



MEETING DATE: 4/19/04
ITEM NO. 20

COUNCIL AGENDA REPORT

DATE: APRIL 14, 2004
TO: MAYOR AND TOWN COUNCIL
FROM: DEBRA J. FIGONE, TOWN MANAGER
SUBJECT: REPORT ON USE OF TOWN-OWNED PROPERTY ON MILES AVENUE FOR SKATE PARK

RECOMMENDATION:

Provide direction to staff regarding the development of a skate park on Town-owned property on Miles Avenue.

PURPOSE OF REPORT

At the January 2004 Council Retreat, the Council requested staff to report to Council on the feasibility of using the Miles Ave. Town-owned property as a potential site for a skate board park. This report provides a summary of the past efforts and Council direction related to the location of a skate park in Los Gatos, a high level overview of the current uses of the Miles Ave. property and environs, an indication of where a skate park could potentially be located, information about a similar skate park in Campbell, and the identification of next steps and policy considerations for the Council.

BACKGROUND:

Town Efforts and Council Direction To Date

The Town has been exploring the possibility of locating a skate park in Los Gatos since 2000. Attachment 1 is a report from the January 20, 2004 Council Meeting that, in part, summarizes the Town's efforts to date. The most extensive effort related to the skate park occurred in 2001 when the Town hired a consultant to prepare a feasibility study to determine the suitability for building a skate park in Vasona Park and establish criteria for the design and use of a skate park. In September 2001, the Town Council approved the findings, recommendations, and next steps of the feasibility study, and other recommendations related to funding and the type of skate park equipment.

PREPARED BY: *John E. Curtis* JOHN E. CURTIS Director of Parks and Public Works
Pamela Jacobs PAMELA JACOBS Assistant Town Manager

Reviewed by: _____ Assistant Town Manager *OK* Attorney _____ Clerk *SC* Finance
_____ Community Development Revised: 4/15/04 1:00 pm

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Attachment 2 is the report regarding the feasibility study, which was subsequently sent to the County's Parks and Recreation Commission. The Commission did not approve the use of Vasona Park for the skate park.

Key relevant issues regarding the siting of a skate park in September 2001, which the Town Council approved, include the following:

- The Council favored the development of a modular (initially referred to as a temporary skate park) with a flexible wood ramp system built on asphalt concrete, which was the least costly alternative presented in the study at an estimate of \$360,880 in 2001. The difference between the temporary skate park with a wood ramp system and a wood ramp skate park not considered temporary is that the latter would be built on a reinforced concrete slab as opposed to asphalt. This alternative was estimated in 2001 to cost \$587,080. These costs contemplated construction on undeveloped land at Vasona Park (picnic area adjacent to Oak Meadow).
- The feasibility study found that wood ramps may be more costly over time, due to their limited durability, than would steel ramps or concrete ramps. Replacement costs for the wood ramps was estimated at \$80,000 every 5 to 8 years. No estimate was provided for replacement of steel ramps. It was estimated that the additional initial cost for a steel ramp system would be between \$50,000 and \$100,000. Ongoing maintenance costs of a wood ramp system on asphalt concrete is also higher than a steel ramp system, or a system built on a concrete slab.
- The feasibility study recommended a minimum size of 11,000 to 12,000 square feet for a skate park, and costs in the study were based on a skate park of 12,000 square feet.
- The Council designated \$125,000 for capital costs (approximately 50% of estimated costs) and \$55,000 for operating and maintenance costs, with a recommendation that the balance be provided through in-kind or cash donations. The use of State park bonds to fund the Town's portion was discussed. The Town has designated \$125,000 of the Proposition 12 per Capita Grant for the skate park project in the FY 2003-2008 Capital Improvement Program budget. These funds are not "in hand" at the present time as they would have to be applied for once the Town has an approved project. The award process is estimated to take up to three months. No funding source for the operating costs was identified.

As noted above, Attachment 1 provides a summary of Town efforts regarding the location of a skate park subsequent to the September 2001 Council action.

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DISCUSSION:

Town-Owned Property on Miles Ave.

Staff reviewed the layout and uses of Town-owned and adjacent property on Miles Ave. to determine if the potential exists for siting a skate park in the vicinity. Attachment 3 presents an aerial view of the area, with the types and sizes of uses denoted. Town uses in this area include: the Bob Bryant Service Center and Corporation Yard; South Yard; Balzar Playing Field; two parking lots; and Miles Ave. and street parking.

Bob Bryant Service Center and Corporation Yard

The Service Center and Corporation Yard are the headquarters of the Town's maintenance staff. These facilities house the administration of the Parks and Public Works Department, the sign shop, a metal shop, paint shop, carpentry shop, nursery, auto shop, tool storage, vehicle storage, fuel islands, wash rack (clean out) for the sewer vacuum vehicle, and the Engineering staff. The space surrounding the buildings in the Corporation Yard is used for the large vehicles that serve the Town, including garbage trucks, fuel trucks, nursery delivery trucks, and the Town's larger vehicles. The Yard also provides storage and staging for Town volunteers such as DART and the crews from the correction system assigned to provide weekend maintenance as community service hours. Service yard layout must accommodate crews, storage, deployment and circulation for large equipment and the operation of industrial activity. Parking adjacent to the Service Center is used for Town customers.

South Yard

The South Yard is currently used to store materials and to house debris bins collected regularly by Green Valley Disposal Company. It is the Town's only storage site for this type of material. The Town has recently upgraded the Yard, including general clean-up, the addition of lattices to the fencing separating the creek trail and the yard so that it would be less visible to joggers and bikers, and repaving of the surface. From an operational standpoint, the South Yard location works very well being near to the Town's public works operations and yet not immediately adjacent to residents. Other locations in the vicinity would not be ideal for this purpose, as the Town has attempted to orient the more disruptive activities away from the residents in the Los Gatos Creek Apartments units. In addition to being near the housing units, the other two potential sites for the storage yard are also owned and used by PG&E and CalTrans.

Balzar Field

The Balzar baseball field is one of two Little League ballfields in Town, and is used heavily by the Little League during the baseball season.

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Parking Lots

The parking lot between the ballfield and the Town's engineering offices is approximately 7,000 square feet and has 29 spaces. The lot is used primarily by Town staff and customers. Attachment 4 presents parking count data for weekday and weekend use, showing a range of 21% to 52% on weekdays and about 10% to 24% on weekends. These counts were taken prior to Little League season, when it is expected that the lot would be full.

The parking lot south of Balzar field is approximately 17,300 square feet and has 34 spaces. Parking counts indicate that during the week the lot is from 0 to 47% filled, and on the weekends it is from 12% to 26% full. The lot is used primarily by trail users. It is expected that the lot would be full during Little League season.

Miles Ave. and Parking

At present, Miles Ave. can accommodate approximately 56 cars parked parallel to the side of the road. A parking count of this area (Attachment 5) showed a high weekday use of the section of road from the PPW administration building north, and a very small usage of the area to the south. Neither section of the road was used for parking on the weekends.

Non-Town Property and Uses

A number of non-Town interests own and use property in this general vicinity. These include the Los Gatos Creek Apartments, PG&E/Asplundh, and Caltrans.

Los Gatos Creek Apartments

A 12-unit affordable housing project built by Community Housing Developers with funds provided, in part, by the Los Gatos Redevelopment Agency. The apartments units are available for very low income tenants.

PG&E/Asplundh

PG&E maintains operates and maintains a sub-station at the most northerly end of Miles Ave. In addition, the tree service company, Asplundh, stores their tree trimming vehicles and equipment in the extra space available at the PG&E yard.

Caltrans

The Caltrans property between Highway 17 and Miles Avenue is used by their maintenance forces to house work vehicles servicing this area.

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Assessment of Potential for Skate Park Location

Staff's review of the current configuration, size and use of property in the Miles Ave. environs indicate that the Miles Ave. parking lot south of Balzar Field has the best potential for the location of a skate park. The use of other areas would require significant relocation of current uses and/or negotiations with other property owners.

Attachment 6 presents a potential layout of a skate park on the parking lot. This layout provides nearly 10,000 square feet for the skate park, with 18 parking spaces remaining for public usage. Staff believes that this parking combined with the parking available on Miles Ave. and the parking lot north of Balzar Field would still provide parking for trail users, Little League attendees, skate park users, and the general public. This layout would also accommodate a drop-off point for skaters. Skaters would access the skate park via the Creek Trail or Miles Ave, or by being dropped off at the site. Public restrooms are available near the site.

There is a tree line between the existing parking lot and the creek trail, which would serve to reduce noise emanating from the skating facility, as it already does from the Little League field. Nearby housing is elevated and is further separated from noise generators by Los Gatos Creek. The existing parking lot would need to be resurfaced to meet the needs of skaters for a smooth surface. Restroom facilities are located just north of the ballfield and are accessible from the Miles Ave. lot. If the skate park were to be a controlled access area, fencing would need to be installed.

The Campbell Skate Park Model

Staff has visited the new permanent skate park in Campbell, which was built by the City as a part of their new community center. Given its size and type, the Campbell skate park could serve as a model for Los Gatos. Dimensionally, it is a 140' by 80' oval, and is approximately 10,000 square feet in area. It has ten ramps or bars, nine of steel construction and one of light weight concrete construction. The surface is concrete, rather than asphalt.

The park has a eight-foot steel fence around it. It is supervised by an employee of the Recreation Department, and it is locked when closed. It is open seven days a week, weekdays from 3:00 to dark and weekends from 11:00 to dark. During the summer and school vacations, its hours will be 11 to dark every day. It is not open during school hours or at night.

In one afternoon, staff observed about a half dozen users at a time, ranging from approximately 10 to 33 years of age. The degrees of expertise were also varied, with the more expert users sticking to the difficult half-pipe unit. The noise level appeared to be low.

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The approximate cost breakdown is as follows:

1. Ramps - Nine (9) steel and one concrete	\$50,000
2. Surface - All new concrete pavement construction	\$100,000 (estimate)
3. Fence - 8 foot steel picket	\$30,000

These costs, in particular those for ramps, have not been verified with outside sources at this time. Also, the costs do not include engineering, design and inspection which generally runs 20 -25% of hard costs.

Policy and Technical Considerations

If the Council wishes to proceed with the development of a skate park on the Miles Ave. parking lot, the following policy and technical issues would need to be considered:

- Should a public hearing regarding the location of the skate park be held prior to site design?
- Should skaters be involved in designing the types and placement of ramps in the skate park?
- Should the Town's commitment to the capital cost of the skate park continue to be \$125,000 from State park bond funds? The \$125,000 contribution was based on 50% of the projected cost of the project in 2001.
- If the State does not approve the Town's application for the use of State park bond funds, should funds be appropriated from the General Fund Appropriated Reserve (GFAR)?
- Should the Town wait until the Town contribution and the private donations to cover all project costs are committed before expending funds?
- What hours should the skate park operate? Should it be supervised?
- Should staff develop cost estimates for a wood ramp system and/or a steel ramp system? Should staff develop cost estimates for an asphaltic and/or a concrete surface?
- Should Town funds be allocated for operations and maintenance in the FY 04-05 Operating Budget?

CONCLUSION

A staff assessment of the Miles Ave. area indicates that the Miles Ave. parking lot south of Balzar Field is a potential location for a skate park. Staff is seeking Council direction on whether to take the next steps necessary to pursue this location, with direction on the policy and technical considerations noted above.

ENVIRONMENTAL ASSESSMENT:

The requested action in this staff report is not a project defined under CEQA, and no further action is required. The development of a skate park at this location would require review under CEQA and

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should be considered in the timeline for the project.

FISCAL IMPACT:

Depending on the direction of Council, the next steps in this process will require staff time, and may require the use of a consultant to provide additional information. If the use of a consultant is required, funds are available in the Town Manager's Contingency Reserve. Subsequent steps in this process will have greater fiscal impacts, which will be discussed at that time.

Attachments:

1. 01-20-04 Council Report on Public Input on Park Usage for Sports Facilities (without attachment)
2. 09-17-01 Council Report on Final Feasibility Study for a Skate Park
3. Miles Avenue Land Use
4. Parking Lot Counts
5. Miles Ave. Parking Counts
6. Skate Park Layout on Miles Ave. Parking Lot South of Balzar Field



MEETING DATE: 01-20-04

ITEM NO. 17

COUNCIL AGENDA REPORT

DATE: JANUARY 15, 2003
TO: MAYOR AND TOWN COUNCIL
FROM: DEBRA J. FIGONE, TOWN MANAGER
SUBJECT: PUBLIC INPUT ON PARK USAGE FOR SPORTS FACILITIES

BACKGROUND:

At the December 15, 2003 Town Council meeting, Vice Mayor Mike Wasserman requested that the Town Council discuss at a future meeting the use of parks, specifically Oak Meadow Park, for sports facilities/fields such as soccer fields. The Council concurred that this discussion would occur at the Town Council retreat scheduled for Saturday, January 24, 2004. Subsequently, at the January 5, 2004 Council meeting, a resident spoke under Verbal Communications regarding the need for a skateboard park in the Town. The Mayor requested that an item be placed on the January 20th agenda to receive public input on the use of Town parks for sports facilities prior to the Council discussion on the Sobrato development and at the upcoming retreat. This staff report provides a brief background on the Town's discussions over the past decade regarding sports facilities/fields, and a summary of the scope of information to be provided in the staff report for the Council retreat discussion on this issue.

DISCUSSION:

Town Discussions on Sports Facilities/Fields

Sports Playfields. In 1993, the Town Manager formed a Playfield Advisory Committee to identify additional sites for soccer, baseball and softball playfields. The Committee was formed in response to neighborhood concerns raised about the heavy use of the playfields at Louise Van Meter and Fisher schools. The Committee identified and negotiated for the use of an additional 11 sites (beyond the nine sites available at the time) for playfields, including two additional sites in Town parks, Live Oak Manor and Belgatos, and one in Vasona Park. La Rinconada and Oak Meadow Parks were considered, but not selected as sites for playfields. The 1993 staff report is included as Attachment I. This report could be useful in understanding what has changed since the actions taken to increase the availability of playfields noted in the report.

PREPARED BY: Pamela S. Jacobs
Assistant Town Manager

Reviewed by: [checked] Assistant Town Manager [checked] Town Attorney [] Clerk [] Finance
[] Community Development Revised: 1/14/04 10:10 am

Reformatted: 5/30/02

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MAYOR AND TOWN COUNCIL

SUBJECT: PUBLIC INPUT ON PARK USAGE

(January 15, 2003)

Skate park. In 2000, the Town Council established an Ad Hoc Skate park Sub-Committee to explore the possibility of a siting a skate park in the Town. The Sub-Committee first identified Blossom Hill Park and the vacant lot at Lark and Winchester Blvd. as potential locations. Neighbors at these two locations expressed their opposition to siting a skate park on these sites. The Sub-Committee also subsequently determined that these two locations would not support a skate park of the size desired and that a skate park should be located in an existing park or have amenities usually found in a park such as bathrooms, adequate parking, etc. In 2001, the Town Council accepted the Sub-Committee's recommendation that the Town approach the County regarding locating a skate park in Vasona Park. The Town prepared a feasibility study and presented a skate park proposal to the County for the property in Vasona behind Billy Jones Railroad Roundhouse. The County's Parks Commission rejected the proposal in March, 2002 by a 4 to 3 vote.

In June, 2002, the Town Council established an Ad Hoc Interim Skate park Sub-Committee to identify a site for an interim skate park, pending the potential acquisition of County property for a skate park site. This Sub-Committee assessed 20 potential sites, narrowing the potential locations down to a site at Fisher School not available for 2 years and the use of 2 of the 6 tennis courts at Blossom Hill Park for the interim skate park. Neighbors and tennis players expressed opposition to the use of the tennis courts, and the Town Council subsequently in October, 2002, directed staff to abandon the pursuit of an interim skate park and to focus on the acquisition of County property in Vasona. These discussions with the County are not likely to yield results in the near term.

The Town has designated \$125,000 of Proposition 12 Per Capita Grant funds (Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act) for the Town's contribution to a skate park. Reference to this allocation is found the Town's FY 2003-2008 Capital Improvement Program.

Soccer Fields. In addition to the 1993 effort to address the availability of sports fields, including soccer fields, interest in additional soccer fields surfaced in 2003 when soccer parents, coaches and players requested the Planning Commission to require a soccer field as part of the Sobrato mixed-use development on Winchester Blvd. The applicant for this project does not support the inclusion of a soccer field on the site, but has committed to work with the Town and the soccer advocates in identifying another site.

General Plan Considerations

Although the Town's General Plan does not include a recreational element, the Open Space element does address playing fields in the following goal, policy and implementing strategy:

Goal O.G.1.1.: To acquire open space areas within the Town of Los Gatos, particularly lands which provide recreational uses and will protect the public health, welfare, and safety of residents and visitors.

Policy O.P.1.5: Promote a system of Town parks and trails and maximize the use of public utility easements, flood control channels, school grounds, and other quasi-public areas for

recreational uses and playfields.

Implementing Strategy O.1.1.5: Assess the need for additional developed parks and playfields in the Town of Los Gatos. The Parks Commission is noted as the responsible party for this strategy.

This element also includes reference to preserving school playing fields as developed open spaces in another policy and implementing strategy.

Background Information for Council Retreat Discussion

To inform Council's discussion at the Council retreat regarding the use of Town parks, staff is preparing background information on the parks and the need/demand for other uses. The report will include information on the size and current uses of Town parks.

CONCLUSION:

Over the past decade, the Town has engaged in efforts to identify locations for sports facilities, including soccer and skate parks. The locations explored have included Town parks. In some cases, additional sites have been identified successfully and in others this has not occurred. The discussion at the January 20th Council meeting is intended to receive public input on the need for additional sports facilities/fields and on the use of Town parks for this purpose. The Council will discuss this matter at the Council retreat on January 24th.

ENVIRONMENTAL ASSESSMENT:

Is not a project defined under CEQA, and no further action is required.

FISCAL IMPACT:

There is no direct fiscal impact from receiving public input on park usage for sports facilities. Any subsequent decision for the Town to build or partner to build a sports facility in Town would have a fiscal impact, which would be analyzed at that time.

Attachments:

1. Playfield Advisory Committee Report, May 17, 1993 Council meeting





MEETING DATE: 9/17/01
ITEM NO. 16

COUNCIL AGENDA REPORT

DATE: SEPTEMBER 14, 2001
TO: MAYOR AND TOWN COUNCIL
FROM: TOWN MANAGER 
SUBJECT: FINAL FEASIBILITY STUDY FOR A SKATEPARK

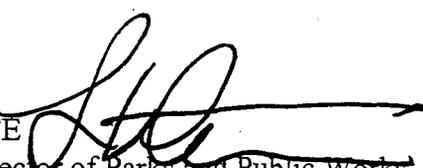
RECOMMENDATION:

1. It is recommended that the Town Council approve the Final Feasibility Study findings, recommendations, and next steps.
2. Determine the Town's commitment to continue to plan a skatepark for the Town.
3. Pursue the Option B site in Vasona Park and begin the process of seeking County approval of a skatepark in Vasona Park. Also discuss with the County the possibility of exchanging Town and County owned lands in Vasona Park.
4. Consider a flexible type wood ramp facility.
5. Earmark (subject to review in October) 50% of the least cost option or approximately \$180,000 from Town financial resources to a skatepark.

