



City of Alexandria Aquatic Facilities Study

Final Presentation

April 25, 2012

Agenda

- Welcome and Introduction
- Presentation of Aquatic Facilities Study
- Questions/Clarifications
- Public Comment
- Next Steps

Presentation Outline

- Introduction
- Study Task and Progress to Date
- Existing Demographics and Pools
- Aquatic User Groups
- Study Options and Costs
- Recommendations

Aquatic Facilities Study Team

- Kimley-Horn – nationally known engineers, aquatics designers, and park planners with local office in Reston, VA
- Counsilman-Hunsaker – the leading aquatic planning and design firm in the United States

Aquatic Facilities Study Tasks

- Task 1 – Preliminary Needs Analysis (Data Collection)
- Task 2 – Preliminary Financial Impact Analysis
- Task 3 – Complete Needs Analysis (Goals/Objectives/Public Meetings)
- Task 4 – Conceptual Plan
- Task 5- Financial Impact Analysis
- **Task 6– Final Report and Presentation**

City of Alexandria

- 2000 Census Population: 128,300
- 2010 Census Population: 139,718
 - 23% increase projected for public schools over next 5 years
- Median Age: 39.1
 - Highest age groups are 0-5 and 34-44
- Per Capita Income: \$50,606
 - 82% over national average
- Median Household Income: \$79,874
 - 55% over national average



Department of Recreation, Parks, and Cultural Activities

Mission Statement

To be a vibrant, safe and attractive City of opportunity through the development of effective and efficient recreation programs, facilities and parks for all citizens and visitors to enjoy.

Department of Recreation, Parks, and Cultural Activities

Goal of Aquatics

The goal of Aquatics is to promote water safety awareness while providing a broad variety of programs, activities, and services in order to meet the needs and interests of a diverse community and facilitate the development of healthy lifestyles related to aquatic based programming.

