

A wide-angle photograph of a park with a large grassy field in the foreground. In the middle ground, there are several large trees and a path leading towards a city skyline and a body of water under a cloudy sky.

Mills Estate Park Reactivation

Parks & Recreation Commission Meeting

September 16, 2025

Agenda

- **Background**
 - History and Context
 - City Parks Program Matrix
 - Schedule
- **Community Engagement Recap**
 - Community Meeting #1
 - Community Survey
 - Community Meeting #2
- **Design Concept**
 - Park Elements
 - Final Draft Concept
 - Cost Estimate
- **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

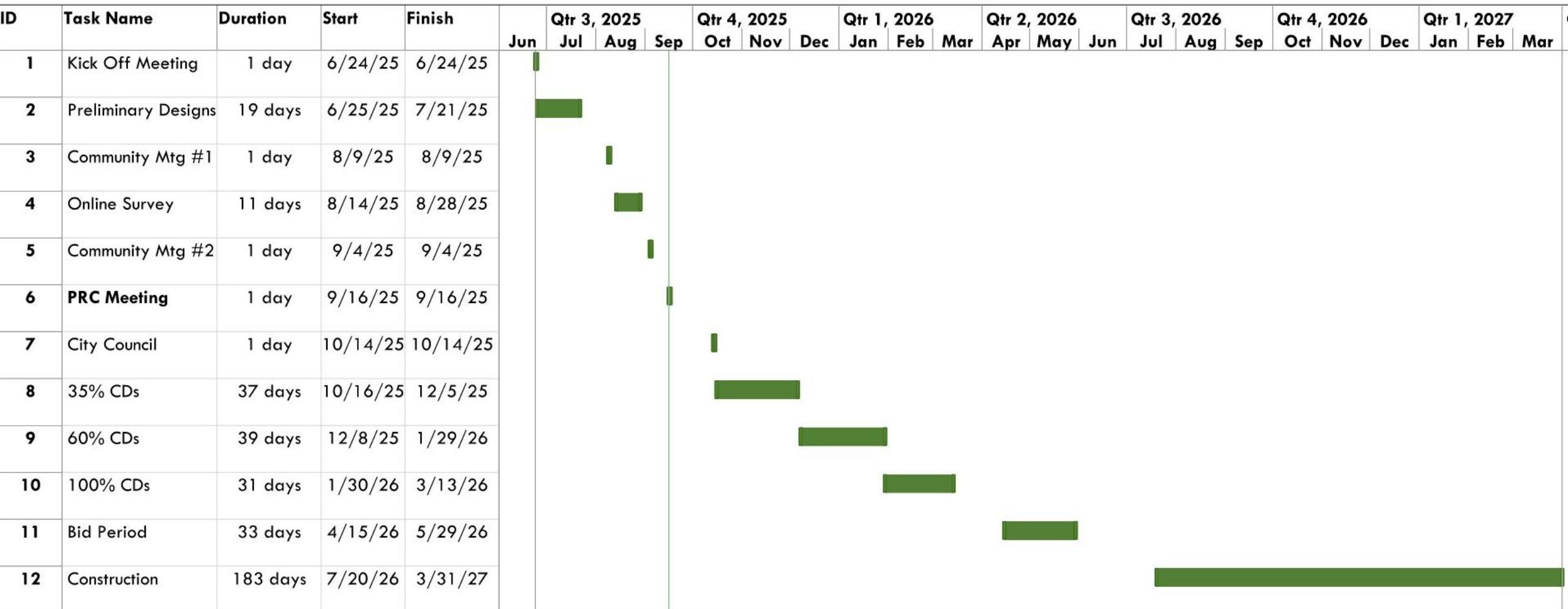


Mills Estate Park: total 4.85 ac (1.93 ac net useable)

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



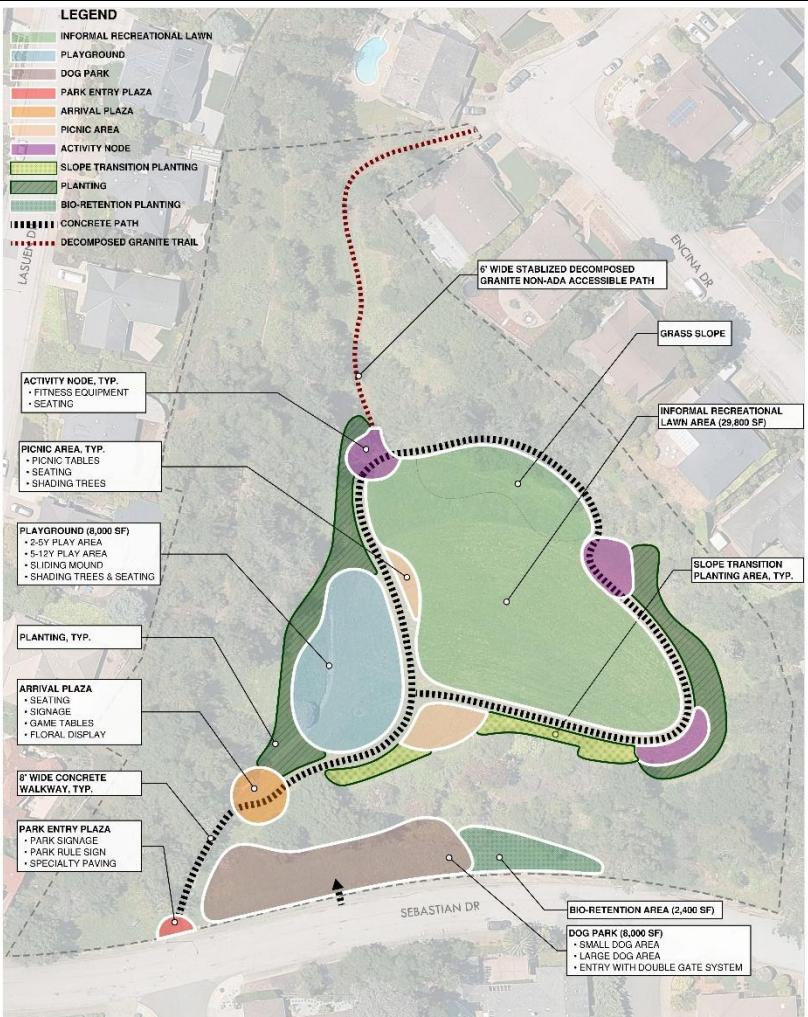
Community Engagement Recap



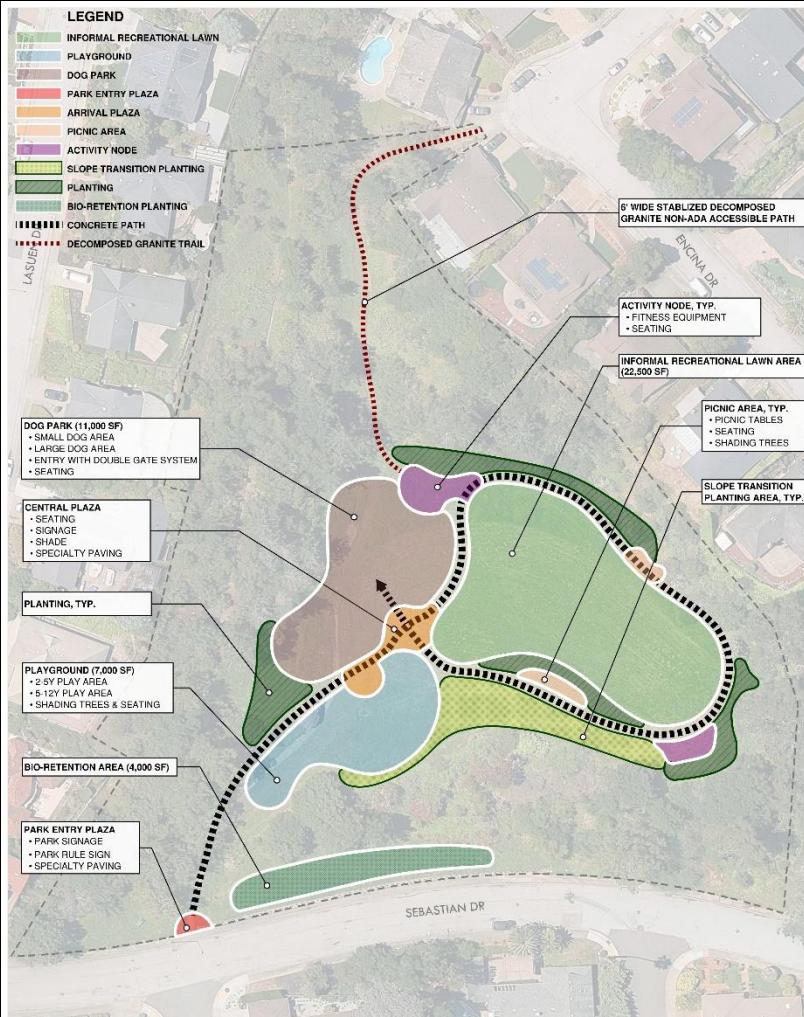
Community Meeting #1 – Concepts



Concept 1



Concept 2



Concept 3



Community Meeting #1 – 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



Community Mtg #1- 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 input 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.**