BACKGROUND:

The purpose of this report is to: (1) Provide the Town Council with the Final Feasibility Study from the Town's consultant, Indigo Architects; (2) Seek direction from the Council to continue the effort to build a skatepark; (3) Begin the process of obtaining County approval to use a site (Option B) in Vasona Park and to explore with the County the possibility of transferring Town and County lands in Vasona Park; (4) Consider a flexible option for the type of skatepark which minimizes the potential cost to the Town; and, (5) Consider tentatively earmarking a level of funding from Town resources to contribute towards the maintenance and construction of a skatepark.

At the Town Council meeting of June 4, 2001, the Council received a status report regarding the feasibility study and Skateboard Park in Vasona Park. As a result of that report the Council requested that the final report be completed and that less costly alternatives be explored.

PREPARED BY: LES WHITE 
Interim Director of Parks and Public Works

Reviewed by: OK Attorney Clerk SC Finance Community Development
Revised: 9/14/01 11:10 AM

MAJOR FINDINGS IN THE FINAL FEASIBILITY STUDY

- (1) The least costly alternative from the standpoint of Total Initial Costs (direct and indirect costs) is a temporary skatepark but, because of the site improvement and indirect costs, it still is estimated to cost \$360,880.
- (2) When viewed from a life cycle cost standpoint, i.e., the number of times the wood ramps would have to be replaced and the cost of that replacement compared to the initial cost of a concrete facility and its much longer useful life, wood ramps may very well end up being more expensive than the most expensive scenario—a concrete facility.
- (3) The reason for the much higher cost for a flexible “temporary” facility in Los Gatos than in Santa Cruz relates to the fact that in Santa Cruz the site for the skatepark was already paved whereas the site in Vasona Park, would require over \$100,000 of site improvements and another 30% for indirect costs.

So, the Town Council needs to consider these cost and life cycle factors in determining which option to proceed with if any. Of course that decision may be dependent on whether an arrangement can be made with the County for the Vasona Park site.

The Final Feasibility Report identifies four scenarios for the Council to consider. Staff believes that given unlimited resources Scenario two, a “Hybrid” skatepark, offers the advantages of a quality structure with flexibility through the use of some wood ramping. But, it also has a Total Initial Cost of \$650,260. That is why the staff would suggest that an equally attractive scenario is, in fact, the Flexible Temporary Skatepark. This offers a “flexible” wood ramp system built on asphalt concrete and would allow construction in a reasonably short period of time (possibly less than a year), assuming no significant County processing time or environmental review process issues. It also allows, in effect, a pilot effort to see how a skatepark is accepted in the community. Of course a downside to this approach is the need for further investment several years from now in a new, improved and permanent skatepark. It will be important whatever type of skatepark is selected that it be properly screened and landscaped so it is compatible with Vasona Park.

The Town could commit to a minimum of, say, \$50% from grant (Prop 12 and Zberg funds in the amount of about \$360,000 have still not been allocated) and/or Town funds to do one-time site improvements (\$125,000) and recurring operating costs (\$55,000) with an effort to raise the balance of funds in the community. Also, the Town should consider the appropriateness of the level of this funding when it reviews other capital priorities (for example, more funds for a fountain in Town Plaza) and available resources during a proposed review of the capital improvements program in late October.

COUNTY ISSUES AND PROCESS

In the previous report to the Town Council, staff included a report entitled Skatepark Analysis that was prepared by the County. In recent correspondence from the County Director of Parks, Mr. Romero provided a more select list of County issues that need to be addressed and those are set forth below:

1. The County would like to discuss the cost for relocating the picnic shelter(s) impacted by the Town's proposed use of the Vasona site. Town staff would want to explore site utilization that might incorporate one of the shelters into the skatepark. Town staff is aware of County concerns regarding impact on use and revenues from the shelters located generally in the area of the skatepark.
2. The County Parks and Recreation Commission is tentatively scheduled to hear any Town proposal for a skateboard park in December followed by a review and action by the Board of Supervisors. The County staff did not specify when the Board would hear the matter. That would probably depend on the issues identified by the Commission and whether the Town's response to those issues were deemed satisfactory. The Town will work to coordinate the County review process through Supervisor Gage's and Mr. Romero's offices.
3. Mr. Romero mentioned that several other "management" items need to be considered: How the Town would address any "spill over" activities into other areas of Vasona Park as a result of this use and any resultant physical repairs to County facilities.
4. The County also asked about information pertaining to other sites that were considered. During discussions that led up to the Council consideration of Blossom Hill Park and the Winchester Lark site, and subsequently Vasona Park, eight sites were discussed by the Skateboard Park subcommittee of the Parks Commission.
5. The County expressed a concern about the need for the Final Feasibility Report to acknowledge the environmental review process and the consultant has done so in the Project Review section of his report. The consultant discusses some of the potential environmental impacts that may need to be considered in any environmental review process.

Clearly, if the Town Council directs that we continue to pursue a skateboard park in Vasona Park various County issues and concerns will need to be addressed and the Town understands that point.

COUNTY LEASE AND POTENTIAL OF PROPERTY EXCHANGE

In 1960, the Town leased approximately ten acres of land to the County for use as part of Vasona Park. This property is adjacent to the ten plus acres that the Town is interested in for a skatepark (actually the desirable site (Option B) would be less than one-half the site. See Appendices B and C which show the Project Area for the two possible skate park sites and the adjacent Town property.

COUNTY LEASE AND POTENTIAL OF PROPERTY EXCHANGE

During the course of discussions with the County regarding the skatepark use, Town staff will also explore swapping ownership of this property should the Town Council so direct. Doing this could offer certain advantages to both the County and Town in terms of control over uses, management of liability issues, etc. Process and legal requirements would have to be evaluated.

FINANCING ALTERNATIVES

The cost of a skatepark has been of major concern to the Town Council and staff. These costs have been looked at in detail and staff have attempted to speak to virtually all direct and indirect costs except those that may be unknown such as environmental mitigation measures. Total Initial Costs (direct and indirect costs) range from \$360,000 to \$750,000 on the proposed site. Operating costs range from \$38,000 to \$55,000 annually. Given these high costs, staff proposes committing to funding only a portion of these costs, \$125,000 for capital costs and \$55,000 for operating costs or about 50% of the least cost scenario. The balance could be in-kind or cash contributions from gifts and donations. Also, the Town Council, when it considers other capital priorities and various funds available for capital projects, could either increase or decrease this amount. However, this would appear to be a reasonable Town contribution to use for current planning purposes. As mentioned above, the Town does have the ability to use about \$360,000 of Prop 12 and Z'Berg funds available to the Town this year that have not been allocated. Also, the Town has preliminarily explored leasing arrangements although the relatively small capital cost involved in this project would tend to mitigate against this financing approach.

CONCLUSION:

The Town Council needs to determine if building a skatepark is a priority matter to consider. If it is the Council should, at least tentatively, make some dollar commitment and give direction to staff to pursue a site in the County. Staff believes it has fashioned recommendations that would allow the Town Council to proceed with planning and constructing a skatepark.

ENVIRONMENTAL ASSESSMENT:

A skatepark feasibility study is a project as defined under CEQA but is statutorily exempt under Section 15262 of the State Environmental Guidelines, as adopted by the Town. A notice of exemption will be filed. However, it should be noted that a final decision to construct a skatepark would be a project as defined under CEQA and will require separate environmental review.

FISCAL IMPACT:

(See Financing Alternatives)

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MAYOR AND TOWN COUNCIL

SUBJECT: FINAL FEASIBILITY STUDY FOR A SKATEPARK

SEPTEMBER 14, 2001

Attachments:

Final Feasibility Report

Distribution:

Skateboard Park Working Group

Paul Romero, Director of County Parks



Feasibility Study-FINAL REPORT

Skatepark for the Town of Los Gatos, California Vasona Lake Park

September 12, 2001

**Bruce Playle, Skatepark Architect
INDIGO Architects
231 G Street, Suite 2
Davis, California 95616 USA**

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INTERIM REPORT

Goals and Workplan

The four main goals of this study are to determine the feasibility of a new skatepark for the Town of Los Gatos which would:

- Initiate a process which will provide youth a sanctioned place to skate, promote positive social interaction, and which will fit well into the community.
- Determine the suitability for building a skatepark in Vasona Lake Park which addresses the concerns of and is acceptable to the County of Santa Clara.
- Establish criteria including design process, cost and schedule parameters related to the design and use of a skatepark.
- Identify general scope and nature of the project and as well as next steps to initiate project development.

In order to achieve the goals, 16-week Project Workplan for Feasibility Study has been developed and is found attached as Appendix A. A Working Group has been established including key stakeholders and has been intimately involved with the Feasibility Study.

Criteria for the Los Gatos Skatepark

In order to test feasibility, criteria have been developed which would guide the siting and development of the skatepark. The Criteria presented in this Interim Report are a starting point and are guiding parameters/ concepts for planning purposes and evaluation only. They are not specifications for the design and use of the skatepark. The criteria have been tentatively identified as follows:

Project purpose

Presently, skaters in the Los Gatos area have few sanctioned places to skate. In recognition of the popularity of skating and the need to provide positive interaction places for youth, the Town of Los Gatos is evaluating the feasibility of opening a skatepark that will attract the interest and use of local skaters.

Design and use

Areas will be provided which accommodate varying skill levels. The facility will be open to the public and designed for use by skateboarders and in-line skaters. Scooters may be permitted, although establishing separate operational hours may be indicated. The design should result in a fun place to skate which is challenging enough to maintain skater interest, yet safe enough for operation by the Town of Los Gatos. The design should include artistic expression in order to enhance the sculptural nature of skateparks and to reflect the cultural phenomenon of skating. Skatepark as "cultural art"!

Location and responsibility

The skatepark may be proposed to be located in Vasona Lake Park in an area adjacent to Oak Meadow Park, refer to Appendices B, C, and D. Should the facility be located here, it is anticipated that there will be a lease and operating agreement between the Town of Los Gatos and the County of Santa Clara regarding use of the site for this purpose. The skatepark will be operated by and will be the responsibility of the Town of Los Gatos. Any loss of existing use of the site may need to be replaced elsewhere in Vasona Lake Park.

Size and budget

For planning purposes, the initial skatepark size is 12,000 sf with room for future expansion....a flexible design which easily accommodates phasing, and can address financial/ budgetary concerns is desired. A skatepark of this size would have a maximum occupancy of between 40-60 skaters. The budget for the skatepark has yet to be determined. (Note that 11,000-12,000 sf is the minimum recommended size for a skatepark today which allows for a basic set of features as well as the room needed for proper session flow around and between them.)

Operation and safety

Operation of the Skatepark is not to rely on County staff for any form of supervision or maintenance. Initial supervision of the park may be considered in order to minimize and address start-up problems and ease the transition to operation as a skate-at-your-own-risk facility with appropriate signage provided. Use of safety gear will be required. Town staff will open and close the facility each day. Maintenance of the facility is an important consideration. No graffiti will be permitted. A phone will be provided.

Flexibility

The design of the skatepark should be flexible and facilitate any changes in operation or use which may become desirable or necessary in the future. Examples of such changes may include conversion to full or no supervision as well as use by other patrons, for example possible BMX use in separate time slots. The design should be easily expandable in the event of future growth.

Fencing

The facility will be separated from adjacent areas with an 8' high fence with gates which can be locked during non-operating hours. The fencing is not intended to keep skaters out during operating hours, only to permit after-hours closure of the skatepark.

Construction type

This civic-quality skatepark is of permanent concrete or hybrid-ramp style construction and is designed for use by skateboarders and in-line skaters. It is not intended for BMX use or motorized devices, unless permitted during separate, dedicated hours of operation for that purpose. (Note that skateparks of three types are considered in this Interim Report. These are reinforced concrete, "hybrid"-ramp, and ramp construction and are discussed further in the "cost range of skateparks" section of this report.)

Hours of operation

Hours of operation will be from 8 am to sunset, consistent with Vasona Lake Park, however limitations on use during school hours have been discussed. (Note: assumed hours of operation have since been further defined, please refer to "Operation" portion of "Town Council Input" section found in the Final Report.)

Access and parking

An approximately 10' wide park trail provides access to the skatepark, primarily from the Oak Meadow Park (south) direction and secondarily from the Vasona Lake Park (northeast) direction. Emergency and service vehicle access will be provided from the Oak Meadow Park access. The parking lot in Oak Meadow may be improved by re-striping to provide additional parking spaces as well as a drop-off loading zone for use by patrons of the skatepark as well as existing users of Oak Meadow Park. The design of the skatepark will discourage access from adjoining private property.

Restroom and water facilities

A drinking fountain will be provided at the skatepark and access to toilet facilities in adjacent Oak Meadow Park will be provided.

"Good neighbor" policy

Design of the facility should permit visual access from outside the park for safety and security. The skatepark should be a good neighbor and be visually attractive through the use of landscaping, etc. Area(s) for spectators should be planned for at the periphery of the skatepark.

Site Options

Existing conditions

The site study area for the skatepark is an approximate 2.3 acre area located on County of Santa Clara lands in Vasona Lake Park, just across from the north property line of the Town of Los Gatos-owned Oak Meadow Park, as shown in Appendices B, C, and D. The project area is bounded on the southeast by a creek, on the northwest by office/commercial uses on a bluff overlooking the site. The site is relatively level and includes two picnic shelters and turfing areas. A significant existing landscape buffer exists between the site and the adjacent office/commercial uses and between the site and the remainder of Vasona Lake Park. Three site options, A, B, and C have been identified, photos of the existing sites are found in Appendix J.

Option A

As shown in Appendix E, Option A would locate the skatepark at the west-most end of the site study area, directly adjacent to Oak Meadow Park. A 12,000 sf initial phase layout with room for 4,000 sf of future expansion is indicated. In this option, removal and/ or relocation of the west-most picnic shelter is required in order to permit a fully-functional skatepark layout possible; replacement of the picnic area function elsewhere in Vasona Lake Park would likely be required. An entry area for the skatepark can be provided just off the existing trail, immediately upon entering the Vasona Lake Park from Oak Meadow. This has the advantage of being the most immediately visible from Oak Meadow and requires the least encroachment into Vasona. Total area required for designation of skatepark designation is approximately 16,000 sf plus an allowance for observation area, landscaping, etc.

Option B

As shown in Appendix F, Option B would locate the skatepark in the middle of the site study area, just to the northeast of the aforementioned picnic shelter. A 12,000 sf Initial phase layout with room for 4,000 sf of future expansion is indicated. In this option, the west-most picnic shelter may be reused and incorporated as a partially covered entry area for the skatepark. The mature trees adjacent to this picnic shelter are preserved in this option and the area between the picnic shelter and Oak Meadow park can be a transitional skater warm-up area and can relieve any tendency for congestion off of the trail. Since the skatepark is still reasonably proximate to Oak Meadow Park, it enjoys a similar advantage as that for Option A. It would be closer to the second picnic shelter to the northeast, however, and may detract somewhat from that facility for its intended use, depending on user preferences. This option would likely require the replacement of the picnic area function elsewhere in Vasona Lake Park. Total area required for designation of skatepark designation is approximately 16,000 sf plus an allowance for observation area, landscaping, etc.

Option C

As shown in Appendix G, Option C would locate the skatepark at the east-most end of the site study area, just beyond the east-most picnic shelter. A 12,000 sf initial phase layout with room for 4,000 sf of future expansion is indicated. In this option, the east-most picnic shelter may be reused and incorporated as a partially covered entry area for the skatepark and the creation of a transitional skater warm-up area and can relieve any tendency for congestion off of the trail is possible. Unfortunately, the skatepark is most distant from Oak Meadow Park, worsening its ability to be easily monitored and serviced by the Town of Los Gatos. Moreover, this option would present the deepest encroachment into Vasona Park and would usurp the most meadow-like green space in the study area for use as the skatepark. This option would likely require the replacement of the picnic area function elsewhere in Vasona Lake Park. Total area required for designation of skatepark designation is approximately 16,000 sf plus an allowance for observation area, landscaping, etc.

Parking and access improvements

While most skater access to the skatepark is likely to be on-foot via the park trail adjoining the site (see prior section on Access and Parking), some minor increase in parking demand, an estimated six parking

spaces, is expected in the Oak Meadow parking lot. Re-stripping of the parking lot, as shown in Appendix H, can easily accommodate this increase. Presently there are 58 spaces and with the re-stripping and relocation of approximately four small trees, 68 spaces can be generated, an increase in 10. Note that due to the use of this lot by generally large SUV's and vans, use of standard, large parking spaces and plenty of room for aisle circulation is proposed. A passenger drop-off loading zone for up to three vehicles is also provided, all of which will benefit users of Oak Meadow Park, as well as users of the skatepark.

Siting recommendation

Based on a review of the Criteria as relates to the available sites, it is the recommendation of INDIGO that Option A, Option B, or a hybrid of the two be considered for inclusion as candidate sites in the final feasibility study.

Cost & Schedule

Schedule

A preliminary project schedule has been developed and is found attached as Appendix I. Note that the project has been divided into a Phase 1- Conceptual Plan and Environmental Approvals and Phase 2- Final Design, Bidding, and Construction. An approximate two-year process has been identified leading to the possible opening of a skatepark in Vasona Lake Park at the designated location.

Key schedule elements of Phase 1 include a two-month Master Plan preparation, a two-week approval period by Town and County governing bodies to proceed with the Initial Study for the project, followed by another three-month period of Initial Study. Next would be the Conceptual Plan phase which would involve two public workshops whereby the skating community, adjoining neighbors, park users, and community members at-large would be directly involved in the design of the skatepark. The Conceptual Plan would be reviewed again by the governing bodies and approved approximately nine-months after project commencement.

Key schedule elements of Phase 2 include an approximate four-month Final Design and approval period by Town and County governing bodies, a two-month bidding period, and an approximate three-to-four month construction period.

Cost range of skateparks

Preparation of a project development cost estimate for this project is currently under development and not available at the time of issuance of this Interim Report. Major site-specific cost factors have yet to be characterized and included in the estimate. Based on the discussion in this section, however, the necessary site improvements and skatepark construction cost necessary to install a civic-quality reinforced concrete skatepark for the Town of Los Gatos skatepark could range between \$300,000 and \$500,000, consistent with INDIGO's recent data for such recently constructed comparable facilities. Additional to this amount would be any site-specific costs such as relocation expense, extensive landscaping requirements, and the indirect costs to develop the project such as engineering, inspection, for example. Further review is required to establish a project budget suited to this site based on resolution to these matters as well as to the type of skatepark to be built (Concrete, Hybrid, or Ramp- see discussion below), the appropriate site development costs such as grading, utilities, landscaping, etc., and to reflect cost escalation which accommodates an adopted project schedule. Once these and any other applicable factors have been adequately discussed, a total project development cost should be prepared and a project budget established.

Costs of skateparks vary widely in accordance with their quality of design, construction type, size, and special operational features such as sport lighting, equipment, etc. Other important construction components are items such as grading, drainage, utilities, fencing, etc. which are specific to each individual site. In the case of the Town of Los Gatos Skatepark, for example, a "raw" site must be developed to make it ready for a skatepark including some grading as well as electrical and other utility service preparation, and extensive landscaping in order to make this use compatible with the adjacent park lands and to be a good neighbor.

It should be noted that factors such as bid climate as well as geographic location can also have significant effects on cost. The use of comparative "unit-costing" on a "square foot" basis often does not properly account for these costs variables and can be very misleading since persons offering such quotations do not always include all costs. Nonetheless, an overview of such costs for various types of skateparks is offered below for general budgeting purposes and for use in assessing feasibility for this project.

