

# SKATE PARK and MASTER PLAN FOR RECREATIONAL PARK



Prepared by:



For



January 9, 2024

## **BACKGROUND:**

The City of Lake City identified a need to develop a Skate Park on property it owns just east of NW Washington St. In discussion with City staff to site the skate park, it was determined that the City owns a significant portion of land bounded by NW Madison St on the south, NW Washington St on the north, NW Lake Jeffery Rd on the west and 6<sup>th</sup> St and NW Hilton Ave on the East. Within this area, the City has several office buildings and existing facilities like tennis courts, basketball courts, handball/racquet ball courts, a football field and bleachers, and playground equipment. During the discussion relating to the skate park, it was agreed that that a master plan was needed to show the future development of the entire property into a cohesive multi-use park facility that will enhance the quality of life in the City of Lake City.

## **PURPOSE:**

The purpose of this Master Plan is to plan for the future development of the property to best utilize the space available as a cohesive development that will be fully utilized by all the citizens of Lake City. The Master Plan will include considerations of the following elements: handicap accessibility playground equipment, existing facilities, skate park, pickle ball courts, remote control vehicle track, BMX track, soccer/football/lacrosse (multi-purpose field), restrooms, and health track with outside workout equipment. Other items will be included as identified during the plan development.

## **MASTER PLAN:**

For a detailed layout of the facilities described below, refer to the attached exhibit at the end of this document.

### **Existing Facilities:**

Presently, the property has the following facilities available for use: Memorial Stadium, presently used as a football field with a large bleacher and concession stands, four racquetball courts, two basketball courts, four tennis courts, restroom facilities, and playground with picnic shelters.

There are three buildings currently in use by various City departments; one building located in the NW corner of the 6<sup>th</sup> Street and NW Desoto Street intersection, and two buildings between NW Madison St. and NW Desoto St. west of NW Hilton Ave. These buildings will remain in operation as desired by the City.

There are multiple smaller buildings located at various locations around the property that are in disrepair and/or are not currently being used. Most of these buildings should be demolished to facilitate park improvements. The block building in the NW corner (Old Locker Rooms near the football stadium should be renovated and repurposed into a public restroom for use by the northern half of the park property. It is estimated that an order of magnitude cost to rehab and repurpose this building would be between \$75,000.00 and \$150,000.00 dollars.

## Skate Park:



The development of a Skate Park by the City was the starting point for the discussions with City staff which has morphed into a full-blown master plan for the entire property owned by the City.

Designing a skatepark is part science and part art form. There are multiple items to consider in the placement and layout of the actual facility. These items include, but are not limited to, the size of the facility, budget for construction, topography and elevation change of the site, stormwater management, soils, utilities, trees and landscaping, local art, and sun orientation being the main considerations.

Based on initial conversations with the City, and the locations indicated to be considered for the skatepark, the facility size is estimated between 10,000 to 18,000 square feet and depending on available funds could be phased with the initial phase being 2,500 and 5,000 square feet. Funding availability will yield itself to a simple basic beginner facility that could be expanded in the future as funds are made available and public interest grows.

A beginner skatepark will include features such as a ride on rail, small bowl, mini ramp, launch ramp, quarter pipe corner, A frame, spine ramp, stairs, and possibly a snake run or pump track. Typically, these features will be molded out of concrete with smooth transitions from one feature to the next and could incorporate local art and features that incorporate local style and history.

Construction for a beginner skater park could be as simple as a flat concrete surface and bring in premanufactured skatepark features. However, this simple approach is not recommended due to the potential for skin burns because of the heat absorbed from the sun by the premanufactured materials used when the feature is manufactured, typically steel sheets. A better approach would be to construct the park out of formed concrete and incorporate landscaping and other features to provide shade against the Florida sun. Construction of a skatepark ranges from \$50 to \$75 per square foot or more depending on the complexity of the design. A very basic skatepark could be constructed for around \$100,000.00. A larger more elaborate skate park could range in cost from \$400,000.00 to several million dollars depending on the size and complexity. Given the size of between 10,000 and 20,000 square feet of the areas indicated by City Staff, it is recommended that the City phase the skatepark construction beginning with a first phase of approximately 2,500 square feet and a construction budget of \$150,000.00 for design and construction. The City should also consider this project as a design-build project to facilitate cost savings. The ultimate build out for the skatepark should be budgeted between \$1 and \$2 million dollars and phased over multiple years.

### **Football/Soccer/Lacrosse (multi-purpose field):**



The City has a beautiful football field/stadium located within the Park boundary. The existing field is currently natural turf and has to be remarked for each activity. In addition, significant effort and funds have to be expended to maintain the field. This effort involves continual mowing and the use fertilizer and insecticides to maintain the turf in a suitable fashion.

