
CITY OF KELOWNA

MEMORANDUM

Date: June 10, 2009
File No.: Z09-0006
To: City Manager
From: Community Sustainability Division
Subject: Mission Creek Mountain Bike Skills Park – 1960 Hollywood Road South

RECOMMENDATION:

THAT final adoption of zone amending Bylaw No. 10171 be considered;

AND THAT Council receive for information the updated plans for the Mission Creek Mountain Bike Skills Park as requested

BACKGROUND:

At the time of Third Reading for Bylaw No. 10171 (Z09-0006 – 1960 Hollywood Road South), Council requested additional information on the following issues.

- that staff consider relocating the parking lot on the site so that the vehicular access will be located at the north end of the property via Hollywood Road South;
- that staff to consider relocating, and screening, the portable toilets on the site so that they are not visible to the public;
- that staff to provide details on the layout of the mountain bike park at the time of adoption of Bylaw No. 10171.

This information has now been provided by the Design & Construction Services and Infrastructure Planning Departments, and is summarized below.

On February 9, 2009 Council endorsed the Mountain Bike Strategy. The strategy recommended development of a mountain bike skills park on City-owned land adjacent to the Mission Creek Greenway, at Hollywood Road South and East Kelowna Road. The property, 1960 Hollywood Road South, is currently zoned RU1 and third reading for rezoning to P3 occurred on April 21, 2009.

Within the 2009 Capital Budget, Council approved the expenditure of \$243,000 toward the design and development of the skills park. A public request for proposals was issued in March and the design-build team of Cormode & Dickson (construction & project management), Gravity Logic (bike park design) and van der Zalm & Associates (park design) was awarded the assignment. A publicly advertised open house was held on June 4, 2009. Local residents and Mountain Bikers of the Central



Okanagan (MTBco), the City's partner in development and operation of the skills park, were issued invitations to the open house. Forty (40) people signed in at the open house; 18 as 'neighbours' and 8 as members of MTBco. A summary of public feedback provided at the open house is provided in Appendix 3.

The material presented at the open house included 4 options for development of the park. The options identified that the slope and lower bench of the site are the prime locations for development of the skills park components of the site. The options also tested different locations for driveway access to and parking on the site. The existing access to the site, off the bend in East Kelowna Road, is the preferred location for driveway access to the site for safety reasons. The preferred location for the parking lot is on the top bench of land visible from the road; this location minimizes interference with development and use of the skills park and costs less than developing the parking lot (and an access road to it) on the bottom bench of the site. A reduced copy of the Concept Plan is provided in Appendix 4.

Staff including representatives from Infrastructure Planning and Design & Construction Services undertook a site visit and determined that a driveway location from the north section of Hollywood Road South is not feasible for the following reasons:

- the 15m (50') escarpment is too high to accommodate construction of a driveway within budget (see photo – Appendix 1);
- the access drive onto Hollywood would be located on an incline with limited visibility;
- a parking lot in any location other than at the intersection of the two roads would not be easily visible to the public and safety may be compromised. CPTED Guidelines recommend that parking lots should be located with good visibility from the road for site surveillance and public safety.

In addition, it was observed that there is limited visual impact of the proposed parking lot from the neighbour located at 1985 Hollywood Road South as it will be screened by an existing cedar hedge, (see photo – Appendix 2.) The proposed gravel parking lot will be landscaped with trees to soften its impact.

Regarding the relocation and screening of the portable toilets on-site, staff are aware of the issue and will ensure that it is to be addressed further into the design process. At this time, staff are unable to provide specific details as to the location, however, adequate screening measures (i.e. landscaping, fencing, etc) are to be implemented through the final site design.

The next milestone in development of the park is the preparation and submission of a 50% detailed design package. This will be reviewed and commented on by the project's development committee (comprised of City staff and representatives of MTBco) before being finalized. Construction of the skills park is scheduled to commence in August 2009, and to be complete by the end of September 2009.

While design and construction work is underway the project's operations committee (comprised of MTBco representatives and City staff from Parks Services, Recreation Services, and Risk Management) will be meeting regularly to work out how the skills park will be operated and maintained, and how rider education, training and safety will be provided. This committee will report to Council prior to the opening of the skills park.

INTERNAL CIRCULATION TO:

Manager, Parks Services
Director, Recreation & Cultural Services
Manager, Risk Management
Parks Planner, Infrastructure Planning

EXTERNAL AGENCY/PUBLIC COMMENTS:

Inquiries to Regional District Parks indicate that construction on the nearby Park Host Residence at Scenic Canyon Regional Park was initiated in the summer of 2008 and completion is anticipated this fall.

