



RANCHO PALOS VERDES

MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS
FROM: CORY LINDER, DIRECTOR, RECREATION AND PARKS 
DATE: JULY 29, 2014
SUBJECT: POINT VICENTE PARK SKATE PARK FEASIBILITY
REVIEWED: CAROLYNN PETRU, ACTING CITY MANAGER 

Staff Coordinator: Matt Waters, Senior Administrative Analyst, Recreation and Parks 

RECOMMENDATION

Direct staff to: 1) Complete the Parks Master Plan Update; 2) Initiate an update of the Coast Vision Plan; and 3) Include Skatepark PV's proposal for a skate park at Point Vicente Park as part of these efforts.

EXECUTIVE SUMMARY

On April 15th, 2014, the Council tasked the Director of Recreation and Parks to work with the Skatepark PV Inc. (SPV) Board of Directors to review, evaluate and modify as necessary, the skate park proposal by SPV and report back to the City Council with a recommendation specifically addressing the feasibility of allowing a privately funded skate park to be constructed at Point Vicente Park/Civic Center. Staff analyzed the feasibility of the project by looking at a number of factors including a) needs assessment; b) consistency with the 1989 Parks Master Plan; c) consistency with the 2008 Coast Vision Plan; d) Program of Utilization/Zoning; e) financial/liability analysis; and f) visual/aesthetic concerns. Upon completion of the analysis, staff believes that, if it is the desire of the Council and the community to have such a facility at Point Vicente Park, it would be feasible to construct a skate park on the property that conforms with the site's current zoning/land use deed restrictions, and that issues concerning financing, insurance and visual/aesthetic concerns could be addressed through the proper agreements, operating procedures, and project design/site placement. However, staff has serious reservations about proceeding with such a significant capital project on a piecemeal basis, without the benefit of an updated Parks Master Plan and the Coast Vision Plan. Therefore, staff recommends completing the update to these plans prior to making a decision regarding the SPV skate park proposal.

BACKGROUND

SPV, a 501-c-3 non-profit organization, has actively advocated for a skate park to be located on the Palos Verdes Peninsula for a number of years. In 2010, SPV approached the City about a skate park at Lower Hesse Park during the City's Lower Hesse Park and Grandview Improvement Project. Council authorized a contract with the consulting firm, Mia Lehrer and Associates (ML+A), to assist the City in identifying suitable sites for a skate park facility. On September 6, 2011, ML+A's scope of work was expanded to include a dog park site analysis in addition to the skate park site analysis.

In 2012, two skate park projects located in adjacent cities moved forward. On June 12, 2012 the Rolling Hills Estates City Council approved a 9,000 square foot skate park as part of the Ernie Howlett Master Plan with the understanding the SPV would fundraise for the park's design and construction. The City of Los Angeles announced that it would begin construction of an 8,000 square foot skate park at Peck Park in San Pedro, located directly across Western Avenue from the City of RPV's border. The Peck Park skate park is scheduled to open on August 15th. SPV's Past-President shared with staff in 2012 that the Ernie Howlett Park skate park best fit SPV's goals and they were going to focus on fundraising at that location. Following these developments, the Council suspended work on a skate park in Rancho Palos Verdes on June 19, 2012 and discontinued its contract with ML+A. However, 2013 soil test results for the proposed Ernie Howlett site determined that the designated area would not support the weight of a concrete skate plaza. The Ernie Howlett Master Plan no longer includes a Skate Park project.

Members of the SPV Board of Directors approached several members of the City Council earlier this year to discuss a privately funded and maintained skate park to be located at Point Vicente Park/Civic Center. SPV supporters also raised this possibility during public comments at the March 4, 2014 City Council meeting. Subsequently, at its April 15, 2014 meeting, the City Council approved a recommendation from Mayor Duhovic directing Recreation staff to work with (SPV) to "...review, evaluate and modify as necessary, the skate park proposal by SPV and report back to the City Council with a recommendation specifically addressing the feasibility of allowing a privately funded skate park to be constructed on City Hall property."

DISCUSSION

The Proposal

Recreation staff met recently with SPV Vice-President Jim Parker to clarify and confirm the significant components of SPV's proposal. The proposal is essentially the same as the proposal contained in Mayor Duhovic's April 15, 2014 report.

SPV proposes a privately-funded and maintained multi-use 15,000 square foot skate park at Point Vicente Park/Civic Center. The proposed location (fig. A) is the existing lawn area between the existing tennis court and the main City Hall parking lot. Mr. Parker emphasized that the site would not need to be supervised, and would be designed to accommodate City events, as well as function as a skate park.

The proposal includes:

- *Construction of up to 19 asphalt-lined parking spaces
- *A solid, grouted concrete block, steel door, restroom facility-approximately 10'by12'
- *At least two concrete picnic style tables
- *At least one large plaza interior planter
- *A raised seating/platform area that could also be used as an amphitheater or stage
- *Installation of a permanent drinking fountain
- *Electrical/water conduit should the City wish to utilize it a later date
- *Rehabilitation of the Tennis Court surface and fencing
- *Relocation of the Volleyball Court (if necessary)
- *Maintenance expenses for a 10-year agreement



Fig. A (overview of proposed skate plaza location)

The following is an analysis of the project's feasibility based on a) needs assessment; b) consistency with the 1989 Parks Master Plan; c) consistency with the 2008 Coast Vision Plan; d) Program of Utilization/Zoning; e) liability/usage concerns; f) financial/construction analysis; and g) visual/aesthetic concerns.

A) Needs Assessment

Number of Skaters: The Public Skate Park Development Guide, composed of recommendations from skate park advocates including the Tony Hawk Foundation, contains a formula for estimating the number of skateboarders in a community and the corresponding skate park needs. The Guide estimates that 16% of youth between the ages of 5 and 24 are skateboarders. 15,769 total youth within the four Peninsula cities equals approximately 2,500 skateboarders, of whom approximately 1,600 are in Rancho Palos Verdes. Based on those figures, the guide recommends 32,000 square feet of skate park facilities for the Peninsula,

Point Vicente Skate Park Feasibility

Date: July 29, 2014

Page 4

although Peck Park's proximity might lower that estimation. SPV personnel report anecdotal complaints from parents about having to repeatedly drive their children off the Peninsula to access a skate park.

Existing Skate Parks: Skate parks in proximity to the Peninsula are the Hermosa Beach Stake Park, Carson Skate Park, Wilmington Skate Park, and Peck Park in the City of Los Angeles.

B) Master Plan

The City last updated its Parks Master Plan in 1989. Recommended priorities for the Point Vicente Park/Civic Center site included a senior citizens center, two paddle tennis courts, pedestrian paths, a permanent amphitheater, turf and irrigation improvements, and a municipal golf course (including the grounds of Lower Point Vicente). There is no mention in the document of a skate park or skate plaza. The Open Space Planning and Recreation and Parks Task Force was tasked by City Council in 2003 with updating the Parks Master Plan. The Task Force's 2005 recommendations for the Point Vicente Park included many recreation elements, one of which was a skate park. No design details, dimensions or cost estimates were provided for the skate park. However, the Task Force's recommendations, which were included in a Draft Strategic Parks Master Plan, were not adopted by Council. In 2009, the City Council initiated the creation of a Civic Center Master Plan, however this planning effort was placed on hold in 2012. While there is nothing in the 1989 Master Plan that specifically recommends or discourages a skate park, it is worth noting that the City Council recently directed Recreation staff to conduct a Parks Master Plan update. This update will include Point Vicente Park. Staff recommends including SPV's proposal as part of the master plan process prior to the City making a commitment to a significant and permanent capital improvement on the property that could limit or conflict with the City's long term needs and/or other desired improvements for the property.

C) 2008 Coast Vision Plan

On September 2, 2008 the City Council adopted the Rancho Palos Verdes Coast Vision Plan. The Vision Plan represented over two years of planning and an extensive public outreach effort to create an informational planning document of the City's coast areas. The Vision Plan included five key locations, including Point Vicente Park. The plan focused on public access, recreational amenities, and education materials to enhance the coastal experience for residents and visitors. The Vision Plan lays out a phased approach to improve Point Vicente Park. Recommended elements include an Arts Cultural Center, a new City Council Chamber and City Hall, a pool/gymnasium complex, a village green, centralized parking, an amphitheater, expanded/linked trail system, and high quality landscaping.

