Formerly Belle Air Park |
| Lomita | 0.25 | 1956 | 1981 | | | | |
| Monte Verde | 5 | 1965 | 1983 | Original | | | |
| Pacific Heights | 5 | 1967 | 1983 | 1988 | | | |
| Ponderosa | 4 | 1981 | 1981 | 1981 | | | |
| Posy Park | 0.2 | 1972? | None | 1972 | 1972 | | |

8.7 - U.S. Census Data

U.S. Census Bureau

American F

Main | Search | Feedback



Quick Tables

DP-1. Profile of General Demographic Characteristics: 2000
 Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
 Geographic Area: **San Bruno city, California**

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

| Subject | Number | Percent |
|-------------------------|---------------|--------------|
| Total population | 40,165 | 100.0 |
| SEX AND AGE | | |
| Male | 19,822 | 49.4 |
| Female | 20,343 | 50.6 |
| Under 5 years | 2,440 | 6.1 |
| 5 to 9 years | 2,595 | 6.5 |
| 10 to 14 years | 2,646 | 6.6 |
| 15 to 19 years | 2,417 | 6.0 |
| 20 to 24 years | 2,436 | 6.1 |
| 25 to 34 years | 6,599 | 16.4 |
| 35 to 44 years | 7,242 | 18.0 |
| 45 to 54 years | 5,856 | 14.6 |
| 55 to 59 years | 1,932 | 4.8 |
| 60 to 64 years | 1,490 | 3.7 |
| 65 to 74 years | 2,435 | 6.1 |
| 75 to 84 years | 1,598 | 4.0 |
| 85 years and over | 479 | 1.2 |
| Median age (years) | 36.3 | (X) |

Table continued on the next page. *Appendix - 259*

| | | |
|--|--------|------|
| 18 years and over | 30,936 | 77.0 |
| Male | 15,093 | 37.6 |
| Female | 15,843 | 39.4 |
| 21 years and over | 29,583 | 73.7 |
| 62 years and over | 5,346 | 13.3 |
| 65 years and over | 4,512 | 11.2 |
| Male | 1,872 | 4.7 |
| Female | 2,640 | 6.6 |
| RACE | | |
| One race | 37,160 | 92.5 |
| White | 23,156 | 57.7 |
| Black or African American | 807 | 2.0 |
| American Indian and Alaska Native | 189 | 0.5 |
| Asian | 7,506 | 18.7 |
| Asian Indian | 877 | 2.2 |
| Chinese | 2,186 | 5.4 |
| Filipino | 3,075 | 7.7 |
| Japanese | 480 | 1.2 |
| Korean | 478 | 1.2 |
| Vietnamese | 99 | 0.2 |
| Other Asian ¹ | 311 | 0.8 |
| Native Hawaiian and Other Pacific Islander | 1,156 | 2.9 |
| Native Hawaiian | 61 | 0.2 |
| Guamanian or Chamorro | 30 | 0.1 |
| Samoan | 186 | 0.5 |
| Other Pacific Islander ² | 879 | 2.2 |

Table continued on the next page.

| Subject | Number | Percent |
|---|---------------|----------------|
| Some other race | 4,346 | 10.8 |
| Two or more races | 3,005 | 7.5 |
| <i>Race alone or in combination with one or more other races</i>³ | | |
| White | 25,343 | 63.1 |
| Black or African American | 1,059 | 2.6 |
| American Indian and Alaska Native | 480 | 1.2 |
| Asian | 8,767 | 21.8 |
| Native Hawaiian and Other Pacific Islander | 1,776 | 4.4 |
| Some other race | 5,928 | 14.8 |
| HISPANIC OR LATINO AND RACE | | |
| Total population | 40,165 | 100.0 |
| Hispanic or Latino (of any race) | 9,686 | 24.1 |
| Mexican | 5,050 | 12.6 |
| Puerto Rican | 302 | 0.8 |
| Cuban | 64 | 0.2 |
| Other Hispanic or Latino | 4,270 | 10.6 |
| Not Hispanic or Latino | 30,479 | 75.9 |
| White alone | 18,822 | 46.9 |
| RELATIONSHIP | | |
| Total population | 40,165 | 100.0 |
| In households | 39,944 | 99.4 |
| Householder | 14,677 | 36.5 |
| Spouse | 7,601 | 18.9 |
| Child | 11,714 | 29.2 |
| Own child under 18 years | 8,144 | 20.3 |
| Other relatives | 3,402 | 8.5 |
| Under 18 years | 912 | 2.3 |
| Nonrelatives | 2,550 | 6.3 |
| Unmarried partner | 805 | 2.0 |
| In group quarters | 221 | 0.6 |
| Institutionalized population | 122 | 0.3 |
| Noninstitutionalized population | 99 | 0.2 |

