


City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 23, 2013

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: RASHAD M. YOUNG, CITY MANAGER 

SUBJECT: AQUATICS IN ALEXANDRIA

ITEM:

This memorandum provides additional information regarding planning efforts for aquatics. City Council determined in the FY14-2023 to fund \$25 million pool facilities. A new 50-meter indoor pool at Chinguapin was the only facility specifically identified. Current FY2014 funding of \$500,000 supports a site feasibility study for Chinguapin. Additionally, Council approved operating funds for Warwick Pool for the 2013 season only.

BACKGROUND:

The 2012 Aquatics Facilities Study, completed by the firms of Kimley-Horn and Counsilman-Hunsaker, identified a series of recommendations to meet the existing and future aquatic needs in Alexandria, as well as to reduce the current subsidy per pool user/visit borne by the City today. The study recommended a three-pool system, including two outdoor family aquatic centers and one indoor facility. In addition, the study recommended other specialty facilities, including one therapeutic pool, one smaller outdoor neighborhood pool and the conversion of three existing (currently closed) pools to spraygrounds and an interactive fountain. The total construction cost of the recommendations was \$48,655,000. Implementation of the study recommendations would decrease that current user subsidy per pool visit from \$9.17 to \$2.85.

DISCUSSION:

The approved FY2014-2023 CIP includes \$20 million for aquatic facilities at Chinguapin, including funds for a feasibility study related to a new 50m competition pool (\$17.5 million in City funding supplemented by \$2.5 million in private capital contributions). In addition, \$5 million for "Aquatics Facilities to be Determined" is planned for FY2018. Given the current condition of the City's outdoor pools (with the exception of Charles Houston), it is important to determine and plan for the use of these funds in the near future.

Key points to consider at this time are:

- City Council approved Warwick Pool operation for the summer of 2013. If the pool is to operate again in 2014 several capital maintenance repairs need to occur. The pool will not meet ADA requirements without significant renovations. To renovate the existing pool, the estimated cost is \$887,702.

- Ewald, Colosanto, and Nannie J. Lee pools are closed. The expense to renovate these sites will not create significant new capacity to serve public demand. Operation of these facilities is depends on significant City subsidy. If new investment is feasible, these sites should contain newer aquatic features to meet current market needs and facilitate greater cost recovery.
- Old Town Pool is our most highly used outdoor pool. There is potential to meet demand better through renovation and expansion. This would bring newer facilities to meet a broader range of aquatic user group needs. The facility would be less subsidy dependent and able to support expansion of service.
- The public, consultant report, and staff recommendation support a west end aquatic facility. Collectively we need to determine a possible location and facility type.

RECOMMENDATION:

Recreation, Parks and Cultural Activities worked with consultants and the community to prepare a 2012 City of Alexandria Aquatics Facilities Study. Subsequently, City Council decided on a funding level for aquatic projects in the FY2014-2023 Capital Improvement Plan. Further City Council guidance is needed regarding the status of Warwick Pool, determination of projects for the \$5 million approved for general aquatics projects, and the future of a west end facility. Staff will continue to work with City Council and aquatics stakeholders to further develop and implement adequate aquatics facilities in Alexandria.

ATTACHMENT: RPCA Staff recommendations and alternatives

STAFF:

Debra Collins, Deputy City Manager
 Tom Gates, Deputy City Manager / Chief of Staff
 James Spengler, Director, Recreation, Parks and Cultural Activities
 Laura Durham, Open Space Coordinator

Attachment 1: Recreation, Parks & Cultural Activities Aquatic Facilities Alternatives

