



DESIGN. BUILD. COME TOGETHER.

Town of Danville Skatepark Feasibility Study 2.0

Revised Site Analysis

The purpose of a feasibility study is to assess the viability of a skatepark within a community and within a proposed space. The specifics of every area, park, neighborhood, and the community as a whole need to be considered, factored and weighed against each other to assess relative viability.

Spohn Ranch was contracted to review and analyze several parks with multiple locations in each park, and determine the viability of each area for the constructability and operation of a skatepark.

During the process of the study and its presentation we visited each location multiple times and heard the hopes and concerns from the community as a whole about the addition of a skatepark. We used all the data collected to score each location as precisely as possible.

After the presentation of the initial study to the Parks and Leisure Services Commission and the Town Council in Fall 2018, no final decision was made as where to locate a facility in the Town of Danville. Since that time, we were asked to look at additional sites. The additional sites selected are located at Oak Hill Park (which was not included in the original study), and Diablo Vista Park. This Feasibility Study 2.0 presents what are felt to be the most feasible locations from both the previous and current analysis.

While the essential considerations and environmental impacts of adding a skatepark to a space remain constant, the intrinsic nature of an actual area and the community surrounding it are unique and must be factored into the process of analysis.

We evaluated each potential space on the following criteria:

- Size of space
- Location within Community
- Site lines and visibility for observation and patrol
- Impact on adjacent homes
- Existing amenities and infrastructure
- Environmental impact
- Site conditions
- Ease of development
- ADA accessibility
- Proximity to schools
- Design suitability
- Aspirational
- Optimal location



DESIGN. BUILD. COME TOGETHER.

The following are the summary results of the study with Phase 2 information added and observations about each location:

Potential Locations:	Score:
HIGHER VIABILITY	
SVP - Upper Open Space Field	170
SVP - Lower Open Space Field	169
OHP - Sand Volleyball Area *	168
SVP - Existing Ponds and Fountain(s)	167
DVP - Sand Volleyball Court *	164
OSP - Turf Triangle (Charlotte Wood Adjacent)	162
LOWER VIABILITY	
SVP - Corner of Holbrook and Camino Tassajara	161
OSP - Brookside Entrance (Adjacent)	142
SVP - Field Area (West of Sand Hill Trail)	136
SVP - Field #6 (East of Sand Hill Trail)	134
OSP - West Edge (Soccer Fields)	124
OHP - Open Space *	122
DVP - Southeast Corner (Behind Mosaic Water Snake) *	106
DVP - Corner of Crow Cyn. & Tassajara Ranch	94
DESCRIPTOR	
OHP - Oak Hill Park	
OSP - Osage Station Park	
SVP - Sycamore Valley Park	
DVP - Diablo Vista Park	

* Yellow shaded represents new locations and scores.

* Orange shaded represents a rescore.

Summary of Evaluations

Sycamore Valley Park

SVP - Upper Open Space Field - 170

SVP - Lower Open Space Field – 169

SVP - Existing Ponds and Fountain(s) - 167



DESIGN. BUILD. COME TOGETHER.

As a park, Sycamore Valley and subsequent sub-locations within ranked highly for multiple reasons.

- Centralized location within the town
- Best average time for auto access
- Best average time for wheeled access (from schools)
- Ample size of area for development
- Good location for observation and patrol
- Best design canvas

Initial consideration of the pond and fountain area was done at Sycamore to get a cost and impact comparative against ongoing maintenance and repair costs. The public and local park users voiced strong opposition to the concept.

An alternate location was considered in the lower grass area along Tassajara. Concerns were raised here too that the position could have safety implications based on potential drop-offs on Tassajara or pedestrian crossings from the adjacent neighborhood.

Based on these concerns, the proposed area was pulled uphill and away from Tassajara, the adjacent neighborhood and to give greater distance from the pond and fountain area.

SVP - Upper Open Space Field (Score 170)

Pros:

- Size of space – provides for the largest development area including peripheral space for events and programming
- Proximity within Community – centrally located for best average travel times by auto
- Site lines and visibility for observation and patrol - park is readily visible from Tassajara
- Impact on adjacent homes – nearest home is 350' across a busy thoroughfare
- Existing amenities and infrastructure: adjacent restrooms, shade and seating
- Proximity to schools: best average travel time for wheeled travel
- Design suitability: best area for advanced design and course
- Aspirational - exceptional aesthetics, great art and sculptural opportunity

Cons:

- Existing infrastructure - would cause greater parking impact on church parking lot
- Impact on adjacent homes –
- Environmental impact – shared path, adjacent tot-lot and pond area
- Ease of development - construction access limited
- ADA accessibility – Existing pathway



DESIGN. BUILD. COME TOGETHER.

Oak Hill Park

OHP - Sand Volleyball Location (Score 168)

OHP - Open Space (Score 122)

This park was not included in initial study. The park is an interesting mix of open space and trails with a pond and passive field space and programmed recreation areas. The initial area proposed for study was the open space area as a whole, with no specific location being considered. The site presents a number of development and control challenges and therefore score low on the viability scale.

However, as we were inspecting the site, we came across some space in this same park that does have potential. The information regarding this location is described below as the Sand Volleyball Location.

The volleyball area is centered in an unprogrammed grass area large enough to design and construct a skatepark of optimal size. The volleyball area would need to be removed or relocated as part of the development of the skatepark. The size of the overall area could accommodate both the skatepark and the volleyball court. Cost of relocation would be minimal.

