

2003 JULY 17

TO: CITY MANAGER

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: BONSOR PARK YOUTH FACILITY CONCEPT PLAN AND IMPLEMENTATION


PURPOSE: To request Council's approval for the expenditure of \$550,000 from the Density Bonus Fund of Rezoning Reference #01-21 to fund the detailed design and construction of a youth facility at Bonsor Park.

RECOMMENDATION:

1. THAT approval be given for the expenditure of \$550,000 from the Density Bonus Fund of Rezoning Reference #01-21 to fund the detailed design and construction of a youth facility at Bonsor Park.

REPORT

At its meeting of 2003 July 16, the Parks, Recreation and Culture Commission received the above noted report and adopted the two recommendations contained therein.


for Kate Friars
DIRECTOR PARKS, RECREATION
AND CULTURAL SERVICES

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Attachment

P:\DATA\COUNCIL\PK-BONSOR PARK YOUTH FACILITY CONCEPT PLAN

cc: Director Finance
Director Planning and Building
Risk Manager

**SUBJECT: BONSOR PARK YOUTH FACILITY CONCEPT PLAN AND
IMPLEMENTATION**

RECOMMENDATIONS:

1. THAT the Concept Plan for the Bonsor Park Youth Facility resulting from youth design workshops and public open house review be approved and advanced to detailed design and construction.
2. THAT Council approve the expenditure of \$550,000 from the Density Bonus Fund of Rezoning Reference #01-21 to fund the detailed design and construction of a youth facility at Bonsor Park.

REPORT

BACKGROUND

At the Commission meeting of 2002 December 11, the provision of a youth facility featuring an outdoor skateboard site at Bonsor Park was approved as the density bonus parks and recreation community amenity in conjunction with Rezoning Reference #01-21. This followed the public meeting of 2002 September 25, where strong public support was received for a youth facility at Bonsor Park. The provision of a skateboard facility in each of Burnaby's four quadrants is an objective of the Parks, Recreation and Culture Commission in support of youth related activities. The density bonus is valued at \$823,250 of which \$223,250 is to be applied to public open space improvements of the B.C. Parkway, and \$600,000 to the youth facility at Bonsor Park.

The youth facility was advanced to a phase of public design workshops and open house design review. Consultant teams with landscape architectural and skatepark expertise have worked with a staff committee on site analysis and location issues, and more recently with staff and the youth of Burnaby on concept design development.

SKATEPARK DESIGN WORKSHOPS

A series of five design workshops for the youth of southwest Burnaby were completed during April and June of this year. The first of three workshops at Bonsor Recreation Complex was advertised within southwest Burnaby with posters at civic facilities, schools, the South Central Youth Centre and two Metrotown skateboard shops. Participants were very eager and skilled in drawing their own concepts which were individually presented and videotaped at the first workshop. The most popular components were ranked and molded into two options by the consulting team for review at the second workshop.

Popular features were further fine-tuned and refined into one concept at the third workshop and details to maximize flexibility of use were discussed at length. Two additional workshops were held at the local schools South Slope Elementary School and Maywood Community School to ensure that local youth opinions were being met, and to engage those that may not currently skate but want to learn. Plasticine models were created by youth at the school workshops.

A range of age groups, boys and girls, were represented and just over one hundred youth participated in the five workshops. The highest attendance and most diverse input was received in the first workshop with a core group continuing to provide details in following workshops.

The Bonsor Youth Park Concept Plan has been reviewed and is supported by the South Burnaby Metro Club, RCMP, and the Risk Manager.

PLAYGROUND

The youth facility study included considerations to upgrade the playground equipment at Bonsor Park. A public workshop to receive input on future playground equipment options for Bonsor Park was advertised in local newspapers, and by posters to civic facilities and held on 2003 May 14 at Maywood Community School. Several parents in attendance provided suggestions. The new playground will feature similar but updated components and there is consideration for a second future playground on lawn space east of the tennis courts, but not as part of the current youth facility process. The new playground will be shifted slightly to the west from the existing site to help accommodate the proposed skatepark. It will include a four-seat swing set, tireswing and multi-play climbing structure with slides. A variety of ledges surrounding the playground will allow parents and care givers to sit nearby. A low wall will separate the playground from the skatepark.

SKATEBOARD FACILITY CONCEPT PLAN

Based on input from youth, a multi-zone design solution was reached for the skateboard facility (Attachments #1, #2 & #3). The skatepark has three sections accommodating the different styles and abilities preferred by local youth. The overall size is approximately 95 metres long by 20 to 24 metres wide totaling 2000 square metres. The Confederation Park skateboard facility by comparison, is approximately 1400 square metres. The long linear layout was dictated by site conditions and available space and is well suited to the three zone concept.

