

## Appendix A – Meeting Notes

---

During the Aquatic Facilities Study, a number of in-person and internet meetings were held to review findings, review options and scenarios, and to discuss recommendations.

Three key meetings document the findings from which the recommendations for this study are based:

Project Meeting Notes No. 1                      March 28, 2011

Project Meeting Notes No.2                      May 4, 2011

Project Meeting Notes No.3                      June 15, 2011

These meeting notes are attached for reference to this study on the following pages:

---

## **PROJECT MEETING NOTES –MEETING #1**

Subject: Aquatic Facilities Study  
City of Alexandria, VA

Purpose: Site Visits and Programming Session

Date and Time of Meetings: 3/28/11 – 3/31/11

Location: Recreation, Parks, and Cultural Activities Offices (RPCA)  
Alexandria, VA

### **Monday 3/28/11 – 1:30 PM – 5:30 PM**

Prior to attending this meeting, Mark Hatchel (KHA) and Kevin Post (CHA) reviewed City provided data on operations including the 2002 facility audit. On this date, Mark and Kevin met Ron Kagawa and Ralph Baird at the RPCA offices to discuss the schedule and items to be accomplished during the initial work sessions. Ron and Ralph verified that a meeting was set for Tuesday 3/29/11 9:00 AM, 3/29/11 with staff and several invited key user group representatives. Another meeting was set for Wednesday 3/10/11 at 9:00 AM with Senior Staff and the Director. The City provided additional updated attendance data and capital improvement program data for 2010 and prior years.

We discussed the content of the initial presentations to be as follows:

- Review Existing Pools
- Types of Aquatic Programming
  - History of Aquatics
  - Develop Common Vocabulary
  - Example Facilities
- Aquatic Master Planning Trends
- Needs and Goals Discussion

We then went with Ralph Baird on a tour of the existing aquatic facilities with observations as follows:

### **Chinquapin (Large Indoor 25M/8Lane/Dive Well Pool - Training/Therapy/Instruction)**

- Opened in 1985
- 8-Lane 25 Meter with Diving Area
- Located in Recreation Center adjacent to High School
- “L”-Shaped
- Centrally located (great location to entire community)
- Limited parking and traffic congestion when high school is in session

- 2010 Attendance: 80,000 Total Recreation Center per Year (Pool +/- 30,000 per Year)
- Pool was built too short for competition standards - no records can be set.
- Locker Rooms and Pool Support Areas are Small
- Building and Pool are not per current codes and City standards (LEED Silver, IBC, etc.)
- Building and Pool beginning to require major maintenance and code upgrades
- Building and Pool need replacement in 5-10 years

#### **Old Town (Medium Outdoor 25 Yd “L”/Dive Well Pool -Training/Recreation/Instruction)**

- Current Pool Opened in 1970’s (Older Pools Existed Prior to 1970’s)
- Adjacent to School (K-8)
- Main Pool and Tot Pool re-plastered for 2011 Season
- Bathhouse Dated
- Pool Furniture and Shade Needed
- Flowering Trees are a Maintenance Problem
- 8-Lane 25 yd. with Diving Area
  - “L”-Shaped
- Separate Tot Pool
- Summer Swim Team
- 2010 Attendance: 16,302

#### **Warwick (Medium Irregular “L”/Dive Well Outdoor - Pool Recreation/Instruction)**

- Opened in 1960’s or 1970’s?
- “L” Shaped Irregular Sized Outdoor Pool
  - Diving Well
- Separate Wading Pool
- Bathhouse is Two-Story (Dated) w/ Upper Meeting Room
- Property is Leased from Episcopal Church
- No Parking Available
- Structural Issues w/ Pool and Deck (Site is Problematic on Hillside)
- Adjacent Water Utility Property
- ADA Compliant Access Could be a Problem
- Playground and Benches Added in Open Area Near Street
- Site has Nice Views from Hillside
- Attendance Supplemented by “Drop Off” Groups
- 2010 Attendance: 16,806

#### **Charles Houston “Memorial” (Small Outdoor - Recreation/Instruction)**

- Opened in 2009
- 1,800 SF Rectangular Outdoor Pool
- Dedicated as a Memorial to Two Young Drowning Victims
- No Bathhouse – Portable Ticket Booth Used for Control
- Nice Shade Trellis
- Planters Used as Seat Wall – Plants Not Thriving in Planters
- Pool Furniture Needed
- Multi-purpose Pool
  - 2-Fitness lap lanes

- Zero depth entry
- Small spray feature
- Lesson programming
- 2010 Attendance: 4,862

**John Ewald (Small Outdoor Pool –Recreation/Instruction)**

- Opened in 1969
- 1,800 SF Rectangular Pool
- Visibility and ADA Compliance Issues (Located on Hill)
- Adjacent Bellfield and Tennis Courts Removed
- Entrance could be Relocated
- Site located on major road
- Site has Opportunity for Enhancement/Expansion
- 2010 Attendance: 704

**Nannie J. Lee (Small Outdoor Pool - Closed)**

- Opened in 1969
- 1,800 SF Rectangular Outdoor Pool
- Closed since 2008
- Site has Opportunity for Therapy Programming and Senior Use if Rebuilt and Converted to an Indoor Pool

**Nicholas Colasanto (Small Outdoor Pool –Recreation/Instruction)**

- Opened in 1969
- Located in Del Ray Neighborhood/Arts District
- 1,800 SF Rectangular Pool
- No Bathhouse
- Closed in 2010
- Site has Opportunity for Redevelop as a Gateway Plaza to Del Ray
  - Decorative art piece
  - Interactive Fountain

**Additional Observations**

- 1) The YMCA has a small indoor pool between Old Town and Warwick.
- 2) All pool sites are close to bus stops and bicycle route circulation.
- 3) East side is over served by pools and the west side is underserved by pools.
- 4) Density of Alexandria’s neighborhoods needs to be considered in locating pools and setting service zone radius.
- 5) City has been heavily redeveloped during the past 10-15 years.
- 6) The Regional Park Authority has a commercial style water park located on the south central side of town.
- 7) The idea of a joint venture with hotels and an aquatic venue on the Potomac water frontage has lost some momentum.
- 8) If a commercial development was done with aquatics along the water front - the venue that has the most commercial potential (and that is not a duplication of service) is a Great Wolf style hotel/water park resort.

- 9) Residential pools in the City do not really impact the usage of larger public outdoor and indoor aquatic facilities.
- 10) All existing outdoor pools (except Memorial) are very old and have been renovated multiple times. It is time to replace the pools rather than put more money into the existing pools which are functionally and physically obsolete.
- 11) The City is a mix of low income, very high income, single adults, and an increasing high-income family demographic.
- 12) The City has two major private high-schools in addition to the one public high-school.
- 13) City residents west of I-395 tend to use public facilities in Alexandria due to proximity and traffic.
- 14) Other area providers to include in area provider analysis include: East Potomac Park 50 M Pool in Washington, D.C; Private Fitness Club Pool 20 Yd Pool at Saltman; 50 M Pool at Pentagon City; 50 M Indoor Pool in Fairfax County; and a Large Spray Park (Joey Passano Memorial?) in Fairfax County.
- 15) The City of Alexandria will be getting a splash pad designed and built by a developer near Charles Barrett Recreation Center.
- 16) An alternate site for a west side pool is the Patrick Henry Recreation Center/School (K-8) site.

Needs and Goals Discussion (Introduction, Review of Existing Facilities, Types of Aquatic Programming, and another meeting set for Kathy Joslin took Mark and Kevin to revisit the existing pool, the splash station, the Boys and Girls Club Pool, and the proposed project site prior to the meeting with the committee. Summary findings will be documented in the final report for the project.

### **Tuesday 3/29/11 9:00 AM- 12:00 PM (Initial Needs Analysis/Programming Session)**

Mark and Kevin will gather preliminary information on adjacent facilities during the initial trip and meetings, gather additional information from research, and prepare a draft area providers analysis for presentation at the second series of meetings.

Kevin gathered preliminary demographic information prior to this series of meetings. The 2010 data is scheduled to come out any time. The initial general information is as follows:

- 2000 Census Population: 128,300
- Estimated 2010 Population: 148,100
  - 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

As concepts and implementation strategies are developed – the updated demographic data for 2010 will be utilized to evaluate pool sites on a more detailed level considering specific neighborhood composition, age groups, etc. so that levels of service can be evaluated and attendance projections made.

A meeting was held with available staff and invited aquatic user group representatives to discuss the needs, programming opportunities, and other considerations.

A power point presentation was given to update the committee on the types of aquatic programming and recent costs and trends in similar outdoor aquatic facilities.

Attendees included:

Name	Affiliation	Email/Phone
Ron Kagawa	Division Chief RPCA City of Alexandria, VA	<a href="mailto:ron.kagawa@alexandriava.gov">ron.kagawa@alexandriava.gov</a> (703)746-5489
Ralph Baird	Aquatics Director RPCA City of Alexandria, VA	<a href="mailto:ralph.baird@alexandriava.gov">ralph.baird@alexandriava.gov</a> (703)746-5435
Dana Wedeles	Urban Planner RPCA City of Alexandria, VA	<a href="mailto:dana.wedeles@alexandriava.gov">dana.wedeles@alexandriava.gov</a> (703)746-5489
Laura Fries	Wahoo Swim Team (Old Town Pool) and Del Ray Resident	<a href="mailto:lmfries@aol.com">lmfries@aol.com</a>
Kevin Post	Councilman-Hunsaker	<a href="mailto:kevinpost@chh2o.com">kevinpost@chh2o.com</a> (314) 895-1245
Mark Hatchel	Kimley-Horn	<a href="mailto:mark.hatchel@kimley-horn.com">mark.hatchel@kimley-horn.com</a> (214) 420-5625

During the meeting, the following comments were noted:

1. The Del Ray neighborhood has evolved into a higher-priced trendy artisan community.
2. The west side is the next area in town to get major redevelopment and densities will change.
3. Public school attendance is going up. More families are moving in and using public schools. School enrollments will increase 23% in the next five years.
4. City has a requirement for LEED Silver on all buildings over 20,000 SF.
5. City has a policy of incorporating sustainable design practices in all projects.
6. Old Town Pool needs an 8 Lane-25 Yd pool for the summer swim league and some recreational activities and creature comforts (shade, snack bar, and seating.)
7. Attendance at outdoor pools for three months exceeds attendance at indoor pool for all year. This is because recreational and league swimmers want to swim outside in the summer. Most users are recreational users and want outdoor summer pools. Indoor pools are more expensive to operate and receive less attendance.
8. Closed pools should be okay to remain closed.
9. Since Alexandria's population is so dense – the service radii used for planning pool service zones should be reduced.
10. Consultants need to summarize what the City has versus what is needed and required for a similar sized community.
11. Swimming is a “life-skill” and swim lessons need to be available to all residents especially in light of the City's location along the Potomac River.
12. Children do better in learn-t-swim programs when they can start out in smaller and shallower pools and move up to larger and deeper pools.
13. Nannie J. Lee could be a good site for a therapy/senior pool if rebuilt as a 30x40 indoor heated pool.

