CITY OF ALEXANDRIA
Recreation, Parks & Cultural Activities
Department of Project Implementation

Old Town Pool Replacement Public Meeting

March 5, 2026

Agenda

1. Introductions
2. Project Background
3. September Public Meeting Recap
4. Design Updates
5. Next Steps
6. Project Schedule

Project Team

TES - PI – Managing Department

- Qiaojue Yu – Project Manager
- Matt Landes – Portfolio Manager
- David Le – Project Engineer

RPCA – Sponsor Department

- Jack Browand – Sponsor Project Manager
- Beth Znidersic – Division Chief, Park Services
- Lindsay Burneson – Division Chief, Recreation Services

Michael Baker – Owner-Advisor

- John Fennell – Design Principal
- Ephraim K. Fermin– Project Manager

RRMM – Design Consultant & Architect of Record

- Keith Leonard – Design Principal and Project Manager
- Sophie Zimmerman – Project Architect

Project Background

Existing Pool Conditions

- Project Area: 1.12 AC
- Pool and Bathhouse Age: Built in 1975, went through multiple major and minor renovations
- Pool Sizes: Competition Pool – 6,400 SF, 25-yard length, Family Pool – 900 SF
- Bathhouse: 3,375 SF, non-code compliant
- Pump Room: 370 SF, dated
- Bather Load: 250
- Current Programs: Competition practices/meets, lessons, and recreational uses
- Green Space: 23,700 SF

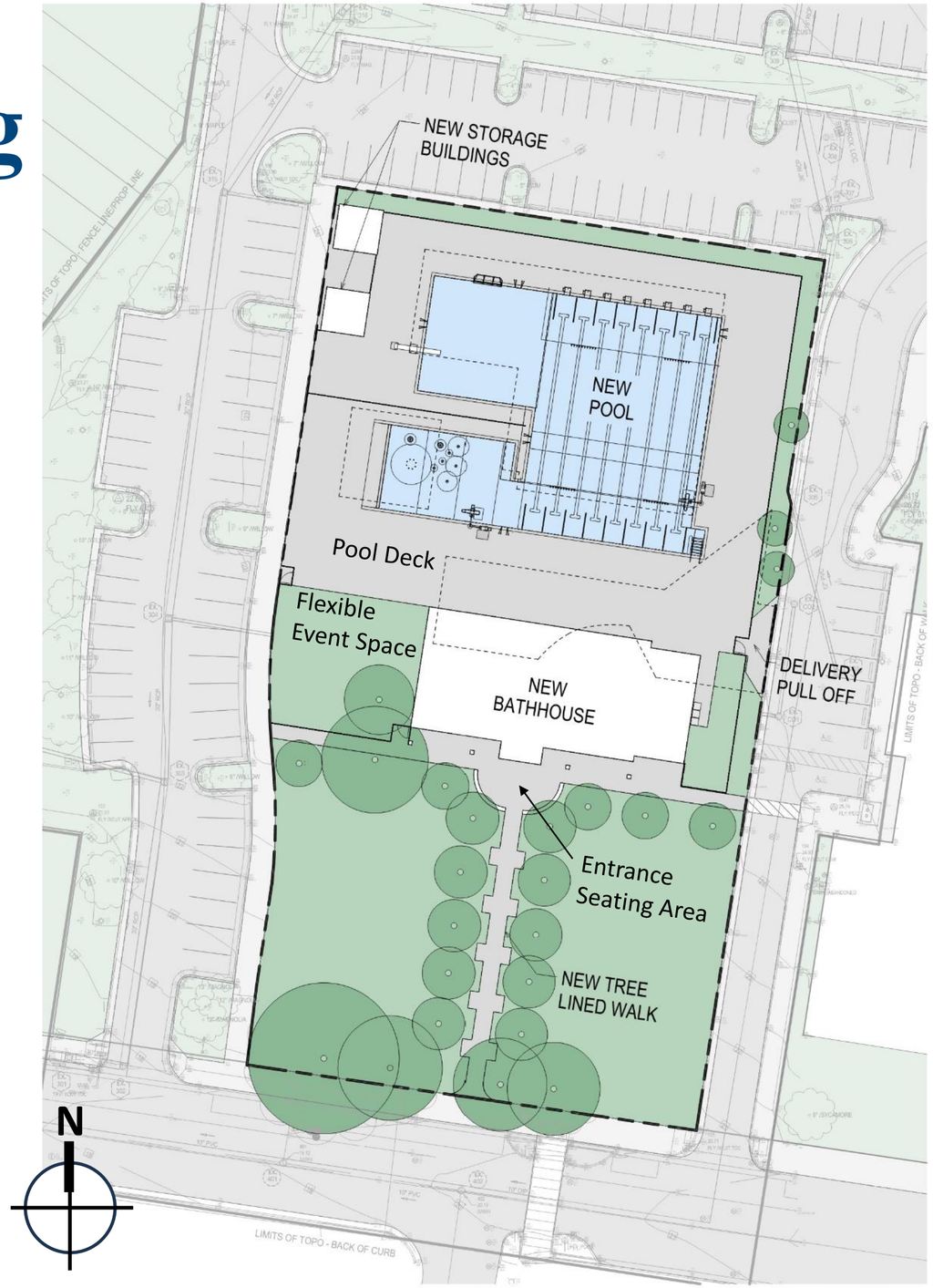
September Public Meeting

Site Plan:

- Integrated Lap pool (meets standards for competitive swim) with dive well and family pool
- Zero entry pool
- Integrated bathhouse, pump room & operational storage
- Designated deck storage
- Flexible event space
- Improved waiting and seating area
- Maintained lawn space for community gatherings

Project Budget:

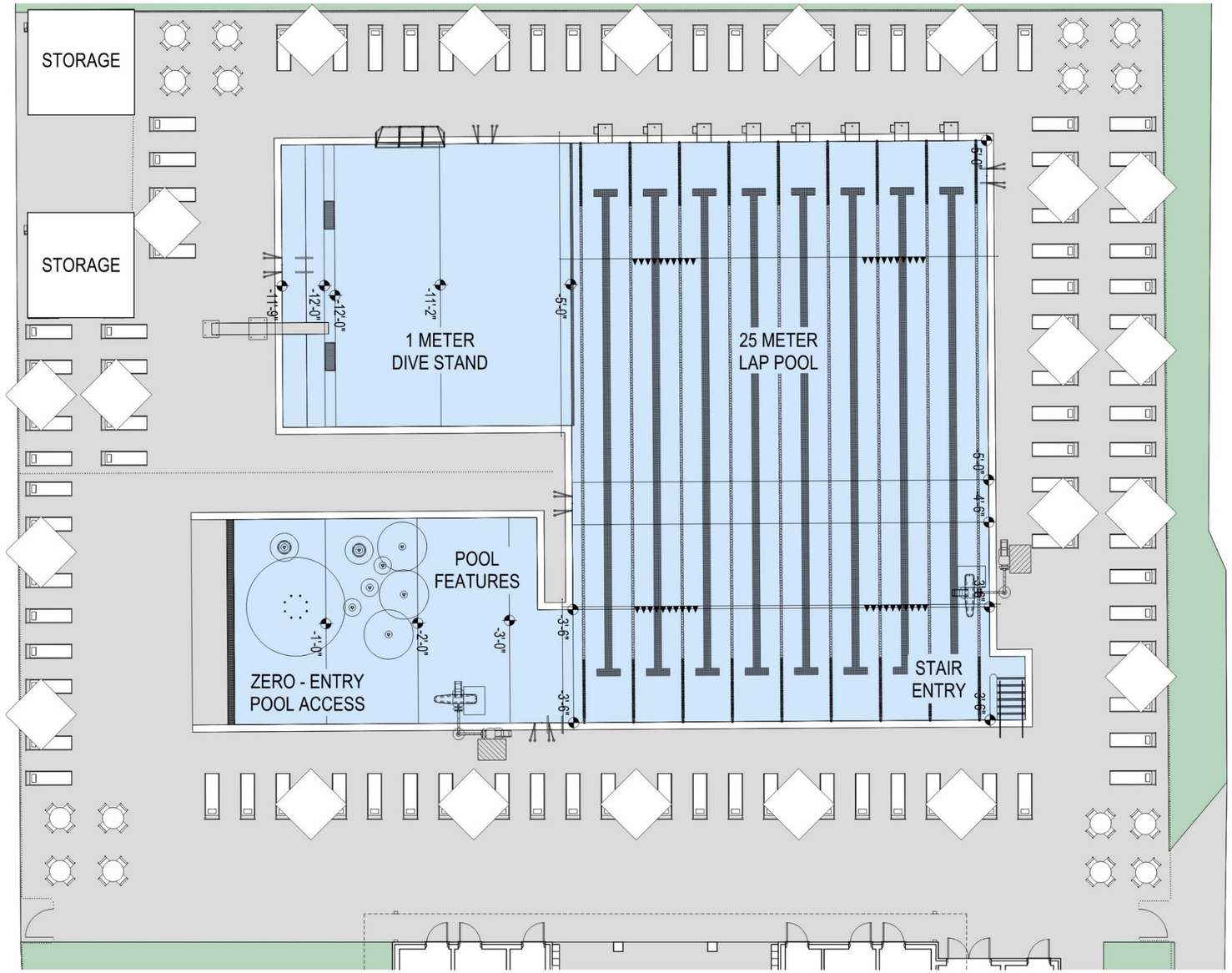
- $14.2 Million (Planning, Design, Construction)



September Public Meeting

Pool:

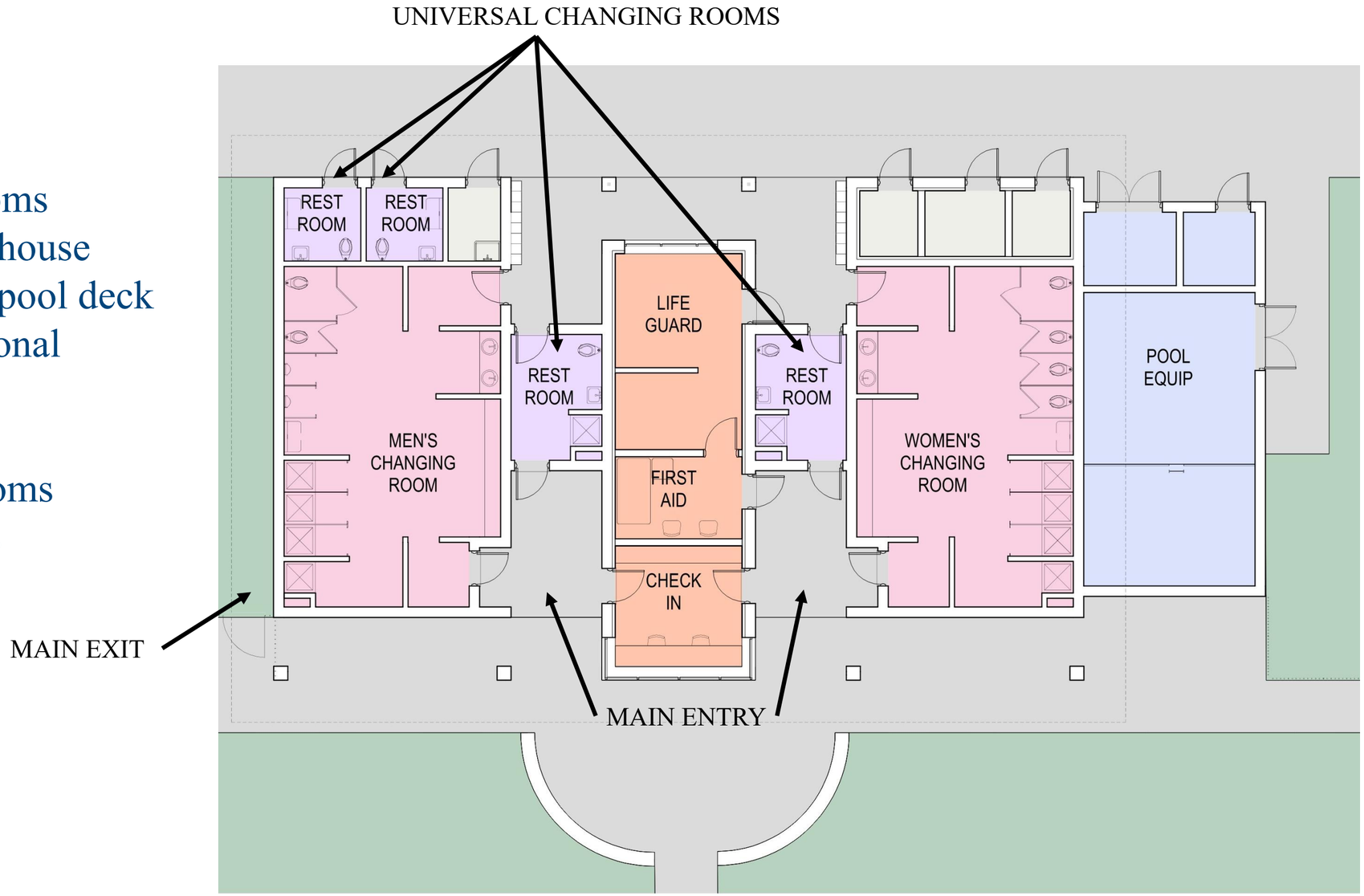
- 8-Lane 25-meter lap pool & dive well
- Zero entry family pool with spray features
- Increased water surface
- Increased open deck space
- Accommodations for climbing wall, basketball hoop, volleyball nets, etc.
- Deck storage areas
- Party rental/passive deck space



September Public Meeting

Bathhouse:

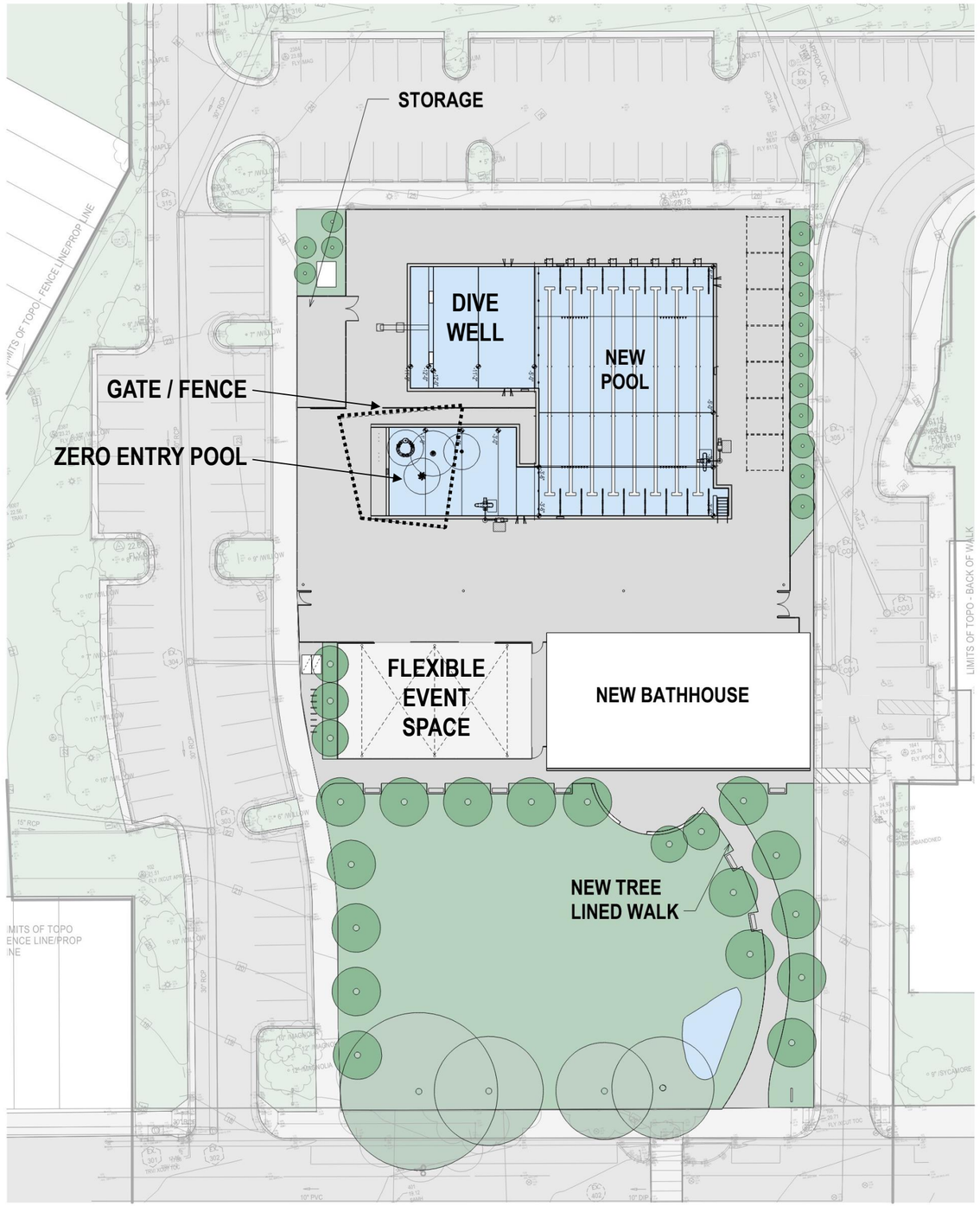
- Men's and Women's changing rooms
- Universal changing rooms in bathhouse
- Universal changing rooms facing pool deck
- Efficient pump room with operational storage
- Increased square footage
- Check-in, first-aid & lifeguard rooms
- Outdoor waiting and seating areas
- Full accessibility
- Shaded Areas



Design Updates

Overall:

- Reconfigured open lawn space
- Shade structure on deck and over zero entry pool
- Play features in zero entry pool
- Reduced bathhouse footprint