Chinquapin Pool

- *Consultant Recommendation:*
 - Replace Chinquapin Recreation Center with 25y x 25m Pool and Leisure Pool
 - Estimated Cost: \$28,366,000
- *Alternative 1:*
 - Construct new community recreation and aquatics center to replace existing center
 - Construct adjacent new three tier parking structure for 150 automobiles
 - Estimated Cost: \$29,818,030 - \$31,977,770
- *Alternative 2:*
 - Convert existing non-regulation/competition, to lap pool, leisure pool (with size modifications), and new diving well.
 - Construct separate new competition natatorium on site to house new full size competition pool with requisite support areas and connect existing and new facilities
 - Construct adjacent new three tier parking structure for 150 automobiles
 - Estimated Cost: \$16,815,990 - \$19,479,380
- *Alternative 3:*
 - Modify the existing building and structural system by adding 8,000 SF floor area.
 - Demolish and remove existing non-regulation/competition pool plus diving well and leisure pool.
 - Construct new regulation size pool, new leisure pool and new diving well.
 - Estimated Cost: \$7,795,070 - \$10,000,000
- *Alternative 4:*
 - Study feasibility and, if feasible, construct a separate 25y x 50m pool, renovate existing pool to a recreational pool.
 - Estimated Cost: \$20,000,000

Warwick Pool

- *Consultant Recommendation:*
 - Upgrade Warwick Park with Sprayground
 - Estimated Cost: \$2,450,000
- *Alternative 1:*
 - Demolish and remove existing children's pool only
 - Construct new interactive spray ground.
 - Construct new site access paths with landscaping.
 - Renovate and upgrade existing main pool and diving well.
 - Renovate existing bathhouse and pool deck
 - Estimated Cost: \$1,928,730 - \$2,356,760

- *Alternative 2:*
 - Demolish and remove existing children's pool and existing main pool
 - Construct new interactive spray ground.
 - Construct new site access paths with landscaping.
 - Renovate existing bathhouse and pool deck
 - Construct new minimum park facility building for spray ground support
 - Estimated Cost: \$1,798,180 - \$2,097,730
- *Alternative 3:*
 - Minor repairs to the existing children's pool, main pool, and bathhouse
 - Transfer of programming and maintenance to local non-profit organization via sub-lease
 - Estimated Cost: \$843,520 - \$1,029,790
- *Alternative 4:*
 - Demolish and remove existing children's pool and existing main pool
 - Construct new small (community) recreation pool (1,900 SF) and new pool deck
 - Renovate existing bathhouse
 - Estimated Cost: \$1,279,327 - \$1,546,532

West Side Pool

- *Consultant Recommendation:*
 - Add West Side Pool with Medium Family Aquatic Center
 - Estimated Cost: \$5,300,000
 - Upgrade Ewald Park with Sprayground
 - Estimated Cost: \$1,995,000
- *Alternative 1:*
 - Construct medium-size aquatics facility in Brenman Park
 - Estimated Cost: \$11,262,795

Lee Center

- *Consultant Recommendation:*
 - Replace Lee with Indoor Wellness/Therapy Pool
 - Estimated Cost: \$3,370,000
- *Alternative 1:*
 - Demolish and remove existing pool
 - Construct new interactive therapeutic spray ground with overhead canopy
 - Estimated Cost: \$924,130 - \$1,109,720
- *Alternative 2:*
 - Demolish and remove existing pool
 - Construct new therapeutic pool with overhead canopy
 - Estimated Cost: \$1,103,130 - \$1,329,220

Old Town Pool

- *Consultant Recommendation:*
 - Replace Old Town Pool with Medium Family Aquatic Center
 - Estimated Cost: \$5,510,000
- *Alternative 1:*
 - Demolish and remove existing children's training pool and construct new leisure pool with play features
 - Renovate existing main pool
 - Replace and upgrade outdoor pool deck
 - Renovate and upgrade existing bathhouse
 - Estimated Cost: \$1,111,560 - \$1,217,730
- *Alternative 2:*
 - Demolish and remove existing children's training pool and construct new leisure pool with play features
 - Demolish and remove existing main pool and construct new competition/lap pool
 - Replace and upgrade outdoor pool deck
 - Renovate and upgrade existing bathhouse
 - Estimated Cost: \$3,173,880 - \$3,720,500

Colasanto

- *Consultant Recommendation:*
 - Upgrade Colasanto with Interactive Fountain
 - Estimated Cost: \$832,000

Chinquapin Aquatics Center - Alternate 1



Chinquapin Aquatics Center - Alternate 2



Chinquapin Aquatics Center - Alternate 3



Warwick Pool - Alternate 1



Sanborn Pl.

