## PUBLIC POOL DISCUSSION City Council Workshop July 18, 2022

Presented by: Trang K. Lam, Parks & Recreation Director

2022 Cam Iown Youth Festival

## Agenda

2018 history

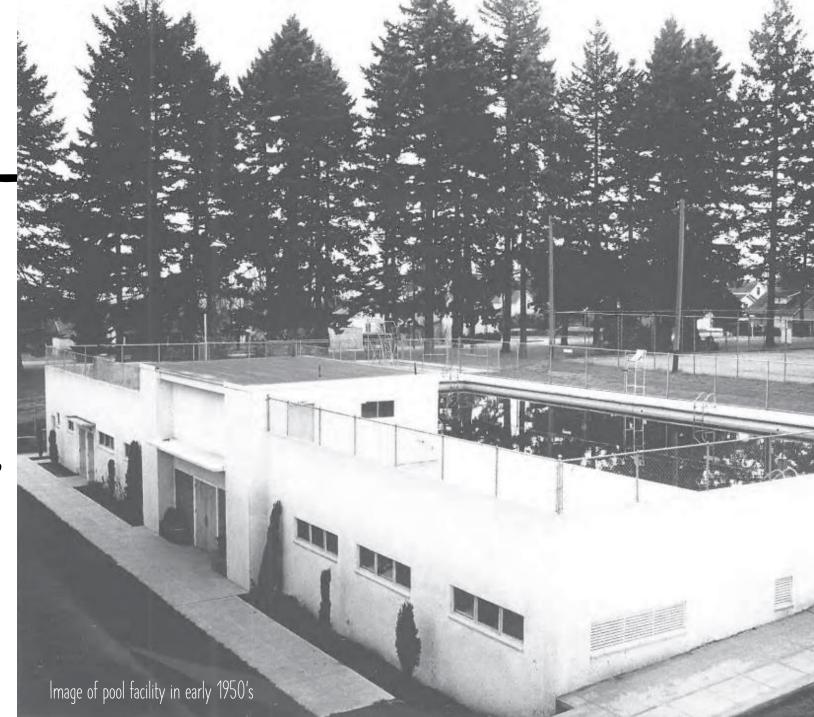
□New project evaluation criteria

Discussion

Council feedback and direction

## 2018 Pool Assessment & Discussion

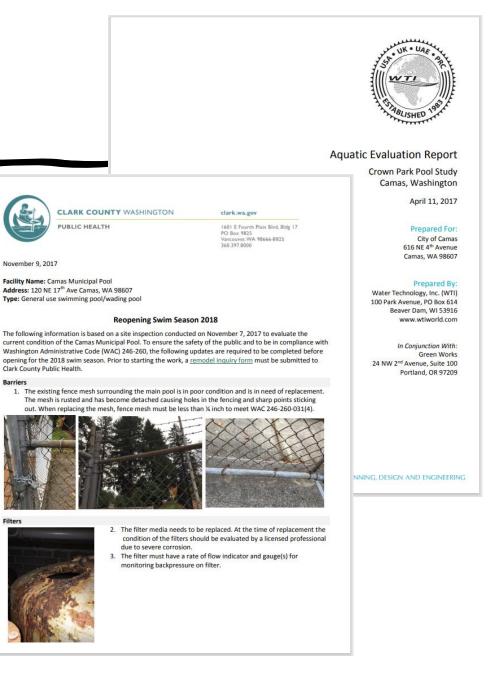
The information on the following several slides are from discussions with Project Advisory Committee, Parks & Recreation Commission and City Council in 2018.



## **2017 Inspections**

<u>WTI evaluation</u>: Out of a score of 1 to 100, with 100 being in excellent condition, the pool facility was rated at 26.88. At the time, the recommended repairs/replacements equaled the cost of new construction.

<u>Clark County Public Health</u>: Site inspection resulted in – "To ensure the safety of the public and to be in compliance with Washington Administrative Code (WAC) 246-260, the following updates are required to be completed before opening for the 2018 swim season."



