



**City of Richmond**

**Report to Committee**

**To:** Parks, Recreation and Cultural Services Committee  
**From:** Mike Redpath  
 Manager, Parks Administration & Programs  
**Re:** Bike Terrain Park Pilot Project at 13100 to 13200 No. 2 Rd.

*TO: PARKS, REC, CULTURAL SERVICES*  
**Date:** February 12, 2002 *FEB 26/2002*  
**File:** 2345-014

**Staff Recommendation**

That the parcel of land located at 13100 to 13200 No. 2 Rd. be utilized for a Bike Terrain Park Pilot Project from March 2002 and for two years thereafter, to be reviewed in January 2004.

That staff be directed to proceed with construction of the base level development for the Bike Terrain Park Pilot Project located at 13100 to 13200 No. 2 Rd. beginning in March, 2002.

Mike Redpath  
Manager, Parks Administration & Programs

Att. 4

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Recreation & Cultural Services .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Land .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

At the November 27, 2001 Parks Recreation and Cultural Services Committee meeting, staff were directed to:

*“...bring forward, in consultation with the Steveston Bike Group, a preliminary design with detailed cost estimates, including opportunities for sponsorship, for the development of a bike terrain park as a two year pilot project at the south foot of No. 2 Road in January 2002”.*

Since November 2001, staff have held two workshops with the working committee which is comprised of interested youth and parents. The purpose of the workshops was to develop a design based on the designated site at the foot of No. 2 Road. The purpose of this report is to provide a potential scope of work and detailed cost estimates for the construction of the Bike Terrain Park Pilot Project.

### Analysis

#### *Pilot Project*

This project was established as a pilot project because the selected site is designated for future development and a previous BMX facility in Steveston Park was removed due to lack of interest. Public interest in a facility of this kind is potentially high since the various forms of bike riding including mountain biking are becoming more entrenched as mainstream sports.

#### *Background*

The extent of the proposed area being used for the terrain park is .325 hectares or .8 acres. The site is currently level with predominantly grass cover although approximately a third of the site along the eastern edge is a thicket of blackberry and immature cottonwood and alder trees. It is proposed that most of the park development would occur in the open grass area but some clearing of brush will be required and a small trail is desired within the thicket. Any significant trees will be retained where it is safe to do so.

#### *Design Process*

The design has been developed with the full participation of a large group of youth with varying levels of skill and areas of interest. The site has been divided into four areas, each designed for a specific kind of riding elements including:

- the rhythm section which consists of a series of dirt mounds intended for jumping
- a BMX track

- the obstacles area which includes trestles, ramps, and logs to develop skills for mountain bike trail riding
- the trials area which includes logs, boulders and highway barriers and requires a high degree of balance and control

Each area has events for novice, intermediate and advanced skill levels.

### *Proposed Implementation Process*

Implementation of the proposed design (Attachments 1 & 2), is anticipated to proceed in stages. Given the size of the site and the number and complexity of preferred elements, it is recommended that a portion of the design be developed in 2002 with potential future expansion subject to the future fundraising efforts undertaken by the community.

### *2002 Base Development*

The initial development proposed to occur in 2002 could include basic site preparation, site services and development of both the Rhythm Section and BMX Track as shown in Attachment 1. Construction of the base development could begin in March, weather permitting.

The items included in the base development are the minimum required to have a safe, functioning park:

- soil for the Rhythm Section and BMX Track could be obtained from the City's Sidaway Yard. Free fill is often available from development sites so staff will investigate opportunities for donations.
- a low barrier fence is proposed along part of the south perimeter to provide an edge for spectators to view from and to prevent cyclists from riding directly on to the Steveston Greenway trail.

It is anticipated that the City will undertake some maintenance of the site. Regular inspection and maintenance will be required to ensure features are sound and that there have been no modifications or additions that are hazardous.

### *Potential Future Expansion*

Given the high level of enthusiasm and community involvement, it is expected that continued fundraising and volunteer effort could contribute to future expansion. Preferred elements have been identified and can be added as resources become available. The additional elements identified by the working committee are detailed in Attachment 2.

