

REDONDO BEACH SKATEPARKS



- **OVERVIEW**
- **FRANKLIN PARK**
- **ANDERSON PARK**
- **PERRY PARK**
- **CZULEGER PARK**
- **LILIENTHAL PARK**
- **PARCEL 10**
- **SUMMARY**



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 the community and difficult for the majority of the community's residents to access?
- What is the proximity to public transportation? (bus, train, bike trails, pathways 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 sub-surface and 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?

AMENITIES & INFRASTRUCTURE

- Does the site have existing support amenities within walking distance or would they have to be created from scratch? Parking, restrooms, drinking fountain, shade, spectator seating, etc.
- Is the site already set up for key utilities like water for a drinking fountain and power for lighting?

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 negatively impact natural or cultural resources?
- Would the skatepark's proximity to homes cause excess noise beyond ambient levels?

SKATE DOT

- Approximately 500 - 2,500 square feet
- Approximately 1 - 4 elements
- Comfortably serves approximately 1 - 5 riders at a time

SKATE SPOT

- Approximately 2,500 - 5,000 square feet
- Approximately 5 - 15 elements
- Comfortably serves approximately 5 - 15 riders at a time

NEIGHBORHOOD SKATEPARK

- Approximately 5,000 - 15,000 square feet
- Comfortably serves approximately 15 - 50 riders at a time
- Increased focus on amenities - lighting, spectator seating, etc.

REGIONAL SKATEPARK

- Approximately 15,000+ square feet
- Comfortably serves 50+ riders at a time
- Typically designed to accommodate regional events and competitions









FRANKLIN PARK





- **VISIBILITY** – Skatepark area would be highly visible from both Ralston Ln and Fisk Ln
- **ACCESSIBILITY** – On the eastern most edge of Redondo Beach, so not very centralized, but the site is in a residential area
- **DESIGN CANVAS** – Shape of the space is a bit awkward, but not unmanageable. Ample square footage for a neighborhood skatepark.
- **BARRIERS TO SHOVEL-READY** – Use of the site would require demolition of a concrete slab. Property is City-owned.
- **AMENITIES & INFRASTRUCTURE** – Park has existing restroom, drinking fountain and electrical infrastructure. Ample street parking on north and south ends of the site.
- **IMPACT TO SURROUNDING ENVIRONMENT** – Minimally-utilized child development center to the west. Residential to the north and south is far enough away that sounds generated by the skatepark would blend in with ambient noise levels. Skatepark would require buffer zone from pedestrian path that runs through the overall site.







SCOPE OF WORK:	ESTIMATED COST:
DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS & ENGINEERING	\$30,000.00
MOBILIZATION & GENERAL CONSTRUCTION REQUIREMENTS	\$35,000.00
CLEARING & DEMOLITION	\$30,000.00
DRAINAGE	\$15,000.00
EARTHWORK	\$40,000.00
STEEL COPING, EDGE PROTECTION & GRIND RAILS	\$45,000.00
CONCRETE SKATE ELEMENTS	\$165,000.00
CONCRETE FLATWORK	\$60,000.00
LANDSCAPING	\$20,000.00
BONDING	\$10,000.00
TOTAL ESTIMATED COST INCLUDING PREVAILING WAGE:	\$450,000.00

FRANKLIN PARK TIMELINE ESTIMATE

SCOPE OF WORK:	ESTIMATED DURATION:
DESIGN DEVELOPMENT	4 WEEKS
CONSTRUCTION DOCUMENTS & PERMITTING	6 WEEKS
BIDDING/CONTRACTING	12 WEEKS
SITE PREPARATION	1 WEEKS
CLEARING & DEMOLITION	1 WEEKS
DRAINAGE	1 WEEKS
EARTHWORK	2 WEEKS
CONCRETE SKATE ELEMENTS	5 WEEKS
CONCRETE FLATWORK	2 WEEKS
DETAIL WORK & LANDSCAPING	1 WEEKS
TOTAL ESTIMATED DURATION:	35 WEEKS

ANDERSON PARK





- **VISIBILITY** – Skatepark area is highly visible from both Rindge Ln and Vail Ave
- **ACCESSIBILITY** – In the far northern portion of Redondo Beach, so not very centralized, but the site is in a residential area
- **DESIGN CANVAS** – Shape of the space is a bit awkward, including working around trees, but not unmanageable. Ample square footage for a neighborhood skatepark.
- **BARRIERS TO SHOVEL-READY** – Minimal existing structures. Property is City-owned.
- **AMENITIES & INFRASTRUCTURE** – Park has an existing restroom, drinking fountain, electrical infrastructure and ample parking via a parking lot and street parking
- **IMPACT TO SURROUNDING ENVIRONMENT** – Residential to the north and south is far enough away that sounds generated by the skatepark would blend in with ambient noise levels. Skatepark would require buffer zone from pedestrian path that runs through the overall site.