### Images of 2017 facility conditions

































## Crown Park Pool Facility – Cost Recovery

		2011		2012		2013		2014**		2015		2016		2017
Table	~	52.012	÷	<u> </u>	~	74 242	Å	25 200	÷	02.061	÷	104 010*	÷	05 270
Total Revenue	Ş	52,912	Ş	68,789	Ş	74,242	\$	25,309	Ş	83,861	\$	104,010*	Ş	85,378
											*Inc	ludes donation		
													_	
Total Expenditures	\$	88,721	\$	117,086	Ş	101,646	\$	32,578	\$	193,855	\$	160,013	\$	175,263
General Fund														
Subsidy	\$	(35,809)	\$	(48,297)	\$	(27,404)	\$	(7,269)	\$	(109,994)	\$	(56,003)	\$	(89,885)
							** Ra	an by outside contractor						
TOTAL COST					_									
RECOVERY		60%		59%		73%		78%		43%		65%		<b>49</b> %

## 2018 Proposed Options



**RENOVATION OF EXISTING POOL** 

-REPAINT POOL SURFACING -SEPARATE MECHANICAL SYSTEM FOR WADING POOL -REPLACE VALVES AND PIPING -REPLACE SAND FILTERS -CONSTRUCT SURGE TANKS -REPLACE POOL GUTTERS -REPLACE POOL RETURN FITTINGS -ADDRESSING ADA ACCESSIBILITY ISSUES -REPLACE POOL PAINT FINISH



\$615,000 POOL AREA RENOVATION MIN. \$1,090,000-\$1,540,000 TOTAL RENOVATION COSTS \$1,690,000-\$2,190,000



**3** LARGE INTERACTIVE WATER FEATURE

WATER FEATURE INCLUDE: -WATER JETS -MECHANICAL EQUIPMENT -LIGHTING -DECORATIVE CONCRETE



WATER FEATURE EQUIPMENT \$200,000-\$300,000 EARTHWORK, DECORATIVE PAVING AND UTILITIES \$100,000-\$200,000

TOTAL REPLACEMENT COSTS \$300,000-\$500,000



New bath house to include: -EXPANDED FOOTPRINT FOR CAPACITY -ADA ACCESSIBILITY

-RESTROOMS

-CASEWORK

-DRESSING ROOMS

-SHOWER AREAS

-INTERIOR FINISHES

-TACTILE FLOORING

NEW POOL TO INCLUDE: -EXPANDED FOOTPRINT -MODERNIZED MECHANICAL EQUIPMENT -EXPANDED PROGRAM -ZERO DEPTH ENTRY -INTERACTIVE WATER PLAY -LAP LANES

NEW BATH HOUSE \$720.000

NEW POOL AREA \$1,150,000-\$1,500,000

TOTAL REPLACEMENT COSTS \$1.870.000-\$2.220.000



SMALL INTERACTIVE WATER PLA

SPLASHPAD FEATURES INCLUDE: -INTERACTIVE WATER PLAY TOYS -DECORATIVE CONCRETE -MECHANICAL EQUIPMENT





SPRAY TOYS AND WATER PLAY \$30.000-\$50.000

EARTHWORK, HARDSCAPE AND UTILITIES \$30,000-\$50,000

> TOTAL REPLACEMENT COSTS \$60,000-\$100,000

Aquatics in Camas: If the City were to build a new, year-round indoor community center or aquatics facility that had a pool somewhere else in town (not at Crown Park), which of the following aquatic options would you prefer at Crown Park?

> Option 1 -Renovate...

Option 2 -

Option 3 -Replace the...

Option 4 -Replace the...

0%

10%

20%

30%

Replace the ...

**Answer Choices** Responses 10.85% 155 Option 1 - Renovate Existing Pool 38.07% 544 Option 2 - Replace the Existing Pool with a New Outdoor Family Leisure Pool 38.21% 546 Option 3 - Replace the Existing Pool with a Large Interactive Water Feature 12.88% 184 Option 4 - Replace the Existing Pool with a Small Interactive Water Play. Total 1,429

**Interactive Water** 

Feature - 51%

40%

50%

60%

70%

80%

90% 100%

## 2018 Community Survey

## Options presented to PAC & P&R Commission

• OPTION 1 – Leisure Pool

• OPTION 2 – Interactive Water Feature

- Some impacts to consider for a pool facility in Crown Park:
- Parking
- Traffic
- Impact on other park functions

Rise in use		Admission	Number in		
	Admission Type	Numbers	Party	Days/Times	Total
	Daily	250	1	70	17,500
	10 Visit	300	1	10	3,000
	Season Pass				
	Individual	454	1	22	9,988
	Family	244	2.5	22	13,420
	Leisure Pool antic	43,908			
	2017 Camas Pool	7,895			

#### 2018: PAC and Parks Commission Recommendations:

The PAC and Parks Commission recommends pursuing <u>Option 2</u> – which removes the aging pool in Crown Park and replaces it with an interactive water feature – with the caveat that the City continue actively pursuing (as a high priority) to fund and develop a year-round aquatic facility.