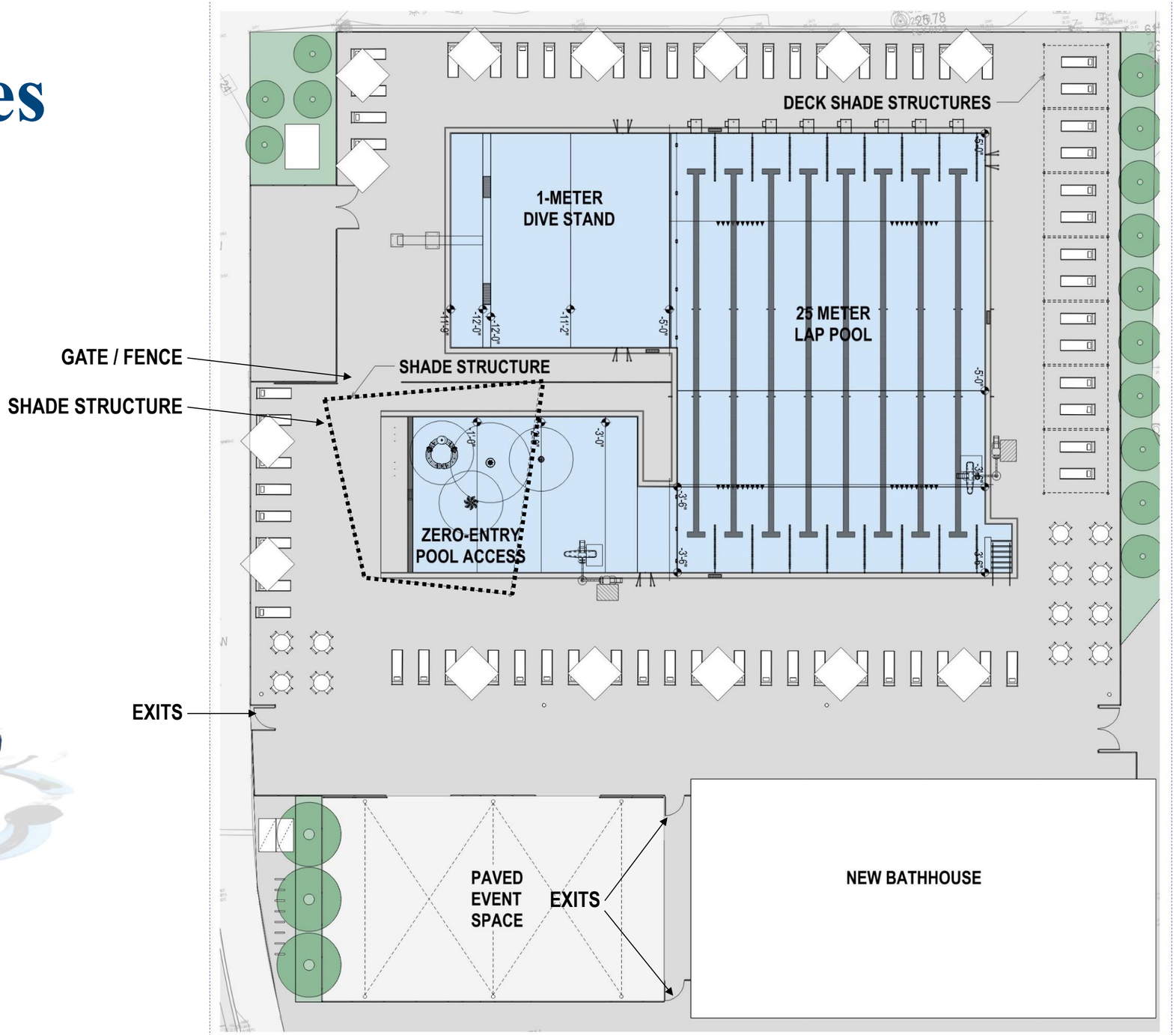
Pool Comparison

		Existing Pool and Bathhouse	September 2025 Pool and Bathhouse	Latest Pool and Bathhouse
Pool	Water Surface Area	7,398 SF	8,023 SF	**7,970 SF**
	Configuration	Two separate pools: One lap pool with a dive well and a family pool	Combined lap pool with a dive well, expanded family pool, program expansion	Same as September 2025 Design
	Zero Entry	None	Zero entry from family pool	Same as September 2025 Design
	Spray Features	None	Spray features at family pool	Same as September 2025 Design
	Deck Space	8,926 SF w/minimum shade	12,680 SF w/added shade and reservable space	Same as September 2025 Design
	Bather Load	250	286	**284**
Bathhouse	Square Footage	3,565 SF Separated pump & filtration rooms	3,988 SF Integrated pump & filtration rooms	**3,888 SF** Integrated pump & filtration rooms
	Universal Changing Rooms	None	Four	**Two**
	Lockers	Inside the bathhouse	Outside the bathhouse, the pool deck side	Same as September 2025 Design

Design Updates

Pool:

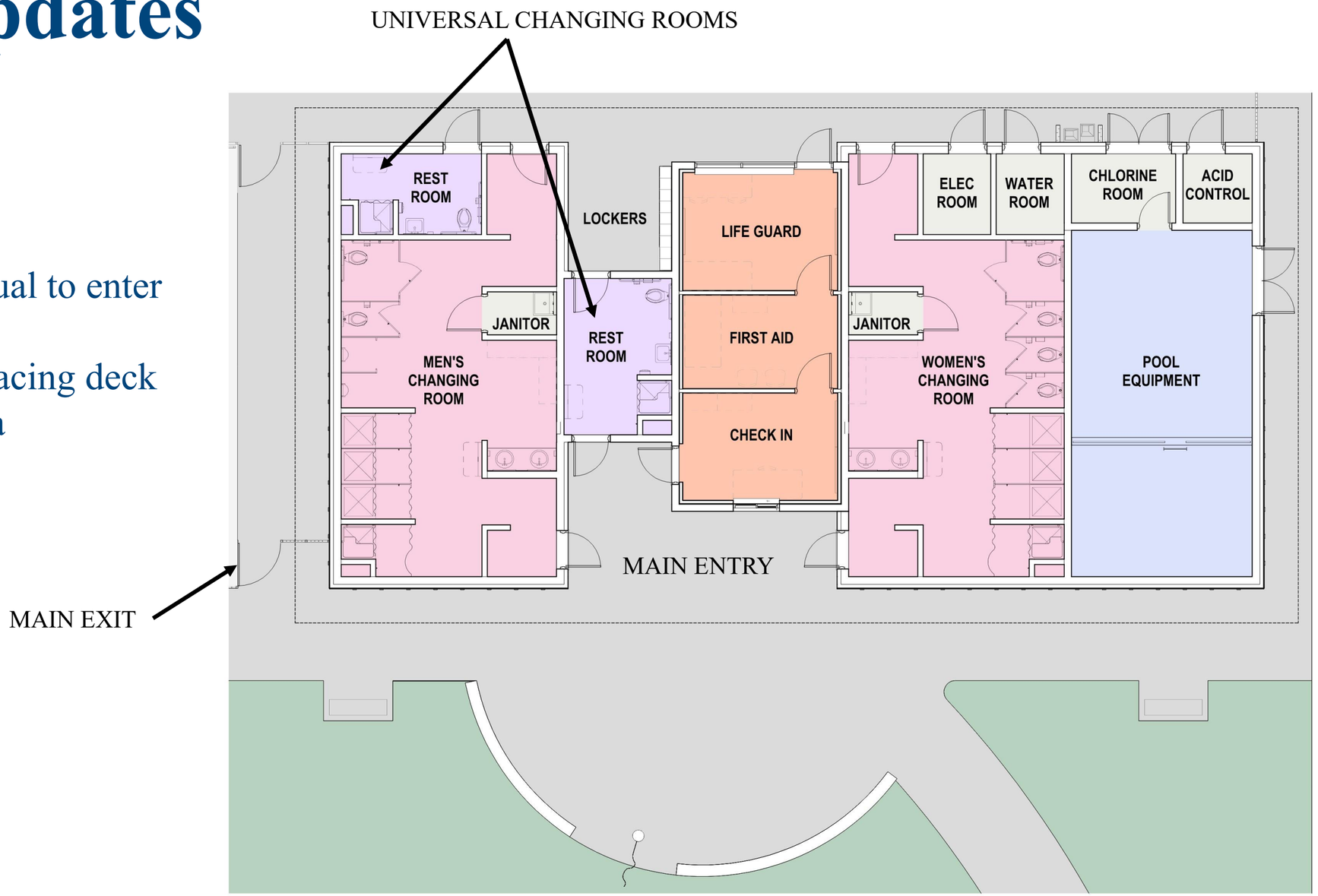
- Play features at zero entry pool
- Shade structures