- Reinforced concrete, civic-quality skatepark: With construction cost varying between \$20 and \$30/ sf, these skateparks are constructed entirely of reinforced high-strength concrete with embedded stainless steel "copings" and "grind rails". Generally recommended where a completely custom design and low maintenance costs are desired. These skateparks are of the most durable construction and require the least maintenance and operational cost. They can be completely custom designed to the users' satisfaction, however once built, are difficult to modify as may be needed to accommodate future changes in skating style and equipment. This type of skatepark, if not built to the appropriate standard, can be subject to excessive cracking and other types of failures which can make these parks eventually less skateable and safe to use. A local example of such a skatepark experiencing excessive cracking of concrete is that built a few years ago for the City of Santa Rosa. Also, the Modesto skatepark has developed cracks which are leaking underground water there.
- "Hybrid" concrete and custom-composite ramp skatepark: With construction cost varying between \$15 and \$25/ sf. Some three-dimensional reinforced concrete features would be still included in a "hybrid concrete-and-ramp skatepark, but with much more flat area on which to place custom-composite ramp features. These composite ramps variously consist of durable galvanized steel, polyethylene, and fiberglass components most often covered with a "Skatelite" or "Rampskin" skating surface. Galvanized or stainless steel grind rails and coping are available. These skateparks combine the best features of a concrete civic-quality skatepark with the flexibility of ramp construction. They require some additional maintenance and operational expense due to the presence of ramp construction.

- Pre-manufactured wood ramp skatepark: With construction cost varying between \$10 and \$15/ sf, these skateparks are constructed of wood ramps on a flat concrete or even asphalt base surface. The wood ramp components are most often covered with a "Skatelite" or "Rampskin" skating surface and plain steel grind rails and coping are generally used. Due to the relatively high-maintenance and operational costs of these types of skateparks, they are generally not INDIGO recommended for civic use.

In summary, skatepark cost is highly variable on the factors outlined above. Care should be taken in setting the budget for the Town of Los Gatos Skatepark to ensure that it can "deliver" on the Town's expectations. If an expectation is that the skatepark be of a civic quality level and be carefully integrated into the existing parklands, then it is incumbent on the project team to make sure that enough funding is available to provide a skatepark which has the design features which will attract and hold skaters attention. Input from the skater workshops to be held should be sought prior to making final decisions on construction type as there are many skating preferences.

Flexibility to address cost issues will be integrated into the public workshops and discussed with the skaters for the Town of Los Gatos Skatepark. The skaters can be effectively involved in the effort to prepare a "reducible" plan for cost control purposes, if necessary. Once the budget has been established, adjusted cost estimate sheets will be prepared to continually evaluate the cost of the project as the design is evolving.

FINAL REPORT

Town Council Input received

Concerns

The Interim Report together with County comments and a Town staff report were reviewed by the Town Council at a regular public meeting held on June 4, 2001 as an information item. Discussion included site location, who the likely users of the skatepark would be (gender and age), supervision, parking, access, capital costs, operation and maintenance costs. In summary, initial price was a significant concern as well as the impact of recurring costs. Different types of skateparks were discussed, including temporary skateparks, for example as just built by the City of Santa Cruz for its community. City staff and this consultant committed to responding to the concerns of the Town Council in this Final Report.

Siting the skatepark

Location Option 'B' (see Appendix F) appears to be the most beneficial skatepark location among those proposed for location in Vasona Lake Park and is recommended. There are several reasons why:

- It is relatively close-at-hand to Oak Meadow Park for supervision and service access purposes.
- It requires less encroachment into Vasona Lake Park when compared to Option C.
- The existing east most picnic shelter can be preserved and incorporated thus avoiding the need for demolition and providing interesting and unique opportunities for entry shade and shelter, possibly a point of supervision.
- The area on the primary approach side to the skatepark, between the picnic shelter and the entry point to Oak Meadow park can serve as a warm-up area or as an open space available to relieve any possible congestion, which might otherwise occur at this area of narrowing of the trail near the skatepark entry.
- Allows for the possibility of future expansion.

Likely users

Users of skateparks vary considerably in terms of gender, age, and skill level. The proportion of the skater population that is female has been

increasing over the years and at any typical California skatepark at any given time, it is likely that one or more skaters is female. The Los Gatos Skatepark should be designed to be a good venue for beginner and experienced skater alike and it is indeed possible to design for this multiuse. Younger skaters (6-12 yrs. old) will participate and use starter-features such as flat areas, manual pads, fun boxes, low grind rails, and curbs, for example. Older youth (12-18 yrs. old) are likely to be more challenged by ramps, halfpipes, quarterpipes, etc. Adult skaters (18 yrs. and up) will use these same features and can be expected to be the most frequent users of bowls, halfpipes and ramp ensembles. It is important to note that while areas will be provided which accommodate varying skill levels, a successful skatepark design should not overly differentiate these areas, rather it should support good "session flow" and should not exclude skaters of various ages or skill levels any one part of the skatepark. So it is that this multiuse skatepark is expected to attract skaters of all ages and skill levels from the Los Gatos community. All skaters will have access to and will be found using most of the various features of the skatepark at one level or another, and as suits their skating needs and interests.

Access & parking

The Interim Report addressed this subject and identified the need to design the skatepark to discourage access from adjoining private property. Also, County of Santa Clara staff has expressed concern about any possible "spillover" effect of skaters and their activities into the surrounding park. Recommendation of site location Option 'B' for the skatepark is intended to help resolve these issues, and is in part due to its proximity to the primary access point, Oak Meadow Park. Several suggestions follow:

- Utilize site location Option 'B' due to its proximity to the primary access side, Oak Meadow park.
- Locate the entry point in the fencing at or near the existing picnic shelter, closest to Oak Meadow Park, do not create gates on the other sides of the skatepark which might encourage access from the private property sides.
- Develop the trail and its sidings leading to Oak Meadow Park with widest reasonable widths and to minimize any possible congestion at its narrowing point into the Oak Meadow Park.
- Evaluate offsite private properties to maintain the integrity of any existing fencing or landscape barriers to reduce likelihood of

access to the skatepark from those areas, use signage if required.

- Re-stripe the existing parking lot in Oak Meadow Park to generate additional parking spaces so as to reduce any tendency for unauthorized parking at adjoining private property.

Operation

Although not within the scope of this Feasibility Study to prepare a complete operating plan for the skatepark, it is envisioned that the skatepark will be a fully supervised facility with posted rules, regulations, and hours of operation. This is due, in large part, to the location of the skatepark in the Vasona Lake Park run by the County of Santa Clara whose staff have expressed concern about any possible "spillover" effect of skaters and their activities as well as any possible liabilities of County staff forced to respond to any problems which might otherwise arise in an unsupervised skatepark. In order to maintain this supervision and control access into the skatepark, a perimeter fence with entry gates is proposed. For the purposes of cost calculations, operational hours have been assumed to be summer (3 months) hours 11am-8pm Monday-Sunday, and school session (9 months) hours 3pm-6pm Monday- Friday, 11am-8pm Saturday and Sunday. It is important to note that all aspects of the operation of the skatepark are subject to further review and definition as part of the development and design process. For example ongoing review of the cost of supervision, issues surrounding land ownership, and current trends in the supervision of skateparks may mean that an unsupervised skatepark is still a possibility and therefore has not been ruled out at this time.

Project Review

Public review of this project should include initial policy review by the County of Santa Clara and the Town of Los Gatos, followed by project definition and an Initial Study meeting the requirements of the California Environmental Quality Act (CEQA). The County and Town review can be conducted utilizing this Feasibility Study together with staff reports. Then, a "project definition" phase would be entered wherein more information is prepared about the use of the site as a skatepark, but stopping well short of its design. The Initial Study is then prepared including an "environmental sensitivity analysis" to look at potential impact and develop appropriate mitigation measures. Examples of the impacts that should be evaluated include:

- Increase in impervious surface area which will increase storm water runoff.
- Water quality of storm water runoff.
- Loss of turf area.
- Any trees that will be impacted.
- Parking.
- Neighborhood Impacts (i.e. noise, parking, traffic).
- Glare from lights (if illuminated).
- Noise and other impacts on park users.

Implementation of the Initial Study process is necessary to determine any impacts resulting from the above and if any mitigation measures will be needed for the project. Experience has shown, however, that skateparks of similar circumstance to this one in Vasona Lake Park have been able to practically and reasonably mitigate any such impacts.

Case study: Santa Cruz skatepark

The Santa Cruz "Fun Spot" skatepark opened in June of this year and is a temporary skatepark built to provide a skating venue until use of a permanent site location is approved and a permanent skatepark can be built there. The temporary skatepark is approximately 14,000 sf in size and consists of an asphaltic concrete skating surface with aboveground skatelite-covered "Ramptech" wood ramps, a perimeter 6' fence, adjacent parking for approximately 8-10 cars, spectator bleachers, and sufficient existing ambient light to serve after hour security lighting purposes (see Appendix K for photographs). Public restrooms and a pay telephone are available nearby at the wharf area. The park is unsupervised, posted with rules and regulations, and is generally open from 8 am to sunset daily. City wharf staff conducts periodic visual inspections of the skatepark as part of their rounds. Chains are placed across the ramps at night to prevent skating. The site already was paved as a parking lot and although asphaltic concrete does not make for the best skating surface, it was decided that due to the temporary nature of the site as well as severe cost constraints, that it would be slurry-coated and used as the basis upon which to build the skatepark. This surface, unlike concrete, requires periodic repair and recoating.

The City of Santa Cruz reports that their initial construction cost for the skatepark was \$92,500. Since the City used its own staff to develop, manage, and in some cases construct the skatepark, the true total costs are somewhat higher and have not been calculated. Also, as pointed out

above, the existing site was already paved, had sufficient lighting, and was drained. The \$93,000 reported cost consists of approximately the following: \$75,500 ramps, \$5,000 slurry-coat existing paving, \$7,500 install fencing, and \$5,000 misc./tools/signs/etc.

It is important to note that temporary and wood ramp skateparks have significant on-going operational and maintenance costs and durability limitations that should be taken into consideration when comparing costs with permanent skatepark types. Also, the Santa Cruz cost results are not replicable at the Vasona Lake Park due to its undeveloped nature and due to the additional work needed for it to be acceptably incorporated into the county park system. These site development costs are significant (e.g.- grading, slab, drainage, landscaping, irrigation, security lighting) and are covered in more detail in the following section entitled "Cost and funding issues".

Skatepark Scenarios

Scenario 1- Concrete skatepark

Build a *permanent civic-quality concrete skatepark* on site location Option 'B' in Vasona Lake Park, a minimum of 12,000 sf in size. Use a properly designed reinforced concrete slab as the skating surface. Provide an 8' fence around the perimeter with access gates at the Oak Meadow primary approach-side. Provide spectator seating, drinking fountain, park trail improvements, complete landscaping and other enhancements for proper fit into the parkland. Re-stripe the existing Oak Meadow parking lot.

Advantages

- Complete custom design
- Most durable
- Best skating surface
- Least maintenance cost
- Least replacement cost
- Best aesthetics, landscape berms

Disadvantages

- Relative highest initial cost
- Less flexibility to change

Scenario 2- "Hybrid" skatepark

Build a *permanent "hybrid" civic-quality skatepark* on site location Option 'B' in Vasona Lake Park, a minimum of 12,000 sf in size. Included are some features which are molded in concrete, some which are aboveground skatelite-covered wood ramps. Use a properly

designed reinforced concrete features slab as the skating surface. Provide an 8' fence around the perimeter with access gates at the Oak Meadow primary approach-side. Provide spectator seating, drinking fountain, park trail improvements, complete landscaping and other enhancements for proper fit into the parkland. Re-stripe the existing Oak Meadow parking lot.

Advantages

- Best of both "worlds"
- Much custom design
- Quite durable
- Combo. skating surfaces
- Some flexibility to change
- Average maintenance cost

Disadvantages

- Relative high initial cost
- Aesthetics of ramps

Scenario 3- Wood ramp skatepark

Build a *wood ramp skatepark* on site location Option 'B' in Vasona Lake Park, a minimum of 12,000 sf in size. Use a properly designed reinforced concrete slab as the skating surface with aboveground skatelite-covered wood ramps. Provide an 8' fence around the perimeter with access gates at the Oak Meadow primary approach-side. Provide spectator seating, drinking fountain, park trail improvements, complete landscaping and other enhancements for proper fit into the parkland. Re-stripe the existing Oak Meadow parking lot.

Advantages

- Low initial cost
- Some custom design
- Much flexibility to change

Disadvantages

- Aesthetics of ramps
- Least durable
- High maintenance cost
- Early replacement cost

Temporary skatepark

Build a *temporary wood ramp skatepark* on site location Option 'B' in Vasona Lake Park, a minimum of 12,000 sf in size. Use a temporary asphaltic concrete slab as the skating surface with aboveground skatelite-covered wood ramps. Provide an 8' fence around the perimeter with access gates at the Oak Meadow primary approach-side. Provide spectator seating, drinking fountain, park trail realignment, and minimal landscaping. No re-striping of the existing Oak Meadow parking lot is proposed. It is likely that a temporary skatepark can be built more quickly than the timeframe a permanent skatepark indicated in Appendix I- Preliminary Project Schedule, although CEQA compliance shou ll be

sought for a temporary facility. Due to this, an approximate total timeframe of 9 months to a year should be anticipated even for a temporary facility.

Advantages

- Lowest initial cost
- Some custom design
- Most flexibility to change

Disadvantages

- Aesthetics of ramps
- Least durable
- Most maintenance cost
- Early replacement cost
- AC paving not recommended

It is important to note that while many temporary skateparks demonstrate a positive first six-to-twelve months of existence (e.g. Santa Cruz temporary skatepark), the vast majority do not go on to have lasting positive effect for communities that build them (e.g. San Mateo, Novato, etc.). In fact most temporary skateparks experience are prematurely closed and/or removed due to problems such as poor site choice, poor quality ramps become dangerous, lack of adequate site-specific accommodations to ease transition to adjacent neighbors, and generally demonstrate a lack of adequate investment to properly execute the project. Unfortunately, the same features that make these parks "temporary" and "removable" also make the statement to the community that a serious effort at incorporating the facility to the community cannot be made.

Steel vs. Wood ramps

Given the complexity of the various decisions to be made regarding this project, this Feasibility Study purposely simplifies the discussion of "ramps" by referring primarily to "wood ramps". Wood ramps are highly practical, very available, and lowest in cost. In fact, there is a broad range of ramp types and designs made by U.S. manufacturers today including all steel framing systems and those which use composite sub-deck and skating surfaces intended to enhance skateability, increase durability, and extend life span of the ramp assemblies. These systems also range considerably in cost, the best systems costing 2 to as much as 3 times as much as a basic "wood ramp" system. The additional cost for a complete "steel" ramp vs. "wood" ramp system can run anywhere between \$50,000 to \$100,000. Where the will to invest in skatepark ramps is present and durability is a concern, a "steel" ramp system is the one of choice. Further discussion of which to use is most appropriate after basic decisions and policies have been made and during the actual design process with

skaters where they will have the opportunity to express skating preferences.

Cost and Funding Issues

Initial costs

The Interim Report dealt with typical cost ranges of skateparks. Budget-level cost estimates have been prepared based on a review of three likely scenarios (see Appendices L, M, and N) and for a Temporary Skatepark (see Appendix O). The cost figures shown are Total Initial Costs, which include direct construction cost and indirect cost of the skatepark project. Direct construction cost is the actual construction cost for the skatepark and its related site improvements such as fencing, landscaping, security lighting, etc. These figures have been escalated to a presumed midpoint of construction and include contingency (see Appendices L, M, and N). With the exception of the proposed Oak Meadow parking improvements, specialized mitigation measures (see section on Review Process), are not included since they are not yet proven and may be subject to negotiation. A summary of direct construction costs follows:

- Scenario 1- Concrete skatepark: approximately \$577,400.
- Scenario 2- "Hybrid" skatepark: approximately \$500,200.
- Scenario 3- Wood ramp skatepark: approximately \$451,600.
- Temporary skatepark: approximately \$277,600.

Indirect costs include project management, design and engineering, utility and review agency fees, environmental or other mitigation costs, etc. and have been estimated at 30% of the direct costs. (See Appendix Q). Once the focus of the project has been narrowed and more investigation is complete, these indirect costs may be more accurately estimated. The combined total of all direct and indirect cost is known as the Total Initial Cost and reflects the total cost to develop the project. A summary of the Total Initial Costs follow:

- Scenario 1- Concrete skatepark: approximately \$750,620.
- Scenario 2- "Hybrid" skatepark: approximately \$650,260.
- Scenario 3- Wood ramp skatepark: approximately \$587,080.
- Temporary skatepark: approximately \$360,880.

Operation & maintenance costs

Operation and maintenance costs have been estimated based on the proposed supervised skatepark as located in Vasona Lake Park (see Appendix P). Operation costs primarily consist of supervisory staff time, utility expense, and insurance costs (note that no insurance cost has been included in these figures as the Town is part of the ABAG insurance pool for which no increase in premium for covering the skatepark is anticipated). The cost of providing protective gear for the skaters, if any, has not been included. Maintenance costs include the cost to clean, repair, and replace skatepark components on a scheduled basis. This has been figured at daily, weekly, and monthly intervals. A summary of the estimated operation and maintenance costs follow:

- Scenario 1- Concrete skatepark: approximately \$38,520/ yr.
- Scenario 2- "Hybrid" skatepark: approximately \$43,200/ yr.
- Scenario 3- Wood ramp skatepark: approximately \$49,920/ yr.
- Temporary Skatepark: approximately \$54,720/ yr.

Operation costs are the larger of the two component costs and are directly related to the proposed operating hours of the facility. The figures above are based on operational hours which have been assumed to be summer (3 months) hours 11am-8pm Monday-Sunday, and school session (9 months) hours 3pm-6pm Monday- Friday, 11am-8pm Saturday and Sunday. These figures would be lower with an operating plan consisting of fewer hours. For more information, please refer to Appendix P and to the foregoing discussion in the Operation section.

Replacement costs

Replacement cost is the cost to replace the skatepark facility due to the deleterious effects of time/use/weather and the diminishing rate of return on repairs or improvements to an existing facility when compared to starting new. A summary of the estimated replacement costs (in 2001 dollars) follow:

- Scenario 1- Concrete skatepark: approximately \$222,500 every 35-years.
- Scenario 2- "Hybrid" skatepark: approximately \$40,000 every 5-8 years on ramps, \$135,700 every 35 years on concrete.
- Scenario 3- Wood ramp skatepark: approximately \$80,000 every 5-8 years on ramps, \$72,000 every 35 years on the concrete slab.

Cost summary

A comparison matrix has been prepared which compares the total life cycle cost of each scenario (see Appendix Q- Comparative Life Cycle Costs). Total life cycle cost is the sum of initial cost, operations cost, maintenance cost, and replacement cost and has been compared on a 35-year basis measured in 2001 dollars. One result of the life cycle cost comparison is the average yearly cost for building, operating, maintaining, and replacing the skatepark and its components as follows:

- Scenario 1- Concrete skatepark: approx. \$89,000/ yr.
- Scenario 2- "Hybrid" skatepark: approx. \$94,700/ yr.
- Scenario 3- Wood ramp skatepark: approx. \$104,600/ yr.

Additionally, it has been found that the payback period of the higher initial cost Scenario 1 is approximately 8-years with respect to Scenario 2, and 9-years with respect to Scenario 3.

