

From Elverson Parks and Rec Committee

A Proposal to Build a Combination Skate Park / Pump Track Facility In the Currently Unused Field at Livingood Park

Reasons: Why a skate park and pump track? Because whatever wheels someone is on – skateboards, in-line skates, scooters, bikes (including balance bikes), ride-on toys, and even RC vehicles, we want them to be able to experience the joy of getting out and riding in a dedicated and safe environment. Such a facility would provide a space for outdoor activities that has interest for a wide range of ages across a wide range of uses right here in Elverson. Furthermore, if we want our children and young people to have options and be active, we need to provide outlets and opportunities that interest them. As it happens, a skate park does not have an age limit. Having such activities is also likely to be an attraction for families with children who could be considering purchasing a home here.

Skate parks are now built using a quality, custom concrete design that has greatly reduced the noise once associated with skateboarding and significantly improved the ease of maintenance. The progress in skateboard design has also helped. Construction of this park will be by a highly recommended firm, Arment Concrete, using the current state of the art approach of concrete and rebar.

Basic Points to be Addressed:

- Development costs must be totally from outside sources
- Maintenance costs must be clearly identified and manageable
- Demonstrate public support
- Security issues must be addressed

Reviews posted on-line for Skate Parks in our Area:

- I fully support the new skate park [in Reamstown] and talked about all the positive things the skate park in Denver has brought the community. My kids were never into skating, but they were into other sports. I am a big believer in getting kids outside. Socializing with other kids who have similar interests and getting exercise is a bonus. *Chief Keppley, East Cocalico Township PD*
- ...it's now a fun, creative park with plenty to do. It's definitely worth a trip to check out and skate. It's unique. And the best part is it's all concrete!!! Bikes are welcome too. *Sue Stafford Schearer, Skatepark in Downingtown*
- Awesome the kids love it! The entire family goes to the park, moms dad's cousins do skatepark Tuesdays. Bring scooters, bikes, skateboards, and a picnic dinner. *Wanda Grimes, Pineland Park Skatepark, Birdsboro*
- More towns need more of these action sport parks. Best way to keep kids out of trouble and away from drugs. *Sean Simpson, Pineland Park Skatepark, Birdsboro*
- Nice park that I didn't know existed until my daughter had a soccer game in the field next to it. I did bust the skateboard out of the trunk to give it a shot :D
justin time, Pineland Park Skatepark, Birdsboro

Sources for Recommendations and Experience:

- **Borough Manager/Secretary of the Borough of Denver, PA** – but who also served in that role for East Cocalico Township during construction of the skate park and pump track there.
- **Chief of Police, East Cocalico Township PD.**
Denver and Reamstown Boroughs contract with East Cocalico Township for 24 hours per day, seven (7) days per week police services. The East Cocalico Police Department patrols all areas of the Borough including the Denver Memorial Park and Playground, the facility where the Denver Skate Park is located. Unless requested, the Police do not make any special patrols in this area.
- **Head of CASA**
CASA is a 501(c)(3) organization currently supporting skate parks and their activities throughout Lancaster County. However, CASA would amend their articles of incorporation to specify Berks and Chester Counties as well as long as there is membership growth from those counties, should we move forward. A core membership already exists. Membership in CASA is not a corporate matter, but rather by individuals: \$20 for a lifetime membership. With that, CASA mentors youths providing skills workshops and opportunities to travel to other skate parks as well as helping to maintain skate parks. However, one need not be a member of CASA to use any of the skating facilities, but the benefits do encourage membership. www.casa-kids.org
- **Pottstown Borough Park and Rec Manager**, had the following comments and suggestions based on experience with their skate park:
 1. The park be visible so that police can monitor when they drive by (possibly a little lighting for security monitoring at night)
 2. Only day time hours for park use
 3. No need for fence
 4. Trash receptacle be provided
 5. Follow through when / if there are any security issues and prosecute, because word gets out, and then it helps to eliminate future issues

He said that they do not seem to draw a large population from outside of the Borough, and they had a few issues with graffiti, but that has resolved, and very little maintenance is required.

