Appendix L: City of Seattle Preliminary Outdoor Pool Feasibility Study

Appendix L: City of Seattle Outdoor Pool Feasibility Study Memo

City of Seattle
Gregory J. Nickels, Mayor

BRIEFING MEMO

DATE: **March 14, 2008**

TO: **Councilmember Tom Rasmussen, Chair**
Parks and Seattle Center Committee

FROM: **Tim Gallagher, Superintendent, Seattle Parks and Recreation**

SUBJECT: **Outdoor Pool Feasibility Study**
Response to Statement of Legislative Intent 115-2-A-3

This memo presents an assessment of Seattle Parks and Recreation's current aquatic services, including information on use, operating costs, and revenues of swimming pools. Specifically, information is presented on the public demand for additional outdoor pools, the types of new outdoor pools that are being built elsewhere, and cost estimates for the development of such new pools, as requested in City Council's Statement of Legislative Intent (SLI) 115-2-A-3.

As part of the 2007 Annual Budget process, the City Council issued SLI 115-2-A-3, which reads as follows:

> *The Council requests the Department of Parks and Recreation (DPR) to undertake a feasibility study of outdoor pools in Seattle. This report is due to Parks, Education, Libraries and Labor (PELL) Committee by March 14, 2008. (Parks and Seattle Center (PASC) Council Committee replaces the former Parks, Education, Libraries and Labor Council Committee.)*

I. Background

Seattle Parks and Recreation currently operates eight indoor and two seasonal outdoor pools (please see attached map). The oldest is an outdoor facility, Colman Pool, located in Lincoln Park in West Seattle, built in 1941. The newest facility, also an outdoor pool, is "Pop" Mounger Pool, located at Magnolia Playfield on Magnolia Bluff, built in 1998. Evans Pool at Green Lake in north central Seattle is the oldest of the indoor pools and was built in 1954. The other seven indoor pools were constructed in the 1970s with funds from the 1968 Forward Thrust Bond issue.

All of the city's indoor pools were built with the same basic rectangular shape, with water depths ranging from 3 feet to 12 feet. Of the outdoor pools, Colman Pool is the city's only 50-meter pool and Mounger Pool is the only city facility that somewhat reflects recent trends in pool design. Mounger Pool has a lap pool/recreational pool and a separate warm-water shallow teaching pool; and a 50 foot cork screw slide. Additional amenities include locker room/restroom facilities,

lifeguard facilities, surrounding deck, lawn areas and off-street parking capacity for 28 vehicles. The following table summarizes the features of each pool.

FEATURES OF SEATTLE PARKS AND RECREATION AQUATICS FACILITIES

	Year Built	Gallons (Thousands)	Surface Area (Sq Ft)	Lap Pool	Number Of Lanes	Bulkhead With Shallow Pool	Warm Water Teaching Pool	Spa	Sauna	Slide	Rope Swing	3 Meter Diving Board	1 Meter Diving Board	Bleachers	Operation
Colman (outdoor)	1941	500	9000	X	8					X		X	X		89 days
Evans	1954	170	2775	X	6				X				X	X	Full year
Medgar Evers	1970	240	5280	X	6	X			X		X		X		Full year
Ballard	1972	210	3500	X	6			X		X	X		X	X	Full year
Madison	1972	240	5280	X	6	X						X	X	X	Full year
Meadowbrook	1975	200	3300	X	6						X	X	X		Full year
Rainier Beach	1975	240	5280	X	6	X						X	X		Full year
Southwest	1976	210	3500	X	6			X	X			X	X	X	Full year
Queen Anne	1977	200	3300	X	6				X		X	X	X		Full year
Mounger (outdoor)	1998	180	3940	X	5		X			X					120 days

The development of Mounger Pool is unique from the other pools in the system. As a result of a sewage treatment plant being installed in Discovery Park in the mid-1990s, mitigation funds were provided to the surrounding community. This community decided to spend the money on an outdoor pool in their neighborhood. The mitigation funds did not cover the full capital cost of the pool, so the community raised the funds needed to cover the difference, plus $481,500 to cover operating costs, as required by the City Council. To this day, net costs are covered by this reserve fund, which stood at $421,083 at the end of 2007.

