

November 10, 2020  
Item 4

**TITLE: REVIEW STAFF RESEARCH AND RECOMMEND A LOCATION FOR NEW  
SKATEPARK**

**SUMMARY**

The 2014 Parks and Recreation Master Plan identified the need for an additional skatepark, at least 1/2 acre in size, to meet current community demand (in 2013) and projected that an additional 1 acre skatepark would be required to meet community needs once the City's population reached 78,000 people. At the February 14, 2019 Parks and Recreation Commission meeting, the Commission identified a new skatepark as their number two priority for the City Council 2019-2020 Two-Year Work Plan Prioritization Process. The City Council adopted the skatepark as priority B for their 2019-2020 workplan with funding slated for 2021-2023. Funding has been budgeted this fiscal year for design services.

After research and review of potential skatepark locations, staff recommends Ken Mercer Sports Park for an additional skatepark.

**RECOMMENDATION**

Review staff research and recommend a location for a new skatepark.

**FINANCIAL STATEMENT**

There is no direct financial impact resulting from a Parks and Recreation Commission recommendation. Currently there is \$400,000 budgeted for design work for this project in the Capital Improvement Program budget.

## **BACKGROUND**

The 2014 Parks and Recreation Master Plan identified skateparks as being one of the City of Pleasanton's more significant deficiencies. The plan identified that the City was currently (in 2013) short on skate facilities by 1/2 acre and that an additional 1 acre skatepark would be necessary once the City reached a population of 78,000, the projected build-out of the City at the time. To meet the demands of the community, the master plan recommended adding another skate park at Ken Mercer Sports Park, adjacent to the existing skatepark. The plan also recognized that skateboarding was the sport with the most growth in popularity.

At the February 14, 2019 Parks and Recreation Commission meeting the Commission received a presentation from then Community Development Director, Gerry Beaudin on the City Council 2019-2020 Two-Year Work Plan Prioritization Process.

Commissioners were advised of the twelve categories into which the City Council's goals and objectives are organized. The Commissioners were also reminded of not-yet completed projects from the previous Two-Year Work Plan and the 72 projects identified on the 2019/2020 City Council Work Plan. The Commissioners were then asked to help recommend, identify and prioritize projects.

The Commissioners were advised that based on community input, existing amenities, existing Master Plans and City Council goal categories that staff was recommending the following three projects, in no particular order, as priorities from the Parks and Recreation Commission:

1. Design Phase I of Bernal Community Farm
2. Inclusionary / All Access Playground
3. Implement Phase III of Pioneer Cemetery Master Plan

Several community members shared that they would like the Parks and Recreation Commission to support prioritizing a new skatepark. Community members shared that the 2014 Parks and Recreation Master Plan listed a new skatepark as a priority and they would like to see the project prioritized.

After much public comment and discussion, the Parks and Recreation Commission made a motion recommending the following projects in enumerated priority for the City Council 2019-2020 Two-Year Work Plan Prioritization Process:

1. Inclusionary/All Access Playground
2. Skateboard Park; and
3. Design Phase I of Bernal Community Farm, and
4. Implementing Phase III of Pioneer Cemetery Master Plan

City Council conducted a workshop on March 12, 2019 to review the most recent project updates, to allow for public comment on any workplan priority or its description, and to provide the City Council with an opportunity to reaffirm and/or suggest modifications to the workplan.

At this meeting, the City Council voted to add the skatepark project to the Priority B (fully/partially completed within second year of work plan) ranking for projects with funding slated for 2021-2023.

Following the decision by City Council, the recreation, parks, and landscape architecture divisions researched and visited various skateparks throughout the San Francisco Bay Area. This research included meeting with staff at the following cities to discuss their skateparks and glean more information:

- City of Fremont
- City of Milpitas
- City of Newark

These skateparks were determined to be quite popular, well designed and highly recommended by local skatepark advocates for staff to research.

Utilizing the information collected from the site visits, conversations with local advocates and research, staff compiled a checklist of site attributes necessary for a successful skatepark. With these attributes in mind, staff researched and visited a variety of locations within Pleasanton to determine which City properties checked the boxes on the list and could accommodate a skatepark.