Community Survey

- **12 questions, live from 8/14/25 – 8/28/25**
- **44 respondents**
- Walking and 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 seeking 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 8th @ 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 concepts based on community input and discuss and prioritize options to meet the community needs.

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

Community Meeting #2 – Design Options

Option A



Option B



Community Meeting #2 – Recap

- Design option A was preferred
- No to basketball, BBQ, off-street parking, and park lighting
- Prefer on-street parking, with ADA space
- Like amphitheater seating and playground layout from option B
- Prefer for the dog park to be bigger
- Concerned with safety/accessibility – street lights, crosswalks, stop signs
- Strategic placement of trees – views/sightlines
- Native and fire-resistant planting



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**



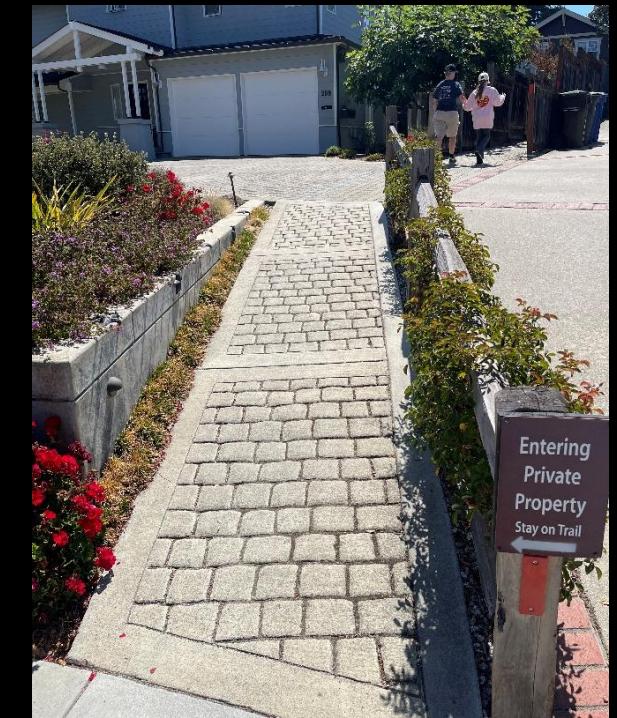
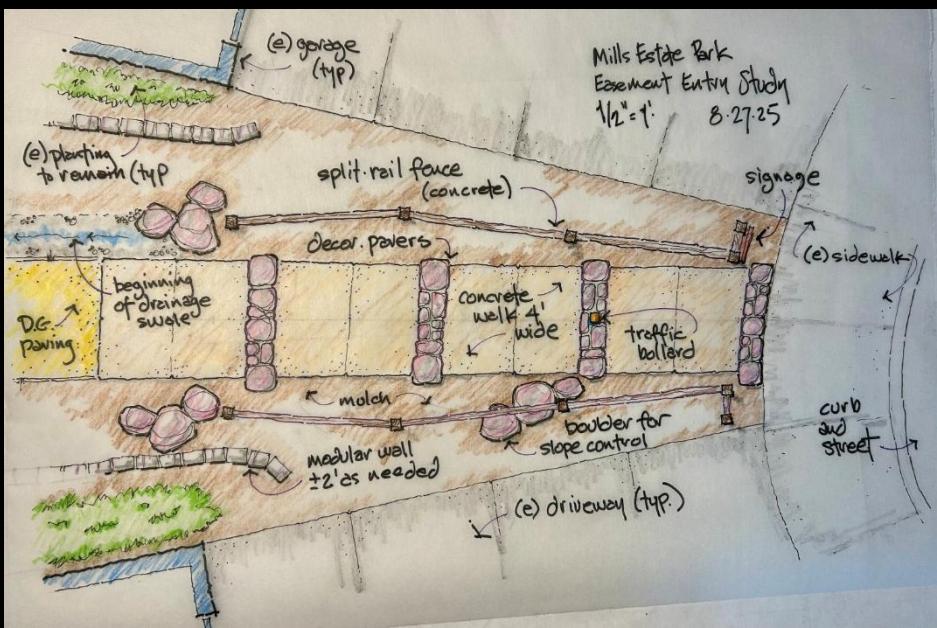
Shade

- Solid roof
- Large canopy trees



Easement Entrance

- Investigating title and boundaries



Site Furnishings



Final Draft Concept



Final Draft Concept

- Larger dog park – 2,800/12,100 sf small/large (2,800/6,200 for previous concept)
- Amphitheater seating
- Adjusted playground and fitness areas
- No basketball, BBQ, on-street parking, restroom, and park lights



- Stormwater
 - Clay soils
 - Erosion
 - Slope revegetation – native, fire-resistant planting
 - Need to evaluate existing concrete swales
 - Biotreatment areas/spring
- Existing irrigation
 - As-builts



- **Coyotes**
 - Reside in the park
 - Vegetation clearing/habitat removal
 - Wildlife-proof trash receptacles, regular trash removal
 - Reduce food consumption
 - Post sign rules – no feeding, encounter response
- **Rodent Management Plan**
 - Multi-phase approach
- **Existing Vegetation Clearing**
 - City working with a contractor
 - Multi-phase approach



Cost Estimate



Mills Estate Park Reactivation Project
City of Millbrae
Final Draft Concept

Statement of Probable Construction Costs
VERDE JOB NO.: 2501600

9/16/2025

VERDE DESIGN, INC.

Completed by: DFC

Reviewed by: DM

Summary

Item	Total
Base Bid Total Estimated Costs	\$5,083,270
Additional Costs	\$923,407
Design & Engineering Services	\$296,080
CEQA	\$54,000
Construction Management - 10%	\$508,327
City Testing Fees	\$65,000
Total Estimated Costs	\$6,006,677
Budget	\$2,500,000



Questions and Comments



Next Steps



- Final Design Concept Development
- City Council - 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

