

# Mills Estate Park Reactivation

## Community Meeting #2

September 4, 2025



# Agenda

- Background
  - History and Context
  - City Parks Program Matrix
  - Schedule
- Community Meeting #1 Summary
  - Preliminary Concepts
  - Feedback Forms
- Survey Results
- Design Concepts
  - Park Elements
  - Revised Concepts
- Breakout Rooms
  - Design Concept Preferences
- Group Summary
- Next Steps





# History and Context

- Originally developed in the 1960s
- In 2020, City Staff began plans to improve Mills Estate Park, but paused due to Covid-19 Pandemic
- The need for park improvements in the Mills Estate neighborhood has been identified, and will also accommodate population growth from new development in the City.
- The City is kickstarting this project again, beginning with community outreach to gather input from the neighborhood and residents about the needs and desires for this park.
- May 28, 2024 adopted FY 2024-25 Operating CIP budget. Included in FY 25-26
  - General Fund and Parks impact fees



# City Parks – Program Matrix

Mills Estate Park: total 4.85 ac

Park	Playground	Fenced Dog Park	Parking	Hard Courts	Lights	Restroom	Size, Acres
Bayside Manor	Yes	Yes	No	Yes	No	No	0.8
Central	Yes	No	Yes, with Civic Center	No	No	Yes	8.1
Green Hills	Yes	No	No	No	No	No	2.0
Josephine Waugh	No	No	No	No	No	No	5.0
Lion “Bill Mitchell”	Yes	No	No	No	No	No	0.8
Marina Vista	Yes	No	No	Yes	No	No	1.2
Meadows	Yes	No	No	No	No	No	2.3
Mosta Grove	No	No	No	No	No	No	0.4
Rotary	Yes	No	No	No	No	No	1.0



# Proposed Schedule

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## Community Outreach

- |                                   |                    |
|-----------------------------------|--------------------|
| • Community Meeting #1            | August 9, 2025     |
| • Online Survey                   | August 14-28, 2025 |
| • <b>Community Meeting #2</b>     | <b>Today</b>       |
| • Parks and Recreation Commission | September 16, 2025 |
| • City Council                    | October 14, 2025   |

## Design and Construction Documents

- |                               |               |
|-------------------------------|---------------|
| • 35% Construction Documents  | November 2025 |
| • 60% Construction Documents  | January 2026  |
| • 100% Construction Documents | February 2026 |

## Bidding and Construction

- |                       |                |
|-----------------------|----------------|
| • Bid Period          | April/May 2026 |
| • Construction Start  | July 2026      |
| • Construction Finish | End 1Q 2027    |