Leasing options

Leasing is uncommon for skatepark projects but is nonetheless available as an alternative to cash outlay or the use of other financing tools such as bond measure or certificates of participation (COP). Leasing terms presently available from one reputable company are as follows:

- Term is for a maximum of 50% of the useful life of the facility, 7-year lease terms are typical.
- Leases are written mainly on basis of credit of owner, collateral requirements are minimal, often limited to the value of the built facility.
- In order to write a lease, it must be cancelable each year in the event of non-appropriation of funds.
- Current interest rate for 7-year term is 5.8%.
- Monthly cost for \$300,000 principal would be \$4,350 based on 7-year lease at 5.8% rate.
- Monthly cost for \$600,000 principal would be \$8,700 based on 7-year lease at 5.8% rate.
- Lease can be written as a joint venture lease (Town-County), but if written for Town only can be "double tax-exempt".

Recommendations

Feasibility finding

Based on the various meetings and discussions conducted and on the information contained in this Feasibility Study, a skatepark for the Town of Los Gatos located in Vasona Lake Park is deemed feasible as follows:

- A process has been identified which will provide youth a sanctioned place to skate, promote positive social interaction, and which will fit well into the community.
- A site has been identified for building a skatepark in Vasona Lake Park which, pending their formal policy review process, may be found to address the concerns of and be acceptable to the County of Santa Clara.
- Criteria have been established a design process, cost and schedule parameters related to the design and use of a skatepark for the Town of Los Gatos. Criteria similar to these have led to the successful completion of other civic skateparks.
- The general scope and nature of the project and as well as next steps to initiate project development have been defined.

Conditions of this feasibility are as follows:

- Review and approvals: That negotiations with the County of Santa Clara can be successfully completed and that the land use policy approval of the Parks & Recreation Commission and the Board of Supervisors can be obtained. Subsequent to that further project definition and an Initial Study meeting CEQA requirements must be successfully completed.
- Site: That site 'Option B' be used for the new skatepark; of the sites studied in Vasona Lake Park, the site most likely to meet joint Town and County approval is site 'Option B'.
- Cost: That the project can be sufficiently financed in order to provide funds sufficiently to construct the project. Total Initial Cost varies between \$360,880 and \$750,620, depending between (see also 'Type of skatepark' below).
- Type of skatepark: That an appropriate skatepark type be chosen as a function of budget availability together with a more detailed assessment of skater preference to be obtained in skatepark design workshops. These workshops would be held subsequent to this

Feasibility Study and Project Definitions, but could be concurrent with the Initial Study.

- Access and parking: That the described improvements in this Feasibility Study are found acceptable for implementation on this project. The improvements involve active measures to discourage vehicular access to the skatepark from any other area than the Oak Meadow parking lot which would be improved to include additional parking and a new drop-off area.
- Operating plan: That an appropriate operating plan be chosen as a function of budget availability together with a more detailed assessment of Town as well as skater preference to be obtained in skatepark design workshops. Operations may also be a function of ongoing negotiation between the Town of Los Gatos and the County of Santa Clara.

Recommended next steps

The following are recommended next steps for the project. For more detail, please refer to the Interim Report section of this Feasibility Study entitled "Schedule" as well as Appendix I- Preliminary Project Schedule:

- Secure the approval of and/or comments regarding this Feasibility Study and staff reports from the Parks & Recreation Commission, County Board of Supervisors, and the Town Council of the Town of Los Gatos. Establish site, budget, timeline, and criteria for project. Approve preparation of a Master Plan for the skatepark.
- Prepare Project Definition and begin Initial Study meeting CEQA requirements.
- Initiate Conceptual Design Phase workplan including:
 - hands-on skater public design workshops.
 - first workshop skaters use sand & clay modeling, sketching.
 - INDIGO synthesizes input received with our experience.
 - second workshop INDGIO reviews design with skaters.
 - Final adjustment to design to fine tune all skate features.
 - Design to meet budget, schedule, & criteria requirements.
 - Prepare final Conceptual Design for Town approval.
- After the Initial Study and the skater workshops have been completed, secure Town approval and proceed to professionally prepare construction documents, complete bidding and construction, all as a serious civic works project.

Appendix A- Project Workplan for Feasibility Study Skatepark for the Town of Los Gatos, Vasona Lake Park

Bruce Playle, Skatepark Architect, INDIGO Architects; September 12, 2001

Phase I: Site Selection and Feasibility Study is the focus of this scope of work and is a precursor to Phase II: Design, Construction Documents, Bidding, and Construction. Phase II includes a skater-workshop process to determine the actual design of the skatepark. Phase II is not included in this current scope.

✓ Date: Various. Completed. **Preliminary project meetings, site visitations, and project setup:** Time & Location: Various meetings and discussions, review of County considerations for use of Vasona Park, site reconnaissance and photography, project definition, team organization. Completed.

✓ Date: May 8th (3 weeks to next Task/ Milestone) **Meeting #1- Project kick-off meeting and tour of candidate sites with Working Group:** Time & Location: TBA. Project kick-off meeting and tour of candidate sites (*one meeting with Working Group to include Town Staff, Skatepark Sub-Committee, and representatives of the County of Santa Clara, same day tour of sites*)

1. Discuss design parameters and concerns of each participating party.
2. Discuss Town liability disposition, any limiting conditions affecting the design, and risk-avoidance for the County of Santa Clara.
3. Discuss probable operating policies for the skatepark.
4. Discuss any fiscal, safety, physical, or other limitations on the design.
5. Discuss environmental approval process for site locations with Town and County planning staff.
6. Discuss available parking, toilet facilities, and other necessary amenities at the various sites, proximity to residential neighbors, etc.
7. Conduct visit of candidate sites (maximum

- of two) within the Vasona County Park.
8. Assemble record drawings, aerial photos, etc. for each of max. two sites (provided by Town staff).
9. Review relevant reports and/ or studies for each of two sites (provided by Town staff).
10. Review topographic and utility maps of existing conditions (provided by Town staff) and assess any impacts on adjacent land uses for each of max. two sites.
11. Review legal descriptions/ exhibit map for for each of max. two sites (provided by Town staff).
12. Evaluate utility availability and coordination issues, if any, based on review of utility maps, for each of max. two sites (provided by Town staff).

✓ Date: May 23rd (2 weeks to next Task/ Milestone) **Meeting #2- Prepare Preliminary Feasibility Study, present to Working Group:** (*one meeting with Working Group to include Town Staff, Skatepark Sub-Committee, and representatives of the County of Santa Clara*)

1. Review draft Criteria for the design and use of the skatepark.
2. Prepare site layout diagrams for each of max. two sites in Vasona County Park. Summarize availability and/or cost of providing any necessary:

- a) Toilet facilities, investigate possible use of those in adjacent Oak Meadow Park.
 - b) Parking, investigate possible restriping of the adjacent Oak Meadow Park parking lot.
 - c) Evaluate proposed bandstand location as relates to skatepark.
 - d) Access control and fencing (based on planned operation policy)
 - e) Establish space relationships requirements.
 - f) Preliminary utilities plan.
 - g) Preliminary review of factors regarding "fit" of the Skatepark into the neighborhood.
 - h) Identify probable mitigation measures at each site.
 - i) Conduct pedestrian circulation assessment around site and plan for spectator area.
 - j) Prepare area and occupancy calculations.
 - k) Preliminary Criteria for the design and use of the skatepark.
3. Summarize the general advantages/disadvantages of each site and make recommendations regarding preferred site (actual preferred site to be selected by Working Group). In making recommendations, indicate the degree to which the concerns raised in kick-off meeting can be mitigated.
 4. Prepare Budget-Level Estimate of Probable Cost and Preliminary Project Schedule based on information available. Indicate variances between candidate sites, max. of two. Indicate type/ quality/ scope options which affect cost.

✓ Date: June 4th
(11 weeks to next Task/Milestone)

✓ Date: August 22nd

5. Discuss possible funding sources.
6. Identify likely environmental review and approval process based on input from Town and County planning staff.

Meeting #3- Prepare INTERIM REPORT and review with Town Council: (one meeting with Town Council)

1. Consolidate all input received to-date and prepare Interim Report.
2. Review with Town Council the Interim Report findings for each of max. two sites in Vasona County Park. Receive input.
3. Determine with Town Council need, if any, to investigate any other sites for possible use as a skatepark.

Meeting #4- Prepare Final Feasibility Study and present to Working Group: (one meeting with Working Group to include Town Staff, Skatepark Sub-Committee, and representatives of the County of Santa Clara)

1. Conduct minor adjustments in report materials in accordance with input received at meetings.
2. Adjust site layout diagrams.
3. Adjusted proposed mitigation measures.
4. Adjusted Preliminary Design Estimate of Probable Cost and Preliminary Project Schedule.
5. Refine description of the environmental approval process to follow prelim. work.
6. Present Final Feasibility Study material to Working Group.

Date:
(TBA)
Co. P & R
commission
mtg. Nov.
7th

**Meetings as required with County Parks
Commission, Board of Supervisors, etc., (as
added service:**

1. Assist in public agency review meetings, as required. (Includes Town Council, County Parks & Recreation Commission, Board of Supervisors, etc.)
2. Assist in securing approval of Town Parks Commission and/or Town Council to proceed to Phase II: Design, Construction Documents, Bidding, and Construction.

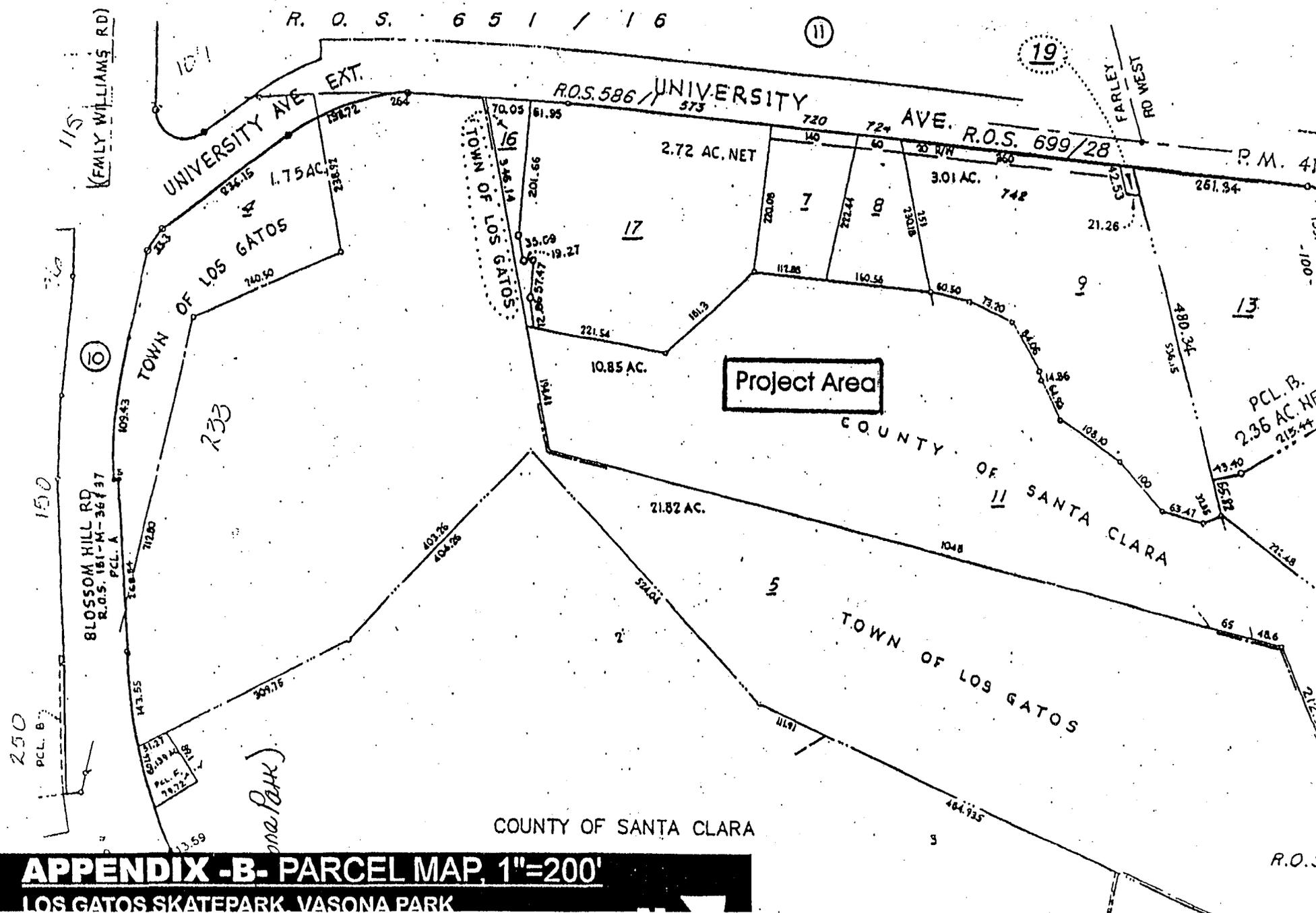
Approximate elapsed time approx. 16 weeks

Summary of Feasibility Study Deliverables:

1. Comparative analysis of the up to two candidate sites within the Vasona Community Park, including summary of likely mitigation measures and environmental process description.
2. Preliminary Criteria for the design and use of the skatepark.
3. INTERIM REPORT and then FINAL FEASIBILITY STUDY for a skatepark at each of up to two candidate sites within the Vasona Community Park as listed below:
 - a) Site Plan/ Facility Plan Sketch for each site.
 - b) Skatepark Facility Plan to indicate general nature of a typical skatepark design. Actual design is pending skater input to follow via workshop process in design phase.
 - c) Budget-Level Estimate of Probable Cost, inclusive of cost of likely mitigation measures. Indicate type/ quality/ scope options which affect cost.
 - d) Identification of possible funding sources.
 - e) Indication of phasing, if required, to meet project budgetary requirements.
 - f) Preliminary Project Schedule.

Excluded from the Workplan but available as additional services are the following:

1. Design, Bidding, and Construction Phase services.
2. Meetings beyond those shown.
3. Specialized renderings or three-dimensional models.
4. Use of subconsultants such as soils engineering, surveying, civil engineering, electrical engineering, landscape architecture, environmental/ planning consultants, etc.



APPENDIX -B- PARCEL MAP, 1"=200'
LOS GATOS SKATEPARK, VASONA PARK



APPENDIX -C- SITE PLAN 1"=200'

**LOS GATOS SKATEPARK, VASONA PARK
THE TOWN OF LOS GATOS, CALIFORNIA**



APPENDIX -D- SITE PLAN 1"=100'

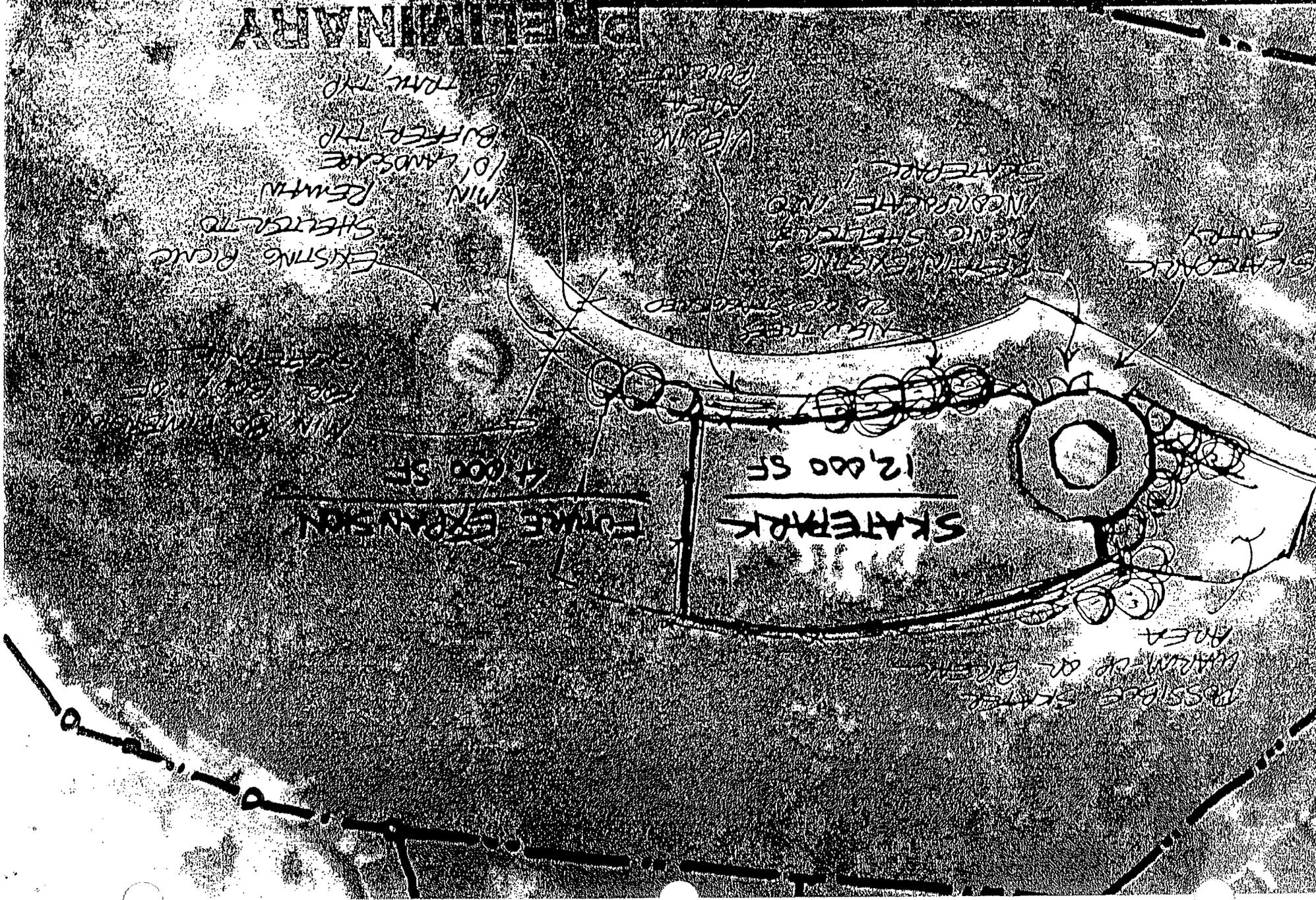
**LOS GATOS SKATEPARK, VASONA PARK
THE TOWN OF LOS GATOS, CALIFORNIA**



APPENDIX - F - OPTION (B), 1"=50'



