



Staff Report

File Number: A4-2-1 / D1-3-4

DATE OF MEETING July 18, 2016

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PARKS AND RECREATION

SUBJECT HAREWOOD YOUTH PARK

OVERVIEW

Purpose of Report

To provide an update to Council on the Phase 1 design process and progress of the Harewood Youth Park and to recommend next steps to move forward with the project for consideration and approval.

Recommendation

That Council:

1. receive the design concept for the Youth Park at Harewood Centennial Park;
2. allocate \$27,000 to carry out Phase 2 detailed from the current balance in the Knowles Estate fund.
3. support budgeting of Phase 1 of the Youth Park project in the 10-year capital plan.

BACKGROUND

The idea of a Youth or Skateboard Park at Harewood Centennial Park was included in the approved Harewood Centennial Park Improvement Plan (adopted by Council in 2011) and has received broad support from community partners.

At their regularly scheduled meeting held on 2015-OCT-28, after a community request, the Parks, Recreation and Culture Commission (PRC) then approved moving forward with a youth park concept design for Harewood Centennial Park. The concept design was paid for partially with funds a deferred revenue account and partially with private contributions fundraised by the Nanaimo Skateboard Association.

A two-phased design process then outlined to Council on 2015-DEC-16 and supported by the Harewood Neighbourhood Association and Nanaimo Skateboard Association. Attachment A outlines activities for both Phase 1 (which has been completed) and a future Phase 2. As part of Phase 1, Staff hired Newline Skate Parks, a consulting firm out of Langley, to assist in this project and preparation of the overall concept design.

Phase 1: Community Consultation, Site Analysis & Concept Design:

The Harewood Centennial Park site is currently a flat, gravel under-utilised space in the Park. It is adjacent to existing gravel parking, the Chase River, the mountain bike trails, washrooms and future hard surface courts (that will include facilities for street hockey and basketball).

The proposed Concept Design and associated costs are shown in Attachments B and C. The design features two standalone areas that could be developed together or as separate phases including:

1. Street Style Plaza - complete with eight types of facilities (descending taco with roll ends, big three block gap with up ledge-bank and up gap, turnarounds with drop in banks, start sets with hubba ledges and rails, banked hips, wedge to wedges, manula pads without ledges, and long flatrails).
2. Kidney-shaped bowl and slappy wall with down rails.

The entire Park will be concrete with integrated public art. The artistic elements will reflect the unique Chase River setting (via paving patterns and skate-able features).

If the project is mobilized in one phase instead of two, the savings would be about \$20,000.

The project is called "Youth Park" rather than a "Skate Park" because it can be used by youth on many forms of wheeled transportation - bikes, scooters, and skateboards.

Public Input:

An initial youth workshop was held at John Barsby Community School on 2015-JUL-23 to discuss the Harewood Youth Park. Over 40 people (youth and youth-at-heart) attended this "jam" to give input and support into the youth park vision. This event was initiated by the Harewood Neighborhood Association. Many ideas were discussed by the attendees including the desire for a skate bowl, skate plaza, pump track, and basketball area, and "skate-able" public art and storm water management features. A survey was handed out among the participants in addition to a drawing exercise, presentation, site visit, and discussions.

As a follow-up to this, three technical sessions were held in April 2016 to develop the concept design and its flow and function.

The public and members from stakeholder groups were invited to participate (Nanaimo Skateboard Association, Harewood Neighbourhood Association, School District 68, and youth programmers). About 15 people, representing each stakeholder group, attended each workshop and provided technical expertise and input.

The consultants from Newline Skate Parks participated in each discussion (in person and via teleconference). The first technical session focussed on process and desired amenities. The second technical session focussed on collecting a wish list for amenities and program elements and reviewed two options. The third technical session examined amended options and further examined the pros and cons of three updated options with an amended option being the preferred design. Images from the sessions are shown in Attachment D.

Partnership Opportunities:

The Harewood Neighbourhood Association first initiated this project and is actively fundraising for its implementation. Members are approaching service clubs and local businesses.

The Nanaimo Skateboard Association is also actively fundraising for this project. To date, they have fundraised over \$16,000 at skate events for this project. Two additional fundraising events are planned this summer. The first event is being held 2016-JUL-17 at the north end skate park while the second event is planned for 2016-AUG-21 at the Bowen/Comox Skate Bowl. In addition, the association has applied to several recreations infrastructure grant programs (including BCAA play here, Heinz Kraft Play, and Coop Community Spaces) and started a “Go Fund Me” campaign online.