Design Updates

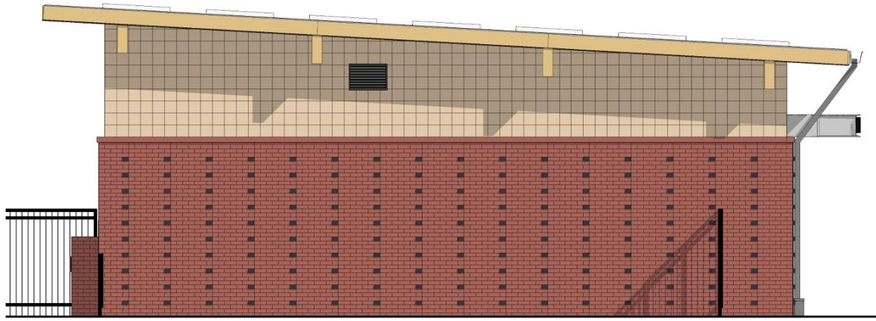
Bathhouse:

- Single breezeway rather than dual to enter the pool
- One universal changing room facing deck
- Ample seating at entrance plaza



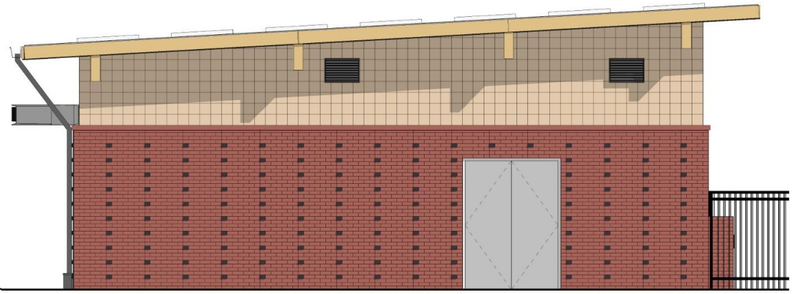
Design Updates