Existing Facilities

- **Indoor**

Chinquapin (25M/8Lane/Dive Well) 1985

- **Outdoor (Community)**

Charles Houston (Therapeutic/Instruction) Updated 2009

Old Town (25 Yd “L”/Dive Well/6 Lane/Training Pool) 1975

Warwick (Irregular “L”/Dive Well/Wading Pool) - 1969 Leased

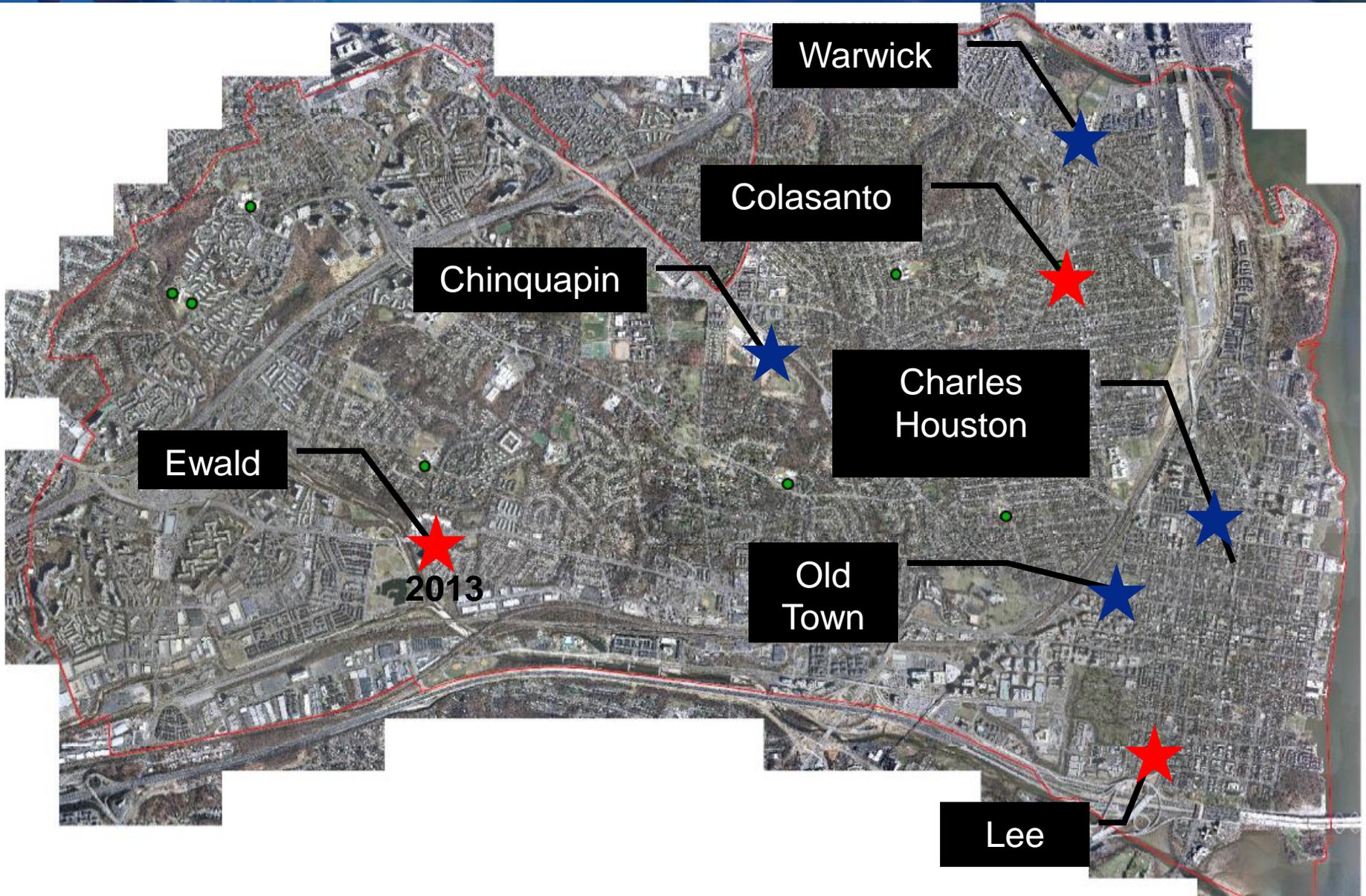
- **Outdoor (Neighborhood)**

Nannie J. Lee (1800 SF /Underutilized/Closed)

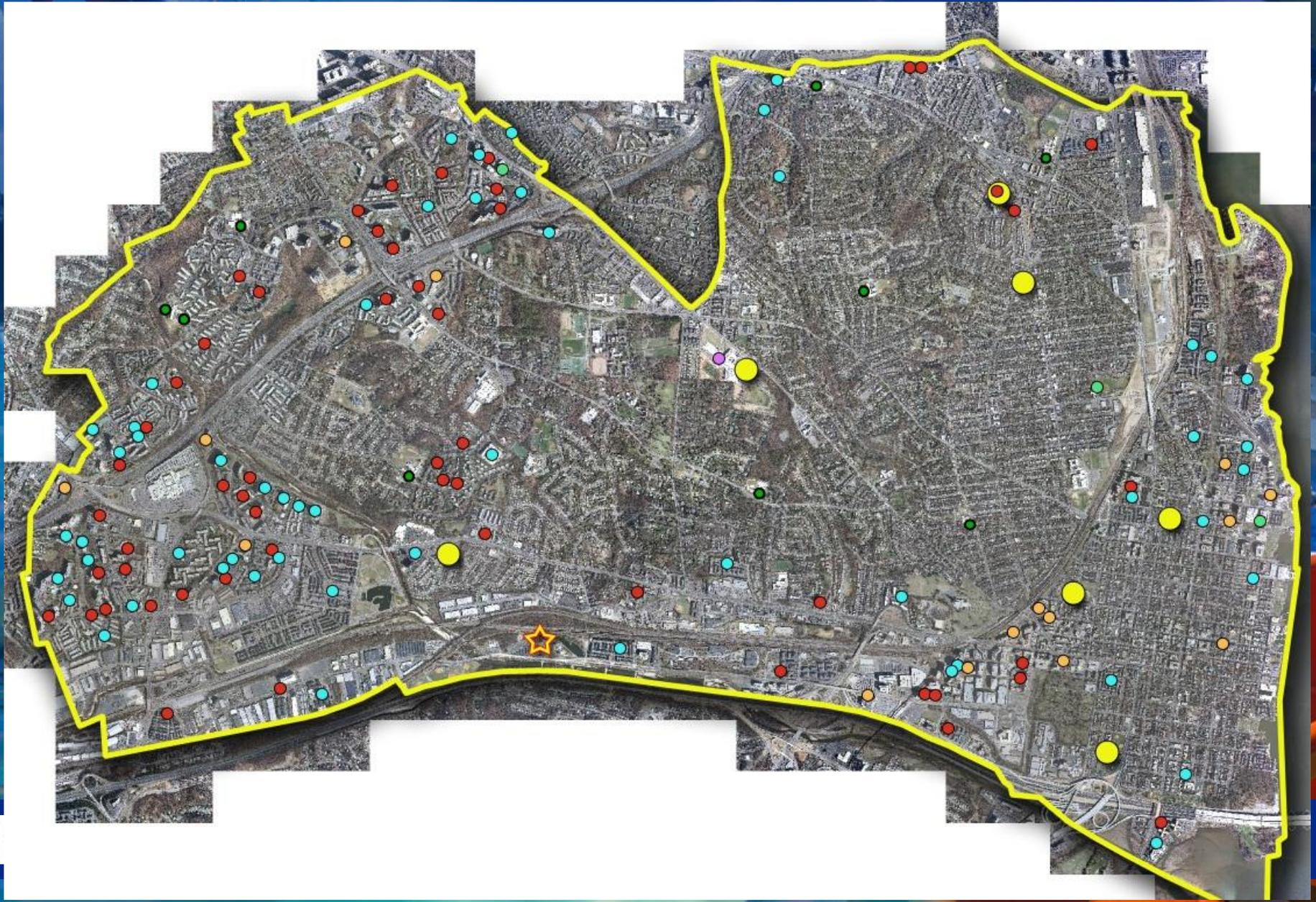
Nicholas Colasanto (1800 SF /Underutilized/Closed)

John Ewald (1800 SF/Underutilized/Proposed Closure FY 2013)

Existing Pools



Alexandria Pools



Other Area Pools



Existing Pools

- 30+ Years Old
(Excluding Charles Houston)
- Physically and Functionally Obsolete
 - Outdated Infrastructure
 - Do Not Meet All Current Standards (ADA/Code)
 - Lack of Recreation Amenities