KEYNOTES		
(1) BENCHES, TYP.	6 COURTYARD	(12) SCOUT HALL
② RESTROOMS	⑦ PLAYGROUND	(13) OPEN LAWN
(3) INTERACTIVE WATER	(8) 8' CONCRETE PATH	(14) EXISTING MONUMENT SIGN
FEATURE	(9) 12' CONCRETE PATH	(15) PICNIC TABLES, TYP.
④ NEW PICNIC SHELTER	1 MULTI-SPORT COURT	(16) EXISTING TENNIS COURTS
(5) AMPHITHEATER SEATING	(1) EXISTING PICNIC SHELTER	



## New Project Opportunities -**Evaluation Criteria**



Does this align with the PROS Plan?

Has anything changed since the development of the PROS Plan?

-Are there new data to support the change?



What are the opportunities & constraints? (Improved performance and/or impacts if not funded)



How can we garner support from the community and council?

## Does this align with the PROS Plan? **YES**

#### **CHAPTER 9**

# Goals & **OBJECTIVES**





#### STEWARDSHIP OF LAND, PARKS & PROGRAMS

#### PLAN FOR & FILL KNOWN SYSTEM GAPS



ORGANIZATIONAL EXCELLENCE

#### POLICY

Enhance our parks and recreation system to make it more welcoming and accessible.

- Develop Diversity/Equity/Inclusion policy that removes accessibility barriers (socio-economic, language, physical, geographic, transportation) to programs, parks and trails, and in alignment with City vision and policies.

#### Better understand funding gaps and funding alternatives.

- Develop and implement a cost recovery policy that provides for an equitable fee structure for park facilities and recreation programs, with high-community benefit programs and event funded appropriately to ensure accessibility for all residents.

- Periodically revise the park impact fee methodology and rates to accurately reflect changes in level of service standards and/or the costs of expanding the park infrastructure to accommodate population growth. - Review and update the adopted sixyear Parks Capital Facilities Plan (CFP) every two years to remain current with local recreational interests and account for the capital needs of the parks and recreation system. - Pursue alternative funding options and dedicated revenues, including engaging and exploring with the City of Washougal a feasibility study to assess the potential of establishing a regional financing tool for recreation service.

#### Provide equitable access to parks and open space system.

- Prioritize park and trail development in areas where service gaps exist (e.g., where households are more than ½mile from a developed park, open space or trail) and in areas of the City facing population growth and residential and commercial development.

- Evaluate and update design and development standards for parks and recreation amenities within private development to promote and achieve equitable levels of service and provide amenities that are complementary to the city park.

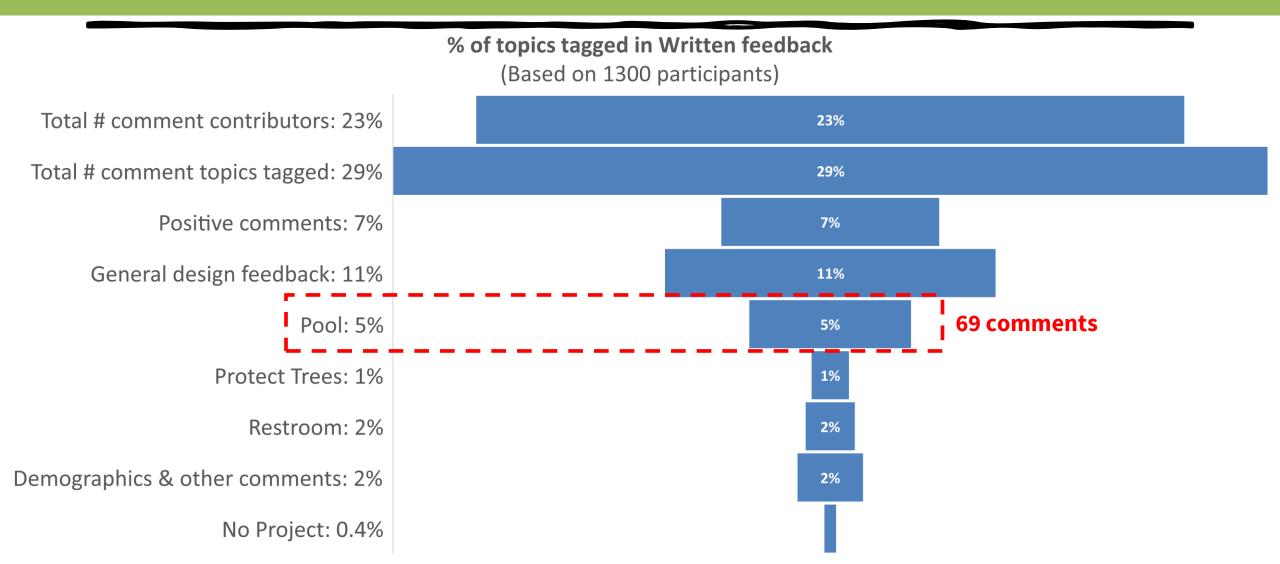
#### Expand recreational services.

