



CITY COUNCIL AGENDA REPORT

MEETING DATE: JANUARY 15, 2008

ITEM NUMBER:

SUBJECT: REVIEW OF POSSIBLE SKATE PARKS AT VARIOUS CITY PARKS

DATE: JANUARY 8, 2008

FROM: PUBLIC SERVICES DEPARTMENT, ENGINEERING DIVISION

PRESENTATION BY: PETER NAGHAVI, ACTING PUBLIC SERVICES DIRECTOR

FOR FURTHER INFORMATION CONTACT: ERNESTO MUNOZ, CITY ENGINEER, AT 714-754-5343

RECOMMENDATION:

Review park sites for possible location of “pocket” skate parks and provide direction to staff.

BACKGROUND:

Prior City Councils have reviewed possible locations for a skate park at various City parks. The last report (Attachment 1) dated October 8, 2003, was presented to City Council at the Study Session of October 13, 2003, and evaluates all City parks for a possible location for an approximate 5,000 sq. ft. “pocket” size skate park.

At the November 6, 2007, City Council meeting, staff presented a report for the award of a professional services agreement for the planning and conceptual design of a scaled-down permanent skate park of up to 10,000 sq. ft. at Lions Park. The presentation included revisions to a prior presentation recommending the award of a professional services agreement for the planning and conceptual design of a larger (up to 25,000 sq. ft.) skate park facility. Considering all factors, including practicality of this location, impacts to the neighborhood, and after receiving public input, the City Council did not award the proposed professional services contract; instead, staff was directed to review possible locations for a 2,000 – 2,500 sq. ft. skate park at City parks. Additionally, City Council requested information on the necessary steps the City would follow in the acquisition of additional park land. (Attachment 2)

ANALYSIS:

A matrix was prepared by staff for a previous Council report outlining the different features of each potential park location as it relates to locating a new skate park facility. Staff has updated the matrix (Attachment 3) to recognize the construction of a skate park at TeWinkle Park and to delete factors applicable to larger permanent, in-ground, skate park facilities. Based on the factors outlined in this matrix, staff prepared a Pocket Skate Park Priority List for Council consideration (Attachment 4). The proposed Pocket Skate Park Priority List considers the planned service area (Attachment 5) for each potential skate park location, and takes into account the adjusted size of the proposed “pocket” skate parks per the most recent Council direction.

Based on previously used criteria, staff has developed preliminary layouts (Attachment 6) for possible “pocket” skate parks for each one of the parks listed in the Pocket Skate Park Priority List for discussion purposes. Note that due to the varying sizes of City parks, the aerials in Attachment 6, may include a picture of the entire park followed by a close-up of the general area considered for a “pocket” skate park shown at approximately the same scale for all the parks. The final location and

design of an individual “pocket” skate park within the selected park is recommended to be developed at a public workshop and then presented to the Parks and Recreation Commission for consideration. If multiple parks are selected within the same general planned service area, each park could have different elements for a combined, “large” skate park experience. If there are two or three parks within a half-mile radius, skaters could possibly go from park-to-park to skate different elements. Examples of modular skate park equipment manufactured by Skatewave and Woodward for skate parks less than 3,000 sq. ft. is included in Attachment 7 to illustrate available products. Many other products and manufacturers will be considered during the design phase of the project if this type of skate park is selected by City Council.

Permanent, in-ground skate parks are more durable than modular skate parks; however, the costs to construct (concrete pad plus skating elements) is higher (\$50-\$65 per sq. ft. for in-ground vs. \$35-\$45 per sq. ft. for modular skate parks) and are less flexible to modifications. Research is inconclusive on the effectiveness and long-term use of pocket-sized permanent skate parks. However, local skating community members indicate their preference to permanent in-ground facility over the modular type because of the ride quality and better noise attenuation.

The City Council also requested information as to the steps needed to acquire additional parkland. There are two parts to address this question; (1) What are the requirements/specifications to be followed by staff in searching for additional, available parkland?; and (2) What are the procedural/legal requirements that are to be followed in land acquisition by a government agency?

Regarding the first question of requirements/specifications, staff will need direction from the City Council on the following in order to move forward in identifying candidate properties:

- 1) How large of a parcel is the City Council interested in acquiring?
- 2) Are there any preferred locations/areas of the City? Should staff be guided by the goals/priorities of the Master Plan of Parks and Open Space or look for whatever property is presently on the market?
- 3) Are there any zoning/land use restrictions, or is the City Council willing to consider any existing commercial, industrial, and residential properties?
- 4) Is the acquisition strictly for purposes of constructing a skate park or are other recreational amenities also to be considered? If so, what kind of facilities/amenities are desired? This will be helpful in determining suitable locations along with direction on the size of the parcel.
- 5) Does the City Council have any direction in terms of what size of a budget to which it is willing to commit for land acquisition?

In terms of the procedural/legal requirements for land acquisition by a public agency, the following are the basic, standard requirements:

- 1) Preparation of an appraisal by a qualified Member Appraisal Institute (MAI) appraiser.
- 2) Obligation to fund all tenant relocation benefits pursuant to State law.
- 3) If acquisition of commercial or industrial property, responsibility for business relations, loss of business good will and fixtures and furnishings, as may be required.

Once the preceding questions have been addressed by the City Council, a Real Property Agent can be solicited to represent the City’s interests in land negotiations and acquisition. Staff would strongly encourage the use of a Real Property Consultant given current City Council priorities, staff assignments to those priorities, and required professional expertise. There are several firms available that represent government agencies on real property matters.

ALTERNATIVES CONSIDERED:

Alternative 1:

City Council may elect to not consider the construction of “pocket” skate parks at this time.

Alternative 2:

Council may elect to direct staff to search for suitable land parcels for the creation of “pocket” skate parks or larger in-ground skate parks.

FISCAL REVIEW:

Available funding in the amount of \$420,000 for the design of a skate park was approved with the adoption of Capital Improvement Projects in fiscal years 2006-2007 and 2007-2008.

If City Council directs staff to proceed with the design and construction of “pocket” skate parks, funding may be authorized from the allocations listed above.

LEGAL REVIEW:

No legal review is required at this time.

CONCLUSION:

Provide direction to staff in considering the construction of “pocket” skate parks at City parks, based on the proposed Pocket Skate Park Priority List (Attachment 4).

ERNESTO MUNOZ
City Engineer

PETER NAGHAVI
Acting Director of Public Services

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- Attachments:
- 1 - [City Council Study Session Report Dated October 8, 2003](#)
 - 2 - [Excerpt of Action Minutes from the November 6, 2007, Council Meeting](#)
 - 3 - [Matrix of Possible Pocket Skate Park Locations in City Parks](#)
 - 4 - [Proposed Pocket Skate Park Priority List](#)
 - 5 - [Planned Service Area for Various City Parks](#)
 - 6 - [Preliminary Pocket Skate Park Locations within Certain City Parks](#)
 - 7 - [Modular Skate Park Equipment and Layouts for Facilities Less than 3,000 sq. ft.](#)

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