



**Report Number:** 09032015-3

**Report Date:** 11-05-15

**Report Location:** Monterey Avenue (proposed) Skate Park  
Capitola, CA

**Reported To:** Richard Grunow  
Community Development Director  
City of Capitola

**Performed By:** Wade MacAdam, CPD  
Advanced CPTED Consultant  
MacAdam Protection Strategies

### **PURPOSE:**

This architectural plan review was initiated by the City of Capitola as part of the public review process for a proposed skate park within the Monterey Avenue Park of the City of Capitola. The purpose of this architectural plan review is to examine the proposal drawings for the skate park and provide MacAdam Protection Strategies (MPS) considerations, as well as other options to consider, to hopefully reduce the risk of criminal crimes/incidents and potentially enhance the safety at the Monterey Avenue Skate Park.

The considerations are based on three types of countermeasure approaches:

- Natural Security: consisting of CPTED (Crime Prevention Through Environmental Design) approaches relating to natural surveillance (allowing authorized users to see out and deterring suspects because they feel that they will be seen), natural access control (define private from public spaces), territorial reinforcement (showing that the property is not up for grabs), and maintenance (addressing overgrown vegetation, fence repairs, and graffiti removal).
- Mechanical Security: consisting of physical security systems (such as metal keys and hardware) and physical security technologies (such as access control systems, intrusion alarms, video systems, and emergency phones).
- Organized Security: consisting of a human presence and response (such as trusted allies nearby, authorized staff, and first responders).

Below is an overview of the options to consider that are identified within this report:

- Provide access to Law Enforcement
- Provide access to Fire Department(s)
- Redesign of the celebrated entrance (or main entrance into the skate park)
- Redesign of the orientation of the skate park (increasing the visibility to the sunken portions)
- Redesign of the skate park fencing (replacing chain-link with ornamental iron)
- Design a transparent sound wall or noise barrier (inside and outside the skate park)
- Design and creating signage (depending on procedures/rules approved by the City)
- Redesign the set-back of the park (from Monterey Avenue)
- Design activity generators (shade devices, water fountain, benches, cube seating)
- Design infrastructure for future lighting
- Design or installing an emergency phone
- Design infrastructure for future video cameras
- Design a trash receptacle
- Design vegetation
- Design traffic calming devices

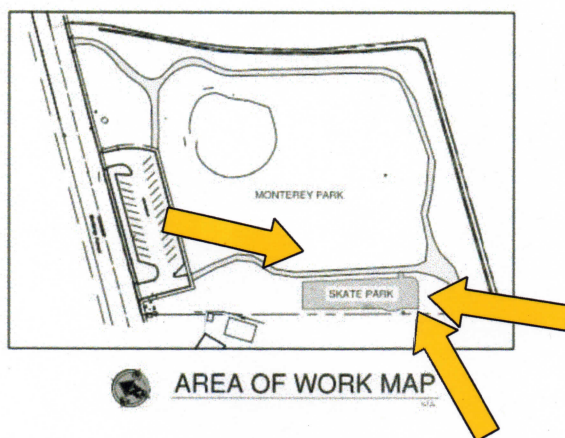


## NARRATIVE:

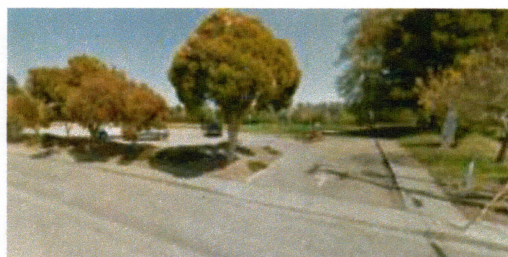
The Monterey Avenue Park (identified via a red "A") is located adjacent to the Soquel Elementary School District Office (identified via a red "B"), in Capitola, California. The Soquel Elementary School District Office has an address of 620 Monterey Avenue, Capitola. The park contains one parking lot, one softball field, and pathways. The park is adjacent to private residences and the New Brighton Middle School (identified via a red "C").