Table continued on the next page.

| HOUSEHOLDS BY TYPE | | |
|--|---------------|----------------|
| Total households | 14,677 | 100.0 |
| Family households (families) | 9,917 | 67.6 |
| With own children under 18 years | 4,607 | 31.4 |
| Married-couple family | 7,601 | 51.8 |
| With own children under 18 years | 3,567 | 24.3 |
| Female householder, no husband present | 1,644 | 11.2 |
| With own children under 18 years | 753 | 5.1 |
| Nonfamily households | 4,760 | 32.4 |
| Householder living alone | 3,749 | 25.5 |
| Householder 65 years and over | 994 | 6.8 |
| Households with individuals under 18 years | 5,097 | 34.7 |
| Households with individuals 65 years and over | 3,248 | 22.1 |
| Average household size | 2.72 | (X) |
| Average family size | 3.29 | (X) |
| HOUSING OCCUPANCY | | |
| Total housing units | 14,980 | 100.0 |
| Occupied housing units | 14,677 | 98.0 |
| Vacant housing units | 303 | 2.0 |
| For seasonal, recreational, or occasional use | 81 | 0.5 |
| Homeowner vacancy rate (percent) | 0.4 | (X) |
| Rental vacancy rate (percent) | 1.7 | (X) |
| Subject | Number | Percent |
| HOUSING TENURE | | |
| Occupied housing units | 14,677 | 100.0 |
| Owner-occupied housing units | 9,252 | 63.0 |
| Renter-occupied housing units | 5,425 | 37.0 |
| Average household size of owner-occupied unit | 2.76 | (X) |
| Average household size of renter-occupied unit | 2.66 | (X) |

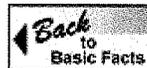
(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.



Quick Tables

DP-3. Profile of Selected Economic Characteristics: 2000
 Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)
 Geographic Area: **San Bruno city, California**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

| Subject | Number | Percent |
|---|--------|---------|
| EMPLOYMENT STATUS | | |
| Population 16 years and over | 32,063 | 100.0 |
| In labor force | 21,964 | 68.5 |
| Civilian labor force | 21,964 | 68.5 |
| Employed | 21,364 | 66.6 |
| Unemployed | 600 | 1.9 |
| Percent of civilian labor force | 2.7 | (X) |
| Armed Forces | 0 | 0.0 |
| Not in labor force | 10,099 | 31.5 |
| Females 16 years and over | | |
| In labor force | 16,577 | 100.0 |
| Civilian labor force | 10,408 | 62.8 |
| Employed | 10,118 | 61.0 |
| Own children under 6 years | | |
| All parents in family in labor force | 2,728 | 100.0 |
| | 1,669 | 61.2 |
| COMMUTING TO WORK | | |
| Workers 16 years and over | 20,958 | 100.0 |
| Car, truck, or van -- drove alone | 15,084 | 72.0 |
| Car, truck, or van -- carpoled | 3,016 | 14.4 |
| Public transportation (including taxicab) | 1,656 | 7.9 |
| Walked | 457 | 2.2 |
| Other means | 235 | 1.1 |
| Worked at home | 510 | 2.4 |
| Mean travel time to work (minutes) | 26.2 | (X) |