Considerations that were not applicable to this report:

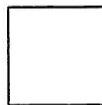
- LEGAL/STATUTORY AUTHORITY:**
- LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:**
- EXISTING POLICY:**
- FINANCIAL/BUDGETARY CONSIDERATIONS:**
- PERSONNEL IMPLICATIONS:**
- TECHNICAL REQUIREMENTS:**
- COMMUNICATIONS CONSIDERATIONS:**

Submitted by:



Danielle Noble
Manger, Urban Land Use

Approved for Inclusion:



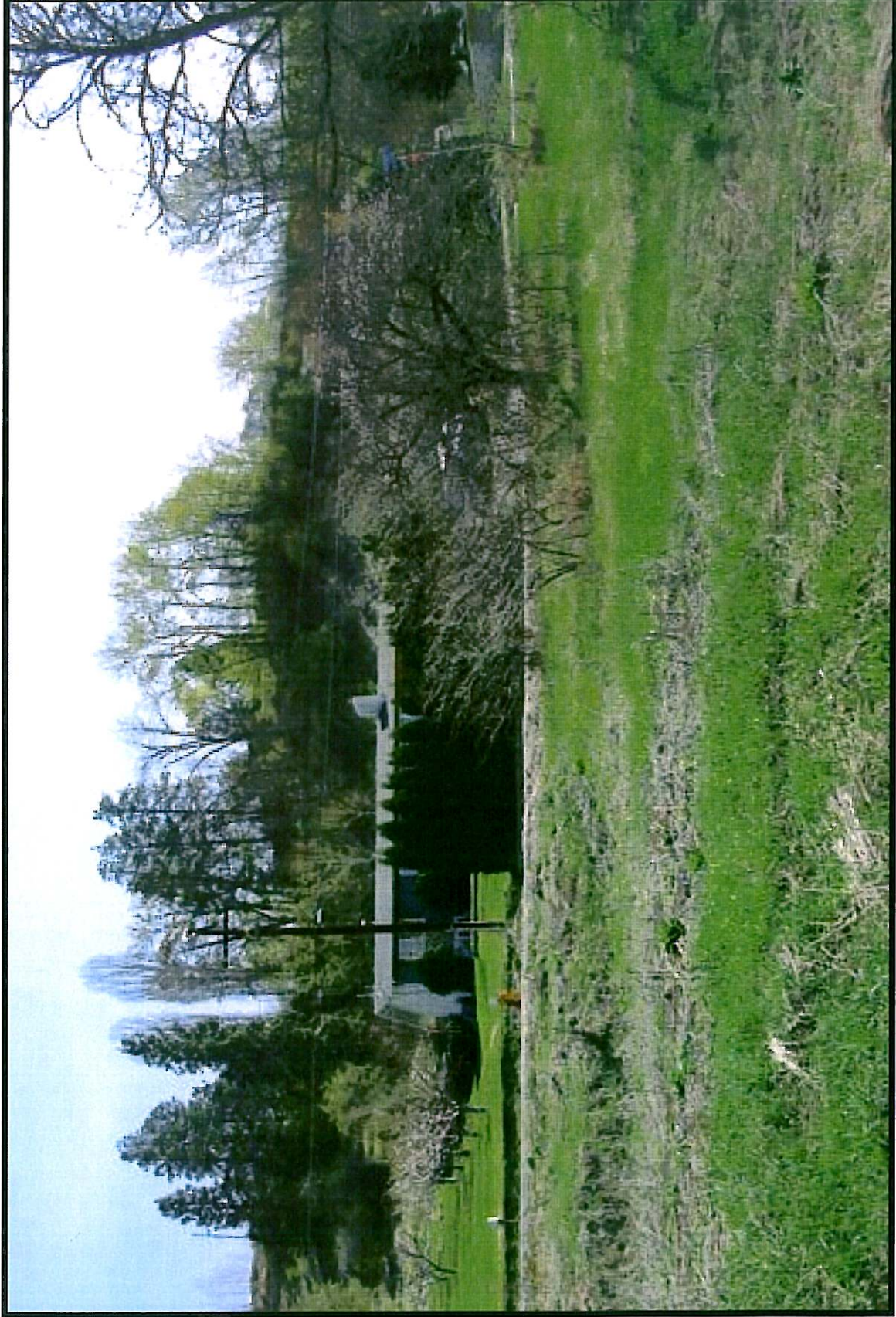
Shelley Gambacort
Director, Land Use Management

attach: Appendix A – Photograph 1
Appendix B – Photograph 2
Appendix C - Public Open House Summary
Appendix D – Concept Plan

cc: Ian Wilson, Manager, Parks Services
Jim Gabriel, Director, Recreation & Cultural Services
Lance Kayfish, Manager, Risk Management
Barb Davidson, Parks Planner, Infrastructure Planning
Terry Barton, Manager, Parks & Public Space
Andrew Gibbs, Manager, Park & Public Space Projects



Appendix 1 – Hollywood Road South Escarpment - Note: the people on the road for scale



Appendix 2 – View of 1985 Hollywood Road South from proposed parking lot

Feed Back – Results

Mission Creek Mountain Bike Skills Park User Group / Neighbour's Workshop

After our review of feed back and comments form distributed at the user workshop we have compiled a list below which we feel accurately represents the feed back obtained.

