



CENTENNIAL WAY TRAIL MASTER PLAN

CITY OF SOUTH SAN FRANCISCO

ADOPTED FEBRUARY 22, 2023



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prepared by



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EXECUTIVE
SUMMARY

EXECUTIVE SUMMARY

Centennial Way is a multi-use trail and linear park that runs the entire length of South San Francisco above underground BART tunnels that connect the South San Francisco BART station with the San Bruno BART station. The trail was constructed on land that was left open after the BART/SFO Airport Extension project was completed in 2003. As part of the comprehensive agreement with the affected communities, BART envisioned a trail and linear park extending from Coma to Millbrae. However, South San Francisco is the only city that completed this vision.

Planning for the trail started in the late 1990's and resulted in a trail master plan that was completed in 2003. The master plan provided guidance for the overall trail

alignment and was used to secure grant funding for implementation. The trail was constructed in two phases, beginning in 2006, with the last phase being completed in 2009. Although the trail is continuous for the entire length of the City, large areas of land within the trail corridor remained undeveloped.

In 2020, the City entered into an agreement with BART that allowed for more land within the trail corridor to be enhanced with additional improvements. The agreement also makes it possible to add much needed park acreage in a built-out community, with the goal of achieving 3 acres / 1000 residents to meet the needs of projected population growth. There are also several



Site Photo - Trail activity during a typical day, taken near the dog park in June 2021.

new land development projects nearby or directly adjacent to the trail corridor that are under construction or planned for the future. These factors prompted the City to update the original master plan.

This master plan for Centennial Way trail seeks primarily to explore what amenities could be developed on the newly available land within the trail corridor and study how the trail relates to new adjacent land developments. The recommendations are based on an extensive outreach process that engaged the community and various stakeholder groups, in order to ensure that the plan is responsive to current needs and preferences.

The outreach process was centered around a series of events and meetings that were attended by the greater community, special stakeholder groups, and various City committees. Participants were asked to offer opinions on how the trail could be improved, and also to comment on draft design alternatives. This allowed the master plan to slowly develop in stages, being guided by the feedback that was received along the way.

What started with ranking ideas for amenities along the trail, evolved into design alternatives for areas with the most potential for enhancement. The design alternatives were then refined into a preferred plan for the entire trail length.

The preferred plan is presented in this master plan as a high level design concept, along with a written description and general recommendations. The cost of improvements is broken into phases to assist with securing funding for implementation.

Trail improvements on land owned by the San Francisco Public Utilities Commission (SFPUC) have been omitted from the master plan until further coordination occurs between the City and the SFPUC. Any improvements on SFPUC property would need to be approved by the SFPUC prior to being adopted into the master plan.

This plan does not make decisions or commitments about project approvals or priorities, but rather helps inform the City regarding scopes and estimated costs of potential projects that would be subject to independent decisions by the City and environmental review as/when necessary.



Site Photo - Trail plaza north of the Spruce Avenue intersection with interpretive signage.



Site Photo - View of trail with Sign Hill in the background, taken after construction during wildflower season.



01

INTRODUCTION
& BACKGROUND

1. INTRODUCTION AND BACKGROUND

Introduction

Centennial Way Trail is a prized linear park through South San Francisco. The trail corridor is constructed above underground BART (Bay Area Rapid Transit) tunnels that connect the South San Francisco BART station with the San Bruno BART station.

Although widely used today for recreation and commuting, there is unused land within the trail corridor with potential for adding additional amenities to provide even greater benefit to the community.

Changes in land use and new developments along the trail corridor are also factors affecting future trail use.

This master plan is intended to replace the original trail master plan, which provided guidance for initial trail construction and has largely already achieved implementation.

History

The BART/SFO Airport Extension was an ambitious undertaking to expand BART connectivity toward the airport. The project extended the reach of BART trains to the cities of Colma, South San Francisco, San Bruno, and Millbrae with a spur off the main line to the San Francisco International Airport. Construction was completed in 2003.

The land used for the BART extension was historically part of a Southern Pacific Railroad line that ran from San Francisco to San Jose. The rail line was rerouted and the old alignment was abandoned until BART purchased the right of way in 1996 for

construction of the extension.

The BART train tracks within South San Francisco were constructed entirely underground. The South San Francisco BART station is at the north end of the City and the San Bruno BART station is just outside the southern City limit. The tracks connecting the two BART stations are within underground tunnels. There are several BART support structures on the surface above the tunnels, but most of the land within the corridor has potential for other uses. This provided an exciting opportunity to create something special that could run through the City.



Site Photo - Trail entry sign and information kiosk.

For nearly a decade, the City of South San Francisco anticipated the development of a Linear Park associated with the new BART station. In 1997, the City Council approved a Comprehensive Agreement between BART and the City of South San Francisco relating to the BART/SFO Airport Extension. Within the Agreement, BART and the City acknowledged that BART and SamTrans would cooperate to obtain approvals and funding for a bike path along the entire length of the BART/SFO Airport Extension project through South San Francisco. The City agreed to cooperate with the transit agencies in an effort to secure project funding. The Comprehensive Agreement contained wording indicating that the bike path would contain amenities such as benches, lighting, and minimal landscaping.

The City also funded and supported several planning efforts for the creation of a Transit Village and a city-wide Linear Park. The BART Transit Village Plan and Ordinance was designed to create an active pedestrian-oriented center in the City associated with the newly constructed South San Francisco BART Station. The Linear Park was introduced to residents at community meetings during the General Plan Update process. The Linear Park was a designated land use in the South San Francisco General Plan, adopted in 1999.

In 2002, planning for the Linear Park continued with the creation of a master plan to guide future development. An initial design was produced for the trail corridor, which was used by the City to secure a grant funding for the master planning process. The outcome was the initial Linear Park Master plan, which was completed in 2003, near the same time as the BART/SFO Airport Extension.

The initial master plan provided guidance for the construction of the Linear Park. The master plan outlined a preferred trail alignment, street crossings, and possible connections to adjacent land uses. It also provided suggestions for trail amenities such as site furnishings, wayfinding elements, and landscaping. Construction cost and a phasing plan was included, which helped the trail come to fruition.

The trail was constructed in two phases starting in 2006. The first phase began on the southern City limit at Huntington Avenue and was constructed north to West Orange Avenue. Phase two spanned from West Orange Avenue to the northern City limit at McLellan Drive. The second phase of the trail was completed in 2009. The Linear Park was renamed to Centennial Way in 2008 to commemorate the City's 100th birthday.

In 2020, the City entered into a new maintenance agreement with BART that allowed for more land along Centennial Way to be enhanced with additional improvements. The City agreed to maintain additional portions of land adjacent to Centennial Way and in exchange was granted permission to construct trail amenities within the new land areas.

In addition to the new agreement with BART, several new land development projects adjacent to the trail were either starting construction or planned for the near future. This includes new transit oriented developments planned along the Huntington Corridor as envisioned in the recent General Plan Update. Some of the developments would adjoin directly to the trail, which offers not only the opportunity to cater to new residents, but also to expand

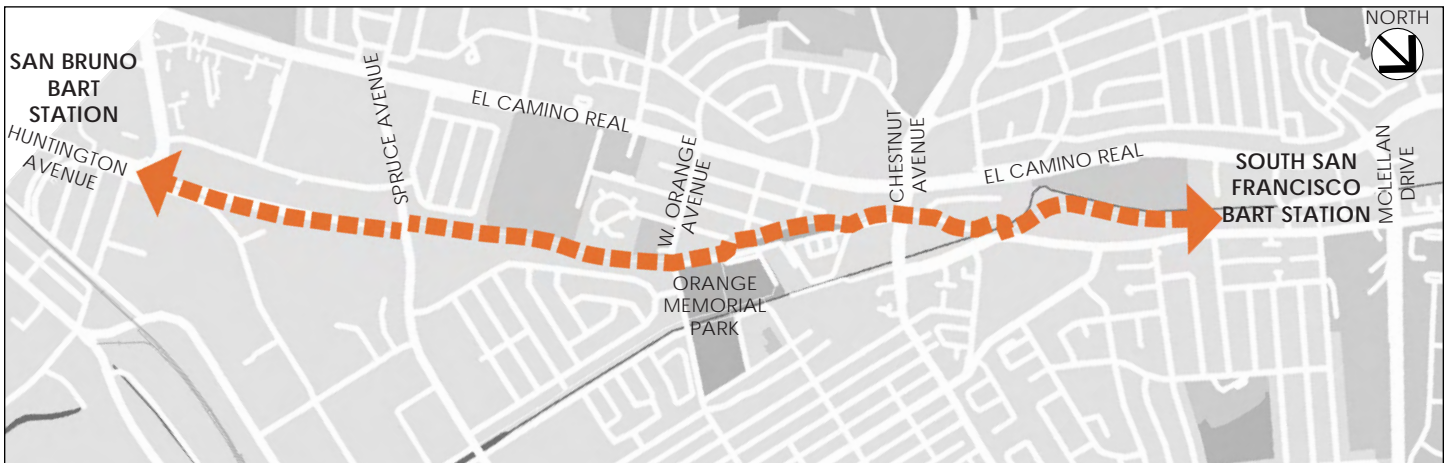


Figure 1 - Map of overall trail alignment.

resources for current residents. New land development is also a potential funding source, as in some cases developers may elect to construct improvements as identified in the master plan.

The combination of the BART maintenance agreement and new land development created a need to update the previous trail master plan. The City obtained funding from the Local Early Action Planning grant to update the master plan, and the process began in early 2021.

Master Plan Goals

This master plan update for Centennial Way seeks to develop a comprehensive approach and achieve the following goals:

- Engage the community and stakeholders to better understand desired amenities and improvements.
- Explore opportunities on newly available land within the trail corridor.
- Study how the trail relates to adjacent planned developments,

- and establish trail design guidelines for future development interfaces.
- Enhance connections to adjacent land uses, both visual and physical.
- Recognize that the trail is now 15 years old and needs restoration to respond to the City’s current needs for recreation facilities and trail user preferences.

These goals were achieved through an extensive process which is described in the following sections. The process started by gaining a thorough understanding of the existing site and usage patterns. This was combined with a study of new land developments either planned or under construction adjacent to the trail. To ensure the master plan was responsive to current community needs and desires, a series of meetings were organized to collect feedback from the public and stakeholders.



02

SITE

UNDERSTANDING

2. SITE UNDERSTANDING

Existing Conditions

Centennial Way trail spans the entire city of South San Francisco running north-south from the South San Francisco BART Station on the north to the San Bruno BART Station on the south. The trail itself is a 10-foot-wide multi-use (bicycle and pedestrian) asphalt path with 2-foot shoulders on each side. It offers bench seating and additional elements such as informational kiosks and interpretive panels that are concentrated at small plazas near street intersections. The trail corridor is mostly rolling topography with non-irrigated grasses and some drought tolerant trees and shrubs.

With modest amenities, one of the trail's main assets is its connectivity. It crosses three major streets (Spruce Avenue, West Orange Avenue, and Chestnut Avenue), and connects popular destinations such as Tanforan Shopping Center, Orange Memorial Park, Centennial Way Dog Park, and the new Community Civic Campus. The trail also provides access to surrounding neighborhoods through several entry points, and unpaved foot paths exist in locations where a formal connection has not been provided.



Site Photo - Image of typical trail section and current pavement condition.

New Opportunity Areas

One of the reasons that Centennial Way has developed primarily as a means of transportation is limitations that had been placed on the land where it is constructed. The trail corridor is largely owned by BART, and is constructed on top of its underground tunnels. Since inception, placing amenities on the land surrounding the trail has not been allowed per the terms of the original agreement with BART.

With a new agreement between the City and BART, there is greater potential to expand what amenities the trail can offer, especially in three larger areas dispersed throughout the corridor. These three areas have been designated as “opportunity areas.” The first and largest area is between Huntington Avenue and Spruce Avenue. The second opportunity area is between Spruce Avenue and West Orange Avenue. The last opportunity area is north of Chestnut Avenue, between Mission Road and Colma Creek.

New Developments

In addition to the new opportunity areas, there are several land developments either under construction or in planning stages adjacent to the trail which will offer their own amenities as well as attracting more potential trail users. Additionally, the construction of the Community Civic Campus at Chestnut Avenue will provide a police station, library, parks & recreation services, and a community theater / City Council chambers.

New residential and multi-use land developments, in various stages of planning and/or construction, that are directly adjacent to the trail corridor include Southline (adjacent to the San Bruno BART

Station), 1477 Huntington Avenue, Nine88 Apartments (788 El Camino Real), and 1051 Mission Road. Southline is planned as a 25-acre development comprised of office and retail space. It is currently in the



Figure 2 - Images of three opportunity areas. Refer to map on the next page for locations.

2. SITE UNDERSTANDING

entitlement process and once constructed will provide publicly accessible open space on-site and will improve the Centennial Way corridor adjacent to the site. 1477 Huntington Avenue will create a new public trail connection from Huntington Avenue. Nine88 Apartments will offer a public fitness park, while the 1051 Mission Road residential development plans to

provide a public playground, fitness court, lawn area, and market hall for retail use. These new developments warrant great consideration when planning for the future of Centennial Way and its amenities. Not only will the new developments help facilitate increased trail use, they will influence what type of trail amenities are most suitable to offer nearby.



Figure 3 - Map showing opportunity areas, new developments, and trail connections.



03

OUTREACH
PROCESS

3. OUTREACH PROCESS

Overview

An essential part to a successful master plan is receiving input during development to ensure the plan represents the needs and preferences of project stakeholders and end users. The Centennial Way master plan is a product of feedback received from the local community and several stakeholder groups that were engaged during a series of in-person and online events and meetings. The events and meetings took place over several months where the same participants had the opportunity to monitor progress and ensure their voices were being heard.

The outreach process was designed to gather broad preferences at first and slowly refine the design documents in response to

the comments received. In the beginning of the process, outreach participants were encouraged to express their ideas and desires without a preformed agenda. Only after initial feedback was received were design alternatives prepared. The design alternatives were eventually critiqued and refined into a single preferred alternative, which was further vetted through more review.

In order to maximize efficiency, the outreach process for updating the Centennial Way master plan was combined with outreach for updating the City's Orange Memorial Park master plan. Both projects were similar and the combined effort worked to broaden public interest and reach a larger audience.



Figure 4 - Outreach process diagram showing meetings and events.



Outreach Photo - Pop-up event, Movie Night at Orange Park.

Components of the outreach process are described in the following sections. Summaries of outreach meetings are provided in Appendix A.

Public Outreach

Pop-up Events

In order to have a successful outreach program it is necessary to get the word out. In addition to announcements delivered via the City's website, email newsletters, and publications, the design team attended various public events to engage with the community. These pop-up events included Movie Night at Orange Park, the July Field Day event, the City Hall Birthday Celebration, and Halloween at Orange Park. During the pop-up events, the design team handed out flyers, collected feedback, and advertised upcoming community meetings.

Graphics Displays & Social Media

To augment the meetings described below, the City also posted master plan graphics at various locations throughout the City and asked the public to comment by answering survey questions. Displays were posted at the Orange Memorial Pool, Roberta Cerri Teglia Senior Center, and Municipal Services Building. Additionally, meetings and other opportunities for input were advertised through several social media platforms.

Community Meeting #1

At the first open house, the City and design team introduced the master plan process by sharing the project background and goals. After reviewing a site analysis showing opportunities and constraints, the public was asked to vote on images that represented potential site amenities that they wanted to see in the forthcoming concept plans. General comments and

ideas were also documented with written notes.

Community Meeting #2

At the second open house, the community was presented with two alternatives for each of the three opportunity areas. The design alternatives were based on feedback received during the first community meeting. Alternatives for Opportunity Area #1 are shown on the following page, and all design alternatives are shown in Appendix C. Preferences for each alternative were collected through survey questions and written notes.

Parks and Recreation Commission

Meeting #1

The design team presented a summary of the public outreach process and comments received to the Parks and Recreation Commission, along with

the design alternatives that had been developed for each opportunity area. The Commission provided further input, which was used to develop a preferred plan.

Parks and Recreation Commission

Meeting #2

During a second meeting with the Commission, a preferred plan was presented for the entire trail corridor along with a written master plan report. Commission comments were recorded and used to further refine the master plan documents.

City Council Meeting

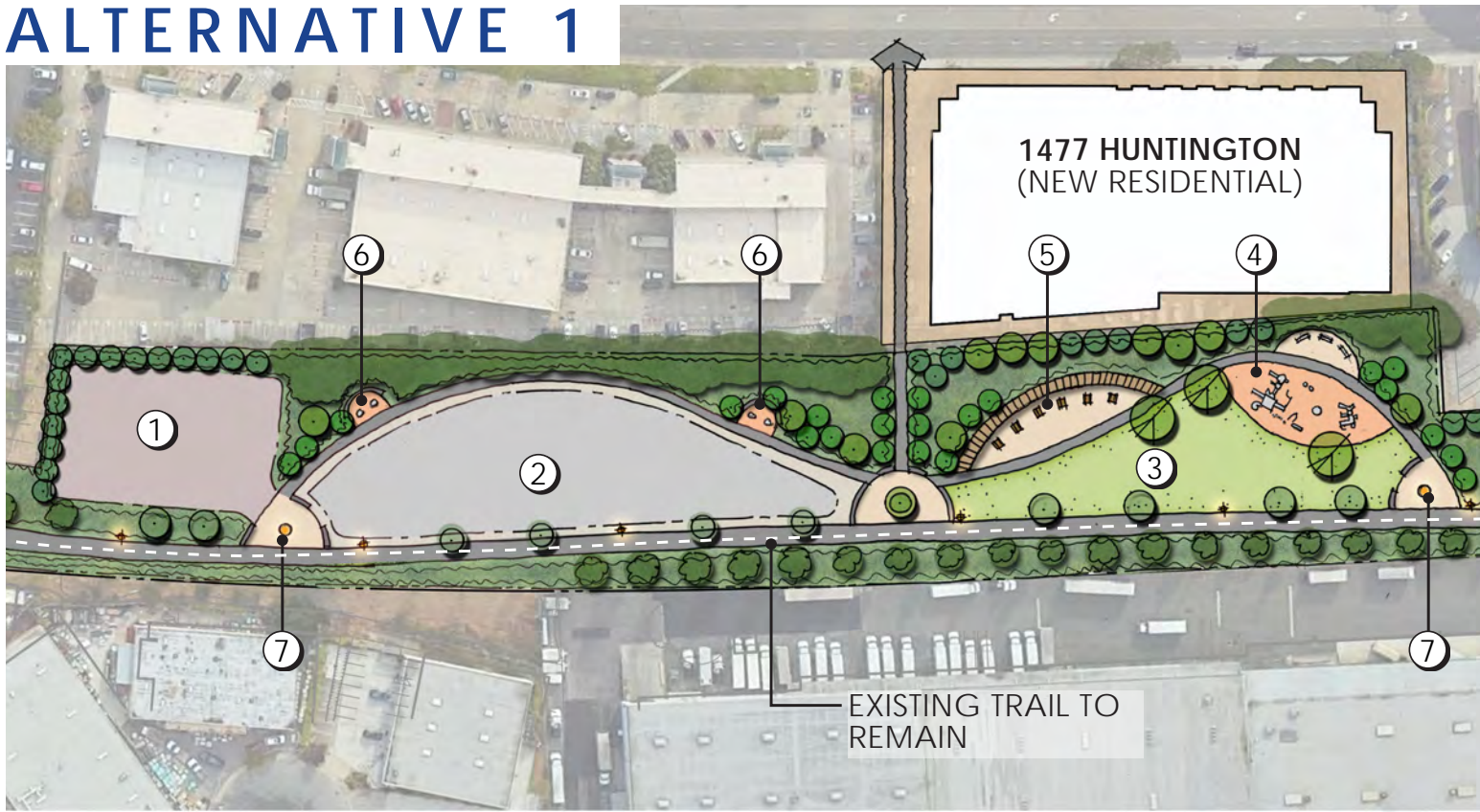
A presentation summarizing the entire outreach process was presented to the City Council along with the master plan documents. The Council was asked to provide comments on the master plan, which were incorporated before the final document was adopted.



Outreach Photo - Sign-in table at Community Meeting #1.

