

# City of Brisbane

## Agenda Report

TO: Honorable Mayor and City Council

FROM: Karen Kinser, Senior Civil Engineer

VIA: Director of Public Works/City Engineer via City Manager

SUBJECT: Site Selection of Community Skatepark

DATE: October 16, 2014

**City Council Goals:** To develop recreational facilities and promote recreation, educational and cultural programs and passive uses related to parks (6)

**Purpose:** To obtain final direction from Council as to which city parcel will serve as the site for final design and construction of the new skatepark.

**Recommendation:** Approve the recommendation by the Council Facilities Subcommittee to design the new skatepark to be constructed at the existing skatepark location.

**Background:** Council approved a design contract with skatepark designer Spohn Ranch on 6/19/14 based on a review of proposals and recommendation from a selection committee consisting of the City Council Facilities Subcommittee, the Parks and Recreation Teen Services Subcommittee, one staff person from the City Manager's Department, the Parks and Recreation Department and the Public Works Department, and one community member.

This designer first held a project kickoff and information gathering meeting at which time they provided city staff with a list of site selection criteria consisting of; visibility, accessibility, design canvas, barriers to "shovel-readiness", amenities and infrastructure, and impact to the surrounding environment. The Council Facilities Subcommittee asked staff to work with the design consultant to evaluate city-owned properties as possible locations for the new skatepark in order to make careful consideration of the location of a capital improvement consisting of concrete structures with an expected 50-year life span.

Spohn Ranch held a community workshop on 7/23/14 and considered three potential skatepark sites:

1. Existing Location (4,264 SF with the possibility to increase size)
2. Former Teen Center Location at 22 San Bruno Avenue (6,994 SF)
3. East End of Community Park
  - A. First area analyzed was 5,111 SF at the easternmost currently improved end of the Community Park.
  - B. Second area analyzed was 5,942 SF immediately east of the public restrooms.

The sites were evaluated based on the selection criteria and all scored within a couple of points of each other, indicating that while none of the sites were untenable from a design basis, not one stood out clearly as the optimal site. Note that further investigation completed after the consultant's evaluation revealed the presence of a 30' waterline easement in favor of the San Francisco Public Utilities Commission on site 3A; the restrictions of this easement made design untenable here, so this site was removed from consideration.

**Discussion:** The Council Facilities Subcommittee considered their understanding of the skatepark users desire to keep the facility at its current location, as well as the impact on the surrounding environment, (e.g., noise impacts on nearby residents at sites 2 and 3A/3B, and the removal required of heavily utilized picnic sites at 3B), when making their unanimous recommendation to rebuild the skatepark at its existing site.


Should the Council concur with the subcommittee recommendation, the consultant will continue to work with the stakeholders and move forward with development of a conceptual design. The final concept plan and a financing plan (to be developed by a working group of the Council Facilities Subcommittee and Parks and Recreation Teen Services Subcommittee) will be provided to the full Council for their approval. With that approval, the consultant would then develop construction documents and cost estimates suitable for bidding.


**Fiscal Impact:** Council previously approved a budget of \$14,500 for consultant design fees plus a small contingency. Selection of a site for the skatepark incurs no additional fees.

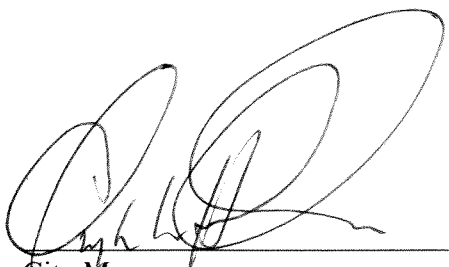
**Measure of Success:** Site selection decision by the Council that allows the consultant to move forward with a conceptual design on a single site.

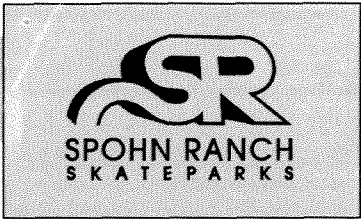
**Attachments:**

Spohn Ranch Skatepark 7/29/14 Site Analysis 3A  
Spohn Ranch Skatepark 7/29/14 Site Analysis 3B

  
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Senior Civil Engineer

  
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Director of Public Works/City Engineer

  
\_\_\_\_\_  
City Manager



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BRISBANE, CALIFORNIA  
 SKATEPARK SITE ANALYSIS  
 7.29.14                      3A

	EXISTING SKATEPARK	TEEN CENTER	EAST END OF COMMUNITY PARK
VISIBILITY	9	8	7.5
ACCESSIBILITY	8.5	8.5	8.5
DESIGN CANVAS	5	6	6
BARRIERS TO SHOVEL-READY	5	4	5
AMENITIES & INFRASTRUCTURE	7	6	8
IMPACT TO SURROUNDING ENVIRONMENT	8	6.5	6
<b>TOTAL</b>	<b>42.5</b>	<b>39</b>	<b>41</b>



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## SITE CRITERIA OVERVIEW

### VISIBILITY

- How easy would it be for law enforcement and parents to patrol and check-in on the skatepark?
- Is the site surrounded by other active areas, giving users the sense that eyes could be on them at any given time?