Point Vicente Skate Park Feasibility

Date: July 29, 2014

Page 5



(fig b)

The proposed location of the skate plaza overlays the village green section of both the mid-term and long-term plan (fig b). The Vision Plan notes that the village green could accommodate multiple elements including a sunken grass amphitheater, a Veteran's memorial or public art, and would still function as a community gathering area on a daily basis and for events such as the Fourth of July celebration. Additions/improvements to Point Vicente Park have typically been minor in scope or temporary, such as the temporary Senior Center or Rancho Caninos Dog Park. The installation of a permanent, concrete skate plaza facility is inconsistent with the adopted Vision Plan, although SPV's proposal does include a public gathering area component. SPV has indicated that they are willing to discuss alternate locations both at Point Vicente Park and at other locations in the City.

D) Program of Utilization/Deed Restrictions

The 73.3 Point Vicente Park site is comprised of 8.23 acres dedicated to institutional use (most of the flat portion of the site-owned in fee title by the City), 51.3 acres of Open Space Preserve Lands, and 13.82 acres of Recreational Passive park land. 65.12 acres of the site were given to the City by the Federal Government and are subject to various deed restrictions and a Program of Utilization overseen by the National Park Service. There is a potential exception for 6.6 acres of the 65.12 acres to be used for active recreational use. SPV's proposal would occupy a portion of Point Vicente Park that is currently restricted by the Federal Program of Utilization. According to the Conservation & Open Space Elements section of the City's General Plan, "Any changes in land use to the property through future Master Planning efforts would require approval by the Planning Commission and City Council through public hearings along with review and approval of a change, if necessary, to the

Point Vicente Skate Park Feasibility

Date: July 29, 2014

Page 6

Program of Utilization by the National Park Service.” Staff recently had a conversation with David Siegenthaler of the National Park Service to discuss the possibility of swapping the 6.6 acre parcel from its current location along the northerly boundary of the lower portion of Point Vicente to the upper portion of the park adjacent to the existing City Hall facilities (Figs. C & D). This exchange would potentially allow for the installation of a skate park or other active use(s) at that location. The initial verbal response to staff’s inquiry was positive. Staff has followed up with a letter (attached) seeking to confirm and memorialize the conversation.



(Fig C)

Existing ±6.6-Acre Active Recreation Area (Approximate)
LADA NIKE Site 55, Point Vicente, Rancho Palos Verdes (GSA No. 9-D-Calif-1088)



(fig D)

Proposed ±6.6-Acre Active Recreation Area
LADA NIKE Site 55, Point Vicente, Rancho Palos Verdes (GSA No. 9-D-Calif-1088)

An alternative possibility would be to consider relocating the proposal to the Institutionally-zoned portion of the property that is not subject to the POU. As mentioned previously, SPV is amenable to discussing different locations, which could be facilitated by the Parks Master Plan and Coast Vision Plan update process.

E) Liability/Insurance Concerns

The California Joint Powers Insurance Authority (CJPIA) provides a template for

recommended guidelines for the design, construction and operation of skate parks / plazas. The template generally speaks to the design and construction process and goes into more detail with its proposed operation. The operation recommendations describe both supervised and unsupervised facilities.

Design and construction code/licensing all are required. Since this facility is proposed to be unsupervised; mixed use (skateboards, in-line skates, bicycles, and scooters) is strongly not recommended by CJPIA. Differing design elements and functional, performance differences between the various uses make them incompatible and a liability risk. The basic recommendation is for an unsupervised site with clearly posted signage indicating the skate plaza's allowed and disallowed uses, along with rules for proper operation. Staff discussed this issue with SPV, who were agreeable to prohibiting mixed use.

F) Financial/Construction Analysis

SPV confirmed to staff its estimated construction costs for the skate plaza and the aforementioned amenities to be between \$650,000 and \$750,000. SPV stated that they had not done an in-depth cost analysis, but had based their totals on an industry standard of \$40 to \$45 per square foot for construction. Pillar Design Studios who created their proposed design, assisted with the calculations. For comparison's sake, the recently-completed 8,000 square foot skate park at Peck Park cost \$800,000, or \$100 per square foot. Staff informed SPV that any potential construction on City land would be overseen by City personnel and would be subject to prevailing wage requirements. Annual maintenance costs are estimated at \$13,000 annually. City permit fees for the project were roughly estimated at \$12,000 to \$15,000, which potentially could be waived if the skate plaza proceeds as a City/SPV partnership. SPV affirmed that their plan would be to actively fundraise to cover the project's costs after a formal use agreement was established.

Staff recommends a thorough financial analysis of the project, including construction, maintenance and operation costs, if Council directs staff to continue working with SPV. Any potential partnership with SPV would require formal agreements detailing the financial, insurance, maintenance and dual-use obligations.

G) Visual/Aesthetic/Logistical Concerns

The location selected by SPV is situated very prominently on the property. The design includes an approximately 4-foot high wall on the north side of the proposed plaza that could obscure the view of the skate park and grassy areas for motorists entering and departing the area. The skate plaza would be the first significant element most visitors would see upon their arrival at City Hall. Staff also opined to SPV that the location of the plaza's main stage would not be conducive to events such as the Fourth of July because it is oriented towards the skate park and not to the main section of the site's grass area. The skate plaza is also situated in very close proximity to other existing recreational amenities at the park, including the tennis court, volleyball court and dog park. Use of the skate park may conflict with or change the user experience at these other facilities, while other features of the project, such as the permanent restrooms, drinking fountain, picnic tables and additional parking, would

benefit all park users. SPV was very willing to discuss changing the orientation of the main stage, re-aligning the existing location, or even relocating the entire venue if necessary.

CONCLUSION

SPV's proposal has significant, but not insurmountable hurdles to overcome if the Council wishes to move forward with the project. A more in depth financial analysis of the proposal needs to be conducted to take into account such costs as environmental review, grading, site preparation or other currently unknown factors; the proposed use was not contemplated as part of the Council-adopted Coast Vision Plan; visual/logistical concerns would need to be modified and addressed; and there is a current Parks Master Plan revision in progress that could alter the overall plan for the property. SPV has reiterated its willingness to modify and even relocate its proposal, and they have confirmed their intent to fundraise to cover the costs of construction and maintenance when and if they enter into a formal agreement with the City. However, staff has serious reservations about proceeding with such a significant capital project on a piecemeal basis, without the benefit of an updated Parks Master Plan and the Coast Vision Plan. Therefore, staff recommends completing the update to these plans prior to making a decision regarding the SPV skate park proposal.

ALTERNATIVES

1. Direct staff to proceed with the project as currently proposed and to update the Parks Master Plan and Coast Vision Plan based on this direction.
2. Deny the request to locate a skate park at the Point Vicente Park/Civic Center property.

FINANCIAL IMPACT

SPV's initial proposal indicates that it would bear financial responsibility for the construction of the skate plaza and maintenance expenses for a ten-year period.

Attachments:

April 15, 2014 Report From Mayor Duhovic
SPV Site Graphics
Excerpt of Coastal Vision Plan
July 8, 2014 NPS/POU Letter
Daily Breeze article regarding Peck Park Skate Park
Skate Park Site Analysis Criteria

7-29-14 CC Agenda

Attachment: Skate Park Proposal

April 15, 2105 Report From Mayor Jerry
Duhovic

MEMORANDUM

TO: CITY COUNCIL MEMBERS
FROM: MAYOR JERRY V. DUHOVIC
DATE: APRIL 15, 2014
SUBJECT: SKATE PARK AT POINT VICENTE PARK/CIVIC CENTER
REVIEWED: CAROLYNN PETRU, ACTING CITY MANAGER 

RECOMMENDATION

Request that Staff, specifically the Director of Recreation and Parks, work with the SkateparkPV ("SPV") Board of Directors to review, evaluate and modify as necessary, the skate park proposal by SPV and report back to the City Council with a recommendation specifically addressing the feasibility of allowing a privately funded skate park to be constructed on City Hall property.

EXECUTIVE SUMMARY

The SkateparkPV ("SPV") Board of Directors has approached several members of the current City Council with a proposal to build a privately funded and maintained skate park on City Hall property. Proponents of the project also attended the March 4th City Council meeting and addressed the concept during Public Comments. As an advocate for both passive and active recreation, I am requesting that Staff be directed to work with the SPV Board of Directors to review, evaluate, and modify as necessary, the proposal presented by SPV and report back to the City Council with a recommendation specifically addressing the feasibility of allowing a privately funded skate park to be constructed on City Hall property.