OPPORTUNITY AREA 1 (SOUTH OF SPR)

ALTERNATIVE 1



ALTERNATIVE 2

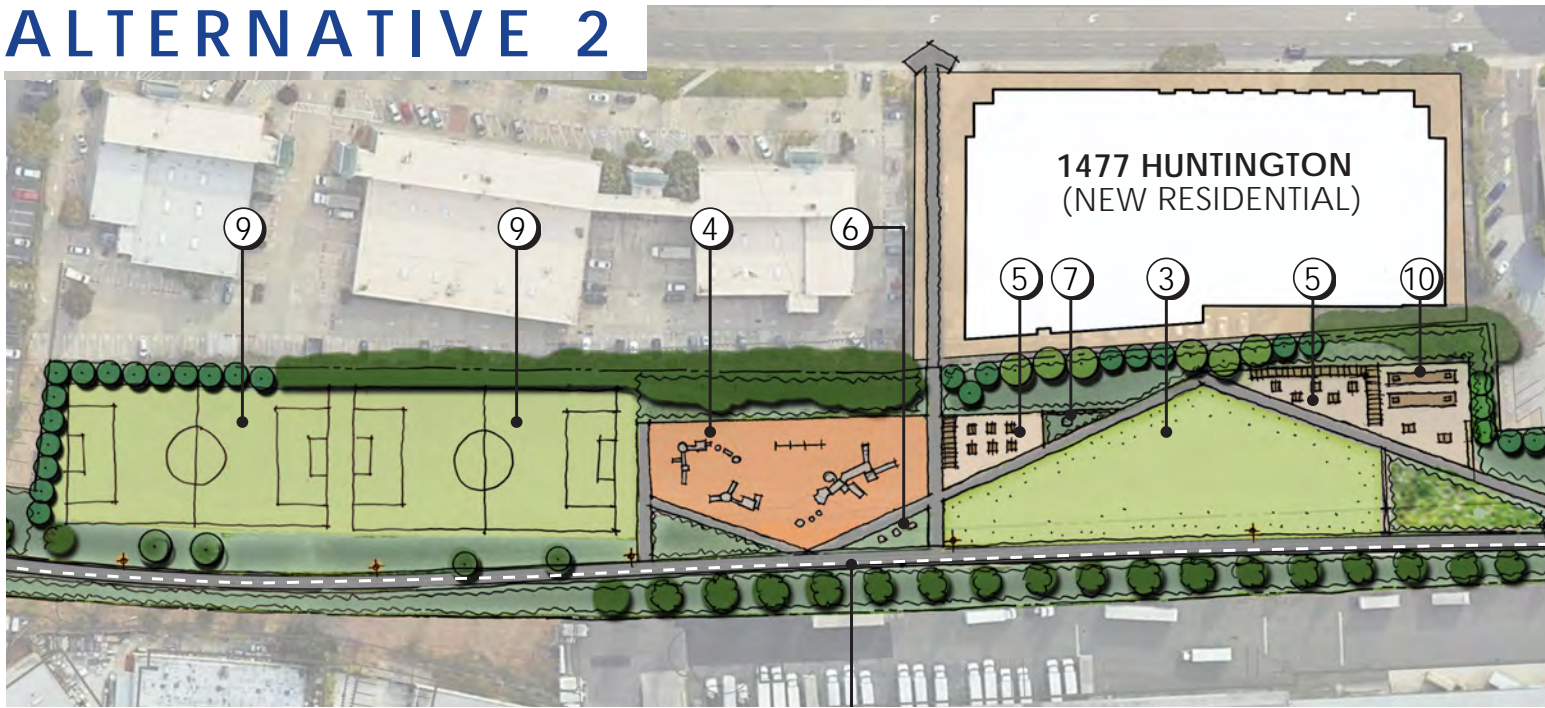


Figure 5 - Preliminary design alternatives for Opportunity Area #1.

SPRUCE AVENUE)



1 SKATE PARK



2 BIKE PUMP TRACK



3 LAWN AREA



4 ALL ABILITIES PLAYGROUND



5 PICNIC/ SEATING AREA



6 FITNESS STATION



7 PUBLIC ART



8 MORE LIGHTING AT NIGHT



9 SOCCER FIELD



10 GAME AREA

Stakeholder and Committee Meetings

In addition to the community events and meetings described above, the design team gave presentations to several stakeholder groups and committees throughout the outreach process. All the groups were asked to provide feedback, which was combined with input received during public outreach.

The City organized meetings with four stakeholder groups. Members of each stakeholder group are listed below:

- **Property and Landowners:** Members of this group included BART, developers involved in new projects along the trail corridor, Kaiser Hospital, San Mateo County, Calwater, Barbara Butler, Coma Creek Visioning Group, and the towns of San Bruno and Colma.
- **Community:** This group represented the South San Francisco Unified School District, Boys and Girls Club, Mothers Club, Park Lane Apartments, Youth Advisory Council, Community Garden Group, Special Needs Group, Dog Owners Group, Artist Studio Users, Cultural Arts Commission, and SSF Friends of Parks and Recreation.
- **Recreation:** This group included representatives for Soccer, Softball/Baseball, Swimming, Bocce Ball, Pickleball, Tennis, Outdoor Fitness, Seniors, Skateboarders, and BMX Bike Riders.

- **City Staff:** Members of various City departments were gathered including the Recreation Division, the Parks Division, Aquatics, Recreation Classes, Childcare, Cultural Arts, Rentals, Seniors, Organized Sports, Special Events/Publicity, and Parks Maintenance.

The design team met with each stakeholder group twice in virtual meetings to present the project and collect comments. Although not every member was present during the stakeholder meetings, everyone that received an invitation was provided with a written meeting summary and encouraged to fill out an online survey, as well as submit written comments after the meeting.

Master plan design documents were also shared at meetings with different City committees. Presentations were given to the Bicycle and Pedestrian Advisory Committee and the Design Review Board during regular meetings for those groups. These meetings were intended to give each group an overview of the master plan update process and offered a way to receive even more feedback.



CITYWIDE CENTENNIAL ORANGE ARTS + TRAIL + PARK

3 Master Plans, 1 Process
Help Envision your Community

ARTS + TRAIL + PARK

Upcoming Event

The Great Pumpkin, South City
Saturday, October 23, 2021
 12:00 pm - 2:00 pm

Orange Memorial Park
 781 Tennis Drive
 South San Francisco, CA 94080

Community Open House #2
Saturday, November 06, 2021
 10:00 am - 1:00 pm

Joseph A. Fernekes Building in
 Orange Memorial Park
 781 Tennis Drive
 South San Francisco, CA 94080

For more information and updates, visit:
<https://www.ssf.net/PRMasterPlans>

We Want to Hear from You!

Please take a few minutes to complete the following online surveys. Either scan the QR codes or use the web links provided below.



Online Survey



<https://www.surveymonkey.com/r/centennialwaytrail2>



Online Survey



<https://www.surveymonkey.com/r/orangememorialpark2>

Survey answers are due November 12th.



Figure 6 - Outreach flyer advertising upcoming events and online surveys.

Survey Data Collection

The purpose of the outreach process described above was to collect input that would guide master plan development. During the outreach process, the primary means of gathering feedback was through a series of surveys. Surveys were offered to event and meeting participants; and also advertised to the general public through flyers, newsletters, City publications, social media platforms, and the City’s website.

The initial survey was released prior to Community Meeting #1 and asked participants to rank potential trail amenities and also provide their own ideas for how they would like the trail to be improved. The survey was offered online and also in paper format at Community Meeting #1.

Survey questions were also integrated into the Agents of Discovery app, which was tailored to a younger audience and allowed input through a scavenger hunt format.

The second survey was released prior to Community Meeting #2 and provided a means of collecting comments on preliminary design alternatives for each opportunity area. The survey was offered online and also in paper format at the community meeting. The online version of the survey was converted to Spanish, in order to reach a wider audience.

A summary of the survey results is presented in the Appendix B.

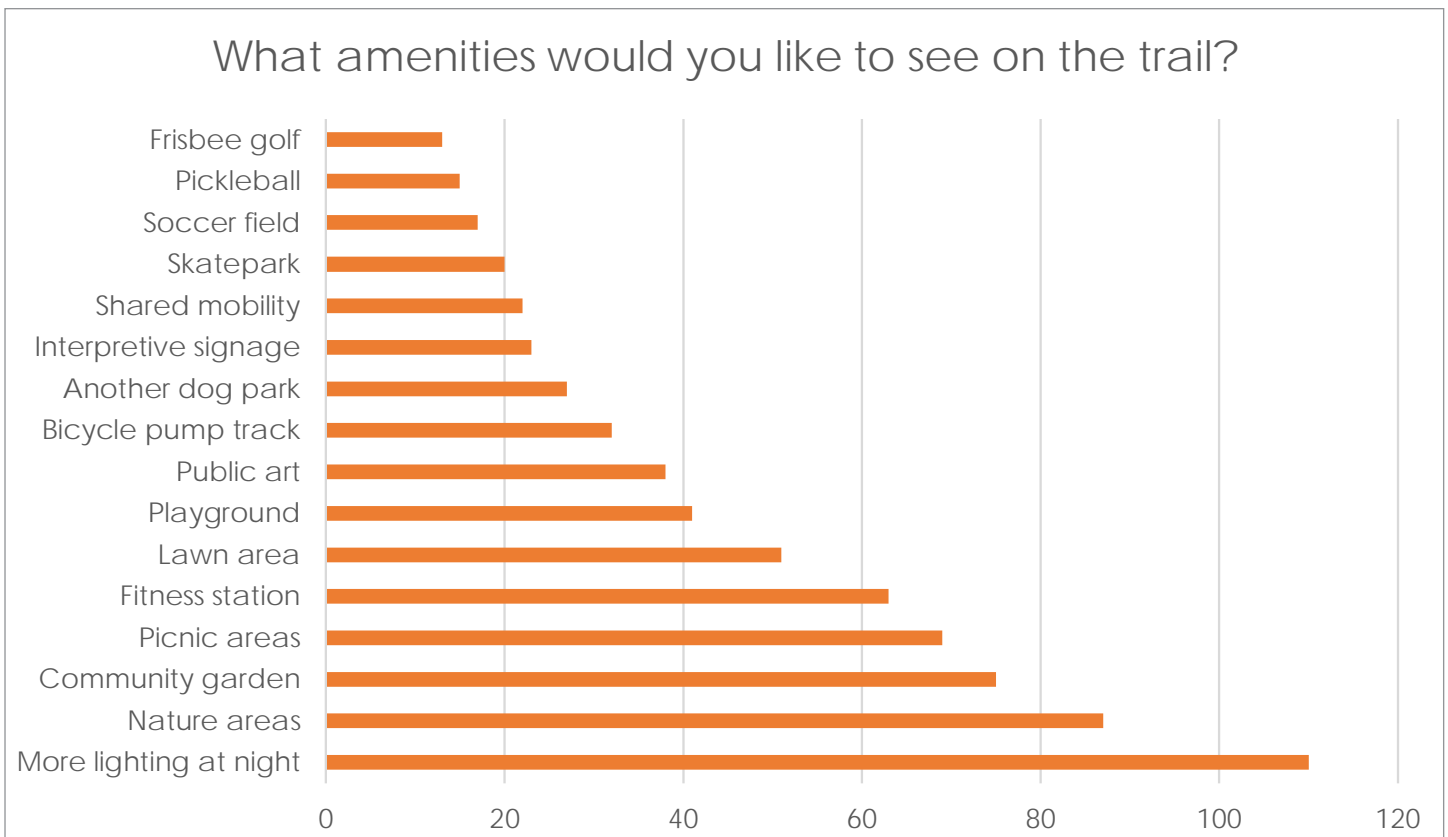


Figure 7 - Graph of survey data indicating public preferences for possible trail amenities.

CENTENNIAL TRAIL MASTER PLAN SURVEY
We Want to Hear from You!

OPPORTUNITY AREA #2 (SPRUCE TO ORANGE AVENUE)

ALTERNATIVE 1

ALTERNATIVE 2

1 NATURAL AREA

2 PICNIC SEATING AREA

3 FITNESS STATION

4 SKATE BASE

5 BICYCLE PUMP TRACK

6 OUTDOOR CLASSROOM

Which alternative do you prefer for **Opportunity Area 2**?

Alternative 1 Alternative 2

Why did you choose that alternative?

How can your preferred alternative be improved?

What else would you like to see at **Opportunity Area 2**?

Have you attended any previous meetings related to the Centennial Trail master planning process?

Yes No

How far from Centennial Trail do you live?

Less than a 10 minute walk More than a 20 minute walk
 A 10 to 20 minute walk I don't live in South San Francisco

Which statement below represents how often you visit Centennial Trail?

Once a day Once a year
 Once a week Never
 Once a month I don't know

To fill out this survey online, go to <https://www.surveymonkey.com/s/centennialwaytrail2> or scan the QR code. If you have questions or would like more information, please email PRMasterPlan@sssf.net. Survey answers are due November 12th.

English Español

Figure 8 - Public survey requesting feedback on Opportunity Area #2.



04

CONCEPT PLANS

4. CONCEPT PLANS

Overview

The concept plan described in the following sections is the product of the outreach process and is intended to serve as a general framework for future improvements along Centennial Way. The selection and placement of amenities is based on the feedback received from the public, stakeholders, and committees that participated in outreach meetings and events. The drawings are not meant to show final designs for amenity areas, but to provide general direction, program, and inspiration. Detailed design development would be necessary prior to implementing improvements.

Although the preferred plan is described below, it was preceded by multiple design alternatives. Two design alternatives were produced for each of the three opportunity areas. The design alternatives are provided in Appendix C for reference.

Preferred Plan

The entire preferred plan is shown in Appendix D and described below. The plan begins at the southern trail terminus and continues up to the north end of the City. For its entire length, the main trail is consistent with the alignment that exists today. All improvements shown are alongside the existing trail.

Opportunity Areas

The majority of trail amenities are concentrated in opportunity areas that

were identified during the outset of the design process. These opportunity areas have the most consolidated space available for placement of larger amenities.



Site Photo - Openness of Opportunity Area #1.



Figure 9 - Opportunity Area #1 viewed from within the open lawn, showing seating located in front of the future residential development.

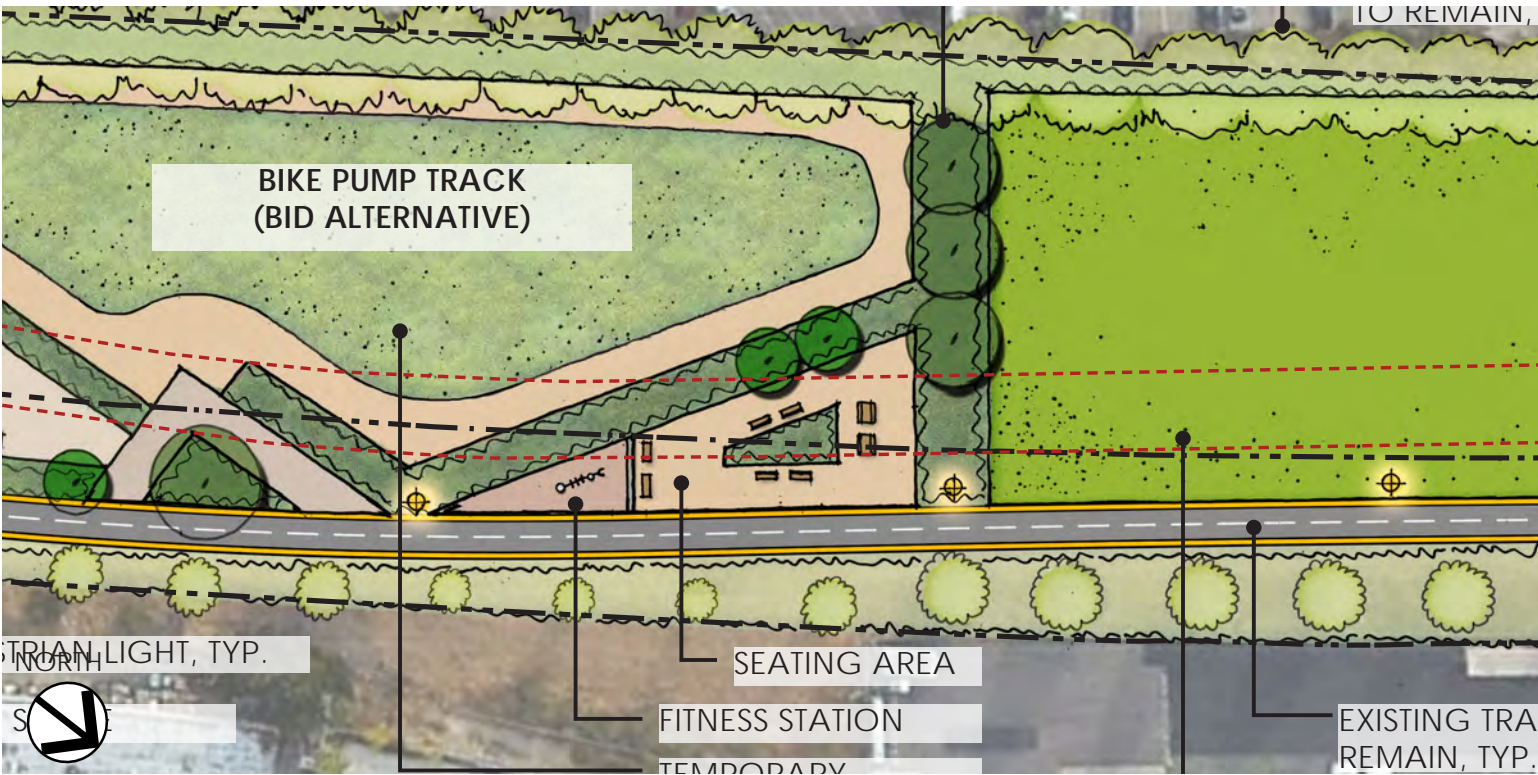
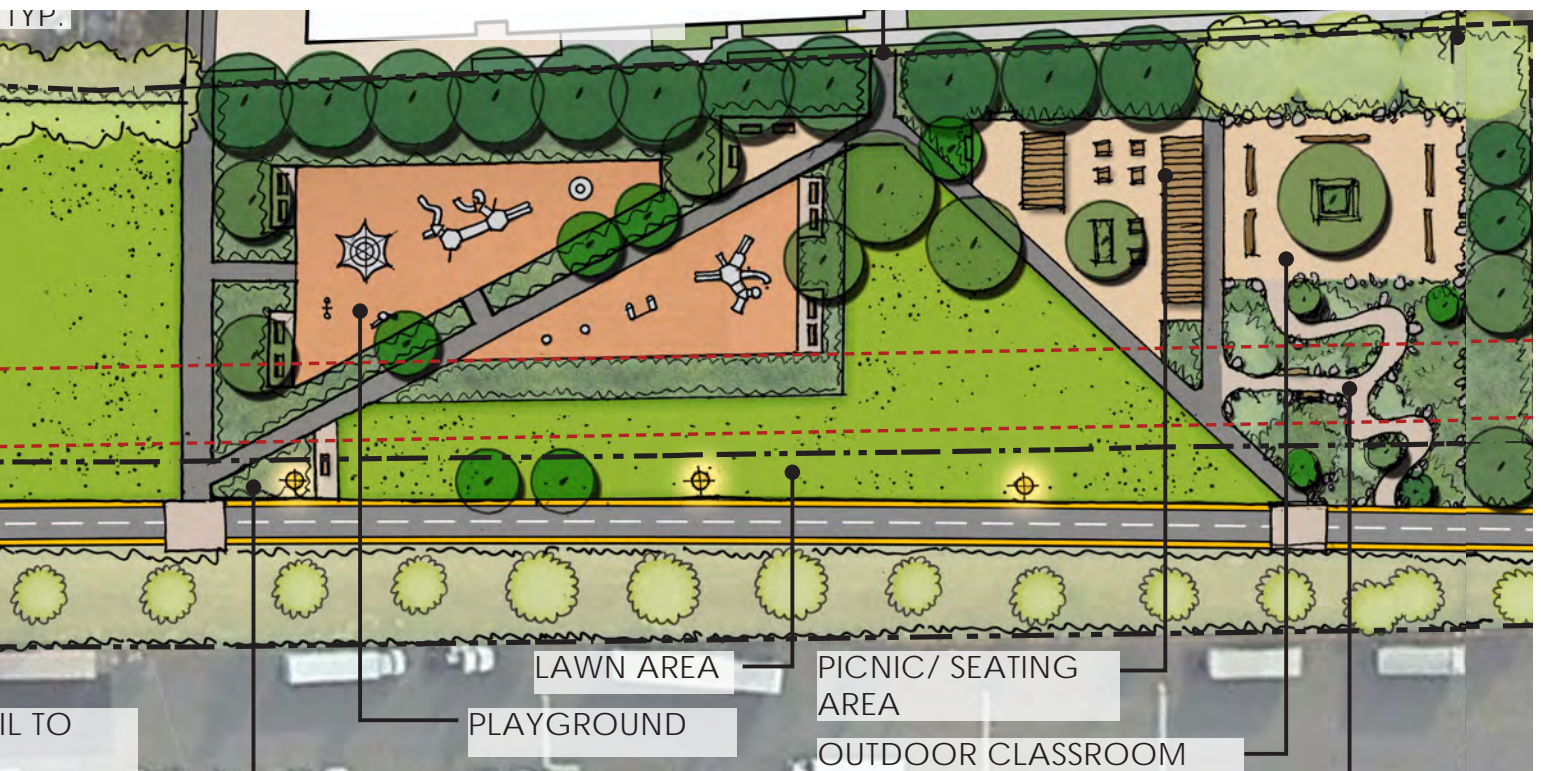


Figure 10 - Preferred alternative for Opportunity Area #1.

Opportunity Area 1

The first opportunity area is between Huntington Avenue and Spruce Avenue, and is shown below. Key aspects of the preferred plan for Opportunity Area 1 are as follows:

- There is a high level of support for a bike pump track. A pump track is a circuit of rollers, banked turns and features designed to be ridden completely by riders generating momentum by “pumping” instead of pedaling. A pump track needs a large flat area and can be grouped with skate spaces, since those two uses are compatible.
- Based on discussions and outreach to stakeholders, it was determined that a series of integrated skate spaces along Centennial Way would be more desirable than a traditional skate park in Orange Park.
- Formal soccer fields were explored in Design Alternative #2, but were abandoned in favor of an informal practice field. Formalized soccer fields would require parking in close proximity due to transfer of players of varying abilities and equipment along with additional supporting amenities, such as restrooms, that could not be accommodated at this site.



- More traditional park uses are located in front of the planned 1477 Huntington residential development, to not only serve the public but also to complement residential amenities.
- Multiple access points from the trail corridor to 1477 Huntington are encouraged, with the main public access point to Huntington Avenue planned on the south side of the development.

Opportunity Area 2

The second opportunity area is between Spruce Avenue and West Orange Avenue, and is shown below. This segment of the trail is located on SFPUC property. Any improvements in this area would need to be approved by the SFPUC prior to being adopted into the master plan.

Based on feedback received during the outreach process, improvements in this area should consider the following:

- Amenities need to be compatible with the site sloping downward to the east.
- Skate spaces could benefit from the close proximity to SSF High School.
- Connections to SSF High School and Los Cerritos Elementary School could provide trail access and also encourage joint use of trail amenities. These connections would need to be further coordinated with the school district and would need to provide access control into the school campuses.
- Program elements that could be usable by the schools for educational purposes should be considered.

