



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: April 8, 2010

REPORT NO: 102

ATTENTION: Park and Recreation Board
Agenda of April 15, 2010

SUBJECT: Memorial Pool Replacement - General Development Plan

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of Memorial Pool Replacement - General Development Plan [GDP]

Director's Recommendation – Recommend approval of the proposed Memorial Pool Replacement - General Development Plan

Other Recommendations – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed under Discussion below.

Dolores Magdeleno Memorial Recreation Council
Community Parks II Area Committee
Design Review Committee

Fiscal Impact – The estimated total project cost for the design and construction of the pool facility is approximately \$3,350,000 (not including a concession building). Currently there is \$1,750,000 in Developer Impact Fees [DIF] budgeted. An additional \$750,000 in DIF will be recommended during the Fiscal Year 2011 budget process. Unless additional funding sources are identified the splash pad area and concession building will not be built in the first phase of construction. It is anticipated that any additional non-personnel operating expenses will be offset by greater efficiency of new equipment.

Water and Energy Conservation Status – The proposed Memorial Pool Replacement complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental - The City of San Diego as Lead Agency has submitted this project for Environmental Review per CEQA guidelines. A CEQA exemption is anticipated pursuant to State CEQA Guidelines, Section 15301 (Existing Facilities).

BACKGROUND

The Memorial Park pool is located in Memorial Community Park, in Southeast San Diego. The pool is approximately forty years old, suffers from deferred maintenance, and does not meet accessibility requirements for persons with disabilities. The existing pool consists of only 6 lap lanes. The community has expressed a need to expand the number of swim lanes, and to provide a children's wet play area.

The proposed improvements will expand into the adjacent basketball courts south of the existing pool area by approximately 65 feet. The new pool design will include a 25 yard by 25 meter pool with a covered spectator area which will allow multiple programming, community swim lessons, and competitive high school swim meets and water polo matches. The new facility will also provide a children's wet play area with permanent adjacent umbrellas for shade, and a separate fenced and shaded picnic area. New security lights and an equipment storage area will also be included.

DISCUSSION

On January 12, 2010, the Dolores Magdeleno Memorial Recreation Council voted unanimously (10-0-0) recommending approval of the Memorial Pool Replacement GDP with the following motions:

- **To build a 25 yard by 25 meter pool.** Operations staff has concurred. This has been incorporated into the design presented here.
- **To add a concession building.** This is outside of the scope of this project. An area has been identified on the plan for a future concession building.

On February 10, 2010, the GDP was presented to the Community Parks II Area Committee. After discussion of funding for construction, operations, and maintenance of the new pool facility, the Committee voted (6-0-1) recommending the approval of the Memorial Pool Replacement GDP as presented.

On March 10, 2010, the GDP was presented to the Design Review Committee who voted unanimously to approve the GDP with the following discussion items.

- **Request to add color to the concrete decking so that it's not as bright when it's first poured. This was suggested to cut down on glare.** This can be done for minimal cost and will be incorporated.
- **Mark two additional lanes in the shallow end so some lap swimming can be done while water polo is being played.** Park and Recreation operations staff has concurred. Again this can be done for minimal cost and will be incorporated.
- **Design the equipment in the spray pad to encourage the older children to be closer to the pool.** This will be incorporated into the final design.
- **Include a solar cover for the pool.** An insulating blanket is required by code to be placed over the water surface when the pool is not in use. This will be incorporated.
- **Explore the addition of solar water heating.** Solar heating will require 6,150 square feet of roof area, at an installed cost of the system alone of over \$150,000. The surface area requirement means the only viable roof area large enough is the adjacent recreation center. Depending on the recreation center's roof structure, there may be the need to

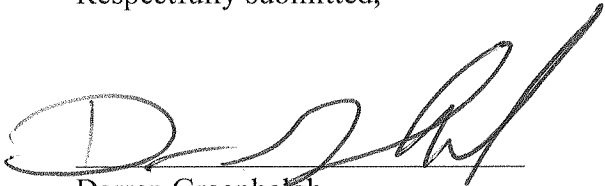
design a rack systems to provide the proper solar exposure for the panel arrays. The roof will also need to be analyzed by a structural engineer to determine if it's capable of supporting the additional weight of the system and racks. The expense of design and possible retrofit of the existing roof system at the recreation center, the design and construction of a rack system, plus the expense of the system alone would exceed any life cycle cost savings for energy usage. The additional expense also far exceeds the current budget.

