



# MILLBRAE PARKS AND FACILITIES INVENTORY, ANALYSIS AND RECOMMENDATIONS REPORT

January 7, 2022



Mosta Grove Park

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Mills Estate Park (Undeveloped)

# 01

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## EXECUTIVE SUMMARY

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Green Hills Park

# 01. EXECUTIVE SUMMARY

## INTRODUCTION

Millbrae's rich and diverse range of parks and facilities mirror the greater community. They are an integral asset to the City, enriching quality of life and offering the opportunity for recreational experience in a multitude of ways. The variety of site amenities provided, combined with expressive character and unique geographical locations, constitutes a network of local treasures.

Parks systems work within themselves and the greater community to harmonize and complement the many health enhancing recreation options provided to the public.

The purpose of this report is to provide an inventory, analysis and set of recommendations for current parkland in the City. This includes park size, condition, necessary & suggested repairs or upgrades, and associated costs.

The report reviews City-owned parks and does not include school facilities (which are dealt with under separate agency agreements) or unimproved open spaces (which are considered wildlands).

This document may be used to support CEQA analyses for individual development projects and/or development of capital improvement fees.

## PARK INVENTORY

A visit to the many varied parks of Millbrae reveals a complex system of outdoor spaces. Each has its own set of special attributes and while many of these features overlap from site to site, not any one location has or should have all possible amenities. The expression of each area is a beautiful illustration of the balance between user group and potential opportunity. The Millbrae parks inventory lists all site elements and locates them on an aerial map for orientation.

By extension, the surrounding environment is also accounted for. While it is idyllic to contemplate the parks as oases for enjoyment, they are affected by views, sound, light and air conditions, which are all considered here.

## PARK ANALYSIS

An inspection of each Millbrae park was conducted with a representative of the City present. The sites were examined on two different levels. Firstly, use patterns and broader site facilities were noted including desires from the local citizen user group for additional or improved amenities. Secondly, individual elements were evaluated by a set of criteria including but not limited to: practical function, space enhancement, age / lifespan / durability, historical or site specific relevance, safety, accessibility, current novel attraction and multi-use benefit.

Furthermore, apparent urgent needs were noted and weighed along with items of longer term wear and tear.

## PARK RECOMMENDATIONS

Size, location, user group, apparent need, community aspirations, City wholeness and richness of character all play into the recommendations for the Millbrae parks.

In some cases, site elements are not being used, are unsafe or unsightly and are suggested for removal.

The addition, modernization or enhancement of other park aspects employs the process of evolution. Public wishes metamorphose over time and respond to current trends. Simultaneously some features remain enduring or even evoke nostalgia while remaining useful and stimulating.

Based on the inventory and analysis, suggestions for enhancement are generated and presented. Due to many of the parks' adjacencies to wild-lands or wildlife corridors, quantifiable areas require special consideration.

## MAINTENANCE ANALYSIS & PRESCRIPTIVE MEASURES

Most Millbrae parks are in good condition due to the diligence of the limited maintenance staff and its management. There are certain challenging areas to all of the sites and some locations are suffering in appearance and function from chronic misuse.

Integral to the overall park recommendations, the prescriptive measures ensure relief to a struggling maintenance crew, by employing creative and pragmatic solutions to the routine challenges faced by them in the regular cycle of presenting a perpetually inviting and functional setting to the public.

This has the double benefit of strengthening City team morale and increasing public pride and care through projected 'ownership'.

A wooden sign with the words "MELBRAE COMMUNITY GARDEN" carved into it in a weathered, rustic font. The sign is mounted on a post and set against a backdrop of green trees and blue sky.



## *Central Park Community Garden*

# 02

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PARK INVENTORY

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## 02. EXISTING PARK INVENTORY

### PARK LOCATIONS, ACRES AND OWNER

REF #	DEVELOPED PARKS	ACRES	OWNER
1	Bayside Manor Park <sup>1</sup>	0.8	SFIA
2	Central Park	8.1	City
3	Green Hills Park	2	City
5	Lion Bill Mitchell Park	0.8	City
6	Marina Vista Park <sup>2</sup>	0.6	SFIA
7	Meadows Park	2.3	City
8	Millbrae Skate Park	0.4	City
10	Mosta Grove Park	0.4	City
11	Rotary Park	1	City
13	Monterey Park <sup>3</sup>	1.4	JPB
14	City Facilities	5.1	City

REF #	DEVELOPED OPEN SPACE	ACRES	OWNER
12	Spur Trail Property <sup>4</sup>	21.7	City
4	Josephine Waugh Soroptimist Park	2.5	City
TOTAL DEVELOPED PARKLAND		47.1	

REF #	UNDEVELOPED PARKS	ACRES	OWNER
9	Mills Estate Undeveloped Park	4.7	City
15	Schultz Undeveloped Park	2.6	City

REF #	UNDEVELOPED OPEN SPACE	ACRES	OWNER
12	Spur Trail Undeveloped <sup>5</sup>	26.4	City

1. San Francisco International Airport (SFIA)

2. San Francisco International Airport (SFIA)

3. Joint Powers Board (JPB)

4. Approximately 21.7 acres of 49.2 acre Spur Trail Property have been improved. This acreage does not include Josephine Waugh Soroptimist Park, Lion Bill Mitchell Park, Mosta Grove Park, Rotary and Millbrae Skate Park

5. The remaining 26.4 acres of Spur Trail Property is undeveloped

### DEFINITIONS

- Developed Park – Improved, primarily unobstructed area with landscaping and recreational equipment such as play apparatuses and/or basketball courts. The purpose of parks is to provide for outdoor recreation and physical exercise near to residential and employment areas.
- Developed Open Space – Any area that is vacant of any structures and is primarily maintained in its natural condition. In some cases, this definition includes pathways, landscaping, and other improvements which are maintained. The provision of open space is intended to offer residents and visitors opportunities for quiet introspection in a location that provides visual relief from buildings, concrete, and noise associated with urban life.
- Undeveloped Park - City owned parcels, have no recreational equipment or amenities.
- Undeveloped Open Space - City owned parcels, that are not developed and have no recreational equipment or amenities.

### SOURCE

a State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2021. Sacramento, California, May 2021.

b Per Nexus Report reviewed by City Council in summer of 2021, the City changed the park standard ratio to 3 acres of developed parkland per 1,000 residents.

### TOTAL DEVELOPED PARKLAND IN ACRES / 1,000 RESIDENTS

ACRES/1,000 RESIDENTS	
TOTAL DEVELOPED PARKLAND	47.1
RESIDENTS <sup>a</sup>	22.5
ACRES/1,000 <sup>b</sup>	2.1



**ACRES PER 1,000 RESIDENTS:** The 1998 General Plan continued Millbrae's policy of providing a minimum of 2.0 acres of parkland per 1,000 residents. The 2018 Report proposed a 1.0 acre increase to 3.0 acres of parkland per 1,000 residents. The updated 2040 General Plan will continue to provide a vision of safe, accessible, sustainable, community-orientated parks and open space for the City while ensuring sufficient parkland. See footnote b on this page for new ratio.

## 02. EXISTING PARK INVENTORY

	BAYSIDE MANOR PARK	CENTRAL PARK	CITY FACILITIES	GREEN HILLS PARK	JOSEPHINE WAUGH SOROPTIMIST PARK	LION BILL MITCHELL PARK	MARINA VISTA PARK	MEADOWS PARK	MILLBRAE SKATE PARK	MILLS ESTATE PARK	MONTEREY PARK	MOSTA GROVE PARK	ROTARY PARK	SPUR TRAIL PROPERTY
<b>ACRES</b>	0.8	8.1	5.1	2.0	2.5	0.8	0.6	2.3	0.4	4.7	1.4	0.4	1.0	21.7
<b>BIKE RACK</b>	0	0	3	0	0	0	0	0	0	0	0	0	0	0
<b>BBQ GRILL</b>	0	3	0	5	0	1	2	0	0	0	0	1	4	0
<b>VEHICLE CHARGING STATION</b>	0	0	4	0	0	0	0	0	0	0	0	0	0	0
<b>CHESS TABLE</b>	0	0	0	6	0	0	0	0	0	0	0	0	0	0
<b>HARD TOP PLAY</b>	NO	YES	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO
<b>PLAY STRUCTURE</b>	YES	YES	NO	YES	NO	YES	YES	YES	NO	NO	NO	NO	YES	NO
<b>COMMUNITY CENTER</b>	NO	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
<b>DRINKING FOUNTAIN</b>	0	2	0	1	0	1	0	0	1	0	0	1	1	0
<b>FENCES</b>	YES	YES	NO	NO	NO	YES	YES	YES	YES	NO	NO	NO	YES	NO
<b>INFORMATION SIGNS</b>	0	4	1	2	0	1	0	1	1	0	1	0	2	MULTIPLE
<b>LIGHTING</b>	0	2 (TENNIS)	YES	1	0	0	0	0	YES	0	0	0	0	0
<b>MULTIUSE TRAIL</b>	NO	NO	NO	NO	YES	YES	NO	NO	YES	NO	YES	YES	YES	YES
<b>PARK SIGN</b>	YES	YES	NO	YES	YES	YES	YES	YES	YES	NO	NO	YES	YES	YES
<b>PARKING</b>	STREET	STREET	LIBRARY	STREET	STREET	STREET	STREET	STREET	STREET	STREET	STREET	STREET	STREET	STREET
<b>PEDESTRIAN TRAIL</b>	NO	YES	NO	YES	YES	NO	NO	NO	YES	NO	YES	YES	NO	YES
<b>PLAZA</b>	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	YES	NO	NO
<b>POWER LINES</b>	YES	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO	NO	NO
<b>PICNIC TABLES</b>	1	8	3	10	0	2	2	0	0	0	NO	1	4	0
<b>PUBLIC ART</b>	NO	NO	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO
<b>OPEN SPACE</b>	YES	YES	NO	NO	YES	YES	YES	YES	NO	YES	NO	NO	YES	YES
<b>REST ROOMS</b>	0	0	1	0	0	0	0	0	1	0	0	0	0	0
<b>RECYCLING RECEPTACLE</b>	0	9	3	2	0	1	0	0	1	0	0	1	4	MULTIPLE
<b>WASTE RECEPTACLE</b>	1	12	6	2	2	1	1	1	1	0	0	1	4	MULTIPLE
<b>SEATING (BENCHES)</b>	1	4	4	8	2	1	1	2	0	0	0	2	1	0
<b>SHADE STRUCTURE</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>VIEWS (+ OR -)</b>	NEGATIVE	NEUTRAL	NEUTRAL	POSITIVE	POSITIVE	NEUTRAL	NEGATIVE	POSITIVE	NEUTRAL	POSITIVE	NEGATIVE	POSITIVE	NEUTRAL	POSITIVE
<b>WATER FEATURE</b>	0	0	1	0	0	0	0	0	0	0	0	0	0	0
<b>BASKETBALL COURT</b>	1	0	0	0	0	0	1	0	0	0	0	0	0	0
<b>VOLLEYBALL COURT</b>	1	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TENNIS COURT</b>	0	4	0	0	0	0	0	0	0	0	0	0	0	0
<b>7-STATION FITNESS STATION</b>	NO	NO	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO
<b>POTENTIAL FOR EVENTS</b>	YES	YES	YES	YES	NO	NO	NO	YES	NO	NOT LIKELY	NO	YES	NO	NO
<b>POTENTIAL HIST. VALUE</b>	NO	NO	YES	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	PERHAPS
<b>NATURAL TURF PLAY FIELD</b>	YES	YES	NO	NO	NO	YES	YES	YES	NO	NO	NO	NO	YES	NO
<b>SKATE PARK</b>	NO	NO	NO	NO	NO	NO	NO	NO	YES	NO	NO	NO	NO	NO
<b>DOG PICK UP STATIONS</b>	1	1	0	1	1	1	1	1	1	0	2	1	1	MULTIPLE

## 02. EXISTING PARK INVENTORY

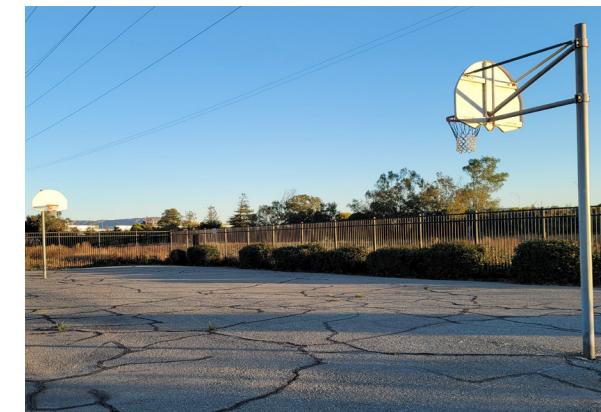
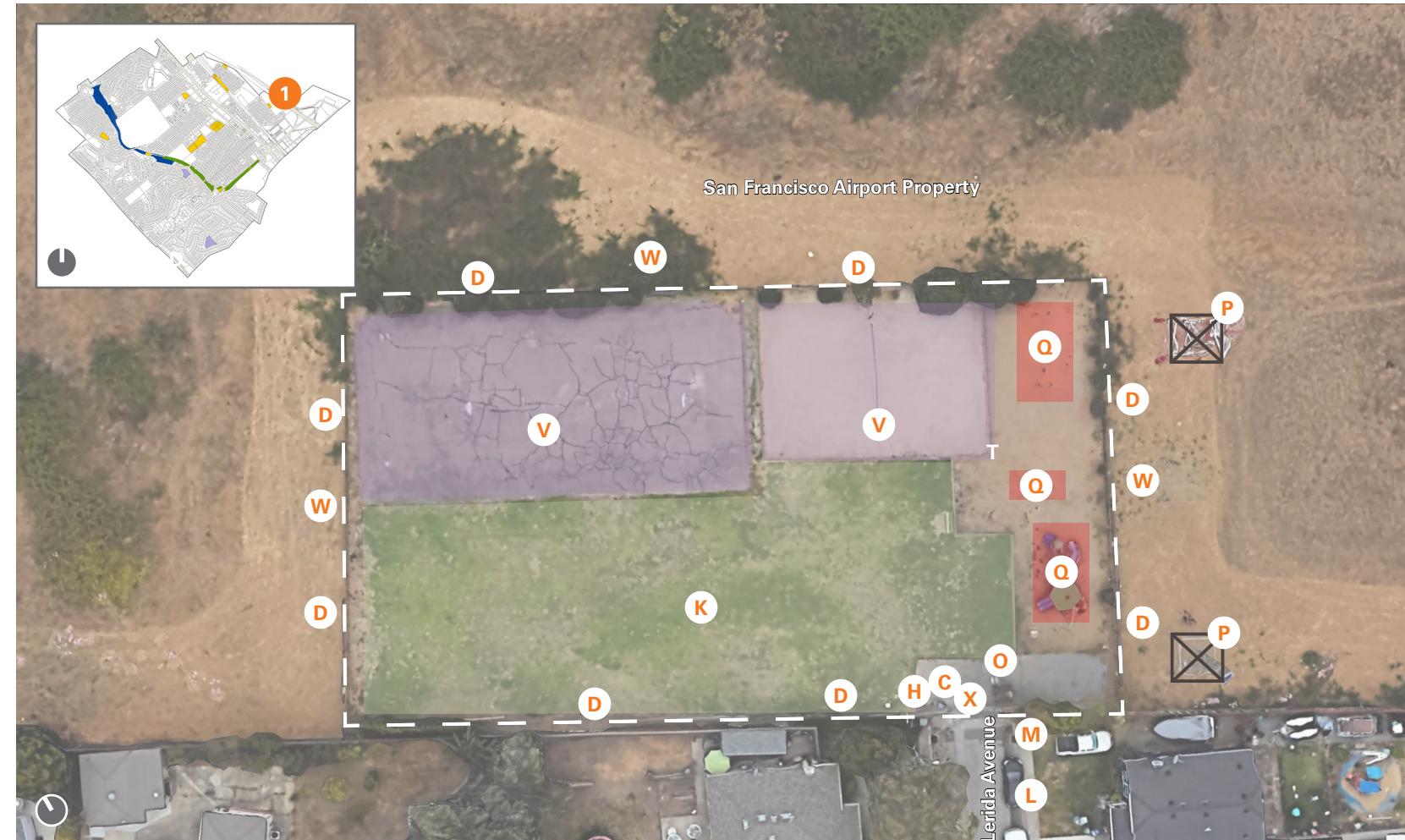
### BAYSIDE MANOR PARK

0.8 ACRES

	PARK ELEMENTS	QUANTITY
A	BBQ GRILLS	0
B	DRINKING FOUNTAIN	0
C	DOG STATION	1
D	FENCING	FULL
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	NA
H	IRRIGATION	YES
I	LIGHTING	NA
J	MULTI-USE TRAIL	NA
K	OPEN NATURALTURF	YES
L	PARKING	STREET
M	PARK SIGN	1

	PARK ELEMENTS	QUANTITY
N	PEDESTRIAN TRAIL	NA
O	PICNICTABLE	1
P	POWER LINES	2
Q	PLAY EQUIPMENT	YES
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	1
U	SHADE STRUCTURE	0
V	SPORT COURTS	2
W	VIEWS	NEGATIVE
X	WASTE/RECYCLE	WASTE ONLY 1
Y	BICYCLE PARKING	NO

- OPEN NATURALTURF
- PLAY EQUIPMENT
- SPORT COURTS



## 02. EXISTING PARK INVENTORY

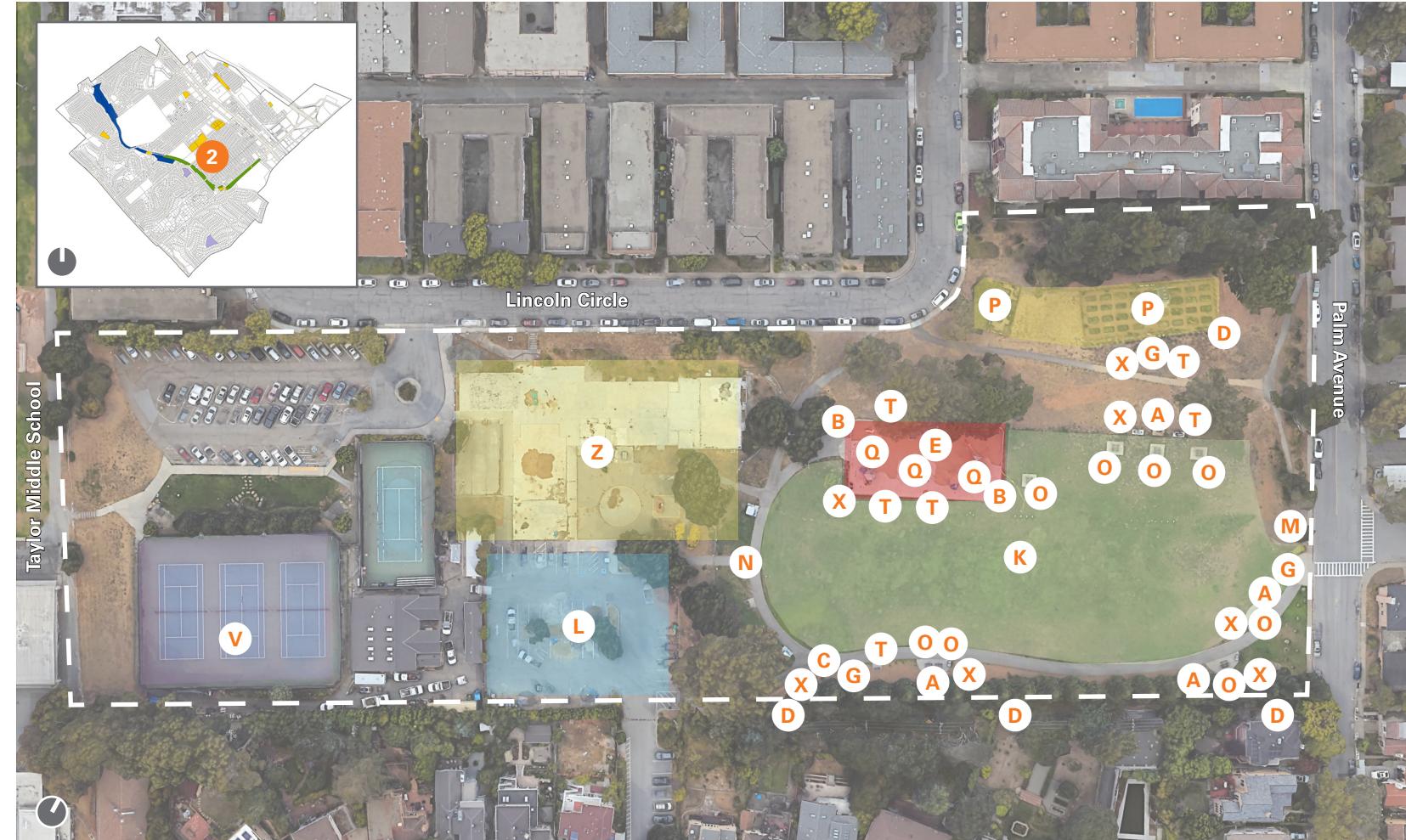
### CENTRAL PARK

8.1 ACRES

	PARK ELEMENTS	QUANTITY
A	BBQ GRILLS	6
B	DRINKING FOUNTAIN	2
C	DOG STATION	1
D	FENCING	YES
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	3
H	IRRIGATION	YES
I	LIGHTING	NA
J	MULTI-USE TRAIL	NA
K	OPEN NATURALTURF	YES
L	PARKING	YES
M	PARK SIGN	1

