

# CITY OF **SAN BRUNO**

## PARK ASSESSMENT

NOVEMBER 2025





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## PARK ASSESSMENT

*NOVEMBER 2025*

PREPARED BY



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## MESSAGE FROM THE DIRECTOR OF COMMUNITY SERVICES

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The City of San Bruno is committed to ensuring that our parks remain safe, welcoming, and vibrant spaces for our community. In keeping with this commitment, the City engaged Moore, Iacofano, Goltsman (MIG), Inc. to conduct a comprehensive Parks Assessment for our Park System. This initiative represents more than just a review of facilities; it is a strategic investment in the long-term health of our parks.

Municipal best practices call for proactive management of public spaces to maximize their value for residents. By thoroughly assessing our system, we are able to identify deferred maintenance, address existing deficiencies, and prioritize playground replacements. This approach allows us to direct resources efficiently, extend the life of our assets, and ensure that our facilities meet evolving safety and accessibility standards.

Just as importantly, the Parks Assessment gives us a roadmap for the future. With clear data and professional analysis, we can align our investments with community needs, ensuring that every dollar spent delivers the highest impact. This proactive strategy reflects the best practices of municipal park stewardship: identifying immediate needs while planning for sustainable growth and excellence.

Ultimately, this work is about more than infrastructure; it is about preserving and enhancing spaces where families gather, children play, and neighbors connect. Our parks are at the heart of community life in San Bruno, and this assessment helps ensure they will continue to serve with distinction for generations to come.

Travis M. Karlen, CPRP

*Community Services Director*

# ACKNOWLEDGMENTS

The City of San Bruno is grateful to everyone who participated in the Park Assessment. In addition to those listed below, numerous individuals provided their time, insight, and expertise to inform and shape the recommendations the Assessment proposes.

## CITY COUNCIL

**Rico E. Medina**, Mayor

**Mary Medina**, Vice Mayor, Councilmember, District 4

**Sandy Alvarez**, Councilmember, District 1

**Tom Hamilton**, Councilmember, District 2

**Michael Salazar**, Councilmember, District 3

## CITY STAFF

**Alex D. McIntyre**, City Manager

**Travis M. Karlen**, Community Services Director

**Dan Venezia**, Parks Services Manager

## PARKS AND RECREATION COMMISSION

**Mike Palmer**, Chair

**Kris Gonzales**, Vice Chair

**Lorry Greenberg**

**Jessica Martinucci**

**Dave Nigel**

**Lucy Zamattia**

**Michael Zastrow**

## CONSULTANT TEAM

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# EXECUTIVE SUMMARY

## PURPOSE

San Bruno’s park system adds value to community members’ quality of life, offering space for exercise, gathering, and enjoyment of the natural environment. The Park Assessment reflects the City’s commitment to enhancing quality of life and supporting San Bruno’s identity through the provision of well-maintained, vibrant, attractive, and accessible parks. The Assessment provides a framework for the next 10+ years and identifies priority projects to complete in the short term to guide annual budgeting and work plans in the next 5 years.

The Park Assessment:

- » Inventories the City’s existing park system;
- » Identifies systemwide needs;
- » Addresses health equity challenges;
- » Recommends site-specific improvements and enhancements to recreation facilities and amenities; and
- » Serves as a guide for future decision making for San Bruno’s park system.





- » San Bruno sports fields and courts are well-used but declining in quality. Through enhanced maintenance of fields and sport court resurfacing, improved athletic and sport facilities will support community health and enjoyment of the City’s park system.

## **NATURAL ENVIRONMENT NEEDS**

Parks offer a respite from the City’s urban context, while also providing functional support for natural processes and buffering noise and particle pollution.

- » Community engagement findings emphasize the importance of natural environments in the City. Natural elements provide functional support for natural processes and can play a powerful role in buffering noise and particle pollution. Formalizing trails and access to natural areas, daylighting water routes and using landscape design techniques to improve natural processes can improve both safety and aesthetics throughout the park system

## **MAINTENANCE AND OPERATIONS NEEDS**

The routine and preventative maintenance of parks and facilities is important in sustaining these through the end of their normal lifespan. The Parks Maintenance Division will need additional resources for maintenance, as noted below.

- » Community feedback reveals opportunities to improve the maintenance of baseball and softballs fields, landscape, and litter removal.
- » In addition to routine and preventative maintenance, all City parks in the recreation system require continued repair and/or replacement as assets move through their lifecycles. As San Bruno’s park system ages the City will need to maintain and replace assets in a timely, cost-effective manner. Greater investment in maintenance and staffing will help ensure a vibrant and sustainable park system that can adapt to changing operational demands.

## **RECOMMENDATIONS**

The San Bruno Park Assessment provides capital project recommendations for 17 of the City’s 20 parks in a Capital Improvement Plan. Since funding has not been identified for these improvements, they will likely take more than 10 years to implement. For each site, the Assessment identifies cost ranges based on park size and type, intended for planning purposes only. The costs factor in a general understanding of the level of site development and use across the entire park system, as well as expectations for ongoing maintenance to sustain facility use according to their intended lifecycles. The cost ranges in the Capital Improvement Plan represent the following:

- » **Low** shows the minimum budget that should be used to plan for improvements. It reflects a basic level of improvements, anticipates integrating cost efficiencies wherever feasible, and may not fully account for obstacles and challenges encountered during the planning process.
- » **Medium** reflects a more standard level of improvements. This cost level typically provides a better estimate to use in long-range budgeting; and
- » **High** reflects the potential needs for projects with a greater order of magnitude, sites with more unique features, and specialized enhancements requiring a higher investment.

Using this methodology, the cost to implement all proposed recommendations is **approximately \$49.1 million (or a range from \$35.3 million to \$63.0 million)**.

## **PRIORITIZATION**

The Capital Improvement Plan recommends more projects than the City of San Bruno can reasonably afford in the next 10 years. Findings from community engagement, insights of City staff, the park condition assessment, and demographic and health analysis

were combined to identify the highest priority projects to complete in the next 5 to 10 years.

**Forest Lane Park, Bayshore Circle Park, and Belle Air/Lion’s Park are identified as priority sites for implementation** based on their location in underserved areas, and their ability to provide valuable recreation in neighborhoods of need. Additionally, playground replacement costs were identified to support the City in future budgeting and capital improvement planning.

## **ACTION PLAN**

To focus investment efforts and funding, the Assessment summarizes priority projects in an action plan to complete as funding is available. Because these improvements are currently needed, this Assessment advises completing these projects in the next five years. Together they represent a total cost of **approximately \$20.5 million (a range of \$13.6 million to \$27.3 million)**.

Table 1: Five-Year Action Plan

Site Name	Size	Project Elements	Low Range	Medium Range	High Range
<b>Priority Site Projects</b>					
<b>Forest Lane Park</b>	1.2 acres	Site master planning and renovation to enhance or add play areas, picnic areas, basketball court, outdoor fitness equipment, accessibility, and use (sound wall, bike rack, and drinking fountain).	\$2,400,000	\$3,420,000	\$4,440,000
<b>Bayshore Circle Park</b>	0.5 acres	Site master planning and renovation to enhance play areas, basketball court, hardscape/pathways, landscaping, and use (benches, drinking fountain, bike rack, pet waste station).	\$2,250,000	\$3,000,000	\$3,750,000
<b>Belle Air Park/Lion's Park</b>	3 acres	Site master planning and renovation to expand and replace the artificial turf multi-use sports field (adding stadium seating), update the picnic area and restroom, and add a playground, benches, shade structure, and drinking fountains.	\$6,000,000	\$8,550,000	\$11,100,000
<b>Additional High Priority Playground Replacements</b>					
<b>Herman Park</b>	< 5,000 sf	Replace the existing play equipment in this pocket park with a playground or small play amenities serving ages 2 to 12, with seating and observation areas for accompanying adults.	\$350,000	\$500,000	\$650,000
<b>City Park – North</b>	20,000 – 25,000 sf	Remove existing equipment and sand play area and provide a destination playground with thematic and customized elements for ages 2-5 and 5-12, or a universal, all-inclusive play area. Consider a nature play theme with bioretention areas and plantings.	\$2,250,000	\$4,500,000	\$6,750,000
<b>Lomita Park</b>	< 5,000 sf	Replace the existing play equipment in this pocket park with a playground or small play amenities serving ages 2 to 12, with seating and observation areas for accompanying adults.	\$350,000	\$500,000	\$650,000
<b>Totals</b>			<b>\$13.6 million</b>	<b>\$20.5 million</b>	<b>\$27.3 million</b>



CHAPTER 1

# INTRODUCTION





This chapter introduces the San Bruno Park Assessment by defining its purpose, outlining the assessment process, highlighting community involvement, and describing the document's organization

# 1 INTRODUCTION

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## INTRODUCTION

Even with holding major tech companies and its proximity to the international travel hub of San Francisco International Airport, the City of San Bruno keeps a relaxed suburban quality attracting a wide range of community members. The City's park system adds value to community members' quality of life, offering space for exercise, gathering, and enjoyment of the natural environment. As many park systems age in place, so too has San Bruno's, leading to deferred maintenance and recreation facilities and assets at the end of their life cycle. To improve park assets in a manner that is relevant to San Bruno's evolving community, the City has pursued the development of a Park Assessment to inventory the City's existing park system, understand community need, and propose capital project recommendations for City parks. This Park Assessment reflects the City's commitment to enhancing quality of life, supporting San Bruno's identity, and ensuring access to well-maintained, vibrant parks.

## PURPOSE

The San Bruno Park Assessment (Assessment) inventories the City's existing park system to determine the current condition and functionality of existing park sites and their recreation assets, understand park needs through community engagement and demographic analysis, and assess park site needs and physical capacity for improvements. The Assessment is limited to the City's parks with active recreation, excluding an assessment of and recommendations for the City's Open Space resources.

This Assessment results in capital project recommendations for 17 out of 20 San Bruno parks and the identification of short-term capital projects to be prioritized for implementation. These recommendations are dedicated to physical site improvements for the City's parks based on current amenity and facility conditions.

The Assessment provides the City with an understanding of the existing condition of its physical park system, community interests in recreation improvements, and site-specific recommendations to align park site needs with community desires. This Assessment provides capital project recommendations for the City to pursue as funds are available, which may take 10 years or more. For this reason, the Assessment also identifies the highest priority projects to complete in the short term to guide annual budgeting and work plans in the next 5 years.

# ASSESSMENT PROCESS OVERVIEW

The Park Assessment process commenced in Summer 2024 and was developed to identify community desires for park improvements, align these with technical analysis, and develop recommendations and priorities for implementation (**Figure 1-1**).

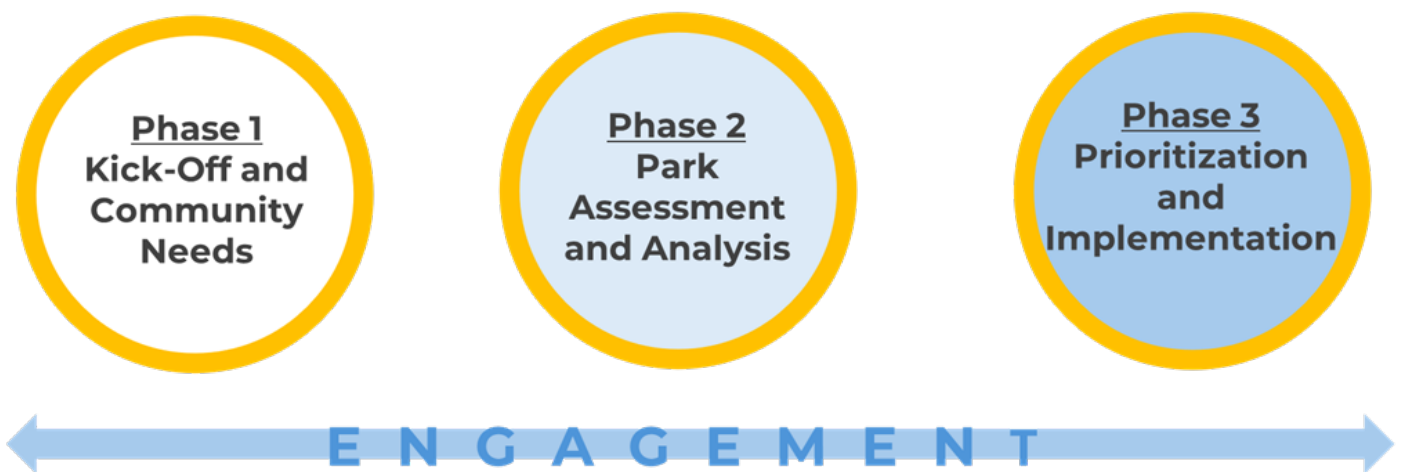
In the first phase of the Assessment, the Project Team reviewed existing information on San Bruno’s park system, including the City of San Bruno Comprehensive Parks & Recreational Facilities Master Plan (2018) and San Bruno General Plan (2009), to ensure the Assessment builds on previous planning. Community engagement materials were also developed to collect initial input on community needs at City-led pop-up events.

The second phase of the Park Assessment inventoried the San Bruno park system using GIS data and compiled information regarding the City’s

parcs, their recreation amenities, and recreation facilities. This included details on park acreage and recreation support amenities and facilities throughout the system. Following the inventory, an assessment of park condition and capacity was conducted. This included the physical evaluation of park amenities and the identification of initial needs and opportunities to improve San Bruno parks. The second phase of the Assessment also included a demographic analysis of the San Bruno community to understand how community needs for park improvement vary and should be prioritized using demographic, density, and socioeconomic data. This analysis informs the Park Assessment on the characteristics of neighborhoods served by each City park.

The third and final phase of the project identified capital project recommendations and associated cost assumptions for each City park. Building on the condition assessment, demographic analysis, and community engagement findings, these recommendations were further refined into a list of short-term priority projects.

Figure 1-1: The Planning Process



# ENGAGEMENT BY THE NUMBERS

Throughout the Assessment, the San Bruno community was involved through engagement activities and advisory direction. These included detailed tours of the City’s parks with the Project Team, meetings with the Parks & Recreation Commission and San Bruno City Council, pop-up activities at several City events, and an online survey. The Project Management Team included staff from the Community Services Department, the Parks Maintenance Division, and MIG.

The Assessment employed a variety of engagement activities to understand the voices, needs, and aspirations of San Bruno. Community engagement is further discussed in Chapter 3 of this report.

Figure 1-2: Engagement by the Numbers



CITY OF SAN BRUNO

## PARK ASSESSMENT | EVALUACIÓN DE PARQUES

**WHAT TYPE OF PARK ELEMENTS SHOULD BE INCLUDED IN THE FUTURE OF SAN BRUNO PARKS?**  
 ¿QUÉ TIPO DE ELEMENTOS DE PARQUE DEBERÍAN INCLUIRSE EN EL FUTURO DE LOS PARQUES DE SAN BRUNO?

GREEN STICKERS: HIGH PRIORITY  
 BLUE STICKERS: MEDIUM PRIORITY  
 YELLOW STICKERS: LOW PRIORITY

PEGATINAS VERDES: PRIORIDAD ALTA  
 PEGATINAS AZULES: PRIORIDAD MEDIA  
 PEGATINAS AMARILLAS: PRIORIDAD BAJA

<p><b>TREES AND LANDSCAPING</b> ÁRBOLES Y PAISAJISMO</p>	<p><b>TOT PLAY EQUIPMENT</b> (AGES 2-5) EQUIPO DE JUEGO PARA NIÑOS (DE 2 A 5 AÑOS)</p>	<p><b>YOUTH PLAY EQUIPMENT</b> (AGES 5-12) EQUIPO DE JUEGO JUVENIL (AGES 5-12)</p>	<p><b>SPORT COURTS</b> (PICKLEBALL, TENNIS, BASKETBALL) CANCHAS DEPORTIVAS (PICKLEBALL, TENIS, BALONCESTO)</p>	<p><b>RESTROOMS</b> BAÑOS</p>	<p><b>FITNESS STATIONS</b> ESTACIONES DE EJERCICIO</p>
<p><b>SEATING</b> ASIENTOS</p>	<p><b>PICNIC AREAS</b> ÁREAS DE PICNIC</p>	<p><b>EVENT SPACE</b> ESPACIO PARA EVENTOS</p>	<p><b>LIGHTING</b> ILUMINACIÓN</p>	<p><b>SHADE/PICNIC SHELTERS</b> REFUGIOS DE SOMBRA/PICNIC</p>	<p><b>PUBLIC ART</b> ARTE PÚBLICA</p>
<p>OTHER   OTRO</p>					

# ASSESSMENT ORGANIZATION

The Assessment is organized into five chapters, with supporting documentation in four appendices:

## CHAPTERS

- 1 INTRODUCTION** introduces the San Bruno Park Assessment by defining its purpose, outlining the assessment process, highlighting community involvement, and describing the document's organization.
- 2 EXISTING SYSTEM** provides an overview of San Bruno's setting, park classifications, inventory, and condition assessment results.
- 3 SYSTEM NEEDS** describes the San Bruno community, documents major community outreach themes, and identifies park system improvement opportunities to address community needs.
- 4 RECOMMENDATIONS** presents recommendations for existing parks by classification. These recommendations are comprised of capital improvement projects to improve each park site.
- 5 IMPLEMENTATION** identifies capital cost assumptions for park renovations and playground replacements, highlights priority projects, identifies long-term maintenance and operations impacts, and summarizes next steps for implementation.

## APPENDICES

- A PARK SYSTEM INVENTORY** summarizes recreation assets within City parks.
- B CONDITION ASSESSMENT** details the analysis and findings from the 2024 assessment of parks and recreation facilities.
- C DEMOGRAPHIC AND LAND USE MAPPING** documents population density, existing land uses, population forecasts, population under 12 years of age, and population 12 to 18 years of age.
- D CAPITAL IMPROVEMENT PLAN** provides planning-level capital cost assumptions for site enhancements and improvements.



## CHAPTER 2

# EXISTING SYSTEM

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This chapter provides an overview of San Bruno’s setting, park classifications, inventory, and condition assessment results.

# 2 EXISTING SYSTEM

This chapter outlines San Bruno’s setting and context, existing parks and facilities, their condition and functionality. The City’s parks show physical wear impacting their usability and attractiveness. Aging infrastructure, minimal diversity of recreation options, insufficient amenities, and user experience on site affect how parks are perceived and used throughout the city. Understanding existing challenges enables the development of recommendations to address them.

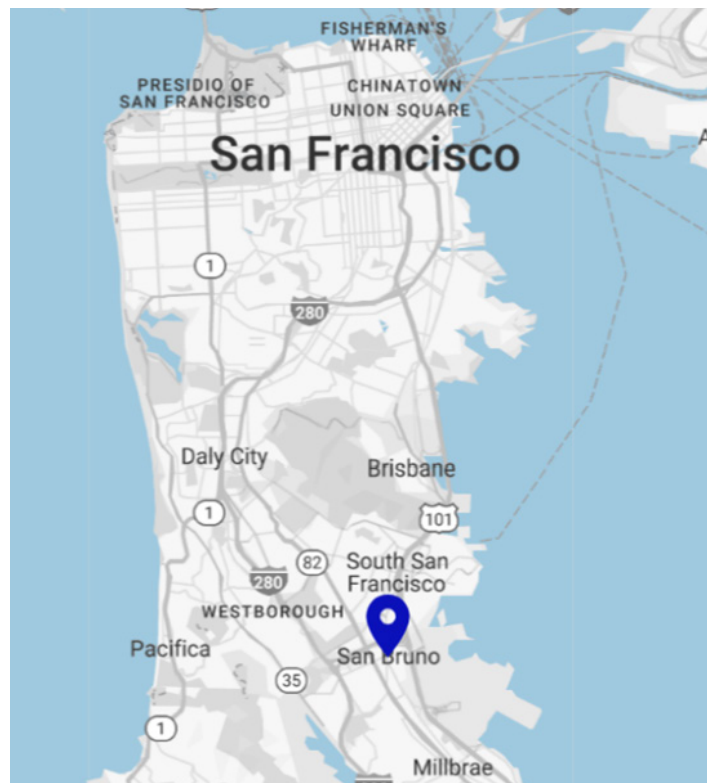
## SETTING AND CONTEXT

The City of San Bruno, also known as the Airport City due to its adjacency to the San Francisco International Airport (SFO), is a suburb of San Francisco offering diversity in housing, business, and leisure. Though home to tech companies and a direct neighbor of the international travel hub, the city has maintained a relaxed suburban character attracting diverse community members. Comprised of 5.5 square miles of land in San Mateo County, San Bruno is a bayside city on the San Francisco Peninsula. The City is east of Pacifica, south of South San Francisco, north of Millbrae with SFO along its eastern border (Figure 2-1).

## PARK TYPES

A park’s type, or classification, considers the purpose or function of a site, factoring in qualities such as size, use, service area, and available recreation amenities and facilities. In planning for park sites and systems, parks are categorized to be able to easily evaluate whether City parks provide the right types and mix of amenities and facilities. San Bruno parks are classified in four categories according to the City of San Bruno Comprehensive Parks & Recreational Facilities Master Plan (2018) and San Bruno General Plan (2009). These park types are defined here.

Figure 2-1: Context Map



**COMMUNITY PARKS**  
28.9 Acres Total | 1 Site

*Example: City Park*

**Community Parks** are San Bruno’s largest park type, designed to serve the entire city and provide a large combination of diverse amenities concentrated at one site. They have designated parking and restroom facilities to accommodate larger groups of users and provide athletic facilities as well as major facilities such as a swimming pool, community center, and concession stand. City Park is San Bruno’s only Community Park.



**NEIGHBORHOOD PARKS**  
31.3 Acres Total | 13 Sites

*Example: Bayshore Circle Park, Buckeye Park, Pacific Heights Park*

**Neighborhood Parks** accommodate a variety of recreation features including playgrounds, picnic tables, and grass lawn. They are designed to serve neighbors within walking or biking distance and support small group gathering and active and passive uses such as play, sports, and walking or biking. Most park sites in San Bruno are Neighborhood Parks.



**POCKET PARKS**  
0.9 Acres Total | 5 Sites

*Example: Catalpa Tot Lot, Herman Park, Lomita Park*

**Pocket Parks** are small sites of less than half an acre. They provide basic outdoor recreation and gathering space such as seating and play areas for nearby neighbors.



**OPEN SPACE**  
76.4 Acres Total | 1 Site

*Example: Crestmoor Canyon Open Space*

**Open Space** is a type of parkland dedicated to natural area protection (e.g., woodlands and native habitat) and passive recreation, such as hiking.

*The focus of the Park Assessment is on the City’s developed park sites, including its Community Park, Neighborhood Parks, and Pocket Parks. Crestmoor Canyon Open Space was not evaluated as part of the San Bruno Park Assessment.*



Figure 2-2: Existing Park System Map

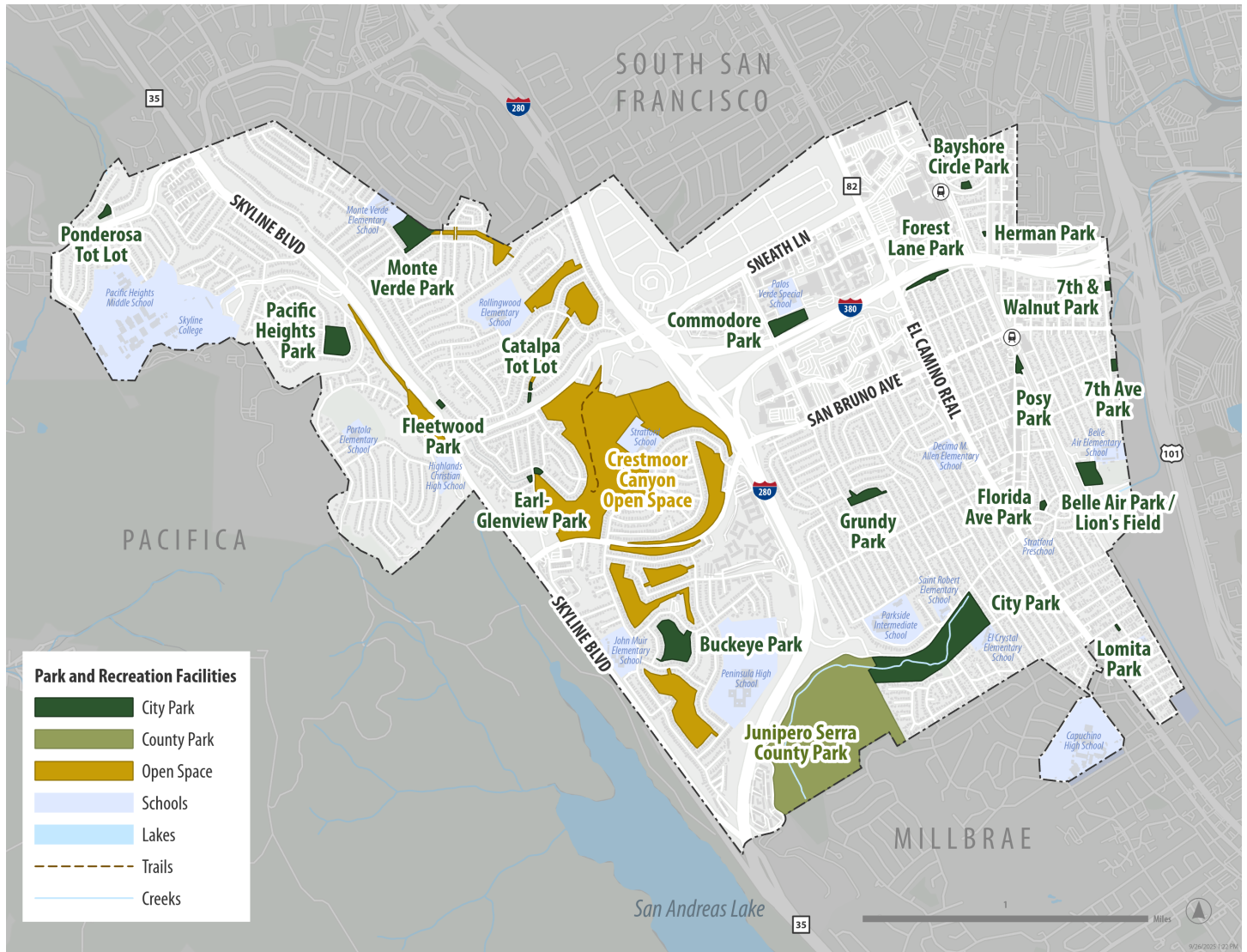


Table 2-1: Parkland Inventory

Park Type	Acreage
Community Parks	28.9 acres
Neighborhood Parks	31.3 acres
Pocket Parks	0.9 acres
Open Space*	76.4 acres
<b>Total</b>	<b>137.5 acres</b>

\*While Open Space is included in the San Bruno park inventory, City Open Space was not evaluated as part of the Park Assessment.

# PARKS AND FACILITIES

San Bruno residents have access to a variety of parks, recreation amenities and facilities within the city limits. The City of San Bruno provides nearly 138 acres of parkland across 20 sites (**Table 2-1**). A complete Park and Facility Inventory is found in **Appendix A**.

## RECREATION FACILITIES

San Bruno parks provide a range of facilities for play, gathering, athletics, outdoor recreation, and connection to nature. The City’s parks also include amenities such as picnic tables, restrooms, benches, bike racks, and other features to support user experience and comfort. San Bruno’s assets are defined in the following categories.

- » **Athletics/Sports** include spaces devoted to active recreation, often associated with organized or drop-in sports. In San Bruno these include baseball, softball, and soccer fields as well as sport courts for basketball, tennis, and volleyball.
- » **Outdoor Recreation Facilities** include elements that support other (non-sport) types of recreation, play, fitness, leisure, and group gatherings in parks. Examples include playgrounds, picnic areas, open grass lawn areas, and a dog park.
- » **Major/Specialized** assets include community facilities that require staffing and operations, typically with higher capital and maintenance costs. San Bruno’s major/specialized assets include the Recreation and Community Center, swimming pool, and concession stand, all located at City Park.

- » **Trails/Natural Features** include outdoor assets that contribute to San Bruno’s natural processes and/or provide the experience of nature in the City. These include hard and soft-surface trails and native planting areas.
- » **Park Amenities** include support amenities, safety and sanitation amenities, and character and aesthetic amenities. In San Bruno these include assets such as picnic tables, barbecues, drinking fountains, restrooms, benches, trash receptacles, pet waste stations and dedicated off-street parking.

### Recreation Facilities Snapshot

- » 17 Parks with Open Grass Lawn
- » 12 Parks with Playgrounds for Ages 5-12
- » 9 Parks with Playground for Ages 2-5
- » 9 Parks with Picnic Areas
- » 8 Basketball Courts
- » 4 Parks with Baseball and/or Softball Fields
- » 4 Parks with Soccer Fields
- » 3 Parks with Public Art
- » 1 Dog Park
- » 1 Volleyball Court
- » 1 Tennis Facility

# CONDITION ASSESSMENT

A field assessment to evaluate the condition and functionality of physical recreation assets and amenities was conducted in September 2024. The Condition Assessment reviewed:

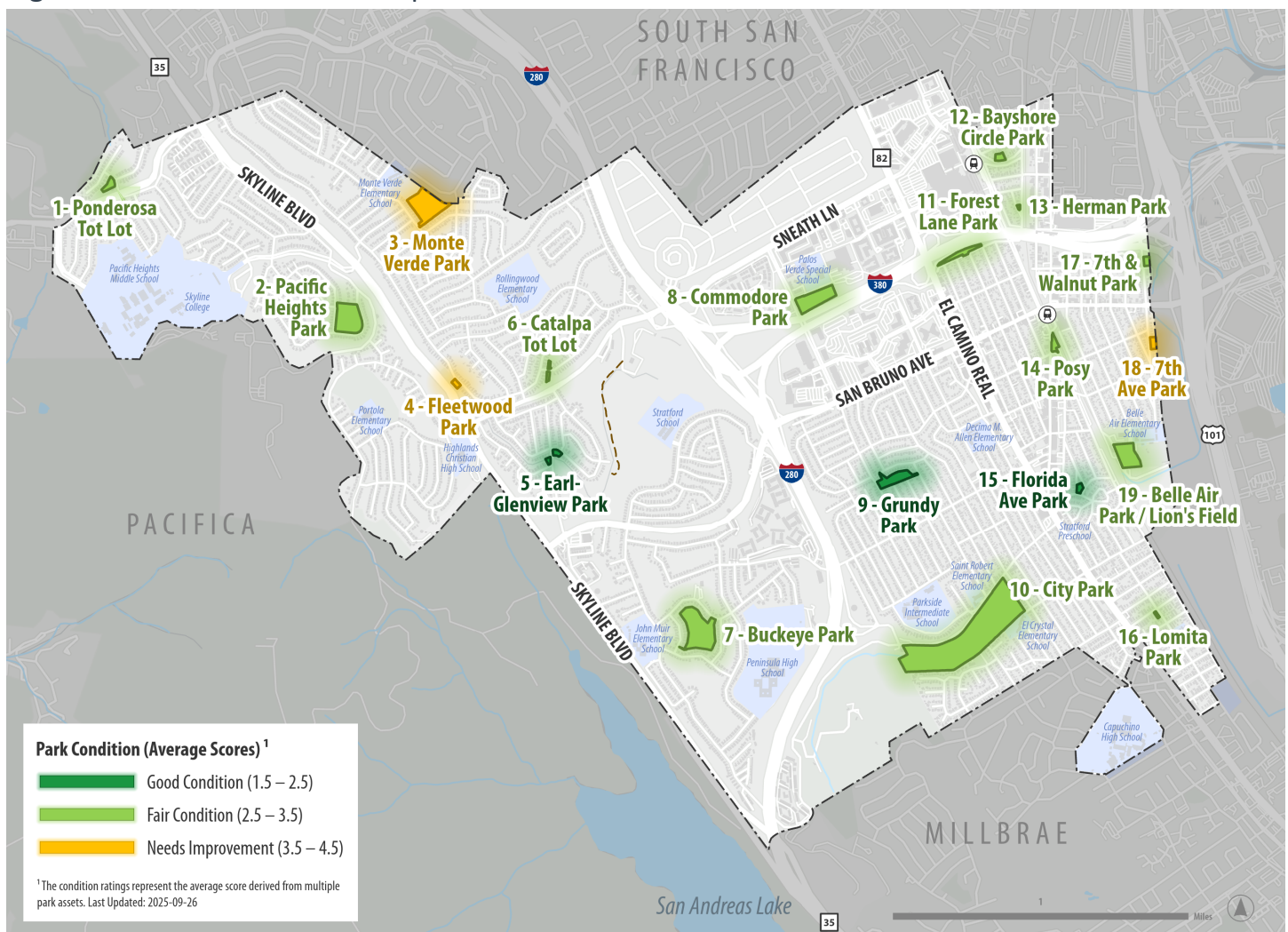
- » 190 individual recreation assets;
- » Grouped asset types including barbeque grills, benches, bike racks, trash/recycling receptacles, internal park pathways, and pet waste stations;
- » Experiential factors of maintenance, vandalism/graffiti, shade, recreation variety and character;
- » Park accessibility; and
- » Park capacity for new or different recreation.

For a detailed look at the Condition Assessment refer to **Appendix B**. The methodology and key findings from the assessment are noted below.

## ASSET CONDITION

Overall, many of San Bruno’s parks are old and worn with the majority of recreation assets needing renovation or replacement soon to support continued use. Compared to the City’s Community Park and Pocket Parks, San Bruno’s Neighborhood Parks are in the poorest condition with many assets in fair, poor, or non-functional condition. The assets at 7th Avenue Park are in the worst condition citywide (**Figure 2-12**). San Bruno’s dog park, sand play areas, drinking fountains, playgrounds, and sport fields are among the poorest ranking elements.

Figure 2-3: Park Condition Map



## How is Condition Assigned?

**Excellent:** Asset is currently fully functional and in excellent working condition. It likely is a newer asset that will not require repair in the near future.

**Good:** Asset is currently fully functional and in good working condition. Minor cosmetic defects may exist, but the asset is not in need of repair at the moment. As long as the asset receives routine maintenance, replacement should not be needed until the end of the asset's anticipated lifecycle.

**Fair:** Asset is currently functional but is old, worn, or in need of repairs or renovation in the short term. Surfaces, equipment, fixtures, and safety features are operational and allow play, although moderate damage is evident. The asset should be considered for future repair and/or replacement.

**Poor:** Asset has significant damage or has parts that are unusable. Significant repairs or short-term replacement are needed to continue to be functional and/or safe.

