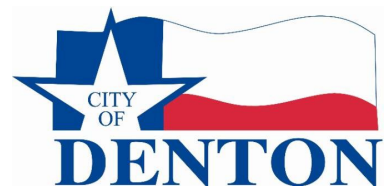




Master Plan. Subject Matter Report.

SPA SKATEPARKS

Presented to:



City of Denton Skatepark Planning Parks & Recreation Master Plan

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I. Project Understanding:

Parks and Recreation Master Plan

The City of Denton is developing a parks and recreation master plan. In lieu of an overall consultant overseeing all aspects of the plan, the City is engaging directly with specialized consultants to address particular subject matters. The City will then compile these subject matters into what will become the City's PARD master plan document. The City intends to have the master plan completed and approved by Council in the Fall/Winter of 2019.

Denton Skateboarding Community

The City of Denton has a well-represented, unified skateboarding community who has been advocating for modern skatepark infrastructure for over 10 years. Within this group are several user groups; namely skateboarders, inline skates, scooters and BMX.

II. Skatepark Planning Consultation

The goals of this consultation scope:

1. Evaluate what skateboarding facilities exist *currently* within the City.
2. Make recommendations as to what skate-friendly infrastructure the City *should* have currently.
3. Make recommendations for implementation of #2 above.

Site Analysis Exercise

On Feb 11, 2019 Yann Curtis from SPA Skateparks met with Parks and Recreation leadership to perform a site analysis scoring exercise on ten locations for any future skate-friendly developments. The site evaluation scoring sheet consists of 6 "Planning" criteria and 6 "Site Specific" criteria for a maximum potential of 60 points per scorer. Each of the four representatives rated each criteria from a 1 to 5 score, 5 being the most favorable. Those who participated are listed below:

- City of Denton – Gary Packan
- City of Denton – Craig Arrington
- City of Denton – Drew Huffman
- SPA Skateparks - Yann Curtis

Sites with combined scoring results are listed within the table below, and in the order in which they were reviewed.

Ranking (Top 3)	Site Name	Planning Criteria	Site Criteria	Total (240 max)
	Denton Skate Park (Current)	78	71	149
	North Lakes Goldfield Tennis Center	94	85	179
	North Lakes Batting Cages	94	92	186
	North Lakes Fire Station	89	78	167
	North Lakes Horseshoe	70	69	139
	Little John's	55	64	119
	Carl Young	71	81	152
2	Mack Roberts	104	100	204
1	South Lakes	99	109	208
3	Lake Forest	85	102	187

Community Input Meeting

The City of Denton and SPA Skateparks hosted a community input meeting that same evening at the Civic Center. An attendance of approximately 40 citizens represented a broad range in age, gender and skatepark user types. The meeting's agenda included:

1. A Denton PARD summary of the site analysis exercise (described above) performed earlier in the day. The top 3 scoring sites are South Lakes, Mack Roberts and Lake Forest parks.
2. A presentation by SPA Skateparks on modern day skateparks, skateboarding as a sport and project profiles of comparable, proposed skateparks in North Texas.
3. A dot matrix exercise by SPA Skateparks whereby attendees were provided stickers to place on boards representing their preferred skate terrain types and skatepark amenities. See below for extended report on skatepark project amenities.

4. General comments from the public. Those in attendance agreed that an initial skate facility should be centrally located and accessible to public transportation. Public questioning were addressed to City staff on when to expect new skatepark development within the City.

Skatepark Amenities

The dot matrix portion of the evening included the display of four, 24" x 36" boards whereby participants place a certain number of stickers on features they desire most be incorporated into a proposed skatepark. The boards displayed were 1) Skate Park Amenities 2) Bowl / Transition Terrain 3) Plaza Street Terrain and 4) Obstacle Street Terrain. In terms of skate park amenities, there were three supporting project features that stood out as priorities for the public.

A lighting system for the skatepark has by far the most votes. A second priority is shade. In our experience lights and shade are consistently identified as project priorities, in large part due to the intense Texas weather and the average skatepark user demographic. During the winter a school-age park user may only have a few hours until sunset. A skatepark without lighting may result in a project not utilized to its full potential. In the summer months, a skatepark is often times visited most frequently in the evening and nighttime in the effort to avoid the high temperatures during the day time.