	PARK ELEMENTS	QUANTITY
N	PEDESTRIAN TRAIL	YES
O	PICNIC TABLE	8
P	COMMUNITY GARDEN	2
Q	PLAY EQUIPMENT	YES
R	PUBLIC ART	NA
S	RESTROOMS	1*
T	SEATING	6
U	SHADE STRUCTURE	NA
V	SPORT COURTS	3
W	VIEWS	NEUTRAL
X	WASTE/RECYCLE	9
Y	BICYCLE PARKING	0
Z	COMMUNITY CENTER	1

\*CURRENTLY PORTABLE - FUTURE IN NEW RECREATION CENTER



- OPEN NATURALTURF
- PLAY EQUIPMENT
- SPORT COURTS
- COMMUNITY AREAS
- PARKING



NATURALTURF, OPEN SPACE, SOCCER CHALK



COMMUNITY GARDEN GATE WITH KEY PAD ENTRY



PLAYGROUND EQUIPMENT - IS BEING REPLACED



SOUTH ENTRY OFF OF PARKING

## 02. EXISTING PARK INVENTORY

### GREEN HILLS PARK

2.0 ACRES

	PARK ELEMENTS	QUANTITY
A	BBQ GRILLS	5
B	DRINKING FOUNTAIN	1
C	DOG STATION	1
D	FENCING	YES
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	2
H	IRRIGATION	YES
I	LIGHTING	1
J	MULTI-USETRAIL	NA
K	OPEN NATURALTURF	YES
L	PARKING	STREET
M	PARK SIGN	1

	PARK ELEMENTS	QUANTITY
N	PEDESTRIAN TRAIL	YES
O	PICNIC TABLE	10
P	CHESS TABLE	6
Q	PLAY EQUIPMENT	YES
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	8
U	SHADE STRUCTURE	0
V	SPORT COURTS	NA
W	VIEWS	POSITIVE
X	WASTE/RECYCLE	2 EA.
Y	BICYCLE PARKING	NA

OPEN NATURALTURF

PLAY EQUIPMENT

PLAZA



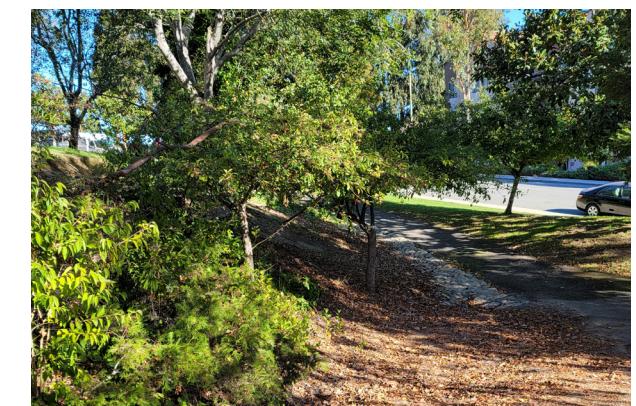
CHESS BOARDS



PLAYGROUND AND GREEN SPACE



GRAND STAIRCASE WITH LANDING PLAZA



BACK SIDE, PEDESTRIAN PATH

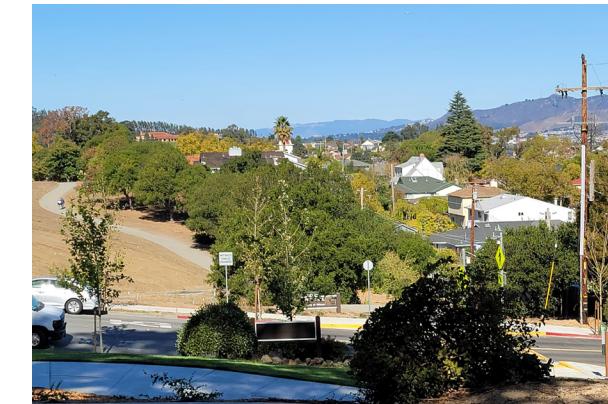
## 02. EXISTING PARK INVENTORY

## JOSEPHINE WAUGH SOROPTIMIST PARK

2.5 ACRES

	PARK ELEMENTS	QUANTITY
A	BBQ GRILLS	0
B	DRINKING FOUNTAIN	0
C	DOG STATION	1
D	FENCING	NA
E	HARD TOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	0
H	IRRIGATION	YES
I	LIGHTING	NA
J	MULTI-USE TRAIL	YES
K	OPEN NATURAL TURF	YES
L	PARKING	STREET

	PARK ELEMENTS	QUANTITY
M	PARK SIGN	1
N	PEDESTRIAN TRAIL	NA
O	PICNIC TABLE	0
Q	PLAY EQUIPMENT	NA
R	PUBLIC ART	NA
S	RESTROOMS	0
T	SEATING	2
U	SHADE STRUCTURE	0
V	SPORT COURTS	0
W	VIEWS	POSITIVE
X	WASTE/RECYCLE	2
Y	BICYCLE PARKING	NO



NEW CONCRETE PATH & VIEW



## MEMORIAL BENCH



## SPUR TRAIL CONNECTOR PARK



## NEW CONCRETE PATH

## 02. EXISTING PARK INVENTORY

### LION BILL MITCHELL PARK

0.8 ACRES

	PARK ELEMENTS	QUANTITY
A	BBQ GRILLS	1
B	DRINKING FOUNTAIN	1
C	DOG STATION	1
D	FENCING	YES
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	1
H	IRRIGATION	YES
I	LIGHTING	NA
J	MULTI-USETRAIL	YES
K	OPEN NATURALTURF	YES
L	PARKING	STREET
M	PARK SIGN	1

	PARK ELEMENTS	QUANTITY
N	PEDESTRIAN TRAIL	YES
O	PICNICTABLE	2
P	LION STATUE	YES
Q	PLAY EQUIPMENT	YES
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	1
U	SHADE STRUCTURE	NA
V	SPORT COURTS	NA
W	VIEWS	NEUTRAL
X	WASTE/RECYCLE	1 EA.
Y	BICYCLE PARKING	NO

OPEN NATURALTURF

PLAY EQUIPMENT

WOODED HILLSIDE



PARK REGULATIONS



PICNICTABLE AND GRILL



PARK SHADE



ACCESS TO THE SPURTRAIL

## 02. EXISTING PARK INVENTORY

### MARINA VISTA PARK

0.62 ACRES

	PARK ELEMENTS	QUANTITY
A	BBQ GRILLS	2
B	DRINKING FOUNTAIN	0
C	DOG STATION	1
D	FENCING	FULL
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	0
H	IRRIGATION	YES
I	LIGHTING	NA
J	MULTI-USETRAIL	NA
K	OPEN NATURALTURF	YES
L	PARKING	STREET
M	PARK SIGN	1

	PARK ELEMENTS	QUANTITY
N	PEDESTRIAN TRAIL	NA
O	PICNIC TABLE	2
P	POWER LINES	2
Q	PLAY EQUIPMENT	YES
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	1
U	SHADE STRUCTURE	0
V	SPORT COURTS	1
W	VIEWS	NEGATIVE
X	WASTE/RECYCLE	1 WASTE ONLY
Y	BICYCLE PARKING	NO

- OPEN NATURALTURF
- PLAY EQUIPMENT
- SPORT COURTS



PLAYGROUND



BASKETBALL COURT



PARK SIGN



PICNIC AREA

## 02. EXISTING PARK INVENTORY

### MEADOWS PARK

2.3 ACRES

	PARK ELEMENTS	QUANTITY
A	BBQ GRILLS	0
B	DRINKING FOUNTAIN	0
C	DOG STATION	1
D	FENCING	YES
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	1
H	IRRIGATION	YES
I	LIGHTING	NA
J	MULTI-USE TRAIL	NA
K	OPEN NATURAL TURF	YES
L	PARKING	STREET
M	PARK SIGN	1

	PARK ELEMENTS	QUANTITY
N	PEDESTRIAN TRAIL	YES
O	PICNIC TABLE	0
P	BACK STAIR ENTRY	1
Q	PLAY EQUIPMENT	YES
R	PUBLIC ART	NA
S	RESTROOMS	0
T	SEATING	2
U	SHADE STRUCTURE	0
V	SPORT COURTS	NA
W	VIEWS	POSITIVE
X	WASTE/RECYCLE	1 WASTE ONLY
Y	BICYCLE PARKING	NO



OPEN NATURAL TURF  
PLAY EQUIPMENT



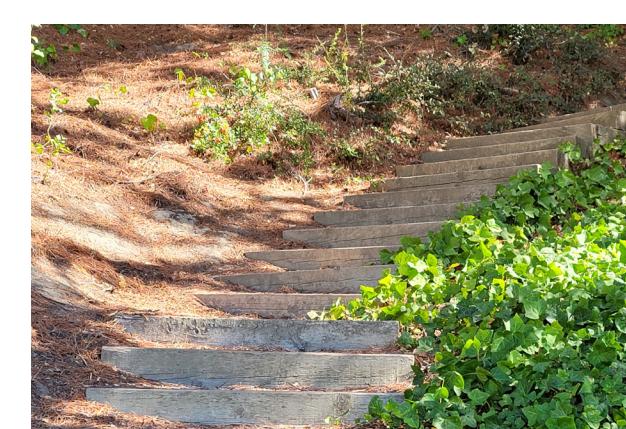
SWEEPING LAWN



BACK ENTRY AT TOP OF STAIRS FROM CLAREMONT CT



PLAYGROUND EQUIPMENT



STAIR INTO PARK FROM CLAREMONT CT

## 02. EXISTING PARK INVENTORY

### MILLBRAE SKATE PARK

0.4 ACRES

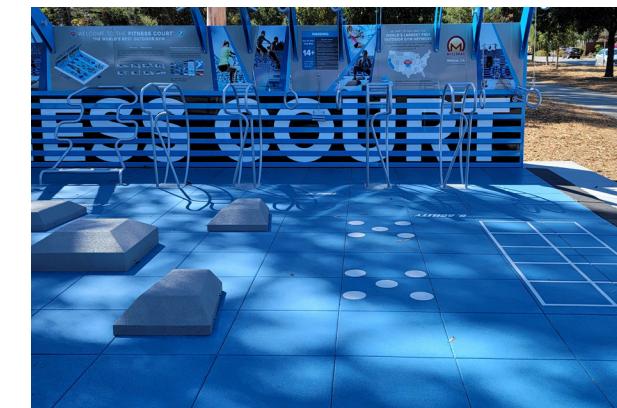
PARK ELEMENTS	QUANTITY	
A	BBQ GRILLS	0
B	DRINKING FOUNTAIN	1
C	DOG STATION	NA
D	FENCING	FULL
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	1
H	IRRIGATION	NA
I	LIGHTING	2
J	MULTI-USE TRAIL	YES
K	OPEN NATURAL TURF	NA
L	PARKING	STREET
M	PARK SIGN	1

PARK ELEMENTS	QUANTITY	
N	PEDESTRIAN TRAIL	NA
O	PICNIC TABLE	1
P	FITNESS STATION	1
Q	PLAY EQUIPMENT	0
R	PUBLIC ART	1
S	RESTROOMS	1
T	SEATING	0
U	SHADE STRUCTURE	1
V	SPORT COURTS	1
W	VIEWS	1
X	WASTE/RECYCLE	1 EA.
Y	BICYCLE PARKING	0

FITNESS STATION  
SPORT COURTS



PARK SIGN



7-STATION FITNESS COURT



SKATE PARK



SKATE PARK'S HANG-OUT AREA WITH PUBLIC ART

## 02. EXISTING PARK INVENTORY

## MILLS ESTATE PARK (UNDEVELOPED PARK)

4.7 ACRES

	PARK ELEMENTS	QUANTITY
A	BBQ GRILLS	0
B	DRINKING FOUNTAIN	0
C	DOG STATION	0
D	FENCING	0
E	HARD TOP PLAY	0
F	HISTORIC SIGNIFICANCE	POTENTIAL
G	INFORMATIONAL SIGNS	0
H	IRRIGATION	NA
I	LIGHTING	NA
J	MULTI-USE TRAIL	NA
K	OPEN NATURAL MEADOW	YES
L	PARKING	STREET
M	PARK SIGN	0

	PARK ELEMENTS	QUANTITY
N	PEDESTRIAN TRAIL	PARTIAL ASPHALT PATH
O	PICNIC TABLE	0
P	BAY VIEW	YES
Q	PLAY EQUIPMENT	0
R	PUBLIC ART	NA
S	RESTROOMS	0
T	SEATING	0
U	SHADE STRUCTURE	0
V	SPORT COURTS	0
W	VIEWS	POSITIVE
X	WASTE/RECYCLE	WASTE ONLY 1
Y	BICYCLE PARKING	NO



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## VIEW FROM MILLS ESTATE PARK



## VIEW OF MILLS ESTATE PARK



## BACK ACCESS



**LEASH LAW SIGN**

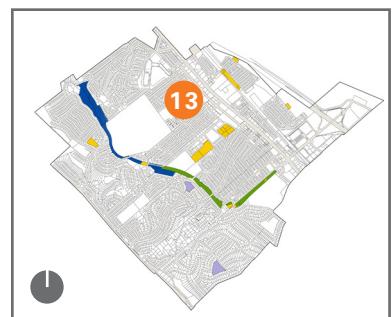
## 02. EXISTING PARK INVENTORY

### MONTEREY PARK

1.4 ACRES

	PARK ELEMENTS	QUANTITY
A	BBQ GRILLS	0
B	DRINKING FOUNTAIN	0
C	DOG STATION	1
D	FENCING	NA
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	0
H	IRRIGATION	YES
I	LIGHTING	NA
J	MULTI-USETRAIL	YES
K	OPEN NATURALTURF	NA
L	PARKING	STREET
M	PARK SIGN	0

	PARK ELEMENTS	QUANTITY
N	PEDESTRIANTRAIL	YES
O	PICNICTABLE	0
P	BART/CALTRAINTRACKS	2
Q	PLAY EQUIPMENT	NA
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	0
U	SHADE STRUCTURE	0
V	SPORT COURTS	0
W	VIEWS	NEGATIVE
X	WASTE/RECYCLE	0
Y	BICYCLE PARKING	NO



PEDESTRIANTRAIL



MONTEREY PARK



## 02. EXISTING PARK INVENTORY

### MOSTA GROVE PARK

0.4 ACRES

PARK ELEMENTS	QUANTITY	
A	BBQ GRILLS	1
B	DRINKING FOUNTAIN	1
C	DOG STATION	1
D	FENCING	NA
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	NA
H	IRRIGATION	YES
I	LIGHTING	NA
J	MULTI-USE TRAIL	YES
K	OPEN NATURAL TURF	NA
L	PARKING	STREET
M	PARK SIGN	1

PARK ELEMENTS	QUANTITY	
N	PEDESTRIAN TRAIL	YES
O	PICNIC TABLE	1
P	PLAZA	1
Q	PLAY EQUIPMENT	NA
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	2
U	SHADE STRUCTURE	NA
V	SPORT COURTS	NA
W	VIEWS	POSITIVE
X	WASTE/RECYCLE	1 EA.
Y	BICYCLE PARKING	NO

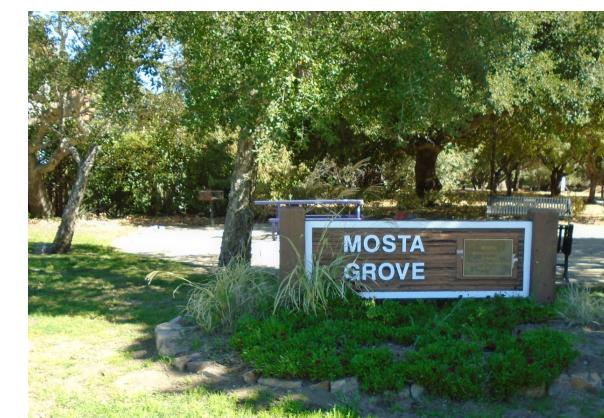
PLAZA



PLAZA



WATER STATION



PARK SIGN



THE SPURTRAIL AS IT MEETS MOSTA GROVE PARK

## 02. EXISTING PARK INVENTORY

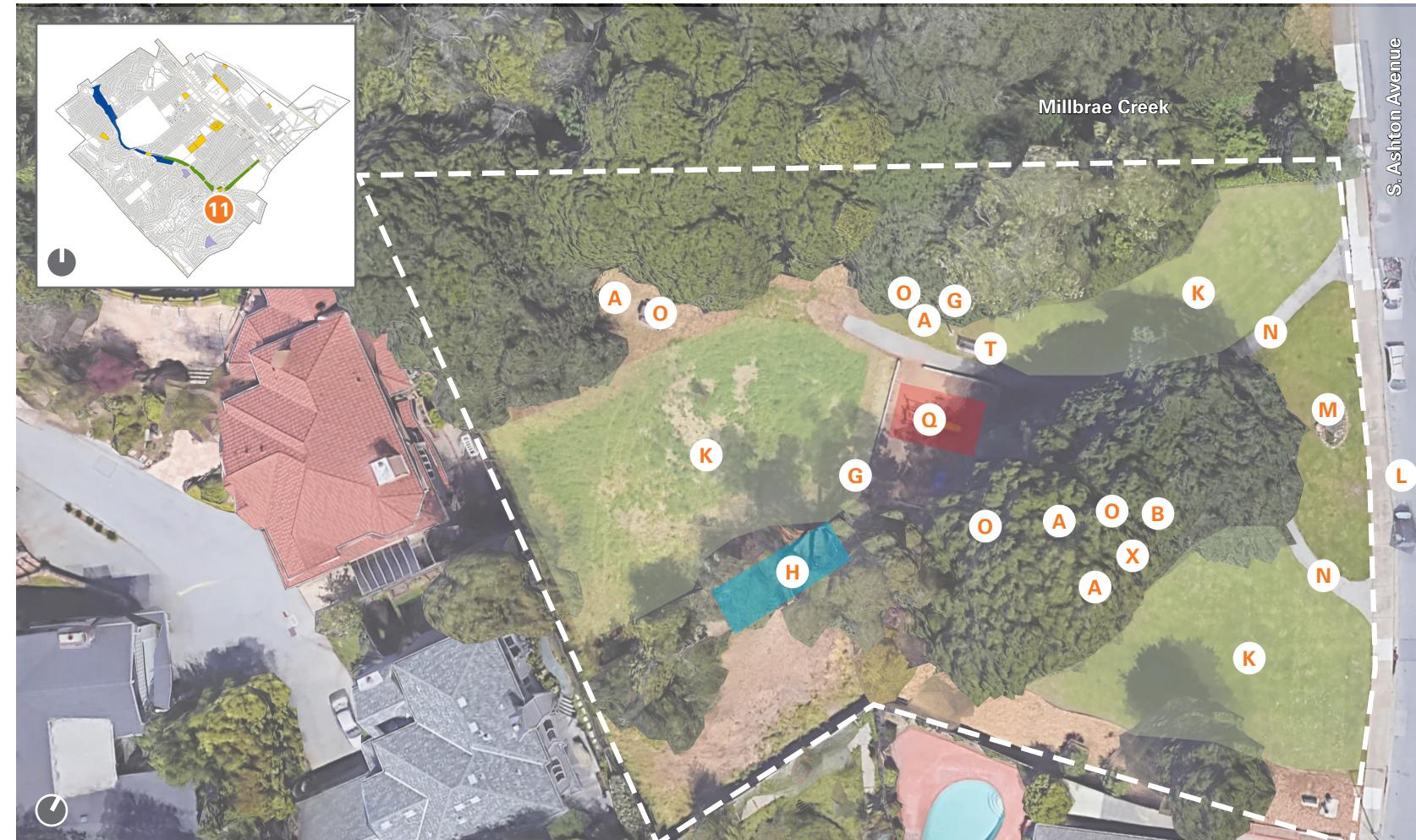
### ROTARY PARK

1.0 ACRES

PARK ELEMENTS	QUANTITY	
A	BBQ GRILLS	4
B	DRINKING FOUNTAIN	1
C	DOG STATION	1
D	FENCING	YES
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	YES
G	INFORMATIONAL SIGNS	1
H	IRRIGATION	YES
I	LIGHTING	NA
J	MULTI-USETRAIL	NA
K	OPEN NATURALTURF	YES
L	PARKING	STREET