Overall, Pottstown has no issues with the skate park; he commented that they have more problems with an unrelated park facility.

Development Costs

It is understood that development costs must be totally funded by outside donations. Until Council gives approval to proceed, the Skate Park / Pump Track Team (hereafter simply referred to as the Team) cannot seek commitments for funding. However, preliminary discussions with only a few potential supporters have already identified donations for 25% of the development cost. The Team is confident that the full cost can be subscribed. Furthermore, the Team understands that without such commitments, the project will not move forward.

<i>Financial Category</i>	<i>Borough Amount</i>	<i>Explanation</i>
Pre-construction assessments – storm water	\$0	Already done for prior Tennis Courts
Construction	\$0	Will be provided via fundraising/grants

Maintenance Costs

Because of the concrete and rebar construction, maintenance has been minimal as reported by responsible parties for the parks in Denver, PA and Reamstown, PA and, in the case of CASA – parks throughout Lancaster County. The park in Denver is over 20 years old, the one in Reamstown is only about 2 years old. The following table summarizes their input based on their experience.

<i>Financial Category</i>	<i>Borough Amount</i>	<i>Explanation</i>
Annual Inspection	\$0	Approved Members of CASA
Surface Maintenance <ul style="list-style-type: none">• Paint and patch every 2-3 years• Reseal every 5-8 years	\$100-150 \$800-\$1000	Reserve \$50 annually Reserve \$200 annually
Insurance addition to general liability	\$250/year	PIRMA; \$10 million limit per claim, with no aggregate limit
Trash collection assistance	Estimate \$250-350 per year	Will only need an additional tote in the warmer months.
CASA membership	\$0	Individuals join: \$20 one-time fee.

This totals to \$800/year. The surface maintenance would be included in the Parks and Rec annual budget. The Borough's maintenance budget is requested to cover the insurance and trash collection increase. Please note that the trash collection estimate is

based on a conversation with those currently responsible, who indicated that an extra tote would not always be needed.

Public Support

Public support must address two main issues:

1. Interest in having such a facility.
2. Acceptance of having such a facility in our Borough.

Work already done includes gathering information during Elverson Day in June 2022 and a follow-up on-line survey communicated through the Elverson Newsletter. While there was much interest and discussion, there was not a high number of respondents, which is regrettably unsurprising. We had 59 on Elverson Day and 16 in the follow-up survey.

During Elverson Day the passions ran highest for skate parks and pump track – particularly when considering that these respondents expressed interest in helping to achieve such an addition. We had different sections for skate park and pump track and 28 said they were positively interested in the pump track and 22 for the skate park. The intended design has BOTH components. So at least 50% voted positively for one or both.

In the survey, there were only 16 responses and these were evenly split between those who liked or really liked, and those who did not want to see a skate park in our park. Half of the ‘not interested’ seemed to be more open to a pump track though, or at least wanted to know more.

For more information on Elverson Day’s feedback, please review the article posted regarding the feedback on the Parks Improvement ideas:

<https://elversonboro.org/document/elverson-day-park-improvement-report-2022/>

It is agreed that approximately 60-70 respondents is insufficient to draw conclusions about community support. Therefore, the Team will have an article in the January Elverson Newsletter that describes what is being proposed and inviting comment. We also propose to do some in-person canvassing, particularly those residences directly adjacent to this area of Livingood: on Chestnut Street. We will also organize a public meeting, now scheduled for January 24th at 7pm in the Hopewell Manor Community Room.

Security and Police Presence

Elverson differs from the other Boroughs in that it does not have a local police force providing services, but rather depends on the State Police with its barracks in Embreeville, PA.

In conversation with Lt. Stoner, the State Police have stated that they would patrol through Livingood Park with attention on all aspects of its activities but certainly including the Skate and Pump Track facility 2-3 times per day, as it currently does with TVEC. Times are varied, as they should be. Lt. Stoner said, if we wanted to add some requests for stoppage at the Livingood Park on weekends, we could do that as officers are always assigned to that zone of the county. So, if we do add the skatepark and pump track, would these discussions for patrols in addition to the current ones they already offered.

