



Department of
**PLANNING &
ZONING**

Old Town Pool Replacement Project

DSUP #2026-10003

Planning Commission Public Hearing
May 5, 2026

Agenda



1. Summary
2. Project Location
3. Pool Facility & Open Space
4. Highlights & Benefits
5. Community & Recommendation



Summary

Request

- ▶ Development Site Plan for demolition and reconstruction of a public pool facility
- ▶ Special Use Permit (SUP) for a Congregate Recreational Facility

Action

- ▶ Planning Commission recommendation of approval

Key Elements

- ▶ Project design addressing community needs
- ▶ Overall pool facility and open space improvements
- ▶ Compliance with City and State regulations



Project Location

Zone

- ▶ POS – Public Open Space

Small Area Plan

- ▶ Braddock Road Metro Station

Historic District

- ▶ Parker-Gray

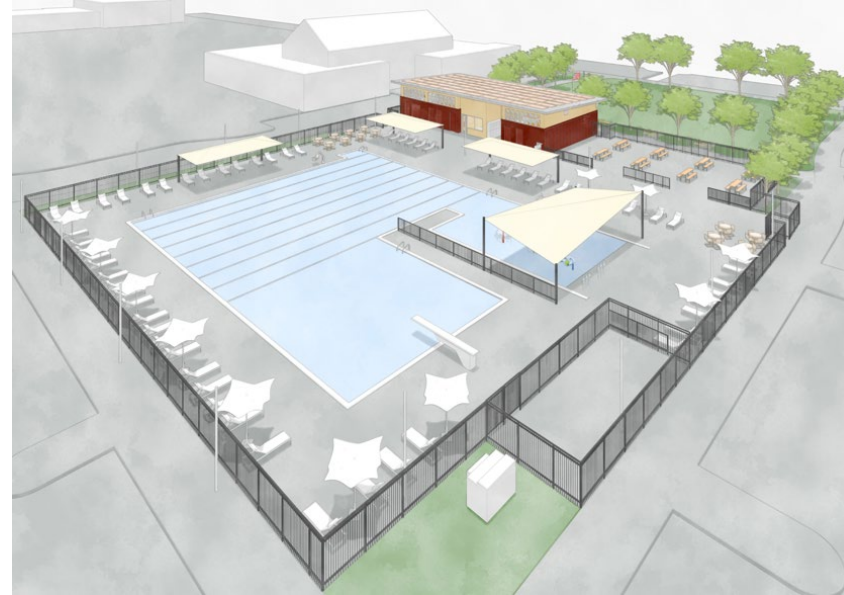
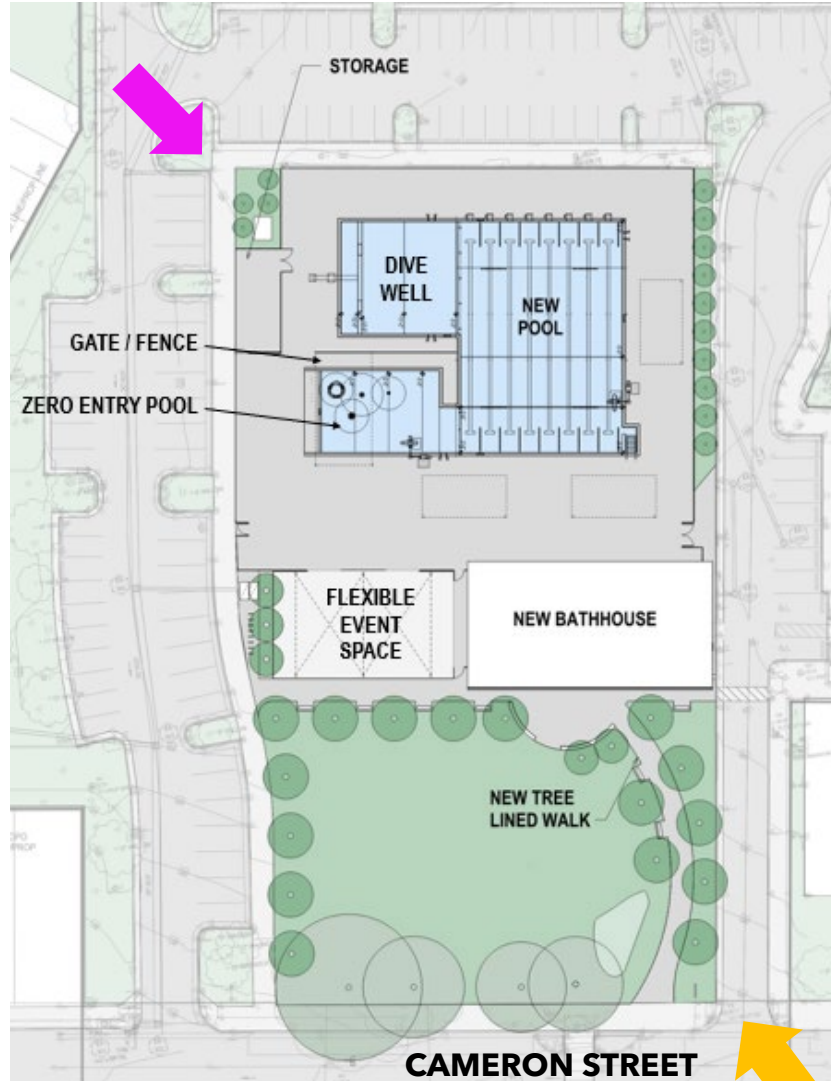
Surrounding Uses

- ▶ School, Residential, Commercial (office, personal service)





Pool Facility & Open Space



Birds-eye view looking south-east from parking lot



Street view looking north-west from Cameron Street



Highlights & Benefits

- ▶ **Stormwater management:** 4% more phosphorous removed than required
- ▶ **Crown Coverage:** Increase from 9 to 17 onsite trees with preservation of large existing trees
- ▶ **Green Building:** LEED Gold or equivalent and Net Zero meeting 2019 Green Building Policy
- ▶ Replacement of 8-lane, competition length lap pool and integrated dive well
- ▶ New attached, zero-entry family pool with spray features
- ▶ Larger replacement bath house with gendered and universal changing rooms and improved operational spaces



Community Meetings

MEETING	DATE	ATTENDEES
Community Update Meeting	9.16.25	16
Park & Recreation Commission Update	9.18.25	6
BAR Concept Review	1.7.26	3
Community Update Meeting	3.5.26	5
P&Z Bi-Monthly Virtual Community Updates	3.17.26	15
Park & Recreation Commission Public Hearing	4.16.26	5

Recommendation

Staff recommends approval of

DSUP #2026-10003