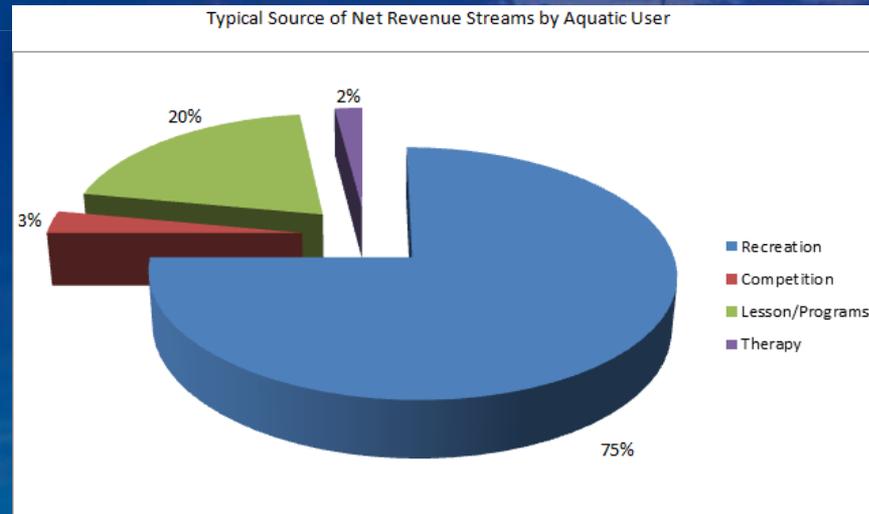


Key Features in Current Recreational Aquatic Facilities

- Zero-Depth or Beach Entry
- Interactive Splash Play Areas
- Variety of Water-Based Play Elements
- Lazy Rivers
- Slides (Tot, Family, Teen)
- Shade Structures

Typical Aquatic User Groups

- Recreation 75%
- Instructional 20%
- Competition 3%
- Wellness and Therapy 2%



Recreation

- Family Oriented
- Tots
- Families
- Seniors
- Teens
- Most Popular

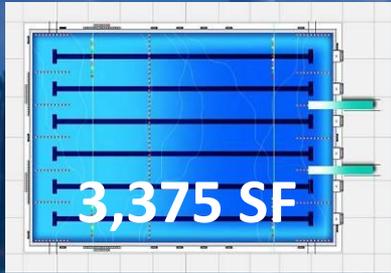


Instruction and Lesson Programs

- Learn to swim
- Water safety instruction, Lifeguard instruction
- Life safety skills
- Survival swimming
- Scuba
- Other aquatic skills



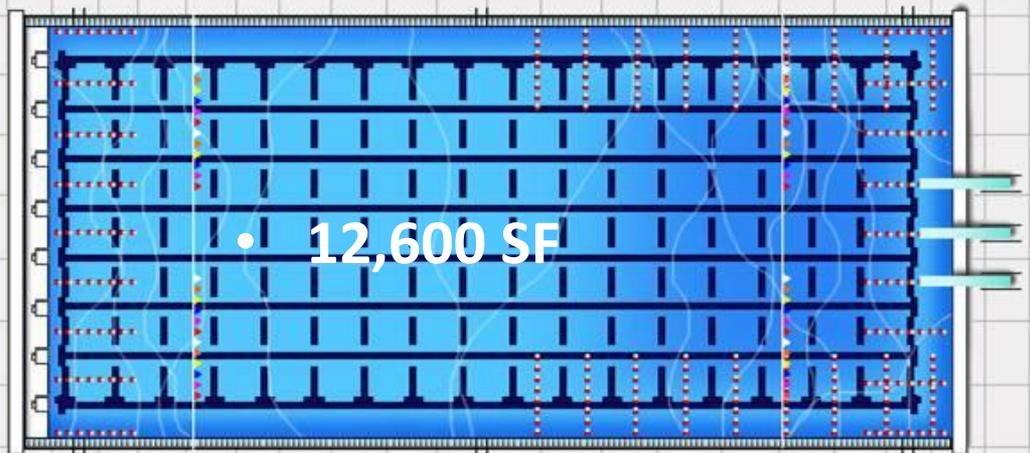
Competitive Programs



- 25 - Yard
- 6 25-Yard Lanes



- 25-Yard By 25-Meter
- 11 25-Yard Lanes
- 10 25-Meter Lanes



- 50-Meter by 25-Yard
- 8 or 10 (50-Meter Lanes)
- 17-22 (Cross Course
- 25-Yard Lanes)



Wellness and Therapy Programs



- Programmed Activities
 - Instructional, Fitness, Wellness, Therapeutic
- Aquatic Exercise increased from
 - 5.8 million in 2004
 - 7.2 million in 2007**
- Trends 1998-2007*
 - Aerobic dance decreased by 17.3%
 - Cycling decreased by 23.2%

Source: The Aquatic Therapist*
Aquatic Exercise Association**

Public Outreach

- Neighborhood Associations
- Residents at Large
- Competitive Swim Groups
- Wellness / Fitness Users
- Program Users and Instructors
- Regional Providers
- Health Department
- Public Schools

What We Heard

- Chinquapin

Need shallow water / warmer water for instruction and therapy, need additional capacity, 25Yx25M pool would be sufficient for High School use

- Warwick and Ewald

Keep open as long as possible - if replaced, need a meeting room, other uses, and spray ground

- Old Town

Keep as an outdoor pool - crowded - need to expand and improve pools and support facilities

