

City of South San Francisco

**Park, Recreation and  
Open Space Master Plan**

July 11, 1990

**CALLANDER ASSOCIATES**  
landscape architecture  
park & recreation planning





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prepared for:

The City of South San Francisco  
Department of Parks, Recreation and Community Services

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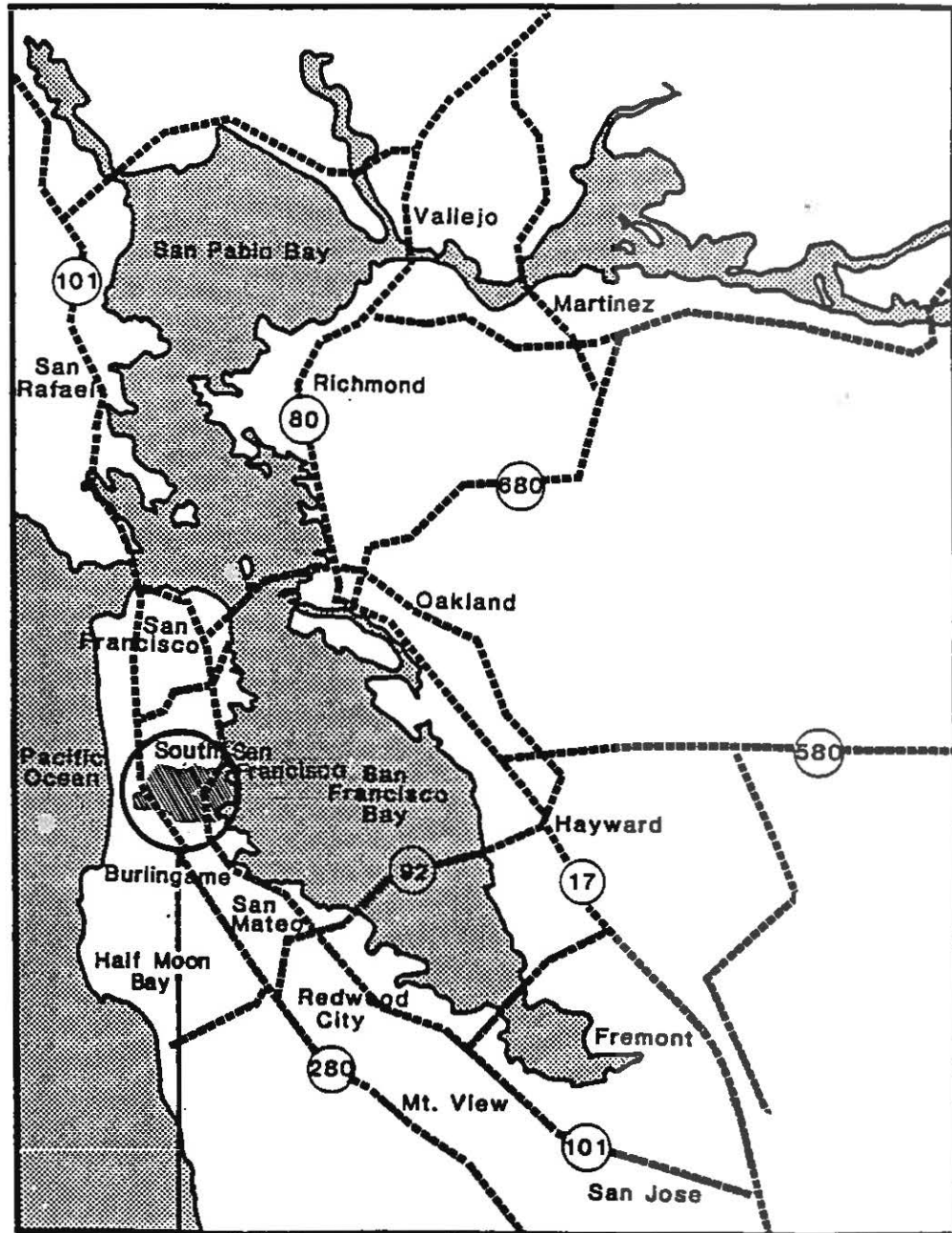
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**FIGURE 1: LOCATION MAP**



MASTER PLAN STUDY AREA



# I. INTRODUCTION

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South San Francisco is a mature community, rich in history and tradition. It has evolved from an industrial city to a modern business community. The population is diverse in both age and ethnic groups, and has reached a stable level at 53,000, which is expected to increase little over the next 15 years.

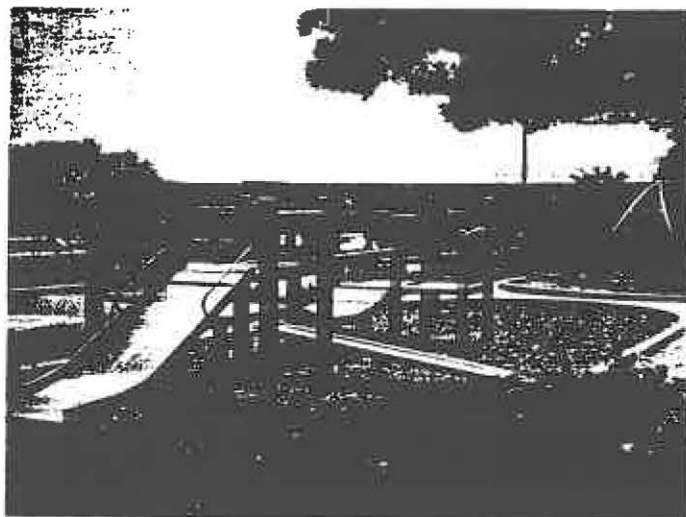
With a diverse population comes a diversity in recreational interests. South San Franciscans pursue a variety of activities ranging from active sports to passive outdoor recreation. Like the community, the park system itself is "mature". Little expansion has occurred in the past decade, and many of the individual parks are relatively old and worn. The community relies heavily on school facilities which have not been maintained at optimum levels for active sports use.

South San Francisco is not an overly wealthy community in average income nor in total acreage of parkland. While most residents express satisfaction with the park and recreation system, the existing facilities should be viewed as the minimum acceptable to provide a reasonable level of recreation opportunities. Essential to the maintenance of the quality of life over the next 15 years will be the preservation of the existing parks and school sites for public use, improvement of the condition of these facilities, and strategic acquisition and expansion that is consistent with the community's ability to fund these items.

## PURPOSE OF THE MASTER PLAN

This document is intended as a 15-year plan to guide decision making and direct expenditures. It is a vehicle through which the City has established priorities so that available and future funds can be made use of in the optimum fashion. It also will be used as an aid to obtaining grant funding where such a document is a requirement of the application process.

The master plan is intended to be a practical, site-specific document which can be readily implemented. It addresses the most critical recreation needs of the community. It is an achievable plan which is capable of being funded through a combination of existing and proposed methods.



*City Hall Totlot*

## II. THE PLANNING PROCESS

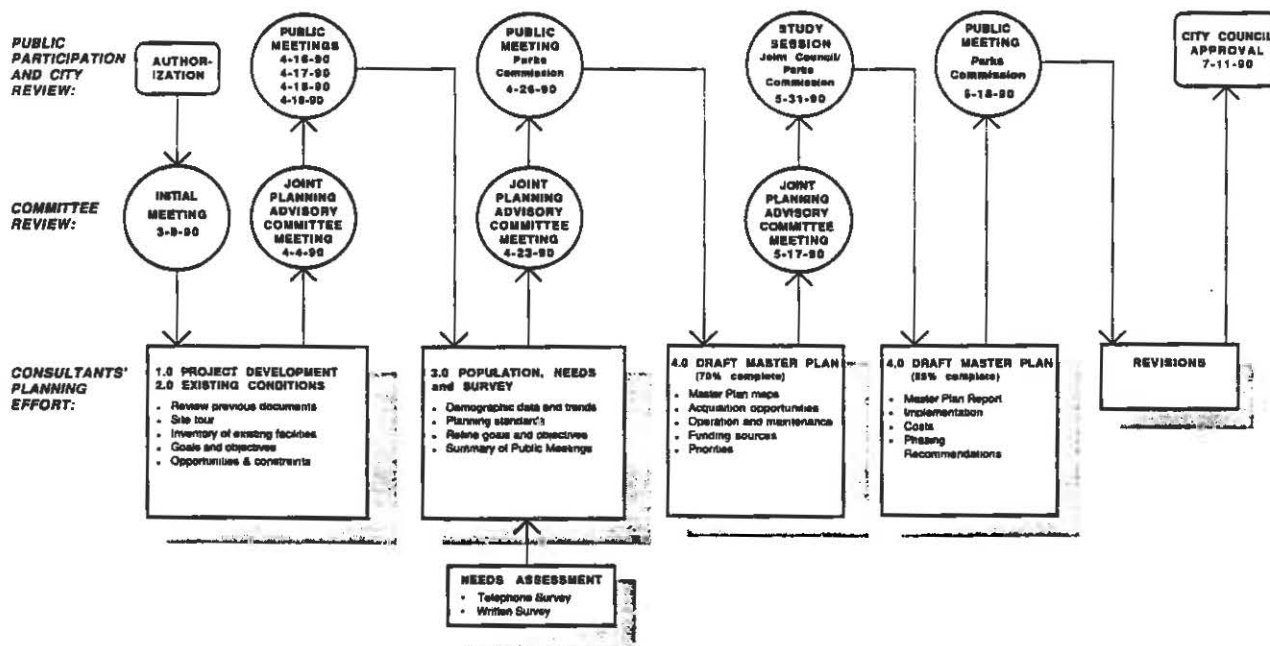
The success of the overall planning process for this master plan derives in large part from two key ingredients: significant public involvement, and the direction from an advisory planning committee.

A critical component of the public involvement process was a series of workshops held in four locations throughout the City. The workshops were conducted early in the process to provide a forum for residents' attitudes, opinions, and desires.

The Joint Planning Advisory Committee, which included members of the City Council, Park and Recreation Commission, and City staff, was created as a problem-solving body to review, achieve consensus, and give direction throughout the process.

The diagram below illustrates the overall planning process. The master plan was presented and reviewed at a series of City meetings where public comment was taken and direction received from the Parks and Recreation Commission and City Council. Appropriate revisions were made based on the direction received at each meeting. The present document represents the consensus of the community, consultant, and City, and was approved as the final master plan by the City Council on July 11, 1990.

**FIGURE 2: THE PLANNING PROCESS**



Revised 4-25-90  
Revised 6-18-90

### III. EXISTING CONDITIONS

South San Francisco is a community of 53,000 which is largely urbanized or "built out". The City is divided by the Bayshore Freeway into two distinct portions. East of the freeway is a large business park and industrial area which extends to the Bay shore. although very few people live in this area, the Bay edge offers valuable recreation resources to the working population and residents from the remainder of the City who choose to utilize it.

The area west of the Bayshore Freeway contains the downtown and residential areas. The portions between the Bayshore Freeway and El Camino Real are the oldest, with somewhat newer homes located between El Camino Real and Highway I-280. The Westborough neighborhood, located west of I-280, contains the most recently developed homes and city parks.

#### DEMOGRAPHICS AND POPULATION TRENDS

The City's population has stabilized and is only expected to grow by another 3000 over the next 15 years, according to the Association of Bay Area Governments. The Terrabay development on the south slope of San Bruno Mountain is expected to be the last major residential development in the city and should add approximately 2000 people over the next three years. As the population level stabilizes, the median age should increase, and the demand for adult and senior activities should rise.

The City enjoys a wide diversity of ethnic groups. The 1980 Census indicated that approximately 50% of the population was Caucasian, 22% were of Hispanic origin, 14% Asian and Pacific Islander, 4% Black, and 10% other. The Census also indicated that, of the working City residents, 30% were blue collar, 42% sales, clerical and related, 15% managerial/professional, and 11% involved in service industries.

#### NEIGHBORHOOD PLANNING AREAS

Any given community is composed of several neighborhoods. Planning for parks and recreation must consider the immediate needs of each neighborhood as well as the overall needs of the entire community.

The neighborhood is the basic planning unit addressed in this master plan (Figure 3). Although neighborhoods have different geographic and demographic characteristics, each has similar planning needs. A neighborhood should be served by mini park facilities in convenient locations so that the recreational needs of small children, the elderly, and other residents are satisfied. Each neighborhood should also contain a neighborhood park within walking and bicycling distance so that active and passive activities are readily accessible to all residents. In addition, community parks intended to serve the entire City must be carefully planned and

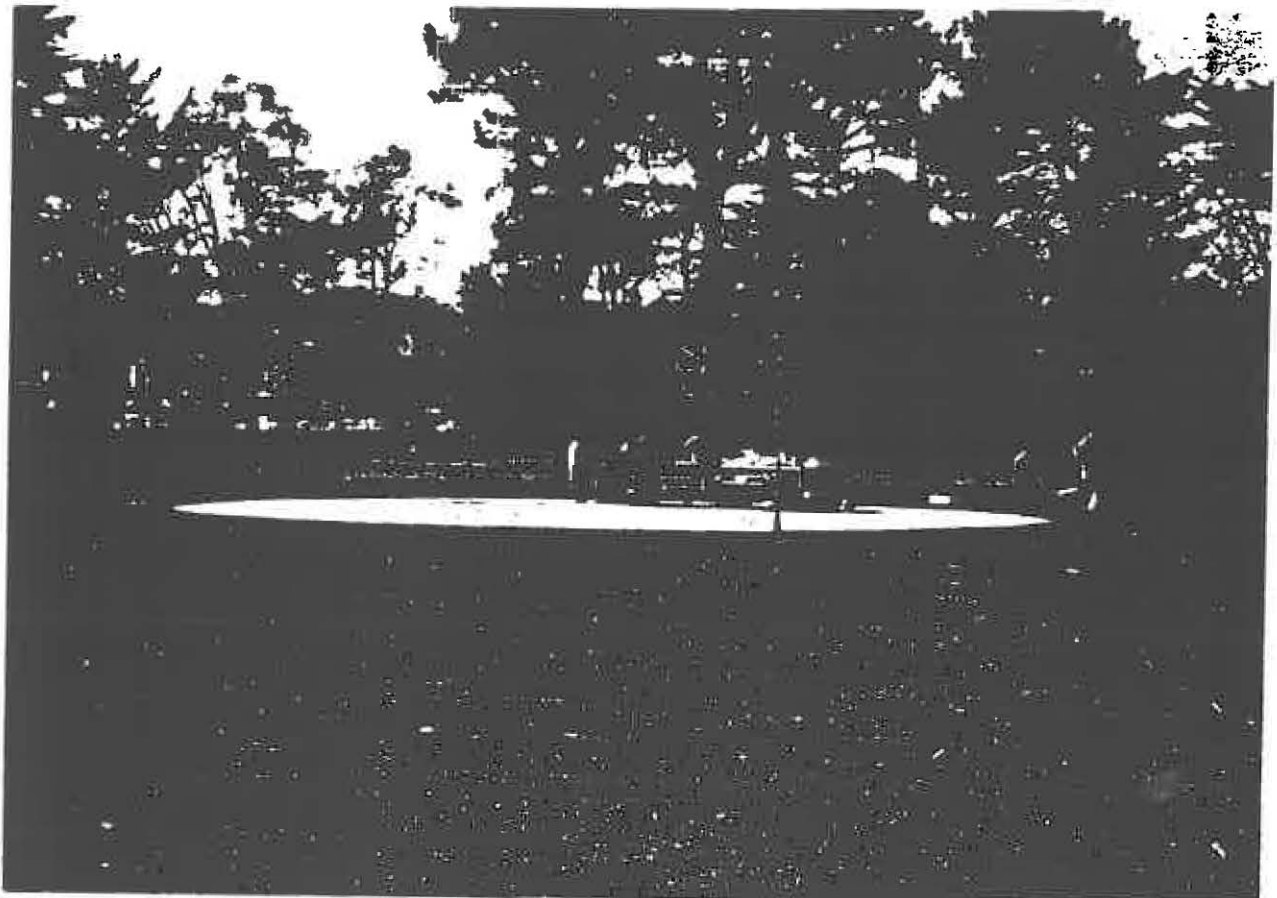


designed so that issues of noise, lights, traffic, and behavior do not create conflicts with residential populations.