14. Warwick has significant usage supplemented by “drop-off” groups and nice views but has parking, accessibility, and structural concerns. Additionally, the land at Warwick is not City owned property.
15. Colasanto at Del Ray does not have enough space for a nicer more modern facility and parking. The site is a gateway to the Del Ray neighborhood and the pool and parking areas could be redeveloped into a nice plaza with art and an interactive fountain to compliment the community.
16. Old Town is the most popular outdoor pool for the whole community. The pool and the adjacent park property may be impacted by the reconstruction of the adjacent K-8 school. The entire property needs to be planned to provide a good future plan for all existing uses including shared parking.
17. Chinquapin is in a great central location and should be rebuilt and improved at the current location as the primary indoor competition and training pool facility.
18. Memorial Pool could be designated as a scholarship or “low/no charge” facility to provide swim lessons and summer recreation access for all inner city residents.

**Wednesday 3/30/11 9:00 AM- 12:00 PM (Initial Needs Analysis/Programming Session)**

A meeting was held with the director and senior staff members to discuss the needs, programming opportunities, and other considerations.

A power point presentation was given to update the director and senior staff members on the types of aquatic programming and recent costs and trends in similar outdoor aquatic facilities.

Attendees included:

Name	Affiliation	Email / Phone
Jim Spengler	Director RPCA City of Alexandria , VA	<a href="mailto:james.spengler@alexandriava.gov">james.spengler@alexandriava.gov</a> (703) 746-5502
Ron Kagawa	Division Chief RPCA City of Alexandria, VA	<a href="mailto:ron.kagawa@alexandriava.gov">ron.kagawa@alexandriava.gov</a> (703)746-5489
Ralph Baird	Aquatics Director RPCA City of Alexandria, VA	<a href="mailto:ralph.baird@alexandriava.gov">ralph.baird@alexandriava.gov</a> (703)746-5435
Steve Lefton	Principal-in-Charge Kimley-Horn	<a href="mailto:steve.lefton@kimley-horn.com">steve.lefton@kimley-horn.com</a> (703) 674-1300
Mark Hatchel	Kimley-Horn	<a href="mailto:mark.hatchel@kimley-horn.com">mark.hatchel@kimley-horn.com</a> (214) 420-5625
Kevin Post	Counsilman-Hunsaker	<a href="mailto:kevinpost@chh2o.com">kevinpost@chh2o.com</a> (314) 895-1245
Lou Williams	RPCA City of Alexandria, VA	<a href="mailto:lou.williams@alexandriava.gov">lou.williams@alexandriava.gov</a> (703) 746-5434
Sharon Putman	RPCA City of Alexandria, VA	<a href="mailto:shuron.putman@alexandriava.gov">shuron.putman@alexandriava.gov</a> (703) 746-5485
William Chesley	RPCA City of Alexandria, VA	<a href="mailto:william.chesley@alexandriava.gov">william.chesley@alexandriava.gov</a> (703) 746-5426
Mac Slover	RPCA City of Alexandria, VA	<a href="mailto:mac.slover@alexandriava.gov">mac.slover@alexandriava.gov</a> (703) 746-5407
Kevin Williams	RPCA City of Alexandria, VA	<a href="mailto:kevin.williams@alexandriava.gov">kevin.williams@alexandriava.gov</a> (703) 746-4656

During the meeting, the following comments were noted:

- 1) Need to meet with Regional Park Authority to discuss aquatic plans.
- 2) Costs of repairing and operating multiple outdated and aged pools are accelerating and are unsustainable.
- 3) Aquatics Study needs to include future maintenance considerations in the budgets.
- 4) Consultants asked to provide commentary on dog pool operations.
- 5) When reviewing Chinquapin –consider roof top usage for recreation fields.
- 6) Need to develop policies to guide pool development and usage.
- 7) Evaluate and comment on new chemical systems (salt, ozone, etc.)
- 8) Old Town Pool and Chinquapin Pools are viewed as “Community Pools”.
- 9) Consider creating a therapy/senior pool at Nannie J. Lee has synergy with other existing and planned uses.
- 10) Consider using revenue creating programs to help offset low/no cost programs.
- 11) Closure of Lee and Colasanto has not created any significant issues.
- 12) Ewald is the only City aquatic facility on the west side of town; however, the area west of 395 has many high-rise units with pools.
- 13) Ewald is lightly attended now but could be improved with a better facility.
- 14) An option for the west side in lieu of Ewald could be the Patrick Henry Recreation Center and School (K-8) site.
- 15) Warwick has strong neighborhood usage and support. City was offered property at some point but declined to purchase.

The Consultants left a copy of the initial presentation for use and further review by City staff.

### **Next Steps**

- 1) Set up next meetings for May 4<sup>th</sup> and 5<sup>th</sup> so Consultants can present findings to date to a joint Park Board/Council Work Session (?) and to the City’s Development Review Committee Meeting (Thursday May 5<sup>th</sup>).
- 2) Prepare and issue meeting notes from Meeting #1.
- 3) Complete Area Provider Analysis prior to next meeting.
- 4) Develop aquatic service strategies (two or three options) of the types and quantity of aquatic facilities with associated costs.
- 5) Set up an internet review meeting time to discuss initial findings prior to next trip.
- 6) Begin work on Phase I – Task II – Preliminary Financial Analysis as follows:

Note: These notes were prepared by Kimley-Horn and Associates (Mark Hatchel) as an accurate accounting of the discussion items on these dates. Should any modifications need to be made, please provide written comments/corrections within seven (7) days of receipt of these notes.

---

## **PROJECT MEETING NOTES –MEETING #2**

Subject: Aquatic Facilities Study  
City of Alexandria, VA

Purpose: Task II –Preliminary Financial Impact Analysis (Phase 1)

Date and Time of Meetings: 5/4/11 – 5/5/11

Location: Recreation, Parks, and Cultural Activities Offices (RPCA)  
Alexandria, VA

### **Wednesday 5/4/11 – 9:00 AM – 9:00 PM**

On Wednesday evening, May 4th at 7:30 p.m., Mark Hatchel (KHA) and Kevin Post (CH) conducted a public meeting to review the findings and progress to date and to receive comments.

On Monday, May 2, 2011, prior to attending this meeting, Mark Hatchel (KHA) and Kevin Post (CHA) held an internet meeting with Ron Kagawa, Laura Durham, and Ralph Baird to review the initial findings and the presentations to be given. Several minor adjustments and additions were made to the presentation at the suggestion of city staff.

On Wednesday evening, May 4, 2011 at 7:30 PM, Mark Hatchel (KHA) and Kevin Post (CHA) conducted a public meeting at Charles Jackson Recreation Center to review the findings and progress to date and to receive comments.

#### Attendees Included:

Glenn Christianson Warwick Village Citizens Assoc.	<a href="mailto:glennnc@vev.zon.net">glennnc@vev.zon.net</a>
Carolyn Griglione Citizen	<a href="mailto:carolyn.griglione@gmail.com">carolyn.griglione@gmail.com</a>
Kristina Scholze Wakefield Tarleton Citizens Assoc.	<a href="mailto:kriistina22304@gmail.com">kriistina22304@gmail.com</a>
John Calvert Alexandria Aquatics Masters	<a href="mailto:calvert2004@gmail.com">calvert2004@gmail.com</a>
Bill Rivers Therapeutic Recreation Program	<a href="mailto:rivers15@comcast.net">rivers15@comcast.net</a>
Barry Marlin Potomac Marlins Swim Team	<a href="mailto:potomacmarlins@comcast.net">potomacmarlins@comcast.net</a>
Kristen Fehrenkamp Chinquapin Advisory Board	<a href="mailto:kmfehrenkamp@aol.com">kmfehrenkamp@aol.com</a>
Laura Fries Chinquapin Wahoos	<a href="mailto:lmfries@aol.com">lmfries@aol.com</a>
Dennis Burstein Parent/Schools	<a href="mailto:dburstswim@aol.com">dburstswim@aol.com</a>
Jackie Person RPCA/Recreation	<a href="mailto:Jackie.person@alexandriava.gov">Jackie.person@alexandriava.gov</a>
Sandi Wurtz Wakefield Tarleton Citizens Association	<a href="mailto:swurtz@gmail.com">swurtz@gmail.com</a>
Jim Spengler Director RPCA	<a href="mailto:james.spengler@alexandriava.gov">james.spengler@alexandriava.gov</a>
Ron Kagawa Division Chief RPCA	<a href="mailto:ron.kagawa@alexandriava.gov">ron.kagawa@alexandriava.gov</a>
Ralph Baird Aquatics Director RPCA	<a href="mailto:ralph.baird@alexandriava.gov">ralph.baird@alexandriava.gov</a>

Dana Wedeles Urban Planner RPCA  
Laura Durham Open Space Coordinator  
Kevin Post Councilman-Hunsaker  
Mark Hatchel Kimley-Horn

[dana.wedeles@alexandriava.gov](mailto:dana.wedeles@alexandriava.gov)  
[Laura.Durham@alexandriava.gov](mailto:Laura.Durham@alexandriava.gov)  
[kevinpost@chh2o.com](mailto:kevinpost@chh2o.com)  
[mark.hatchel@kimley-horn.com](mailto:mark.hatchel@kimley-horn.com)

During the meeting, the following comments were noted:

- 1) The city needs a 50-meter pool for the growing tri-athlete and open water competitive swimmers.
- 2) Placing pools at existing school sites is a good opportunity for shared spaces, but also to teach the children how to swim.
- 3) There is a need for indoor swimming in the community.
- 4) The Warwick community groups understand the challenges the pool is facing, but would like to see some investment in their park site and meeting spaces.
- 5) Up to 60-70% of school kids are on free/reduced lunches in some areas of town.
- 6) Most communities around Alexandria have 50-meter pools.

#### **Thursday 5/5/11 - 9:00 AM – 10:00 AM**

On Thursday morning, Mark Hatchel (KHA) and Kevin Post (CHA) conducted a meeting with key City staff at City Hall to review the findings and progress to date and to receive comments.

Attendees included staff involved in IDR along with Dave Conrath (ACPS), Michael Stewart (OMB), and Chris Bever (OMB).

During the meeting, the following comments were noted:

- 1) School locations should be considered for potential pool site.
- 2) Planning efforts with the new schools that have been funded should be included in the master planning efforts.
- 3) Consideration for energy efficient facilities should be considered in the conceptual plans and operational assumptions.
- 4) New technologies in water treatment should be considered in the conceptual plans and operational assumption.
- 5) All projected costs should be reviewed by the City's General Services Department for regional cost premium construction costs.
- 6) Highlight "Alexandria" on the Pool/Population slide.
- 7) Do detailed staff mix for each operational scenario.
- 8) Chiquapin draws some users from Springton and Farmington.
- 9) Add some Preface, Segway, Assumption slides.
- 10) Add trends information.
- 11) Add capacity/size in acres to concepts.
- 12) Fix spelling and names of pools.
- 13) Label Colasanto as an "Interactive Fountain"
- 14) Land in Alexandria is \$4M per acre –purchasing more park land is not an option.

### **Next Steps**

- 1) Consultant needs to complete any remaining items on Task I and prepare a summary report for staff use.
- 2) Set up next meetings for mid June so Consultants can conduct user group meetings and present findings to date to a Park Commission Meeting.
- 3) Prepare and issue meeting notes from Meeting #2.

Note: These notes were prepared by Kimley-Horn and Associates (Mark Hatchel) as an accurate accounting of the discussion items on these dates. Should any modifications need to be made, please provide written comments/corrections within seven (7) days of receipt of these notes.