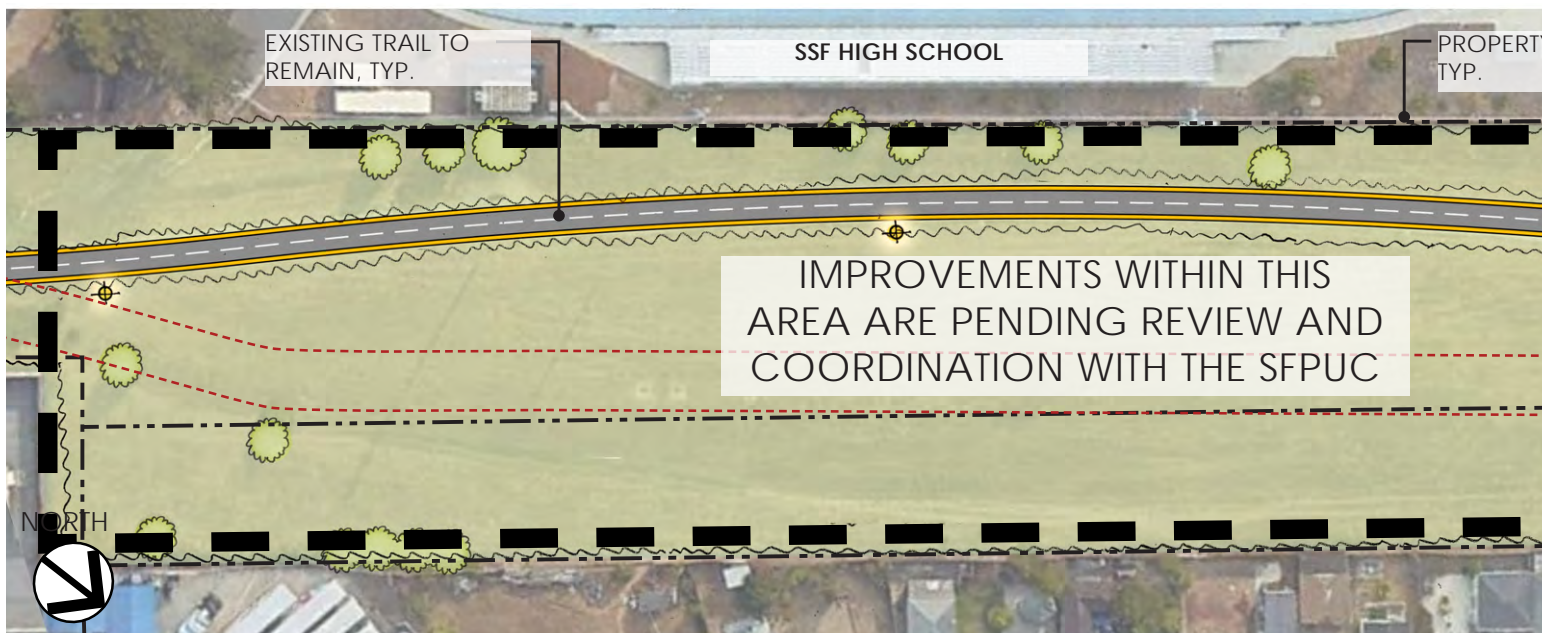


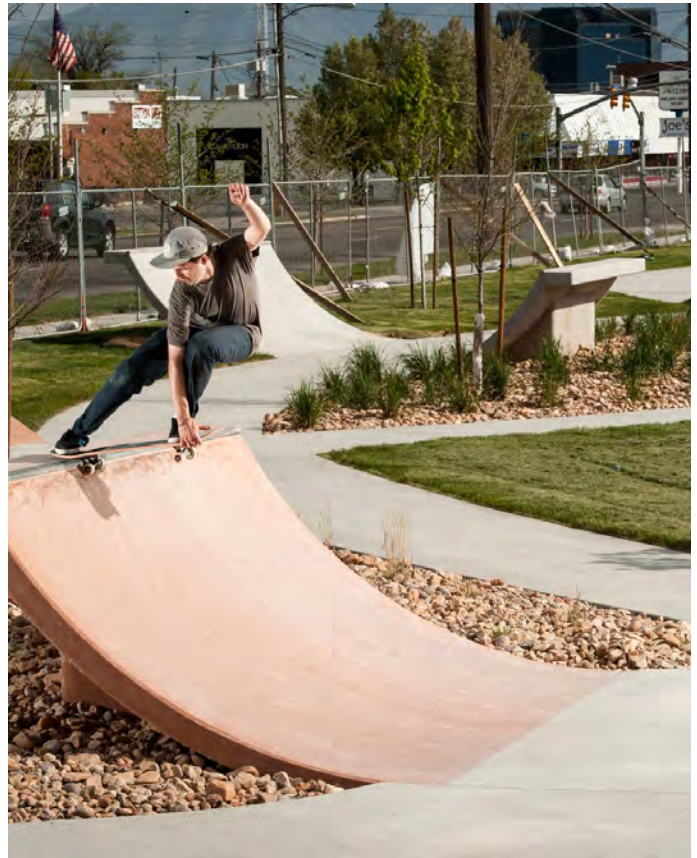
Figure 11 - Plan showing the existing conditions at Opportunity Area #2.

- Fitness stations are desired throughout the trail, and some equipment could be located within this segment.

Opportunity Area 3

The third opportunity area is north of Chestnut Avenue, between Mission Road and Colma Creek, and is shown on the next page. Key aspects of the preferred plan for Opportunity Area 3 are as follows:

- Outdoor fitness, seating, and nature areas could potentially be used by Kaiser Hospital staff and patients via a future bike/pedestrian bridge across Colma Creek that is identified in the General Plan.



Character Image - A skate space integrated with surrounding landscape. Photo Credit: Spohn Ranch

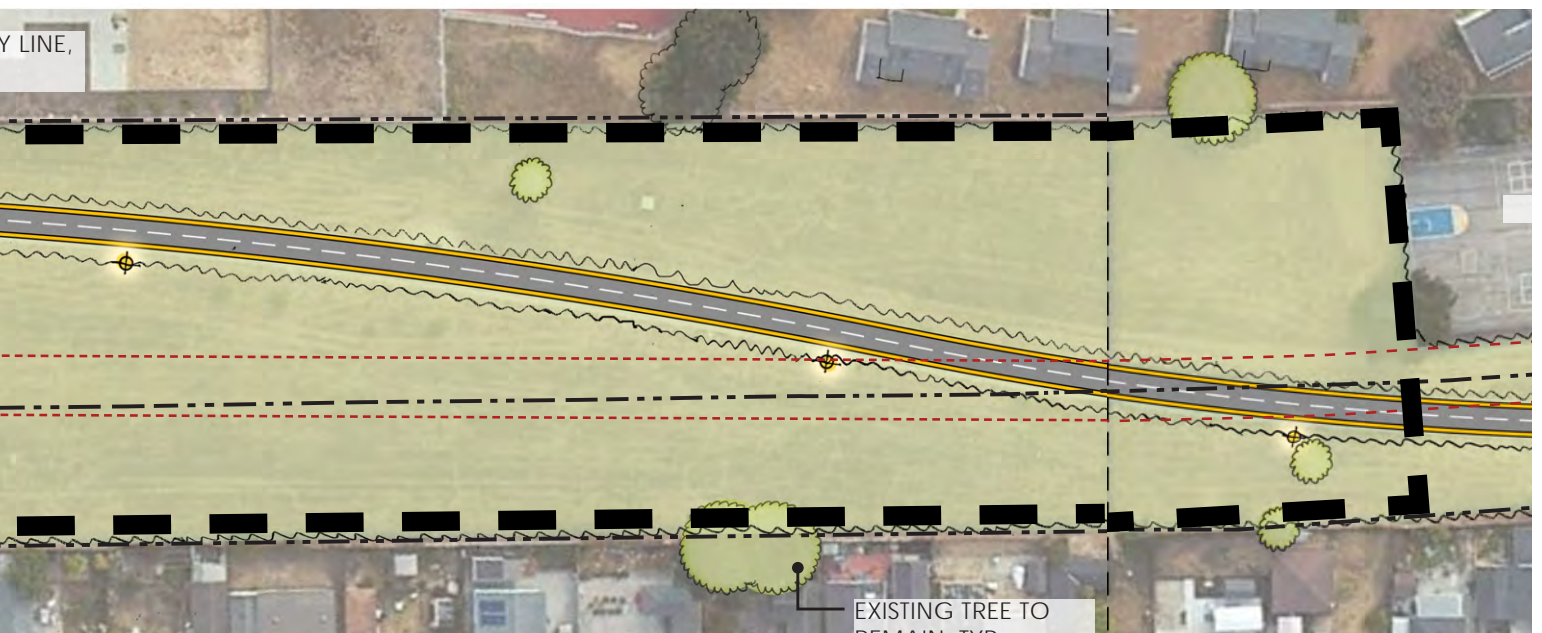




Figure 12 - Opportunity Area #3 showing skate space with community garden in the background.

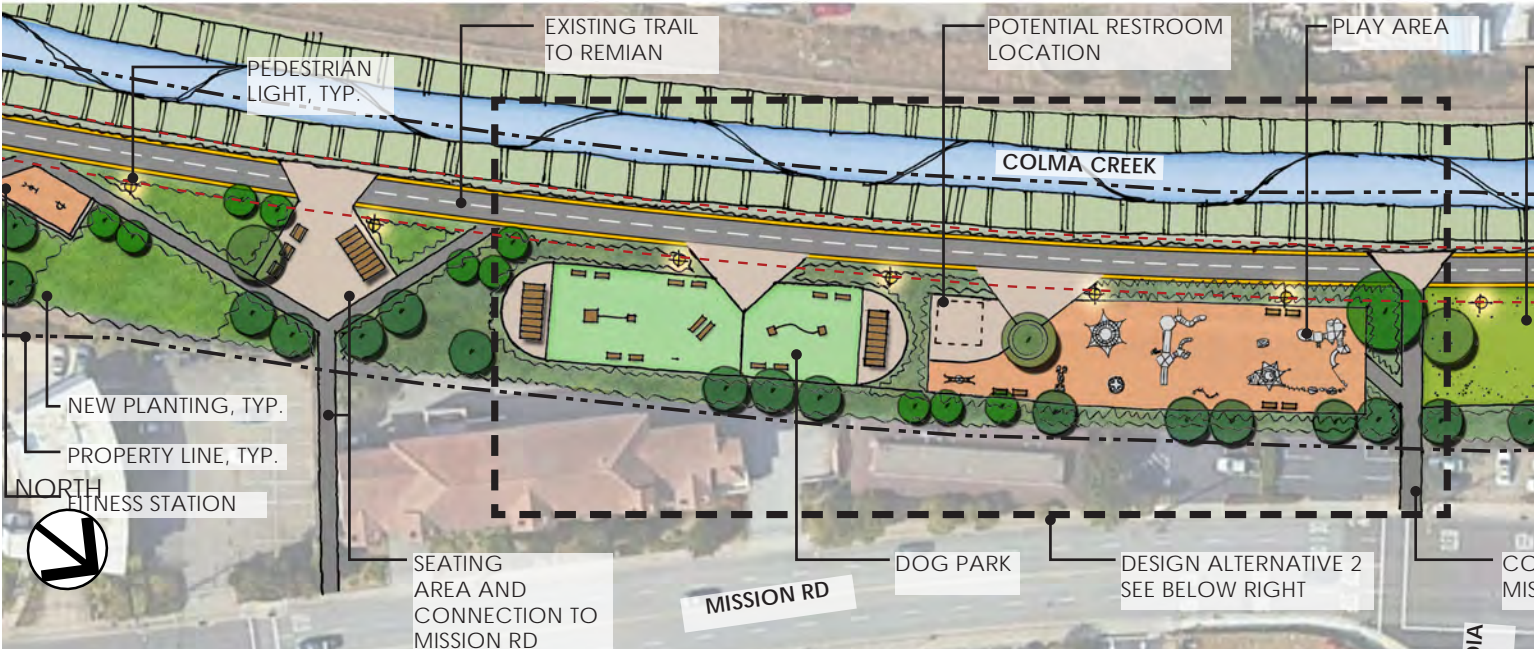


Figure 13 - Preferred alternative for Opportunity Area #3.

- More trail connections are desired to Mission Road.
- There is support for another dog park to complement the existing dog park near Orange Park.
- A play area is desired near the Sunshine Gardens neighborhood to the east of Mission Road.
- There is potential for the play area to be constructed within the Sunshine Gardens neighborhood, and if that happens, the dog park could expand in size (see Alternative 2 on page 7 of the preferred plan).
- Encourage development of pedestrian access points between Mission Road and the trail.
- There is support for a community garden, and its location near the northern trailhead could ease delivery of garden materials.

- Another skate space will help disperse that use throughout the entire trail.

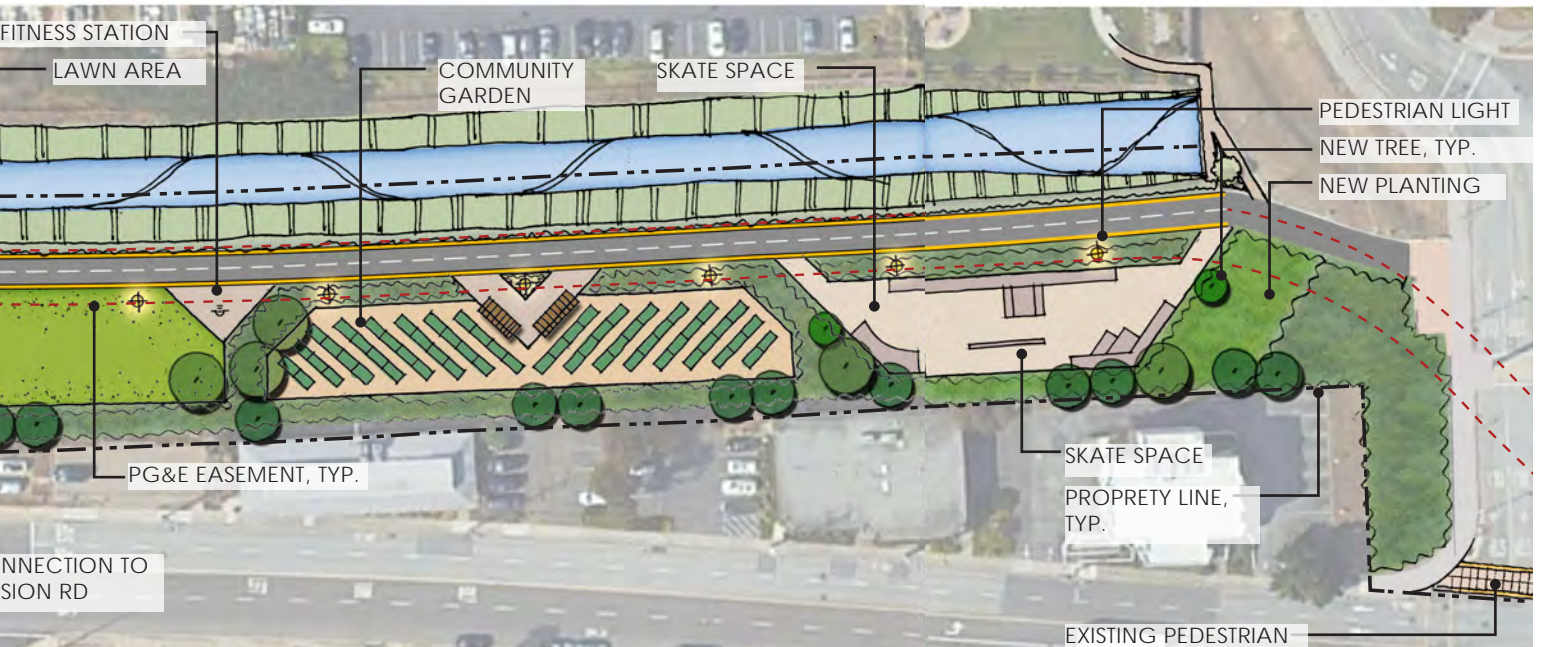
Other Special Areas

The three opportunity areas offer the greatest potential to enhance Centennial Way, but there are other specific locations where improvements could offer benefit.

West Orange Avenue Intersection

The current trail crossing at West Orange Avenue consists of rectangular rapid flashing beacons and in-ground lights at the crosswalk. Safety could be improved by adding advance yield pavement markings (shark’s teeth), a raised, high-visibility crosswalk, and a flashing beacon with passive detection in addition to push-button detection.

The Spruce Avenue intersection is already signalized, and upgrades to the Chestnut Avenue intersection are planned as part of the Community Civic Campus project. Neither intersection needs additional improvements.



Dog Park Segment

The trail segment on the west side of the existing dog park (pages 3 and 4 of the preferred plan) would benefit from more formalized neighborhood connections. Informal foot paths have already been created to connect B Street, 1st Street, and A Street. Connections to these streets could become paved and accessible. An open area on the west side of the trail adjacent to 12 Mile Creek is currently underutilized and could be enhanced with additional amenities.

BART Station Plaza

While not part of Centennial Way, a plaza at the South San Francisco BART station (page 8 of the preferred plan) was identified in the BART maintenance agreement as a location that the City could enhance. Today the space is mostly open and often inflicted by a strong wind from the northwest.



Site Photo - Trail intersection at W Orange Avenue.

The plaza could be improved by offering seating on the north side, which could be sheltered from the wind by planting and vertical screening elements in the landscape.

The SSF Farmer's Market was at one time located in the plaza. Improvements should preserve the potential to allow for farmer's market booths, in case that use is attempted again. A farmer's market in the plaza could enjoy better success than past attempts, due to the newer residential developments surrounding the BART Station.

Additionally, plaza improvements should explore other modifications to aid in the programming of events, classes and programs.

Colma Creek Restoration

During outreach there was a general desire for greening or restoration of Colma Creek. The city should continue to explore opportunities with appropriate agencies.

General Recommendations

Based on site observations and comments received during the outreach process, the following recommendations apply to the entire trail.

- **Trail Width:** The addition of amenities along the trail in combination with new land developments will likely increase the number of trail users. The overall trail width could be increased to 12 foot wide with 2-foot shoulders on each side to handle the increased traffic and allow for better maintenance access.

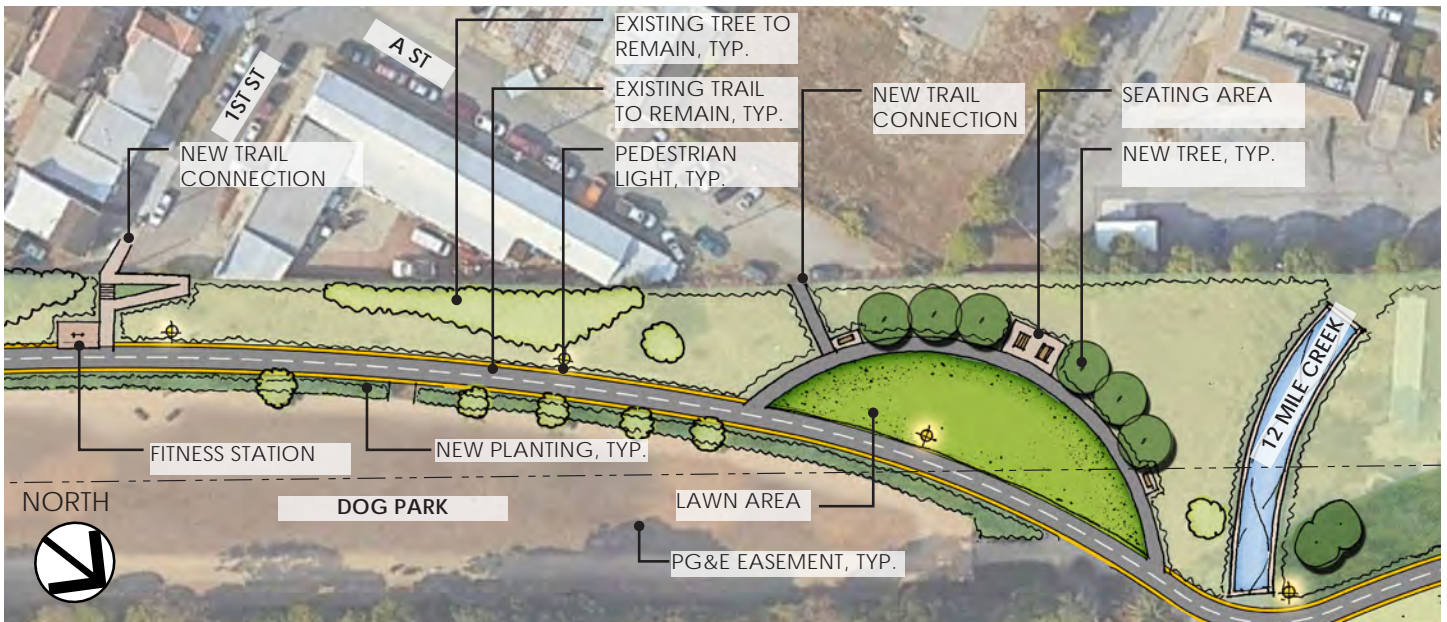


Figure 14 - Design concept for trail segment adjacent to the dog park.

