Park & Recreation Commission
April 16, 2015
Patrick Henry Elementary School
& Recreation Center
OVERVIEW

• Feasibility Study

• School & Recreation Center:  
  - Evaluate Use Program(s)  
  - Educational Specifications  
  - Concurrent Schedules

• Identify a Balance of:  
  - Program(s)  
  - Cost (ACPS and City)  
  - Timing/Schedule  
  - Constructability
RECREATION CENTER

- Community Needs Assessment
- Neighborhood Needs Assessment
- Recreation Center:
  - Shared gymnasium, multi-purpose rooms, support areas
  - Two shared full-size multi-purpose fields, playgrounds, tennis courts
  - 2008 Feasibility Study
In 2014, RPCA worked with a consultant, Leisure Vision, to conduct a statistically accurate community survey on recreational needs from residents within 1-mile of Patrick Henry Recreation Center.

In an area with 21,715 households, the goal was to receive a response of 400 completed surveys that are demographically representative of the community.

The following results indicate how to address programmatic and facility spaces in the new campus.
• 86% respondents do not use the current Patrick Henry Recreation Center, showing the existing program and facility should not simply be replicated if we are seeking greater use.

• In terms of **outdoor** facilities, the three highest ranking responses to “what would you use,” included:
  • 61% would use walking/biking trails
  • 42% would use running/walking track
  • 36% would use natural/wildlife areas

• In terms of **indoor** facilities, the three highest ranking responses to “what would you use,” included:
  • 42% would use a swimming pool
  • 40% would use an indoor exercise space
  • 32% would use an indoor walking trail
Top needs (above 20%) are for recreational uses enjoyed individually or in small informal groups.

2nd group of needs (10-20%) tend to be used for larger gatherings or registered teams.

Last group (below 10%) tends to lean towards specialized uses.
Top three selections (30% and above) are mainly individual uses and have specific physical requirements.

Remaining listed selections are ranked very closely and, for the most part, can fit within flexible spaces.
COMMUNITY NEEDS AND THE DESIGN PROGRAM

• Ensure presence of outdoor trails, track, fitness stations and playground*

• Ensure presence of indoor track and fitness equipment*

• Most high ranking uses listed above are non- or low-fee based and must be subsidized. Therefore, in determining additional recreational uses, staff will focus on those that are revenue generating in order to ensure financial sustainability. Additionally, staff will seek further guidance from the community throughout the design process.

*While an indoor and outdoor pool ranked in the top uses, staff consider the construction of a pool at Patrick Henry to be financially infeasible
<table>
<thead>
<tr>
<th>Tier 1</th>
<th>Tier 2</th>
<th>Tier 3</th>
<th>Tier 4</th>
<th>Tier 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mostly Community Benefit</td>
<td>Considerable Community Benefit</td>
<td>Balanced Individual and Community Benefit</td>
<td>Considerable Individual Benefit</td>
<td>Mostly Individual Benefit</td>
</tr>
<tr>
<td>No cost recovery</td>
<td>20% cost recovery tier minimum</td>
<td>50% cost recovery tier minimum</td>
<td>125% cost recovery tier minimum</td>
<td>175% cost recovery tier minimum</td>
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</tbody>
</table>

- **Tier 1**: Mostly Community Benefit
  - Non-monitored Park and Facility Usage
    - Parks/trails
  - Inclusionary Services
    - ADA-compliancy
  - Support Services
    - Department Administration
  - RPCA-produced Community-wide Events
    - Earth Day, City birthday, concerts

- **Tier 2**: Considerable Community Benefit
  - Monitored Park and Facility Usage
    - Rec centers, outdoor pools, passes and admissions
  - Out-of-School Time Program
    - School year
  - Rentals/restrictive Use: Affiliates
    - Approved affiliate agreement use
  - Rentals/restrictive Use: Government
    - Used to a limited extent
  - Volunteer, Work Study and Internships
  - Beginner Level Classes and Programs
    - Fitness, art, music classes