---

### **PROJECT MEETING NOTES –MEETING #3**

Subject: Aquatic Facilities Study  
City of Alexandria, VA

Purpose: Task II – Needs Analysis (Phase 2)  
User and Park Board Meetings

Date and Time of Meetings: 6/15/11 – 6/17/11

#### **Wednesday 5/4/11**

On this date during our prior meetings - Ralph Baird, Kevin Post, and Mark Hatchel met with Blythe Russian at Great Waves waterpark operated by the Northern Virginia Regional Park Authority (NRVPA) to discuss the planning work being done in Alexandria and Great Waves waterpark.

- 1) Existing waterpark has 900 season pass holders that visit the park an average of 10 times per summer. Cost is \$85 each pre season and \$95 each during the season.
- 2) NRVPA operates five waterparks: 1) Two in Fairfax County (Pirates Cove and Atlantis); 2) One in Sterling (Volcano Island); 3) One in Arlington (Ocean Dunes); and 4) One in Alexandria (Great Waves).
- 3) Blythe has zip code attendance information available if needed.
- 4) Waterpark was built in early 1980's.
- 5) Highest attendance at Great Waves was 86,403 in 2010. Overall system does about 250,000 in attendance (all waterparks).
- 6) Adding a softplay structure this year for about \$750,000.
- 7) Dry features are used March through October.
- 8) Competitors are Splash Town in Manassas, Six Flags, and King's Dominion.
- 9) Adult admission is \$14.50 per adult without resident discount.
- 10) Blythe does not view any new developments of City of Alexandria pools as competition – better and more fun pools in Alexandria increases the interest in going to their water parks.

#### **Wednesday 6/15/11 – 8:30 AM – 9:00 PM**

##### Individual and User Group Meetings at Chinquapin Recreation Center

Steve Colantuoni - Athletic Director T.C. Williams High School

- 1) Existing pool at Chinquapin needs better boards; the depth at the starting blocks is not sufficient in all lanes: and the pool needs to meet the competition standard length (25 yards.)

- 2) A 25 Yd x 25 M pool is sufficient for high school use. The high school uses the pool in the afternoon until 6:00 pm. Most other high school pools are 25 yard pools.
- 3) Tennis Courts: Existing tennis courts are not good for high school use. High school needs eight (8) tennis courts with a gathering area in between - two bays of four courts each. Lighted courts are not required for school use.
- 4) Fields and layout of park need to be better planned for joint use of the recreation center, parking, and the school. The circle drive area could be used for baseball/ softball and practice fields can be laid out along the sides.
- 5) A parking garage would be good – tennis courts could go on top of garage or a natatorium.
- 6) Steve likes the indoor recreation fields/facility done at the Episcopal school.
- 7) Steve works with Mac Slover with the City on joint use park facilities.

Roger Sullivan – President, Chinquapin Advisory Committee

- 1) Roger does exercise swimming at Chinquapin and thinks a 25YD x 25M would be adequate for lap swimmers, however, a 50M would be nice, however, Roger is also fiscally conservative.
- 2) Pool gets very crowded in the afternoon (4-6 PM) and on weekends.
- 3) Wahoo Swim Team arrives at 5:00 PM.
- 4) The current temperature range 82/83 degrees is good for Roger's use.
- 5) 10 4 lockers in men/women each – of these, 25% of existing lockers are broken and need replacement/repair.
- 6) Locker rooms are scheduled for repair in September 2011.
- 7) Roger is concerned about losing the indoor pool for an extended time period when the recreation center and indoor pool are rebuilt.

Mary Ann Rehnke – Exercise Swim/Water Walker User

- 1) Uses Chinquapin for lap swimming exercise and water walking.
- 2) Likes to swim between 7:00AM -8:30 AM or 11:00 -11:30 AM
- 3) Master Swimming has pool use before 7:30 AM
- 4) Crowding and parking are problems.
- 5) Would like to have a swim suit dryer.
- 6) Needs consistent depth of 3.5 to 4 FT.
- 7) Would use a Lee Center therapy pool if there was sufficient parking.
- 8) Location of pools don't matter as long as they are available within the City limits (people can find ways around traffic problems.)

Jenny Malseed – Warwick Pool Neighborhood Group

- 1) 100 person email list for Warwick group
- 2) Wants to know when next meetings are set.
- 3) Timing to complete the Aquatics Master Plan is Fall 2011
- 4) City is keeping the pool open now and fixing minor things.
- 5) Neighborhood wants to keep pool open as long as possible
- 6) Jenny has let the neighborhood group know that structural concerns about building a pool on a hillside, the City not owning the land, and costs (operations/construction) may result in removal of a pool at the Warwick site.
- 7) If pool is eventually removed – the neighborhood would like a spray park or other beneficial improvements.

- 8) City extended the pool lease for another 28 (?) years.
- 9) Neighborhood is willing to pay more for pool use.
- 10) Memberships do not make sense since the pool operating hours have been reduced.
- 11) Neighborhood interested in having a snack bar and an “adult only” swim area or time.

Charles Pagett – Chinquapin Advisory Committee Member

- 1) New resident (two years) and a regular exercise user of Chinquapin.
- 2) Uses Chinquapin about four days per week.
- 3) Thinks competitive swimmers are underserved.

Tammy Gaffy –Wellness/Exercise Program Instructor

- 1) Need better water weights and equipment, sound system, area to stand for instruction.
- 2) Deeper water is needed for some programs.
- 3) Would like to have a dedicated therapeutic pool facility where she could do two or three classes in a row.
- 4) Best depth for her class 3.5 to 4 feet deep.
- 5) Likes the idea of a separate therapy pool at Lee Center.
- 6) Uses three lap lanes for a class of about 25 participants.

Steve Hughes – Health Department and Former Swimmer/Lifeguard

- 1) Automated chemical feeders okay but need regular regulating.
- 2) UV or a secondary disinfection system should be required on all pools.
- 3) Pre-packaged food and drinks can be sold in a snack bar without a permit.
- 4) Would like to see a 50 M pool at Chinquapin.
- 5) Does not like the old style wading pools.
- 6) Current channels and rivers require more staffing.
- 7) Supports fewer higher-quality pools.
- 8) Lots of dog owners might pay to use a dog spray park .

Bea Porter – Old Town Pool Neighborhood Resident

- 1) Doesn't like the new chairs using up space but need more trash cans.
- 2) Likes the Old Town Pool the way it is with open swim space –keep a lap pool the same size as existing.
- 3) Okay with increased usage of pool and expanding pool area into the green space.
- 4) Old Town Pool needs to remain as an outdoor pool.
- 5) Bea is opposed to doing a large scale school/indoor venue at the Old Town site.

Laura Fries (Old Town Pool User) and Bill Rivers (Therapeutic Recreation Supporter)

- 1) Laura likes the chairs and would like to add a concession area.
- 2) School project at Old Town site is scheduled for 2014.
- 3) Laura supports keeping a outdoor recreation league pool (eight lanes) at Old Town and adding improved bathhouse, leisure pool area, and concession area.
- 4) Bill and Laura like the idea of doing a therapy/wellness pool at Lee Center.
- 5) A sprayground would be good for ADA recreation access at the Lee Center and Miracle Field.

- 6) Laura and Bill like the idea of having a wheelchair access ramp into the therapy pool as well as a hydro-therapy area.
- 7) Bill said El Paso, TX did an ADA sprayground.

John Gullickson (Swim Coach at Bishop Ireton High School)

- 1) There are no 50 M pools within the VA Beltway and John's team and the other private schools need lap lanes. So, John supports a 50M pool at Chinguapin.
- 2) Pool should have modern amenities (touch pads, etc.)
- 3) Many area swim clubs (Potomac Marlins, Masters Swimming, etc.) could use more lap lanes.
- 4) Private high schools that need facilities for swim teams are St. Stephens/St. Agnes, Bishop Ireton, and Episcopal.
- 5) Other 50 M pools outside the Beltway that teams use are: Lee District, George Mason, Oak Marr, Wilson H.S., Tacoma Park, and College Park Maryland.

Judy Wise – Chinguapin Exercise User

- 1) City spends too much money to build businesses and statues.
- 2) Existing recreation and pool facilities are not funded properly for maintenance and upgrades.
- 3) Chinguapin Pool is heavily used.
- 4) Not enough space for the public when the swim team is practicing.
- 5) Lifeguards do maintenance during day –she would like to see it done after hours.
- 6) Cleaning crew leaves at 4:30 PM but the heaviest use is after 5:00 PM
- 7) Pool needs to be bigger.
- 8) Lifeguards do a good job and pool and locker rooms are clean.
- 9) Facility is family friendly.
- 10) Ralph makes the life guards clean the pools manually (Chinguapin has been without a robotic pool cleaner for two years) when they are not busy with classes.
- 11) Would like to see year round employees (lifeguards) get full benefits.
- 12) Non –Resident price for Fairfax County aquatic classes are more affordable than Chinguapin Resident prices.

Paul Kadel – City of Alexandria Parks and Recreation

- 1) Chinguapin needs multiple separate bodies of water with various depths and temperatures for specific user groups.
- 2) Need one or two party rooms.
- 3) Need a large indoor field space area (indoor soccer, etc.)
- 4) Facility size and layout restricts revenue.
- 5) High school uses normally dominate school/park agreements.
- 6) Relocating wellness/therapy pool to Lee Center is a good idea.
- 7) Lot's of utilities and large drainage pipe in the area between the street and Chinguapin.
- 8) The grass area by the school needs to be turned into parking.
- 9) The park/high school site needs to be master planned to improve parking, circulation, etc.
- 10) Likes the idea of putting tennis courts on top of a parking deck or natatorium.
- 11) Green roofs would be good for use as fields.
- 12) Tennis courts lights go off at 10PM and are left on for security during the winter.
- 13) Community Garden will need to stay.
- 14) Loop road could go away and become a turn around.

15) A dog pool could be a revenue generator.

#### Kirk Lomotey – Chinquapin Front Desk

- 1) Therapy users need a dedicated facility.
- 2) There are about 30 therapy users per week at Chinquapin.
- 3) Pool is not designed for that use.
- 4) A “Kid Friendly” separate pool is needed at Chinquapin.
- 5) A play pool would be good for the siblings of the swimmers.
- 6) Need more areas for people to congregate on busy days.
- 7) Need a new large flat screen television.
- 8) Pool observation area is great but there is congestion at the front desk area.
- 9) The facility is used by all age groups equally,
- 10) Facility has limited facilities for birthday parties –could use areas for more or bigger parties. Word of mouth creates more birthday party business. Kirk sees lots or repeat users.
- 11) The pool is 50% of the usage of the Chinquapin Recreation Center. Other programs would be bigger if there were larger spaces (fitness, birthday parties, etc.)
- 12) Have a great staff and dedicated staff but could use more help.

#### Kristina Scholze, Sandi Wurtz, Mary Wayland, Chris Von Schoeig, Jennie Gardner (Ewald)

- 1) Chris said that the pool was originally designed for children and the civic association asked that adults be allowed to swim. City has given the adults some time and room.
- 2) Sandi said that the pool has poor visibility, poor information on the website, hours are restricted, not open on weekends - so the existing pool does not represent the potential for pool usage on the west side. Recreation and parks has reduced recreation opportunities in the Ewald Pool neighborhood.
- 3) Need a new pool with something for everyone on the West Side.
- 4) Mary said the park land has to remain as a park by deed restriction,
- 5) Sandi said the neighborhood doesn't want to lose any more recreation features at Ewald Park.
- 6) Sandi said that the City is doing a good job on pool cleanliness.
- 7) Sandi believes there are more users at the pool than the counts show.
- 8) Good uses for the Ewald Park are the sports court, picnic pavilion, benches, a tennis court.
- 9) Residents did not like losing the dog park at Ewald Park.
- 10) Sandi wants things at Ewald for adults and Children and her pool.