### EXISTING PARKS AND RECREATION FACILITIES

The City is served by two community parks, three neighborhood parks, and 10 mini parks. San Bruno Mountain Regional Park is nearby. There are also five community centers and special facilities which offer class space, building rentals, daycare, senior services, indoor swimming pool, and other amenities. Open space resources are available at Sign Hill and the Bayfront public access areas. In addition, the California Golf Club offers open space which is most useful as visual relief from the surrounding urbanized area.

Recreation resources are also available at the local schoolgrounds. The baseball and soccer fields and asphalt play courts provide significant opportunities for both active sports and casual play. These areas are very important in view of the limited acreage of City parks available. The City has recognized this and has committed a significant amount of maintenance effort and capital improvements to the schoolgrounds. Therefore, the master plan stresses maintenance and improvement of schoolgrounds as a critical component in the overall recreation system.



*A community park: Orange Memorial Park*

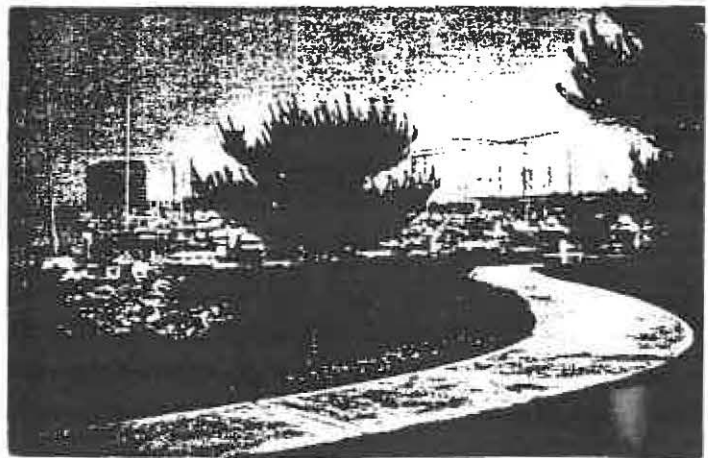
## NEEDS AND DEFICIENCIES

The City currently provides approximately one acre of developed parkland for every 1000 residents, a figure which is comparable to some other older peninsula cities but falls short of the national standards and other younger cities. Additional community park and neighborhood park acreage is desirable.

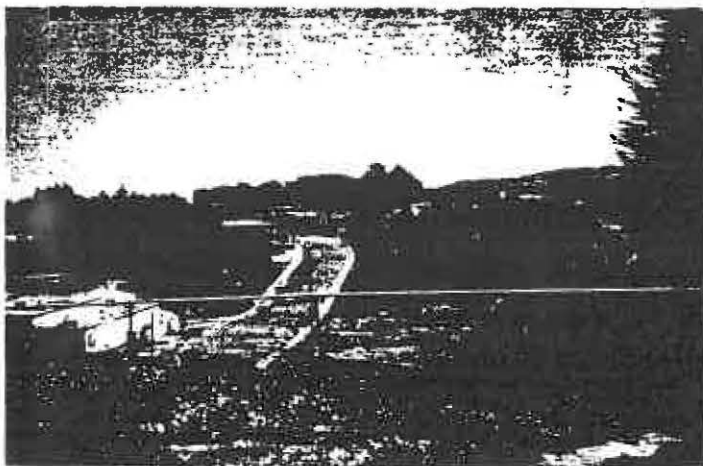
Many neighborhoods are not served by neighborhood parks. Residents must walk or bicycle long distances or drive to other parks. This problem is especially acute in the Downtown, Buri Buri, and Sunshine Gardens planning areas.

The Downtown area is in need of additional green space and lacks opportunities for children and teens. Additional indoor recreation space is desirable.

The City is also in need of a linear park system which would tie together individual parks and facilities, and link neighborhoods to the park system with bicycle and pedestrian paths. Portions of this system are already in place, as at the Bayshore and along Mission Road near Chestnut Avenue.



*Linear park at Oyster Point Business Park*



*Existing utility easements offer potential for new linear parks*



## IV. STANDARDS AND DEFINITIONS

A great deal of effort has been expended in research and at the academic level in the development of planning standards for provision of park and recreation facilities. Standards have been developed that address acreage of parkland per a given population (usually expressed as acres/1000 population), appropriate number of individual facilities such as tennis courts or football fields, park location, area served by different types of parks, and numerous other factors. The National Park and Recreation Association (NPRA) standards (see appendix) have been recognized by many agencies as minimum guidelines intended to be modified based on local conditions. The national standards are meant to be a flexible planning tool. It is recognized that what is appropriate for some cities will not work in others.

The park classification system developed by the NPRA is a very useful device for categorizing, analyzing existing parks, and planning for the future. The NPRA defines six distinct park and recreation facilities types, defines preferred sizes, and defines the area each would theoretically serve. This classification system is used as a basic framework for this master plan, and its application to South San Francisco is outlined in Table 2.

The City currently provides approximately one acre of traditional developed City parkland (mini, neighborhood, and community parks) for every 1000 residents (Table 3). This figure is well below the national standard and the amount provided by other nearby younger cities (Table 1).

When existing schoolgrounds are added to the developed parklands, a figure of 3.15 acres per 1000 population results. This figure comes closer to the national standards and is consistent with many nearby cities. The importance of the schoolgrounds to the overall park and recreation system becomes evident.

Due to the mature, developed nature of the City, very few opportunities exist to acquire new land for park development purposes. Furthermore, because very little additional residential construction is planned, the City will not be receiving large financial contributions through park-in-lieu fees, as is the case in many younger, growing California cities.

This master plan does not establish an increased standard for provision of park acreage because to do so would create an unrealistic goal. A significant increase in parkland over the next 15-year period is not feasible due to both unavailability of suitable land and the City's inability to fund large land purchases.

The master plan instead emphasizes methods other than provision of sheer acreage to adequately serve the community's recreation needs. These include provision of an appropriate number of individual recreation facilities, such as tennis courts, community centers and baseball fields; and improvement in the location of facilities

to better serve the population. Increased maintenance levels are called for, as is additional lighting to extend hours of availability. Redesign of existing facilities to better serve current needs is also called for.

**TABLE 1:  
COMPARATIVE PARK ACREAGE & STANDARDS - Bay Area Cities**

City	Existing Population	Existing Acres/1000 People			Total Standard Acres/1000 People
		Developed Park	Schools	Total	
(National Recreation & Park Assoc. Standards)	--	--	--	--	6 to 10.5 (1)
South San Francisco	54,000	1.0	2.0	3.0	none established
Belmont	25,000	2.7	0.5	3.2	8.5 (1)
San Mateo	86,000	1.4	1.9	3.3	10.0 (2)
Millbrae	21,000	1.0	0.7	1.7	none established
Foster City	30,000	4.3	not included	4.3	none established
Menlo Park	28,000	2.5	2.0	4.5	none established
San Carlos	25,000	2.0	1.5	3.5	4.0 (2)
San Bruno	36,000	5.5	3.0	8.5	none established
Daly City	83,000	1.0	not included	1.0	none established

Notes

- (1) Total standard cited refers to traditional developed parks only (Community, Neighborhood, and Mini Parks).
- (2) Total standard cited refers to traditional developed parks and schoolground acreage combined.

**TABLE 2: Park and Recreation Facilities  
CLASSIFICATIONS & MINIMUM STANDARDS**

<u>Type</u>	<u>Size</u>	<u>ServiceArea</u>
<p><u>Mini-Park</u> A facility designed to provide recreational opportunities for a small area within a neighborhood. Generally, a mini-park is designed for young children; however, in some cases it may be designed for aesthetic purposes. 1/4 acre is the recommended minimum size to provide adequate buffer space and diversity of uses. Example: Zamora Play Area.</p>	1/4 to 1 acre	1/4 mile radius
<p><u>Neighborhood Park</u> The neighborhood park is designed to serve the recreational needs of children 6-15 years of age, as well as adults, preschoolers, and seniors. It would typically include family picnic areas, open turf areas for informal sports, play equipment, and limited off-street parking. Lighted athletic fields would not be included. At least one neighborhood park should be provided in each neighborhood planning area. Example: Sellick Park.</p>	4-12 acres	3/4 mile radius
<p><u>Community Park</u> This park is designed both for youths in active sport leagues and for adults. The park should also include facilities for preschoolers, young children, senior citizens &amp; families. Components of neighborhood parks &amp; mini-parks should be included in the Community Park. Lighted athletic fields for active sports would be included, as would passive recreation areas. The Community Park includes facilities which serve several neighborhoods and/or the entire City. Example: Orange Park.</p>	20-50 acres	City
<p><u>Regional Park</u> Open space areas characterized by significant natural resources which provide passive recreation opportunities for both the local population and the surrounding metropolitan area, and are located within one hour's driving time. Example: San Bruno Mountain Regional Park.</p>	100 acres	Bay Area Region
<p><u>Special Facility</u> A facility such as a community theater, teen center, aquatic center, or other cultural or athletic facility that serves a specific need for a portion of the area population. May be constructed as part of a Community Park. Example: Orange Pool, Magnolia Center.</p>	Varies	City
<p><u>Linear Park</u> Open spaces that are developed along creeks, canals and abandoned right-of-ways and shorelines. Development may include jogging and bicycle paths, picnic areas, sitting areas, and general aesthetic improvements. Example: Bayfront public access areas.</p>	Sufficient width to protect the resource and provide maximum use	City

**TABLE 3: EXISTING PARK ACREAGE**

<u>Park Category</u>	<u>Total Acres</u>	<u>Acres/1000 pop.*</u>
A. Developed Parks:		
1. Mini Park	6.7	0.13
2. Neighborhood Park	18	0.34
3. Community Park	34	0.64
Subtotal Developed Park	58.7	1.11
B. School Athletic Fields and Playgrounds	108	2.04
Subtotal-Developed Parks and Schoolgrounds	166.7	3.15
C. Open Space	40	0.75
D. Bayfront Linear Park	29	0.55
E. Common Greens	54	1.0
Subtotal Greenspace Lands	123	2.3
TOTAL all park and open space lands	289.7	5.45

\*The above figures are based on an assumed 1990 population of 53,000.

## V. NEEDS ASSESSMENT

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Many vehicles were utilized to project needs and obtain an accurate picture of what the actual park users (the community) would like to see happen with regard to future park, recreation, and open space opportunities. Demographic data were analyzed to ascertain future trends. Existing facilities were inventoried. Local geographic conditions and existing use patterns were studied.

Most importantly, attitudes and desires of the public were expressed through a series of public meetings, written suggestions and comments, informal telephone conversations, a written questionnaire, and a professionally conducted telephone survey.

### SUMMARY OF PUBLIC MEETINGS

Four public participation workshops were held on April 16-19, 1990, at selected locations throughout the City in an effort to facilitate expression of community opinion regarding the Citywide master plan. The eastern portion of the City was served by a meeting at Spruce School gymnasium, the central portion at Municipal Services Building, and the western area at Westborough Recreation Center. In addition, Spanish language interpretation was provided at the initial meeting at Morelos Hall in the downtown area.

While people were naturally most vocal about the recreation facilities and programs which they themselves used on a frequent basis and were most familiar with, an awareness of Citywide priorities was also expressed. Discussion centered both around physical facilities and recreation and community service programs, and the City was generally commended for the level of service provided by the Department.

A diversity of interests, opinions, and priorities was brought forth at these sessions. However, a good measure of consensus among participants emerged. The following text describes the main points.

1. *It was felt that priority should be given to maintaining and improving existing facilities prior to development of new facilities.* People expressed concern over the City's ability to fund expensive new development when a need for improved maintenance of existing parks, recreation centers, and other facilities was perceived.
2. *A need for new parks and recreation centers in many neighborhoods was expressed.* Even though most people felt that improvement of existing facilities was a priority, they maintained that many areas within South San Francisco are not adequately served by neighborhood parks or recreation centers conveniently located to the given neighborhood.

3. *A need for new and improved active sports facilities was expressed.* The youth and adult soccer leagues are currently using multi-purpose turf areas at the schools and at Orange Park. The leagues would prefer to have at least one soccer-only facility, complete with lights, permanent goals, and bleachers. The youth baseball league representatives desired improved facilities and some lighted fields, but stated that the amount of available fields at schools and parks would be sufficient to serve their current enrollment if maintenance levels were improved.
4. *Many were concerned that additional opportunities for teens and children be developed.* A lack of facilities and programs to help alleviate "hanging out" and potential social problems was perceived. Many requested additional recreation leaders and programmed activities for both children and teens.
5. *Increased availability of public access along the Bayfront was desired.* Many enjoyed fishing, picnicking, and walking along the Bay edge, but cited difficulty with gaining access to the designated public access parking spaces. Additional facilities such as fish cleaning stations and picnic areas were desired.
6. *Additional indoor gymnasium space was desired.* Competition with the school district for use of school gymnasiums was cited by several people, including those involved in the badminton program and children's gymnastics.
7. *An interest was shown in the development of a small community theater.* A need for adequate space for the music and performing arts programs was expressed.
8. *The Department of Parks, Recreation and Community Services received high marks for the level of service provided.* When asked which aspects of the existing park and recreation system were most appreciated, the City was repeatedly complimented for the variety, quality, and number of classes and recreation and community service programs. The staff was also complimented for their responsiveness to citizens' inquiries and requests.
9. *The level of service provided by the City through the recreation programs was felt to be hampered by the lack of available facilities and by the condition of existing facilities.* Consensus emerged that the City seemed to be doing the best job possible, given the existing facilities, but that levels of service could greatly increase with new, improved, and better-maintained parks and community centers.

## ATTITUDE SURVEYS: SUMMARY OF FINDINGS

A telephone survey of residents' attitudes and opinions concerning parks and recreation was conducted in May 1990 by an independent sampling and market research firm. The goals of the survey were to determine local residents' perceptions of what recreational opportunities exist today, existing patterns of use, what types of new facilities would be desired or opposed, and attitudes towards funding.

A total of 150 households were sampled through random telephone calls. The location of households surveyed reflected the current population patterns, and very good geographic, ethnic, and age distribution was achieved.

The questionnaire used for the telephone survey was also mailed to all City households by the Department of Parks, Recreation and Community Services, and the results tabulated. While the statistical accuracy of the written survey is not considered as great as the telephone sampling, the results of the two were in general conformance.