- Lee

Good location for indoor wellness / therapy pool

Other Considerations

- 2011 Park and Recreation needs assessment found an existing unmet need for both indoor and outdoor aquatics
- 500 registered for spring lessons
 - 300 on wait list
- Insufficient capacity and availability for summer day camps
- City is evaluating national trend of user fees supporting operations to maintain a fiscally responsible system

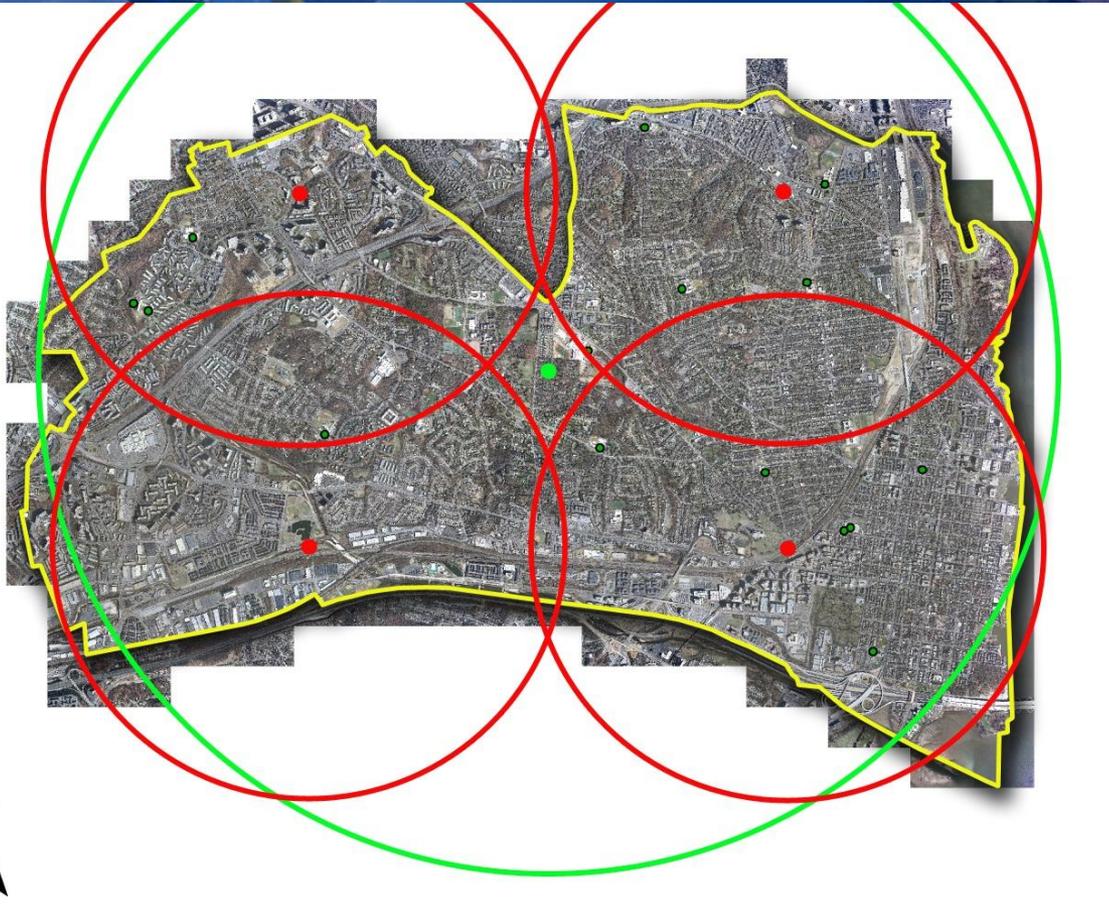
Aquatic Tool Box

- **Indoor Therapy** – 4 lane warm water therapy pool.
- **Outdoor Small Family Aquatic Center** – Multi-purpose leisure pool with lazy river and play feature, water slides, and 25 yard lap lanes.
- **Outdoor Medium Family Aquatic Center** – Separate lap pool and a separate leisure pool with water slides, play feature, and a lazy river.
- **Indoor 50 Meter Competition Pool** – 50 meter by 25 yard lap pool with springboard diving.
- **Indoor 25 with Leisure** – Indoor 25 meter by 25 yard lap pool with separate leisure pool.
- **Spray Park**– 650 sq. ft. splash pad with interactive features.
- **Interactive Fountain** – Decorative fountain with interactive features.

