



MEETING DATE: 08/16/04  
ITEM NO. 15

COUNCIL AGENDA REPORT

DATE: AUGUST 13, 2004  
TO: MAYOR AND TOWN COUNCIL  
FROM: DEBRA J. FIGONE, TOWN MANAGER  
SUBJECT: COUNCIL DIRECTION ON DESIGN ALTERNATIVES FOR A SKATEBOARD PARK TO BE LOCATED AT THE TOWN-OWNED PARKING LOT ON MILES AVE.

RECOMMENDATION:

Provide direction on design alternatives for a skateboard park to be located at the Town-owned parking lot on Miles Ave., contingent upon the use permit process, environmental review, and funding availability.

Specific direction requested includes:

- 1. Preference for type of park: 1) an above-ground, all-concrete park; 2) a hybrid park, with above-ground concrete and steel ramps; or 3) a steel ramp park.
- 2. Direction on the inclusion of a fence around the site.
- 3. Direction on the inclusion of on-site parking as an option.

BACKGROUND:

On June 21, 2004, the Town Council held a public hearing on the proposed location of a skateboard park at the Town-owned parking lot on Miles Ave. Based on the preliminary site feasibility assessment and on input from the public at the public hearing, the Council directed staff to proceed with the design of a skateboard park at this location. The Town Council also authorized the Town Manager to negotiate and execute an agreement with Indigo Architects to undertake the skateboard park preliminary design.

At the June 21<sup>st</sup> meeting, Council indicated that, although the Town's skate park concept up to that point had assumed a steel-ramp model similar to the Campbell skate park, given testimony from the

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ASSISTANT TOWN MANAGER

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Reviewed by:  Assistant Town Manager  Town Attorney  Clerk  Finance  
 Community Development Revised: 8/13/04 9:20 am

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skaters, Council would be open to considering a concrete park. Staff proceeded with the design workshop with this in mind.

### DISCUSSION:

#### **Public Workshop**

On July 20, 2004, staff and Indigo Architects conducted a public workshop at the Miles Ave. site to obtain input from stakeholders on the design of a skateboard park at that location. Approximately 20 skaters and 6 parents attended. The session began with a discussion about the process required to develop the skateboard park and the criteria identified in previous Council discussions, issues raised by neighbors of the site, and considerations related to the operation of the skateboard park. With regard to the type of park, the skaters expressed a strong preference for an all-concrete park. As to park operations, the skaters expressed their preference for an un-fenced park with no supervision and no requirements for wearing safety pads.

The participants then used sand, paper and clay to fashion models of desired features for the skateboard park, followed by the consultant exploring with the youth the goals they were hoping to achieve with each of the designs. These designs have been incorporated into the design alternatives the consultant will present before the Town Council on August 16<sup>th</sup> and to the skaters at a second public workshop to be held on August 18<sup>th</sup>.

#### **Design Alternatives**

At the August 16<sup>th</sup> Council meeting, the consultant will make a Power Point presentation about the workshop and the design alternatives. The design alternatives incorporate the ideas from the skaters, as well as earlier input from the neighbors and the Town Council, such as an interest in having a fence around the site and including parking on-site. Two alternatives will be presented: an all concrete above-ground park and a hybrid park comprised of above-ground concrete and steel ramp features. Both alternatives contemplate a buildable area of 12,300 square feet due in part to potential issues related to overhead power lines. Both alternatives include a fence, a skaters entrance on the southwest corner, a drop-off area and optional five on-site parking spaces on the northeast corner, and the features desired by the skaters.