A close third place in terms of amenities is the inclusion of a restroom building. The site scoring exercise, as previously discussed, addresses existing site features and amenities. A site scored higher if it already has existing infrastructure (i.e. bathroom building, water foundation, shade) to support the inclusion of a skatepark.

Participants of a skatepark are physically active with short bursts of intense activity. Although not necessarily an item with a strong voter response, it's always recommended a water fountain be in the close vicinity of any skatepark.

III. Existing Skateboarding Infrastructure

The City has an existing skatepark located adjacent to the City's natatorium at 2400 Long Rd, Denton, TX 76207. The facility consists of an approximate 18,750 square foot concrete slab with an arrangement of prefabricated skate features. The site provides shade via fabric canopy, a water fountain and includes a perimeter chain link fence.

This site scored low in the analysis exercise due to factors including, but not limited to, a lack of facility visibility, lack of 'sense of place' and a lack of nearby public transportation. Additionally, and in more immediate regards, the City is incurring increased maintenance costs associated with the existing prefabricated skate features that are, in large part, at a point of disrepair. Public comments during the community input meeting were directed at the facility not being of a standard expected of modern skate park development. Active users feel compelled to travel to other cities' facilities.

IV. Recommendations for Citywide Skatepark Infrastructure

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The Skatepark Adoption Model (SAM)

The Skatepark Adoption Model (SAM) is a tool used by municipalities for determining the total “skateable” area required to serve any given population. SAM is developed by Skaters for Public Skateparks, the Tony Hawk Foundation (THF) and International Association of Skateboard Companies (IASC). Below is the SAM tool for the citywide Denton population. The calculation DOES NOT include the University of North Texas population of 37,973 (2016).

STEP 1 - City of Denton Population

136,268 (2017)*

Step 2 - Number of Casual Skaters (Avg of 1.78% of population)

2,425

Step 3 - Number of Core Skaters (# casual skaters * 0.279)

676

Step 4 - Peak Load

of Core Skaters X .33 = Peak Load (# of skaters at peak time of day)

223

Step 5 - Determine the Service Level

at Peak Load X 150 = Total Amount of Terrain (sf). Each core skater requires 150 square feet.

33,450 SF = Total Skate-Friendly Area required to serve the City of Denton

V. Implementation Recommendations

City staff, SPA Skateparks and public comments recommend an initial, centrally located skate park be developed with future plans for community-sized skate facilities to service growing areas of the City. Based on local comparable facilities, the community recommends an approximate 20,000+ square foot initial facility.

Cost Estimating

A facility of the above-recommended scale will accommodate users of all types, ages and skill levels. Skatepark design services generally fall in line with architecture-industry design fees and are typically based on a percentage of the overall, intended project budget. Based on recent (2019), comparable projects in the region it's suggested a budget of \$50 per square foot (+/- \$5 per sf) be allotted for the construction of skatepark terrain. 'Skate Terrain' includes site preparation, poured in place skatepark elements, and associated concrete and metal works. Due to the nature of existing site condition variability, figures mentioned herein may differ from that mentioned. Only specialty skatepark contractors qualified to do such work should be engaged. Park amenities add to the cost of any project, skatepark or otherwise. Due to the nature and variety of park amenities, these costs should also be accounted for in addition to the Skate Terrain. The chart below represents the construction cost budgeting of a 20,000 square foot skate park.

Skate Terrain		Amenities
20,000 sf		\$x Lighting System
\$50/sf		\$y Shade
		\$z Landscaping
\$1,000,000	PLUS	\$x + y + z

Due to the specialized nature of the skatepark development industry, public skateparks are commonly let as design-build projects. Benefits include Owner cost savings during the solicitation phase, the mitigation of project change orders, and associated efficiencies of having a single entity accountable throughout the entire project development. Other procurement arrangements include a design-bid-build scenario with the specialized skatepark contractor serving as either the General Contractor or as a subcontractor under a local General Contractor.

VI. Local Skatepark References

Referenced skateparks include the following:

- City of Arlington Vandergriff Skatepark
- City of Plano Carpenter Park Skatepark
- City of Roanoke Cannon Parkway Skatepark
- City of Conroe Kasmiersky All Wheeled Sports Plaza
- City of Fort Worth Chisholm Trail Skatepark