PARK ELEMENTS	QUANTITY	
M	PARK SIGN	YES
N	PEDESTRIAN TRAIL	YES
O	PICNICTABLE	4
Q	PLAY EQUIPMENT	YES
R	PUBLIC ART	NA
S	RESTROOMS	1
T	SEATING	0
U	SHADE STRUCTURE	0
V	SPORT COURTS	0
W	VIEWS	NEUTRAL
X	WASTE/RECYCLE	4 EA
Y	BICYCLE PARKING	NO

- OPEN NATURALTURF
- PLAY EQUIPMENT
- AREA OF POTENTIAL HISTORIC SIGNIFICANCE



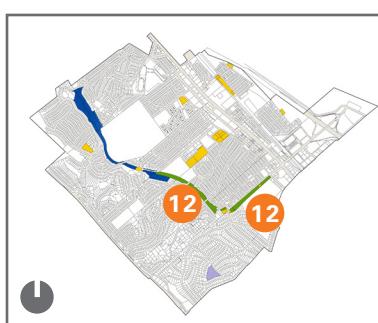
## 02. EXISTING PARK INVENTORY

SPURTRAIL PROPERTY (DEVELOPED AND UNDEVELOPED)

21.7ACRES\*

PARK ELEMENTS	QUANTITY
A BBQ GRILLS	0
B DRINKING FOUNTAIN	0 - LOCATED IN PARKS
C DOG STATION	6 OR MORE
D FENCING	NA
E HARDTOP PLAY	NA
F HISTORIC SIGNIFICANCE	NA
G INFORMATIONAL SIGNS	YES
H IRRIGATION	NA
I LIGHTING	NA
J MULTI-USETRAIL	YES
K OPEN NATURAL MEADOW	YES
L PARKING	STREET
M PARK SIGN	YES

PARK ELEMENTS	QUANTITY
N PEDESTRIAN TRAIL	YES
O PICNIC TABLE	NA
P FITNESS STATION	1
Q PLAY EQUIPMENT	NA
R PUBLIC ART	NA
S RESTROOMS	NA
T SEATING	NA
U SHADE STRUCTURE	NA
V SPORT COURTS	NA
W VIEWS	POSITIVE
X WASTE/RECYCLE	6 OR MORE
Y BICYCLE PARKING	NO



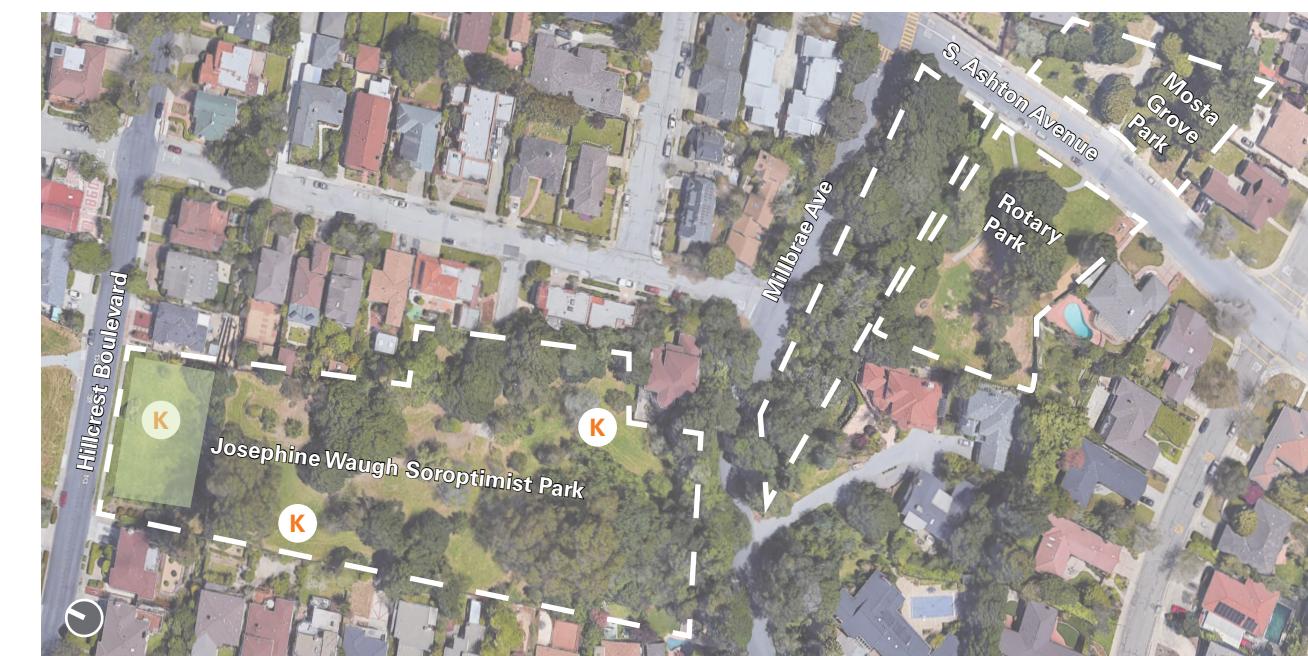
JOSEPHINE WAUGH SOROPTIMIST TO TAYLOR

\*21.7 acres of the Spur Trail account for improved lands, while the remaining 26.4 acres remain unimproved, consisting of wildlands and wildlife corridors.

The entire Spur Trail totals 48.7 Acres which does not include the five distinct parks along its route

- Lion Bill Mitchell Park - 0.5 acre
- Josephine Waugh Park - 2.5 acres
- Rotary Park - 1 acre
- Mosta Grove Park - 0.4 acres
- Millbrae Skate Park - 0.4 acres

FITNESS STATION SKATE PARK OPEN NATURAL MEADOW



ROTARY TO JOSEPHINE WAUGH SOROPTIMIST PARK



SPURTRAIL AT MILLBRAE AVE TO MOSTA GROVE

## 02. EXISTING PARK INVENTORY



## 02. EXISTING PARK INVENTORY

### CITY FACILITIES

5.1 ACRES

	PARK ELEMENTS	QUANTITY
A	BBQ GRILLS	NA
B	DRINKING FOUNTAIN	NA
C	ELECTRIC VEHICLE CHARGERS	4
D	FENCING	NA
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	YES
G	INFORMATIONAL SIGNS	YES
H	IRRIGATION	YES
I	LIGHTING	YES
J	MULTI-USE TRAIL	NA
K	OPEN NATURAL TURF	3
L	PUBLIC PARKING	YES
M	PARK SIGN	YES

	PARK ELEMENTS	QUANTITY
N	PEDESTRIAN TRAIL	NA
O	PICNIC TABLE	3
P	PLAZA	1
Q	PLAY EQUIPMENT	NA
R	PUBLIC ART	0
S	RESTROOMS	YES
T	SEATING	4
U	SHADE STRUCTURE	1
V	SPORT COURTS	NA
W	VIEWS	NEUTRAL
X	WASTE/RECYCLE	6/3
Y	BICYCLE PARKING	3

- PLAZA
- BUILT IN WALL SEAT
- PUBLIC PARKING



MILLBRAE MUSEUM AND GARDEN



LIGHTED PATHWAY BEHIND THE LIBRARY



GAZEBO RESTING POINT



MILLBRAE LIBRARY

# 03

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PARK ANALYSIS

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## 03. PARK ANALYSIS

### BAYSIDE MANOR PARK

0.8 ACRES

	PARK ELEMENTS	CONDITION
A	BBQ GRILLS	NA
B	DRINKING FOUNTAIN	NA
C	DOG STATION	FAIR
D	FENCING	GOOD
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	NA
H	IRRIGATION	FAIR
I	LIGHTING	NA
J	MULTI-USETRAIL	NA
K	OPEN NATURALTURF	POOR
L	PARKING	FAIR
M	PARK SIGN	GOOD

	PARK ELEMENTS	CONDITION
N	PEDESTRIAN TRAIL	NA
O	PICNIC TABLE	POOR
P	POWER LINES	DOMINANT
Q	PLAY EQUIPMENT	GOOD
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	POOR
U	SHADE STRUCTURE	NA
V	SPORT COURTS	POOR
W	VIEWS	NEGATIVE
X	WASTE/RECYCLE	POOR
Y	BICYCLE PARKING	NA



Bayside Manor Park is a well used neighborhood facility. On-street parking is available, but limited. Access is open and through one entrance, which is announced by a sign in good condition at the terminus of Lerida Avenue. A small asphalt congregating area is adjacent to the park entry. Currently it features one deteriorating bench, one rusty picnic table and no drinking fountain or barbecue. While there is one waste receptacle, there is no recycling furnishing. Automated irrigation is partially functional and operated by a 'Calsense' control system. The peripheral distribution of water to the shrubs has been destroyed. Gophers create chronic hazards and nuisance with holes and mounds throughout the open field area and the existing turf is suffering from compaction and weed infestation (no herbicides are allowed due to the Park's proximity to an environmentally sensitive area). Medium sized landscape plants are minimal and some require shearing or pruning. No shade structures or trees exist on site, and there is no hydration station. The park is in direct proximity to Highway 101 and SFO Airport, both of which are major sources of noise and air pollution. Additionally, the most dominant feature of this park is the PG&E power lines that tower overhead. The sports courts experience high use and the playground equipment is dated, but safe and in good condition. A metal picket perimeter fence is intact and in fairly good condition, including a lockable chain link vehicular maintenance gate. Vandalism has been a challenge in the past. There is no restroom at this park (not even a portable), which is an inconvenience. A dog refuse station is provided, which may encourage more dog attendance or may motivate owners to be responsible (or both). No bicycle parking has been provided.



RUSTY PICNIC TABLE - DATED/POOR CONDITION



PLAYGROUND EQUIPMENT - DATED/GOOD CONDITION



BASKETBALL COURT  
DETERIORATION



POWER LINES - DOMINANT



GOPHER HOLES - HAZARD AND NUISANCE

## 03. PARK ANALYSIS

### CENTRAL PARK

#### 8.1 ACRES

	PARK ELEMENTS	CONDITION
A	BBQ GRILLS	GOOD
B	DRINKING FOUNTAIN	POOR
C	DOG STATION	GOOD
D	FENCING	EXCELLENT
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	GOOD
H	IRRIGATION	GOOD
I	LIGHTING	NA
J	MULTI-USETRAIL	GOOD
K	OPEN NATURALTURF	*
L	PARKING	*
M	PARK SIGN	GOOD

	PARK ELEMENTS	CONDITION
N	PEDESTRIAN TRAIL	GOOD
O	PICNIC TABLE	POOR
P	COMMUNITY GARDEN	EXCELLENT
Q	PLAY EQUIPMENT	GOOD
R	PUBLIC ART	NA
S	RESTROOMS	*
T	SEATING	GOOD
U	SHADE STRUCTURE	NA
V	SPORT COURTS	*
W	VIEWS	NEUTRAL
X	WASTE/RECYCLE	EXCELLENT
Y	BICYCLE PARKING	NA
Z	RECREATION CENTER	*

\*UNDER CONSTRUCTION OR SLATED FOR RENOVATION



Millbrae's Central Park may be approached either by: Palm Avenue, Lincoln Circle, Taylor Fields and Laurel Avenue. The only park sign is on Palm Avenue, and is in good condition. It is anticipated that there will be new signs included as a part of the recreation center being built. Parking lots are provided off Lincoln Circle with 56 spaces being improved, and Laurel Avenue with 47 spaces likewise. Ample street parking is available. The new Millbrae Recreation Center - currently under construction - bifurcates the site. On the west lie the tennis courts, which are slated for renovation. On the east a large green fills half the space. The turf is in fair condition, but suffers from gopher infestation and poor drainage. It and the other plantings are efficiently irrigated by an automated system operated by a Calsense controller. The east half of Central Park is occupied by multiple uses. A playground sits near the center and is slated for renovation (although the equipment is in good shape - only dated). Two fenced community gardens (one ADA accessible) provide opportunities to members paying a fee to access the locked areas. These help express the unique character of the neighborhood, add to park ambiance and enhance the local ecosystem. Central Park's perimeter path is wide, gently sloped and in good condition until reaching the promontory. At this point it becomes relatively steep and deteriorates to a degree. Picnicking opportunities abound along the walkway at separate nodes, and a larger assembly of furnishings sits at the base of the hill, providing a reasonable quantity of picnic tables, grills and waste/recycle receptacles. There is no shade structure, limited tree canopy and the hydration stations are out of date. Currently the park is serviced by portable restrooms, but once the new Recreation Center is open, its restrooms will open directly into the space. Dog refuse stations are provided.



OLD, AND NON-FUNCTIONING DRINKING FOUNTAIN



"BIG BELLY" WASTE AND RECYCLE - CITY STANDARD



MATURE CYPRESS TREES



SECURED COMMUNITY GARDEN



PICNIC AREA AND MESSAGE BOARD

## 03. PARK ANALYSIS

### GREEN HILLS PARK

2.0 ACRES

	PARK ELEMENTS	CONDITION
A	BBQ GRILLS	NA
B	DRINKING FOUNTAIN	POOR
C	DOG STATION	GOOD
D	FENCING	NA
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	FAIR
H	IRRIGATION	FAIR
I	LIGHTING	POOR
J	MULTI-USETRAIL	NA
K	OPEN NATURALTURF	FAIR
L	PARKING	GOOD
M	PARK SIGN	GOOD

	PARK ELEMENTS	CONDITION
N	PEDESTRIAN TRAIL	POOR
O	PICNIC TABLE	POOR
P	CHESS TABLE	GOOD
Q	PLAY EQUIPMENT	GOOD
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	RANGES
U	SHADE STRUCTURE	NA
V	SPORT COURTS	NA
W	VIEWS	GOOD
X	WASTE/RECYCLE	FAIR
Y	BICYCLE PARKING	NA



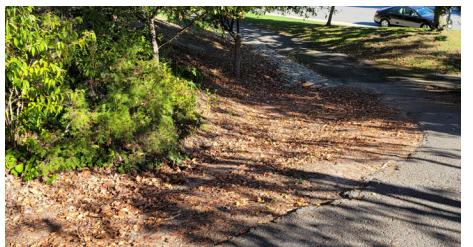
One may enter Green Hills Park by sidewalk access off of Magnolia Avenue. This is the side that welcomes the public with its sign (which is in very good condition). Street parking is available. The park is quite hilly, with stairs that evoke a different era. There is a peripheral path leading to the top of the hill and the picnic area, but it has some steep sections (at the bottom as well). In addition to its grade, the path is uneven and broken in several places. The picnic area has a reasonable number of tables and grills, but most are old and broken. This is a distinct park with great views from the right vantage point. The irrigation is in working order and operated by a Calsense controller. Planting is spotty and the victim of trampling. The Eucalyptus grove is both an amenity and a nuisance. Tree litter encumbers the paths and leads to excessive blower usage. The grove does create an ambiance at the top of the hill, but the seedlings will continue to sprout and invade. Turf in this park is undefined in areas, just thinning out under trees to bare earth. It has been employed in an unrestrained fashion on slopes. There is one light in the park, which is completely blocked by tree foliage. The play equipment is in good condition, but suitable only for toddlers. A derelict horseshoe pit is in disrepair and not used. There is no restroom and the one drinking fountain is inoperable. A dog refuse stations is provided, which may encourage more dog attendance or may motivate owners to be responsible (or both). The litter receptacles are not the City standard but are in good condition and plentiful. A central cluster of concrete chess tables complete the look. No bicycle parking has been provided.



PARK SIGN



STAIRS ARE A PARK FEATURE IN THIS INSTANCE



PEDESTRIAN PATH AROUND PARK, IN POOR CONDITION



LIMITED, BUT LOVELY VIEWS



CHESS BOARDS



PICNIC HUB LOCATED AT THE TOP OF THE HILL.



TOP "PLAZA" CURRENTLY HAS NO FUNCTION

## 03. PARK ANALYSIS

### JOSEPHINE WAUGH SOROPTIMIST PARK

2.5 ACRES

	PARK ELEMENTS	CONDITION
A	BBQ GRILLS	NA
B	DRINKING FOUNTAIN	NA
C	DOG STATION	GOOD
D	FENCING	NA
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	NA
H	IRRIGATION	VERY GOOD
I	LIGHTING	NA
J	MULTI-USETRAIL	EXCELLENT
K	OPEN NATURALTURF	GOOD
L	PARKING	FAIR

	PARK ELEMENTS	CONDITION
M	PARK SIGN	GOOD
N	PEDESTRIAN TRAIL	EXCELLENT
O	PICNICTABLE	NEW
Q	PLAY EQUIPMENT	NA
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	GOOD/POOR
U	SHADE STRUCTURE	NA
V	SPORT COURTS	NA
W	VIEWS	EXCELLENT
X	WASTE/RECYCLE	GOOD
Y	BICYCLE PARKING	NA

Josephine Waugh - Soroptimist Park may be accessed from Hillcrest Boulevard, Millbrae Avenue and the terminus of Chadbourne Avenue. Street parking can be limited. A single welcome sign in very good condition occurs at the north entrance. The park has recently received upgrades in the form of a very wide, very steep, very curvy concrete ramp-path. At the mid-section of this walkway a decomposed granite pad has been laid for a new picnic table and grill. All of the newly turfed and gopher proof north slope as well as the other plantings on site are irrigated with an upgraded system, operated by a Calsense controller. Further into the park sit two benches at the crest of the hill, beautifully situated under oak trees. One bench is very old, the other is new. Tree plantings will mature into a oak grove in what was an unnecessary patch of thin turf. This park has some unique character qualities. Functioning as a connector on the Spur Trail, it appears both small and large at the same time and provides sunny open areas as well as woodsy shaded ones in which to linger. The drinking fountain is non-operational and there is no restroom. A dog refuse station is provided near the north entrance, which may encourage more dog attendance or may motivate owners to be responsible (or both). No bicycle parking has been provided.



NEW PARK SIGN AND LANDSCAPING



ACCESS FROM JOSEPHINE WAUGH SOROPTIMIST ONTO THE SPUR TRAIL



MEMORIAL BENCH IN THE GROVE



NEW PAD FOR NEWTABLE AND GRILL



PATH THROUGH THE PARK



NEWLY PLANTED OAK GROVE



MATURE OAK



ENTERING THE PARK FROM CHADBOURNE AVENUE

## 03. PARK ANALYSIS

### LION BILL MITCHELL PARK

0.8 ACRES

	PARK ELEMENTS	CONDITION
A	BBQ GRILLS	FAIR
B	DRINKING FOUNTAIN	FAIR
C	DOG STATION	GOOD
D	FENCING	NA
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	FAIR
H	IRRIGATION	GOOD
I	LIGHTING	NA
J	MULTI-USETRAIL	NA
K	OPEN NATURALTURF	POOR
L	PARKING	GOOD
M	PARK SIGN	GOOD

	PARK ELEMENTS	CONDITION
N	PEDESTRIAN TRAIL	NA
O	PICNIC TABLE	FAIR
P	WOODED HILLSIDE	EXCELLENT
Q	PLAY EQUIPMENT	GOOD
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	GOOD
U	SHADE STRUCTURE	NA
V	SPORT COURTS	NA
W	VIEWS	FAIR
X	WASTE/RECYCLE	GOOD
Y	BICYCLE PARKING	NA



Lion Bill Mitchell Park has an access point from the Spur Trail as well as a main entrance off of Tioga Drive as announced by the sign (which is in good condition). On street parking is available, but is limited. A bright sunny playground features equipment that is dated and for the very young, but in good condition. A beautiful wooded hillside is the backdrop for this park. All turf areas shows evidence of gopher infestation. The site has one grill and two picnic tables in fair condition and one bench in good condition - all in the steadfast presence of the Lion sculpture. There is no shade structure, however there are tree canopy opportunities and an older functioning drinking fountain. There is no restroom at this park (not even a portable), which is an inconvenience. A dog refuse station is provided, which may encourage more dog attendance or may motivate owners to be responsible (or both). No bicycle parking has been provided.



