

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

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

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

<u>Other Recommendations</u> – 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

<u>Fiscal Impact</u> – 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.

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

<u>Environmental</u> - 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). Page 2 Memorial Pool Replacement - General Development Plan April 8, 2010

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

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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 and Parks Division

(lcr)

Attachment: (if any)

cc: Council District 8 Office

Prepared by: L. Clark Ritter Park Designer





Existing Bathhouse

Existing Basketball Court

Exi creation

Marcy Ave

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Memorial Pool Renovation Site Context

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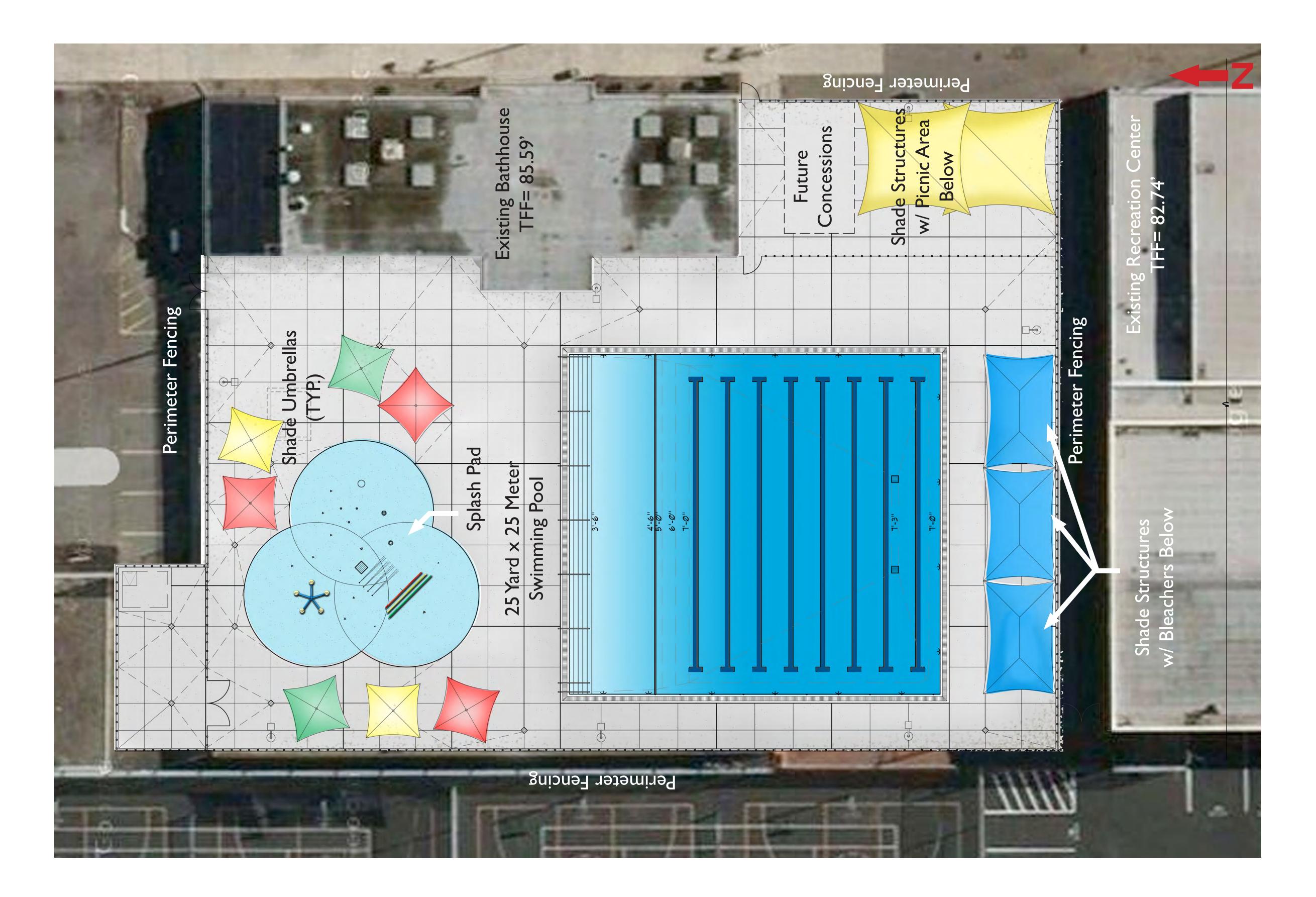
Girl's Club -