ANDERSON PARK COST ESTIMATE

SCOPE OF WORK:	ESTIMATED COST:
DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS & ENGINEERING	\$35,000.00
MOBILIZATION & GENERAL CONSTRUCTION REQUIREMENTS	\$40,000.00
CLEARING & DEMOLITION	\$35,000.00
DRAINAGE	\$25,000.00
EARTHWORK	\$65,000.00
STEEL COPING, EDGE PROTECTION & GRIND RAILS	\$70,000.00
CONCRETE SKATE ELEMENTS	\$325,000.00
CONCRETE FLATWORK	\$110,000.00
LANDSCAPING	\$30,000.00
BONDING	\$15,000.00
TOTAL ESTIMATED COST INCLUDING PREVAILING WAGE:	\$750,000.00

ANDERSON PARK TIMELINE ESTIMATE

SCOPE OF WORK:	ESTIMATED DURATION:
DESIGN DEVELOPMENT	4 WEEKS
CONSTRUCTION DOCUMENTS & PERMITTING	6 WEEKS
BIDDING/CONTRACTING	12 WEEKS
SITE PREPARATION	1 WEEKS
CLEARING & DEMOLITION	1 WEEKS
DRAINAGE	1 WEEKS
EARTHWORK	3 WEEKS
CONCRETE SKATE ELEMENTS	8 WEEKS
CONCRETE FLATWORK	3 WEEKS
DETAIL WORK & LANDSCAPING	2 WEEKS
TOTAL ESTIMATED DURATION:	41 WEEKS

PERRY PARK





- **VISIBILITY** – Skatepark area is highly visible from Grant Ave
- **ACCESSIBILITY** – Fairly central in both the east-west and north-south directions of Redondo Beach. Located in a residential area.
- **DESIGN CANVAS** – Open space for skate elements is limited within the overall site, but edges of basketball court can work for a handful of basic elements
- **BARRIERS TO SHOVEL-READY** – Skate elements would be integrated into existing concrete, so no demolition required. Property is City-owned.
- **AMENITIES & INFRASTRUCTURE** – Park has an existing restroom, drinking fountain and ample street parking
- **IMPACT TO SURROUNDING ENVIRONMENT** – Skate elements would impact adjacent uses such as basketball and the pedestrian thoroughfare, but the skate elements are subtle enough that after a minor adjustment period all uses should be able to co-exist peacefully. No net increase to noise levels for residential to the south.





SCOPE OF WORK:	ESTIMATED COST:
CONCRETE GRIND LEDGES	\$13,000.00
CONCRETE QUARTER-PIPE	\$14,000.00
STEEL GRIND RAIL	\$2,500.00
TOTAL ESTIMATED COST INCLUDING PREVAILING WAGE:	\$29,500.00

SCOPE OF WORK:	ESTIMATED DURATION:
DESIGN DEVELOPMENT	2 WEEKS
BIDDING/CONTRACTING	8 WEEKS
OFF-SITE FABRICATION	4 WEEKS
INSTALLATION	1 WEEKS
TOTAL ESTIMATED DURATION:	15 WEEKS

CZULEGER PARK



- **VISIBILITY** – Highly visible from heavily-populated pedestrian areas adjacent to the skatepark area
- **ACCESSIBILITY** – On the far western edge of Redondo Beach, so not very centralized, but adjacent to residential and other active pedestrian areas.
- **DESIGN CANVAS** – Ample space for basic skate elements sitting on top of existing hardscape. Site is the top of a parking structure, so below-grade construction is limited.
- **BARRIERS TO SHOVEL-READY** – Skate elements would be placed on top of existing hardscape, so minimal demolition required aside from skate stopper removal. Property is City-owned.
- **AMENITIES & INFRASTRUCTURE** – Ample amenities and parking serving the Redondo Beach Pier adjacent to the site
- **IMPACT TO SURROUNDING ENVIRONMENT** – Condominiums to the east may perceive increased noise from skateboarding activity, but sound studies would likely show that ambient noise levels from the Redondo Beach Pier would cancel out any increased noise from skateboarding at the site