#### Terry Bryant - Chinquapin User

- 1) She works and needs more and different available lane times for classes and exercise.
- 2) Zero depth entry is used by all age groups.
- 3) Not enough space for public swim.
- 4) A 50M pool is needed for competition.
- 5) Multiple pools are needed for water depth and water temperatures for various user groups.
- 6) City needs to invest more in staffing and maintenance.
- 7) Quality is just as important as quantity.

Irwin Singer – Chinquapin User

- 1) The week after the outdoor pools close –the indoor pool closes for maintenance. Would like the indoor pool to close for maintenance when the outdoor pools are still open.

**Thursday 6/16/11 – 8:30 AM – 5:00 PM**

**Individual and User Group Meetings at Charles Houston Recreation Center**

Glenn Christianson – Warwick Village Association President

- 1) Need to keep the Warwick Pool House (used for meetings) at Warwick Pool
- 2) Warwick Village is a subset of Del Ray
- 3) Old Town (Money, Business, Tourism)
- 4) Del Ray (Arts Center, Natural Health and Healing, Restaurant)
- 5) Del Ray limits (Colasanto Center to Braddock Road)
- 6) Warwick Village is the north end of the Del Ray area.
- 7) If pool is eventually closed - Glenn would like to see a children's spray ground, new building with community meeting room, restrooms, and storage. Average meeting size is 20-25 and there is an 80-90 holiday party. The meeting room could also be rented for birthday parties or group.
- 8) Neighborhood would be willing to pay for a nice spray ground, shade and sun areas, picnic tables. Spray park would need an attendant to take money and could share a maintenance person.
- 9) Would be nice to tie the two parts (upper and lower) together.
- 10) City needs a deep water therapy pool that is available more hours. Glenn's wife (does deep water therapy on her own at Chinquapin) would be supportive of a separate therapy wellness pool at a separate location.
- 11) Glenn suggested we find out what is planned for the north end of Mount Vernon Ave.
- 12) A DASH bus route that runs a direct route up and down Mount Vernon to Del Ray and Old Town would help make Old Town, Del Ray, and Warwick better connected.
- 13) Weekend traffic is worse than rush hour traffic because it is unpredictable,
- 14) Bus Service to Chinquapin and parking at Chinquapin is not very good.
- 15) Next Warwick Village meeting will not happen until September.

Mark Krause – Director of Educational Facilities Alexandria Public Schools and  
Laurel D. Hammig - Facilities Planner / GIS Specialist

- 1) “King’s Dominion Law” limits school start to Tuesday after Labor Day and June 21<sup>st</sup>.
- 2) Alexandria Schools will hire an architect for Jefferson Houston School this summer and hope to start construction in Spring 2013 and open Fall 2014. Ron is sitting at the table with the school on the planning for the Jackson Houston.
- 3) New school is 120,000 SF at \$35,600,000. Project Cost approximately \$300 SF.
- 4) Patrick Henry schedule is about one year behind Jefferson Houston.
- 5) Fanning-Howie, Mosely Architects, Hays Large – expecting 35-40 submittals when the RFP comes in.
- 6) Mark said that plans were done to re layout the park at Chinquapin during the school design process. The high school was designed so the athletic wing could be opened up separately after school hours via a separate elevated walkway to the gyms and weight room and a dance room was located on the second floor. The consultants need to get a copy of the site plans that were developed.

Bertha Coleman– Charles Jackson Recreation Center

- 1) Kid's like to have balls in the pool
- 2) Complaint of adults is the pool is not big enough.
- 3) Ralph is going to bring over a dozen pool chairs to Charles Jackson.
- 4) Families come to the recreation center and use the pool.
- 5) Little kids stay in the ramp section.
- 6) Hours extended for adult swim last year but the pool is not really suitable for adult use.
- 7) Some groups have asked permission to go to Old Town Pool.
- 8) It would have been nice if pool had been indoor and larger.
- 9) Seniors come and use it one day a week because it's scheduled.
- 10) Swim classes use it also and would like more classes.
- 11) Parking is mostly used on weekends and on nights.

**Thursday 6/16/11 – 7:00 PM – 8:30 PM**

Park Commission Presentation at Samuel W. Tucker Elementary School

- 1) Judy said that land and money are a concern.
- 2) Judy said to remember that wants versus needs are important.
- 3) What about the landmark redevelopment project?
- 4) Chiquapin should have a second pool based on long term expectations.
- 5) Need to be careful taking up park land.
- 6) Parking is a concern.
- 7) Municipality should teach swimming, promote health and safety.
- 8) Not necessary to have "titillating" things.
- 9) Spray parks could be a less expensive way to add summer recreation.
- 10) Chiquapin needs to be redone.
- 11) Tennis courts may be moved from Chiquapin and that may be a place for a second pool.
- 12) Medium Family aquatic center could fit at Old Town and parking could be shared.
- 13) We are not recommending a water park – just need to increase interest in using the pool.
- 14) Two medium facilities could meet the community need.
- 15) Judy thinks a 25YD x 25M and some spray parks might be more achievable.
- 16) Both indoor and outdoor facilities are needed.
- 17) Judy is not sure she agrees population is getting younger.
- 18) Year round fitness use by adults is also increasing.
- 19) Expanding the pool deck and adding shade and comfort is important.
- 20) Lee is a good location for another indoor facility.
- 21) The consultants met with the water park and they are not concerned about having new style family pools because it is different experience and promotes interest.
- 22) Is there a "Gold Standard" about aquatics from NRPA? The NRPA tried to set standards at 1:20,000 population. However, the standard does not apply to every community and the types of facilities are not defined. There are a variety of users that have different needs. All are considered.
- 23) Pools should have an outcome.
- 24) Judy said the lower income children do not know how to swim, and many live in the high-rise, can the City teach lessons in apartment pools that the City can use as an outreach program.
- 25) Right now the City pools only have 50,000 visits and it should have 150,000 visits.
- 26) The pools are nearing physical and functional obsolescence.
- 27) Jim suggested a joint work session with City Council on the pools.

### **Wednesday (6/15/11) and Thursday (6/16/11)**

#### Miscellaneous Staff Comments

- 1) Current theme for the parks department is “We Bring People to Together.”
- 2) Staff needs to know capital improvement costs and operating costs to able to guide the consultants on what level of development may be achievable.
- 3) Mission Statement: “The Department of Recreation, Parks and Cultural Activities Mission is 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 residents to enjoy.”
- 4) Need to talk to staff at Charles Houston Recreation Center.
- 5) The Alexandria Economic Development Commission would be good for us to call. (Stephanie Landrum or Val Hawkins.)
- 6) We should call Jackie Persons with RCPA.
- 7) The Y offers discounted memberships to City. May need to call the CEO and Aquatics Director.
- 8) The consulting team told the City that private schools or public schools could participate in funding for indoor lap lanes.
- 9) The consulting team told the City that the hospital could be a source of funding for wellness/therapy pool. Bill Rivers may talk to hospital system.
- 10) The consulting team would like to know what is planned (water feature wise) at Potomac Yards. Beth Parton with City has the plans of Potomac Yard and Laura will ask her to send them to the consultants.
- 11) City is in the process of doing needs analysis for all the City parks starting with the larger parks. Then, the City will do updated master plans of all the parks.
- 12) Ralph gave us a copy of the 2002 facilities assessment.
- 13) Aquatics and Recreation need a marketing budget to advertise facilities (many citizens don't know about facilities.)

#### **Next Steps**

- 1) These meetings plus any additional calls or added comments complete Task III once the aquatic needs analysis is completed.
- 2) The consultant will set a call with staff to receive any additional comments and to set next meeting either for third Thursday in July or after the August break.
- 3) The consultant will review the completed aquatic needs analysis with staff in an internet meeting.

Note: These notes were prepared by Kimley-Horn and Associates (Mark Hatchel) as an accurate accounting of the discussion items on these dates. Should any modifications need to be made, please provide written comments/corrections within seven (7) days of receipt of these notes.

## Appendix B - Other Area Providers Analysis

---

The firm of Brailsford & Dunlavey (B&D) was tasked with developing an inventory of aquatic facilities proximate to Alexandria to understand the type of quality available to residents. The analysis included assessing key characteristics, facility type, admission costs, location, and other key financial and operational parameters.

Information was gathered through various sources, including the Alexandria Health Department, B&D's internal database, and Web research. B&D developed a comprehensive list of indoor/outdoor aquatic facilities in the Alexandria region, classifying them by type and location.

### Summary of Findings

Within the City of Alexandria, 139 pools were identified. The following chart provides a summary of each category:

**Figure 1.1: Inventory of Aquatic Facilities in Alexandria, VA**

Category	Number	% of Total
City of Alexandria Pools	7	5%
Water Parks	1	1%
Apartment Pools	55	40%
Condo Pools	56	40%
Health Clubs	3	2%
High Schools	1	1%
Hotel/Motel	15	11%
<b>Total Pools</b>	<b>139</b>	

### **Apartments and Condo Pools**

Apartments and Condos comprise 80% of the aquatic facilities in Alexandria, with city operated facilities comprising 5% of total. These facilities cater specifically to the resident of each complex, but are not available for public use.

## Water Parks

One water park (Great Waves) is located in Alexandria at Cameron Run Park, providing patrons a wave pool, water slides, toddler pool, and splash area. The facility is operated by the Northern Virginia Regional Park Authority (NVRPA), which represents multiples counties and cities within Northern Virginia. The NVRPA operates five water parks in the region. The park operates from Memorial Day through September 5th. Hours are typically 7am-7pm.