Parks & Recreation
Commission Meeting



Cost Estimate



Mills Estate Park	9/16/2025			
City of Millbrae				
Final Draft Concept	Verde Design, Inc.			
Statement of Probable Construction Costs	Completed by: DFC			
VERDE JOB NO.: 2501600	Reviewed by: DM			
Project Budget	\$2,500,000			
Project Estimate (Subtotal, Design Contingency, General Conditions and Bonding)	\$5,083,270			
Difference	(\$2,583,270)			
Item	Quantity	Unit	Unit Cost	Base Estimate
Demolition				
Clear, Grub and Strip Turf/Vegetation	84,227	sf	\$1.00	\$84,227.00
Remove Wooden Bollards and Footing	66	ea.	\$400.00	\$26,400.00
Demolition Existing Hardscape - Path	1,784	sf	\$2.00	
Demolition Existing Hardscape - Sidewalk Sebastian Dr.	3,856	sf	\$2.00	\$7,712.00
Demolition Curb & Gutter - Sebastian Dr.	417	lf	\$8.00	\$3,336.00
Tree Protection	10	ea.	\$1,000.00	\$10,000.00
Miscellaneous Demolition	1	ls	\$10,000.00	\$10,000.00
				\$141,675.00
Grading, Drainage and Utilities				
Rough Grading	211,349	sf	\$1.50	\$317,023.50
Stormwater Allowance	211,349	sf	\$2.50	\$528,372.50
Domestic Water Allowance	1	ls	\$30,000.00	\$30,000.00
Sanitary Sewer Allowance - Drinking Fountains	1	ls	\$30,000.00	\$30,000.00
Point of Connections - On Site	3	ea.	\$2,000.00	\$6,000.00
				\$911,396.00
Hardscape				
Concrete Paving - Pedestrian	10,062	sf	\$16.00	\$160,992.00
Colored Concrete Paving - Pedestrian	1,258	sf	\$22.00	\$27,676.00
Asphalt Paving - ADA Stall	490	sf	\$10.00	\$4,900.00
Decomposed Granite - Picnic Areas and Easement Path	8,664	sf	\$7.50	\$64,980.00
Easement Entrance Improvements	1	ls	\$25,000.00	\$25,000.00
PIP Rubber Resilient Surface	9,704	sf	\$30.00	\$291,120.00
Truncated Domes	30	sf	\$125.00	\$3,750.00
Curb Ramp	1	ea.	\$2,500.00	\$2,500.00
Concrete Curb and Gutter	417	lf	\$85.00	\$35,445.00

6" Wide Concrete Edgeband	60	lf	\$60.00	\$3,600.00
12" Wide Concrete Edgeband	1,050	lf	\$80.00	\$84,000.00
12" Wide Concrete Tall Curb	206	lf	\$140.00	\$28,840.00
12' Wide Concrete Wall - 2.5' Tall Max	30	lf	\$400.00	\$12,000.00
18" Wide Concrete Seatwall	324	lf	\$250.00	\$81,000.00
				\$825,803.00

Fencing & Gates				
4' Tall Chain Link Fence at Dog Park - Black	708	lf	\$130.00	\$92,040.00
4' Tall X 4' Wide Chain Link Gates - Black	4	ea.	\$1,800.00	\$7,200.00
4' Tall X 8' Wide Chain Link Gates - Black	2	ea.	\$2,700.00	\$5,400.00
42" Decorative Metal Fence at Playground - Black	422	lf	\$150.00	\$63,300.00
				\$167,940.00

Playground Equipment				
Play Equipment (Material, Delivery and Taxes)	1	ls	\$500,000.00	\$500,000.00
Play Equipment Installation - 30% of Play Equipment Cost	1	ls	\$150,000.00	\$150,000.00
				\$650,000.00

Site Furnishings				
Benches	21	ea.	\$2,000.00	\$42,000.00
Picnic Tables	8	ea.	\$3,000.00	\$24,000.00
Game Tables	4	ea.	\$2,500.00	\$10,000.00
Trash & Recycling Receptacles	6	ea.	\$4,000.00	\$24,000.00
Bike Racks	5	ea.	\$750.00	\$3,750.00
Drinking Fountains	3	ea.	\$7,500.00	\$22,500.00
Dog Waste Station	3	ea.	\$750.00	\$2,250.00
Shade Structure	3	ea.	\$25,000.00	\$75,000.00
Fitness Equipment	1	ls	\$275,000.00	\$275,000.00
ADA Parking Signage	1	ea.	\$750.00	\$750.00
ADA Parking Striping	1	ea.	\$500.00	\$500.00
Parking Lot Stripping	1	ls	\$2,000.00	\$2,000.00
Bioretention Signage	2	ea.	\$500.00	\$1,000.00
				\$482,750.00

Landscape and Irrigation				
Natural Turf Sod - Open Lawn	23,874	sf	\$2.50	\$59,685.00
Natural Turf Sod - Dog Area	14,949	sf	\$2.50	\$37,372.50
Trees - 24" Box	36	ea.	\$1,000.00	\$36,000.00
Trees - 48" Box	3	ea.	\$2,000.00	\$6,000.00
Planting at Landscape Areas	17,000	sf	\$3.50	\$59,500.00
Soil Amendment	55,823	sf	\$0.75	\$41,867.25
Landscape Maintenance - 90 Days	55,823	sf	\$0.40	\$22,329.20



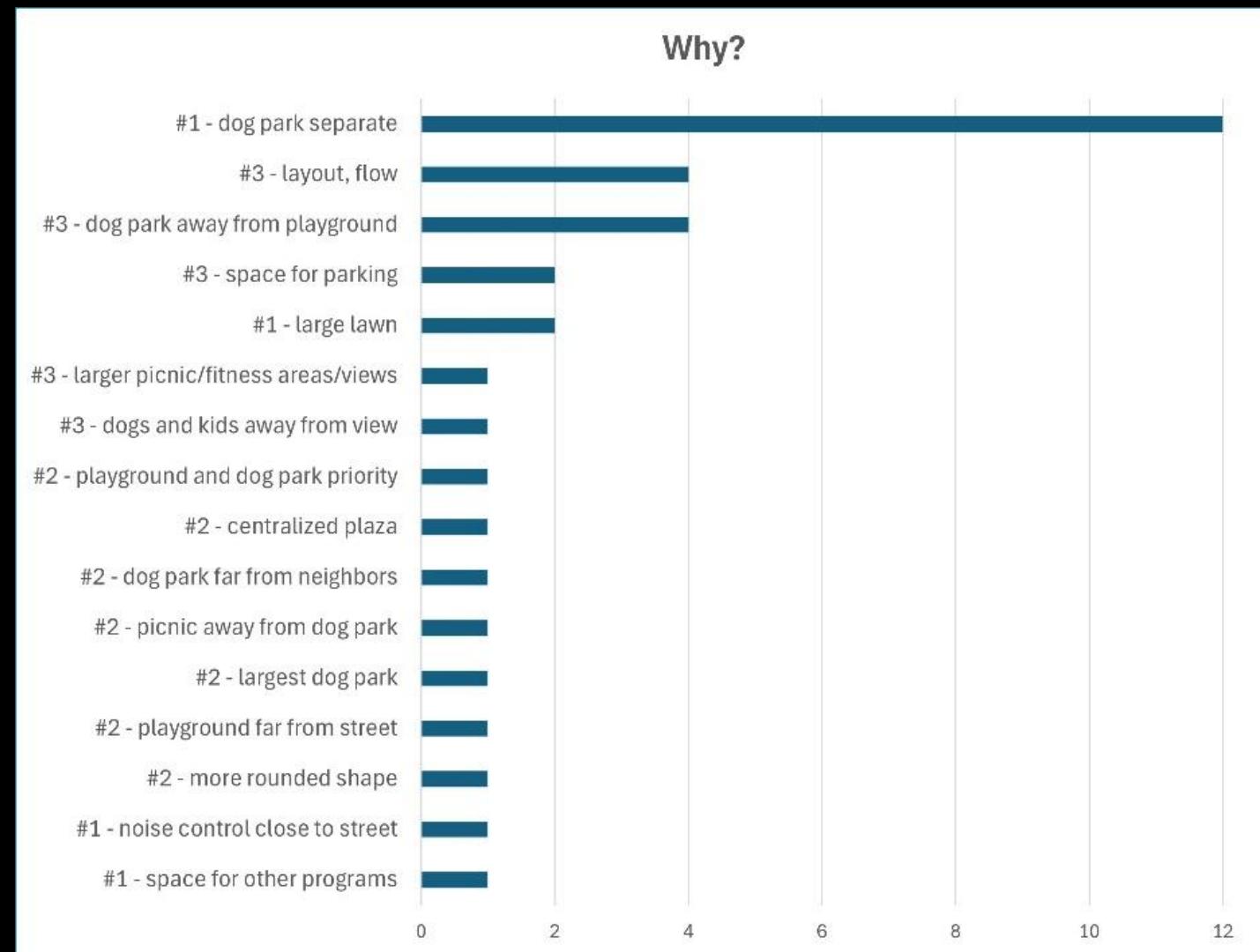
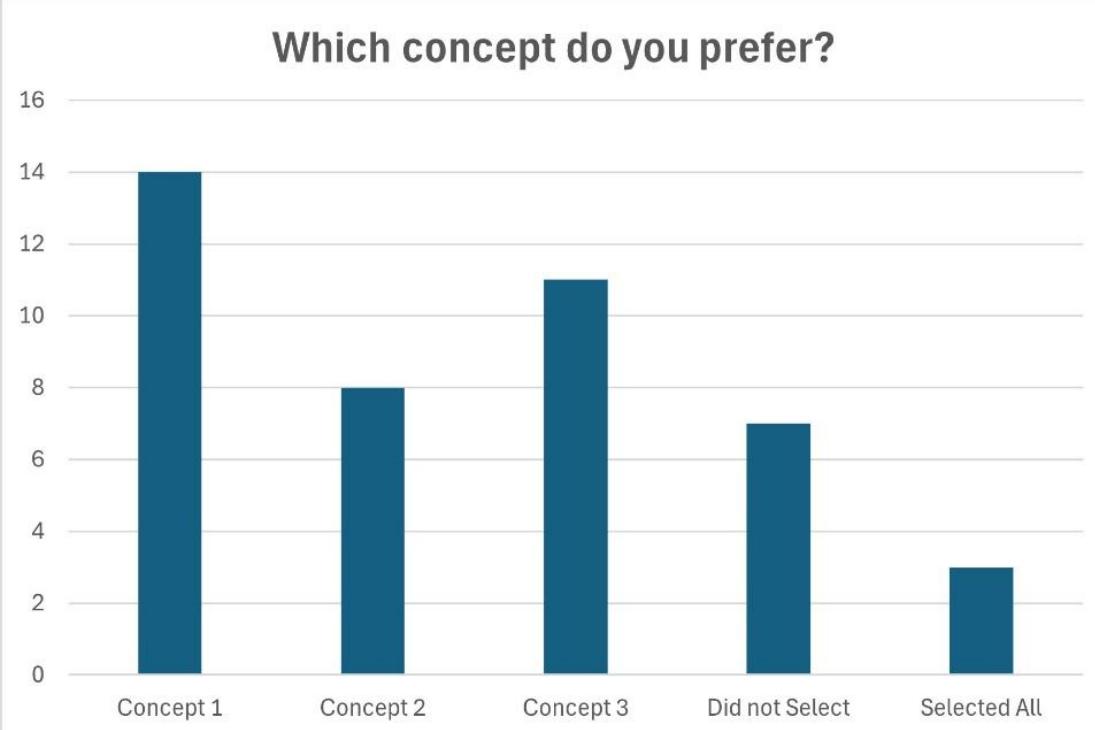
Cost Estimate