Alexandria is Unique

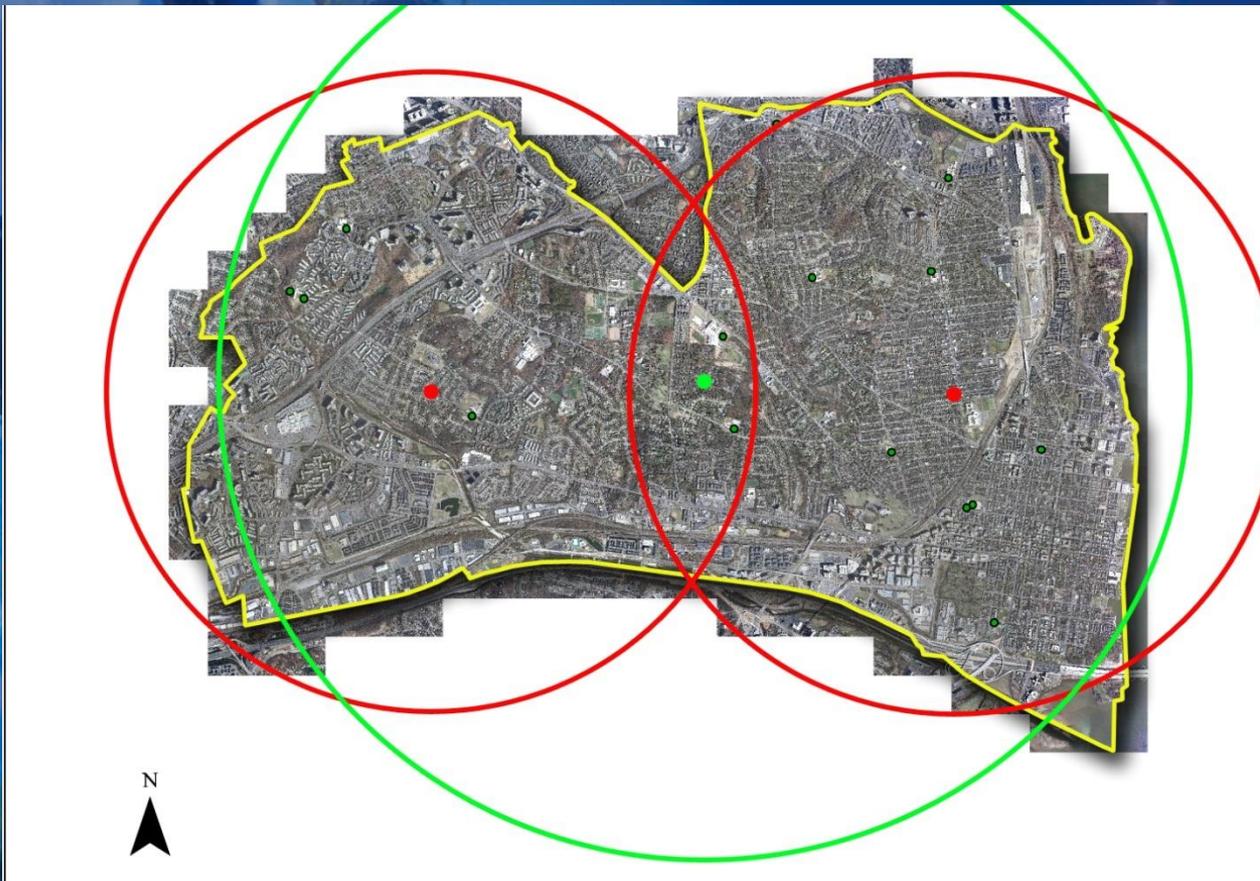
- Higher Density Requires Smaller Service Radius
- Facilities Need to be as Central to Users as Possible
- Locate Facilities Near Public Transportation
- Land Resources are Limited
 - Consider Joint Use of School / Park Sites

Five Pool Scenario



Note: This scenario does not include specialty facilities like a therapy pool or splash pads. These facilities would be an additional capital cost and operational cost to the selected plan.

Three Pool Scenario



Note: This scenario does not include specialty facilities like a therapy pool or splash pads. These facilities would be an additional capital cost and operational cost to the selected plan.

Aquatic Facilities Scenarios

- Do Nothing

Invest no money and close existing pools due to non-compliance with new regulations and guidelines.

- Maintain As-Is

Continue to operate the pools, making needed repairs to continue operation for the remainder of each pool's useful life.

- Replace As-Is

Rebuild the 1970's model aquatic plan by replacing all pools in their current locations and configurations.

- Recommended

Replace old pool system with modern aquatic facilities and relocate or rebuild to better serve the entire community.

Do Nothing

Invest no money and close existing pools due to non-compliance with new regulations and guidelines.

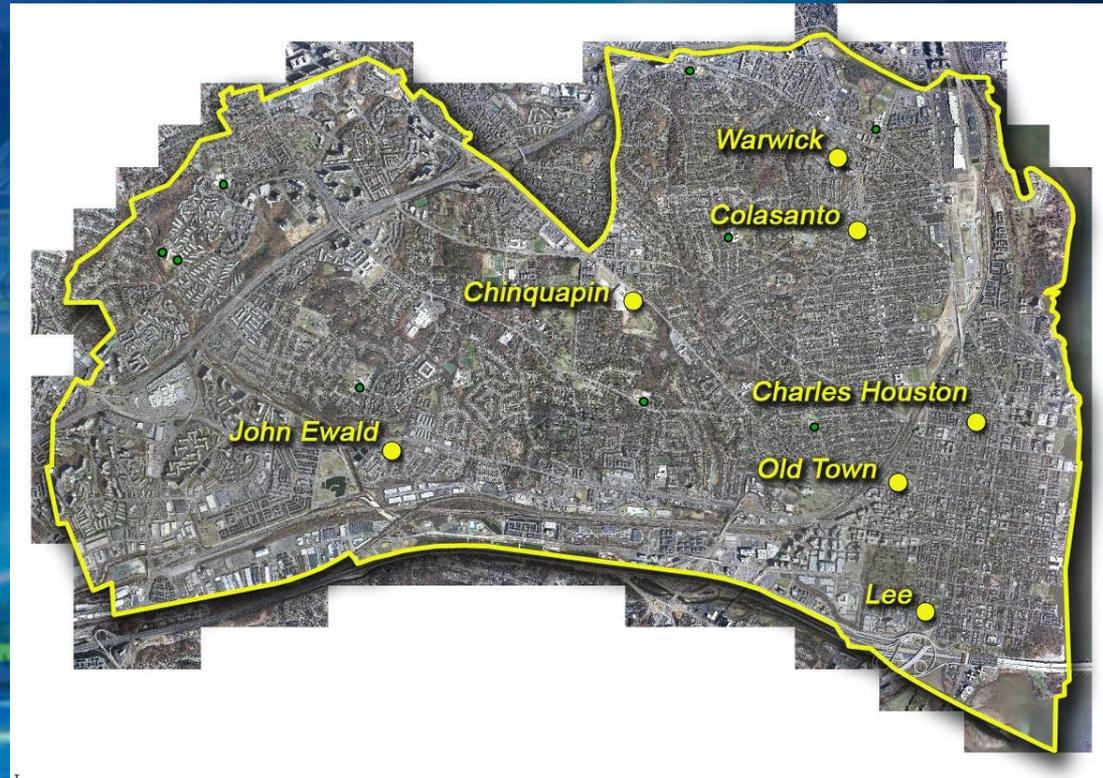
- Capital Cost - \$0
- Life Expectancy – N/A
- Annual Attendance – 0
- Annual Operating Costs - \$0
- Annual Revenue - \$0
- Annual Operating Subsidy - \$0
- Subsidy per Visit - \$0