BACKGROUND

Over the years, there have been many discussions, requests and studies with respect to constructing a skate park facility within the city of Rancho Palos Verdes. Much of the previous work entailed the City funding a portion, if not all of the cost associated with the construction and/or maintenance of such a facility. The current proposal by SPV envisions the City contributing only the location and Staff time to this endeavor.

In 2010, the City engaged an outside third-party consultant, Mia Leher, to address the feasibility of and recommend locations for both a skate park and a dog park facility. That engagement was ultimately terminated when the City initiated the Rancho Caninos "temporary" dog park at City Hall. The City Council discontinued the contract with Mia Lehrer on June 19, 2012, directing Staff to suspend work on the skate park project pending the outcome of efforts to construct similar facilities at Ernie Howlett Park in Rolling Hills Estates and at Peck Park in San Pedro.

I will not address all of the prior efforts with respect to a skate park facility in Rancho Palos Verdes at this time. The record speaks for itself and the facts and circumstances at this point in time are different.

DISCUSSION

I believe the idea of constructing a privately funded and maintained skate park on City Hall property, as long as the project does not conflict with the Civic Center Master Plan, has merit and should be brought forward for further discussion/debate. This is the first step in that process.

As a brief summary, the SPV Board of Directors proposes to construct a privately funded and maintained skate park on City Hall property. A conceptual rendering is attached depicting the facility being constructed in the lawn area between the existing tennis court and main parking lot serving City Hall, although other areas on the property may also be considered.

SPV proposes the construction of a skate-able multi-use plaza of approximately 15,000 sq. ft. with the following specifics/parameters:

- Construction of up to 19 asphalt lined parking spaces;
- Construction of a solid, grouted concrete block, steel door, restroom facility - approximately 10' x12';
- Construction of at least two concrete picnic style bench tables (as shown on www.skateparkpv.org);
- Construction of at least one large plaza interior planter;
- Construction of a raised seating/platform area that could easily be used as an amphitheater or stage;
- Installation of a permanent drinking fountain;
- Running empty electrical/water conduit should the city wish to utilize it at a later date;
- Rehabilitation of the City Hall Tennis Court surface and fencing;
- Relocation of the City Hall Volleyball Court, if necessary; and
- Deposit of funds into an escrow account to cover maintenance costs for 10 years (amount to be determined by Staff). Said amount to be replenished annually to maintain the required reserve level.

Again please note that all of the aforementioned improvements will be paid for by SPV.

ALTERNATIVES

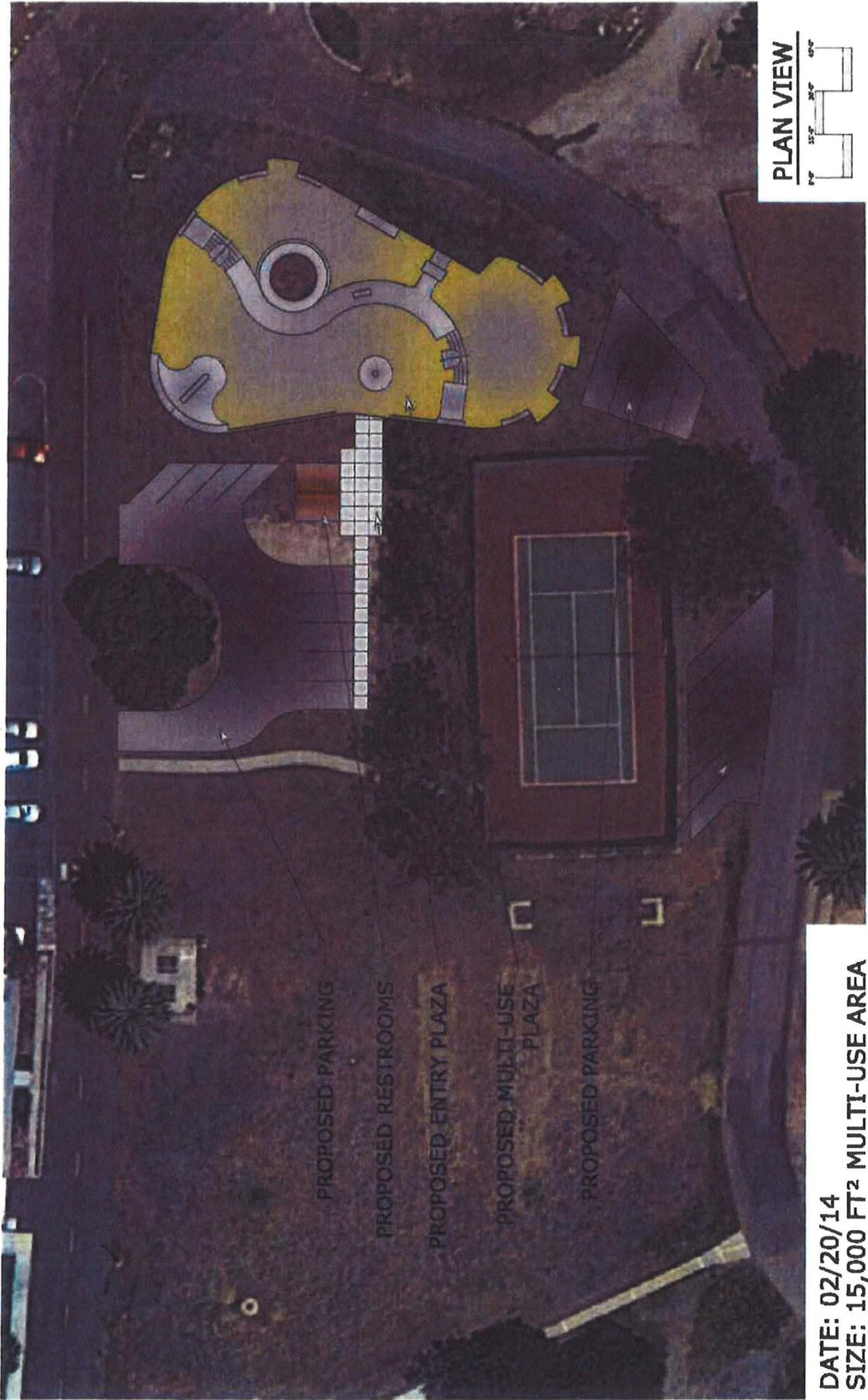
Take no action.

FISCAL IMPACT

The fiscal impact of approving the above recommendation is minimal. The only cost should be the contribution of Staff time as described above.

Attachment:

Skate Park PV proposed site plan



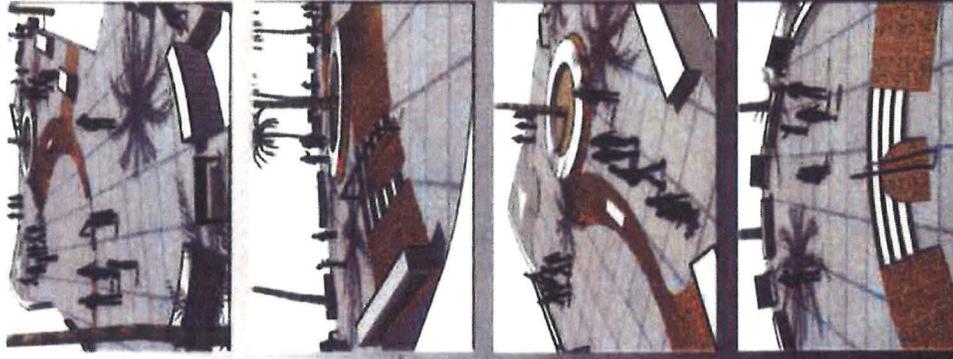
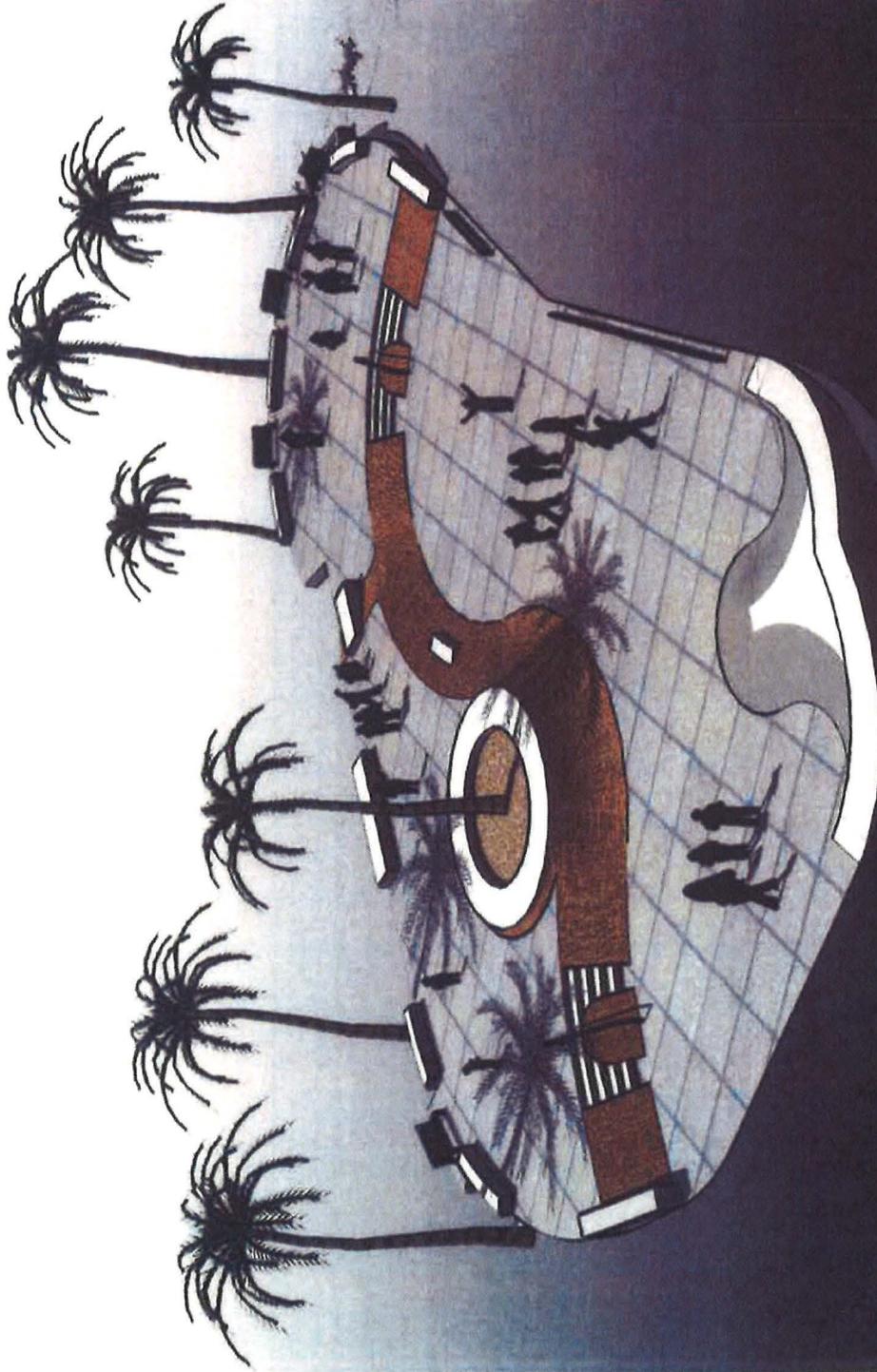
PLAN VIEW

DATE: 02/20/14
 SIZE: 15,000 FT² MULTI-USE AREA

**RVP MULTI-USE PLAZA
 MULTI-USE AREA CONCEPT
 RANCHO PALOS VERDES, CA**



This drawing is the intellectual property and the property of Pillar Design Studios, L.L.C. All rights reserved. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pillar Design Studios, L.L.C.