Irrigation	55,823	sf	\$3.50	\$195,380.50
				\$458,134.45
Electrical				
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Electrical Service Upgrade Allowance	1	ls	\$100,000.00	\$100,000.00
				\$100,000.00
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Sub - Total				\$3,737,698.45
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General Conditions - 3%				\$112,130.95
Mobilization, Bonding & Project Management - 10%				\$373,769.85
Bidding & Inflation Contingency - 5% (First Year)				\$186,884.92
Construction Contingency - 8%				\$299,015.88
Design Contingency - 10%				\$373,769.85
<hr/>				
Total Estimated Cost with Construction Contingency				\$5,083,269.89
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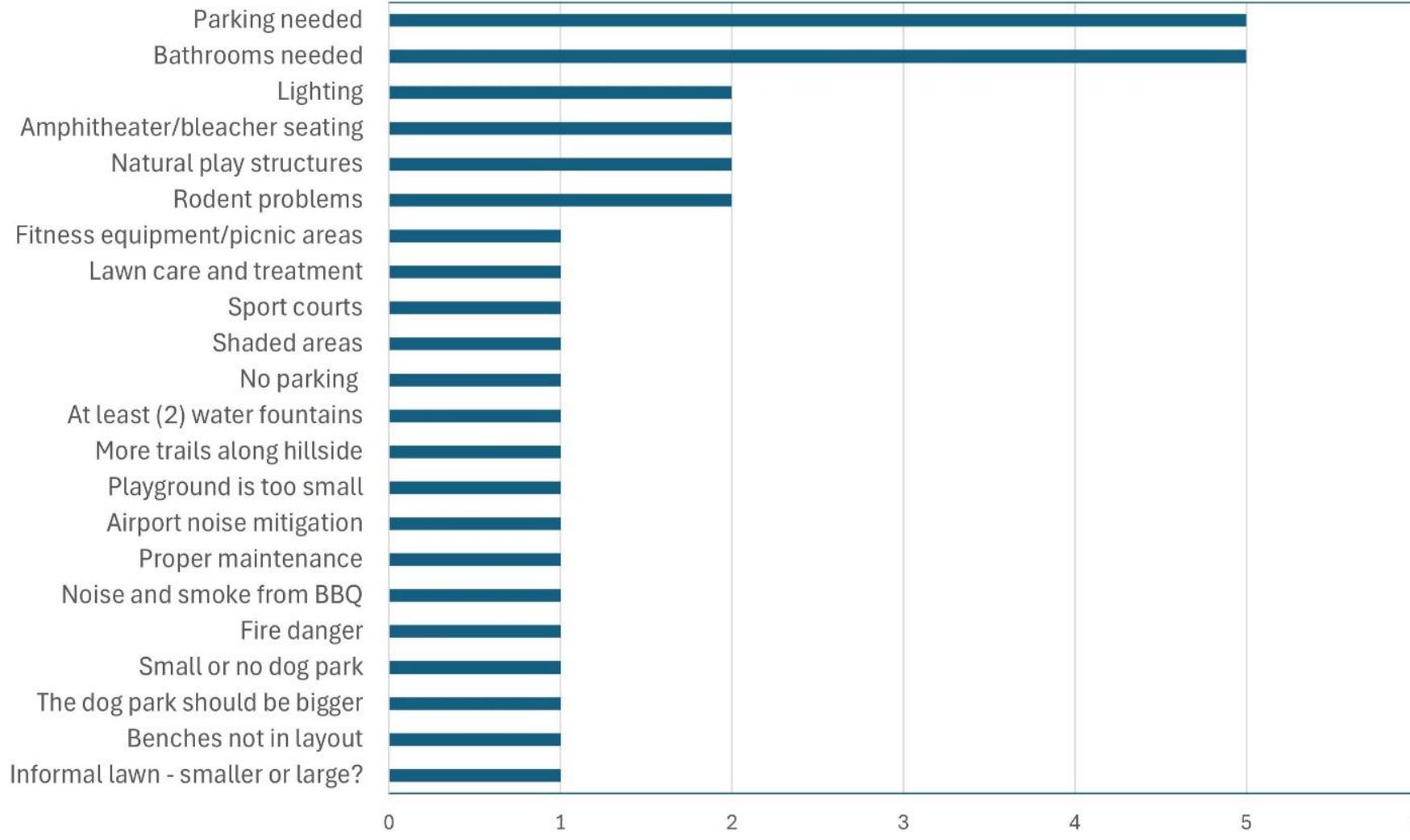


