To: Mayor Farrer and the Honorable Members of the City Council

Prepared by: Jesse Bobbett, Community Services Director

Approved by: Reva Feldman, City Manager

Date prepared: February 5, 2020  Meeting date: February 24, 2020

Subject: Temporary Skate Park Final Design

RECOMMENDED ACTION: Approve the Final Design for the Temporary Skate Park at the Crummer/Case Property adjacent to Malibu Bluffs Park.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action. Funding in the amount of $300,000 for the Temporary Skate Park was included in the Adopted Budget for Fiscal Year 2019-2020. The final amount for the construction of the Temporary Skate Park has yet to be determined, however, preliminary estimates indicate that the cost of construction will exceed the current approved budget of $300,000. Once the final construction bids for asphalt and equipment are received, an updated report will be presented to the Council.

WORK PLAN: This item was included as Item 7c in the Adopted Work Plan for Fiscal Year 2019-2020.

DISCUSSION: On August 21, 2019, the Council approved the use of the Crummer/Case property adjacent to Malibu Bluffs Park as the location for a temporary skate park. The Temporary Skate Park will provide the community with a temporary skate option on the west side of the property while a permanent skate park is constructed on the east side of the property.

In October 2019, staff conducted an online community survey regarding the preferred materials and layout of the skate elements for the temporary skate park. The majority of the feedback from the survey demonstrated that a skate park constructed from wood and SkateLite with a mini bowl as the main feature was preferred.
On November 12, 2019, the results of the survey were presented to the Council before the Request for Proposals (RFP) was released for the design of the Temporary Skate Park in December 2019.

On January 13, 2020, the Council approved the design agreement with American Ramp Company (ARC).

On January 22, 2020, a public design meeting was held, with 40 people in attendance. Attendees viewed three conceptual designs, which were prepared with the information from the community survey and the Council. Members of the public provided input regarding the layout and skate elements in the conceptual designs presented. ARC prepared a preliminary conceptual design for the Temporary Skate Park based on the feedback received (Attachment 1).

On February 3, 2020, the Planning Commission approved Coastal Development Permit (CDP) 19-083, allowing the installation of a 12,320-square-foot temporary skate park, an 11,856-square-foot drop-off area, and related parking (Attachment 1).

On February 10, 2020, the Preliminary Conceptual Design was presented to the Harry Barovsky Memorial Youth Commission (Youth Commission). The Youth Commission expressed support for the Temporary Skate Park design as shown in the Final Design (Attachment 2).

On February 18, 2020, the preliminary conceptual design will be presented to the Parks and Recreation Commission. A verbal report regarding any recommendations from the Parks and Recreation will be provided to Council on February 24, 2020.

Prior to, and after the Planning Commission approved CDP 19-093, staff met with the developer of the Case Project to address concerns related to the Temporary Skate Park project. The Case Project is currently under construction on the property directly to the north and east of the Crummer/Case property. The developer requested several changes to the Temporary Skate Park (Attachment 3), which are summarized below:

- Relocate the quarter pipe on the west side of the skate park 36 feet east;
- Place Carolina Cherry, Yew Pine, Ficus, or another suitable species of tree as approved by the City Biologist at least eight feet in height along 210 linear feet on the west and north side of the skate park to be paid for by the developer. The trees shall remain above ground in boxes of at least 24 inches until an amendment to CDP 19-083 is complete;
- Install temporary irrigation connected to the City’s water supply at the City’s cost; and
- Process an Amendment to CDP 19-083, allowing for the permanent in-ground planting of the trees and the installation of permanent irrigation.
The developer also requested additional changes verbally, including:

- Install chain-link fencing along 565 linear feet on the north side of the temporary skate park, drop-off area, and parking area, a minimum of four feet away from the existing concrete wall to prevent access and damage to the wall.

If the changes requested by the developer are implemented, the Temporary Skate Park will need to be reduced by a minimum of 1,500 square feet from the current size of 12,320 square feet to 10,820 square feet. The costs associated with these changes has yet to be determined. An updated project layout (Attachment 4) and conceptual design (Attachment 5) with the requested changes by the developer were prepared to demonstrate the impact on the project.

**Projected Cost**

The Council approved up to $300,000 to be used from the $1,000,000 Designated Reserve for the Crummer/Case property for the Temporary Skate Park Project. Preliminary estimates indicate that the total budget will exceed the current approved budget for the project. Estimated costs for the Temporary Skate Park based on the Final Design (Attachment 2) include:

- Asphalt Surface and Fencing $280,000
- Construction of Skate Elements $150,000 - $180,000
- Related Site Improvements $20,000

**Total Approximate Cost** $450,000 - $480,000

If the Council determines that the current estimate for the Temporary Skate Park Project is cost-prohibitive, certain elements could be eliminated to reduce the overall costs. However, due to the extensive community support for the design as shown in the Final Design (Attachment 2), staff recommends the Council approve the Final Design for the Temporary Skate Park. If approved, the construction bidding process will begin immediately. Once final construction costs are established, an item will be presented to Council to approve the construction contract and final cost. The anticipated opening of the Temporary Skate Park is May 2020.

**ATTACHMENTS:**

1. Temporary Skate Park Project Layout
2. Temporary Skate Park Final Design
3. Requested changes from the developer of the Case Project
4. Temporary Skate Park Reduced Project Layout
5. Temporary Skate Park Reduced Conceptual Design
Temporary Skate Park Project Layout

Temporary Skate Park

Traffic Circulation

Non-Surfaced Parking

Ex. Wall Protect In-Place

Proposed 6' View Permeable Chain Link Fence

ATTACHMENT 1
Reva and Jesse-

Good morning.

Last night I spoke with a Council member about the temporary skatepark and I will probably speak to one or two this morning.

In that conversation he referenced the design changes requested by Scott that were discussed last Thursday's meeting at the site.

I want everyone to be on the same page so below are the three items reflecting Scott's understanding of what was discussed and the fourth item that was discussed after the meeting.

The Staff Report to the City Council for the temporary skate park will include the following recommendations:

1. All skating elements will be moved east of The Case 65' front yard setback as shown on the attached site plan;
2. Either Carolina Cherries, podocarpus (yew pine) or ficus (or some other suitable screening species approved by the City biologist) will be placed along the City's side of Lot 7 and behind the western side of the western most skating element as shown on the attached site plan in order to screen the skatepark elements. The plant material shall be in 24" boxes not less than 8' in height and shall remain boxed until CDP 19-083 is amended has mentioned in item 4.
3. Unvarnished shall pay for the cost of plant materials. The City will install temporary irrigation which shall be connected to the City's water supply.
4. An amendment to CDP 19-083 will be processed that allow for the screening landscape to be planted permanently in the ground and permanent irrigation to be installed.

Please let me know if you believe I have misstated anything.

As always thank you both for your time, assistance and understanding.

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Robert Gold
ATTACHMENT 3

ALL SKATE PARK ELEMENTS TO BE EAST OF 65' SETBACK LINE

ENCelia FARINOSA

8' TALL HEDGE

65' SETBACK LINE
Temporary Skate Park Reduced Project Layout

WINTER MESA DRIVE