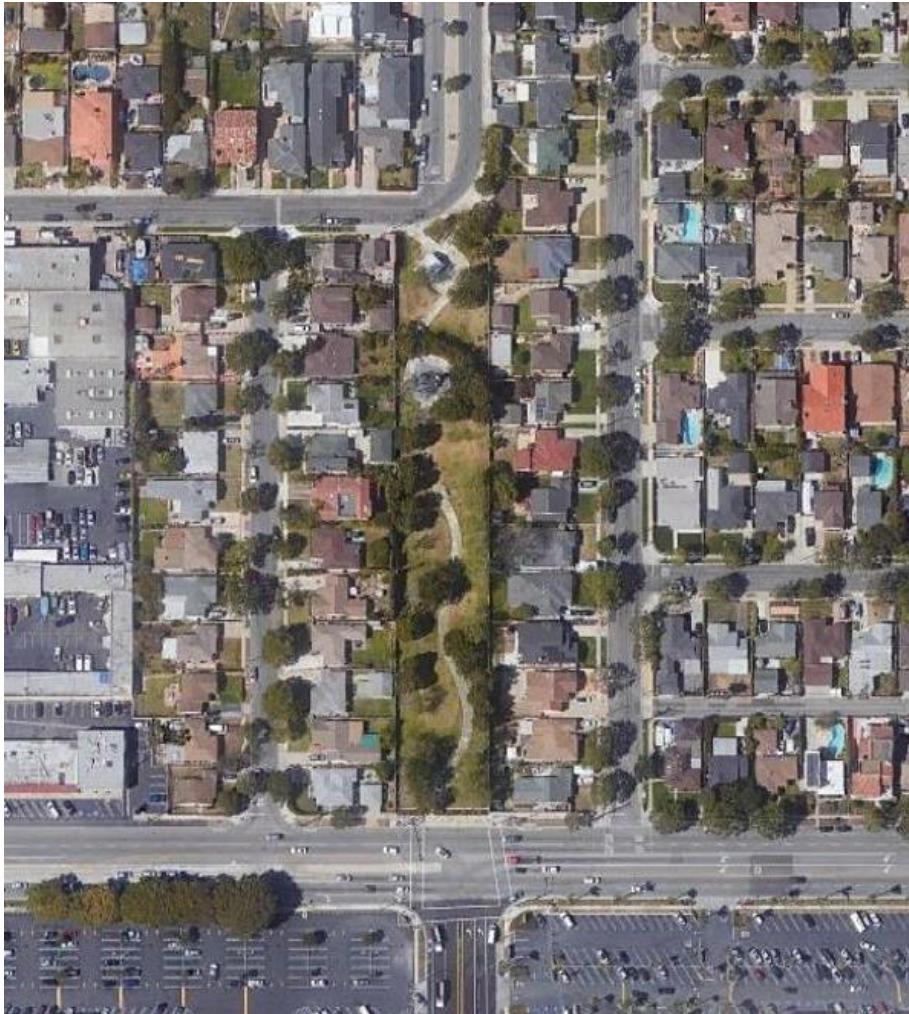


SCOPE OF WORK:	ESTIMATED COST:
CONCRETE MANUAL PADS	\$22,000.00
CONCRETE QUARTER-PIPE	\$18,000.00
REMOVE 300 LF OF SKATE STOPPERS	\$5,000.00
REMOVE 300 LF OF SKATE STOPPERS + INTEGRATE NEW STEEL EDGE PROTECTION	\$30,000.00
TOTAL ESTIMATED COST INCLUDING PREVAILING WAGE:	\$45,000.00 - \$70,000.00

CZULEGER PARK TIMELINE ESTIMATE

SCOPE OF WORK:	ESTIMATED DURATION:
DESIGN DEVELOPMENT	2 WEEKS
BIDDING/CONTRACTING	12 WEEKS
OFF-SITE FABRICATION	5 WEEKS
INSTALLATION (INCLUDING SKATE STOPPER REMOVAL + NEW STEEL EDGE PROTECTION)	2 WEEKS
TOTAL ESTIMATED DURATION:	21 WEEKS