Feedback Forms Results



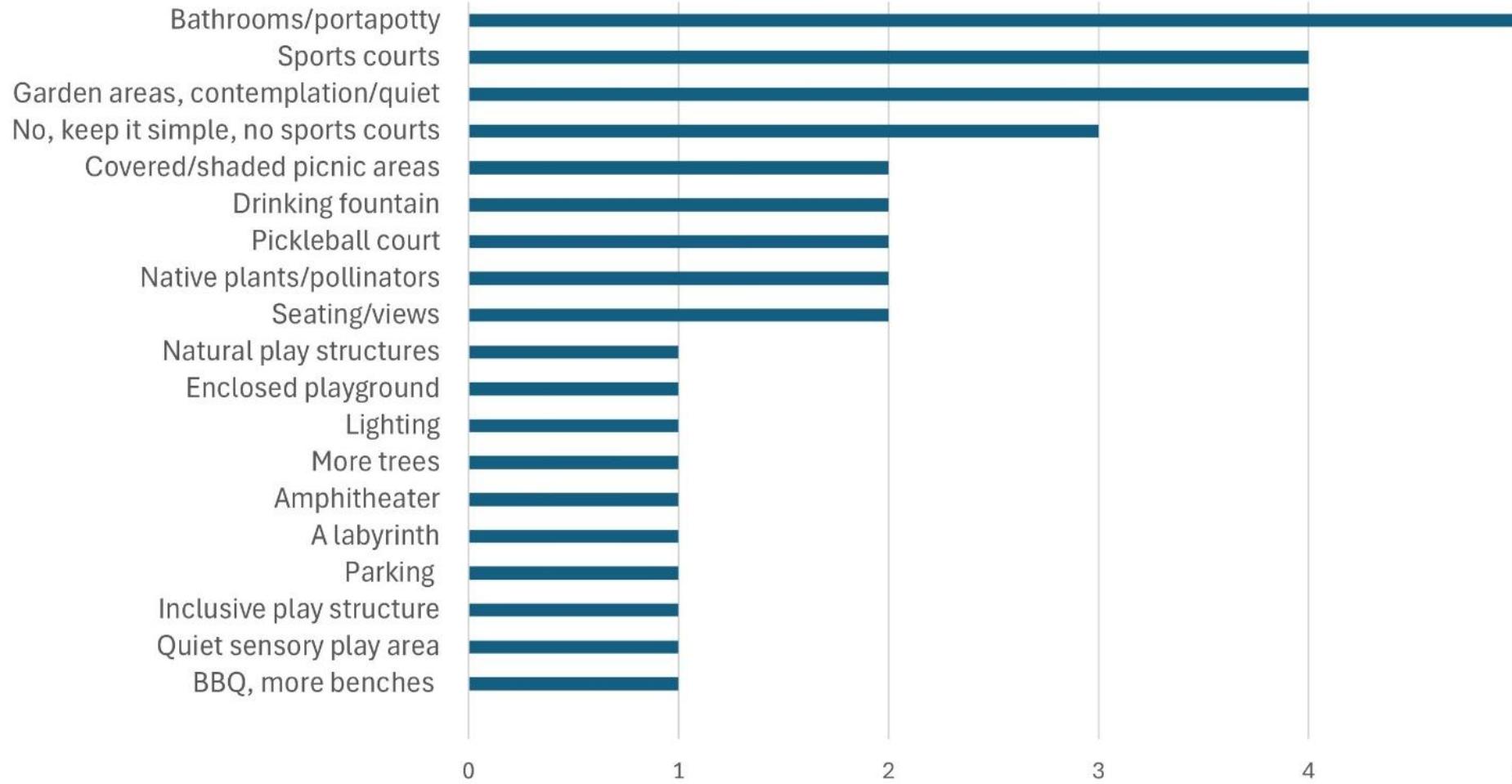
Feedback Forms Results

Are there any concerns that were not addressed by these concepts?

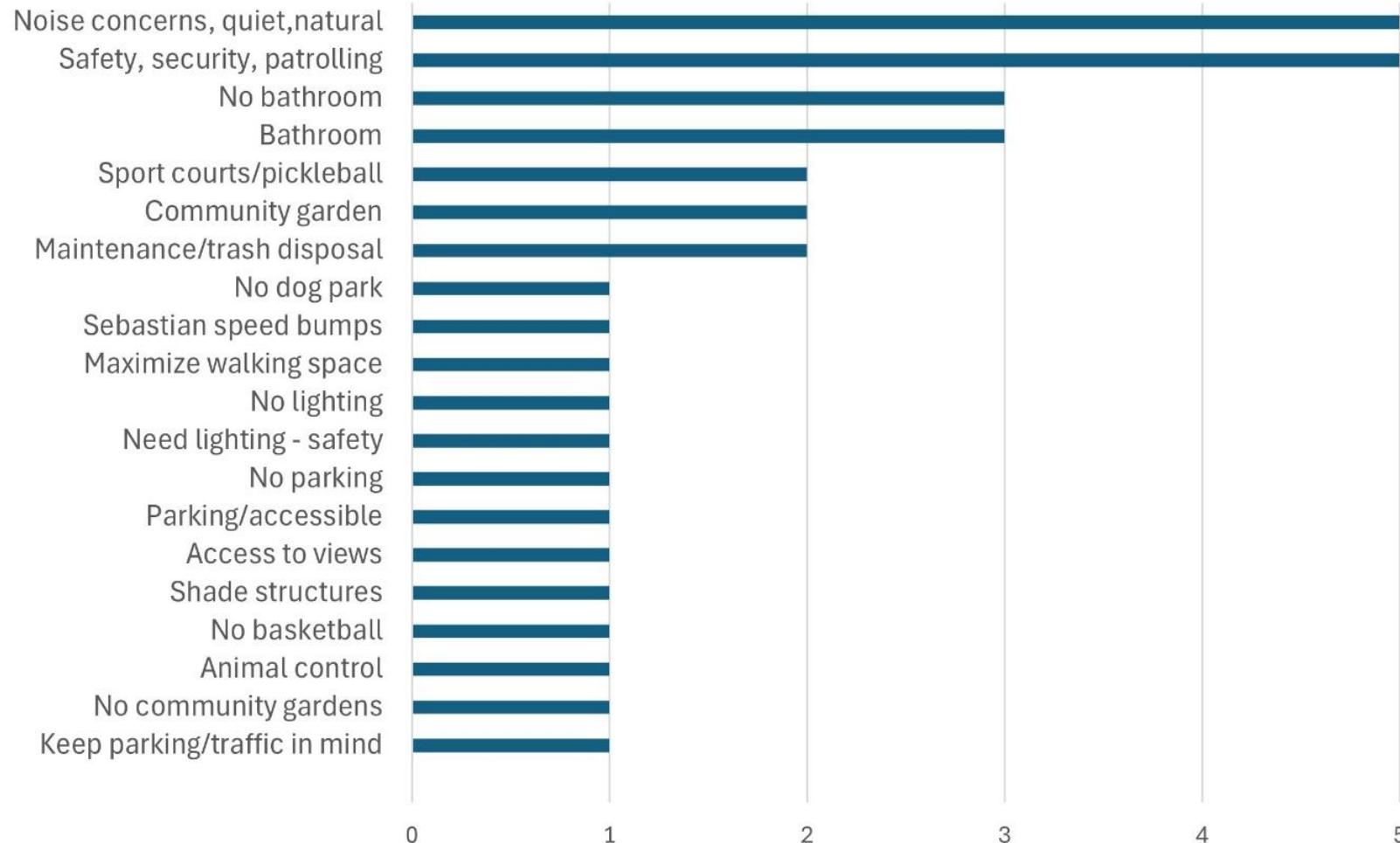


Feedback Forms Results

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

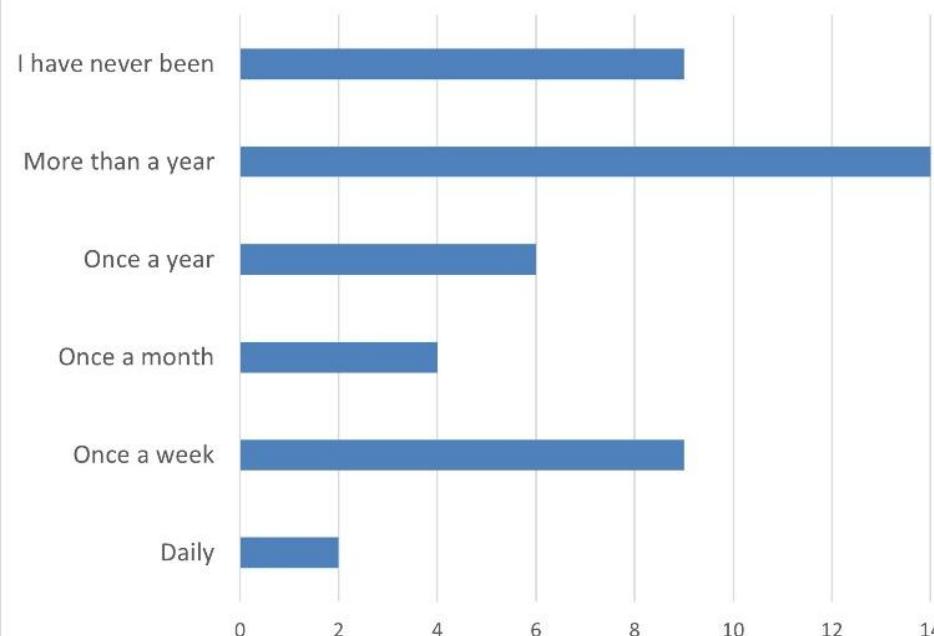


Do you have additional comments or input concerning the Mills Estate Activation Project?