Cost estimates for the alternatives will also be discussed. The construction cost estimate for the all-concrete park is between \$725,000 and \$775,000, and the estimate for the hybrid park is between \$750,000 and \$800,000. These estimates do not include final design costs, and are preliminary in nature. Final costs could be greater or less depending on the final design of the park, the competitive bid process, and the costs of materials at the time of the bid. The breakdown of the cost estimates is as follows:

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	All-Concrete	Hybrid
Site Improvements	\$232,000	\$232,000
Skate Park Improvements	\$364,000	\$385,000
Escalation & Contingency	<u>\$146,000</u>	<u>\$151,000</u>
Total	\$742,000	\$768,000

The estimate for site improvements include items such as removing the asphalt, grading and compaction of fill, paving for drop off and pedestrian areas, storm drainage piping, relocating the light pole, potable water for a drinking fountain, landscaping and irrigation, trees, signage, bleacher style seats and an 8' vinyl coated black chain link fence, among other items. The site improvement estimate contemplates a civic-quality site in terms of landscaping, fencing, etc., but does not include any additional amenities or higher quality materials which may be desired or required as the project proceeds through the Conditional Use process.

The estimates for skate park improvements are for the features themselves, either concrete or steel-ramps. The hybrid estimates are greater due to the need to replace the existing asphalt with flat concrete throughout the site.

The cost estimates for escalation and contingency include a 6% additional cost for escalation under the assumption the skate park would be built within the next year (the cost may be greater if the park is built further into the future) and a 20% contingency cost for unforeseen issues.

Comparing the current cost estimates to those in 2001 for a potential skate park in Vasona Park, the earlier estimate for the all-concrete park was \$577,400 and \$500,200 for a hybrid park with wood ramps rather than steel. The difference in these estimates and the current estimates is attributable to several factors. First, requirements for site improvements are site-specific and thus would be different for any site. For example, the Miles Ave. site will require removal of asphalt. With regard to the costs of the skate park improvements themselves, inflation since 2001, in general, and a major spike in these materials in the last six months, in particular, add to the current costs. The escalation and contingency costs would be adjusted based on the other two categories. Costs of recently-built concrete skate parks are in the range of our consultant's current cost estimates.

The alternative of a steel-ramp skate park is not included in the power point presentation, although the consultant will be prepared to respond to any questions about the estimated costs of such a park, which would be expected to be less than the costs for the all-concrete or hybrid models.

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### **Issues for Council Guidance**

At the August 16<sup>th</sup> Council meeting, staff is seeking Council guidance on the preferred alternative upon which the preliminary design would be based. In particular, staff would like Council to comment on their preference for an above-ground all-concrete, a hybrid, or a steel-ramp only park, if the Council remains interested in this type. Staff is also seeking Council comments on the inclusion of a fence and on-site parking in the design. With regard to the parking, staff is continuing to collect parking counts for the Miles Ave. lot during different periods and will use this information in the CEQA review to determine if on-site parking is required to mitigate the loss of parking. The issues of supervision and requirements for safety pads will need to be addressed as the project proceeds; however, these issues do not need to be resolved at this time.

With regard to the estimated cost for the skate park, Council direction has been that the Town will contribute \$125,000 of the total cost, and that the balance will require fundraising. A community-lead fundraising effort with minimal staff involvement is assumed unless otherwise directed by Council. The allocation of \$125,000 is currently being used to fund the development of the preliminary design which will be used to apply for State park bond funds to reimburse the Town for these preliminary costs, with the remainder contributing to the final design and construction costs. It is likely that only a small amount of the \$125,000 will remain available for the construction of the park. Funding for the total construction costs will need to be available prior to proceeding to build the park once the final design is completed.

### **Next Steps**

Following the second public workshop on August 18<sup>th</sup>, staff will begin the CEQA and Conditional Use Permit (CUP) process. A final preliminary design will be brought before Council in late September, after which CEQA and the CUP process can be completed. As noted above, staff will use the final preliminary design to apply for State park bond funds. It is expected that the CUP will be before the Planning Commission in late October.

### **CONCLUSION:**

At the August 16<sup>th</sup> Town Council meeting, Council will hear a presentation from Indigo Architects regarding the design alternatives for the skateboard park. Staff is seeking Council comment and direction on the design alternatives specified in the recommendation so that the CEQA and CUP process can begin.

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ENVIRONMENTAL ASSESSMENT:

This step in the project is not a project defined under CEQA, and no further action is required.