This field could be better utilized by making it a multi-purpose facility which incorporates multiple activities like soccer, lacrosse, and of course football. To facilitate this, the field would be converted to artificial turf that incorporates permanent field markings. These markings would be for each planned activity and would be in differing colors. For example, white for football, yellow for soccer, and red for lacrosse. In addition, the field could be marked for differing levels of play like marking for two or three junior league soccer fields thus, allowing the City to make better use of the existing football facility.

The cost of an artificial turf field installation would be between \$750,000 and \$1.5 million dollars. While this is a significant sum, there are both public and private grants that will offset some, if not all the costs.

### **Playground Accessible Equipment:**



The existing playground is ideally sited under large live oak trees. It has all the amenities typically expected in a City playground. However, the playground could be enhanced by incorporating handicapped accessible playground equipment and sidewalks for wheelchair access.

Accessible playground equipment includes, but not limited to, swing platforms, wheelchair scaling ladders, ADA combination swings, wheel thru arcades, and ADA fun-hoops. The cost of such equipment ranges from a few hundred dollars to several thousand with the more elaborate playground forts and activity stations ranging from several thousand dollars to tens of thousands of dollars.

A good budget for the playground enhancement would be \$25,000 to \$50,000 with City staff and maintenance personnel selecting and installing the equipment and associated sidewalks and ramps.



### **Pickleball:**



Pickleball is one of the fastest growing sports in the US. It is an excellent sport for an aging population that are no longer agile enough to play the more vigorous sport of tennis. Pickleball is played on a court similar to tennis that is approximately forty-five percent (45%) smaller than a tennis court. This smaller size concentrates the action of play to a smaller area requiring less exertion to keep the ball in play. The overall court dimensions of a pickleball court are 30 ft x 60 ft and compared to a pro tennis court at 60 ft x 120 ft. Pickleball courts require about twenty-five percent (25%) of the area of a tennis court so four (4) pickleball courts could be located within the footprint of one pro tennis court.

Building a pickleball court typically costs between \$15,000 and \$50,000 per court depending on factors like location, materials used, and site preparation. A good budget for developing a pickleball facility with four courts would be \$100,000.00 to \$200,000.00 including design and construction.

### **Remote Control Vehicle Track:**



Remote control vehicles range in size from 17 to 22 inches long and 8 to 15 inches wide. These vehicles run on dirt and paved tracks with 6 to 10 wide lanes. The overall size of the track can be any size based on budget. Typically, the track will be approximately 60 x 120 feet in size with an elevated stand for the controllers to better view the track and operate the vehicles. Larger tracks have been constructed and should be considered if there is significant public interest in this type of activity.

The cost to construct a remote-control vehicle track will range from \$25,000 to \$150,000 or more depending on the size and design. A simple dirt track could be constructed by the City's maintenance department using input from the community members who would be utilizing the facility. By utilizing the City's existing resources and staff, a beginner track could be installed for a minimal cost.

### **Health Track:**



A health track provides multiple benefits to the community. Typically, the track is a meandering paved surface 6 to 10 feet in width and is a specified length, like a quarter mile, half mile, etc.. To design a health track, there are no real design layout standards or criteria and the design is left up to the engineer to incorporate the needs of the community within the space available. The track provides for walking, jogging, and running. In addition, the track could include outdoor exercise equipment placed at intermittent intervals. The exercise equipment could include items such as combined pull-up and dip station, balance beam, inclined and flat sit up station, step-up station, overhead ladder, T-bar pushup station, and others. In addition to providing health benefits through the activities, the track allows the community to form long lasting friendships and a cohesive community. The cost of construction of this type of trail ranges between \$500,00.00 and \$1,000,000.00 depending on the length and equipment selected.

### **Bicycle Motocross (BMX) Track:**



A BMX track was considered but was quickly dismissed due to the land required to construct such a facility. Typically, a half mile track will require 17 to 20 acres of land to build the track and associated infrastructure like concessions and parking. The cost of such a facility will range between \$3 to \$5 million dollars to construct and is not a profit generating facility as the only income would be from ticket sales. However, if the City is looking for economic impact to the area, such a facility should be designed to hold regional, state, and national events which can bring in millions of dollars to the local community. Primarily due to the large land requirement, this type of facility is not included in this Master Plan.

### **Parking:**

The Young's Park Tennis Courts have seven off street parking spaced located along the north side of NW Madison Street which are supplemented by the perpendicular on street parking along the north and south sides of NW Desoto Street between NW Lake Jeffery Road and 6<sup>th</sup> Street and serves the existing tennis courts, basketball courts, racquet ball courts and playground. There does not appear to be any dedicated parking for Memorial Stadium, however, it appears that this stadium is served by parking in the grass shoulder between the pavement and the fence along 6<sup>th</sup> Street.