Top 5 requested features for the skills park

1. Pump track
2. Various structures (log rides, wall rides, tetter totters and platforms)
3. Air – Dome (indoor facility for future phase)
4. Irrigation
5. Drops

Top 5 Priorities for the skills park

1. Safety
2. Focus on dirt jumping
3. Pro level jumps
4. Recycling and litter control
5. Kids area

Parking Lot Location

- 78% lot option # 1
- 19% lot option # 2
- 3 % lot option # 3
- 0 % lot option # 4

Neighbour Hood Issues & Park Development

1. Comments with respects to elevated traffic on Hollywood road south
2. Suggestions for alternate locations for skills park not in the Hollywood road south area
3. Comments regarding future and existing traffic on green way path
4. Suggestions regarding upgrades to incomplete portion of greenway path
5. Inquires regarding bicycle access from east kelowna

CORMODE & DICKSON



van der Zalm
+ associates

LANDSCAPE ARCHITECTURE
PARKS & RECREATION
URBAN DESIGN



INNOVATIONS IN BIKE PARK DESIGN • DEVELOPMENT
WHISTLER, BC

Feed Back – General Comments

Mission Creek Mountain Bike Skills Park

User Group / Neighbour's Workshop

Below is a comprehensive list of feed back obtained in order of priority based on the number of times mentioned.

General Comments

8	Pump Track
7	Various Structures: Log rides, platforms, wall rides, teeter totters
6	Air Dome
6	Irrigation
4	Drops
3	Pine beetle kill wood
3	Fencing
2	Professional skill level jumps
2	Beginner skill level jumps
2	Water fountain for drinking
2	Quality dirt
1	Flat teaching area
1	Low environmental impact
1	On site coaching for the first two weeks
1	Concrete jumps for reduced maintenance
1	Vending machine
1	Lighting
1	Gap jumps
1	Shade structure
1	Signage : etiquette, mtbco, rules
1	Transfer lines
1	Bleachers
1	Tool bench

CORMODE & DICKSON



van der Zalm
+ associates

LANDSCAPE ARCHITECTURE
PARKS & RECREATION
URBAN DESIGN

Gravity Logic
INNOVATIONS IN BIKE PARK DESIGN + DEVELOPMENT
WHISTLER, BC



Feed Back – Top Priorities

Mission Creek Mountain Bike Skills Park

User Group / Neighbour's Workshop

Below is a comprehensive list of feed back obtained in order of priority based on the number of times mentioned.

Top Priorities

6	Safety
4	Dirt jumps
3	Professional skill level jumps
3	Litter control and recycling facilities
3	Kids area
2	Low maintenance
2	Parking
1	Variety of jump lines
1	Low environmental impact
1	Unique features
1	Progressive dirt jumps from beginner to expert
1	Washroom facilities
1	Underage drinking control

CORMODE & DICKSON



van der Zalm
+ associates

LANDSCAPE ARCHITECTURE
PARKS & RECREATION
URBAN DESIGN



Feed Back – Neighbour Hood Concerns & Park Development

Mission Creek Mountain Bike Skills Park
User Group / Neighbour's Workshop

Below is a comprehensive list of feed back obtained in order of priority based on the number of times mentioned.

Neighbour Hood Concerns & park Development

3	Comments with respects to elevated traffic on Hollywood road south
3	Suggestions for alternate locations for skills park not in the Hollywood road south area
2	Comments regarding future and existing traffic on green way path
2	Complete / upgrade greenway path
1	Bicycle access from east Kelowna
1	Kid friendly
1	Walkway construction from Pasadena to creek greenway
1	Evening security
1	Control over events held at skills park
1	Litter control
1	Fencing
1	Complete / upgrade greenway path
1	Future expansion to include dog park
1	Low environmental impact
1	Control of underage drinking