Great Waves Waterpark at Cameron Run Park

**Figure 2.1: Rates for NVRPA Water Parks**

	Jurisdiction	Non-Jurisdiction
<b>Weekday</b>		
Under Age 2	Free	Free
Individual (less than 48" Height)	\$11.50	\$11.75
Individual (48" or more Height)	\$14.50	\$14.75
Age 55 and Over	\$8.00	\$8.00
<b>Weekends and Holidays</b>		
Under Age 2	Free	Free
Individual (less than 48" Height)	\$12.00	\$12.50
Individual (48" or more Height)	\$15.00	\$15.50
Age 55 and Over	\$9.00	\$10.00
<b>Bounce Pass (Valid at all NVRPA Waterparks)</b>		
Individual	\$85.00	\$95.00
Second Pass	\$70.00	\$80.00
Each Additional Family Member	\$60.00	\$70.00
Senior Individual	\$75.00	\$85.00

## Non Alexandria Pools

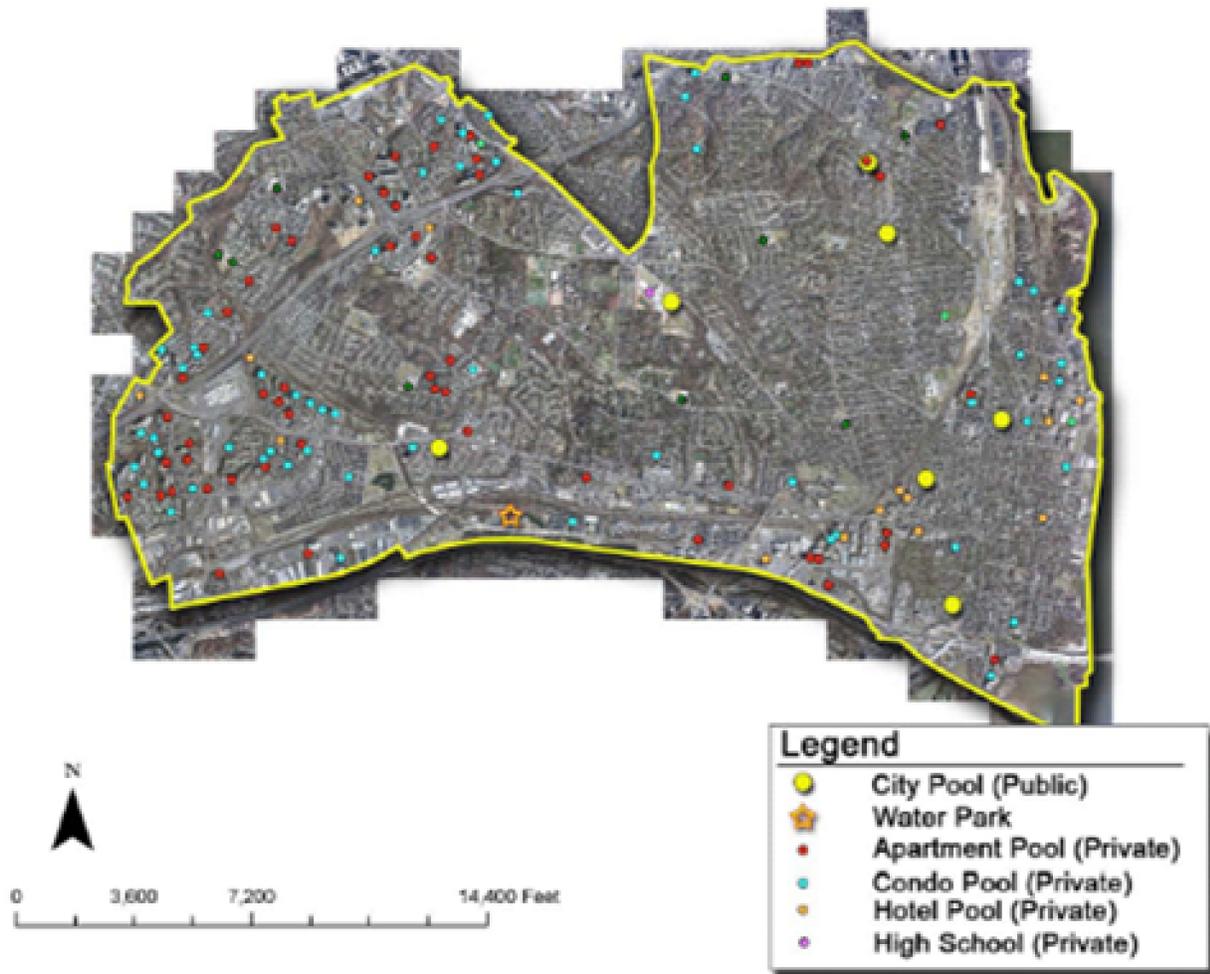
B&D also multiple aquatic facilities in close proximity to Alexandria that include a mix of public and private pools as well as the following of note:

1. Washington Lee Swimming Pool, 1301 N. Stafford St., Arlington, indoor city pool public (rec/comp 10 lanes). Distance from Alexandria 9.5 miles. Resident youth \$1.50; resident adult \$2. Nonresident youth \$3.50; nonresident adult \$7. Hours: 7:30 a.m. to 4:30 p.m.
2. Wakefield Swimming Pool, 4901 S. Chesterfield Rd., Arlington, indoor city pool (rec/comp 6 lanes). Distance from Alexandria 5.1 miles. Resident youth \$1.50; resident adult \$2. Nonresident youth \$3.50; nonresident adult \$7. Hours: 5:30 a.m. to 8:30 a.m.
3. Yorktown Swimming Pool, 5201 N. 28<sup>th</sup> St., Arlington, indoor city pool (rec/comp 6 lanes). Distance from Alexandria 10.1 miles. Resident youth \$1.50; resident adult \$2. Nonresident youth \$3.50; nonresident adult \$7. Hours: 5:30 a.m. to 8:30 a.m.
4. Lee District RE Center, 6601 Telegraph Rd., Franconia, indoor city pool (rec/comp 12 lanes). Distance from Alexandria 5.1 miles. Resident youth \$6.40; resident adult \$7.40; nonresident youth and adult \$9.90. Hours: 5 a.m. to 9:30 p.m.
5. Edsall Park Swim Club, 5505 Montgomery St., Springfield, outdoor private health club (rec/comp 2 lanes). Distance from Alexandria 8.5 miles. Single membership \$200 annual. Hours: 12 p.m. to 8 p.m.
6. Upton Hill Pool, 6060 Wilson Blvd., Arlington, public water park. Distance from Alexandria 9.2 miles. 42" or higher \$8. Hours 11 a.m. to 7 p.m.



## City of Alexandria, VA Map of Other Area Providers by Classification of Aquatic Facilities

The following map demonstrates the location of each of the facilities identified in the other area provider analysis:



## Inventory of Aquatic Facilities - City of Alexandria, VA

### **Apartments**

1. Goodwin House, 4800 Fillmore Ave., Alexandria, Apartment Private
2. Halstead Towers, 4380 King St., Alexandria, Apartment Private
3. Hermitage Hill Pool, 2246 N. Beauregard St., Alexandria, Apartment Private
4. Fields of Alexandria, 4309 Duke St., Alexandria, Apartment Private
5. Carlyle Place, 2251 Eisenhower Ave., Alexandria, Apartment Private
6. 3001 Park Center, 3001 Park Center Drive, Alexandria, Apartment Private
7. Alexandria Knolls, 6101 Edsall Rd., Alexandria, Apartment Private
8. Archstone Newport Village, 4757 W. Braddock Rd., Alexandria, Apartment Private
9. Aspen House, 3201 Landover St., Alexandria, Apartment Private
10. Avalon at Cameron Ct., 2700 Williamsburg St., Alexandria, Apartment Private
11. Barton's Crossing, 205 Century Place, Alexandria, Apartment Private
12. Seminary Hill Apts., 4700 Kenmore Ave., Alexandria, Apartment Private
13. Seminary Towers Apartments, 4701 Kenmore Ave., Alexandria, Apartment Private
14. Parkwood Court, 101 N. Ripley St., Alexandria, Apartment Private
15. Post Carlyle Square Pool, 501 Holland Ave., Alexandria, Apartment Private
16. Normandy Hill, 225 Normandy Hill Dr., Alexandria, Apartment Private
17. Key Towers, 6060 Tower Ct., Alexandria, Apartment Private
18. Landmark Ridge Pool, 6161 Edsall Rd., Alexandria, Apartment Private
19. Landmark Terrace, 5803 Edsall Rd., Alexandria, Apartment Private
20. Lincolnia Rd. Residents, 6100 Lincolnia Rd., Alexandria, Apartment Private
21. London Park Towers, 5375 Duke St., Alexandria, Apartment Private
22. Mark Center Club, 5708 Merton Ct., Alexandria, Apartment Private
23. Summit, 260 S. Reynolds St., Alexandria, Apartment Private
24. The Encore, 4647 Seminary Rd., Alexandria, Apartment Private
25. The Fields at Landmark, 346 S. Whiting St., Alexandria, Apartment Private
26. Hunting Point on the Potomac, 1204 S. Washington St., Alexandria, Apartment Private
27. Jefferson at Carlyle Mill, 2201 Mill Rd., Alexandria, Apartment Private
28. Foxchase of Alexandria Derbyshire, 4520 Taney Ave., Alexandria, Apartment Private
29. Foxchase of Alexandria Huntingwood, 513 N. Howard St., Alexandria, Apartment Private
30. Foxchase of Alexandria Longpath, 710 N. Imoden St., Alexandria, Apartment Private
31. Foxchase of Alexandria Saddlebow, 4424 Taney Ave., Alexandria, Apartment Private
32. Foxwood Place Pool, 250 S. Whiting St., Alexandria, Apartment Private
33. Carydale East Apts., 2727 Duke St., Alexandria, Apartment Private
34. Cascade at Landmark, 300 Yoakum Pkwy., Alexandria, Apartment Private
35. Eaton Square at Arlington, 801 Four Mile Road, Alexandria, Apartment Private
36. Bennington Crossing, 441 N. Armistead St., Alexandria, Apartment Private
37. Brent Place, 375 S. Reynolds St., Alexandria, Apartment Private
38. Calvert Apartments, 3110 Mt. Vernon Ave., Alexandria, Apartment Private
39. South Port, 6112 Edsall Rd., Alexandria, Apartment Private
40. Southern Towers #1, 4901 Seminary Rd., Alexandria, Apartment Private
41. Southern Towers #2, 4901 Seminary Rd., Alexandria, Apartment Private
42. Summers Grove, 899 Harrison Ct., Alexandria, Apartment Private

### **Apartments (Cont.)**

43. Reserve at Potomac Yard, 3700 Jefferson Davis Hwy., Alexandria, Apartment Private
44. Reserve at Eisenhower, 5000 Eisenhower Ave., Alexandria, Apartment Private
45. Parc View Apts., 5380 Holmes Run Pkwy., Alexandria, Apartment Private
46. Aventine of Alexandria, 2801 Park Center Dr., Alexandria, Apartment Private
47. Meadow Creek, 5534 Ascot Ct., Alexandria, Apartment Private
48. Meridian at Braddock Station, 1201 Braddock Pl., Alexandria, Apartment Private
49. Meridian at Carlyle, 401 Holland Lane, Alexandria, Apartment Private
50. Meridian at Eisenhower, 2351 Eisenhower Ave., Alexandria, Apartment Private
51. Millbrook at Mark Center, 1459 N. Beauregard St., Alexandria, Apartment Private
52. New Brookside, 601 Four Mile Rd., Alexandria, Apartment Private
53. Willow Run, 5400 Richenbacker Ave., Alexandria, Apartment Private
54. Windsor at Arbors, 5250 Duke St., Alexandria, Apartment Private
55. Woodmont Park, 5465 N. Morgan St., Alexandria, Apartment Private