PRELIMINARY



FUTURE EXPANSION

4,000 SF

SKATEPARK

12,000 SF

EXISTING POND

SHEET PILES

MIN. 10' LANDSCAPE

BUFFER, TRP

MIN. 15' TRAIL TRP

RESTAIN EXISTING

POND SHEET PILES

AND REINFORCE

MENT

NEW TRAIL

26' WIDE STRIP

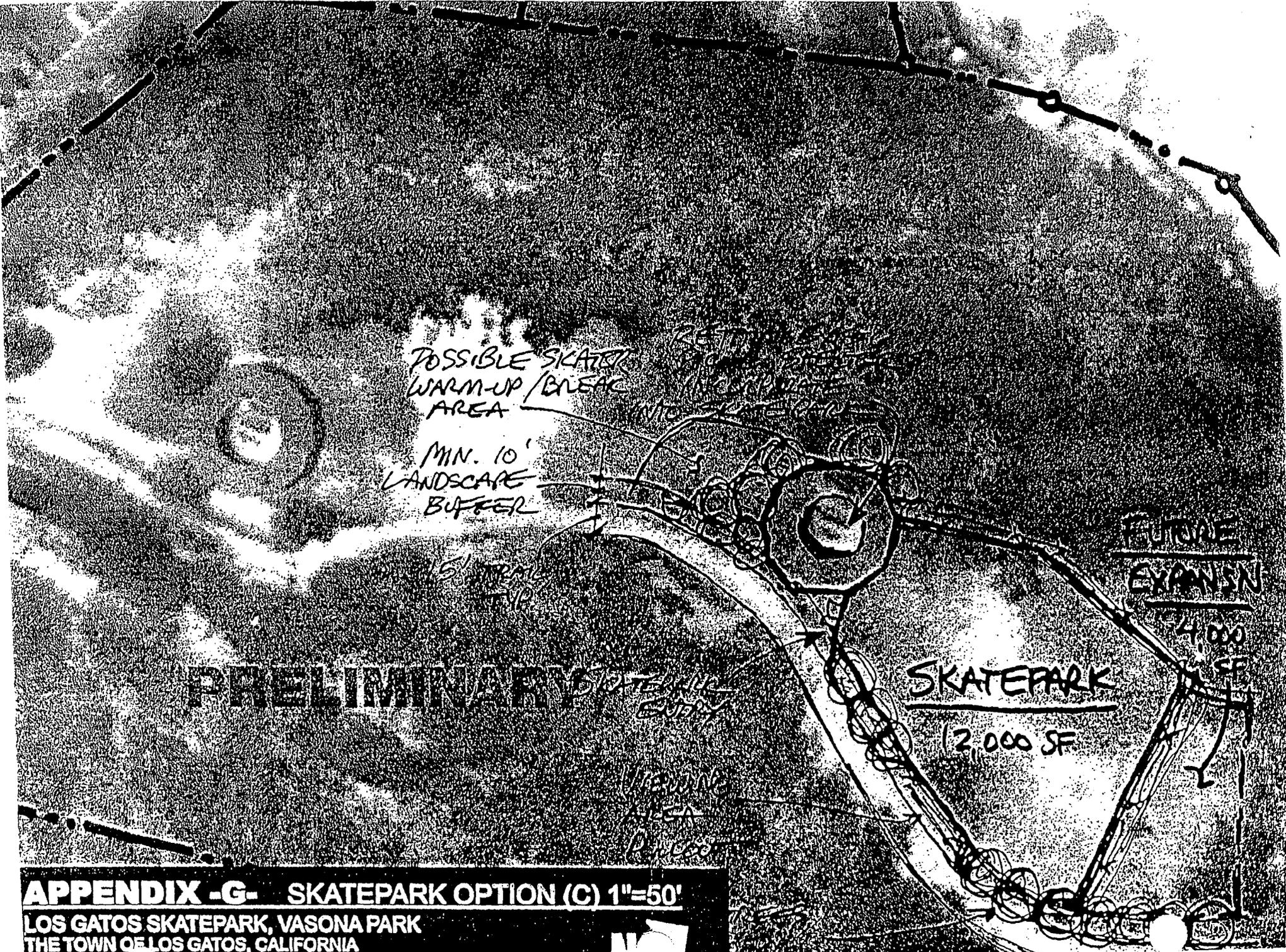
PROPOSED

VEGETATION

AREA

POSSIBLE SKATEPARK

EXPANSION OR PARK



POSSIBLE SKATEPARK
WARM-UP/BREAK
AREA

MIN. 10'
LANDSCAPE
BUFFER

SKATEPARK

2,000 SF

FUTURE
EXPANSION

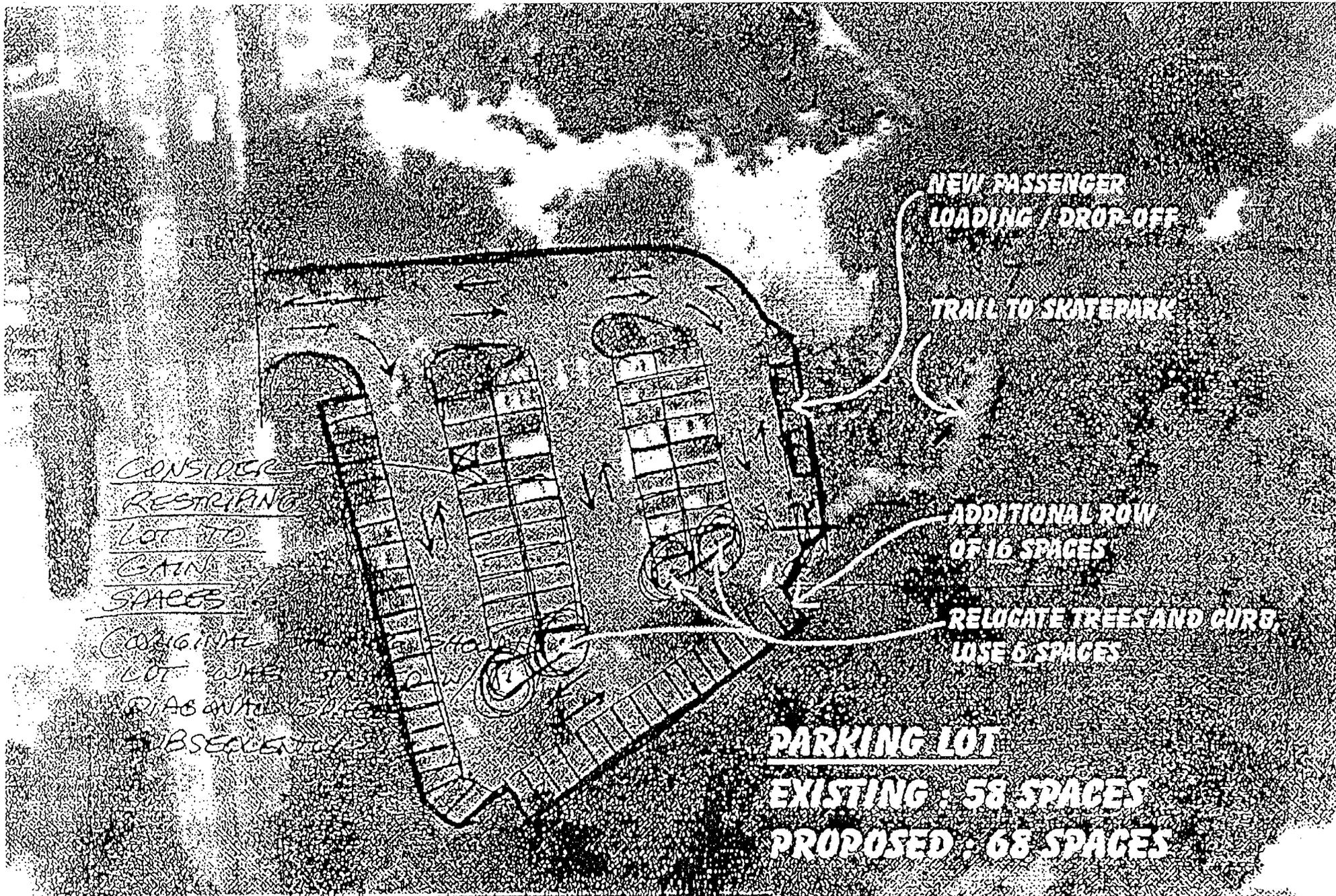
4,000
SF

PRELIMINARY

APPENDIX -G- SKATEPARK OPTION (C) 1"=50'

LOS GATOS SKATEPARK, VASONA PARK
THE TOWN OF LOS GATOS, CALIFORNIA
INDIGO ARCHITECTURE www.indigoarch.com DRAFT COPY





CONSIDER RESTRICTIONS

TO GAIN SPACES

COORDINATE WITH VASONA PARK

NEW PASSENGER LOADING / DROP-OFF

TRAIL TO SKATEPARK

ADDITIONAL ROW OF 16 SPACES

RELOCATE TREES AND CURB, LOSE 6 SPACES

PARKING LOT

EXISTING : 58 SPACES

PROPOSED : 68 SPACES

APPENDIX-H OAK MEADOW PARKING LOT IMPROVEMENTS 1"=50'

LOS GATOS SKATEPARK, VASONA PARK
THE TOWN OF LOS GATOS, CALIFORNIA



Appendix I- Preliminary Project Schedule

Los Gatos Skatepark, Vasona Lake Park

INDIGO Architects, September 12, 2001

Phase	Scope of Work	Year 1												Year 2											
		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
Phase 1- Conceptual Plan and Environmental Approval	Master Plan development and negotiations	■	■																						
	County and City governing body approval of Master Plan, authorization to proceed with this "project definition" in "Initial study" CEQA process.			■																					
	"Initial study" CEQA process, includes 60-day review, public meetings, resulting in presumed negative declaration.			■	■	■	■																		
	County and City governing body approval to proceed with project as programmed and master planned, approve design contracts						■																		
	Site Analysis and Data Collection						■																		
	Public Workshop #1, including Skatepark Committee							■																	
	Prepare and review preliminary design								■																
	Public Workshop #2, including Skatepark Committee									■															
	Prepare Conceptual Plan documents, including cost and schedule, all based on Master Plan										■														
	Final Approval, Skatepark Committee											■													
	Final Approval, Parks Commission, County and City governing bodies, approval to proceed with Final Design/ Construction Documents												■												
Phase 2- Final Design, Bidding, and Construction	FINAL DESIGN/ CONSTRUCTION DOCUMENTS											■	■	■											
	FINAL AGENCY REVIEW AND APPROVAL													■	■										
	BIDDING															■	■	■							
	CONTRACT NEGOTIATIONS, BONDS, AND AWARD																	■							
	CONSTRUCTION																		■	■	■	■	■		

General Notes:

- 1) Schedule shown assumes standard timelines for design, client/agency review, bidding and construction. Methods for schedule acceleration such as "fast tracking" are available.
- 2) Schedule is preliminary and subject to change.

Appendix J- Site Photos, p.1

Los Gatos Skatepark, Vasona Park



Approach on trail in Oak Meadow Park



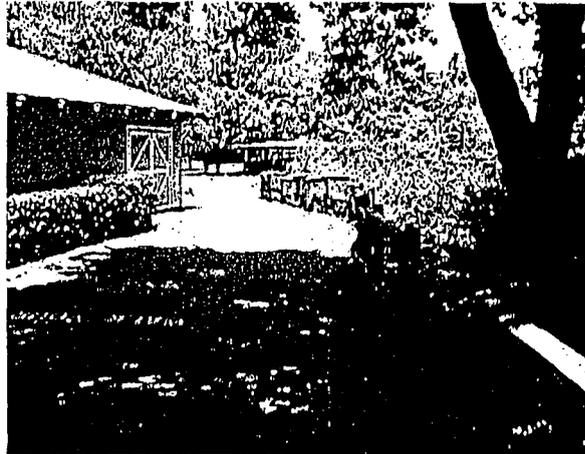
Approach on trail in Oak Meadow Park



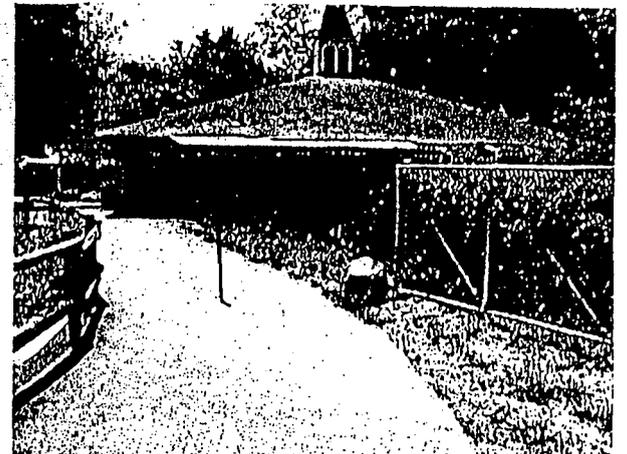
Oak Meadow facilities



Oak Meadow toilets building



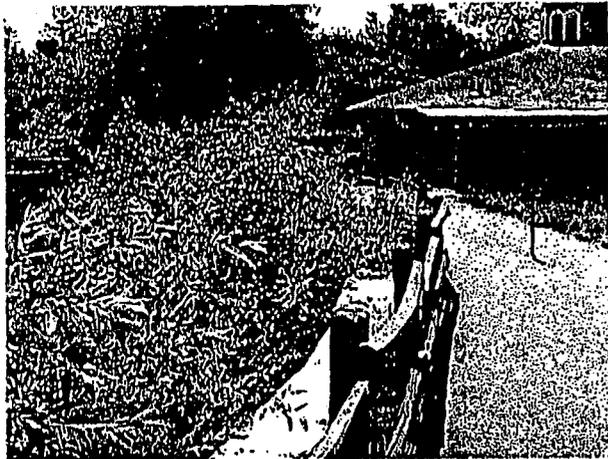
View along trail toward site study area



Trail view from site study area looking back toward Oak Meadow Park

Appendix J- Site Photos, p.2

Los Gatos Skatepark, Vasona Park



Trail at creek



Site Option A area with picnic shelter



Site Option A area looking toward heavily landscaped bluff



View toward site study area from within the existing landscaped area



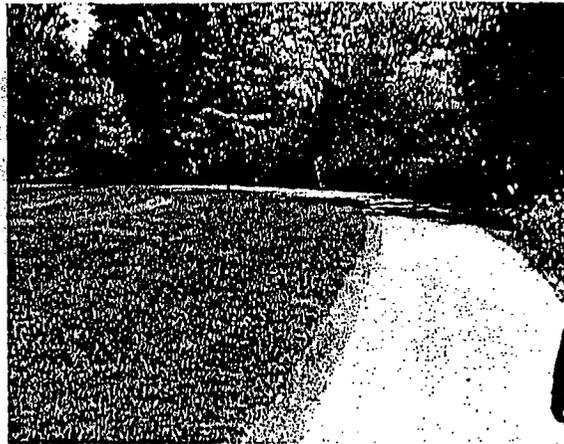
View from site study area toward Twin Parks office building

Appendix J- Site Photos, p.3

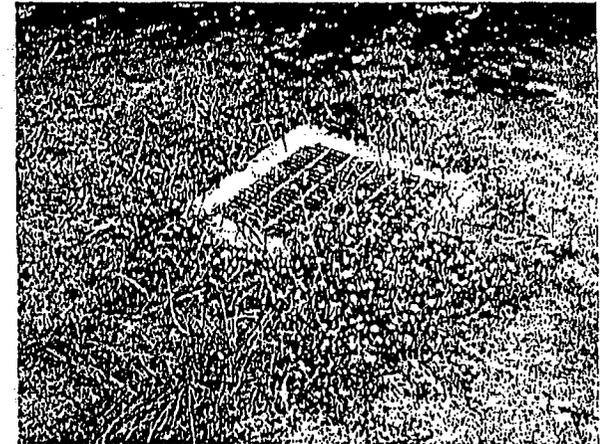
Los Gatos Skatepark, Vasona Park



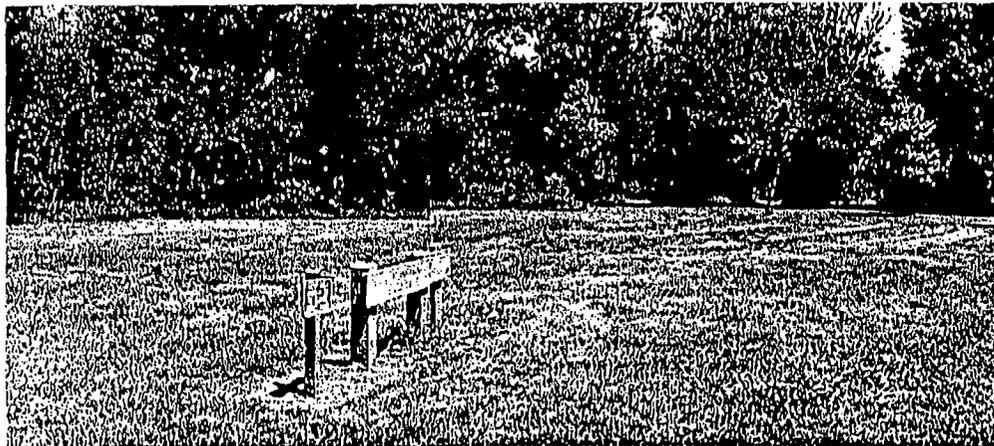
Site Option B area, showing on-site water and fire water facilities



Trail view along Site Option C area



On-site storm drain to creek



View into Site Option C area



Storm drain outlet into creek

Appendix J- Site Photos, p.4

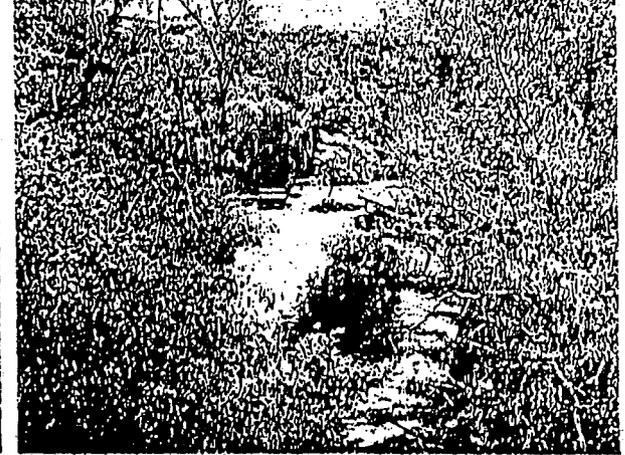
Los Gatos Skatepark, Vasona Park



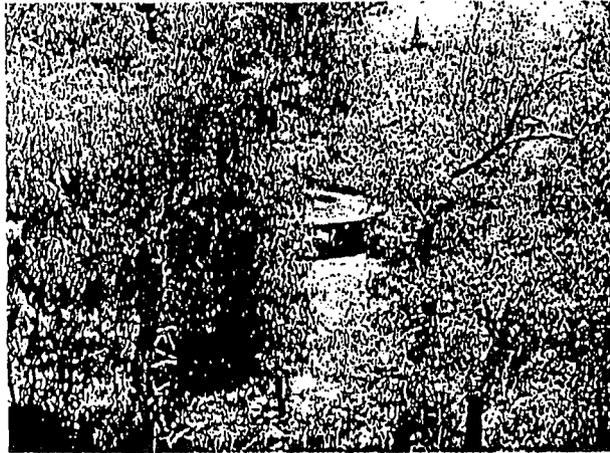
Twin Parks office building promenade overlooking bluff at site study area



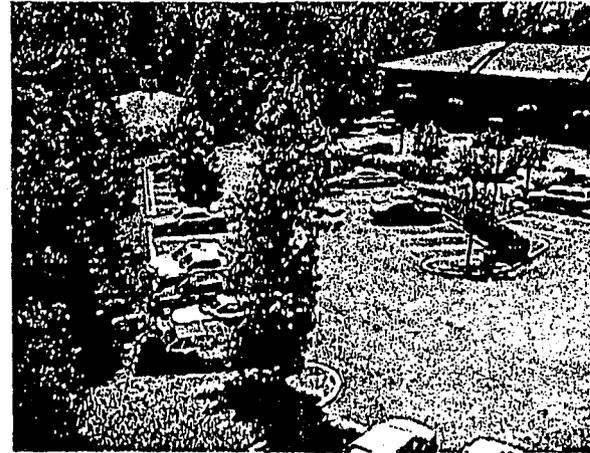
View into site study area from Twin Parks office building