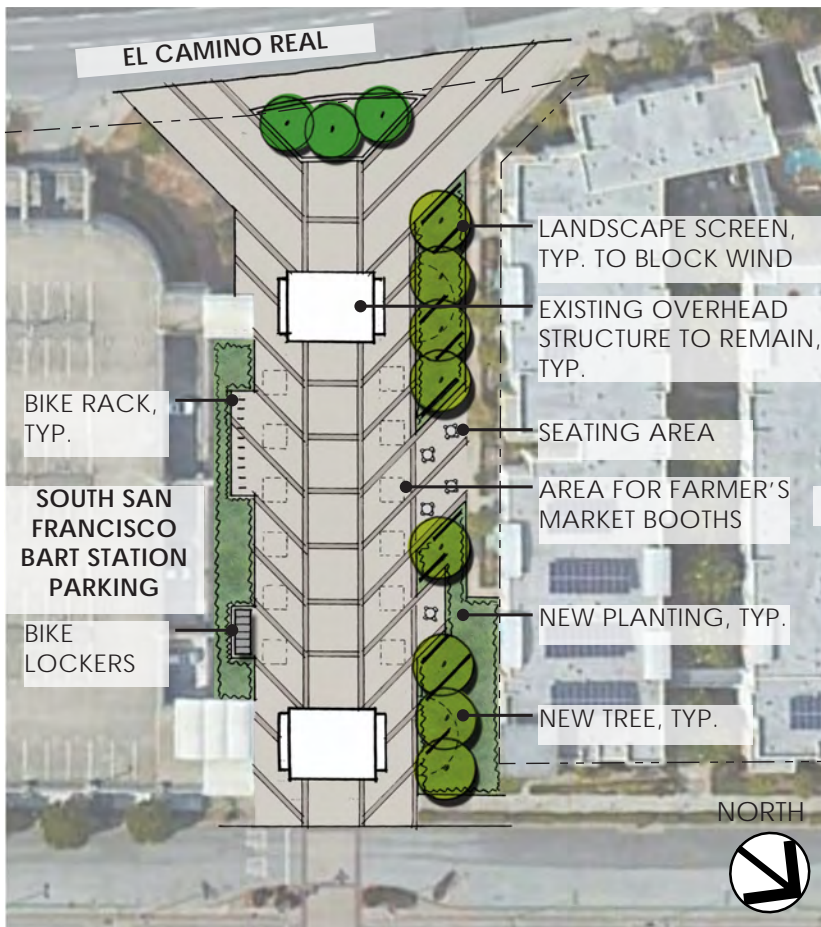


Figure 15 - Design concept for the BART Station Plaza.



Site Photo - BART Station Plaza.



Site Photo - Typical seat block at trail plaza.



Site Photo - Trail lighting at dusk, taken shortly after construction.

- **Bicycle/Pedestrian Signage:** Concerns about conflicts between bicycles (or other wheeled transportation) and pedestrians could be accomplished by installing signage along the trail that provide rules for separation between transportation types and establish speed limits. Signage can also be developed that would be tied to 911 dispatch. A user in an emergency situation could indicate a number or code posted on the sign to 911 dispatch which would give emergency responders the exact location and access points. This is similar to a program developed by the City of San Jose for their trail network.
- **Connections:** More connections to adjacent streets and neighborhoods are desired to increase the number of locations where the trail can be accessed. Explore options for trail continuation outside of the current trail corridor, and consider working with other agencies to extend the trail through their jurisdictions.
- **Lighting/Security:** Current light levels at night along the trail are minimal and a cause of safety concern by trail users. New lights could be added between the existing trail lights, or the existing light fixtures could be updated to increase illumination. The new light fixtures should match existing fixtures in style and height. Additionally, the existing network of security cameras could be expanded throughout the trail and mounted to light poles.
- **Fitness Stations:** Installing a series of exercise stations along the entire length of the trail at regular intervals is desired by trail users. The exercise equipment

should be from a single manufacturer to ease maintenance and be usable by different age groups.

- **Skate Spaces:** Smaller skate spaces distributed throughout the entire length of the trail are preferred over a larger skate park. The skate spaces should be constructed on concrete pavement and have a mix of street-style obstacles and ramps.
- **Site Furnishings:** New benches, bike racks, and trash receptacles along the trail should match existing. New seat cubes, seat walls, and kiosks should follow the theme already present at existing trail plazas. Bike repair stations and drinking fountains could be added at key intersections where they are not already present. If new interpretive panels are added, consider making the text bilingual in English and Spanish.
- **Public Art and Signage:** Opportunities for public art along the entire trail should be explored. Additionally, a coordinated signage program should be developed to include enhanced wayfinding signage, mileage markers, and interpretive signage.
- **Public Restrooms:** Explore opportunities for on-trail restrooms in close proximity to intersections for security and utility connections. Use wayfinding signage to highlight where public restrooms exist adjacent to the trail.
- **Planting and Irrigation:** New planting along the trail should continue to utilize drought tolerant, low maintenance species that can tolerate recycled water. Manicured lawns should be limited to areas of concentrated

use, in order to reduce water and maintenance requirements. Planting should be selected to attract nesting birds and native pollinators, which will help encourage their movement throughout the city.

More shade trees and denser planting in nature areas is desired by trail users. The trail corridor provides an tremendous opportunity for planting trees to meet the goals set forth in the City's Urban Forest Master Plan.

The use of reclaimed water for irrigation throughout the trail should continue to expand, in order to utilize stormwater that is captured and treated at Orange Park. Existing trail irrigation systems have recycled water provisions, and should serve as a precedent for new systems. Street crossings are the most difficult barriers for extending the recycled water infrastructure and should be considered a high priority.

- **Trail Maintenance:** With additional amenities and area to maintain within the trail corridor, the number of city workers dedicated to maintenance should follow the standards described in the city wide Parks and Recreation Master Pan.
- **New Land Developments:** Connections between the trail corridor and new land developments should be encouraged, so that the trail becomes an attractive feature. Access points are not limited to where they are shown on the master plan and should be explored wherever feasible. Trail amenities should provide diverse uses that are different than what is offered by the developments and cater to the needs of new users.



05

IMPLEMENTATION

5. IMPLEMENTATION

Cost Estimate

To assist with implementation and allocation of funding for improvements, an estimate of probable construction costs was prepared for the preferred plan. The trail was divided between street intersections, which isolated each of the three opportunity areas. Segment numbering does not indicate the priority for constructing improvements. City funded projects will prioritize improvements to benefit disadvantaged communities. Dollar figures are based on current (2023) construction costs and are expected to increase over time due to inflation. When budgeting for implementation, it is recommended to add 6% inflation for every year after 2023. The total estimated cost for each segment is summarized below. A more detailed cost breakdown

for each segment is provided in Appendix E.

Funding Sources

Funding for improvements outlined in this master plan would likely need to come from a mix of local municipal sources, private developers, and external grant applications. Partnerships could be established with developers of adjacent properties. This could include getting credits for off-site open space and/or increasing their floor-to-area ratio (FAR) for developing sections of the trail. Grant funding sources for the master plan could include the Clean California Local Grant program, or the California Land and Water Conservation Fund program. As more grant opportunities arise, they will be easier to apply for now that desired improvements have been defined and documented.

Segment	Description	Estimated Cost
1	Huntington Avenue to Spruce Avenue	\$7.2 Million
2	Spruce Avenue to West Orange Avenue	Under Development
3	West Orange Avenue to Chestnut Avenue	\$4.9 Million
4	Chestnut Avenue to McLellan Drive	\$12.7 Million
Total Estimated Cost		\$24.8 Million

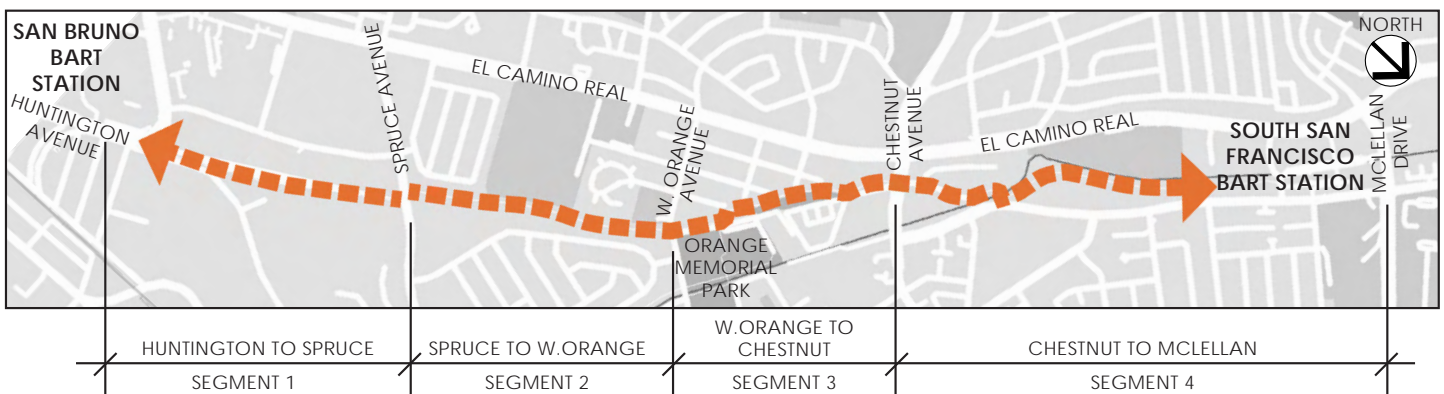


Figure 16 - Map showing trail segmentation in the cost estimates.



06

APPENDIX

APPENDIX A

Meeting Summaries





Revised August 5, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

Date: July 28, 2021

Time: 2:30 – 4:00 pm

Attendees: City of South San Francisco (City)
Philip Vitale, philip.vitale@ssf.net
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Angela Duldulao, angela.duldulao@ssf.net

Calwater

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Mike Utz, mutz@calwater.com
Rob Seeley, rseeley@calwater.com

Barbara Butler Artist-BUILDER

Barbara Butler, barbara@barbarabutler.com

SummerHill Apartment Communities (988 El Camino Real)

Elaine Breeze (EB), ebreeze@shapartments.com

L37 (1051 Mission)

Brian Baker, brian@l37partners.com

PMA/Lane Partners (Southline)

Sabrina Alonso, sabrinaa@pmainc.com

SyRes Properties (410 Noor)

Glen Ceridono, gceridono@syresproperties.com

BART

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Town of Colma

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Callander Associates (CALA)

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Nate Ritchie, nritchie@callanderassociates.com

Zach Katz, zkatz@callanderassociates.com

Opportunities and constraints plans for the Centennial Way Trail Master Plan and Orange Memorial Park Master Plan were presented during the meeting to facilitate feedback from stakeholder groups. The following items were discussed and/or decided upon during the meeting.

Item

Action / Due Date

CENTENNIAL WAY TRAIL

The trail master plan is being updated in response to new areas within the trail corridor that are now available for constructing improvements and several adjacent developments that are either planned or under construction.

BART Comments

1. Any improvements along the trail corridor would need to be reviewed by BART, but in general improvements are likely acceptable as long as they don't impact the integrity of BART underground tunnels and infrastructure via footings, weight impacts, etc.
 - a. Secure areas must be excluded from study including vent structures and sub-stations. These areas are already fenced off.
2. The City could program the plaza at the South San Francisco BART station for events if desired.
 - a. There are precedents at Castro Valley, 24th Street, and 16th Street stations where farmer's market and artisan events are held.
 - b. Additional security for events is sometimes a concern and may need to be paid for by the event organizers.

Developer Comments

3. The 410 Noor development will offer mostly studio and 1-bedroom apartments for rent, and the typical resident will likely be young and single.
 - a. Private on-site amenities include a gym, lounge, entertainment room, and work from home space.
 - b. A community garden will be available to both residents and the public.
 - c. Desired off-site amenities include access to bike trails, a playground, and a place to take pets.

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

August 5, 2021

Page 3 of 5

<i>Item</i>	<i>Action / Due Date</i>
4. The 1477 Huntington development will provide public access to Centennial Way from Huntington Avenue.	
5. The 988 El Camino Real development (SummerHill) will likely rent to young adults, either singles or couples.	
a. Private on-site amenities include retail space, a gym, club room, work from home space, hot-tub, BBQ, seating areas, bike parking, and a dog run.	
b. A public outdoor fitness park will be constructed along the Centennial Way trail, and the Chestnut Avenue pedestrian crossing will be improved. EB to provide more information on the outdoor fitness park.	Already provided
c. Bike and scooter rental is not a part of the development plans. However, there are two public bike parking areas at the fitness park that might be able to accommodate bike or scooter rental if needed.	
d. Desired off-site amenities include places to take pets, flexible spaces for lounging and playing games (i.e., grass mounds, open lawn areas, etc.), cornhole, concrete ping pong tables, basketball, and pickleball.	
6. The 1051 Mission development is anticipated to house a mixed demographic of working singles and families. About 20% of the units will be affordable housing.	
a. On-site amenities include a child care facility, retail space, outdoor plaza, parking area that can be programmed for events (farmer's market, food truck, etc.), pedestrian/bike connections to El Camino Real and Mission Road, a footbridge to Kaiser Hospital, playground, fitness court, and sculpture/lawn area.	
b. The location of the footbridge to Kaiser has not been finalized and it could move farther north depending on Kaiser's plans for redeveloping their campus.	
c. Restoration of Colma Creek to a more natural channel will be explored, including softening up the concrete channel and restoring plant growth.	
d. Desired off-site amenities include a dog park and bike share stations.	

Town of Colma

7. Colma does not currently have plans for extending the trail north.
8. There are plans for bike lanes on El Camino Real which could extend south to the South San Francisco city limit.

Item

Action / Due Date

ORANGE PARK

Plans for a new pool building and the construction of new synthetic turf fields have prompted an update to the park master plan. The City also wants to evaluate what uses are working well and which ones might function better if changed.

Calwater Comments

9. Public access from Chestnut Avenue into Orange Park along the Colma Creek channel is desired by the City.
10. Access to Orange Park from Commercial Avenue through the City's community gardens and Calwater property is another potential connection that may be beneficial.
11. Calwater's treatment plant may expand to process groundwater into drinking water, thus the groundwater area on the south side of the plant is important to protect.
12. There are several wells on the property that also need protection.
13. An underground water line that crosses under Colma Creek and runs north to the treatment plant must not be impacted.
14. Calwater is open to resuming discussions with the City on usage of their property for access to Orange Park.

Barbara Butler Comments

15. Barbara is exploring the possibility of renovating the existing artist studios at Orange Park.
 - a. Some of the buildings would be occupied by Barbara and her staff.
 - b. Other buildings could be used for classroom training and mentoring, or rented by other artists.
 - c. The studios could periodically be opened for public access and events.
16. The proposed renovation fits within the existing artist studios footprint, but additional space for parking would be desirable.

Other Comments

17. Eucalyptus Avenue could potentially provide a vehicular access to the park from Commercial Avenue if the gate was removed. Impacts to neighboring homes would need to be evaluated first.

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

August 5, 2021

Page 5 of 5

<i>Item</i>	<i>Action / Due Date</i>
Process and Next Steps	
18. The outreach process has and will include other stakeholder groups and the larger community.	
19. Stakeholders can fill out online surveys for both Orange Park and Centennial Way to provide further comments.	
20. Stakeholders will be asked to provide more input as the master plans continue to develop.	

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:



Nate Ritchie
CALA

cc: All attendees

Greg Mediati, City of South San Francisco, greg.mediati@ssf.net

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Makena Wong, County Flood and Sea Level Rise (OneShoreline), mwong@oneshoreline.org

Len Materman, County Flood and Sea Level Rise (OneShoreline), len@oneshoreline.org

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Ann Mottola, San Bruno, amottola@sanbruno.ca.gov

Danielle Brewer, San Bruno, dbrewer@sanbruno.ca.gov

Attachments: Outreach Event Flyer and Survey Link, July 2021, one page
Outreach Graphic Exhibits, July 2021, three pages



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August 16, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

Date: August 10, 2021

Time: 5:30 – 7:00 pm

Attendees: City of South San Francisco (City)

Philip Vitale, philip.vitale@ssf.net
Sharon Ranals, sharon.ranals@ssf.net
Greg Mediati, greg.mediati@ssf.net
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South San Francisco Unified School District

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Daina Lujan, dlujan@ssfusd.org

Full of Fun Camp (Special Needs Group)

Herbert Rahm, hotjrco@aol.com

SSF Parks and Recreation Commission

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Callander Associates (CALA)

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Nate Ritchie, nritchier@callanderassociates.com
Dania Castro, dcastro@callanderassociates.com

The purpose of the meeting was to give stakeholder groups an opportunity to provide feedback regarding amenities that they would like to see within Centennial Way Trail and Orange Memorial Park. The information collected will be considered during the preparation of master plan updates for the trail and park. A brief background of previous master planning efforts was presented along with current graphics illustrating opportunities and constraints. The following items were discussed and/or decided upon during the meeting.

BURLINGAME

1633 Bayshore Highway, Suite 133
Burlingame, CA 94010
650.375.1313

GOLD RIVER

12150 Tributary Point Drive, Suite 140
Gold River, CA 95670
916.985.4366

SAN JOSE

2025 Gateway Place, Suite 285
San Jose, CA 95110
408.275.0565

<i>Item</i>	<i>Action / Due Date</i>
School District Comments	
1. SSF High School and Los Cerritos Elementary School are both adjacent to the trail and neither school is currently utilizing the trail to its full potential.	
a. Student use of the trail is limited since the schools are fenced off and direct connections are not currently provided.	
b. Providing trail access to both schools may be beneficial to those who live locally within the neighborhood and do not drive to school.	
c. If direct access was provided, gates would need to be implemented that restrict public access to school grounds.	
2. Students commuting by bicycle to SSF High School might benefit from a better trail connection.	
a. Bike parking could potentially be implemented nearby to encourage use.	
3. The SSF High School track team could potentially use the trail for practice.	
4. Fitness stations along the trail adjacent to SSF High School might be useful for PE classes and sport teams.	
5. Safety at the Orange Avenue street crossing near Los Cerritos Elementary School could be improved.	
a. Crosswalk markings are faded and should be repainted.	
b. A walking audit had been completed for the Safe Routes to School program which may have additional recommendations.	City sent report to CALA
6. A connection from the Los Cerritos Elementary School playground to the trail corridor could provide an opportunity for student activities such as nature walks or outdoor learning.	
7. Community gardens adjacent to the schools might provide benefit, since there are few or no facilities within school grounds.	
8. More trail lighting could improve student safety for those that use the trail early in the morning or after school events.	
Full of Fun Camp Comments	
9. Sensory play features and educational/interactive play elements could be assets for those with special needs.	
10. Having a play structure with inclusive play and safety features is desirable.	

<i>Item</i>	<i>Action / Due Date</i>
11. If frisbee golf is implemented along the trail, smaller putting courses may be more suitable due to space constraints.	
12. Picnic areas and restroom interiors at the park are outdated and could benefit from being renovated.	
13. One concern with adding a shared bike/scooter program is users leaving the bikes/scooters in unauthorized locations. This has been a problem in the past.	

Parks and Recreation Commission Comments

14. Adding a public play structure to the trail could be a good addition.
15. Providing emergency call boxes might make trail users feel safer.
16. The trail crossing at Chestnut Avenue and Antoinette Lane is difficult and safety is a concern.
 - a. Improvements are currently underway and should be monitored for efficacy.
17. Screening trees or other physical barriers might protect the trail corridor from strong prevailing winds.
18. Joint use of the trail by bicyclists and pedestrians sometimes causes congestion and safety concerns.
 - a. Widening the dirt shoulder on both sides of the trail or widening the paved area could help alleviate congestion.
 - b. Cyclist education could also help, either through permanent signage or by periodically organizing pop-up stations with bicycle safety educational materials.

Next Steps

19. Meeting participants are encouraged to fill out the online surveys for each project and share the surveys with members of their group. Survey links are attached to the meeting summary.
20. Meeting participants can also provide feedback through the Agents of Discovery game using a smart phone. Instructions are attached to the meeting summary.
21. Stakeholders will be asked to provide more input as the master plans continue to develop.

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

August 16, 2021

Page 4 of 4

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:



Nate Ritchie
CALA

cc: All attendees

Adena Friedman, City of South San Francisco, adena.friedman@ssf.net

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Kelli Jo Cullinan, SSF Friends of Parks and Recreation, kelli.cullinan@ssf.net

Attachments: Outreach Event Flyer and Survey Link, one page
Agents of Discovery Game Flyer, one page
Outreach Graphic Exhibits, August 2021, three pages



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August 16, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

Date: August 12, 2021

Time: 5:30 – 7:00 pm

Attendees: City of South San Francisco (City)

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The purpose of the meeting was to give stakeholder groups an opportunity to provide feedback regarding amenities that they would like to see within Centennial Way Trail and Orange Memorial Park. The information collected will be considered during the preparation of master plan updates for the trail and park. A brief background of previous master planning efforts was presented along with current graphics illustrating opportunities and constraints. The following items were discussed and/or decided upon during the meeting.

<i>Item</i>	<i>Action / Due Date</i>
Softball/Baseball Leagues	
1. After the synthetic turf fields at Orange Park are completed, the number of fields available to softball/baseball leagues throughout the city should meet current needs but may not accommodate future league growth.	
a. This assumes continued use of school facilities for league play, not just city facilities.	
2. There is some concern about the use of school facilities.	
a. It can be more difficult for the city leagues to obtain access for practices and games at some school sites, particularly Parkway Heights field.	
b. Maintenance of the school fields seems to be less consistent than city-maintained facilities. There are sometimes problems with irrigation scheduling.	
3. There are concerns with allowing dogs to use baseball/softball fields and dog owners not cleaning up after their pets.	
a. Consider prohibiting dogs on fields used for league play.	
4. After the synthetic turf fields at Orange Park are completed, baseball and soccer will be competing for use of the same facility, so careful coordination between the leagues will be necessary.	
5. There is some concern that city maintenance resources will be occupied maintaining the new synthetic turf fields at Orange Park and other natural turf facilities might not be maintained as well as they are today.	
6. The new synthetic turf fields should be designed with multiple base path lengths (60' and 70'), so they can accommodate more than one age group.	