**Non-Functional:** The entire asset is unusable. Immediate repair or replacement is necessary.

Figure 2-4: Excellent Lawn at Earl-Glenview Park



Figure 2-5: Good Playground at Earl-Glenview Park



Figure 2-6: Fair Playground at City Park



Figure 2-7: Poor Playground at Fleetwood Park



Figure 2-8: Non-Functional Drinking Fountain at Ponderosa Park



Figure 2-9: Condition Summary by Asset Type

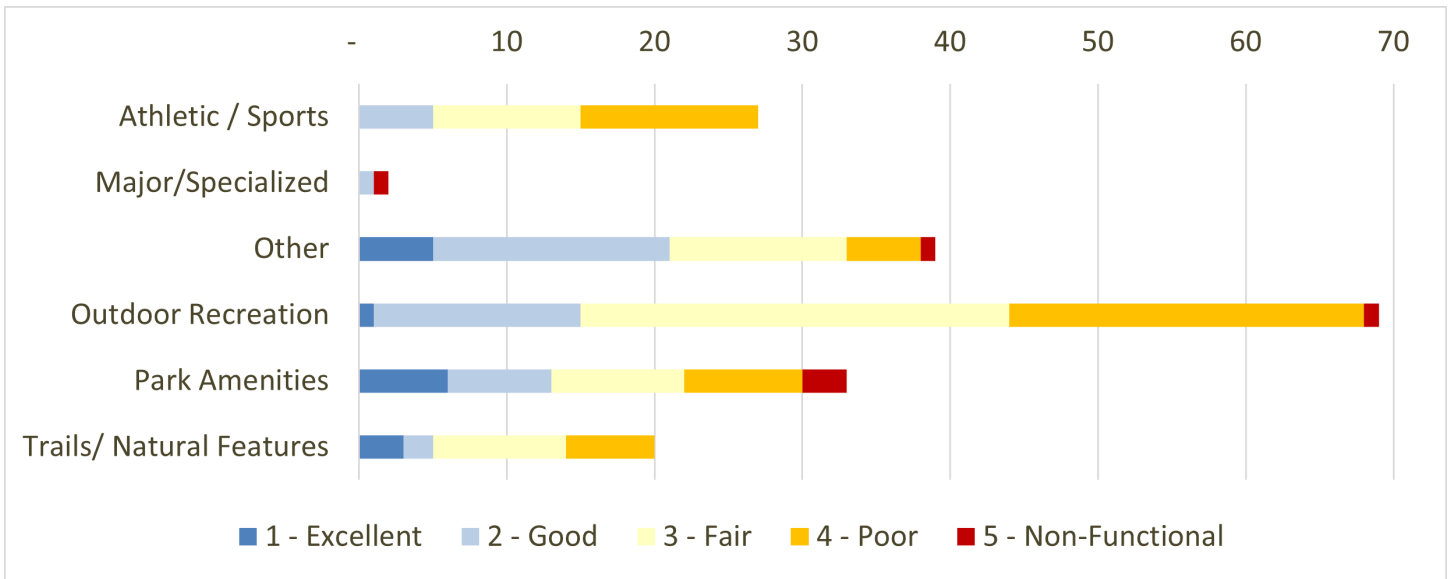


Figure 2-10: Assets in Parks by Condition

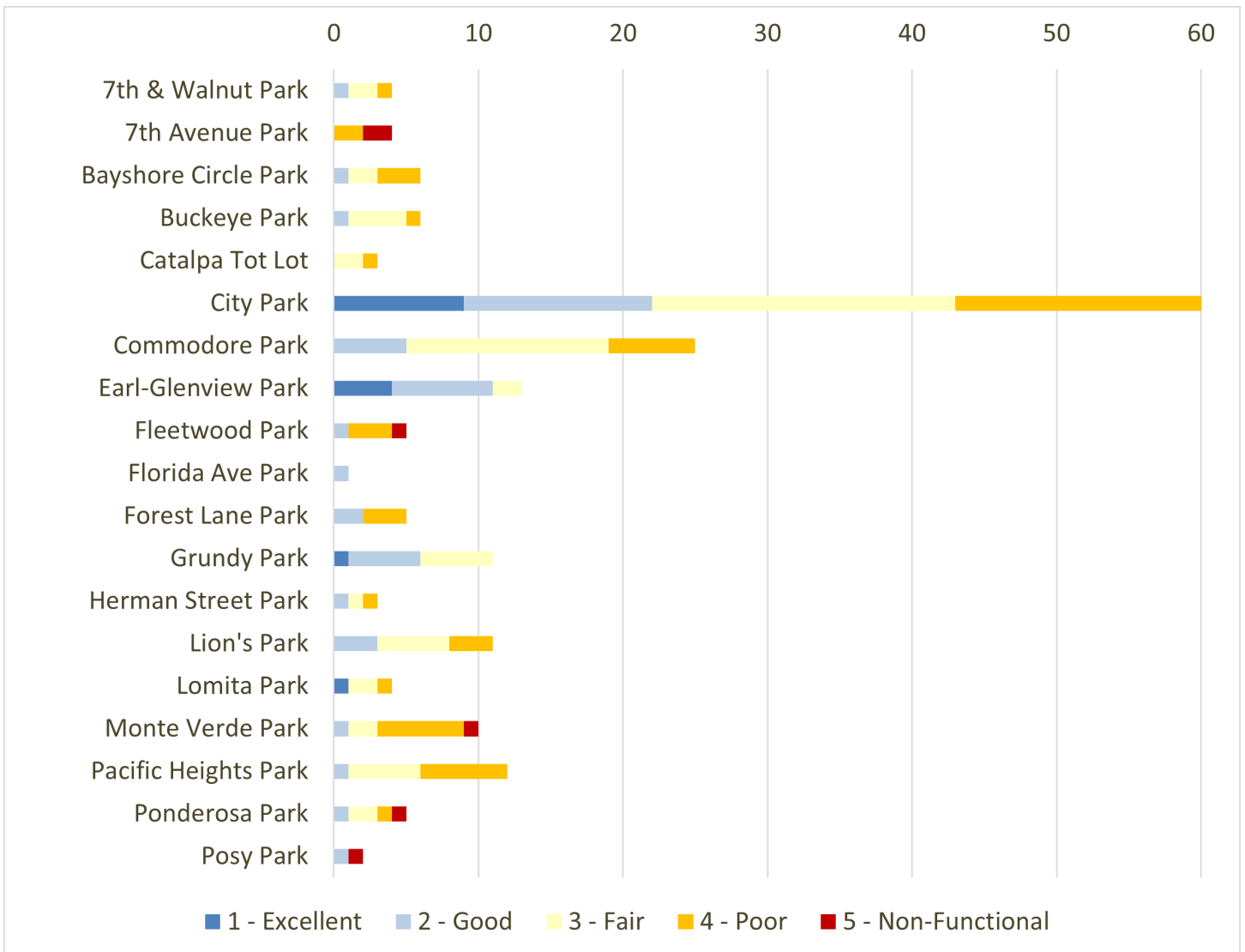


Figure 2-11: Asset Condition Summary

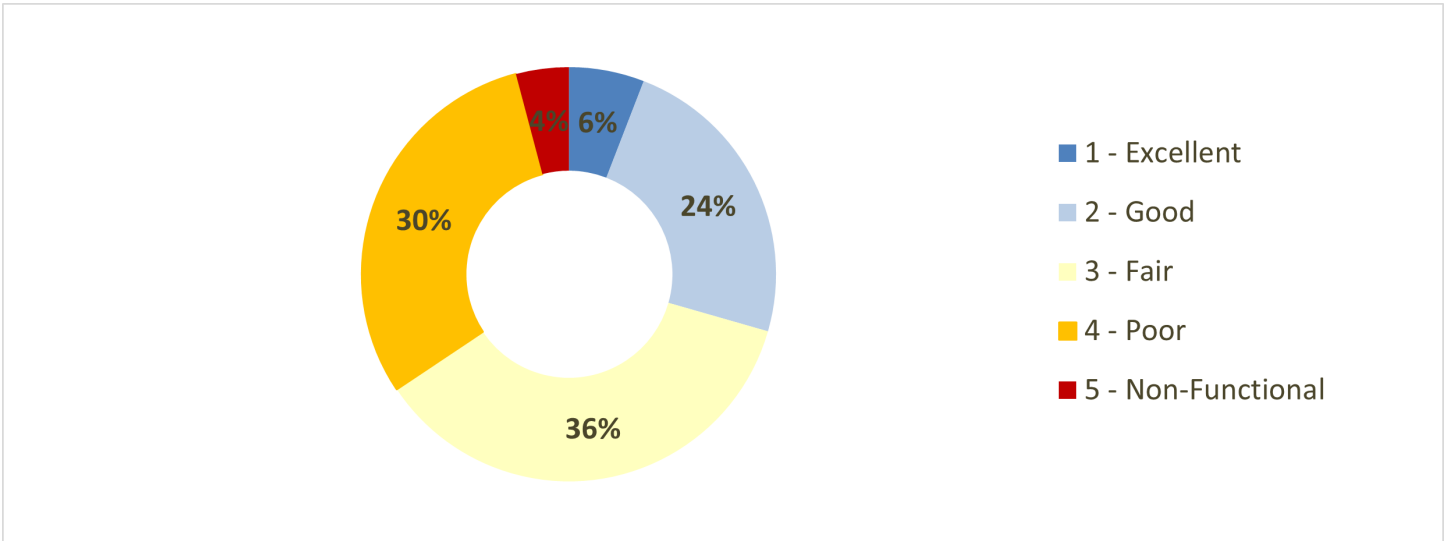
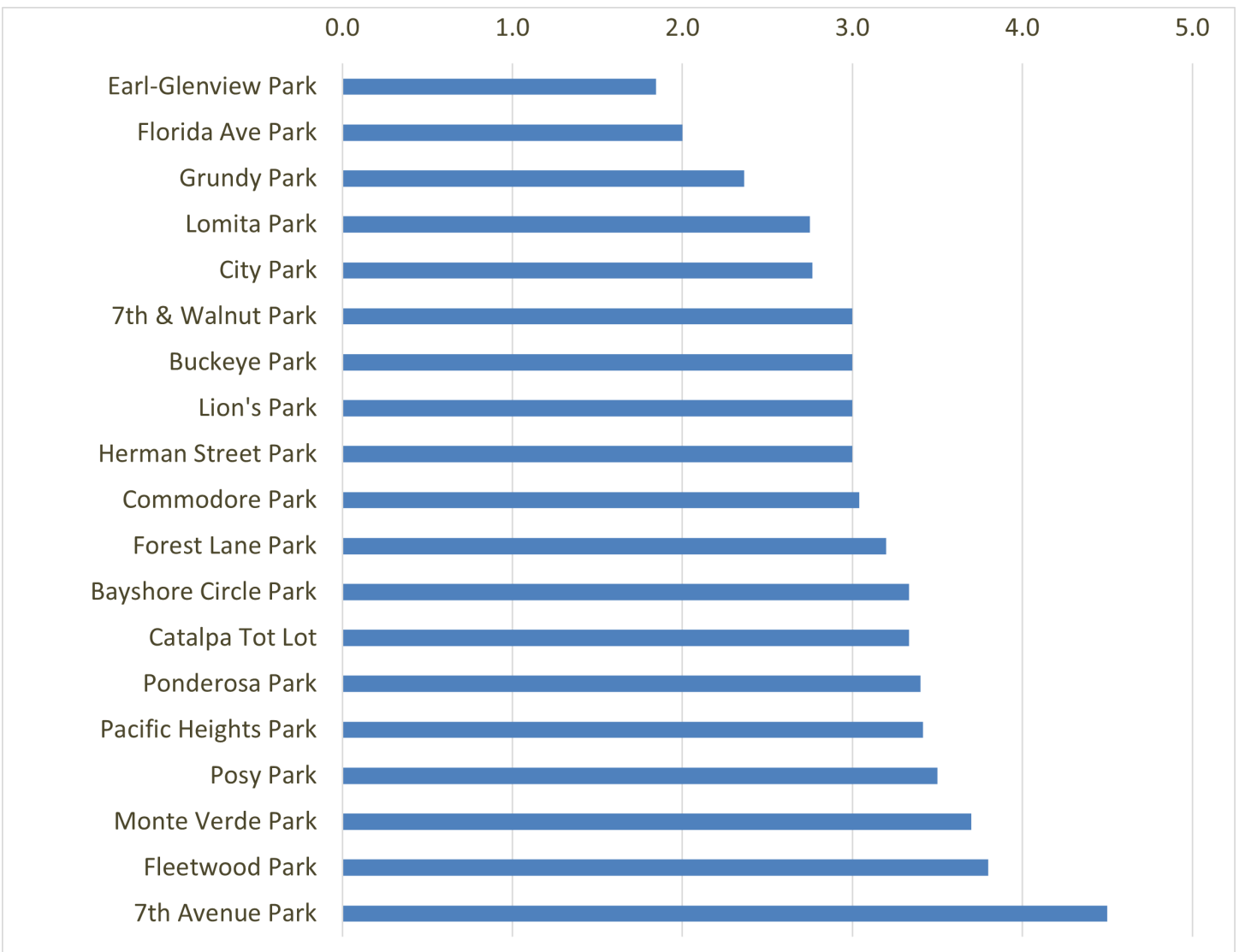


Figure 2-12: Total Asset Score by Park



## AMENITY SUFFICIENCY

Park amenities such as drinking fountains, benches, and bike racks encourage longer stays and support visitor comfort at parks. A sufficient supply of these amenities enhances user experience and can encourage more frequent use and visitation. Throughout City parks, BBQs, picnic tables, trash receptacles, and parking areas are sufficient, while the supply of bike racks, benches, drinking fountains, and pet waste stations in City parks is not. As park improvements take place, providing additional bike racks, benches, drinking fountains, and pet waste stations should be considered.

## PARK EXPERIENCE

Beyond physical assets in parks, additional factors impact a user's experience. The level of site maintenance, presence of vandalism or graffiti, shade, variety of recreation opportunities, and site character shape how San Bruno's parks are perceived – making them attractive or unattractive for visits.

Most San Bruno's parks receive basic to enhanced maintenance with evidence of frequent upkeep such as mowing, landscaping, and trash removal. These activities keep parks safe and attractive, additionally indicated by the minimal presence of vandalism and graffiti at park sites.

Recreation opportunities and site character additionally support a user's park experience. Parks with more than one recreation activity provide diversity in things to do. A site that offers a playground, athletic courts, and picnic areas lets users select from a mix of recreation and can satisfy multiple users, ages, and interests at one time. Currently, City parks provide a limited variety of recreation facilities, focusing on sports, play, and picnicking. Many other park systems provide a greater diversity of park experiences and opportunities.

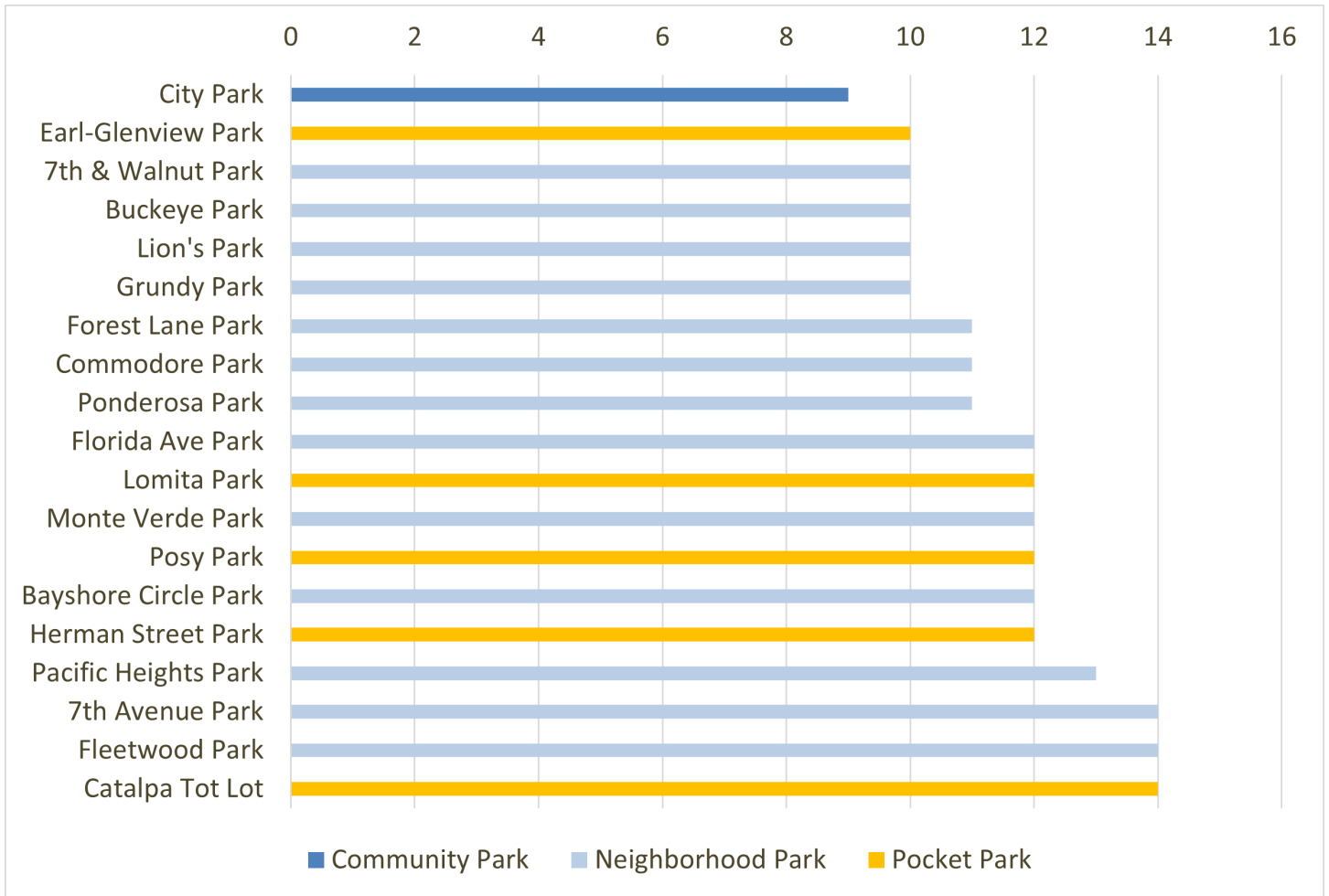
Similarly, the unique character of a park makes it both memorable and attractive. San Bruno's Commodore Park, for example, showcases a nautical theme while Buckeye Park's grove of redwood trees sets it apart as a natural retreat. Just over half of City parks provide both a variety of recreation opportunities and a unique character. As parks are improved and recreation assets replaced or renovated, consideration should be made to provide a variety of recreation types, as feasible for the park classification and size. Thematic and identity-creating recreation elements should also be considered to develop parks with unique character in San Bruno.

Shade availability also impacts park experience. Shade resources cool down the environment and can even shelter wind and noise. Shade availability is minimal in San Bruno parks with 17 parks having limited or no coverage. Providing shade through planting or shade structures will enhance park visitor comfort.

**Figure 2-13** shows a tabulation of park experience scores by park sites revealing that Catalpa Tot Lot, Fleetwood Park, and 7th Avenue offer the least favorable park experience, while City Park offers the best park experience.



Figure 2-13: Park Experience Score by Park and Park Type



## **PARK CAPACITY**

A component of understanding existing park functionality is understanding the physical capacity for a park to hold additional or new recreation features. As recreation assets age, they should be replaced with newer elements that are relevant to community needs, or with different recreation amenities that will serve users better. The condition assessment finds that most San Bruno parks have the physical space to support additional recreation elements, where feasible for park classification and size. The condition assessment also finds that some parks may be underutilized as the recreation amenities provided are not relevant, or not of interest, to surrounding users. Parks can be activated by providing recreation elements that community members want to use.



## **ACCESSIBILITY**

Parks accessible for all cognitive and physical abilities are critical for healthy and inclusive communities. Using a visual assessment of accessibility barriers, the majority of San Bruno’s parks appear to have accessibility challenges not compliant with the Americans with Disabilities Act (ADA) standards. These predominately include lack of inclusive play elements, non-accessible picnic areas, and insufficient accessible routes or pathway paving. Construction regulations for public projects require that new development comply with ADA standards. As parks are improved many accessibility challenges will be mitigated, however the City should continue to pursue accessible recreation opportunities by supporting inclusive and adaptive design for all abilities.



## San Bruno's Playgrounds

The typical lifespan of a public playground can last anywhere from 8-20 years with a range impacted by environmental, product quality, and maintenance variabilities.

San Bruno's playgrounds range in condition, with most rating poor to fair (Figure 2-5, 2-6, 2-7) and reaching their 20-year time cap in the very near future.

To keep playgrounds safe, attractive, and inclusive the City will need to prioritize investment in these play assets.

Playground	Condition	Year Installed
Bayshore Circle Park, Ages 2-5	Poor	2007
Forest Lane Park, Ages 5-12	Poor	2007
Herman Park, Ages 2-5	Poor	2008
7th & Walnut Park, Ages 5-12	Poor	2008
7th Avenue Park, Ages 5-12	Poor	2008
Ponderosa Tot Lot, Ages 2-5	Poor	2008
Catalpa Tot Lot, Ages 2-5	Poor	2000
Pacific Heights Park, Ages 2-5	Poor	2007
Fleetwood Park, Ages 5-12	Poor	2008
City Park, North Ages 2-5	Fair	2008
City Park, North Ages 5-12	Fair	2008
Lomita Park, Ages 5-12	Fair	2008
Buckeye Park, Ages 5-12	Fair	2007
City Park, Central Ages 2-5	Fair	2007
Grundy Park, West Ages 2-5	Fair	2007
Commodore Park, South Ages 2-5	Fair	NA
Belle Air Park/Lions Field, Ages 5-12	Fair	2007
Pacific Heights Park, Ages 5-12	Fair	2007
Grundy Park, Central Ages 5-12	Good	2007
Commodore Park, North Ages 5-12	Good	2016
Earl-Glenview Park, Ages 2-5	Good	2018
Earl-Glenview Park, Ages 5-12	Good	2018
Florida Avenue Park, Ages 2-12	Excellent	2025





## CHAPTER 3

# SYSTEM NEEDS

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This chapter describes the San Bruno community, documents major community outreach themes, and identifies park system improvement opportunities to address community needs.

# 3 SYSTEM NEEDS

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San Bruno is a diverse community with unique needs and priorities for the park system. With limited resources, the City will not be able to meet all system aspirations. In this, it is important to understand the community's desires for park improvements while identifying the areas of the City with the highest need so that future investments are appropriately targeted in the right places.

This chapter shares an overview of demographics in San Bruno, highlights areas of socioeconomic vulnerability, and identifies park needs and opportunities for the future.

## COMMUNITY PROFILE

San Bruno's parks and recreation facilities are intended to serve residents of all ages, race and ethnicity, and interest. Demographic changes affect the community's recreation needs and, therefore, impact park planning for the future. The City's recently adopted 2023-2031 Housing Element reveals that the City's population has declined, aged, and become more diverse over the last two decades. Socioeconomic analysis additionally highlights health, economic, environmental, and social vulnerabilities among San Bruno neighborhoods.

## POPULATION DECLINE

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According to the American Community Survey 5-Year Estimates, the 2023 population of San Bruno was 42,612, an approximate 5% decrease from 2020. While the population of San Bruno, San Mateo County, and Bay Area has generally increased through the last two decades, the growth rate has been cyclical with recent decline before and during the COVID-19 pandemic. With an increase in remote working opportunities and the high cost of living, San Bruno and the surrounding region have seen slow but gradual population decline. Generally speaking, this suggests that residential demands for parks and facilities will stay somewhat constant, but park use, wear, and tear will not increase due to increasing residential growth. This allows the City to focus on stewarding existing parks rather than investing in the expansion of parks and facilities to meet growing needs.

## AGE

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In alignment with regional and nationwide trends, San Bruno's population is aging. From 2000 to 2019, the population of those under 14 decreased by 11% while the 65- and-over population increased by 36%. This emphasizes that parks and recreation facilities should accommodate a range of user age, beyond traditional play elements dedicated to children and families, creating multigenerational opportunities to recreate as well as opportunities for older adults and seniors.

## Demographics and Health Analysis

The social determinants of health—factors like economic stability, education, and neighborhood environment—are powerful influences on people’s well-being, often impacting health outcomes even more than genetics. Parks, as a vital part of the neighborhood environment, play a crucial role in supporting healthy behaviors, mental well-being, and social connection. This Assessment included an evaluation of community demographics and a mapping analysis of the health, economic, and social needs of neighborhoods across San Bruno to guide park system decisions with a focus on equity.

This analysis helps answer the questions:

- » What are anticipated needs and opportunities for each City park, based on community demographics?
- » What environmental factors might encourage or discourage people to visit City parks?
- » From a public health perspective, what are the implications of adding various amenities at each City park?
- » Where are park needs stronger due to increased community health and socio-economic challenges, which may constrain some residents’ ability to travel to parks or pay for private recreation opportunities.

### RACE AND ETHNIC DIVERSITY

Like the Bay Area, San Bruno is an incredibly diverse community. From 2000 to 2019, the fastest growing race/ethnic group in San Bruno was among Asian residents. San Bruno also has a large Hispanic population which has remained stable over the same period. The White population has steadily decreased from nearly 50% in 2000 to 33% in 2019. Interestingly, people of color (non-White racial groups) comprise nearly 40% of the senior population and 60% of youth under age 18. Diverse, inclusive, and culturally relevant recreation should be considered to support a stronger, more connected, San Bruno.

### SOCIOECONOMIC HEALTH

To dive deeper into San Bruno community needs for recreation the Park Assessment completed a demographic and health analysis to understand the economic, environmental, and social conditions affecting City residents. Using data from California Health Places Index, CalEnviroScreen, CDC Places, and US Small Area Life Expectancy Estimates, this analysis provides findings that identify San Bruno’s highest-need communities. Though the City ranks in the 89th percentile of the Healthy Places Index, indicating that it has healthier neighborhood conditions than 89% of California cities and towns, it is below the San Mateo County average (96th percentile) with geographics areas of health vulnerability.

# OVERALL ENVIRONMENTAL HEALTH

According to CalEnviroScreen 4.0, communities on the City’s east side are disproportionately burdened by multiple sources of pollution due to freeways, major roadways, and the SFO airport. These communities also have population characteristics that make them more sensitive to pollution (**Figure 3-1**).

While San Bruno scores relatively high on the Healthy Places Index compared to most California cities and towns, communities on the east side have less healthy conditions. This includes higher rates of people facing poverty and housing insecurity, higher levels of environmental pollution, and lower tree canopy, among other factors (**Figure 3-2**).

Figure 3-1: Pollution Prevalence

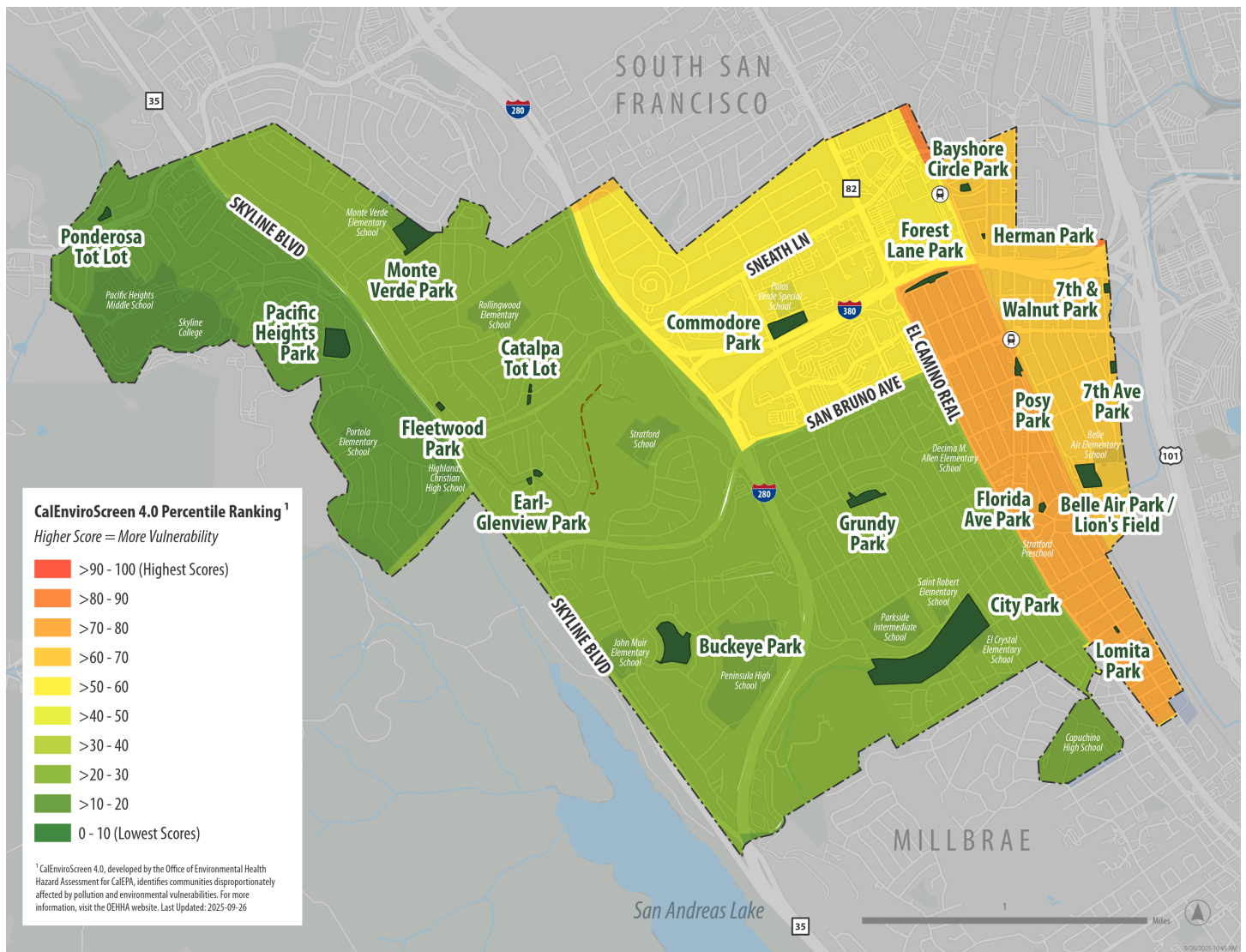
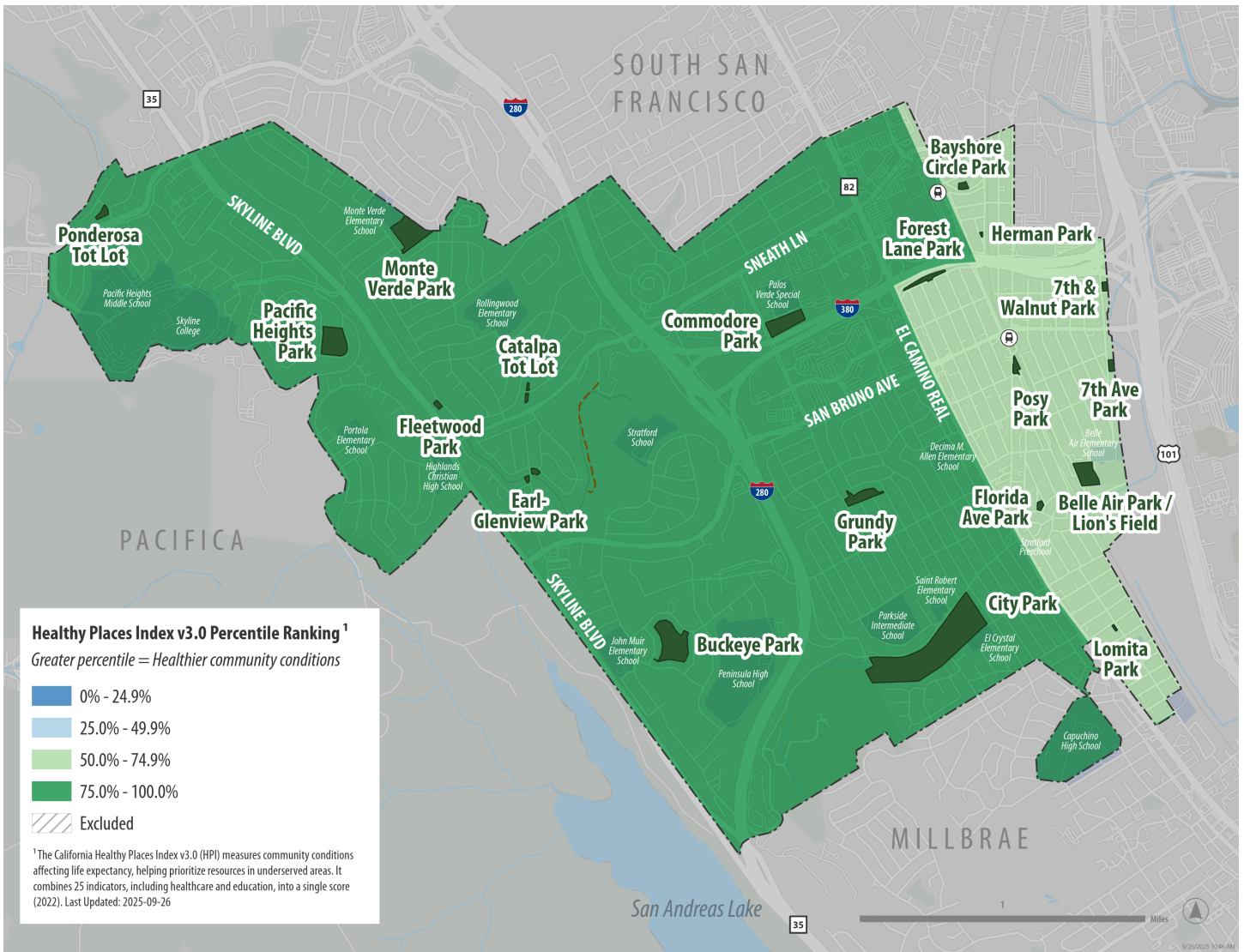


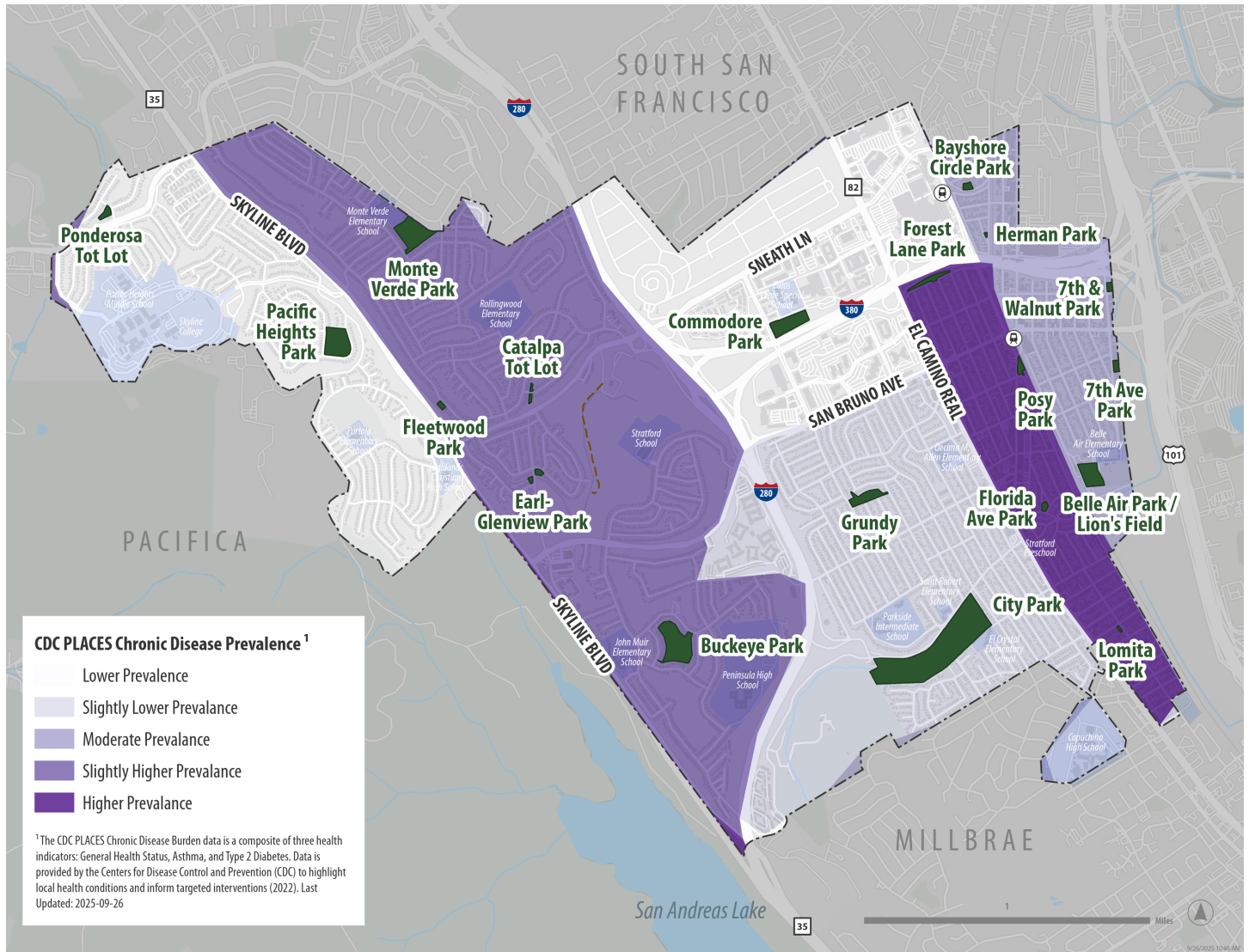
Figure 3-2: Healthy Places Index



# CHRONIC DISEASE

Figure 3-3 shows a composite of adults who self-report their health as “fair” or “poor” and/or have been diagnosed with asthma or Type 2 diabetes. The data indicates that chronic disease rates are highest in neighborhoods just east of El Camino Real, with relatively high rates also found further east and just east of Skyline Blvd. Prioritizing park amenities and programs that promote physical activity and healthy lifestyle behaviors could be especially beneficial in these areas.