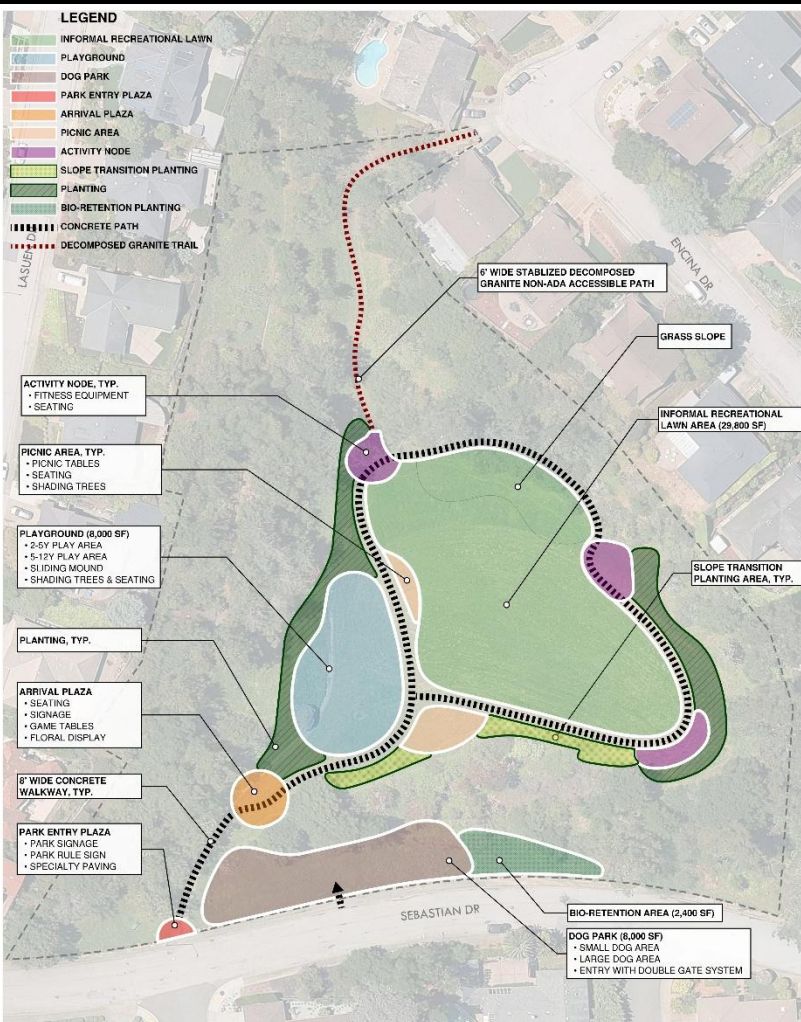
# Recap Community Meeting #1



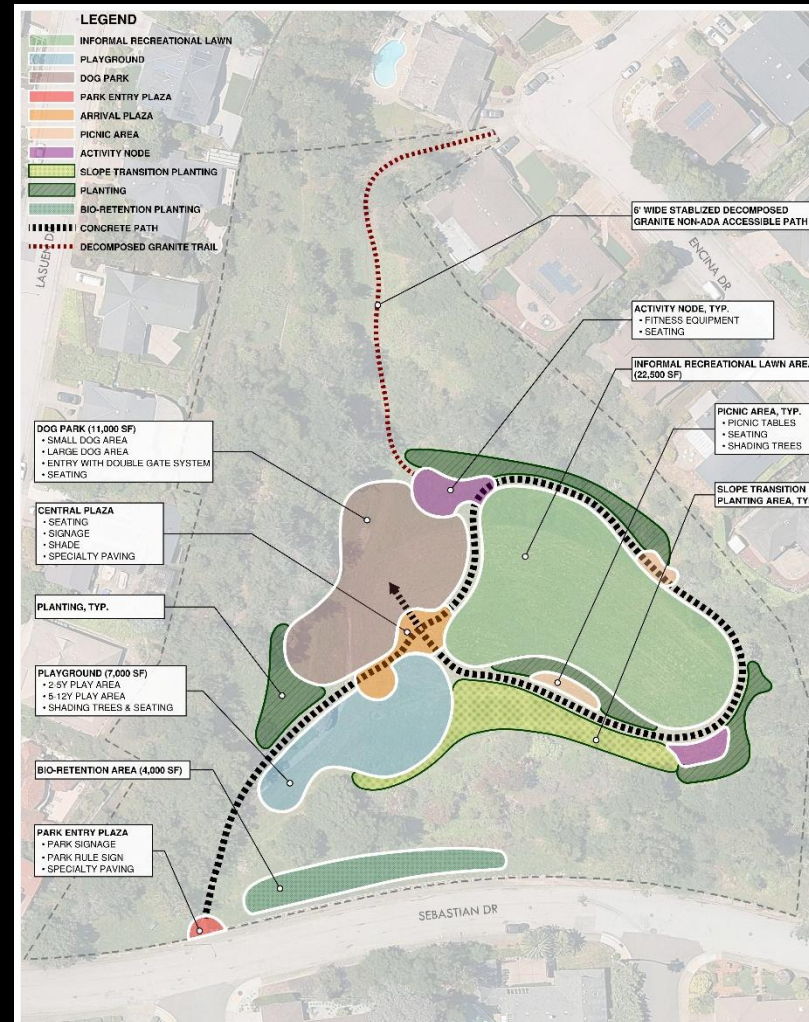