Memorial **Community Park**

Memorial

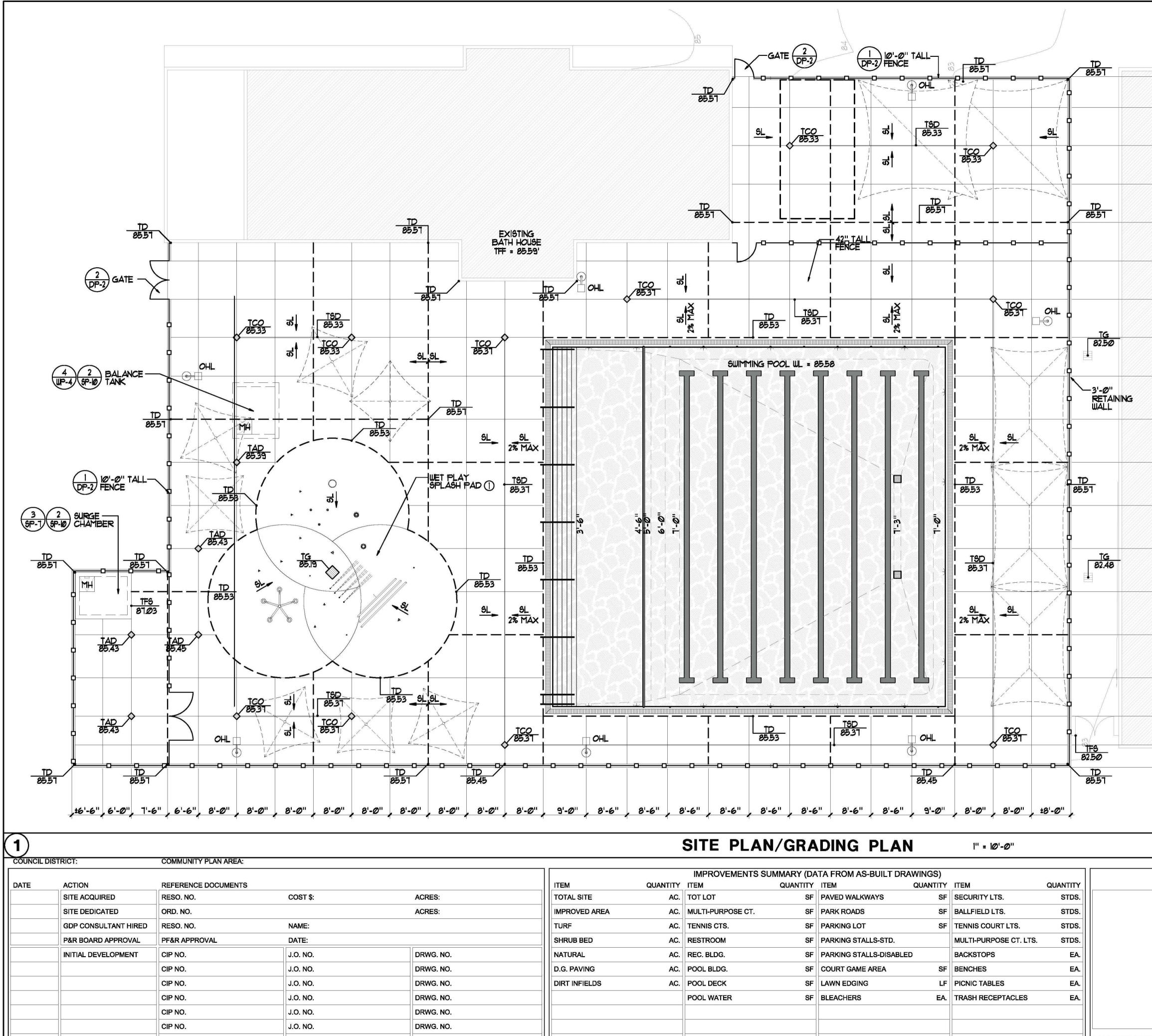
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Boys & Girls Clu of San Diego



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CIP NO.

J.O. NO.

DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS) ITEM QUANTITY ITEM QUANTITY ITEM QUANTITY TOTAL SITE AC. TOT LOT SF PAVED WALKWAYS SF SECURITY LTS. STDS. IMPROVED AREA AC. MULTI-PURPOSE CT. SF PARK ROADS SF BALLFIELD LTS. STDS. TURF AC. TENNIS CTS. SF PARKING LOT SF TENNIS COURT LTS. STDS. SHRUB BED AC. RESTROOM SF PARKING STALLS-STD. MULTI-PURPOSE CT. LTS. STDS. NATURAL AC. REC. BLDG. SF PARKING STALLS-DISABLED BACKSTOPS EA. D.G. PAVING AC. POOL BLDG. SF LAWN EDGING IF PICNIC TABLES EA. DIRT INFIELDS AC. POOL WATER SF BLEACHERS EA. TRASH RECEPTACLES EA. Image: Cold Cold Cold Cold Cold Cold Cold Cold									r
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SURFACE AREA	=	6,158 SQ. FT.
PERIMETER		314 FT.
DEPTH		3'-6" TO 7'-3"
VOLUME	-	274,849 GAL.
6 HR TURNOVER	-	163 GPM

WET PLAY DATA

SURFACE AREA	-	1,895 SQ. FT.
VOLUME	•	4,000 GAL.
30 MIN. TURNOVER		133 GPM

LEGEND

EXISTING RECREATION CENTER THE = 82.14'

-	ANALY DECEMBER				
	-EJ	=	EXPANSION JOINT		
. <u>.</u>	-cJ	=	CONTROL JOINT 48		
	- tsd	=			
	TCO		TOP OF CLEAN-OUT		
	TAD	=	TOP OF AREA DRAIN		
	TG	=	TOP OF GRATE		
	МН	=	MANHOLE 5 WP-4		
	DL	=			
	HB	=	HOSE BIBB		
	CW	=	COLD WATER		
	SL_	=	SLOPE DIRECTION		
	WL	=	WATERLEVEL		
	TD	=	TOP OF DECK		
	T FT	=	TOP OF FINISHED FLOOR		
	IE	=	INVERT ELEVATION		
	P.O.C.	=	POINT OF CONNECTION		
	SD	-	STORM DRAIN		
	OHL	=	overhead light		
CONCRETE COLOR SCHEDULE					
0	LIGHT BLUE		EMEX MIX #159841A POOL ACCENT COLOR HITE CEMENT WITH 11b. DAVIS #418 COLOR.		
	INTEGRAL CONCRETE COLORS BY 'DAVIS COLORS' SCOFIELD OR EQUAL. SUBMITTAL REQUIRED.				

NOTES:

DECKS SHALL SLOPE 2% MAXIMUM AND SHALL HAVE MEDIUM BROOM NON-SLIP FINISH.