Maintain As-Is

Continue to operate the pools, making needed repairs to continue operation for the remainder of each pool's useful life.

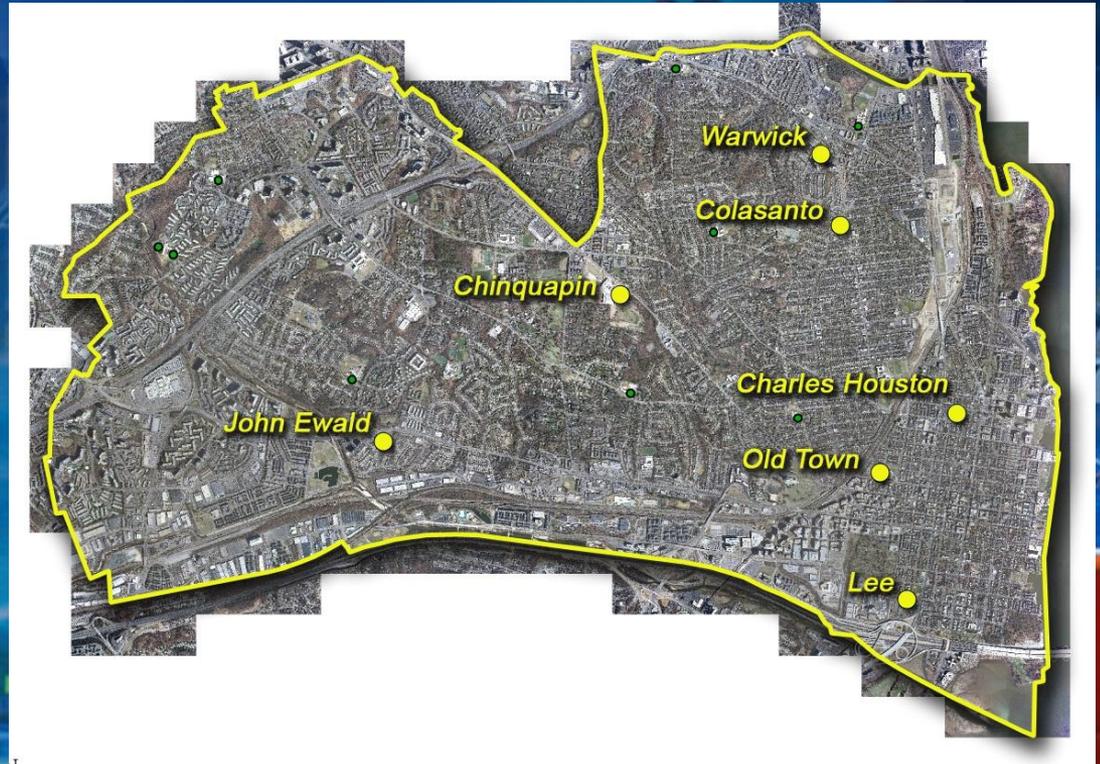
- Capital Cost - \$9,960,000
- Life Expectancy – 5-10 years
- Annual Attendance – 120,000
- Annual Operating Costs - \$1,600,000
- Annual Revenue - \$500,000
- Annual Operating Subsidy - \$1,100,000
- Subsidy per Visit - \$9.17



Replace As Is

Rebuild the 1970's model aquatic plan by replacing all pools in their current locations and configurations.