View into site study area from Twin Parks office building



View into site study area from Twin Parks office building



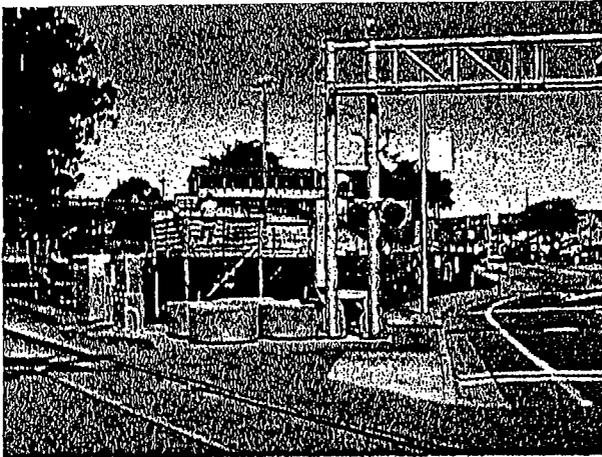
View into lower level parking area from Twin Parks office building



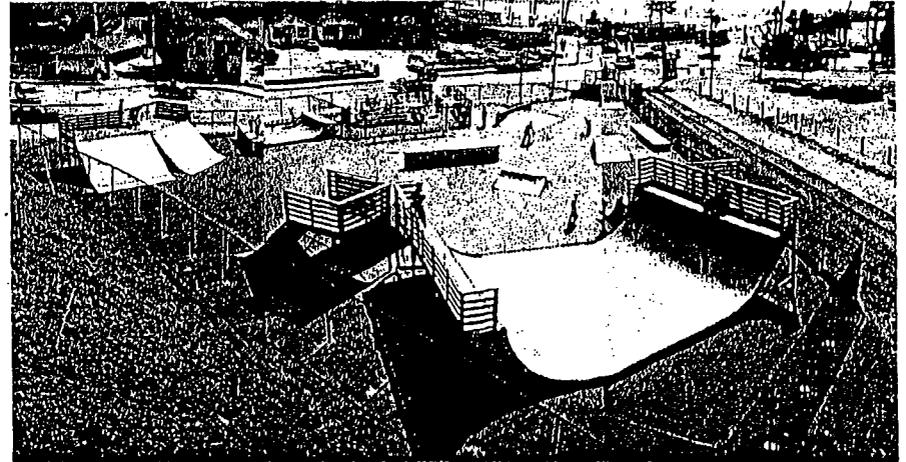
View over fence at lower parking lot, through landscaped area into site study area

Appendix K- Santa Cruz Skatepark photos, p.1

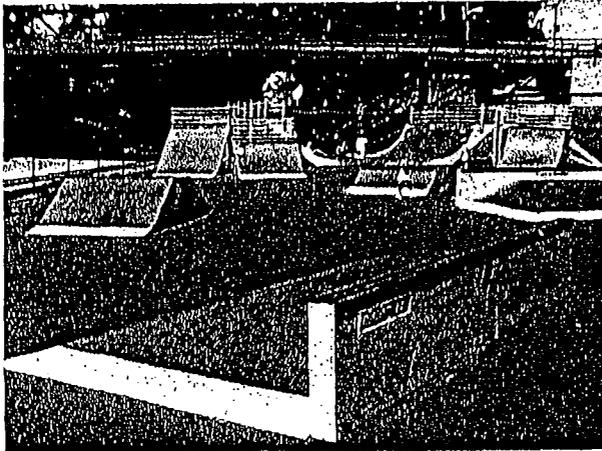
Los Gatos Skatepark, Vasona Lake Park



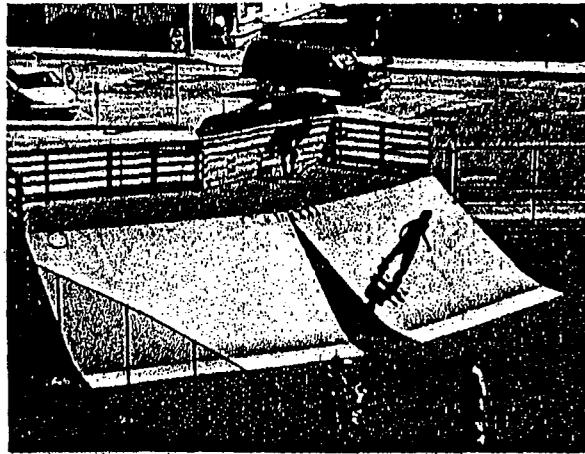
Urban site next to tracks means few adjacent residential neighbors



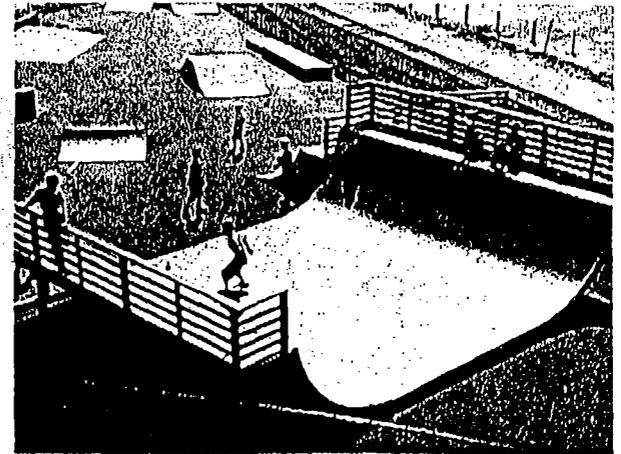
Temporary Skatepark Overview. Site was already paved as a parking lot



Half Funbox with grindrail



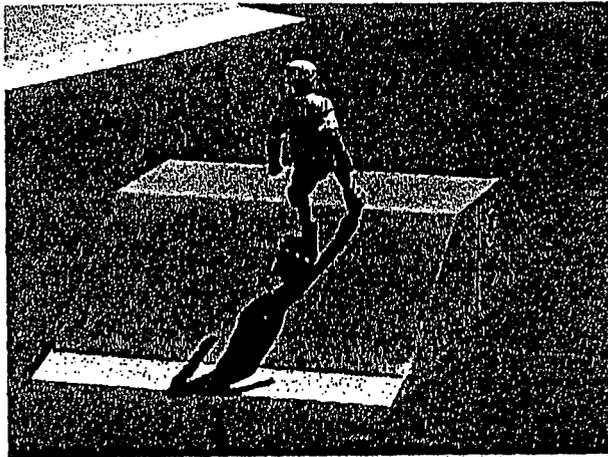
Split ramps with tranny bottoms



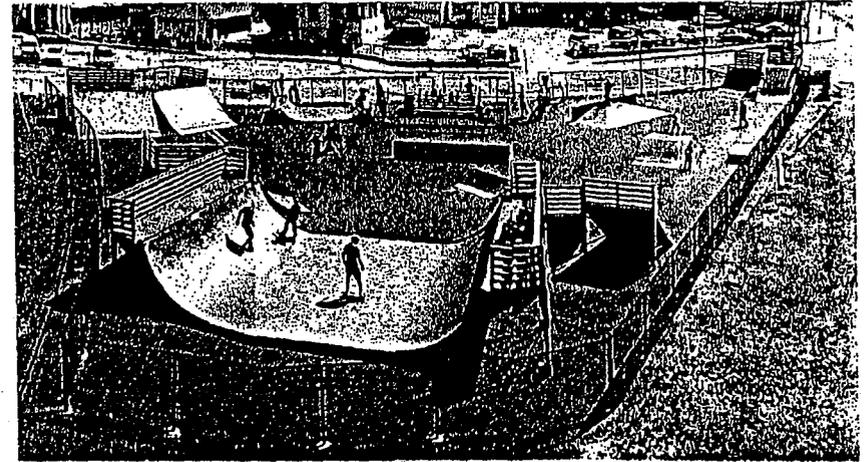
Halfpipe

Appendix K- Santa Cruz Skatepark photos, p.2

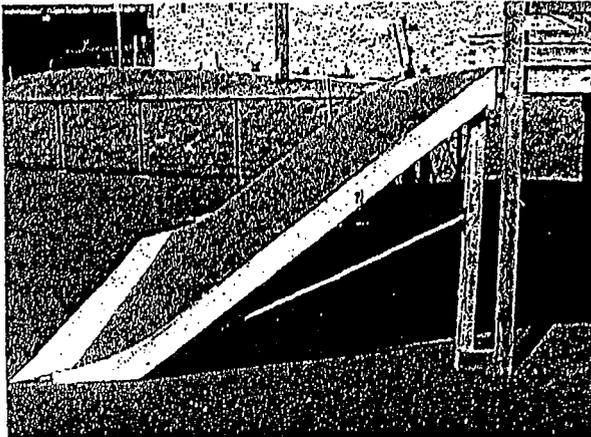
Los Gatos Skatepark, Vasona Lake Park



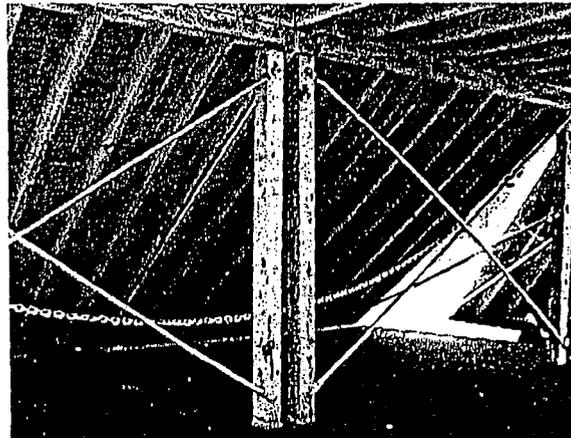
Launch ramp



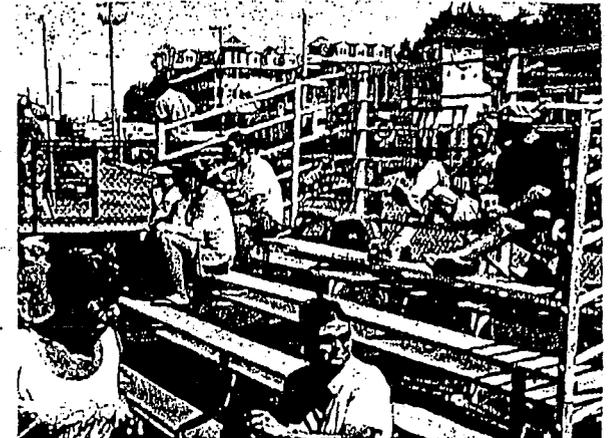
Temporary Skatepark Overview at Halfpipe



Wood ramp, side view, surface is Skatelite.



Typical braced wood frame construction



Spectator bleachers

Appendix L- Cost Estimate, Scenario #1- Concrete Skatepark

Los Gatos Skatepark, Vasona Park

Item	Quantity (units)	Unit Cost (\$/unit)	Cost (\$)	Comments
A. GENERAL SITE IMPROVEMENTS				
Demolition, Site Clearing, Grading and Earthwork				
Site clearing, grubbing, stripping	15,000	sf	0.20	3,000 allowance
Remove misc. trees, remove stumps	3	ea	500	1,500 allowance
Soil import (Included in amount below)	600	cy	25	15,000 allowance
Site grading, fill, and compaction	1,000	cy	18	18,000 allowance
Construction staking	1	ea	4,500	4,500 allowance
Site paving, parking lot modifications				
Asphaltic concrete paving	2,000	sq	2.50	5,000 allowance
6"x18" concrete curbs	200	ea	15	3,000 allowance
Striping	1	ea	3,000	3,000 allowance
Pedestrian paving				
4" concrete sidewalks	2,500	sf	6.00	15,000 allowance
Connect to County Trail	800	sf	5.50	4,400 allowance
Electrical utilities, on-site				
New electrical service panel, including meter	1	ea	18,000	18,000 allowance
Security lighting- pole incl. luminaire, conduits	3	ea	3,500	10,500 allowance
Sport lighting, pole incl. lumina., conduit	0	ea	5,000	0 assumes none req'd.
Pkg. lot lighting, pole incl. lumina., conduit	0	ea	3,500	0 assumes none req'd.
Junction & pull boxes	6	ea	300	1,800 allowance
1 1/2" telephone conduit distribution	1	ea	2,500	2,500 allowance
Public Telephone, pedestal type	1	ea	2,500	2,500 allowance
Telephone service	1	ea	4,500	4,500 allowance
Utility connection fees	1	ea	0	0 unknown at this time
Electrical utilities, off-site				
Service connect	1	ea	0	0 unknown at this time
Street lights, City standard	0	ea	5,500	0 assumes none req'd.
Potable water utilities				
1" water piping, incl. trench	60	lf	28	1,680 allowance
Drinking fountain, pedestal type	1	ea	2,500	2,500 allowance
Tap and connect to existing water line	1	ea	1,000	1,000 allowance
Storm Drainage utilities				
8" storm drain piping	200	lf	30	6,000 allowance
6" storm drain piping	240	lf	28	6,720 allowance
Storm area drains	3	ea	450	1,350 allowance
Catch basins	3	ea	700	2,100 allowance
Cut and patch existing sidewalks & paving	1	ea	900	900 allowance
Connect to existing manhole SD CB	1	ea	1,200	1,200 allowance
Off-site storm drain channel improvements	0	ea	0	0 assumes none req'd.
Irrigation water utilities				
Connect to potable water main, w/ valve	1	ea	1,000	1,000 assumes no "reclaimed"
Irrigation backflow preventer assembly	1	ea	3,200	3,200 irrigation water is in use
Landscape and Irrigation distribution				
Irrigation distribution	15,000	sf	1.15	17,250 assumes no "reclaimed"
Landscape- planter areas, buffers, and berms	15,000	sf	1.50	22,500 allowance
Landscape- turf	5,000	sf	1.50	7,500 allowance

Item	Quantity (units)	Unit Cost (\$/unit)	Cost (\$)	Comments
Trees	25	ea.	500	12,500 allowance
Soil amendment	20,000	sf	0.15	3,000 allowance
Supervision and Toilet Building				
Supervision and Toilet Building	0	sf	235	0 assumes none req'd.
Miscellaneous site improvements				
Concrete entry, viewling, and warmup areas	4,000	sf	6	24,000 allowance
Bleachers, portable	45	seat	65	2,925 allowance
Chain Link Fence, 8' high- vinyl coated, black	940	lf	24	22,560 allowance
Gates, 4' wide	4	ea.	800	3,200 allowance
Monument sign- site identity	1	ea.	2,500	2,500 allowance
Signage- misc.	1	ea.	800	800 allowance
SUBTOTAL GENERAL SITE IMPROVEMENTS			258,585	
B. SKATE PARK RELATED IMPROVEMENTS				
Fixed metal coping	380	lf	45	17,100 allowance
Pipe rails, accessories	60	lf	90	5,400 allowance
Concrete flatwork, level areas	6,500	sf	10	65,000 allowance
Concrete features, moderate	3,600	sf	22	79,200 allowance
Concrete features, complex	1,900	sf	24	45,600 allowance
Concrete benches	70	lf	60	4,200 allowance
Curbs	400	lf	15	6,000 allowance
Wood ramps, installed	0	sf	10	0 assumes none req'd.
SUBTOTAL FULL PLAN SKATEPARK IMPR.			12,000	18.54
TOTAL OF ALL WORK ABOVE				
Sub-total of all work above			481,085	
Cost escalation to assumed midpoint (4%/yr x 1.3 yr. approx. 5.3%)			28,460	
Project contingency, 20% (10% design + 10% construction)			96,217	
Total base bid construction including contingency (rounded)			577,400	Includes 20% conting.

General Notes:

1) Budget is preliminary only and subject to change. Pricing assumes all civic-quality work, public bld, prevailing wage.

Appendix M- Cost Estimate, Scenario #2- "Hybrid" Skatepark

Los Gatos Skatepark, Vasona Park

Item	Quantity (units)	Unit Cost (\$/unit)	Cost (\$)	Comments
A. GENERAL SITE IMPROVEMENTS				
Demolition, Site Clearing, Grading and Earthwork				
Site clearing, grubbing, stripping	15,000 sf	0.20	3,000	allowance
Remove misc. trees, remove stumps	3 ea	500	1,500	allowance
Soil import (Included in amount below)	300 cy	25	7,500	allowance
Site grading, fill, and compaction	500 cy	18	9,000	allowance
Construction staking	1 ea	3,500	3,500	allowance
Site paving, parking lot modifications				
Asphaltic concrete paving	2,000 ea	2.50	5,000	allowance
6"x18" concrete curbs	200 ea	15	3,000	allowance
Striping	1 ea	3,000	3,000	allowance
Pedestrian paving				
4" concrete sidewalks	2,500 sf	6.00	15,000	allowance
Connect to County Trail	600 sf	5.50	4,400	allowance
Electrical utilities, on-site				
New electrical service panel, including meter	1 ea	18,000	18,000	allowance
Security lighting- pole incl. luminaire, conduits	3 ea	3,500	10,500	allowance
Sport lighting, pole incl. lumin., conduit	0 ea	5,000	0	assumes none req'd.
Pkg. lot lighting, pole incl. lumin., conduit	0 ea	3,500	0	assumes none req'd.
Junction & pull boxes	6 ea	300	1,800	allowance
1 1/2" telephone conduit distribution	1 ea	2,500	2,500	allowance
Public Telephone, pedestal type	1 ea	2,500	2,500	allowance
Telephone service	1 ea	4,500	4,500	allowance
Utility connection fees	1 ea	0	0	unknown at this time
Electrical utilities, off-site				
Service connect	1 ea	0	0	unknown at this time
Street lights, City standard	0 ea	5,500	0	assumes none req'd.
Potable water utilities				
1" water piping, incl. trench	60 lf	28	1,680	allowance
Drinking fountain, pedestal type	1 ea	2,500	2,500	allowance
Tap and connect to existing water line	1 ea	1,000	1,000	allowance
Storm Drainage utilities				
8" storm drain piping	200 lf	30	6,000	allowance
6" storm drain piping	240 lf	28	6,720	allowance
Storm area drains	3 ea	450	1,350	allowance
Catch basins	3 ea	700	2,100	allowance
Cut and patch existing sidewalks & paving	1 ea	900	900	allowance
Connect to existing manhole SD CB	1 ea	1,200	1,200	allowance
Off-site storm drain channel improvements	0 ea	0	0	assumes none req'd.
Irrigation water utilities				
Connect to potable water main, w/ valve	1 ea	1,000	1,000	assumes no "reclaimed"
Irrigation backflow preventer assembly	1 ea	3,200	3,200	irrigation water is in use
Landscape and Irrigation distribution				
Irrigation distribution	15,000 sf	1.15	17,250	assumes no "reclaimed"
Landscape- planter areas, buffers, and berms	15,000 sf	1.50	22,500	allowance
Landscape- turf	5,000 sf	1.50	7,500	allowance

Item	Quantity (units)	Unit Cost (\$/unit)	Cost (\$)	Comments
Trees	25 ea	500	12,500	allowance
Soil amendment	20,000 sf	0.15	3,000	allowance
Supervision and Toilet Building				
Supervision and Toilet Building	0 sf	235	0	assumes none req'd.
Miscellaneous site improvements				
Concrete entry, viewing, and warmup areas	4,000 sf	6	24,000	allowance
Bleachers, portable	45 seat	65	2,925	allowance
Chain Link Fence, 8' high- vinyl coated, black	940 lf	24	22,560	allowance
Gates, 4" wide	4 ea	800	3,200	allowance
Monument sign- site identity	1 ea	2,500	2,500	allowance
Signage- misc.	1 ea	800	800	allowance
SUBTOTAL GENERAL SITE IMPROVEMENTS			241,085	
B. SKATE PARK RELATED IMPROVEMENTS				
Fixed metal coping	200 lf	45	9,000	allowance
Pipe rails, accessories	30 lf	90	2,700	allowance
Concrete flatwork, level areas	10,000 sf	8	80,000	allowance
Concrete features, moderate	2,000 sf	22	44,000	allowance
Concrete features, complex	0 sf	24	0	assumes none req'd.
Concrete benches	0 lf	60	0	assumes none req'd.
Curbs	0 lf	15	0	assumes none req'd.
Wood ramps (see comment if steel ramps)	4,000 ea	10	40,000	allowance....add additional \$25k-\$50k if steel ramps used
SUBTOTAL FULL PLAN SKATEPARK IMPR.			175,700	
TOTAL OF ALL WORK ABOVE				
Sub-total of all work above			416,785	
Cost escalation to assumed midpoint (4%/yr x 1.3 yr. approx. 5.5%)			22,923	
Project contingency, 20% (10% design + 10% construction)			83,357	
Total base bid construction including contingency (rounded)			500,200	Includes 20% conting.