<i>Item</i>	<i>Action / Due Date</i>
BMX Bicyclists	
7. A bike pump track within Orange Park could be beneficial, as there currently isn't a track locally. a. A petition has been organized that shows support for a pump track facility within the city.	
8. Good examples of BMX facilities include McLaren Bike Park in San Francisco, Santa Clara PAL.	
Skateboarders	
9. The existing skatepark within Orange Park doesn't match the desires of many users. a. The existing asphalt pavement is rough and the modular metal ramps are not ideal for most skaters. b. A mix of transition style skateboarding (ramps), bowls, and street style skateboarding elements would likely be more popular. Integrating the different styles is a more modern approach to building a skatepark.	
10. Having skateable elements that feel inclusive within the overall park ("skate spaces") are more desirable than a fenced-off area. a. Examples of skate spaces include Oculus Park in Burlingame and urban plazas in general. b. Other good skatepark examples include designs by Spohn Ranch, skateparks in Barcelona Spain, and Mayfair Skatepark in San Jose.	
11. A petition was organized that showed support for improving the current skatepark.	
12. The Transition Project skate group conducted a survey of members that may provide insights on local skateboarder preferences.	PDM provided survey results
13. Providing skate features along Centennial Trail that are off the main path could be another alternative to a concentrated park. a. It would be important for the skate spaces to have enough separation so they don't conflict with pedestrians and cyclists.	
Aquatic Group	
14. If a new pool building is constructed in Orange Park, the existing pool facility should remain open during construction because there is a high demand for its use and its consistent staff presence is an asset for park users.	

<i>Item</i>	<i>Action / Due Date</i>
15. If a new pool building is constructed, the existing building could be repurposed for another use, such as a gymnasium or community hall.	
16. Any new pool should be larger than the existing pool to better accommodate the high usage. a. Ideally there would be two pools, one to accommodate swim classes and older use groups and a separate pool for lap swimmers. b. A pool facility with more capacity could allow local swim teams to use the pool for swim meets.	
Bocce Ball Group	
17. The current facility consists of four outdoor courts and two covered courts.	
18. The current courts are fully utilized and should not be reduced or removed.	
19. It can be difficult to schedule league use of the courts for play, practice, and tournaments because of the requirement to maintain the courts for public use during certain times. a. It would be helpful if there was a mechanism for locking the courts during times when they are reserved for league use.	
20. On the four uncovered courts, overhead shade at the end of the court where the ball is thrown would be beneficial to protect players from the sun during warm months.	
21. The exiting bocce facility could benefit from a multi-use space adjacent to the courts that would allow for larger events to take place.	
Next Steps	
22. Meeting participants are encouraged to fill out the online surveys for each project and share the surveys with members of their group. Survey links are attached to the meeting summary.	
23. Meeting participants can also provide feedback through the Agents of Discovery game using a smart phone. Instructions are attached to the meeting summary.	
24. Stakeholders will be asked to provide more input as the master plans continue to develop.	

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

August 16, 2021

Page 5 of 5

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:



Nate Ritchie
CALA

cc: All attendees

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Attachments: Outreach Event Flyer and Survey Link, one page
Agents of Discovery Game Flyer, one page
Outreach Graphic Exhibits, August 2021, three pages



August 24, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: City Staff Stakeholder Meeting

Date: August 19, 2021

Time: 10:00 – 11:00 am

Attendees: **City of South San Francisco (City)**
Greg Mediati, greg.mediati@ssf.net
Philip Vitale, philip.vitale@ssf.net
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Callander Associates (CALA)

Zach Katz, zkatz@callanderassociates.com
Nate Ritchie, nritchie@callanderassociates.com

The purpose of the meeting was to give City staff an opportunity to provide initial feedback for the Centennial Way Trail and Orange Memorial Park master plans. The following items were discussed and/or decided upon during the meeting.

Item

Centennial Trail Comments

1. The annual Fun Run could potentially utilize the trail or another similar running event could be programmed on the trail.
2. If the trail had more access points it might better serve as an alternative mode of transportation to events at Orange Park and could be promoted as such.

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408.275.0565

Item

3. A small (U8) soccer field off of the trail could reduce demand on the new multi-use synthetic turf field at Orange Park if it had associated parking.
4. Interactive art elements along the trail such as outdoor musical instruments could create opportunities for public performances.
5. Story walks for children could be held along the trail if there were small gathering areas.
6. More access points along the trail should accompany amenities that are added.
7. Exercise equipment along the trail could accommodate walking or agility training classes.
 - a. Equipment should be adaptable for use by seniors and those of all abilities.
 - b. Classes could travel between different exercise stations and also educate users on how to use the equipment properly.
 - c. Sunset Blvd in San Francisco is an example of dispersed exercise stations.

Orange Park Comments

8. Picnic areas and shelters get high use so they should not be removed.
9. The Pickleball community would like to see permanent courts.
10. Artist studios could be adapted to host artist in residence, gallery showings, or community working rooms (for example a wood shop with tools that can be used by the public once they have been through training classes).
 - a. Studios could be open to special needs groups during specific times.
11. Unprogrammed field space is important for unstructured play.
12. Community gardens could become a valuable asset as more apartment housing is developed.
13. When programming the Mazzanti property, consider how it would interact with the Calwater property if it becomes available in the future.
14. Currently the Mazzanti property is used to hold landscape materials. Adding material bays for compost, infield fines, wood chips, etc. is desired.
15. A plant nursery space might be an asset for the city and could host a volunteer program.
16. The potential park expansion area on the south side of Colma Creek shown on the Opportunities & Constraints Plan is not currently reserved for any specific type of use.
17. An outdoor theater could be incorporated with the artist studios for performing arts.
18. A garage or satellite corp. yard to store City maintenance equipment and trucks would be helpful since the need for equipment storage is expected to increase and the artist studios are currently used for storage.

Item

19. Childcare, sports, the historical society and other groups currently store supplies in the artist studios and will need another building for storage if the studios are redeveloped.
20. It was discussed to potentially shrink the main parking lot, but its current size and location is likely well utilized as is and shouldn't be changed.
 - a. The parking lot could be beautified by adding larger canopy trees or other landscape.
21. Access across the Calwater property could improve circulation throughout the park, either from Commercial Avenue through the community garden or from Chestnut Avenue along Colma Creek.
22. A bridge across Colma Creek connecting the two potential expansion areas could be helpful.

Outreach Suggestions

23. Good locations to collect user feedback include the pool building at Orange Park, Fernekes Building, Magnolia Center, and City Hall.
24. In addition to distributing surveys, preliminary design alternatives could be displayed at locations throughout the city to collect feedback.
25. More engagement with Kaiser might be useful to find out what amenities hospital staff would like to see.
26. Provide an announcement in the next senior newsletter about upcoming meetings.

Next Steps

27. Online surveys are available for staff to complete. Survey links are provided below:
 - a. Orange Park: <https://www.surveymonkey.com/r/OrangeMemorialParkStaff>
 - b. Centennial Trail: <https://www.surveymonkey.com/r/CentennialWayTrailStaff>
28. Staff can suggest events and locations that could be used for further public outreach. Suggestions for additional stakeholder groups are also welcome.

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:



Nate Ritchie
CALA

cc: All attendees

Attachments: Outreach Graphic Exhibits, August 2021, three pages



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October 26, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting #5

Date: October 14, 2021

Time: 3:00 – 4:30 pm

Attendees: City of South San Francisco (City)
Philip Vitale, philip.vitale@ssf.net
Sharon Ranals, sharon.ranals@ssf.net
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L37 (1051 Mission)

Brian Baker, brian@l37partners.com

Overton Moore Properties (1477 Huntington)

Will McPhee, wmcphree@omprop.com

San Mateo County Flood and Sea Level Rise District

Makena Wong, mwong@oneshoreline.org

Colma Creek Visioning Group

Richard Mullane, rmullane@hassellstudio.com

BART

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Callander Associates (CALA)

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The purpose of the meeting was to give stakeholders an opportunity to provide initial feedback for the Centennial Way Trail and Orange Memorial Park master plan alternatives. The following items were discussed and/or decided upon during the meeting.

BURLINGAME

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Burlingame, CA 94010
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Gold River, CA 95670
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SAN JOSE

2025 Gateway Place, Suite 285
San Jose, CA 95110
408.275.0565

Item

Action / Due Date

CENTENNIAL WAY TRAIL

1. Providing tree canopies wherever possible along the trail is highly encouraged.

Opportunity Area #1

2. Connectivity/access points from residential buildings to the trail should be considered. Alternative #1 proposes a better connection from the property to the trail.
3. Developer for 1477 Huntington suggested that parking would make sense in this area. Parking in this location will continue to be studied as there are space constraints. While not shown in either alternative, parking was discussed closer to West Orange. Parking would require coordination and approval from the PUC.
4. Developer for 1477 Huntington liked both alternatives, however Alternative #1 was preferred most.

Opportunity Area #3

5. Makena Wong suggests looking at opportunities to soften the edges of Colma Creek without compromising the flood protection. Additional studies would be required.
6. Opportunity Area #3 has some space to soften the edges of the creek along the entire span.
 - a. This span of the creek is a low flow area and with the trail at a much higher elevation than the creek.
 - b. Any accessibility into the creek would most likely eat into park space.
 - c. Terracing the creek would have to be considered to provide access to the creek. Opportunities to integrate terracing into a park element such as an amphitheater could be considered.
 - d. Meandering the trail would provide opportunities to soften the edge of the creek.
7. The developer of L37 noted that during their outreach, dog runs were highly desired, but could not be placed on the L37 development site, so a dog run nearby would be valuable.

Item

Action / Due Date

ORANGE MEMORIAL PARK

8. The idea of detention of Colma Creek flows in the park was a point of contention during previous community outreach efforts. Richard Mullane suggested that the bike pump track & skate park location was a great opportunity for detention.
9. Cisterns that are currently being placed underneath new ballfields are focused for water quality and not flood mitigation.
10. Calwater doesn't have concern with using their land for flood mitigation as long as it does not impact their water quality or existing water wells. More studies and approvals would be required to move forward in this direction.
11. Calwater doesn't see a problem with providing an asphalt trail along the existing maintenance road to provide park access from Chestnut Ave. Only concern they have is if a physical structure was built that would prohibit them from accessing their underground tanks for maintenance
12. Calwater recommends providing a written request for intended park improvements. This will help facilitate communication between the City and Calwater.
13. Calwater isn't aware of any future development plans on their property.
14. Makena Wong and Richard Mullane preferred Alternative #1
15. The connection from the trail on North Canal St to the park is currently difficult. Consider looking at improving the connection across Orange Ave.

Process and Next Steps

16. Stakeholders will be asked to provide more input as the master plans continue to develop.

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

October 26, 2021

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Submitted by:

Zach Katz

Zach Katz

CALA

cc: All attendees

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Attachments: Survey Link, one page
Presentation materials, 27 pages



October 29, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

Date: October 20, 2021

Time: 5:30 – 7:00 pm

Attendees: City of South San Francisco (City)

Philip Vitale, philip.vitale@ssf.net
Sharon Ranals, sharon.ranals@ssf.net
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South San Francisco Unified School District

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Callander Associates (CALA)

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The purpose of the meeting was to give stakeholders an opportunity to provide initial feedback for the Centennial Way Trail and Orange Memorial Park master plan alternatives. The following items were discussed and/or decided upon during the meeting.

Item

Action / Due Date

School District Comments

1. Providing more nature into the centennial trail corridor would be beneficial to the schools
2. The outdoor classroom is very appealing and exciting.
3. The access shown to the tennis courts would provide a good bike connection to the school.

BURLINGAME

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Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

October 29, 2021

Page 2 of 3

<i>Item</i>	<i>Action / Due Date</i>
4. The connection at the end of the football stadium is a is harder to get to for students. This connection could benefit from bike parking which the school would be in charge of providing within the grounds to encourage use.	
5. The district is currently updating their master plan with a focus on school security.	
a. The district and City along with their respective design teams should have a meeting to confirm access to school sites and discuss the district's goals and the City's development goals.	District to set up a meeting between City and District
6. Community gardens adjacent to the schools would be of interest to the school district.	
7. More trail lighting could improve student safety for those that use the trail early in the morning or after school events.	

Process and Next Steps

Meeting participants are encouraged to fill out the online surveys for each project and share the surveys with members of their group. Survey links are attached to the meeting summary. Stakeholders will be asked to provide more input as the master plans continue to develop.

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:

Zach Katz

Zach Katz
CALA

cc: All attendees

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Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

October 29, 2021

Page 3 of 3

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Ruth DeNardi, denardi@comcast.net

Attachments: Survey Link, one page
 Meeting Presentation, 20 pages



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October 29, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

Date: October 21, 2021

Time: 5:30 – 7:00 pm

Attendees: City of South San Francisco (City)

Philip Vitale Jr., philip.vitale@ssf.net
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Derick Stevenson, Derik.Stevenson@ssf.net
Patrick Beaudouin

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Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

October 29, 2021

Page 2 of 4

The purpose of the meeting was to give stakeholders an opportunity to provide initial feedback for the Centennial Way Trail and Orange Memorial Park master plan alternatives. The following items were discussed and/or decided upon during the meeting.

<i>Item</i>	<i>Action / Due Date</i>
General	
1. Stakeholders like the diversity of amenities proposed and appreciate that they serve users of all generations and ages.	
Pickleball Group	
2. Thinks it would be good to have each Centennial trail opportunity area be themed such as "Health and Wellness", "Science and Tech", etc.	
3. Crossing Chestnut from the trail is currently difficult. The City confirmed upgrades to the crossing are currently under construction.	
4. Pickleball has seen a large growth of users (multi-generational) over the past 5-10 years.	
5. Appreciate incorporating dedicated pickleball courts into the OMP design but 2-3 courts are probably not enough for the expected users.	
6. Consider providing at a minimum 6 courts which is how many courts Leo Ryan Park in Foster City currently has.	
Skateboarder Group	
7. The stakeholder groups likes and appreciate all of the proposed skateparks and skate spaces, although the concept having skateable elements that feel inclusive within the overall park and Centennial Trail ("skate spaces") are more desirable than a fenced-off area. a. The current trend is moving away from larger skate parks to permanent simplistic skate spaces that mimic urban/street infrastructure that skateboarders generally gravitate towards.	
8. The idea of blending in permanent multi-purpose skate space elements into the landscape/design of the park or trail is very desirable.	
9. Lighting at any new skate feature is desired and encouraged.	
Aquatic Group	
10. The City encouraged group to attend the special city council session regarding the OMP pool on Tuesday, the 26 th .	City to provide details to aquatics group.

<i>Item</i>	<i>Action / Due Date</i>
11. Likes the idea of a community garden and greenhouse and encourages providing raised beds in the garden.	
Soccer Group	
12. The preferred OMP alternative is #2.	
13. Having more fields will alleviate scheduling conflicts of the multi-purposes fields under construction.	
14. It's preferred that all new fields are lit since there is not much daylight time for practice after normal work hours.	
15. Group is in support of skateparks around the City for youth.	
Next Steps	
16. Meeting participants are encouraged to fill out the online surveys for each project and share the surveys with members of their group. Survey links are attached to the meeting summary.	
17. Stakeholders will be asked to provide more input as the master plans continue to develop.	

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:

Zach Katz

Zach Katz
CALA

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Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: Stakeholder Meeting

October 29, 2021

Page 4 of 4

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Attachments: Survey Link, one page
Meeting Presentation, 20 pages



October 20, 2021

Meeting Summary

Centennial Way Trail & Orange Memorial Park Master Plan Update

RE: City Staff Stakeholder Meeting

Date: October 20, 2021

Time: 10:00 – 11:00 am

Attendees: **City of South San Francisco (City)**
Greg Mediati, greg.mediati@ssf.net
Philip Vitale, philip.vitale@ssf.net
Angela Duldulao, angela.duldulao@ssf.net
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Brian Fletcher, bfletcher@callanderassociates.com

The purpose of the meeting was to give City staff an opportunity to provide initial feedback for the Centennial Way Trail and Orange Memorial Park master plan alternatives. The following items were discussed and/or decided upon during the meeting.

Item

Centennial Trail Comments

1. Make sure that trail elements are accessible to all ages and abilities, i.e. Fitness equipment similar to Sunset Blvd and elevated community garden plots.

Item

2. The City is exploring bringing recycled water down to Centennial Trail.
3. It's difficult to maneuver maintenance trucks on the trail. Consider locating trash enclosures/trash receptacles in close proximity to the trail for ease of maintenance.
4. The City would like to run the alternatives by the fire department to confirm what type of access and if a turnaround is required.
5. Alternative #1 for opportunity area 2 is the preference for high school and City classes.
6. Consider interchangeable interpretive/educational signage along the entire span of the trail for educational purposes.
7. There have been discussions about continuing Sequoia lane through the trail and across the creek. Consider adjusting the location of the community garden and other potential amenities east so they don't get displaced by Sequoia Lane.
8. Restroom locations should be considered as more amenities are being implemented. Ideally there are restroom every ½ a mile for users.
9. Opportunity area #3 feels more open and potentially has more eyes on it. Consider locating the skatepark and pump track in this area if space permits.
10. There are graffiti issues closer to San Bruno Station. Consider adding cameras and providing more connections to allow for more access to the site.
11. The City is contemplating if a bikeshare/scooter program would be beneficial along the trail.
12. Consider showing the PG&E easement on the plans.

Orange Park Comments

13. Childcare services require storage space. The City is currently looking into storage for childcare services at the Orange Park Library as the primary location
14. Picnic areas and shelters get high use so they should not be removed.
15. It's preferred to keep any maintenance facility separate from public spaces/amenities.
16. Picnic areas are generally fully booked. Look at adding more picnic areas where space allows.
17. The market/event walk is a flexible space and can utilized for picnic area.
18. Consider showing U-9 soccer field striping on the un-programmed turf area. This area will most likely be utilized for soccer.
19. Cultural arts prefers alternative #1 and would like to see the artist studio remain. There currently is demand for the artist studios.

Item

20. The currently proposed alternatives are preliminary. Amenities and locations can be mixed and matched depending on the outreach data received throughout the process.
21. A further discussion item is the possibility of using a portion of the Cal Water property connecting the community garden to the Mazzanti property.

Next Steps

22. Meeting participants are encouraged to fill out the online surveys for each project and share the surveys with members of their group. Survey links are attached to the meeting summary. Stakeholders will be asked to provide more input as the master plans continue to develop.

The information above is CALA's understanding of items discussed and decisions reached during the meeting. CALA is proceeding with the project based on this understanding. If corrections are requested, a revised summary will be issued.

Submitted by:

Zach Katz

Zach Katz
CALA

cc: All attendees

Attachments: Survey Link, one page

APPENDIX B

Survey Results Summaries





September 3, 2021

Round 1 Public Outreach Data Summary

Centennial Way Trail Master Plan Update

Number of survey responses

- Public responses = 167, City staff responses = 1

Most popular amenities based on sticker votes

1. More lighting at night
2. Community garden
3. Fitness stations
4. Playground
5. Bicycle pump track
6. Another dog park
7. Nature areas
8. Picnic areas
9. Skatepark

Most popular amenities based on survey results

1. More lighting at night
2. Nature areas
3. Community garden
4. Picnic areas
5. Fitness station
6. Lawn area
7. Playground
8. Public art
9. Bicycle pump track

Most popular amenities and improvements based on hand written notes during events

- Trees for shade and wind block
- More nature areas
- Gathering spaces / seating
- Fitness stations along trail
- Soccer fields with lighting and restrooms

BURLINGAME

1633 Bayshore Highway, Suite 133
Burlingame, CA 94010
650.375.1313

GOLD RIVER

12150 Tributary Point Drive, Suite 14
Gold River, CA 95670
916.985.4366

SAN JOSE

2025 Gateway Place, Suite 285
San Jose, CA 95110
408.275.0565

Summary of survey results

- Most people live less than 10 minutes from the trail and use the trail once a week or less
- Most people use the trail for recreation rather than commuting to a destination.
Walking/running is more popular than cycling.
- What people like most: connections to surrounding amenities, walking away from cars, nature, flat walking surface
- How the trail can be improved: Landscaping, lighting, security/police patrol, trash receptacles and dog bags
- Most people think there are enough access points to get on and off the trail.

Sticker Votes - Round 1 Outreach Events

Centennial Way Trail Master Plan Update

August 17, 2021

Activity	Pop-Up Event #1	Pop-Up Event #2	Open House #1	Total
More lighting at night	16	22	14	52
Community garden	4	22	13	39
Fitness station	7	17	13	37
Playground	7	21	9	37
Bicycle pump track	8	7	16	31
Another dog park	1	18	7	26
Nature areas	4	12	10	26
Picnic areas	3	11	10	24
Skatepark	4	5	11	20
Pickleball	2	7	3	12
Soccer field	4	7	0	11
Frisbee golf	2	4	5	11
Lawn areas	0	5	6	11
Shared mobility	2	7	2	11
Trail Public Art	—	—	9	9
Interpretive Signage	2	2	2	6
Other	Water fountains		Community garden with ADA compliance	—
			Bathrooms	
			Water fountains	
			Shade trees	
			Security cameras	



August 17, 2021

Written Public Comments – Round 1 Outreach Events Centennial Way Trail & Orange Memorial Park Master Plan Update

Pop-Up Event #1

Date: 7/16/2021

Orange Park Comments

1. The picnic shelter should stay in the park. Kids summer camp is located there.
2. Add an expanded pool/water park.

Centennial Trail Comments

1. Improve trail access across Chestnut to make it safer.
2. Respect Los Cerritos Elementary School and don't add high use activities around it.
3. If a skatepark is added to the trail, put it near the edges and street intersections so skaters are not encouraged to ride on the trail to get to it.

Pop-Up Event #2

Date: 7/20/2021

Orange Park Comments

1. Replace furnishings that have rusty metal.
2. More dog bags and more enforcement of dogs off leash.
3. More trash cans and recycling bins.
4. Organize more free events.
5. Softer play area surfacing similar to play area at City Hall.
6. Provide more security at parks.
7. Organize more (monthly) game and fun events.
8. Organize more indoor activities during cold weather.
9. New basketball courts are desired.
10. Don't close the existing pool during renovations.
11. The new pool should be the same size or larger than the existing pool.