Seattle Parks and Recreation also operates nine lifeguarded swimming beaches on Green Lake and Lake Washington that operate in the summer months to provide for recreational swimming. Such beaches typically have shallow and deeper water areas demarcated by buoy lines; floats or platforms fitted with diving boards; restroom, changing room and lifeguard facilities; and open lawns.

II. DEMAND

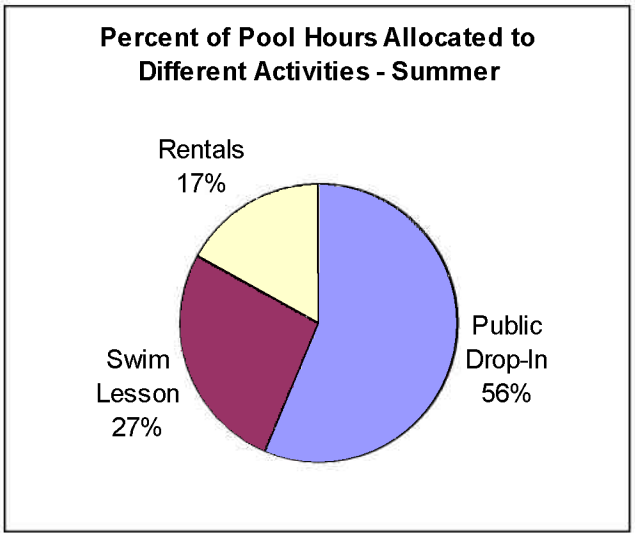
A. POOL USAGE

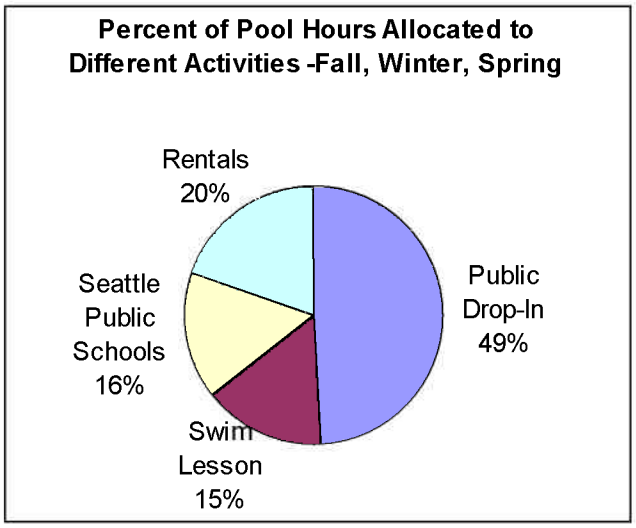
In looking comprehensively at all pool users for Seattle Parks and Recreation facilities, the outdoor pools rank 5th and 10th in overall attendance. See the table below for figures. However, these numbers do not factor into account that Colman and Mounger pools are open seven days per week but only for 3 months and 4 months respectively, as compared to the indoor pools that operate year-round generally six days per week, M-F 6 a.m.-9:30 p.m. with varying Saturday and Sunday times per facility.

POOL ATTENDANCE FOR 2007 (THROUGH DIFFERENT PROGRAMS)

