

COMMUNITY WORKSHOP #1 SUMMARY

CITY OF SAN BRUNO FLORIDA AVENUE PARK MASTER PLAN

June 22, 2016 | 6:30 pm – 8:30pm

WORKSHOP OVERVIEW AND FORMAT

On Tuesday, June 22, 2016, the City of San Bruno convened the first public meeting for the Florida Avenue Park Master Plan at the Bay Area Entrepreneur Center in downtown San Bruno. This meeting was the first of two meetings that will be hosted by the City to create a neighborhood-driven design for the park. Eighteen community members were in attendance.

Kerry Burns, the City's Community Services Director opened the meeting welcoming participants. Joan Chaplick of the consulting design firm, MIG, served as the meeting facilitator for the evening. Joan reviewed the meeting agenda, which included a presentation of context and process of the Master Plan, facilitated small group discussions, and a final report back with all workshop participants.

Joan introduced Matthew Gaber, landscape architect from MIG who presented the context of the park site in regard to the neighborhood and the City parks' system. Matthew also described the public input driven process. The purpose of the first meeting is to determine the preferred experiences and activities the neighbors want to have at the site which is about 0.75 acre. The City also wanted to hear about potential issues and concerns the workshop participants had about the site. Following the workshop, the MIG design team will propose a set of design concepts for the park that reflect the public input and show how various activities could be accommodated on the site. These alternatives will be presented at a second public meeting on August 16, 2016 and will allow new and returning neighbors to weigh in on the future design for their park.

SMALL GROUP ACTIVITY

Participants were asked to break into two smaller groups, where they participated in a facilitated discussion of the following topics:

1. Preferred experiences,
2. Brainstorm of potential activities for the site,
3. Issues and concerns, and
4. Most preferred activities

Preferred Experiences

Participants were given post-it notes and were asked to think 1-2 years into the future after the park is complete and imagine the type of experience they want to have in this park. Participants wrote 3-4 adjectives or a short phrase to describe the experiences they would like to have at the park. The following words and phrases were those shared most frequently and across both groups. The full list of generated phrases can be found in Appendix A.

- Clean
- Active
- Safe
- Kid-friendly
- Neighborly and social
- Unique and special
- Peaceful and relaxing
- Simple and functional
- Playful and fun
- Natural and green
- Aesthetically pleasing

Brainstorming Activities

Then, participants were asked to think about the activities they wanted to be able to do within the park. Each group brainstormed and generated a lengthy list of options. The activities were unconstrained by site factors, budget or other factors. The full list of brainstormed activities from both groups can be found in Appendix A.

Issues and Concerns

Within the two small groups, participants were asked to identify any issues and concerns that they want the design team to consider when creating the park design alternatives.

Safety. This was an important topic for both groups. Traffic and fast moving cars contributed to unsafe conditions around the park. Group 1 proposed traffic calming measures on adjacent streets and Group 2 discussed the possibility of converting Florida Avenue into a one-way street and adding speed bumps. There was also discussion of tagging and dumping activities at the park site. Participants requested the park design and materials choices take these potential activities into account. There were also concerns about the site including areas with low visibility or features that would provide spaces for inappropriate behavior to occur. It was suggested that lighting could be used to promote safety. Participants suggested the park be designed in way that encouraged positive uses. Group 2 suggested block parties and areas for picnicking as ways to encourage this.

Flooding. Some participants from Group 2 expressed concern that flooding could be a major issue within the renovated park, since some homes already experience flooding or the threat of flooding during periods of heavy rain.

Removal of existing structure. Some participants expressed concern about the safe removal of the existing building on the park site. Some participants, including some who live across the street from the park wanted assurances the City would remove the structure in a manner that safely removed the lead paint, asbestos and other contaminants in a manner that air quality, reduced dust and dirt and other measure to protect their health and property. Community Services Director Kerry Burns provided assurances and provided a description of the activities being conducted by the City to ensure safe removal of the structure.

Balancing of user groups and ages. Participants discussed wanting the site to accommodate all age groups (seniors, adults and children) and different user groups based on activities.

Parking. Participants described parking in the area as difficult and suggested the park not include features that would attract users from outside the neighborhood who would drive to park at the site.