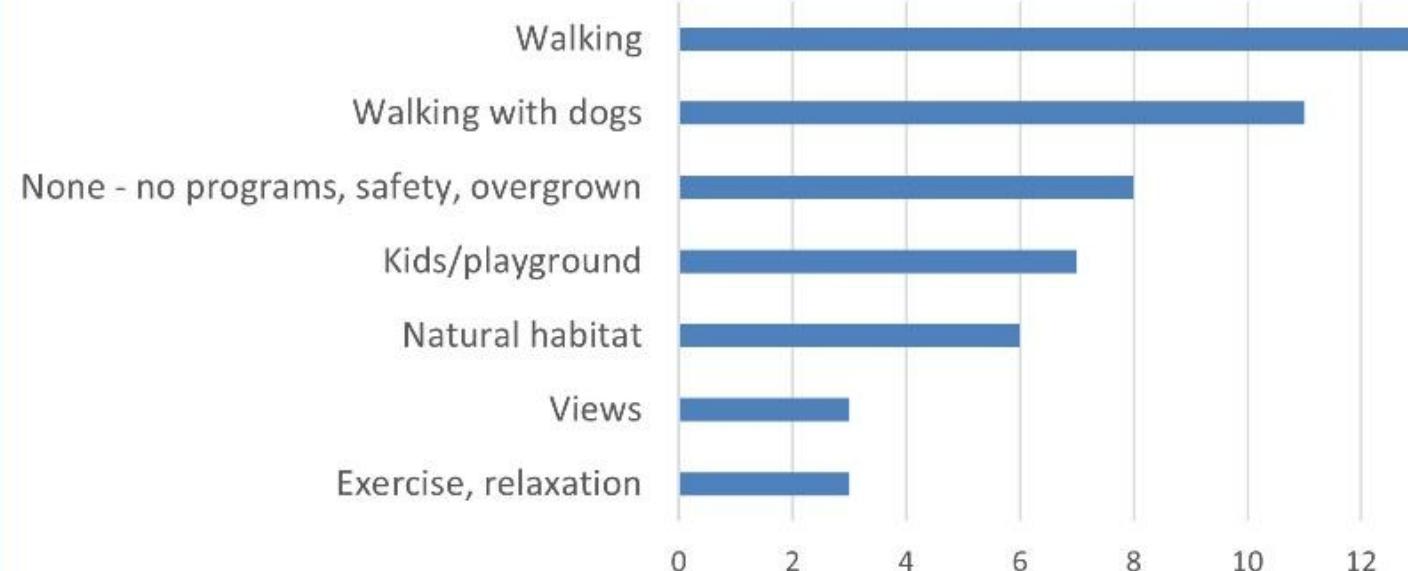


Community Survey Results

How often do you visit Mills Estate Park



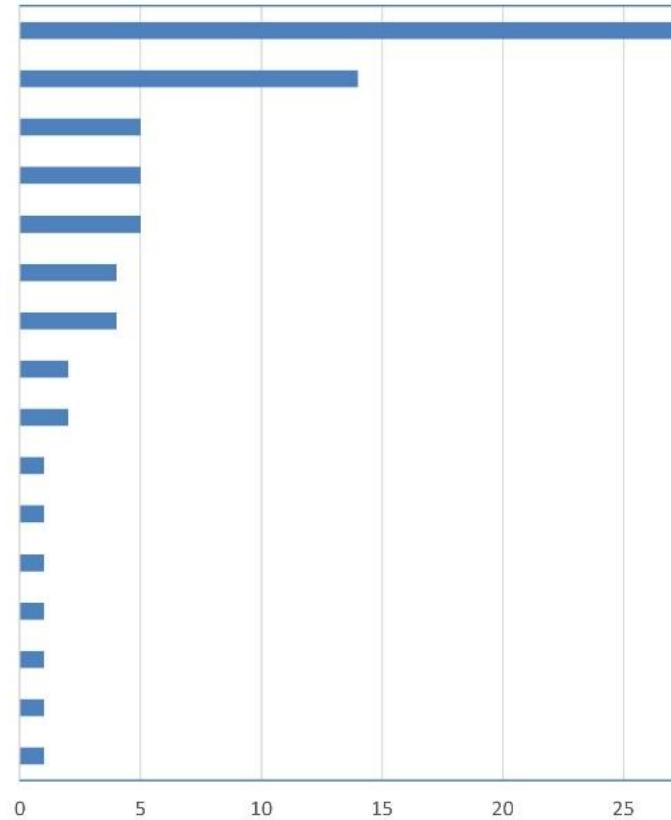
What activities bring you to Mills Estate Park



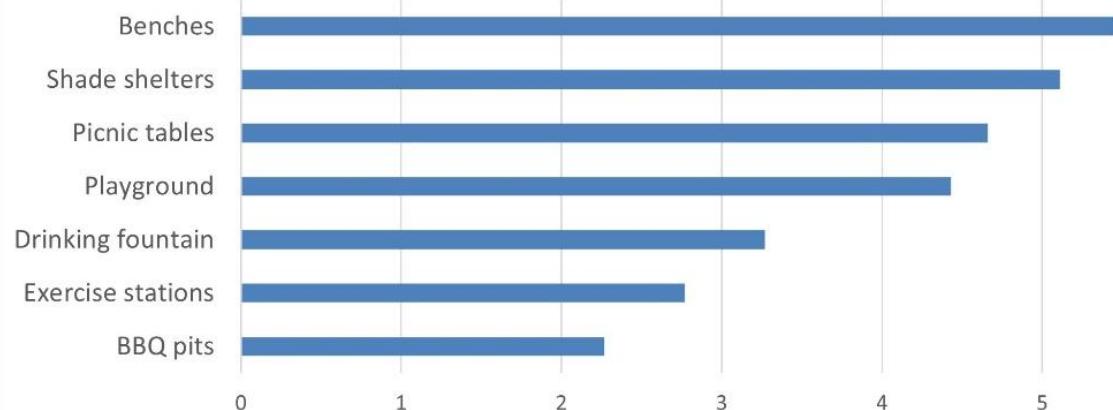
Community Survey Results

What other nearby parks do you visit, and why?