Replace
Existing Pool
Deck

Existing
Playground

Renovate
Existing Lap
Pool and
Diving Well

Renovate
Existing
Community
Building

Demolish
Existing
Childrens
Pool

New
Access
Paths

New
Interactive Spray-
ground

New Deck

Landover St.

Existing
Parking Lot



Warwick Pool - Alternate 2



Sanborn Pl.

Existing
Playground

New
Interactive Spray-
ground

Replace
Existing
Community
Building w/
Small Facility
Support Building -
One Story

Demolish
Existing
Childrens
Pool

New
Pool Deck

approx.
2000 s.f.

Existing
Parking Lot

Landover St.



Warwick Pool - Alternate 3
Existing to Remain as is

Sanborn Pl.

Existing
Playground

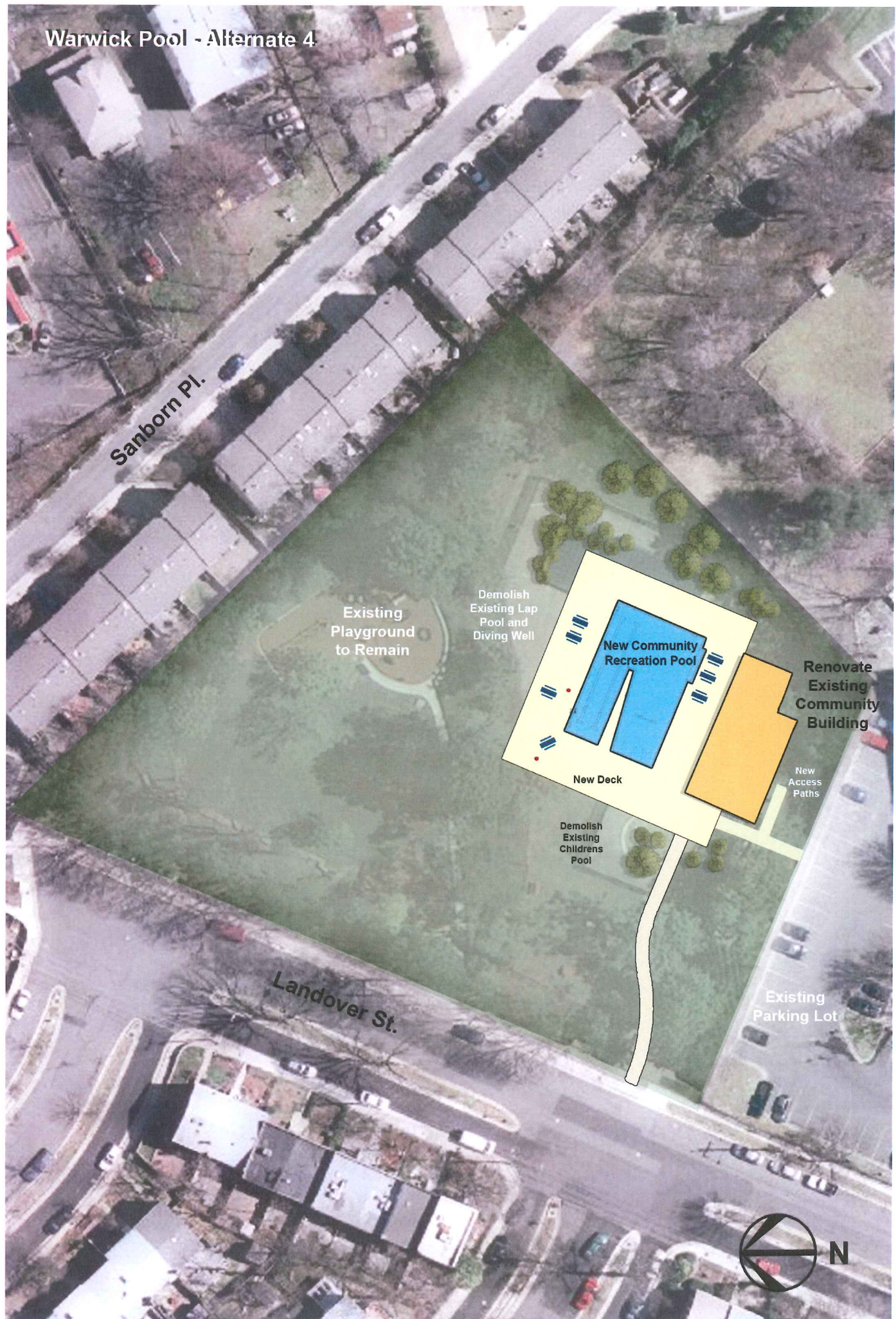
Existing
Pool

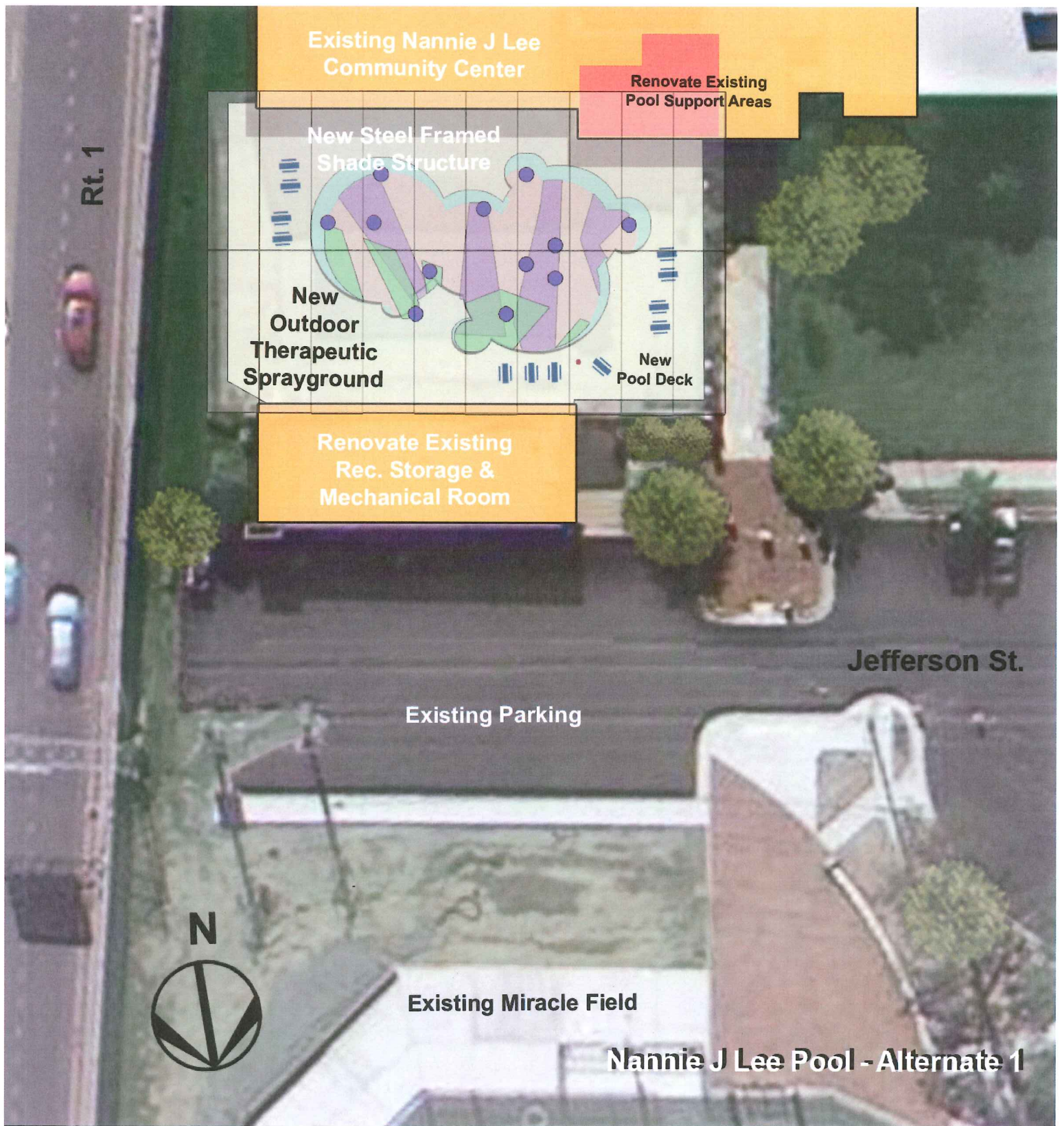
Landover St.