# Recap – Concepts

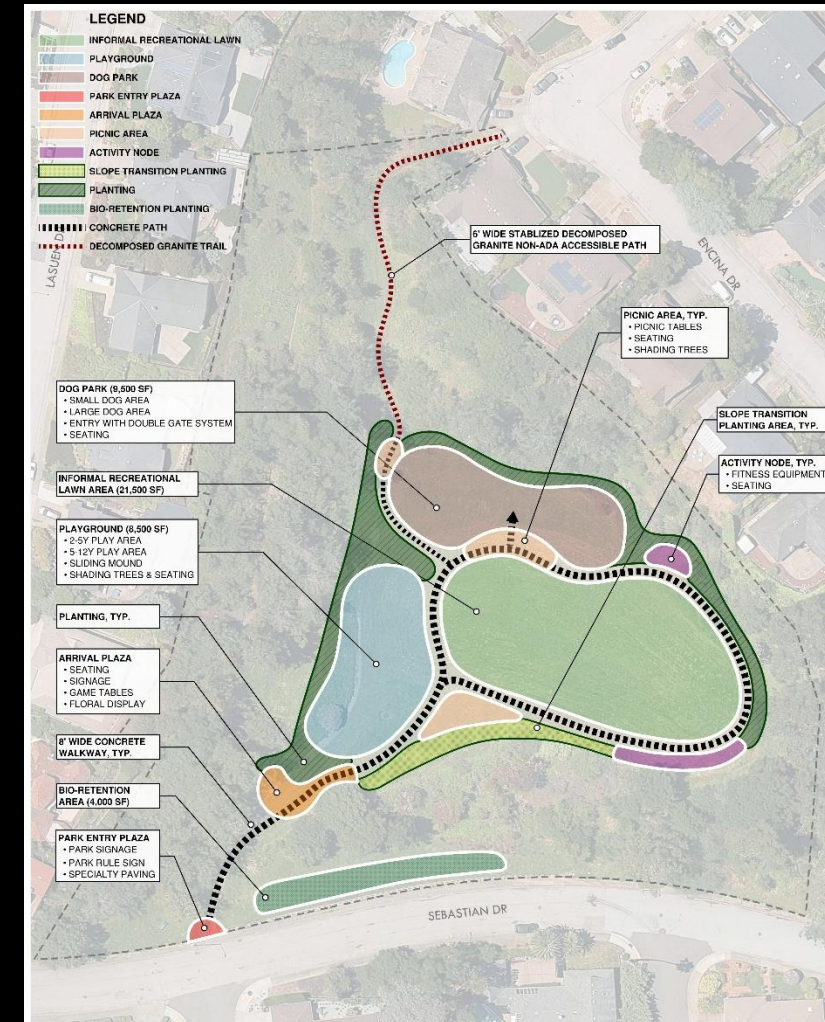
## Concept 1



## Concept 2



## Concept 3