Table continued on the next page.

| Employed civilian population 16 years and over | 21,364 | 100.0 |
|---|---------------|--------------|
| OCCUPATION | | |
| Management, professional, and related occupations | 6,887 | 32.2 |
| Service occupations | 3,373 | 15.8 |
| Sales and office occupations | 6,902 | 32.3 |
| Farming, fishing, and forestry occupations | 27 | 0.1 |
| Construction, extraction, and maintenance occupations | 2,002 | 9.4 |
| Production, transportation, and material moving occupations | 2,173 | 10.2 |
| | | |
| INDUSTRY | | |
| Agriculture, forestry, fishing and hunting, and mining | 16 | 0.1 |
| Construction | 1,299 | 6.1 |
| Manufacturing | 1,672 | 7.8 |
| Wholesale trade | 1,016 | 4.8 |
| Retail trade | 2,858 | 13.4 |
| Transportation and warehousing, and utilities | 2,262 | 10.6 |
| Information | 857 | 4.0 |
| Finance, insurance, real estate, and rental and leasing | 1,851 | 8.7 |
| Professional, scientific, management, administrative, and waste management services | 2,269 | 10.6 |
| Educational, health and social services | 3,020 | 14.1 |

Table continued on the next page.

| Subject | Number | Percent |
|--|---------------|----------------|
| Arts, entertainment, recreation, accommodation and food services | 2,031 | 9.5 |
| Other services (except public administration) | 1,214 | 5.7 |
| Public administration | 999 | 4.7 |
| | | |
| CLASS OF WORKER | | |
| Private wage and salary workers | 17,142 | 80.2 |
| Government workers | 2,812 | 13.2 |
| Self-employed workers in own not incorporated business | 1,341 | 6.3 |
| Unpaid family workers | 69 | 0.3 |
| | | |
| INCOME IN 1999 | | |
| Households | 14,558 | 100.0 |
| Less than \$10,000 | 644 | 4.4 |
| \$10,000 to \$14,999 | 440 | 3.0 |
| \$15,000 to \$24,999 | 931 | 6.4 |
| \$25,000 to \$34,999 | 1,421 | 9.8 |
| \$35,000 to \$49,999 | 2,208 | 15.2 |
| \$50,000 to \$74,999 | 3,331 | 22.9 |
| \$75,000 to \$99,999 | 2,346 | 16.1 |
| \$100,000 to \$149,999 | 2,343 | 16.1 |
| \$150,000 to \$199,999 | 576 | 4.0 |
| \$200,000 or more | 318 | 2.2 |
| Median household income (dollars) | 62,081 | (X) |
| | | |
| With earnings | 12,566 | 86.3 |
| Mean earnings (dollars) | 71,340 | (X) |
| With Social Security income | 3,159 | 21.7 |
| Mean Social Security income (dollars) | 11,779 | (X) |
| With Supplemental Security Income | 453 | 3.1 |
| Mean Supplemental Security Income (dollars) | 7,864 | (X) |
| With public assistance income | 216 | 1.5 |
| Mean public assistance income (dollars) | 6,471 | (X) |
| With retirement income | 2,415 | 16.6 |
| Mean retirement income (dollars) | 15,277 | (X) |

Table continued on the next page.

