



## Legislation Details (With Text)

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## City of Alexandria, Virginia

### MEMORANDUM

**DATE:** MAY 7, 2014  
**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
**FROM:** RASHAD M. YOUNG, CITY MANAGER/s/

**DOCKET TITLE:**

Consideration of the Receipt of the Chinquapin Aquatics Center Feasibility Study, Task 1A Report.

**ISSUE:** City Council receipt of the consultant's Chinquapin Aquatics Center Feasibility Study, Task 1A Report, discussing the initial feasibility assessment for the addition of a 50 meter aquatic facility and a renovated recreation pool at the existing Chinquapin Park Recreation Center and Aquatics Facility.

**RECOMMENDATION:** That City Council:

1. Receive and discuss the Task 1A Report provided by Hughes Group Architects; and
2. Direct staff to proceed with additional tasks within the feasibility study scope of work.

**BACKGROUND:** Through the FY2014 budget discussions, City Council approved \$500,000 in funding for a feasibility study to determine the viability of constructing a 50 meter competition pool and renovated recreation pool at the Chinquapin Park Recreation Center and Aquatics Facility. The City released a Request for Proposals (RFP) and selected the firm of Hughes Group Architects (HGA) to complete this study. HGA began the work in

March 2014 and recently completed the first item required in their scope of work.

Task 1A of the study included a preliminary assessment of the existing site, constraints of the site, and an initial analysis of the market for aquatics in Alexandria. This preliminary work is intended to inform City Council and staff regarding whether or not the existing Chinguapin Park facility site can accommodate the addition of a 50 meter pool. If the finding from Task 1A determines that an addition is feasible based on the site's physical conditions/constraints, then additional tasks can be completed to further determine feasibility, market analysis, constructability and overall cost.

**DISCUSSION:** Based on the findings from the Task 1A Report (see attached Hughes Group Architects document), the Chinguapin Park Recreation Center and Aquatics Facility site has a number of constraints, however, there are possible configurations of the site that can accommodate the addition of a 50 meter pool. The report details six potential schematics, explaining the challenges and opportunities for each. The significant constraints to consider, highlighted in the report, include:

- A Resource Protection Area (RPA);
- A storm lateral;
- Existing tree canopy; and
- Steep grade differential across the site

In addition, the consultant is and will continue to consider the ability of any new facility to comply with the City's established Cost Recovery and Resource Allocation Policy.

Based on the findings, staff recommends that the consultant move forward with additional components of the feasibility study, including robust work with the public to further define a viable site and programmatic layout and conduct an in depth analysis of the market for such a facility in Alexandria. More detailed cost estimates for an expanded facility can be provided as the layout and program is defined through this process.

**FISCAL IMPACT:** The cost of continuing the study is covered by the \$500,000 provided in the FY2014 CIP.

**ATTACHMENTS:**

Hughes Group Architects' Chinguapin Aquatics Center Feasibility Study, Task 1A Report

**STAFF:**

Debra Collins, Deputy City Manager

James B. Spengler, Director, Department of Recreation, Parks and Cultural Activities (RPCA)

Laura D. Durham, Open Space Coordinator, RPCA