



# Administrative Report

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N.2., File # 20-1193

Meeting Date: 8/4/2020

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**To:** MAYOR AND CITY COUNCIL  
**From:** TED SEMAAN, PUBLIC WORKS DIRECTOR

## **TITLE**

DISCUSSION AND POSSIBLE ACTION REGARDING THE FEASIBILITY STUDY PREPARED BY SPOHN RANCH, INC. AND POSSIBLE ACTIONS TO ADVANCE SKATEPARK PROJECT DEVELOPMENT AT VARIOUS PARKS THROUGHOUT THE CITY

## **EXECUTIVE SUMMARY**

This item is in response to the City Council's Strategic Plan to "Present to the City Council a report outlining concepts and preliminary cost estimates on alternative skatepark sites and amenities." Spohn Ranch, Inc. was hired in August of 2019 to discuss the feasibility of various skate facility concepts and evaluate locations throughout the City. Spohn Ranch has finished its feasibility study and has prepared a presentation for the City Council, which is attached. Staff is seeking further direction on which, if any, of the concepts to advance to the next stage.

## **BACKGROUND**

On October 10, 2017, the City Council gave staff direction to investigate the feasibility of installing a skatepark in Dominguez Park. Funding for the project was included in the FY 2018-19 capital budget in the amount of \$50,000. On July 10, 2018, the City Council approved a contract with Geo-Advantec, Inc. in the amount of \$19,800 for geotechnical investigation to determine the suitability of the site for development. On December 4, 2018 the City Council heard a presentation on the results of the investigation and the feasibility and costs of developing a skatepark at Dominguez Park. The investigation determined that, while technically feasible, the cost to develop a skatepark at Dominguez Park was prohibitive due to extraordinary foundation requirements of building on top of the underlying landfill. The Council motion included direction that alternative sites be explored for both cost and feasibility of construction.

On January 15, 2019, the City Council heard a presentation from the applicant for redevelopment of the Galleria Mall in response to an appeal of the Planning Commission's previous decision to approve the project. The applicant informed Council that the site plan had been refined to include a skate park element (in approximately 8,000 square feet.) The Council approved that modification.

During the budget hearings in June 2019, the City Council was presented with Budget Response Report No. 23 (BRR#23, attached), which included descriptions of skateboarding amenities and planning level estimates for several locations suggested by Mr. David Bernier, who has advocated for a skateboarding facility in the City as early as 2016. The motion to adopt the FY2019-20 budget

included funding for further pursuit of concepts presented in BRR#23 in an amount of \$100,000 from Subdivision Park Trust (Quimby) funds. On August 20, 2019, the City Council awarded a contract to Spohn Ranch, Inc. in the amount of \$7,500 to prepare a feasibility study to further develop and evaluate the concepts presented in BRR#23.

Spohn Ranch, Inc. has completed the feasibility study and has prepared a presentation for the City Council, which is attached. Spohn Ranch studied sites at Franklin Park, Anderson Park, Perry Park, Czuleger Park and Lilienthal Park. The five sites studied were analyzed and ranked with respect to six criteria. The criteria are visibility, accessibility, suitability of the “design canvas”, barriers to being shovel-ready, supporting amenities and infrastructure, and environmental impacts. Several concepts were studied including a skate dot (500 to 2,500 sf), a skate spot (2,500 to 5,000 sf), a neighborhood skate park (5,000 to 15,000 sf) and a regional skatepark (exceeding 15,000 sf). In addition to the ranking, a cost estimate and timeline for construction were developed for each site. A summary of the rankings (higher numbers are better), costs and timelines presented in the feasibility study is provided in the following table.

SITE CRITERIA	PERRY PARK	CZULEGER PARK	LILENTHAL PARK	FRANKLIN PARK	ANDERSON PARK
VISIBILITY	9	7	6	9	9
ACCESSIBILITY	8	7	8	7	7
DESIGN CANVAS	5	6	6	8	7
BARRIERS TO SHOVEL -READY	7	6	7	8	8
AMENITIES & INFRASTRUCTURE	9	6	7	9	9
IMPACT TO SURROUNDING ENVIRONMENT	5	5	5	8	8
<b><u>TOTAL SCORE</u></b>	<b>41</b>	<b>37</b>	<b>39</b>	<b>49</b>	<b>48</b>
<b><u>Cost Estimate</u></b>	<b>\$29,500</b>	<b>\$45,000 to \$70,000</b>	<b>\$130,000</b>	<b>\$450,000</b>	<b>\$750,000</b>
<b><u>Timeline to Construct</u></b>	<b>15 Weeks</b>	<b>21 Weeks</b>	<b>26 Weeks</b>	<b>35 Weeks</b>	<b>41 Weeks</b>

Like the criteria ranking, these costs are best used for comparison purposes and general planning. Additional costs to address CEQA requirements, if any, other preliminary site engineering, project management and construction management should be considered. The construction contract itself will need to be competitively bid and may result in some departure from the estimate provided. Similarly, the timelines are for comparison purposes. The scheduling estimate does not yet take into consideration availability of funding or staff resources.

Some funding for development of the skateparks in Redondo Beach has been carried forward. Of the \$150,000 of funds appropriated to date, approximately \$123,000 is unspent. In addition to a recommendation to receive and file the report from Spohn Ranch, Staff is seeking additional direction on the continued development of skate park amenities within the City. Next steps might include, but are not limited to, direction to prepare of a Request for Proposals for design services for one or more sites, direction to return to City Council with an amendment to the existing Spohn Ranch contract for additional services, or direction to make a presentation of the concepts to the Recreation and Parks Commission to seek public input and provide a recommendation of preferred projects and priorities.

**COORDINATION**

Preparation of this report was made in coordination with the Community Services Department, Spohn Ranch, Inc., and Mr. David Bernier.

**FISCAL IMPACT**

There is no cost to receive and file the report. Costs to further develop skating amenities in the City will vary depending on the sites and amenities selected. Cost estimates prepared for this report may not reflect all costs associated to fully implement amenities at a given location.

**APPROVED BY:**

*Joe Hoefgen, City Manager*

**ATTACHMENTS**

1. Spohn Ranch Report / Presentation
2. FY2019-20 BRR#23