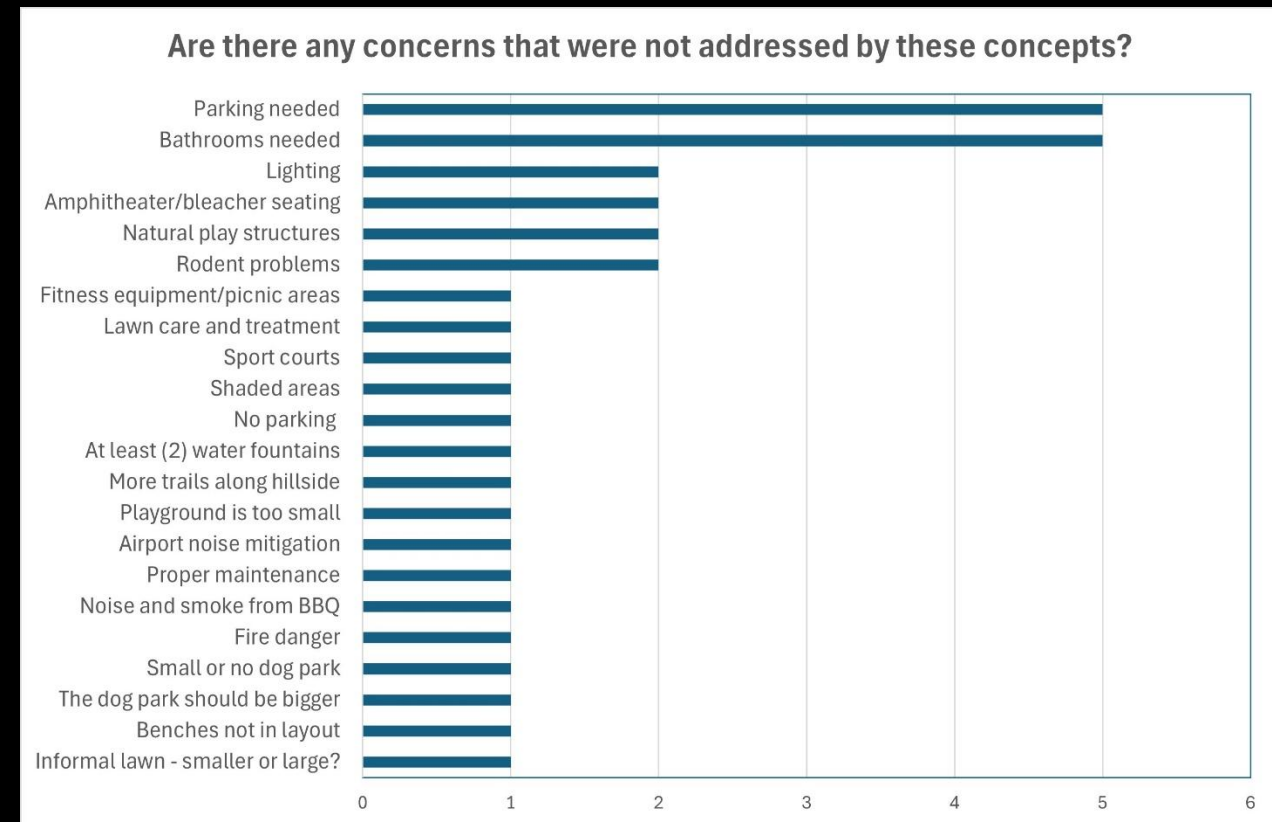
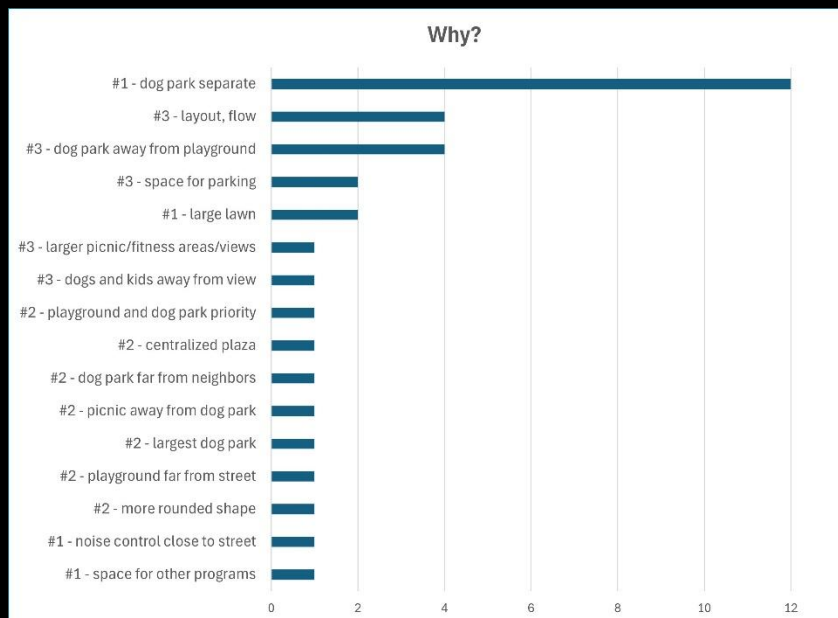
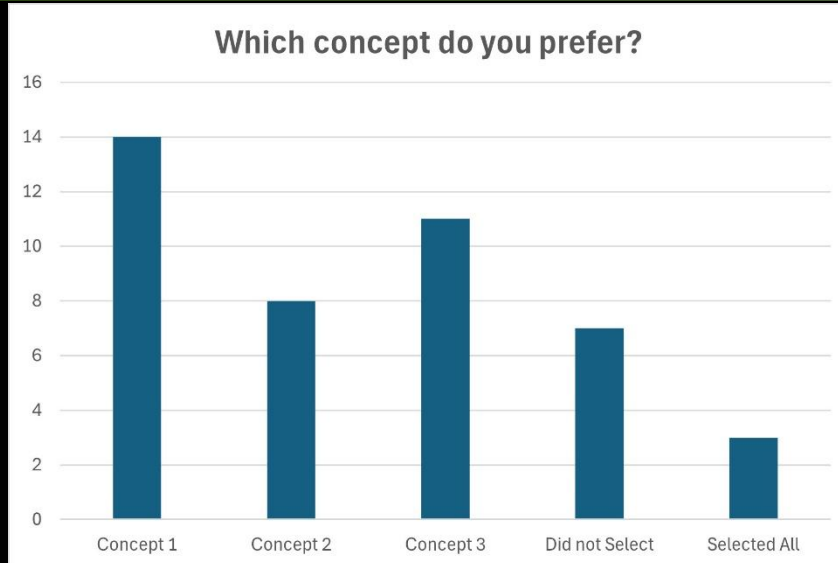