To the west and adjacent to the playground is the beginner zone approximately 24 by 24 metres in size. The shallow sloped bowl sections are from 1 to 1½ metres deep with low centre mound, ample platform space on top to pause, and circular layout to encourage a variety of continuous motion. Several curbs on the top platforms provide edge conditions to practice “grinding” with skateboards. The beginner zone is separated from the playground to the west by a low wall, and from the bowl zone to the east by a low transparent fence. The fence discourages older and/or more experienced skaters from direct flow through that could disrupt the concentration of beginner skaters. This was felt to be an important feature by inexperienced skaters.

The centre bowl zone is approximately 26.5 by 20 metres in size. It features steeper sloped bowl sections from 1½ to 2½ metres deep. A large central pyramidal island with low wall creates considerable return momentum for more experienced skaters. Connected to the island is a feature full pipe section approximately 5 metres in diameter topped with an observation platform and stairway. The full pipe provides the ultimate in continuous motion (full circular skating would be impossible), while the platform provides an excellent opportunity for the general public to view the skills of skateboarding throughout the park. The stairway, railings and platform on top of the full pipe will be designed for general public use and not for skating. Transparent fencing will surround the perimeter of the bowl section to prevent a pedestrian from crossing through steep bowl sections, particularly at night.

The east half of the skatepark, approximately 45 by 20 metres in size is devoted to “street style” skating. Street style skating has evolved to become very popular and is derived from skaters performing tricks in public plazas. While skateparks often incorporate street style elements they rarely replicate the actual street environment “look.” The street zone of the Bonsor Youth Facility will be designed to mimic plaza features through finishes, detailing and materials. The street zone will include a variety of different ramps, stairs, platforms, curbs, and railings providing numerous edge conditions for practicing and performing tricks.

Within the transition from the bowl to the street zone is a raised level area and seating node with small roof structures where youth can pause and watch others. The roof structure will be designed for shade but is not intended as a rain shelter. A raised lawn mound will be formed on the south border of the street zone for spectators.

The skatepark will be designed for use by skateboards and in-line skating, but not bicycles. Signs on use restrictions, safety gear, and nearest services, including telephone will be posted near major entry points. The nearby South Central Youth Centre will be playing a strong role in working with youth leadership training and programs including safety seminars, skatepark youth committee, corporate coupon prizes to youth with safe skateboarding practices, a mentor system with skilled participants, and skateboard camps with strict equipment and safety guidelines.

The skatepark will not receive lighting or large rain shelters at this phase due to budget limitations. It is preferred to establish several seasons of use, management, and maintenance experience prior to considering these higher-priced additions. If a rain shelter is a future consideration it is preferable that it be combined with lighting so that there is adequate evening surveillance.

SUPPORT AMENITIES

Several support amenities would enhance the operation or opportunities around the youth facility. The two baseball backstops north of the youth facility will have raised and/or elongated south wing sections to better insure that balls hit are contained and do not reach the youth facility. A drinking fountain will be located beside the centre bowl zone which will serve skaters, the playground and baseball participants.

Other items under consideration include a paved walkway north along the skatepark to better define pedestrian circulation. Traffic calming measures along Jubilee Avenue parking area could be added including improved pedestrian crossings, drop-off zone, and/or speed bumps. A basketball pole with multiple hoops and paved area would be a welcome addition beside an existing court by the South Central Youth Centre to allow individuals to practice when there is a game underway.

PUBLIC OPEN HOUSE

With the youth facility design concept in place, a public open house was held on 2003, June 25 to invite public review and comment. Advertisements for the open house were placed in local papers and posters distributed to local schools and civic facilities. The open house was attended by eighteen citizens, mostly youth and young adults from Burnaby with two from Vancouver and Surrey. Comments received by Staff and Commissioners in discussions with the public were very positive and indicated an eagerness for the facility to be constructed. Only three written comments were received. All three complemented the addition of these facilities, the design and skill levels accommodated, and the fact that youth input was seriously taken into consideration in the design. One did express a preference for a design that was more integrated overall instead of separate sections.

FUNDING

A preliminary cost estimate for all site works, skatepark features, site furnishings, playground, support amenities, consulting fees, public process and contingency is \$660,000. Cost savings to bring the project to the \$600,000 allowable budget will be explored in the detailed design phase. Several construction components may be itemized for separate quotes in tendering to offer options for cost cutting. If, pending detailed design and receipt of bids the costs remain a concern, additional funding may be considered from the Regular Playground Component of the 2004 Provisional Capital Program to assist with the playground portion of the youth facility and insure that the integrity of the skatepark design is retained.