TURF CONDITION



NATURALIZED EDGE CONDITIONS



DRINKING FOUNTAIN



DEEP SHADE



PLAYGROUND EQUIPMENT - DATED/GOOD CONDITION



LION AND PARK SIGN



OPEN SPACE AND NATURAL SHADE



HILLSIDE DRAINAGE

## 03. PARK ANALYSIS

### MARINA VISTA PARK

0.62 ACRES

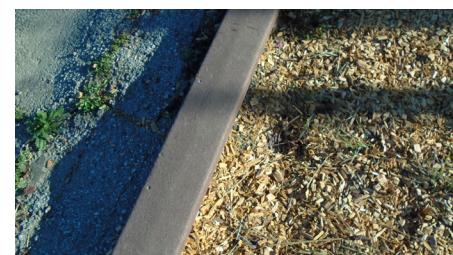
	PARK ELEMENTS	CONDITION
A	BBQ GRILLS	POOR
B	DRINKING FOUNTAIN	NA
C	DOG STATION	FAIR
D	FENCING	GOOD
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	NA
H	IRRIGATION	GOOD
I	LIGHTING	NA
J	MULTI-USETRAIL	NA
K	OPEN NATURALTURF	FAIR
L	PARKING	FAIR
M	PARK SIGN	GOOD

	PARK ELEMENTS	CONDITION
N	PEDESTRIAN TRAIL	NA
O	PICNIC TABLE	POOR
P	POWER LINES	DOMINANT
Q	PLAY EQUIPMENT	GOOD
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	POOR
U	SHADE STRUCTURE	NA
V	SPORT COURTS	POOR
W	VIEWS	POOR
X	WASTE/RECYCLE	FAIR
Y	BICYCLE PARKING	NA

Marina Vista Park is a well used neighborhood facility. On-street parking is available. Access is through the gates on Bay Street, which is announced by a sign in good condition. A small deteriorating asphalt area bifurcates the site between play equipment and sport areas. Currently it features two old mismatched picnic tables and two barbecues. While there is one waste receptacle, there is no recycling furnishing. Automated irrigation is partially functional and operated by a 'Calsense' control system. The site benefits from a sheltered ambiance in that it is pleasantly surrounded by large shrubs, providing a buffering effect. Gophers create chronic hazards and nuisance with holes and mounds throughout the open field area and the existing turf is suffering from compaction and weed infestation (no herbicides are allowed due to the Park's proximity to an environmentally sensitive area). Medium sized landscape plants are minimal and some require shearing or pruning. No shade structures or trees exist on site, and there is no hydration station. The park is in direct proximity to Highway 101 and SFO Airport, both of which are major sources of noise and air pollution. Additionally, the most dominant feature of this park is the PG&E power lines that tower overhead. The sports courts experience high use and the playground equipment is dated, but safe and in good condition. A chain link perimeter fence is intact and in fairly good condition, including a lockable chain link vehicular double maintenance gate. Vandalism has been a challenge in the past. There is no restroom at this park (not even a portable), which is an inconvenience. A dog refuse station is provided, which may encourage more dog attendance or may motivate owners to be responsible (or both). No bicycle parking has been provided.



PARK SIGN - GOOD CONDITION



TREX HEADER AT EDGE OF PLAY FIBER



BASKETBALL HOOP



PICNIC TABLE - AESTHETICALLY UNAPPEALING



POOR QUALITY WASTE RECEPTACLE / NO RECYCLING



GOPHER HOLES



BASKETBALL COURT CRACKED



EDGE VEGETATION

## 03. PARK ANALYSIS

### MEADOWS PARK

2.3 ACRES

	PARK ELEMENTS	CONDITION
A	BBQ GRILLS	NA
B	DRINKING FOUNTAIN	NA
C	DOG STATION	GOOD
D	FENCING	NA
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	FAIR
H	IRRIGATION	GOOD
I	LIGHTING	NA
J	MULTI-USE TRAIL	NA
K	OPEN NATURAL TURF	POOR
L	PARKING	POOR
M	PARK SIGN	GOOD

	PARK ELEMENTS	CONDITION
N	PEDESTRIAN TRAIL	NA
O	PICNIC TABLE	NA
P	BACK STAIRS ENTRANCE	POOR
Q	PLAY EQUIPMENT	GOOD
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	POOR
U	SHADE STRUCTURE	NA
V	SPORT COURTS	NA
W	VIEWS	EXCELLENT
X	WASTE/RECYCLE	FAIR
Y	BICYCLE PARKING	GOOD



Meadows Park entrance is at the terminus of Lynwood Lane, where there is a park sign in very good condition. The street parking is available but limited. It is a very quiet, peaceful site with a small playground for younger children in good condition. There are two benches, at absolutely opposing ends of the park. The park has no picnic tables or barbecues. The back hillside is heavily wooded, but has been pruned up so that visibility is fairly clear. There is an intriguing set of stairs (albeit in disrepair) that leads up to the top of the hill, which turns out to be an additional entry into the park. Although there is no shade structure, the large trees on the south side provide significant shade opportunities. There is no restroom at this park (not even a portable), which is an inconvenience. A dog refuse station is provided, which may encourage more dog attendance or may motivate owners to be responsible (or both). No bicycle parking has been provided.



PARK SIGN



PASTORAL APPROACH



BACK ENTRY STAIRS ARE PRETTY, BUT IN POOR CONDITION



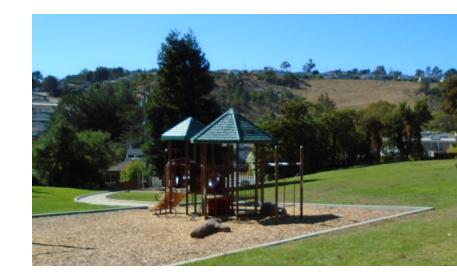
BACK ENTRY IN POOR CONDITION



PARK ENTRANCE



GOPHER HOLES - HAZARD AND NUISANCE



PLAYGROUND EQUIPMENT - DATED/GOOD CONDITION



PLAYGROUND EQUIPMENT DATED / GOOD CONDITION

## 03. PARK ANALYSIS

### MILLBRAE SKATE PARK

0.4 ACRES

	PARK ELEMENTS	CONDITION
A	BBQ GRILLS	NA
B	DRINKING FOUNTAIN	FAIR
C	DOG STATION	NA
D	FENCING	GOOD
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	GOOD
H	IRRIGATION	NA
I	LIGHTING	GOOD
J	MULTI-USE TRAIL	NA
K	OPEN NATURAL TURF	NA
L	PARKING	FAIR
M	PARK SIGN	GOOD

	PARK ELEMENTS	CONDITION
M	PARK SIGN	GOOD
N	PEDESTRIAN TRAIL	NA
O	PICNIC TABLE	FAIR
P	FITNESS STATION	EXCELLENT
Q	PLAY EQUIPMENT	NA
R	PUBLIC ART	GOOD
S	RESTROOMS	LOCKED*
T	SEATING	GOOD
U	SHADE STRUCTURE	NA
V	SPORT COURTS	GOOD
W	VIEWS	FAIR
X	WASTE/RECYCLE	FAIR

\*PORTABLE RESTROOM PROVIDED



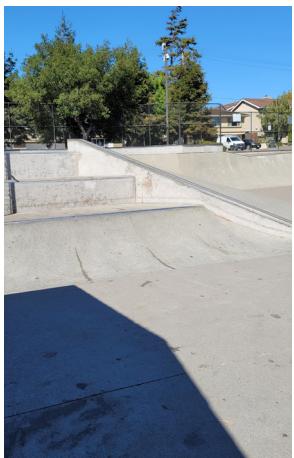
Millbrae Skate Park is contained within the Spur Trail, next to the Mills High School track and field. On street parking is available on Millbrae Avenue and is limited. Signage is very good. It is an aggressively used park, and does create maintenance and safety challenges, however evidence of this was not present at the time of visit. This is a small, dedicated skateboard site, completely fenced in and in good condition. It has one bathroom that has been locked for the foreseeable future due to an incident and replaced by a portable restroom. The venue also has a picnic table, bench, drinking fountain and garbage can all in good condition. It is also the only park that has public art. There is no shade structure and little natural shade from tree canopies. No bicycle parking has been provided.



PARK SIGN



SKATE PARK IN USE



SKATE PARK



WATER FOUNTAIN, GARBAGE, SEATING AND TABLE ALONGSIDE PUBLIC ART



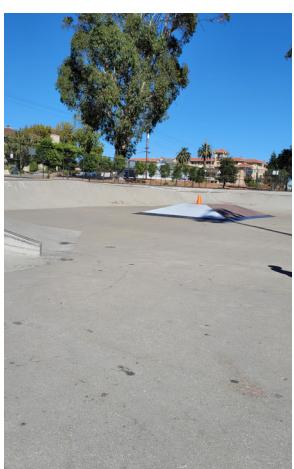
7-STATION FITNESS CENTER, OUTSIDE SKATE PARK



SPURTRAIL ALONG SIDE SKATE PARK



NEW 7 STATION FITNESS, OUTSIDE SKATE PARK



SKATE PARK

## 03. PARK ANALYSIS

### MILLS ESTATE PARK (UNDEVELOPED PARK)

4.7 ACRES

	PARK ELEMENTS	CONDITION
A	BBQ GRILLS	EXCELLENT
B	DRINKING FOUNTAIN	NA
C	DOG STATION	NA
D	FENCING	NA
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	UNCLEAR
G	INFORMATIONAL SIGNS	NA
H	IRRIGATION	NA
I	LIGHTING	NA
J	MULTI-USE TRAIL	NA
K	OPEN NATURAL MEADOW	POOR
L	PARKING	FAIR
M	PARK SIGN	NA

	PARK ELEMENTS	CONDITION
N	PEDESTRIAN TRAIL	OLD PARK PATH
O	PICNIC TABLE	NA
P	BAY VIEW	EXCELLENT
Q	PLAY EQUIPMENT	NA
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	NA
U	SHADE STRUCTURE	NA
V	SPORT COURTS	NA
W	VIEWS	EXCELLENT
X	WASTE/RECYCLE	POOR
Y	BICYCLE PARKING	NA

Mills Estate Park may be approached from the main entrance along Sebastian Drive or by a hilly trail between homes on Encina Drive. The only signage is a 'Leash Law' posting. Street parking is available in this hilly area and the topography suggests that angle parking might be possible. This lot commands some of the best views from a public area in the City. Regardless of any previous iterations, the park in its current condition is rich with opportunity. There are no amenities to speak of aside from a small chain gate and a crumbling asphalt path. Even the water meter has recently been removed, so the park is a natural meadow that is periodically mowed.



PARK ENTRY - UNWELCOMING



GARBAGE CAN AND CHAIN



SPECTACULAR VIEWS



DETERIORATING ASPHALT PATH



DETERIORATING PATH & OPEN SPACE



MOWED OPEN SPACE



MOWED OPEN SPACE



PATH TOWARD UPPER NEIGHBORHOOD

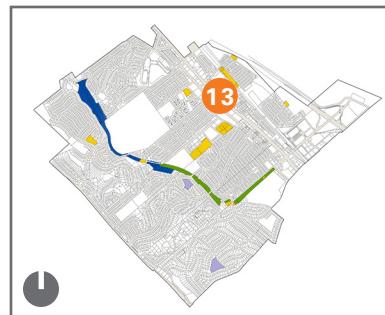
## 03. PARK ANALYSIS

### MONTEREY PARK

1.4 ACRES

	PARK ELEMENTS	CONDITION
A	BBQ GRILLS	NA
B	DRINKING FOUNTAIN	NA
C	DOG STATION	GOOD
D	FENCING	NA
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	NA
H	IRRIGATION	POOR
I	LIGHTING	NA
J	MULTI-USETRAIL	YES
K	OPEN NATURALTURF	NA
L	PARKING	GOOD
M	PARK SIGN	NA

	PARK ELEMENTS	CONDITION
N	PEDESTRIAN TRAIL	EXCELLENT
O	PICNIC TABLE	NA
P	BART & CALTRAIN	UNATTRACTIVE
Q	PLAY EQUIPMENT	NA
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	NA
U	SHADE STRUCTURE	NA
V	SPORT COURTS	NA
W	VIEWS	POOR
X	WASTE/RECYCLE	FAIR
Y	BICYCLE PARKING	NA



Monterey Park approached from any number of points along Monterey Street, where parking is available. 'Linear Park' as it is colloquially known, is a landscaped ribbon trail that runs parallel to and very near the Caltrain tracks. Another associated regional infrastructure feature are the vents from BART's underground. A well used corridor of pedestrian activity, the plant materials have been compromised by unscrupulous 'pruning' by the neighbors and damage from the utility workers (who's active work yard runs between the park and the tracks). The irrigation has also been significantly damaged, although it remains partially operational and run by the Calsense controller. There is no shade structure and none of the trees are large enough to provide canopy.

More of a recreational activity area, there are no opportunities to sit or engage in any other gathering moments. No bicycle parking is provided. There is no restroom at this park (not even a portable), which is an inconvenience. A dog refuse station is provided, which may encourage more dog attendance or may motivate owners to be responsible (or both). The pathway, which is this site's most useful feature, is in good condition.



PEDESTRIAN TRAIL



DEDICATION MONUMENT



PATH MADE BY BIKES  
ACCESSING THE TRAIL



CALTRAIN TRACKS AND BART VENTS



CALTRAIN TRACKS AND UTILITY ROAD  
BEHIND PARK



## 03. PARK ANALYSIS

### MOSTA GROVE PARK

0.4 ACRES

PARK ELEMENTS	CONDITION	
A	BBQ GRILLS	GOOD
B	DRINKING FOUNTAIN	EXCELLENT
C	DOG STATION	GOOD
D	FENCING	NA
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	NA
G	INFORMATIONAL SIGNS	NA
H	IRRIGATION	GOOD
I	LIGHTING	NA
J	MULTI-USE TRAIL	EXCELLENT
K	OPEN NATURAL TURF	NA
L	PARKING	FAIR
M	PARK SIGN	GOOD

PARK ELEMENTS	CONDITION	
N	PEDESTRIAN TRAIL	EXCELLENT
O	PICNIC TABLE	GOOD
P	PLAZA	GOOD
Q	PLAY EQUIPMENT	NA
R	PUBLIC ART	NA
S	RESTROOMS	NA
T	SEATING	GOOD
U	SHADE STRUCTURE	NA
V	SPORT COURTS	NA
W	VIEWS	POSITIVE
X	WASTE/RECYCLE	EXCELLENT
Y	BICYCLE PARKING	NA



Mosta Grove is accessed by the Spur Trail or from South Ashton Avenue where street parking is available yet limited. This small courtyard park has signage, two benches, a picnic table and barbecue all in good condition. A new water station with bottle filler and pet bowl has been recently installed. The site is well shaded by mature tree canopies. Gophers are a nuisance especially in the turf. Some of the plantings require more intensive maintenance due to the gardenesque quality of the space, and the automated irrigation is operated by a Calsense controller. There is no restroom at this park or any bicycle parking. A dog refuse station is provided, which may encourage more dog attendance or may motivate owners to be responsible (or both). The flagstone paving surface requires upkeep to preclude tripping hazards, but provides a nice level of detail in this intimate park.



PARK SIGN



WATER STATION



PICNIC TABLE AND SEATING



COURTYARD SURFACE



ACCESS TO SPURTRAIL



SPURTRAIL EXIT



PARK ENTRY

## 03. PARK ANALYSIS

### ROTARY PARK

1.0 ACRES

PARK ELEMENTS	CONDITION
A BBQ GRILLS	FAIR
B DRINKING FOUNTAIN	EXCELLENT
C DOG STATION	GOOD
D FENCING	POOR
E HARDTOP PLAY	NA
F HISTORIC SIGNIFICANCE	POOR
G INFORMATIONAL SIGNS	FAIR
H IRRIGATION	GOOD
I LIGHTING	NA
J MULTI-USE TRAIL	NA
K OPEN NATURAL TURF	FAIR
L PARKING	FAIR

PARK ELEMENTS	CONDITION
M PARK SIGN	GOOD
N PEDESTRIAN TRAIL	NA
O PICNIC TABLE	FAIR
Q PLAY EQUIPMENT	GOOD
R PUBLIC ART	NA
S RESTROOMS	NA
T SEATING	FAIR
U SHADE STRUCTURE	NA
V SPORT COURTS	NA
W VIEWS	NA
X WASTE/RECYCLE	FAIR
Y BICYCLE PARKING	NA



Rotary Park is accessed from South Ashton Avenue, where limited parking is available. An ivy covered chain link fence precludes participants from wandering into the adjacent creek bed (part of the Spur Trail). The location has substantial shade trees but no shade structure. There are several picnic tables and grills in fair condition and a new drinking fountain with water bottle filler and pet station. Recycling and waste receptacles are available in the park. The automated irrigation is operated by a Calsense controller and gophers remain a perennial challenge especially in the turf areas. There is no restroom at this park or any bicycle parking. A dog refuse station is provided, which may encourage more dog attendance or may motivate owners to be responsible (or both). A play area for very young children has been enhanced by the Rotary Club. Of special interest: the remains of a bridge leading to the carriage house from the original manor house are still in place crossing the creek bed, in addition to parts of the foundation for the carriage house.



PLAYGROUND EQUIPMENT - DATED/GOOD CONDITION



HISTORIC FOUNDATION



PICNIC AREA AND WATER STATION



BACK PICNIC AREA



SEATING, PICNIC AREA AND 'PEACE' POST



FRONT PICNIC AREA



EDGE CONDITIONS OVER GROWN



'PEACE' POST

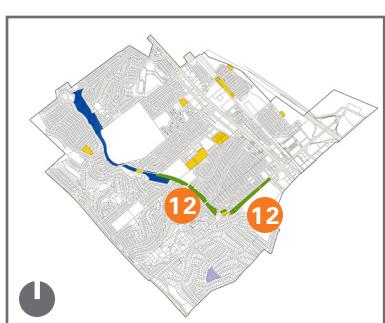
## 03. PARK ANALYSIS

### SPUR TRAIL PROPERTY (DEVELOPED AND UNDEVELOPED)

21.7ACRES\*

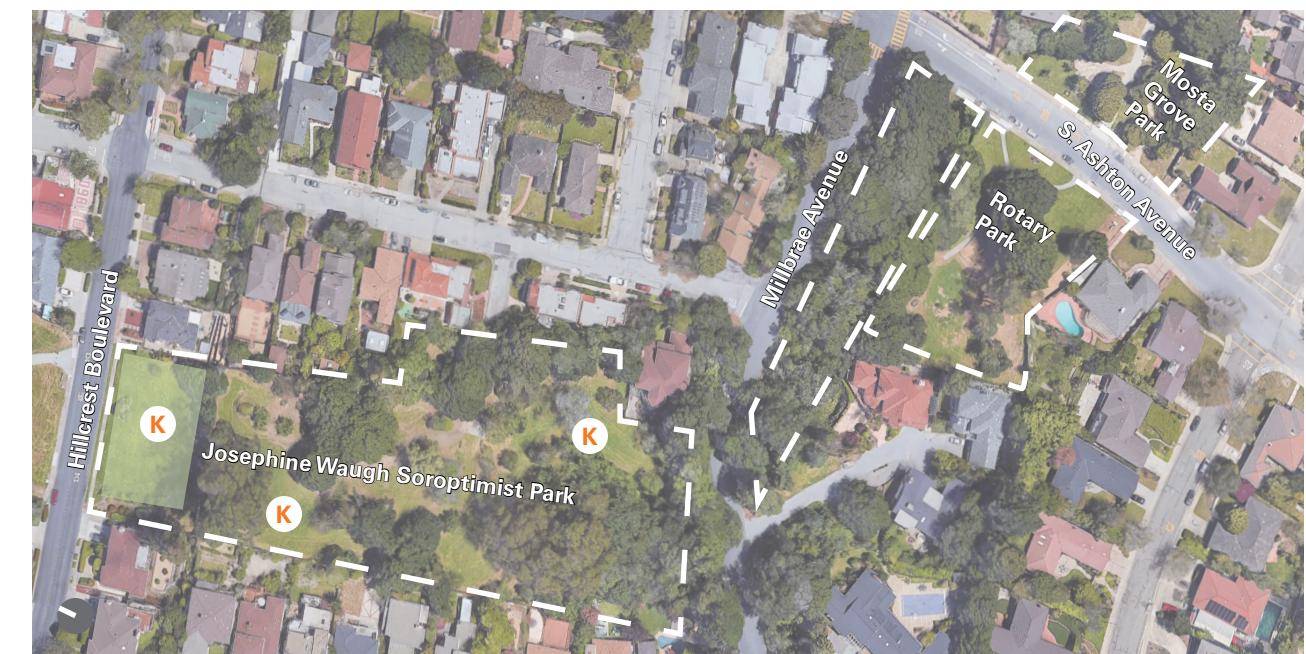
PARK ELEMENTS	CONDITION
A BBQ GRILLS	0
B DRINKING FOUNTAIN	0
C DOG STATION	YES
D FENCING	NA
E HARDTOP PLAY	NA
F HISTORIC SIGNIFICANCE	NA
G INFORMATIONAL SIGNS	YES
H IRRIGATION	GOOD
I LIGHTING	SOME
J MULTI-USETRAIL	YES
K OPEN NATURAL MEADOW	YES
L PARKING	STREET
M PARK SIGN	YES

PARK ELEMENTS	CONDITION
N PEDESTRIAN TRAIL	YES
O PICNICTABLE	NA
P FITNESS STATION	EXCELLENT
Q PLAY EQUIPMENT	NA
R PARKOUR	EXCELLENT
S RESTROOMS	NA
T SEATING	NA
U SHADE STRUCTURE	NA
V SPORT COURTS	NA
W VIEWS	POSITIVE
X WASTE/RECYCLE	YES
Y BICYCLE PARKING	NA

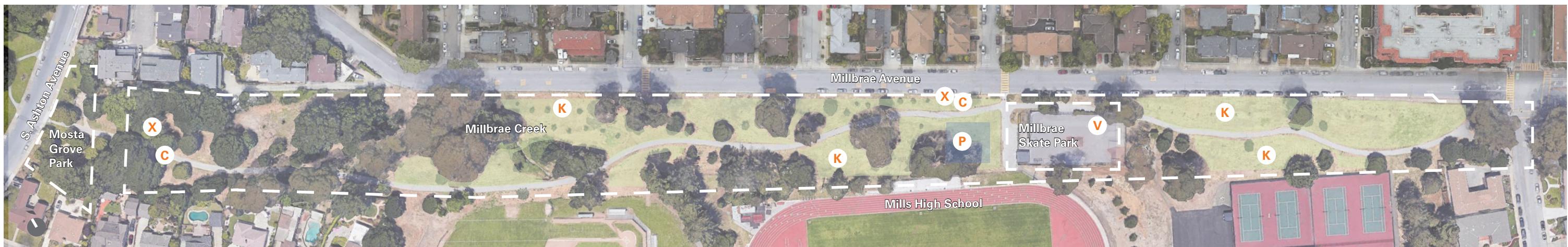


JOSEPHINE WAUGH SOROPTIMIST TO TAYLOR

The Spur Trail provides 1-1/3 miles of opportunity winding through the City's neighborhoods and parks. Almost half of its acreage is managed as an active multi-use trail and open space preserve. Park signs at multiple locations announce entry points and are in good condition. Parking is available but may be limited in some City locations. Garbage / recycling receptacles and pet-pickup stations also dot the trail at key nodes, and it is enhanced by the overlapping amenities of the five smaller parks found within its reaches. Opportunity for recreation expansion and enhancement abound in this sinewy picturesque ribbon of land. Wildlands and Wildlife Corridors comprise a little more than half of its acreage and are both an asset as well as a management challenge. The pathway of the trail varies in quality from compacted earth/gravel, to asphalt. There are few to no bicycle parking areas.