| | | |
|---|---------------|--------------|
| Families | 10,002 | 100.0 |
| Less than \$10,000 | 213 | 2.1 |
| \$10,000 to \$14,999 | 144 | 1.4 |
| \$15,000 to \$24,999 | 499 | 5.0 |
| \$25,000 to \$34,999 | 877 | 8.8 |
| \$35,000 to \$49,999 | 1,327 | 13.3 |
| \$50,000 to \$74,999 | 2,381 | 23.8 |
| \$75,000 to \$99,999 | 1,918 | 19.2 |
| \$100,000 to \$149,999 | 1,961 | 19.6 |
| \$150,000 to \$199,999 | 417 | 4.2 |
| \$200,000 or more | 265 | 2.6 |
| Median family income (dollars) | 70,251 | (X) |
| Per capita income (dollars) | 26,360 | (X) |
| Median earnings (dollars): | | |
| Male full-time, year-round workers | 46,843 | (X) |
| Female full-time, year-round workers | 36,851 | (X) |
| POVERTY STATUS IN 1999 (below poverty level) | | |
| Families | 310 | (X) |
| Percent below poverty level | (X) | 3.1 |
| With related children under 18 years | 188 | (X) |
| Percent below poverty level | (X) | 3.7 |
| With related children under 5 years | 99 | (X) |
| Percent below poverty level | (X) | 4.9 |
| Families with female householder, no husband present | 162 | (X) |
| Percent below poverty level | (X) | 10.4 |

Table continued on the next page.

| Subject | Number | Percent |
|---|---------------|----------------|
| With related children under 18 years | 122 | (X) |
| Percent below poverty level | (X) | 14.6 |
| With related children under 5 years | 45 | (X) |
| Percent below poverty level | (X) | 16.4 |
| Individuals | 1,774 | (X) |
| Percent below poverty level | (X) | 4.4 |
| 18 years and over | 1,415 | (X) |
| Percent below poverty level | (X) | 4.6 |
| 65 years and over | 243 | (X) |
| Percent below poverty level | (X) | 5.5 |
| Related children under 18 years | 340 | (X) |
| Percent below poverty level | (X) | 3.8 |
| Related children 5 to 17 years | 215 | (X) |
| Percent below poverty level | (X) | 3.2 |
| Unrelated individuals 15 years and over | 872 | (X) |
| Percent below poverty level | (X) | 13.3 |

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53



Quick Tables

QT-PL. Race, Hispanic or Latino, and Age: 2000
 Data Set: Census 2000 Redistricting Data (Public Law 94-171) Summary File
 Geographic Area: **San Bruno city, California**

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expplu.html>.

| Subject | All ages | | 18 years and over | |
|--|---------------|--------------|-------------------|--------------|
| | Number | Percent | Number | Percent |
| RACE | | | | |
| Total population | 40,165 | 100.0 | 30,936 | 100.0 |
| One race | 37,160 | 92.5 | 29,024 | 93.8 |
| White | 23,156 | 57.7 | 18,579 | 60.1 |
| Black or African American | 807 | 2.0 | 598 | 1.9 |
| American Indian and Alaska Native | 189 | 0.5 | 146 | 0.5 |
| Asian | 7,506 | 18.7 | 5,857 | 18.9 |
| Native Hawaiian and Other Pacific Islander | 1,156 | 2.9 | 786 | 2.5 |
| Some other race | 4,346 | 10.8 | 3,058 | 9.9 |
| Two or more races | 3,005 | 7.5 | 1,912 | 6.2 |
| HISPANIC OR LATINO AND RACE | | | | |
| Total population | 40,165 | 100.0 | 30,936 | 100.0 |
| Hispanic or Latino (of any race) | 9,686 | 24.1 | 6,658 | 21.5 |
| Not Hispanic or Latino | 30,479 | 75.9 | 24,278 | 78.5 |
| One race | 28,400 | 70.7 | 22,923 | 74.1 |
| White | 18,822 | 46.9 | 15,557 | 50.3 |
| Black or African American | 753 | 1.9 | 573 | 1.9 |
| American Indian and Alaska Native | 103 | 0.3 | 82 | 0.3 |
| Asian | 7,393 | 18.4 | 5,797 | 18.7 |
| Native Hawaiian and Other Pacific Islander | 1,118 | 2.8 | 764 | 2.5 |
| Some other race | 211 | 0.5 | 150 | 0.5 |
| Two or more races | 2,079 | 5.2 | 1,355 | 4.4 |

(X) Not applicable

Source: U.S. Census Bureau, Census 2000 Redistricting Data (Public Law 94-171) Summary File, Matrices PL1, PL2, PL3, and PL4.