Funds for this project will be drawn from the Density Bonus Funds. To date, \$50,000 has been allocated for engineering and design consulting, survey work, workshops, public meetings and open house fees, leaving an uncommitted balance of \$550,000 for the provision of amenities at Bonsor Park. This project is included in the 2003 Major Program component of the 2003-2007 Annual Capital Program in the amount of \$530,795. It is recommended that Council approve the expenditure of \$550,000 from the Density Bonus Fund to fund the design and construction of a new youth facility at Bonsor Park.

It is anticipated that \$200,000 will be spent in 2003 and \$350,000 will be spent in 2004. The 2004 Major Program component will be adjusted accordingly in the 2004-2008 Provisional Capital Program.

Upon completion, annual maintenance costs for the Bonsor Park Youth Facility are estimated at \$15,000.

NEXT STEPS

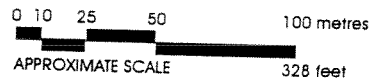
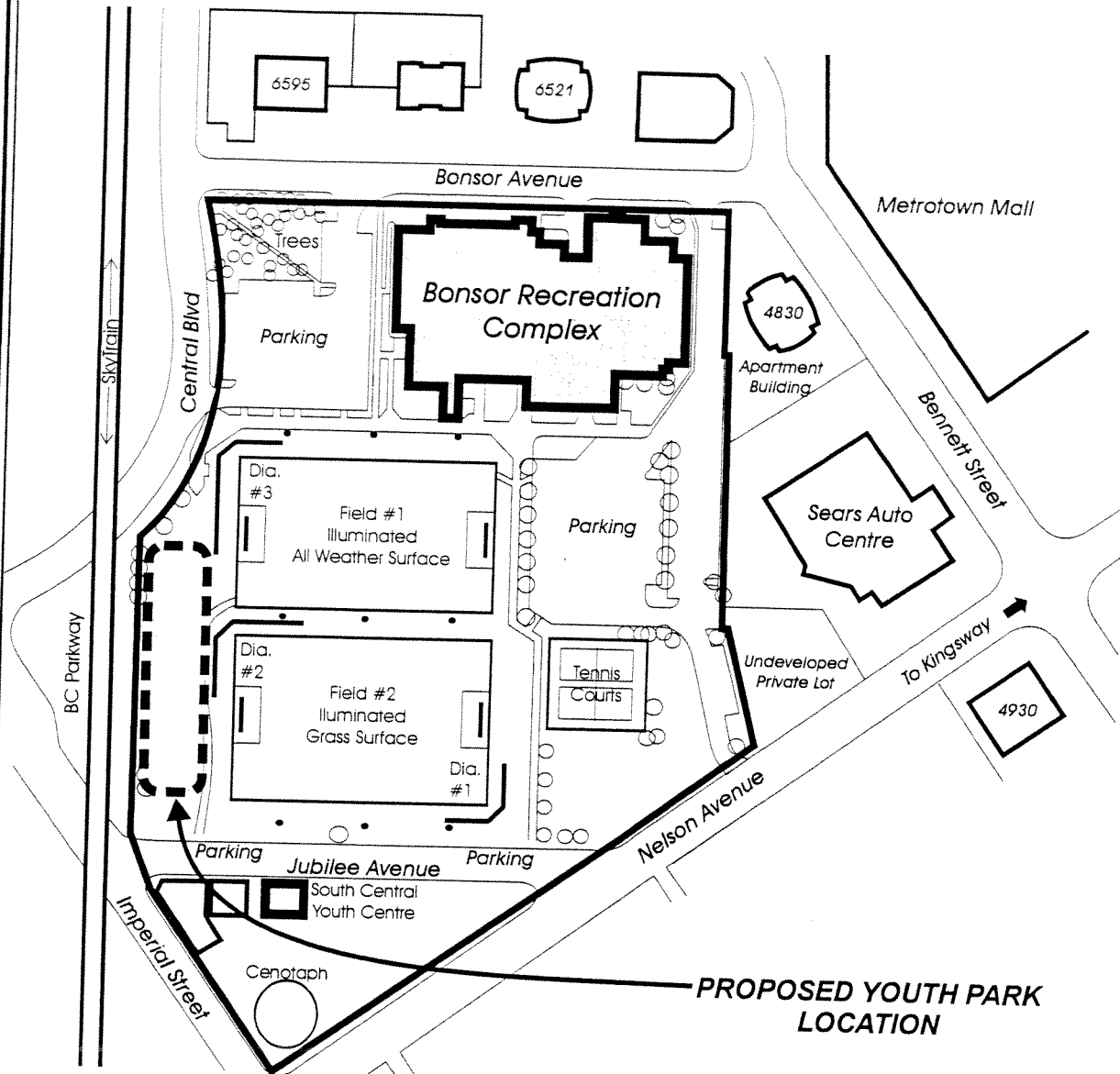
Pending approvals of the concept plan and funding, the project will be advanced to a phase of detailed design refinement. This will lead to contract documents and tender with construction tentatively to begin in October of this year for opening by the beginning of May 2004 which coincides with youth week and Slam City Jam (Slam City Jam is an annual three day skateboarding event held at the Pacific National Exhibition attracting the world's top male and female skaters). By contracting the work over fall and winter when construction demands are low, it is expected that competitive bids will be received. Further, it is preferable to disturb the site and playground during winter months when use is low and have the entire facility ready for peak use during late spring and summer of 2004.