ROTARY TO JOSEPHINE WAUGH SOROPTIMIST PARK



SPUR TRAIL AT MILLBRAE AV TO MOSTA GROVE

## 03. PARK ANALYSIS

21.7 acres of Spur Trail Property has been improved. The remaining 26.4 of the overall 48.7 acres are undeveloped open spaces.



## 03. PARK ANALYSIS

### CITY FACILITIES

#### 5.1 ACRES

	PARK ELEMENTS	CONDITION
A	BBQ GRILLS	NA
B	DRINKING FOUNTAIN	NA
C	ELECTRIC VEHICLE CHARGERS	GOOD
D	FENCING	NA
E	HARDTOP PLAY	NA
F	HISTORIC SIGNIFICANCE	GOOD
G	INFORMATIONAL SIGNS	GOOD
H	IRRIGATION	GOOD
I	LIGHTING	GOOD
J	MULTI-USETRAIL	NA
K	OPEN NATURALTURF	EXCELLENT
L	PARKING	EXCELLENT
M	PARK SIGN	NA

	PARK ELEMENTS	CONDITION
N	PEDESTRIANTRAIL	NA
O	PICNICTABLE	GOOD
P	PLAZA	EXCELLENT
Q	PLAY EQUIPMENT	NA
R	PUBLIC ART	NA
S	RESTROOMS	GOOD
T	SEATING	EXCELLENT
U	SHADE STRUCTURE	GOOD
V	SPORT COURTS	NA
W	VIEWS	NA
X	WASTE/RECYCLE	GOOD
Y	BICYCLE PARKING	3



The central cluster of City Hall, Constitution Square, Civic Center Plaza, La Serena Plaza, Library, Fire Station 37, Police Station, and Historical Museum marks the heart of the City. This area has traditional bench seats and built in seating that circles the plaza. Bicycle racks and electric vehicle charging stations are available. In addition to a couple sets of the City standard recycle/waste "Big Belly" receptacles, there are single waste cans throughout the area. The garden at the Millbrae Museum is delightful, showcasing among other features, fruit trees. The street plantings are attractive and healthy. Behind the Library is a small corner park with a gazebo, four benches, four trash cans, and ten path lights. The Library itself has parking, restrooms and drinking fountains and an enclosed outdoor furnished patio. All landscape is irrigated by an automated system operated with a Calsense controller (including the City Hall Demonstration Garden). The whole complex is a model of well combined aesthetics and functionality, providing a major source of Civic pride.



SIGNAGE



LIBRARY PARKING



WALKWAY



PLAZA AND HISTORY MUSEUM



LIBRARY STAFF AREA



MEMORIAL PLATE



GAZEBO AND SEATING



LIBRARY

# 04

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## PARK RECOMMENDATIONS

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## 04. PARK RECOMMENDATIONS

### BAYSIDE MANOR PARK

0.8 ACRES

PARK ELEMENTS	RECOMMENDATION
A	BBQ GRILLS
B	DRINKING FOUNTAIN
C	DOG STATION
D	FENCING
E	HARDTOP PLAY
F	HISTORIC SIGNIFICANCE
G	INFORMATIONAL SIGNS
H	IRRIGATION
I	LIGHTING
J	MULTI-USE TRAIL
K	OPEN NATURALTURF
L	PARKING
M	PARK SIGN

PARK ELEMENTS	RECOMMENDATION
N	PEDESTRIAN TRAIL
O	PICNIC TABLE
P	POWER LINES
Q	PLAY EQUIPMENT
R	PUBLIC ART
S	RESTROOMS
T	SEATING
U	SHADE STRUCTURE
V	SPORT COURTS
W	VIEWS
X	WASTE/RECYCLE
Y	BICYCLE PARKING

#### HIGH PRIORITY

- Install a central paved hub with a picnic furnishings and hydration station.
- Renovate athletic turf area: new gopher deterrent, adjust irrigation.
- Install new sport court and basketball furnishings.
- Provide a dedicated bicycle parking area.

#### SECONDARY CONSIDERATIONS

- Artwork can transform a cultural space.
- Acrylic surfacing would enhance and protect the new basketball surface.
- Peripheral large accent specimen shrubs would enhance space (with improved irrigation).
- Additional play components will complement those already on site.
- Benches would enhance spectator areas to the active sport or playground areas.



OPEN NATURALTURF  
PLAY EQUIPMENT  
SPORT COURTS

## 04. PARK RECOMMENDATIONS

### CENTRAL PARK

8.1 ACRES

PARK ELEMENTS	RECOMMENDATION
A	BBQ GRILLS
B	DRINKING FOUNTAIN
C	DOG STATION
D	FENCING
E	HARDTOP PLAY
F	HISTORIC SIGNIFICANCE
G	INFORMATIONAL SIGNS
H	IRRIGATION
I	LIGHTING
J	MULTI-USE TRAIL
K	OPEN NATURALTURF
L	PARKING
M	PARK SIGN

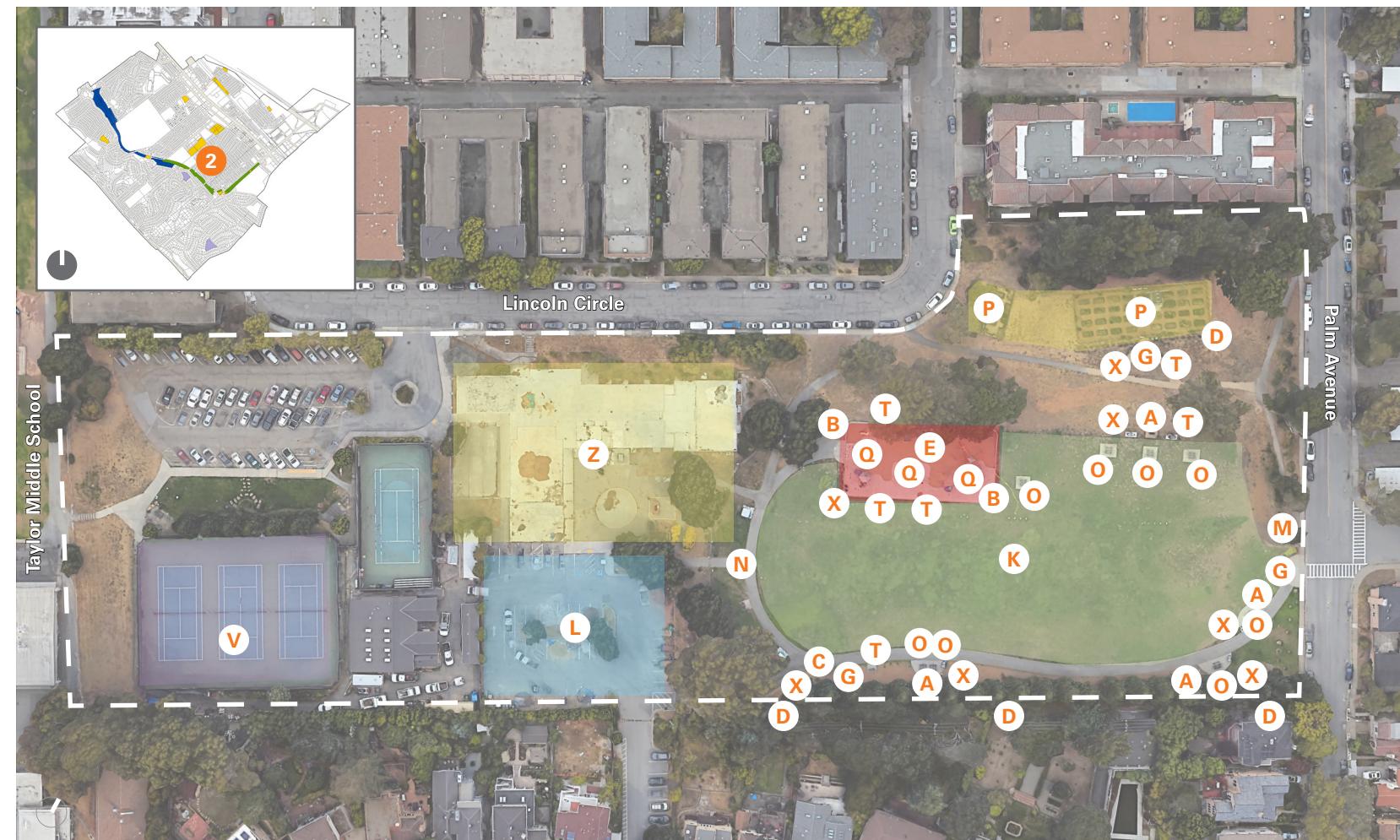
PARK ELEMENTS	RECOMMENDATION
N	PEDESTRIAN TRAIL
O	PICNICTABLE
P	COMMUNITY GARDENS
Q	PLAY EQUIPMENT
R	PUBLIC ART
S	RESTROOMS
T	SEATING
U	SHADE STRUCTURE
V	SPORT COURTS
W	VIEWS
X	WASTE/RECYCLE
Y	BICYCLE PARKING
Z	RECREATION CENTER

### HIGH PRIORITY

- Install a central shade/rain structure to provide a space protected from the elements.
- Install a central paved hub with picnic furnishings and hydration station.
- Add new hydration station to the playground area slated for renovation.
- Renovate turf area: improved drainage, new turf, gopher deterrent, adjust irrigation.
- Dedicate several bicycle parking areas.

### SECONDARY CONSIDERATIONS

- Public artwork is always a stimulating site component.
- More and denser low maintenance shrub plantings (with improved irrigation).



- OPEN NATURALTURF
- PLAY EQUIPMENT
- SPORT COURTS
- COMMUNITY AREAS
- PARKING

## 04. PARK RECOMMENDATIONS

### GREEN HILLS PARK

2.0 ACRES

PARK ELEMENTS	RECOMMENDATION
A	BBQ GRILLS
B	DRINKING FOUNTAIN
C	DOG STATION
D	FENCING
E	HARDTOP PLAY
F	HISTORIC SIGNIFICANCE
G	INFORMATIONAL SIGNS
H	IRRIGATION
I	LIGHTING
J	MULTI-USE TRAIL
K	OPEN NATURAL TURF
L	PARKING
M	PARK SIGN

PARK ELEMENTS	RECOMMENDATION
N	PEDESTRIAN TRAIL
O	PICNIC TABLE
P	CHESS TABLE
Q	PLAY EQUIPMENT
R	PUBLIC ART
S	RESTROOMS
T	SEATING
U	SHADE STRUCTURE
V	SPORT COURTS
W	VIEWS
X	WASTE/RECYCLE
Y	BICYCLE PARKING

#### HIGH PRIORITY

- Install a hydration station.
- Renovate turf area: new turf, gopher deterrent, adjust irrigation.
- Reduce overall turf especially in shade and replant with barriers.
- Add bicycle parking.

#### SECONDARY CONSIDERATIONS

- Artwork can transform a cultural space.
- Additional play components will complement those already on site.
- A restroom would be convenient.
- Possibly add signage or a demonstration of the historic flower growers.



## 04. PARK RECOMMENDATIONS

### JOSEPHINE WAUGH PARK

2.5 ACRES

PARK ELEMENTS	RECOMMENDATION
A BBQ GRILLS	2 NEW
B DRINKING FOUNTAIN	1 NEW
C DOG STATION	NO COMMENT
D FENCING	NO COMMENT
E HARDTOP PLAY	NA
F HISTORIC SIGNIFICANCE	NO COMMENT
G INFORMATIONAL SIGNS	NO COMMENT
H IRRIGATION	NO COMMENT
I LIGHTING	NA
J MULTI-USE TRAIL	NO COMMENT
K OPEN NATURAL TURF	NO COMMENT
L PARKING	NO COMMENT

PARK ELEMENTS	RECOMMENDATION
M PARK SIGN	NO COMMENT
N PEDESTRIAN TRAIL	NO COMMENT
O PICNIC TABLE	4 NEW
Q PLAY EQUIPMENT	NA
R PUBLIC ART	POSSIBLE
S RESTROOMS	PORTABLE
T SEATING	NA
U SHADE STRUCTURE	NA
V SPORT COURTS	NA
W VIEWS	NO COMMENT
X WASTE/RECYCLE	NO COMMENT
Y BICYCLE PARKING	ADD

#### HIGH PRIORITY

- Add a hydration station.
- Remove incidental turf areas and introduce more picnic areas.
- Add more benches.
- Add bicycle parking.

#### SECONDARY CONSIDERATIONS

- Artwork can transform a cultural space.
- Play components could be introduced to the site.
- A restroom would be convenient.



OPEN NATURAL TURF

## 04. PARK RECOMMENDATIONS

### LION BILL MITCHELL PARK

0.8 ACRES

PARK ELEMENTS	RECOMMENDATION
A	BBQ GRILLS
B	DRINKING FOUNTAIN
C	DOG STATION
D	FENCING
E	HARDTOP PLAY
F	HISTORIC SIGNIFICANCE
G	INFORMATIONAL SIGNS
H	IRRIGATION
I	LIGHTING
J	MULTI-USE TRAIL
K	OPEN NATURALTURF
L	PARKING
M	PARK SIGN

PARK ELEMENTS	RECOMMENDATION
N	PEDESTRIAN TRAIL
O	PICNIC TABLE
P	LION STATUE
Q	PLAY EQUIPMENT
R	PUBLIC ART
S	RESTROOMS
T	SEATING
U	SHADE STRUCTURE
V	SPORT COURTS
W	VIEWS
X	WASTE/RECYCLE
Y	BICYCLE PARKING

#### HIGH PRIORITY

- Renovate turf area: new turf, gopher deterrent, adjust irrigation.
- Add new picnic area.
- Install hydration station.
- Add bicycle parking.

#### SECONDARY CONSIDERATIONS

- Artwork can transform a cultural space.
- Additional play components will compliment those already on site.
- A restroom could be convenient.
- Add benches.



OPEN NATURALTURF

PLAY EQUIPMENT

WOODED HILLSIDE

## 04. PARK RECOMMENDATIONS

### MARINA VISTA PARK

0.62 ACRES

PARK ELEMENTS	RECOMMENDATION
A	BBQ GRILLS
B	DRINKING FOUNTAIN
C	DOG STATION
D	FENCING
E	HARDTOP PLAY
F	HISTORIC SIGNIFICANCE
G	INFORMATIONAL SIGNS
H	IRRIGATION
I	LIGHTING
J	MULTI-USE TRAIL
K	OPEN NATURAL TURF
L	PARKING
M	PARK SIGN

PARK ELEMENTS	RECOMMENDATION
N	PEDESTRIAN TRAIL
O	PICNIC TABLE
P	POWER LINES
Q	PLAY EQUIPMENT
R	PUBLIC ART
S	RESTROOMS
T	SEATING
U	SHADE STRUCTURE
V	SPORT COURTS
W	VIEWS
X	WASTE/RECYCLE
Y	BICYCLE PARKING

#### HIGH PRIORITY

- Install a central shade/rain structure to provide a space protected from the elements.
- Install a central paved hub with picnic furnishings and hydration station.
- Renovate athletic turf area: new turf, gopher deterrent, adjust irrigation.
- Install new sport court and basketball furnishings.
- Provide a dedicated bicycle parking area.

#### SECONDARY CONSIDERATIONS

- Artwork can transform a cultural space.
- Acrylic surfacing would enhance and protect the new basketball surface.
- Additional play components will compliment those already on site.
- Benches would enhance spectator areas to the active sport or playground areas.
- Add ladder style crosswalk to enhance safety.



- OPEN NATURAL TURF
- PLAY EQUIPMENT
- SPORT COURTS

## 04. PARK RECOMMENDATIONS

### MEADOWS PARK

2.3 ACRES

	PARK ELEMENTS	RECOMMENDATION
A	BBQ GRILLS	4 NEW
B	DRINKING FOUNTAIN	1 NEW
C	DOG STATION	NO COMMENT
D	FENCING	NO COMMENT
E	HARDTOP PLAY	NO COMMENT
F	HISTORIC SIGNIFICANCE	NO COMMENT
G	INFORMATIONAL SIGNS	NO COMMENT
H	IRRIGATION	RENOVATE
I	LIGHTING	NO COMMENT
J	MULTI-USE TRAIL	NO COMMENT
K	OPEN NATURAL TURF	RENOVATE
L	PARKING	NO COMMENT
M	PARK SIGN	NO COMMENT

	PARK ELEMENTS	RECOMMENDATION
N	PEDESTRIAN TRAIL	NO COMMENT
O	PICNIC TABLE	4 NEW
P	BACK STAIRS ENTRANCE	NO COMMENT
Q	PLAY EQUIPMENT	ADD COMPONENTS
R	PUBLIC ART	POTENTIAL
S	RESTROOMS	PORTABLE
T	SEATING	4 NEW
U	SHADE STRUCTURE	NO COMMENT
V	SPORT COURTS	NO COMMENT
W	VIEWS	NO COMMENT
X	WASTE/RECYCLE	1 NEW
Y	BICYCLE PARKING	ADD



#### HIGH PRIORITY

- Install picnic furnishings and hydration station.
- Renovate turf area: new turf, gopher deterrent, adjust irrigation.
- Add bicycle parking.

#### SECONDARY CONSIDERATIONS

- Artwork can transform a cultural space.
- A restroom would be convenient.
- Additional play components will compliment those already on site.
- The turf area could be reduced, articulated and leveled for active sport usage.