General Notes:

1) Budget is preliminary only and subject to change. Pricing assumes all civic-quality work, public bid, prevailing wage.

Appendix O- Cost Estimate, Temporary Skatepark

Los Gatos Skatepark, Vasona Park

Item	Quantity (units)	Unit Cost (\$/unit)	Cost (\$)	Comments
A. GENERAL SITE IMPROVEMENTS				
Demolition, Site Clearing, Grading and Earthwork				
Site clearing, grubbing, stripping	15,000 sf	0.20	3,000	allowance
Remove misc. trees, remove stumps	3 ea	500	1,500	allowance
Soil Import (Included in amount below)	50 cy	25	1,250	allowance
Site grading, fill, and compaction	75 cy	18	1,350	allowance
Construction staking	1 ea	4,500	4,500	allowance
Site paving, parking lot modifications				
Asphaltic concrete paving	0 ea	2.50	0	assumes none req'd.
6"x18" concrete curbs	0 ea	15	0	assumes none req'd.
Striping	0 ea	3,000	0	assumes none req'd.
Pedestrian paving				
4" concrete sidewalks	2,500 sf	6.00	15,000	allowance
Connect to County Trail	800 sf	5.50	4,400	allowance
Electrical utilities, on-site				
Tap existing electrical service panel	1 ea	3,500	3,500	allowance
Security lighting- pole incl. luminaires, conduits	1 ea	3,500	3,500	allowance
Sport lighting, pole incl. lumin., conduit	0 ea	5,000	0	assumes none req'd.
Pkg. lot lighting, pole incl. lumin., conduit	0 ea	3,500	0	assumes none req'd.
Junction & pull boxes	3 ea	300	900	allowance
1 1/2" telephone conduit distribution	0 ea	2,500	0	none, use mobile units
Public Telephone, pedestal type	0 ea	2,500	0	none, use mobile units
Telephone service	0 ea	4,500	0	none, use mobile units
Utility connection fees	0 ea	0	0	assumes none req'd.
Electrical utilities, off-site				
Service connect	1 ea	0	0	unknown at this time
Street lights, City standard	0 ea	5,500	0	assumes none req'd.
Potable water utilities				
1" water piping, incl. trench	60 lf	28	1,680	allowance
Drinking fountain, pedestal type	1 ea	2,500	2,500	allowance
Tap and connect to existing water line	1 ea	1,000	1,000	allowance
Storm Drainage utilities				
8" storm drain piping	200 lf	30	6,000	allowance
8" storm drain piping	240 lf	28	6,720	allowance
Storm area drains	3 ea	450	1,350	allowance
Catch basins	3 ea	700	2,100	allowance
Cut and patch existing sidewalks & paving	1 ea	900	900	allowance
Connect to existing manhole 80 CB	1 ea	1,200	1,200	allowance
Off-site storm drain channel improvements	0 ea	0	0	assumes none req'd.
Irrigation water utilities				
Connect to potable water main, w/ valve	1 ea	1,000	1,000	assumes no "reclaimed"
Irrigation backflow preventer assembly	1 ea	3,200	3,200	irrigation water is in use
Landscape and Irrigation distribution				
Irrigation distribution	8,000 sf	1.15	9,200	assumes no "reclaimed"
Landscape- planter areas, buffers, and berms	8,000 sf	1.50	12,000	allowance
Landscape- turf	0 sf	1.50	0	assumes none req'd.

Item	Quantity (units)	Unit Cost (\$/unit)	Cost (\$)	Comments
Trees	0 ea	500	0	allowance
Soil amendment	8,000 sf	0.15	1,200	allowance
Supervision and Toilet Building				
Supervision and Toilet Building	0 sf	235	0	assumes none req'd.
Miscellaneous site improvements				
Concrete entry, viewing, and warmup areas	0 sf	6	0	assumes none req'd.
Bleachers, portable	45 seat	65	2,925	allowance
Chain Link Fence, 6' high- vinyl coated, black	940 lf	16	15,040	allowance
Gates, 4' wide	2 ea	800	1,600	allowance
Monument sign- site identity	0 ea	2,500	0	assumes none req'd.
Signage- misc.	1 ea	800	800	allowance
SUBTOTAL GENERAL SITE IMPROVEMENTS				109,315
B. SKATE PARK RELATED IMPROVEMENTS				
Fixed metal coping	0 lf	45	0	assumes none req'd.
Pipe rails, accessories	0 lf	90	0	assumes none req'd.
Asphaltic concrete flatwork, level areas	12,000 sf	3.50	42,000	asphalt not recommended
Concrete features, moderate	0 sf	22	0	assumes none req'd.
Concrete features, complex	0 sf	24	0	assumes none req'd.
Concrete benches	0 lf	80	0	assumes none req'd.
Curbs	0 lf	15	0	assumes none req'd.
Wood ramps (see comment if steel ramps)	8,000 ea	10	80,000	allowance....add additional \$50k-\$100k if steel ramps used
SUBTOTAL FULL PLAN SKATEPARK IMPR.				122,000
TOTAL OF ALL WORK ABOVE				
Sub-total of all work above				231,315
Cost escalation to assumed midpoint (4%/yr x 1.3 yr. approx. 5.5%)				12,722
Project contingency, 20% (10% design + 10% construction)				46,263
Total base bid construction including contingency (rounded)				277,600 includes 20% conting.

General Notes:

1) Budget is preliminary only and subject to change. Pricing assumes all civic-quality work, public bid, prevailing wage.

Appendix N- Cost Estimate, Scenario #3- Wood Ramp Skatepark

Los Gatos Skatepark, Vasona Park

Item	Quantity (units)	Unit Cost (\$/unit)	Cost (\$)	Comments
A. GENERAL SITE IMPROVEMENTS				
Demolition, Site Clearing, Grading and Earthwork				
Site clearing, grubbing, stripping	15,000 sf	0.20	3,000	allowance
Remove misc. trees, remove stumps	3 ea	500	1,500	allowance
Soil Import (Included in amount below)	50 cy	25	1,250	allowance
Site grading, fill, and compaction	75 cy	18	1,350	allowance
Construction staking	1 ea	600	600	allowance
Site paving, parking lot modifications				
Asphaltic concrete paving	2,000 ea	2.50	5,000	allowance
6"x18" concrete curbs	200 ea	15	3,000	allowance
Striping	1 ea	3,000	3,000	allowance
Pedestrian paving				
4" concrete sidewalks	2,500 sf	6.00	15,000	allowance
Connect to County Trail	600 sf	5.50	4,400	allowance
Electrical utilities, on-site				
New electrical service panel, including meter	1 ea	18,000	18,000	allowance
Security lighting- pole incl. luminaire, conduits	3 ea	3,500	10,500	allowance
Sport lighting, pole incl. lumin., conduit	0 ea	5,000		assumes none req'd.
Pkg. lot lighting, pole incl. lumin., conduit	0 ea	3,500		assumes none req'd.
Junction & pull boxes	6 ea	300	1,800	allowance
1 1/2" telephone conduit distribution	1 ea	2,500	2,500	allowance
Public Telephone, pedestal type	1 ea	2,500	2,500	allowance
Telephone service	1 ea	4,500	4,500	allowance
Utility connection fees	1 ea	0		Unknown at this time
Electrical utilities, off-site				
Service connect	1 ea	0		Unknown at this time
Street lights, City standard	0 ea	5,500		assumes none req'd.
Potable water utilities				
1" water piping, incl. trench	60 lf	28	1,680	allowance
Drinking fountain, pedestal type	1 ea	2,500	2,500	allowance
Tap and connect to existing water line	1 ea	1,000	1,000	allowance
Storm Drainage utilities				
8" storm drain piping	200 lf	30	6,000	allowance
8" storm drain piping	240 lf	28	6,720	allowance
Storm area drains	3 ea	450	1,350	allowance
Catch basins	3 ea	700	2,100	allowance
Cut and patch existing sidewalks & paving	1 ea	900	900	allowance
Connect to existing manhole SD CB	1 ea	1,200	1,200	allowance
Off-site storm drain channel improvements	0 ea	0		assumes none req'd.
Irrigation water utilities				
Connect to potable water main, w/ valve	1 ea	1,000	1,000	assumes no "reclaimed"
Irrigation backflow preventer assembly	1 ea	3,200	3,200	Irrigation water is in use
Landscape and Irrigation distribution				
Irrigation distribution	15,000 sf	1.15	17,250	assumes no "reclaimed"
Landscape- planter areas, buffers, and berms	15,000 sf	1.50	22,500	allowance
Landscape- turf	5,000 sf	1.50	7,500	allowance

Item	Quantity (units)	Unit Cost (\$/unit)	Cost (\$)	Comments		
Trees	25 ea	500	12,500	allowance		
Soil amendment	20,000 sf	0.15	3,000	allowance		
Supervision and Toilet Building						
Supervision and Toilet Building	0 sf	235		assumes none req'd.		
Miscellaneous site improvements						
Concrete entry, viewing, and warmup areas	4,000 sf	6	24,000	allowance		
Bleachers, portable	45 seat	65	2,925	allowance		
Chain Link Fence, 8' high- vinyl coated, black	940 lf	24	22,560	allowance		
Gates, 4' wide	4 ea	800	3,200	allowance		
Monument sign- site identity	1 ea	2,500	2,500	allowance		
Signage- misc.	1 ea	800	800	allowance		
SUBTOTAL GENERAL SITE IMPROVEMENTS				224,285		
B. SKATE PARK RELATED IMPROVEMENTS						
Fixed metal coping	0 lf	45		assumes none req'd.		
Pipe rails, accessories	0 lf	90		assumes none req'd.		
Concrete flatwork, level areas	12,000 sf	6	72,000	allowance		
Concrete features, moderate	0 sf	22		assumes none req'd.		
Concrete features, complex	0 sf	24		assumes none req'd.		
Concrete benches	0 lf	60		assumes none req'd.		
Curbs	0 lf	15		assumes none req'd.		
Wood ramps (see comment if steel ramps)	8,000 ea	10	80,000	allowance.... add additional \$50k-\$100k if steel ramps used		
SUBTOTAL FULL PLAN SKATEPARK IMPR.				12,000 sf	12.67	152,000
TOTAL OF ALL WORK ABOVE						
Sub-total of all work above				376,285		
Cost escalation to assumed midpoint (4%/yr x 1.3 yr. approx. 5.5%)				20,696		
Project contingency, 20% (10% design + 10% construction)				75,257		
Total base bid construction including contingency (rounded)				451,600	includes 20% conting.	

General Notes:

1) Budget is preliminary only and subject to change. Pricing assumes all civic-quality work, public bid, prevailing wage.

Appendix P- Operation and Maintenance Budget Estimates for Skatepark Scenarios

Los Gatos Skatepark, Vasona Lake Park

INDIGO Architects, Bruce Playle, Skatepark Architect, September 12, 2001

	Scenario 1- Concrete Skatepark			Scenario 2- "Hybrid" Skatepark			Scenario 3- Wood Ramp Skatepark		
	Monthly Basis	Subtotal Estimated Monthly cost (\$)	Total Estimated Monthly cost (\$)	Monthly Basis	Subtotal Estimated Monthly cost (\$)	Total Estimated Monthly cost (\$)	Monthly Basis	Subtotal Estimated Monthly cost (\$)	Total Estimated Monthly cost (\$)
Operations			\$2,930			\$2,930			\$2,930
Supervisory staff time (1)	176 hr. x 1.5 staff x \$10	\$2,640		176 hr. x 1.5 staff x \$10	\$2,640		176 hr. x 1.5 staff x \$10	\$2,640	
Materials and supplies (2)	est. \$150	\$150		est. \$150	\$150		est. \$150	\$150	
Electrical - security lgt., power	est. \$50	\$50		est. \$50	\$50		est. \$50	\$50	
Electrical - sports lighting	none, no sports lgt.	\$0		none, no sports lgt.	\$0		none, no sports lgt.	\$0	
Telephone	est. \$80	\$80		est. \$80	\$80		est. \$80	\$80	
Insurance cost, if any	none, through ABAG	\$0		none, through ABAG	\$0		none, through ABAG	\$0	
Water utilities	est. \$10	\$10		est. \$10	\$10		est. \$10	\$10	
Maintenance			\$280			\$670			\$1,230
Daily maintenance (3)	28 hr. x 1 staff x \$10	\$280		28 hr. x 1 staff x \$10	\$280		28 hr. x 1 staff x \$10	\$280	
Weekly maintenance (4)	0 hr. x 1 staff x \$10	\$0		16 hr. x 1 staff x \$10	\$160		26 hr. x 1 staff x \$10	\$260	
Monthly maintenance (5)	0 hr. x 2 staff x \$15	\$0		4 hr. x 2 staff x \$15	\$80		8 hr. x 2 staff x \$15	\$240	
Slurry seal a.c. paving (6)	none	\$0		none	\$0		see note (6)	\$0	
Misc. parts, supplies (7)	est. \$0	\$0		est. \$150	\$150		est. \$450	\$450	
Total monthly cost			\$3,210			\$3,600	see note (6)	\$4,160	
Total yearly cost			\$38,520			\$43,200	see note (6)	\$49,920	
Estimated facility valuation, 2001 dollars (8)			\$222,500			\$175,500			\$152,000
Est. facility replacement interval			35 year			5-8 years on ramps 35 year on concrete			5-8 years on ramps 35 year on concrete slab

Notes:

- (1) Operational hours shown are based on presumed summer hours of 3 mo. @ 11am-8pm M-Sun., and school session hours of 9 mo. @ 3pm-6pm M-F, 11am-8pm Sat.&Sun. This is an approx. total of 2106 operational hours for the year or an average of 176 hrs. per month.
- (2) Excludes purchase of protective gear such as pads and helmets, if applicable with operating plan.
- (3) Daily maintenance includes sweep cleaning, debris removal, remove graffiti, ramp stickers, etc.
- (4) Weekly maintenance on wood ramps includes inspection of all ramps, tighten loose screws/ bolts, sweep skating surface with moist rags, etc.
- (5) Monthly maintenance on wood ramps includes inspection of all paint and protective coatings, repaint as necessary, wire brush all steel surfaces to remove corrosion.
- (6) Assumes concrete skating surface. If an asphaltic concrete skating surface is used with a Temporary Skatepark, prorate \$5,000 expense yearly (\$400/mo.) slurry coat expense over 12 mo. This brings O&M total monthly cost to \$4,560 or \$54,720 yearly.
- (7) Wood ramp parts and supplies include replacement Skatelite surface panels, galvanized screws and bolts, painting supplies, sanding discs, etc.
- (8) Skatepark facility-related improvements only, excluding all sitework. See Subtotal B on Appendices L, M, and N.

Appendix Q- Comparative Life Cycle Costs Los Gatos Skatepark, Vasona Lake Park

INDIGO Architects, Bruce Playle, Skatepark Architect, September 12, 2001

	Scenario 1- Concrete Skatepark Cost (\$)	Scenario 2- "Hybrid" Skatepark Cost (\$)	Scenario 3- Wood Ramp Skatepark Cost (\$)	Temporary Skatepark Cost (\$)
INITIAL COST				
Direct Construction Cost (1)	\$577,400	\$500,200	\$451,600	\$277,600
Indirect Cost (est. @ 30%) (2)	\$173,220	\$150,060	\$135,480	\$83,280
Total Initial Cost (rounded)	\$750,620	\$650,260	\$587,080	\$360,880
OPERATION AND MAINTENANCE (O&M) COST				
Operational cost yearly (3)	\$35,160	\$35,160	\$35,160	\$35,160
Maintenance cost yearly (4) (5) (6)	\$3,360	\$8,040	\$14,760	\$19,560
Total yearly O & M Cost (rounded)	\$38,520	\$43,200	\$49,920	\$54,720
REPLACEMENT COST				
Estimated facility valuation (rounded 2001 dollars) (7)	\$222,500	\$175,500	\$152,000	\$122,000
Est. facility replacement interval	35 year	8 years on ramps 35 years on concrete	8 years on ramps 35 years on concrete slab	n/a
35-YEAR LIFE CYCLE COST				
Initial cost (rounded 2001 dollars)	\$750,620	\$650,260	\$587,080	n/a
Total Operation Cost (rounded 2001 dollars) (8)	\$1,757,900	\$1,757,900	\$1,757,900	n/a
Total Maintenance Cost (rounded 2001 dollars) (8)	\$168,000	\$402,000	\$737,918	n/a
Total Replacement Cost, ramps (rounded 2001 dollars) (9)	\$0	\$236,100	\$435,400	n/a
Total Replacement Cost, concrete (rounded 2001 dollars) (9)	\$436,300	\$266,100	\$141,200	n/a
Total 35-year Life Cycle Cost (rounded 2001 dollars)	\$3,112,900	\$3,312,400	\$3,659,500	n/a
Average total cost/yr. (rounded 2001 dollars)	\$89,000	\$94,700	\$104,600	n/a
Approximate payback period of Scenario 1 with respect to Scenarios 2 & 3	8-9 years	n/a	n/a	n/a

Notes:

- (1) Refer to Appendices L, M, N, and O for budget-level estimations of Initial Cost
- (2) Indirect cost estimation includes project management, design and engineering, utility and review agency fees, environmental or other mitigation costs, etc.
- (3) Operational hours shown are based on presumed summer hours of 3 mo. @ 11am-8pm M-Sun., and school session hours of 9 mo. @ 3pm-6pm M-F, 11am-8pm Sat.&Sun.
This is an approx. total of 2106 operational hours for the year or an average of 176 hrs. per month. See Appendix P for detail.
- (4) Daily maintenance includes sweep cleaning, debris removal, remove graffiti, ramp stickers, etc. See Appendix P for detail.
- (5) Weekly maintenance on wood ramps includes inspection of all ramps, tighten loose screws/ bolts, sweep skating surface with moist rags, etc.
- (6) Monthly maintenance on wood ramps includes inspection of all paint and protective coatings, repaint as necessary, wire brush all steel surfaces to remove corrosion.
- (7) Wood ramp parts and supplies include replacement Skatelite surface panels, galvanized screws and bolts, painting supplies, sanding discs, etc.
- (8) Skatepark facility-related improvements only, excluding all sitework. See Subtotal B on Appendices L, M, N, and O.
- (9) Total O&M costs are calculated based on yearly costs from above, escalated at average 2% per annum.
- (9) Total replacement costs calculated for ramps at 8-year replacement interval and concrete at 35-year replacement interval, using initial construction cost, escalated at average 2% per annum.