- Re-examine the opportunity for new recreational center with aquatics facility, taking into consideration financial feasibility and partnership opportunities.

#### Coordinate collaborative discussions on policy matters.

- Bring together Parks and Recreation Commission, City Council, and other standing City boards, such as the Planning Commission, to discuss policy matters pertaining to recreational resources, opportunities and funding.

### Are there new data? May 2022 Crown Park 30% Design Survey



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#### 2+ 3

#### Pool facilities

From Camas City Hall to:

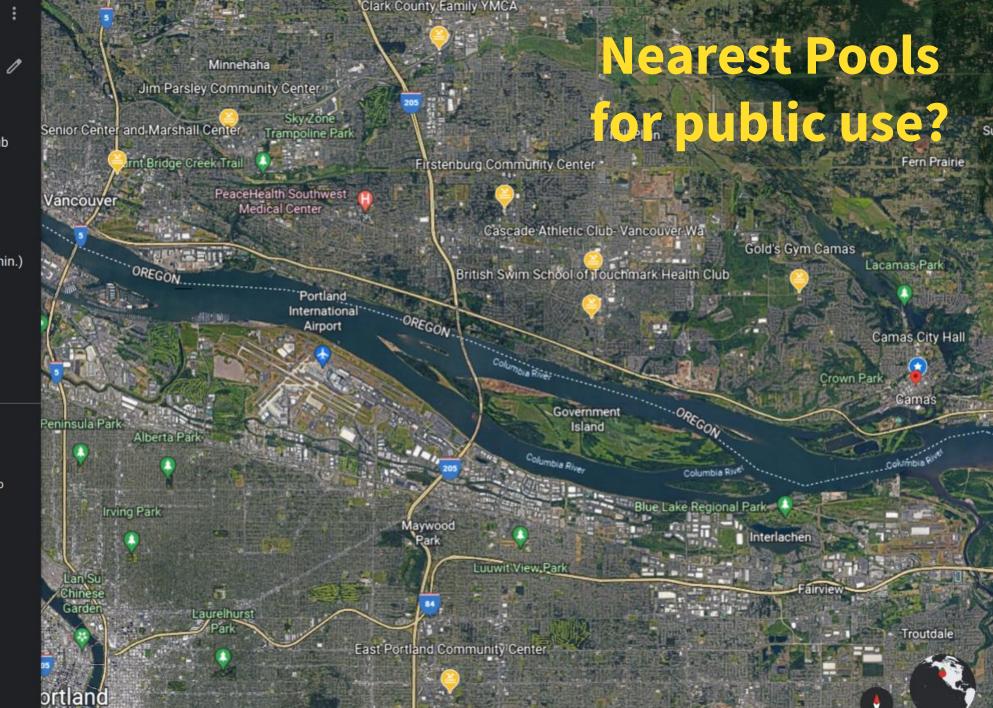
- Gold's Gym (3.7 miles / 9 min.)
- British Swim School of Touchmark health Club
- (7.2 miles / 16 min.)
- Cascade Athletic Club (6.8 miles / 13 min.)
- Firstenburg CC (8.8 miles / 18 min.)
- Jim Parsley CC (13.7 miles / 21 min.)
- Marshall Ctr (14.9 miles / 19 min.)
- Clark County Family YMCA (12.4 miles / 17 min.)
- East Portland CC (15.1 miles / 22 min.)