To date, \$60,000 has been collected from development in Harewood for this project. Of this amount, \$50,000 remains in deferred revenue. Funding in the Knowles Estate may be an available partial funding source for the project and recent rezoning projects in the Harewood area have also provided community contributions to this project.

Next Steps:

A second phase is required to move forward with construction and is estimated to cost \$27,000. Carrying this work out in the fall of 2016 or early 2017 would facilitate fundraising and moving forward with the project if funding is approved.

Phase 2: Construction Drawings and Construction Implementation

- Detailed design development and phasing plans.
- Prepare technical specifications and sealed construction drawings.
- Detailed cost estimation.
- Partner and volunteer construction plan.

Once the Phase 2 design work is complete, detailed cost estimates and supply requirements will help with future budgeting and community fundraising.

OPTIONS

1. Approve all the recommendations.
 - **Budget Implication:** New projects to be added to the 10-year capital plan. The project meets the criteria set out for the Knowles Estate fund and sufficient resources are in place.
 - **Policy Implication:** Meets the Harewood Centennial Park Improvement Plan and Harewood Neighbourhood Plan.
 - **Engagement Implication:** Public engagement has already been completed and there is community momentum behind the project.
 - **Strategic Priorities Implication:** Community partners are actively fundraising for the project.
2. Deny all the recommendations.
 - **Budget Implication:** The project would not be added to future capital plans but private contributions and deferred revenue amounts from development would still remain in the Harewood Centennial Park account.
 - **Policy Implication:** The project is consistent with park and neighbourhood plans.

- **Engagement Implication:** Public engagement has already been completed and there is community momentum in support of the project.
3. Approve some of the recommendations
- **Budget Implication:** Some additions required to the 10-year capital plan.
 - **Engagement Implication:** There is community momentum and support behind the project.
 - **Strategic Priorities Implication:** There are community partners fundraising for the project.

SUMMARY POINTS

- A concept plan has been developed as a long term vision to move forward with for the Harewood Youth Park.
- Community partners are in place for this project and there is a lot of positive energy and momentum to keep the project moving forward.
- Detailed design, a youth park management strategy, and future budgeting are required prior to project implementation.

ATTACHMENTS

- Attachment A - The two-phased design process shared with Commission in October 2015.
- Attachment B - Concept Design for the Youth Park.
- Attachment C - Budget for the Youth Park.
- Attachment D – Images from the Design Meetings.
- Attachment E – Video Prepared to Promote the Skate Park.

Submitted by:



Kirsty MacDonald
Parks and Open Space Planner
Parks and Recreation

Concurrence by:



Richard Harding
Director
Parks and Recreation

ATTACHMENT A

The two-phased design process shared with Commission in October 2015

Phase 1: Community Consultation, Site Analysis & Concept Design (to be completed in 2016)

The following activities would be completed in a collaborative process. Active participation by youth and other members of the Harewood Neighbourhood Association (HNA), John Barsby School, and skate community throughout the development process will be valuable for the long-term success of the project.

- Youth park “jam” workshop - completed 2015-JUL-23.
- Digital Site Survey - completed August 2015.
- Engage skate park design consultant.
- Host a design workshops - the skate park design consultant will meet with a Committee (which will include City Staff, the HNA, John Barsby School, and other local youth and community members) through a series of key stakeholder meetings and ‘all are welcome’ design workshops/open houses.
- Use online forums and onsite signage to communicate progress and ideas.
- Develop alternative design concepts with consultant and review with Committee.
- Refine and develop preferred design concept with consultant and review with Committee.
- Prepare final design concept and budget with consultant and review with Committee and public at open house.
- Prepare a youth park management/maintenance strategy to address common conflicts/issues such as graffiti, access to washrooms, lighting, seating, noise reduction, views, user conflict, and drinking water, accessibility to various skill levels and wheels, CPTED and park stewards.
- Present final design concept and budget to review with Committee, Parks and Recreation Commission, and, Council for approval and inclusion in future capital plans.

Phase 2: Technical Design and Construction Drawings (to be completed when budgets and community partners are in place)

- Detailed design development and phasing plans.
- Prepare technical specifications and sealed construction drawings.
- Detailed cost estimation.