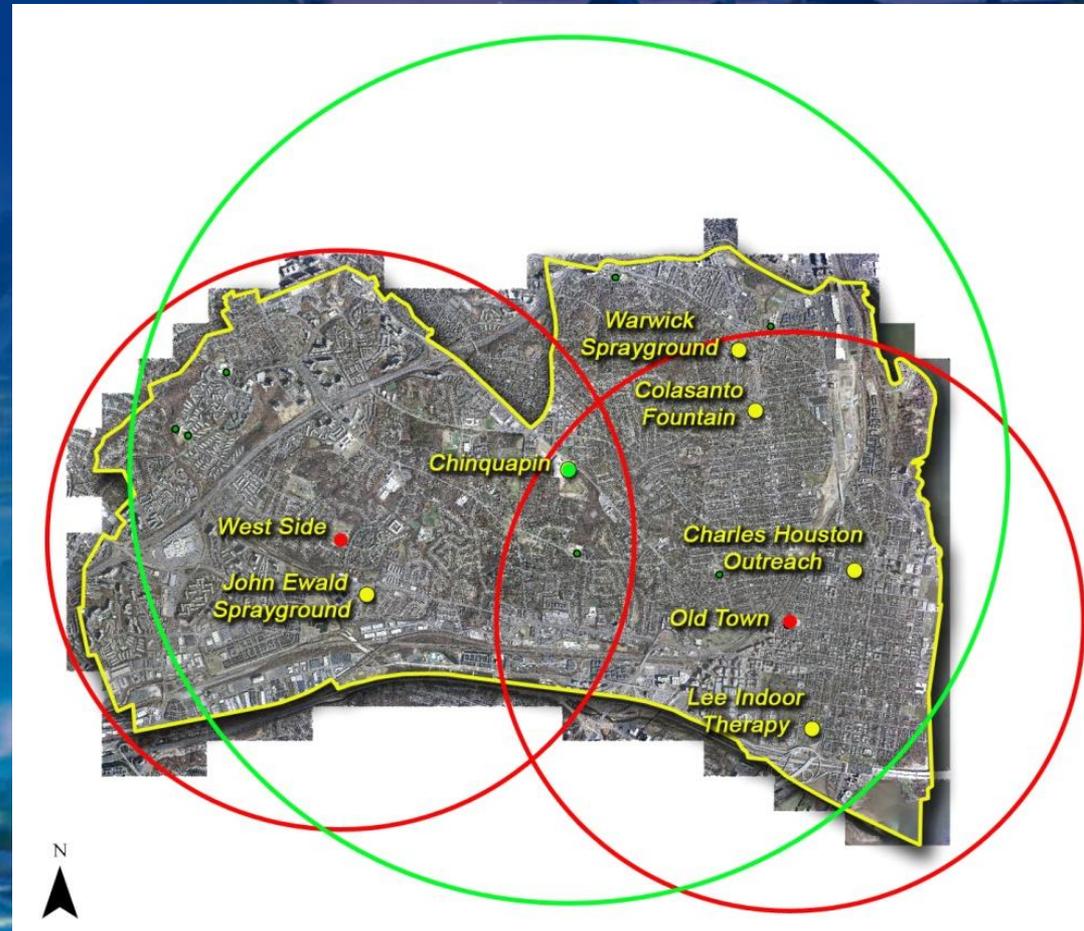
- Capital Cost - \$37,800,000
- Life Expectancy – 30-50 years
- Annual Attendance – 120,000
- Annual Operating Costs - \$1,600,000
- Annual Revenue - \$500,000
- Annual Operating Subsidy - \$1,100,000
- Subsidy per Visit - \$9.17



Recommended System

Replace all pools with modern aquatic facilities and relocate to better serve the entire community.

- Capital Cost - \$48,655,000
- Life Expectancy – 30-50 years
- Annual Attendance – 307,325
- Annual Operating Costs - \$3,545,000
- Annual Revenue - \$2,668,000
- Annual Operating Subsidy - \$877,000
- Subsidy per Visit - \$2.85



Old Town Medium Family Aquatic Center



Project Cost: \$5,510,000



Warwick Sprayground



Project Cost: \$2,450,000



West Side Medium Family Aquatic Center



Project Cost: \$5,300,000



Ewald Sprayground



Project Cost: \$1,995,000



Chinquapin Recreation Center w/ 25Y x 25M Pool and Leisure Pool



Project Cost: \$28,366,000

Nannie J. Lee Indoor Wellness and Therapy Pool



Project Cost: \$3,370,000

Colasanto Interactive Fountain



Project Cost: \$832,000

Comparison of Scenarios

	Do Nothing	Maintain As-Is	Replace As-Is	Recommended
Capital Cost	\$0	\$9,960,000	\$37,800,000	\$48,655,000
Life Expectancy	0	5-10 Years	30-50 Years	30-50 Years
Annual Attendance	0	120,000	120,000	307,325
Annual Operating Costs	\$0	\$1,600,000	\$1,600,000	\$3,545,000
Annual Revenues	\$0	\$500,000	\$500,000	\$2,668,000
Annual Operating Subsidy	\$0	\$1,100,000	\$1,100,000	\$877,000
Subsidy Per Visit	\$0.00	\$9.17	\$9.17	\$2.85

Recommended Phasing

Phase I (East Side) \$8,792,000

- A) Replace Old Town Pool with Medium Family Aquatic Center
- B) Upgrade Warwick Park with Sprayground
- C) Make Minimum Repairs to Chinquapin

Phase II (West Side) \$7,295,000

- A) Add West Side Pool with Medium Family Aquatic Center
- B) Upgrade Ewald Park with Sprayground

Phase III (Central/Citywide) \$28,366,000

- A) Replace Chinquapin Recreation Center with 25x25 Pool and Leisure Pool

Phase IV (East Side/Citywide) \$4,202,000

- A) Replace Lee with Indoor Wellness/Therapy Pool
- B) Upgrade Colasanto with Interactive Fountain