The proposed site for the Skate Park is shown below. Access to the Skate Park is anticipated to be from the Monterey Park Parking Lot, pedestrian pathways from the Middle School, or a pathway from the nearby residences (as shown via the yellow arrows).



From the west, Monterey Park is relatively flat and possesses good natural surveillance across the park. From Monterey Avenue, the proposed Skate Park site can be seen.



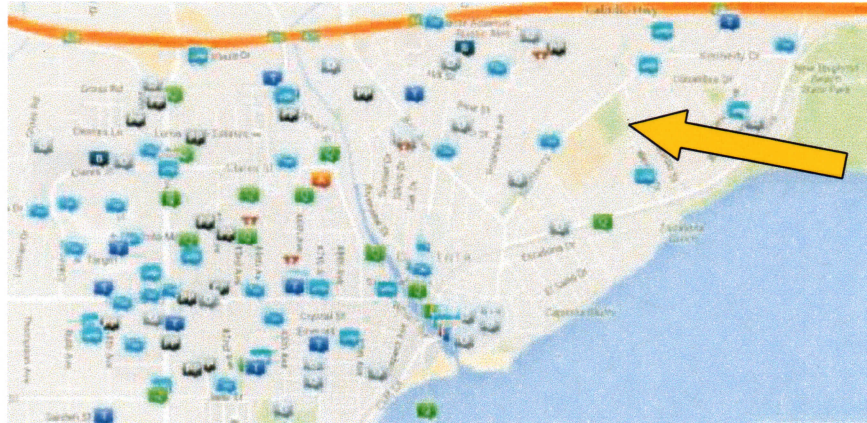
From the east, trees, a small hill, and school district buildings/fence largely obstruct views of the proposed skate park location from eastbound traffic on Monterey Ave.





Fire services fall under the jurisdiction of two entities: the Central Fire Protection District and the Aptos La Selva Fire District. I conversed with Central Fire Chief Jeff Maxwell and the office of Central Fire Marshal Sandy French. We discussed fire and medical response to the park.

Law Enforcement services fall under the jurisdiction of the Capitola Police Department. I conversed with Police Chief Rudy Escalante and Sergeant Mark Gonzalez. We discussed police response and crime trends. Via the Police Department website, I obtained the below reported crime analysis for the past six months around the park:



I did not see any crime trend concerns that pose an active threat or disruption to Monterey Park.

I talked to Rich Grunow. He asked me for a CPTED (Crime Prevention Through Environmental Design) analysis on the proposed skate park. He also emailed me drawings for the proposed skate park. I told him that I would provide him with options to consider for natural security, mechanical security, and organized security. The options are outlined in the Considerations portions on the following pages. Below is a list of the resulting considerations, based on priority:

- Provide access to Law Enforcement
- Provide access to Fire Department(s)
- Redesign of the celebrated entrance (or main entrance into the skate park)
- Redesign of the orientation of the skate park (increasing the visibility to the sunken portions)
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- Design a trash receptacle
- Design vegetation
- Design traffic calming devices

I viewed the documents that Rich Grunow shared with me: proposed Monterey Avenue Skate Park Plans, Proposed Monterey Avenue Skate Park 3D Model, and a Skate Park Noise Study.

I also visited and viewed a community Facebook page for skate parks in the City of Capitola.

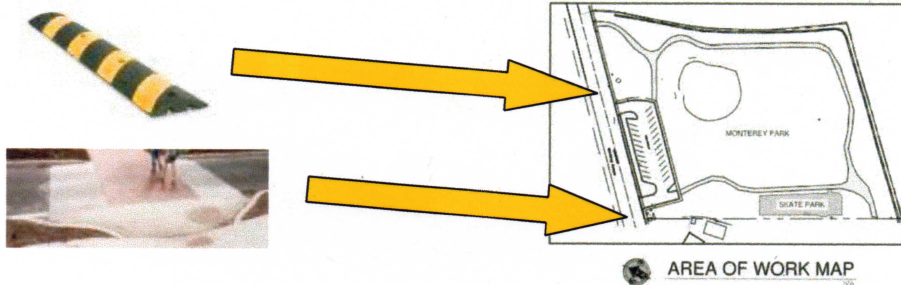


## CONSIDERATIONS:

I utilized standard CPTED (Crime Prevention Through Environmental Design) strategies and identified the below possible concerns. I suggest that you consider the following for Natural Security:

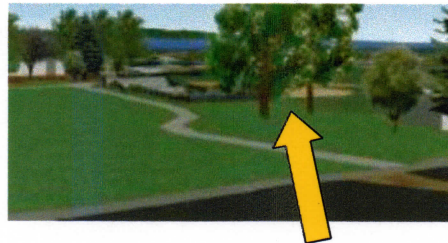
### 1. Traffic Calming:

- Due to an increase in pedestrian activity at the park, **install speed bumps or a speed table** on Monterey Avenue, near the two entrances into the parking lot. This can aid in pedestrian safety and promote reduced vehicle speeds.



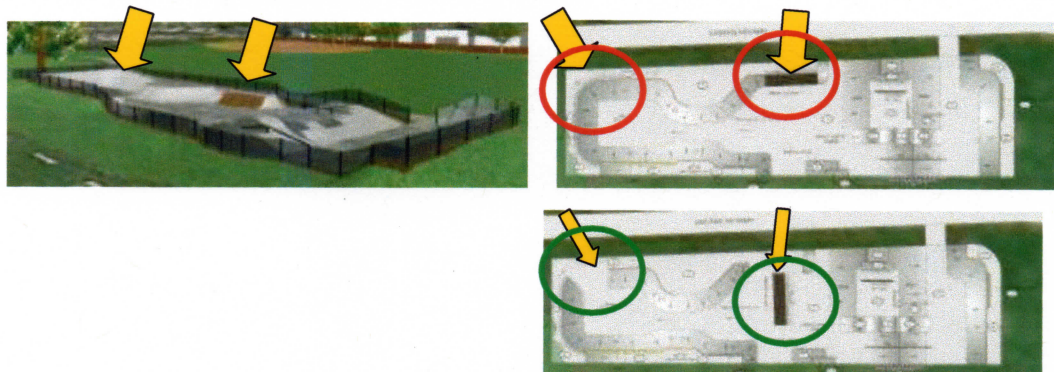
### 2. Setback:

- The proposed site is far from the parking lot and from Monterey Avenue. It lacks ideal natural surveillance from law enforcement and trusted allies. It also allows for suspects to see law enforcement at a distance and have time to conceal their activities. **Consider moving the site closer to the parking lot.**



### 3. Orientation:

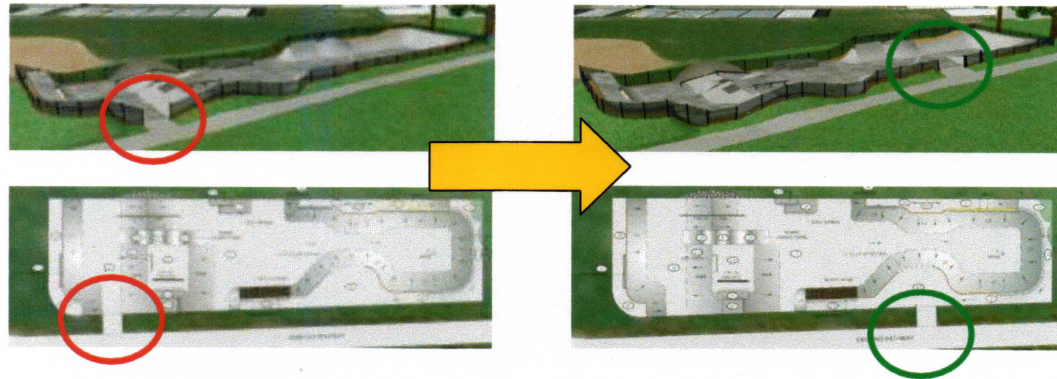
- The proposed design contains a sunken portion that can conceal unlawful activities, as well as a high wall. To maximize natural surveillance (as shown from a view point of the yellow arrows) to aid law enforcement and to deter suspects, consider **redesigning the bowl** with an opening that is at ground level and **change the orientation of the wall**.