The State Police would respond quickly for situations of a very serious nature, such as severe bodily injury or in-process acute property damage. The priority of something deemed lessor could cause a slower response, true for any location not just the Livingood facilities. The concern raised is that the Borough has input, but not control, over the policing within Elverson and given the area patrolled by the State Police are there sufficient state troopers to respond even if a call is of a serious nature. There are no guarantees. By definition, emergencies are not scheduled here or elsewhere in the area patrolled by a specific police force. The only answer to provide is this input from Chief of Police in East Cocalico Township PD:

We have a sector car assigned to cover the Borough of Denver and some surrounding areas. Officers regularly drive through Denver Park and past the skate park. We ask people to leave if it is after dusk and enforce other rules of the park. This is not a regular occurrence and is not a problem for us. It would be hard for me to have an exact number of times my officers drive through the park. It may be easier to estimate several times throughout a 24 hour period.

My opinion is if the State Police are saying they will patrol 2-3 times a day, that is a good commitment from them.

If there is something that police are needed to be called, most times parents or others in the overall park do not hesitate to call. We do not get many calls for nuisance type things at the skate park. If we do get called, it is usually a complaint of kids picking on others or someone smoking things that shouldn't be smoked. (Which are all rare). One of the positive things about our area is that we have CASA. Parents many times are with their kids and members of CASA are present on certain days and for events. They and the kids who use the park are pretty proud of the facility and we do not get calls or reports of vandalism. In fact, the kids do pretty well in keeping the skate park clean.

It is rare that we let calls pend. Our response time to all calls is usually immediate, unless another call takes priority. I know the state police will have a different type of response because they are covering such a big area, but hopefully the park is not a place where problems start. Citizens in our area were skeptical in the beginning, but because there are so few issues and the park is taken care of by the users, we do not have these problems.

Regarding the build of the new skate park in Reamstown, Chief wrote:
I fully support the new skate park and talked about all the positive things the skate park in Denver has brought the community. My kids were never into skating. But they were into other sports.(sic) I am a big believer in getting kids outside. Socializing with other kids who have similar interests and getting exercise is a bonus. So the new scooter/beginner park is complete for about a year. We have had one or two calls in that time frame. It was soon after completion and it was for kids using the park after dark.

However, to further assist in the security of the facility, there will be at least one additional security camera installed, as part of the development cost, and there will be clear signage about the rules and guidelines for using the facility.

The security camera could be placed on top of the shed the softball league has, if its camera angle is acceptable and they give permission. Otherwise, a new post for the camera located nearer to the facility itself will be installed. Experience in the rest of the park has been positive since the installation of the security cameras there.

There will be additional signage specific to a skate park/pump track facility. Also included, safety guidelines will be posted. At a minimum, the signage would include

- Open Dawn to Dusk, no skating after dark.
- Available for use at your own risk
- This park is not a playground/jungle gym, serious injury may result from colliding or being hit by a skateboard.
- This facility is used by both experienced and inexperienced skaters. Look before you go! Don't drop in on others – wait your turn.
- Be respectful of others. No fighting or foul language. If you see someone acting inappropriately, be a mentor and share tips on skate park etiquette.
- Clean up after yourself- do not leave trash on or around the skate park.
- No glass bottles or containers are permitted within the skate park.
- Safety First - helmets and other protective gear are strongly recommended.
- Coping and Ramps are not seats, using them as such may result in serious injury.
- No personal ramps or rails are allowed.

- No waxing rails, ramps, or coping. The use of wax is not allowed.
- No defacing or graffiti on the concrete.
- Alcohol, tobacco products, and illegal substances are not allowed.
- The skate park is closed when surfaces are wet, icy or snow covered.
- Failure to adhere to these rules and regulations may result in loss of park privileges and even a citation.
- No loitering after 9pm.
- No disorderly conduct as described in Ordinance 117.
- **WARNING: Security Cameras in Use**

Additional detail for a couple areas along with attention to a variety of other questions asked is given below, in no particular order.