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

Design Updates

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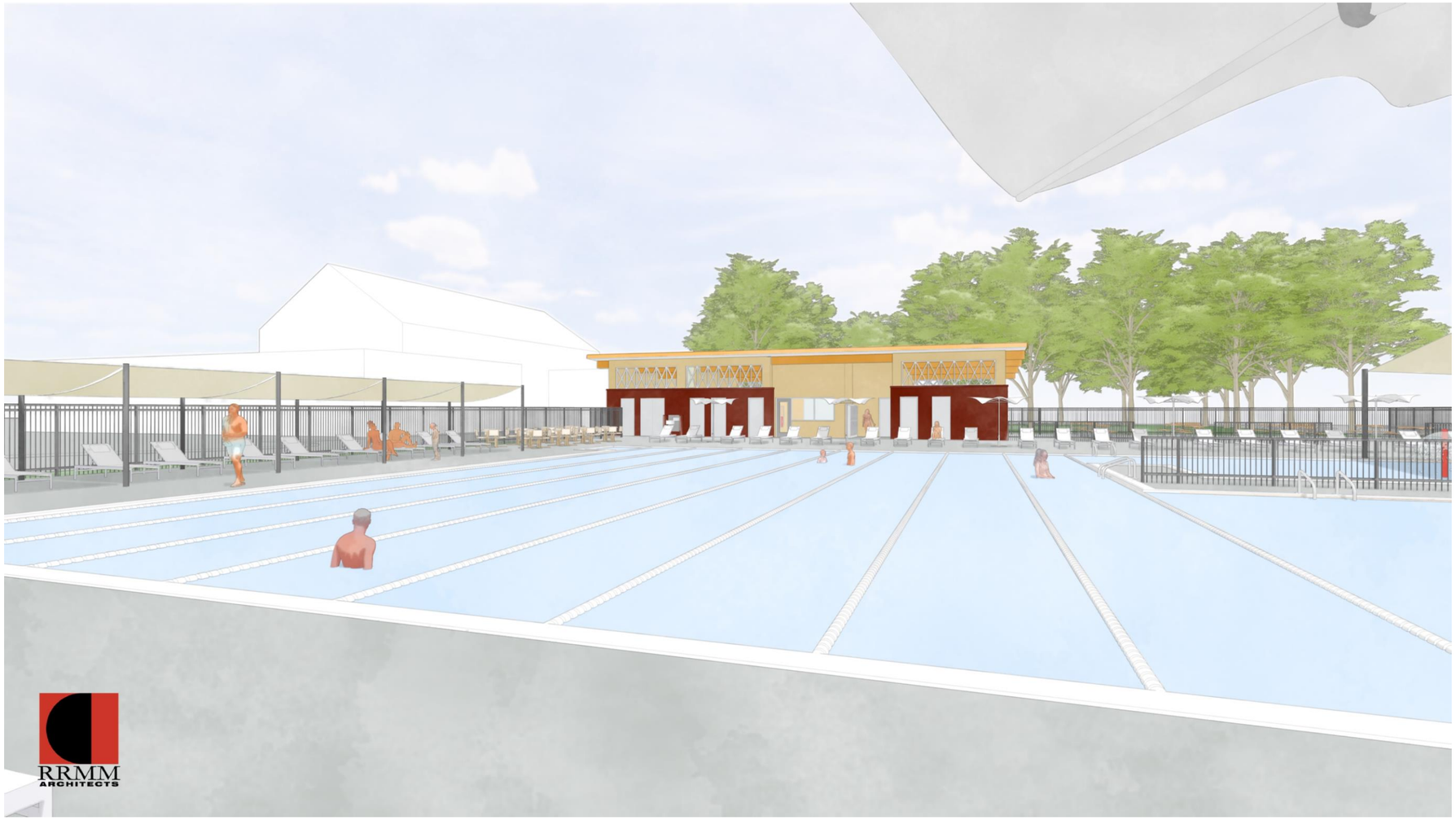

Design Updates

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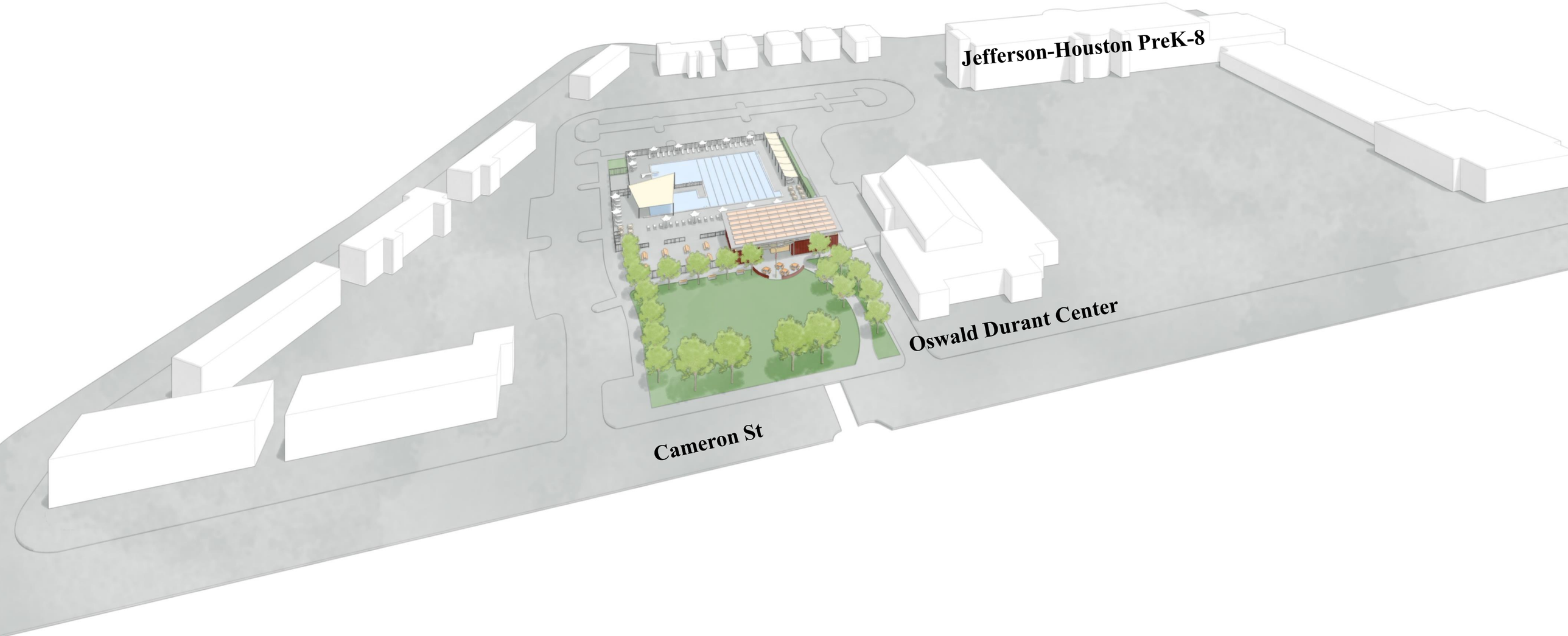