RS:jl

Attachments (3)

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cc: Director Finance
Director Planning and Building
Risk Manager

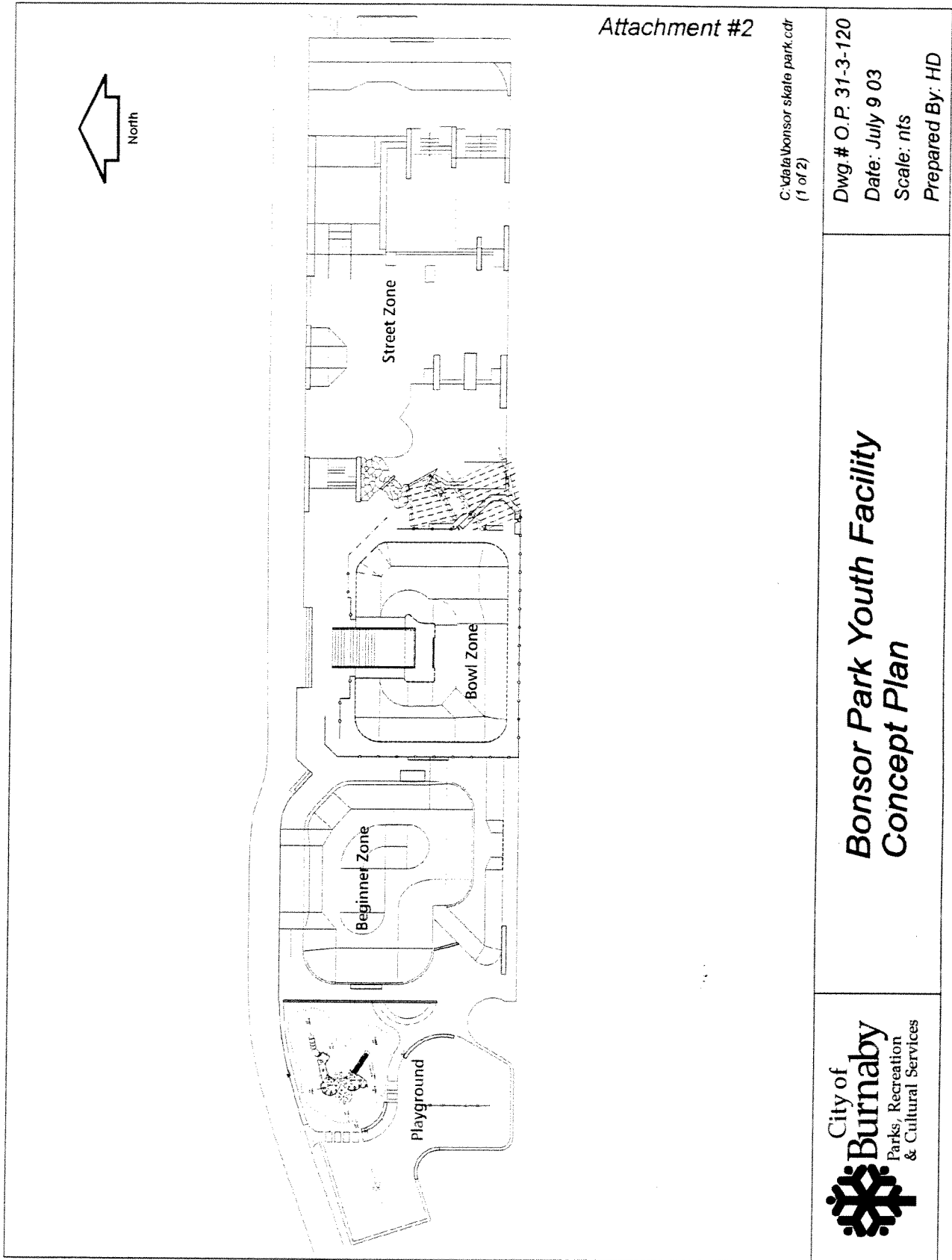


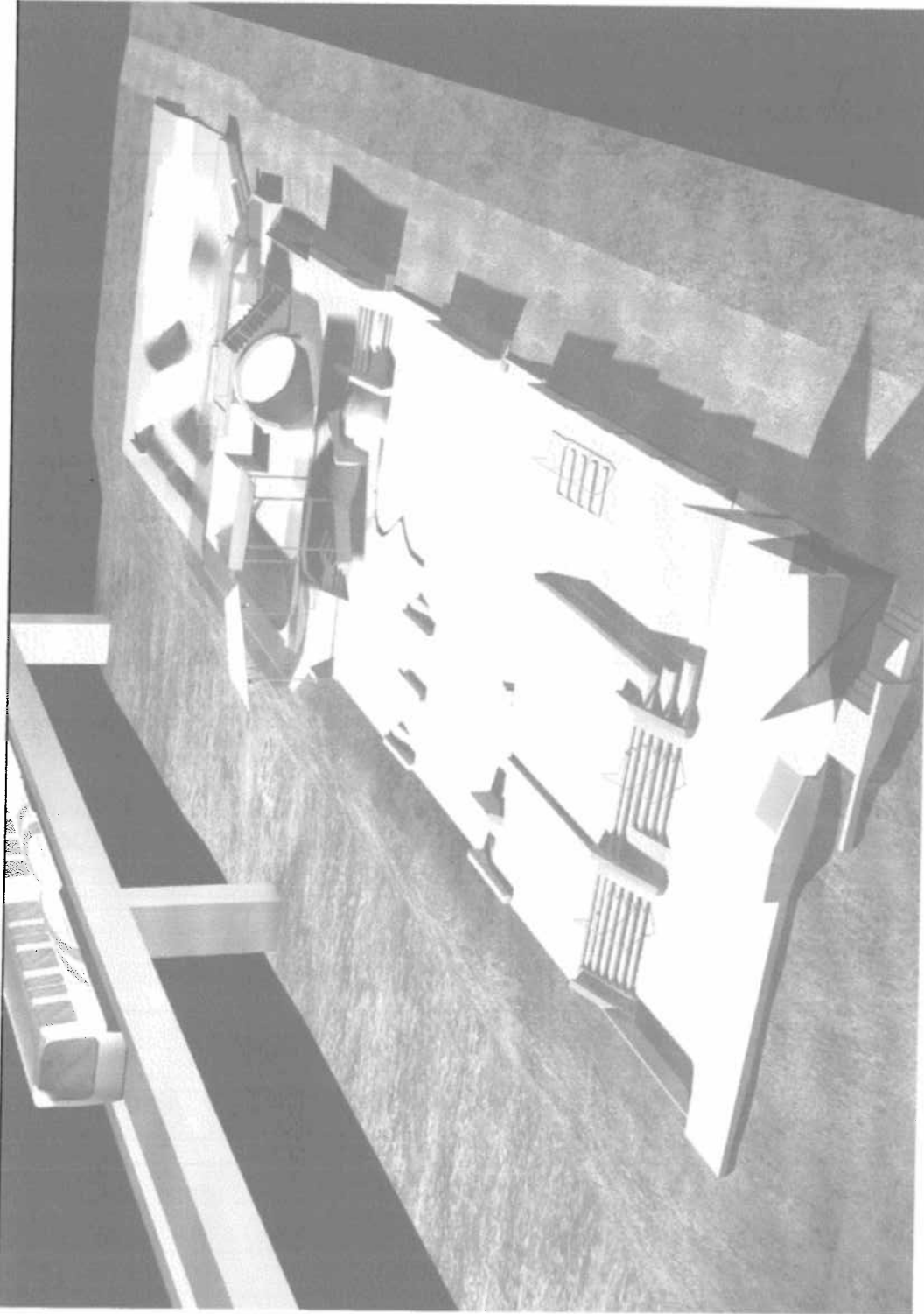
park planning, design & development/MB
c:\data\core\bonsor skateboard for plan



Bonsor Park Youth Facility Location

Drawing: OP 31-3-118s
Date: 2003 Jan 28
Scale: NTS
Drawn: MB





C:\data\bonsor skate park.cdr (1 of 2)

Dwg. # O.P. 31-3-120
Date: July 9 03
Scale: nts
Prepared By: HD

**Bonsor Park Youth Facility
Perspective View**