RVP MULTI-USE PLAZA RANCHO PALOS VERDES, CA

Pillar
Design Studios

7-29-14 CC Agenda

Attachment: Skate Park Proposal

SPV Site Graphics

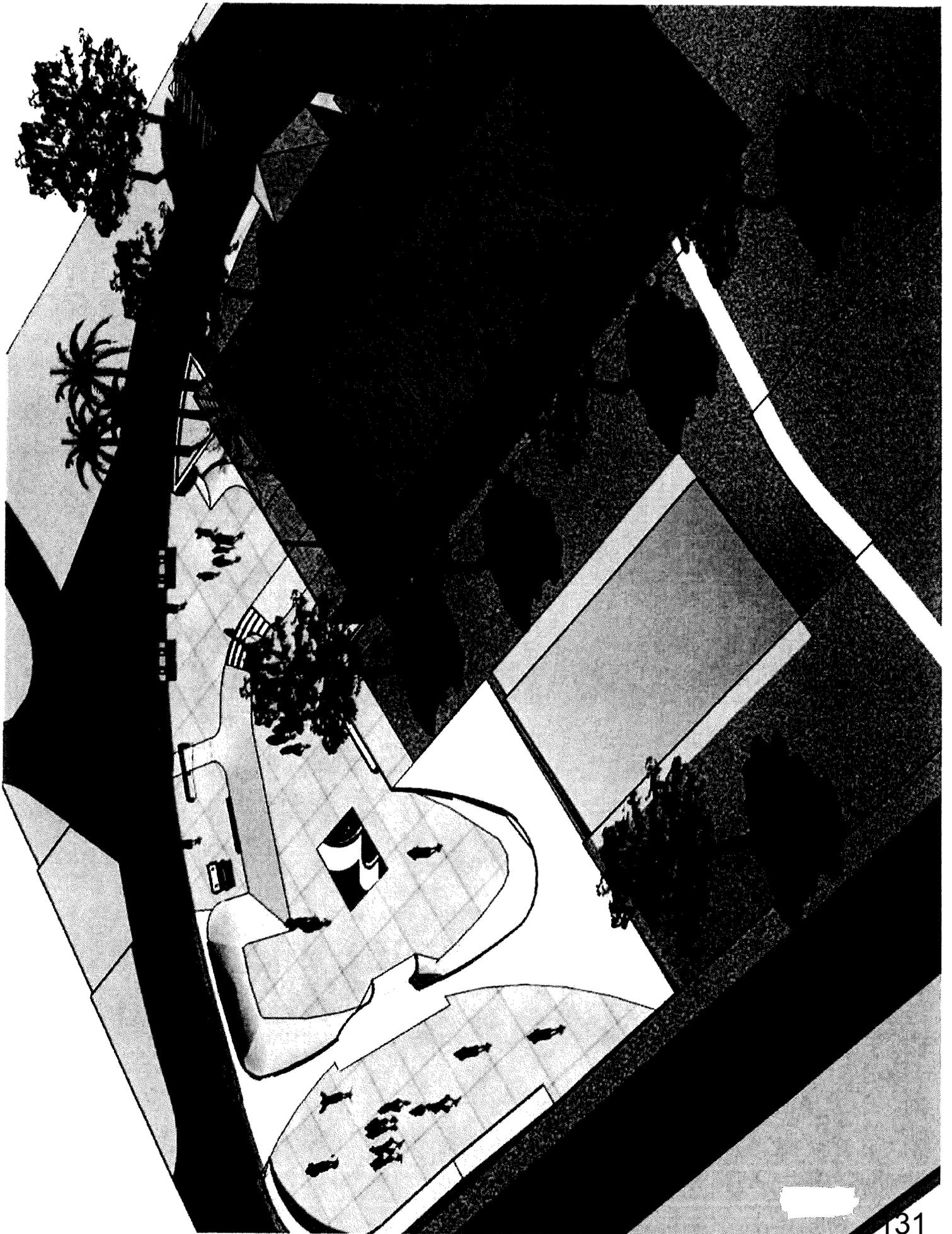


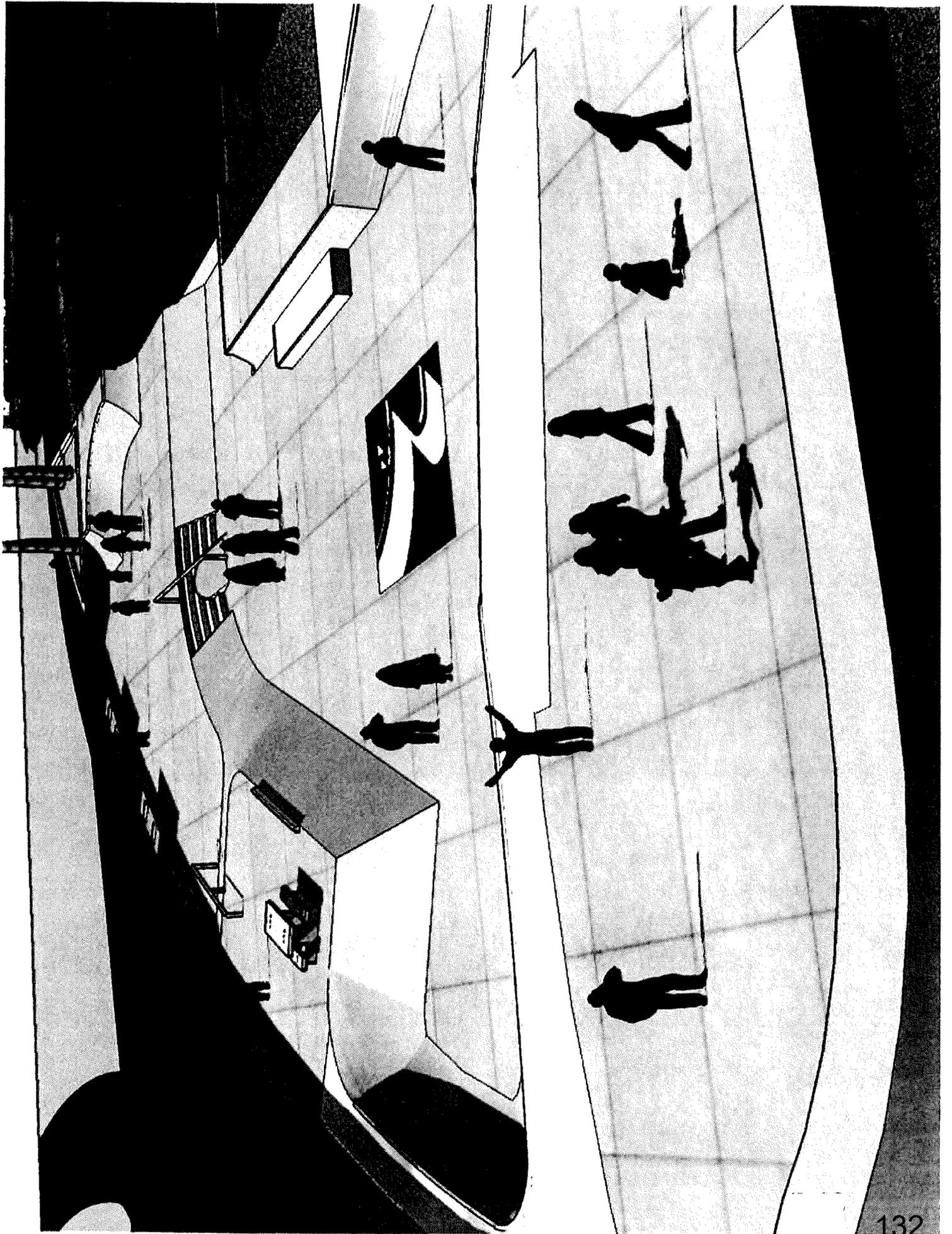
DATE: 04/29/14
 SIZE: 14,000 FT² MULTI-USE AREA