Dedicated space for dogs. Group 1 participants discussed the inclusion of dedicated space for dogs within the park. Within the group, there were clear pro and con opinions. There were some participants open to consideration, with others remaining neutral. One participant who was extremely opposed to having dedicated space for dogs in the park based his concern on the presence of dogs creating unsafe conditions for his children.

Park Maintenance. Participants were concerned about how the park would be maintained on a regular basis by the City. Group 1 participants also inquired how landscaping would be addressed given current drought conditions and watering requirements.

Top Activities

Following the group brainstorm, participants in each group were given color dots to select from the brainstormed list of activities in order to identify their most preferred activities. Based on the number of choices, the facilitators of each group slightly modified the number of dots provided to each person.

GROUP 1

Within group 1, each person was given four dots that they could use to vote for their favorite activities among the brainstormed activity list. Adult exercise, natural features and social area emerged as the top three activities, with 11, 8 and 8 votes respectively. Other activities such as play structures, a fenced dog area, unprogrammed open space and a community garden received votes, albeit fewer.

Table 1. Group 1 activities ranked by number of votes

Activity	# of Votes
Adult exercise (yoga, stretching, bars)	11
Natural features (shade, planting, trees)	8
Social (clusters of seating, picnic tables, reading)	8
Play structures for different age groups	4
Fenced dog area	4
Community garden	2

Adult Exercise. Group 1 participants discussed how to incorporate fitness for adults into the park as a way to rethink the park not only as a child’s playground, but an interactive space for people of all ages. Amenities such as pull up bars and non-electric elliptical machines were used as examples and areas for yoga and stretching were proposed.

Natural features. Group 1 participants highlighted the importance of including landscaping and trees to provide shade and beauty in the park. A small grassy open space area could also be included to provide an area for informal and flexible uses.

Social. Group 1 highlighted that the park should include amenities that encourage socializing, such as clusters of seating and picnic tables.

GROUP 2

Within Group 2, each person voted for their preferred activity. The group then discussed how to consolidate activities into three top identified activities. Table 2 identifies the top three activities that were identified by the group (highlighted in yellow) along with the other activities discussed by the group.

Table 2. Group 2 activities by group consensus

Activity	Group Consensus
Relaxing	✓
Socializing/Engaging community	✓
Playing (Including picnicking, play structures)	✓
Eating	
Reading	
Learning (including history of city and neighborhood)	
Engaging youth	
Gardening	
Exercise (pull-up bar)	

Relaxing. A number of participants highlighted the importance of providing activities that promote relaxation. In particular, the group members discussed designing the park so that passive uses such as reading and sitting were encouraged.

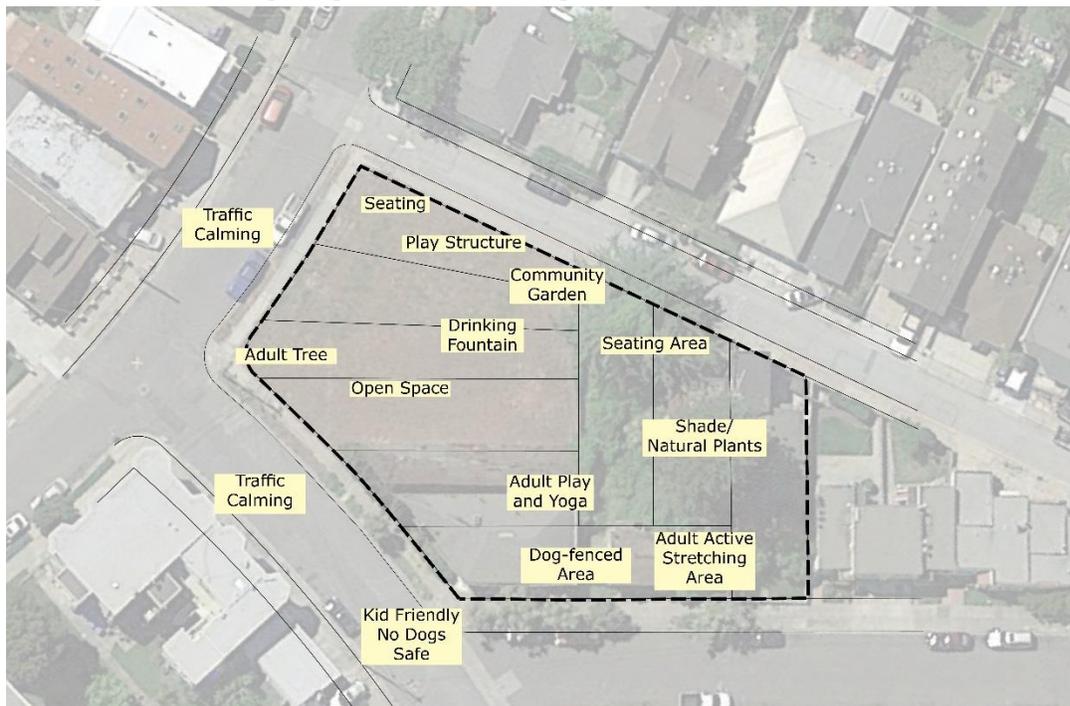
Socializing. Group 2 participants were in favor of designing the park for socializing, and participants proposed picnicking and block parties as activities that would engage and build the surrounding community in a positive way. Participants were also aware that these activities would have to be noise and timing sensitive to limit impacts on nearby residents.