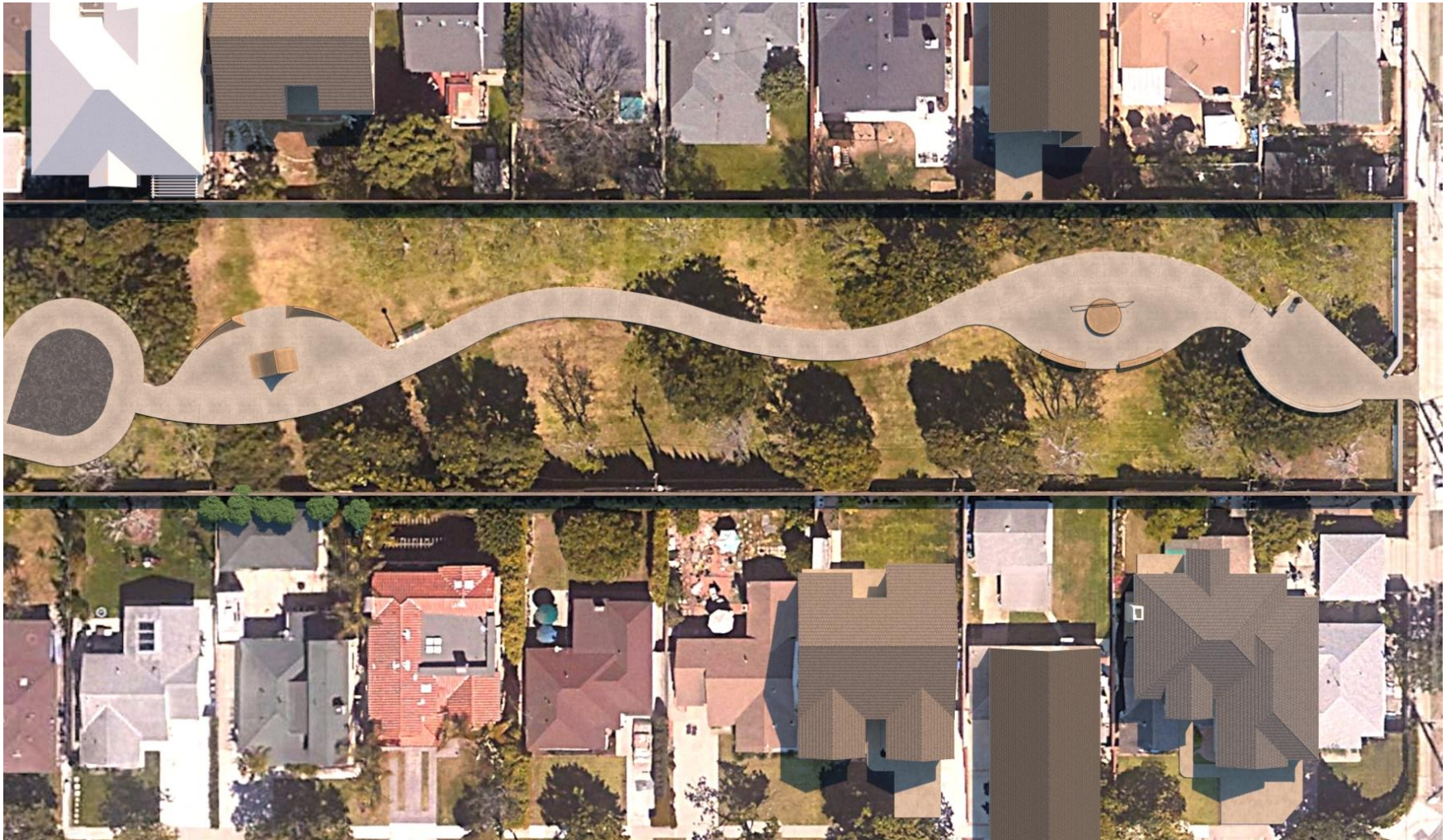
LILENTHAL PARK



- **VISIBILITY** – Edges of park are highly visible. Middle of the park is less visible from the road, but park is an active thoroughfare for pedestrians, so eyes are often on the middle of the park as well.
- **ACCESSIBILITY** – Fairly central in the north-south direction. Adjacent to residential areas and 190th St., which is a major vehicular thoroughfare.
- **DESIGN CANVAS** – Open space for skate elements is limited, but enough exists for a handful of skate dots.
- **BARRIERS TO SHOVEL-READY** – Limited existing structures. Property is City-owned.
- **AMENITIES & INFRASTRUCTURE** – Park has an existing restroom and drinking fountain. Parking is limited, but not a deal-breaker since this site is not intended to accommodate a destination facility with large numbers of users.
- **IMPACT TO SURROUNDING ENVIRONMENT** – Residential to the east and west may perceive increased noise from skateboarding activity, but sound studies would likely show that ambient noise levels from the rest of the park and 190th St. would cancel out any increased noise from skateboarding at the site.