Complete copies of both surveys are on file at the City offices. The appendix to this Master Plan contains an expanded tabulation of responses to all questions on both surveys. The following summarizes the key results of the *telephone* survey:

- The Park and Recreation facilities are used by 81% of the households included in the telephone survey:
- Seventy-seven percent (77%) of the respondents are "satisfied" with the park and recreation facilities and programs available to them. Nine percent (9%) are "not satisfied" and 14% had no opinion.
- The respondents feel "satisfied" about the available facilities because: They are well-maintained, have nice landscape treatments, are well-located, have lots of activities, people enjoy the swimming pool, the senior programs, have good programs for kids, and the staff/instructors are "great".
- More than 99% of the respondents are "very satisfied" or "somewhat satisfied" with the location of the parks in South San Francisco.
- More of the following passive facilities should be added when planning for the future: walking trails - 65% of the respondents, open space 61%, picnic areas with tables 61%, space for youth and teen activities 65%.
- More of the following active facilities should be added: basketball - 49% of the respondents, softball - 47%, volleyball - 45%, tennis - 38%, soccer - 37%, baseball - 35%.

- Respondent household members presently use the following facilities and programs most frequently: picnic areas 68%, open space 63%, playgrounds for tots and small children 55%, swimming pool 61%.
- Respondents would like to add to the list of activities and programs: tennis courts 7%, golf course/lessons 5%, senior citizen dances 5%, music/crafts/dance lessons 9%.
- Eighty-eight percent (88%) of respondents are familiar with Orange Memorial Park.
- Orange Memorial Park could best be used to fulfill the respondents' needs if the following were added/expanded: more picnic/barbeque space 13%, more playground equipment for tots 10%, adult only swimming pool 11%.
- Acceptable methods for paying for construction of new facilities are: contributions by corporate sponsors 51%, fees paid by developers and builders 45%.
- Acceptable methods for paying for maintenance of the facilities are: fees paid by those who use them 47%, taxes 41%, contributions by corporate sponsors 38%.

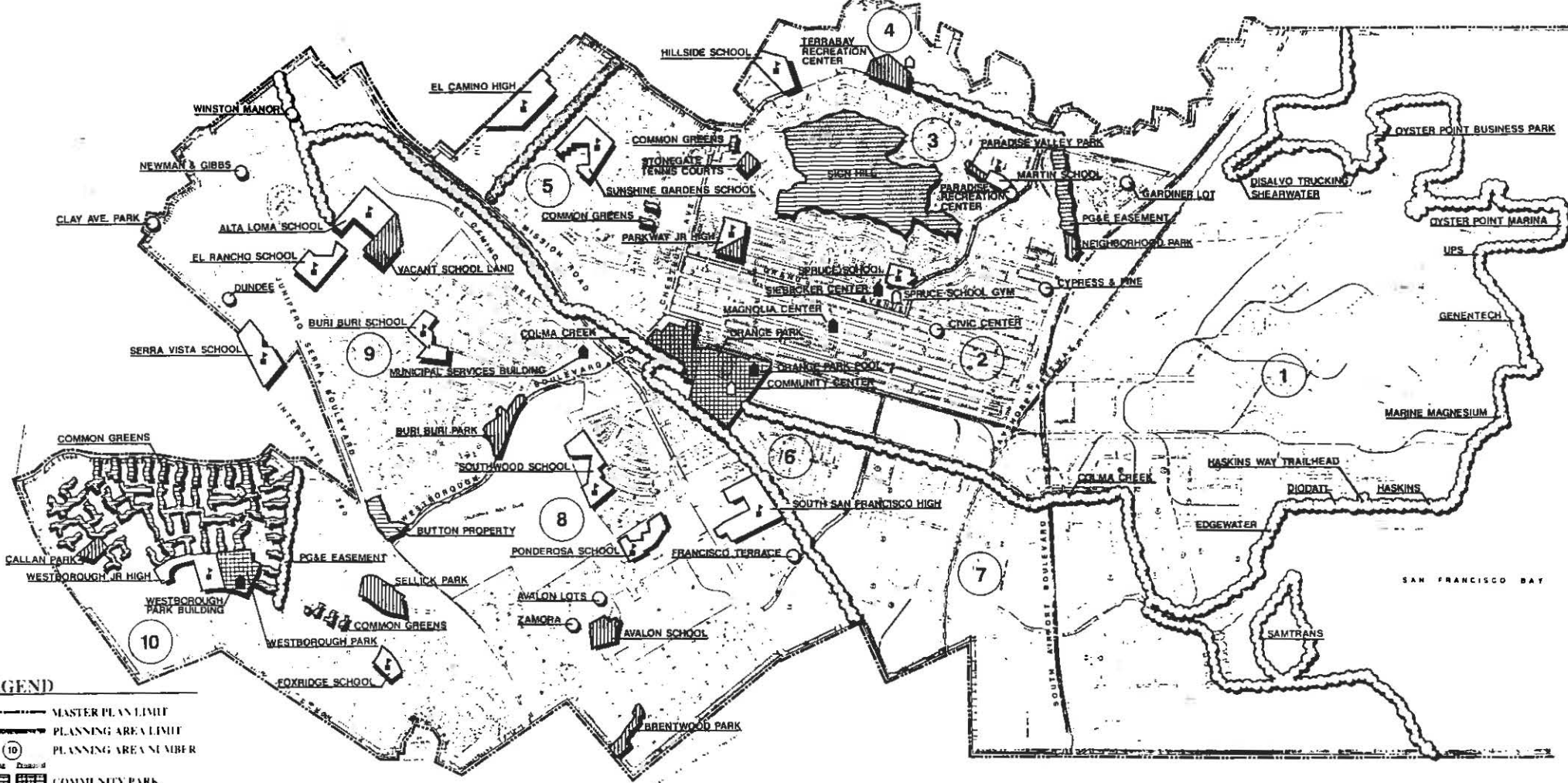
The following summary outlines the key responses to the *written* survey:

- Approximately 20,000 written community recreation needs assessment surveys were sent to residents of South San Francisco. Of those mailed, 668 (3%) of the surveys were returned. The neighborhoods who returned the most surveys were: "Old Town" (24%), "Westborough" (23%), and "Buri Buri" (12%).
- The Park and Recreation facilities are used by 79% of the residents responding to this survey.
- 49% of the respondents are "satisfied" with the park and recreation facilities and programs available to them. 19% are "not satisfied", and 16% had no opinion.
- Although satisfied, respondents indicated the following concerns: facilities are in need of repair and improved maintenance, and more baseball fields.
- 88% of the respondents are "very satisfied" or "somewhat satisfied" with the location of the parks in South San Francisco.
- More of the following facilities and programs were requested to be included when planning for the future: walking trails (9%), picnic area with tables (8%), swimming pool (8%), and open space (7%).



- Respondents use the following facilities and programs most frequently: swimming pool (10%), playgrounds for tots and small childrens (9%), picnic area with tables (9%), and gym for gymnastics or exercise classes or fitness programs (8%).
- Respondents would like to add to the list of facilities and programs: picnic areas, special interest classes, swimming pool, child care services.
- 83% of respondents are familiar with Orange Memorial Park.
- Orange Memorial Park could best be used to fulfill the respondents' needs if the following were added/expanded: open space, picnic areas, restroom facilities, increased safety awareness, recreation buildings.
- Acceptable methods for paying for maintenance of the facilities are: fees and charges paid by people who use the facility (25%), contributions from corporate sponsors (23%), and fees paid by developes and builders (17%).
- 61% of the respondents identified were female, 34% were male.
- 58% of the respondents identified were Caucasian; the next largest ethnic group identified was Hispanic (9%).





- LEGEND**
- MASTER PLAN LIMIT
  - - - PLANNING AREA LIMIT
  - ⑩ PLANNING AREA NUMBER
  - ▨ COMMUNITY PARK
  - ▨ NEIGHBORHOOD PARK
  - MINI PARK
  - ▨ LINEAR PARK
  - ▨ OPEN SPACE
  - ▨ SPECIAL FACILITY
  - ▨ SCHOOL GROUND

PARK & RECREATION MASTER PLAN  
 South San Francisco California

**MASTER PLAN DIAGRAM**

FIGURE 4



**Special Facilities:** Improvements to existing community centers and creation of three new community centers.

**Schoolgrounds:** Athletic field improvements and increased maintenance levels.

## SUMMARY BY PLANNING AREA

The following is a summary of each neighborhood planning area and the recommended actions proposed by the Master Plan. Figure 3 shows the location of each area.

### Planning Area #1: Gateway/Cabot

**Demographic Characteristics:** This area consists of industrial, commercial, and office developments and contains only a very small number of permanent residents.

**Existing Facilities:** Bayfront public access areas at Oyster Point Marina, Oyster Point Business Park, and SamTrans are fully developed and well-maintained. Earlier public access improvements (Genentech, Diodati Business Park, Edgewater Business Park) are in a state of disrepair. Several portions contain no linear park public access improvements.

#### Analysis:

1. Insufficient public parking for shoreline access is a major problem.
2. Older public access areas need improvement.
3. The presence of the Marine Magnesium plant will prevent continuous public access along the Bay at that location until such time as it is redeveloped.

#### Recommendations:

1. Continue to work with BCDC to ensure that private developers implement new and improve existing public access areas along Bayfront. Upgrade existing and provide new access areas.
2. Provide additional public parking at the Bayfront.
3. Provide fish cleaning stations, picnic areas, and spaces for lunchtime activities in conjunction with pedestrian trail system.
4. Designate Colma Creek for future pedestrian trail development.
5. Develop a "Trailhead Park" at Haskins Way to provide parking and staging areas for Bayfront Trail users.

### Planning Area #2: Downtown

**Demographic Characteristics:** Contains 20% of City population with many families with children. Large Hispanic population.

**Existing Facilities:** Three small mini parks are located in the downtown area, with no neighborhood or community parks. Magnolia Senior Center is also located here.

**Analysis:**

1. The area lacks sufficient recreational opportunities for children and teens.
2. The area lacks open green park space.

**Recommendations:**

1. Develop a small neighborhood park at the PG&E easement between Armour and Linden. Include turf areas, lighted basketball courts, picnic areas and play areas.
2. Cypress and Pine Playlot: Redesign park to increase usability by greater segment of population. Regrade area so that visibility into park is increased.
3. PG&E Easement: Preserve as open space.
4. Civic Center: Tot lot improvements.

**Planning Area #3: Sign Hill/Paradise Valley**

**Demographic Characteristics:** Contains 10% of City population.

**Existing Facilities:** Sign Hill is the major open space area in South San Francisco. The area contains three schools with recreational facilities, one day care center, one recreation center, one mini park with play equipment and turf, and a privately developed tennis court which is maintained by the City and open to the public.

**Analysis:**

1. The area is rich in open space but lacks typical developed neighborhood park facilities.
2. Condition of Paradise Valley Recreation Center is unacceptable.

**Recommendations:**

1. Remodel the Spruce School Gymnasium and Siebecker Center to provide a youth/teen/community center and improved day care facilities to serve the downtown residents, as well as residents of Sign Hill/Paradise Valley, and the entire community.
2. Once the Spruce/Siebecker project has been constructed, replace Paradise Valley Recreation Center building with park improvements including more green space, play areas, and lighted basketball courts. Relocate youth recreation services currently provided at Paradise Valley to the improved community center at Spruce/Siebecker.
3. Paradise Valley Park: Add lighting, redesign turf area, reduce paving.
4. Sign Hill: Develop Trails, establish trailhead areas with limited parking at ends of streets. Preserve north side of hill as open space through current zoning and planning restrictions.

5. Parkway Junior High School: Improve ballfield. Add play areas and picnic picnic facilities for neighborhood use.
6. Stonegate Tennis Courts: Resurfacing.

#### Planning Area #4: Terrabay (South Slope)

This area is a planned neighborhood development and will include one baseball and one soccer practice field at Hillside School, an indoor swimming pool, community center, four-acre neighborhood park, and linear park along Hillside Boulevard. These facilities will serve the new neighborhood, the adjacent Sign Hill neighborhood, and will also serve the entire community.

#### Planning Area #5: Sunshine Gardens/Mission Road

Demographic Characteristics: Contains 10% of City population. Largely White and Hispanic.

Existing Facilities: Two schools with recreational facilities. No parks.

Analysis: This area lacks parks; however, it does not contain opportunities for acquisition and development of new parks.

Recommendation: Develop PG&E easement as a linear park to connect this neighborhood with the City park system.

#### Planning Area #6: Mayfair Village/Town of Baden

Demographic Characteristics: Contains 5% of City population.

Existing Facilities: Orange Memorial Park, the City's major park, is located here. Also includes one mini park and two schools.

Analysis: This area is well-served by the facilities at Orange Park.

#### Recommendations:

1. Expansion and improvement of Orange Park (master plan is currently under preparation).
2. Redesign and improvement of Francisco Terrace Playlot.
3. Development of linear park along railroad corridor and along Colma Creek. Develop Orange Avenue to Spruce Avenue section along South Canal as first priority for Colma Creek Linear Park.

## Planning Area #7: Lindenville

This is largely an industrial area which contains no recreational facilities. No facilities are proposed for this area other than the Colma Creek linear park.

## Planning Area #8: Avalon/Brentwood

Demographic Characteristics: Contains 12% of the City population. A largely White neighborhood. Includes an unincorporated area.

Existing Facilities: Includes one neighborhood park, two mini parks, three schools, and the California Golf Club.

### Analysis:

1. Well-served by school facilities.
2. Location of Brentwood neighborhood park on the edge of the area reduces its usefulness to the remainder of the neighborhood.

### Recommendations:

1. Acquire upper field and playground at Avalon School site and develop as neighborhood park.
2. Brentwood Park: Install tennis court and pedestrian lighting, tree maintenance.
3. Ponderosa School: Add lighting for night softball.
4. Southwood School: Add lighting and bleachers and drainage improvements at soccer field. Improve baseball field.
5. Zamora Totlot: Refurbish.
6. Avalon Lots: Install lighting.

## Planning Area #9: Buri Buri/Winston-Serra

Demographic Characteristics: Contains 20% of City population: Largely White and Hispanic.

Existing Facilities: One neighborhood park, four mini parks, four school sites, and one community center (at Municipal Services Building).

### Analysis:

1. Well-served by school facilities.
2. Location of Buri Buri neighborhood park on edge of area limits usability by remainder of neighbors.

### Recommendations:

1. Acquire undeveloped parcel at Alta Loma School (or portion) and develop as a neighborhood park.



2. Improve ballfields and court areas at Alta Loma School to create an integrated "school park" facility.
3. Buri Buri Park: (improvements scheduled for 1990 completion).
4. Mini Parks (Dundee, Clay Avenue, Newman and Gibbs, Winston Manor): Upgrade existing features.
5. El Rancho and Buri Buri School: Upgrade baseball fields.
6. Colma Creek: Develop as linear park.
7. San Francisco Water District right-of-way: Develop as linear park.
8. Button Property: Preserve as open space.

### Planning Area #10: Westborough

**Demographic Characteristics:** Contains 20% of City population. Major ethnic group is Asian/Filipino, followed by White, Hispanic, and Black. This is a newly developed area with a higher proportion of middle class and professional people than other areas.

**Existing Facilities:** One community park with recreation building, one neighborhood park, two school sites, common greens with mini park facilities.

**Analysis:** This neighborhood is better served with recreational facilities than most other neighborhoods. It provides nearly two acres of developed park per 1000 people, contains an extensive pedestrian open space network, and includes a wide range of recreation facilities.

#### **Recommendations:**

1. Add lighting, bleachers, and goals to Westborough Junior High School Soccer field for night soccer play.
2. Improve programming at Westborough Recreation Center.
3. Develop Callan Park as a small neighborhood park.
4. Westborough Park: Improve restroom, picnic shelter, play area, and resurface tennis courts.
5. Sellick Park: Tree maintenance, par course replacement, tennis court surfacing.