### ACCESSIBILITY

- How centralized is the site? Is it on the outskirts of town and hard to get to for the majority of the town's residents?
- What is the proximity to public transport? (bus, train, bike trails, sidewalks for walking/skating, etc.)

### DESIGN CANVAS

- Is there enough space to achieve the desired square footage? Is there potential for future expansion?
- Is the shape of the space conducive to skateboarding traffic patterns or do awkward corners and boundaries create challenges?
- Is the topography conducive to skatepark design? Do natural elevation changes present opportunities or challenges?
- Would the scenery, aesthetics and atmosphere compliment a social gathering space like a skatepark?
- Do water-table depth and existing drainage present opportunities or challenges?

### BARRIERS TO "SHOVEL-READY"

- Does the agency already own the property? Is it properly zoned? Or would a property acquisition and zoning process be lengthy and challenging?
- Would use of the site require demolition of existing structures? How extensive?
- Does use of the site for a skatepark conflict with future plans for the space?



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## SITE CRITERIA OVERVIEW (CONTINUED)

### AMENITIES & INFRASTRUCTURE

- Does the site have existing support amenities such as parking, restrooms, water fountain, etc. within walking distance or would they have to be created?

### IMPACT TO SURROUNDING ENVIRONMENT

- Would use of the site for a skatepark conflict with other activities within the overall space? Would a skatepark displace an existing recreational activity?
- Would use of the site for a skatepark damage natural or cultural resources?
- Would the proximity to homes cause excess noise?



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## EXISTING SKATEPARK



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#### VISIBILITY

This site is directly adjacent to well-trafficked streets and is near the main entrance into town, making it highly visible to parents and law enforcement.

#### ACCESSIBILITY

Brisbane is a very small community, so like the others, this site is highly accessible.

#### DESIGN CANVAS

The available square footage and length are both limiting. The close proximity to streets and the basketball also limit design opportunities. Design potential and functionality could be improved if the basketball court could be shifted slightly, but there are additional costs to consider in that scenario.

#### BARRIERS TO SHOVEL-READY

The site is already designated a skatepark, which is a positive. A major negative is that the skatepark refurbishment could interfere with future plans for the overall space. Demolition of the existing equipment, although a small cost in the grand scheme of things, is also something to consider.

#### AMENITIES & INFRASTRUCTURE

While there is no restroom or drinking fountain at the site, there are facilities located close by at the Community Park. There is no designated parking lot, but there is ample street parking and Brisbane is such a small community that it doesn't really seem to present an issue.

#### IMPACT TO SURROUNDING ENVIRONMENT

There is minimal sound impact on residential, which is a big positive. The skatepark does present somewhat of a negative impact on the roadways and basketball court when runaway boards go flying, however.

#### SUMMARY

This site is highly visible and accessible. It presents minimal sound conflicts and the community at large seems accepting of the space being designated for skateboarding. The design canvas is limiting, but it offers enough square footage to create an improved facility.



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## TEEN CENTER



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#### VISIBILITY

This site is highly visible from San Bruno Ave – a well-trafficked street. The skatepark would be surrounded by walls on three sides, somewhat reducing visibility and possibly offering hiding spaces.

#### ACCESSIBILITY

Brisbane is a very small community, so like the others, this site is highly accessible.

#### DESIGN CANVAS

If all of the existing structures were demolished, the site would offer almost 7,000 square feet and more length/width than the existing skatepark. Proximity to the street would require some kind of buffer/barrier such as a low concrete wall or curb, so that runaway boards aren't shooting out into traffic.

#### BARRIERS TO SHOVEL-READY

The City already owns the site, but demolition of existing structures is a factor to consider. The existing structures are being demolished either way, though, so the cost impact is not specific to the skatepark project.

#### AMENITIES & INFRASTRUCTURE

While there is no restroom or drinking fountain at the site, there are facilities located close by at the Community Park. There is no designated parking lot, but there is ample street parking and Brisbane is such a small community that it doesn't really seem to present an issue.

#### IMPACT TO SURROUNDING ENVIRONMENT

A skatepark would bring life to an under-utilized space, but sound impact on the residential building directly across San Bruno Ave is a concern.