1. Will the park be fenced?

This is not proposed. Reamstown, Denver, and others more recently built do not have fences. Exceptions seem to result when the facility is right next to other playground equipment or dog parks to keep skateboarders or small children from running across into the each other's area and dogs separate from the skaters.

2. Construction and construction time:

- No funding is requested of the Borough to construct the park. Funding will be nailed down if/when we get approval to move forward. However, to date Team members have talked with some in the community and a few local businesses and there is clear support for a skate park in the area. First, looking at the support already raised, the Team is optimistic that we are highly capable of raising \$64,000.00 or more. Here is a comment made from a larger local business about the skatepark, "a great idea and would be a cool addition to the community". From emails, to calls, to visits we have already begun to raise funds needed for the skatepark. Some businesses are still discussing their generous donations.
- If needed, we can look into grants and funds. If needed, we can look at The American Relief Fund, which we are told is still giving money to Parks and Rec across the country. As well as, The Skate Park Project which has been known to give \$10 million in support of building skate parks. There are other Parks and Rec funding sources as well.
- Expenses in addition to Construction estimate already shared: The only additional assessment Denver and Reamstown needed was the one for assessing for storm water. And the Elverson Borough Engineer mentioned that since we propose building in an area already approved once for the construction of tennis courts, we do not need a study regarding this aspect of construction.
 - The proposed design is less than 2/3rds the size of the former tennis courts. Tennis was 102ft wide x 124 ft or more long. Current design is less than 60ft x 90ft.
 - Any design change or later expansion that would add size would likely be for the pump track and would still be smaller – and would have some

amount of open ground, in the middle of the pump track area, which of course tennis courts did not have.

- TIME: Reamstown took 1 week, after receiving all required permits and adding temporary fencing to keep passersby out of the construction area. This proposal is a little larger than Reamstown, but there is less ground work, so maximum time to expect will be 2 weeks.

3. Maintenance:

- In the experience of CASA and skaters, no professional maintenance expert is needed for inspections. Skaters are easily able to identify when chips or spreading seams or cracks are forming as they skate over it. Visual inspection by Parks, Recreation, and Trails Committee (PRT) and, if desired, by our handyman would suffice to supplement the skaters. The inspection consists of watching for chips or spreading seams, but the construction used has proven quite durable. There is a product to be used if there should be crack repair needed. For simple chips/cracks, can be applied by volunteers.
- Little to no annual maintenance
 - Every 5-8 years to reseal - cost \$800-\$1000: As this is concrete with rebar frame (not wood or metal or prefab), the experience of Reamstown and Denver has not required much at all beyond renewing paint.
 - Every 2-3 years expect \$100-150 for painting of edges and maybe some patching. Volunteers would most likely handle this as long as paint is provided.
- There is no drain needed in the proposed design, so no additional maintenance for keeping one clear.
- Denver Borough Manager & Secretary:
 - Since the Denver Skatepark is now primarily concrete, we monitor the facility and conduct regular inspections, however, we have not had many maintenance types of issues to address. When we had metal and skatelite equipment, those pieces deteriorated over time, and we had to replace the material as well as some of the support areas. If the concrete needs patched/repared, we work with Arment Concrete to help address the area. Since the maintenance costs have been minimal, the Borough includes these costs in our overall Park maintenance line item and does not need to provide its own separate line item.

- Sometimes graffiti is found at the site, however, it does not happen too often. The last time I am aware is when some younger kids were using permanent markers at the site. On that occasion, both the Borough and volunteers from CASA/skating community cleaned the markings off the concrete. (Note: the Team has been advised that there is an environmentally friendly material that can be used to remove graffiti.)