ATTACHMENT B

Concept Design for the Youth Park

Site Plan 



Skatepark Features

- A** - DESCENDING TRANSITION TACO WITH ROLLED ENDS
- B** - BIG 3 BLOCK GAP/LEDGE-TO-BANK FEATURE WITH UP-GAP
- C** - TURNAROUND/DROP-IN BANK
- D** - STAIR SET WITH HUBBA LEDGES & HANDRAIL
- E** - BANKED HIP
- F** - WEDGE-TO-WEDGE WITH ROOFTOP RAIL
- G** - MANUAL PAD WITH OUT-LEDGE
- H** - LONG FLATRAIL

PHASE 2

- I** - SLAPPY WALL WITH 3-SET AND DOWN RAIL
- J** - TIERED KIDNEY BOWL

ATTACHMENT C

Budget for the Youth Park

Budget Breakdown

Please note: This is a budget estimate only – **All prices subject to final design, local pricing & geotechnical recommendations.** The actual cost of time and construction may also vary due to economic conditions, actual site conditions, and/or availability of materials. Estimate includes costs for supply and installation unless otherwise indicated.

	Description	Quantity	Unit	Unit Price	Subtotal	Total
PHASE 1						
1.0 Project Management						
1.1	Mobilization	Project travel & setup	1	LS	\$ 14,000.00	
1.2	Site management	Testing, permits & general site management	1	LS	\$ 18,000.00	
1.3	Security & Fencing		1	LS	\$ 8,000.00	
1.4	Testing Allowance		1	LS	\$ 5,000.00	
1.5	Project Bonding		1	LS	\$ 7,000.00	
					Subtotal	\$ 52,000.00
2.0 Civil Works						
2.1	Earthworks	Removal, relocation & disposal of materials	427	m ³	\$ 25.00	\$ 10,675.00
2.2	Material import	Import and placing of all required granular A & granular B fill	550	m ³	\$ 130.00	\$ 71,500.00
2.3	Drainage	Trenching, piping, area drains & storm connection/drywell	1	LS	\$ 11,500.00	
					Subtotal	\$ 93,675.00
3.0 Skatepark Elements						
Includes all concrete, rebar, formwork and steel edging						
3.1	Shotcrete Features		168	m ²	\$ 440.00	\$ 73,920.00
3.2	Wall & Ledge Features		37	m ²	\$ 1,800.00	\$ 66,600.00
3.3	Stair Features		1	m ²	\$ 5,700.00	\$ 5,700.00
3.4	Flatwork		525	m ²	\$ 165.00	\$ 86,625.00
3.5	Skatepark metals & coping		140	m ²	\$ 230.00	\$ 32,200.00
					Subtotal	\$ 265,045.00
4.0 Landscaping, Site Amenities and Miscellaneous						
4.1	Landscape remediation	3m sod buffer around hardscape.	370	m ²	\$ 16.60	\$ 6,142.00
4.2	Boulder retaining	To retain base materials and minimize slopes	1	LS	\$ 2,800.00	
					Subtotal	\$ 8,942.00
					Phase 1 Project Total	\$ 419,662.00
						plus applicable taxes
PHASE 2						
5.0 Phase 2 Skatepark						
5.1	Phase 2 Skatepark	Includes all civil works, skatepark elements and landscape remediation	1	LS	\$ 203,200.00	
					Subtotal	\$ 209,200.00
					Phase 1 + Phase 2 Grand Total	\$ 628,862.00
						plus applicable taxes
6.0 Optional Items						
6.1	Integral concrete colour	Integral colour to be included in banks and transition features	1	LS	\$ 10,000.00	
6.2	Chase River Floor Pattern	Sandblast floor pattern in flat slab	1	LS	\$ 6,000.00	
					Optional Items Total	\$ 16,000.00

If the project is mobilized in one phase instead of two, the savings would be approximately 7-10% of the Phase 2 cost or about \$20,000.