CORMODE & DICKSON



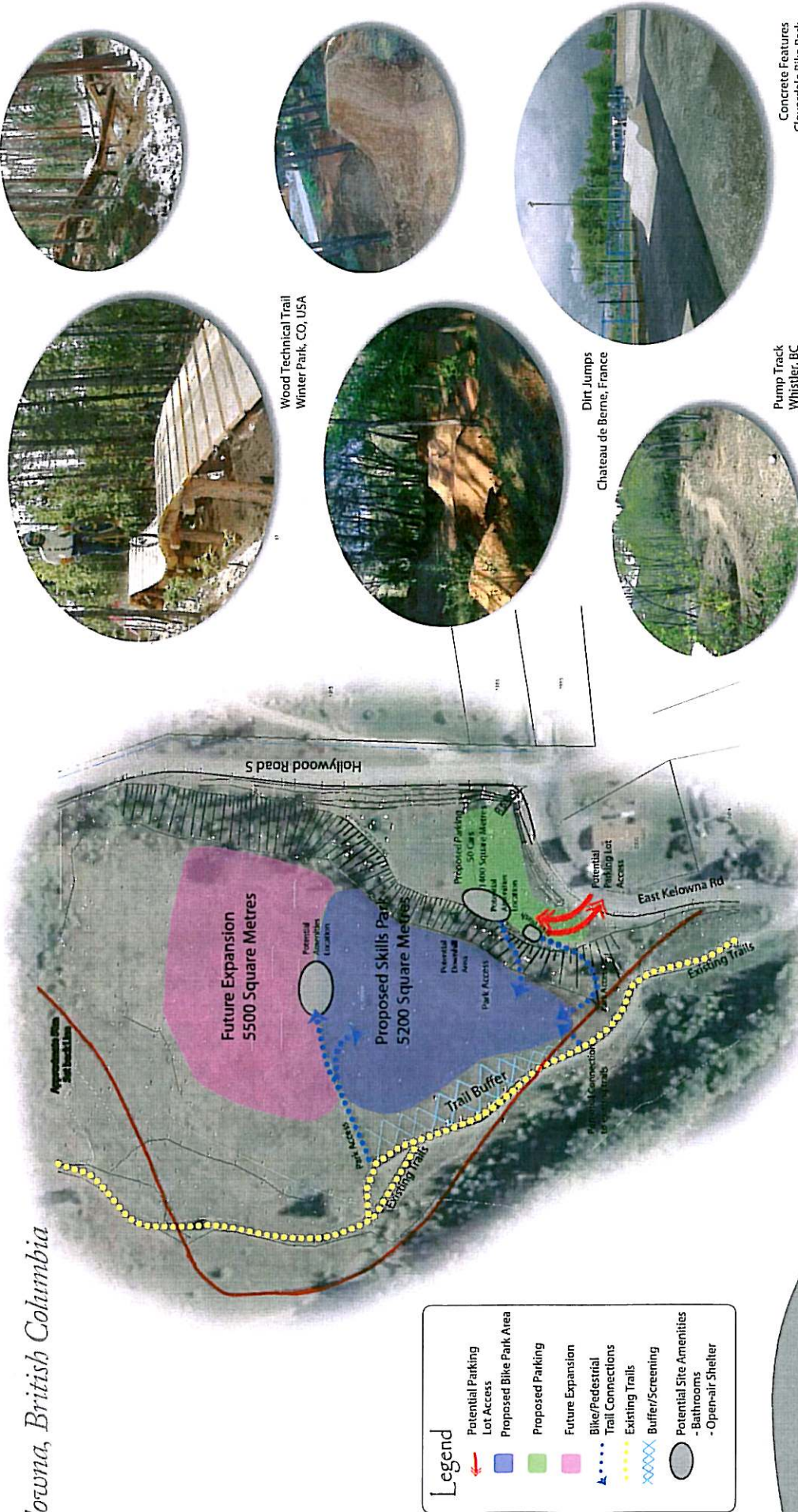
van der Zalm
+ associates

LANDSCAPE ARCHITECTURE
PARKS & RECREATION
URBAN DESIGN



Mission Creek Mountain Bike Skills Park

Kelowna, British Columbia



Legend	
	Potential Parking Lot Access
	Proposed Bike Park Area
	Proposed Parking
	Future Expansion
	Bike/Pedestrian Trail Connections
	Existing Trails
	Buffer/Screening
	Potential Site Amenities
	- Bathrooms
	- Open-air Shelter



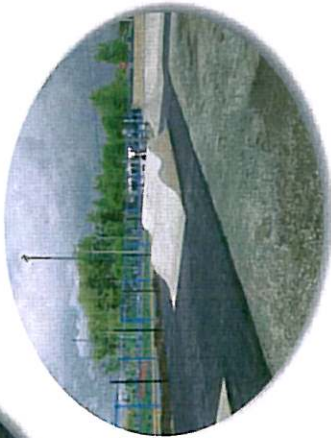
Wood Technical Trail
Winter Park, CO, USA



Dirt Jumps
Chateau de Berne, France



Pump Track
Whistler, BC



Concrete Features
Cloverdale Bike Park
Surrey, BC

Concept Plan

Mission Creek Mountain Bike Skills Park

Kelowna, BC

June 9, 2009