4. Celebrated Entrance:

- Based on the proposed design, the celebrated entrance (or main entrance that is advertised for entry) should be a **double pedestrian gate** along the existing pathway, but it should be **closer to the parking lot**. This will allow first responders quicker access into the site.



5. Signage:

- Create a parking stall with associated signage** in the parking lot for first responders. Erect a sign that advertises the stall for emergency vehicles only. This will aid in first responder access to the site.



- Assign a city address to the Skate Park**, such as 700 Monterey Avenue. This will aid in cellular phone callers that are not aware of their surroundings while they are looking at park signage and talking to emergency dispatchers. This will also aid in court stay-away orders assigned to suspects, where an address "to stay away from" is needed. Monterey Avenue Skate Park could be renamed at any time due to donor influence or due to a celebratory figure, but the address will remain the same.
- Create skate park rules/regulations signage** for the exterior and interior of the skate park. The signage should utilize color and pictograms that appeal to the youth users of the space. It should be at both sides of the celebrated entrance. It should be positioned frequently, every 50-feet, inside the fence. The next page contains an example of language and pictograms. The final operational procedures/rules shall be dependant on City approval.





## Monterey Avenue Skate Park

City of Capitola Property  
700 Monterey Avenue, Capitola, California

**Private Property – No Trespassing per California Penal Code 602**  
**Rules and Regulations Enforceable per Capitola Municipal Chapter 12.40**



**WARNING** Skate at your own risk



**Park Hours** Closed Sunset to 6am



**Yes** Skateboards and rollerblades ONLY



**No** **NO** bikes, scooters, motorized vehicles



### **SAFETY**

Helmets, gloves, and pads are strongly recommended.  
Skating has inherent danger of injury or death.  
The City is not responsible for these dangers.

**\*\* Make sure surface is dry before skating. \*\***

No Food or Drink (water is permitted)

No Animals (except Service Animals and Police Canine)