ATTACHMENT D

Images from the Design Meetings

Youth “Jam” - Held 2015-JUL-23



Technical Sessions - Held 2015-DEC-15 as well as 2016-APR-04 and 2016-APR-25

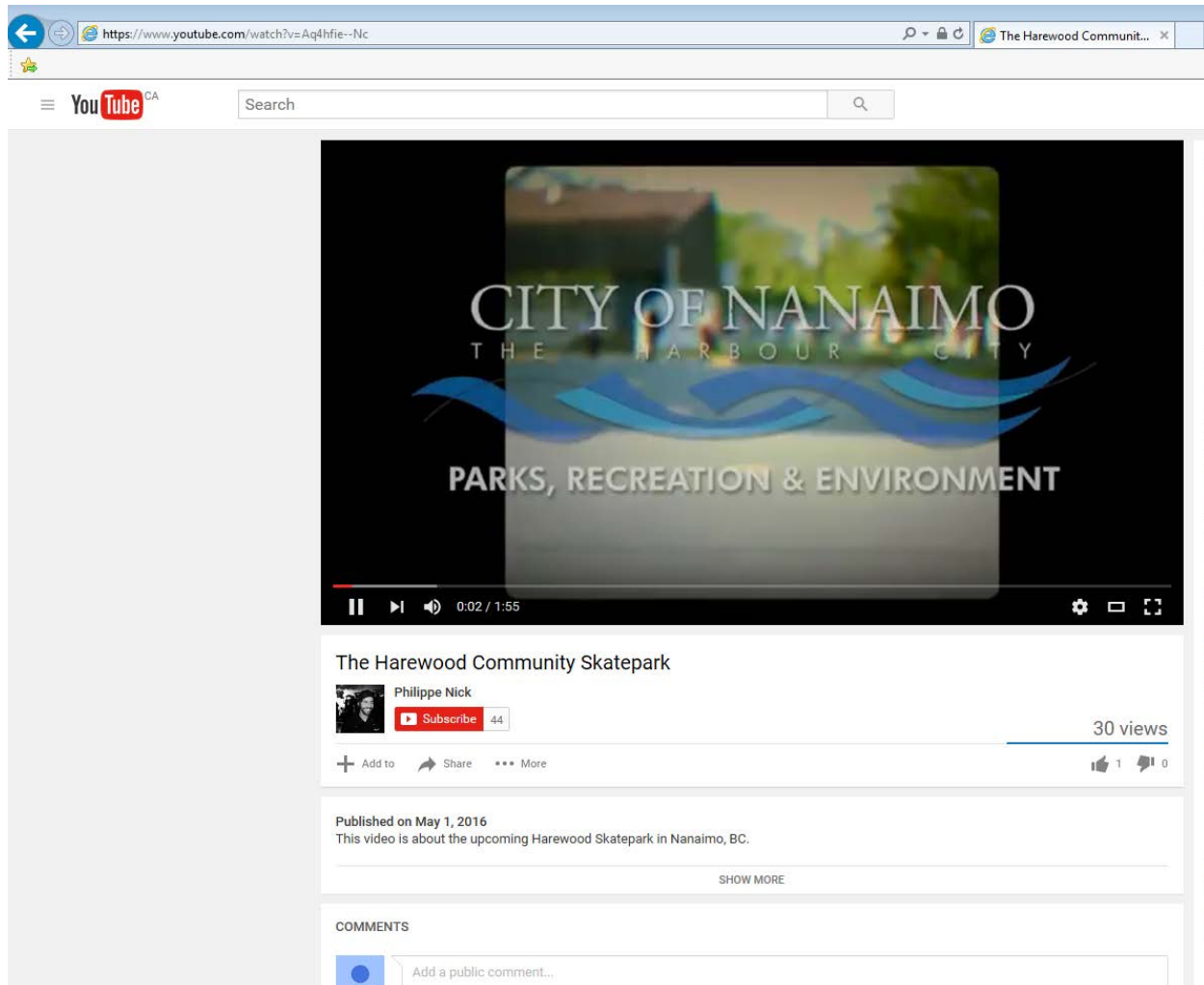


ATTACHMENT E

Video Prepared to Promote the Skate Park

Check out the YouTube link:

<https://www.youtube.com/watch?v=Aq4hfie--Nc>



The screenshot shows a web browser window displaying a YouTube video. The address bar shows the URL <https://www.youtube.com/watch?v=Aq4hfie--Nc>. The YouTube player interface includes the YouTube logo, a search bar, and a video player with a play button and a progress bar showing 0:02 / 1:55. The video content features the City of Nanaimo logo and the text "PARKS, RECREATION & ENVIRONMENT". Below the video player, the video title "The Harewood Community Skatepark" is displayed, along with the uploader's name "Philippe Nick", a "Subscribe" button with 44 subscribers, and "30 views". The video was published on May 1, 2016, and the description states "This video is about the upcoming Harewood Skatepark in Nanaimo, BC." There is a "SHOW MORE" link below the description. The "COMMENTS" section is visible at the bottom, with a text input field for adding a public comment.