### **Condominiums**

1. Greenhouse, 5300 Holmes Run Parkway, Alexandria, Condo Private
2. Hallmark Condominium, 200 N. Pickett St., Alexandria, Condo Private
3. High Pointe Condominium, 5911 Edsall Road, Alexandria, Condo Private
4. Hillwood at Landmark, 283 S. Pickett St., Alexandria, Condo Private
5. Edsall Bull Condo, 6151 Edsall Road, Alexandria, Condo Private
6. Edsall Terrace, 6250 Edsall Road, Alexandria, Condo Private
7. EOS North, 140 S. Van Dorn St., Alexandria, Condo Private
8. Exchange @ Van Dorn, 4840 Eisenhower Ave., Alexandria, Condo Private
9. Fairlington Village, North 2620 S. Dinwiddie St., Alexandria, Condo Private
10. Cameron Station Community Assoc., 200 Cameron Station Ave., Alexandria, Condo Private
11. Canal Place Condominium, 1117 N. Pitt St., Alexandria, Condo Private
12. Canterbury Square, 5201 Duke St., Alexandria, Condo Private
13. Carlyle Tower Condominium (YR), 2121 Jamison Ave., Alexandria, Condo Private
14. Carlyle Tower Condominium (Seasonal), 2121 Jamison Ave., Alexandria, Condo Private
15. 4600 Duke St., 4600 Duke St., Alexandria, Condo Private
16. Alexandria House, 400 Madison St., Alexandria, Condo Private
17. Reynolds Prospect, 240 S. Reynolds St., Alexandria, Condo Private
18. Riverton Condominium, 610 Bashford Lane, Alexandria, Condo Private
19. Saint Asaph Square, 801 S. Pitt St., Alexandria, Condo Private
20. Saxony Square, 517 N. Armistead St., Alexandria, Condo Private
21. Seasons Condo, 401 N. Armistead St., Alexandria, Condo Private
22. Sentinel of Landmark, 6300 Stevenson Ave., Alexandria, Condo Private
23. Parkfairfax C, 3314 Coryell Lane, Alexandria, Condo Private
24. Parkside at Alexandria, 1523 N. Van Dorn St., Alexandria, Condo Private
25. Pavilion on the Park, 5340 Holmes Run Pkwy, Alexandria, Condo Private
26. Place One Condo, 5500 Holmes Run Pkwy, Alexandria, Condo Private

### **Condominiums (Cont.)**

27. Plaza Condominium, 801 N. Howard St., Alexandria, Condo Private
28. Pointe at Park Center, 3302 Wyndham Circle, Alexandria, Condo Private
29. Porto Vecchio, 1250 S. Washington St., Alexandria, Condo Private
30. Northhampton Place, 3101 N. Hampton Dr., Alexandria, Condo Private
31. Old Town Gardens, 715 S. Washington St., Alexandria, Condo Private
32. Old Town Greens Pool, 1644 Hunting Creek Dr., Alexandria, Condo Private
33. Old Town Village LP, 343 S. Fayette St., Alexandria, Condo Private
34. Olympus Condominium, 6301 Stevenson Ave., Alexandria, Condo Private
35. Marina Towers, 501 Slaters Ln., Alexandria, Condo Private
36. Mayflower Square Condo, 414 N. Armistead St., Alexandria, Condo Private
37. Templeton, 250 S. Reynolds St, Alexandria, Condo Private
38. Tower 2000, 5800 Quantrell Ave, Alexandria, Condo Private
39. Townes at Cameron Park, 3827 Dominion Mill, Alexandria, Condo Private
40. Wapleton Condominium, 5250 Valley Forge Dr., Alexandria, Condo Private
41. Fort Ellsworth Condo, 136 Roberts Lane, Alexandria, Condo Private
42. Fountains Condo, 301 N. Beauregard St., Alexandria, Condo Private
43. Bolling Brook, 3240 S. 28th St., Alexandria, Condo Private
44. Braddock Place Condo, 1200 Braddock Place, Alexandria, Condo Private
45. Stonegate Mews, 4670 Lambert Dr., Alexandria, Condo Private
46. Strand at Landmark, 240 Yoakum Pkwy, Alexandria, Condo Private
47. Potomac Greens, 1784 Potomac Green Dr., Alexandria, Condo Private
48. Potomack Crossing Health Club, 1600 W. Abingdon Dr., Alexandria, Condo Private
49. Princess Street Town House Assoc., 415 N. Fairfax St., Alexandria, Condo Private
50. Quaker Hill Pool, 1175 N. Quaker Hill Dr., Alexandria, Condo Private
51. Palazzo at Park Center, 4556 Stratfield Ln., Alexandria, Condo Private
52. Parc East Condo, 1225 Martha Custis Dr., Alexandria, Condo Private
53. Park Place Condo, 2500 N. Van Dorn St., Alexandria, Condo Private
54. Parkfairfax A, 117 Martha Custis Dr., Alexandria, Condo Private
55. Parkfairfax B, 3716 Lyons Ln., Alexandria, Condo Private
56. Watergate at Landmark, 211 Yoakum Pkwy, Alexandria, Condo Private

### **Water Parks**

1. Cameron Run Regional Park/Slide/Wade/Tot, 4001 Eisenhower Ave., Alexandria, Water Park Public

### **City Pools**

1. Chinquapin Park (Rixse Pool), 3210 King St., Alexandria, City Pool Public
2. Old Town Outdoor Pool, 1605 Cameron St., Alexandria, City Pool Public
3. Warwick Outdoor Pool, 3301 Landover St., Alexandria, City Pool Public
4. Memorial Outdoor Pool, 901 Wythe St., Alexandria, City Pool Public
5. John Ewald, 4500 Duke St., Alexandria, City Pool Public

### **City Pools (Cont.)**

6. Colasanto Outdoor Pool (CLOSED - 2009), 2704 Mt. Vernon Ave., Alexandria, City Pool Public
7. Nannie J. Lee Outdoor Pool (CLOSED - 2009), 1108 Jefferson St., Alexandria, City Pool Public

### **Health Clubs/ High Schools**

1. Old Town Sport & Health, 209 Madison St., Alexandria, Health Club Private
2. Xsport Fitness, 4300 King St., Alexandria, Health Club Private
3. YMCA, 420 E. Monroe Ave., Alexandria, Health Club Private
4. Episcopal High School, 1200 N. Quaker Lane, Alexandria, High School Private

### **Hotel/Motel**

1. Hampton Inn- Old Town, 1616 King St., Alexandria, Hotel/Motel Private
2. Hawthorn Suites, 420 N. Van Dorn St., Alexandria, Hotel/Motel Private
3. Embassy Suites, Hotel 1900 Diagonal Road, Alexandria, Hotel/Motel Private
4. Courtyard-Alexandria, 4641 Kenmore Ave., Alexandria, Hotel/Motel Private
5. Washington Suites, 100 S. Reynolds St., Alexandria, Hotel/Motel Private
6. Hilton Alexandria at Mark Center, 5000 Seminary Rd., Alexandria, Hotel/Motel Private
7. Hilton Hotel, 1767 King St., Alexandria, Hotel/Motel Private
8. Holiday Inn Eisenhower, 2460 Eisenhower Ave., Alexandria, Hotel/Motel Private
9. Hotel Monaco, 480 King Street, Alexandria, Hotel/Motel Private
10. Crowne Plaza Old Town, 901 N. Fairfax St., Alexandria, Hotel/Motel Private
11. Days Inn, 110 S. Bragg St., Alexandria, Hotel/Motel Private
12. Best Western Old Colony, 1101 N. Washington St., Alexandria, Hotel/Motel Private
13. Sheraton Suites, 801 N. St. Asaph St., Alexandria, Hotel/Motel Private
14. Residence Inn, 1456 Duke St., Alexandria, Hotel/Motel Private
15. Westin Hotel, 400 Courthouse Square, Alexandria, Hotel/Motel Private

## Appendix C - Toolbox Options

---

Based upon programming needs, the consultants developed seven generic concepts or “Toolbox Options” for the City of Alexandria to consider. These options were selected in response to the variety of aquatic programming needs documented during the planning process. The concepts consist of:

- Option 1 – Indoor Therapy Pool
- Option 2 – Small Family Aquatic Center
- Option 3 – Medium Family Aquatic Center
- Option 4 – Indoor 50M Pool
- Option 5 – Indoor 25M x 25Y Pool with Leisure
- Option 6 – Sprayground or Spray Pad
- Option 7 – Interactive Fountain

For each of the options, an Opinion of Probable Cost (OPC) was developed. These cost projections include:

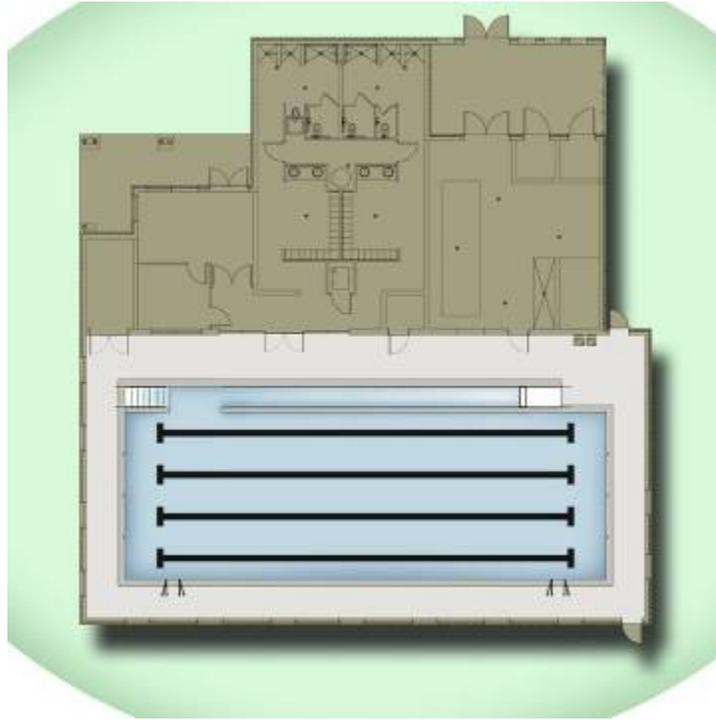
- Pool structure, equipment, and enclosure (indoor)
- Support Spaces
  - Entry
  - Locker rooms
  - Storage/Mechanical
  - Office Space
- Site Construction Cost (\$25 per sq. ft.)
- FF&E
- 5% inflation
- 10% contingency
- Indirect costs for A&E, surveys, permitting, etc.
- The OPC is based on local labor and material costs.
- The OPC does not include land acquisition, demolition, or unanticipated environmental concerns.