4. Is there an extra expense to add this area to the trash collection?

- Our contracted hauler, AJB, does not charge the Borough for the pickup by the number of totes. The extra cost would be for those who collect all of the trash from the receptacles and pull the totes to the curb and then return them after pickup.
- Estimate an additional \$10 each week in the better weather: so likely a maximum of \$350/ year since in winter/bad weather it is unlikely that an additional tote will be needed. We currently pay \$10 per each tote that they fill and pull to the curb. An additional tote may be required in the later spring, summer and early fall months, when the park is used a lot. In other months, the existing totes should be sufficient.
- We will add trash container(s) next to the skate park/pump track, and plan to provide a broom for skaters to use to clear surface as needed before skating.
- Denver Borough Manager & Secretary:
During the year, the skatepark gets used more often than any other part of the Park. The skaters in the past have helped clean the facility following large flooding events (not likely to be an issue for the Elverson facility as we do not have an adjoining creek) and often are at the site following snow events to shovel the snow from the facility. The goal was to create a safe space to get people to practice this sport in the designated area instead of on Main Street, in the business, district, or on other people's private property.

5. Accounting Management and Control

- Would look to Council for guidance on this. We suggest that there be a separate bank account both for collecting funds for the initial development and then for the on-going maintenance fund. If Council prefers to have a combined Parks, Recreation, and Trails account – the PRT committee can set up a tracker to monitor and align donation and budget item purposes relative to expenses for each.

- Control of disbursements would be via the Council's current processes with PRT request.

6. Sponsorship and Oversight.

- The Parks, Recreation and Trails committee will have oversight of this as one more feature of Livingood Park.
- Will form a subteam with members such as those on our Team who will also be our liaison with CASA.
- CASA is willing to 'adopt' Elverson with members joining.

7. What is the fee to be a member of CASA, and what assistance do they provide, i.e. maintenance, etc.

- For the Borough there is no cost
- CASA it's the individuals who join --- \$20/ one time.
- Services: mentoring, trips/events, skills training, coordinating with members for volunteer maintenance time, leaders provide expertise and historical knowledge.

8. How noisy is such a skate park/pump track area while people are using the facility?

- The Team will post videos with sound with the Newsletter article to the Borough site and the article will suggest people go there to see and listen.
- Other than kids having fun with conversation and laughter, traffic on Main St and sometimes even Chestnut St traffic is louder.
- Kids seem to primarily rely on their ear buds for music.

9. An additional concern is the ability of Livingood Park itself to absorb the additional people/parking requirements such a facility will generate.

- Livingood has more parking than Reamstown and West Goshen. The Team believes that it is enough based on feedback about these locations. Denver is a larger park.
- Current parking is rarely saturated: exceptions are Elverson day and perhaps days when there are multiple events, e.g. softball games and 5k run on the same day.

10. What type of coverage does the additional \$250 insurance premium include? Has its adequacy been evaluated?

- From Insurance agent: \$250 charge for opening a skate park would fall under the Borough's General Liability coverage. Should the Borough be sued for bodily injury/property damage related to an incident in the skate park, the claim would be defended through PIRMA. There is a \$10 million limit per claim, with no aggregate limit (meaning there is the potential for an unlimited number of \$10 million claims and still be covered through PIRMA.)
- Not specific to the Pump Track and Skate Park: Agent also shared that if wish to add some insurance for the tangible property (e.g. picnic tables) located in the park was valued at \$60,000, the cost to cover for damages would be about \$265 annually.

Videos of Skate Parks / Pump Tracks

Pump Track at Reamstown: <https://youtube.com/shorts/gKwb6v1ewWE?feature=share>

Note: the skateboarder starts on the pump track but ends on two of the skate park features.

This second video is a much larger pump track. But this video shows young riders on bikes; the lad in the green jacket is 6 years old, but he started riding on pump tracks at age 4. And shows he is also riding with the younger brother of one of his friends - on a balance bike - just so you can see the wider range of usage. We've watched many, many children of a variety of ages enjoy using pump tracks.

<https://1drv.ms/v/s!AkFvVBWLyVTf3gHUBkU1Ulv5zuK8?e=a6o8ke>

How to ride a pump track, skills to be learned:

https://video.search.yahoo.com/yhs/search?ei=UTF-8&hsimp=yhs-att_001&hspart=att&p=pump+track+videos&type=C214US679D20140314#id=3&vid=da6b3e34c18a041bb676f555ffb53b8d&action=click