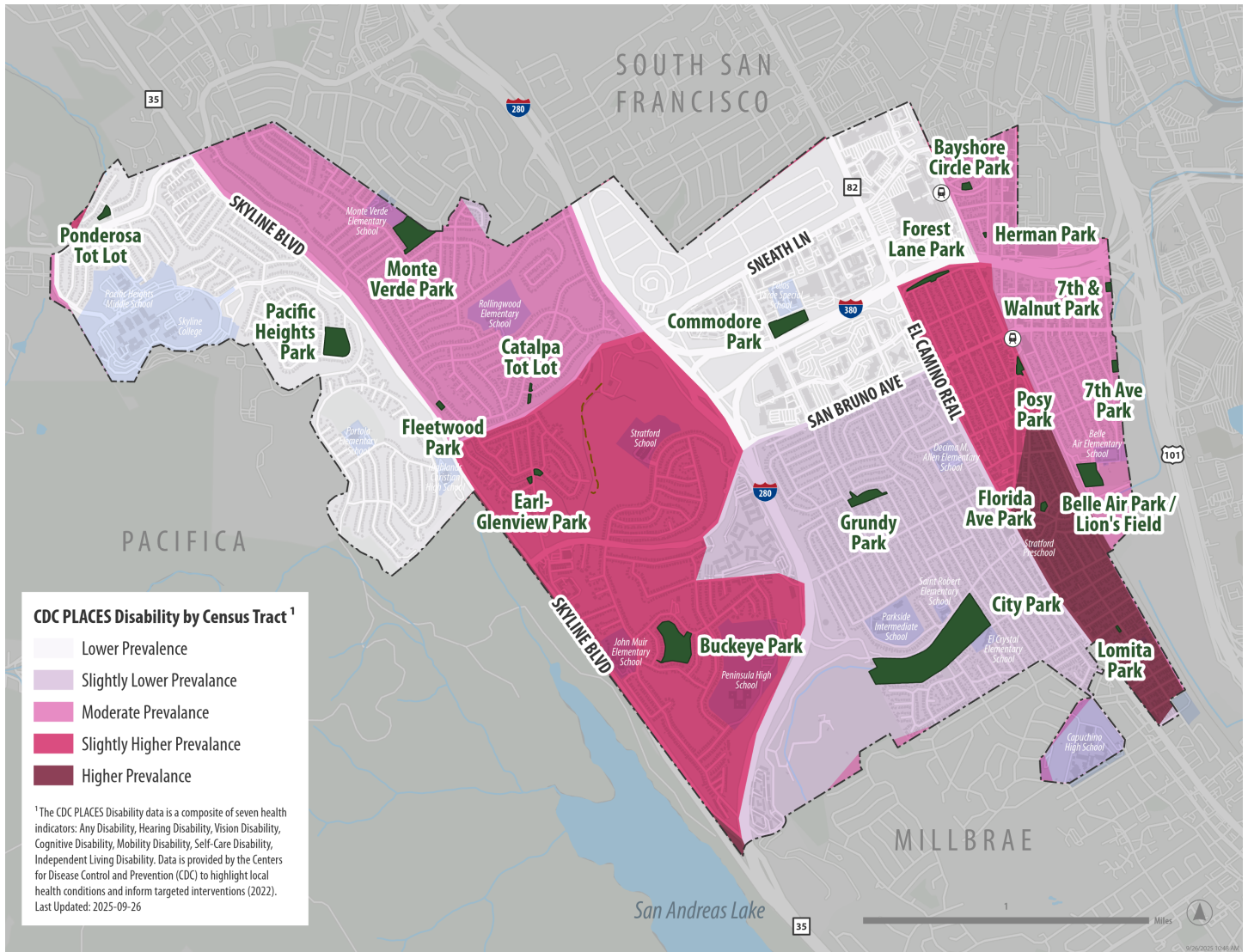
Figure 3-3: Chronic Disease Prevalence



# DISABILITY

Figure 3-4 shows a composite of adults with one or more of the following: any disability, hearing, vision, cognitive, mobility, self-care, or independent living disabilities. While several communities across San Bruno have an elevated prevalence of disabilities, the highest rates are on the east side. Prioritizing park amenities and programs that support adults with disabilities, as well as their caregivers, may be particularly important in these areas.

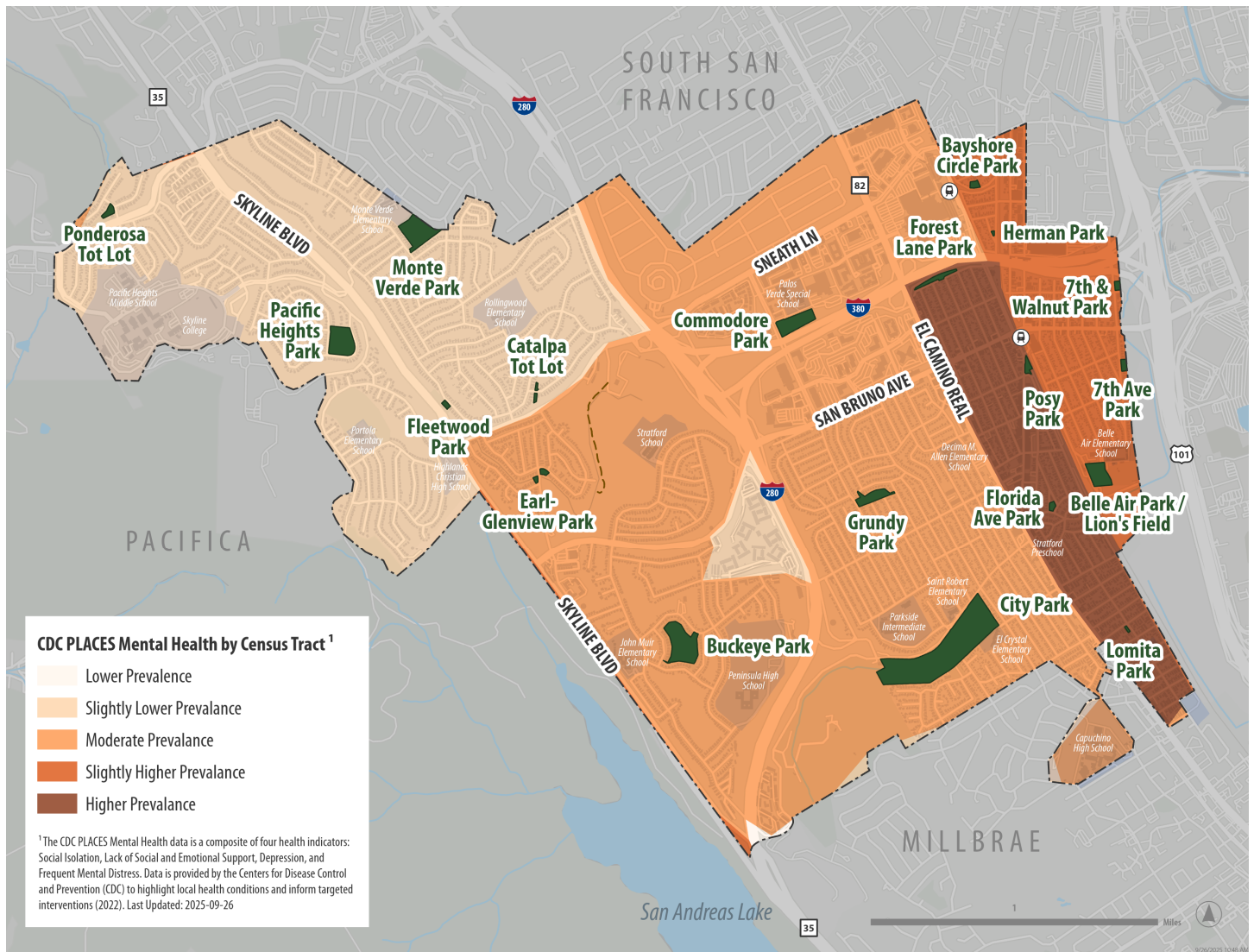
Figure 3-4: Disability by Census Tract



# MENTAL HEALTH

Studies show that parks support mental health in multiple ways, helping to reduce anxiety, depression, and loneliness. On San Bruno’s east side, residents report higher levels of social isolation, lack of social and emotional support, depression, and frequent mental distress. While access to parks is only one factor that can help address these conditions, prioritizing investments and programs that foster social connections and mental well-being could be especially valuable in the neighborhoods noted in **Figure 3-5**.

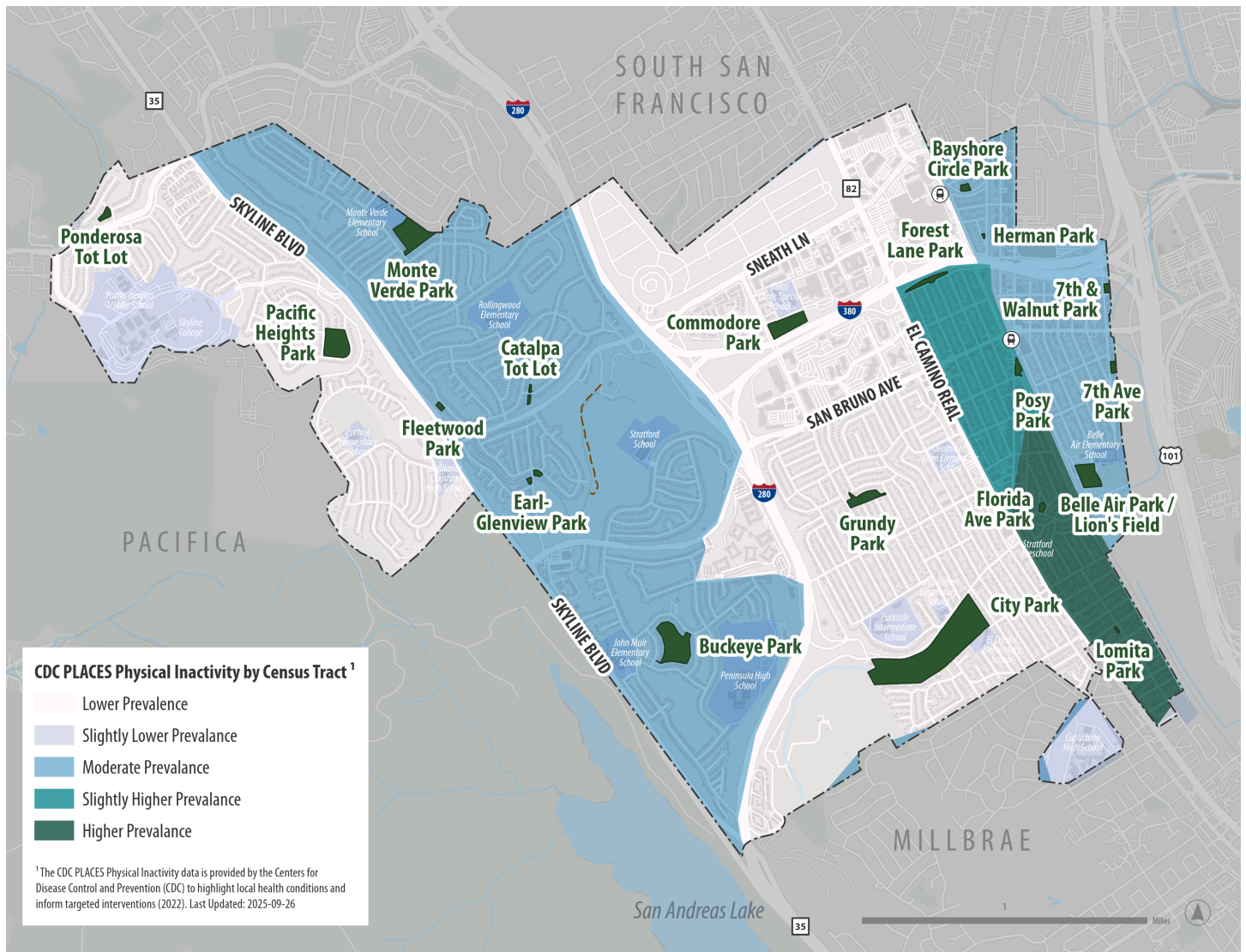
Figure 3-5: Mental Health by Census Tract



# PHYSICAL ACTIVITY

Park access is closely linked to physical activity, which is essential for health at every age. **Figure 3-6** shows the prevalence of adults who report no leisure-time physical activity. Investing in park amenities and programs that promote active lifestyles will benefit the entire San Bruno community, especially residents on the City’s east side.

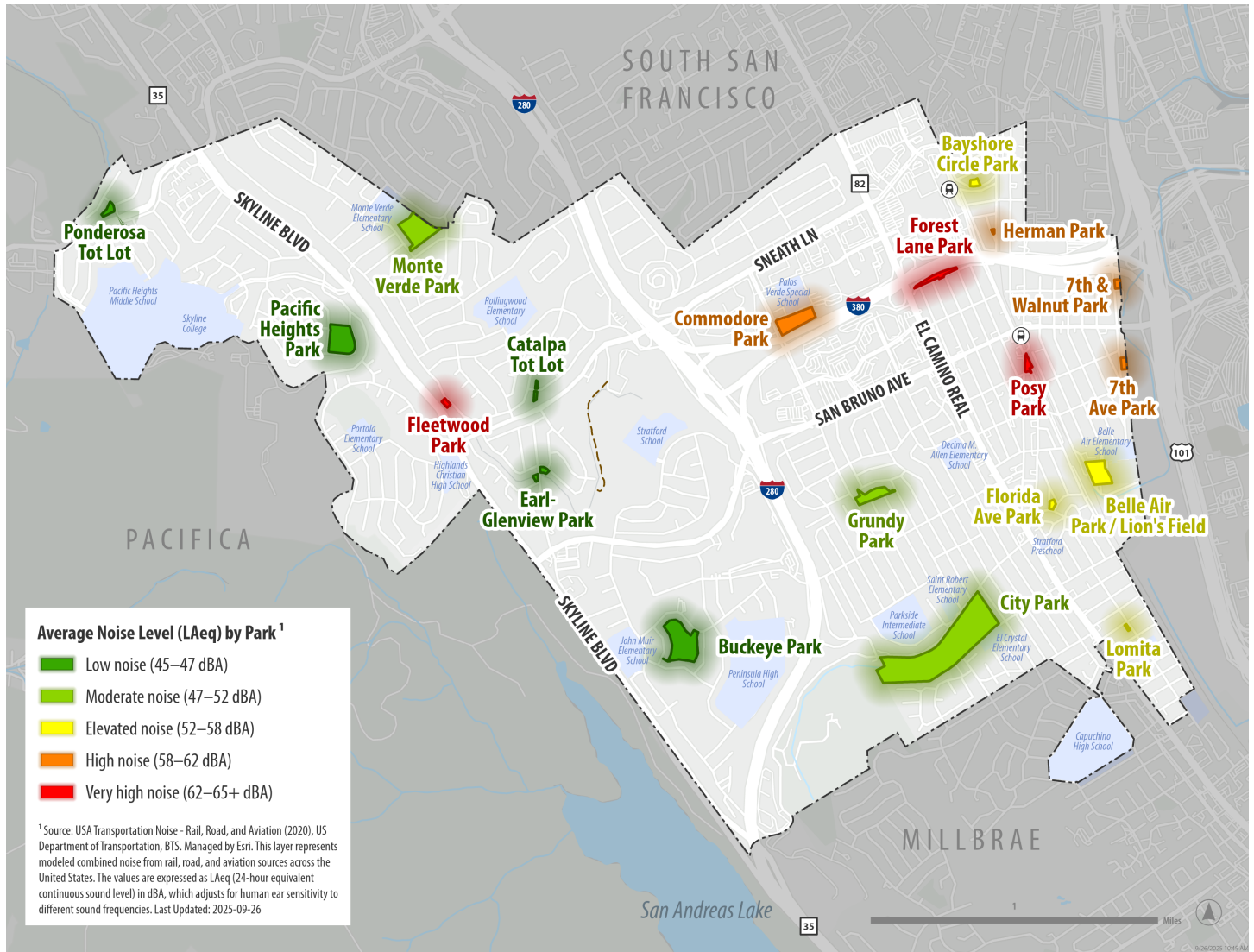
Figure 3-6: Physical Inactivity by Census Tract



# NOISE

Parks in the City’s most socially and environmentally vulnerable areas tend to have higher levels of ambient noise and air pollution. To address this, it may be beneficial to prioritize plantings that buffer noise and filter pollutants in these parks (Figure 3-7).

Figure 3-7: Average Noise Level by Park



## HIGHEST NEED COMMUNITIES

The demographic and health analysis highlights two census tracts as designated geographic areas that have the highest need. Census tracts 6081604101 and 6081604200 in east San Bruno face particularly high social, economic, environmental, and health challenges.

### U.S. CENSUS TRACT 6081604101

With 8,000 residents, U.S. Census tract 6081604101 faces significant socioeconomic and environmental challenges, qualifying as a disadvantaged community under State Senate Bill 535 (SB 535), due to its high pollution burden and population vulnerability. A quarter of residents live below the poverty line, and three-quarters lack a bachelor’s degree, reflecting limited economic mobility and educational opportunities. Health outcomes reveal high rates of asthma, diabetes, depression, and physical inactivity. The average life expectancy is 79.1 years—over two years shorter than the County average. The community struggles with severe housing costs, low homeownership rates, and transportation barriers. Additionally, low tree canopy coverage and high air pollution levels indicate a need for improved green infrastructure and targeted environmental health interventions. Parks in this area additionally have “elevated” to “very high” noise pollution levels given their proximity to major transportation and energy infrastructure.

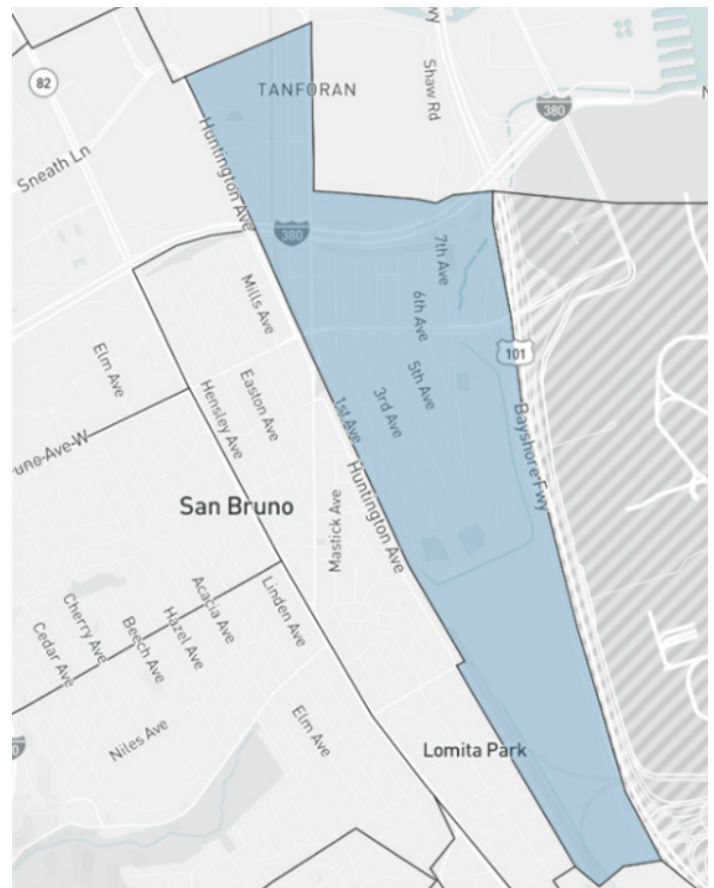
### U.S. CENSUS TRACT 6081604200

U.S. Census tract 6081604200 is home to about 4,000 residents, with nearly one in seven people living in poverty. Here, too, the average life expectancy is 79.1 years—over two years shorter than the County average. Roughly a quarter of residents here do not have a bachelor’s degree, and the majority of children are not enrolled in preschool. Around three in ten households struggle with high housing costs, and one in six people commute by walking, biking, or public transit. This area has fewer trees and faces higher pollution levels, contributing to

Figure 3-8: Census Tract 6081604101



Figure 3-9: Census Tract 6081604200



increased health risks like diabetes and physical inactivity. Compared to other areas of the City, a higher proportion of people report always, usually, or sometimes feeling socially isolated.

## DEMOGRAPHIC MAPPING

To additionally understand the social and environmental dynamics impacting San Bruno's Park system, a series of demographic maps were developed. These maps document population density, existing land uses, projected population increase or decrease for 2024 through 2029, average noise level by park, population under 12 years of age, and population 12 to 18 years of age. These maps can be found in **Appendix C**.

## ENGAGEMENT FINDINGS

The Park Assessment included community outreach, engagement, and meetings to integrate community input into the evaluation of San Bruno parks and ensure that recommendations are in alignment with community interests. Engagement activities provided materials in both English and Spanish for an inclusive process.

### OPPORTUNITIES FOR PARTICIPATION

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Public participation in the Park Assessment included pop-up events, an online survey, and meetings with both the Parks & Recreation Commission and City Council.

City staff held two **pop-up events** at different locations in the fall and early winter of 2024. At the grand opening of Centennial Plaza and the City's annual Tree Lighting ceremony, City staff presented the Park Assessment project and collected initial ideas on recreation improvements for San Bruno parks.

A **community-wide online survey** was conducted from January to February 2025 to solicit community input on needs and priorities for the City's park system. This survey collected 1,113 responses and asked respondents about their park visitation frequency, improvement needs, and perceptions of the San Bruno park system.

Four different **briefings and meetings** were held with the Parks & Recreation Commission and City Council at key points of the Assessment to present draft findings and receive direction.

## MAJOR THEMES

The following community engagement themes were identified based on recurring feedback gathered through the Park Assessment’s engagement opportunities. Community input highlights deep appreciation for the City’s park system along with a shared desire to diversify and enhance it.

### Parks are Valuable Community Spaces.

Community members see San Bruno parks as important places to exercise, play, connect with the natural environment, and gather with family and friends. The City’s parks are highly frequented and perceived as safe and abundant for all community members.



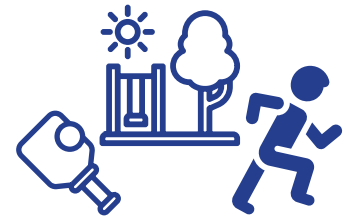
### City Park is Citywide Asset.

City Park is the most frequently visited park in San Bruno, with many community members identifying it as their favorite park. Popular reasons to visit this park are to walk, exercise, and visit the playgrounds. Though this is a favorite park for many, interestingly community members understand the value of, and want, recreation improvements for all City parks throughout the system.



### Parks Should be Relevant.

Though City parks are very well visited, the number one reason that community members do not visit parks is a perception that they lack interesting things to do. San Bruno residents want to have parks that offer a variety of activities for all ages, interests, and abilities.



### Citywide Park Renovation and Improvement is a Priority.

Community members want to see increased investment in repairing and enhancing existing park amenities, particularly playgrounds, drinking fountains, seating, and facilities for sports and fitness. Community members do not want to see their recreation assets removed as they become unfunctional but rather want amenities to be replaced and improved throughout San Bruno to create a better park system for all community members.



### Dogs Need Great Recreation Opportunities, Too.

San Bruno residents value recreating with their dogs - walking their canine companions is a major reason to visit City parks. Many community members expressed dissatisfaction with the City’s dedicated dog park at Commodore Park, wanting to see its character improved and size expanded.



# NEEDS AND OPPORTUNITIES

Based on the San Bruno community profile, public engagement, and the physical assessment of the City’s park system, specific needs and opportunities have been identified.

## RECREATION FACILITY NEEDS

San Bruno’s park system holds recreation facilities that support a variety of activities, from competitive athletics to passive play. As the parks age and community expectations evolve, the City must prioritize maintaining quality facilities while considering expanding and diversifying recreation provided.

**Survey Highlights - Funding Priorities**

*The City makes choices every year about how to invest funding in renovating, enhancing, maintaining, or activating the parks and recreation system. Which of the following are most important?*

Value	%
Repair or replace old and worn park amenities	73%
Add a greater variety of features in parks	40%
Increase routine maintenance (cleanliness, mowing, litter pickup)	37%
Improve trails and paths in parks	32%
Improve or build more sports fields and courts	29%
Host more community events	22%
Other, please specify:	11%
None of the above	2%

## OUTDOOR RECREATION FACILITIES

Most San Bruno recreation assets fall into the category of outdoor recreation facilities, including playgrounds, picnic areas, and the City’s dog park. The Condition Assessment (**Appendix B**) finds that the majority of these assets need renovation and replacement soon to avoid failure. Playgrounds, picnic areas, and features at the dog park are reaching, or have already reached, the end of their functional lifespan. Community members prioritize maintenance and renewal and desire a diversity in recreation facilities beyond traditional play structures. As assets are repaired or replaced, residents are interested in seeing the inclusion of natural elements, challenge features, and public art. Community members additionally want to see new opportunities for outdoor exercise, such as outdoor fitness stations. As improvements are made, accessibility must be considered for enjoyment of, and access to, the City’s recreation features.

## ATHLETICS AND SPORTS

San Bruno sports fields and courts are well-used but declining in quality. Basketball and tennis sport courts require resurfacing and support element (hoops and nets) replacement. The City’s baseball and softball fields also need improvements through backstop, fencing, and dugout replacements along with improved maintenance to prevent outfield weeds. Bell Aire/Lion’s Park, the City’s only multi-use athletic field, needs artificial turf replacement and restriping. Enhancing athletic and sport facilities will support community health and enjoyment of the City’s park system.

## Survey Highlights - Desired Activities

What activities are most likely to **encourage you to visit a park in San Bruno?**

Value	%
Getting exercise	58%
Being surrounded by trees, plants, and wildlife	52%
Taking children to play	49%
Walking or playing with my dog (or another pet)	32%
Getting together with friends, family, neighbors, etc.	20%
Competing in or watching sports	19%
Community events	17%
Enjoying a picnic	16%
Enjoying art, music, culture	14%
Other - Describe	4%
I don't use parks	1%

Thinking of the entire park system in San Bruno, **what activities would you like to see most?**

Value	%
Walking and biking	51%
Playing (sliding, climbing, etc.)	48%
Relaxing (sitting on a bench, or lawn, etc.)	42%
Social gathering (community events, picnics, etc.)	37%
Team or individual sports (organized or casual, including pick-up games)	26%
Nature observation and interpretation	23%
Running	11%
Skateboarding	5%
Other, please specify:	11%
Nothing is needed	3%

## PARK AMENITIES

Support amenities such as seating, shade, and drinking fountains directly affect the usability and comfort of parks. Community members have expressed strong interest in repairing and enhancing park amenities while the Condition Assessment notes that amenities such as bike racks, pet waste stations, and benches are lacking and should be added to the system for visitor comfort. Providing additional shade, through planting or physical structures, will also improve user comfort.

## NATURAL ENVIRONMENT NEEDS

Parks offer a respite from the City's urban context, with many holding unique natural features such as the redwood grove in Buckeye Park and the coastal oak natural area in City Park. Beyond the experiential factors, natural elements also provide functional support for natural processes and can play a powerful role in buffering noise and particle pollution.

## TRAILS AND NATURAL ELEMENTS AND PROCESSES

Desire lines, informal and unplanned paths, through natural areas are evident at several sites showing opportunity to formalize trails and access to nature. This is affirmed in the community engagement findings that emphasize the importance of natural environments in the City. To manage storm water runoff, decades-old concrete culverts and drainage channels are present in many parks and present potential physical hazards for visitors. Daylighting water routes and using landscape design techniques to improve natural processes can improve both safety and aesthetics throughout the park system.

## Survey Highlights - Desired Improvements and/or Additions

What would you like to see **improved or added to the park closest to your home?**

Value	%
Better play structures for kids	44%
Added or improved comfort amenities (restrooms, drinking fountains, seating)	35%
More frequent maintenance, cleaning, mowing, etc.	34%
A greater variety of things to do	31%
Added or improved facilities to support sports and fitness	29%
More social gathering space (shelters, seating areas)	27%
More greenspace, trees, natural areas, and landscaping	19%
Additional elements to reflect neighborhood and community identity (art, unique features, interpretive elements)	13%
More parking	11%
Improved access for cyclists and pedestrians	10%
Free Wi-Fi	9%
Better ADA accessibility/universal design to ensure access for all ages and abilities	8%
Other, please specify:	26%
No improvements needed	6%

What would you like to see **improved at the park you visit most frequently?**

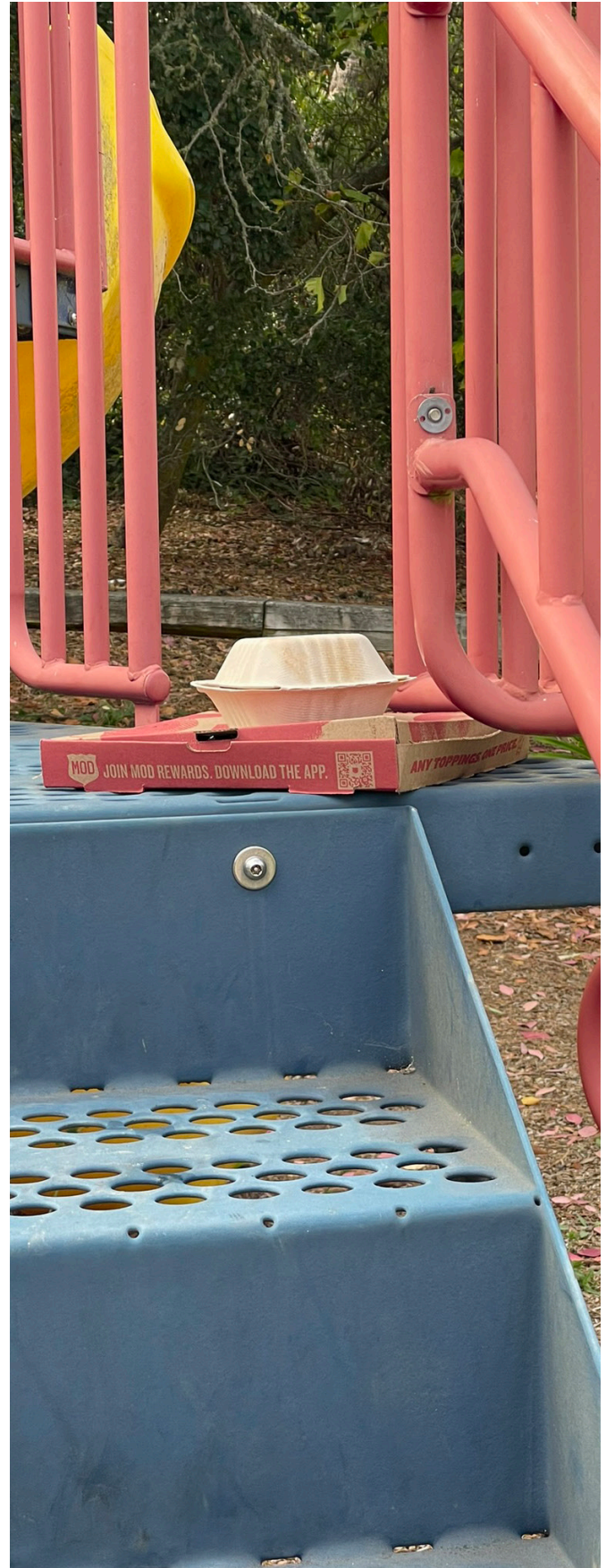
Value	%
Better play structures for kids	34%
Added or improved comfort amenities (restrooms, drinking fountains, seating)	29%
Added or improved facilities to support sports and fitness	27%
More frequent maintenance, cleaning, mowing, etc.	26%
A greater variety of things to do	24%
More social gathering space (shelters, seating areas)	23%
More greenspace, trees, natural areas, and landscaping	18%
More parking	17%
Free Wi-Fi	12%
Improved access for cyclists and pedestrians	11%
Additional elements to reflect neighborhood and community identity (art, unique features, interpretive elements)	11%
Better ADA accessibility/universal design to ensure access for all ages and abilities	7%
Other, please specify:	23%
No improvements needed	7%

## MAINTENANCE AND OPERATIONS NEEDS

The Parks Maintenance Division of the Community Services Department plays a central role in keeping San Bruno’s park system welcoming, safe, and sustainable. In addition to maintaining parks, the team is also responsible for the upkeep of street trees, City facilities, and street medians. Separate from the regular repair and replacement of facilities, routine and preventative maintenance—such as mowing, weeding, tree pruning, irrigation, trash removal, litter pickup, restroom cleaning, etc.—needs to be conducted on an ongoing basis to sustain the lifespan of assets and health of landscaping.

While the Condition Assessment found the routine maintenance of City parks to be sufficient, community feedback notes some opportunities to improve maintenance throughout San Bruno parks. Improving the maintenance of baseball and softballs fields, landscape, and more frequent litter removal were among requested maintenance improvements.

In addition to routine and preventative maintenance, all City parks in the recreation system require continued repair and/or replacement as assets move through their lifecycles. As the City’s park system continues to age, maintaining and replacing assets in a timely, cost-effective manner will remain a key challenge. Resource allocation for maintenance and staffing can help ensure a vibrant and sustainable park system while adapting to changing operational demands.





## CHAPTER 4

# RECOMMENDATIONS

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This chapter presents recommendations for existing parks by classification to address community park and recreation needs and site needs to renovate or replace worn or outdated assets.

# 4 RECOMMENDATIONS

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San Bruno’s park system requires improvements to replace old, outdated, and worn amenities and facilities. It also has opportunity to enhance park sites to better reflect the community’s interests. This chapter summarizes the recommended capital projects for each site in San Bruno’s park system, building off the needs and opportunities previously presented. These recommendations inform the development of a Capital Improvement Project (CIP) List that City staff can integrate into annual work plans to guide the enhancement of the park system.

## OVERVIEW AND ORGANIZATION

This chapter identifies recommended capital projects for each site in San Bruno’s park system, organized by park type. These recommendations incorporate findings from the 2024 Condition Assessment, which identified deteriorating amenities in need of reinvestment as well as opportunities to replace or add recreation amenities through a physical capacity assessment. These recommendations also reflect community input regarding upgrades that enhance everyday recreation experiences for residents across the system.

Throughout the planning process, community members prioritized taking care of what San Bruno already has through investments in existing sites. In response to this, the recommendations identify specific capital improvements needed at existing sites, including the replacement of facilities at the end of their lifecycles (see sidebar). These recommendations also propose new and/or additional recreation facilities to make parks relevant to community members improving their utilization. While implementation may take ten years or more depending on funding availability, these recommendations are based on current circumstances and do not forecast needs over time.