Pool	Drop-In Admissions	Monthly Passes & Discount Cards (Times Used)	Lesson Visits	Seattle Public School Student Visits	Swim Team	Swim Meets	Pool Rentals	Totals
Ballard (Closed 2 months)	55,057	2,586	42,415	10,890	19,120	1,800	3,000	**134,868**
Meadowbrook	48,483	3,716	38,600	6,180	8,100	800	2,970	**108,849**
Madison	20,333	1,877	19,450	16,275	22,760	4,950	1,515	**87,160**
Evans	34,069	3,892	27,700	5,925	12,525	500	1,000	**85,611**
Mounger (Closed 8 months)	51,657	0	28,390	0	0	0	3,242	**83,289**
Rainier Beach	33,419	645	34,370	7,279	3,400	1,308	2,717	**83,138**
Medgar Evers	29,890	1,749	21,270	1,152	21,420	1,400	5,415	**82,296**
Southwest	24,061	912	31,670	12,590	0	1,650	1,680	**72,563**
Queen Anne (Closed 5 months)	22,208	1990	11,920	16,350	10,048	990	1,440	**64,946**
Colman (Closed 9 months)	22303	0	6,002	0	25,140	6,400	1,536	**61,381**
Totals	**341,480**	**17,367**	**261,787**	**76,641**	**122,513**	**19,798**	**24,515**	**864,101**

The following two charts illustrate the distribution of pool hours among various activities across the system during the winter and during the summer.





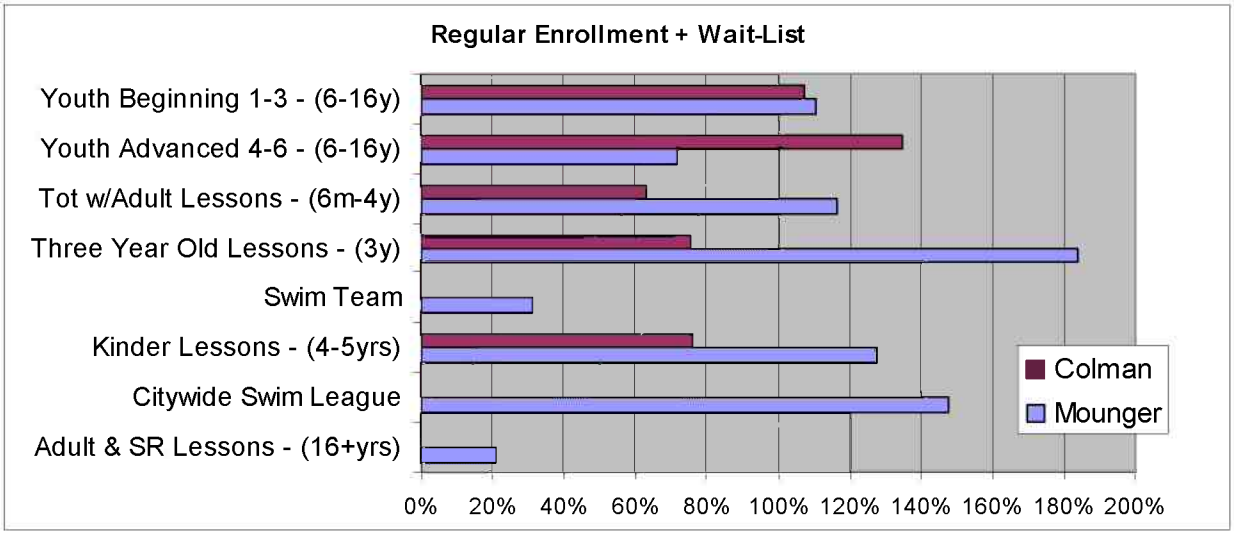
B. OUTDOOR POOL LESSON CAPACITY FOR 2007

Over thirteen different programs/activities (not including swim leagues and Seattle Public School activities) are currently offered at pools, including: the Learn-to-Swim program, Family Swim, Senior Swim, and variety of exercise programs. Parks programs at all pools generally have full enrollment and wait lists for classes.

For youth-oriented programs, both outdoor facilities are at capacity with significant wait lists at Mounger pool as documented in the chart below. For example, seven of the offered programs

were at capacity with wait lists in 2007. Mounger had 119 registered for Summer Swim League and had 58 on the wait list. The most significant wait list (80 individuals) was for the Three Year Old Lessons at Mounger. With Queen Anne being closed last summer, much of that demand went un-met.