Play. Group 2 participants agreed that elements of play were an important part of the new park. People recommended more traditional play structures and swings that could serve neighborhood children, as well as more creative elements as interactive play features, such as an educational garden.

ENVISIONING THE PARK SITE

Facilitators then asked participants to use post-it notes to locate their preferred activities within the park site. The post-it notes were not to scale, so more activities than could fit on the site were suggested by the participants. However, the intention of the exercise was to provide an opportunity for people to locate where certain uses could be placed in relation to each other, without being constrained by considerations of space or the priority level of different amenities. The following images have digitized the sticky note comments for legibility. Photographs of the original activity are included within Appendix B.

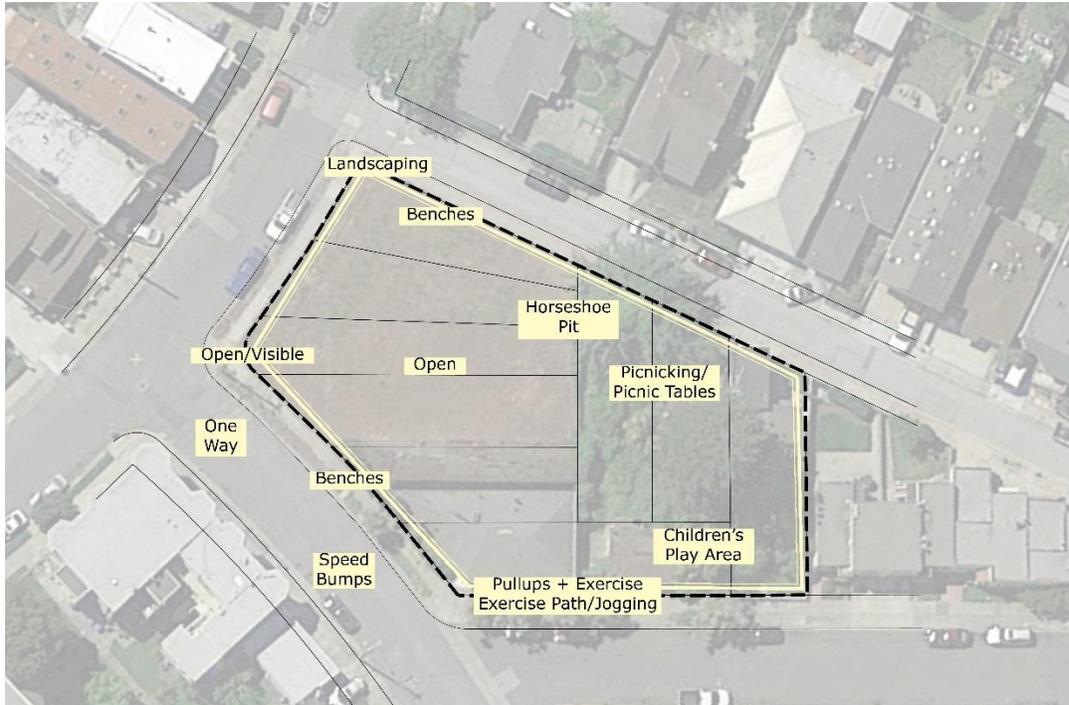
Group 1 Concept (Not to Scale)



Group 1 Concept Comments

- The group wants to look at designing traffic calming measures on the streets adjacent to the park site.
- The group did not resolve the discussion around whether having a dedicated dog-fenced area was suitable for this location, as reflected in the comments “Kid friendly/ No dogs/ Safe” and “Dog-fenced area.”