*Soccer field at Southwood School*

## PRIORITIES FOR FACILITIES DEVELOPMENT PROJECTS

The Master Plan discusses many facilities improvement and development projects. The following listing outlines priorities, with "A" being the highest priority group and "C" being the lowest. The listings below reflect the suggested sequencing of projects. However, these projects will not necessarily be implemented in a linear order due to funding availability or other factors. Many projects will run concurrently, often with the planning for certain projects coinciding with the implementation of others. It also may be desirable to implement certain lower priority projects which have available funding or which are not highly costly in advance of implementation of projects which are higher priority but more costly.

### "A" Priority

- Orange Memorial Park expansion and improvements (including new community center).
- Colma Creek Linear Park segment from Orange to Spruce on South Canal.
- Spruce School Gym/Community Center/Siebecker Center development and improvements.
- Downtown neighborhood park at PG&E easement.
- Alta Loma school ground acquisition and neighborhood park development.
- Avalon School grounds (upper field and playground) acquisition and neighborhood park development.
- Soccer field lighting, goals and bleachers at Westborough Junior High School and Southwood School.
- Baseball field improvements at El Rancho, Buri Buri, Southwood, Sunshine Gardens, Park Way, Spruce and Martin Schools.
- Encourage Boys' Club to develop an indoor recreation facility in the Downtown Area.

### "B" Priority

- Bayshore public access development. (To be funded and constructed by private developers as required by BCDC.)
- Colma Creek linear park master plan and development.
- Replacement of Paradise Valley Recreation Center with park and recreation improvements.
- PG&E easement linear park (Area #5) master plan and development.
- Brentwood Park lighting and turf area improvements.
- Westborough Park improvements.
- Trailhead Park at Haskins Way.

### "C" Priority

- Cypress and Pine redesign and development.
- Sign Hill trails and trailheads parking development.

- Paradise Valley Park lighting..
- Mini park upgrading: Zamora, Francisco Terrace, Winston Park, City Hall.
- Callan Park master plan and development.
- Ponderosa School ballfield lighting.
- Sellick Park improvements.

## GOALS, OBJECTIVES, AND POLICIES

**Goals** are broad statements of purpose which reflect the community's collective vision of the future.

**Objectives** are the "yardsticks" by which the goals may be measured. They describe specific conditions which are desirable in order to attain a given goal.

**Policies** are specific statements which guide decision making and suggest actions to be taken to meet objectives and attain goals.

### GOAL 1: PARK SYSTEM DEVELOPMENT

*Provide a high-quality public park system which provides adequate space and facilities to meet the varied needs of the local residents and workforce.*

#### Objectives

- 1.1 Ensure that no net loss of park and open space land occurs.

#### Policies

- 1.1.1 Coordinate land acquisition efforts with School District so that the City Parks Department has ample opportunity to acquire surplus school land as soon as it becomes available. Utilize the Naylor Act to acquire surplus land. Coordinate with School District master plan for surplussing to encourage District to surplus all sites at one time.
- 1.1.2 Concentrate acquisition and development efforts on parcels of four acres or greater in size to promote economy of maintenance and provision of a wide range of recreation activities.
- 1.1.3 Include mini park-type improvements in new and existing neighborhood and community parks rather than develop new mini parks.
- 1.2 Continue to provide a broad range of passive and active recreation opportunities which will serve the needs of residents of all ages, economic situations, and physical abilities.

### Policies

1.2.1 Provide barrier-free access to all sites.

1.2.2 Require high-quality, professional planning and design services for new and renovated parks.

1.2.3 Conduct public hearings as an integral part of the design process for all new and renovated parks.

1.2.4 Provide for non-traditional forms of recreation as new needs arise.

1.3 Expand recreation opportunities at existing facilities.

### Policies

1.3.1 Add lighting to increase time of availability.

1.3.2 Improve maintenance levels.

1.3.3 Redesign existing parks to provide for changing recreation needs.

1.3.4 Improve scheduling efforts to reduce conflicts with school activities.

1.4 Develop a cultural and performing arts facility, such as a community theater, as an integral part of the park system.

### Policies

1.4.1 Construct a small 350 to 500-seat theater as part of a new community center building.

1.5 Develop a network of bicycle and pedestrian trails to link individual components of the park system and the neighborhoods.

### Policies

1.5.1 Continue to encourage private developers to provide public bayfront access and work with BCDC and other agencies to complete the Bayfront trail.

1.5.2 Develop a pedestrian trail and bicycle lane system along Colma Creek.

1.5.3 Develop a bicycle path plan in cooperation with the County and CalTrans.

## GOAL 2: RECREATION AND COMMUNITY SERVICES PROGRAMS

*Provide a range of leisure, recreational and cultural programs and facilities that are accessible and affordable to all segments of the community.*

### Objectives

2.1 Continue to provide a combination of recreation and social service programs and facilities through neighborhood community centers.

Policies

2.1.1 Renovate existing facilities to remove barriers to handicapped users.

2.1.2 Provide City residents with preferential registration and lower fees for classes and programs than those charged to non-residents.

2.2 Continue to develop and expand special programs for teens, senior citizens, and ethnic populations.

Policies

2.2.1 Sponsor surveys of high school students to determine recreation needs and desires.

2.2.2 Include teens in the design and management of programs for teens.

2.2.3 Offer nature study programs to increase community awareness of open space opportunities and habitat enhancement in City parks and along waterways and the bayfront.

2.2.4 Conduct an outreach program to inform potential users of existing opportunities.

2.3 Ensure that a wide variety of quality sports and aquatics opportunities are available to the community.

Policies

2.3.1 Develop mini-gyms in community centers and at schools for indoor recreation programs such as volleyball, basketball and badminton.

2.4 Continue to assist local non-profit organizations to provide services for low-income families, developmentally disabled children, handicapped persons, fair housing programs, and others.

Policies

2.4.1 Encourage the Boys' Club to develop a downtown youth center.

2.5 Continue to develop and expand the day camp and preschool program as a self-supporting service.

2.6 Continue to develop and expand the cultural and performing arts programs.

Policies

2.6.1 Continue to provide cultural and performing arts classes through the community centers.

2.6.2 Develop exhibit areas for local artists within public spaces such as municipal buildings, community centers, and shopping centers.

2.6.3 Facilitate local arts festivals.

2.6.4 Incorporate local sculpture and artwork into outdoor open spaces such as City parks, roadway gateways, and wall murals.

### GOAL 3: IMPLEMENTATION

*Develop a 15-year program to achieve the policies set forth in this plan through a combination of public and private funding, regulatory methods, and other strategies.*

#### Objectives

3.1 Ensure that the City receives its fair share of State and Federal grants.

##### Policies

3.1.1 City staff shall pursue funding for direct, matching, and challenge grants from agencies such as the State Coastal Conservancy, state bond grants, State Department of Parks and Recreation, Federal Land and Water Conservation Fund, Wildlife Conservation Board, State Environmental License Plate Fund, State Department of Boating and Waterways, and State Roberti-Z'berg Program. Other grant sources may be available. The City staff may obtain information and assistance on available programs from the State Department of Parks and Recreation, the California Park and Recreation Society, and the National Park Service. In addition, the State Employment Development Department operates a computer service, known as the Federal Assistance Program Retrieval System, to identify potential federal grant and loan programs.

3.2 Study the establishment of landscape and lighting districts to defray costs of maintenance and operations.

##### Policies

3.2.1 The City staff shall study establishment of an ordinance to create one City-wide assessment district or several small districts under the Landscape and Lighting Act of 1972 to provide funding for the acquisition, development, and ongoing maintenance of park and recreation facilities within the City.

3.3 Utilize bond issues or tax increases as necessary to fund development of community parks as allowed by the Mello-Roos Community Facilities Act of 1982.

##### Policies

3.3.1 City staff shall determine the feasibility of funding specific park projects through bond or tax measures and implement as needed.

- 3.4 Utilize ordinances and easements to ensure that significant natural resources and open space are protected during development.

Policies

3.4.1 Explore the use of open space easements, a voluntary program authorized by the Open-space Easement Act of 1974, through which local governments can obtain the conservation value of property which it does not own.

The open-space easement is a restriction which runs with the land, and restricts the potential use of the land for the purpose of preserving its natural or scenic character. Upon acceptance or approval of an open space easement, the City could not issue any building permit for a structure that would violate the terms of the easement. The benefit to the landowner who either grants or sells such an easement is a reduction in property tax assessments and in an income tax deduction.

3.4.2 Explore the use of conservation easements, established through the California Conservation Easement Act of 1979. A conservation easement is similar to an open-space easement, except that it can be granted to a private organization or individual instead of a local government.

The Conservation Easement Act established the basis for legal enforcement of a negative or restrictive easement between two private parties. The City retains the responsibility for final approval of the easement and accepts reduced tax revenue reflecting the conservation value of the property.

3.4.3 Use transferable development rights (TDRs) to allow the development rights of a parcel located in an area of significant resource value to be transferred to another location with less resource value.

The transfer of these rights allows a developer to build on the development parcel at higher densities than would otherwise be allowed under zoning, and preserves the parcel with resource value. The City also has the option of directly purchasing the development rights.

- 3.5 Study the feasibility of establishing a "Friends of the Parks and Recreation System" organization to provide funding resources.

Policies

3.5.1 Establish a City-wide organization and recruit individuals within the community who can donate or attract contributions to serve on the organization board.

3.5.2 Explore methods to acquire funding and contributions of land through the organization, including wills and bequests, gifts of life insurance, charitable remainder trusts, and gifts catalogue.

3.5.3 Explore methods for land acquisition, including life estates, contributions of surplus real estate, sequential donations or purchases, tax-delinquent property, and purchase and leaseback programs with landowners.

3.5.4 Explore an "Adopt-a-Park" concept with industry, service clubs, and citizens. Identify interested corporations, clubs, or individuals and create an action plan tailored to fit the adopting organization's budget and interest.

3.6 Continue to enforce the Subdivision Ordinance which requires dedication of land for recreation, or payment of a fee-in-lieu, or both, in accordance with the Quimby Act.

3.7 Continue to fund priority projects from the City's General Fund.

3.8 Explore availability of funds from corporate sponsors and private foundations.

#### Policies

3.8.1 Contact the Foundation Center in San Francisco (415/397-0902), an organization which maintains a nationwide library network which provides free access to all materials needed to research and prepare a proposal for funding from private foundations and corporate sponsors.

3.9 Continue to utilize the Joint Powers Agreement with the School District and monitor and update as needed.

3.10 Explore the establishment of additional user fees or raising the current amounts charged to sports groups, group picnics, and other organizations or users. Consider charging non-residents higher fees than those charged to local residents.

#### GOAL 4: OPERATION AND MAINTENANCE

*Develop the necessary organizational staffing and funding mechanisms to assure that all parks, facilities, and open spaces are well-maintained.*

#### Objectives

4.1 Provide adequate revenue for the maintenance of all facilities.

4.2 Provide for security and safe use of park facilities.

4.3 Increase current levels of maintenance at improved and new City parks.



## MUNICIPAL POOLS

**EXISTING MUNICIPAL POOLS:** Currently there are two pools available for public use. Orange Pool is centrally located and operates between 6 a.m. and 9:30 p.m. year-round. The city also operates recreational swimming programs during the summer months at either El Camino High School or South San Francisco High School on an alternating basis. A third pool will be constructed at Terrabay in 1991.

**LEVEL OF SERVICE:** With a population of 53,000 the City currently provides one pool for every 26,500. With three pools, the City will provide one pool for every 17,660. The suggested National Park and Recreation Association standard is one pool for every 20,000 people.

### **COMPARISON WITH OTHER NEARBY CITIES:**

Daly City (pop. 83,000): Two indoor pools which are both a joint use with school district (one per 41,500).

Pacifica (pop. 38,000): One indoor pool which is a joint use with school district (one per 38,000).

San Mateo (pop. 86,000): Two outdoor pools (one per 43,000).

San Bruno (pop. 36,000): One outdoor pool, summer use only (one per 36,000).

Redwood City (pop. 61,000): Two outdoor pools, summer use only (one per 30,500).

### **COST TO OPERATE AND MAINTAIN AN INDOOR POOL:**

Approximately \$250,000 per year

### **COST TO CONSTRUCT A NEW INDOOR POOL:**

Approximately \$2.5 to \$3.5 million for a community pool (excluding land purchase - approximately 3-5 acres required).

### **ANALYSIS AND RECOMMENDATIONS:**

The level of service for swimming pools provided by South San Francisco will be within the national standards once the Terrabay Pool is constructed, and will exceed that of other Peninsula cities. A fourth pool would encumber the City population with construction and maintenance costs which would be difficult to recover through recreational swimming and instruction programs. A fourth pool would compete with other City pools for users. Construction of an additional pool in the Westborough Area would be considered a lower priority than the facility development projects identified in this master plan.

**TABLE 4  
SPORTS FACILITIES RECOMMENDATIONS**

**General Strategy:**

In addition to construction of new sports facilities as outlined below, the following three methods should be utilized to increase opportunities:

1. Upgrade condition and maintenance of existing fields.
2. Add lighting to extend hours of play.
3. Improve scheduling sequences.

**SPECIFIC SPORTS FACILITIES RECOMMENDATIONS**

	Total # Existing	@ School Sites)	@ City Parks)	National Standard	Total Recomm.	Additional Recomm.	Summary
1. Baseball	17	14	3	12 (1/5000)	23	6	Add lighting to increase usability of existing fields. Add new fields at Orange Park. Construct additional practice fields where feasible at new neighborhood parks.
2. Soccer	4	2	2	6 (1/10,000)	6	2	Add permanent goals, seating, and lighting at Southwood, Orange and Westborough Parks.
3. Football	2	2	0	3 (1/20,000)	2	0	Used by schools only. New football fields not required for City programs.
4. Tennis Court	27	15	12	30 (1/2000)	30	3	Add lighting at Brentwood, Orange, and other locations.
5. Basket- ball court	41	30 (full)	5 (full) 13 (half)	12 (1/5000)	41	0	Even though no new courts are necessary, construction of new courts in existing and future City parks would be beneficial. Add lighting to existing courts where feasible.
6. Swimming pools	3	1	2	3 (1/20,000)	3	0	Construction of a new pool in the Westborough neighborhood should only be considered after the Master Plan goals for other facilities development has been achieved.

**Notes:**

1. Projections are based on target population of 60,000 in 2005.
2. Existing facilities include one baseball and one soccer field to be installed at Hillside School.
3. New fields should be designed so that no overlap occurs.

## VII. RECREATION & COMMUNITY SERVICE PROGRAMS

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### AQUATICS

**Analysis:** City provides recreational swimming, masters, lessons, fitness, and swim team.

**Recommendations:**

1. Expand hours available for recreational swimming. Actively market the business community and others for increased users.
2. Evaluate fees and determine to what level fees may be raised without disadvantaging the population or decreasing use levels.
3. Improve and expand special programs for handicapped persons. Seek out funding.
4. Attract instructors through a combination of improved marketing techniques, pay increases, and in-house certification programs.

### CULTURAL AND PERFORMING ARTS/SPECIAL CLASSES

**Analysis:** Over 200 classes are offered at four different locations each quarter, with classes available to all age groups. Major categories are Pre-school, Children, Teen/Adult, and Tennis.

**Recommendations:**

1. Continue to explore new course offerings and provide as possible to serve changing interests.
2. Evaluate fees and determine to what levels fees may be raised without disadvantaging the population or decreasing use levels.
3. Promote establishment of a local theater troupe.
4. Promote local artists by providing gallery space.
5. Continue to solicit donations for physical improvements to classroom spaces.