Existing
Parking Lot

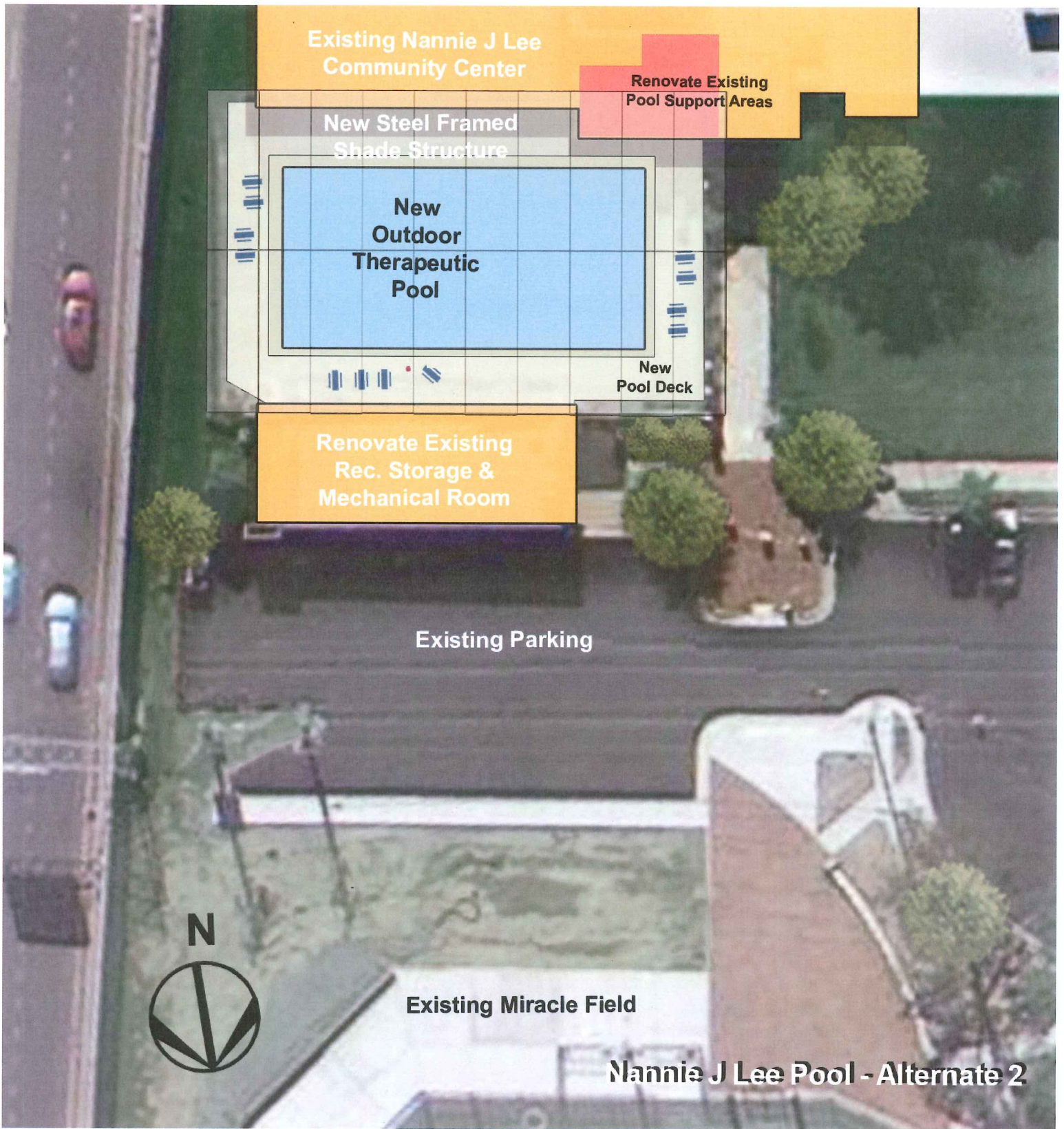


Warwick Pool - Alternate 4

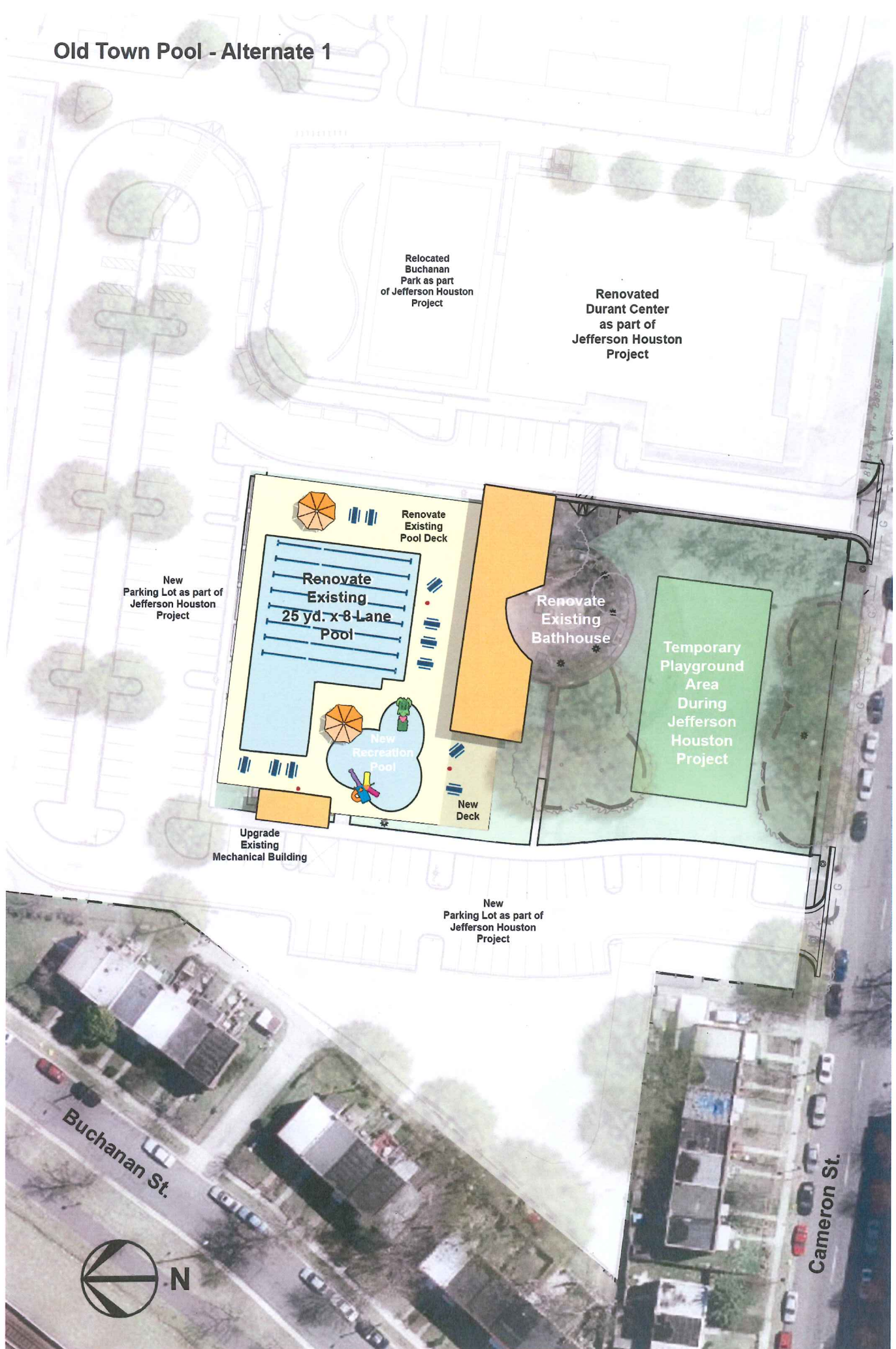




Nannie J Lee Pool - Alternate 1



