



City Council Agenda Item Staff Report

CITY OF SAN BRUNO

DATE: August 23, 2022

TO: Honorable Mayor and Members of the City Council

FROM: Jovan Grogan, City Manager

PREPARED BY: Ann Mottola, Director

SUBJECT: Direction on the Proposed Conceptual Plan and Potential Funding Sources for the Centennial Plaza Renovation Project

BACKGROUND: Centennial Plaza is located at the intersection of Jenevein Avenue and San Mateo Avenue and serves as the visual entrance for those that enter Downtown via Jenevein Avenue. The Plaza is currently closed to members of the public and barricaded with ropes because the area has never been landscaped for public use and subsurface footings from a prior structure on the site have not been mitigated or removed. The Plaza includes a variety of plants that lack curb appeal and plantings in the middle of the Plaza which serve as a dividing barrier within the space.

On April 21, 2021, staff presented the Downtown Streetscape Greening and Landscaping and Park Improvements to the City Council at a special meeting/study session. The presentation included projects which aim to enhance and beautify segments of San Mateo Avenue (Downtown), including a temporary solution to renovate Centennial Plaza. A longer-term plan for this site, as envisioned in the Streetscape Plan adopted by City Council in October 2019, would require a more robust planning, community engagement effort and more funding than what was proposed at this study session.

On May 25, 2021, Council accepted a plan to activate Centennial Plaza with temporary improvements that would open it up for outdoor dining, entertainment, and include flexible space for members of the community to gather. The plan presented to City Council intended to use a combination of City staff and contractor services to implement a professionally developed design that would be a shorter-term solution with materials that could be easily removed for a future, more permanent vision of the adopted Streetscape Plan.

The City began working with Callander Associates Landscape Architecture (CALA) on July 5, 2021, to develop a conceptual design to activate Centennial Park with a short-term design solution incorporating elements requested of Council. As design work progressed, technical issues came to light at the Plaza. The grading of the site was of concern as it impacts accessibility and drainage. Additionally, the desire to activate the space as a location that could accommodate performances indicated the need for examination of electrical by an electrical engineer. Additionally, Staff felt it would create a more cohesive park space by including in the scope the alleyway between Centennial Park and West Coast Café.

With the complexity of the project increasing, on May 10, 2022, the first and second set of renderings were presented to the City Council for feedback and direction on how to proceed.

The direction was for Staff to work with the City Council Downtown Committee to create a final concept plan using that included incorporation into the site the alley between Centennial Park and West Coast Café, and to use the theme-neutral design approach in the first set of renderings, vs assigning any sort of theme to the park.

DISCUSSION: On June 27, 2022, Staff and the City Council Downtown Committee met with CALA to refine the design of the plaza based on input from Council at the May 10, 2022, Council Meeting. CALA facilitated a walkthrough of the project site to discuss key features and constraints of the site including grading, draining, and path of travel from the parking lot on Mastick through Centennial Park to San Mateo Avenue.

Following the walkthrough, CALA guided the Downtown Committee through a design charette that included a brainstorm to develop a big picture statement about the purpose and role of the plaza, and project goals and objectives. The consensus was that the plaza would serve as a catalyst site for the downtown and be a space where a variety of uses could occur. Image boards presented samples of plazas, seating elements, play features, entertainment space, landscaping, and hardscape to aid in providing direction to CALA in their design process.

CALA navigated the Committee through an exercise with “bubble diagrams” to delineate program space within the plaza footprint and to visualize the relationship between those spaces where multiple activities could exist including entertainment, dining areas, passive/play space, and flexible space that could accommodate a variety of programs and events. The Downtown Committee worked through this process with CALA to confirm a rough design layout that would inform a rough concept sketch brought back to the Committee at a later date.

On July 7, 2022, CALA presented the rough concept sketch to the Downtown Committee to refine the design for the final conceptual plan presented to the City Council for approval. Minor revisions were suggested by the Committee to better align delineated program spaces. The final Conceptual Plan incorporates these revisions and is included in this Council Staff Report as Attachment 1.

FISCAL IMPACT: The total project cost is estimated at \$912,437. The current design contract is \$70,031, of which approximately \$39,500 has been expended to date. The estimated cost for taking this design from concept, through construction documents and construction is \$842,406.

On May 25, 2021, Council allocated \$150,000 of Park In Lieu Funds to the project. As a result, the project will require approximately \$762,000 to be fully funded. The City Council has previously discussed seeking grant funding from the San Bruno Community Foundation for the project. Staff requests direction from the City Council regarding the remaining financial need for the project.

| Centennial Plaza Project Cost | |
|--|----------------|
| Design Services Contract | 70,031 |
| Estimated Cost to Complete Project | 842,406 |
| TOTAL Project Cost | 912,437 |
| Parks In Lieu Funds Allocated to the Project | (150,000) |

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| TOTAL Funding Deficit | 762,437 |
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ENVIRONMENTAL IMPACT: The action is not a project subject to CEQA.

RECOMMENDATION: Provide direction on the proposed Conceptual Plan and potential funding sources for the Centennial Plaza renovation project.

ALTERNATIVES: 1. Do not approve the conceptual plan and postpone the project.

ATTACHMENTS:

1. Revised Conceptual Plan
2. Visual Simulation
3. Estimate for Revised Conceptual Plan