TOWN OF LOS GATOS

VASONA PARK

SKATEPARK PROPOSAL

PROJECT OVERVIEW & HISTORY

This consultant began a process intended to determine the feasibility of a skatepark in Vasona Park on May 8th of this year. Goals of the study included:

- Initiate a process which will provide youth a sanctioned place to skate, promote positive social interaction, and fit well into the community.
- Determine the suitability for building a skatepark in Vasona Park, which addresses the concerns of and is acceptable to the County of Santa Clara.
- Establish criteria for evaluating a skatepark including design process, cost and schedule parameters related to the design and use of a skatepark.
- Identify general scope and nature of the project and as well as next steps towards project development.

This effort followed an extensive effort by the Town of Los Gatos to find sites for a skatepark at other locations in the community. Alternative sites to the Vasona Park location were found to be unsuitable either due to size, traffic, or conflict with adjacent land uses. Advantages of a Vasona Park setting include relatively central location, reasonable separation from conflicting land uses, and consistency with the general recreational intent of parklands. It is also a regional facility situated in the Town of Los Gatos and thus could serve residents throughout the County. Meetings to explore feasibility in Vasona Park have to-date included representatives of the County of Santa Clara. They defined issues such as the relationship between the new use of a skatepark relative to existing uses prevalent in the park. Criteria were then developed which would address these issues. An Interim Report was prepared and reviewed with the Town Council of the Town of Los Gatos on June 4th of this year. Based on all input received from members of the Town Council, the skatepark proposal was modified to properly address concerns and was again brought back to committee meetings and then to the Town Council on September 17th. The revised proposal which included a finding that a skatepark in Vasona Park is feasible (please refer to Town of Los Gatos staff memo and "Feasibility Study- FINAL REPORT", dated September 12, 2001 for detailed information leading to the feasibility finding).

PROPOSED SKATEPARK PROJECT

The skatepark is proposed to be located in the area designated "Option B" (see Appendix F in the report). This area is bounded by the park trail along the Los Gatos Creek and offers convenient access from the trail entrance from Oak Meadow Park which is Town owned and operated, and is situated immediately adjacent to Vasona Park. The site is just to the northeast of one of two existing picnic shelters in the area. A 12,000 sf initial phase skatepark layout with room for 4,000 sf of future expansion is proposed. The closest picnic shelter is to be reused and incorporated as a partially covered entry area for the skatepark. The mature trees adjacent to this picnic shelter would be preserved and the area between the picnic shelter and Oak Meadow is proposed as a transitional skater warm-up area and would mitigate any tendency for people to congregate on the trail. Total area required for designation of skatepark is approximately 16,000 sf plus an allowance for observation area, landscaping, etc.

The skatepark type is a "Flexible Temporary Skatepark" constructed above ground from framed-ramp construction as opposed to below ground concrete construction. The ramps variously consist of wood framing with polyethylene and fiberglass components, most often covered with a "Skatelite" or "Rampskin" skating surface. Galvanized or stainless steel grind rails and coping are available. The actual design of the skatepark ramps is dependent on hands-on public design workshops, which would follow as part of the consultative design process proposed. Skateparks of this type often include halfpipes, spine ramps, steps and rails, to name a few typical features.

Benefits of this type of skatepark include:

- Flexibility in that it is easy to make future changes to accommodate the continually evolving sport of skating.
- Adjustment of the facility, based on feedback of the first-year of operation and use, can also be readily achieved.
- This type of design facilitates restoration of the parkland, as it is easier to remove, if required in the future.

The proposed facility is recommended to be fenced and supervised. Hours of operation are envisioned to be consistent with or less than those of Vasona Park and there will be no sports lighting. Actual hours of operation will be established with the final Management and Operations Plan. Trail improvements as well as improvements to the existing parking lot in Oak Meadow Park are proposed. These include additional parking spaces, a new drop-off area and landscaping. Please refer to the Final Report for details.

COUNTY CONCERNS ADDRESSED

County of Santa Clara parks staff have identified concerns for locating a skatepark in Vasona Park. This Feasibility Study has found that these concerns can be reasonably addressed and/or mitigated. A summary of each concern and the recommended solutions are indicated below. More information is contained in the Final Report.

- *Concern #1: Conflicts with Existing Use of Parklands and Policies.* The skatepark will provide youth a sanctioned place to skate, promote positive social interaction, and will fit well into the community. As a recreational facility, it is essentially consistent with the recreational use of parklands. Conflict with existing park usage patterns appears to be limited to the existing use of the picnic shelter and the adjacent open area. See Concern #6 below.
- *Concern #2: Aesthetic Considerations.* The skatepark design will be considerate of the park setting and will include extensive new landscaping around its periphery. Views into the area are primarily from the trail at its approach on each end and from the mostly office/ commercial uses along Twin Parks business complex. Even these views, as shown in the Final Report (see Appendix.J) are obscured by the considerable existing tree canopies.
- *Concern #3: Increased Use of Infrastructure Facilities Such as Restrooms, Parking and Other Park Facilities.* Existing restroom facilities in Oak Meadow Park are both close enough and adequate to handle the additional use posed by the skatepark. Parking and other access improvements are proposed in Oak Meadow Park, which would serve as the primary entrance to the skatepark, and where emergency and service vehicle access will also be provided. The parking lot in Oak Meadow will be improved by re-stripping to provide additional parking spaces as well as a drop-off loading zone for use by patrons of the skatepark as well as existing users of Oak Meadow Park. The design of the skatepark will discourage access from adjoining private property.
- *Concern #4: Maintenance Requirements for Skatepark Facilities and Any Increased Maintenance to Surrounding Park Facilities.* The Town of Los Gatos is committed to take full responsibility for the use, operation and supervision of the skatepark. This commitment extends to ensuring that adjacent park areas do not become overused or abused by patrons of the skatepark. Maintenance issues will be monitored, especially during the first year of operation, and appropriate mitigation be pre-planned and included into the operating agreement for the skatepark.
- *Concern #5: Operational and Security Issues Relating to Users, Hours of Operation and Staffing.* The Town of Los Gatos has made significant financial and policy commitments to both build and operate a skatepark in Vasona Park. The proposed facility will be fenced, have access gates that will be locked during non-use, and will maintain operating hours consistent with or less than those of Vasona Park (as determined in the final Management and Operations Plan).
- *Concern #6: Conflicts Associated with Large Special Events in the Park.* The skatepark will occupy an area of the park currently used for picnics and other special events. There is, however, an adjacent and generally matching picnic area with shelter. A suggestion would be to permit the construction and operation of the skatepark for a period of one year conditional upon an assessment on actual impact on these existing uses. The trail will be widened and upgraded in the vicinity of the skatepark to County requirements, which should provide proper access to all areas served.

- *Concern #7: Legal or Risk Management Issues.* The Town of Los Gatos will indemnify the County and is committed to a consultative process that will continue to address legal and safety issues as they may arise. It is also committed to take full responsibility for the use and operation of the skatepark. Risk exposure to the County of Santa Clara is thus minimized to the maximum degree.

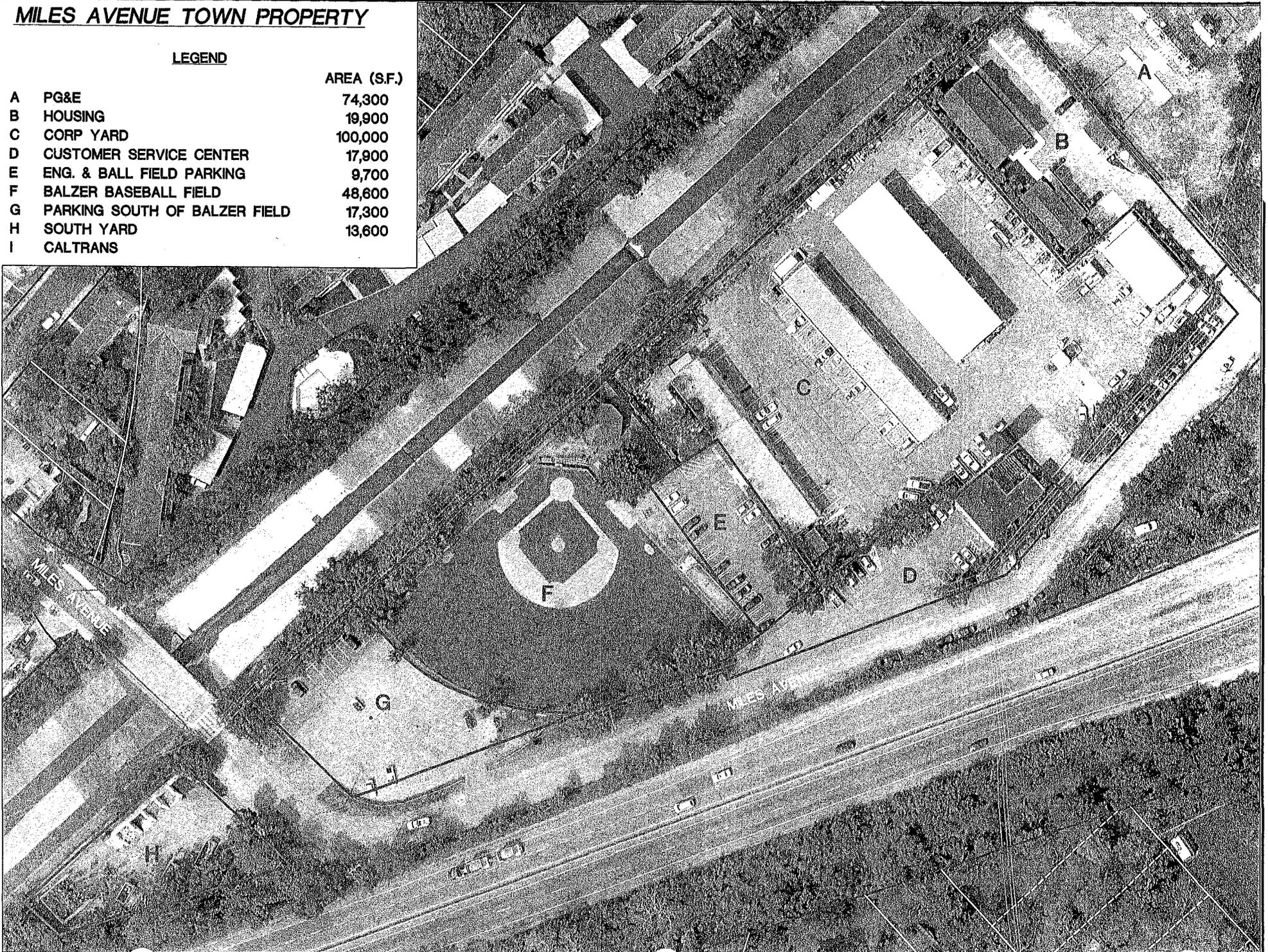
RECOMMENDATIONS

The skatepark proposed for location in Vasona Park is a civic-quality facility to be created to provide youth in the Town of Los Gatos and County of Santa Clara a positive place for recreational skating and is consistent with the general mission of parklands. Substantial commitments by the Town of Los Gatos including both initial and operational expenses have been secured. This includes a requirement by the Town Council that the community participate through fund raising efforts to match the Town's funding commitment. A consultative process with all affected parties has identified certain concerns, for example, such as access to the facility and potential conflict with other users of Vasona Park. These concerns have been evaluated and are reasonably addressed and are mitigated in the proposal. As such, it is recommended that the project be approved to proceed to the next steps (see Final Report) which include a continuation of an interactive design process both informally and formally, as through the necessary consultation in the CEQA process.

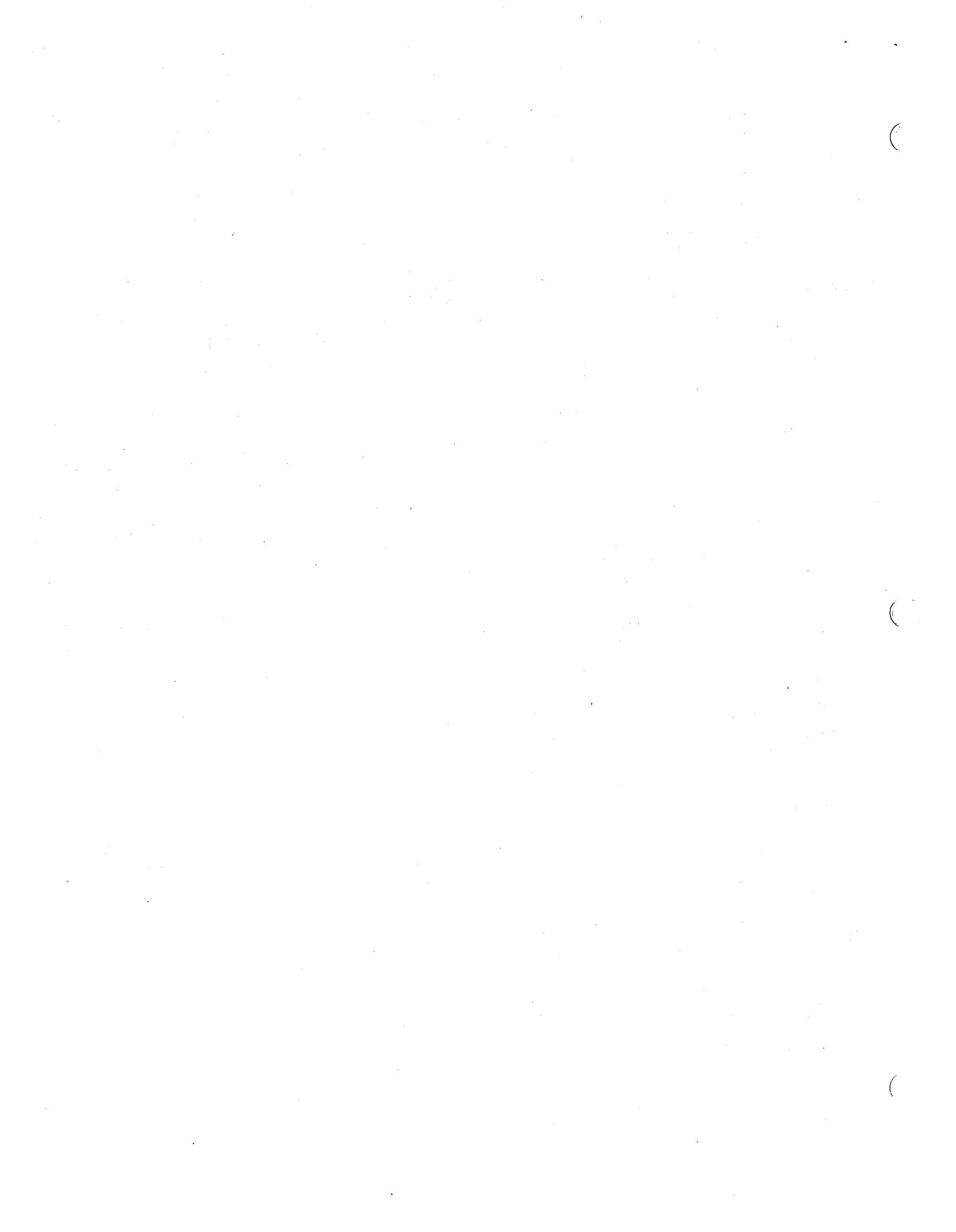
MILES AVENUE TOWN PROPERTY

LEGEND

		AREA (S.F.)
A	PG&E	74,300
B	HOUSING	19,900
C	CORP YARD	100,000
D	CUSTOMER SERVICE CENTER	17,900
E	ENG. & BALL FIELD PARKING	9,700
F	BALZER BASEBALL FIELD	48,600
G	PARKING SOUTH OF BALZER FIELD	17,300
H	SOUTH YARD	13,600
I	CALTRANS	



SCALE 1"=100'



PARKING LOT USAGE COUNTS 3/16 TO 3/24

Day of week	Time of day	Miles Ave Lot	Total Spaces Available	Percentage Spaces Used
Monday	7-8AM	2	34	6%
	Noon-1PM	4	34	12%
	4PM-5PM	4	34	12%
Tuesday	7-8AM	2.5	34	7%
	Noon-1PM	3	34	9%
	4PM-5PM	9	34	26%
Wednesday	7-8AM	0	34	0%
	Noon-1PM	10	34	29%
	4PM-5PM	14	34	41%
Thursday	7-8AM	2	34	6%
	Noon-1PM	5	34	15%
	4PM-5PM	12	34	35%
Friday	7-8AM	3	34	9%
	Noon-1PM	16	34	47%
	4PM-5PM	14	34	41%
Saturday	7-8AM	4	34	12%
	Noon-1PM	8	34	24%
	4PM-5PM	5	34	15%
Sunday	7-8AM	5	34	15%
	Noon-1PM	9	34	26%
	4PM-5PM	7	34	21%

Day of week	Time of day	Engineering Lot	Total Spaces Available	Percentage Spaces Used
Monday	7-8AM	11	29	38%
	Noon-1PM	11	29	38%
	4PM-5PM	6	29	21%
Tuesday	7-8AM	10	29	34%
	Noon-1PM	13	29	45%
	4PM-5PM	7	29	24%
Wednesday	7-8AM	10	29	34%
	Noon-1PM	15	29	52%
	4PM-5PM	12	29	41%
Thursday	7-8AM	10	29	34%
	Noon-1PM	15	29	52%
	4PM-5PM	13	29	45%
Friday	7-8AM	8	29	28%
	Noon-1PM	9	29	31%
	4PM-5PM	10	29	34%
Saturday	7-8AM	3	29	10%
	Noon-1PM	7	29	24%
	4PM-5PM	7	29	24%
Sunday	7-8AM	5	29	17%
	Noon-1PM	6	29	21%
	4PM-5PM	5	29	17%

PARKING USAGE COUNTS FOR MILES AVE. 3/16 TO 3/24

Day of week	Time of day	South to White House	Total Spaces Available	Percentage Spaces Used
Monday	7-8AM	4	37	11%
	Noon-1PM	4	37	11%
	4PM-5PM	2	37	5%
Tuesday	7-8AM	3	37	8%
	Noon-1PM	3	37	8%
	4PM-5PM	2	37	5%
Wednesday	7-8AM	2	37	5%
	Noon-1PM	2	37	5%
	4PM-5PM	2	37	5%
Thursday	7-8AM	2	37	5%
	Noon-1PM	3	37	8%
	4PM-5PM	2	37	5%
Friday	7-8AM	2	37	5%
	Noon-1PM	2	37	5%
	4PM-5PM	2	37	5%
Saturday	7-8AM	0	37	0%
	Noon-1PM	0	37	0%
	4PM-5PM	0	37	0%
Sunday	7-8AM	0	37	0%
	Noon-1PM	0	37	0%
	4PM-5PM	0	37	0%

Day of week	Time of day	North of White House	Total Spaces Available	Percentage Spaces Used
Monday	7-8AM	15	19	79%
	Noon-1PM	15	19	79%
	4PM-5PM	15	19	79%
Tuesday	7-8AM	14	19	74%
	Noon-1PM	14	19	74%
	4PM-5PM	14	19	74%
Wednesday	7-8AM	14	19	74%
	Noon-1PM	14	19	74%
	4PM-5PM	14	19	74%
Thursday	7-8AM	13	19	68%
	Noon-1PM	13	19	68%
	4PM-5PM	13	19	68%
Friday	7-8AM	3	19	16%
	Noon-1PM	3	19	16%
	4PM-5PM	2	19	11%
Saturday	7-8AM	0	19	0%
	Noon-1PM	0	19	0%
	4PM-5PM	0	19	0%
Sunday	7-8AM	0	19	0%
	Noon-1PM	0	19	0%
	4PM-5PM	0	19	0%