### DAY CAMPS/PRE-SCHOOL

**Analysis:** The City run day camps and pre-school programs are popular programs which are currently experiencing waiting lists. Fees are set at a level which are 80% to 100% cost-covering, and are at the maximum desirable level.

**Recommendations:**

1. Continue to expand programs as possible to allow for increased enrollments.
2. Expand summer camp to Westborough Park.
3. Continue to attract quality staff and improve training.

## PLAYGROUNDS/TEENS

**Analysis:** Opportunities for teens are perceived by the general public to be lacking, even though the City currently provides programs in sports leagues, playgrounds, and special events. Indoor facilities suitable for dances and other teen activities could enhance these opportunities.

### **Recommendations:**

1. Provide suitable indoor teen center facilities with storage.
2. Increase recreation programs available at school sites to compensate for lack of neighborhood parks.
3. Conduct outreach program to make teens aware of recreational opportunities.
4. Expand staffing as feasible through grants.
5. Develop new programs as required to respond to contemporary youth needs and interests.
6. Provide counseling and referral for "at risk" youths

## SENIOR ADULTS

**Analysis:** A wide range of services and programs are offered for senior adults at the two senior centers, including a nutritional meal program. A senior adult daycare program is provided for frail and elderly adults. Programs are very popular and continue to expand. These programs rely heavily on grants as a funding source.

### **Recommendations:**

1. Increase staffing levels to allow for increased enrollment.
2. Solicit donations to compensate for declining grant revenues.
3. Provide increased transportation to Magnolia Center and El Camino Center.

## SPORTS

**Analysis:** The City offers a wide range of programs including youth baseball and softball, youth and adult soccer, T-ball, adult softball and basketball, adult and junior badminton, and gymnasium supervision. The program is currently operating at a maximum level given available field and gymnasium space. The program is very popular and is growing. Eight youth baseball teams have been added to the program over the past two years.

### **Recommendations:**

1. Provide additional gymnasium space for youth and adult basketball, badminton, dance, exercise, and other programs.
2. Evaluate feasibility of increasing field/gymnasium rental fees.
3. Provide improved maintenance of school fields.

4. Work with school district to resolve scheduling conflicts for use of school facilities.
5. Provide increased outreach to Hispanic community to promote inclusion into soccer and other sports leagues.
6. Designate youth leagues as top-priority user of baseball fields.
7. Add lighting to increase availability of baseball and soccer fields.

### FACILITY RENTALS

**Analysis:** Facility rentals such as social halls, recreation centers and picnic areas are well-established. Demand for such facilities continues to increase in popularity. Additional picnic areas would better serve the growing numbers of requests placed on existing areas.

**Recommendations:**

1. Expand picnic areas as possible to accommodate growing demands.
2. Increase indoor facilities and meeting rooms available as rentals to the public to allow for increased requests.
3. Evaluate feasibility of increasing rental fees.
4. Expand mailing program to insure maximum use of existing and proposed facilities.



*A neighborhood park: Sellick Park*

## VIII. IMPLEMENTATION

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Implementation of the acquisition, development, improvement and maintenance program outlined in this master plan will require additional sources of funding beyond those currently utilized. Realization of the plan is a key to maintaining and improving the quality of life now enjoyed by South San Franciscans. It is also an achievable goal which can be made available at a reasonable cost per household. Throughout the planning process, the community was supportive of the proposal program. Implementation of the plan will require residents to support a portion of the projected costs as well.

Tables 5 and 6 outline the individual development projects and summarize projected costs for acquisition, improvements, and maintenance of the overall park and recreation system. Of the total costs, a significant portion would be provided by private developers for Bayfront public access improvements as required by the State Bay Conservation and Development Commission (BCDC). Another significant portion would be derived from the General Fund. Lesser amounts can be expected from grants, other agencies, increases in user fees, fundraising and donations.

However, if the entire plan is to be achieved, a significant portion of the funding must come from a new source. Ultimately, the community's willingness to pay will determine how much of the overall plan is achieved. Table 5 indicates that the per-household total cost to cover the required increase would be a reasonable sum.

Given the community's reluctance to fund parks capital improvements through bond measures or tax increases (see appendix, Results of Telephone Survey, responses to questions #6 and #7), it is recommended that the City establish a Landscape and Lighting District that would include the entire City. Under the Landscape and Lighting Act of 1972, property owners would be assessed a yearly amount which could be used for both capital improvements and on-going maintenance.

The assessment "may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements" (Section 22573 of the 1972 Act). Businesses could be assessed along with homeowners, since it can be demonstrated that the local workforce currently benefits from the use of the City's pool, daycare programs, parks programs, and other recreation facilities.

One limitation of this funding method is the requirement that improvements be paid for on an annual "pay-as-you-go" basis. The value of improvements to be implemented in any year could not exceed the sum of revenue collected during that year and any surplus carried over from previous years. It would seem, then, that the larger projects such as Orange Memorial Park or Spruce/Siebecker Center may

require some sort of bond funding to cover a portion of the development costs. The City's Undesignated Fund is another potential source. Currently there are cash reserves projected to be available to help fund debt service portions of some of the larger projects.

### MONITORING PROGRAM

This master plan is a flexible planning tool intended to be periodically reviewed and evaluated in light of changing conditions. The plan should be updated at least every five years. Since this is a fifteen-year plan, a new effort should begin in the twelfth or thirteenth year which addresses the next 15-year period from 2005 to 2020.

"A" PRIORITY PROJECTS	ESTIMATED COST	POTENTIAL FUNDING SOURCE									COMMENTS	
		General Fund	Grants	Corporate Donation	City's Undesignated Fund	Assessment District	Redevelopment Agency	Quimby Act	Bonds	Other Agencies		Park Foundation/Funding
Orange Park Expansion and Improvements	\$ 9,000,000	0	0		X	X		0	X		0	See Orange Park Master Plan. Includes purchase cost of Mazzanti property. Does not include cost of Cal Water property which might be leased.
Orange Park Community Center	\$ 3,700,000	0	0		X	X		0	X		0	See Orange Park Master Plan.
Colma Creek Linear Park (Orange to Spruce)	\$ 300,000	0	X			0		0		0	0	Flood Control District Cooperation.
Spruce/Siebecker Community Center	\$ 2,100,000	0	0			X		0	X		0	Acquire Spruce Gym from School District.
Downtown Neighborhood Park	\$ 575,000	0	0			X	X	0			0	Land lease from PG&E.
Alta Loma School/Park	\$ 1,700,000	0	0			X		0	X		0	Acquire 6 acres from School District; improve 6 acres of school property.
Avalon School/Park	\$ 1,100,000	0	0			X		0	X		0	Acquire 3.8 acres from School District.
Westborough Soccer Field	\$ 300,000	0	0			X		0			0	Lighting, seating, goals, field improvements.
Southwood Soccer Field	\$ 355,000	0	0			X		0			0	Lighting, seating, goals, field improvements.
Baseball Field Improvements (El Rancho, Buri Buri, Southwood, Sunshine Gardens, Parkway, Spruce, and Martin Schools)	\$ 1,200,000	0	0			X		0	0		0	Grading, drainage, irrigation, turf, backstops, seating.
<b>SUBTOTAL "A" PRIORITIES</b>	<b>\$ 20,330,000</b>											

X - Primary Source  
 O - Supplemental Source



	ESTIMATED COST	POTENTIAL FUNDING SOURCE								COMMENTS	
		General Fund	Grants	Corporate Donation	City's Undesignated Fund	Assessment District	Redevelopment Agency	Quimby Act	Bonds		Other Agencies
<b>"B" PRIORITY PROJECTS</b>											
Bayshore Public Access Projects	\$ 4,600,000		X	X							Costs by developers under BCDC guidelines.
Colma Creek Linear Park	\$ 1,500,000	0	X			0		0		0	Flood Control District Cooperation
Paradise Recreation Center Removal and park development	\$ 350,000	0	0			0		0		0	Replace Recreation Center with mini park; relocate current use to new Spruce/Siebecker Community Center.
Area #5 Linear Park	\$ 180,000	0	0			0		0		0	Land lease from PG&E; walkways, planting, benches.
Brentwood Park	\$ 225,000	0	0			0		0		0	Lighting, turf improvements, tennis court surfacing.
Westborough Park	\$ 220,000	0	0			0		0		0	Picnic shelter, restroom, play area improvements.
Trailhead Park at Haskins Way	\$ 550,000	0	X			0				0	Parking for 50 vehicles, restrooms, picnic tables.
<b>SUBTOTAL "B" PRIORITIES</b>	<b>\$ 7,625,000</b>										

X - Primary Source  
 O - Supplemental Source

	ESTIMATED COST	POTENTIAL FUNDING SOURCE									COMMENTS	
		General Fund	Grants	Corporate Donation	City's Undesignated Fund	Assessment District	Redevelopment Agency	Quimby Act	Bonds	Other Agencies		Park Foundation/Funding
<b>"C" PRIORITY PROJECTS</b>												
Cypress and Pine Park Improvements	\$ 140,000	0	0		0	0	X	0			0	Redesign.
Sign Hill Improvements	\$ 210,000	0	0			0		0			0	Trails and parking
Paradise Valley Park Improvements	\$ 125,000	0	0			0		0			0	Lighting and turf improvements.
Mini Parks: Zamora, Francisco Terrace, Winston Park, City Hall Totlot	\$ 525,000	0	0			X		0	X		0	Updating of play equipment, picnic areas and other facilities.
Callan Park	\$ 300,000	0	0			0		0			0	Develop neighborhood park.
Ponderosa School	\$ 120,000	0	0			0		0			0	Baseball field lighting.
<b>SUBTOTAL "C" PRIORITIES</b>	<b>\$1,420,000</b>											
<b>TOTAL ALL PROJECTS</b>	<b>\$29,375,000</b>											

X - Primary Source  
 O - Supplemental Source

**TABLE 6: TOTAL ESTIMATED COSTS FOR MASTER PLAN IMPLEMENTATION**

<b>A. Projected costs for land acquisition, facilities development and improvements:</b>	
\$29,375,000	Total projection (from Table 5)
- \$ 4,600,000	Corporate contribution (Bayshore Access)
<hr/>	
= \$24,775,000	Total funding required
\$ 1,651,667	Per-year funding amount required for 15-year period
- \$ 600,000	Assumed annual contribution from General Fund
<hr/>	
= \$ 1,051,667	Per-year shortfall
\$ 52.60	Cost per household per year to cover shortfall (based on 20,000 households in City)
<b>B. Projected costs for operation and maintenance</b>	
\$629,750	Per-year increase above existing budget (see Operation and Maintenance chapter for calculation)
\$31.50	Cost per household per year to cover increase
<b>C. Total additional costs per year required:</b>	
\$ 1,681,417	Total per year increase above existing funding (total of A + B above)
\$ 84.10	Total additional cost per household

**Notes:**

1. Above figures are in 1990 dollars.
2. Inflation, debt service, or additions to design program outlined in this master plan are not included.
3. The "Total Additional Costs per Year" cited under C. above refer to all costs exclusive of those expected to be covered by the General Fund and corporate contributions for Bayshore Access. This amount will require funding from a variety of sources, most likely to include grants, user fees, donations, and other fundraising efforts. It is recognized that a portion of this amount will also require funding from bond issues or formation of an assessment district.
4. The above figures do not include the annual operating budget for Department of Parks, Recreation, and Community Services, which is funded through user fees and the General Fund.

**TABLE 7: FUNDING METHODS SUMMARY**

<b>METHOD</b>	<b>USE/PURPOSE</b>	<b>ADVANTAGES</b>	<b>LIMITATIONS</b>
<b>Benefit Assessment</b>	To fund capital improvements with special benefit assessments	Fees tied to users, does not fall under Gann limit, does not always require voter approval.	Traditional benefit assessments may be inflexible, difficult to obtain voter approval in developed areas.
<b>Landscape and Lighting Act of 1972 (Assessment District)</b>	Landscape Lighting, Parks and Recreational Improvements	Benefit zones need not be contiguous. Voter approval not required to form the District. Protests can be overruled by 4/5 vote of the Council. Not under Gann limit.	Improvements must be paid for annually on a "pay-as-you-go basis.
<b>Mello-Roos Act of 1982</b>	Any capital improvements with a life of five years or more. Rehabilitation, operating and maintenance of some public services (police, fire, ambulance, recreation, parks flood, storm drains)	Tax can be used to support the sale of bonds; if less than 12 voters, vote is by landowners one vote per acre. Tax is not apportioned by benefit. Not under Gann limit.	Two-thirds vote within the District is required to levy a tax and incur bonded indebtedness; must be associated with increased service requirements from growth in the District.
<b>Community Rehabilitation District (SB1322)</b>	Capital improvements for streets, sewer, water, bridges, public buildings, libraries, recreation facilities under 1911, 1913, 1915 and Mello-Roos Acts	Bonds may be issued with a majority voters' approval.	No new taxing authority.
<b>Facilities Benefit Assessment District (SB1322)</b>	Finances 1913 Act projects plus parks, libraries, fire and police stations, schools, traffic signals and other public facilities.	Broad uses, no voter approval. Has withstood a court challenge.	Pay-as-you-go financing. No bonds are issued.
<b>Certificates of Participation</b>	Used to finance equipment and major capital projects.	Not considered debt, no voter approval required.	Cost to issue may be greater due to insurance and complex structure.

(1) Source: Parks Funding Alternatives  
 City of San Jose, Office of Management and Budget  
 November 12, 1986

**TABLE 7: FUNDING METHODS SUMMARY**

<b>METHOD</b>	<b>USE/PURPOSE</b>	<b>ADVANTAGES</b>	<b>LIMITATIONS</b>
<b>The New Quimby Act</b>	Requires residential developers to provide land or in-lieu fees for park and recreation purposes.	New parks are provided for at the time of residential development.	Little new residential construction is expected to occur in South San Francisco.
<b>Municipal Lease/ Purchase Financing</b>	For the acquisition of equipment, land and facilities.	Tax exempt, not considered debt.	Less costly than bond issues, useful for small financings.
<b>Taxable Municipal Bonds</b>	Various	Fewer restrictions and reporting requirements.	Increased interest cost.
<b>General Obligation Bonds</b>	Acquisition and improvement of real property	Lowest cost of all debt instruments	Requires two-thirds voter approval, cannot refund earlier bonds, limited use.
<b>Limited Obligation Bonds</b>	Acquisition or construction or public improvements	Pledges only a portion of sales and use taxes to secure bonds. No increase in taxes makes it favorable to voters.	Two-thirds voter approval required.
<b>Privatization</b>	Enterprise activities such as water treatment plants recreational facilities	No voter approval required, lower cost, cash generated from sale	Loss of day-to-day control, limited or no market.
<b>Cost Savings</b>	Various	Frees up existing revenues. No increase in taxes, no requirement for voter approval.	Unknown return
<b>School/City Cooperation</b>	Cost sharing of construction and rehabilitation of schools	Combines two sources of revenue for an otherwise unaffordable facility.	School sites may not be located where there is greatest need.
<b>Parks and Recreation Foundation</b>	Fundraising arms to support parks and recreation	Self-supporting organization, new revenues, community involvement.	Limited potential for revenue generation.
<b>Community Developments Block Grants/ Discounting</b>	Rehabilitation in low income areas	Readily available, does not require voter approval.	Limited to use only in low income areas.
<b>Parcel Tax</b>	General Government	No voter approval, can be equitably distributed.	Unknown public reaction.