Old Town Pool - Alternate 1

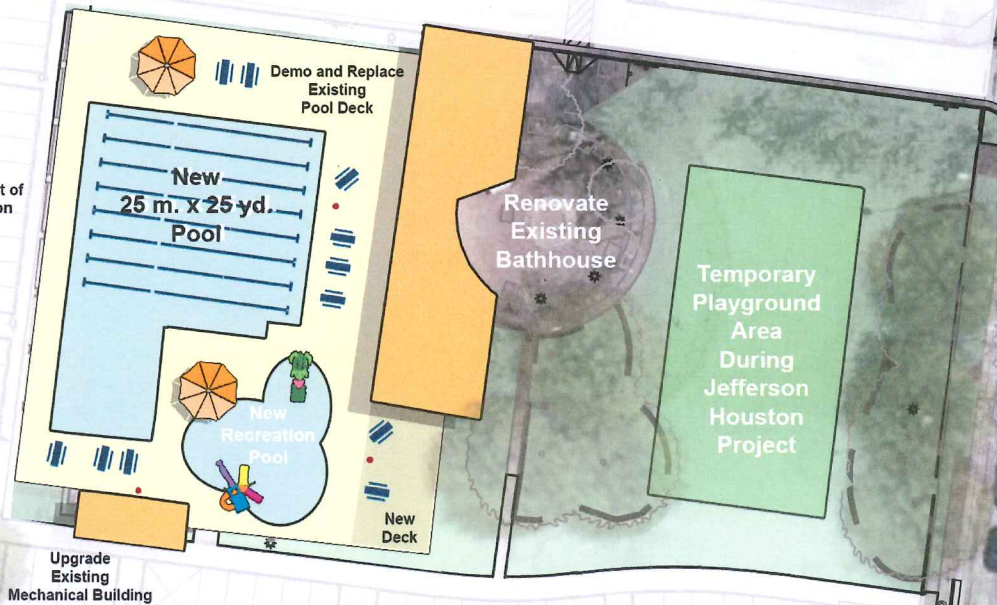


Old Town Pool - Alternate 2

Relocated
Buchanan
Park as part
of Jefferson Houston
Project

Renovated
Durant Center
as part of
Jefferson Houston
Project

New
Parking Lot as part of
Jefferson Houston
Project



New
Parking Lot as part of
Jefferson Houston
Project

Buchanan St.



Cameron St.