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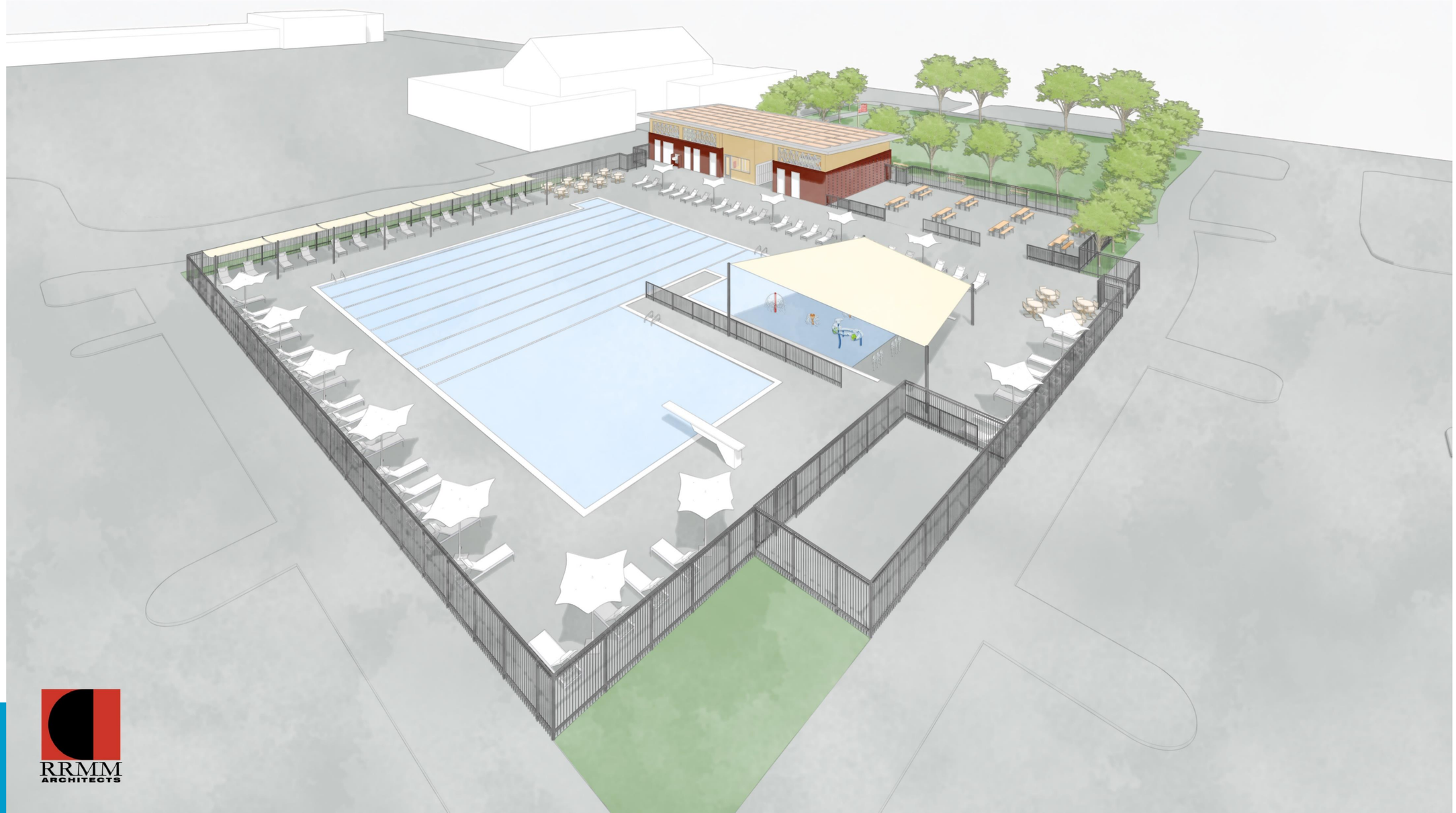

Project Schedule

- **Design**: June 2025 – Summer 2026
- **Contractor Procurement:** Fall 2026 – Winter 2027
- **Construction:** Winter/Spring 2027 – Spring/Early Summer 2028

Note: Pool will be closed for 2027 season.

Next Steps

- **April 16:** Park & Recreation Commission Public Hearing
- **May 5:** Planning and Zoning Public Hearing
- **May 16:** City Council Public Hearing
- **June 17:** Board of Architecture Review (BAR) – Certificate of Appropriateness
- **Summer 2026**: Design Phase Completed
- **Fall 2026:** Procurement Phase

Q & A

Information

Project Manager: TE&S

- **Qiaojue Yu**, Technical Project Manager/Landscape Architect
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- **David Le**, Technical Project Manager
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Project Sponsor: Department of Recreation, Parks & Cultural Activities

- **Jack Browand**, Deputy Director, Park Services
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Project Website: https://www.alexandriava.gov/parks/project/old-town-pool-replacement