- **Study ways to enhance the entrance to the pool facility by using signage and landscape to create a sense of place.** Redesign of the entry into the pool facility is outside of the scope of work and budget for this project. Park and Recreation staff will be painting the building, adding additional signage to the north side of the building to identify the facility, and will be planting additional shrubs at the front of the building in response to this comment.

ALTERNATIVES

Recommend approval of the Memorial Pool Replacement GDP with modifications;
Recommend disapproval of the Memorial Pool Replacement GDP.

Respectfully submitted,

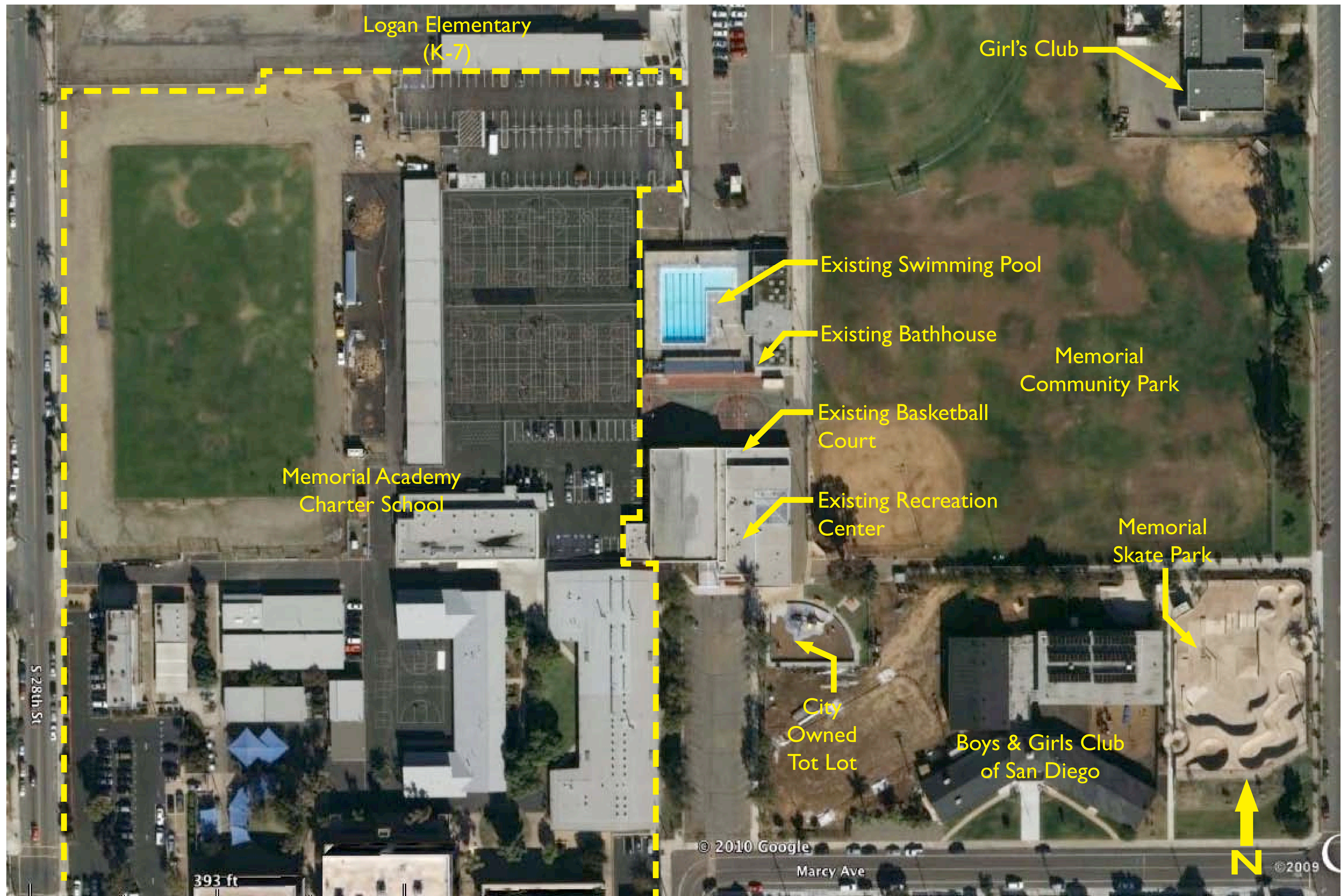

Darren Greenhalgh
Deputy Director, Architectural Engineering
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Prepared by: L. Clark Ritter
Park Designer

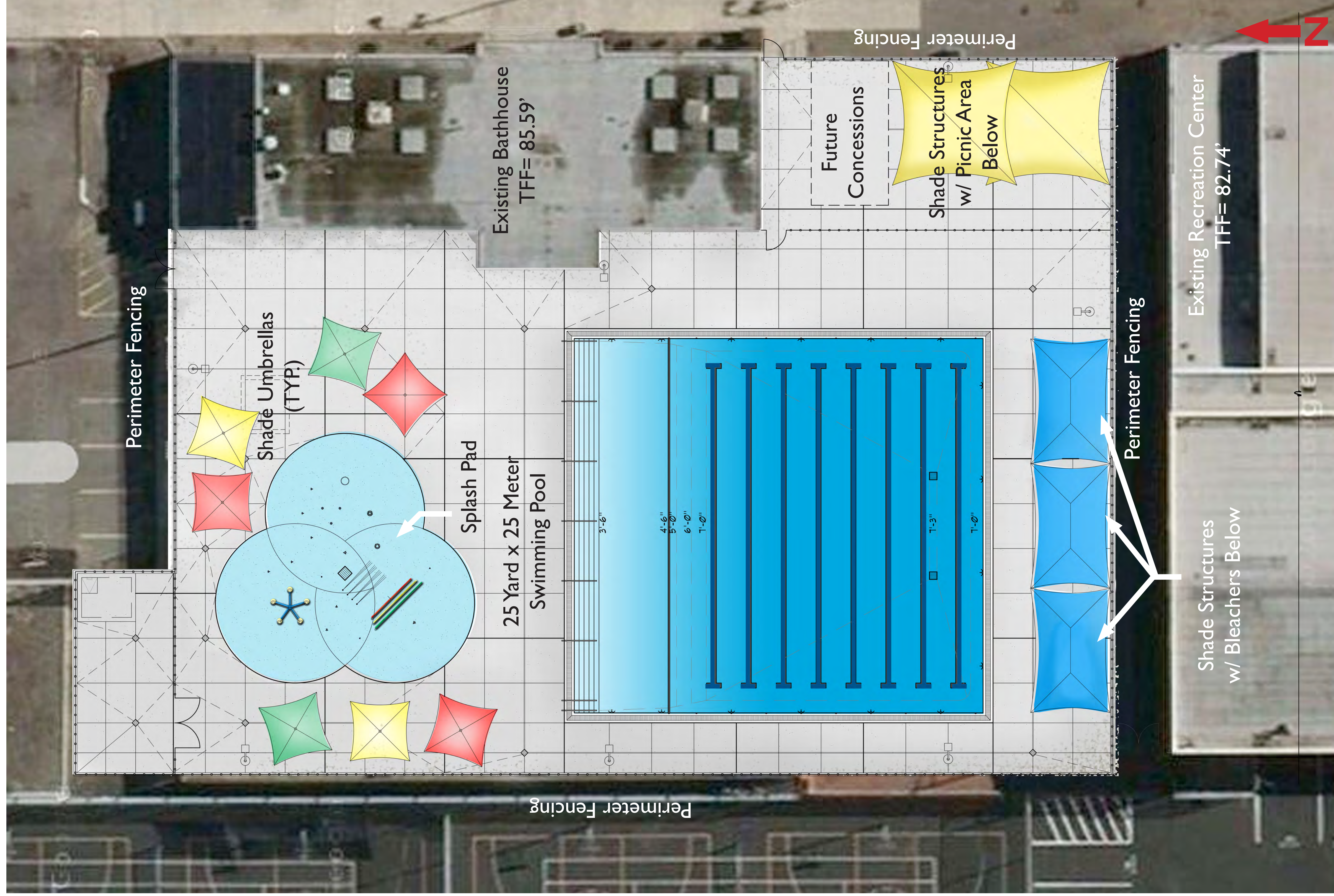
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Attachment: (if any)