## Toolbox Option 1: Indoor Therapy Pool

Project Cost: \$3,250,000

Size: 0.5 acres (includes 35 parking spaces)

Annual Attendance Capacity: 15,000-25,000



Water aerobics class



Natural light adds to pool ambiance

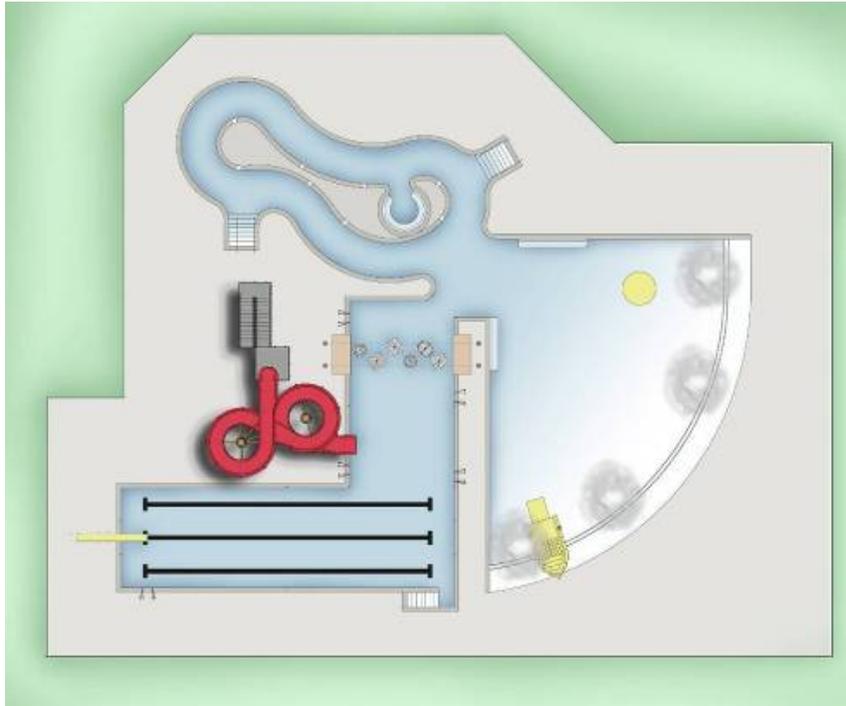
<b>OPINION OF PROJECT COST: OPTION 1</b>			
Description	Unit	Amount	Opinion of Cost
<b>Public Spaces</b>		<b>2,550</b>	<b>\$630,313</b>
Basic Lobby	Sq. Ft.	150	
Check-in Desk	Sq. Ft.	75	
Office Space	Sq. Ft.	200	
Office Storage	Sq. Ft.	75	
Lifeguard/First Aid	Sq. Ft.	150	
Locker Rooms	Sq. Ft.	800	
Family Changing Rooms	Sq. Ft.	350	
Multi-Purpose Room	Sq. Ft.	650	
Storage	Sq. Ft.	100	
<b>Natorium</b>		<b>4,250</b>	<b>\$1,541,250</b>
Wellness Pool	Sq. Ft.	2,200	
Wellness Pool Natatorium	Sq. Ft.	4,000	
Pool Storage	Sq. Ft.	250	
<b>Support</b>		<b>750</b>	<b>\$131,250</b>
Pool Mechanical & Chemical	Sq. Ft.	500	
Building Mechanical	Sq. Ft.	250	
<b>Total Building Construction Costs</b>		<b>7,550</b>	<b>\$2,302,813</b>
Site Construction Costs			\$188,750
Furnishings & Equipment			\$56,625
Subtotal			\$2,548,188
Inflation ( 1 year)	5%		\$127,409
Contingency	10%		\$267,560
Indirect Costs	12%		\$305,783
<b>Total Estimated Project Costs:</b>			<b>\$3,248,939</b>
<b>Say</b>			<b>\$3,250,000</b>

## Toolbox Option 2: Small Family Aquatic Center

Project Cost: \$5,400,000

Size: 1.55 acres (includes 75 parking spaces)

Annual Attendance Capacity: 30,000-40,000



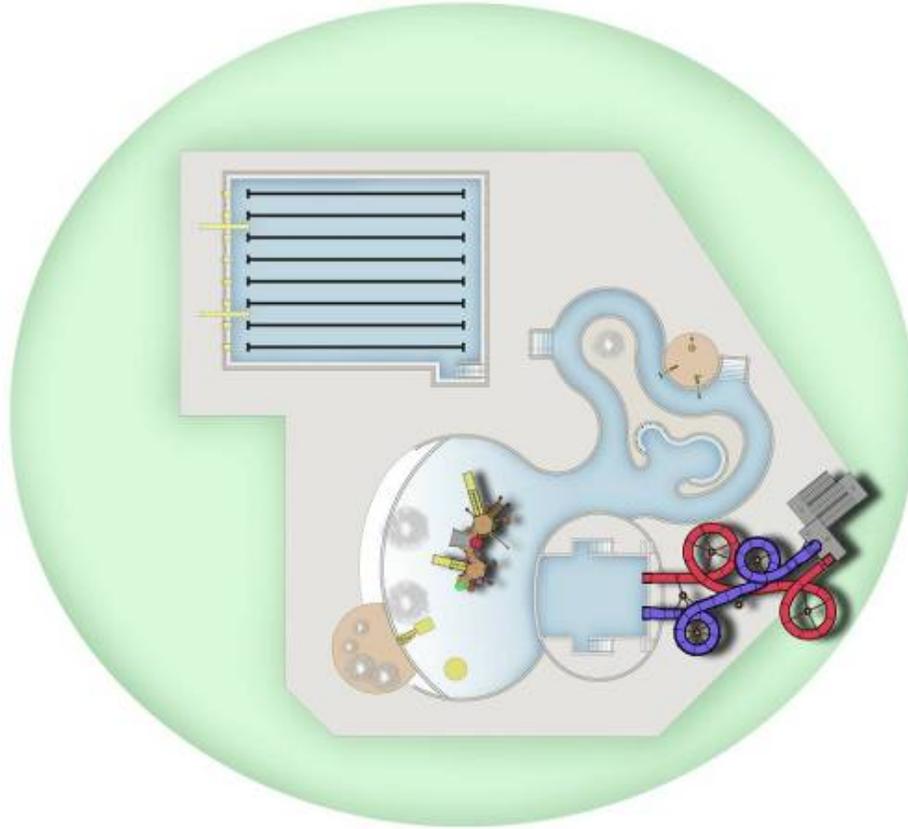
<b>OPINION OF PROJECT COST: OPTION 2</b>			
Description	Unit	Amount	Opinion of Cost
Bathhouse		3,960	\$867,438
Lobby	Sq. Ft.	75	
Managers Office	Sq. Ft.	75	
Guard Room / First Aid	Sq. Ft.	100	
Pool Mechanical	Sq. Ft.	900	
Building Mechanical	Sq. Ft.	200	
Storage	Sq. Ft.	500	
Locker Rooms	Sq. Ft.	950	
Family Changing Room (2)	Sq. Ft.	150	
Snack Bar	Sq. Ft.	350	
Efficiency	Sq. Ft.	660	
Aquatics		7,737	\$2,245,038
Leisure Pool (6 Lanes)	Sq. Ft.	7,737	
Waterslide (A)	Quantity	1	
Waterslide (B)	Quantity	1	
Springboard Diving	Quantity	1	
Participatory Play Feature	Quantity	1	
Pool Heater	Quantity	1	
Support			\$419,846
Outdoor Deck	Sq. Ft	13,927	
Fence	Linear Ft.	600	
Overhead Lighting	Sq. Ft	21,664	
Equipment	Allowance	1	
Shade Structures	Quantity	3	
<b>Total Building Construction Costs</b>			<b>3,532,321</b>
Site Construction Costs (parking lot, landscaping, utilities, walks)			\$640,590
<b>Subtotal</b>			<b>\$4,172,911</b>
Inflation ( 1 year)	5.0%		\$208,646
Contingency	10.0%		\$438,156
Indirect Costs	10.0%		\$481,971
Opinion of Project Costs			\$5,301,684
<b>Say</b>			<b>\$5,400,000</b>
Source: Counsilman-Hunsaker			

### Toolbox Option 3: Medium Family Aquatic Center

Project Cost: \$9,760,000

Size: 3.0 acres (includes 100 parking spaces)

Annual Attendance Capacity: 50,000-60,000



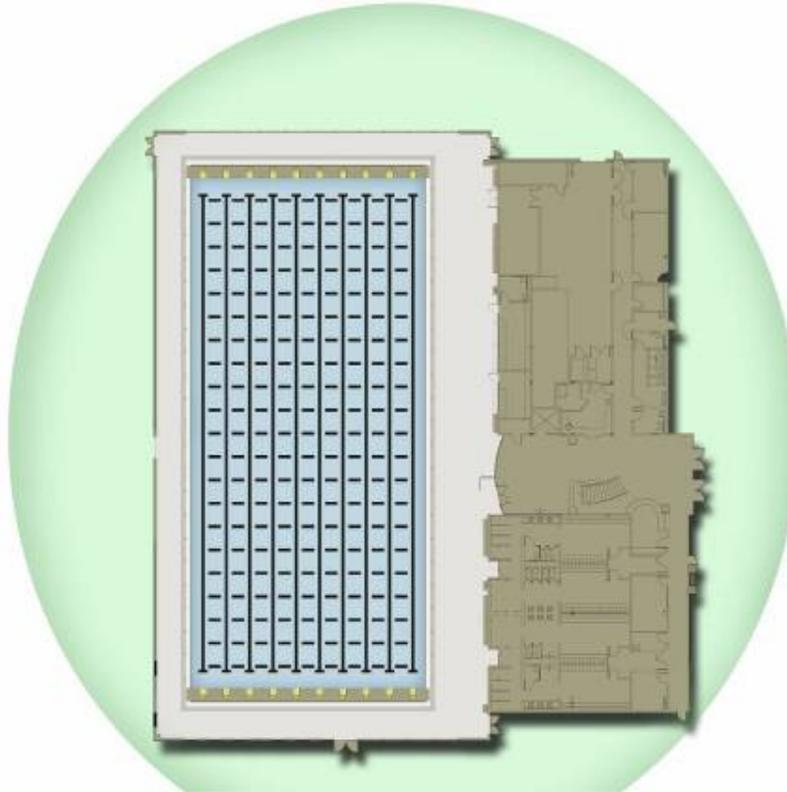
<b>OPINION OF PROJECT COST: OPTION 3</b>			
Description	Unit	Amount	Opinion of Cost
Bathhouse		6,330	\$1,425,281
Lobby	Sq. Ft.	100	
Managers Office	Sq. Ft.	125	
Guard Room / First Aid	Sq. Ft.	100	
Pool Mechanical	Sq. Ft.	1,400	
Building Mechanical	Sq. Ft.	200	
Storage	Sq. Ft.	700	
Locker Rooms	Sq. Ft.	2,100	
Family Changing Room (2)	Sq. Ft.	150	
Snack Bar	Sq. Ft.	400	
Efficiency	Sq. Ft.	1,055	
Aquatics		14,100	\$3,813,500
Recreation Pool	Sq. Ft.	9,200	
Recreation Ammenties	Allowance	1	
Lap Pool (8 Lane 25 Yard)	Sq. Ft.	4,200	
Springboard diving	Quantity	2	
Tot Pool	Sq. Ft.	700	
Play Features	Allowance	1	
Pool Heater	Quantity	1	
Support			\$638,363
Outdoor Deck	Sq. Ft.	35,250	
Fence	Linear Ft.	900	
Overhead Lighting	Sq. Ft.	55,680	
Shade Structures	Quantity	8	
<b>Total Building Construction Costs</b>		<b>62,010</b>	<b>\$5,877,144</b>
Site Construction Costs (parking lot, landscaping, utilities, walks)			\$1,550,250
Furnishings and Equipment	Allowance		\$249,000
<b>Subtotal</b>			<b>\$7,676,394</b>
Inflation (1 year)		5%	\$383,820
Contingency		10%	\$806,021
Indirect Costs		10%	\$886,623
Total Estimated Project Costs:			\$9,752,858
<b>Say</b>			<b>\$9,760,000</b>
Source: Counsilman-Hunsaker			

## Toolbox Option 4: Indoor 50-Meter Pool

Project Cost: \$19,430,000

Size: 2.25 acres (includes 75 parking spaces)