# Recap – Community Q&A Input

- 71 attendees (sign-up sheet)
- Preference for natural based materials and surfaces
- Preference for native plants/lawn/pollinators
- Requests were made for bathrooms, parking, and sports courts
- Concern with rodents migration during earthwork and vegetation removal
- Concern with drug use and safety



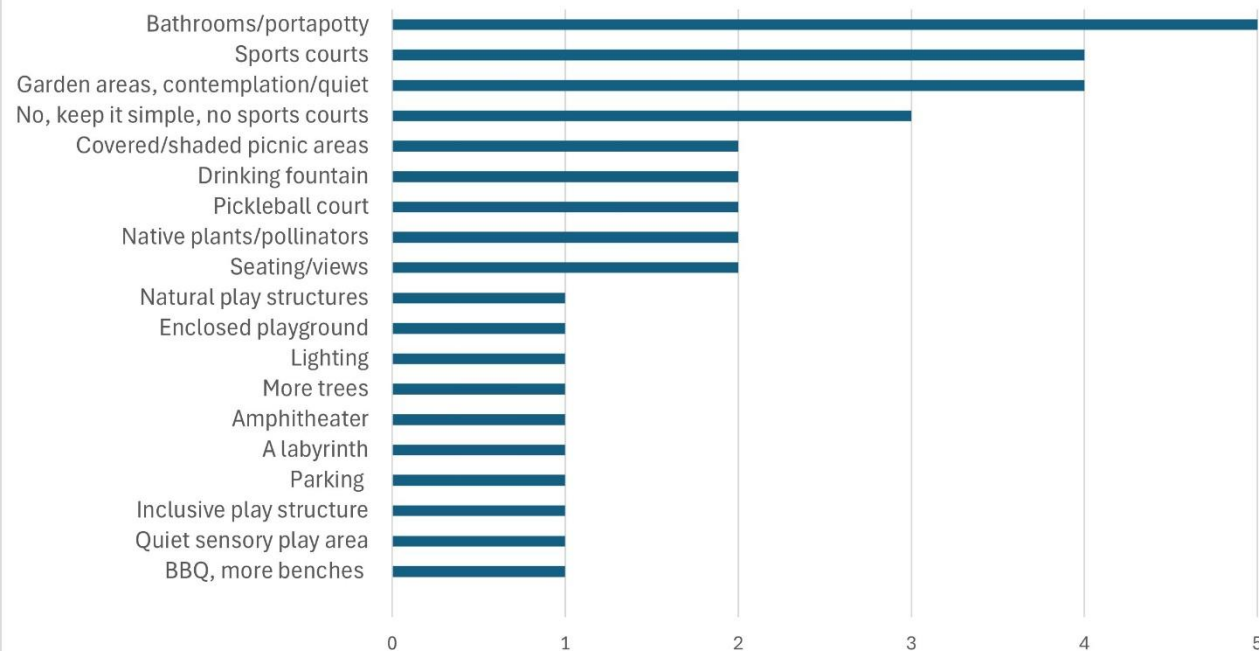
# Feedback Forms Results



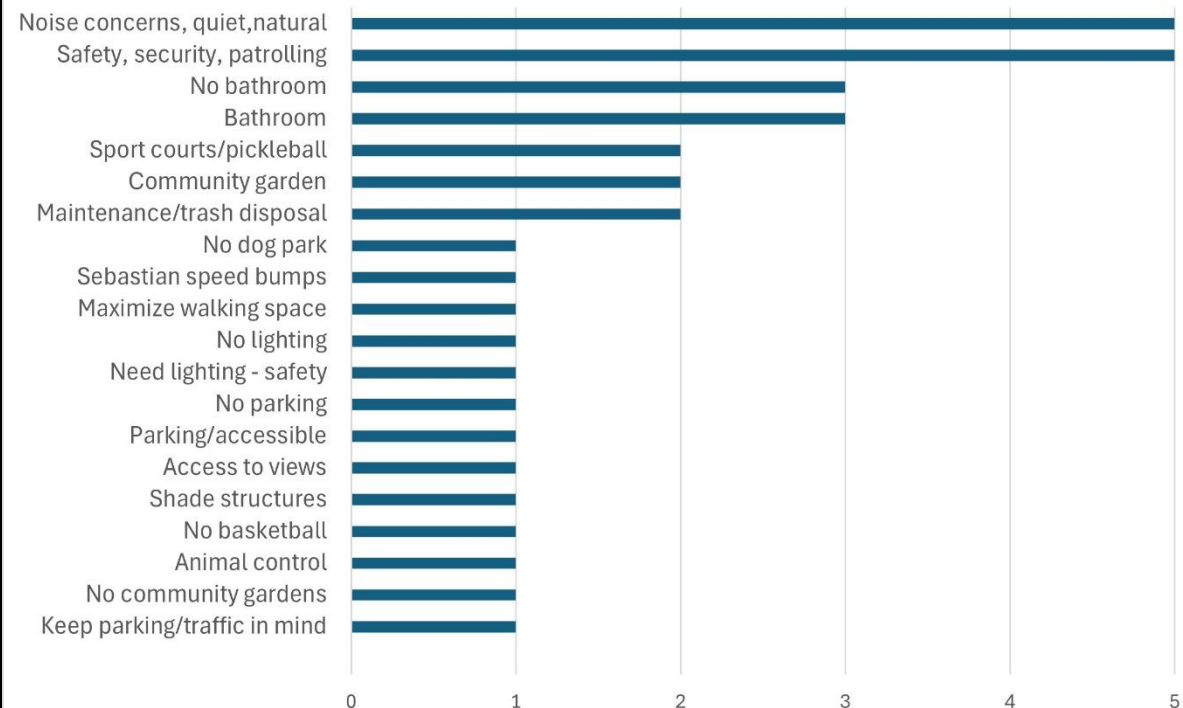


# Feedback Forms Results

## Are there other park features that you would like to see from those shown in the concepts?

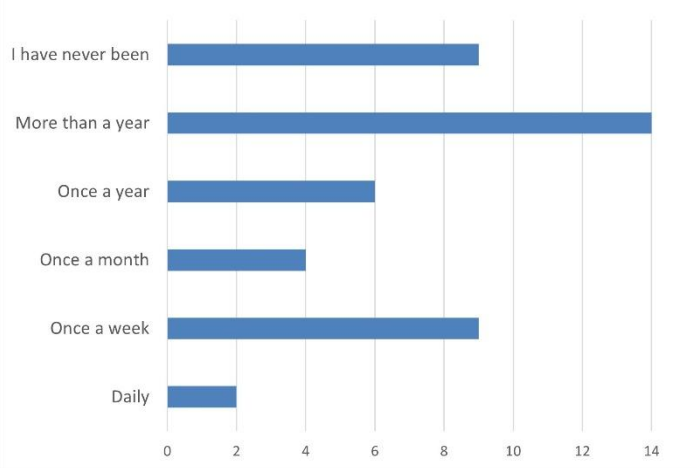