cc: Council District 8 Office



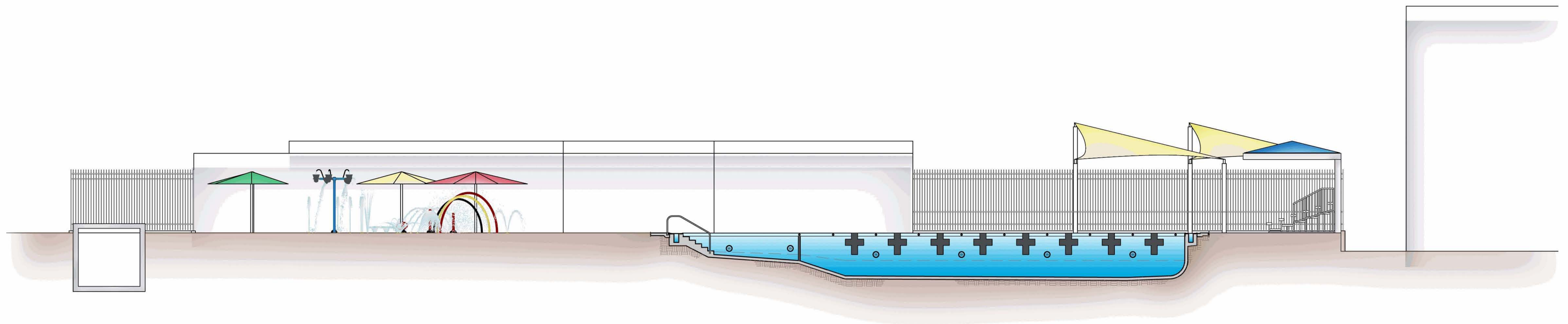
Memorial Pool Renovation
Site Context



Memorial Pool Renovation

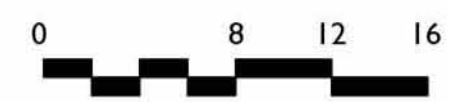
Proposed Site Plan





Memorial Pool Renovation

Site Section





Galvanized Steel Black Fencing
(Ameristar)



5-Tier Aluminum Bleacher
(Southern Bleacher)



ADA Approved Picnic Table
(Quick Crete)



Area Lighting
("Gullwing" by GardCo.)



Single Full Canti Shade System
(Shade Structures)



Pyramid Shade System
(Shade Structures)



4-Point Sail Shade System
(Shade Structures)



Area Lighting
("Gullwing" by GardCo.)