## 04. PARK RECOMMENDATIONS

### MILLBRAE SKATE PARK

0.4 ACRES

PARK ELEMENTS	RECOMMENDATION
A BBQ GRILLS	NO COMMENT
B DRINKING FOUNTAIN	NO COMMENT
C DOG STATION	NO COMMENT
D FENCING	NO COMMENT
E HARDTOP PLAY	NO COMMENT
F HISTORIC SIGNIFICANCE	NO COMMENT
G INFORMATIONAL SIGNS	NO COMMENT
H IRRIGATION	NO COMMENT
I LIGHTING	NO COMMENT
J MULTI-USE TRAIL	NO COMMENT
K OPEN NATURAL TURF	NO COMMENT
L PARKING	NO COMMENT
M PARK SIGN	NO COMMENT

PARK ELEMENTS	RECOMMENDATION
N PEDESTRIAN TRAIL	NO COMMENT
O PICNIC TABLE	ADD 1
P FITNESS COURT	NO COMMENT
Q PLAY EQUIPMENT	NO COMMENT
R PUBLIC ART	POTENTIAL
S RESTROOMS	NO COMMENT
T SEATING	ADD 1
U SHADE STRUCTURE	CONSIDER
V SPORT COURTS	NO COMMENT
W VIEWS	NO COMMENT
X WASTE/RECYCLE	ADD 1
Y BICYCLE PARKING	ADD

#### HIGH PRIORITY

- Add one each picnic table, bench and trash/recycle unit.

#### SECONDARY CONSIDERATIONS

- Artwork can transform a cultural space - seriously consider enhancing the space.
- An all weather structure could keep part of the site sheltered from the elements.



SPORT COURTS  
 FITNESS STATION

## 04. PARK RECOMMENDATIONS

### MILLS ESTATE PARK (UNDEVELOPED PARK)

4.7 ACRES

PARK ELEMENTS	RECOMMENDATION
A BBQ GRILLS	4 NEW
B DRINKING FOUNTAIN	1 NEW
C DOG STATION	NO COMMENT
D FENCING	NO COMMENT
E HARDTOP PLAY	NO COMMENT
F HISTORIC SIGNIFICANCE	NO COMMENT
G INFORMATIONAL SIGNS	NO COMMENT
H IRRIGATION	RENOVATE
I LIGHTING	NO COMMENT
J MULTI-USE TRAIL	NO COMMENT
K OPEN NATURAL MEADOW	RENOVATE
L PARKING	NO COMMENT
M PARK SIGN	NO COMMENT

PARK ELEMENTS	RECOMMENDATION
N PEDESTRIAN TRAIL	NO COMMENT
O PICNIC TABLE	4 NEW
P BAY VIEW	NO COMMENT
Q PLAY EQUIPMENT	ADD COMPONENTS
R PUBLIC ART	POTENTIAL
S RESTROOMS	PORTABLE
T SEATING	4 NEW
U SHADE STRUCTURE	1 NEW
V SPORT COURTS	ADD SEVERAL
W VIEWS	NO COMMENT
X WASTE/RECYCLE	ADD 4
Y BICYCLE PARKING	ADD

#### HIGH PRIORITY

- Install a central shade/rain structure to provide a space protected from the elements.
- Install a central paved hub with picnic furnishings and hydration station.
- Redefine and renovate turf area: new turf, gopher deterrent, adjust irrigation.
- Install new sport courts and furnishings.
- Add playground components.
- Add bicycle parking.

#### SECONDARY CONSIDERATIONS

- Artwork can transform a cultural space.
- A restroom would be convenient.
- The above constitutes the bare minimum to reclaim and activate the space.



OPEN NATURAL TURF

## 04. PARK RECOMMENDATIONS

### MONTEREY PARK

1.4 ACRES

PARK ELEMENTS	RECOMMENDATION
A BBQ GRILLS	NA
B DRINKING FOUNTAIN	1 NEW
C DOG STATION	NO COMMENT
D FENCING	NA
E HARDTOP PLAY	NA
F HISTORIC SIGNIFICANCE	NA
G INFORMATIONAL SIGNS	NO COMMENT
H IRRIGATION	RENOVATE
I LIGHTING	NA
J MULTI-USE TRAIL	NA
K OPEN NATURAL TURF	RENOVATE
L PARKING	NO COMMENT
M PARK SIGN	NA

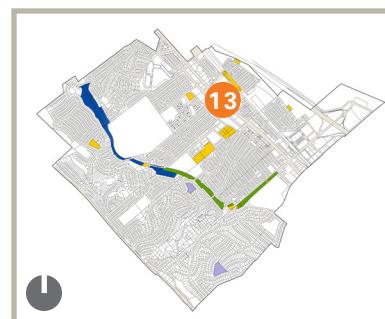
PARK ELEMENTS	RECOMMENDATION
N PEDESTRIAN TRAIL	ADDITIONAL
O PICNIC TABLE	NA
P BART/CALTRAIN TRACKS	NO COMMENT
Q PLAY EQUIPMENT	PARKOUR, MULTI-STATION
R PUBLIC ART	POTENTIAL
S RESTROOMS	PORTABLE
T SEATING	2 NEW
U SHADE STRUCTURE	ADD 1
V SPORT COURTS	NA
W VIEWS	NA
X WASTE/RECYCLE	2 NEW
Y BICYCLE PARKING	ADD

#### HIGH PRIORITY

- Install a central shade/rain structure to provide a space protected from the elements.
- Install a central paved hub with picnic furnishings and hydration stations.
- Add pathway to mirror that which is already on site and create "activity loop".
- Add a Parkour relay around activity loop.
- Replant reduced landscape area with large "maintenance free" specimen.
- Renovate Irrigation.
- Add Bicycle parking.

#### SECONDARY CONSIDERATIONS

- Artwork can transform a cultural space.
- Acrylic surfacing would enhance the trail.
- A restroom would be convenient.
- Introduces plan components for all ages.



## 04. PARK RECOMMENDATIONS

### MOSTA GROVE PARK

0.4 ACRES

PARK ELEMENTS	RECOMMENDATION
A	BBQ GRILLS
B	4 NEW
C	DRINKING FOUNTAIN
D	NO COMMENT
E	DOG STATION
F	NO COMMENT
G	FENCING
H	NO COMMENT
I	HARDTOP PLAY
J	NO COMMENT
K	NO COMMENT
L	HISTORIC SIGNIFICANCE
M	NO COMMENT
N	INFORMATIONAL SIGNS
O	NO COMMENT
P	IRRIGATION
Q	NO COMMENT
R	NO COMMENT
S	NO COMMENT
T	PUBLIC ART
U	NO COMMENT
V	RESTROOMS
W	NO COMMENT
X	SEATING
Y	NO COMMENT
Z	SPORT COURTS
AA	NO COMMENT
BB	VIEWS
CC	WASTE/RECYCLE
DD	NO COMMENT
EE	PARK SIGN

PARK ELEMENTS	RECOMMENDATION
N	PEDESTRIAN TRAIL
O	PICNIC TABLE
P	PLAY EQUIPMENT
Q	PLAZA
R	PORTABLE
S	PUBLIC ART
T	RENOVATE
U	SEATING
V	SHADE STRUCTURE
W	SPORT COURTS
X	NO COMMENT
Y	VIEWS
Z	WASTE/RECYCLE
AA	NO COMMENT
BB	BICYCLE PARKING

#### HIGH PRIORITY

- Install additional picnic appurtenances.
- Renovate turf area: new turf, gopher deterrent, adjust irrigation.
- Install clusters of new benches for small gathering opportunities.
- Add bicycle parking.

#### SECONDARY CONSIDERATIONS

- Artwork can transform a cultural space.
- A restroom would be convenient.
- Replant with lower maintenance shrubs and barriers.



PLAZA

## 04. PARK RECOMMENDATIONS

### ROTARY PARK

1.0 ACRES

PARK ELEMENTS	RECOMMENDATION
A	BBQ GRILLS
B	DRINKING FOUNTAIN
C	DOG STATION
D	FENCING
E	HARDTOP PLAY
F	HISTORIC SIGNIFICANCE
G	INFORMATIONAL SIGNS
H	IRRIGATION
I	LIGHTING
J	MULTI-USE TRAIL
K	OPEN NATURAL TURF
L	PARKING
M	PARK SIGN

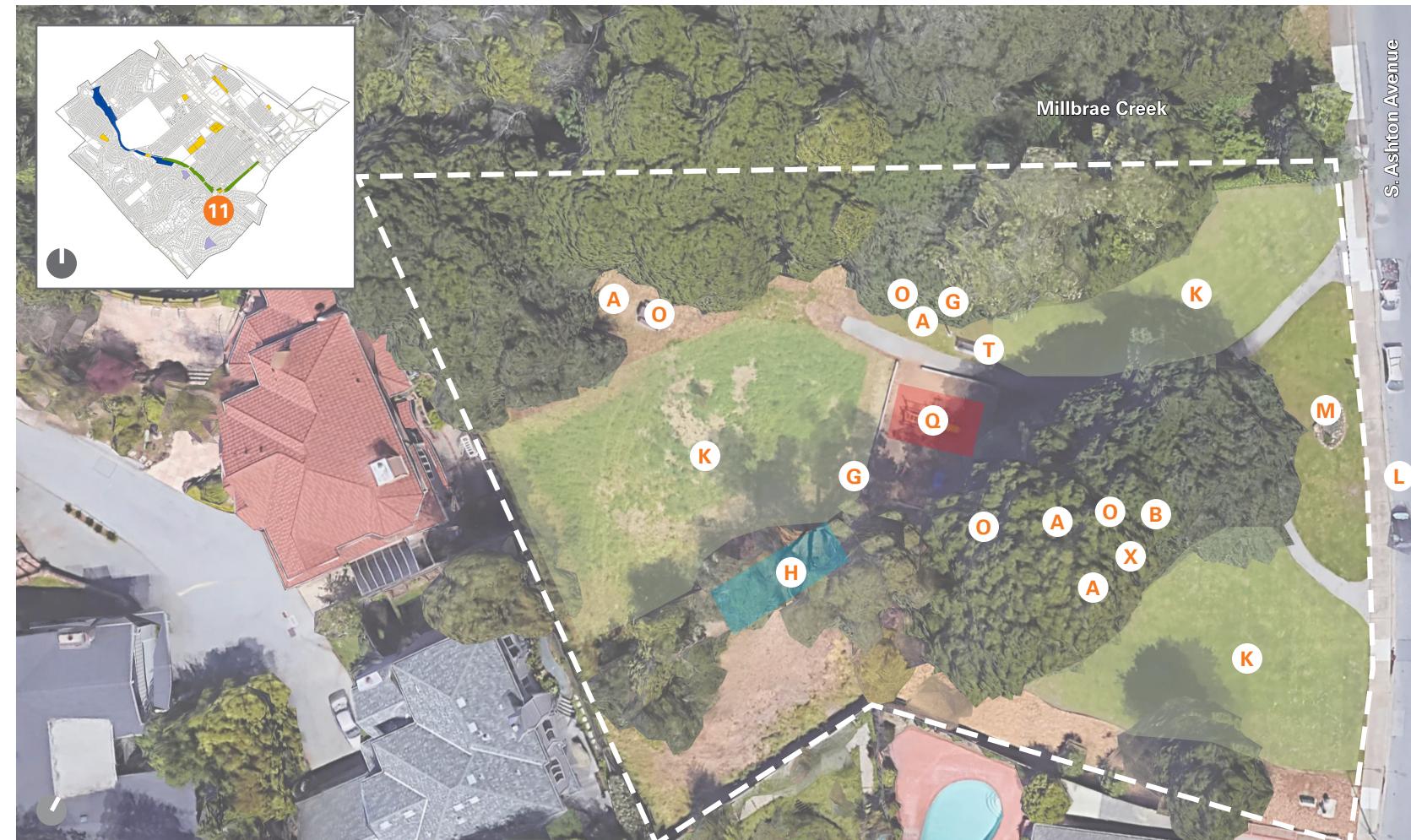
PARK ELEMENTS	RECOMMENDATION
M	PARK SIGN
N	PEDESTRIAN TRAIL
O	PICNIC TABLE
Q	PLAY EQUIPMENT
R	PUBLIC ART
S	RESTROOMS
T	SEATING
U	SHADE STRUCTURE
V	SPORT COURTS
W	VIEWS
X	WASTE/RECYCLE
Y	BICYCLE PARKING

#### HIGH PRIORITY

- Install a central paved hub with picnic furnishings and hydration station.
- Renovate turf area: new turf, gopher deterrent, adjust irrigation.
- Install clusters of new benches for small gathering opportunities.
- Add play components for all age groups.
- Eradicate Ivy on fence.
- Add bicycle parking.

#### SECONDARY CONSIDERATIONS

- Artwork can transform a cultural space.
- A restroom would be convenient.



- OPEN NATURAL TURF
- PLAY EQUIPMENT
- AREA OF POTENTIAL HISTORIC SIGNIFICANCE

## 04. PARK RECOMMENDATIONS

SPUR TRAIL PROPERTY (DEVELOPED AND UNDEVELOPED)

21.7ACRES

PARK ELEMENTS	RECOMMENDATION
A BBQ GRILLS	NA
B DRINKING FOUNTAIN	POTENTIAL
C DOG STATION	DOG PARKS
D FENCING	NA
E HARDTOP PLAY	NA
F HISTORIC SIGNIFICANCE	NA
G INFORMATIONAL SIGNS	POTENTIAL
H IRRIGATION	POTENTIAL
I LIGHTING	NA
J MULTI-USE TRAIL	NO COMMENT
K OPEN NATURAL MEADOW	RENOVATE
L PARKING	NO COMMENT
M PARK SIGN	POTENTIAL

PARK ELEMENTS	RECOMMENDATION
N PEDESTRIAN TRAIL	NO COMMENT
O PICNIC TABLE	NA
P FITNESS COURT	NO COMMENT
Q PLAY EQUIPMENT	NA
R PUBLIC ART	POTENTIAL
S RESTROOMS	ADD
T SEATING	NA
U SHADE STRUCTURE	NA
V SPORT COURTS	NA
W VIEWS	NO COMMENT
X WASTE/RECYCLE	POTENTIAL
Y BICYCLE PARKING	ADD

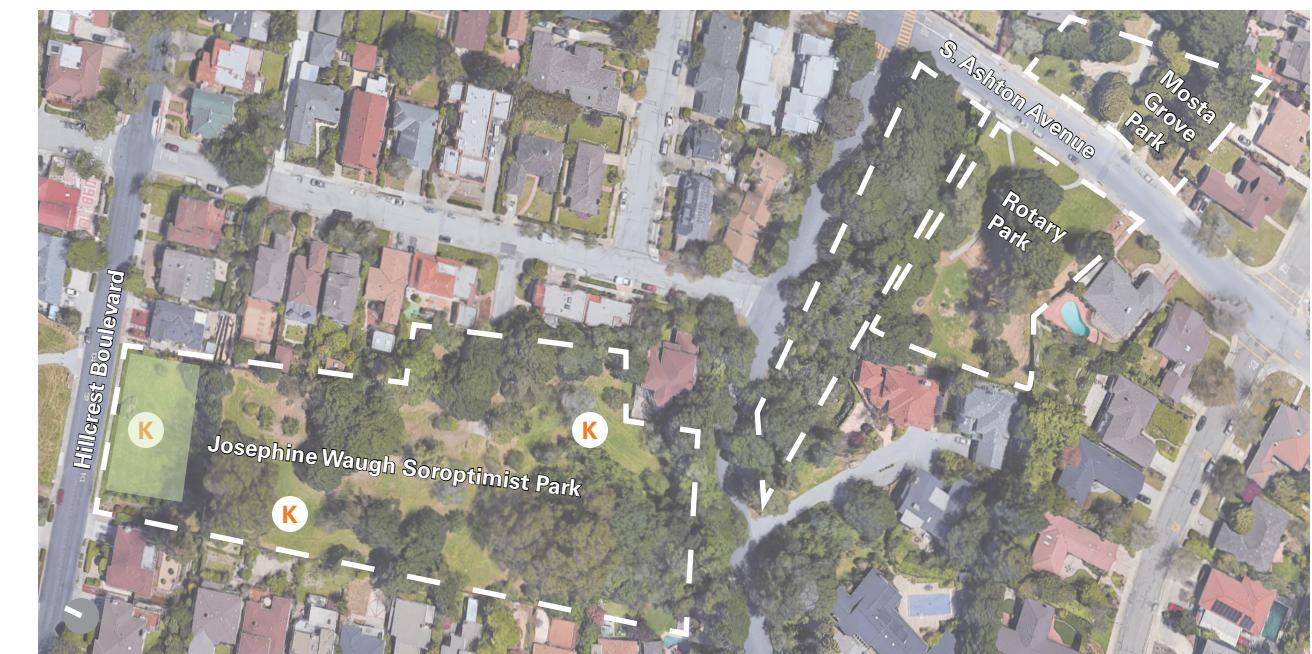


JOSEPHINE WAUGH SOROPTIMIST TO TAYLOR

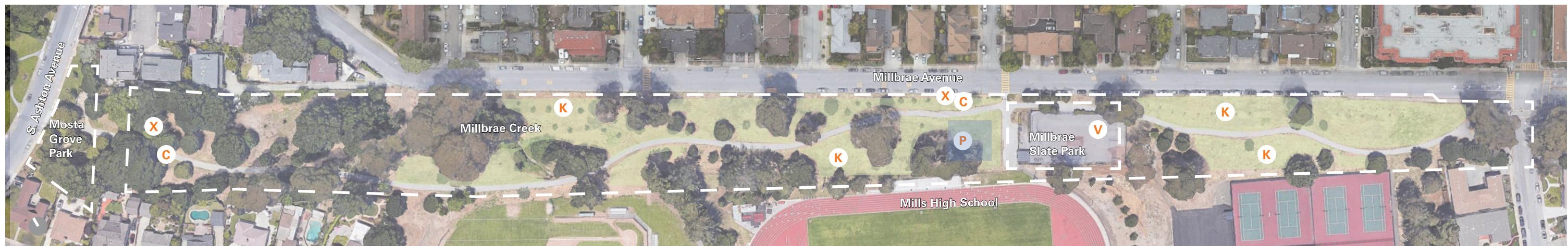
### HIGH PRIORITY

- It is assumed that somewhere along the great length of the Spur Trail, there are areas of washed out pathway or easily identified needs such as bench, trash receptacle, restroom, bicycle parking or drinking fountain and these would be considered high priority for the safe and effective function of the venue from a qualitative standpoint. Other necessary program items are just as urgent yet not as easily discerned by the layperson. These would include ongoing efforts to manage the undeveloped acres for fire management purposes as well as the preservation and enhancement of wildlands and wildlife corridors.

FITNESS STATION  
 SKATE PARK  
 OPEN NATURAL MEADOW



ROTARY TO JOSEPHINE WAUGH SOROPTIMIST PARK



SPUR TRAIL AT MILLBRAE AVE TO MOSTA GROVE

## 04. PARK RECOMMENDATIONS

### SECONDARY CONSIDERATIONS

- Above and beyond the basic function of the Spur Trail as a pathway and connector, the opportunities for potential development of recreation related spaces or nodes anywhere along its entirety abound. As highly subjective elements, these are difficult to rate in terms of value. The list might include (but not be limited to) public art, educational signage, native meadow enhancement, tree grove establishment, exercise station installation, irrigation renovation, dog park creation and the generation of other organized spaces for active recreation. Many of these features might be highly dependent on available space and neighborhood desires as well as general current trends.



## 04. PARK RECOMMENDATIONS

### CITY FACILITIES

#### 5.1 ACRES

PARK ELEMENTS	RECOMMENDATION
A BBQ GRILLS	NA
B DRINKING FOUNTAIN	NA
C DOG STATION	NO COMMENT
D FENCING	NO COMMENT
E HARDTOP PLAY	NA
F HISTORIC SIGNIFICANCE	POTENTIAL
G INFORMATIONAL SIGNS	POTENTIAL
H IRRIGATION	RENOVATE
I LIGHTING	NO COMMENT
J MULTI-USE TRAIL	NA
K OPEN NATURAL TURF	RENOVATE
L PARKING	NO COMMENT

PARK ELEMENTS	RECOMMENDATION
M PARK SIGN	NA
N PEDESTRIAN TRAIL	NA
O PICNICTABLE	POTENTIAL
Q PLAY EQUIPMENT	POTENTIAL
R PUBLIC ART	POTENTIAL
S RESTROOMS	NO COMMENT
T SEATING	POTENTIAL
U SHADE STRUCTURE	POTENTIAL
V SPORT COURTS	NA
W VIEWS	NO COMMENT
X WASTE/RECYCLE	POTENTIAL
Y BICYCLE PARKING	NO COMMENT

#### HIGH PRIORITY

- Millbrae's City Facility complex does not project any urgent needs that would be categorized as high priority in the opinion of the team making this evaluation. It is a clean, functional, well organized, accessible, inclusive, stylistically varied and aesthetically pleasing collection of agencies.
- Transform turf lawns in front of City Hall and Fire House into water conserving demonstration gardens.

#### SECONDARY CONSIDERATIONS

- As is witnessed in the tables this page, there is endless possibility for further enhancement and development of various distinct areas with the complex as suits the community's needs and desires and as budget allows.