No Glass objects, Alcohol, Smoking, or Tobacco products

No additional obstacles or materials allowed

No loud music or offensive language

No organized events without written approval from City

*"The fence is necessary for closing the park if things get out of hand."*

*"The fence is needed to prevent after-hours skating."*

*"The fence will allow us to close the park for cleaning and maintenance."*

*"The fence will keep toddlers from accidentally stumbling into the space."*

*"The fence is necessary to keep prohibited users, like BMX, out."*

*"The fence will prevent skateboards from flying out of the area."*



### **RULES**

For police-fire-medical assistance, call 9-1-1

or from a cellular phone: 831-471-1141

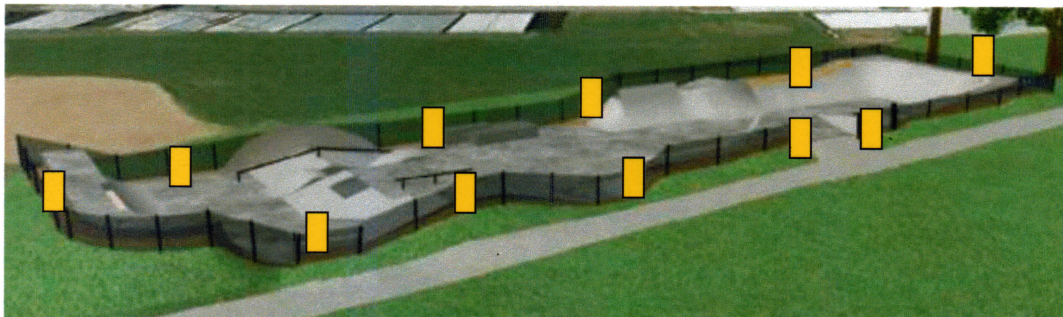
City of Capitola Police Department



### **RESPECT**



### **EMERGENCY**



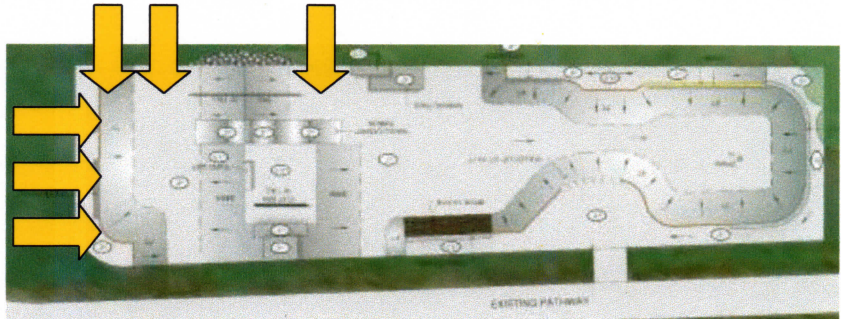


6. Vegetation:

- For the non-skating areas within the fence, consider an alternative to grass, such as **bark**. This can deter abnormal users from lying on the ground and unlawfully watching children, and it will aid in animal waste removal, if the rules are violated.
- Any bushes shall follow CPTED guidelines and not exceed a mature height of 2-feet above grade.
- Tree canopies shall also follow CPTED guidelines and not fall below 6-feet above grade. If the east tree canopies cannot be raised, consider removing the trees.

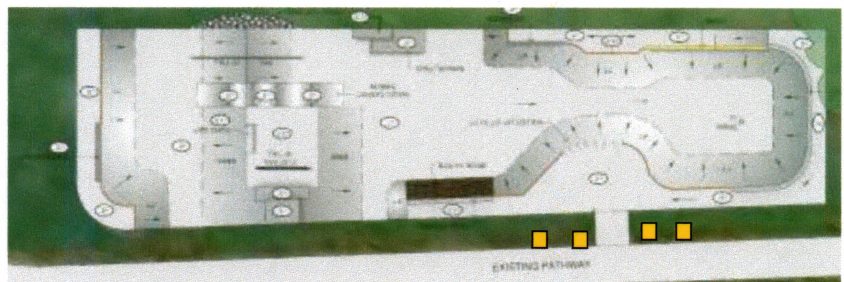
7. Benches:

- Consider **benches with a center arm-rest**. The benches can be an activity generator for authorized users that can aid in the enforcement of the rules. Having a center arm-rest can deter abnormal users from sleeping on the benches. Benches should be positioned in such a manner to maximize natural surveillance into the park and beyond to the parking lot. Authorized users should not have their backs to the parking lot so that they can assist in auto burglary deterrence.



8. Cube Seating:

- Consider **cube seating outside of the celebrated entrance**. This can aid in allowing parents or spectators to be near the park, at a safe distance (especially with a stroller). Cube seating allows authorized guests to sit and look toward a variety of directions, or allow them to maneuver a stroller away from the sun.



9. Shade / Activity Generator Support:

- Consider multiple **shading devices**, similar to sun sails, over authorized sitting locations (over benches and cube seating). The device should be high enough to not obstruct natural surveillance and should be inviting to promote positive activity in and around the space.





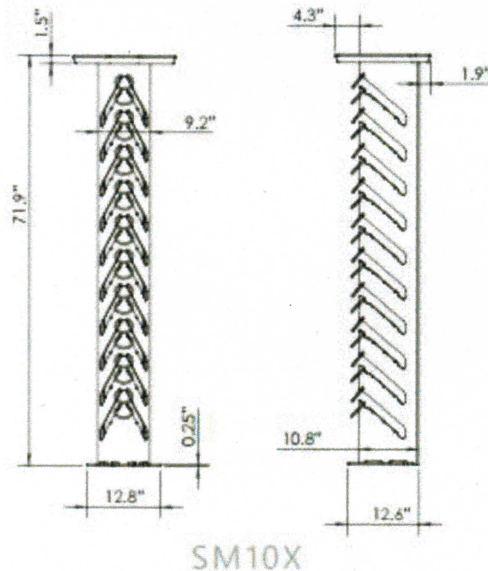
#### 10. Bicycle Racks:

- **Install bicycle racks** outside of the celebrated entrance so that bicycles are ridden to the park and then left outside the fence. The ideal bike rack is the inverted-U design.