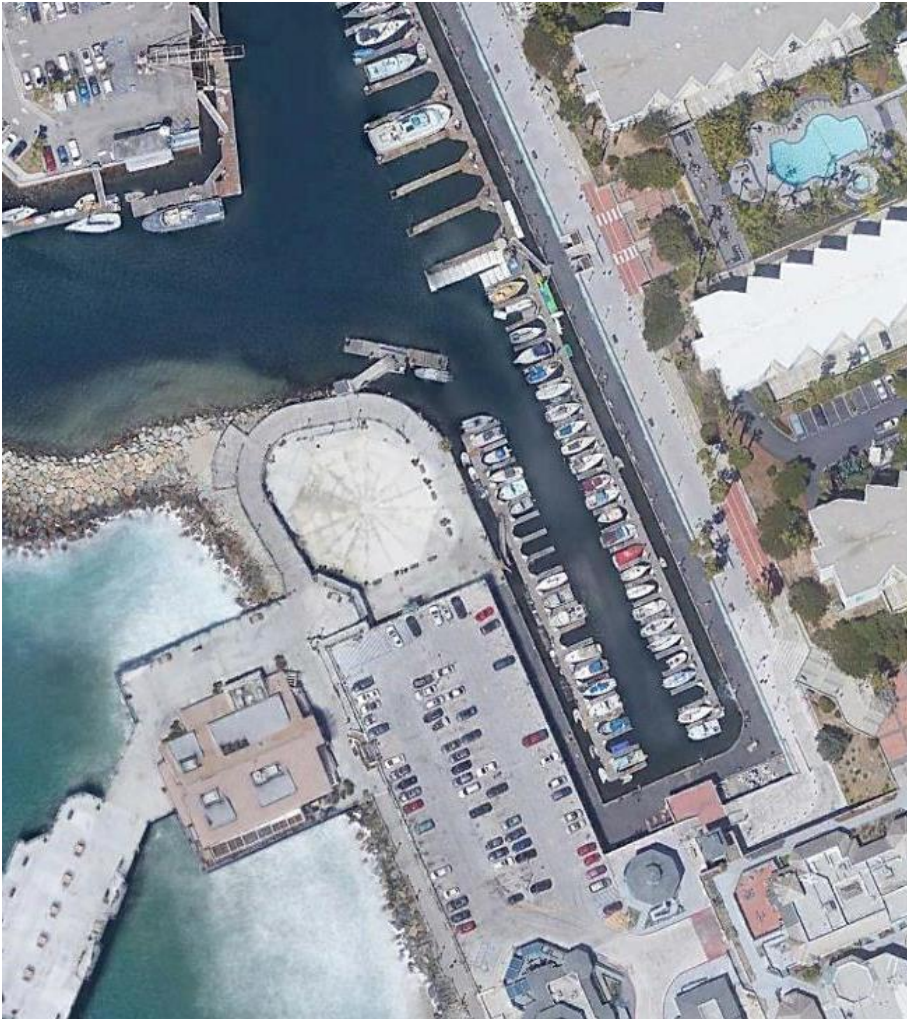


SCOPE OF WORK:	ESTIMATED COST:
DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS & ENGINEERING	\$10,000.00
MOBILIZATION & GENERAL CONSTRUCTION REQUIREMENTS	\$10,000.00
EARTHWORK	\$10,000.00
STEEL COPING, EDGE PROTECTION & GRIND RAILS	\$15,000.00
CONCRETE SKATE ELEMENTS	\$62,000.00
CONCRETE FLATWORK	\$15,000.00
LANDSCAPING	\$5,000.00
BONDING	\$3,000.00
TOTAL ESTIMATED COST INCLUDING PREVAILING WAGE:	\$130,000.00