Recommendations are informed by the Condition Assessment (**Appendix B**), community engagement, and health and demographic analysis. Recommendations are additionally informed by the Demographic and Land Use Mapping found in **Appendix C**.

## APPROXIMATE LIFECYCLE OF TYPICAL PARK AMENITIES AND FACILITIES

- » Picnic or Shade Shelters - 20 years
- » Bike Racks – 20 years
- » Backstops – 20 years
- » Playground Equipment – 15 years
- » Outdoor Fitness Equipment – 15 years
- » Benches and Picnic Tables – 15 years
- » Trash Receptacles – 15 years
- » Skatepark – 15 years
- » Asphalt Parking Lot – 15 years
- » Irrigation Equipment – 12 years
- » Drinking Fountain – 10 years
- » Sports Court Surfacing – 10 years
- » Splashpad – 10 years
- » Decomposed Granite Path – 10 years
- » Barbecues – 10 years
- » Interpretive Signage – 5 years



# CITY PARK

City Park is San Bruno's only Community Park, offering a wide range of recreation opportunities from playgrounds to tennis courts that are highly utilized by the community. Improvements at City Park are intended to enhance community use, particularly for play, social gathering, and athletic facilities that serve the greater community. The site's unique natural elements provide opportunities to better support natural processes on site while allowing users to experience natural space within the City's urban environment.



## RECOMMENDATIONS

- » **Design and Replace Playgrounds:** Design and replace (3) playground structures for safety, modernization, and accessibility, through complete renovation, at the 3 playground locations. Consider a nature play theme to tie in with new bioretention facilities and planting areas. Replacing the playground for children 2-5, located at the northeast corner of City Park, includes removal of existing sand play area.
- » **Install Fitness Equipment Stations:** Install (8) fitness equipment stations along walking/running loop through park to create a fitness par course for users.
- » **Update Picnic Areas:** Update (12) picnic areas by replacing picnic tables and picnic area surfacing (concrete pads, compacted decomposed granite, etc.). Select unifying picnic table product for future replacement. Ensure that there are accessible picnic areas options.
- » **Update the South Group Picnic Area:** Modernize and enhance the south group picnic area through complete renovation. Replace the picnic shelter structure (1), picnic tables (10), and barbeques (2) for safety and accessibility.
- » **Improve Central Baseball Field:** Replace the backstop and fencing. Correct the grade change/divot in batter's box landing area.
- » **Enhance Drainage Channel:** Enhance natural processes on site by extending the newly implemented bioretention planting design south to replace the remaining length of drainage channel.
- » **Formalize Trail Route:** Formalize trail route through natural area at the south for trail use and visitor experience. Resurface existing trail with accessible material (concrete, asphalt, decomposed granite, etc.) and provide signage to, and along, trail. Provide (2) interpretive panels for environmental education.
- » **Provide Bike Racks:** Provide bike racks at (2) park entry locations.
- » **Provide Accessible Entry to Tennis Courts:** Provide ADA accessible entrance to tennis courts.
- » **Replace Free-Standing Drinking Fountains:** Replace (4) free-standing drinking fountains with ADA accessible product.



*Group picnic area*



*Play area with natural elements*

## BAYSHORE CIRCLE PARK

Bayshore Circle Park is a neighborhood park offering play areas and a basketball court. The park is located in one of the City's geographic areas of need, identified in the demographic and health analysis for the Park Assessment. Additionally, the neighborhoods surrounding the park have the highest ratio of youth aged 12-18 throughout the City. Improvements at this site are oriented towards providing attractive, and relevant, recreation amenities for a variety of ages, especially teens, as well as interventions to increase user comfort due to elevated noise levels and surrounding land uses.



## RECOMMENDATIONS

- » **Develop Site Master Plan:** Develop a master plan, involving adjacent community members, to holistically guide site improvements at Bayshore Circle Park.
- » **Design and Renovate Playground (Ages 2-12):** Redesign and replace playground structures for safety, modernization, and accessibility, through complete renovation. Design play area to attract a mix of age groups, allowing multigenerational recreation and/or leisure. Play elements should be oriented towards youth ages 2-12 with rest, seating, and observation areas for accompanying adults.
- » **Repave Site Hardscape:** Repave all existing hardscape paving for continuous, accessible entry into and around site.
- » **Improve Basketball Court:** Reconfigure and repave basketball court to accommodate standard half-court size. The court location should remain away from the street in the northeast corner of the park.
- » **Provide Landscape:** Provide landscape for shade and screening. Prioritize landscape along south edge, to buffer circulation on Bayshore Circle, and landscape around the playground.
- » **Provide Benches:** Provide (4) benches.
- » **Provide Drinking Fountain:** Provide (1) drinking fountain.
- » **Provide Pet Waste Station:** Provide (1) pet waste station.
- » **Provide Bike Rack:** Provide (1) bike rack.



*Accessible play features*



*Landscape planting*



*Bike racks*

## BELLE AIR PARK/LION'S PARK

Belle Air Park/Lion's Park is a neighborhood park holding the City's only multi-use athletic sports field. It also has a picnic area, restrooms, and playground. The park is located in one of the City's geographic areas of need and is surrounded by neighborhoods that have a higher ratio of youth ages 12-18 than much of the City. Belle Air Park/Lion's recommendations prioritize improving the site for citywide athletic use, improving its usability as the City's dedicated multi-use athletic facility for teens and adults.

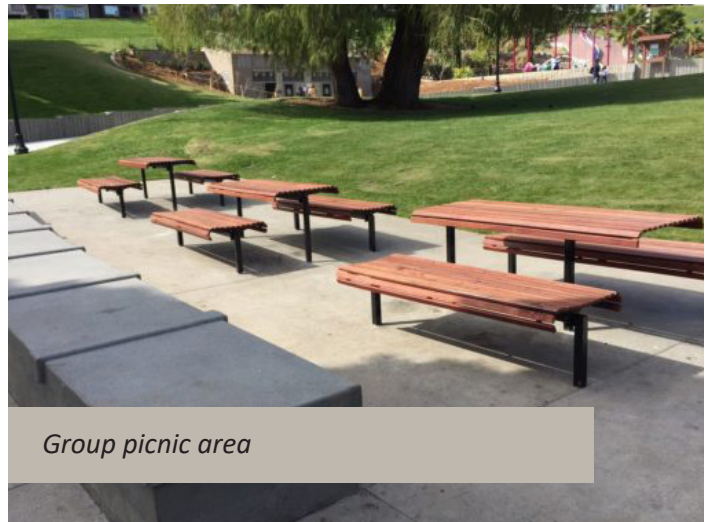


## RECOMMENDATIONS

- » **Develop Site Master Plan:** Develop a master plan to guide improvements, allowing for increased usability, of the City's only dedicated multi-use sports field.
- » **Expand and Improve Multi-Use Field:** Remove existing playground to expand the footprint of the sport field to create a greater area of play. Replace and restripe artificial turf. Reorient, or relocate existing batting cage to accommodate larger field. Install energy-efficient field/stadium lighting for extended use.
- » **Provide Playground:** Design and provide a new playground for youth ages 2-12. The new playground will include accessible elements and be designed to attract a mix of age groups, allowing multigenerational play and leisure. Play elements should be oriented towards youth ages 2-12 with rest and observation areas for accompanying adults.
- » **Update Picnic Area:** Modernize and enhance the group picnic area through complete renovation. Pave with hard surfacing and provide (1) picnic shelter and (5) picnic tables. Picnic area should be designed for larger gatherings and connect to food truck or vendor events from adjacent parking lot.
- » **Provide Benches:** Provide (4) benches.
- » **Provide Shade Structures:** Provide (2) shade structures.
- » **Provide Drinking Fountains:** Provide (4) drinking fountains.
- » **Provide Stadium Seating:** Provide stadium seating at field(s).
- » **Renovate Restroom:** Renovate restroom building.
- » **Pursue Partnership with Belle Aire Elementary School:** If feasible, the City should pursue a partnership with the adjacent Bell Aire Elementary School to create a holistic, sport complex.



*Multi-use artificial turf field*



*Group picnic area*

## BUCKEYE PARK

Buckeye Park offers a play and picnic area surrounded by grass lawn and a grove of redwood trees. The neighborhoods surrounding Buckeye Park have a larger presence of kids than much of the City. With a higher prevalence of youth, a comfortable setting, and unique identity with large growth redwoods, Buckeye Park recommendations aim to enhance multi-generational recreation, play, and small gathering.



## RECOMMENDATIONS

- » **Provide Accessible Entry Into and Through Park:** Provide accessible pathway into park and additional internal park pathways to facilities to allow visitor use.
- » **Design and Renovate Playground:** Redesign play area through complete renovation to attract a mix of age groups, allowing multigenerational recreation and/or leisure - consider a nature play theme to celebrate the site's unique Redwood tree grove. Play elements should be oriented towards youth ages 2-12 with rest, seating, and observation areas for accompanying adults.
- » **Relocate and Enhance Picnic Area:** Relocate existing picnic area to lawn at park entry, adjacent to Rosewood Drive. Include (2) picnic tables and select unifying picnic table product for future replacement. Provide accessible entry path to picnic area from Rosewood Drive.
- » **Provide Pet Waste Station:** Provide (1) pet waste station at entry point.
- » **Provide Bike Rack:** Provide (1) bike rack at park entry point.
- » **Provide Drinking Fountain:** Provide (1) ADA accessible drinking fountain.



*Accessible path of travel*

## COMMODORE PARK

Commodore Park provides play areas, a baseball field, restrooms, picnic areas, and the City's only dedicated dog park. With recent renovations to the play area at the northeast edge of the site, recommendations to Commodore Park prioritize enhancements at the dog park and propose new recreation amenities more relevant to the surrounding community.



## RECOMMENDATIONS

- » **Renovate and Redesign Dog Park:** Enhance dog park for community use through complete renovation. Remove paved surfacing and replace with porous, well-draining surface material(s) such as lawn, artificial turf, or decomposed granite. Remove or relocate picnic tables to the periphery to prioritize open space for dogs. Replace (2) free-standing water fountains with pet-friendly water stations.
- » **Replace Sand Volleyball Court with Outdoor Fitness Area:** Replace existing sand volleyball court with paved (poured-in-place resilient matting) outdoor fitness area including (4) outdoor fitness equipment stations.
- » **Design and Renovate Southwest Play Area:** Redesign play area through complete renovation to attract a mix of age groups, allowing multigenerational recreation and/or leisure - consider a nautical theme to relate to northwest play area. Play elements should be oriented towards youth ages 2-12 with rest, seating, and observation areas for accompanying adults
- » **Provide Bike Racks:** Provide bike racks at (2) park entry points.
- » **Provide Drinking Fountain:** Provide (1) ADA accessible drinking fountain.
- » **Replace Current Infield Mix:** Replace the aggregate surfacing used at the baseball field with non-staining alternative.
- » **Replace Free-Standing Drinking Fountains:** Replace (3) free-standing drinking fountains, not located in dog park, with ADA accessible product.



Outdoor fitness equipment



Dog park

## FLEETWOOD PARK

Fleetwood Park provides a play area, open grass lawn, and a basketball court. The park is currently underutilized and has very high noise levels due to its adjacency to Skyline Boulevard. Surrounding environmental conditions are not ideal for user comfort and adjacent demographics do not indicate a strong need for youth-oriented recreation amenities. To best serve this park's users, the recommendation for Fleetwood Park is to develop a site master plan.

### RECOMMENDATIONS

- » **Develop Site Master Plan:** Develop a master plan, involving adjacent community members, to holistically guide site improvements at Fleetwood Park. This master plan should consider designing and developing an outdoor fitness circuit or similar active recreation feature for youth and adults



## FLORIDA AVENUE PARK

Florida Avenue was recently reconstructed with a grand re-opening in 2025. The Park Assessment does not provide recommendations for this site.



## FOREST LANE PARK

Forest Lane Park provides lawn, play areas, and a basketball court. It is in one of the City's geographic areas of need with neighborhoods surrounding the site additionally having the highest prevalence of mental health challenges and chronic disease in the City. Importantly, compared to other areas of the City, the neighborhoods surrounding Forest Lane Park have the greatest presence of kids and youth (18 and under). The site is underutilized in its current configuration. Low visitation rates invite undesirable activities such as camping and dumping by local unhoused community members with recent removal of recreation assets exacerbating this trend. Recommendations at this site are oriented towards providing attractive, and relevant, recreation amenities for a variety of ages as well as interventions to increase user comfort due to surrounding land uses and high noise levels.



## RECOMMENDATIONS

- » **Develop Site Master Plan:** Develop a master plan, involving adjacent community members, to holistically guide site improvements at Forest Lane Park. Site improvement in this master plan will include:
  - » **Provide Accessible Sidewalk, Pathways, and Entry:** Provide accessible pathway into park and additional internal park pathways to facilities to allow visitor use. Provide accessible entry.
  - » **Design and Renovate Playground (age 2-5):** Redesign play area for safety, modernization, and accessibility, through complete renovation. Salvage the mid-century play sculptures on site for site identity and thematic play. Remove sand. Play elements should be oriented towards youth ages 2-5 with rest, seating, and observation areas for accompanying adults.
  - » **Design and Renovate Playground (age 5-12):** Redesign and replace playground structures for safety, modernization, and accessibility, through complete renovation. Remove existing concrete pad (former picnic area west of playground) to allow for expanded area of play. Design play area to attract a mix of age groups, allowing multigenerational recreation and/or leisure. Play elements should be oriented towards youth ages 5-12 with rest, seating, and observation areas for accompanying adults.
  - » **Renovate Former Picnic Area:** Renovate former eastern-most picnic area for small gathering use. Provide (2) picnic tables and resurface for level changes.
  - » **Provide Outdoor Fitness Area:** Replace former horseshoe court with paved (poured-in-place resilient matting) outdoor fitness area including (6) outdoor fitness equipment stations.
  - » **Convert Basketball Court to Picnic Area:** Remove basketball net post, resurface to address cracking and level changes. Provide (2) picnic tables and (1) shade structure.
- » **Provide Basketball Court:** Locate a half-court basketball court towards the interior of the site in the northeast area of Forest Lane Park.
- » **Apply Sound Barrier Strategies:** Prioritize development of a sound wall along the north edge of the park to reduce noise levels from Highway 380. Alternate approaches include additional vegetation screening.
- » **Provide Bike Rack:** Provide (1) bike rack at park entry point.
- » **Provide Drinking Fountain:** Provide (1) ADA accessible drinking fountain.

## GRUNDY PARK

Grundy Park is a neighborhood park providing play areas, open grass lawn, a restroom, picnic tables, and a basketball court. The neighborhoods surrounding it have a larger presence of kids than much of the City. With a higher prevalence of youth and a comfortable setting, Grundy Park recommendations aim to enhance multi-generational recreation, exercise, play, and small gathering.



## RECOMMENDATIONS

- » **Replace the Playgrounds (2):** Replace playground structures for safety, modernization, and accessibility at the 2 playground locations. Redesign play areas to attract a mix of age groups, allowing multigenerational recreation and/or leisure. Play elements should be oriented towards youth ages 2-12 with rest, seating, and observation areas for accompanying adults.
- » **Expand and Enhance the Basketball Court:** Repave basketball court to accommodate standard half court. Include (2) benches to observe play.
- » **Provide Multi-Use Sport Court:** At the central lawn, develop a multi-use, paved, sport court for tennis, pickleball, and wallball.
- » **Install Fitness Equipment Stations:** Install (3) fitness equipment stations along walking/running loop through park to create a fitness par course for users.
- » **Provide Bike Racks:** Provide bike racks at (2) park entry points.
- » **Provide Pet Waste Stations:** Provide pet waste station at (2) entry points.
- » **Provide Drinking Fountain:** Provide (1) ADA accessible drinking fountain.
- » **Repave Park Pathway:** Correct changes in grade along pathway, that runs between Oak Avenue and Cherry Avenue allowing for continuous, accessible route through outdoor recreation facilities.
- » **Provide Trash Cans:** Provide trash cans at (2) entry points.



*Multi-use sport court*

# MONTE VERDE PARK

Monte Verde Park is underutilized with its current configuration. The site has a soccer field along with defunct facilities, including a former parking lot and play area, whose physical footprints remain and limit site use. Recommendations at this park aim to define a specialized use, through creation of a site master plan, due to its non-centralized location and adjacency to Monte Verde Elementary School.

## RECOMMENDATIONS

- » **Develop Site Master Plan:** Develop a master plan, involving adjacent community members, to holistically guide site improvements at Monte Verde Park. This master plan will explore options for the site as a recreation amenity in San Bruno and should consider a dedicated dog park, accessible play equipment for ages 2-12, or a formalized soccer field. The master plan will also address accessibility into the site as well as the existing drainage channels.
- » **Replace Free-Standing Drinking Fountain:** Replace (1) free-standing drinking fountain with ADA accessible product.



## PACIFIC HEIGHTS PARK

Offering a baseball field, open grass lawn, walking loop, and play areas, Pacific Heights Park is underutilized with its current recreation amenities. Adjacent demographics do not indicate a strong need for play-oriented recreation amenities. Recommendations here prioritize baseball field and walking loop improvements, and alternative recreation uses reflective of neighborhood interests and needs.

### RECOMMENDATIONS

- » **Enhance Walking Loop:** Repave the walking loop for accessibility and safety. Provide new mile marker signage.
- » **Provide Outdoor Fitness Area:** Remove existing play structures to develop a paved (poured-in-place), outdoor fitness area for youth and adults.
- » **Expand Basketball Court:** Repave basketball court to accommodate standard full court or half court and replace basketball nets. Provide (2) benches to observe play.
- » **Provide Restroom:** Provide permanent restroom.
- » **Improve Baseball Field:** Replace mound and backstop wood. Replace dugout benches.
- » **Replace Free-Standing Drinking Fountain:** Replace (1) free-standing drinking fountain with ADA accessible product.



## PONDEROSA TOT LOT

Ponderosa Tot Lot provides a playground, picnic table, and open grass lawn. With a higher prevalence of youth in its surrounding neighborhoods, a comfortable setting, and projected population growth in the surrounding area, Ponderosa Tot Lot recommendations aim to enhance multi-generational recreation, play, and small gathering.

### RECOMMENDATIONS

- » **Renovate and Relocate Playground:** Redesign play area through complete renovation to attract a mix of age groups, allowing multigenerational recreation and/or leisure. Play elements should be oriented towards youth ages 2-12 with rest, seating, and observation areas for accompanying adults. Relocate play area away from Pacific Heights Boulevard, toward the interior of the site.
- » **Relocate and Enhance Picnic Area:** Relocate existing picnic area towards Pacific Heights Boulevard. Include (2) picnic tables and select unifying picnic table product for future replacement.
- » **Provide Accessible Entry Into and Through Park:** Provide accessible pathway into park and additional internal park pathways to facilities to allow visitor use.
- » **Provide Bike Rack:** Provide bike rack at (1) park entry point.
- » **Replace Free-Standing Drinking Fountain:** Replace (1) free-standing drinking fountain with ADA accessible product.



## 7TH AND WALNUT PARK

7th and Walnut Park offers a play area, open grass lawn, and basketball court and is in one of the City's geographic areas of need. Recommendations here prioritize improving user comfort, due to surrounding land uses, while enhancing recreation amenities for local users and a variety of ages and abilities.

### RECOMMENDATIONS

- » **Replace the Playground:** Replace playground structures for safety, modernization, and accessibility. Redesign play area to attract a mix of age groups, allowing multigenerational recreation and/or leisure. Play elements should be oriented towards youth ages 2-12 with rest, seating, and observation areas for accompanying adults.
- » **Improve Basketball Court:** Repave basketball court to accommodate standard half court and replace basketball nets. Provide (2) benches to observe play.
- » **Provide Additional Pathway:** Provide a paved pathway from the basketball court to the play area.
- » **Apply Sound Barrier Strategies:** Prioritize development of a sound wall along the east edge of the park to reduce noise levels from Highway 380, the San Francisco International Airport, and power lines. Alternate approaches include additional vegetation screening.
- » **Provide Bike Rack:** Provide bike rack at (1) park entry point.
- » **Provide Pet Waste Station:** Provide pet waste station at (1) entry point.
- » **Provide Drinking Fountain:** Provide (1) ADA accessible drinking fountain.



## 7TH AVENUE PARK

Similar to 7th and Walnut Park, 7th Avenue Park is in one of the City's geographic areas of need and provides a play area and open grass lawn. The neighborhoods surrounding the site have a higher ratio of youth ages 12-18 than much of the City. Recommendations prioritize improving user comfort, due to surrounding land uses, while enhancing recreation amenities for local users and a variety of ages and abilities.

### RECOMMENDATIONS

- » **Replace the Playground:** Replace playground structures for safety, modernization, and accessibility. Redesign play area to attract a mix of age groups, allowing multigenerational recreation and/or leisure. Play elements should be oriented towards youth ages 2-12 with rest, seating, and observation areas or accompanying adults. Consider airport theme to celebrate the site's identity
- » **Provide Picnic Area:** Remove sand play area for safety and develop a paved picnic area with (1) picnic table.
- » **Apply Sound Barrier Strategies:** Prioritize development of a sound wall along the east edge of the park to reduce noise levels from Highway 380, the San Francisco International Airport, and power lines. Alternate approaches include additional vegetation screening.
- » **Replace Park Entry Sign:** Replace park entry sign with durable sign product.
- » **Provide Additional Pathway:** Provide a paved pathway from play area to new, paved picnic area.
- » **Provide Bike Rack:** Provide bike rack at (1) park entry point.



## CATALPA TOT LOT

Catalpa Tot Lot is a pocket park offering a play area and basketball court. The site appears underutilized with its current configuration. Adjacent demographics do not indicate a strong need for youth-oriented recreation amenities. To best serve this park's users, the recommendation for Catalpa Tot Lot is to develop a site master plan.

### RECOMMENDATIONS

- » **Develop Site Master Plan:** Develop a master plan, involving adjacent community members, to holistically guide site improvements at Catalpa Tot Lot. This master plan should consider designing and developing an outdoor fitness circuit or similar active recreation feature for youth and adults
- » **Provide Pet Waste Station:** Provide pet waste station at (1) entry point.
- » **Provide Drinking Fountain:** Provide (1) ADA accessible drinking fountain.



## EARL-GLENVIEW PARK

Earl-Glenview Park was renovated in 2018 with play areas, picnic tables, and a basketball court. The Park Assessment does not provide recommendations for this site. However, given the age of amenities and facilities, the City may expect that some minor assets may need repair or replacement over the next ten years.



## HERMAN PARK

Herman Park is a pocket park located in one of the City's geographic areas of need, and like Bayshore Circle Park, neighborhoods surrounding the site have the highest ratio of youth ages 12-18 throughout the City. The site currently offers a playground and open grass lawn. Recommendations here are oriented towards providing attractive, and relevant, recreation amenities for a variety of ages as well as interventions to increase user comfort due to surrounding land uses.

### RECOMMENDATIONS

- » **Provide Vegetation Screening:** Provide vegetation screening along Herman Street through trees and shrubs, prioritizing the play area, to buffer adjacent land uses and traffic.
- » **Replace the Playground:** Replace playground structures for safety, modernization, and accessibility. Redesign play area to attract a mix of age groups, allowing multigenerational recreation and/or leisure. Play elements should be oriented towards youth ages 2-12 with rest, seating, and observation areas for accompanying adults.
- » **Provide Bike Rack:** Provide bike rack at (1) park entry point.



## LOMITA PARK

This tot lot provides a playground, picnic table, and open grass lawn. It is located in one of the City's geographic areas of need, and neighborhoods surrounding it have a higher ratio of youth ages 12-18 than the rest of San Bruno. Significantly, the census tract associated with this site has the highest prevalence of disability, the highest prevalence of physical inactivity, the highest prevalence of mental health challenges, and the highest prevalence of chronic disease burden. Recommendations here are oriented towards providing attractive, and relevant, recreation amenities for a variety of ages as well as interventions to increase user comfort due to surrounding land uses.



### RECOMMENDATIONS

- » **Replace the Playground:** Replace playground structures for safety, modernization, and accessibility. Redesign play area to attract a mix of age groups, allowing multigenerational recreation and/or leisure. Play elements should be oriented towards youth ages 2-12 with rest, seating, and observation areas for accompanying adults.
- » **Enhance Picnic Area:** Develop paved picnic area with (2) picnic tables and (1) shade structure.
- » **Provide Bike Rack:** Provide bike rack at (1) park entry point Provide one additional internal park pathway to allow visitor use



## POSY PARK

Posy Park is a unique site functioning somewhat like an urban plaza and gateway to Downtown San Bruno. The site currently has a fountain and public art. Recommendations for Posy Park aim to improve visitor experiences, enhance connects to Downtown San Bruno, and support the City's identity.

### RECOMMENDATIONS

- » **Install Public Art:** Install an art element to signify community identity and connection to Downtown San Bruno
- » **Install Directional Signage:** Provide directional signage and wayfinding for Downtown San Bruno.

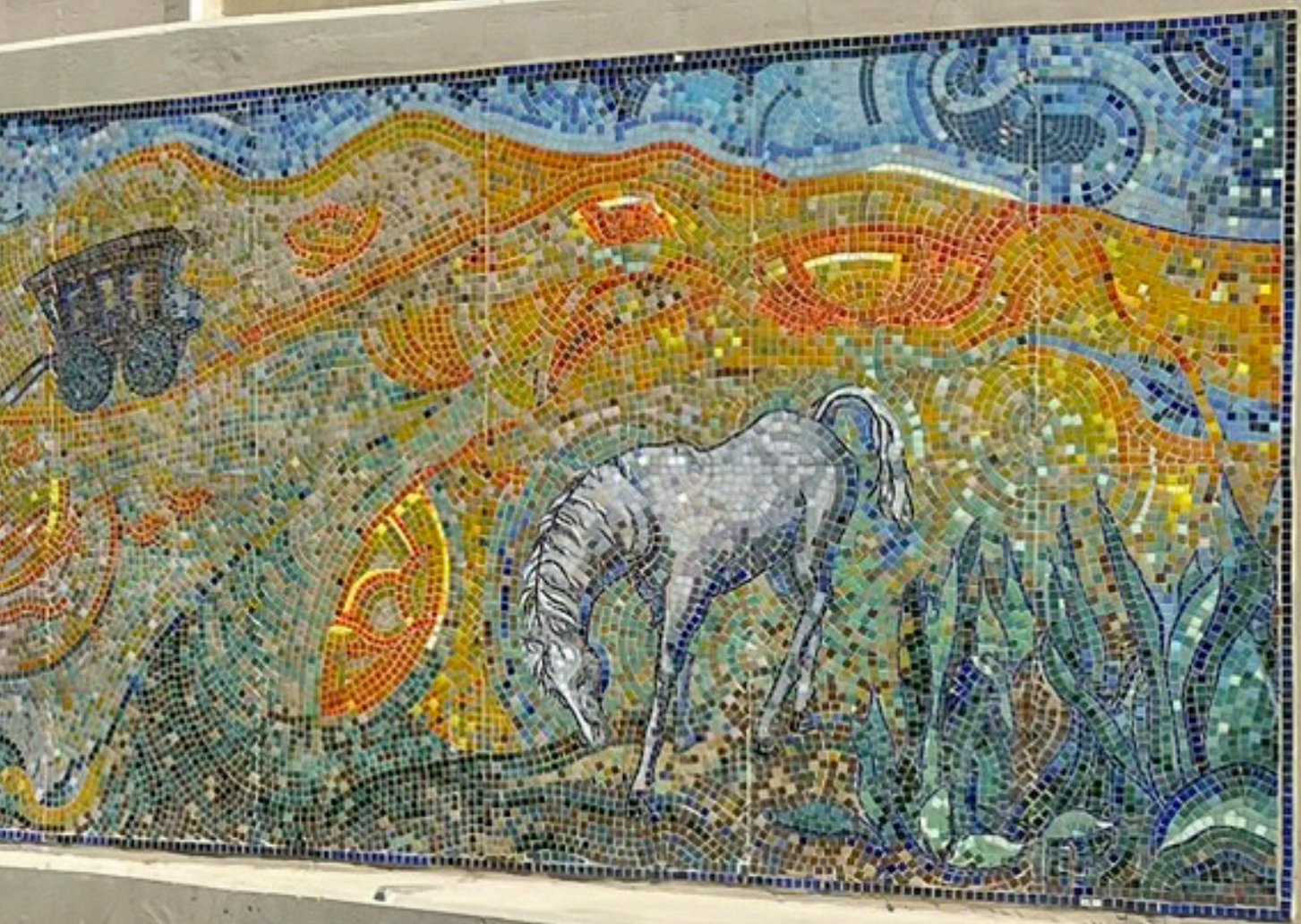




## CHAPTER 5

# Implementation

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This chapter identifies capital cost assumptions for park renovations and playground replacements, highlights priority projects, identifies long-term maintenance and operations impacts, and summarizes next steps for implementation.

# 5 IMPLEMENTATION

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San Bruno residents desire a well-maintained park and recreation system that provides quality parks, amenities and facilities in good condition, and a variety of recreation experiences. In the last several years, the City has made significant strides to improve park conditions and add exciting new facilities, as seen in the renovation of Florida Avenue Park and the recent opening of the new Recreation and Aquatic Center (RAC). Still, there is a lot to do.

As noted in the last chapter, nearly every City park needs updates, enhancements, or improvements – with the exception of Florida Avenue Park and Earl-Glenview Park because of their recent renovations. However, costs have climbed dramatically over the last few years. As the City looks forward, it will be critical to have a clearer understanding of what projected costs are to address the recommendations in this Assessment. These costs are likely greater than the funds that are available to improve and enhance the park system.

This chapter identifies capital cost assumptions for all recommendations by site, identifies costs for playground replacements, highlights priority projects, identifies long-term maintenance and operations impacts, and summarizes next steps for implementation.

## COSTS FOR PARK SYSTEM IMPROVEMENTS

To guide the City’s capital investment in parks and recreation facilities, this Assessment identifies general planning-level capital costs for site enhancements and improvements. Capital costs are often tracked separately from operations costs as they frequently are funded through different funding sources.

- » Capital costs are those needed for any acquisitions and construction, including park expansion, added amenities and facilities, renovation and replacement, and any major repairs, updates, or landscape restoration and replanting. These one-time costs are associated with specific projects.
- » Operations costs address the ongoing services provided when managing, maintaining, programming, and operating parks. These costs include staffing and materials for services such as park and facility utilities; landscape maintenance, litter pickup, trash removal, and restroom cleaning; camps, classes, sports, events, and activities; and recreation center operations.

Both types of funding are needed to provide a quality park system.

## METHODOLOGY

This Assessment identifies planning-level capital cost assumptions in 2025 dollars not accounting for inflation. Planning-level costs are based on general assumptions about systemwide costs associated with park classifications. The costs factor in a general understanding of the level of site development and use across the entire park system, as well as expectations for ongoing maintenance to sustain facility use according to their intended lifecycles.

For each site, the Assessment identifies cost ranges intended for planning purposes only. Costs are not itemized to account for individual or separate projects at each site. Because actual prices fluctuate and will vary, the range is aimed at capturing differences based on factors such as site size, location, topography, constraints, and setting; the quality, density, and scale of site and facility development; the level of detail and customization desired; the fluctuating availability of labor and materials; and similar factors. Generally speaking, the ranges in the Capital Improvement Plan represent the following:

- » **Low** shows the minimum budget that should be used to plan for improvements. It reflects a basic level of improvements, anticipates integrating cost efficiencies wherever feasible, and may not fully account for obstacles and challenges encountered during the planning process.
- » **Medium** reflects a more standard level of improvements. This cost level typically provides a better estimate to use in long-range budgeting; and
- » **High** reflects the potential needs for projects with a greater order of magnitude, sites with more unique features, and specialized enhancements requiring a higher investment.

These ranges assume that costs may vary approximately 25 percent above or below the medium cost noted. Actual cost may vary more.

The costs presented are intended to address site renovations and development only. These numbers do not include environmental compliance documentation, community engagement, design, permitting, installation, or staff hours to manage site planning, design, construction, and implementation. Those elements could escalate park development costs by another 20-25 percent.

These cost assumptions are useful for grant applications and the development of annual work plans. However, actual cost estimates and construction costs will be needed and should be determined through site master planning and design at the time of development. Actual costs will vary depending on site realities, the scale and quality of facilities, and changing market prices for materials and labor.

Renovations of existing parks may be less expensive than redevelopment if the same infrastructure and associated features such as site drainage, grading, access paths, utilities, plumbing, and irrigation are in good condition at the time of project implementation, can continue to be used (does not need replacing), and accommodate the additional capacity (electric loads, stormwater capacity in pipes, pressure in irrigation systems, etc.). If the infrastructure is old, in poor condition, or operating at capacity, then more extensive redevelopment may be needed.

## **COST ASSUMPTIONS**

The planning-level cost assumptions that were used to identify site costs in the capital project list are summarized in two tables:

» **Table 5-1** presents cost ranges and assumptions for renovation per acre by classification. As noted in the table, smaller parks tend to have higher costs per acre because of the density and intensity of development. Neighborhood Park costs are divided into two levels to account for this variation and the extensiveness of improvements at some sites, while other costs are generalized by classification. In addition, general costs for site master planning are noted where these reflect individual projects and are not a component of full site renovation or redevelopment. Other itemized costs are based on MIG's experience with park construction projects.

» **Table 5-2** presents cost assumptions for replacing City playgrounds or adding new ones. These are presented at five different cost levels associated both with the City's park classifications and level/scale of customization and development.