Staff will work with the interested volunteers to balance the level of future expansion with the goal of providing a facility that is inclusive of all riders and to manage risks appropriately.

### **Financial Impact**

The financial implications of the base development are \$16,172.00 including the site preparation, site amenities and the delivery and placement of soil from the City's Sidaway Yard. A detailed cost estimate has been prepared (Attachment #3). The costs quoted include the purchase of materials and construction by City forces and so do not reflect the impact of donations, sponsorship or volunteer labour.

The base development cost may be reduced significantly by obtaining soil from nearby development sites once the construction season begins later in the spring or early summer. Current donations for this project include a commitment of \$3000 from corporate sponsors (Attachment 4). Staff are recommending at this time that the balance of the base development costs totalling \$13,172.00 be funded from the Parks Community Partnership Capital Program Account.

Annual maintenance costs for the proposed Bike Terrain Park Pilot Project are estimated to be approximately \$1,500 per year including monthly inspections and demand maintenance. The current site receives grass cutting as part of a regular maintenance program.

### **Conclusion**

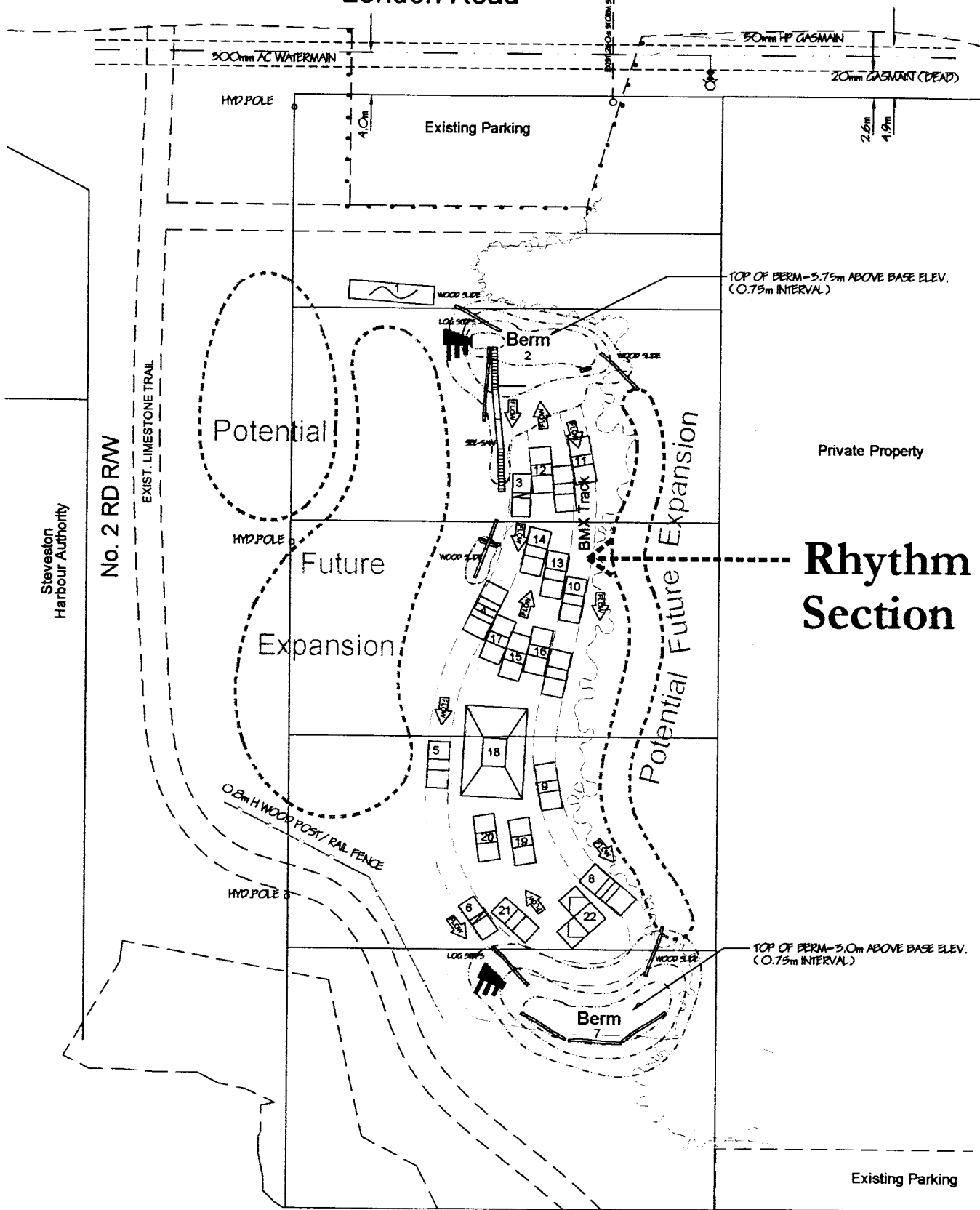
Development of the proposed Bike Terrain Park Pilot Project would provide a facility for enthusiasts to practice skills and participate in a sport that is growing. Incremental development of this park would allow for greater participation by interested youth and other members of the public in both fund-raising and construction. Once the base development is complete, the foundation for future expansion will be laid and would hopefully draw further participation.