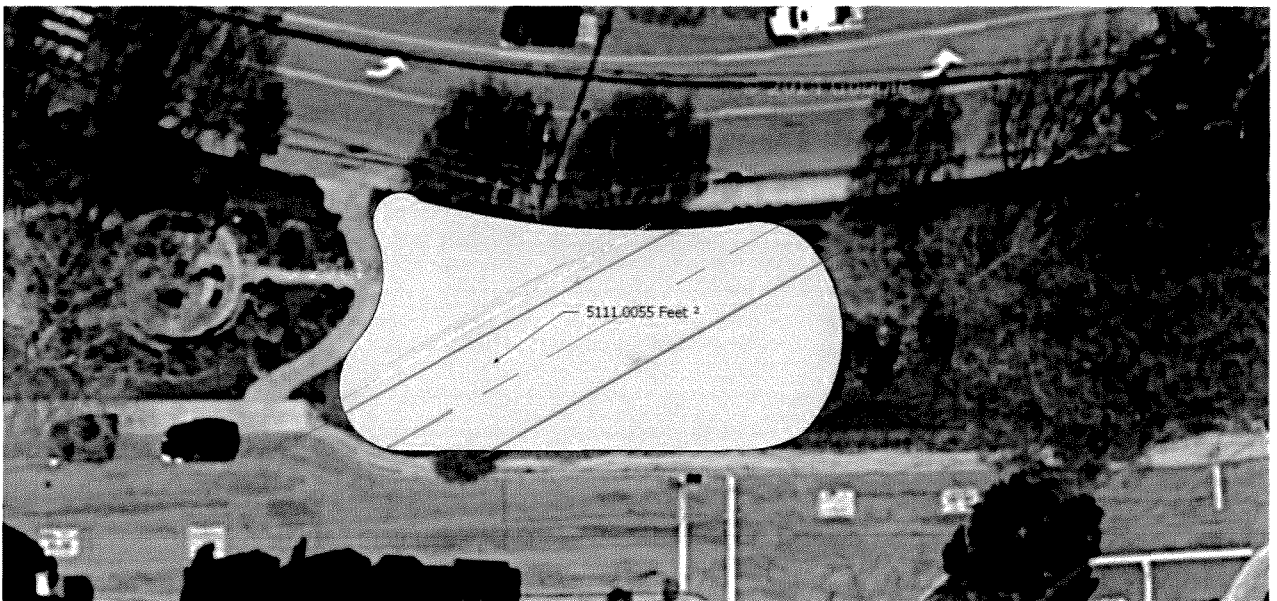
#### SUMMARY

This site is highly visible and offers the most square footage, but the sound impact on nearby residential is an important factor to consider.



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## EAST END OF COMMUNITY PARK





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#### VISIBILITY

This site is located within an active park and is highly visible from Old Country Rd and San Francisco Ave. Existing trees and vegetation limit visibility just slightly.

#### ACCESSIBILITY

Brisbane is a very small community, so like the others, this site is highly accessible.

#### DESIGN CANVAS

The boundaries of available space are unclear at this time, but making a few assumptions, this site could offer roughly 5,000 square feet – slightly more than the existing skatepark. It also offers significantly more length, which is important for proper approach/landing distance and ability to link tricks together.

#### BARRIERS TO SHOVEL-READY

The City already owns the site, but the space is used for passive recreation like sitting, reading, etc.. The larger trees on the perimeter would be preserved and the benches could easily be relocated, making demolition minimal.

#### AMENITIES & INFRASTRUCTURE

This site offers ample street parking and is directly adjacent to Community Park's restroom and drinking fountain.

#### IMPACT TO SURROUNDING ENVIRONMENT

Although residential across San Francisco Ave is accustomed to living across from a busy street and an active park, sound impact is still a concern. Displacing cultural resources and existing uses are also concerns.

#### SUMMARY

The aesthetics, proximity to existing amenities and length of this site are huge draws, but impact on the surrounding environment and community opinion are unknowns that would have to be examined further.



DESIGN. BUILD. COME TOGETHER.

BRISBANE, CALIFORNIA  
SKATEPARK SITE ANALYSIS

7.29.14

3B

	EXISTING SKATEPARK	TEEN CENTER	EAST END OF COMMUNITY PARK
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DESIGN. BUILD. COME TOGETHER.

## EAST END OF COMMUNITY PARK



PHOTO COURTESY OF SPOHN RANCH SKATEPARKS | P 626-330-5803 | F 626-330-5503 | W SPOHNRANCH.COM  
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DESIGN. BUILD. COME TOGETHER.

## VISIBILITY

This site is located within an active park and is highly visible from Old County Rd and San Francisco Ave. Existing trees and vegetation limit visibility just slightly.

## ACCESSIBILITY

Brisbane is a very small community, so like the others, this site is highly accessible.

## DESIGN CANVAS

The boundaries of available space are unclear at this time, but making a few assumptions, this site could offer roughly 6,000 square feet – more than the existing skatepark. It also offers significantly more length, which is important for proper approach/landing distance and ability to link tricks together.

## BARRIERS TO SHOVEL-READY

The City already owns the site, but gaining approval from the community for a skatepark within this space could prove to be an uphill battle. The larger trees on the perimeter would be preserved and the picnic tables could easily be relocated, making demolition minimal.

## AMENITIES & INFRASTRUCTURE

This site offers ample street parking and is directly adjacent to Community Park's restroom and drinking fountain.

## IMPACT TO SURROUNDING ENVIRONMENT

Although residential across San Francisco Ave is accustomed to living across from an active park, sound impact is still a concern. Displacing cultural resources (painted fire hydrants, donor plaque, etc.) and existing uses (reading, BBQ, etc.) are also concerns.

## SUMMARY

The aesthetics, proximity to existing amenities and length of this site are huge draws, but impact on the surrounding environment and community opinion are big unknowns that would have to be examined further.