## Do you have additional comments or input concerning the Mills Estate Activation Project?



# Community Survey Results

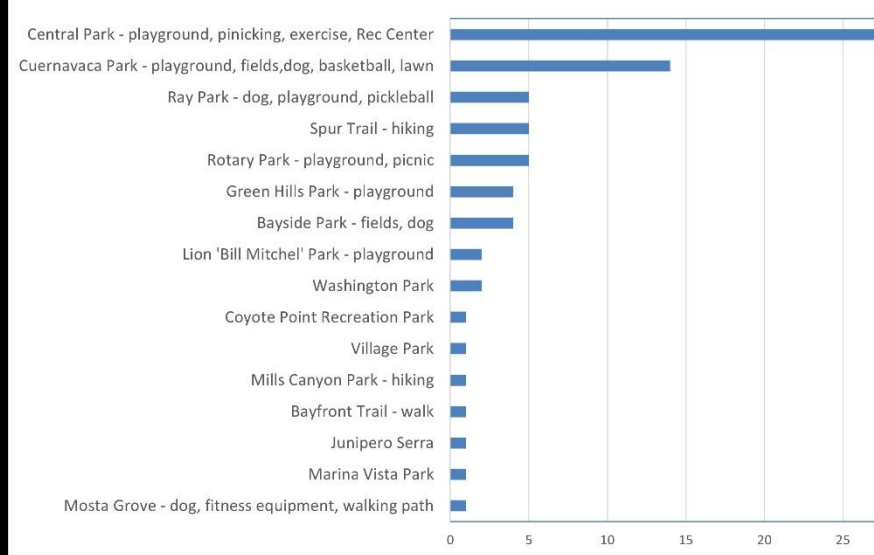
## How often do you visit Mills Estate Park



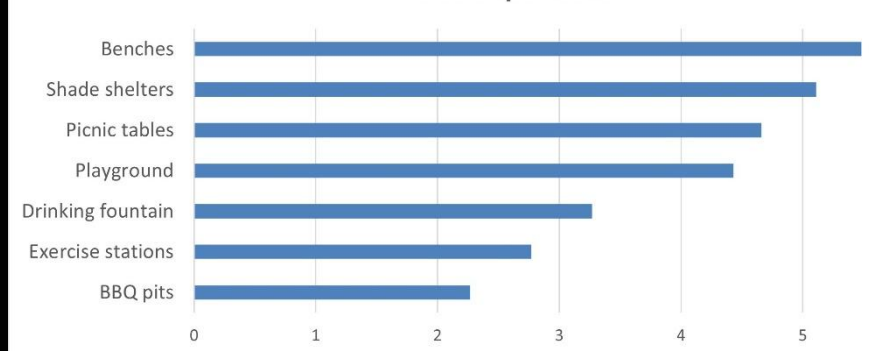
## What activities bring you to Mills Estate Park



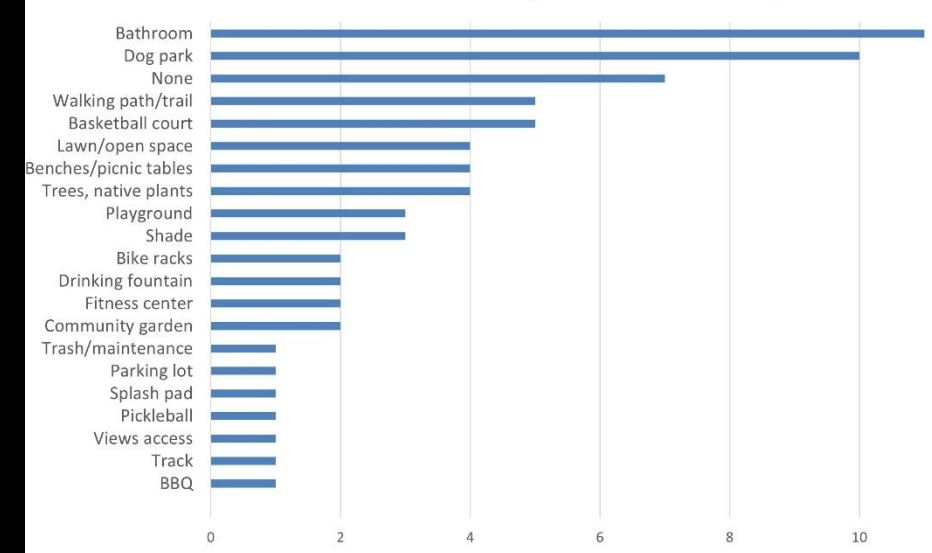
## What other nearby parks do you visit, and why?



## Please rank the following park amenities with 1 being the most important.



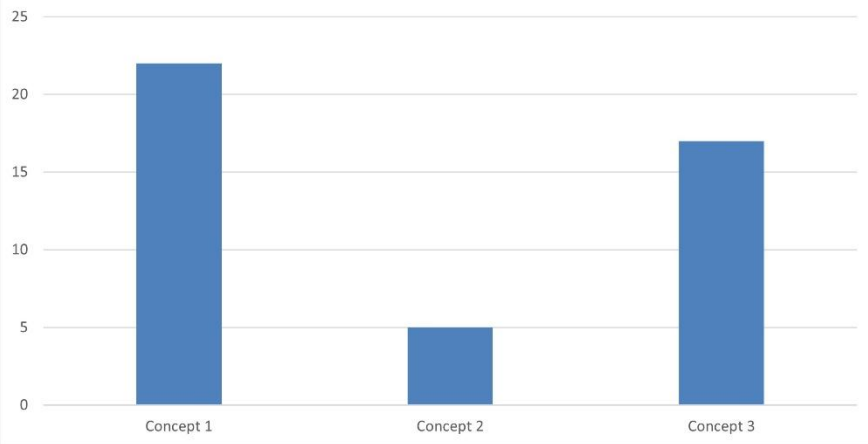
## What other amenities would you like to see at the park?