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Centennial Trail Comments

1. Restore benches in the dog park with no backs. They were replaced and the replacements are not as good.
2. Add more seating in the dog park.
3. Provide more shade along the trail.
4. Replace the drinking fountain at the dog park so it's similar to Buri Buri Park.
5. The walking path around the edge of the dog park is great.
6. Provide more open spaces for people to gather.
7. Provide more crosswalks at Chestnut/Mission.
8. More trees along the trail.
9. Encourage users to take better care of facilities.
10. More nature, drought tolerant landscaping.
11. Try to preserve views of the hills in relation to surrounding development.
12. Provide more "nature reserve" like areas.
13. Provide pedestrian connection to Kaiser for employees.
14. Add crossing beacons to street crossings.

Open House #1

Date: 8/14/2021

Orange Park Comments

1. 3rd and Army in San Francisco is a good example of a skateboard area.
2. Need for 4-9 age group soccer field for when multi-purpose field is busy.
3. Can basketball courts be use for soccer/multi-purpose use?
4. Lighting for fall use.
5. Integrated art studio that is fully accessible.
6. Would be nice to have a road connecting two sides over Colma Creek.
7. Test 1 or 2 pickleball courts before adding more. Put pilot on existing tennis courts to see how well they are used.
8. Rental fees for picnic and facilities are too high.
9. Ensure new improvements are for all abilities.
10. Would be nice to have a play area that is different than the norm.
11. Retain artist studios.
12. Eternal flame sculpture has been duplicated elsewhere, remove from Orange Park.
13. Wi-Fi hot spots.

Centennial Trail Comments

1. Bicycle connections to schools are important.
2. A café near BART would be popular.
3. Put the farmers market under a shelter so it can be open year-round.
4. Add more trees and flowers (natural areas).
5. Add trees to block wind
6. Naturalize Colma Creek.
7. Remove hiding areas.
8. More amenities would deter homeless.
9. Another dog park by Civic Center new development.
10. Block wind at picnic areas.

Outreach Summary

Orange Park/Centennial Trail

August 17, 2021

Page 3 of 3

11. Multiple fitness stations as nodes along the trail.
12. Bilingual interpretive signage.
13. More directional signage indicating where amenities are along trail.
14. More seating areas.
15. No dog park near the hospital – too loud for patients.
16. Provide vehicle access and bathrooms at Opportunity Area #1.
17. Increase safety at Chestnut crossing and make traffic lights turn faster.
18. All-inclusive playground.
19. Nature areas that include sound, scent, and touch for people of all abilities to enjoy.
20. Interpretive signs with braille.
21. All sensory art.
22. Easy wheelchair and walker access.
23. Lots of exercise stations along trail that are durable.
24. Landscape boulders.
25. Low water use landscape.
26. Security cameras.
27. Place BMX pump track near an intersection in case kids are injured and need an ambulance.
28. Try pickleball at the park first.
29. Skate park and bike park on the trail might cause too much congestion if it encourages more bikes or skaters to ride on the trail.
30. Add blue emergency call boxes.
31. Add consistent fencing along the north side of Opportunity Area #2. Allow local businesses sponsor parts of the fence and display murals.
32. Add native gardens.
33. Add soccer fields with lighting for fall season.
34. Add Futsal either indoor or outdoor (indoor preferred).
35. US Youth Soccer is the league standard.



November 15, 2021

Round 2 Public Outreach Data Summary

Centennial Way Trail Master Plan Update

Number of Survey Responses = 72

Demographics

- Roughly 80% of responders have not attended previous meetings related to the master planning process.
- 49% of responders live less than a 10 minutes' walk away from the trail, 23% live 10-20 minutes away, and 22% live more than 20 minutes away.
- 42% visit the trail once a week, 22% visit once a month, 14% visit once a day, and 6% visit once a year.

Opportunity Area #1 Summary

- There is strong support for both soccer fields and the bike pump track/skate park uses.
- There is concern about how to access a soccer field at this location.
- If a bike pump track and skate park are implemented here, other amenities should cater to different user groups.
- A larger playground, more lawn area, and fitness stations are popular activities.
- Larger fitness courts are preferred over smaller fitness stations.
- Opportunities for shaded seating adjacent to amenities was suggested.
- The addition of restrooms was suggested.

Opportunity Area #2 Summary

- There is support for the bike pump track and skate park next to the school because those activities are often popular with adolescents.
- The idea of more nature area and green space is desired. Nature areas should include shade.
- The outdoor classroom is well supported both for use by students and also for organized community events.
- Larger fitness courts are preferred over smaller fitness stations.
- The addition of restrooms was suggested.

Opportunity Area #3 Summary

- The community garden is the most popular use.
- The dog park is desirable if parking is made available at the BART Station.
- There is some concern about having too many skate spaces.
- There is a need for closer trail access across Mission Road to the Sunshine Gardens neighborhood.
- The addition of a play structure could be an asset to Sunshine Gardens.

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Uses That Could Happen at Either Site

- There is significant interest in having a bike pump track and skate park. However, there is not a strong preference for where those uses are located (either at Orange Park or along Centennial Trail).
- There is a strong preference for locating soccer fields at Orange Park instead of Centennial Trail. Most people responded that if a soccer field was constructed along Centennial Trail at Opportunity Area 1, they would either need to park nearby or else they wouldn't know how to access it.

APPENDIX C

Design Alternatives



INSPIRATION IMAGERY



1 SKATE PARK



2 BIKE PUMP TRACK



3 LAWN AREA



4 ALL ABILITIES PLAYGROUND



5 PICNIC/ SEATING AREA



6 FITNESS STATION



7 PUBLIC ART

OPPORTUNITY AREA 1 (SOUTH OF SPRUCE AVENUE)

ALTERNATIVE 1



8 MORE LIGHTING AT NIGHT



9 SOCCER FIELD

ALTERNATIVE 2



10 GAME AREA



OTHER?

INSPIRATION IMAGERY



1 SKATE PARK



2 BIKE PUMP TRACK



3 NATURE AREA



4 PICNIC/ SEATING AREA



5 FITNESS STATION



6 OUTDOOR CLASSROOM



7 MORE LIGHTING AT NIGHT

OPPORTUNITY AREA 2 (SPRUCE TO ORANGE AVENUE)

ALTERNATIVE 1



OTHER?

ALTERNATIVE 2



INSPIRATION IMAGERY



1 NATURE AREA



2 DOG PARK



3 SKATE SPACE



4 COMMUNITY GARDEN



5 PICNIC/ SEATING AREA



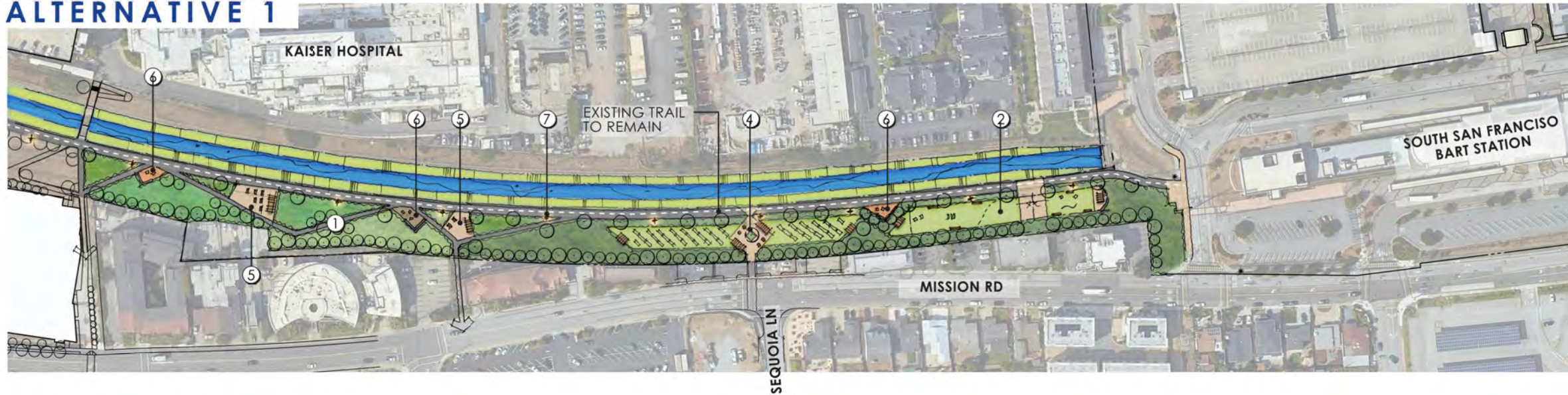
6 FITNESS STATION



7 MORE LIGHTING AT NIGHT

OPPORTUNITY AREA 3 (NORTH OF CHESTNUT AVENUE)

ALTERNATIVE 1



OTHER?

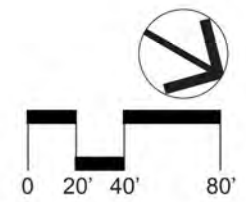
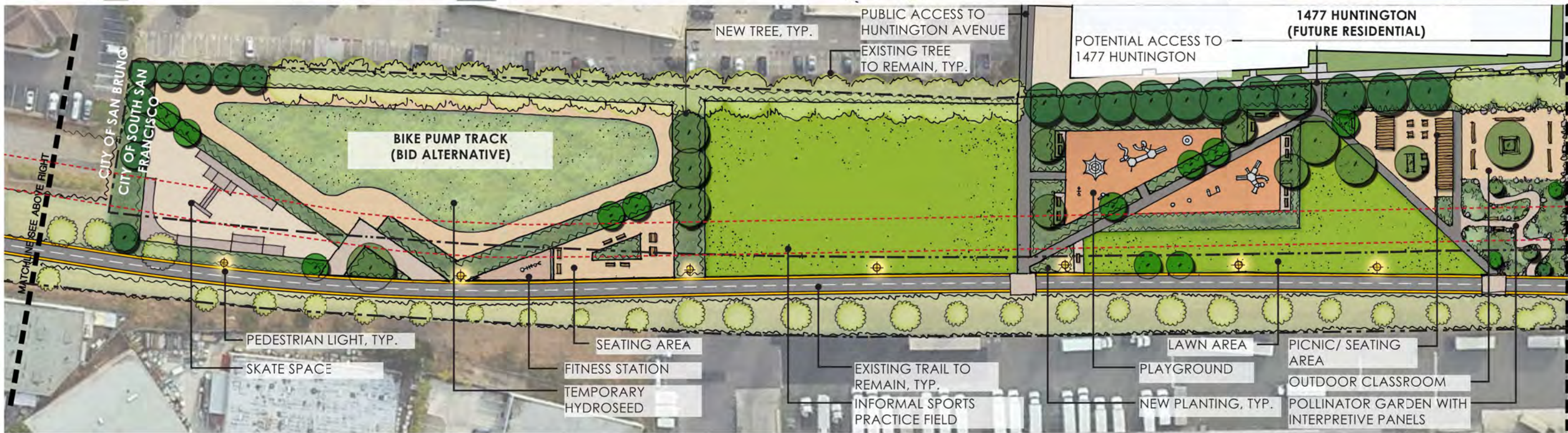
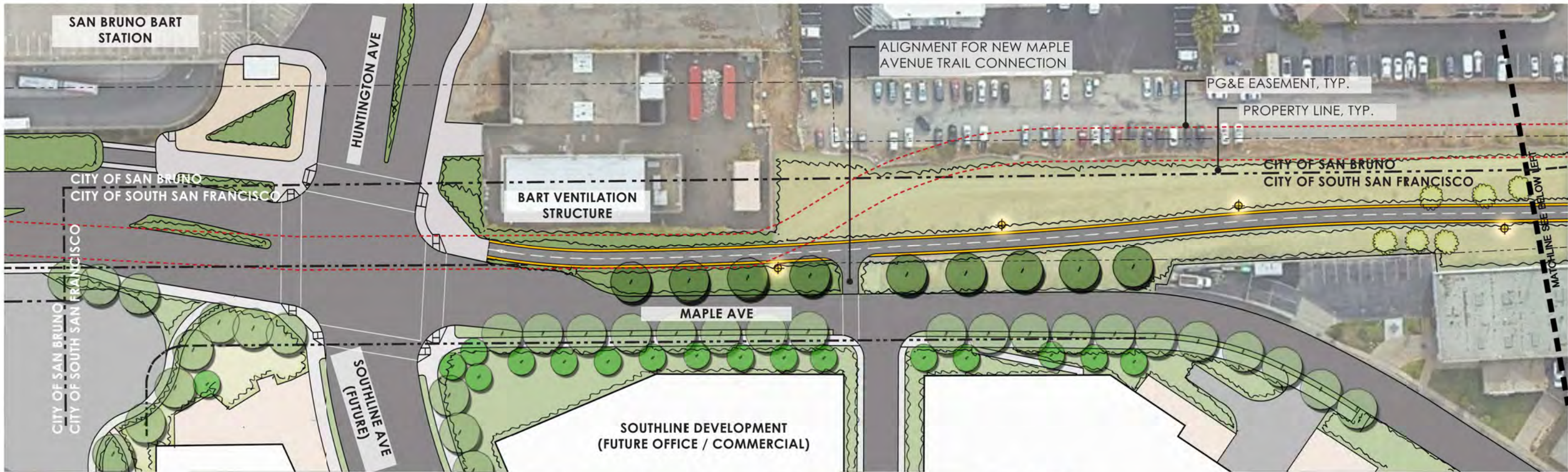
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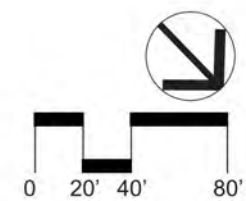
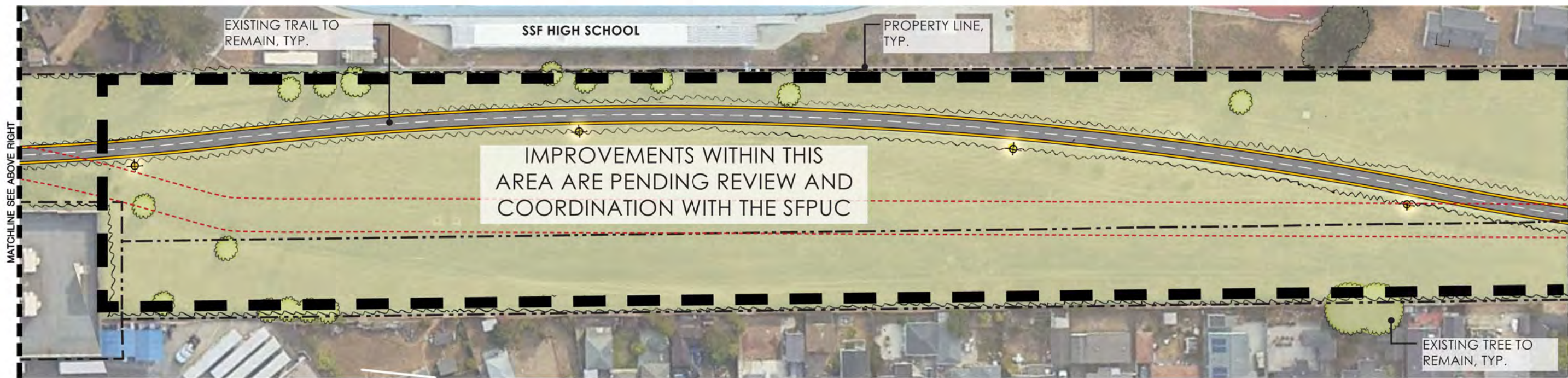
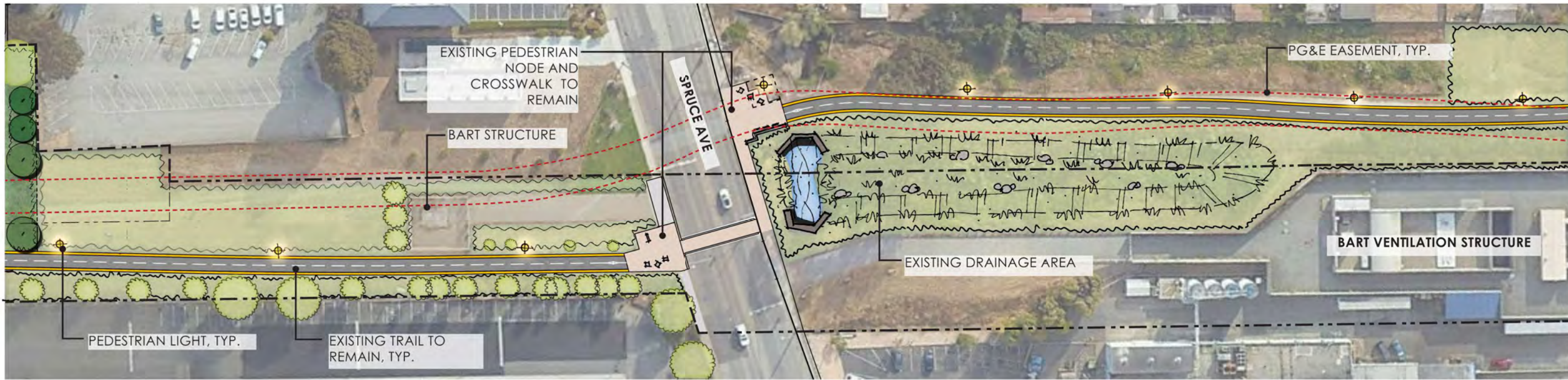


APPENDIX D

Preferred Concept Plan

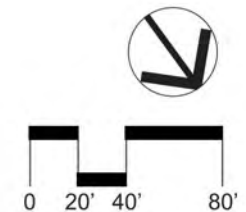
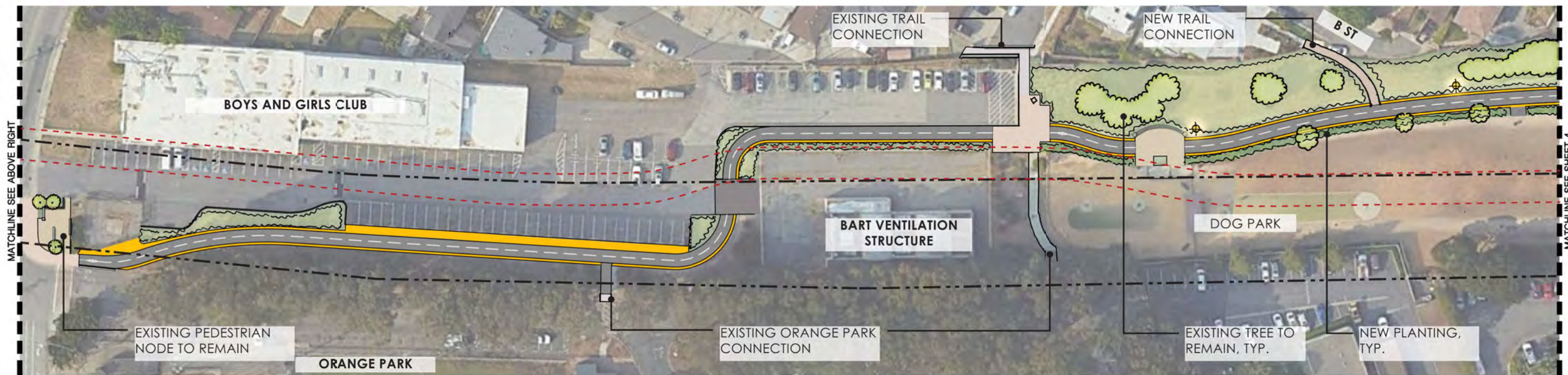
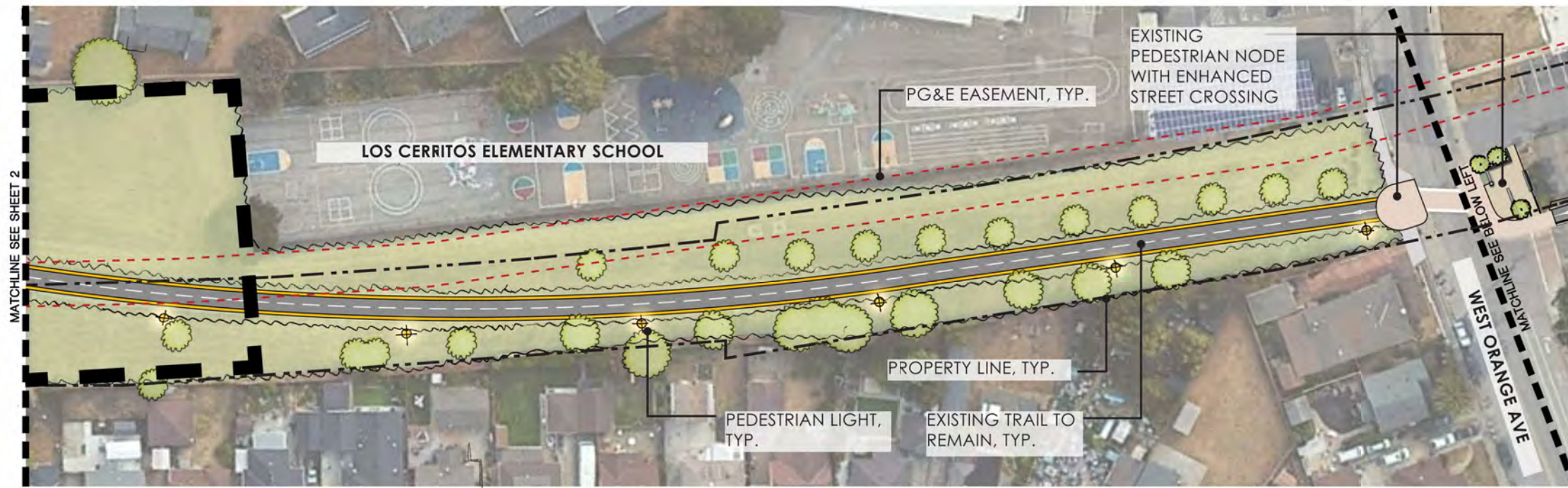