FISCAL IMPACT:

No additional fiscal impact is associated with this action.

Attachments:

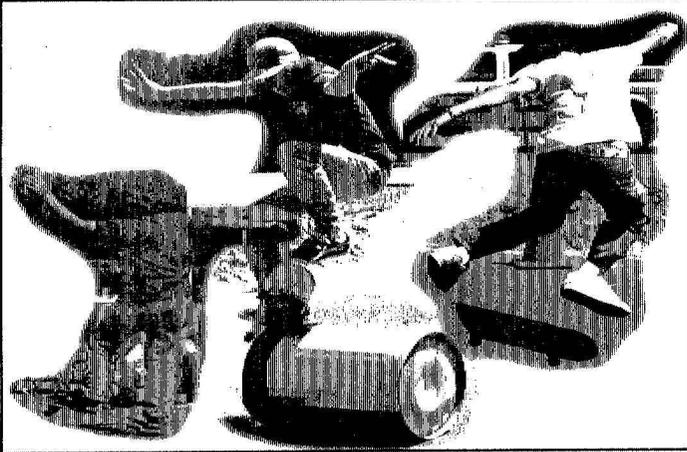
1. Power Point presentation on the Los Gatos Skateboard Park

Distribution:

Staff contacted interested parties via e-mail and telephone to offer to provide copies of the staff report following distribution to the Council.



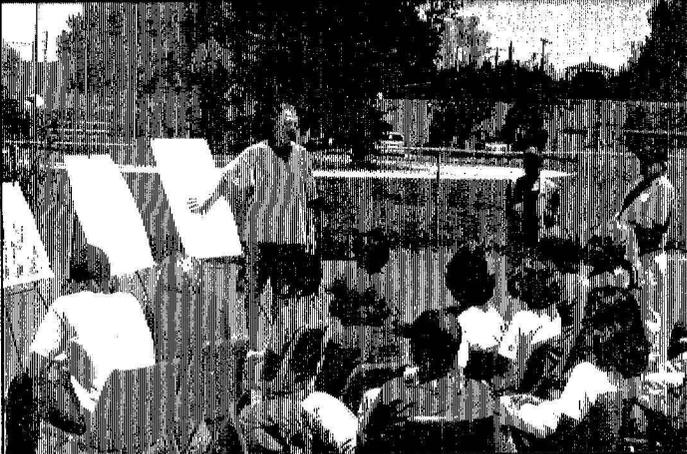
## Los Gatos Skate Park



## Project Approach

- Find out what the skaters want
- Develop Preliminary Design based on above
- Review the design with the Town of Los Gatos and the skaters
- Prepare Final Design and details

## Public Workshop #1

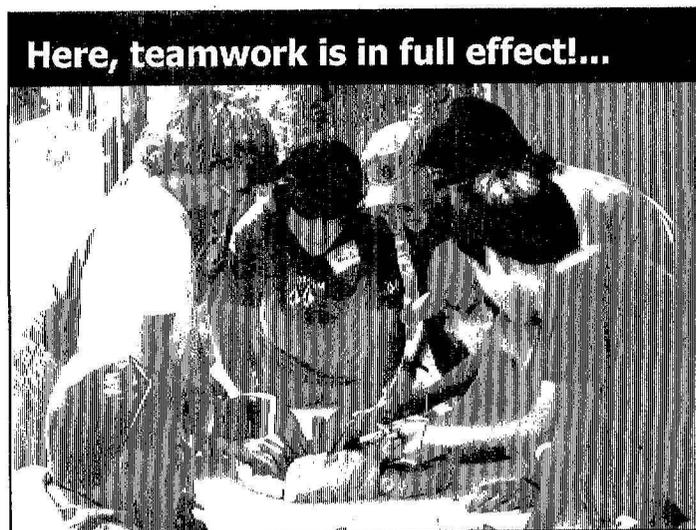
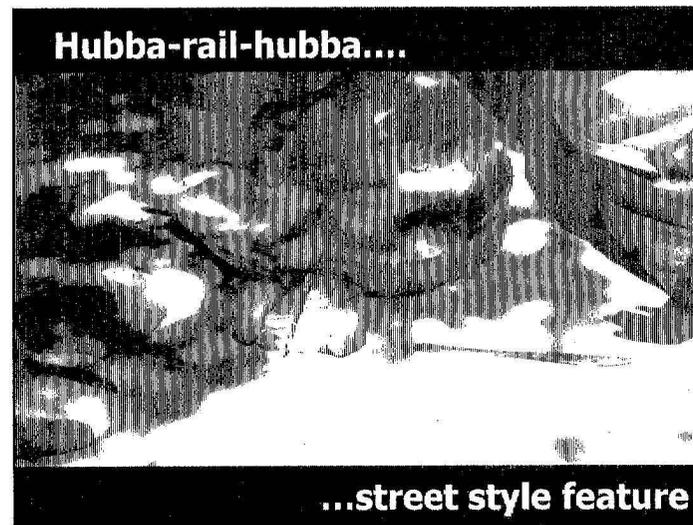