## IX. OPERATION & MAINTENANCE

Implementation of the master plan will require increased effort in the operation and maintenance of the park and recreation system. As additional park acreage and facilities are developed, additional personnel, equipment, and materials will be required. These costs are projected in the third column of Table 8. Also included in this column is the amount required for routine replacement of existing vehicles and maintenance equipment.

The second column of Table 8 outlines the projected costs required to correct the current need for increased maintenance levels of existing parks and other facilities. Although current levels are in most cases "adequate", the Department is understaffed and it would be preferable if maintenance levels in general could be increased somewhat.

The summary compares the current annual budget with the proposed budget, and translates the per-year increase to an annual per-household cost.

**TABLE 8: PROJECTED MAINTENANCE COSTS**

<b>CATEGORY</b>	<b>CURRENT NEED FOR INCREASED MAINT.</b>	<b>ADDITIONAL NEED OVER 15 YEARS</b>
1. <b>Parks</b> 80 acres @ \$11,500 = \$920,000/year	\$100,000/year	25 acres @ \$11,500 = \$287,500 + 2 for phasing = \$143,750/year
2. <b>Medians &amp; Buildings &amp; Miscellaneous:</b> 44 acres @ \$13,800 \$607,200/year	\$120,000/year	6 acres @ \$13,800 = \$82,800 + 2 for phasing = \$41,400/year
3. <b>Schoolgrounds</b> 20 acres @ \$9,200 = \$184,000/year	\$80,000/year	20 acres @ \$9,200 = \$184,000 + 2 for phasing = \$92,000/year
4. <b>Equipment Replacement</b>		\$790,000 + 15 years = \$52,680/year
5. <b>Total</b>	\$300,000/year	\$329,750/year

**SUMMARY:**

Existing annual budget	\$1,711,200
Proposed annual budget	\$2,340,950

Per year increase	\$ 629,750
% increase over existing	37%

Cost of increase per household, per year	\$31.50
--	---------

**Note:**

Above figures include costs for additional personnel required to (a) increase current maintenance levels, and (b) maintain additional acreage and facilities.

# APPENDIX

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# LAND USE DIAGRAM

CITY OF  
SOUTH SAN FRANCISCO



## LEGEND

### RESIDENTIAL

- Low
- Medium
- High

### COMMERCIAL

- Retail
- Planned

### INDUSTRIAL

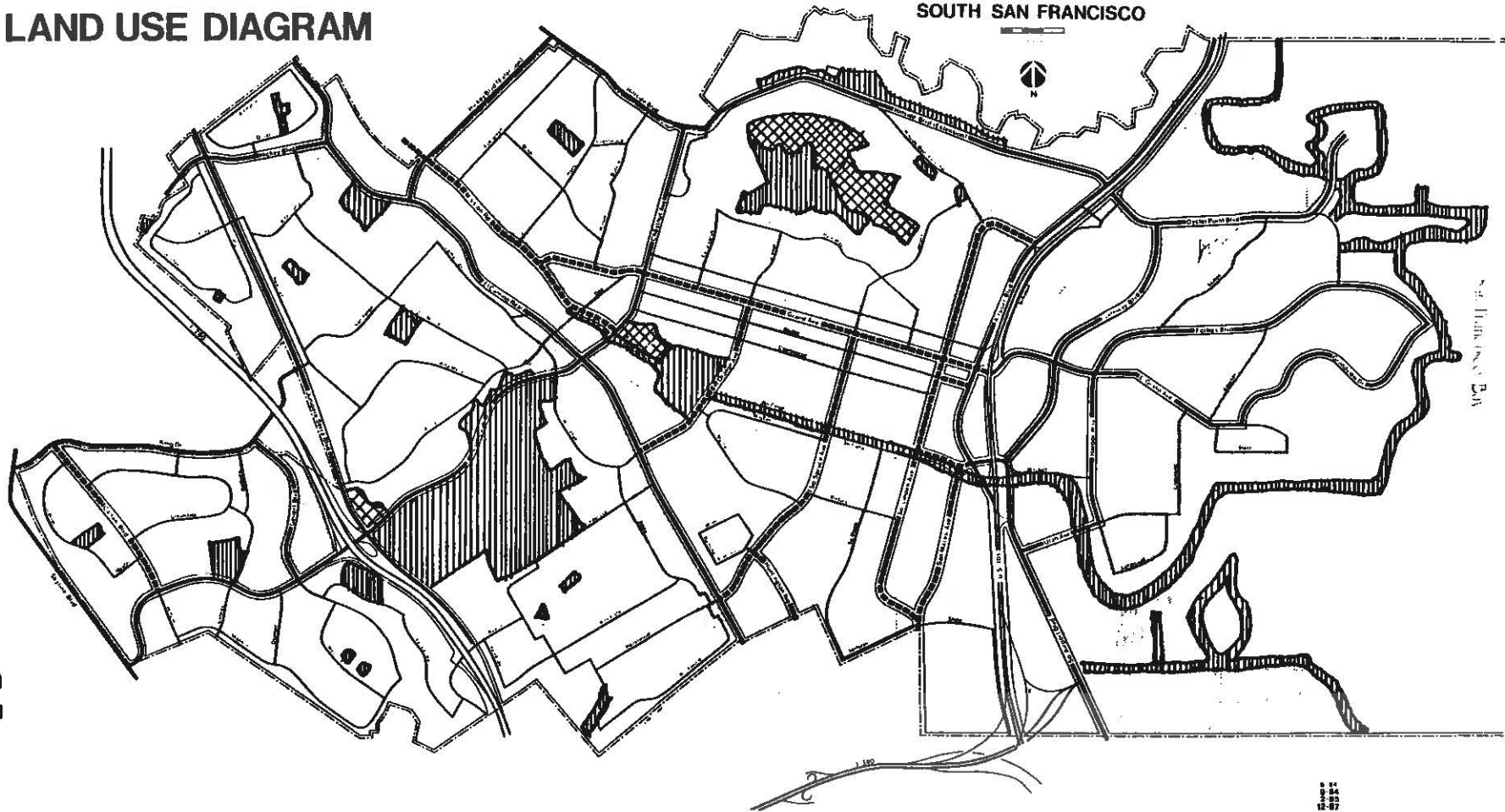
- Light
- Planned

### OPEN SPACE

- Existing
- Proposed

### CIRCULATION

- Major Arterial
- Minor Arterial
- Collector



San Bruno Bay

1968



**LEGEND**

- MASTER PLAN LIMIT
- EXISTING MINI PARK SERVICE AREA  
1/4 MILE RADIUS
- ▲ EXISTING NEIGHBORHOOD OR COMMUNITY PARK SERVICE AREA  
1/2 MILE RADIUS

**NOTE:**

This diagram shows the areas served by the existing city parks. The portions of the city not delineated within the shaded circles are those areas which are not located within walking or bicycling distance of the existing parks.

**SERVICE AREA DIAGRAM**

PARK & RECREATION MASTER PLAN  
South San Francisco California

JULY 11, 1990



*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**ORANGE PARK**

**Location:** Orange Avenue

**Size:** 21 acres

**Type:** COMMUNITY PARK

**Discussion:** See Orange Park Master Plan (July 1990) for complete discussion.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**WESTBOROUGH PARK**

**Location:** Westborough at Galway

**Size:** 11.3 acres

**Type:** COMMUNITY PARK

**Amenities:**

1. Recreation building
2. Off-street parking
3. Picnic shelter
4. Open turf areas
5. Basketball, full court, lighted
6. Lighting
7. Pathways
8. Tennis courts (2), not lighted
9. Restrooms
10. Baseball field with bleachers, not lighted
11. Play area

**Programmed Activities:** Youth baseball, building rentals, classes.

**Discussion:** Newer park, well-developed, offers wide range of activities. Large size, available facilities, and location adjacent to school athletic field qualify it as a community park.

**Recommendations:**

1. Add lighting to baseball field.
2. Turf and planting area maintenance.
3. Upgrade furnishings as needed.
4. Improve restrooms.
5. Upgrade play area.
6. Resurface tennis courts.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**BRENTWOOD PARK**

**Location:** Rosewood & Briarwood Drive

**Size:** 3 acres

**Type:** NEIGHBORHOOD PARK

**Amenities:**

1. Play area
2. Restroom
3. Benches
4. Basketball - full court
5. Lighting
6. Tennis court - not lighted
7. Passive turf area with baseball backstop

**Programmed Activities:** None.

**Discussion:**

Positive:

1. Park is relatively new, well-maintained and designed, with amenities suitable for a neighborhood park.
2. Mature pine tree grove and passive open space

Constraints:

1. Linear configuration limits usability for active games.
2. Rear yards of adjacent houses are open to view.
3. Dead-end green space creates indefensible area, lacks security lighting.
4. Tennis court needs repair.

**Recommendations:**

1. Completion of tennis court lighting and pedestrian lighting.
2. Tree maintenance.
3. Turf maintenance.
4. Tennis court resurfacing.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**BURI BURI PARK**

**Location:** South Arroyo Drive

**Size:** 6.5 acres

**Type:** NEIGHBORHOOD PARK

**Amenities:**

1. Basketball - full court (lighted)
2. Tennis court (lighted)
3. Baseball diamond
4. Play area
5. Picnic area
6. Restroom
7. Off-street parking

**Discussion:** Implementation of the "Buri Buri Park Master Plan" (May 1989) is anticipated for Fall of 1990.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**CALLAN PARK**

**Location:** Carter @ Kilconway

**Size:** 2.5 acres

**Type:** NEIGHBORHOOD PARK

**Amenities:** none

**Programmed Activities:** none

**Discussion:**

1. Undeveloped turf area

**Recommendations:**

1. Develop as neighborhood park with passive turf and play areas.



*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**PARADISE VALLEY PARK**

**Location:** Hillside & Spruce

**Size:** 0.35 acre + 0.85 acre

**Type:** NEIGHBORHOOD PARK; SPECIAL FACILITY; MINI PARK

**Amenities:**

1. Recreation building with restrooms
2. Play structure (wood)
3. Benches
4. Turf
5. Basketball - 1 full court with 2 half-court goals on side, lighted
6. Drinking fountain
7. Passive turf area with walkways and benches

**Programmed Activities:**

1. Youth programs after school and weekends

**Discussion:**

1. Passive turf area is located between rows of houses; creates dead-end, indefensible space; is not lighted.
2. Recreation building is in dilapidated condition.

**Recommendations**

1. Create more activity in passive area by installing play equipment or other recreation facilities.
2. Increase security in passive area by installing low-level lighting.
3. Correct erosion and screening problems in passive area.
4. Redesign walkways and plazas in passive area to create more usable space.
5. Open up entry to passive area for security surveillance by clearing out trees and shrubs.
6. Remove chainlink fencing from entry to passive area.
7. Upgrade design of recreation center area; improve layout of turf and play area to create more usable space; install new sign at corner.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**SELLICK PARK**

**Location:** Appian Way

**Size:** 6.8 acres

**Type:** NEIGHBORHOOD PARK

**Amenities:**

1. Open turf area
2. Picnic tables with barbeques
3. Fire ring
4. Large children's play area
5. Lighting
6. Pathways
7. Benches
8. Tennis court - lighted, with practice wall
9. Half-court basketball
10. Restrooms
11. Off-street parking - 24 spaces

**Discussion:**

Positive:

1. Natural eucalyptus grove
2. Well-designed, modern neighborhood park

Constraints:

1. Windy area

**Recommendations:**

1. Turf maintenance
2. Tennis court resurfacing
3. Par course replacement
4. Tree maintenance

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**AVALON PARK**

**Location:** Avalon Park & Valencia Drive

**Size:** 1.2 acres

**Type:** MINI PARK

**Amenities:**

1. Turf area
2. Pathways
3. Benches

**Programmed Activities:** none

**Discussion:**

**Positive:**

1. Open green area provides open space.

**Constraints:**

1. Lacks any developed play features or activity areas.

**Recommendations:**

1. Preserve as neighborhood green space.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**CITY HALL TOT LOT**

**Location:** Miller and Walnut

**Size:** 0.1 acre

**Type:** MINI PARK

**Amenities:**

1. Play equipment - wood
2. Swings - metal, 2 tot, 2 belt

**Programmed Activities:** none

**Discussion:**

1. Exposed location between parking lot and street decreases the sense of comfort associated with small park spaces.

**Recommendations:**

1. Introduce buffer planting along parking lot edge.
2. Replace chainlink fence with ornamental metal fence.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**CLAY AVENUE PLAYLOT**

**Location:** Clay & Dundee

**Size:** 0.75 acre

**Type:** MINI PARK

**Amenities:**

1. Practice wall/handball court
2. Basketball - full court
3. Play equipment - wood climber, tot swings, concrete climber
4. Turf
5. Lighting
6. Drinking fountain (not working)

**Programmed Activities:** none

**Discussion:**

1. Enclosed by steep natural hillside
2. Wind-protected
3. Turf area on steep hill - not very usable

**Recommendations:**

1. Refurbish wood bollards and tables, play equipment.
2. Restore service to drinking fountain.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**CYPRESS AND PINE PLAYLOT**

**Location:** Cypress & Pine

**Size:** 0.3 acre

**Type:** MINI PARK

**Amenities:**

1. Play structure - wood (good condition)
2. Picnic tables (2)
3. Lighting
4. Basketball half-courts: one 10-foot; one 8-foot goal
5. Perimeter fencing, black chainlink

**Programmed Activities:** None

**Discussion:**

1. Elevated position of park causes difficulty with police surveillance.
2. Raised planter bed is unused, in disrepair.
3. Planting/turf areas are devoid of vegetation.
4. Teens have taken over the park, making it difficult for others to use.

**Recommendations:**

1. Regrade park to lower the use areas to street level for increased visibility and wind protection.
2. Add more play facilities to increase usability.
3. Add more benches and landscape amenities.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**WINSTON MANOR #5 (DUNDEE & MANSFIELD PLAYLOT)**

**Location:** Dundee & Mansfield

**Size:** 0.25 acre

**Type:** MINI PARK

**Amenities:**

1. Basketball - 2 half courts, one 10' (one 8' missing)
2. Turf
3. Picnic table
4. Spring toys
5. Metal climber
6. Swings - 2 tot, 2 belt
7. Benches
8. Chainlink fence at street

**Programmed Activities:** none

**Discussion:** Renovation scheduled for 1990.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**FRANCISCO TERRACE PLAYLOT**

**Location:** Terrace & South Spruce

**Size:** 0.23 acres

**Type:** MINI PARK

**Amenities:**

1. Basketball half-court with 8-foot rim
2. Basketball half-court with 10-foot rim
3. Play structure
4. Spring toys (3)
5. Bench
6. Paved blacktop area

**Programmed Activities:** None.

**Positive:**

1. Offers a small resting/playing area close to the neighborhood.
2. Mature pine trees

**Constraints:**

1. Lacks definition at entry; entrance is difficult to locate.
2. Dead-end, fenced-in, linear configuration; creates a indefensible space.
3. Park is depressed below street level and contains some overgrown shrubs which may create hiding places.
4. Proximity to Spruce creates noise.

**Recommendations**

1. Create entry statement with paving, planting, and benches.
2. Increase buffer from street.
3. Improve visibility of entire park from entrance.
4. Create second entrance/exit at east end of park for safety.
5. Make use of wasted space near entrance with added play equipment.