### **Notes for Table 5-1**

<sup>1</sup> *These estimates reflect planning level construction cost assumptions in 2025 dollars not accounting for inflation. Cost ranges are intended for planning purposes only. Support and access amenities (if included) are noted. Actual costs will vary depending on site realities, the scale and quality of facilities, and changing market prices for materials and labor. Actual cost estimates should be determined through site master planning and design at the time of development. Because actual prices fluctuate and will vary by site, the cost estimates are presented as a range of costs. The range is aimed at capturing differences based on site size, location, topography and setting, facility quality and detail, supply and demand for labor and materials, etc. The costs do not include environmental compliance documentation, community engagement, design, permitting, installation, or staff hours to manage site planning, design, construction, and implementation. Those elements could escalate park development costs by 20-25 percent.*

<sup>2</sup> *In most cases, the renovation area is the same as the size of the park. In selected cases where noted on the CIP, only part of the site is anticipated to be renovated.*

<sup>3</sup> *While the quality and level of site development increases at larger parks, the costs decrease because smaller sites are more intensely developed. These assumptions take into account that pocket parks and low-use neighborhood parks will have more basic features than high-use neighborhood parks and community parks.*

<sup>4</sup> *These costs do not account for renovations of major facilities (e.g., pool, recreation center, etc.)*

Table 5-1: Park Renovation Cost Ranges and Assumptions<sup>1</sup>

Project Type	Renovation Area <sup>2</sup>	Project Description <sup>3</sup>	Planning-Level Cost Assumptions (Range)			Sample Sites
			Low	Medium	High	
Pocket Park Renovation	- 0.2 acres	Renovation of an intensely developed small park intended for leisure and drop-in play. Costs are higher due to amount of development in a small area.	\$4,500,000	\$6,000,000	\$7,500,000	Herman Park, Lomita Park
Neighborhood Park Renovation (Less Extensive)	0.5 - 2 acres	Less extensive renovations at a moderately developed neighborhood park with basic features designed to attract residents within walking and biking distance.	\$2,000,000	\$2,850,000	\$3,700,000	Commodore Park, Grundy Park
Neighborhood Park Renovation (More Extensive)	2.0 -3.0 acres	More extensive renovations at a moderately developed neighborhood park designed to support sports, play, small group gatherings.	\$4,500,000	\$6,000,000	\$7,500,000	Bayshore Circle Park, 7th & Walnut Park
Community Park Renovation	7.0-10.0 acres	Renovation of a well-developed, high-use park that provides specialized facilities and unique features to support sports, play, large and small group gatherings, and programming to attract residents from across the entire city. <sup>4</sup>	\$1,050,000	\$1,400,000	\$1,750,000	City Park
Site Master Plan	N/A	Site concept and planning to guide site renovations where no park improvements are planned.	\$125,000	\$250,000	\$375,000	Fleetwood Park
Renovation of Individualized Elements	N/A	Renovation or addition of recommended features. Cost is based on numbers and types of amenities/ facilities, not acreage.	Dependent on improvements			

Table 5-2: Playground Replacement Cost Ranges and Assumptions<sup>1</sup>

Facility Type	Size	Project Elements <sup>2</sup>	Planning-Level Cost Assumptions (Range)			Sample Sites
			Low	Medium	High	
Pocket Park Playground	- 5,000 sf	Small play amenities suitable for tot lots or pocket parks. Individual play pieces for ages 2-5 and 5-12 are preferable.	\$350,000	\$500,000	\$650,000	Herman Park, Lomita Park
Neighborhood Park Playground (Basic)	5,000- 10,000 sf	Play amenities for ages 2-5 and 5-12, with standard off-the-shelf equipment.	\$600,000	\$850,000	\$1,125,000	Ponderosa Tot Lot, Buckeye Park
Neighborhood Park Playground (Thematic)	15,000 - 20,000 sf	Play amenities for ages 2-5 and 5-12, with more thematic or varied elements.	\$1,000,000	\$1,500,000	\$2,000,000	Belle Air Park/ Lion's Park, Bayshore Circle Park
Community Park Playground (Destination)	25,000sf+	Play amenities for ages 2-5 and 5-12, with thematic and customized elements, structures and individual play pieces.	\$2,000,000	\$4,000,000	\$6,000,000	City Park
All-Inclusive Playground	+/- 20,000 sf	Play amenities for ages 2-5 and 5-12, that have specialized features targeted to diverse physical needs with highly customized elements	\$3,500,000	\$5,000,000	\$7,000,000	TBD, but would be appropriate at City Park

**Notes for Table 5-2**

<sup>1</sup> *These estimates reflect planning level construction cost assumptions in 2025 dollars not accounting for inflation. Cost ranges are intended for planning purposes only. Support and access amenities (if included) are noted. Actual costs will vary depending on site realities, the scale and quality of facilities, and changing market prices for materials and labor. Actual cost estimates should be determined through site master planning and design at the time of development. Because actual prices fluctuate and will vary by site, the cost estimates are presented as a range of costs. The range is aimed at capturing differences based on site size, location, topography and setting, facility quality and detail, supply and demand for labor and materials, etc. The costs do not include environmental compliance documentation, community engagement, design, permitting, installation, or staff hours to manage site planning, design, construction, and implementation. Those elements could escalate park development costs by 20-25 percent.*

<sup>2</sup> *All play areas include generalized costs for play equipment (individual play pieces, comprehensive play structures, or a combination), safety surfacing, playground border/edging, ramps, benches, etc.*

## COST SUMMARY

Appendix D presents the Capital Improvement Plan (CIP) and all associated costs, which incorporate the cost assumptions described above. As noted in that appendix, the cost to implement all recommendations noted in this plan is approximately \$49.1 million (or a range from \$35.3 million to \$63.0 million). **Table 5-3** summarizes costs by park type.

Key findings include:

- » 41.6% of all developed City park acreage need renovations.
- » At the medium cost estimate, 73.8% of the investment is needed in neighborhood parks that serve cities within walking and biking distance.
- » 20 sites need playground replacements.
- » Altogether, this reflects a greater investment that the City can support with existing funds.

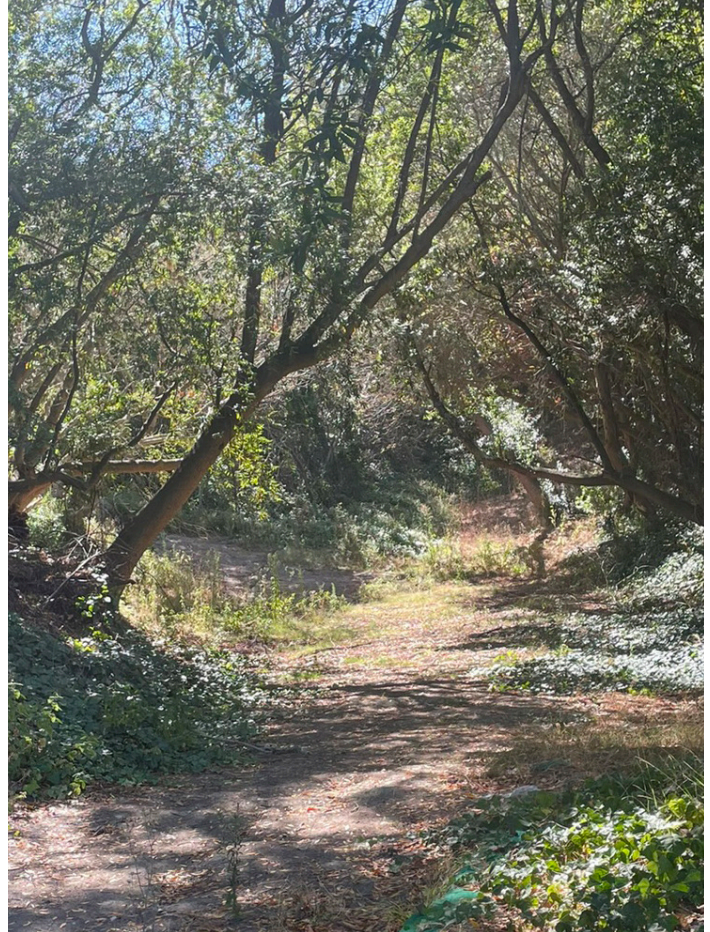


Table 5-3: Summary Planning-Level Capital Cost Assumptions by Classification

Park Type	# of Sites To Be Renovated	Site Size (Acres)	Approximate Renovation Area (Acres)	Planning-Level Cost Assumptions		
				Low	Medium	High
Community Parks	1	28.9	8.0	\$8,400,000	\$11,200,000	\$14,000,000
Neighborhood Parks	12	31.3	16.9	\$25,755,000	\$36,270,000	\$46,785,000
Pocket Parks	4	0.9	0.5	\$1,125,000	\$1,650,000	\$2,175,000
<b>Total</b>	<b>17</b>	<b>61.1</b>	<b>25.4</b>	<b>\$35,280,000</b>	<b>\$49,120,000</b>	<b>\$62,960,000</b>

## PRIORITY PROJECTS

The total costs to complete all recommended projects are more than the City of San Bruno can reasonably afford over the next 10 years. Findings from community engagement, insights of City staff, the park condition assessment, and demographic and health analysis were combined to identify the highest priority projects to complete in the next 5 to 10 years. This document identifies recommendations for these priority sites, plus playground replacement, and summarizes planning-level cost assumptions for these projects to guide future budgeting and capital improvement planning. Actual projects costs will be determined at time of project implementation.

## PRIORITY SITES

Forest Lane Park, Bayshore Circle Park, and Belle Air/Lion’s Park are identified as priority sites for recommendation implementation. Their priority is based off their condition, their location in underserved areas, and their ability to provide valuable recreation in neighborhoods of need.

## PRIORITIES FOR PLAYGROUND REPLACEMENT

Based off assessed playground condition, year of installation, and location in underserved areas, **Table 5-5** lists the priority order of playground replacements.

Table 5-4: Priority Projects

Site Name	Overview of Improvements
Forest Lane Park	Site Master Plan
	Renovate playgrounds (age 2-5 and 5-12)
	Renovate former picnic area
	Provide outdoor fitness area and basketball court
	Convert basketball court to picnic area
	Provide accessible sidewalk, pathways, and entry
Bayshore Circle Park	Site Master Plan
	Renovate playgrounds (age 2-5 and 5-12)
	Renovate former picnic area
	Provide outdoor fitness area and basketball court
	Convert basketball court to picnic area
	Provide accessible sidewalk, pathways, and entry
Belle Air/Lion’s Park	Site Master Plan
	Improve multi-use field
	Provide playground (ages 2-12) and add shade structures
	Update picnic area and renovate restroom
	Add benches, shade structures, drinking fountains, stadium seating

Table 5-5: Priorities for Playground Replacement

Name	Condition <sup>1</sup>	Year Installed	Underserved Area <sup>2</sup>
<b>Medium Priority</b>			
Forest Lane Park - 5-12	Poor	2007	High Priority Area
Bayshore Circle Park - 2-5	Poor	2007	High Priority Area
Herman Park 2-5	Poor	2008	High Priority Area
City Park - North 5-12	Fair	2008	High Priority Area
City Park - North 2-5	Fair	2008	High Priority Area
Lomita Park - 5-12	Fair	2008	High Priority Area
<b>Medium Priority</b>			
7th Avenue Park - 5-12	Poor	2008	Priority Area
Ponderosa Tot Lot - 2-5	Poor	2008	Priority Area
7th & Walnut Park - 5-12	Poor	2008	Priority Area
City Park - Central 2-5	Fair	2007	Priority Area
Buckeye Park - 5-12	Fair	2007	Priority Area
Commodore Park - South 2-5	Fair	Unknown	Priority Area
Grundy Park - West 2-5	Fair	2007	Priority Area
Grundy Park - Central 5-12	Good	2007	Priority Area
Belle Air Park/Lions Field - 5-12	Fair	2007	Priority Area
<b>Low Priority</b>			
Fleetwood Park - 5-12	Poor	2008	Low Priority Area
Pacific Heights Park - 2-5	Poor	2007	Low Priority Area
Catalpa Tot Lot - 2-5 <sup>3</sup>	Poor	2000	Low Priority Area
Pacific Heights Park - 5-12	Fair	2007	Low Priority Area
Commodore Park - North 5-12	Good	2016	Low Priority Area
<b>Other Play Areas</b>			
Earl-Glenview Park - 5-12	Good	2018	Low Priority Area
Earl-Glenview Park - 2-5	Good	2018	Low Priority Area
Florida Avenue Park – 2-12	New (Not Rated)	2025	High Priority Area

**Notes for Table 5-5**

<sup>1</sup>The condition ratings are based on the park and playground assessments completed in September 2024.

<sup>2</sup> Underserved areas were prioritized based on health and demographic assessment findings noted in Chapter 3.

<sup>3</sup> Though the Catalpa Tot Lot is in poor condition, it is in the low priority category as the recommendation for this site is to reevaluate what it has and pursue a Master Plan to guide that change. Playgrounds might not be relevant to this neighborhood.

## ACTION PLAN

To focus investment efforts and funding, the Assessment summarizes priority projects in an action plan to complete as funding is available. Because these improvements are currently needed, this Assessment advises completing these projects – if feasible – in the next five years. Together they represent a total cost of approximately \$20.5 million (a range of \$13.6 million to \$27.3 million).

However, it is important to note that these improvements reflect the replacement of only 7 of 20 playgrounds that are anticipated to be 22 or 23 years old by the year 2030 (in five years). The Assessment advises replacing additional play areas using **Table 5-5** as a playground replacement schedule.

Table 5-6: Five-Year Action Plan

Site Name	Size	Project Elements	Low Range	Medium Range	High Range
<b>Priority Site Projects</b>					
<b>Forest Lane Park</b>	1.2 acres	Site master planning and renovation to enhance or add play areas, picnic areas, basketball court, outdoor fitness equipment, accessibility, and use (sound wall, bike rack, and drinking fountain).	\$2,400,000	\$3,420,000	\$4,440,000
<b>Bayshore Circle Park</b>	0.5 acres	Site master planning and renovation to enhance play areas, basketball court, hardscape/pathways, landscaping, and use (benches, drinking fountain, bike rack, pet waste station).	\$2,250,000	\$3,000,000	\$3,750,000
<b>Belle Air Park/Lion's Park</b>	3 acres	Site master planning and renovation to expand and replace the artificial turf multi-use sports field (adding stadium seating), update the picnic area and restroom, and add a playground, benches, shade structure, and drinking fountains.	\$6,000,000	\$8,550,000	\$11,100,000
<b>Additional High Priority Playground Replacements</b>					
<b>Herman Park</b>	< 5,000 sf	Replace the existing play equipment in this pocket park with a playground or small play amenities serving ages 2 to 12, with seating and observation areas for accompanying adults.	\$350,000	\$500,000	\$650,000
<b>City Park – North</b>	20,000 – 25,000 sf	Remove existing equipment and sand play area and provide a destination playground with thematic and customized elements for ages 2-5 and 5-12, or a universal, all-inclusive play area. Consider a nature play theme with bioretention areas and plantings.	\$2,250,000	\$4,500,000	\$6,750,000
<b>Lomita Park</b>	< 5,000 sf	Replace the existing play equipment in this pocket park with a playground or small play amenities serving ages 2 to 12, with seating and observation areas for accompanying adults.	\$350,000	\$500,000	\$650,000
<b>Totals</b>			<b>\$13.6 million</b>	<b>\$20.5 million</b>	<b>\$27.3 million</b>

## MAINTENANCE AND OPERATIONS IMPACTS

This Assessment is primarily focused on asset management. An asset management process includes evaluating the condition of existing amenities, facilities, and landscaping, as well as identifying needs for park improvement and enhancements, to identify a capital improvement plan for site renovation and facility replacement. However, the City of San Bruno has many amenities and facilities nearing the end of their useful lifespan. The City, in fact, has more of these older assets than it has funding for replacements. This raises additional questions about the City's level of investment in park and facility maintenance.

Park maintenance is sometimes discussed to mean two separate things:

- » Maintenance and operations include the regular day-to-day care known as "routine" maintenance, such as mowing, weeding, trash removal, litter pickup, and janitorial care or cleaning of restrooms and indoor spaces. It includes "preventative" maintenance tasks such as monitoring and inspections. It includes less frequent or intermittent maintenance tasks such as graffiti removal, small repairs, arbor care, lawn fertilization, or aeration. Finally, it includes site operations which provides the tasks and resources to keep parks and facilities operational and functional, such as irrigation, building utilities, and equipment management.

- » Deferred maintenance is the intentional delay of necessary and scheduled maintenance or repairs, usually due to budget limitations or competing priorities. This results in the accumulation of larger repairs and renovations needed for park infrastructure such as amenities, facilities, roads, buildings, trails, and utility systems. Deferred maintenance creates a maintenance backlog that leads to deteriorating conditions, safety hazards, diminished visitor experiences, and more costly repairs in the future. These larger repairs and renovations must be addressed as capital projects as part of a city's asset management program.

A deficiency in routine, preventative, and intermittent maintenance tasks will accelerate facility aging, wear, and tear to the point where a major repair or facility replacement is needed. For this reason, while the City of San Bruno considers the timeline for park renovations and asset replacement, it also must continue to invest in park maintenance and operations. City staff must be able to effectively maintain assets and landscaping to sustain its park investments and provide a safe, clean, well-functioning, and attractive park and recreation system.

## ADDRESSING MAINTENANCE IMPACTS

The City of San Bruno must keep four key issues in mind as it allocates funding for facility repair and replacement.

1. An appropriate investment in park maintenance is essential to sustaining the life of amenities and facilities, so they last their full anticipated lifespan.
2. Because the City has so many aging amenities and facilities – such as playgrounds – near or beyond the end of their typical lifecycle, routine maintenance costs will likely increase until these can be replaced (**Figure 5-1**). The City will need to increase its budgeted maintenance funding to keep older amenities and facilities functional and safe until the City can afford to replace them.
3. The functionality or performance of a facility typically continues to decline as it ages (**Figure 5-2**). The City can postpone replacement past the end of a facility’s lifecycle, but the value and performance of the facility will continue to decline as maintenance costs increase. City staff will determine what the acceptable threshold is for facility deterioration (in relation to funding availability) before replacing a facility.
4. Adding new facilities to parks will increase maintenance impacts and costs. Prior to adding new facilities, the City of San Bruno will want to ensure that sufficient resources—including staffing, funding, and equipment—are available to maintain, operate, activate, and program these facilities.
5. It may be tempting to focus on existing facility replacement only. However, if the goal is to update parks to address evolving community needs, it may be more cost effective in the long term to make all updates to a single site in one renovation process, rather than in multiple separate projects over time.

Figure 5-1: Maintenance Cost Increases Related to Facility Lifecycles

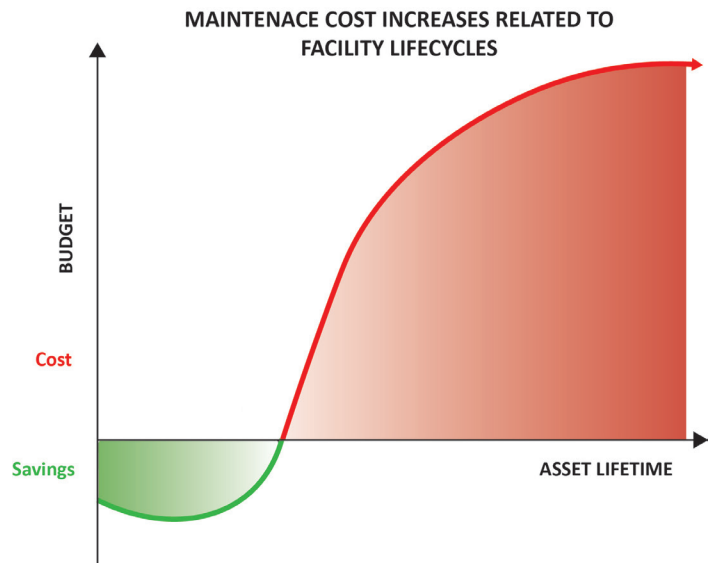
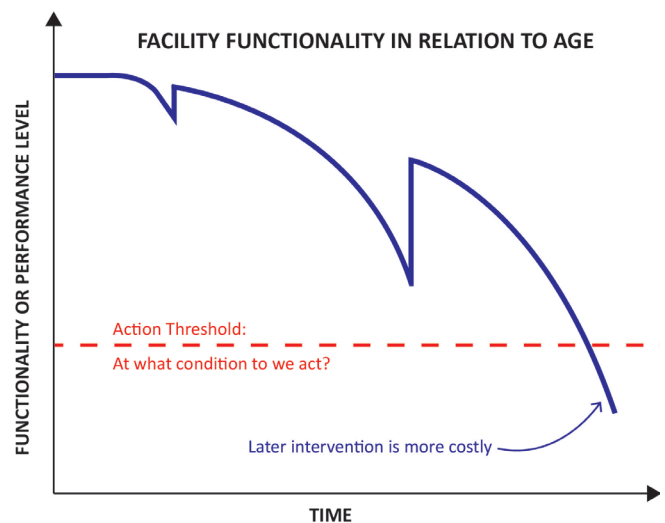


Figure 5-2: Facility Functionality in Relation to Age



## MAINTENANCE RECOMMENDATIONS

While respondents to the outreach activities noted that most existing parks tend to be well-maintained, City staff are stretched thin to take care of existing assets, especially since the addition of the Recreation and Aquatic Center (RAC) and recent re-opening of Florida Avenue Park. To address maintenance needs, recommendations include:

- » Increase routine maintenance funding and staffing as facilities continue to age and as new facilities are added to the park system.
- » Continue to identify long-term funding sources for the repair and replacement of old, worn, or damaged amenities and facilities at the end of their lifecycles.
- » Apply a tiered maintenance approach to ensure the sustainable routine and preventative maintenance of all parks and facilities and apply resources where needed most. Parks with greater use, programmed sports and activities, more visibility, and more extensive (higher density) development and/or specialized facilities will require more maintenance resources.
  - **Standard Maintenance:** A standard level of maintenance includes routine monitoring, inspection and care of infrastructure, recreation facilities, and landscaping. It applies to most sites that do not provide organized activities and events, or specialized and major facilities, such as pocket parks and many neighborhood parks.
  - **Enhanced Maintenance:** Enhanced maintenance is needed at highly visible, heavily used sites that include programmed sports facilities specialized assets, such as community parks and high-use neighborhood parks. It includes greater maintenance frequencies and specialized tasks. All major recreation facilities require enhanced maintenance.

» Identify sites with special circumstances that require additional care and stewardship. These may include:

- **Natural Resource Maintenance:** Additional maintenance funding may be needed for natural resources within parks to address their stewardship, protection, or ecological function. Typically, natural resources such as creeks, stormwater detention basins, bioswales, native planting areas, or undeveloped areas left in a mostly natural state require less frequent maintenance. However, some of these areas require more specialized tasks, such as tree canopy care, invasives removal, water channel debris removal (to prevent flooding), bank stabilization pond dredging or restoration.
- **Facility and Landscaping Repairs/Refresh:** Additional maintenance funding will be needed for parks sites with facilities past the end of their typical lifecycles to provide more frequent inspections (for broken or damaged equipment) and repairs to ensure their safety.

Table 5-7: Tiered Maintenance Approach

Maintenance Actions	Sites and Areas Where Applicable	Preventative and Routine Tasks	Intermittent Tasks
<b>Standard Maintenance</b>	<p>Sites with regular use and traffic that do not require specialized care.</p> <p>Examples: Buckeye Park, Lomita Park, Ponderosa Tot Lot</p>	<ul style="list-style-type: none"> <li>» Basic landscaping care for safety and aesthetics</li> <li>» Monitoring and inspection</li> <li>» Litter pick-up and trash removal</li> <li>» Restroom cleaning (where applicable)</li> <li>» Routine and preventative care for site furnishings and facilities</li> <li>» Irrigation</li> </ul>	<ul style="list-style-type: none"> <li>» Graffiti and vandalism removal</li> <li>» Amenity and facility repair</li> <li>» Removal of natural debris / leaves from pathways</li> </ul>
<b>Enhanced Maintenance</b>	<p>Sites with heavy use and traffic, often with specialized assets, public events, and programs.</p> <p>Examples: City Park, Belle Air Park/Lions Field, Pacific Heights Park</p>	<ul style="list-style-type: none"> <li>» All “standard maintenance” tasks but with greater frequency</li> <li>» Specialized facility maintenance</li> <li>» Sports field turf irrigation and management; field preparation</li> <li>» Janitorial care of buildings and equipment</li> <li>» Greater landscaping care for beautification and aesthetics</li> </ul>	<ul style="list-style-type: none"> <li>» Repair of major facilities</li> <li>» Setup and cleanup of public events, programs, and reservable spaces</li> <li>» Removal of natural debris / leaves from pathways</li> </ul>

## NEXT STEPS

The Park Assessment reflects the City of San Bruno's dedication to enhance the City's quality of life and provide a park system that supports community identity through ensured access to vibrant, well-maintained parks. Developed over 14 months through a collaborative process involving City staff, elected officials, the Parks & Recreation Commission, and residents, the Assessment delivers focused and much-needed direction enhancement and management of San Bruno's parks.

The San Bruno community values the City's parks as vital to their quality of life. Throughout the Assessment process, community members provided thoughtful input that helped identify clear priorities for the future of parks in San Bruno.

Successful implementation of the Assessment's recommendations will require continued leadership, investment, and collaboration among the City and residents. As the City continues to evolve this Assessment provides a strategic foundation to ensure that parks remain a strong and inclusive part of civic life. The Assessment is a living document, intended to be flexible and responsive as community needs, funding opportunities, and City priorities evolve.



APPENDIX A

## **PARK SYSTEM INVENTORY**

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**Table A-1: City of San Bruno Parks and Facilities Inventory**

Name	Acres <sup>1</sup>	Athletic / Sports						Outdoor Recreation						Major/Specialized				Trails/ Natural Features				Park Amenities								Other												
		Baseball or Softball Field	Soccer Field	Football Field	Basketball Court	Bleachers	Tennis Court	Volleyball Court	Open Lawn Area	Playground (5-12)	Playground (2-5)	Sand Play Area	Picnic Area (Group)	Picnic Area (Single)	Horseshoe Pit	Dog Park	Concession Stand	Recreation/ Community Center	Senior Center	Water Feature	Swimming Pool	Hard-Surface Trail	Soft-Surface Trail	Bridge	Natural Area/Landscaping	Public Art <sup>2</sup>	Restroom (permanent)	Shelter or Pavilion	Picnic Tables	Barbeque Grills	Benches	Bike Racks	Drinking Water Fountains	Trash / Recycling Receptacles	Pet Waste Stations	Parking (off-street)	Rentable Facilities	Storage or Equipment Shed	Outdoor Programming	Historic Resource	Long-Term Lease	School Adjacencies
<b>COMMUNITY PARKS</b>																																										
City Park	28.9	√				√	√		√	√	√	√	√	√	√	√	√			√	√	√	√		√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
<b>Subtotal</b>	<b>28.9</b>																																									
<b>NEIGHBORHOOD PARKS</b>																																										
Bayshore Circle Park	0.5				√			√		√																			√													
Belle Air Park/Lions Field	3.0	√	√	√				√	√			√														√				√												
Buckeye Park	7.3							√	√												√																		√			
Commodore Park	4.0	√				√		√	√	√		√	√		√						√					√		√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Fleetwood Park	0.3				√			√	√																					√												
Florida Avenue Park	0.4							√																																		
Forest Lane Park	1.2				√			√	√																																	
Grundy Park	2.4				√			√	√	√		√	√								√																					
Monte Verde Park	5.6		√					√					√								√	√																			√	
Pacific Heights Park	5.0	√	√		√	√		√	√	√											√	√																				
Ponderosa Tot Lot	0.7							√		√		√	√																													
7th Avenue Park	0.5							√	√																																	
7th & Walnut Park	0.4				√			√	√																																	
<b>Subtotal</b>	<b>31.3</b>																																									
<b>POCKET PARKS</b>																																										
Catalpa Tot Lot	0.2				√					√																																
Earl-Glenview Park	0.4		√		√			√	√	√		√									√					√			√													
Herman Park	0.1							√		√																																
Lomita Park	0.1							√	√			√																														
Posy Park	0.1																		√						√																	
<b>Subtotal</b>	<b>0.9</b>																																									
<b>OPEN SPACE</b>																																										
Crestmoor Canyon Open Space	76.4																																									
<b>Subtotal</b>	<b>76.4</b>																																									
<b>Parks Subtotal</b>	<b>137.5</b>	4	4	1	8	3	1	1	17	12	9	1	4	9	1	1	1	1	1	1	6	3	1	4	3	4	1	9	3	18	4	8	18	14	2	3	2	1	1	0	1	
<b>CITY-OWNED TOTAL</b>	<b>137.5</b>	4	4	1	8	3	1	1	17	12	9	1	4	9	1	1	1	1	1	1	6	3	1	4	3	4	1	9	3	18	4	8	18	14	2	3	2	1	1	0	1	

Notes:  
 1. Acreage is compiled from earlier City inventories, Google Earth, parcel data, and/or info from the LLAD map.  
 2. Art includes plaques, murals, monuments, and sculptures.



APPENDIX B

## CONDITION ASSESSMENT

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**Condition Assessment**

To guide future allocation of resources, a comprehensive field assessment process was developed to evaluate the condition of facilities and amenities within the City of San Bruno’s parks and recreation system. In September 2024, 190 individual assets located in the City’s parks were assessed, along with grouped asset types (barbeque grills, benches, bike racks, trash/recycling receptacles, internal park pathways, and pet waste stations), and experiential factors of maintenance, vandalism/graffiti, shade, recreation variety and character. Additionally, observations were made regarding park accessibility and park capacity for new or different recreation.

**CONDITION ASSESSMENT SCORES**

During the park assessment, assets were evaluated for condition and assigned a rating score: Excellent, Good, Fair, Poor, and Non-Functional. Assigning scores based on the current condition of park facilities and amenities gives the City and the public a better overall picture of the scale of improvements needed, as well as where assets with immediate need for replacement or repair are concentrated. Asset scoring also allows for a comparison of amenity conditions within and across City parks.

Figure 1 - Non-Functional Water Fountain



**DETERMINING ASSET CONDITIONS**

**Excellent:** Asset is currently fully functional and in excellent working condition. It likely is a newer asset that will not require repair in the near future.

**Good:** Asset is currently fully functional and in good working condition. Minor cosmetic defects may exist, but the asset is not in need of repair at the moment. As long as the asset receives routine maintenance, replacement should not be needed until the end of the asset's anticipated lifecycle.

**Fair:** Asset is currently functional but is old, worn, or in need of repairs or renovation in the short term. Surfaces, equipment, fixtures, and safety features are operational and allow play, although moderate damage is evident. The asset should be considered for future repair and/or replacement.

**Poor:** Asset has significant damage or has parts that are unusable. Significant repairs or short-term replacement are needed to continue to be functional and/or safe.

**Non-Functional:** The entire asset is unusable. Immediate repair or replacement is necessary.

**ASSET CONDITION SUMMARY**

Based on the provided scores, the condition of 190 individual park and recreation amenities vary (see Figure 2). Approximately 6% are in excellent condition, representing 15 facilities that are exceptionally well-maintained. 24% of the amenities, or 45, are in good condition indicating a satisfactory state of upkeep. 36% of the amenities, totaling 69, are in fair condition, suggesting they may require some attention or minor repairs. Meanwhile, 30% of the amenities, totaling 55, are categorized as poor, indicating a need for significant improvements or renovations. Finally, a minimal portion comprising 6%, or 6 amenities, are non-functional, highlighting the necessity for urgent attention or complete refurbishment.

Figure 2 - Individual Asset Condition Summary

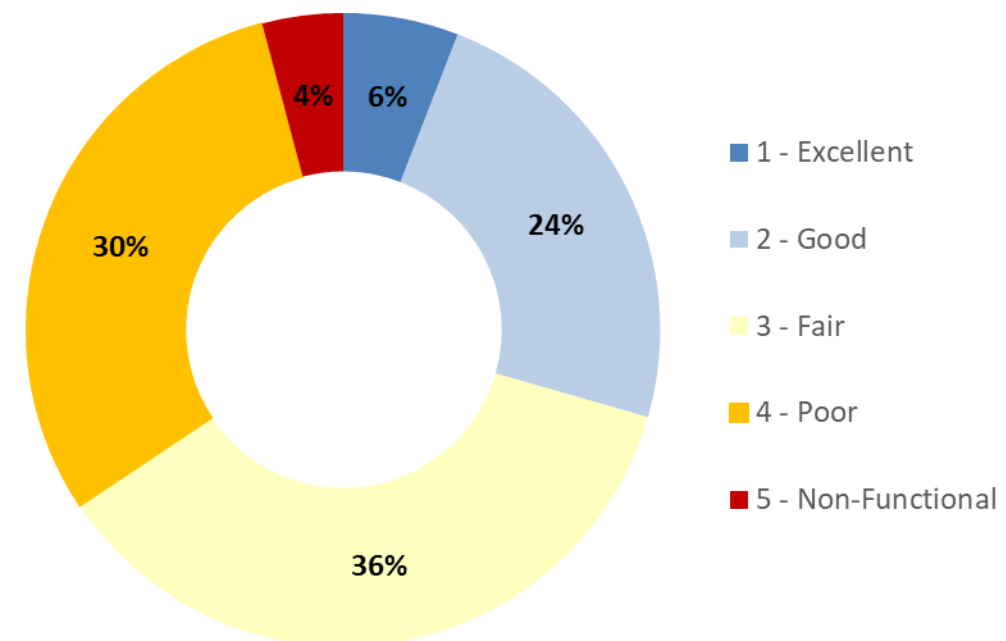
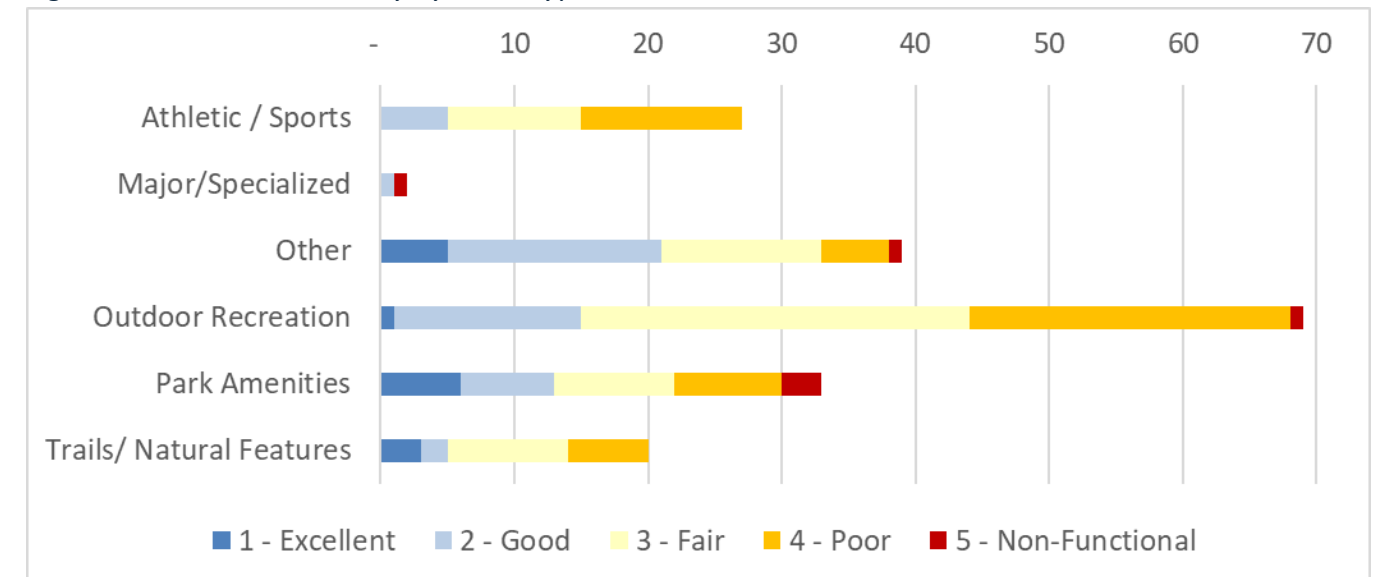


Figure 3 - Condition Summary by Asset Type



The Outdoor Recreation category includes not only the majority of assets assessed, but also the assets in the poorest condition throughout San Bruno’s parks. In Outdoor Recreation, sand play areas, the City’s dog park, playgrounds, and picnic areas or tables are in the poorest condition. The Outdoor Recreation assets in the best condition are the City’s open lawn areas.

This is followed by the category of Other, which is predominately park entry signs, and storage or equipment facilities. The Other category also includes drainage channels in City parks, information kiosks, the batting cage at Lion’s Park, and closed facilities at Monte Verde Park (former parking lot and play area). In Other assets, the closed facilities and drainage channel at Monte Verde Park are in the poorest condition. Park entry signs are generally in good condition.

Park Amenities hold the third largest number of assessed assets. Drinking fountains are in the poorest condition throughout City parks, with 3 out of 18 non-functional in condition. Public art and restrooms are generally in fair to good condition, while shelter or pavilions and parking lots are in good to excellent condition.

In Athletics/Sports the City’s tennis courts (located at City Park) are in the poorest condition. The City’s soccer fields, located at Pacific Heights Park and Monte Verda Park, are in fair and poor condition, respectively, and half of the City’s 6 baseball fields are in poor condition. Assessed basketball courts are generally in poor to fair condition; however bleachers are generally fair to good in condition.

Nearly two thirds of assets categorized as Trails/Natural Features are in poor to fair condition. Hard and soft-surface trails are generally in poor to fair condition; however the new native planting and bridges at City Park are in good to excellent condition.

Major/Specialized assets include the concession stand, in good condition, at City Park and the water feature, in non-functional condition, at Posy Park.

The average asset score for all individual assessed assets is shown in Figure 4.