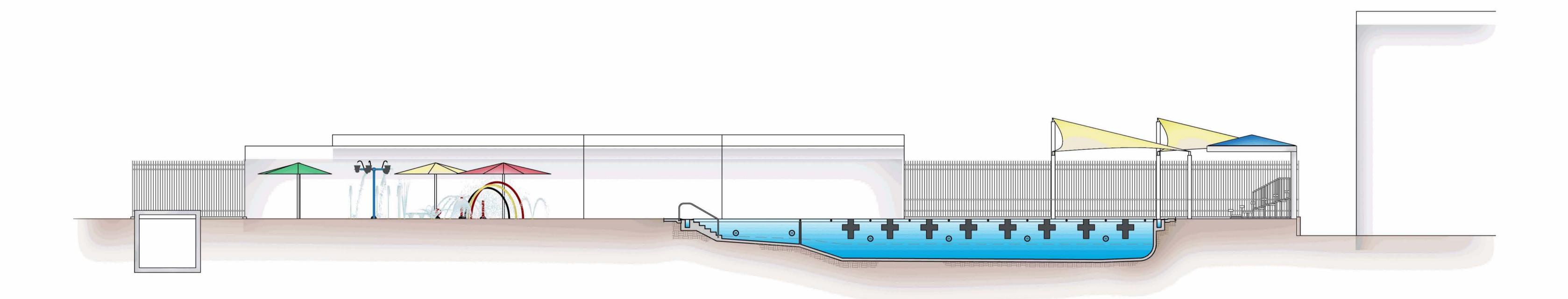


CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MEMORIAL POOL

PSD DP-1



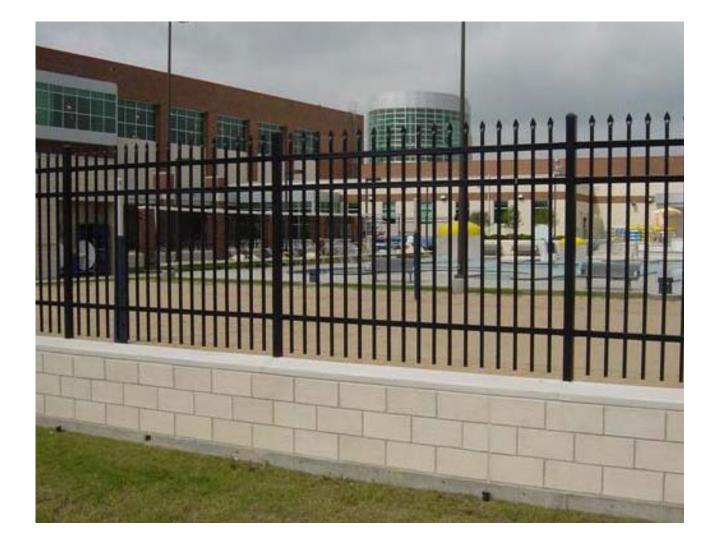
Memorial Pool Renovation



Galvanized Steel Black Fencing (Ameristar)

Single Full Canti Shade System (Shade Structures)









5-Tier Aluminum Bleacher (Southern Bleacher)

ADA Approved Picnic Table (Quick Crete)



Pyramid Shade System (Shade Structures)

4-Point Sail Shade System (Shade Structures)

Memorial Pool Renovation Proposed Site Furnishings







Area Lighting ("Gullwing" by GardCo.)







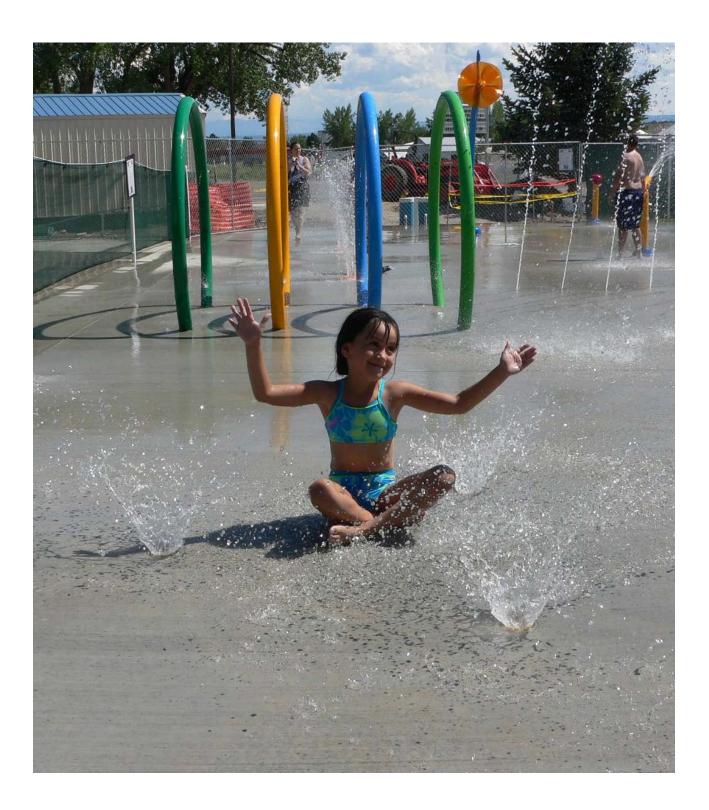
Water Bug No. 3



Jet Stream

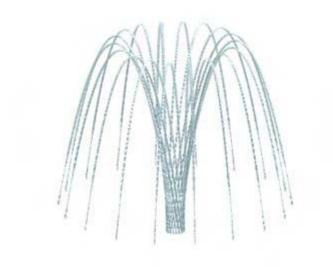


Aquadome No. I



Water Jelly No. 3

Memorial Pool Renovation Proposed Wet Play Elements



Sidewinder

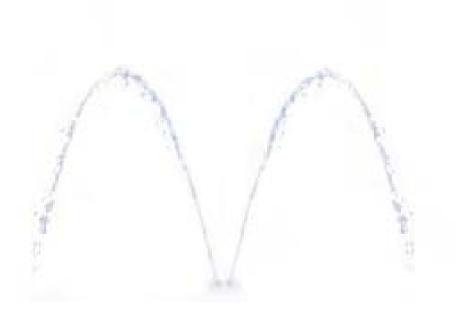


Ground Geyser



Fumbling Five





Split Stream



Water Tunnel No. 2



Spidey Spray

Bollard No. I

Memorial Pool Renovation Proposed Wet Play Elements



Rainbow No. 2



Rimflow Gutter Detail