*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**GARDINER LOT**

**Location:** Gardiner & Randolph

**Size:** 0.16 acre

**Type:** MINI PARK

**Amenities:**

1. Basketball - half court
2. Play structure - good condition
3. Benches
4. Drinking fountain

**Programmed Activities:**

**Discussion:**

1. Lacks screening from adjacent houses.
2. Fenced in with chainlink fence.

**Recommendations:**

1. Add planting to soften concrete elements and provide screening from adjacent homes.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**WINSTON MANOR #3 (NEWMAN & GIBBS PLAYLOT)**

**Location:** Newman & Gibbs

**Size:** 0.25 acre

**Type:** MINI PARK

**Amenities:**

1. Basketball, half court - one 8', one 10'
2. Belt swings
3. Metal climber
4. Slide
5. Spring toys - 3
6. Perimeter chainlink fence
7. Nice mature pine
8. Picnic table
9. Turf
10. Bench

**Programmed Activities:** none

**Discussion:**

1. Lacks screening from adjacent houses - add buffers.
2. Open - no landscape.
3. Needs more benches.
4. Replace chainlink fence with ornamental metal fence.

**Recommendations:**

1. Renovation scheduled for 1990.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**WINSTON MANOR #1**

**Location:** Duval & Graystone

**Size:** 1.75 acres

**Type:** MINI PARK

**Amenities:**

1. Turf
2. Restrooms
3. Lighting (cobrahead streetlights)
4. Play equipment - wood
5. Benches
6. Tot swings
7. Tetherball - 1
8. Basketball - 1 full court (one goal missing)

**Programmed Activities:** none

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**ZAMORA PLAYLOT**

**Location:** Zamora Drive cul-de-sac

**Size:** 0.8 acres

**Type:** MINI PARK

**Amenities:**

1. Basketball half-court with 10-foot rim
2. Basketball half-court with 8-foot rim
3. Picnic tables (two)
4. Turf area
5. Play apparatus
6. Benches
7. Drinking fountain

**Programmed Activities:** None

**Discussion:**

1. Well-designed area, contains appropriate amenities for mini park function.
2. Open configuration allows flexibility of use.
3. Chainlink fence is unattractive.

**Recommendations:**

1. Replace and update site furniture and play equipment as it ages.
2. Replace chainlink fencing with ornamental metal fence with latching gates to protect play area from street.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**MAGNOLIA CENTER**

**Location:** Grand and Magnolia

**Type:** SPECIAL FACILITY

**Amenities:**

1. Multi-use room
2. Kitchen
3. Pool tables
4. Conference area
5. Historical Society Museum

**Programmed Activities:**

1. Senior adult services
2. Programs including exercise classes, nutrition meals, drop-in, and transportation

**Discussion:**

1. Adult daycare facilities on second floor presently under construction.
2. No new improvements are needed.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**MUNICIPAL SERVICES**

**Location:** Arroyo Drive at El Camino Real

**Type:** SPECIAL FACILITY

**Amenities:**

1. Classrooms
2. Social Hall
3. El Camino Center for Senior Adults
4. Open lobby area

**Programmed Activities:**

1. Classes
2. Adult services

**Discussion:**

1. Modern facility which provides many activities

**Recommendations:**

1. Install sprung wood dance floor for exercise/dance classes.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**ORANGE PARK POOL**

**Location:** Orange Avenue and Tennis Drive

**Type:** SPECIAL FACILITY

**Amenities:**

1. Indoor swimming pool with locker rooms

**Programmed Activities:**

1. Swim team
2. Recreational swim
3. Therapy swim
4. Swim lessons

**Discussion:**

1. Ventilation, electrical and mechanical repairs are currently being completed.
2. Lacks wheelchair access to locker rooms.

**Recommendations:**

1. Create barrier-free access to locker rooms.
2. Provide barrier-free restroom/shower facilities.
3. Provide portable steps for whole-access to pool.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**PARADISE VALLEY RECREATION CENTER**

**Location:** Hillside and Spruce

**Type:** SPECIAL FACILITY

**Amenities:**

1. Recreation Center building
2. Ping pong, foosball, air hockey, pool table
3. Kitchen

**Programmed Activities:**

1. After-school and Saturday youth activities

**Discussion:**

1. Building is currently in an unacceptable condition and would require much repair to bring it up to standards.
2. Programs currently serve approximately 15 youth per day.

**Recommendations:**

1. Maintain facility until Spruce/Siebecker Community Center is constructed.
2. Replace building with park improvements after Spruce/Siebecker has been completed.



*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**SIEBECKER CENTER**

**Location:** Elm Court

**Type:** SPECIAL FACILITY

**Amenities:**

1. Play area with wooden equipment.
2. Picnic tables
3. Community center

**Programmed Activities:**

1. Children's daycare
2. Building rental

**Discussion:**

1. Building is in need of painting and general repairs.
2. Kitchen is in need of updating.
3. Conflicts with daycare program occur when building is not properly cleaned after weekend parties.

**Recommendations:**

1. Improve Siebecker Center as part of an overall Siebecker/Spruce Gym Community Center development project.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**WESTBOROUGH PARK BUILDING**

**Location:** Wesborough and Galway

**Type:** SPECIAL FACILITY

**Amenities:**

1. Multi-use room
2. Kitchen
3. Classrooms
4. Outdoor amphitheater

**Programmed Activities:**

1. Building rentals
2. Classes

**Discussion:**

1. New facility

**Recommendations:**

1. Improve programming to provide expanded hours of operation.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**BADEN/SOUTHWOOD HIGH SCHOOL**

**Location:** West Orange Avenue at Southwood

**Size:** 7.25 acre grounds

**Amenities:**

1. Soccer field with goals - no lights
2. Baseball field
3. Blacktop area with game striping

**Recommendations:**

1. Install bleachers, permanent goals, lighting, drainage, and irrigation improvements at soccer field.
2. Baseball field improvements: grading, drainage, irrigation, turf.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**BURI BURI SCHOOL**

**Location:** Del Monte Avenue

**Size:** 5.75 acre grounds

**Amenities:**

1. Baseball - 2 diamonds
2. Blacktop area with game striping
3. Basketball - 4 full courts

**Recommendations:**

1. Baseball field improvements: grading, drainage, irrigation, turf.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**EL CAMINO HIGH SCHOOL**

**Location:** Mission Road & Evergreen Drive

**Size:** 8.5 acre grounds

**Amenities:**

1. Baseball - 1 field
2. Track
3. Football field
4. Turf areas

**Programmed Activities:**

1. R.O.P. landscape gardening and construction

**Recommendations**

1. No improvements recommended.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**EL RANCHO SCHOOL**

**Location:** Del Monte Avenue & Romney Avenue

**Size:** 6.5 acre

**Amenities:**

1. Blacktop area with game striping
2. Play area
3. Baseball field

**Programmed Activities:** Art - Rise Studio: art classes

**Recommendations:**

1. Baseball field improvements: grading, drainage, irrigation, turf.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**HILLSIDE SCHOOL**

**Location:** Hillside Boulevard

**Size:** 8 acres

**Amenities:**

1. Basketball - 4 full courts
2. Play equipment
3. Turf area.

**Discussion:**

1. Will receive one baseball and one multi-use field during Terrabay development.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**MARTIN SCHOOL**

**Location:** Hillside & Spruce

**Size:** 3 acre grounds

**Amenities:**

1. Baseball field with aluminum bleachers, drinking fountain, backstop in good condition.
2. Play area
3. Blacktop
4. Tetherball - 8
5. Exercise bars
6. Basketball - 4 full courts

**Recommendations**

1. Baseball field improvements: grading, drainage, irrigation, turf.



*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**PARKWAY JUNIOR HIGH SCHOOL**

**Location:** Tamarack Lane near Eucalyptus

**Size:** 6.75 acre grounds

**Amenities:**

1. Baseball - 1 diamond, turf area
2. Blacktop with basketball - 10 full courts
3. Exercise equipment, metal

**Recommendations**

1. Develop picnic and passive play areas on a portion of the school turf field area away from the baseball diamonds.
2. Baseball field improvements: grading, drainage, irrigation, turf.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**PONDEROSA SCHOOL**

**Location:** Ponderosa Road

**Size:** 6 acre grounds (excluding building and parking)

**Amenities:**

1. Mallarino Memorial Field - baseball
2. Blacktop
3. Play area

**Recommendations:**

1. Install lights on baseball field for night adult softball.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**SERRA VISTA SCHOOL**

**Location:** Longford Drive

**Size:** 5 acre grounds

**Amenities:**

1. Basketball - 2 full courts
2. Blacktop area with game striping
3. Open turf area

**Recommendations:**

1. No improvements recommended.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**SPRUCE ELEMENTARY SCHOOL**

**Location:** Spruce Avenue

**Size:** 5 acre grounds

**Amenities:**

1. Blacktop with basketball - 2 full court, and metal exercise equipment
2. Gymnasium
3. Baseball field/turf area
4. Play equipment clusters - 3

**Recommendations:**

1. Acquire gymnasium and storage area structure if surplussed by School District and convert to Community Center in conjunction with Siebecker Center improvements.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**SUNSHINE GARDENS SCHOOL**

**Location:** Miller Avenue

**Size:** 11.5 acre grounds

**Amenities:**

1. Baseball field
2. Blacktop with play equipment areas - wood and metal
3. Turf areas with play equipment

**Recommendations**

1. Baseball field improvements: grading, drainage, irrigation, turf.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**DIODATI**

**Location:** Swift Avenue

**Type:** LINEAR PARK (public/private)

**Amenities:**

1. Path

**Discussion:**

1. Pathway is in disrepair and area is weedy and overgrown.

**Recommendations:**

1. Improve and widen path and clean up area.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**DiSALVO TRUCKING COMPANY (Cabot, Cabot & Forbes)**

**Location:** Oyster Point Boulevard

**Size:** 0.5 acre

**Type:** LINEAR PARK (PUBLIC/PRIVATE)

**Amenities:**

1. Asphalt path (4 feet wide)
2. Benches, granite, two
3. Trash receptacles, two, at benches

**Programmed Activities:** None

**Discussion:**

1. Owned by Cabot, Cabot & Forbes.
2. Lack of maintenance evidenced by pathway overgrown by plants and in disrepair.
3. Four-foot pathway width does not meet current standards.

**Recommendations:**

1. Pathway should be upgraded to minimum 8-foot width to conform to State bicycle path standards.
2. Provide improved amenities such as benches, trash receptacles.
3. Area needs continued maintenance effort.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**EDGEWATER**

**Location:** Littlefield Avenue

**Type:** LINEAR PARK (private/public)

**Amenities:**

1. Path

**Discussion:**

1. Pathway is in disrepair and area is weedy and overgrown.

**Recommendations:**

1. Improve and widen path and clean up area.



*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN**  
**INVENTORY OF EXISTING FACILITIES**

**GENENTECH**

**Location:** Forbes Boulevard

**Type:** LINEAR PARK (public/private)

**Amenities:**

1. Pathway
2. Seating areas

**Discussion:**

1. Public access parking is insufficient due to use of public access spaces by Genentech employees.

**Recommendations:**

1. Enforcement of public access parking is required to make sufficient spaces available to the public, as required by BCDC.

*City of South San Francisco*  
**PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES**

**OYSTER POINT MARINA (San Mateo County Harbor District)**

**Location:** Oyster Point Boulevard

**Size:** 18.5 acres of public access area

**Type:** LINEAR PARK

**Amenities:**

1. Lawn
2. Pathways
3. Fishing pier
4. Boat launching ramp
5. Off-street parking

**Discussion:**

1. Has recently been remodeled.

**Recommendations**

1. No improvements recommended.

*City of South San Francisco*  
PARK AND RECREATION MASTER PLAN  
INVENTORY OF EXISTING FACILITIES

**SAMTRANS**

**Location:** North Access Road

**Type:** LINEAR PARK

**Amenities:**

1. Pathway
2. Par course

**Discussion:**

1. Well-developed pathway with exercise stations receives heavy use from nearby aircraft maintenance employees.
2. Eastern portion of path is undeveloped.

**Recommendations:**

1. Complete development of eastern trail portion.

# NATIONAL STANDARDS (1 of 4)

## A Recommended Classification System for Local and Regional Recreation Open Space

SOURCE: Lancaster, Roger A., Ed. Recreation, Park, and Open Space Standard and Guidelines, National Recreation and Park Association, 1987.

This classification system is intended to serve as a *guide* to planning—not as an absolute blueprint. Sometimes more than one component may occur within the same site (but not on the same parcel of land), particularly with respect to special uses within a regional park. Planners of park and recreation systems should be careful to provide adequate land for each functional component when this occurs.

NRPA suggests that a park system, at a minimum, be composed of a "core" system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population. The size and amount of "adjunct" parklands will vary from community to community, but *must* be taken into account when considering a total, well-rounded system of parks and recreation areas.

COMPONENT	USE	SERVICE AREA	DESIRABLE SIZE	ACRES/1,000 POPULATION	DESIRABLE SITE CHARACTERISTICS
<b>A. LOCAL/CLOSE-TO-HOME SPACE:</b>					
Mini-Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.	Less than ¼-mile radius.	1 acre or less	0.25 to 0.5A	Within neighborhoods and in close proximity to apartment complexes, townhouse development or housing for the elderly.
Neighborhood Park/Playground	Area for intense recreational activities, such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc.	¼ to ½-mile radius to serve a population up to 5,000 (a neighborhood).	15+ acres	1.0 to 2.0A	Suited for intense development. Easily accessible to neighborhood population—geographically centered with safe walking and bike access. May be developed as a school-park facility.
Community Park	Area of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.	Several neighborhoods. 1 to 2 mile radius.	25+ acres	5.0 to 8.0A	May include natural features, such as water bodies, and areas suited for intense development. Easily accessible to neighborhood served.

# NATIONAL STANDARDS (2 of 4)

TOTAL CLOSE-TO-HOME SPACE = 6.25-10.5 A/1,000

## B. REGIONAL SPACE:

<b>Regional/Metro-politan Park</b>	Area of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping, and trail uses; may include play areas.	Several communities. 1 hour driving time.	200+ acres	5.0 to 10.0A	Contiguous to or encompassing natural resources.
<b>Regional Park Reserve</b>	Area of natural quality for nature-oriented outdoor recreation, such as viewing, and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping, and trail uses. May include active play areas. Generally, 80% of the land is reserved for conservation and natural resource management, with less than 20% used for recreation development.	Several communities. 1 hour driving time.	1,000+ acres; sufficient area to encompass the resource to be preserved and managed.	Variable	Diverse or unique natural resources, such as lakes, streams, marshes, flora, fauna, topography.

TOTAL REGIONAL SPACE = 15-20 A/1,000

## C. SPACE THAT MAY BE LOCAL OR REGIONAL AND IS UNIQUE TO EACH COMMUNITY:

<b>Linear Park</b>	Area developed for one or more varying modes of recreational travel, such as hiking, biking, snowmobiling, horseback riding, cross-country skiing, canoeing and pleasure driving. May include active play areas. (NOTE: any included for any of above components may occur in the "linear park.")	No applicable standard.	Sufficient width to protect the resource and provide maximum use.	Variable	Built or natural corridors, such as utility rights-of-way, bluff lines, vegetation patterns, and roads, that link other components of the recreation system or community facilities, such as school, libraries, commercial areas, and other park areas.
<b>Special Use</b>	Areas for specialized or single purpose recreational activities, such as golf courses, nature centers, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters, gun ranges, or downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archeological significance. Also plazas or squares in or near commercial centers, boulevards, parkways.	No applicable standard.	Variable depending on desired size.	Variable	Within communities.
<b>Conservancy</b>	Protection and management of the natural/cultural environment with recreation use as a secondary objective.	No applicable standard.	Sufficient to protect the resource.	Variable	Variable, depending on the resource being protected.