Jamie Esko  
Park Planner

JE:je

London Road



Steveston Harbour Authority

No. 2 RD RW

EXIST. LIMESTONE TRAIL

Potential

Future Expansion

Berm 2

Potential Future Expansion

Private Property

Rhythm Section

0.8m H WOOD POST / RAIL FENCE

HYD POLE 4

LOG SHED

Berm 7

TOP OF BERM - 3.0m ABOVE BASE ELEV. (0.75m INTERVAL)

Existing Parking

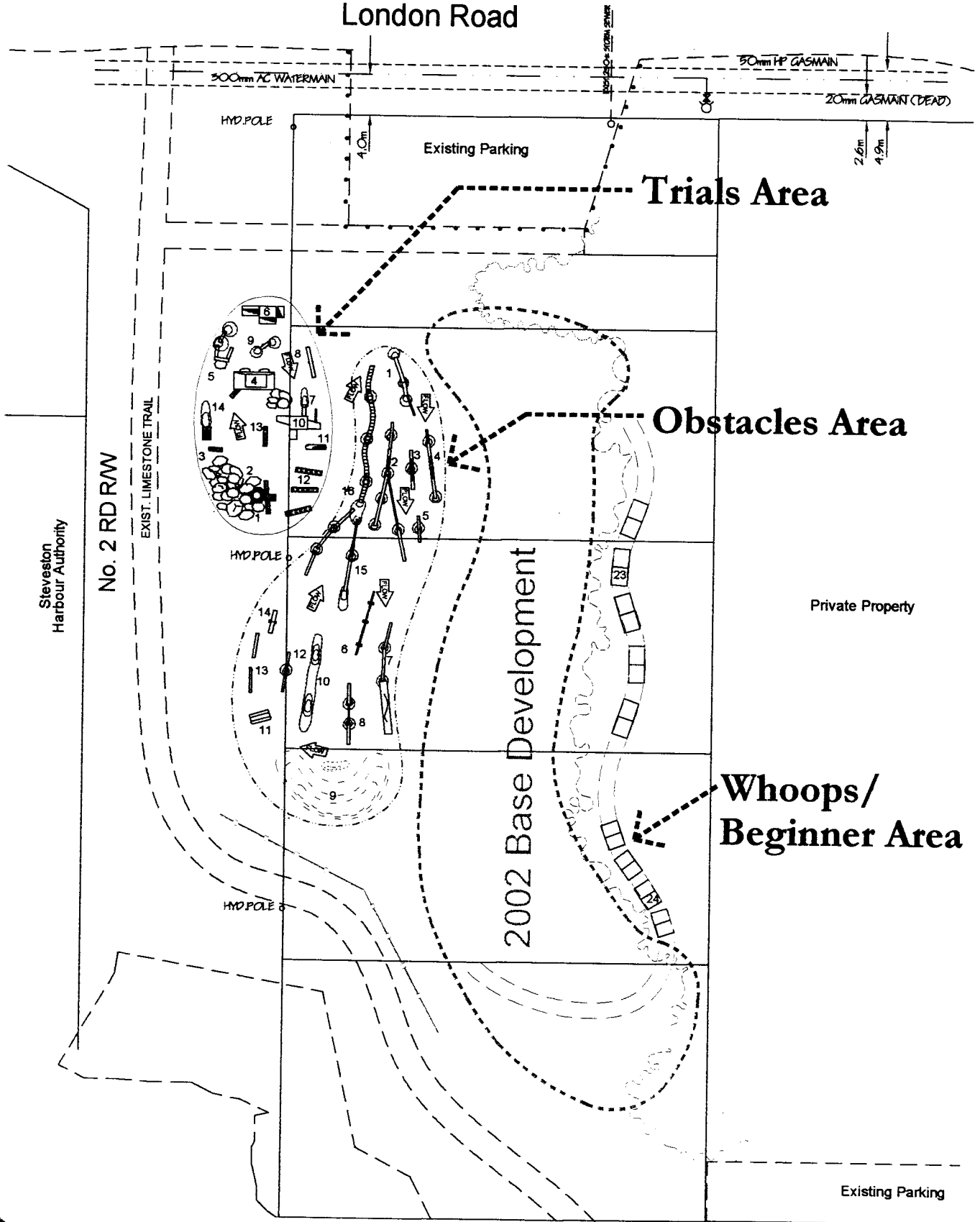


Bikepark 1a



2002 Base Development

London Road



Steveson Harbour Authority

No. 2 RD RAW

EXIST. LIMESTONE TRAIL

HYD.POLE

Existing Parking

Trials Area

Obstacles Area

Private Property

Whoops/Beginner Area

2002 Base Development

HYD.POLE

Existing Parking



Bikepark 1a



Potential Future Expansion

## Steveston Bike Park Cost Estimate 2002 Base Development

### Site Preparation:

Item	Quantity	Cost
Clearing, brush removal incl. trees under 5cm cal.	675sq.m.	\$1,100.00
Drainage - incl. Pipe & C.B.	10 lin.m.	\$1,235.00

Subtotal                      \$2,335.00

### Site Amenities:

Item	Quantity	Cost
<b>Perimeter Barrier</b>		
Supply 6x6 posts 1.65 m. length	18	\$300.00
Supply 2x10 rails	54	\$240.00
Installation		\$900.00

#### Signage

supply 18"x18"sign faces	2	\$150.00