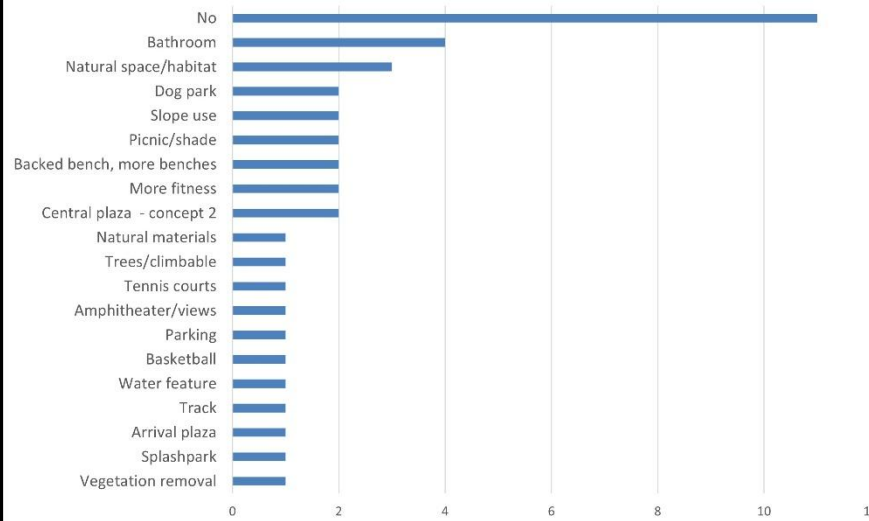


# Community Survey Results

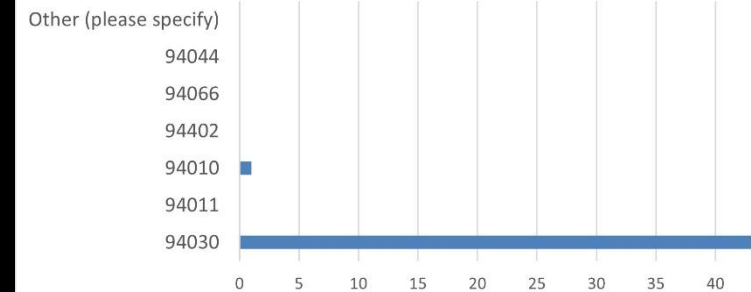
Which of the three options do you prefer?



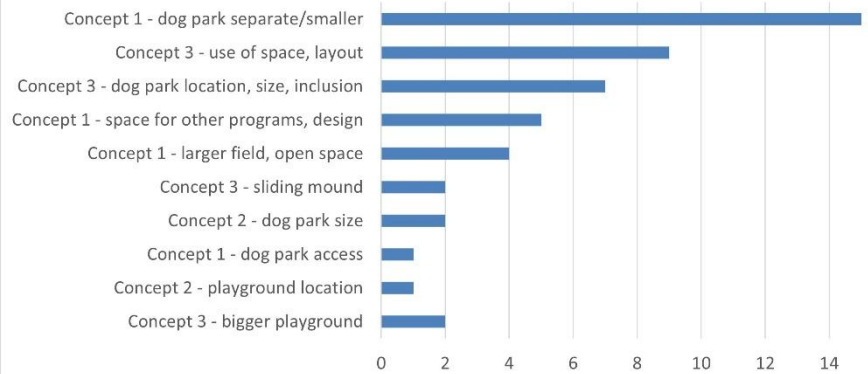
Are there features from other concepts that should be considered?



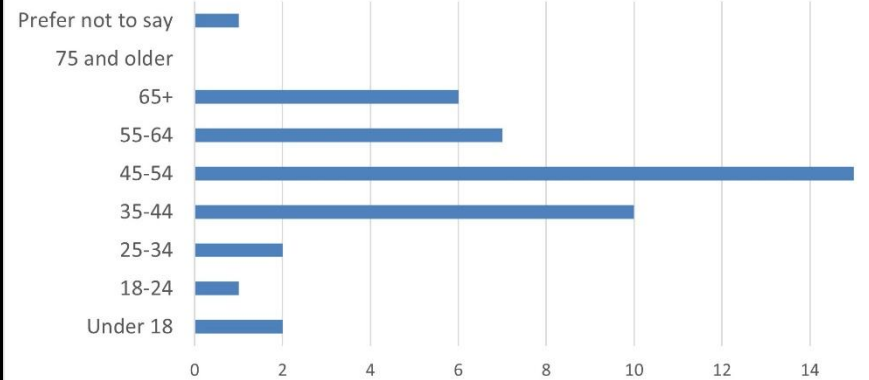
What is your zip code?