## Public Workshop #1

- Review of Criteria
- Design sessions in clay, sand, paper
- Participants' summary of results

Bruce Playle, Skatepark Architect

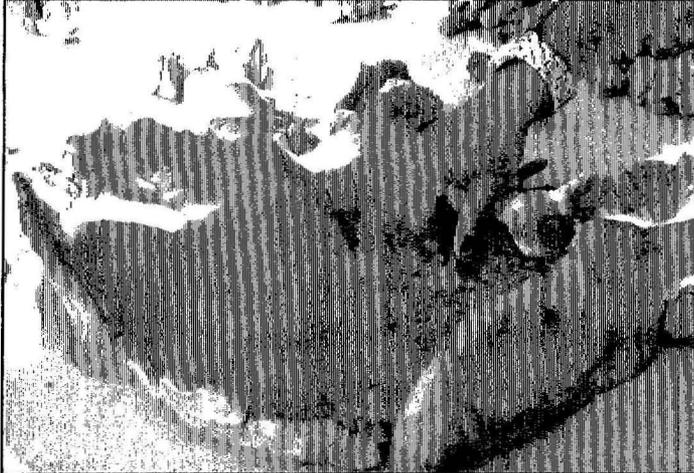




Bruce Playle, Skatepark Architect



### The skate park is taking shape!



### Wrapping up Workshop #1. Many great ideas were presented!



### Preliminary Design...

- Synthesize workshop results
- Combine with skate park design experience
- Prepare Preliminary Design materials, review these with the Town Council and take designs back to the skaters at Public Workshop #2