## **DISCUSSION**

During the research process, the following attributes were determined to be necessary for the success of a skatepark:

- Parking
- Lights
- Natural landscape and grass
- Shade, preferably from trees
- Located where noise is not a concern
- Convenient access to food
- Bike racks
- Access to restrooms
- Community advocates also shared a list of desirable attributes inside the skatepark including but not limited to the following:
  - Flat Bar
  - Transitional Street Plaza
  - Flow Bowl
  - Mini Ramp etc.

Local skateparks range in size from 1/4 acre – 1 acre. As the Parks and Recreation Master Plan indicates an additional skatepark at least 1/2 acre in size and with desirable site attributes in mind, staff reviewed the following locations within Pleasanton as potential skatepark locations:

- Val Vista Community Park
- Bernal Community Park
- Ken Mercer Sports Park
- Staples Ranch (undeveloped location)

- Staff also reviewed the following locations and determined they were not feasible locations for a variety of reasons:
  - Muirwood Community Park
  - BMX Park
  - Tennis and Community Park
  - Amador Community Park
  - Centennial Community Park

While no location currently met all the site attributes and availability of space, the following locations met most of the site attributes.

**Ken Mercer Sports Park Option (see attachment 1):**

The current skatepark near Hopyard Road at Ken Mercer Sports Park would remain, as it is considered a strong beginner skatepark. An additional “next level” skatepark would be placed adjacent to it. This location checks all the boxes for ideal site attributes with the exception that there are potentially conflicting uses. Further considerations for this location include:

- Parking opportunities are limited
- Noise and light impacts are consistent with the other existing uses
- Site already has most of the necessary infrastructure
- Shorter design/construction process
- Sports Park is heavily utilized with current functions

Construction costs for recently bid skatepark projects in the San Francisco Bay Area range from \$1-\$3M. Depending on the size of the skatepark, cost of the construction at Ken Mercer Sports Park would likely fall in the middle of this range because the infrastructure is already in-place for the most part.

**Bernal Community Park Option (see attachment 2):**

City staff analyzed Bernal Community Park as a possible skatepark location because it had the potential to check all the boxes for ideal site attributes. Two potential locations at this park were reviewed.

The first location identified by Staff was in the open space between Valley Avenue and Interstate 680 to the north of the existing detention pond. This location was chosen because there were no conflicting uses, it was close (but not too close) to housing, was accessible by nearby paved trails, was close to retail, and lighting and noise impacts would be limited because of the proximity of the site to the Interstate.

The second location was adjacent to Bernal Avenue on the very northeastern portion of the Bernal property. This location had a lot of the same attributes as the other location- no conflicting uses, not too close to housing, accessible by paved trails, close to retail (downtown), and limited light and noise impact. This location was also close to Pleasanton Middle School and Hearst Elementary School.

However, upon close review of the Bernal Phase 2 Specific Plan, Bernal Community Park Master Plan, and the voter-approved measures for the Bernal property, it was determined that the first option was still within the 800-ft setback required between

lighting and residential housing and would require voter approval to locate the skatepark there. The second option was within an area that had more flexibility as far as amenities, but further legal analysis would be required to determine whether or not it would also need voter approval.

Due to the potential limitations of the site based on the voter-approved measure, the amount of additional infrastructure and cost (likely \$3M+) required to install the skatepark at Bernal, and the Parks and Recreation Master Plan recommendation to first expand the Ken Mercer Sports Park skatepark, staff recommends Bernal secondary to Ken Mercer Sports Park.

**Next Steps:**

Staff is seeking policy direction from the Parks and Recreation Commission on the potential location to move forward with the skatepark design process. Upon a recommendation, staff will present the recommendation from the Commission to City Council for approval and then create a Request for Qualifications for a consulting firm to assist with the following:

- Review the location to determine opportunities and constraints
- Provide topographic services
- Provide conceptual designs that can be vetted with the community and various committees, commissions, groups and City Council
- Assist with public outreach
- Identify funding sources and opportunities; and
- Develop construction documents
- Develop an implementation plan and next steps.

**ALTERNATIVE ACTION**

Any action determined by the commission.

Submitted by:



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Attachment:

1. Overview of Ken Mercer Sports Park Location
2. Overview of Bernal Community Park Location.