Additional parking will be addressed during the design phase for each new facility constructed on the property. It is anticipated that additional parking will be needed along NW Washington Street and NW Matthew Street similar to that currently existing along NW Desoto St., though this is not shown on the master plan.

### **Other:**

During the Master Planning process several items have been identified that will enhance the park and allow for better layout of the overall park. These items include real estate acquisition and road closure to convert the right-of-way into usable park space.

The real estate acquisition involves a narrow triangular shaped parcel in the southwest corner of the intersection of NW Hilton Ave and NW Washington St. This parcel is owned by the Christian Service Center and is less than 34 feet in width and tapers down to nothing at the western most end of the parcel.

The road closure involves two sections of road way between NW Stadium Terrace and NW Washington St. and are named the NW Connector to NW Matthew St and NW Matthew St. Closing these two sections of roadway and removing the pavement will allow for a larger contiguous park area. Based on the county GIS system, these roadways may already be closed as public right-of-way however, the pavement has not been removed.

### **RECOMMENDATIONS:**

To summarize the Master Plan and provide direction for the City to move forward with the park improvements, the following recommendations have been developed:

- It is recommended that the City investigate and utilize grants to the fullest extent possible to develop the park to its fullest potential. The grants available are from various sources both public (State and Federal) and private.
- It is recommended that the Skate Park should be developed using a phased approach with the initial phase being a beginner park of 2,500 to 5,000 sf. The project should be a design-build project with a Phase I budget of \$150,000.00.
- It is recommended that the City work with the State agencies and/or existing/private soccer league(s) to obtain the grants necessary to install the artificial turf on the existing football field. As part of this installation, the field should be permanently marked as a multi-use field. The budget for this project should be \$1,500,000.00 with a Phase I budget of \$50,000 to develop a preliminary design and explore grant opportunities.
- It is recommended that the City should utilize its staff and maintenance department to enhance the playground to be more ADA accessible. The City should appoint a committee to develop a list of desired equipment that the City can then install within the existing playground utilizing its maintenance staff. The budget for this project should be between \$25,000.00 and \$50,000.00.
- It is recommended that the City install four (4) pickleball courts in the area near the existing tennis courts. The budget for this project should be \$200,000.00 with a Phase I budget of \$100,000 to install the first two courts.
- It is recommended that the City work with the community to determine if a remote control vehicle track is desired and warranted. If warranted, the City, with assistance from the

track users, and utilizing city maintenance staff could construct the dirt track with minimal costs. The budget Phase I for this project should be \$25,000.00.

- It is recommended that the City work with the athletic leagues to layout the health track and select the equipment to be installed. Consideration should be given to allowing practice fields to be included within the interior of the health track. It is recommended that this project be phased in two parts. Phase I would be the community involvement and design phase with a budget of \$75,000.00. The second phase would be the construction phase with a budget estimated at \$925,000.00 with the budget fine-tuned during the design phase.

To summarize, this Master Plan forms the foundation for developing an integrated cohesive park system with multiple elements to accommodate the needs of the community. The Master Plan and each individual element within the park can be phased and designed or constructed as funds become available, either through various Grants or through the City’s budget appropriations process.

Master Plan layout exhibit and Budget are attached.

<b>Recreational Park Master Plan</b>					
<b>Phased Estimated Costs</b>					
<b>Facility</b>	<b>Budget</b>	<b>Phase I</b>	<b>Phase II</b>	<b>Phase III</b>	<b>Phase IV</b>
Rehab Old Locker Rooms	\$ 150,000.00	\$ 40,000.00			\$ 110,000.00
Skate Park	\$ 400,000.00	\$ 150,000.00			\$ 250,000.00
Multi-Purpose Field	\$ 1,500,000.00	\$ 50,000.00	\$ 1,450,000.00		
ADA Playground Improvements	\$ 50,000.00	\$ 15,000.00		\$ 15,000.00	\$ 20,000.00
Pickleball Courts	\$ 200,000.00	\$ 100,000.00		\$ 100,000.00	
Remote Control Vehicle Track	\$ 150,000.00	\$ 25,000.00		\$ 50,000.00	\$ 75,000.00
Health Track	\$ 1,000,000.00	\$ 75,000.00		\$ 525,000.00	\$ 400,000.00
	\$ 3,450,000.00 **	\$ 455,000.00	\$ 1,450,000.00	\$ 690,000.00	\$ 855,000.00

\*\* This Total Include engineering design fees. Not included is a topographic survey of the entire site

Note: The City should plan for surveying as a separate line item and have the entire site surveyed in anticipation of design for the above improvements.