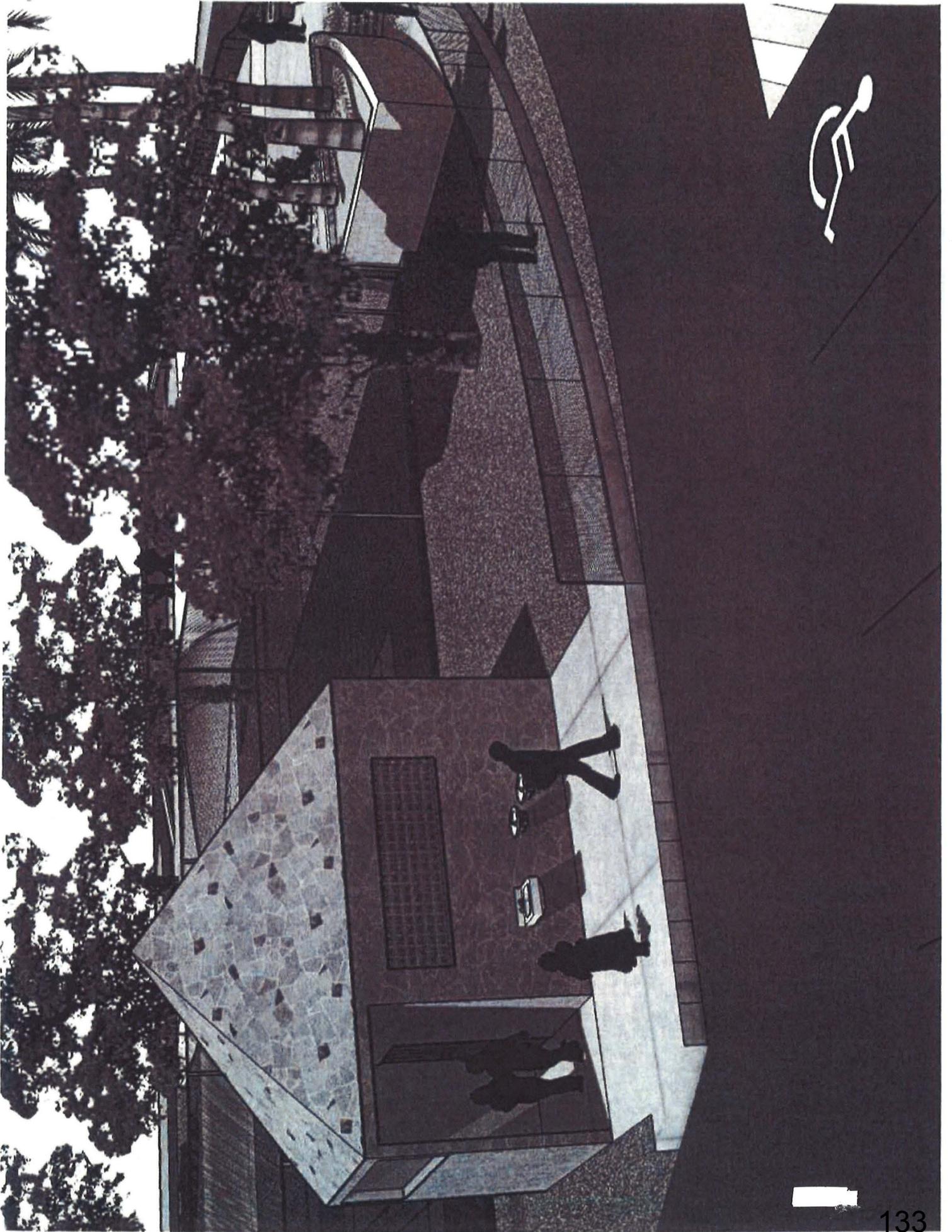


RVP MULTI-USE PLAZA
MULTI-USE AREA PLAN
 RANCHO PALOS VERDES, CA

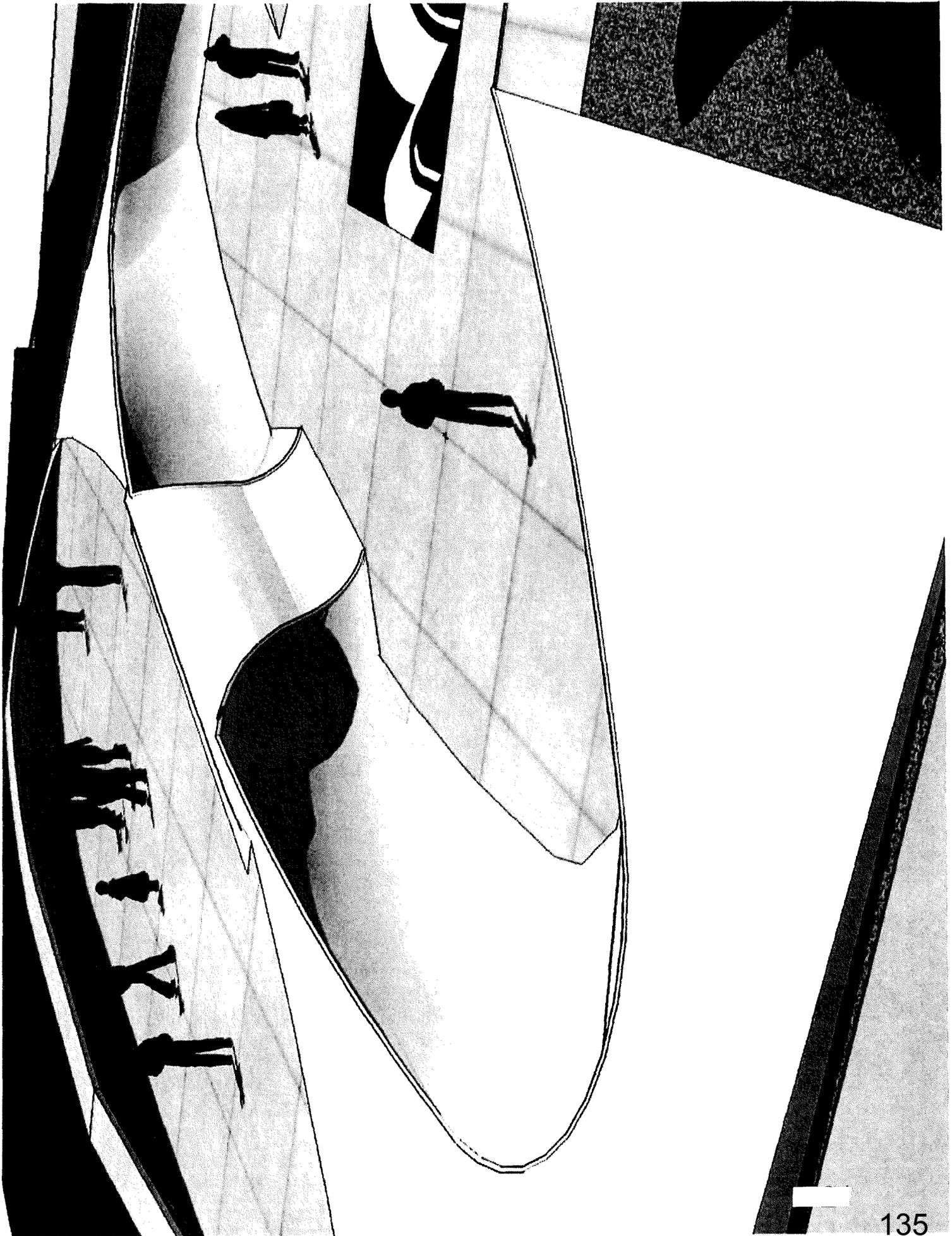
This drawing is a preliminary design and not a contract. All dimensions and materials are subject to change without notice. © 2014 Pillar Design Studios.











7-29-14 CC Agenda

Attachment: Skate Park Proposal

Excerpt of Coastal Vision Plan

Upper Point Vicente Existing Conditions



UPPER POINT VICENTE

This site is zoned Open Space Recreation. Designated as Point Vicente Park/Civic Center, the site was formerly a Nike Missile Base, and presently includes and surrounds the City's civic center complex. Existing facilities are housed in former school buildings and temporary buildings. The surrounding grounds are improved with a sand volleyball court, tennis court, open grass areas, a picnic table and barbecue. With spectacular views of the ocean and Catalina Island, this site is the location of community gatherings such as the City's annual July 4th Independence Day Celebration. The site encompasses 22 acres and abuts a 4 acre Coast Guard parcel to the west. It is otherwise surrounded by Preserve lands that wrap around the site to Palos Verdes Drive. A farming operation exists on the southern facing slope below the site, which is operated in a lease agreement.

Nearly 27,500 square feet of building area is currently developed on the site, including the City of Rancho Palos Verdes City Hall offices, studio facilities for PV On the Net, and temporary modular buildings for the PV Seniors. The City Maintenance Yard is also located on the site. There are 88 existing paved parking spaces provided on-site. The site also incorporates a helipad used by emergency services providers.

SITE GOALS

As a result of the public Vision Plan process, and discussion with City staff and elected leadership, the following goals have been established for the concept design for this site:

- Advance the conceptual design of the Upper Point Vicente site based on the modified 'Civic Center

Conceptual Site Plan' (as presented to the City Council April 18, 2006, and included in the Appendix to this document)

- The site shall be able to accommodate an Arts/Cultural Center, City Council Chamber and City Hall, a pool/gymnasium complex, a village green, centralized parking and an amphitheater.
- Ensure that the Civic Center is connected by a network of high quality, vibrant public landscapes and is visually integrated into the surrounding Preserve land
- Link Upper Point Vicente into the City's trail system and to other major destinations in the City
- Implement an integrated, context sensitive approach to access and parking for all users

SITE CONCEPT PLAN

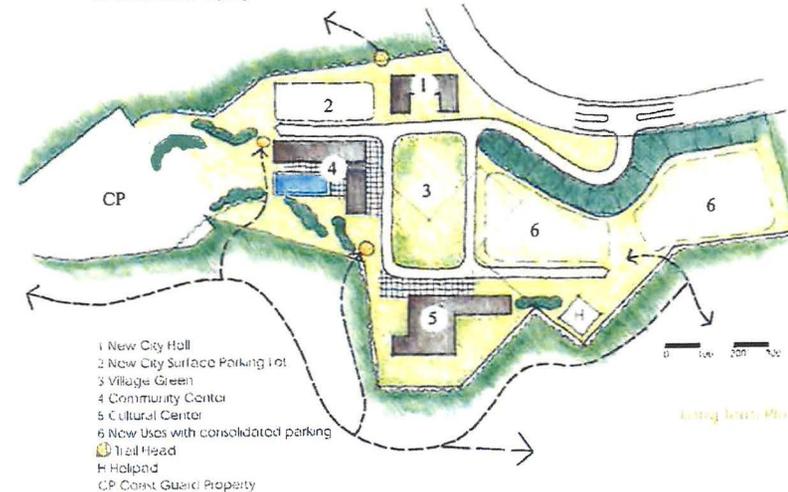
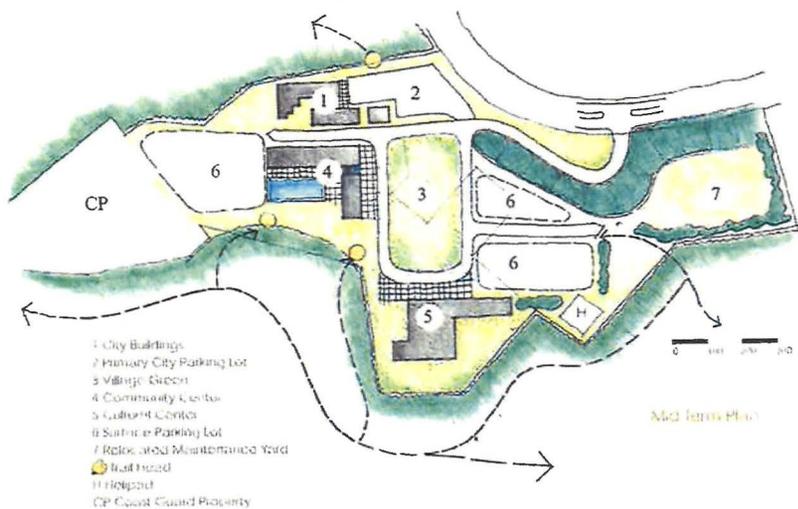
History

The concept plan for this site has evolved throughout this Vision Plan process. The site was originally the study of the City's Open Space Task Force, which produced a plan incorporating a wide range of community and recreational uses. This plan was considered in this Vision Plan process, however, direction was provided by the Rancho Palos Verdes City Manager to include a narrow range of uses in this concept plan. This approach was endorsed by the City Council during the public Vision Plan process. Iterations were considered, and interested site user groups were interviewed. Finally, a phased approach to implement the concept design was proposed, and is described below and illustrated to the right.

Phased Approach

The concept design depicts a phased, short-, medium-,

Upper Point Vicente Concept Plan and Phasings



APPROVED - September 2, 2008

The Village Green at Upper Point Vicente. Existing (1) and Proposed (2)



and long-term approach to the site development. In the short-term, positive impact would result from simply moving the Maintenance Yard (shown at 80,000 sf) to the east, and creating a consolidated open space area in the center of the site. At this early stage, a trailhead serving the adjacent Preserve trails could also be added, together with trail connections and associated picnic areas around the bluff edge of the site.