LESSON CAPACITY FOR 2007 AT OUTDOOR POOLS – FIGURES OVER 100% REFLECT THE WAIT LIST



C. OTHER SWIMMING POOL PROVIDERS

In addition to Parks facilities, other aquatic providers in the area that are open to the public at low cost and address some degree of the swimming demand include: Seattle University; YMCA in West Seattle, East Madison and Downtown; and the Salvation Army in West Seattle/White Center. Several private membership clubs operate outdoor swimming pools (e.g., View Ridge Swim and Tennis Club, Arbor Heights Swim Club). Many of these facilities are described in more detail in the table below.

NAME	FACILITY TYPE	CURRENT MEMBERSHIP #S	WAIT LIST #'S	WAIT LIST TIME	FEES
Sand Point Country Club **NE Seattle**	Outdoor Pool Private Membership – Social/Club House (includes pool) or Full (includes golf)	Social/Club House (Pool) - 600 Families Full Membership - 800 Families	Not Available	Approx. 5+ yrs	Social/Club House – approx $3,000 first year Full Membership – approx $25,000
View Ridge Swim & Tennis Club **NE Seattle**	Outdoor Pool Private Membership – Available only to NE Seattle residents	480 Members	849	Approx. 7 yrs	$4,000/ Membership when you join $1,150 in annual fees
Blue Ridge Community Club **NW Seattle**	Outdoor Pool Private Membership – Pool available only to community residents, plus grandchildren	225 Members	None	No Wait List	$950 annual fees
Wedgewood Swim Club **NE Seattle**	Outdoor Pool Private Membership	Not Available	888	12+ yrs	Approx $2,200 annual fee

Arbor Heights Swim & Tennis Club SW Seattle	Outdoor Pool Private Membership	Not Available	418	Not Available	Not Available
YMCA Pools **Downtown, West Seattle & East Madison**	Indoor Pools Public Membership	Downtown pool - Average 3,240 users/month	None	No Wait List	Fees for full facility use (approx $50/month) + pool/lesson use Sliding scale range from $10/lesson to $64/class dependant on annual income

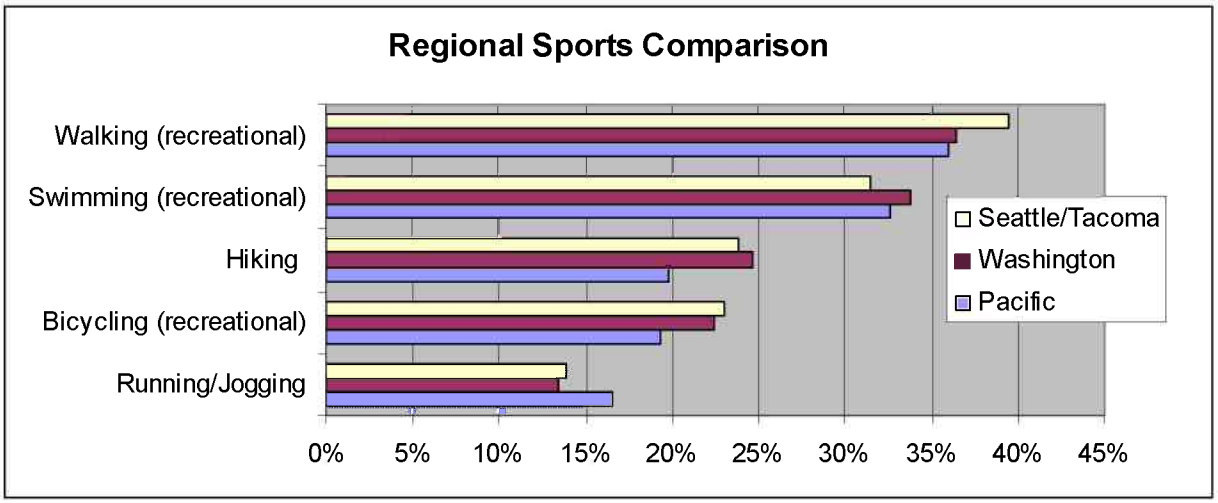
D. Historic Interest in an Outdoor Pool in Seattle