### ASSET TYPES

Asset types are divided in the following the following categories, the conditions of which are shown in Figure 3:

**Athletics/Sports** includes spaces devoted to active recreation, often associated with organized or drop-in sports. Cities typically wish to maintain a standard level of service for these facilities.

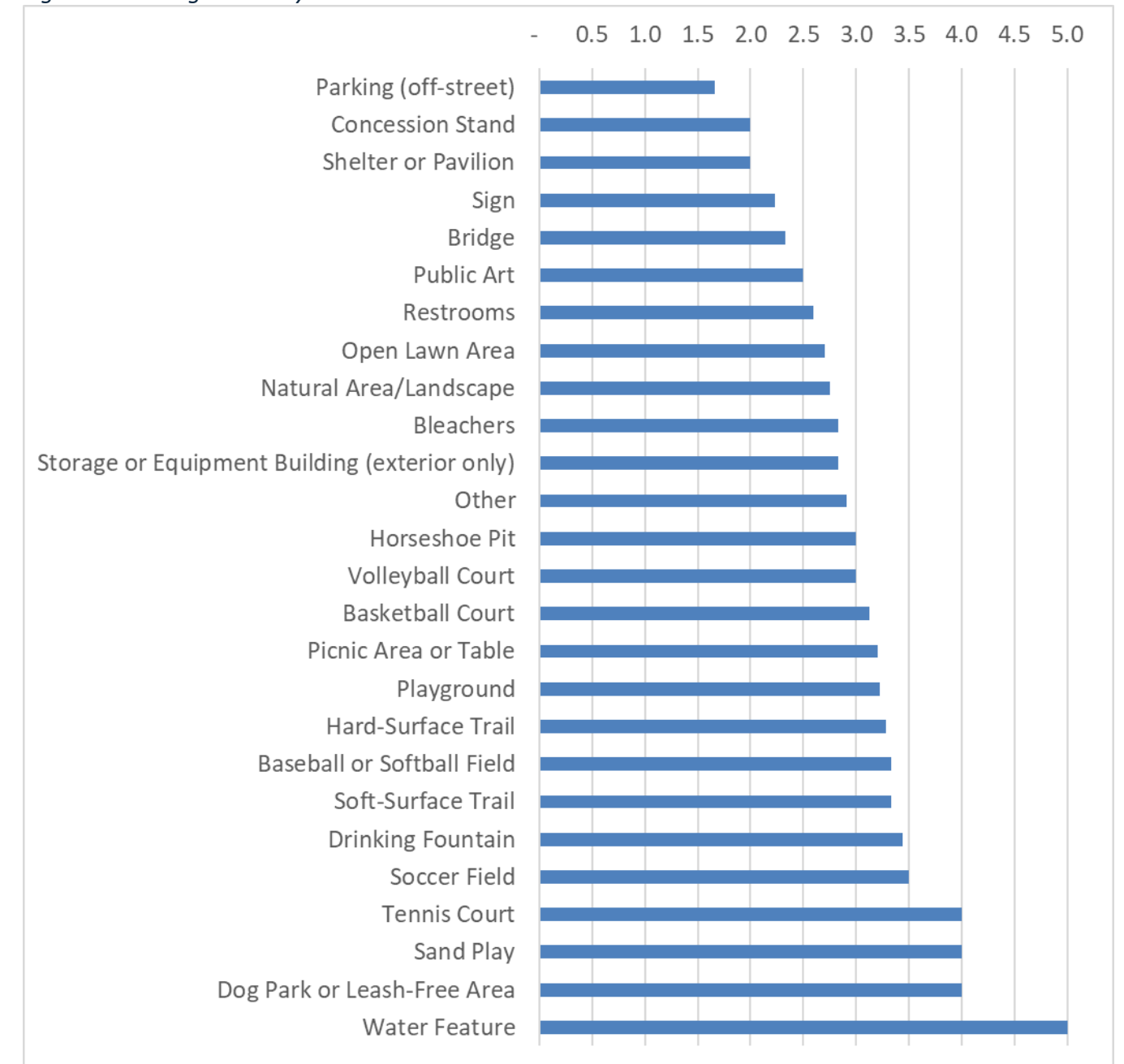
**Outdoor Recreation** includes active recreation (e.g., playgrounds) and passive recreation (e.g., community gardens, picnic areas, dog park).

**Major/Specialized** include community facilities that require staffing and operations, typically with higher capital and maintenance costs.

**Trails/Natural Features** include outdoor assets that contribute to San Bruno’s natural processes and/or provide the experience of nature in the City.

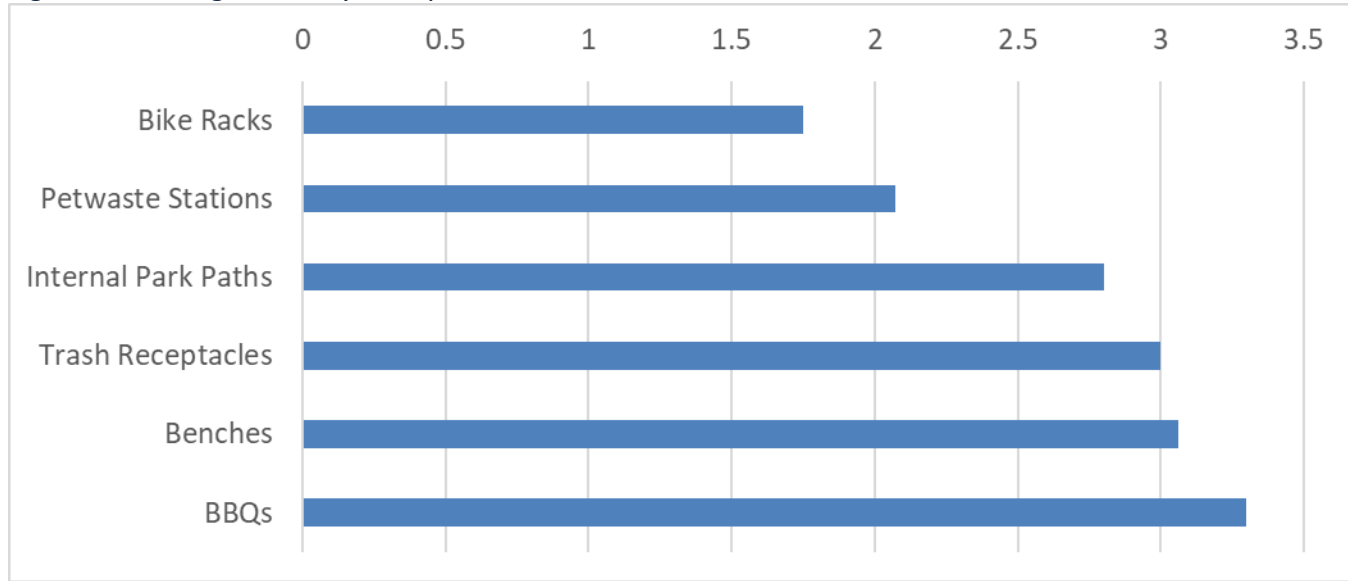
**Park Amenities** include support amenities (e.g., storage), safety and sanitation amenities (e.g. trash/recycling receptacles),

Figure 4 - Average Score by Individual Asset



For efficiency, certain assets were scored per site rather than individually. These assets include barbeque grills, benches, bike racks, trash/recycling receptacles, internal park pathways, and pet waste stations. BBQs, benches, and trash receptacles throughout City parks are generally in poor to fair condition, while bike racks and pet waste stations are in good condition.

Figure 5 - Average Score by Grouped Asset



The following assets were assessed for sufficiency throughout San Bruno’s 19 parks:

- BBQs
- Benches
- Bike Racks
- Drinking Fountains
- Internal Park Paths
- Parking
- Pet Waste Stations
- Picnic Tables
- Trash Receptacles

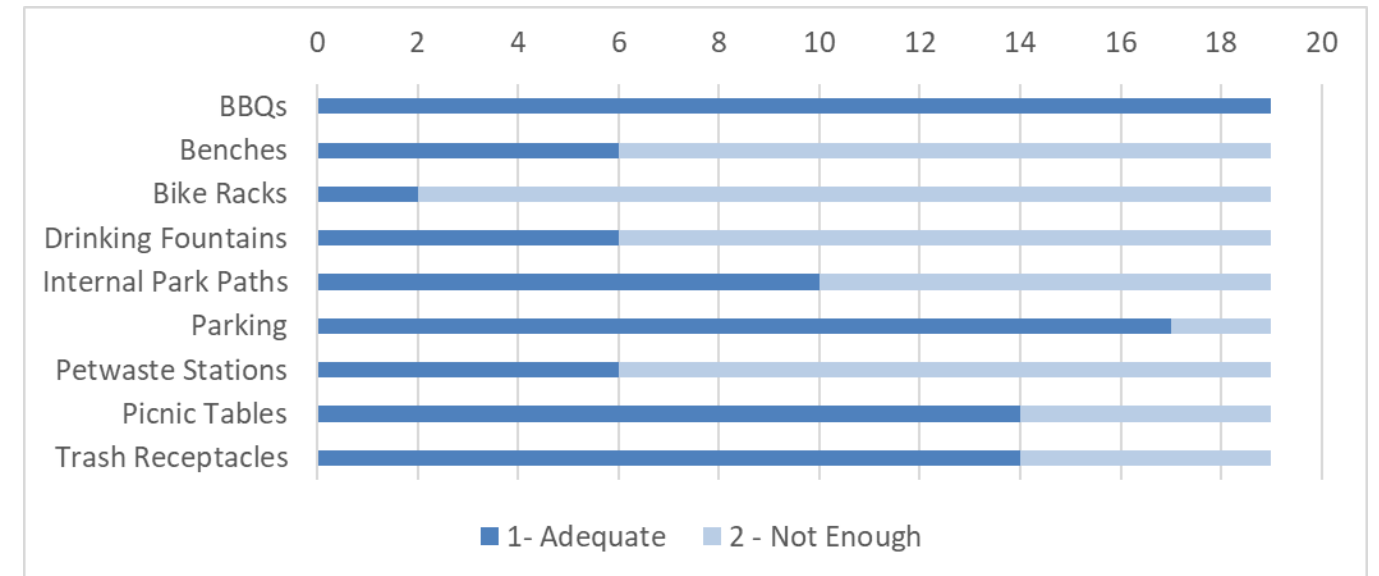
**DETERMINING ASSET SUFFICIENCY**

**More Than Enough:** The supply of this asset exceeds the necessary amount for comfortable use of the site, potentially requiring excessive maintenance.

**Adequate:** The supply of this asset is adequate for comfortable use of the site.

**Not Enough:** The supply of this asset is insufficient for comfortable use of the site and requires additional supply.

Overall, the provision of BBQs, picnic tables, trash receptacles, and parking is sufficient throughout San Bruno Parks. The supply of bike racks, benches, drinking fountains, and pet waste stations is insufficient.



**PARK CONDITION SUMMARY**

Taking into account asset scores throughout the park system, the overall condition of assets by park site can be determined. This highlights the park sites that are most in need of intervention. Figure 6 shows the breadth and condition of assets by park site, while Figure 7 shows the average asset condition score by park. 7<sup>th</sup> Avenue Park receives the lowest score for overall asset conditions, while Earl-Glenview Park receives the highest overall asset score. Neighborhood Parks receive the lowest overall asset conditions scores.

Figure 6 - Assets in Park by Condition Score

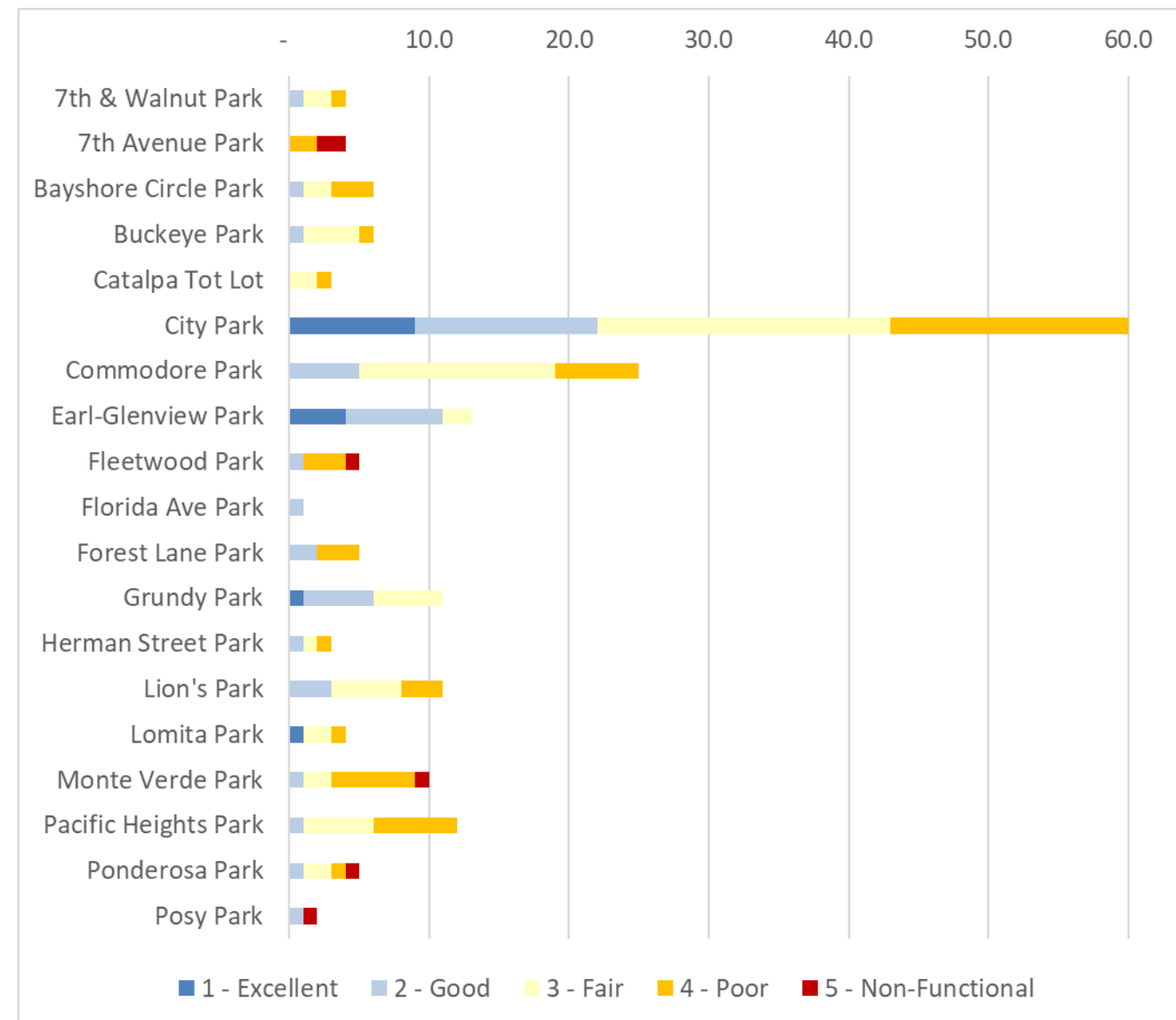
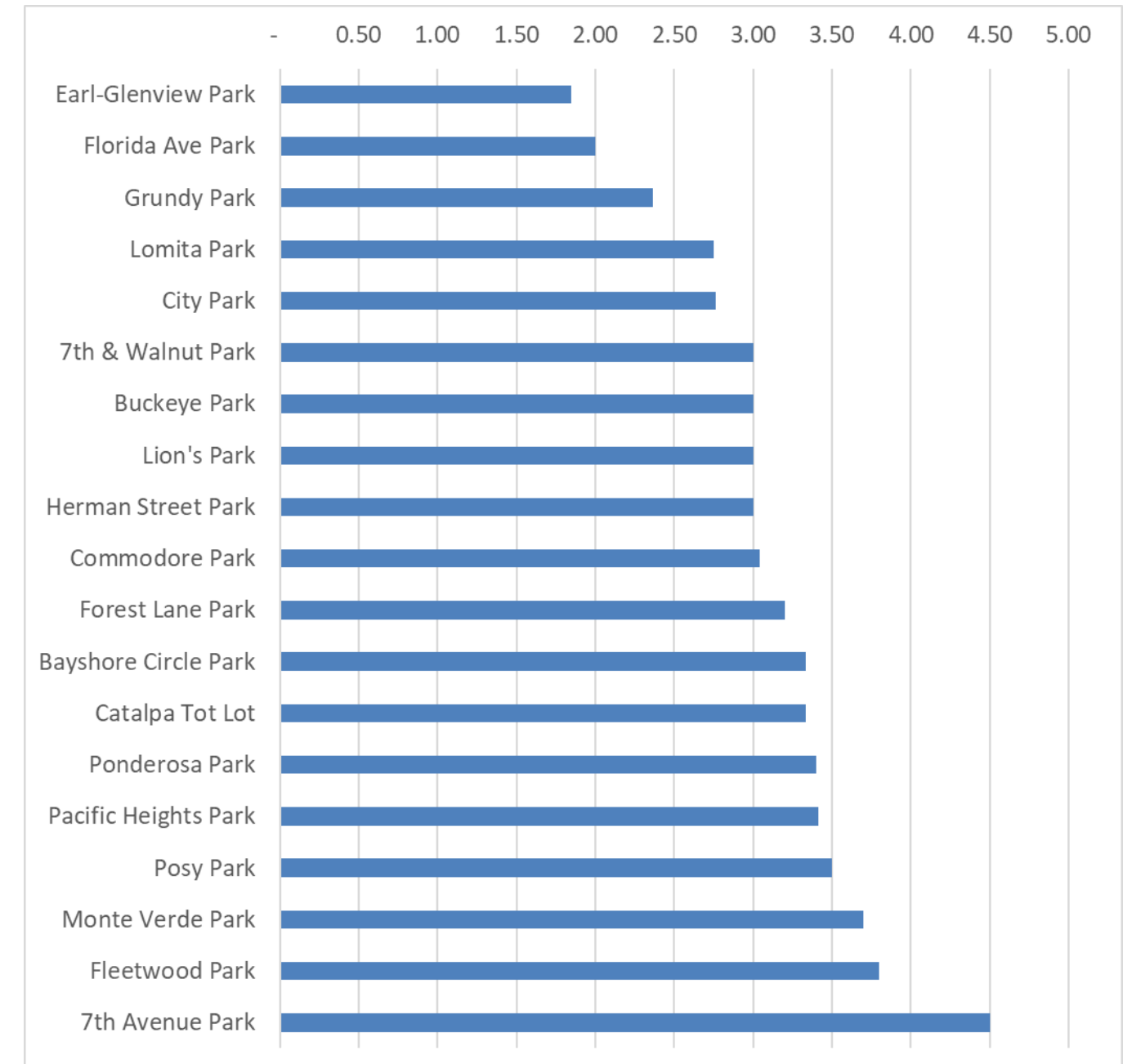


Figure 7 - Average Asset Condition Score by Park

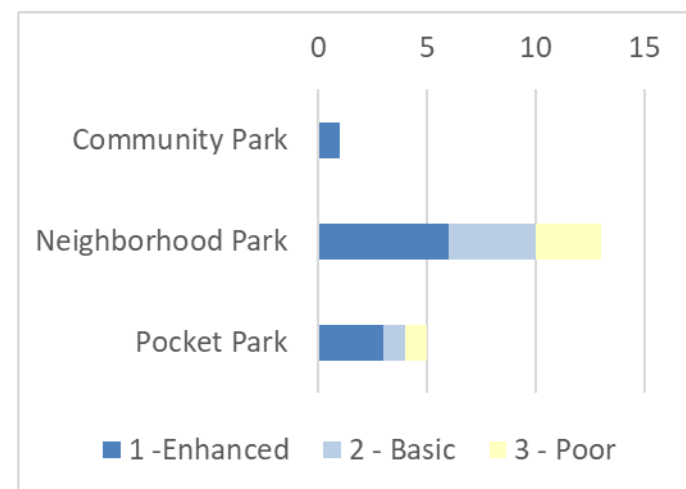


**PARK EXPERIENCE SUMMARY**

In addition to an assessment of physical assets and amenities in San Bruno parks, the experiential factors of maintenance, vandalism/graffiti, shade, recreation variety and character were also considered. Additionally, observations were made regarding park accessibility and park capacity for new or different recreation.

10 out of the City’s 19 parks receive enhanced maintenance with evidence of daily cleaning, trash removal, upkeep, and scheduled landscaping. 5 parks receive basic maintenance, and 4 parks receive poor maintenance. Park types with the least evidence of regular maintenance include Neighborhood Parks and Pocket Parks. Monte Verde Park, Fleetwood Park, and Pacific Heights Park appear to receive the lowest level of maintenance.

Figure 8 - General Maintenance by Park Type



**DETERMINING MAINTENANCE CONDITIONS**

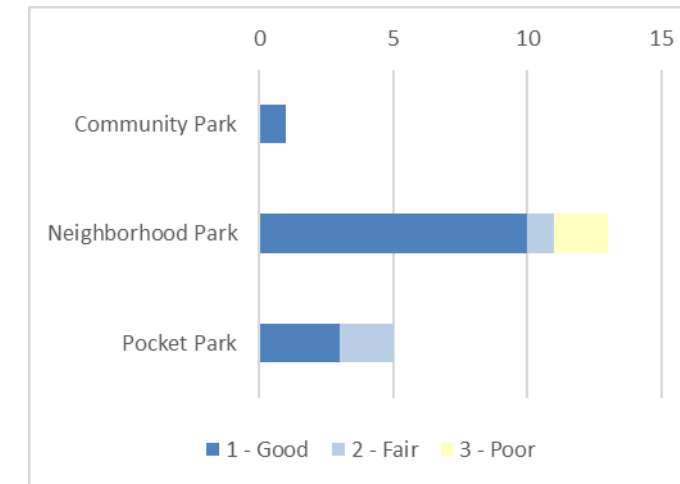
**Enhanced:** Site is maintained at the highest level. It shows evidence of more frequent maintenance activities, such as mowing, litter pickup, restroom cleaning, and trash removal to support greater use, programs and events, or other large group activities. Quality specialized facility maintenance (e.g., at pools, splashpads, etc.), sports field turf irrigation and management, and janitorial care of buildings is noted. Landscape stewardship is given added attention, as demonstrated in the amount of weeding and pruning for floral and botanical plantings, edging, and arbor care. Landscape debris is removed from the site.

**Basic:** Site shows a basic level of maintenance for safety and aesthetics. Litter, vandalism, and graffiti may be present, but are minimal. Grass is mowed and somewhat green; trees and bushes present no safety hazards. No major irrigation issues are noted.

**Poor:** Site is poorly maintained and exhibits safety, health, aesthetic, or infrastructure issues. Trash receptacles may be overflowing; dumping is present; and litter, vandalism, or graffiti may be noted in multiple places across the park. Restrooms are not clean/sanitary. Irrigation issues may be noted, along with barren patches or dead or missing plantings. Site may show deferred maintenance issues.

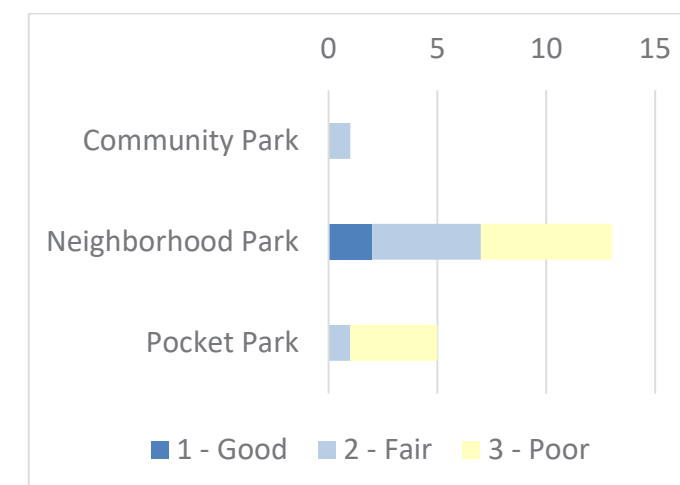
Overall, San Bruno parks have minimal evidence of vandalism or graffiti. Only 2 parks, 7<sup>th</sup> Avenue Park and Fleetwood Park, show the severest evidence of these. The City’s only Community Park, City Park, and Pocket Parks do not show significant evidence of vandalism or graffiti.

Figure 9 - Vandalism/Graffiti by Park Type



Shade availability is minimal in San Bruno parks with 17 parks having poor to fair shade coverage. Neighborhood Parks and Pocket parks have the least shade coverage. However, 2 Neighborhood Parks, Buckey and Ponderosa Parks, have good shade coverage.

Figure 10 - Shade Availability by Park Type



**DETERMINING VANDALISM/GRAFFITI CONDITIONS**

**Good:** Site has minor evidence of vandalism or graffiti. Improved maintenance would alleviate this problem.

**Fair:** Site has moderate evidence of vandalism or graffiti. Some resources are needed to restore/repair.

**Poor:** Site has significant vandalism or graffiti. Significant resources are needed to restore/repair, and the site should undergo review to deter future actions.

**DETERMINING SHADE CONDITIONS**

**Good:** Site has good shade coverage in areas of recreation.

**Fair:** Site lacks adequate shade coverage in some areas of recreation.

**Poor:** Site has little to no shade coverage in areas of recreation, impacting site comfort and usability.

Adding to the experiential condition, parks were assessed on their ability to provide a variety of recreation opportunity as well as whether they have a unique character or identity that set it apart from other parks in the system. Just over half of the City's parks provide both a variety of recreation opportunities and have unique character.

Figure 11 - Variety of Recreation Opportunity by Park Site

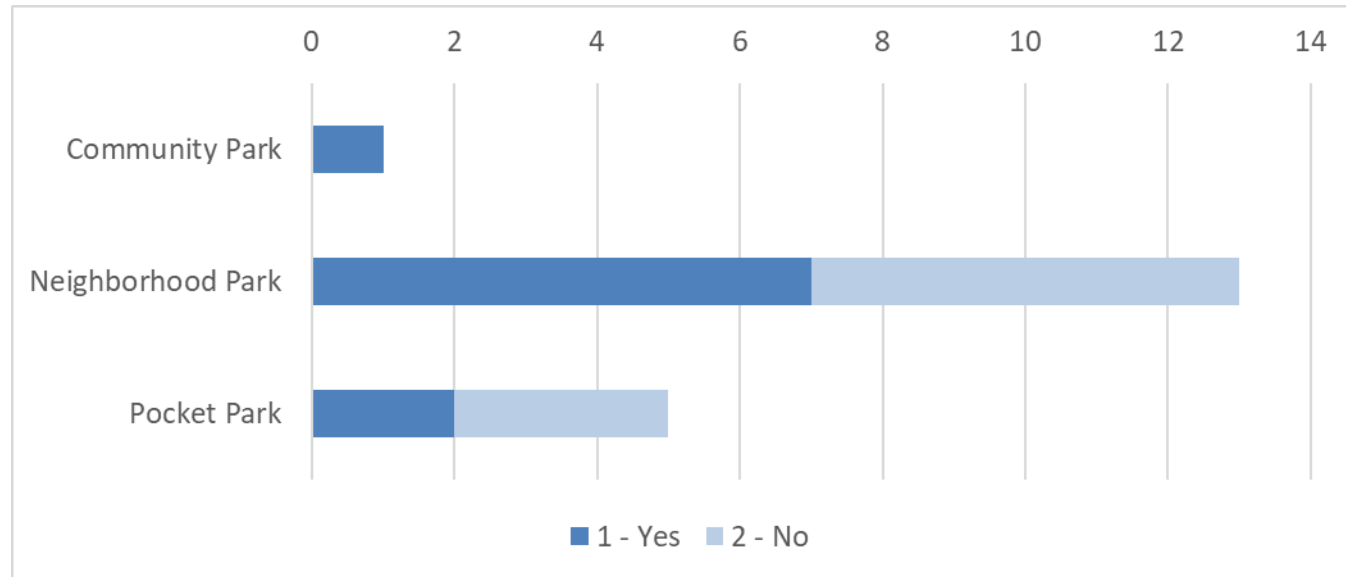
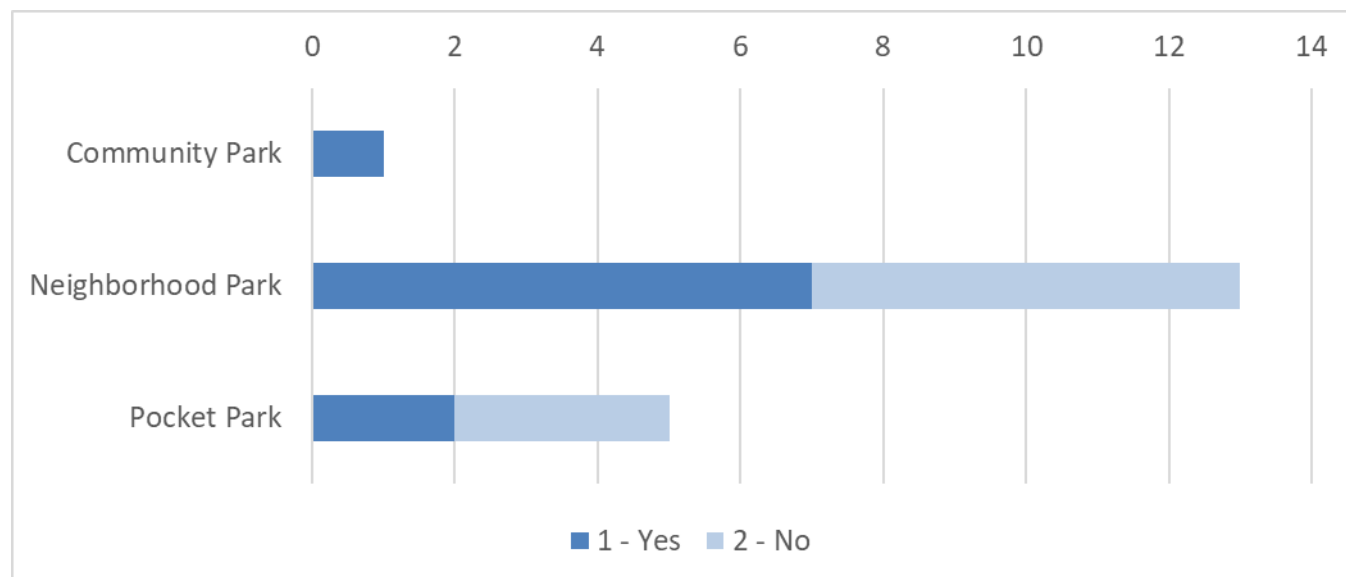
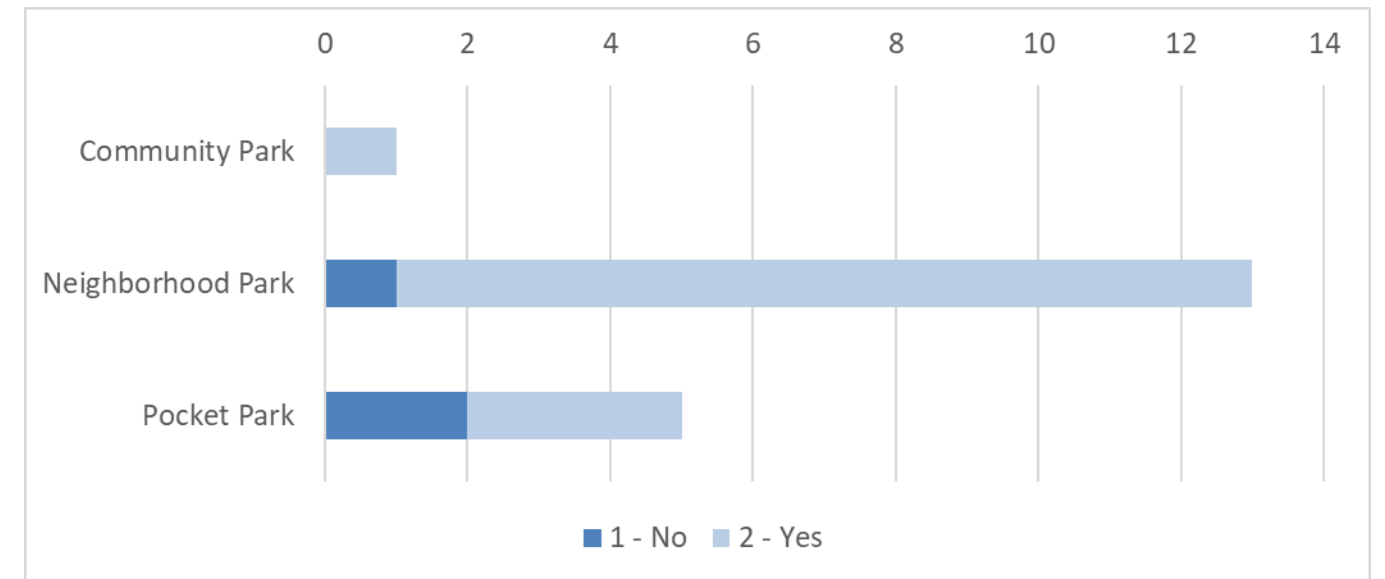


Figure 12 - Unique Character by Park Type



Through visual assessment of accessibility barriers, the majority of San Bruno's parks appear to have accessibility challenges. Prominent challenges include a lack of inclusive play elements, non-accessible picnic areas, and insufficient accessible routes or paving.

Figure 13 - Accessibility Issues Identified by Park Type



Finally, a capacity assessment was made for San Bruno parks. This assessment considered whether a park site has capacity to accommodate additional site use. The majority of the City's parks do have capacity to accommodate more or different recreation use.