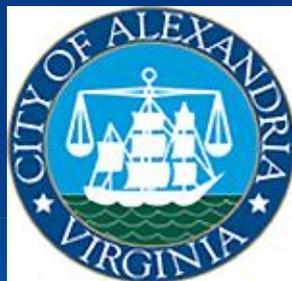
Questions / Clarification



Public Comment



Next Steps



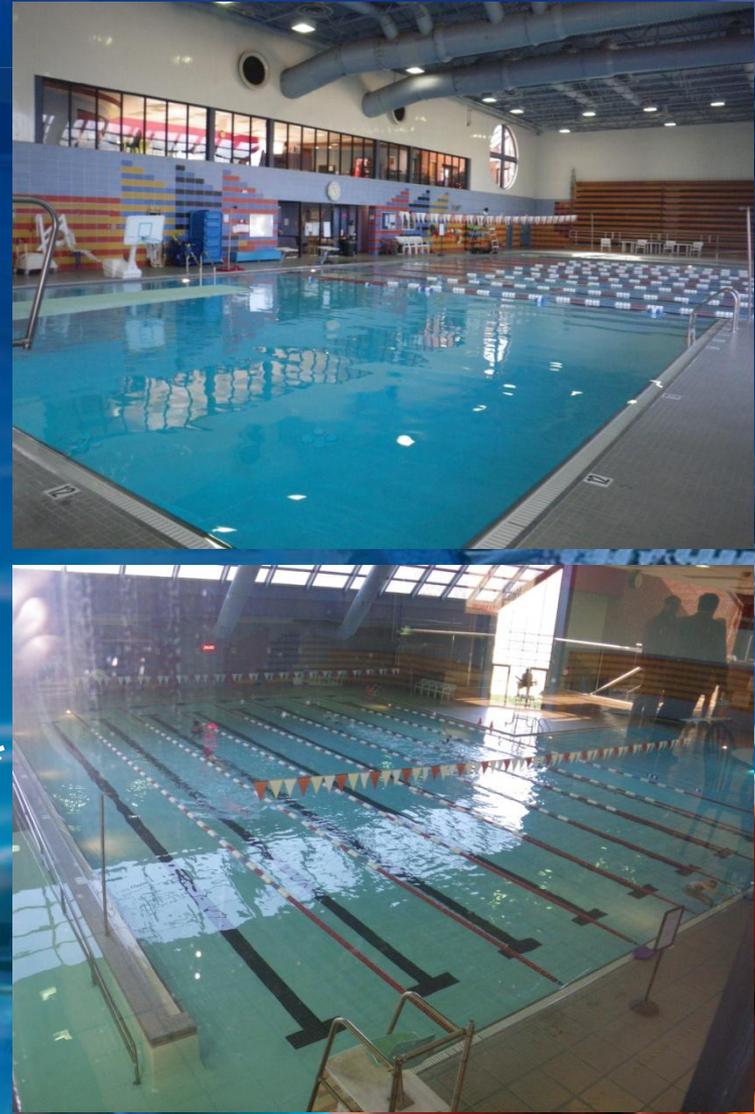
City of Alexandria Aquatic Facilities Study

Final Presentation

April 25, 2012

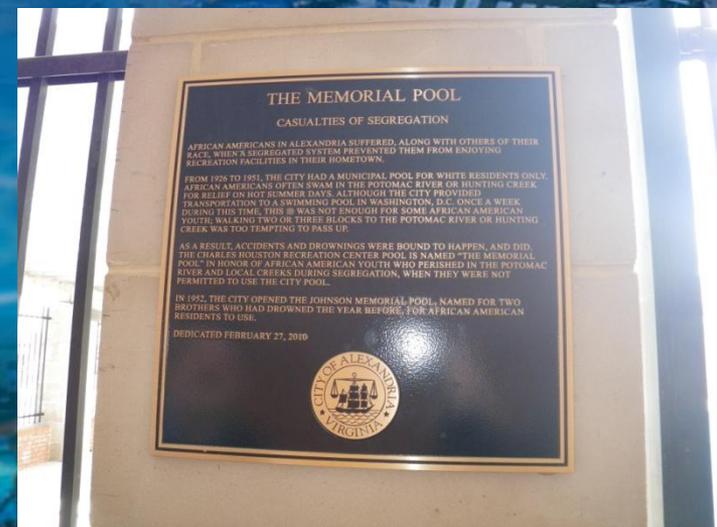
Chinquapin

- Opened in 1985
- 8-Lane 25 meter with diving area
 - “L”-Shaped
- Centrally located
- Limited parking
- 2010 Attendance: 80,000*
 - *-includes rec. center attendance



Charles Houston

- Opened in 2009
- Multi-purpose pool
 - 2-Fitness lap lanes
 - Zero depth entry
 - Small spray feature
 - Lesson programming
- 2010 Attendance: 4,862



Old Town

- Opened in 1975
- 8-Lane 25 yd. with diving area
 - “L”-Shaped
- Separate tot pool
- Summer swim team
- 2010 Attendance: 16,302



Warwick

- Opened in 1979
- “L” shaped irregular sized outdoor pool
 - Diving well
- Separate wading pool
- Leased property
- 2010 Attendance: 16,806



John Ewald

- Opened in 1969
- 1,800 sq. ft. square pool
- Site has opportunity for enhancement / expansion
- 2010 Attendance: 704



Nannie J. Lee

- Opened in 1969
- 1,800 sq. ft. square pool
- Closed since 2008
- Opportunity for therapy programming
 - Indoor pool



Nicholas Colasanto

- Opened in 1969
- 1,800 sq. ft. square pool
- Closed in 2010
- Opportunity for interactive fountain