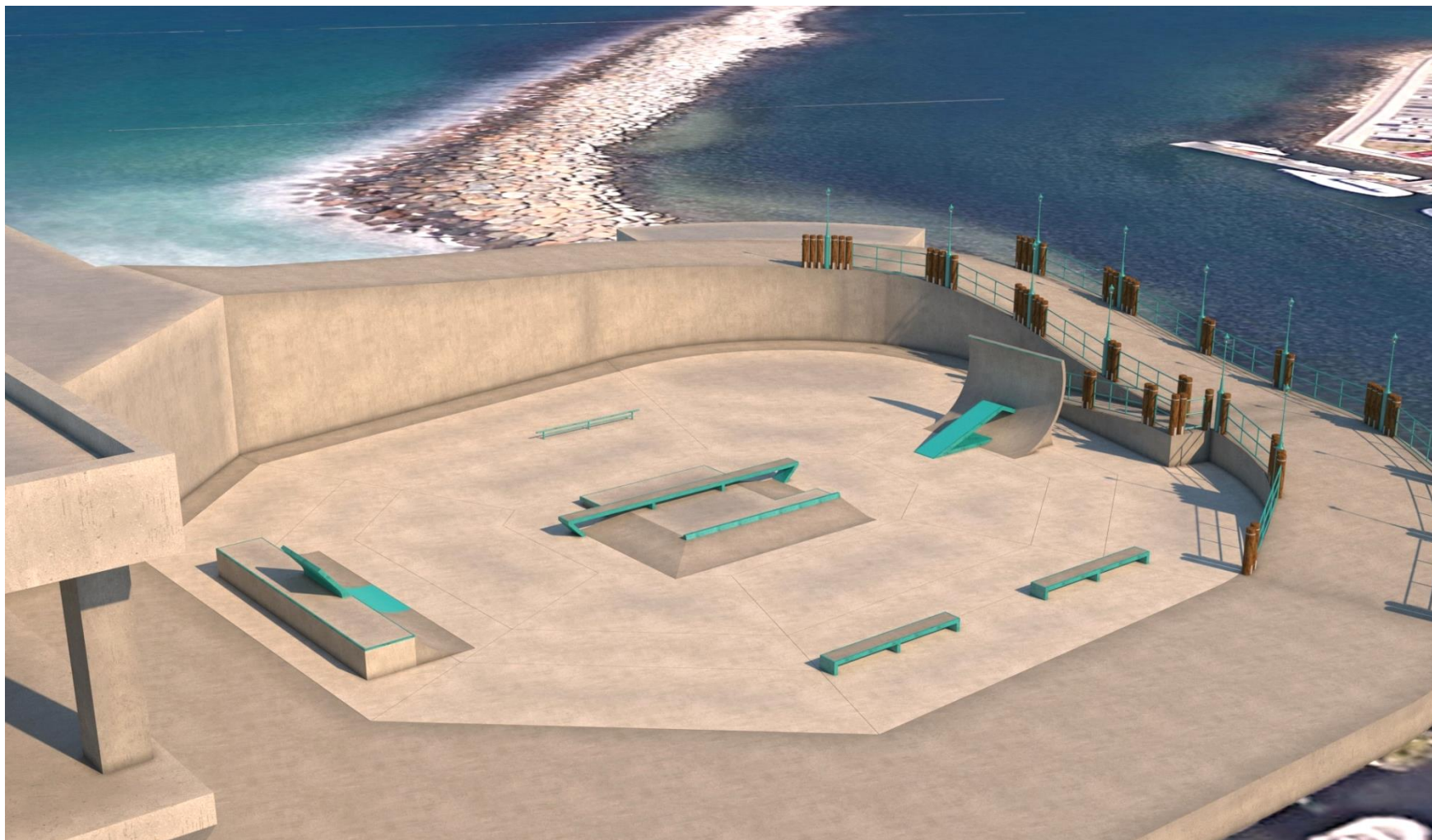
SCOPE OF WORK:	ESTIMATED DURATION:
DESIGN DEVELOPMENT	4 WEEKS
CONSTRUCTION DOCUMENTS & PERMITTING	4 WEEKS
BIDDING/CONTRACTING	12 WEEKS
SITE PREPARATION	1 WEEKS
EARTHWORK	1 WEEKS
CONCRETE SKATE ELEMENTS	2 WEEKS
CONCRETE FLATWORK	1 WEEKS
DETAIL WORK & LANDSCAPING	1 WEEKS
TOTAL ESTIMATED DURATION:	26 WEEKS