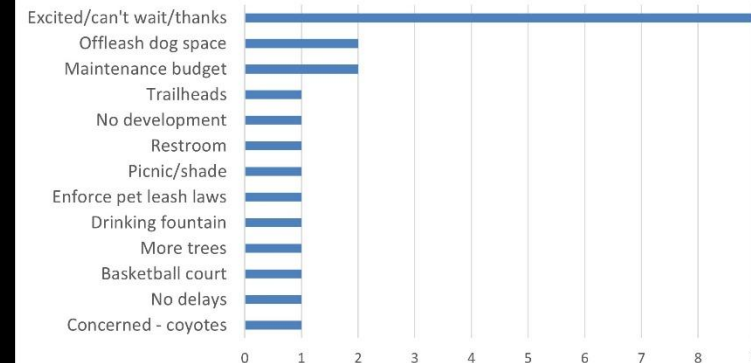
What factors influenced your decision to select the concept above as your preferred option?



What is your age range?



Do you have additional comments or input concerning the Mills Estate Park Reactivation Project?





# Recap - Feedback Forms

- 41 feedback forms
- Concepts 1 (dog park separation) and 3 (layout, dog park/playground locations) were preferred
- Parking and bathroom were top concerns; other concerns included lighting, seating, natural play structures, and rodents
- For other park features bathrooms, sports courts, and shade received the most votes. No adding more programs also received votes
- Noise/natural and safety/security were top comments. Bathroom voting was split.





# Recap - Community Survey

- Live from 8/14/25 – 8/28/25
- 44 respondents
- Walking, walking/dogs top reasons for going to Mills Estate Park; does not go because of undevelopment also received votes
- Central and Cuernavaca Parks were the top nearby parks visited
- Benches, shade shelters, picnic tables, and playground were the top amenities ranked
- Other top amenities were bathroom and dog park. Also not adding additional amenities also received high votes
- Concepts 1 and 3 were preferred
- Most in the 35-54 age range, 94030 zip code
- Most were happy to see project move forward

## Mills Estate Park Reactivation Project

The City of Millbrae is engaging the community for their input on the design of the Mills Estate Park Reactivation Project. Please share your ideas for this project on the following page. Your feedback is appreciated.



### PROJECT GOALS

- To enhance the beauty, functionality, features, and accessibility of Mills Estate Park.
- To perform public outreach to obtain input and to confirm the community's vision and priorities for the project.
- To improve community safety by investing in a well-maintained park with suitable programming to deter unwanted activities.
- To ensure the park is designed to accommodate people of all abilities.
- To develop and implement the project within the City's timeline and budget.

### CURRENT MEETING SCHEDULE

#### Community Input #1 - COMPLETED

August 9th @ 11:00 AM  
Mills Estate Park

Purpose: Listen to the community to set priorities and goals for the project. Identify preferred elements.

#### Online Survey

Live From  
August 14th to August 28th

#### Community Input #2

September 4th @ 6:00 PM  
Millbrae Recreation Center

Purpose: Provide design conceptual based on community input and discuss and prioritize options to meet the community needs.

Please visit the City page [here](#).



# Park Elements





# All-Inclusive Playground

- 2-5 and 5-12 year-old play structures
- Metal, plastics/composite, wood materials, molded concrete
- Accessibility
- Multi-sensory
- Surface: poured-in-place rubber, cork





# All-Inclusive Playground





# Informal Lawn

- Flexible and multi-use space
- Community interaction
- Central/unifying element in the park
- Stormwater management





# Dog Park

- Fenced
- Double gate
- Small/large dogs
- Natural turf





# Exercise/Fitness Equipment

- Intergenerational
- Exercise stations





# Shade

- Solid roof
- Large canopy trees





# Half-Court Basketball

- Approximately 50' x 50'
- Acrylic coated surface over asphalt





# Site Furnishings





# Design Concepts





# Schematic Design Option A





# Schematic Design Option B





# Schematic Design Comparison

	Concept A	Concept B
Informal Lawn	Larger	Smaller
Half-Court Basketball	No	Yes
Off-Street Parking	No	Yes
Dog Park	Street Level	Park Level
Fitness Area	Yes	No





# Comments and Questions





# Breakout Rooms Exercise

- Evaluate Park Elements and Preliminary Concepts
- Questions to consider:
  - Which concept do you prefer?
  - Are the proposed preliminary program elements what you want to see in the park?
  - What site elements/features should be removed, added or modified?
  - Other concepts that should be considered?
- Provide input on plans and discuss with your table:
  - Green pen - What elements/features work well on these concepts?
  - Red pen - What elements/features do not work well on these concepts?
  - Blue pen - What are additional items/needs that should be considered?
  - Black pen – state your preferred concept
- Choose a breakout room leader to present to the group





# Group Summary





# Next Steps

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- Tally Input
- Final Draft Concept Development

- Parks and Recreation Commission
- City Council

September 16, 2025

October 14, 2025

Please visit the City of Millbrae projects site page at:  
<https://ci.millbrae.ca.us/167/Projects>



# Thank You!!

## Mills Estate Park Reactivation

Community Meeting #2