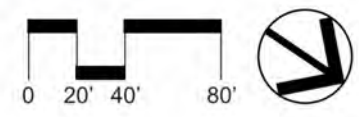
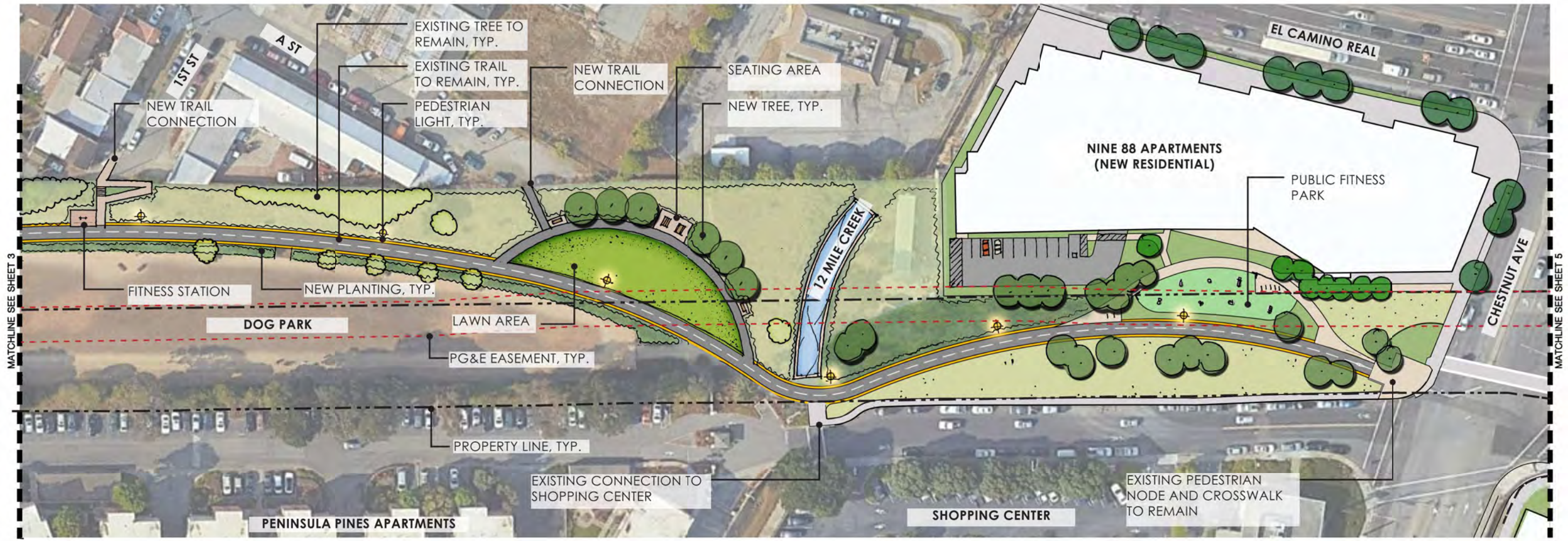




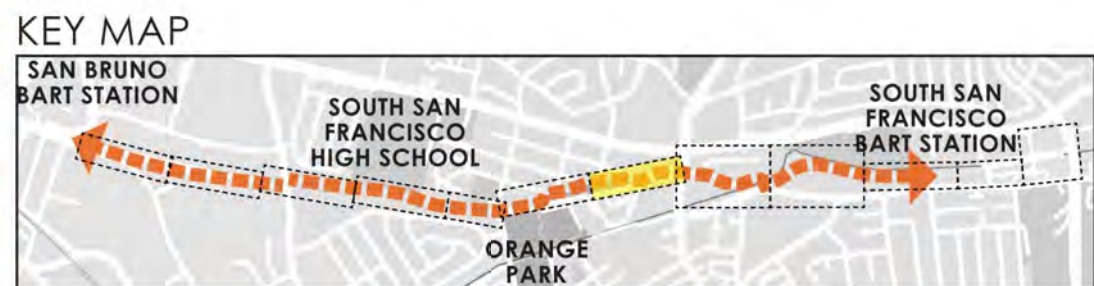
KEY MAP







TRAIL
PREFERRED PLAN 4 OF 8
CENTENNIAL WAY TRAIL MASTER PLAN
 OCTOBER 10, 2022



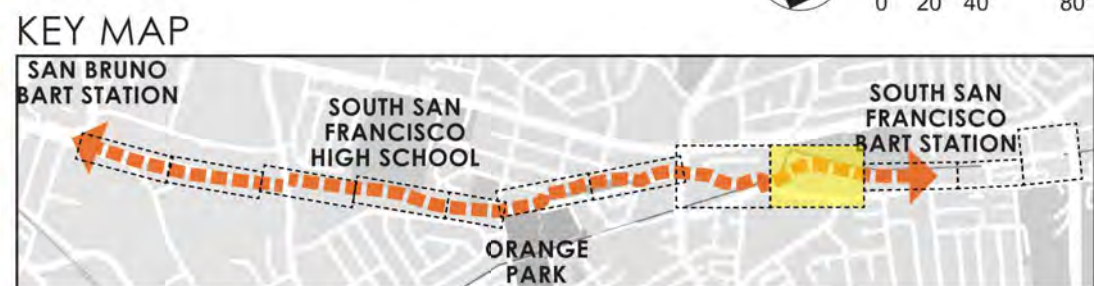
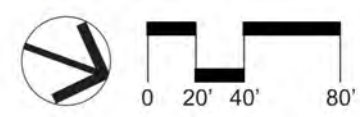
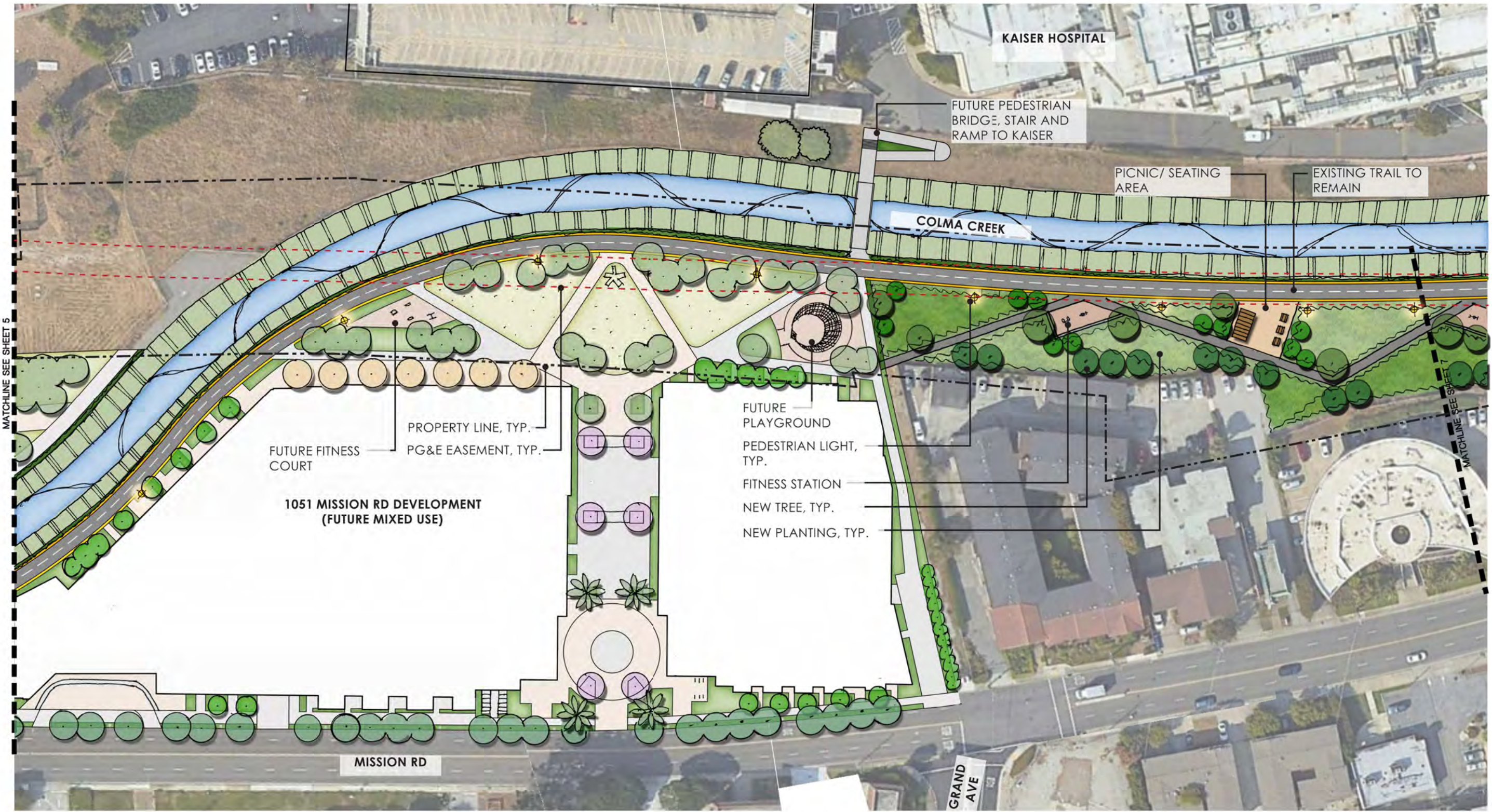


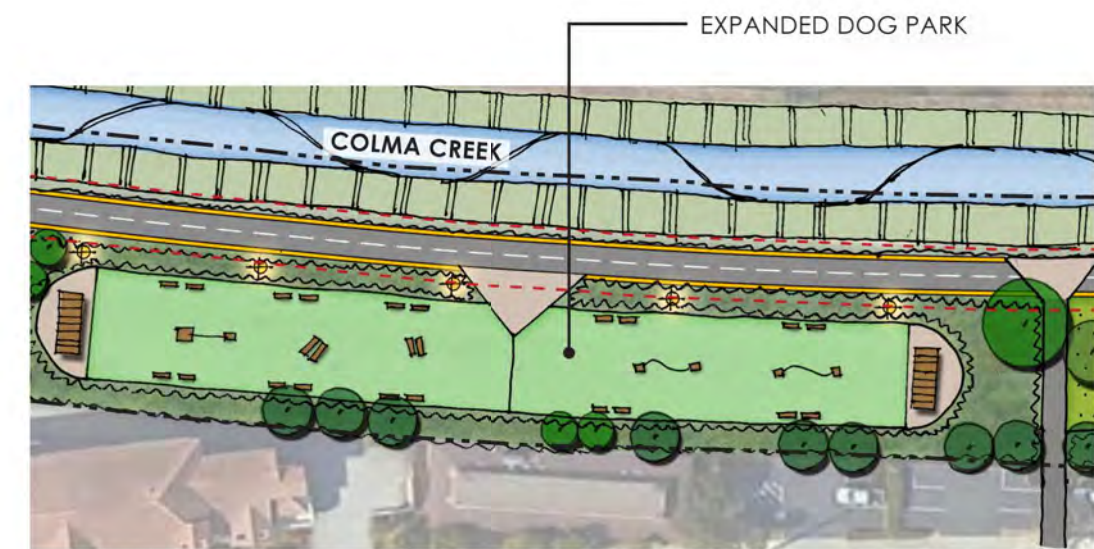
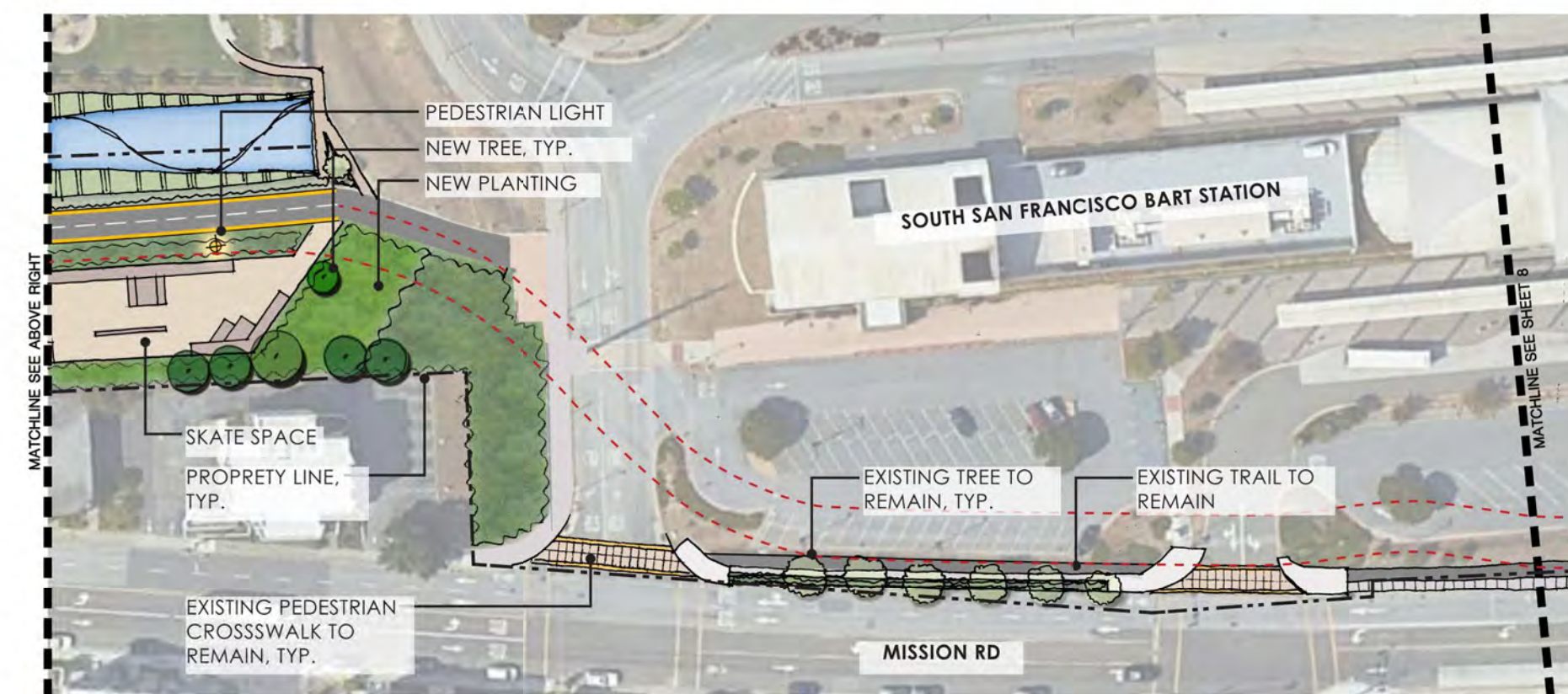
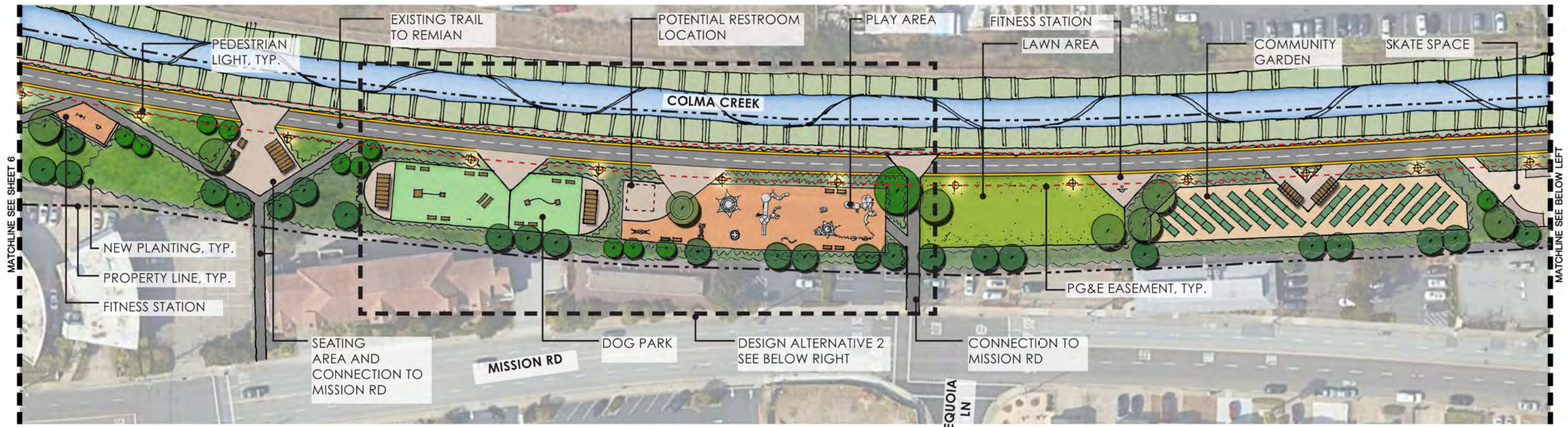
TRAIL
PREFERRED PLAN 5 OF 8
CENTENNIAL WAY TRAIL MASTER PLAN
 OCTOBER 10, 2022



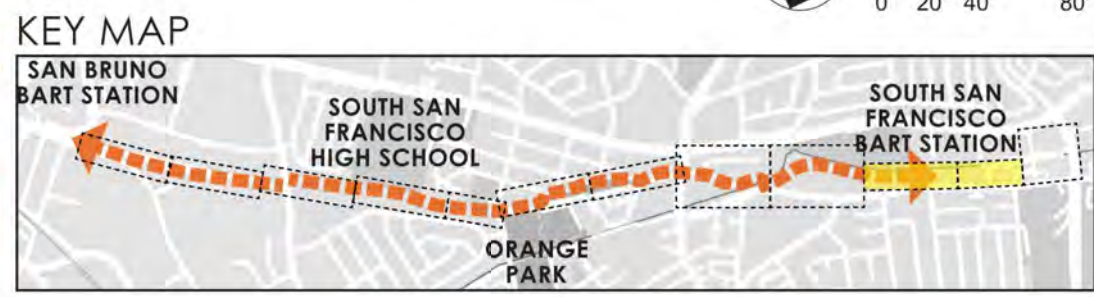
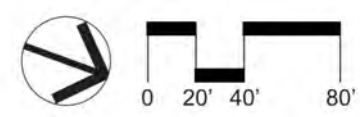
KEY MAP







ALTERNATIVE 2 PLAN





TRAIL

PREFERRED PLAN 8 OF 8

CENTENNIAL WAY TRAIL MASTER PLAN

OCTOBER 10, 2022



KEY MAP



APPENDIX E

Cost Estimates



Estimate of Probable Construction Costs
 prepared for the
 City of South San Francisco
 Centennial Way Trail Master Plan
 Segment One - Huntington Ave to Spruce Ave

prepared on: 2/09/23
 prepared by: AD
 checked by: NR/SS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A. Project Start-up						
1.	Bonding and mobilization	Allow	8%	\$ 280,510.00	\$ 280,510.00	
2.	Construction staking	Allow	LS	\$ 25,000.00	\$ 25,000.00	
3.	Temporary fencing	2,750	LF	\$ 6.00	\$ 16,500.00	
4.	Stormwater pollution prevention	Allow	LS	\$ 30,000.00	\$ 30,000.00	
						\$ 352,010
B. Demolition						
1.	Clearing and grubbing	172,960	SF	\$ 1.00	\$ 172,960.00	
2.	Miscellaneous demolition	Allow	LS	\$ 25,000.00	\$ 25,000.00	
						\$ 197,960
C. Grading and Drainage						
1.	Rough grading (6" ave. depth)	2,600	CY	\$ 80.00	\$ 208,000.00	
2.	Bike pump track grading (4' ave. depth)	550	CY	\$ 120.00	\$ 66,000.00	
3.	Bike pump track soil	800	CY	\$ 35.00	\$ 28,000.00	
4.	Connect to existing storm drain system	3	EA	\$ 5,000.00	\$ 15,000.00	
5.	Catch basin	8	EA	\$ 3,500.00	\$ 28,000.00	
6.	Storm drainline	925	LF	\$ 80.00	\$ 74,000.00	
7.	Biotreatment areas (4% of impervious pavement)	1,885	SF	\$ 45.00	\$ 84,825.00	
						\$ 503,830
D. Site Construction						
1.	Widen main trail (2' additional asphalt)	2,300	LF	\$ 10.00	\$ 23,000.00	
2.	2' shoulder on widened side of main trail	2,300	LF	\$ 20.00	\$ 46,000.00	
3.	Slurry seal main trail	27,600	SF	\$ 1.00	\$ 27,600.00	
4.	Trail pavement markings	2,300	LF	\$ 10.00	\$ 23,000.00	
5.	Asphalt pavement	5,890	SF	\$ 5.00	\$ 29,450.00	
6.	Concrete pavement	14,475	SF	\$ 16.00	\$ 231,600.00	
7.	Decomposed granite pavement	14,960	SF	\$ 10.00	\$ 149,600.00	
8.	Fitness station concrete pavement	1,500	SF	\$ 16.00	\$ 24,000.00	
9.	Play area rubber surfacing	8,000	SF	\$ 35.00	\$ 280,000.00	
10.	Seatwall	155	LF	\$ 350.00	\$ 54,250.00	
11.	Concrete curb	320	LF	\$ 80.00	\$ 25,600.00	
						\$ 914,100
E. Site Furnishings						
1.	Bench	20	EA	\$ 1,100.00	\$ 22,000.00	
2.	Picnic Table	5	EA	\$ 1,600.00	\$ 8,000.00	
3.	Trash receptacle	5	EA	\$ 1,000.00	\$ 5,000.00	
4.	Pet waste station	2	EA	\$ 650.00	\$ 1,300.00	
5.	Bike rack	6	EA	\$ 1,000.00	\$ 6,000.00	
6.	Bike repair station	1	EA	\$ 1,500.00	\$ 1,500.00	
7.	Fitness station equipment	2	EA	\$ 8,000.00	\$ 16,000.00	
8.	Shade structure	1	EA	\$ 100,000.00	\$ 100,000.00	
9.	Play equipment	Allow	LS	\$ 500,000.00	\$ 500,000.00	
10.	Skate space ramps and obstacles	Allow	LS	\$ 250,000.00	\$ 250,000.00	
11.	Regulatory sign	5	EA	\$ 750.00	\$ 3,750.00	
12.	Interpretive panel	2	EA	\$ 3,000.00	\$ 6,000.00	