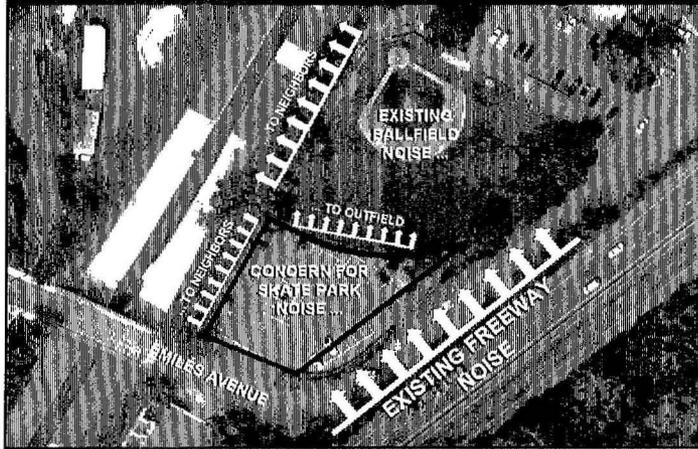
### Site Location and Adjacent Uses



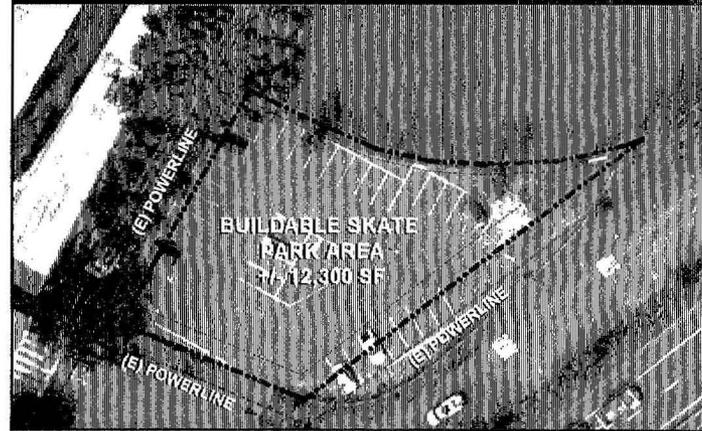
Bruce Playle, Skatepark Architect



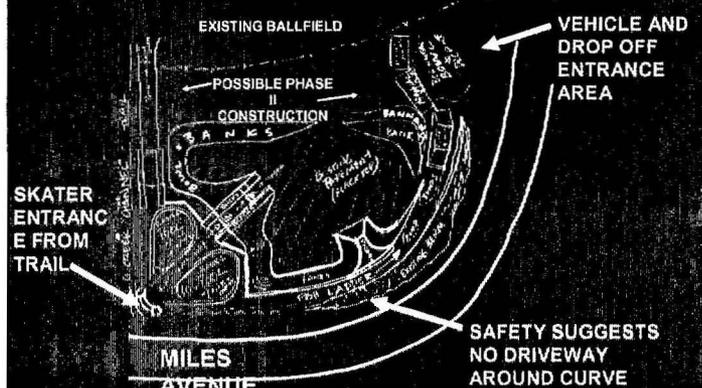
**Noise concerns to and from site**



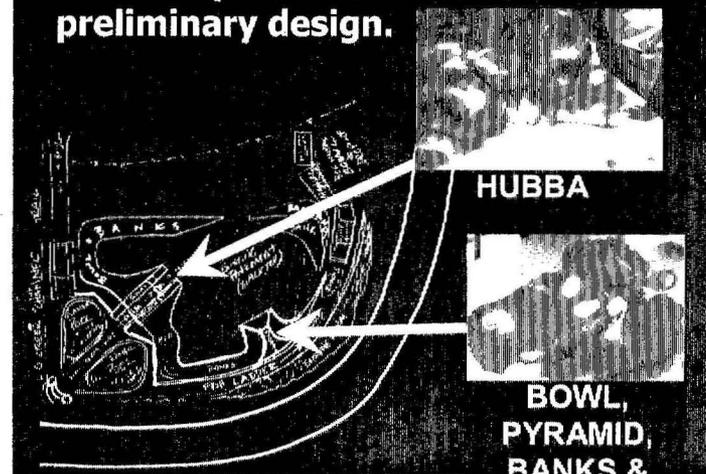
**Power lines may be a major site determinate restricting skate park area**