#### 11. Skate Board Racks:

- To combat the theft of unattended skateboards, **install a skateboard locking device**, similar to the Park-A-Bike Surface Mounted Skatedeck. I further suggest that two 10-skateboard racks should be installed outside of the fenced celebrated entrance. A skateboarder would need to bring their own padlock.



#### 12. Trash Receptacles:

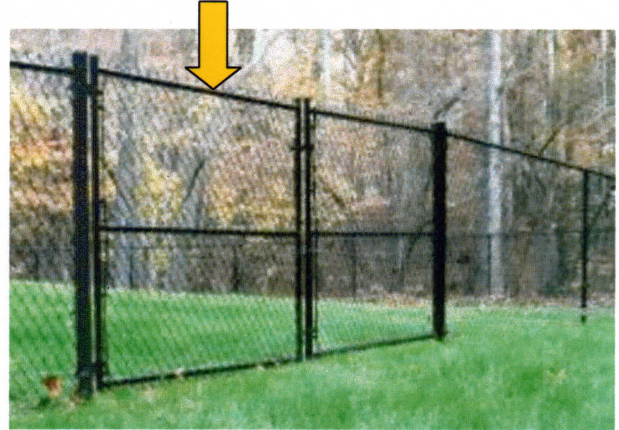
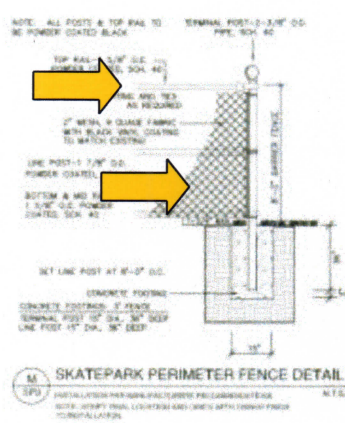
- **Provide a trash receptacle** that possesses natural surveillance, without a transcan insert. This can aid in detecting contraband or in locating personal property that was unattended, stolen, ransacked, and then discarded in the trash. Authorized users typically carry backpacks to the park and then place them on the ground while skating. Suspects can covertly take the backpacks away from the owner, rummage through them for valuables, and then discard the backpack in the trash. Below is an example of a semi-transparent/mesh receptacle which allows a view of its contents.





### 13. Fencing:

- Consider redesigning the proposed perimeter fencing. **Replace the chain-link with ornamental iron.** If a redesign is not approved, **replace the top horizontal member with a cable;** this can aid in deterring or delaying unauthorized climbing of the fence. Consider **replacing the 2-inch mesh with a 1-inch mesh** to further aid in unauthorized climbing.



An ornamental iron fence is shown below as an example. The top horizontal bar should not be flat, to accommodate unauthorized climbing. The top should have protrusions.



A chain-link fence with a top cable is shown below (preferred), versus a chain-link with horizontal tubular members (not recommended).





#### 14. Lighting:

- Eventhough no lighting is proposed for this design, I suggest pathways and conduit be installed for future lighting needs.
- Lighting shall comply with CPTED guidelines: pedestrian sale, white light source, full cut-off design.

#### 15. Sound Wall:

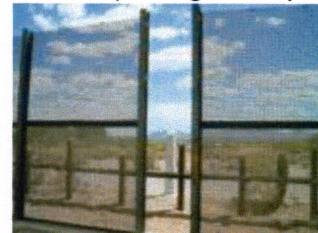
- For the proposed 6-foot noise barriers identified via light-blue colored lines on the drawing below (and highlighted with light-blue arrows), investigate into a **transparent material** in order to maintain natural surveillance and to not create any areas of concealment. For continuous walls exceeding 25-feet, create a break in the wall for a path of egress or escape.