PLAZA

BUILT IN WALL SEAT

PUBLIC PARKING



Meadows Park, Millbrae, CA



Pedestrian Pathway, Central Park, Millbrae, CA

# 05

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## MAINTENANCE ANALYSIS & PRESCRIPTIVE MEASURES

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## 05. PARK MAINTENANCE

### BAYSIDE MANOR PARK

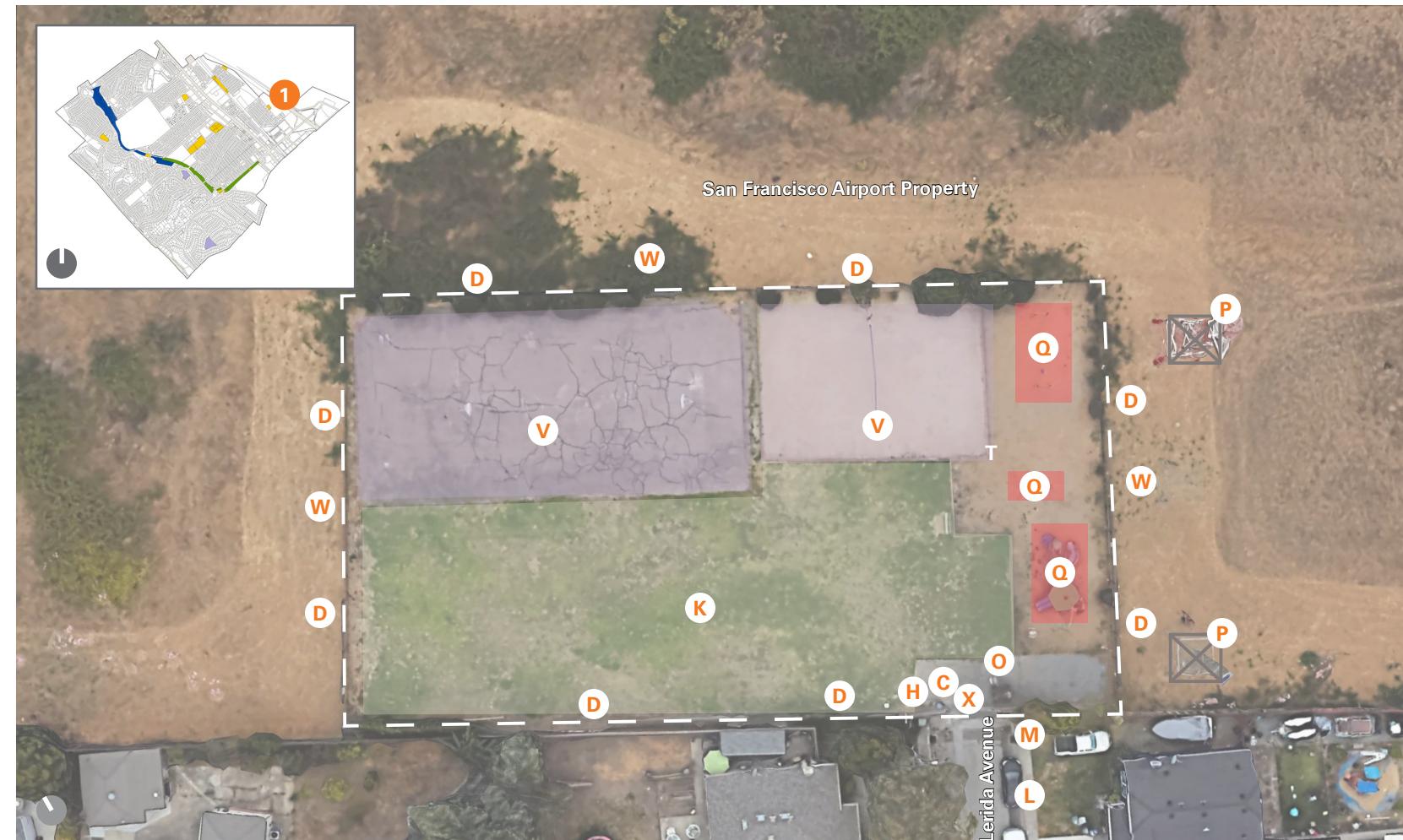
0.8 ACRES

#### EXISTING PARK MAINTENANCE

- Bayside Manor Park is in fair to good condition in terms of ongoing maintenance.
- Periodic sealing of cracks in the asphalt court is a time consuming seasonal task
- Mowing and trimming an undefined recreational turf area uses more maintenance hours than necessary.
- Gopher disturbance leads to machinery damage and excessive remedial maintenance.
- Under-furnished trash receptacles can lead to overflowing refuse after heavy use.
- Vandalism can be a costly nuisance that lowers public pride.
- High-care shrubs and hedges consume personnel hours and increase debris.

#### PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted park elements minimizes the time and effort required to maintain.
- Replacement of the asphalt sports court will eliminate the need for periodic sealing of cracks and improve park pride.
- Replacement and redefinition of the active recreational turf area with gopher deterrent will decrease maintenance.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.
- Conspicuous surveillance systems can provide effective deterrents to vandalism and general park abuse.
- Replacing plant material that requires routine pruning conserves efforts and eliminated debris that can compound maintenance efforts.



## 05. PARK MAINTENANCE

### CENTRAL PARK

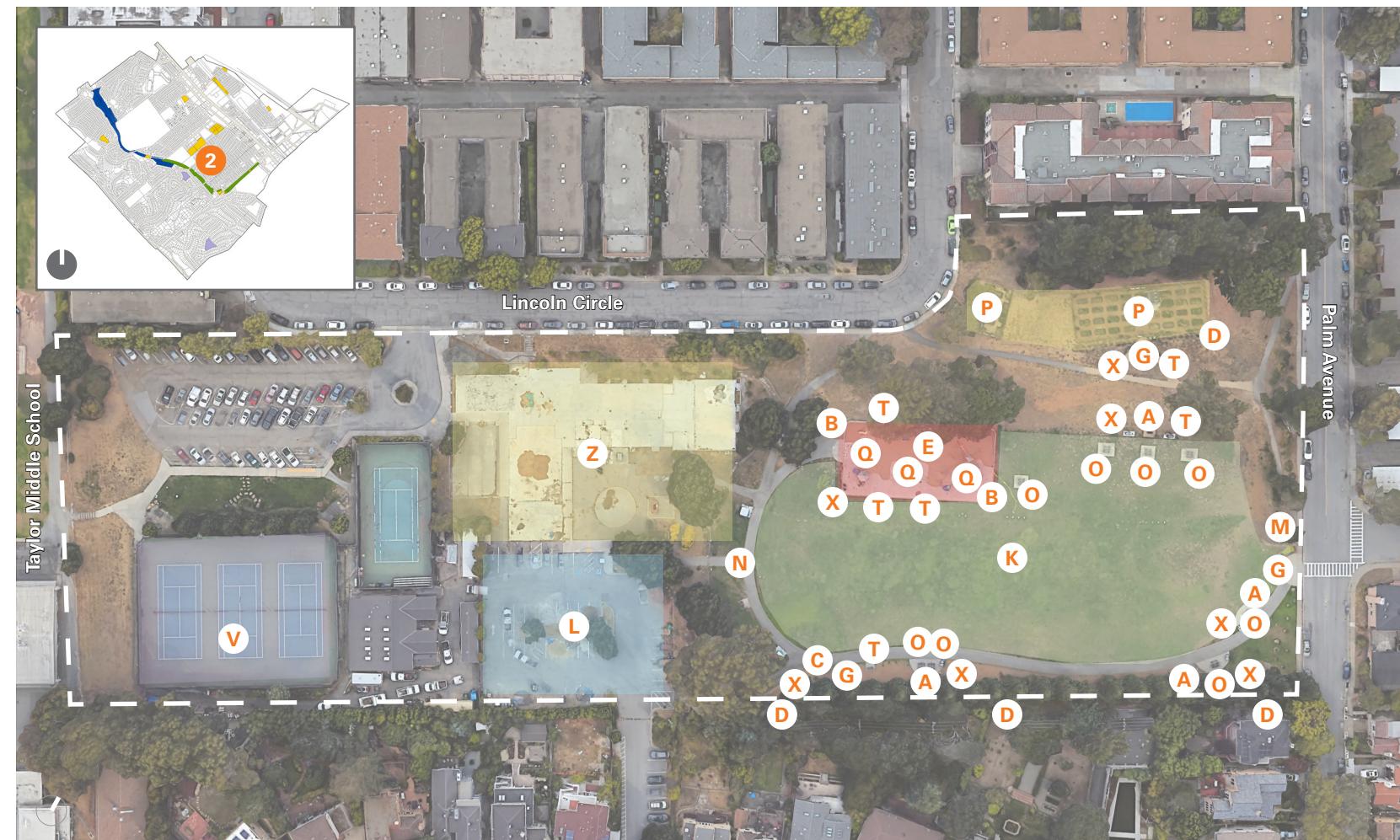
8.1 ACRES

#### EXISTING PARK MAINTENANCE

- Central Park is in good to very good condition in term of ongoing maintenance.
- High-care shrubs and hedges consume personnel hours and increase debris
- Mowing and trimming an undefined recreational turf area consumes more maintenance hours than necessary
- Gopher disturbance leads to machinery damage and excessive remedial maintenance.
- Under-furnished sites can lead to increased maintenance and decreased public pride

#### PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted park elements minimizes the time and effort required to maintain.
- Replacing plant materials that require routine pruning conserves efforts and eliminated debris that can compound maintenance efforts.
- Replacement and redefinition of the active recreational turf area with gopher deterrent will decrease maintenance.
- Replacement and redefinition of the active recreational turf area with gopher deterrent will decrease maintenance.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.



OPEN NATURAL TURF  
PLAY EQUIPMENT  
SPORT COURTS  
COMMUNITY AREAS  
PARKING

## 05. PARK MAINTENANCE

### GREEN HILLS PARK

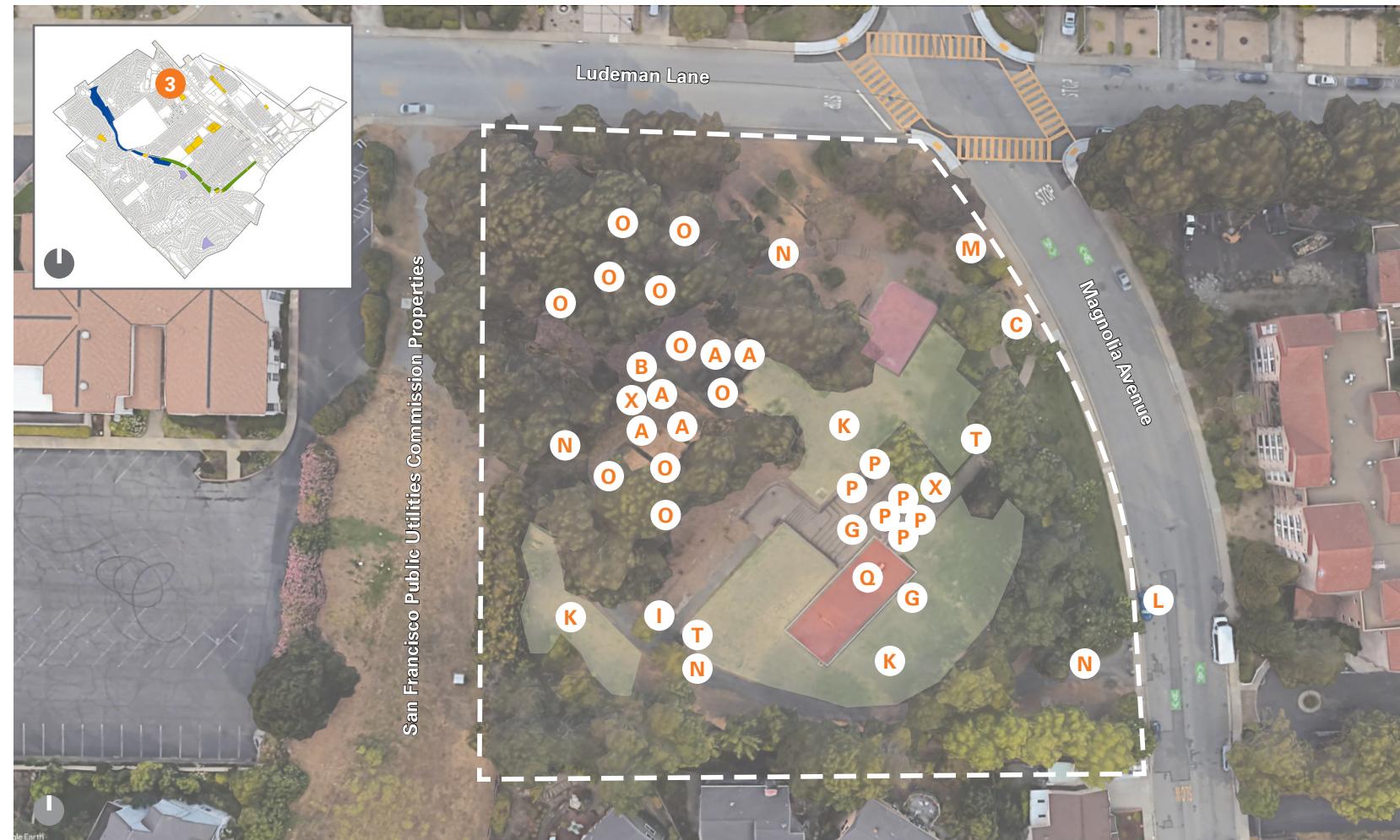
2.0 ACRES

#### EXISTING PARK MAINTENANCE

- Green Hills Park is in good to very good condition in terms of ongoing maintenance.
- High-care shrubs and hedges consume personnel hours and increase debris.
- Mowing and trimming an undefined turf area consumes more maintenance hours than necessary.
- Mowing on hillsides is occupationally more hazardous and time intensive.
- Gopher disturbance leads to machinery damage and excessive remedial maintenance.
- Under-furnished sites can lead to increased maintenance and decreased public pride.
- Naturally shedding plant materials call for excessive use of blowers.

#### PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted park elements minimizes the time and effort required to maintain.
- Replacing plant materials that require routing pruning conserves efforts and eliminates debris that can compound maintenance efforts.
- Replacement and redefinition of the active recreational turf area with gopher deterrent will decrease maintenance.
- Replacement of passive turf areas with alternate plantings will reduce overall efforts and increase safety.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.
- Replacing of naturally littering plant material with tidier specimens will reduce the overall effort to maintain safe and clean surfaces.



## 05. PARK MAINTENANCE

### JOSEPHINE WAUGH SOROPTIMIST PARK

2.5 ACRES

#### EXISTING PARK MAINTENANCE

- Josephine Waugh Soroptimist Park is in good to very good condition in terms of ongoing maintenance.
- High-care shrubs and hedges consume personnel hours and increase debris.
- Mowing and trimming numerous undefined passive turf areas consumes more maintenance hours than necessary.
- Mowing on hillsides is occupationally more hazardous and time intensive.
- Gopher disturbance leads to machinery damage and excessive remedial maintenance.
- Under-furnished sites can lead to increased maintenance and decreased public pride.
- Naturally shedding plant materials call for excessive use of blowers.

#### PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted park elements minimizes the time and effort required to maintain.
- Replacing plant materials that require routing pruning conserves efforts and eliminates debris that can compound maintenance efforts.
- Replacement and redefinition of turf areas with gopher deterrent will decrease maintenance.
- Replacement of passive turf areas with alternate plantings will reduce overall efforts and increase safety on slopes.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.
- Replacing of naturally littering plant material with tidier specimens will reduce the overall effort to maintain safe and clean surfaces.



OPEN NATURAL TURF

## 05. PARK MAINTENANCE

### LION BILL MITCHELL PARK

0.8 ACRES

#### EXISTING PARK MAINTENANCE

- Lion Bill Mitchell Park is in good to very good condition in terms of ongoing maintenance.
- High-care shrubs and hedges consume personnel hours and increase debris.
- Mowing and trimming numerous undefined passive turf areas consumes more maintenance hours than necessary.
- Gopher disturbance leads to machinery damage, and excessive remedial maintenance.
- Under-furnished sites can lead to increased maintenance and decreased public pride.
- Naturally shedding plant materials call for excessive use of blowers.

#### PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted park elements minimizes the time and effort required to maintain.
- Replacing plant materials that require routine pruning conserves efforts and eliminates debris that can compound maintenance efforts.
- Replacement and redefinition of turf areas with gopher deterrent will decrease maintenance.
- Replacement of passive turf areas with alternate plantings will reduce overall efforts.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.
- Replacing of naturally littering plant material with tidier specimens will reduce the overall effort to maintain safe and clean surfaces.



- OPEN NATURALTURF
- PLAY EQUIPMENT
- WOODED HILLSIDE

## 05. PARK MAINTENANCE

## MARINA VISTA PARK

0.62 ACRES

## EXISTING PARK MAINTENANCE

- Marina Vista Park is in good condition in terms of ongoing maintenance.
- High-care shrubs and hedges consume personnel hours and increase debris.
- Gopher disturbance leads to machinery damage, and excessive remedial maintenance.
- Under-furnished sites can lead to increased maintenance and decreased public pride.
- Vandalism can be a costly nuisance that lowers public pride and morale.

## PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted park elements minimizes the time and effort required to maintain.
- Replacing plant materials that require routine pruning conserves efforts and eliminates debris that can compound maintenance efforts.
- Replacement and redefinition of turf areas with gopher deterrent will decrease maintenance.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.
- Replacing of naturally littering plant material with tidier specimens will reduce the overall effort to maintain safe and clean surfaces.
- Conspicuous surveillance systems can provide effective deterrents to vandalism and general park abuse.



## 05. PARK MAINTENANCE

### MEADOWS PARK

2.3 ACRES

#### EXISTING PARK MAINTENANCE

- Meadows Park is in good to very good condition in terms of ongoing maintenance.
- Mowing and trimming numerous undefined passive turf areas consumes more maintenance hours than necessary.
- Gopher disturbance leads to machinery damage, and excessive remedial maintenance.
- Under-furnished sites can lead to increased maintenance and decreased public pride.
- Mowing on hillsides is occupationally more hazardous and time intensive.

#### PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted park elements minimizes the time and effort required to maintain.
- Replacement and redefinition of turf areas with gopher deterrent will decrease maintenance.
- Replacement of passive turf areas with alternate plantings will reduce overall efforts and increase safety on slopes.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.



## 05. PARK MAINTENANCE

### MILLBRAE SKATE PARK

0.4 ACRES

#### EXISTING PARK MAINTENANCE

- Millbrae Skate Park is in fair to good condition in terms of ongoing maintenance.
- Under-furnished sites can lead to increased maintenance and decreased public pride.
- Vandalism can be a costly nuisance that lowers public pride.

#### PROPOSED REDUCTION OF PARK MAINTENANCE

- Repairing and replacing targeted park elements can minimize the time and effort required to maintain.
- Increasing furnishings can foster public pride and expand social opportunities, while reducing littering and destruction of property.



## 05. PARK MAINTENANCE

### MILLS ESTATE PARK (UNDEVELOPED PARK)

**4.7 ACRES**

#### EXISTING PARK MAINTENANCE

- Mills Estate Park is in fair to good condition in terms of ongoing maintenance.
- Mowing and trimming an undefined turf area consumes more maintenance hours than necessary.
- Gopher disturbance leads to machinery damage, and excessive remedial maintenance.
- Under-furnished sites can lead to increased maintenance and decreased public pride.

#### PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted park elements minimizes the time and effort required to maintain.
- Replacement and redefinition of turf area with gopher deterrent will decrease maintenance.
- Replacement of passive turf areas with alternate plantings will reduce overall efforts.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.



OPEN NATURAL MEADOW

## 05. PARK MAINTENANCE

### MONTEREY PARK

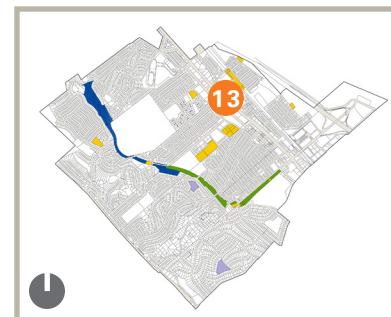
1.4 ACRES

#### EXISTING PARK MAINTENANCE

- Monterey Park is in fair condition in terms of ongoing maintenance.
- High-care shrubs and hedges consume personnel hours and increase debris.
- Mowing and trimming numerous undefined passive turf areas consumes more maintenance hours than necessary.
- Gopher disturbance leads to machinery damage, and excessive remedial maintenance.
- Under-furnished sites can lead to increased maintenance and decreased public pride.
- Naturally shedding plant materials call for excessive use of blowers.

#### PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted park elements minimizes the time and effort required to maintain.
- Replacing plant materials that require routine pruning conserves efforts and eliminates debris that can compound maintenance efforts.
- Replacement of passive turf areas with alternate plantings will reduce overall efforts and increase safety.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.
- Replacing of naturally littering plant material with tidier specimens will reduce the overall effort to maintain safe and clean surfaces.



## 05. PARK MAINTENANCE

### MOSTA GROVE PARK

0.4 ACRES

#### EXISTING PARK MAINTENANCE

- Mosta Grove Park is in good to very good condition in terms of ongoing maintenance.
- High-care shrubs and hedges consume personnel hours and increase debris.
- Mowing and trimming numerous undefined passive turf areas consumes more maintenance hours than necessary.
- Gopher disturbance leads to machinery damage, and excessive remedial maintenance.
- Under-furnished sites can lead to increased maintenance and decreased public pride.
- Naturally shedding plant materials call for excessive use of blowers.

#### PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted park elements minimizes the time and effort required to maintain.
- Replacing plant materials that require routine pruning conserves efforts and eliminates debris that can compound maintenance efforts.
- Replacement and redefinition of turf areas with gopher deterrent will decrease maintenance.
- Replacement of passive turf areas with alternate plantings will reduce overall maintenance efforts.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.
- Replacing of naturally littering plant material with tidier specimens will reduce the overall effort to maintain safe and clean surfaces.



## 05. PARK MAINTENANCE

### ROTARY PARK

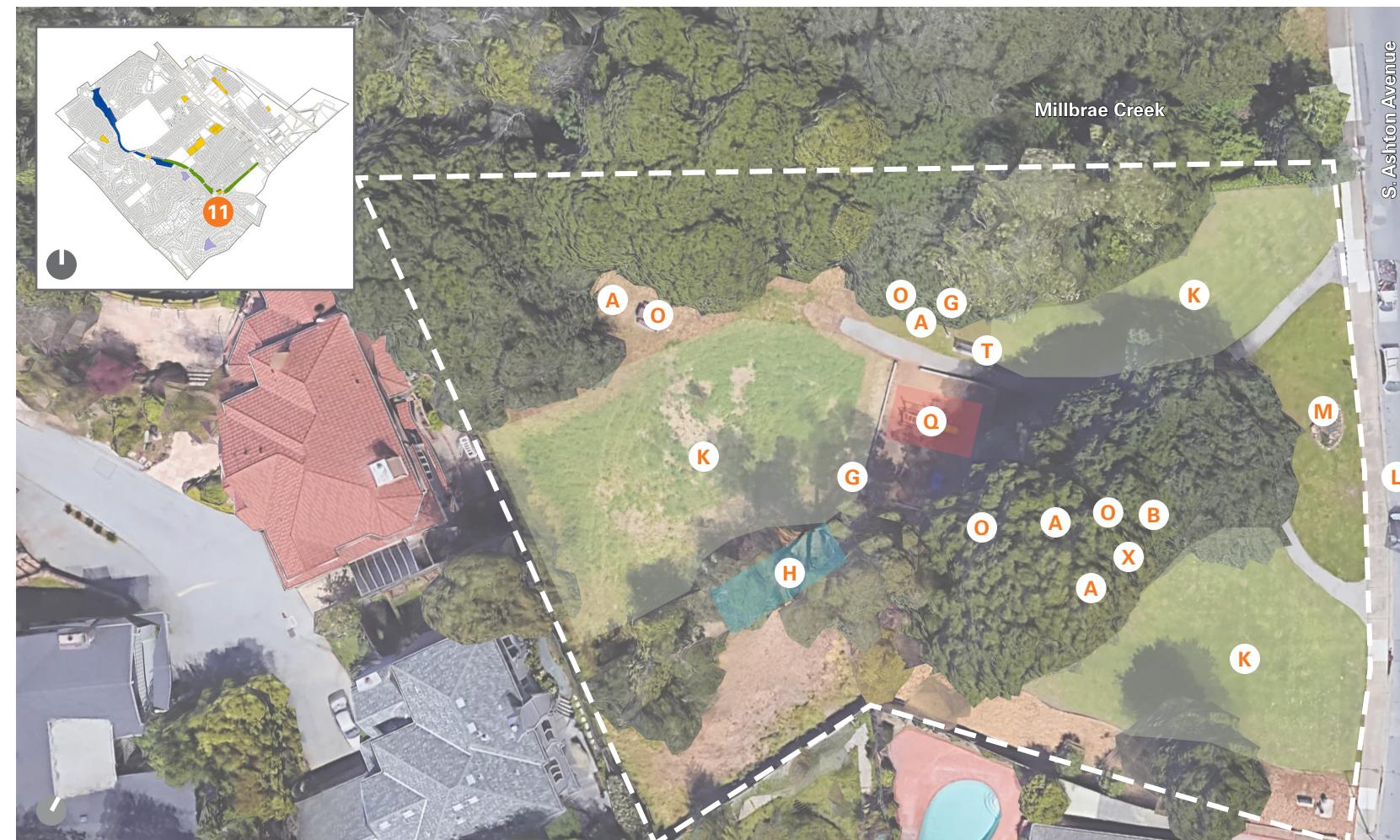
1.0 ACRES

#### EXISTING PARK MAINTENANCE

- Rotary Park is in good to very good condition in terms of ongoing maintenance.
- High-care shrubs and hedges consume personnel hours and increase debris.
- Mowing and trimming numerous undefined passive turf areas consumes more maintenance hours than necessary.
- Gopher disturbance leads to machinery damage, and excessive remedial maintenance.
- Under-furnished sites can lead to increased maintenance and decreased public pride.
- Naturally shedding plant materials call for excessive use of blowers.
- Infestation of Hedera (Ivy) requires periodic control.

#### PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted park elements minimizes the time and effort required to maintain.
- Replacing plant materials that require routing pruning conserves efforts and eliminates debris that can compound maintenance efforts.
- Replacement and redefinition of turf areas with gopher deterrent will decrease maintenance.
- Replacement of passive turf areas with alternate plantings will reduce overall efforts.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.
- Replacing of naturally littering plant material with tidier specimens will reduce the overall effort to maintain safe and clean surfaces.
- Eradication of Hedera will eliminate needless shearing, pruning and debris removal.



- OPEN NATURALTURF
- PLAY EQUIPMENT
- AREA OF POTENTIAL HISTORIC SIGNIFICANCE

## 05. PARK MAINTENANCE

SPURTRAIL PROPERTY (DEVELOPED AND UNDEVELOPED)

21.7ACRES\*

### EXISTING PARK MAINTENANCE

- The Spur Trail is in good to very good condition in terms of ongoing maintenance.
- Mowing and trimming numerous undefined passive turf areas consumes more maintenance hours than necessary.
- Mowing on hillsides is occupationally more hazardous and time intensive.
- Gopher disturbance leads to machinery damage, and excessive remedial maintenance.

### PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted elements minimizes the time and effort required to maintain.
- Replacement of passive turf areas with alternate plantings will reduce overall maintenance efforts.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.
- Replacing of naturally littering plant material with tidier specimens will reduce the overall effort to maintain safe and clean surfaces.

OPEN NATURAL MEADOW

SKATE PARK

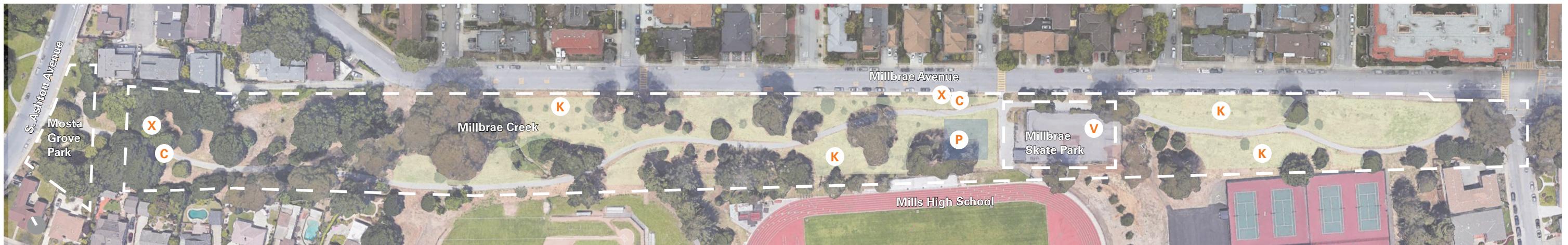
FITNESS STATION



JOSEPHINE WAUGH SOROPTIMIST PARK TO TAYLOR



ROTARY TO JOSEPHINE WAUGH SOROPTIMIST PARK



SPURTRAIL AT MILLBRAE AV TO MOSTA GROVE

## 05. PARK MAINTENANCE



## 05. PARK MAINTENANCE

### CITY FACILITIES

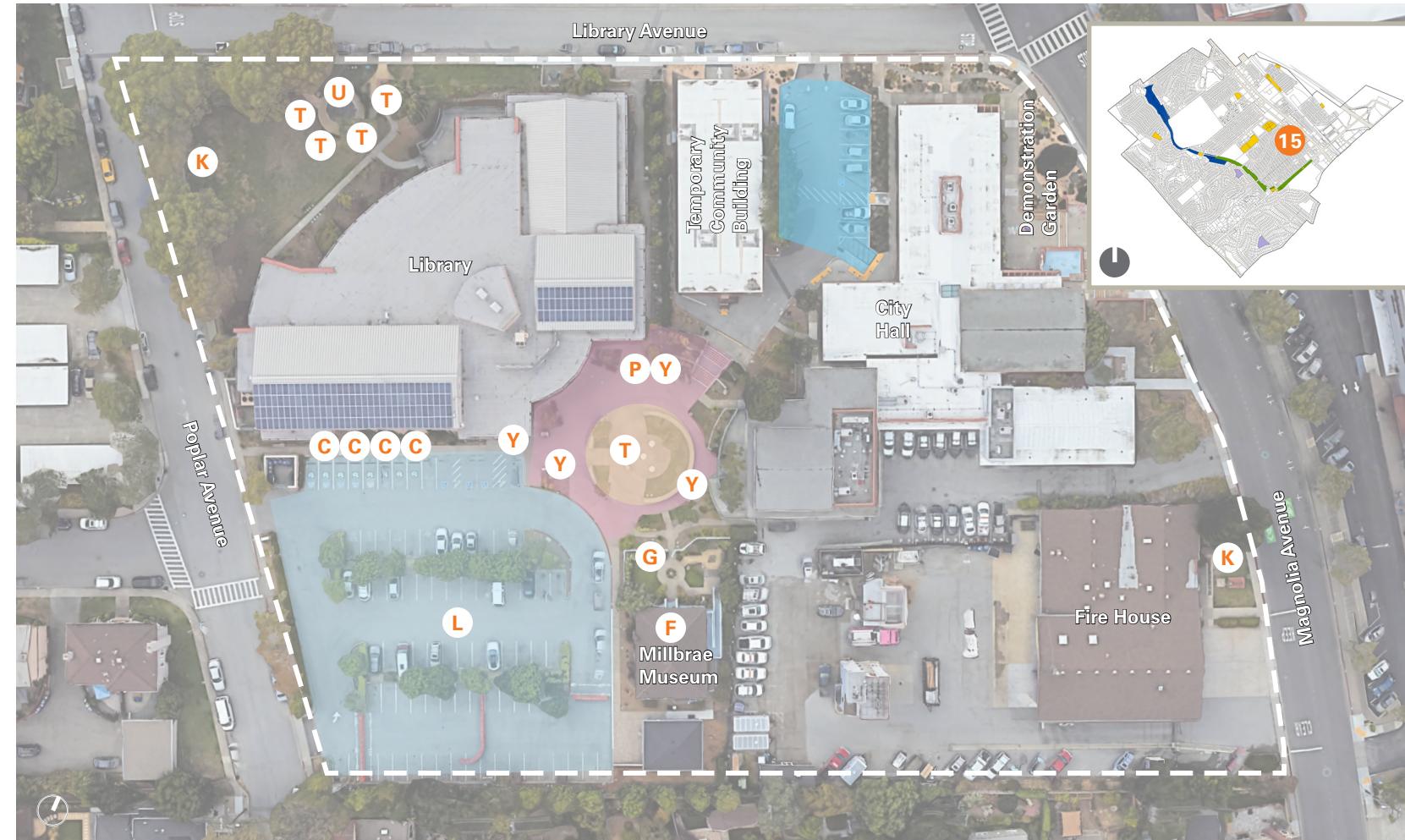
#### 5.1 ACRES

##### EXISTING PARK MAINTENANCE

- The City Facilities are in very good condition in terms of ongoing maintenance.
- High-care shrubs and hedges consume personnel hours and increase debris.
- Mowing and trimming numerous undefined passive turf areas consumes more maintenance hours than necessary.
- Gopher disturbance leads to machinery damage, and excessive remedial maintenance.
- Under-furnished sites can lead to increased maintenance and decreased public pride.
- Naturally shedding plant materials call for excessive use of blowers.

##### PROPOSED REDUCTION OF PARK MAINTENANCE

- Reducing, repairing and replacing targeted park elements minimizes the time and effort required to maintain.
- Replacing plant materials that require routing pruning conserves efforts and eliminates debris that can compound maintenance efforts.
- Replacement and redefinition of turf areas with gopher deterrent will decrease maintenance.
- Replacement of passive turf areas with alternate plantings will reduce overall efforts.
- Installation of new and well sited trash and recycling units will reduce frequency and intensity of maintenance calls.
- Replacing of naturally littering plant material with tidier specimens will reduce the overall effort to maintain safe and clean surfaces.



- PLAZA
- BUILT IN WALL SEAT
- PUBLIC PARKING

## 05. PARK MAINTENANCE

### MILLBRAE PARK & FACILITY FUNDING

PARKS FUNDING	ACRES IN SQ.FT.	OPEN SPACE IMPROVEMENTS: \$8.00 / SQ.FOOT	MEDIUM IMPROVEMENTS: \$16.00 / SQ. FOOT	MAJOR IMPROVEMENTS: \$20.00 / SQ. FOOT	APPROXIMATE IMPROVEMENTS COST
Bayside Manor Park	34,848			\$975,744.00	\$975,744.00
Central Park	352,836			\$9,879,408.00	\$9,879,408.00
City Facilities	222,156		\$4,976,294.40		\$4,976,294.40
Green Hills Park	87,120		\$1,951,488.00		\$1,951,488.00
Josephine Waugh-Soroptimist Park	108,900	\$1,219,680.00			\$1,219,680.00
Lion Bill Mitchell Park	34,848		\$780,595.20		\$780,595.20
Marina Vista Park	26,136			\$731,808.00	\$731,808.00
Meadows Park	100,188		\$2,244,211.20		\$2,244,211.20
Millbrae Skate Park	17,424		\$390,297.60		\$390,297.60
Mills Estate Undeveloped Park	204,732			\$5,732,496.00	\$5,732,496.00
Monterey Park	60,984		\$1,366,041.60		\$1,366,041.60
Mosta Grove Park	17,424		\$390,297.60		\$390,297.60
Rotary Park	43,560			\$1,219,680.00	\$1,219,680.00
Schultz Undeveloped Park	104,108		\$2,332,019.20		\$2,332,019.20
Spur Trail Developed Open Space	1,206,612	\$13,514,054.40			\$13,514,054.40
Spur Trail Undeveloped Open Space	1,149,080	\$12,869,696.00			\$12,869,696.00
<b>TOTAL</b>		<b>\$27,603,430.40</b>	<b>\$14,431,244.80</b>	<b>\$18,539,136.00</b>	<b>\$60,573,811.20</b>

#### SOURCE

1. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2021. Sacramento, California, May 2021.

2. The U.S Census Bureau's 2018 household data

01. Costs are FY 2021 dollars and exclude escalation.

02. Costs include 40% for soft costs.

03. \$60,573,811.20 / 22,509 residents = \$2,691.09 per capita.<sup>1</sup>

04. 2.73 persons per household<sup>2</sup>

05. Methodology for allocation of funds to each park involves a more nuanced approach than a simple square foot calculation. The candidate parks vary in size, proportion of developable square feet, present condition, urgency of need, current existing components, proposed new elements and overlapping improvements. These criteria coupled with current construction costs of typical sought-after site features have aided us in arriving at the above analysis. The Millbrae Parks, Undeveloped Parks and Open Spaces are classified into one of three general square foot costs: \$20.00, \$16.00 and \$8.00 per square foot to justify the total dollar amount dedicated to each site.

Bayside Manor and Marina Vista fall into the higher \$20.00 per square foot category due to the cost of mobilization for very small projects, the current sub-standard state of the parks, the desire to enhance these spaces with additional elements to improve function, and the need for social equity in less affluent neighborhoods. Central Park falls into this same category for different reasons: it is a unifying hub of activity in the City, there is a desire for hosting large events in safe and comfortable venues and the need for amenities to attract residents from all neighborhoods fostering a strengthened sense of community. While it is the largest of the parks and in good condition, some portions of the site remain devoid of vegetation and space making features that without care could devolve into the appearance of derelict or vacant space, encouraging vandalism and violent crime. Rotary Park – while certainly not large by square foot standards – sits adjacent to a fenced off wooded riparian part of the Spur Trail. By opening and connecting the two (and in doing so sharing the cost) both sites benefit. The Spur Trail becomes more complete and Rotary Park gains a new pedestrian entrance and showcases a lost and hidden portion of the historic use of the site – a learning opportunity for the whole community. Mills Estate Undeveloped Park is the last of the areas to fall into the \$20.00 per square foot category. It sits in the hills of a

significantly different portion of Millbrae and is currently merely an underused open space but with great potential. With virtually no amenities, a higher dollar amount is necessary to satisfy community needs in this part of town.

In the medium category of \$16.00 per square foot, both Mosta Grove Park and the Millbrae Skate Park represent the City's smallest sites. Again: mobilization for small projects factors into allocation of funds, however needs differ significantly. The Skate Park is very urban in nature and requires sophisticated surveillance to ensure its success, as well as the inclusion of much needed shaded areas. Mosta Grove is more suburban in nature and requires attention for preservation as a site with a special history for Millbrae and as a critical node linking to Rotary Park along the Spur Trail. Contrast is further illustrated in this medium category by Schultz Undeveloped Park, which requires attention for re-opening as a safe open space haven, while the City Facilities represents a complex at the heart of downtown. Civic in nature, it includes the largest parking opportunity for the community and a number of highly trafficked amenities such as the Library, Millbrae Museum and City Hall. Monterey Park offers a unique activity ribbon on the east side of town and is in need of exercise stations and shade amenities. Meadows Park is distinctive in that it provides a large green to rival Central Park's, yet has no developed area to host the many social gatherings that occur within its semi-secluded wooded environs. It is also lacking in other basic park elements considering its size. Green Hills Park and Lion Bill Mitchell Park are the last two sites to be grouped under the medium category of \$16.00 per square foot. While they differ in size, they share some common feature such as playground equipment in need of enhancement as well as more naturalistic picnic areas which should be refined in order to function in a safe and effective manner.

In the lower \$8.00 per square foot category, Josephine Waugh-Soroptimist Park is grouped with both the Spur Trail Developed and Undeveloped Spaces with good reason: it is the only large park that provides an essential link along the trail, while retaining its autonomy, which is dualistic in nature. This site has also recently undergone significant improvements to its developed side, while retaining a large portion of its acreage as undeveloped or restored open space. Both classes of the Spur Trail are in this category for related reasons: the vast number of acres would otherwise disproportionately call for funding allocation, if it were not the very essence of their existence. A primary focus of improvements for the Developed Spur Trail lies in the maintenance and improvement of the very trail itself with other amenities such as signage, a pedestrian footbridge at Millbrae Creek (at Rotary Park) and safe pedestrian connections to the transit hub and hydration stations. The Undeveloped Spur Trail calls for accessible trail improvements between Helen Drive and Lomita Avenue and management of its wildlands for public safety.

There's a total of 2.38 miles of potential trail

Developed and Improved Trail: 1.18 miles of trail from Millbrae Avenue to Richmond Drive

Undeveloped Trail: .75 miles from Richmond Drive to Helen Drive to connect to Upper Spur Trail (Lomita Section)

Unimproved Trail: .45 miles from Green Hills Country Club (Banbury Lane area) to Lomita Avenue

The above illustrates a simplified explanation of the myriad considerations and criteria used for weighting allocation of funding to Millbrae's public parks and open space improvements.



Green Hills Park, Millbrae, CA





Josephine Waugh / Soroptimist Park, Millbrae, CA