Group 2 Concept (Not to Scale)



Group 2 Concept Comments

- Benches and landscaping at the park perimeter were proposed to create a natural and soft barrier to the street.
- Picnicking was proposed underneath the existing trees to leverage shade benefits of the mature trees.
- Group 2 participants proposed a perimeter fitness path that would allow community members an opportunity to jog, walk and do exercise activities.

CONCLUSION AND NEXT STEPS

Following the June 22, 2016 community workshop, the design team will consolidate and analyze the preferences and concerns of the workshop participants in order to generate design alternatives for the Florida Avenue park site. The next community workshop to be held on August 16, 2016 will allow community members to weigh in on alternative park design layouts.

APPENDIX A

Preferred Experiences

Group 1

- Water fountains
- Kids playing baseball as a community neighborhood
- Kid friendly, safe, no dogs
- Active, social, safe
- Pet-friendly
- Sanctuary, garden, picnic tables
- Unique and special
- Place to sit and relax
- Social, adult exercise equipment
- Simple, functional
- Safe, playful, fun, joyous

Group 2

- Safety
- Clean
- Neighborly (but not too much)
- Natural, green and lush
- Peaceful and relaxing
- Aesthetically pleasing
- Play and recreation

Activity Brainstorm

Group 1

- Clusters of seating – social (6 votes)
- Picnic tables, reading (2 votes)
- Open space, unprogrammed and flexible, green space (2 votes)
- Sliding, swinging – play structures for different age groups, preference for rubber surface (4 votes)
- Basketball hoop – active
- Adult exercise – bars, etc. (7 votes)
- Yoga, stretching, rubber surfacing mound (3 votes)
- Duck ponds
- Fence area for dogs (4 votes)
- Shade, planting, beauty, trees (6 votes)
- Appropriate to the scale of the neighborhood
- Community garden (2 votes)

Group 2

- Relaxing
- Eating
- Picnicking
- Engaging community
- Block party
- Socializing
- Safety
- Reading
- Playing/sports and athletics
- Learning
- Engaging youth
- Gardening
- History of city and neighborhood

Issues and Concerns

Group 1

- Parking
- Water
- Friendly to all ages – adults and children
- Dogs (+/-) Spectrum
 - May increase visitors from outside neighborhood
 - Dog-child interaction
 - Noise
 - On-leash signage
- Maintenance and Durability
- Safety
 - Traffic, boundary (fence)
 - Vandalism
 - Lighting (park hours, drug use)
- Metal – hot for children
- Seating for parents to supervise
- Shade

Sails, trees

Group 2

- Animals and food (family of raccoons)
- Timeline for demolition of existing building
- Lead paint
- Parties
- No bbq
- Restrooms or no
- Maintenance of the park
- ADA accessibility
- Demographics
 - Teenagers, adults

Top Activities

Group 1

- Adult Exercise
- Natural Features
- Social

Group 2

- Relaxing
- Socializing (Engaging Community and Picnicking)
- Play

APPENDIX B

Group 1 Activity Board

FLORIDA AVENUE PARK MASTER PLAN

Group #: 1
Facilitator: Jean + Ashley
Date: 6/22/16

PREFERRED ACTIVITIES



Map annotations include: Seating Area, Row Stubs, Open Community Garden, Seating Area, Adult Table, Making Gardens, Adult Play + Yoga, Dog Fenced Area, Kid Friendly NO DBLS SAFE, and Adult Table (repeated). A scale bar shows 0 to 40 feet and a north arrow is present.

ISSUES AND CONCERNS



Group 2 Activity Board

FLORIDA AVENUE PARK MASTER PLAN

Group #: 2
 Facilitator: Matthew + Beth
 Date: 6/22/16

PREFERRED ACTIVITIES

- ① Relaxing
- ② Socializing/
Engaging
Community
- ③ Playing
and
picnicking



ISSUES AND CONCERNS

- + SAFETY
- + TRAFFIC
- + PARKING (ONSITE)
- + BEHAVIOUR (APPROPRIATE)
- + FLOODING
- + EX HOUSE
- + BALANCING USER GROUPS