prepared on: 2/09/23
 prepared by: AD
 checked by: NR/SS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
13.	Informational kiosk	1	EA	\$ 5,000.00	\$ 5,000.00	
						\$ 924,550
F.	Lighting and Electrical					
1.	Connect to existing electrical service	1	EA	\$ 20,000.00	\$ 20,000.00	
2.	Pathway light	7	EA	\$ 12,000.00	\$ 84,000.00	
3.	Conduit and conductors	1,720	LF	\$ 50.00	\$ 86,000.00	
						\$ 190,000
G.	Irrigation					
1.	Controller assembly	1	EA	\$ 12,000.00	\$ 12,000.00	
2.	Extend electrical service	1	EA	\$ 5,000.00	\$ 5,000.00	
3.	Water point of connection	1	EA	\$ 2,500.00	\$ 2,500.00	
4.	Water meter	1	EA	\$ 10,000.00	\$ 10,000.00	
5.	Backflow preventer	1	EA	\$ 8,000.00	\$ 8,000.00	
6.	Flow sensor	1	EA	\$ 1,200.00	\$ 1,200.00	
7.	Master valve	1	EA	\$ 1,200.00	\$ 1,200.00	
8.	Mainline piping	770	LF	\$ 12.00	\$ 9,240.00	
9.	Valve (remote control, gate, quick coupling)	20	EA	\$ 800.00	\$ 16,000.00	
10.	Spray Irrigation	55,760	SF	\$ 2.00	\$ 111,520.00	
11.	Rotor Irrigation	50,535	SF	\$ 1.50	\$ 75,802.50	
						\$ 252,460
H.	Landscape Soil Preparation					
1.	Amendment incorporation and fine grading	106,295	SF	\$ 0.75	\$ 79,721.25	
						\$ 79,720
I.	Planting					
1.	Trees (24" box)	80	EA	\$ 450.00	\$ 36,000.00	
2.	Trees (15 gal)	50	EA	\$ 250.00	\$ 12,500.00	
3.	Shrubs and groundcover (high intensity)	9,405	SF	\$ 6.00	\$ 56,430.00	
4.	Shrubs and groundcover (low intensity)	46,355	SF	\$ 3.00	\$ 139,065.00	
5.	Hydroseed	23,360	SF	\$ 0.30	\$ 7,008.00	
6.	Mulch	55,760	SF	\$ 1.00	\$ 55,760.00	
7.	Turf from sod	50,535	SF	\$ 1.00	\$ 50,535.00	
						\$ 357,300

prepared for the
City of South San Francisco

Estimate of Probable Construction Costs
Centennial Way Trail Master Plan
Segment One - Huntington Ave to Spruce Ave

prepared on: 2/09/23
prepared by: AD
checked by: NR/SS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
J.	Landscape Maintenance					
1.	90 day maintenance period	3	MO	\$ 5,000.00	\$ 15,000.00	
						\$ 15,000
K.	Total Estimated Construction Costs					\$ 3,786,930
L.	Contingencies					
1.	Design contingency	Allow	20%	\$ 757,390.00	\$ 757,390.00	
2.	Bid contingency	Allow	10%	\$ 378,690.00	\$ 378,690.00	
3.	Inflation	Allow	6%	\$ 227,220.00	\$ 227,220.00	
						\$ 1,363,300
M.	TOTAL ESTIMATED CONSTRUCTION COSTS – SEGMENT ONE					\$ 5,150,230
N.	Professional Services					
1.	Construction Management Fee (planning, design, construction & close-out)	Allow	8.0%	\$ 412,020.00	\$ 412,020.00	
2.	Studies (topo, geotech, traffic, environmental, etc.)	Allow	12%	\$ 618,030.00	\$ 618,030.00	
3.	Services (special inspections & testing)	Allow	1%	\$ 51,500.00	\$ 51,500.00	
4.	Permits/Fees (Calwater, PG&E, building/plan review, other)	Allow	3%	\$ 154,510.00	\$ 154,510.00	
5.	Preliminary design and public outreach	(completed with master plan)				
6.	Design development	Allow	2.5%	\$ 128,760.00	\$ 128,760.00	
7.	Construction documents	Allow	10%	\$ 515,020.00	\$ 515,020.00	
8.	Construction administration	Allow	2.5%	\$ 128,760.00	\$ 128,760.00	
9.	Miscellaneous	Allow	1.0%	\$ 51,500.00	\$ 51,500.00	
						\$ 2,060,100
O.	TOTAL ESTIMATED PROJECT COSTS – SEGMENT ONE					\$ 7,210,330
P.	EXCLUSIONS					
1.	Southern trail terminus that will be improved as part of the Southline development					

Based on drawing titled "Preferred Plan", dated 10/10/22

The above items, amounts, quantities, and related information are based on Callander Associates' judgment at this level document preparation and is offered only as reference data. Callander Associates Landscape Architecture, Inc. has no control over construction costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.

Estimate of Probable Construction Costs
 prepared for the
City of South San Francisco
 Centennial Way Trail Master Plan
Segment Three - Orange Ave to Chestnut Ave

prepared on: 2/09/23
 prepared by: AD
 checked by: NR/SS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A. Project Start-up						
1.	Bonding and mobilization	Allow	8%	\$ 64,170.00	\$ 64,170.00	
2.	Construction staking	Allow	LS	\$ 25,000.00	\$ 25,000.00	
3.	Temporary fencing	2,380	LF	\$ 6.00	\$ 14,280.00	
4.	Stormwater pollution prevention	Allow	LS	\$ 20,000.00	\$ 20,000.00	
						\$ 123,450
B. Demolition						
1.	Clearing and grubbing	21,665	SF	\$ 1.00	\$ 21,665.00	
2.	Miscellaneous demolition	Allow	LS	\$ 25,000.00	\$ 25,000.00	
						\$ 46,670
C. Grading and Drainage						
1.	Rough grading (6" ave. depth)	400	CY	\$ 80.00	\$ 32,000.00	
2.	Connect to existing storm drain system	1	EA	\$ 5,000.00	\$ 5,000.00	
3.	Catch basin	2	EA	\$ 3,500.00	\$ 7,000.00	
4.	Storm drainline	225	LF	\$ 80.00	\$ 18,000.00	
						\$ 62,000
D. Site Construction						
1.	Widen main trail (2' additional asphalt)	1,000	LF	\$ 10.00	\$ 10,000.00	
2.	2' shoulder on widened side of main trail	1,000	LF	\$ 20.00	\$ 20,000.00	
3.	Slurry seal main trail	12,000	SF	\$ 1.00	\$ 12,000.00	
4.	Trail pavement markings	1,000	LF	\$ 10.00	\$ 10,000.00	
5.	Asphalt pavement	2,360	SF	\$ 5.00	\$ 11,800.00	
6.	Concrete pavement	1,135	SF	\$ 16.00	\$ 18,160.00	
7.	Fitness station concrete pavement	265	SF	\$ 16.00	\$ 4,240.00	
8.	Stairs and ramp concrete pavement	730	SF	\$ 24.00	\$ 17,520.00	
9.	Handrail	85	LF	\$ 120.00	\$ 10,200.00	
10.	Orange Ave intersection improvements	Allow	LS	\$ 50,000.00	\$ 50,000.00	
						\$ 163,920
E. Site Furnishings						
1.	Bench	2	EA	\$ 1,100.00	\$ 2,200.00	
2.	Picnic Table	2	EA	\$ 1,600.00	\$ 3,200.00	
3.	Trash receptacle	4	EA	\$ 1,000.00	\$ 4,000.00	
4.	Fitness station equipment	1	EA	\$ 8,000.00	\$ 8,000.00	
						\$ 17,400
F. Lighting and Electrical						
1.	Connect to existing electrical service	1	EA	\$ 20,000.00	\$ 20,000.00	
2.	Pathway light	4	EA	\$ 12,000.00	\$ 48,000.00	
3.	Conduit and conductors	2,325	LF	\$ 50.00	\$ 116,250.00	
						\$ 184,250

Estimate of Probable Construction Costs
 prepared for the
 City of South San Francisco
 Centennial Way Trail Master Plan
 Segment Three - Orange Ave to Chestnut Ave

prepared on: 2/09/23
 prepared by: AD
 checked by: NR/SS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
G. Irrigation						
1.	Controller assembly	1	EA	\$ 12,000.00	\$ 12,000.00	
2.	Extend electrical service	1	EA	\$ 5,000.00	\$ 5,000.00	
3.	Water point of connection	1	EA	\$ 2,500.00	\$ 2,500.00	
4.	Water meter	1	EA	\$ 10,000.00	\$ 10,000.00	
5.	Backflow preventer	1	EA	\$ 8,000.00	\$ 8,000.00	
6.	Flow sensor	1	EA	\$ 1,200.00	\$ 1,200.00	
7.	Master valve	1	EA	\$ 1,200.00	\$ 1,200.00	
8.	Mainline piping	110	LF	\$ 12.00	\$ 1,320.00	
9.	Valve (remote control, gate, quick coupling)	10	EA	\$ 800.00	\$ 8,000.00	
10.	Spray Irrigation	23,225	SF	\$ 2.00	\$ 46,450.00	
11.	Rotor Irrigation	6,390	SF	\$ 1.50	\$ 9,585.00	
						\$ 105,260
H. Landscape Soil Preparation						
1.	Amendment incorporation and fine grading	29,615	SF	\$ 0.75	\$ 22,211.25	
						\$ 22,210
I. Planting						
1.	Trees (24" box)	6	EA	\$ 450.00	\$ 2,700.00	
2.	Shrubs and groundcover (high intensity)	8,065	SF	\$ 6.00	\$ 48,390.00	
3.	Shrubs and groundcover (low intensity)	15,160	SF	\$ 3.00	\$ 45,480.00	
4.	Mulch	23,225	SF	\$ 1.00	\$ 23,225.00	
5.	Turf from sod	6,390	SF	\$ 1.00	\$ 6,390.00	
						\$ 126,190
J. Landscape Maintenance						
1.	90 day maintenance period	3	MO	\$ 5,000.00	\$ 15,000.00	
						\$ 15,000
K. Area Renovations						
1.	Renovate existing areas of the trail that are not improved as part of the master plan	48,500	SF	\$ 35.00	\$ 1,697,500.00	
						\$ 1,697,500
L. Total Estimated Construction Costs						
						\$ 2,563,850
M. Contingencies						
1.	Design contingency	Allow	20%	\$ 512,770.00	\$ 512,770.00	
2.	Bid contingency	Allow	10%	\$ 256,390.00	\$ 256,390.00	
3.	Inflation	Allow	6%	\$ 153,830.00	\$ 153,830.00	
						\$ 922,990
N. TOTAL ESTIMATED CONSTRUCTION COSTS - SEGMENT THREE						
						\$ 3,486,840

prepared on: 2/09/23
 prepared by: AD
 checked by: NR/SS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal	
O.	Professional Services						
1.	Construction Management Fee (planning, design, construction & close-out)	Allow	8.0%	\$ 278,950.00	\$ 278,950.00		
2.	Studies (topo, geotech, traffic, environmental, etc.)	Allow	12%	\$ 418,420.00	\$ 418,420.00		
3.	Services (special inspections & testing)	Allow	1%	\$ 34,870.00	\$ 34,870.00		
4.	Permits/Fees (Calwater, PG&E, building/plan review, other)	Allow	3%	\$ 104,610.00	\$ 104,610.00		
5.	Preliminary design and public outreach	(completed with master plan)					
6.	Design development	Allow	2.5%	\$ 87,170.00	\$ 87,170.00		
7.	Construction documents	Allow	10%	\$ 348,680.00	\$ 348,680.00		
8.	Construction administration	Allow	2.5%	\$ 87,170.00	\$ 87,170.00		
9.	Miscellaneous	Allow	1.0%	\$ 34,870.00	\$ 34,870.00		
						\$ 1,394,740	
P.	TOTAL ESTIMATED PROJECT COSTS – SEGMENT THREE					\$ 4,881,580	

Based on drawing titled "Preferred Plan", dated 10/10/22

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Estimate of Probable Construction Costs
 prepared for the
City of South San Francisco
 Centennial Way Trail Master Plan
Segment Four - Chestnut Ave McLellan Dr

prepared on: 2/09/23
 prepared by: AD
 checked by: NR/SS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A. Project Start-up						
1.	Bonding and mobilization	Allow	8%	\$ 379,730.00	\$ 379,730.00	
2.	Construction staking	Allow	LS	\$ 25,000.00	\$ 25,000.00	
3.	Temporary fencing	2,780	LF	\$ 6.00	\$ 16,680.00	
4.	Stormwater pollution prevention	Allow	LS	\$ 20,000.00	\$ 20,000.00	
						\$ 441,410
B. Demolition						
1.	Clearing and grubbing	152,000	SF	\$ 1.00	\$ 152,000.00	
2.	Miscellaneous demolition	Allow	LS	\$ 25,000.00	\$ 25,000.00	
3.	Pavement removal	950	SF	\$ 5.00	\$ 4,750.00	
4.	Seatwall removal	120	LF	\$ 100.00	\$ 12,000.00	
						\$ 193,750
C. Grading and Drainage						
1.	Rough grading (6" ave. depth)	2,815	CY	\$ 80.00	\$ 225,200.00	
2.	Community garden soil	170	CY	\$ 120.00	\$ 20,400.00	
3.	Connect to existing storm drain system	3	EA	\$ 5,000.00	\$ 15,000.00	
4.	Catch basin	7	EA	\$ 3,500.00	\$ 24,500.00	
5.	Storm drainline	1,650	LF	\$ 80.00	\$ 132,000.00	
6.	Biotreatment areas (4% of impervious pavement)	1,230	SF	\$ 45.00	\$ 55,350.00	
7.	Synthetic turf drainage system	9,300	SF	\$ 3.00	\$ 27,900.00	
						\$ 500,350
D. Site Construction						
1.	Widen main trail (2' additional asphalt)	1,800	LF	\$ 10.00	\$ 18,000.00	
2.	2' shoulder on widened side of main trail	1,800	LF	\$ 20.00	\$ 36,000.00	
3.	Slurry seal main trail	21,600	SF	\$ 1.00	\$ 21,600.00	
4.	Trail pavement markings	1,800	LF	\$ 10.00	\$ 18,000.00	
5.	Asphalt pavement	8,085	SF	\$ 5.00	\$ 40,425.00	
6.	Concrete pavement	18,200	SF	\$ 16.00	\$ 291,200.00	
7.	Decomposed granite pavement	2,000	SF	\$ 10.00	\$ 20,000.00	
8.	Fitness station concrete pavement	2,600	SF	\$ 16.00	\$ 41,600.00	
9.	Play area rubber surfacing	6,220	SF	\$ 35.00	\$ 217,700.00	
10.	Dog park synthetic turf	9,300	SF	\$ 12.00	\$ 111,600.00	
11.	Community garden plot edging	570	LF	\$ 25.00	\$ 14,250.00	
12.	Seatwall	145	LF	\$ 350.00	\$ 50,750.00	
13.	Fencing and gates (play area, dog park, community garden)	1,465	LF	\$ 150.00	\$ 219,750.00	
14.	Landscape screen fence	135	LF	\$ 175.00	\$ 23,625.00	
						\$ 1,124,500
E. Site Furnishings						
1.	Bench	16	EA	\$ 1,100.00	\$ 17,600.00	
2.	Picnic Table	10	EA	\$ 1,600.00	\$ 16,000.00	
3.	Trash receptacle	5	EA	\$ 1,000.00	\$ 5,000.00	
4.	Pet waste station	2	EA	\$ 650.00	\$ 1,300.00	
5.	Bike rack	3	EA	\$ 1,000.00	\$ 3,000.00	
6.	Bike repair station	1	EA	\$ 1,500.00	\$ 1,500.00	

Estimate of Probable Construction Costs
 prepared for the
City of South San Francisco
 Centennial Way Trail Master Plan
Segment Four - Chestnut Ave McLellan Dr

prepared on: 2/09/23
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Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
7.	Fitness station equipment	4	EA	\$ 8,000.00	\$ 32,000.00	
8.	Shade structure	6	EA	\$ 100,000.00	\$ 600,000.00	
9.	Play equipment	Allow	LS	\$ 600,000.00	\$ 600,000.00	
10.	Skate space ramps and obstacles	Allow	LS	\$ 450,000.00	\$ 450,000.00	
11.	Dog park furnishings	Allow	LS	\$ 40,000.00	\$ 40,000.00	
12.	Regulatory sign	5	EA	\$ 750.00	\$ 3,750.00	
13.	Wayfinding sign	5	EA	\$ 1,000.00	\$ 5,000.00	
14.	Informational kiosk	1	EA	\$ 5,000.00	\$ 5,000.00	
						\$ 1,780,150
F.	Lighting and Electrical					
1.	Connect to existing electrical service	1	EA	\$ 20,000.00	\$ 20,000.00	
2.	Pathway light	12	EA	\$ 12,000.00	\$ 144,000.00	
3.	Conduit and conductors	1,930	LF	\$ 50.00	\$ 96,500.00	
						\$ 260,500
G.	Irrigation					
1.	Controller assembly	1	EA	\$ 12,000.00	\$ 12,000.00	
2.	Extend electrical service	1	EA	\$ 5,000.00	\$ 5,000.00	
3.	Water point of connection	1	EA	\$ 2,500.00	\$ 2,500.00	
4.	Water meter	1	EA	\$ 10,000.00	\$ 10,000.00	
5.	Backflow preventer	1	EA	\$ 8,000.00	\$ 8,000.00	
6.	Flow sensor	1	EA	\$ 1,200.00	\$ 1,200.00	
7.	Master valve	1	EA	\$ 1,200.00	\$ 1,200.00	
8.	Mainline piping	1,085	LF	\$ 12.00	\$ 13,020.00	
9.	Valve (remote control, gate, quick coupling)	20	EA	\$ 800.00	\$ 16,000.00	
10.	Spray Irrigation	94,755	SF	\$ 2.00	\$ 189,510.00	
11.	Rotor Irrigation	8,505	SF	\$ 1.50	\$ 12,757.50	
						\$ 271,190
H.	Landscape Soil Preparation					
1.	Amendment incorporation and fine grading	103,260	SF	\$ 0.75	\$ 77,445.00	
						\$ 77,450
I.	Planting					
1.	Trees (24" box)	93	EA	\$ 450.00	\$ 41,850.00	
2.	Shrubs and groundcover (high intensity)	10,875	SF	\$ 6.00	\$ 65,250.00	
3.	Shrubs and groundcover (low intensity)	83,880	SF	\$ 3.00	\$ 251,640.00	
4.	Mulch	94,755	SF	\$ 1.00	\$ 94,755.00	
5.	Turf from sod	8,505	SF	\$ 1.00	\$ 8,505.00	
						\$ 462,000

prepared for the
City of South San Francisco

Estimate of Probable Construction Costs
Centennial Way Trail Master Plan
Segment Four - Chestnut Ave McLellan Dr

prepared on: 2/09/23
prepared by: AD
checked by: NR/SS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal	
J. Landscape Maintenance							
1.	90 day maintenance period	3	MO	\$ 5,000.00	\$ 15,000.00		
						\$ 15,000	
K. Area Renovations							
1.	Renovate existing areas of the trail that are not improved as part of the master plan	44,600	SF	\$ 35.00	\$ 1,561,000.00		
						\$ 1,561,000	
L. Total Estimated Construction Costs							
						\$ 6,687,300	
M. Contingencies							
1.	Design contingency	Allow	20%	\$ 1,337,460.00	\$ 1,337,460.00		
2.	Bid contingency	Allow	10%	\$ 668,730.00	\$ 668,730.00		
3.	Inflation	Allow	6%	\$ 401,240.00	\$ 401,240.00		
						\$ 2,407,430	
N. TOTAL ESTIMATED CONSTRUCTION COSTS – SEGMENT FOUR							
						\$ 9,094,730	
O. Professional Services							
1.	Construction Management Fee (planning, design, construction & close-out)	Allow	8.0%	\$ 727,580.00	\$ 727,580.00		
2.	Studies (topo, geotech, traffic, environmental, etc.)	Allow	12%	\$ 1,091,370.00	\$ 1,091,370.00		
3.	Services (special inspections & testing)	Allow	1%	\$ 90,950.00	\$ 90,950.00		
4.	Permits/Fees (Calwater, PG&E, building/plan review, other)	Allow	3%	\$ 272,840.00	\$ 272,840.00		
5.	Preliminary design and public outreach	(completed with master plan)					
6.	Design development	Allow	2.5%	\$ 227,370.00	\$ 227,370.00		
7.	Construction documents	Allow	10%	\$ 909,470.00	\$ 909,470.00		
8.	Construction administration	Allow	2.5%	\$ 227,370.00	\$ 227,370.00		
9.	Miscellaneous	Allow	1.0%	\$ 90,950.00	\$ 90,950.00		
						\$ 3,637,900	
P. TOTAL ESTIMATED PROJECT COSTS – SEGMENT FOUR							
						\$ 12,732,630	
Q. EXCLUSIONS							
1.	Pedestrian bridge to Kaiser hospital						
2.	Restroom building and utilities						

Based on drawing titled "Preferred Plan", dated 10/10/22

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