- **Tier 3**: Balanced Individual and Community Benefit
  - Social and Affinity Groups
    - Bridge/coin clubs, play groups
  - RPCA-produced Tournaments and Leagues
    - Cheerleading, youth basketball league
  - Therapeutic and Adapted Recreation Programs
  - OSTP Camps
    - Summer and break camps
  - Intermediate Level Classes and Programs
    - Fitness, art, music classes

- **Tier 4**: Considerable Individual Benefit
  - Advanced Level Classes and Programs
    - Fitness, art, music classes
  - Long Term Tenant Leases
    - Seasonal marina, long term facility use
  - Specialized Activities and Camps
    - Sports, arts, technology

- **Tier 5**: Mostly Individual Benefit
  - Concessions and Vending
    - Food/beverage/locker rentals
  - Merchandise for Resale
    - Ice, socks for soft play
  - Private and Semi-private Lessons
    - Swim/personal training
  - Rentals/restrictive Use: Private Use
    - Room rentals, marina slips, picnic shelters
  - Party Packages
    - Birthday parties
  - Permitted Services
    - ABC permits, film, photo

**ACPS**

**PATRICK HENRY K-8 SCHOOL & RECREATION CENTER**
The existing Patrick Henry Recreation Center is a 9,400 SF wing on the north side of the Patrick Henry Elementary School Building.

Existing Program Spaces

- Lobby (560 SF)
- Office (108 SF)
- Kitchen (180 SF)
- Gym (4,300 SF)
- Multi-Purpose (817 SF)
- Crafts (469 SF)
- Game Room (790 SF)
## Programming Comparative Analysis

<table>
<thead>
<tr>
<th></th>
<th>Existing Program SF</th>
<th>2008 Proposed Program SF</th>
<th>2015 Proposed Program SF</th>
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</thead>
<tbody>
<tr>
<td>Lobby</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>Administration</td>
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<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Gymnasium &amp; Storage</td>
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<td>✓</td>
<td>✓</td>
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<tr>
<td>Running Track</td>
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<td>✓</td>
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<tr>
<td>Multi-Purpose</td>
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<td>✓</td>
<td>✓</td>
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<tr>
<td>Kitchen</td>
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<tr>
<td>Crafts Room</td>
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<td>✓</td>
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<tr>
<td>Weight/Fitness Room</td>
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<td>✓</td>
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<tr>
<td>Game Area</td>
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<td>✓</td>
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<tr>
<td>Dance Room</td>
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<td></td>
<td>✓</td>
</tr>
<tr>
<td>Library/Computer Room</td>
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<td></td>
<td>✓</td>
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<tr>
<td>Toilet</td>
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<td>✓</td>
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OPTION 3
Integrate site circulation in the design development

Minimize site impacts from busses and service docks on outdoor recreational facilities (example, not locating dumpsters next to playground)

Minimize parking as a spatial focus and explore ways to make such spaces multi-functional

Clearly identify and architecturally articulate the secure entrances to be used for the Recreation Center during and after school hours

Creatively, maximize the use of existing infrastructure and utilities, such as stormwater

Use the building roof as habitable, perhaps recreational, space

Orient the building to provide maximum opportunity for interior light and minimum environmental building envelope impact

Ensure gymnasium dimensions and program capacity equal to that built at Jefferson Houston

Program storage space for recreation and after school needs that is easily accessible after school hours

Ensure HVAC and electricity controls for community use in flexible spaces after school hours

Integrate public art as part of the building design
Maintain community access to outdoor recreational spaces for non-school hours

Minimize the walking and surveillance distance for younger students and the play areas

Combine site uses, if possible, such as multi-purposes hard court surfaces

Ensure site plan and access support camp and after school programs

Maximize the potential to facilitate outdoor community events

Maximize outdoor space by building multi-story building

Ensure athletic facilities meet the Guidelines for School Facilities in VA Public Schools (2010)

Where it can physically fit, construct a full size VA High School standard dimension field

Integrate public art as part of the site design

Maximize canopy coverage to help fulfill the goals of the Urban Forestry Master Plan