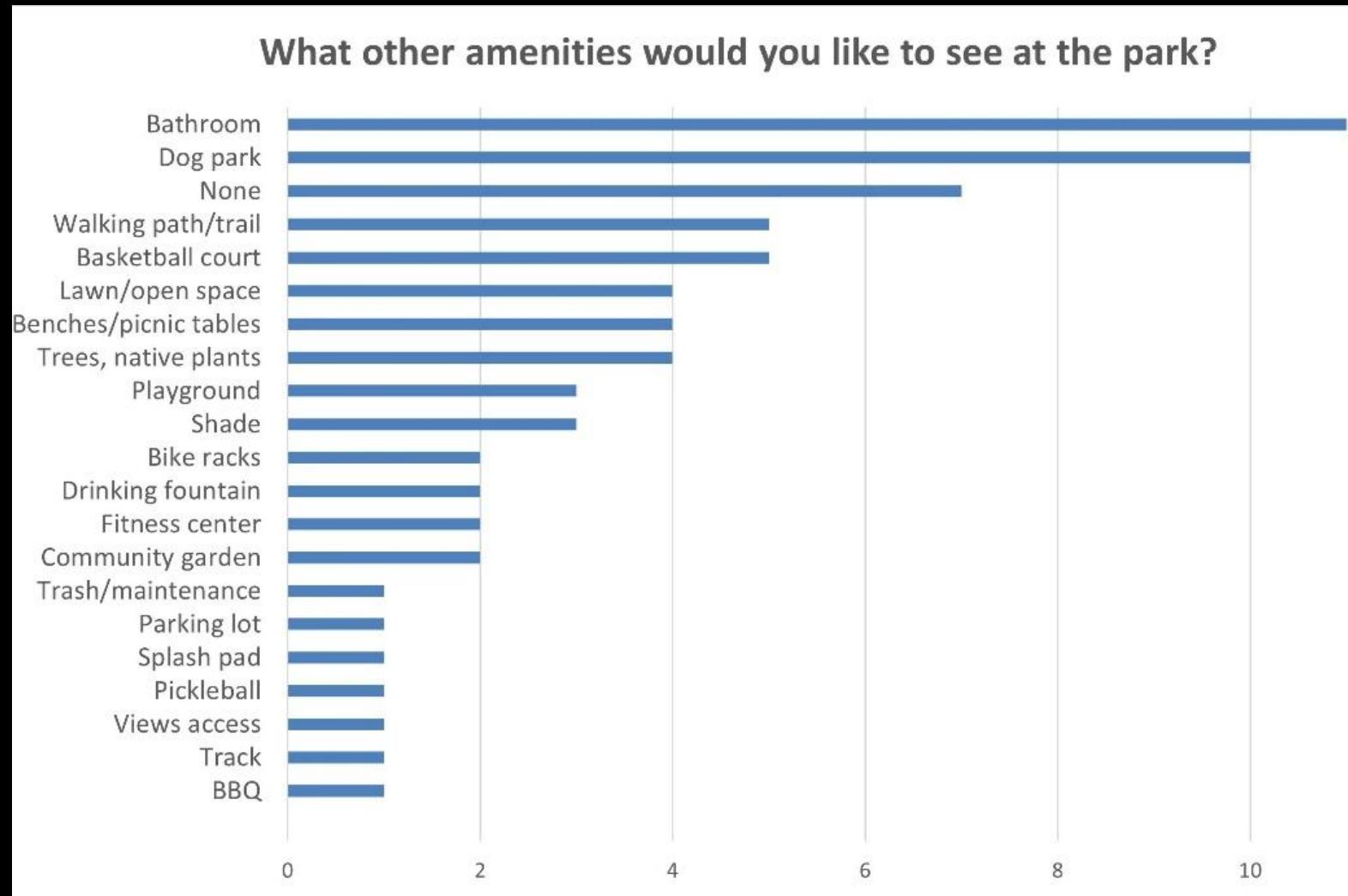
Central Park - playground, pinicking, exercise, Rec Center
Cuernavaca Park - playground, fields, dog, basketball, lawn
Ray Park - dog, playground, pickleball
Spur Trail - hiking
Rotary Park - playground, picnic
Green Hills Park - playground
Bayside Park - fields, dog
Lion 'Bill Mitchel' Park - playground
Washington Park
Coyote Point Recreation Park
Village Park
Mills Canyon Park - hiking
Bayfront Trail - walk
Junipero Serra
Marina Vista Park
Mosta Grove - dog, fitness equipment, walking path



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

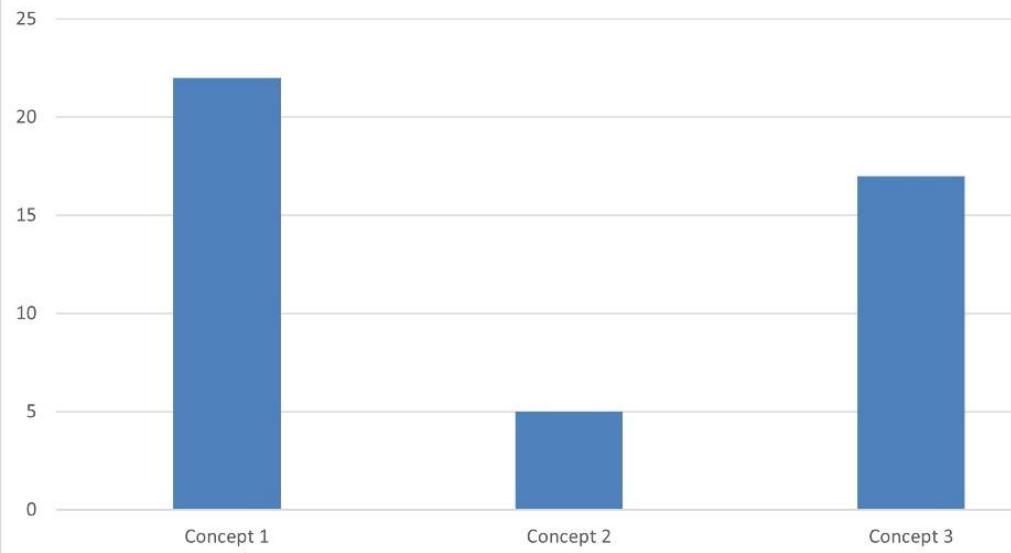


Community Survey Results

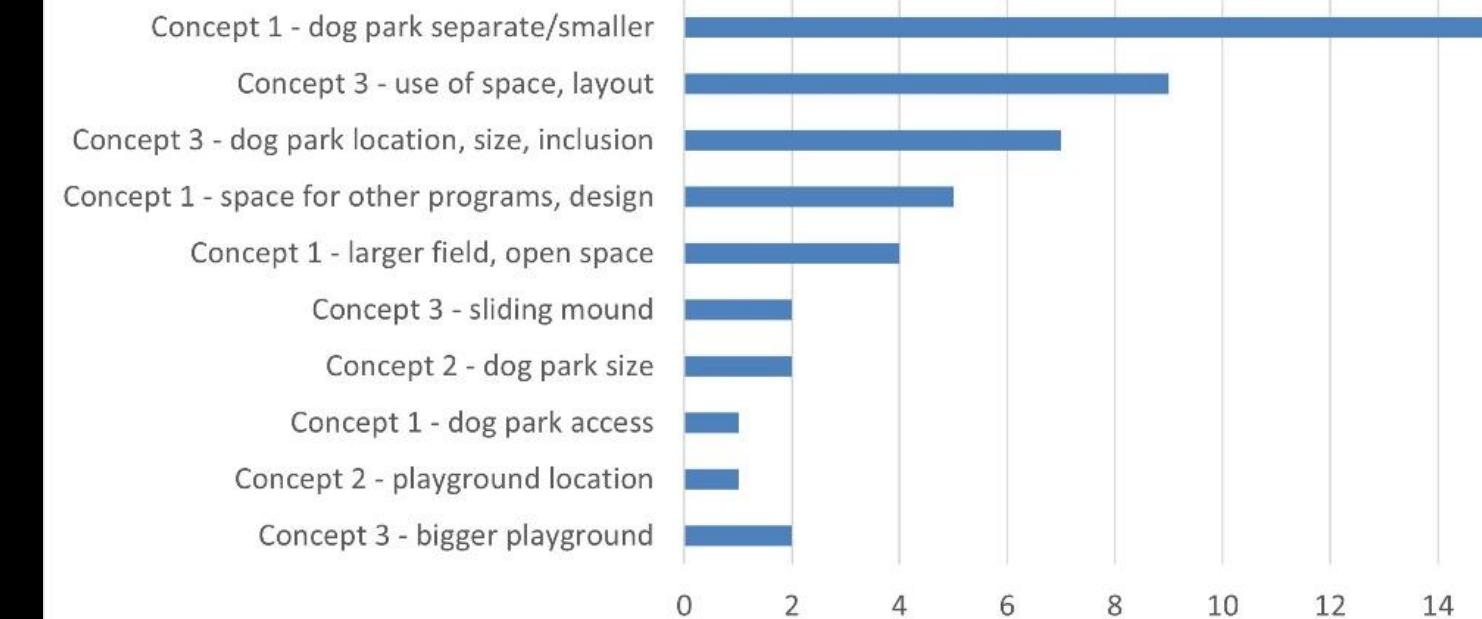


Community Survey Results

Which of the three options do you prefer?