🗊 Trang Lam

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New feature 👻 🕨 Present

- Camas City Hall
- Gold's Gym Camas
- British Swim School of Touchmark Health Club
- Cascade Athletic Club- Vancouver Wa
- Firstenburg Community Center
- Jim Parsley Community Center
- O Luepke Senior Center and Marshall Center
- Clark County Family YMCA
- East Portland Community Center



# What are the opportunities & constraints?

**OPPORTUNITIES** 



Learn from other nearby facilities

Understand our

market

## \$

Department Resources - staffing & funding

CONSTRAINTS

**Understand our** 

market



Partnerships



City-Owned land available



On-going Operations & Maintenance

## Facility research

- Monthly Pass
  - Youth \$30 35
  - Adult \$50 55
  - Seniors \$35 50
- Annual passes are available at slightly lower cost
- Drop-in passes are available at slightly higher cost
- Recreation + Pool Facility
  - 80,000 SF Firstenburg CC
  - 42,000 SF Marshall CC
    - 18,000 SF Luepke Senior Center
  - 40,000 SF Future Ridgefield Clark
     County YMCA (Current process
     2014-2024)
- Proposed YMCA Pool Facility
  - 18,000 SF 20,000 SF

- On-going Operations & Maintenance
  - 75% direct program cost
  - 25% indirect cost
- Staffing
  - Full-Time Employee (FTE): ranges from 10 to 15 FTE
  - Part-Time Employee (PTE): depending on programming – about 75-130 PTE year-round. Additional staff of about 60+ for summer.
- Cost Recovery (Vancouver)
  - Direct program cost recover:
     63% to 81%
  - Total cost recover: 48% to 60%

## **KEY INSIGHTS:**

Community pays for use

On-going operations & maintenance funding required

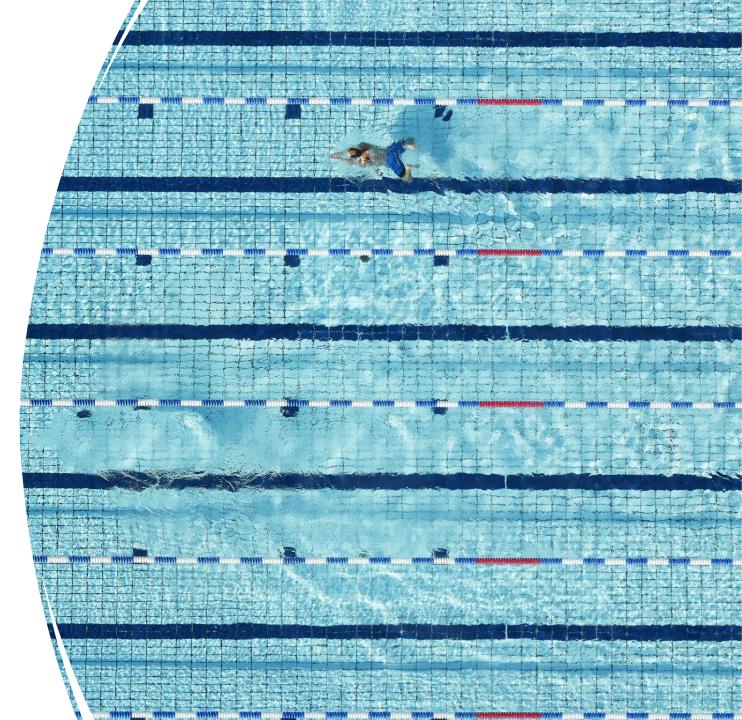
City subsidy required

- FULL-TIME STAFFING: 5X the current P&R level
- PART-TIME STAFFING:
   10-15X the current P&R level

## How can we garner support from the community and council? Through proposed 10-year process.

Resource Allocation:	Project Scope – years 1-3				
<ul> <li>Project Manager, Consultant team</li> <li>Partnership building</li> <li>CSD, YMCA, City of Washougal, others?</li> <li>Joint public conversations throughout process</li> <li>Answer the problem statement</li> <li>Do we need or want a pool &amp; what kind of pool facility should it be?</li> </ul>	<ul> <li>Resource Allocation:</li> <li>Market Study</li> <li>Site selection, Conceptual Design</li> <li>Cost Recovery Policy</li> <li>Prelim Operating cost analysis</li> <li>Communication &amp; Public Engagement Plan</li> <li>Citizen Advisory Committee</li> <li>Partnership Building</li> </ul>	Funding Strategy – years 3-5			
		Final design and project cost est.	Building – years 5-10		
		Operating proforma Funding sources Grant opportunities Political will	Updated cost est. Secure all funding Construction Docs. Permitting Procurement Construction		

## DISCUSSION



## Agenda

✓2018 history

✓New project evaluation criteria

✓ Discussion

Council feedback and direction –

Does Council wish to fund next step in the proposed process?