Transparency example



Fence Opening example



If a transparent noise wall is not selected due to necessary noise attenuation or design considerations, noise walls should be designed and located in such a manner that they do not obstruct visibility into the facility.

Based on my training and experience, I suggest you consider the following for Mechanical Security:

##### 1. Access Control along the Skate Park fence:

- To provide access to the facility for police-fire-medical calls for service, as well as for City Maintenance related incidents. I suggest two chains and two padlocks (one City and one Fire, as further described below in the Organized Security section) be used as the means for access control.
- The **chains should be permanently affixed to the fence gates** so that they are not misplaced.





## 2. E911 Concerns:

- Although the intended users of the skate park will most likely possess cellular phones, law enforcement dispatchers have a difficult time obtaining the precise location of a cellular 911 call. **Consider an emergency phone**, without a dial pad, but with an emergency button that directly dials to the Capitola Police Department. The landline for the emergency phone will have a programmed location that will be shared with first responders. Consider an emergency phone similar to a Ramtel 926 RR733, that is distinctive in color (in safety yellow), and that is clearly marked (with side vertical script: Emergency).



## 3. Video Systems:

- Talk to City of Capitola employee Larry Laurent regarding the logistics for a city-managed video system around or near the skate park. Video systems should comply with chain-of-custody and District Attorney requirements. Even if a video system is not funded or decided upon, consider running any infrastructure (such as cat-5 cabling) during the construction, versus after construction.
- Remember that video systems are a recall tool and can only be monitored live if staffing is available.
- Dummy cameras should be avoided since they advertise a false sense of security.



## 4. Video Signage:

- If video cameras are installed, **post signage** that advertises: "Video Systems In Use." This will aid in deterring criminal behavior.



Based on my training and experience, I suggest you consider the following for Organized Security:

1. Capitola Police Response:

- The fence shall be secured via metal chain and daisy-locked padlocks. Since the City of Capitola Public Works Department and the City of Capitola Police Department possess a common key (#007), I suggest a padlock for this keyway be obtained for the skate park. Contact Sergeant Gonzalez for coordination.

2. Fire/Medical Response:

- Connecting to the chain and City padlock described above, I further suggest that a Fire padlock be daisy-chained to the pedestrian opening of the fence. According to Fire Marshal French, both fire districts possess a key to a fire padlock for the area. Contact Fire Marshal French for coordination.

3. Community Recruitment/Presence:

- As an activity generator, install a water fountain outside the celebrated entrance of the skate park. Consider a fountain that provides water for both a human and canine. Dog Walkers and trusted adults might visit the fountain and potentially aid in deterring criminal activity or assist in medical aid requests. An example is shown to the right:
- Consider limiting the Skate Park population by prohibiting the use of bicycles. Although skaters might collide with one another, the collision between a skater and bicyclist can be more severe.



**CLOSING COMMENTS:**

I hope this report has been helpful in addressing potential safety issues and has given you some direction for possibly improving the safety of this proposed skate park. I cannot guarantee that I can address all safety concerns that might occur. It is the intent of this architectural plan review to identify possible security deficiencies and make positive and viable suggestions to reduce the opportunity of criminal activities.

Importantly, although the suggestions made in this architectural plan review have been carefully evaluated and have been proven effective in the past, MacAdam Protection Strategies wishes to emphasize that these measures in no way guarantee that you will never become a victim of a crime. If implemented, these suggestions are intended to deter, delay, detect, or deny the potential criminal by making the effort and risk of victimizing the skate park greater than he/she is willing to accept. There is no guarantee, however, that someone will not take such risk.

If you have any questions about this report, please call me at 510-306-4218. You may also contact me via e-mail at: [wade@macadam-protection-strategies.com](mailto:wade@macadam-protection-strategies.com). I will be happy to assist you however I can.

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