In the medium-term, a Village Green (depicted at 1.7 acres in size), which could also accommodate an amphitheater [3], Veteran's Memorial and/or public art, as well as the City's 4th of July celebration, might be created, together with a cultural center (shown at 30,000 sf on two levels) which could host activities relating to the arts including studio and gallery space, class and performance space, both indoors and outdoors; a community center complex (shown at 20,000 sf on two levels), which might accommodate meeting space for community groups, recreational facilities, classroom space and a full sized recreational pool (50m x 25m).

In the long-term, a City Hall complex (shown at 36,000 sf on two levels) could be developed, incorporating administrative facilities and a Council Chamber. Further, the City's Maintenance Yard could be relocated off site, freeing space for other open space or developed uses. At this stage consolidated parking could be developed, in a structure partially below grade, which might enable additional open space or other site uses, including areas for active recreation, to be created.

Maintaining the Site Character

Though this site is one of three within the Vision Plan identified to accommodate new public uses within the Rancho Palos Verdes Coast, the vision statement

and goals developed for this Plan, as well as the design guidance material included in Chapter 5 of this document, clearly recommend open space and view preservation within the Rancho Palos Verdes Coast, as well as context sensitive building and site design. Ultimately, at each phase of concept design implementation, the site should retain its park like setting and precious ocean views, and provide access into the adjoining Preserve trail system.

Recommendations for Implementation

- Initiate a formal master plan of the site, including market analysis relating to potential arts and recreation facilities, a space program to serve a range of possible uses and user groups, a parking needs analysis related to the potential users, and incorporate the utility study presently being undertaken for the site.
- Immediately pursue funding sources (grants, etc.) to implement the on-site trailhead and trail connections on site, as well as to relocate and reconfigure the City's Maintenance Yard.
- Research potential off-site locations suitable for the City's maintenance yard

7-29-14 CC Agenda

Attachment: Skate Park Proposal

July 8, 2014 NPS/POU Letter

8 July 2014

David Siegenthaler
Federal Lands to Parks Program
National Park Service, Pacific West Region
333 Bush St., Ste. 500
San Francisco, CA 94104-2828

SUBJECT: Proposal for Revised Location of 6.6-Acre Active Recreation Area under the Program of Utilization for LADA Nike Site 55, Point Vicente, Rancho Palos Verdes (GSA No. 9-Calif-D-1088)

Dear Mr. Siegenthaler:

As you may recall, last December I discussed with you a proposal to relocate the 6.6-acre active recreational use area identified in the Program of Utilization (POU) from its current location along the northerly boundary of the lower portion of Point Vicente Park/Civic Center to the upper portion of the park adjacent to the existing City Hall facilities. To maximize the City's opportunities at the site, the City is interested in exploring the possibility of rearranging area designations on the site (i.e., "active recreation" vs. "passive recreation" designations), provided that the general conditions of the POU are maintained. Enclosed is a copy of Figure 6 from the POU, depicting the approximate location and extent of the designated active recreation area in red.

During our telephone conversation in December 2013, you indicated that you believed that the relocation of the active recreation area would not require a "formal" amendment to the POU. Therefore, the City of Rancho Palos Verdes now presents our proposal for the relocated active recreation area for your review and concurrence.

The areas outlined in yellow in the enclosed diagram encompass just under 6.6 acres of the upper portion of the park site, while the areas that are shaded in blue are those that are not subject to the use restrictions imposed under the POU. The areas to be included within the active recreation area include the existing tennis and sand volleyball courts, as well as undeveloped portions of the park that are often used for community events and overflow parking. The proposed active recreation area boundaries would mesh with those of the existing unrestricted area of the property, and would also avoid encroachment into the City's nature preserve (shaded in green in the enclosed exhibits). Currently, the

David Siegenthaler
8 July 2014
Page 2

designated 6.6-acre active recreational use area is located almost wholly within the nature reserve. Allowing the relocation of the designated 6.6-acre active recreation area to the upper portion of the site would:

- Place the upper portions of the park that are already used for active recreation and community purposes within the active recreation area;
- Protect the integrity of the City's nature preserve by removing the active recreation designation within the lower portion of the park; and,
- Provide the City with greater flexibility for the future use and development of the unrestricted portions of the park site.

The City of Rancho Palos Verdes respectfully seeks your written concurrence (on behalf of the National Park Service) with the relocation of the 6.6-acre active recreational area at LADA Nike Site 55, as described herein and depicted in the enclosed exhibits. If you have any questions or need additional information, please contact Senior Administrative Analyst Kit Fox at (310) 544-5226 or kitf@rpv.com.

Sincerely,



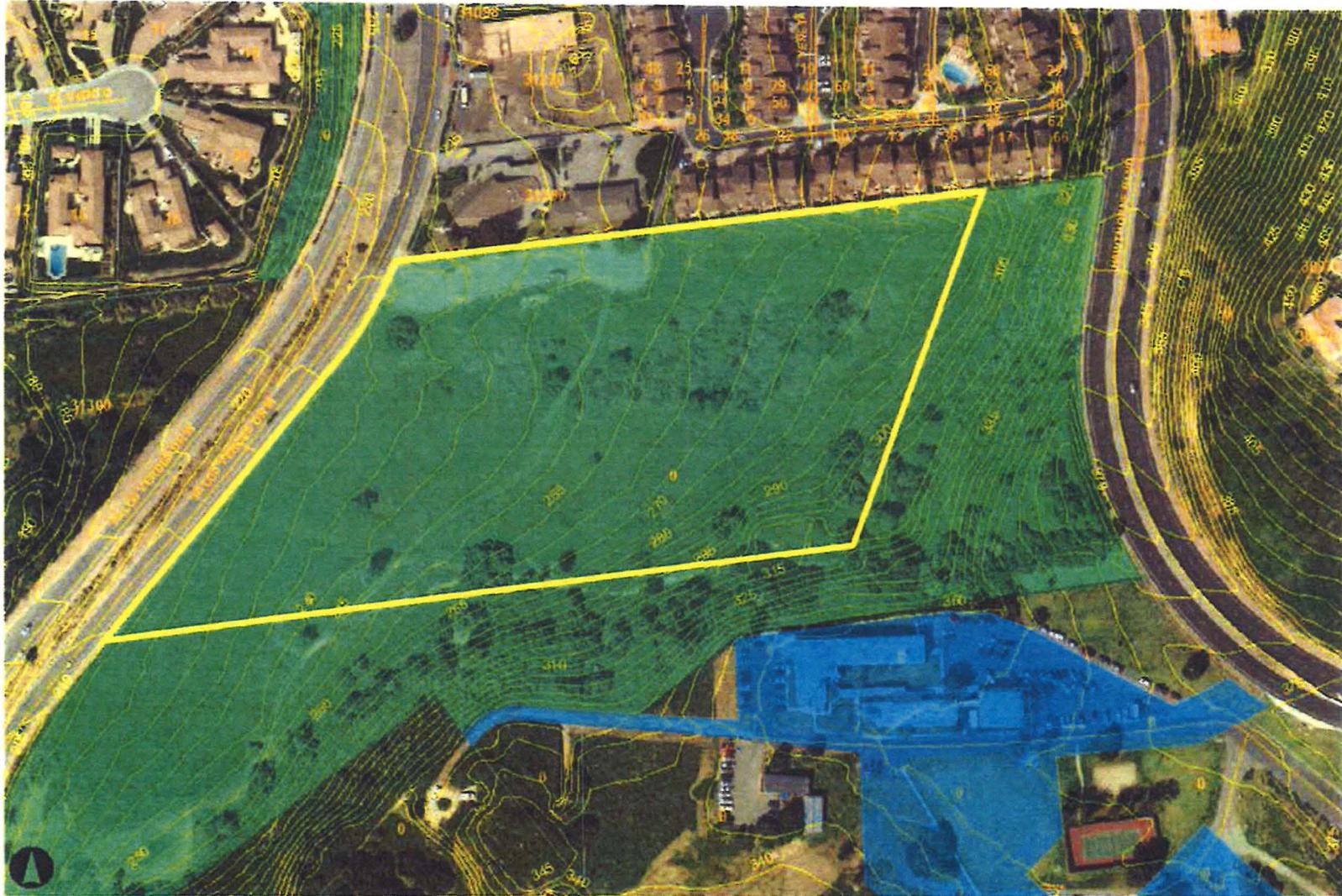
Carolynn Petru
Acting City Manager

enclosures

cc: Cory Linder, Director of Recreation & Parks
Kit Fox, Senior Administrative Analyst



**Proposed ±6.6-Acre Active Recreation Area
LADA NIKE Site 55, Point Vicente, Rancho Palos Verdes (GSA No. 9-D-Calif-1088)**



**Existing ±6.6-Acre Active Recreation Area (Approximate)
LADA NIKE Site 55, Point Vicente, Rancho Palos Verdes (GSA No. 9-D-Calif-1088)**

7-29-14 CC Agenda

Attachment: Skate Park Proposal

July 18, 2014 Peck Park Skate Park

Daily Breeze Article

Long-awaited Peck Park skate park almost ready to open in San Pedro



Skater Riley Stevens hits one of the jumps at the barely completed Peck Park Skate Park in San Pedro on Thursday, July 17, 2014 during a video shoot for Councilman Buscaino's invite for the Grand Opening which will be held on Friday, August 15, at 5:30pm.