6x6 posts at 2.5m height	2	\$52.00
Installation		\$120.00

#### Trash Receptacle

Supply & install	1	\$75.00
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Subtotal                      \$1,837.00

### Rhythm Section Jumps, 4X Track, Berms, Beginner Trail.

Item	Quantity	Cost
<b>Compacted Fill</b>		
Load & deliver	1000cu.m.	\$9,150.00
Shape on site		\$2,850.00

Subtotal                      \$12,000.00

**TOTAL FOR PHASE 1 WORK**                                           \$16,172.00

**Potential Future Expansion  
Obstacles Area**

Item	Quantity	Cost
Logs - min 60cm dia., 1.8m length		
Salvaged from local beaches		
Deliver & install	8	\$2,200.00
Berms - compacted fill		
Load & deliver	100 cu.m.	\$915.00
Shape on site		\$570.00
Trestles & ramps -rough lumber		
6x6 posts	40 lin.m.	\$347.00
4x4 beams	12 lin.m.	\$40.00
2x6 planks	160 lin.m.	\$360.00
2x8 planks	38 lin.m.	\$113.00
Installation		\$1,200.00
Balance Beams-rough lumber		
4x4 beams	7.3 lin.m.	\$25.07
4x4 supports	9 lin.m.	\$29.43
Installation		\$600.00
Teeter Totters & A-frames - rough lumber		
		\$104.00
2x10 planks	25 lin.m.	\$26.00
6x6 posts	3 lin.m.	\$600.00
Installation		

