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.

Source: 2010 Aquatics Business Plan
City of Alexandria, VA
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.

Source: 2010 Aquatics Business Plan
City of Alexandria, VA
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)
Yorktown Swimming Pool
(Public, Indoor 6 Lane)

Upton Hill Pool
(Public, Outdoor Waterpark)

Wakefield Swimming Pool
(Public, Indoor 6 Lane)

Edsall Park Swim Club
(Private, Outdoor 2 Lane)

Washington Lee Swimming Pool
(Public, Indoor 10 Lane)

Douglass Pool and Rec Center
(Public, Outdoor)

Oxon Run Pool
(Public, Outdoor)

Ferebee-Hope Aquatic Center
(Private, Indoor)

Lee District Rec Center
(Public, Indoor 22 Lane)
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

Source: Parks and Recreation Magazine
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

3,375 SF

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

6,150 SF

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

12,600 SF

Kimley-Horn and Associates, Inc.
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 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
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

<table>
<thead>
<tr>
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<th>Do Nothing</th>
<th>Maintain As-Is</th>
<th>Replace As-Is</th>
<th>Recommended</th>
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## Recommended Phasing

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<tr>
<th>Phase</th>
<th>Cost</th>
<th>Projects</th>
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<tr>
<td><strong>Phase I (East Side)</strong></td>
<td>$8,792,000</td>
<td>A) Replace Old Town Pool with Medium Family Aquatic Center</td>
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<tr>
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<td>B) Upgrade Warwick Park with Sprayground</td>
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<td>C) Make Minimum Repairs to Chinquapin</td>
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<td><strong>Phase II (West Side)</strong></td>
<td>$7,295,000</td>
<td>A) Add West Side Pool with Medium Family Aquatic Center</td>
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<tr>
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<td>B) Upgrade Ewald Park with Sprayground</td>
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<td><strong>Phase III (Central/Citywide)</strong></td>
<td>$28,366,000</td>
<td>A) Replace Chinquapin Recreation Center with 25x25 Pool and Leisure Pool</td>
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<td><strong>Phase IV (East Side/Citywide)</strong></td>
<td>$4,202,000</td>
<td>A) Replace Lee with Indoor Wellness/Therapy Pool</td>
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<tr>
<td></td>
<td></td>
<td>B) Upgrade Colasanto with Interactive Fountain</td>
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Questions / Clarification
Public Comment
Next Steps
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