The Pro Park Levy did not include any aquatics capital projects. The citizens group who chose the projects for inclusion in the Pro Parks Levy (from adopted park plans, neighborhood plans, and the Parks comprehensive plan) did not include any aquatics projects in their recommended levy package. The Mayor and City Council made minor changes to the package and did not include any aquatics projects. In 2002 the Aquatics Division began to develop an aquatics plan. They held several public meetings with the Parks Board and aquatics advocates to gather input, did some research and began writing; however no formal plan was finalized. The incomplete plan recommended an outdoor pool at Magnuson Park and a new indoor/outdoor facility in the Rainier Valley/Beacon Hill area. The Aquatics Division then hired a consultant to develop a concept drawing of a potential indoor pool in the Rainier Valley/Beacon Hill neighborhood, an area specified as underserved by aquatic facilities in the Parks 2006 Development Plan.

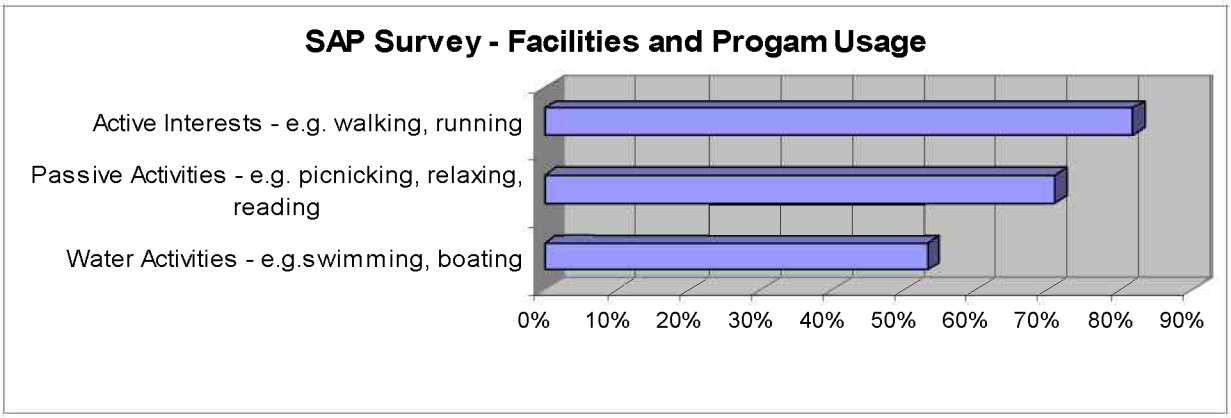
The Seattle Park and Recreation Plan 2000 specified the need to "continue to evaluate the seasonal demand for outdoor swimming pools (Colman and Mounger) and consider development of additional outdoor pools." The 2006 Parks Development Plan, which updated the 2000 Plan, does not mention outdoor pools.

E. Regional and Local Trends

Using national sports data information taken from the 2006 SUPERSTUDY® of Sports Participation Report, the following comparisons on state, regional and local levels show that swimming has the second highest levels of participation, second only to walking. The SUPERSTUDY is an annual syndicated tracking study, presenting a comprehensive overview of sports participation nationally. Their response rate is approximately 59% with a sampling tolerance of +/- 4.3%.



Preliminary raw data analysis from the Seattle Parks and Recreation's Strategic Action Plan (SAP) survey mirrors the regional and local trends. When asked what facilities and programs were used, 53.1% people listed water activities (e.g. swimming, boating). The only two activities used more were passive activities (e.g. picnicking, relaxing, reading) at 70.4% and active interests (e.g. walking/running, sports) at 81.9%. Because survey participants were self selected, these results are not statistically valid.



In November, 2007, the City of Bellevue conducted an Aquatic Center Feasibility Survey to help assess their future direction on providing aquatic services and facilities. A total of 406 household surveys were completed with a 95% level of confidence with a precision of at least +/- 5%.