Figure 14 - Capacity Opportunity by Park Type

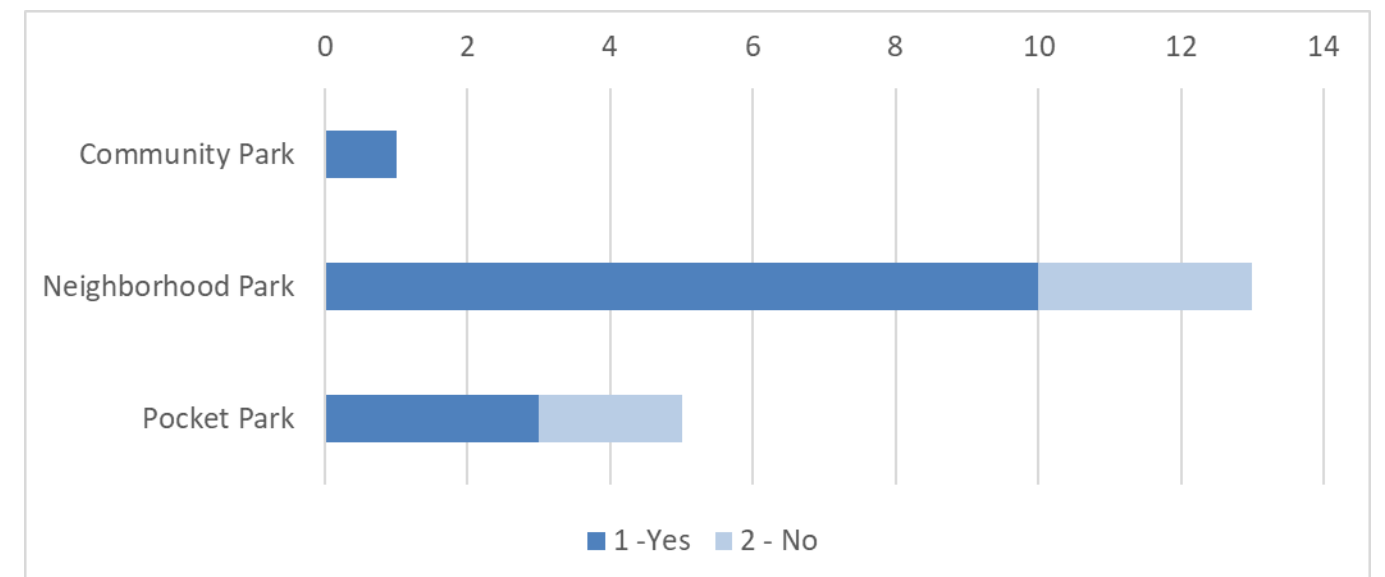
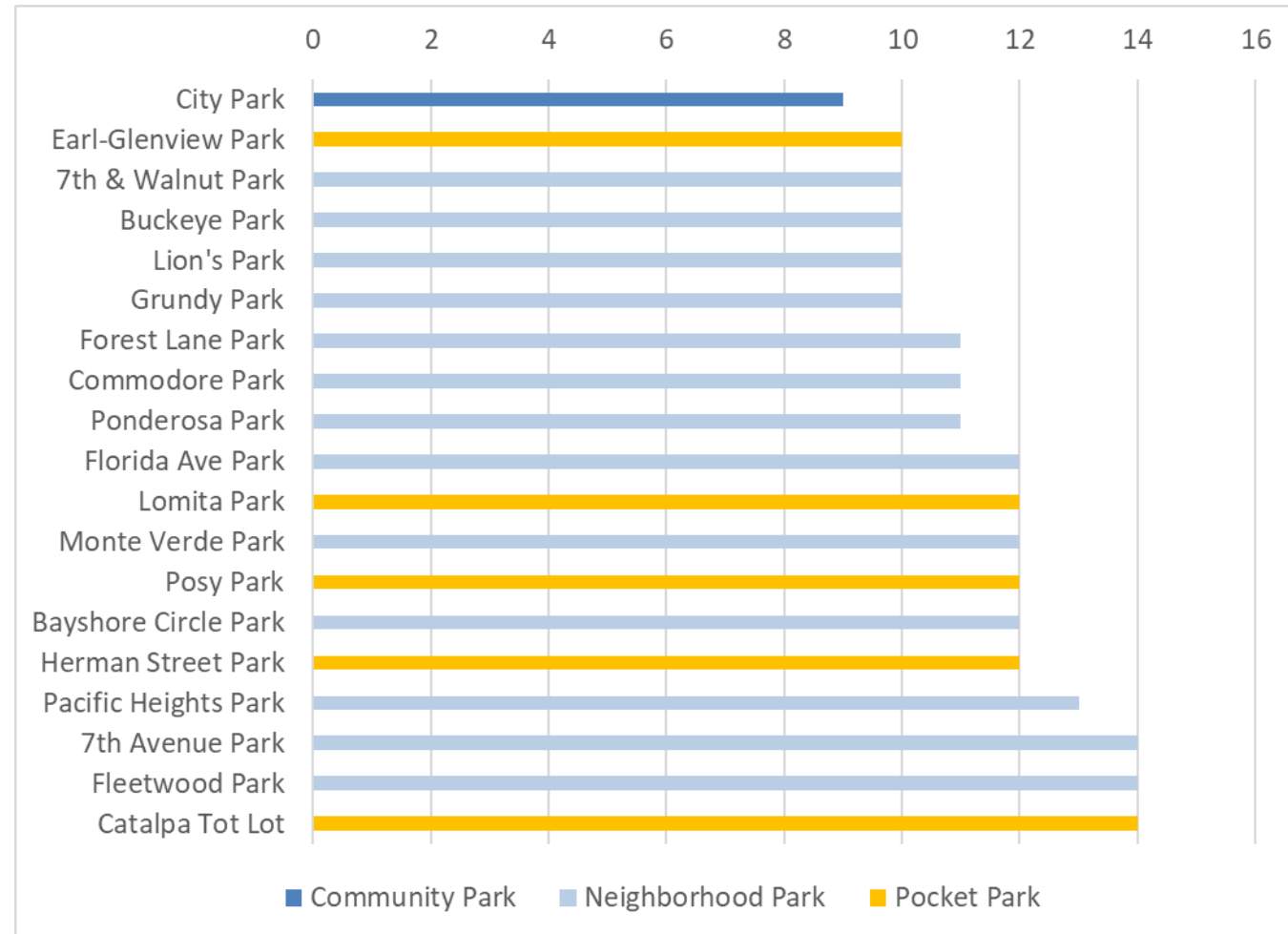


Figure 15 shows a tabulation of park experience scores by park sites, revealing that Catalpa Tot Lot, Fleetwood Park, and 7<sup>th</sup> Avenue offer the least favorable park experience, while City Park offers the best park experience.

Figure 15 - Park Experience Score by Park Type





# 7th & Walnut Park

Park Classification: **Neighborhood Park**

Park Size: **0.4 Acres**

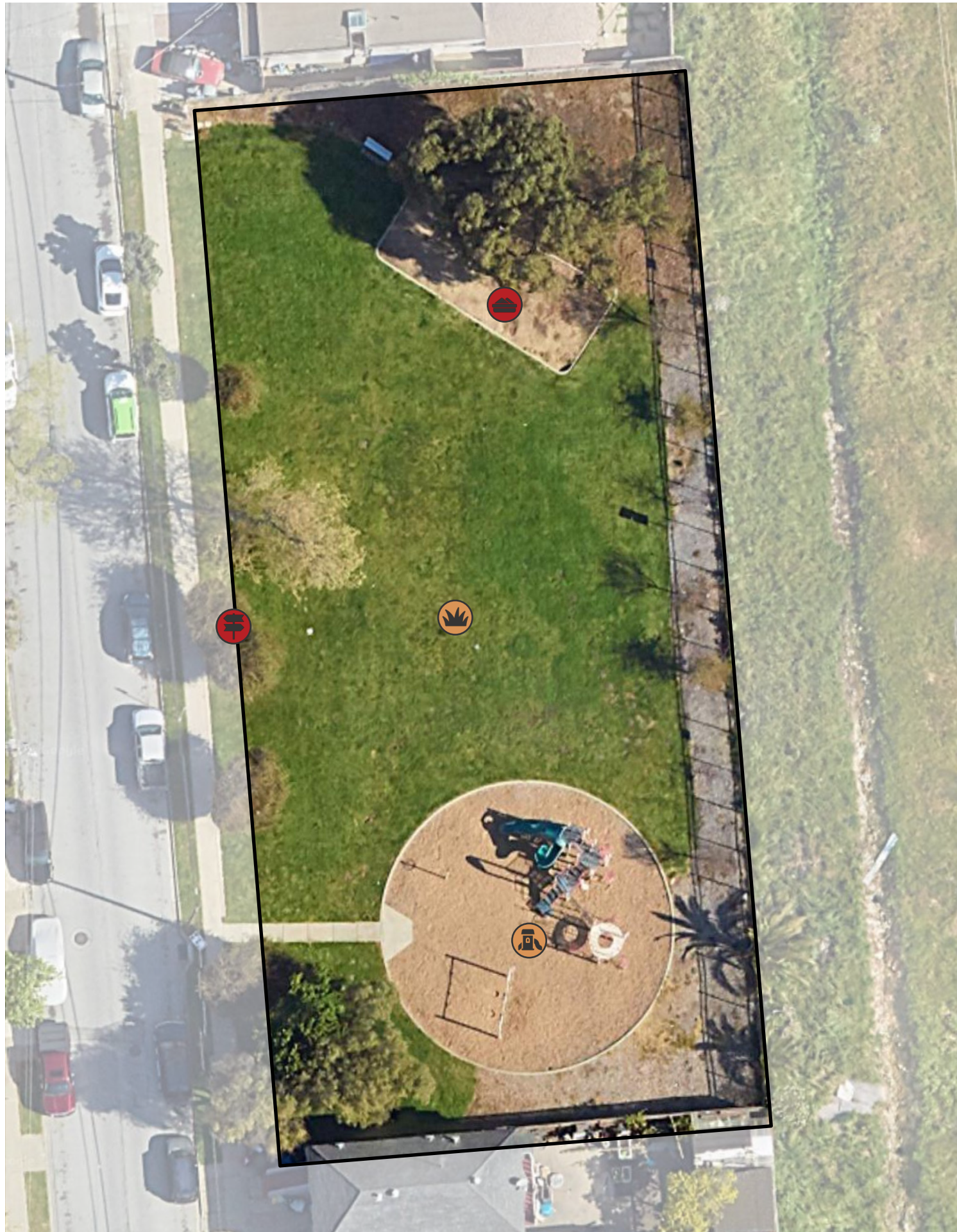
- Basketball Court
- Open Lawn Area
- Playground
- Sign

## Asset Condition (2024)

Individual Assets		Grouped Assets	
	Sign		Internal Park Paths
	Basketball Court		Pet Waste Stations
	Open Lawn Area		Trash Receptacles
	Playground		Benches
		<b>N/A</b>	BBQs
		<b>N/A</b>	Bike Racks
			Excellent
			Good
			Fair
			Poor
			Non-Functional

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input checked="" type="checkbox"/> Enhanced <input type="checkbox"/> Basic <input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor	BBQs Parking Pet Waste Stations Picnic Tables Trash Receptacles	Benches Bike Racks Drinking Fountains Internal Park Paths	<ul style="list-style-type: none"> <li>No inclusive play elements</li> <li>Playground entry many not be accessible</li> </ul>
Variety of Recreation Opportunities? – Yes  Unique Character? – Yes  Capacity Opportunities? – Yes, but may be limited by adjacent power station and residential area. The basketball court can be expanded.					



# 7th Avenue Park

Park Classification: **Neighborhood Park**

Park Size: **0.5 Acres**

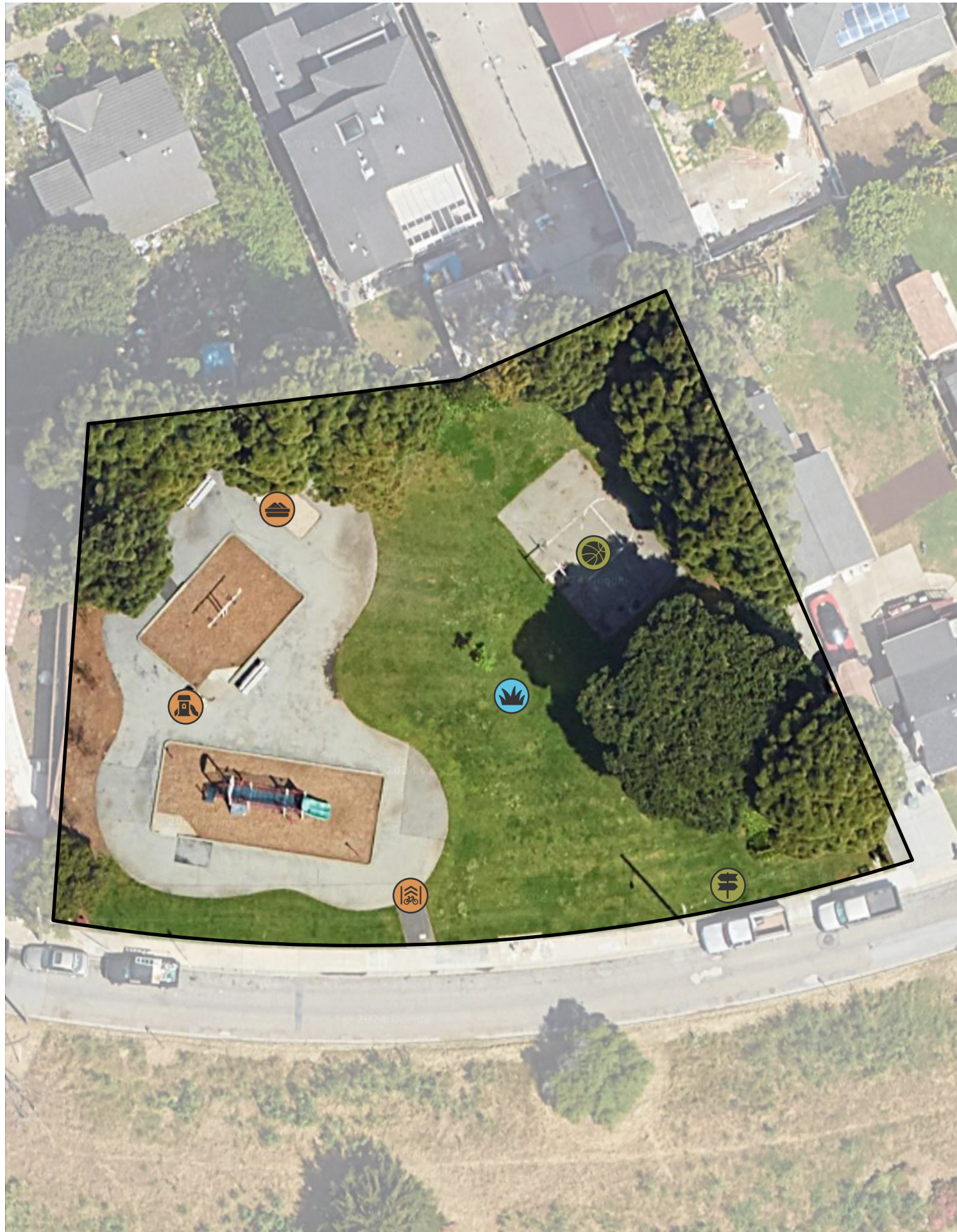
- Open Lawn Area
- Playground
- Sand Play
- Sign

## Asset Condition (2024)

Individual Assets	Grouped Assets
Open Lawn Area	Internal Park Paths
Playground	Pet Waste Stations
Sand Play Area	Trash Receptacles
Sign	Benches
	<b>N/A</b> BBQs
	<b>N/A</b> Bike Racks
	Excellent
	Good
	Fair
	Poor
	Non-Functional

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
<i>General Maintenance</i>	<i>Vandalism/Graffiti</i>	<i>Shade Availability</i>	Adequate	Not Enough	
<input checked="" type="checkbox"/> Enhanced	<input type="checkbox"/> Good	<input type="checkbox"/> Good	BBQs	Benches	<ul style="list-style-type: none"> <li>No inclusive play elements</li> <li>Playground entry many not be accessible</li> </ul>
<input type="checkbox"/> Basic	<input type="checkbox"/> Fair	<input type="checkbox"/> Fair	Parking	Bike Racks	
<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> Poor	Pet Waste Stations	Drinking Fountains	
<i>Variety of Recreation Opportunities?</i> – No			Trash Receptacles	Internal Park Paths	
<i>Unique Character?</i> – No			Picnic Tables		
<i>Capacity Opportunities?</i> – Yes, update and activate sand play area with gathering or picnic/recreation space. Adjacent active power lines are loud.					














# Bayshore Circle Park

Park Classification: **Neighborhood Park**

Park Size: **0.5 Acres**

-  Basketball Court
-  Hard-Surface Trail
-  Open Lawn Area
-  Playground
-  Sand Play Area
-  Sign

## Asset Condition (2024)

Individual Assets	Grouped Assets
 Open Lawn Area	 Pet Waste Stations
 Basketball Court	 Benches
 Sign	 Trash Receptacles
 Hard-Surface Trail	 Internal Park Paths
 Playground	<b>N/A</b> Bike Racks
 Sand Play Area	<b>N/A</b> BBQs
	 Excellent
	 Good
	 Fair
	 Poor
	 Non-Functional

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
<i>General Maintenance</i>	<i>Vandalism/Graffiti</i>	<i>Shade Availability</i>	Adequate	Not Enough	
<input type="checkbox"/> Enhanced	<input type="checkbox"/> Good	<input type="checkbox"/> Good	BBQs	Benches	<ul style="list-style-type: none"> <li>Pathways are not accessible</li> <li>No inclusive play elements</li> <li>Playground entry many not be accessible</li> </ul>
<input checked="" type="checkbox"/> Basic	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Fair	Internal Park Paths	Bike Racks	
<input type="checkbox"/> Poor	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Poor	Pet Waste Stations	Drinking Fountains	
			Picnic Tables	Parking	
			Trash Receptacles		
<p><i>Variety of Recreation Opportunities?</i> – Yes</p> <p><i>Unique Character?</i> – Yes</p> <p><i>Capacity Opportunities?</i> – Possible space for enhanced sport (basketball) court or new recreation activity. Parking along one way road is inadequate.</p>					



# Belle Air Park / Lion's Field

Park Classification: **Neighborhood Park**

Park Size: **3.3 Acres**

- 🏟️ Baseball or Softball Field
- 🅑 Parking (off-street)
- 🏟️ Bleachers
- 🍷 Picnic Area or Table
- 🚰 Drinking Fountain
- 🎡 Playground
- 🌿 Open Lawn Area
- 🚻 Restrooms
- 📍 Other
- 🚧 Sign

## Asset Condition (2024)

Individual Assets	Grouped Assets
<ul style="list-style-type: none"> <li>Open Lawn Area</li> <li>Parking (off-street)</li> <li>Sign</li> </ul>	<ul style="list-style-type: none"> <li>Bike Racks</li> <li>Pet Waste Stations</li> </ul>
<ul style="list-style-type: none"> <li>Bleachers</li> <li>Drinking Fountain</li> <li>Other - Batting Cage</li> <li>Parking (off-street)</li> <li>Playground</li> </ul>	<ul style="list-style-type: none"> <li>Benches</li> <li>Trash Receptacles</li> <li><b>N/A</b> BBQs</li> <li><b>N/A</b> Internal Park Paths</li> </ul>
<ul style="list-style-type: none"> <li>Baseball or Softball Field</li> <li>Picnic Area or Table</li> <li>Restrooms</li> </ul>	<ul style="list-style-type: none"> <li>Excellent</li> <li>Good</li> <li>Fair</li> <li>Poor</li> <li>Non-Functional</li> </ul>

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input checked="" type="checkbox"/> Enhanced <input type="checkbox"/> Basic <input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	BBQs Internal Park Paths Parking Picnic Tables	Benches Bike Racks Drinking Fountains Pet Waste Stations Trash Receptacles	<ul style="list-style-type: none"> <li>Picnic area is not accessible</li> <li>No inclusive play elements</li> </ul>
<b>Variety of Recreation Opportunities?</b> – No					
<b>Unique Character?</b> – Yes					
<b>Capacity Opportunities?</b> – Improve and enhance multi-use field. Consider removing playground because it is not close to residential areas.					



# Buckeye Park

Park Classification: **Neighborhood Park**

Park Size: **7.3 Acres**

- Natural Area/Landscape
- Open Lawn Area
- Picnic Area or Table

## Asset Condition (2024)

Individual Assets		Grouped Assets	
Sign	Natural Area/Landscape	Pet Waste Stations	Benches
Open Lawn Area	Playground	Internal Park Paths	Trash Receptacles
Soft-Surface Trail	Picnic Area or Table	<b>N/A</b> BBQs	<b>N/A</b> Bike Racks
		Excellent	
		Good	
		Fair	
		Poor	
		Non-Functional	

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input type="checkbox"/> Enhanced	<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Good	BBQs	Benches	<ul style="list-style-type: none"> <li>Uneven walking surface, entry pathway is cracking</li> </ul>
<input checked="" type="checkbox"/> Basic	<input type="checkbox"/> Fair	<input type="checkbox"/> Fair	Parking	Bike Racks	
<input type="checkbox"/> Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Poor	Pet Waste Stations	Drinking Fountains	
			Trash Receptacles	Internal Park Paths	
				Picnic Tables	
<p><i>Variety of Recreation Opportunities?</i> – No</p> <p><i>Unique Character?</i> – Yes</p> <p><i>Capacity Opportunities?</i> – Ample amount of open lawn space. The small elevated lawn at the park entrance may be considered for another recreation purpose.</p>					



# Catalpa Tot Lot

Park Classification: **Pocket Park**

Park Size: **0.3 Acres**

- Basketball Court
- Playground
- Sign

## Asset Condition (2024)

Individual Assets	Grouped Assets
<ul style="list-style-type: none"> <li> Basketball Court</li> <li> Playground</li> <li> Sign</li> </ul>	<ul style="list-style-type: none"> <li> Internal Park Paths</li> <li> Trash Receptacles</li> <li> Benches</li> <li><b>N/A</b> BBQs</li> <li><b>N/A</b> Bike Racks</li> <li><b>N/A</b> Pet Waste Stations</li> </ul>
	<ul style="list-style-type: none"> <li> Excellent</li> <li> Good</li> <li> Fair</li> <li> Poor</li> <li> Non-Functional</li> </ul>

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
<i>General Maintenance</i>	<i>Vandalism/Graffiti</i>	<i>Shade Availability</i>	Adequate	Not Enough	
<input type="checkbox"/> Enhanced <input type="checkbox"/> Basic <input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor	BBQs Parking Picnic Tables Trash Receptacles	Benches Bike Racks Drinking Fountains Internal Park Paths Pet Waste Stations	<ul style="list-style-type: none"> <li>Playground is inaccessible</li> <li>No ramp or accessible ramp to basketball court</li> <li>No inclusive play elements</li> </ul>
<i>Variety of Recreation Opportunities?</i> – Yes					
<i>Unique Character?</i> – No					
<i>Capacity Opportunities?</i> – Yes, but opportunity will be dependent on surrounding land use, which is residential. Consider improving basketball court and replacing playground.					



# City Park

Park Classification: **Community Park**

Park Size: **28.9 Acres**

- |                            |                        |                      |   |
|----------------------------|------------------------|----------------------|---|
| Baseball or Softball Field | Hard-Surface Trail     | Parking (off-street) | Sand Play Area                                |
| Bleachers                  | Horseshoe Pit          | Picnic Area or Table | Shelter or Pavilion                           |
| Bridge                     | Natural Area/Landscape | Playground           | Sign  |
| Concession Stand           | Open Lawn Area         | Public Art           | Soft Surface Trail                            |
| Drinking Fountain          | Other                  | Restrooms            | Storage or Equipment Building (exterior only) |
|                            |                        |                      | Tennis Court                                  |

## Asset Condition (2024)

Individual Assets			Grouped Assets
Bridge	Sign	Public Art	Bike Racks
Bridge	Baseball or Softball Field	Sand Play Area	Internal Park Paths
Drinking Fountain	Bridge	Shelter or Pavilion	Benches
Drinking Fountain	Drinking Fountain	Baseball or Softball Field	Pet Waste Stations
Natural Area/Landscape	Bridge	Bleachers	Trash Receptacles
Parking (Off-Street)	Hard-Surface Trail	Bridge	BBQs
Parking (Off-Street)	Horseshoe Pit	Drinking Fountain	Excellent
Parking (Off-Street)	Other - Drainage Channel	Drinking Fountain	Good
Shelter or Pavilion	Picnic Area or Table	Drinking Fountain	Fair
Storage or Equipment Building	Picnic Area or Table	Natural Area/Landscape	Poor
Storage or Equipment Building	Picnic Area or Table	Picnic Area or Table	Non-Functional
Baseball or Softball Field	Picnic Area or Table	Picnic Area or Table	
Bridge	Picnic Area or Table	Picnic Area or Table	
Concession Stand	Picnic Area or Table	Picnic Area or Table	
Open Lawn Area	Picnic Area or Table	Picnic Area or Table	
Other - Mulch Pile	Picnic Area or Table	Soft-Surface Trail	
Restrooms	Playground	Storage or Equipment Building	
Restrooms	Playground	Tennis Court	
Sign	Playground	Tennis Court	
		Tennis Court	
		Tennis Court	

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input checked="" type="checkbox"/> Enhanced <input type="checkbox"/> Basic <input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	BBQs Benches Bike Racks Drinking Fountains Internal Park Paths Parking Trash Receptacles	Bike Racks Pet Waste Stations	<ul style="list-style-type: none"> <li>No accessible picnic tables</li> <li>Some level changes with walking surfaces</li> <li>No unique accessible play elements</li> </ul>
<p><i>Variety of Recreation Opportunities?</i> – Yes</p> <p><i>Unique Character?</i> – Yes</p> <p><i>Capacity Opportunities?</i> – Open lawn areas can be better utilized. Upper lawn area may have opportunity for new or different type of recreation.</p>					



# Commodore Park

Park Classification: **Neighborhood Park**

Park Size: **4 Acres**

- |                             |                      |   |
|-----------------------------|----------------------|---|
| Baseball or Softball Field  | Open Lawn Area       | Restrooms                                     |
| Bleachers                   | Other                | Sign  |
| Dog Park or Leash-Free Area | Parking (off-street) | Storage or Equipment Building (exterior only) |
| Drinking Fountain           | Picnic Area or Table | Volleyball Court                              |
| Hard-Surface Trail          | Playground           |   |

## Asset Condition (2024)

Individual Assets		Grouped Assets
Parking (off-street)	Playground	Pet Waste Stations
Picnic Area or Table	Restrooms	BBQs
Picnic Area or Table	Volleyball Court	Internal Park Paths
Playground	Sign	Trash Receptacles
Sign	Storage or Equipment Building	Benches
Baseball or Softball Field	Dog Park or Leash-Free Area	N/A Bike Racks
Bleachers	Drinking Fountain	Excellent
Drinking Fountain	Drinking Fountain	Good
Drinking Fountain	Drinking Fountain	Fair
Hard-Surface Trail	Picnic Area or Table	Poor
Open Lawn Area	Picnic Area or Table	Non-Functional
Other - Information Kiosk		

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input type="checkbox"/> Enhanced	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Good	BBQs	Benches	<ul style="list-style-type: none"> <li>Inaccessible picnic area and pathway heaving/cracks</li> </ul>
<input checked="" type="checkbox"/> Basic	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Fair	Drinking Fountains	Bike Racks	
<input type="checkbox"/> Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Poor	Internal Park Paths	Pet Waste Stations	
<p><b>Variety of Recreation Opportunities?</b> – Yes</p> <p><b>Unique Character?</b> – Yes</p> <p><b>Capacity Opportunities?</b> – No, site appears to be at capacity for recreation opportunities. Dog park improvements should be a consideration.</p>			Parking		
			Picnic Tables		
			Trash Receptacles		



# Earl-Glenview Park

Park Classification: **Pocket Park**

Park Size: **0.5 Acres**

- Basketball Court
- Drinking Fountain
- Open Lawn Area
- Playground
- Sign

## Asset Condition (2024)

Individual Assets	Grouped Assets
<ul style="list-style-type: none"> <li>Open Lawn Area</li> <li>Other - Information Kiosk</li> <li>Sign</li> <li>Sign</li> </ul>	<ul style="list-style-type: none"> <li>Benches</li> <li>Bike Racks</li> <li>Internal Park Paths</li> <li>Pet Waste Stations</li> <li>Trash Receptacles</li> </ul>
<ul style="list-style-type: none"> <li>Basketball Court</li> <li>Drinking Fountain</li> <li>Hard-Surface Trail</li> <li>Picnic Area or Table</li> </ul>	<p><b>N/A</b> BBQs</p>
<ul style="list-style-type: none"> <li>Playground</li> <li>Playground</li> <li>Open Lawn Area</li> <li>Other - Game Table</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: blue;">●</span> Excellent</li> <li><span style="color: lightblue;">●</span> Good</li> <li><span style="color: green;">●</span> Fair</li> <li><span style="color: orange;">●</span> Poor</li> <li><span style="color: red;">●</span> Non-Functional</li> </ul>

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input checked="" type="checkbox"/> Enhanced <input type="checkbox"/> Basic <input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor	BBQs Benches Bike Racks Internal Park Paths Parking Pet Waste Stations Picnic Tables Trash Receptacles	Drinking Fountains	<ul style="list-style-type: none"> <li>• None</li> </ul>
<i>Variety of Recreation Opportunities?</i> – Yes					
<i>Unique Character?</i> – Yes					
<i>Capacity Opportunities?</i> – No					














# Fleetwood Park

Park Classification: **Neighborhood Park**

Park Size: **0.3 Acres**

-  Basketball Court
-  Drinking Fountain
-  Open Lawn Area
-  Playground
-  Sign

## Asset Condition (2024)

Individual Assets		Grouped Assets	
 Sign		 Pet Waste Stations	
 Basketball Court		 Benches	
 Open Lawn Area		 Internal Park Paths	
 Playground		 Trash Receptacles	
 Drinking Fountain		<b>N/A</b> BBQs	
		<b>N/A</b> Bike Racks	
		 Excellent	
		 Good	
		 Fair	
		 Poor	
		 Non-Functional	

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input type="checkbox"/> Enhanced	<input type="checkbox"/> Good	<input type="checkbox"/> Good	BBQs	Benches	<ul style="list-style-type: none"> <li>Playground is not accessible</li> </ul>
<input type="checkbox"/> Basic	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Fair	Drinking Fountains	Bike Racks	
<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Poor	Internal Park Paths		
<b>Variety of Recreation Opportunities?</b> – Yes			Parking		
<b>Unique Character?</b> – No			Pet Waste Stations		
<b>Capacity Opportunities?</b> – Yes, consider replacing basketball court or play area with another amenity.			Picnic Table		
			Trash Receptacles		



# Florida Avenue Park

Park Classification: **Neighborhood Park**

Park Size: **0.4 Acres**

Open Lawn Area

## Asset Condition (2024)

Individual Assets	Grouped Assets
<p> Open Lawn Area</p>	<p><b>N/A</b> BBQs  <b>N/A</b> Benches  <b>N/A</b> Bike Racks  <b>N/A</b> Internal Park Paths  <b>N/A</b> Pet Waste Stations  <b>N/A</b> Trash Receptacles</p> <p> <span style="color: #00728f;">●</span> Excellent  <span style="color: #00a0e3;">●</span> Good  <span style="color: #8ebf42;">●</span> Fair  <span style="color: #e69d00;">●</span> Poor  <span style="color: #c00000;">●</span> Non-Functional         </p>

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input checked="" type="checkbox"/> Enhanced <input type="checkbox"/> Basic <input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor	BBQs Parking	Benches Bike Racks Drinking Fountains Internal Park Paths Pet Waste Stations Picnic Tables Trash Receptacles	<ul style="list-style-type: none"> <li>None</li> </ul>
Variety of Recreation Opportunities? – No Unique Character? – No Capacity Opportunities? – No, playground construction to start soon.					



# Forest Lane Park

Park Classification: **Neighborhood Park**

Park Size: **2.5 Acres**

- Basketball Court
- Open Lawn Area
- Playground
- Sand Play Area
- Sign

## Asset Condition (2024)

Individual Assets		Grouped Assets	
Open Lawn Area	Sign	Pet Waste Stations	Benches
Basketball Court	Playground	<b>N/A</b> BBQs	<b>N/A</b> Bike Racks
Sand Play Area		<b>N/A</b> Internal Park Paths	
		Excellent	
		Good	
		Fair	
		Poor	
		Non-Functional	

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input checked="" type="checkbox"/> Enhanced	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Good	BBQs	Benches	<ul style="list-style-type: none"> <li>No pathway through the park, requires visitors to walk through the street or sidewalk along street for paved access</li> <li>Accessibility challenges at playground</li> </ul>
<input type="checkbox"/> Basic	<input type="checkbox"/> Fair	<input type="checkbox"/> Fair	Drinking Fountains	Bike Racks	
<input type="checkbox"/> Poor	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Poor	Parking	Internal Park Paths	
			Trash Receptacles	Pet Waste Stations	
				Picnic Tables	
<p><b>Variety of Recreation Opportunities?</b> – Yes</p> <p><b>Unique Character?</b> – Yes</p> <p><b>Capacity Opportunities?</b> – No, park is loud because adjacency to freeway and amenities have been removed (picnic areas, grills, horseshoe pit) due to unhoused population.</p>					



# Grundy Park

Park Classification: **Neighborhood Park**

Park Size: **2.4 Acres**

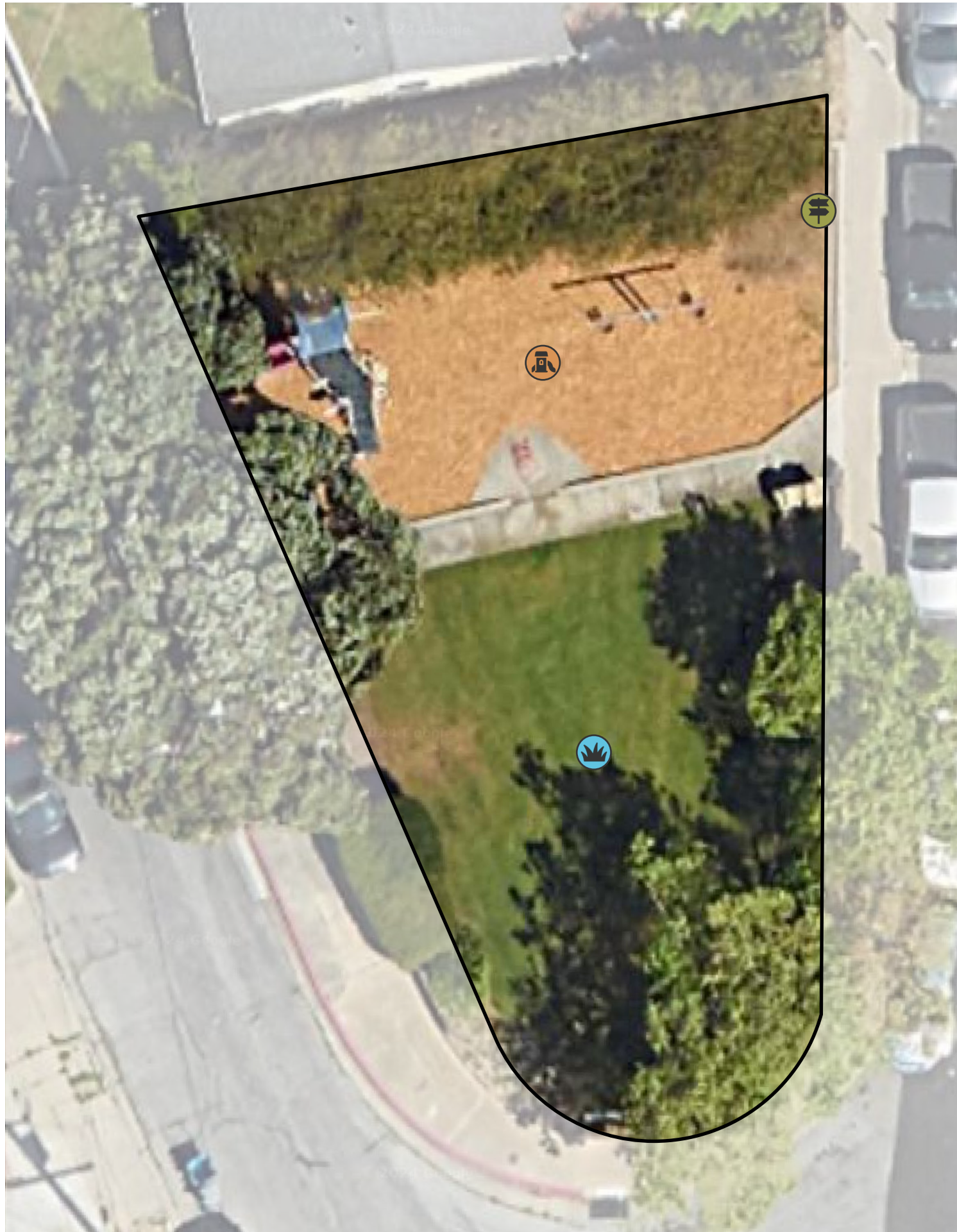
- 🏀 Basketball Court
- 🚽 Restrooms
- 🚰 Drinking Fountain
- 🚰 Sign
- 🚶 Hard-Surface Trail
- 🏠 Storage or Equipment Building (exterior only)
- 🌳 Open Lawn Area
- 
- 🪵 Picnic Area or Table

## Asset Condition (2024)

Individual Assets	Grouped Assets
<ul style="list-style-type: none"> <li>■ Sign</li> <li>■ Basketball Court</li> <li>■ Picnic Area or Table</li> <li>■ Playground</li> <li>■ Restrooms</li> <li>■ Storage or Equipment</li> <li>■ Drinking Fountain</li> <li>■ Hard-Surface Trail</li> <li>■ Open Lawn Area</li> <li>■ Playground</li> <li>■ Sign</li> </ul>	<ul style="list-style-type: none"> <li>■ Pet Waste Stations</li> <li>■ BBQs</li> <li>■ Benches</li> <li>■ Internal Park Paths</li> <li>■ Trash Receptacles</li> <li>N/A Bike Racks</li> </ul>
	<ul style="list-style-type: none"> <li>● Excellent</li> <li>● Good</li> <li>● Fair</li> <li>● Poor</li> <li>● Non-Functional</li> </ul>

## Overall Condition (2024)




User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
<i>General Maintenance</i>	<i>Vandalism/Graffiti</i>	<i>Shade Availability</i>	Adequate	Not Enough	
<input checked="" type="checkbox"/> Enhanced <input type="checkbox"/> Basic <input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	BBQs Parking Picnic Tables	Benches Bike Racks Drinking Fountain Internal Park Paths Pet Waste Stations Trash Receptacles	<ul style="list-style-type: none"> <li>Uneven park pathway due to cracking</li> </ul>
<i>Variety of Recreation Opportunities?</i> – Yes					
<i>Unique Character?</i> – No					
<i>Capacity Opportunities?</i> – Yes, lawn space offers opportunity for additional sport court or field.					