**Back at the office, a park plan was prepared with respect to site constraints and workshop input.**

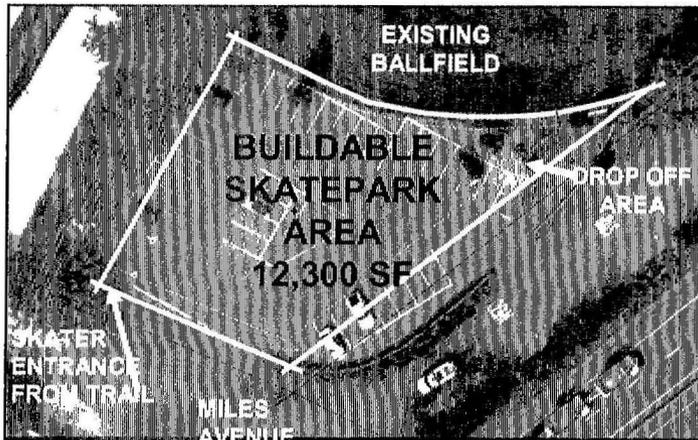


**Workshop ideas utilized in preliminary design.**

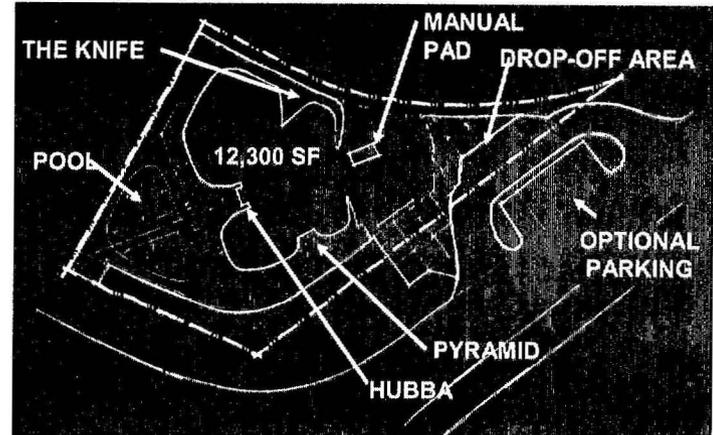


Bruce Playle, Skatepark Architect

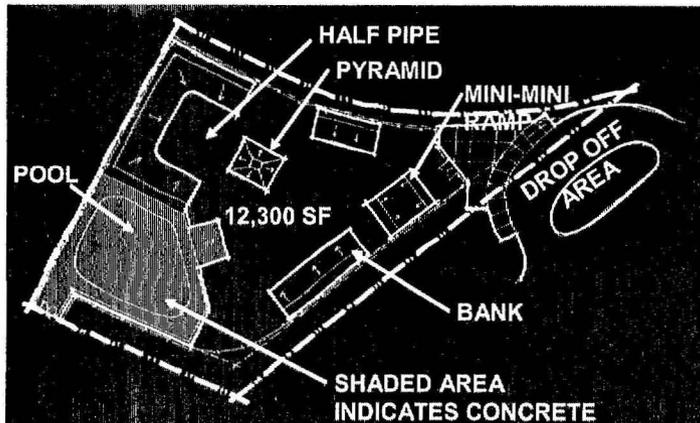




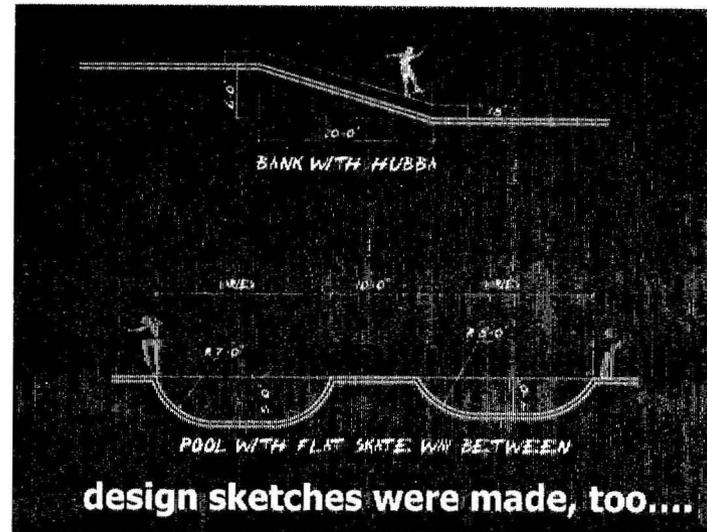
**Buildable skate park area overlaid on aerial photo of site.**