Pros:

- Size of space – provides for development of optimal sized area including peripheral space for events and programming.
- Site lines and visibility for observation and patrol - park is readily visible for observation including by community center staff
- Impact on adjacent homes – no visual or audible impact
- Existing Amenities and infrastructure: Adjacent restrooms, shade and seating
- Proximity to Schools: Direct access from largest High School
- Ease of Development – Good construction access from school lot
- Design Suitability: Good area for balanced design and course
- Aspirational - Exceptional aesthetics, great art and sculptural opportunity

Cons:

- Proximity within Community – Located on the outside edge of the town boundary
- Site lines and visibility for observation and patrol - patrol would require school parking lot access
- Existing infrastructure – optimal parking opportunity would require access to school parking lot
- Environmental Impact – Shared path, adjacent tot-lot and pond area
- ADA accessibility – Existing pathway



DESIGN. BUILD. COME TOGETHER.

Diablo Vista Park

DVP - Sand Volleyball Location (Score 164)

DVP - Southeast Corner - Behind Mosaic Water Snake (Score 106)

Diablo Vista was reviewed in the initial study, but a new area located adjacent to a play area and behind a mosaic snake water sculpture was suggested for review. Size and topographical challenges combined with visibility and construction access issues and potential impact to the play area caused the area to receive a moderate to low score.

As part of our process we took an additional look at all the phase 1 locations including the sand volleyball area at Diablo Vista. Initially, we had scored this area relatively low, but this was due to it being a smaller than optimal size, and it being at the extreme edge of the town boundary. However, once we added the Oak Hill location, we felt it was reasonable to re-score it relative to Oak Hill as opposed to being an outlier to Osage and Sycamore.

As we re-evaluated this location, it proved more viable than initially scored. While the sand volleyball area and its users will be displaced this location would cause minimal impact to park traffic and parking. And provides great access and visibility, minimal impact to homes and existing infrastructure and amenities. The only downside is the area provides for a slightly smaller than optimal use area and it is located at the far edge of the town and would subsequently require most users to drive to the location.

All this being considered, this location would provide for an easily constructed facility. The slight under-size of the space could still be utilized to create a well-received, well-used facility. This location also provides for the best and easiest implementation of ADA access.

Pros:

- Site lines and visibility for observation and patrol - area is readily visible for observation and patrol
- Impact on adjacent homes – minimal visual or audible impact
- Existing Amenities and infrastructure: Available restrooms, shade and seating
- Ease of Development – Good construction access
- ADA accessibility – Best area for ADA access and parking

Cons:

- Size of space – Slightly undersized for optimal sized area based on Danville population
- Proximity within Community – Located on the outside edge of the town boundary
- Proximity to Schools: Less than optimal location to the school system as a whole
- Impact on adjacent homes –homes are located (backside) under 250'
- Environmental Impact – Requires removal of sand volleyball courts
- Design Suitability: Less area for balanced design and course



DESIGN. BUILD. COME TOGETHER.

Osage Station Park

OSP - Turf Triangle - Charlotte Wood Adjacent (Score 162)

Geographically, Osage is the most centrally located of the proposed parks and locations. The Iron Horse Regional Trail also helps provide a controlled travel corridor from the town center. The unprogrammed area being considered is large enough to build a skate facility of ample size. This space is one of the few areas within the park that isn't dedicated to a specific purpose or other sport use.

The park's 60 space southwest parking lot would be the logical location for additional parking and drop-off traffic. It is possible during peak activity hours for the park as a whole, there could be a shortage of parking spaces. The Charlotte Wood Middle School parking lot could also supply off-hour (weekend) parking if allowed.

The closest (8) homes to the area in review are approximately 300' to 450' away and currently have a visual and sound abatement wall buffering against park or school noise. The nearest school rooms or non-recreational areas are approximately 350' from the study location.

Pedestrian (wheeled) access from parking or street positions would be along 300' to 350' of shared access path. Path of egress would not be through a tot-lot or other specific use area.

Park-wide restrictions on lighting would shorten the overall hours of park use and limit use by riders not able to participate during non-daylight hours.

Pros:

- Size of space – provides for development of optimal sized area with minimal peripheral space for events and programming.
- Proximity within Community – Centrally located
- Site lines and visibility for observation and patrol – area is highly observable with access for patrol
- Impact on adjacent homes – no visual impact and minimal audible impact
- Existing Amenities and infrastructure: Adjacent restrooms
- Ease of Development – Satisfactory construction access
- Design Suitability: Good area for balanced design and course
- ADA accessibility – Existing paved pathway
-

Cons:

- Existing infrastructure – Shared parking in an active use park with no lights for evening use
- Environmental Impact – Shared path in heavily used facility with possible congestion during peak hours and possible impact on surrounding neighborhood



DESIGN. BUILD. COME TOGETHER.

Summary of Opportunity:

All four parks being considered have at least one location that could be developed into a successful community skatepark.

Sycamore Valley Park still scores highest, however it will be necessary to redesign some of the access paths to minimize impact on the adjoining park areas and to also address the potential parking and traffic impacts. Additionally, construction access will present a challenge and will be disruptive, which would add to cost.

Oak Hill Park Volleyball Area - if this is deemed a useable space, which would also require the relocation of the sand volleyball area, and if there is the ability to accommodate parking at the adjacent school parking lot, this would be a very viable space. The one remaining consideration would be its impact on the passive areas of the park, and its location all the way on the perimeter of the community.

Osage Turf Triangle - is a large enough area and is the park is centrally located. It's possible during peak (sports) activity periods there could be some parking and access congestion, however if lighting were possible at this facility it would increase potential hours of use and minimize these issues.

Diablo Vista Park Sand Volleyball Area - is slightly smaller than optimal and the park itself is located at the far edge of the community. However, the ease of access for construction, the directly adjacent parking, a similar park use in the adjacent basketball court, and no mixed-use pathways being required, makes this location viable .

We believe there are design and construction solutions that would achieve a high quality skatepark and a community asset in any of these locations. Based on the results of the community survey we believe you can choose a location and move forward with confidence.