# Herman Park

Park Classification: **Pocket Park**

Park Size: **0.1 Acres**

-  Open Lawn Area
-  Playground
-  Sign

## Asset Condition (2024)

Individual Assets		Grouped Assets	
 Open Lawn Area		 Trash Receptacles	
 Sign		 Internal Park Paths	
 Playground		<b>N/A</b> BBQs	
		<b>N/A</b> Benches	
		<b>N/A</b> Bike Racks	
		<b>N/A</b> Petwaste Stations	
		 Excellent	
		 Good	
		 Fair	
		 Poor	
		 Non-Functional	

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input checked="" type="checkbox"/> Enhanced	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Good	BBQs	Benches	<ul style="list-style-type: none"> <li>No inclusive play elements</li> <li>Playground entry many not be accessible</li> </ul>
<input type="checkbox"/> Basic	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Fair	Internal Park Paths	Bike Racks	
<input type="checkbox"/> Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Poor	Parking	Drinking Fountains	
			Picnic Tables	Pet Waste Stations	
			Trash Receptacles		
<p><i>Variety of Recreation Opportunities?</i> – No</p> <p><i>Unique Character?</i> – No</p> <p><i>Capacity Opportunities?</i> – No, site is right next to railroad and compact neighborhood.</p>					



# Lomita Park

Park Classification: **Pocket Park**

Park Size: **0.1 Acres**

- Open Lawn Area
- Picnic Area or Table
- Playground
- Sign

## Asset Condition (2024)

Individual Assets		Grouped Assets	
Sign	Playground	Benches	Trash Receptacles
Open Lawn Area	Picnic Area	<b>N/A</b> Internal Park Paths	<b>N/A</b> BBQs
		<b>N/A</b> Bike Racks	<b>N/A</b> Petwaste Stations
		Excellent	Good
		Fair	Poor
		Non-Functional	

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input checked="" type="checkbox"/> Enhanced	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Good	BBQs	Bike Racks	<ul style="list-style-type: none"> <li>Picnic table is not accessible</li> </ul>
<input type="checkbox"/> Basic	<input type="checkbox"/> Fair	<input type="checkbox"/> Fair	Benches	Drinking Fountains	
<input type="checkbox"/> Poor	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Poor	Parking	Internal Park Paths	
			Picnic Tables	Pet Waste Stations	
			Trash Receptacles		
<p><i>Variety of Recreation Opportunities?</i> – No</p> <p><i>Unique Character?</i> – No</p> <p><i>Capacity Opportunities?</i> – Yes, but location is in residential area which can limit more recreation opportunities.</p>					



# Monte Verde Park

Park Classification: **Neighborhood Park**

Park Size: **5.6 Acres**

- Drinking Fountain
- Hard-Surface Trail
- Natural Area/Landscape
- Other
- Picnic Area or Table
- Sign
- Soccer Field
- Soft-Surface Trail

## Asset Condition (2024)

Individual Assets	Grouped Assets
Sign	Pet Waste Stations
Natural Area/Landscape	Trash Receptacles
Soft-Surface Trail	Internal Park Paths
Hard-Surface Trail	<b>N/A</b> BBQs
Other - Drainage Channel	<b>N/A</b> Bike Racks
Other - Former Playground	<b>N/A</b> Benches
Other - Paved Area/Former Parking Lot	Excellent
Picnic Area or Table	Good
Soccer Field	Fair
Drinking Fountain	Poor
	Non-Functional

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
<i>General Maintenance</i>	<i>Vandalism/Graffiti</i>	<i>Shade Availability</i>	Adequate	Not Enough	
<input type="checkbox"/> Enhanced	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Good	BBQs	Benches	<ul style="list-style-type: none"> <li>Park entry is not accessible</li> </ul>
<input type="checkbox"/> Basic	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Fair	Internal Park Paths	Bike Racks	
<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Poor		Drinking Fountains	
<i>Variety of Recreation Opportunities?</i> – No				Parking	
<i>Unique Character?</i> – Yes				Pet Waste Stations	
<i>Capacity Opportunities?</i> – Yes, could potentially be a dedicated dog park. Lots of dogs off leash present during park evaluation.				Picnic Tables	
				Trash Receptacles	



# Pacific Heights Park

Park Classification: **Neighborhood Park**

Park Size: **5 Acres**

- Baseball or Softball Field
- Basketball Court
- Bleachers
- Drinking Fountain
- Hard Surface Trail
- Open Lawn Area
- Other
- Playground

## Asset Condition (2024)

Individual Assets	Grouped Assets
Sign	Pet Waste Stations
Bleachers	Trash Receptacles
Open Lawn Area	Benches
Other - Portable Restroom	Internal Park Paths
Playground	<b>N/A</b> BBQs
Soccer Field	<b>N/A</b> Bike Racks
Baseball or Softball Field	Excellent
Basketball Court	Good
Drinking Fountain	Fair
Hard-Surface Trail	Poor
Playground	Non-Functional
Storage or Equipment Building	

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input type="checkbox"/> Enhanced	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Good	BBQs	Bike Racks	<ul style="list-style-type: none"> <li>Park pathways are not accessible due to uneven surfaces and cracks</li> <li>Play areas are not accessible</li> </ul>
<input type="checkbox"/> Basic	<input type="checkbox"/> Fair	<input type="checkbox"/> Fair	Benches	Drinking Fountains	
<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Poor	Internal Park Paths	Pet Waste Stations	
			Parking	Trash Receptacles	
<p><b>Variety of Recreation Opportunities?</b> – Yes</p> <p><b>Unique Character?</b> – No</p> <p><b>Capacity Opportunities?</b> – Yes, can be a site for an enhanced sport or recreation use.</p>			Picnic Tables		



# Ponderosa Tot Lot

Park Classification: **Neighborhood Park**

Park Size: **0.7 Acres**

- Drinking Fountain
- Open Lawn Area
- Picnic Area or Table
- Playground
- Sign

## Asset Condition (2024)

Individual Assets		Grouped Assets	
	Sign		Benches
	Open Lawn Area		Internal Park Paths
	Picnic Area or Table		Trash Receptacles
	Playground	<b>N/A</b>	BBQs
	Drinking Fountain	<b>N/A</b>	Bike Racks
		<b>N/A</b>	Petwaste Stations
			Excellent
			Good
			Fair
			Poor
			Non-Functional

## Overall Condition (2024)



User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
General Maintenance	Vandalism/Graffiti	Shade Availability	Adequate	Not Enough	
<input type="checkbox"/> Enhanced	<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Good	BBQs	Bike Racks Internal	<ul style="list-style-type: none"> <li>Play area is not accessible</li> <li>Picnic area is not accessible</li> <li>Park walking path maybe more than 5% in grade</li> </ul>
<input checked="" type="checkbox"/> Basic	<input type="checkbox"/> Fair	<input type="checkbox"/> Fair	Benches	Park Paths	
<input type="checkbox"/> Poor	<input type="checkbox"/> Poor	<input type="checkbox"/> Poor	Drinking Fountains	Pet Waste Stations	
			Parking		
			Picnic Tables		
<b>Variety of Recreation Opportunities?</b> – No <b>Unique Character?</b> – No <b>Capacity Opportunities?</b> – Yes, additional play feature may be considered where picnic area is.			Trash Receptacles		









# Posey Park

Park Classification: **Pocket Park**

Park Size: **0.6 Acres**

-  Public Art
-  Water Feature

## Asset Condition (2024)

Individual Assets	Grouped Assets
<ul style="list-style-type: none"> <li> Public Art</li> <li> Water Feature</li> </ul>	<ul style="list-style-type: none"> <li> Bike Racks</li> <li> Benches</li> <li> Internal Park Paths</li> <li> Trash Receptacles</li> <li><b>N/A</b> BBQs</li> <li><b>N/A</b> Pet Waste Station</li> </ul>
	<ul style="list-style-type: none"> <li> Excellent</li> <li> Good</li> <li> Fair</li> <li> Poor</li> <li> Non-Functional</li> </ul>

## Overall Condition (2024)



User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
<i>General Maintenance</i>	<i>Vandalism/Graffiti</i>	<i>Shade Availability</i>	Adequate	Not Enough	
<input type="checkbox"/> Enhanced <input checked="" type="checkbox"/> Basic <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor	BBQs Benches Bike Racks Drinking Fountains Internal Park Paths Parking Picnic Tables Trash Receptacles	Pet Waste Stations	<ul style="list-style-type: none"> <li>• None</li> </ul>
<i>Variety of Recreation Opportunities?</i> – No					
<i>Unique Character?</i> – Yes					
<i>Capacity Opportunities?</i> – Yes, site is at the edge of downtown. Can include additional gathering or play element.					












# Posey Park

Park Classification: **Pocket Park**

Park Size: **0.6 Acres**

-  Public Art
-  Water Feature

## Asset Condition (2024)

Individual Assets	Grouped Assets
<ul style="list-style-type: none"> <li> Public Art</li> <li> Water Feature</li> </ul>	<ul style="list-style-type: none"> <li> Bike Racks</li> <li> Benches</li> <li> Internal Park Paths</li> <li> Trash Receptacles</li> <li><b>N/A</b> BBQs</li> <li><b>N/A</b> Pet Waste Station</li> </ul>
	<ul style="list-style-type: none"> <li> Excellent</li> <li> Good</li> <li> Fair</li> <li> Poor</li> <li> Non-Functional</li> </ul>

## Overall Condition (2024)

User Experience and Capacity			Grouped Asset Sufficiency		Accessibility Issues Identified
<i>General Maintenance</i>	<i>Vandalism/Graffiti</i>	<i>Shade Availability</i>	Adequate	Not Enough	
<input type="checkbox"/> Enhanced <input checked="" type="checkbox"/> Basic <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor	BBQs Benches Bike Racks Drinking Fountains Internal Park Paths Parking Picnic Tables Trash Receptacles	Pet Waste Stations	<ul style="list-style-type: none"> <li>• None</li> </ul>
<i>Variety of Recreation Opportunities?</i> – No					
<i>Unique Character?</i> – Yes					
<i>Capacity Opportunities?</i> – Yes, site is at the edge of downtown. Can include additional gathering or play element.					



## APPENDIX C

# DEMOGRAPHIC AND LAND USE MAPPING

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# City of San Bruno Park Assessment



## Appendix C

### Demographic and Land Use Mapping

To understand the social and environmental dynamics impacting San Bruno's Park system, a series of demographic maps were developed. These maps document population density, existing land uses, projected population change for 2024 through 2029, average noise levels by park, population under 12 years of age, and population 12 to 18 years of age.

Figure C-1: Population Density

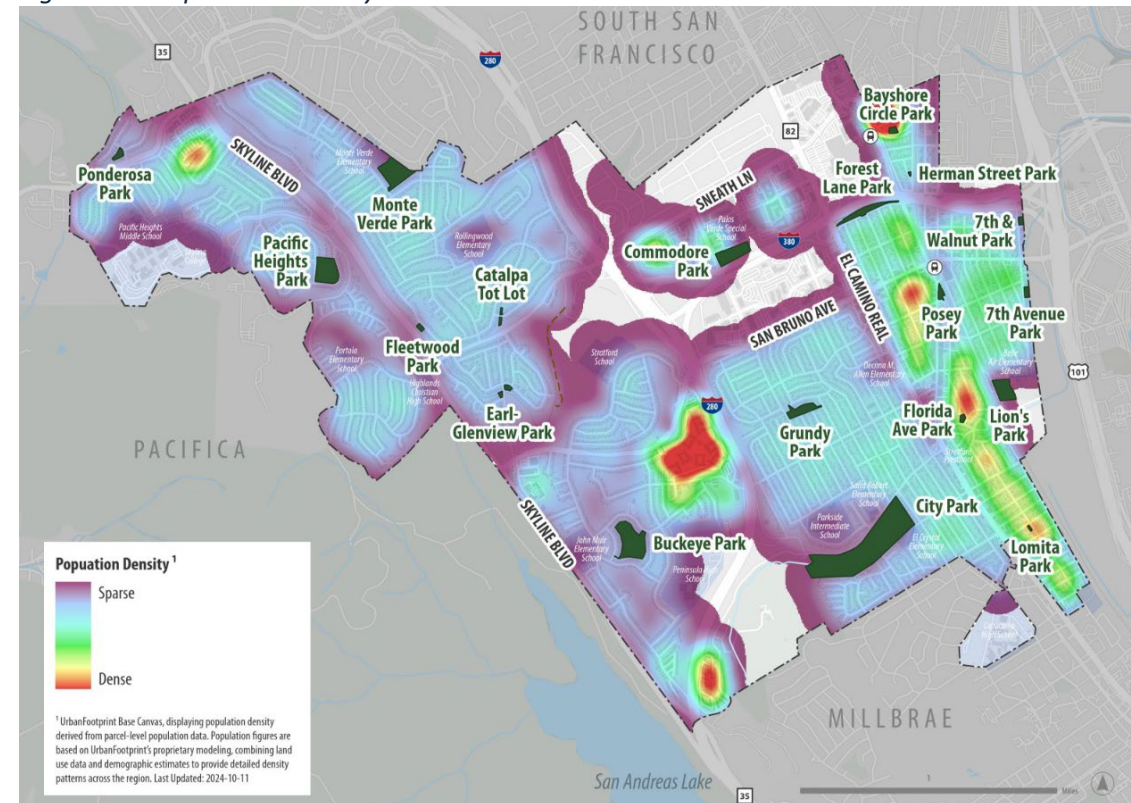


Figure C-2: Existing Land Uses

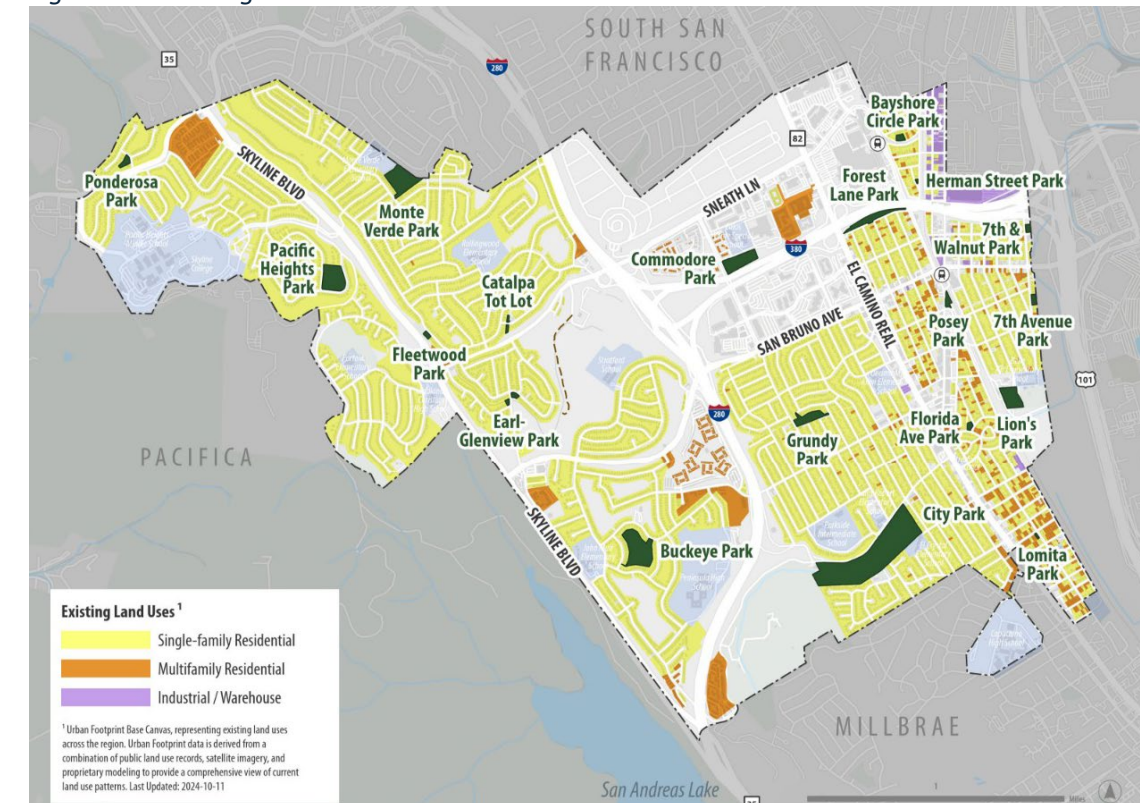


Figure C-3: Projected Population Change 2024-2029

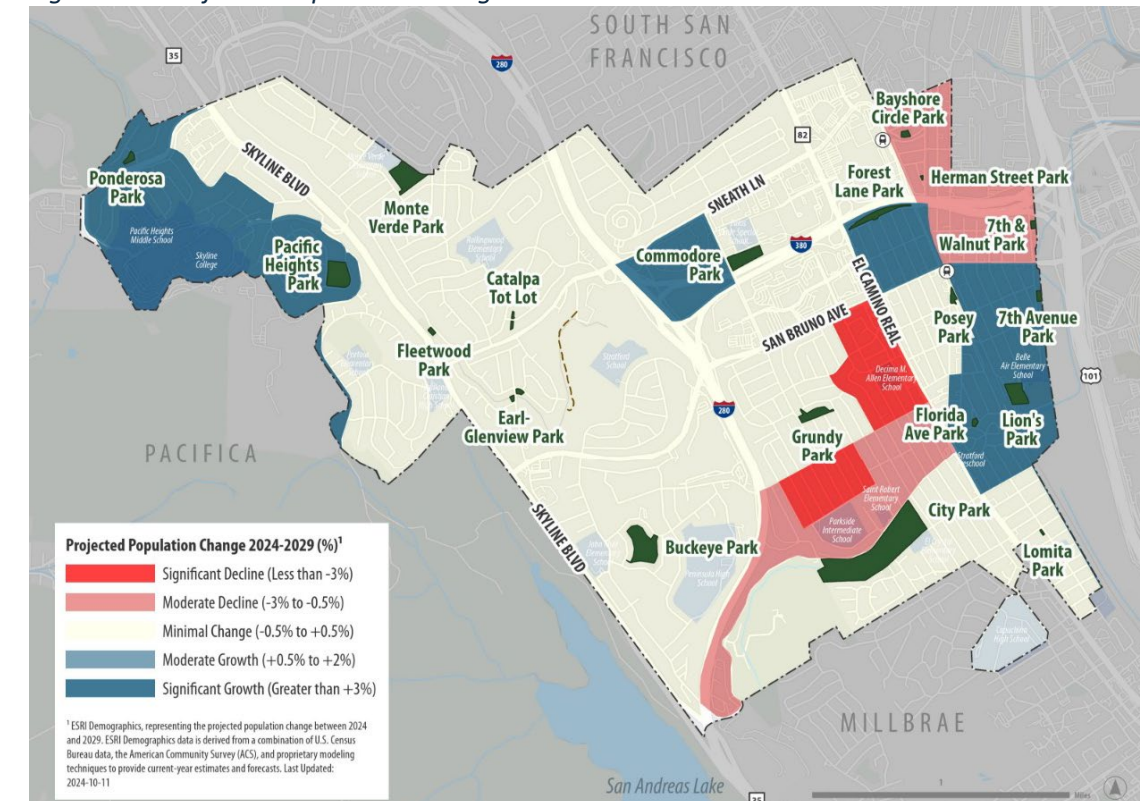


Figure C-4: Average Noise Level by Park

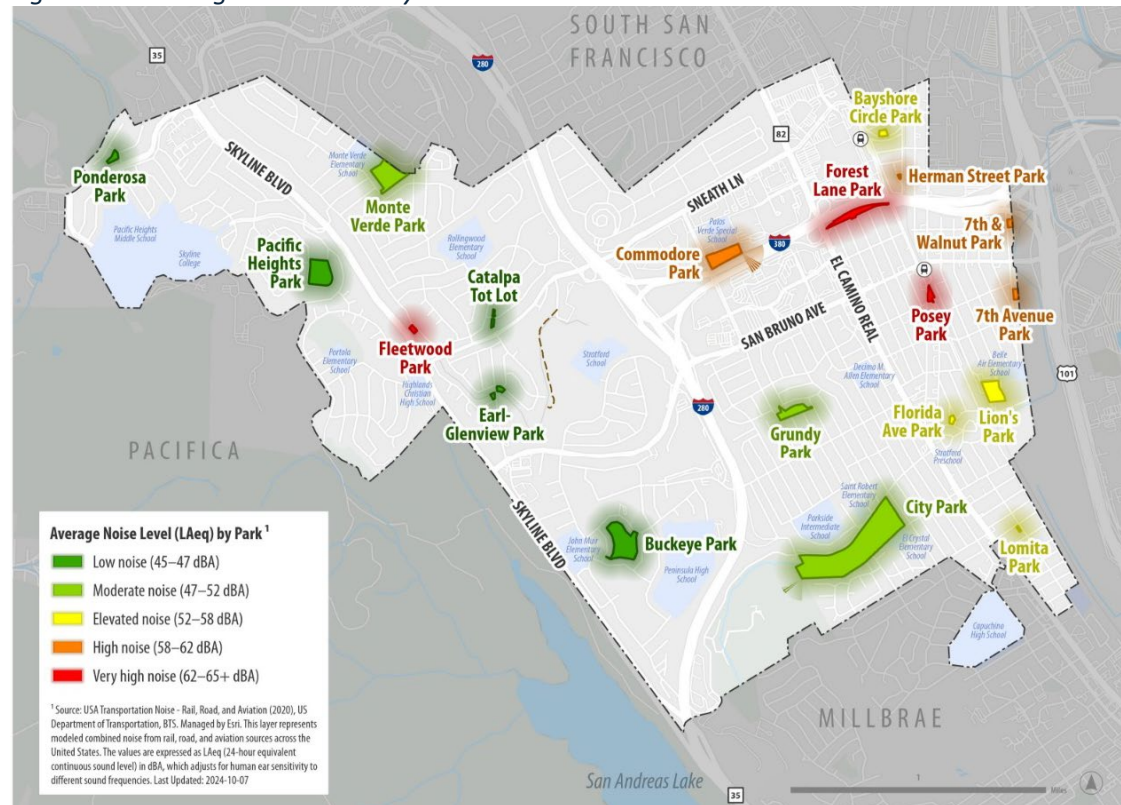


Figure C-6: Population 12-18 Years Old

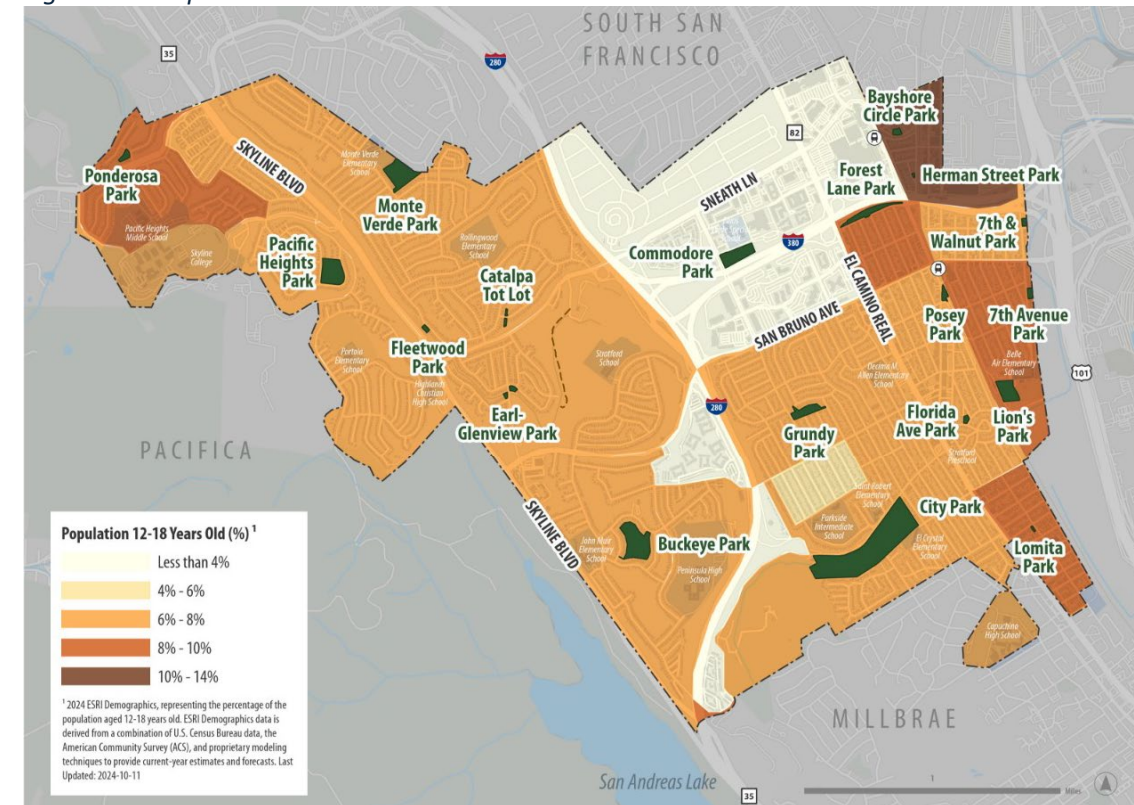
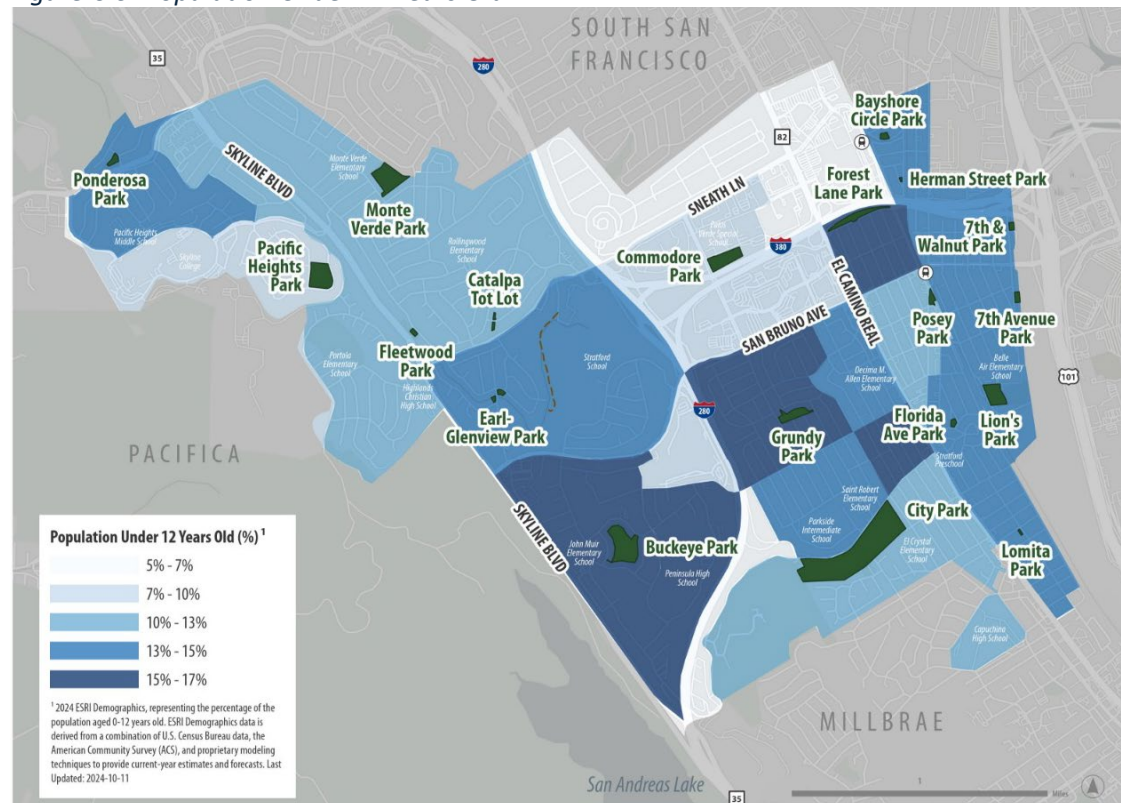


Figure C-5: Population Under 12 Years Old





APPENDIX D

## **CAPITAL IMPROVEMENT PLAN**

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Appendix D: Capital Improvement Plan<sup>1</sup>

Planning-Level Cost Assumptions (Range)

Site Name	Site Size (Acres)	Approximate Size of Renovation Area (Acres)	Planning-Level Cost Assumptions (Range)			Overview of Improvements
			Low	Medium	High	
<b>COMMUNITY PARK</b>						
<b>City Park</b>	<b>28.9</b>	<b>8.0</b>	\$8,400,000	\$11,200,000	\$14,000,000	Design and renovate playgrounds (age 2-5 and 5-12) Install fitness equipment Update picnic tables and South Group picnic area Improve central baseball field Enhance drainage channel Formalize trail route Provide accessible entry to tennis courts Add bike racks and replace drinking fountains
<b>NEIGHBORHOOD PARKS</b>						
<b>Bayshore Circle Park</b> (Priority Project, with More Extensive Renovation)	<b>0.5</b>	<b>0.5</b>	\$2,250,000	\$3,000,000	\$3,750,000	Site Master Plan Renovate playground (ages 2-12) Repave hardscape Improve basketball court Add landscaping, benches, drinking fountain, pet waste station, and bike rack
<b>Belle Air Park/Lion's Park</b> (Priority Project, with Less Extensive Renovation)	<b>3.0</b>	<b>3.0</b>	\$6,000,000	\$8,550,000	\$11,100,000	Site Master Plan Improve multi-use field Provide playground (ages 2-12) and add shade structures Update picnic area and renovate restroom Add benches, shade structures, drinking fountains, stadium seating
<b>Buckeye Park</b> (Less Extensive Renovation)	<b>7.3</b>	<b>1.0</b>	\$2,000,000	\$2,850,000	\$3,700,000	Provide accessible entry and pathways Renovate playground (age 2-12) Relocate and enhance picnic area Provide pet waste station, bike rack, and drinking fountain
<b>Commodore Park</b> (Less Extensive Renovation)	<b>4.0</b>	<b>1.4</b>	\$2,800,000	\$3,990,000	\$5,180,000	Renovate and redesign dog park Provide outdoor fitness area Renovate Southwest Play Area (age 2-12) Add bike racks and drinking fountain Replace drinking fountains Replace infield mix
<b>Fleetwood Park</b>	<b>0.3</b>	<b>0.3</b>	\$125,000	\$250,000	\$375,000	Site Master Plan
<b>Forest Lane Park</b> (Priority Project, with Less Extensive Renovation)	<b>1.2</b>	<b>1.2</b>	\$2,400,000	\$3,420,000	\$4,440,000	Site Master Plan Renovate playgrounds (age 2-5 and 5-12) Renovate former picnic area Provide outdoor fitness area and basketball court Convert basketball court to picnic area Provide accessible sidewalk, pathways, and entry Sound wall Add bike rack and drinking fountain

Appendix D: Capital Improvement Plan<sup>1</sup>

Planning-Level Cost Assumptions (Range)

Site Name	Site Size (Acres)	Approximate Size of Renovation Area (Acres)	Planning-Level Cost Assumptions (Range)			Overview of Improvements
			Low	Medium	High	
<b>Grundy Park</b> (Less Extensive Renovation)	<b>2.4</b>	<b>1.0</b>	\$2,000,000	\$2,850,000	\$3,700,000	Renovate playgrounds (age 2-5 and 5-12) Expand basketball court, provide multi-sport court, and install fitness equipment Repave pathway Provide bike racks, pet waste stations, drinking fountain, and trash cans
<b>Monte Verde Park</b>	<b>5.6</b>	<b>5.6</b>	\$130,000	\$260,000	\$390,000	Site Master Plan Replace drinking fountains
<b>Pacific Heights Park</b> (Less Extensive Renovation)	<b>5.0</b>	<b>1.5</b>	\$3,000,000	\$4,275,000	\$5,550,000	Enhance walking poop Provide outdoor fitness area Expand Basketball Court Provide restroom and replace drinking fountain (to be ADA accessible) Improve Baseball Field
<b>Ponderosa Tot Lot</b> (Less Extensive Renovation)	<b>0.7</b>	<b>0.5</b>	\$1,000,000	\$1,425,000	\$1,850,000	Renovate playground (age 2-12) Relocate and Enhance Picnic Area Provide Accessible Entry and Pathways Add bike rack and replace drinking fountain
<b>7th &amp; Walnut Park</b> (More Extensive Renovation)	<b>0.4</b>	<b>0.4</b>	\$1,800,000	\$2,400,000	\$3,000,000	Renovate playground (age 2-12) Improve basketball court Add bike rack, pet waste satiation, drinking fountain, and pathway Sound Wall
<b>7th Avenue Park</b> (More Extensive Renovation)	<b>0.5</b>	<b>0.5</b>	\$2,250,000	\$3,000,000	\$3,750,000	Renovate playground (age 2-12) Add picnic area, additional park pathway, and bike rack Replace Park Entry Sign Sound Wall
<b>POCKET PARKS</b>						
<b>Catalpa Tot Lot</b>	<b>0.2</b>	<b>0.2</b>	\$125,000	\$250,000	\$375,000	Site Master Plan
<b>Herman Park</b>	<b>0.1</b>	<b>0.1</b>	\$450,000	\$600,000	\$750,000	Renovate playground (age 2-12) Provide vegetation screening and bike rack
<b>Lomita Park</b>	<b>0.1</b>	<b>0.1</b>	\$450,000	\$600,000	\$750,000	Renovate playground (age 2-12) Enhance picnic area Provide bike rack
<b>Posey Park</b>	<b>0.1</b>	<b>0.1</b>	\$100,000	\$200,000	\$300,000	Provide public art and directional signage
<b>TOTALS</b>	<b>60.3</b>	<b>25.4</b>	<b>\$35,280,000</b>	<b>\$49,120,000</b>	<b>\$62,960,000</b>	

Notes:

1. This table presents planning-level capital cost assumptions in 2025 dollars not accounting for inflation. Cost ranges are intended for planning purposes only. Actual costs will vary depending on site realities, the scale and quality of facilities, and changing market prices for materials and labor. Actual cost estimates should be determined through site master planning and design at the time of development. Because actual prices fluctuate and will vary by site, the cost estimates are presented as a range of costs. The range is aimed at capturing differences based on site size, location, topography and setting, facility quality and detail, supply and demand for labor and materials, etc. The costs do not include environmental compliance documentation, community engagement, design, permitting, installation, or staff hours to manage site planning, design, construction, and implementation. Those elements could escalate park development costs by 20-25 percent.

2. These ranges factor in costs assumptions provided in Chapter 5, Tables 5-1 and 5-2.