Memorial Pool Renovation

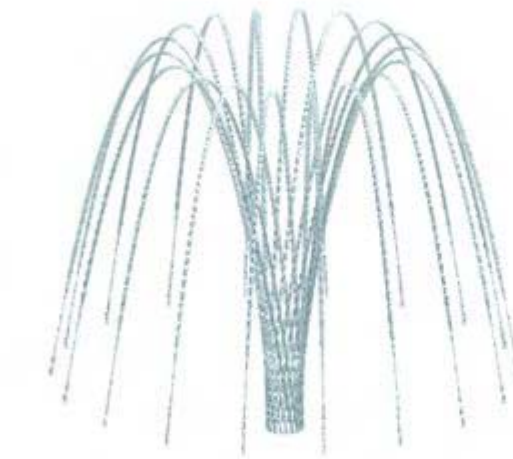
Proposed Site Furnishings



Water Bug No. 3



Aquadome No. 1



Sidewinder



Jet Stream



Water Jelly No. 3



Ground Geyser

Memorial Pool Renovation
Proposed Wet Play Elements



Fumbling Five



Water Tunnel No. 2



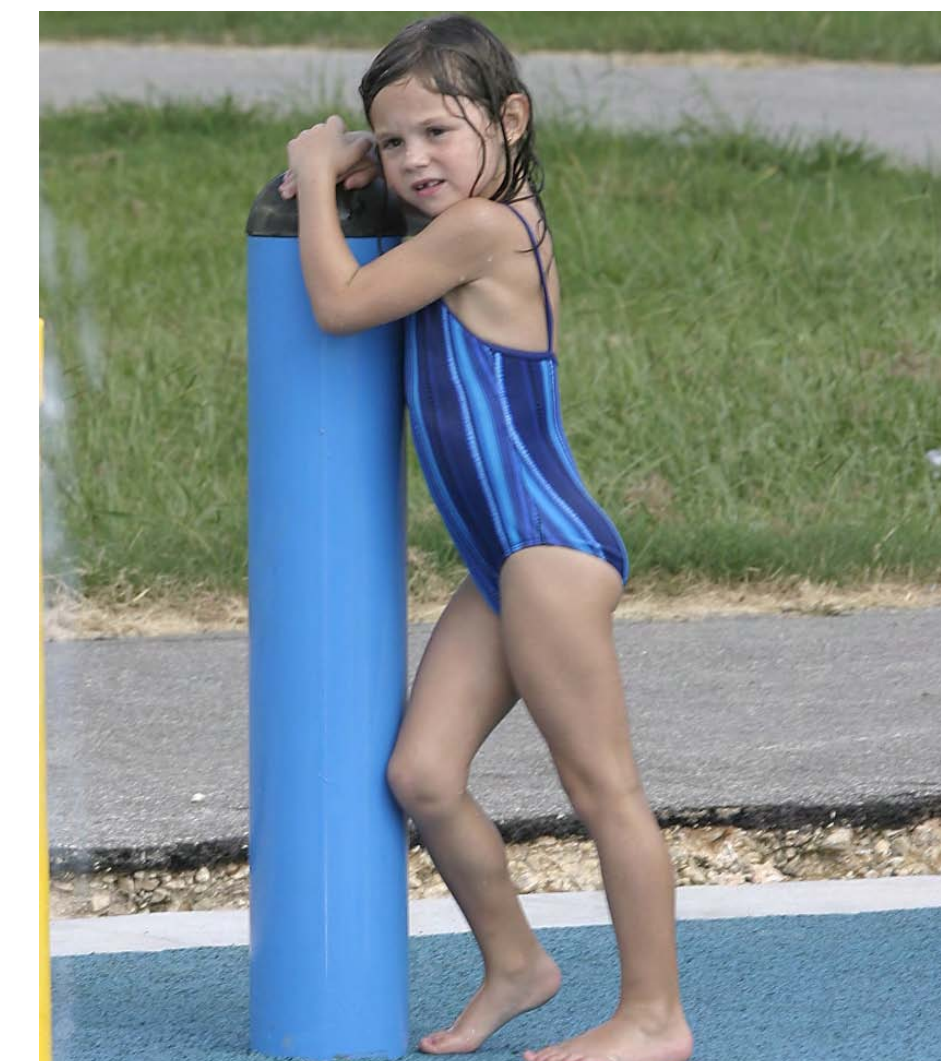
Rainbow No. 2



Split Stream



Spidey Spray



Bollard No. 1



Rimflow Gutter Detail

Memorial Pool Renovation

Proposed Wet Play Elements