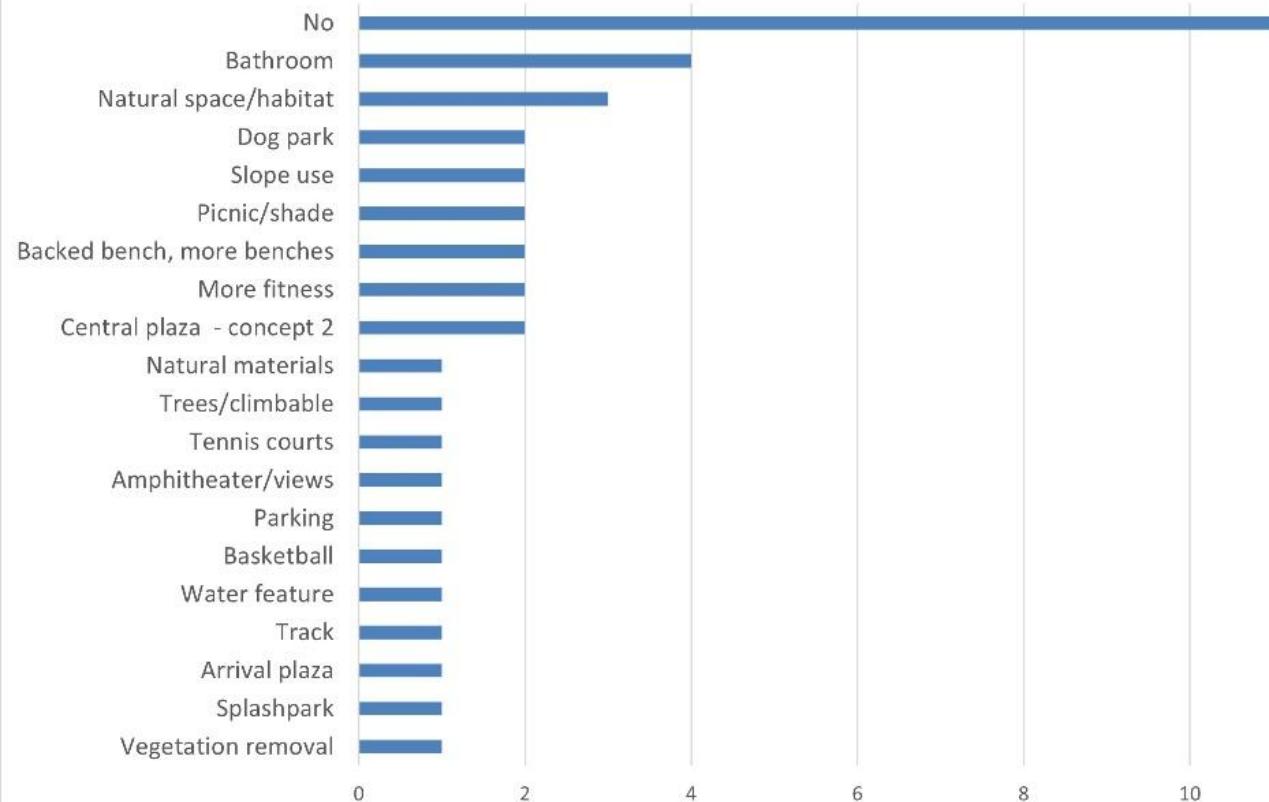


What factors influenced your decision to select the concept above as your preferred option?

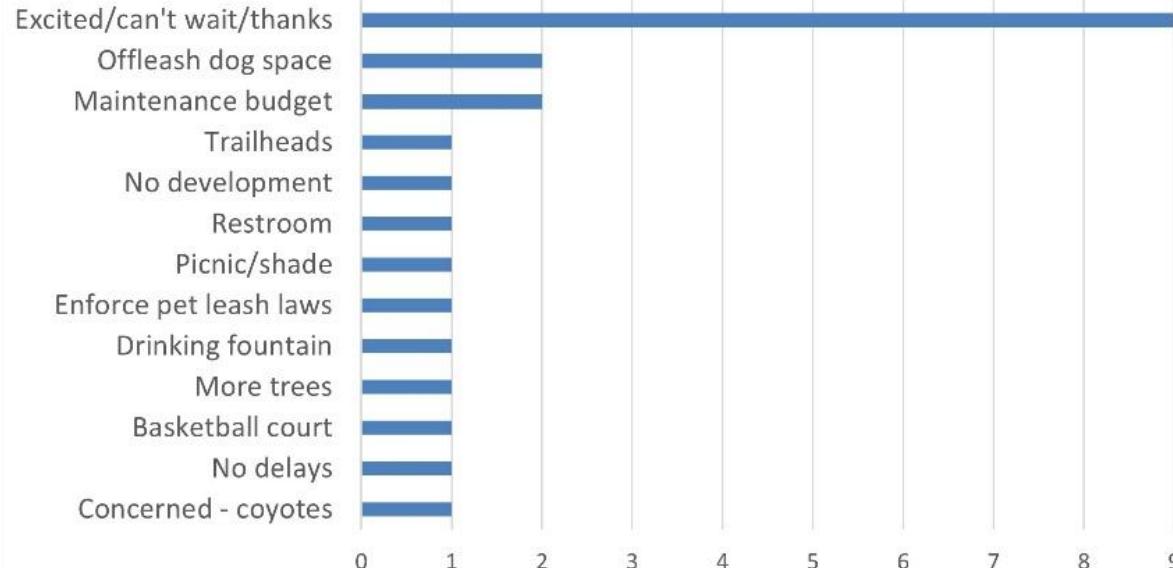


Community Survey Results

Are there features from other concepts that should be considered?



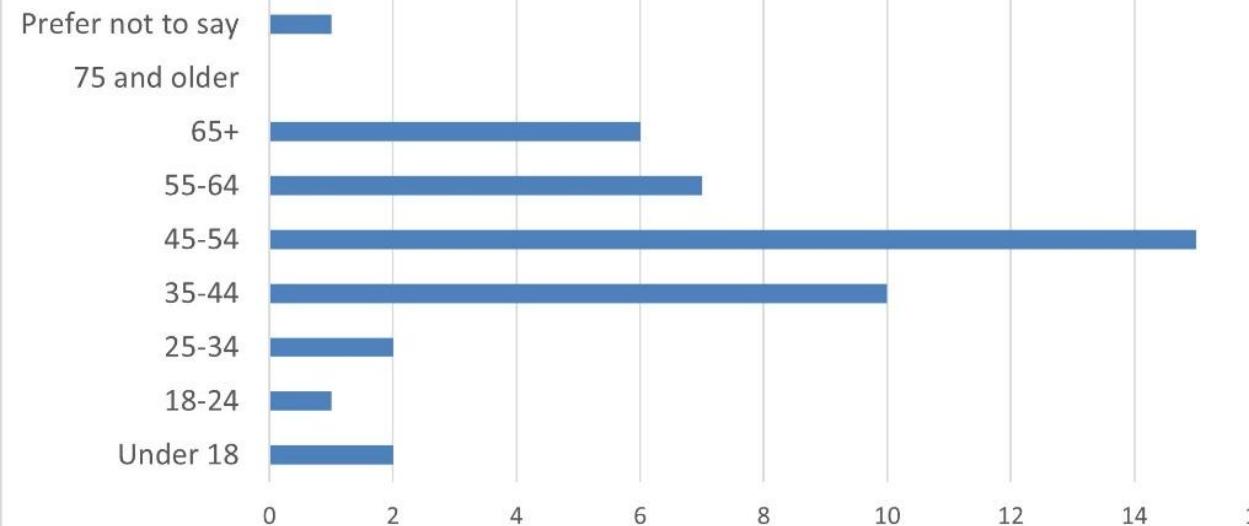
Do you have additional comments or input concerning the Mills Estate Park Reactivation Project?



Community Survey Results



What is your age range?



What is your zip code?