By [Donna Littlejohn](#), The Daily Breeze

Posted: 07/18/14, 7:56 PM PDT | Updated: 3 days ago

[0 Comments](#)



Construction of a new skatepark at Peck Park in San Pedro is complete but still needs perimeter landscaping before it officially opens in early August. Thursday, July 17, 2014, San Pedro, CA. (Steve McCrank / Staff Photographer)

San Pedro's new skate plaza at Peck Park won't open for another couple of weeks.

But that hasn't stopped skaters from getting beyond the fencing to give the new attraction along Western Avenue a preliminary spin.

While the grand opening is set for 5:30 p.m. Aug. 15, skaters can't seem to resist the temptation now that the plaza is finished, awaiting only some perimeter landscaping.

"They're trying it out," said Mark Mariscal, region superintendent with the Los Angeles' Department of Recreation and Parks, who said park officials chased out about 20 skaters earlier this week.

But they were back within hours.

Because the plaza isn't open yet, however, liability issues loom, leading park and police officials to adopt a more hard-line approach in the days to come. From now on, police will be citing skaters with fines.

City officials hope to resolve the matter by establishing an unofficial "soft" opening sometime before the Aug. 15 ceremony.

Andy Harris of the San Pedro Skatepark Association, said the eagerness is to be expected considering how long local skaters have lobbied for a facility at Peck Park. The idea was first floated some 15 years ago.

Long-awaited Peck Park skate park almost ready to open in San Pedro

“That’s what they get for taking as long as they did,” said Harris, who served as an adviser on the design. “I don’t know what they would expect.”

The city finally began soliciting [feedback on a skate park design in 2010](#).

With the strong backing of the Northwest San Pedro Neighborhood Council and Los Angeles Councilman Joe Buscaino, [a groundbreaking for the \\$800,000 skate plaza was held in February 2013](#), with the anticipation that it could be completed by fall the same year.

Judging by the growing popularity of the Instagram hashtag #peckparkskatepark, Harris said, the plaza is destined to be a much-used attraction.

With several contiguous bowls, the design has something for everyone, from beginners to experts, Harris said.

It will become the [22nd skate park built in the city of Los Angeles](#).

“It’s a lot more dynamic” than skate parks constructed in earlier eras, Harris said. “It’s much more in line with the real top-notch skate parks in the Pacific Northwest.”

The original square footage, however, was pared down a bit from original plans, Harris said.

Originally, he said, the idea was to make it a [hybrid design with both bowl and streetscape elements](#), such as rails and other structures characteristic of an urban street that draws skaters.

“We lost some square footage, which was kind of a bummer,” Harris said. “That made us change the design a little bit from a hybrid street-and-bowl design to pretty much just bowl skating.”

Harris thought that among the challenges in building the skate plaza at the site chosen by the city was the slight grade in the topography. The area where the plaza was built is on the far western perimeter of the rambling city park that features picnic areas, basketball courts, hiking trails, baseball diamonds, a gymnasium and an outdoor swimming pool.

Craig Raines, the city landscape architect who oversaw much of the project, said the size wasn’t changed by a significant amount, although the design was “tweaked.”

The plaza is about 8,000 square feet.

Anticipating problems with tagging, city officials already have worked out a plan with Harris’ group to provide needed supplies so users of the plaza will be responsible for painting out any graffiti that appears.

San Pedro’s only other skate park — under a freeway overpass at Channel Street — was constructed by skaters years ago with no formal approvals from either the city or the California Department of Transportation, which owns the property.

That park is scheduled to close down temporarily this fall for a year-and-a-half so improvements can be made to the overpass. But Harris said it will reopen after that, with plans to apply for grant money to beautify the landscaping around the area.

Financing for the new plaza at Peck Park came from city Quimby funds, fees collected from developers to provide more parks and open space.

[The Tony Hawk Foundation also donated \\$27,000](#) toward the project, bringing with it recognition from the popular skateboarding legend. The foundation will be on hand for the ribbon-cutting, Harris said, but it is not known whether Hawk will attend.

Harris said skaters would love to see another plaza at perhaps Angels Gate Park or maybe along San Pedro’s redeveloped waterfront, where some of the hoped-for urban streetscape elements could be incorporated.

Despite the paring down of size in the original plans, region superintendent Mariscal said the plaza will be “one of our bigger” skate parks.

About the Author



7-29-14 CC Agenda

Attachment: Skate Park Proposal

Skate Park Site Analysis Criteria

Skate Park Site Analysis Criteria

As part of their preliminary research on potential skate park sites, ML+A consulting firm prepared a draft list of Skate Park Selection Criteria. ML+A noted that it was unlikely that any one site would match all of the criteria listed above. The following is a brief review of how SPV's proposal matches the criteria.

Land Use

- 1) *Compatible zoning and general plan designation:* Discussed above.

Site Conditions/Existing Use Compatibility

- 1) *Adequate Space for 14,000-15,000 sf minimum skate park and dimensions:* SPV's design is preliminary and its precise dimensions have not been analyzed by staff.
- 2) *Suitable soil and geology:* Has not been studied for this particular proposal.
- 3) *Does not damage natural or cultural resources:* The proposed design would reduce the size of the existing grass area.
- 4) *Does not displace an existing recreation element or program:* The proposal could displace the sand volleyball court. SPV's proposal calls for them to relocate the court if necessary.
- 5) *Minimal conflict with other users/activities:* There is minimal activity in that area, except for cultural events such as the 4th of July. SPV has stated that the skate plaza could be used for such events.
- 6) *Flat to gentle, rolling topography:* Yes, although significant grading would be required.
- 7) *Positive drainage into natural or existing drainage system:* Site currently drains properly. Drainage has not been studied for this particular proposal.
- 8) *Appropriate surfaces (minimal demolition required):* Yes.

Location

- 1) *Site centralized to where users congregate:* Site is located at a public park, although site is not currently frequented by skateboarders.
- 2) *Close to commercial and/or institutional activity:* Located near to City Hall, Salvation Army, and the Golden Cove Shopping Mall.

Accessibility

- 1) *Existing bus access (near bus route or existing stop):* yes
- 2) *Skateboarding proximity to skate park:* Steepness of Hawthorne Boulevard makes skateboard access difficult and raises concerns about the dangerous practice of high-speed "skate bombing"
- 3) *Biking proximity:* Hawthorne Boulevard is a popular, although strenuous bike route due to its steep incline.

- 4) *Driving proximity to skate park:* While not centrally located in the City, the site is easily accessible by car.
- 5) *Proximity to a major arterial road:* yes
- 6) *Potential for auto drop-off:* yes
- 7) *Site ADA compliant:* ADA compliance would be a necessary factor in the design and construction of the skate plaza, parking space, restroom and other amenities

Neighborhood Compatibility

- 1) *Minimal conflict with neighborhood uses (e.g. avoiding noise and physical conflicts):* The proposed site is not adjacent to any residences. Potential noise impacts have not been assessed. Night-time skating would not be permitted.
- 2) *No obstruction of protected views:* To be determined. The sunken design of the proposal would minimize view impact. SPV's proposal includes an approximately four-foot high wall above current grade. Impact on residents would likely be minimal, although view of arriving and departing motorist could be impacted.

Health and Safety

- 1) *Protected from major arterial roads:* Yes
- 2) *Emergency vehicle access:* Yes
- 3) *Maintenance crew accessibility:* Yes
- 4) *Good visibility for public surveillance and safety:* Site is in open area of Point Vicente Park-visibility and lighting needs further review.
- 5) *Restricted night access to vehicles to prevent skateboarding by car lights:* Potential design concern, Point Vicente Park is currently accessible at night.