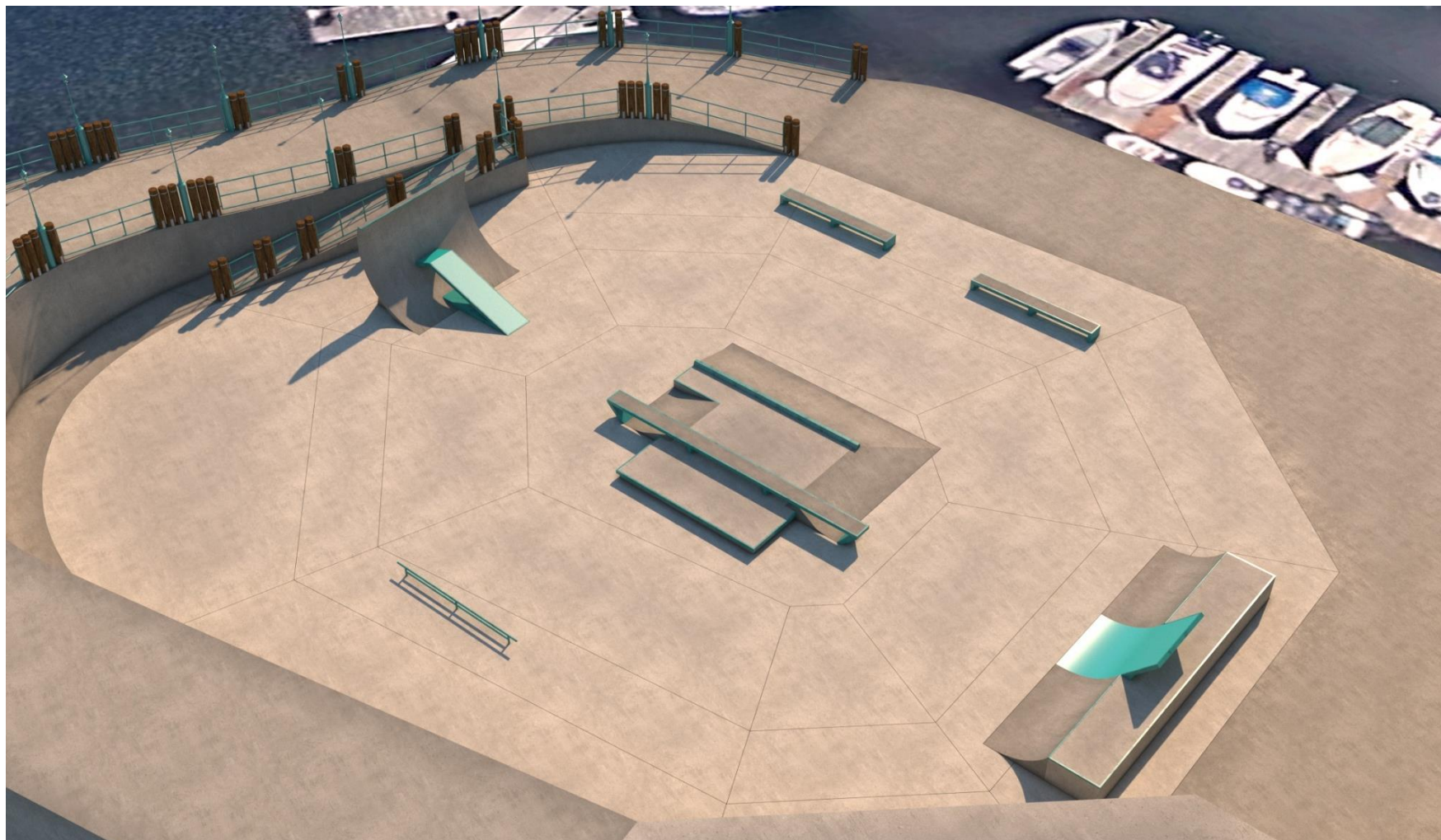
PARCEL 10

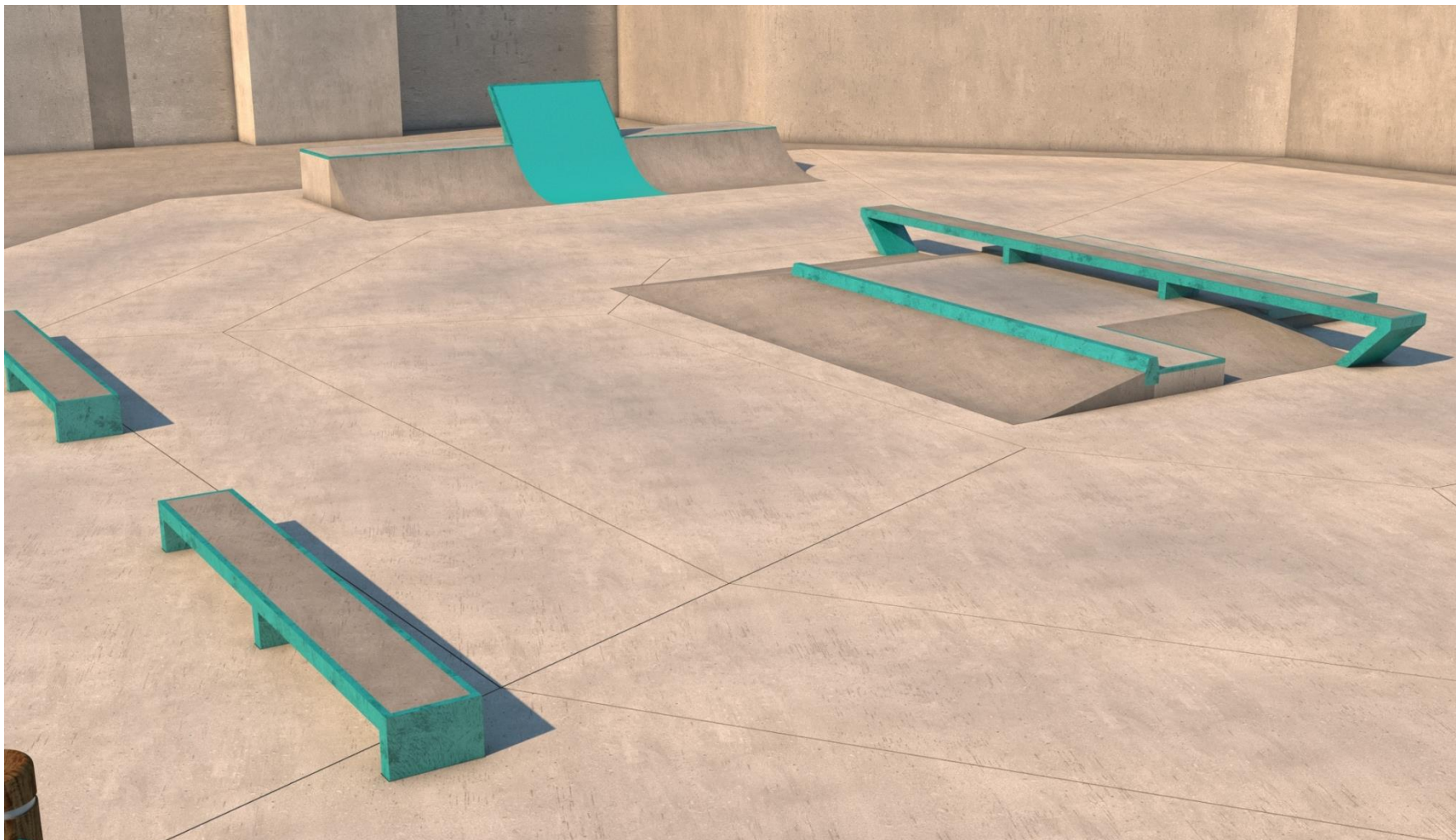




- **VISIBILITY** – Abundance of pedestrian foot traffic in skatepark area creates great visibility
- **ACCESSIBILITY** – On the far western edge of Redondo Beach, so not very centralized, but adjacent to residential and other active pedestrian areas
- **DESIGN CANVAS** – Existing oval shape and adjacent infrastructure create challenges, including inability for below grade terrain, but square footage is sufficient and the vibrant atmosphere is appealing
- **BARRIERS TO SHOVEL-READY** – Picnic tables would need to be relocated and sections of concrete slab would need to be cut and demolished, but not unmanageable. Property is City-owned.
- **AMENITIES & INFRASTRUCTURE** – Existing restrooms within the site. Adjacent to parking structure and retail with food/beverage service.
- **IMPACT TO SURROUNDING ENVIRONMENT** – Skate elements would activate an under-utilized area and contribute to vibrant atmosphere of the Pier, for a net positive impact. Minor risk of impact to pedestrian thoroughfares but could be addressed with barriers and buffer zones.









SCOPE OF WORK:	ESTIMATED COST:
DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS & ENGINEERING	\$9,000.00
MOBILIZATION & GENERAL CONSTRUCTION REQUIREMENTS	\$10,000.00
CUTTING & DEMOLITION	\$5,000.00
GEOFOAM	\$3,000.00
STEEL COPING, EDGE PROTECTION & GRIND RAILS	\$16,000.00
CONCRETE SKATE ELEMENTS	\$50,000.00
CONCRETE FLATWORK & TURNDOWN WALLS	\$15,000.00
BONDING	\$2,000.00
TOTAL ESTIMATED COST INCLUDING PREVAILING WAGE:	\$110,000.00

SCOPE OF WORK:	ESTIMATED DURATION:
DESIGN DEVELOPMENT	4 WEEKS
CONSTRUCTION DOCUMENTS & PERMITTING	4 WEEKS
BIDDING/CONTRACTING	12 WEEKS
SITE PREPARATION	1 WEEKS
CONCRETE SKATE ELEMENTS	3 WEEKS
DETAIL WORK	1 WEEKS
TOTAL ESTIMATED DURATION:	25 WEEKS

SUMMARY



SITE	PERRY PARK	CZULEGER PARK	LILENTHAL PARK	FRANKLIN PARK	ANDERSON PARK	PARCEL 10
VISIBILITY	9	7	6	9	9	9
ACCESSIBILITY	8	7	8	7	7	7
DESIGN CANVAS	5	6	6	8	7	7
BARRIERS TO SHOVEL-READY	7	6	7	8	8	8
AMENITIES & INFRASTRUCTURE	9	6	7	9	9	9
IMPACT TO SURROUNDING ENVIRONMENT	5	5	5	8	8	8
<u>TOTAL SCORE</u>	<u>41</u>	<u>37</u>	<u>39</u>	<u>49</u>	<u>48</u>	<u>48</u>

- Sites ranked from 1 (worst) to 10 (best) for a total possible rank of 60
- “Barriers to shovel-ready” and “impact to surrounding environment” are ranked in terms of how minimal they are