**A complete concrete skate park was drawn.....**



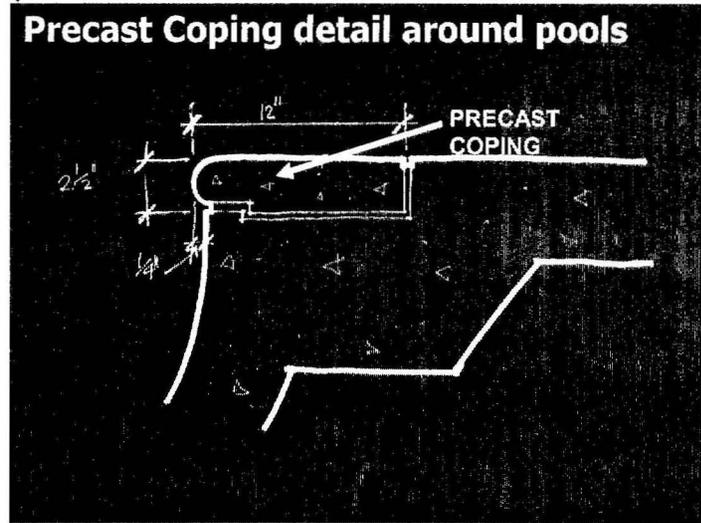
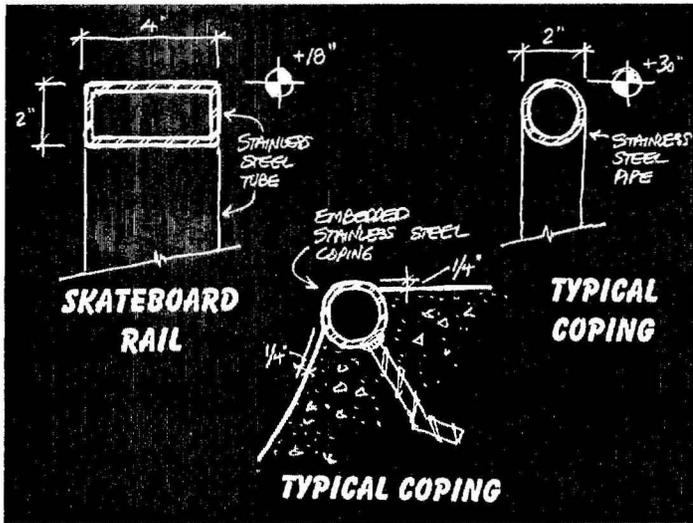
**A Concrete-Ramp hybrid park option was investigated.**



**design sketches were made, too.....**

Bruce Playle, Skatepark Architect





**Design was reviewed in context to its cost.....**

**Option A – an all Concrete Park could cost between \$725,000 and \$775,000.**

Site Improvements:	\$232,000
Skate Park Improvements:	\$364,000
Escalation & Contingency:	\$146,000
<b>Total Construction Only Cost:</b>	<b>\$742,000</b>

**Option B – a Hybrid (concrete and manufactured ramp) Park could cost between \$750,000 and \$800,000.**

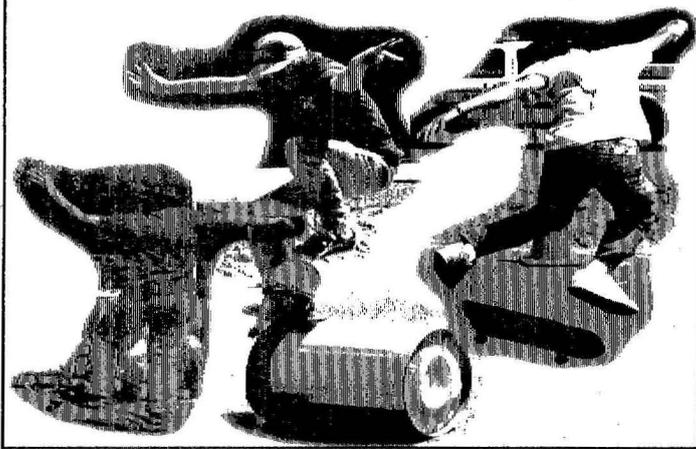
Site Improvements:	\$232,000
Skate Park Improvements:	\$385,000
Escalation & Contingency:	\$151,000
<b>Total Construction Only Cost:</b>	<b>\$768,000</b>

Estimate assumes replacing existing ac paving with new concrete.

Bruce Playle, Skatepark Architect



## Los Gatos Skate Park



Bruce Playle, Skatepark Architect