Annual Attendance Capacity: 60,000-80,000



<b>OPINION OF PROJECT COST: OPTION 4</b>			
Description	Unit	Amount	Opinion of Cost
<b>Public Spaces</b>		<b>3,520</b>	<b>\$751,000</b>
Basic Lobby	Sq. Ft.	600	
Check-in Desk	Sq. Ft.	150	
Facility Manager	Sq. Ft.	120	
Aquatic Coordinator	Sq. Ft.	100	
Lifeguard/First Aid	Sq. Ft.	150	
Coaches Workspace	Sq. Ft.	200	
Office Storage	Sq. Ft.	250	
Multi-Purpose Room	Sq. Ft.	1,500	
Storage	Sq. Ft.	150	
Catering Area	Sq. Ft.	300	
<b>Restroom Areas</b>		<b>2,600</b>	<b>\$780,000</b>
General Locker Rooms (M/W)	Sq. Ft.	2,250	
Family Changing Rooms (2)	Sq. Ft.	150	
Second Floor Restrooms (M/W)	Sq. Ft.	200	
<b>Competitive Natatorium</b>		<b>29,970</b>	<b>\$10,498,625</b>
50 Meter Pool (172' X 75')	Sq. Ft.	12,900	
Bulkhead	Quantity	2	
Springboard Diving	Quantity	4	
Deck Shower Area	Sq. Ft.	50	
Natatorium Enclosure	Sq. Ft.	23,220	
Spectator Seating (750 seats)	Sq. Ft.	4,500	
Pool Mechanical Room	Sq. Ft.	1,050	
Pool Storage	Sq. Ft.	1,200	
<b>Building Support</b>		<b>2,730</b>	<b>\$647,500</b>
Building Mechanical	Sq. Ft.	2,000	
Electrical	Sq. Ft.	500	
Janitor	Sq. Ft.	50	
Elevator	Sq. Ft.	80	
Elevator Machine	Sq. Ft.	100	
<b>Circulation/Walls</b>		<b>7,764</b>	<b>\$1,164,600</b>
80% efficiency	Sq. Ft.	7,764	
<b>Total Square Footage</b>	Sq. Ft.	<b>46,584</b>	<b>\$13,841,725</b>
Furnishings and Equipment	Allowance		\$280,000
Site Construction Costs	Allowance		\$1,165,000
<b>Subtotal</b>			<b>\$15,286,725</b>
Inflation (1 years)		5%	\$764,336
Contingency		10%	\$1,605,106
Indirect Costs		10%	\$1,765,617
Total Estimated Project Costs:			\$19,421,784
<b>Say</b>			<b>\$19,430,000</b>

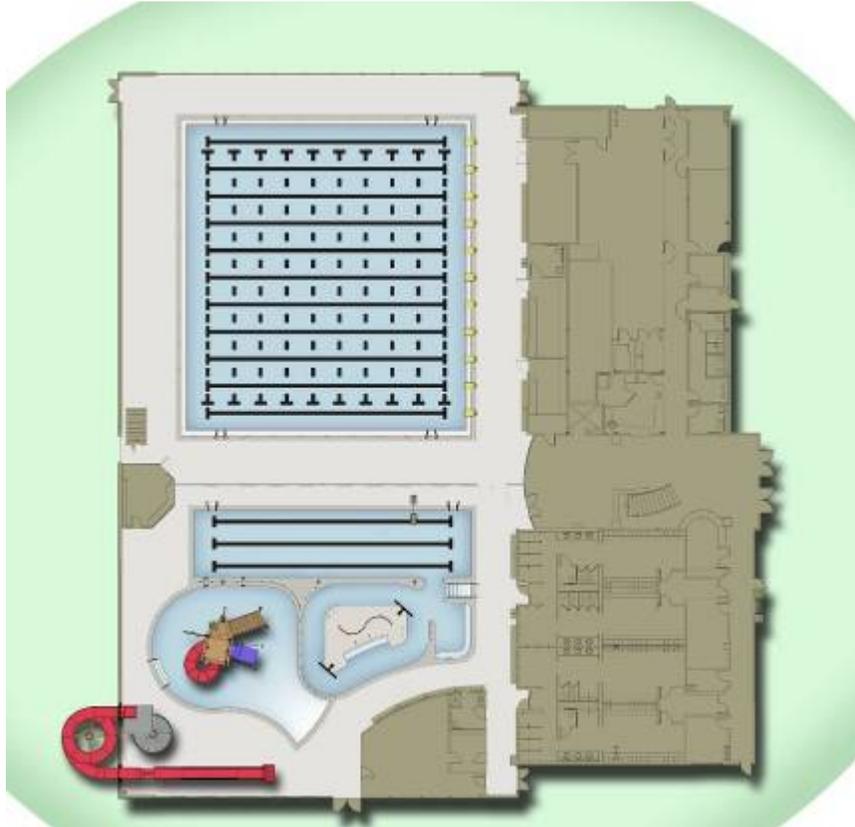
Source: Counsilman-Hunsaker

## Toolbox Option 5: Indoor 25M x 25Y Pool with Leisure

Project Cost: \$15,900,000

Size: 2.00 acres (includes 75 parking spaces)

Annual Attendance Capacity: 70,000-90,000



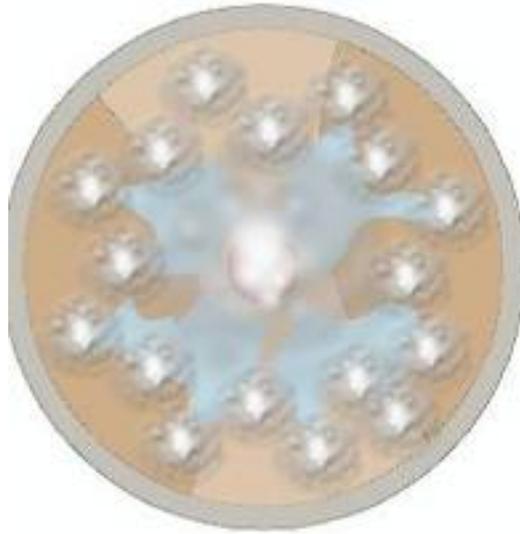
<b>OPINION OF PROJECT COST: OPTION 5</b>			
Description	Unit	Amount	Opinion of Cost
<b>Public Spaces</b>		<b>5,200</b>	<b>\$1,470,000</b>
Lobby	Sq. Ft.	900	
Control/ Cashier	Sq. Ft.	150	
Guard Room/ First Aid	Sq. Ft.	150	
Concession/Kitchen Area	Sq. Ft.	400	
Restrooms M/W	Sq. Ft.	500	
Locker Rooms	Sq. Ft.	2,100	
Team Locker Rooms	Sq. Ft.	700	
Family Changing Room (2)	Sq. Ft.	300	
<b>Aquatic Center</b>		<b>24,650</b>	<b>\$8,477,250</b>
25 Meter by 25 Yard Pool	Sq. Ft.	6,200	
Springboard Diving	Quantity	2	
Competitive Natatorium	Sq. Ft.	12,000	
Leisure Pool (3 lanes)	Sq. Ft.	3,400	
Play Feature	Allowance	1	
Current Channel	Add. Cost	1	
Waterslide	Quantity	1	
Leisure Pool Natatorium	Sq. Ft.	8,000	
Balcony Seating (500 seats)	Sq. Ft.	3,000	
Pool Mechanical Room	Sq. Ft.	1,650	
<b>Building Support</b>		<b>2,630</b>	<b>\$580,000</b>
Building Mechanical	Sq. Ft.	1,900	
Electrical	Sq. Ft.	500	
Janitor	Sq. Ft.	50	
Elevator	Sq. Ft.	80	
Elevator Machine	Sq. Ft.	100	
<b>Efficiency</b>		<b>6,496</b>	<b>\$974,400</b>
Circulation and Walls (20%)	Sq. Ft.	6,496	
<b>Unit</b>	<b>Sq. Ft.</b>		<b>Opinion of Cost</b>
<b>Total Building Construction Costs</b>		<b>38,976</b>	<b>\$11,501,650</b>
Site Construction Costs			\$779,520
Furniture, Fixtures, Equipment			\$234,000
<b>Subtotal</b>			<b>\$12,515,170</b>
Inflation (1 year)		5%	\$625,759
Contingency		10%	\$1,314,093
Indirect Costs		10%	\$1,445,502
Opinion of Probable Cost			\$15,900,523
<b>Say</b>			<b>\$15,901,000</b>
Source: Counsilman-Hunsaker			

## Toolbox Option 6: Splashground or Spray Pad

Project Cost: \$524,000

Size: 0.15 acres (includes 10 parking spaces)

Annual Attendance Capacity: 5,000-10,000



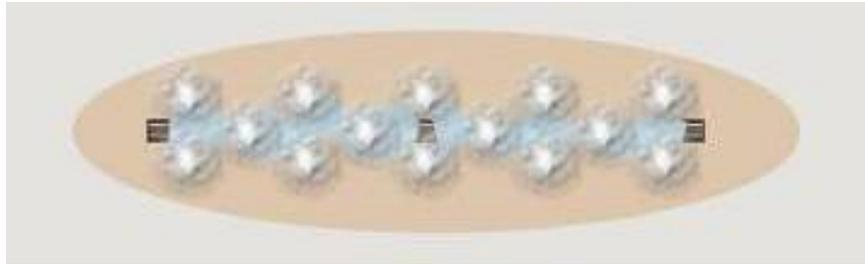
<b>OPINION OF PROJECT COST: OPTION 6</b>			
Description	Unit	Amount	Opinion of Cost
Aquatics		630	\$370,875
Splash Pad	Sq. Ft.	630	
Interactive Play Features	Allowance	1	
Filtration Vault	Quantity	1	
Filtration Equipment	Quantity	1	
UV Sanitizer	Quantity	1	
<b>Total Building Construction Costs</b>			<b>370,875</b>
Site Construction Costs (landscaping, utilities, walks)			\$15,750
<b>Subtotal</b>			<b>\$386,625</b>
Inflation ( 2 year)	10%		\$38,663
Contingency	10%		\$42,529
Indirect Costs	12%		\$56,138
Opinion of Probable Cost			\$523,954
<b>Say</b>			<b>\$524,000</b>
Source: Counsilman-Hunsaker			

## Toolbox Option 7: Interactive Fountain

Project Cost: \$344,000

Size: 0.05 acres (includes 0 parking spaces)

Annual Attendance Capacity: 3,000-5,000



<b>OPINION OF PROJECT COST: OPTION 7</b>			
Description	Unit	Amount	Opinion of Cost
Aquatics		250	\$243,125
Decorative Fountain	Sq. Ft.	250	
Fountain Features	Allowance	1	
Filtration Vault	Quantity	1	
Filtration Equipment	Quantity	1	
UV Sanitizer	Quantity	1	
<b>Total Building Construction Costs</b>			<b>243,125</b>
Site Construction Costs (landscaping, utilities, walks)			\$10,000
<b>Subtotal</b>			<b>\$253,125</b>
Inflation ( 2 year)		10%	\$25,313
Contingency		10%	\$27,844
Indirect Costs		12%	\$36,754
Opinion of Probable Cost			\$343,035
<b>Say</b>			<b>\$344,000</b>
Source: Counsilman-Hunsaker			

## Appendix D – General Limiting Conditions

---

This study is based on information that was current as of August 2011. Every reasonable effort has been made in order that the data reflects the most timely and current information possible and is believed to be reliable. This plan is based on estimates, assumptions and other information developed by the consulting team from independent research.

No warranty or representation is made by the consultants that any of the projected values or results contained in this study will actually be achieved. No responsibility is assumed for inaccuracies in reporting by the client, its agents and representatives or any other data source used in preparing or presenting this study.

This entire report is qualified and should be considered in light of the above conditions and limitations.