**TOTAL FOR OBSTACLES AREA** \$7,129.50



**Potential Future Expansion  
Trials Area**

Item	Quantity	Cost
Logs - min 60cm dia., 1.8m length		
Salvaged from local beaches		
Deliver & install	4	\$1,100.00
Pre-cast Concrete Elements - Highway Barriers, Culvert Sections		
Supply	6	\$960.00
Deliver & install		\$370.00
Ramps -rough lumber		
6x6 posts (buried 60 cm)	21.6 lin m.	\$190.00
4x4 beams	26.2 lin.m.	\$58.00
2x6 planks	70.16 lin.m.	\$158.00
Installation		\$600.00
Balance Beams -rough lumber		
4x4 beams	13 lin.m.	\$43.60
4x4 supports	32 lin.m.	\$104.64
Installation		\$600.00
Teeter Totters -rough lumber		
2x10 planks	4.8 lin.m.	\$20.85
4x4 frame	2.4 lin.m.	\$9.81
Installation		\$300.00
Boulder Pile - 30 @ 1m.x1m.x1m.		
Delivery to site		\$663.50
Placement		\$844.38
Concrete Mortar		\$446.50
Installation		\$844.39
Large Tires		
Delivery to site	8	
Installation		\$170.00

**TOTAL FOR TRIALS AREA** \$7,483.67

Suite 300, The Station  
801 West Cordova Street  
Vancouver, BC V6B 1G1 Canada

Telephone (604) 681 7311  
Facsimile (604) 331 7278



Imperial Parking Canada Corporation

Wednesday, February 13, 2002

**CITY OF RICHMOND**

6911 No. 3 Road  
Richmond, B.C.

**Attention: Jamie Esko  
Park Planner  
Parks Department**

Re: Financial support for Steveston Bike Terrain Park

Dear Jamie,

Further to discussions with you and Mike Redpath, Imperial Parking would like to pledge our support for the upcoming Steveston Bike Terrain Park. This will no doubt be an exciting part of the many changes occurring in the Steveston community, and we are pleased to have the opportunity to be a supporting sponsor.

Upon receipt of your letter formalizing the request, I will forward a cheque for \$2,000.00, payable to the City of Richmond.

As mentioned, one of our Accounting Supervisors is a very dedicated trials-bike rider. If there is to be an opening ceremony, he and I would be glad to be there.

Yours sincerely,

IMPERIAL PARKING CANADA CORPORATION

Dave Harkness  
Manager, Business Development  
Western Region

c.c. Mike Redpath - Parks, Recreation, and Cultural Services  
Sandra Tokarczyk - Urban Development Division



www.Impark.com

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**Andria Teather**  
Manager, Community Relations

TD Canada Trust  
PO Box 10001, Pacific Centre,  
Vancouver, BC V7Y 1A2  
T: 604 659 7903 F: 604 654 5531  
teatha@tdbank.ca

September 12, 2001

Steveston Community Centre  
4111 Moncton Street  
Richmond, BC  
V7E 3A8

**Attention: Sherri Gosse**

Dear Sherri:

On behalf of TD Canada Trust we are pleased to make a 'one-time' donation to Steveston Community Centre in the amount of \$1,000.00 (cheque enclosed).

Please credit any recognition for this donation to TD Canada Trust. Should you require a logo, please call Leslie Guha at 604-659-7904 or e-mail your request to [guhal@tdbank.ca](mailto:guhal@tdbank.ca).

Kindly submit an official charitable receipt to the undersigned acknowledging that funds were received from TD Canada Trust.

Please accept our best wishes for a successful year.

Yours truly,

A handwritten signature in black ink, appearing to be 'M. Guha', written over a horizontal line.

Member of TD Bank Financial Group