# CLIFF LEVY Associates

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## SURVEY OF RESIDENTS

A REPORT OF THE NEEDS SURVEY

FOR THE SOUTH SAN FRANCISCO

PARK AND RECREATION DEPARTMENT

Conducted by  
Cliff Levy Associates  
May 15, 1990

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<u>General &amp; Miscellaneous</u>	<u>Percent who mentioned</u>
Publicity about activities	2%
Montessori pre-school	2
Wheelchair transportation to facilities	2
Celebrations & street fair	2

Outdoor programs

Organized sports for kids	2%
Guided educational nature walks	2
Thanksgiving Turkey Run in Orange Park	2

Q5/5a "Are you familiar with Orange Memorial Park?"  
 "How often do the members of your household use the facilities and programs there?"

88% of the respondents are familiar with Orange Memorial Park. 83% said members of their household use the facilities and programs there. 9% use the facilities and programs "all the time", 19% use them "frequently", 22% "sometimes" and 21% use the facilities and programs "seldom".

Q.5b "How best could (expanded) Orange Memorial Park be used to fulfill the recreation/cultural needs of you, your family and other residents of South San Francisco?"

The replies to this question were sorted into eight categories as were the other open-end questions in this summary. The percentage of respondents giving each reply are shown on the following table:

<u>Outdoor facilities</u>	<u>Percent</u>
More picnic/barbecue space	13%
More playground equipment for tots	10
More softball fields/baseball diamonds	7
More lighted tennis courts	5
Golf course	2
More safe places for bicyclists	2

Indoor facilities

Adults only swimming pool	11%
More basketball courts	3
Enclosed recreation facility	2
The following were mentioned less than 1%: Indoor or sheltered kitchen, ice skating rink, roller skating	



<u>Cultural/Services</u>	<u>Percent</u>
Facilities-classes/theater, music, art	4%
More senior activity	2
Involve youth in worthwhile activity	2
More summer activity for kids	2
<u>General/Miscellaneous</u>	
More parking space	3%
Don't put up any more buildings	2
Make more accessible pathways	2
Do something with "back area"	2
<u>Maintenance</u>	
Improve safety/better lighting	3%
Teach people how to care for equipment	2
Cleaner grounds - pick up paper, glass, etc.	2
<u>Indoor programs</u>	
More indoor activities (gym)	4%
Hall for parties/receptions/banquets	2
<u>Staff</u>	
More security	3%
Better supervision/rule enforcement	2
<u>Outdoor programs</u>	
The following were mentioned by less than 1% of the respondents: lawn bowling, radio controlled model aircraft, outdoor assembly area for seniors, more programs for children/teens, and nature studies for children.	

Q6/7 "Which of the following methods are acceptable ways to pay for the construction (and maintenance) of new recreation facilities for South San Francisco?"

Respondents could mention as many ways as they felt were acceptable. Their replies to ways to pay for construction and maintenance are:

	<u>To pay for Construction</u>	<u>To pay for Maintenance</u>
Fees & charges paid by people who use the facility	43.3%	47.3%
Fees paid by developers and builders	44.6	36.0
Contributions by corporate sponsors	50.6	38.0
Fund raisers by local service clubs	36.0	27.9
Taxes	35.4	40.6
Bond issues	17.4	17.2

The ranking of "ways to pay" is as follows:

	<u>Construction</u>	<u>Maintenance</u>
Contributions from corporate sponsors	1	3
Fees paid by developers and builders	2	4
Fees charged to people using the facility	3	1
Fund raisers by local service clubs	4	5
Taxes	5	2
Bond issues	6	6

## HOW THIS SURVEY WAS CONDUCTED

This survey was authorized by the South San Francisco Park and Recreation Department to determine the overall needs of the community with regard to park and recreation facilities and programs, and more explicitly to measure the following: 1) use and satisfaction with present facilities, programs and parks; 2) if more of a specified list of facilities and programs were needed, and how frequently they were used presently or in the past; 3) what suggestions the respondents had for new facilities and programs; 4) how best to use an expanded Orange Memorial Park to fulfill the recreational and cultural needs of the City; and 5) how best to finance the cost of construction and maintenance of all future expansions and additions.

### Data Gathering:

#### Questionnaire

The survey objectives were re-formed into questions that would be understandable to the respondents, and so their replies could be tabulated and analyzed. The questionnaire included the information questions and six personal and household demographics.

#### The Sample

One hundred and fifty South San Francisco households were included in the sample, and only adults living in the selected households were qualified to be included in the sample.

The San Mateo North telephone directory, May 1989-90, was used for the random selection of respondents. Every third page was removed from the directory to form the sample universe, and the interviewers were instructed to: 1) start calling the first "SSF" phone number listed in the second column of the page, 2) continue calling "SSF" numbers only down that column, or the third, fourth, or first column until they completed an interview on that page, and 3) to staple that directory page to the completed questionnaire. This procedure was used to insure uniformity in the random selection of survey respondents.

#### Interviewing

The interviewing was conducted between April 24th and May 1st, during weeknight hours from 5 to 9 PM, and weekend hours from 10 AM to 6 PM.

## Coding and Tabulation

The replies to open-end questions were coded and the coded replies to all questions were entered into a computer tabulation program. The tables included in this report are "cross tabulations" of the question replies and the respondent demographics. This enables the reader to see how "all" respondents replied to a question, and how respondents of various age, sex and ethnic groups answered the same question.

# CLIFF LEVY Associates

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## SURVEY OF BUSINESSES

A REPORT OF THE NEEDS SURVEY

FOR THE SOUTH SAN FRANCISCO

PARK AND RECREATION DEPARTMENT

Conducted by  
Cliff Levy Associates  
May 15, 1990

## SUMMARY OF FINDINGS

The requested and suggested facilities include three types of employee recreation: 1) employees at work, 2) employees in general, and 3) employees and their families.

### At Work

The most often mentioned facility was a gym for workouts, including exercise equipment. A lunchtime park as a place to eat and relax was a close second. This included a shoreline park and a pocket park. The parks should be within a block or so of the work site.

Specific facilities for volleyball, jogging, running and walking were mentioned.

### Recreation in General

The respondents would like more or additional facilities such as volleyball and tennis courts, and one or more swimming pools.

### Employees and Families

Accommodations for company/family picnics was mentioned frequently. The picnic parks should have space for 300 or more people and should include: Barbecue pits, tables, space and equipment for volleyball, softball, a swimming pool, and open space.

Respondents mentioned that picnic facilities now available in South San Francisco were either too small or too windy, and this forced them to use other San Mateo County parks for company picnics.

### Other Requests

One respondent said that "better public transportation" would enable more South San Francisco residents to get employment at her work site. Another suggested that the presently available Park and Recreation facilities be publicized so they and their employees would be made more aware of them.

SURVEY OF SOUTH SAN FRANCISCO BUSINESSES

TABLE 1

1.	What would you like to see the City of South San Francisco develop for your employees in terms of park and recreation facilities?	<u># of Times Mentioned</u>
<u>A. For employees at work</u>		
	A gym for workouts	5
	with Nautilus equipment	1
	exercise classes	1
	Volleyball court	3
	Jogging/running track	3
	Walking groups	2
	Bike path	1
	Park for lunchtime eating/recreation	4
	with: grass/open space, flowers, wind-break, tables, benches, restrooms	1 (each)
	Shoreline park	2
	Pocket park	1
<u>B. For employees in general</u>		
	More of the following: volleyball courts	3
	tennis courts	2
	swimming pool	2
	Additional facilities: golf course	1
	bowling alley	1
<u>C. For employees, family and employers</u>		
	A "picnic park: to accomodate up to 320 people for summer picnics	5
	including: barbecue pits, tables, swimming pool, volleyball court, softball field	1 (each)
<u>D. Other Requests</u>		
	Better public transportation for employees	1
	More publicity regarding available facilities/programs	1
	Additions to our park - at the Price Club	1
	including: lawns, tables, benches, basketball court	1 (each)
<u>E. No response</u>		
		3





## HOW THIS SURVEY WAS CONDUCTED

Telephone interviews were conducted with 19 manufacturing and non-manufacturing employers in South San Francisco. The respondents were "the person in your company responsible for employee recreation", and included Human Resource and Personnel Directors, their associates and assistants, and, in some cases, top management personnel.

The sample of respondents includes 11 of the 13 largest manufacturing companies and 7 of the 12 largest non-manufacturing companies in South San Francisco.

From a prepared questionnaire the respondents were asked: "What would you like to see the City of South San Francisco develop for your employees in terms of park and recreation facilities?" Their answers to this open end question were followed by interviewer probes to get the fullest and most complete response.

They were also asked: "What recreation facilities do your employees use now?" Again the interviewer probed, where necessary, to determine if those facilities were: on site facilities, South San Francisco Park and Recreation facilities, or other facilities.

The respondents were asked the number of employees they had and respondent's title and first name.

RESPONDENTS TO BUSINESS SURVEY

<u>Number of Employees</u>	<u>Respondent's Title</u>	<u>Type of Business</u>
1700	Human Resource Associate	Manufacturing
1113	Asst Personnel Director	Non-manufac'g
600	Human Resource Supervisor	Manufacturing
400	Adm Asst Human Resources	Manufacturing
400	Director Public Relations	Manufacturing
395	Director Human Resources	Non-manufac'g
350	Personnel Associate	Non-manufac'g
235	Director External Affairs	Non-manufac'g
210	Personnel Assistant	Manufacturing
206	Personnel Manager	Manufacturing
200	Director Human Resources	Non-manufac'g
200	Senior Secretary	Manufacturing
200	Administrative Assistant	Non-manufac'g
175	Personnel Administrator	Manufacturing
135	Personnel Administrator	Manufacturing
119	Human Resource Manager	Manufacturing
70	Personnel Director	Non-manufac'g
60	General Manager	Manufacturing
39	Director Administration	Non-manufac'g

## COMMUNITY RECREATION NEEDS ASSESSMENT SURVEY

*Introduction:* The City of South San Francisco is in the process of preparing two recreation-oriented master plans. The first is the City-wide Park and Recreation Master Plan, which will provide analysis and direction for improvements to the entire park and recreation system for the next 15 years. The second is a master plan to guide the improvements and expansion of Orange Memorial Park. Your opinions, ideas, and suggestions are highly valued. Please take a few minutes to fill out the following questionnaire. Feel free to add any other comments.

### PART A: CITY-WIDE PARK AND RECREATION MASTER PLAN

1. How often do the members of your household currently use the park and recreation facilities?

17% all the time  
28% frequently  
21% sometimes  
13% seldom  
7% never

2. Are you *satisfied* with the facilities and programs currently available?

49% satisfied  
19% not satisfied  
16% don't know/no opinion

Why do you feel that way? Are there any specific examples you wish to describe?

3. How satisfied are you with the *location* of the parks we now have in South San Francisco?

44% very satisfied  
44% somewhat satisfied  
5% somewhat dissatisfied  
1% very dissatisfied

4. The following is a list of *typical recreational facilities and programs*. Please mark the first box next to each item if you would like to have more of that item in the future. Please mark the second box if you are currently using or have ever been involved with each item.

Want more of this item	Have used this item		Want more of this item	Have used this item
		<u>OUTDOOR:</u>		<u>INDOOR</u>
<u>2%</u>	<u>2%</u>	Soccer	<u>6%</u>	<u>8%</u>
<u>2%</u>	<u>2%</u>	Football		Gym for gymnastics or exercise classes, or fitness programs
<u>2%</u>	<u>7%</u>	Softball	<u>1%</u>	<u>2%</u>
<u>2%</u>	<u>5%</u>	Hardball	<u>1%</u>	Volleyball
<u>2%</u>	<u>2%</u>	Volleyball	<u>2%</u>	Basketball
<u>3%</u>	<u>3%</u>	Basketball	<u>3%</u>	Badminton
<u>4%</u>	<u>6%</u>	Tennis	<u>4%</u>	Space for dances
<u>6%</u>	<u>9%</u>	Playgrounds for tots & small children		Space for classes, like art, crafts, and music
<u>3%</u>	<u>1%</u>	Community gardening	<u>5%</u>	Space for youth and teen activities
<u>6%</u>	<u>3%</u>	Biking trails	<u>8%</u>	Swimming pool
<u>9%</u>	<u>7%</u>	Walking trails		
<u>8%</u>	<u>9%</u>	Picnic area with tables		<u>CULTURAL</u>
<u>7%</u>	<u>7%</u>	Open space		
		<u>COMMUNITY SERVICE</u>	<u>5%</u>	<u>3%</u>
				Theater for plays, musical performances, or film
<u>3%</u>	<u>3%</u>	Senior adult services	<u>4%</u>	<u>2%</u>
<u>4%</u>	<u>2%</u>	Child care services		Community art center

5. What other facilities and/or programs would you like to see the City develop or improve? 1,222 - want more  
1,380 - have used

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None     

PART B: ORANGE MEMORIAL PARK

6. Are you *familiar* with Orange Memorial Park?  
 Yes 83% (go to question 7)      No 9% (go to question 8)

7. How often do the members of your household use the facilities and programs there?  
13% all the time    18% frequently    26% sometimes    19% seldom    10% never

8. The City of South San Francisco plans to expand and make improvements to Orange Memorial Park. Considering the existing park and the expansion, *how best could it be used* to fulfill the recreational and cultural needs of you, your family, and other residents of South San Francisco?

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9. Which of the following methods do you think are acceptable ways to pay for *construction* of new recreational facilities for South San Francisco?

<u>23%</u> fees and charges paid by people who use the facility	<u>11%</u> fund raisers by local service clubs
<u>24%</u> fees paid by developers and builders	<u>9%</u> taxes
<u>20%</u> contributions from corporate sponsors	<u>13%</u> bond issues
(1094)	

10. Which of the following methods do you think are acceptable ways to pay for the *maintenance* of recreational facilities?

<u>25%</u> fees and charges paid by people who use the facility	<u>15%</u> fund raisers by local service clubs
<u>17%</u> fees paid by developers and builders	<u>12%</u> taxes
<u>23%</u> contributions from corporate sponsors	<u>9%</u> bond issues
(1155)	

**PART C: DEMOGRAPHIC DATA**

Name (optional) \_\_\_\_\_

Address (optional) \_\_\_\_\_ So. San Francisco, CA \_\_\_\_\_  
 (Street) (Zip)

Neighborhood \_\_\_\_\_

Telephone (optional) 415 - \_\_\_\_\_

Sex Male 34% Female 61%

Age: 1% Under 13 1% 18-20 17% 25-34 15% 45-54 14% 65-74  
2% 13-17 2% 21-24 26% 35-44 16% 55-64 3% 75 and over

Total number of people in household \_\_\_\_\_ Number of years you have lived in South San Francisco \_\_\_\_\_

Are you employed outside your home? 62% yes 15% no

Ethnic Group	<u>58%</u> Caucasian	<u>1%</u> Pacific Islander
	<u>9%</u> Hispanic	<u>4%</u> Filipino
	<u>2%</u> Black	<u>3%</u> Native American
	<u>1%</u> Asian	<u>2%</u> Other

Thank you very much for your time and interest. Your participation in this survey is greatly appreciated. Please return this questionnaire to: The Department of Parks, Recreation, and Community Services, attn: Terry Jewell, P.O. Box 711, South San Francisco, CA 94083.

**PLEASE RETURN COMPLETED QUESTIONNAIRE BY MONDAY, MAY 14, 1990**

TOTAL SURVEYS RETURNED: 668 (3%)

CALLANDER ASSOCIATES  
 Landscape Architecture  
 Park & Recreation Planning