46 % of respondents use swimming facilities and/or programs, of these:
- 60% swim year round
- 18% swim seasonally (outdoors)
- 75% swim at least several times a month

From a list of 10 various aquatic features, all respondents were asked to indicate the level of need for a facility type. The level of need for an outdoor/seasonal pool was:
- 31% = strongly needed
- 32% = somewhat needed
- 29% = not needed
- 8% = did not know

III. Current Costs and Revenue

A. Operating Costs and Revenue

Seattle Parks and Recreation indoor swimming pools currently recover between 36% and 61% of day-to-day operating costs. The outdoor pools have a much higher recovery percentage due to the lack of a building structure to maintain, higher attendance during operating months, fewer days of operation, and in the case of Mounger Pool, relatively new and highly efficient mechanical systems. Colman pool recovered 55% of its cost and Mounger Pool recovered approximately 87%. These figures do not include periodic maintenance-based capital improvements, which can be quite significant, or annual debt service payments for the initial capital investment. The maintenance-based capital improvement costs are detailed in the next section.

Registration programs (swim lessons, private lessons, rentals, etc.) charge fees at a rate that fully covers the associated direct costs (trainers, etc.). This represents 61% of revenue at indoor pools and 51% of revenue at outdoor pools in Seattle, for a total of $1,739,031 in 2007.

Drop in programs (lap swim, public swim, water exercise, etc.) tend to be less profitable with less predictability in attendance. This represents 39% of revenue at indoor pools and 49% of revenue at outdoor pools in Seattle, for a total of $1,118,163 in 2007.

The shallow water pool at Mounger has a higher capacity for use and can generate more program revenue. A traditional pool like Ballard has a maximum capacity of 125 (only water-users pay) while Mounger has maximum capacity of 338 (water and deck-users pay).

While not depicted in the cost and revenue table below, Parks allowed the Seattle School District to use its aquatic facilities at no charge for 4,867 hours in 2007. This usage has a public benefits value to the City that is deemed to be worth the loss in potential revenue from displaced paying swimmers.

Operating Costs and Revenues from Seattle Parks and Recreation pools (2007)

	Indoor								Outdoor	
	Ballard	Evans	Evers	Madison	Meadow-brook	Queen Anne	Rainier Beach	South West	Colman	Mounger
Non-Personnel	$30,969	$33,276	$25,520	$29,667	$27,705	$35,679	$25,338	$19,691	$16,591	$30,434
Personnel	$534,436	$399,947	$484,500	$470,530	$474,732	$303,259	$506,890	$518,619	$141,287	$308,584
Utilities	$109,051	$149,277	$128,846	$184,994	$196,574	$97,999	$47,873	$109,232	$35,477	$48,998
Annual Maintenance	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$30,500
Operation Costs	$749,456	$657,500	$713,866	$760,191	$774,011	$511,937	$655,101	$722,542	$268,355	$418,516
Revenues	$454,972	$286,572	$275,462	$282,389	$386,427	$195,362	$236,181	$277,105	$147,804	$364,172
Net Cost	$294,484	$370,928	$438,404	$477,802	$387,584	$316,575	$418,920	$445,437	$120,551	$54,344
% of Operation Cost Recovered	61%	44%	39%	37%	50%	38%	36%	38%	55%	87%

B. Long-Term Capital Costs

In addition to the ongoing maintenance costs listed above, all pools require periodic significant capital improvements over their lifetime, estimated at around 40 years. These improvements may include a new boiler approximately every 30 years, HVAC system replacement approximately every 30 years (for indoor pools only), new pool plaster liner, filter tank replacement and roof or structural replacements. The chart below shows a tally of capital improvement projects between 1996 and 2008. The City's 2007-2012 Asset Management Plan lists approximately $9 million in continued capital investment in the existing swimming pools. In the 20-year period prior to 1996, there were few capital investments in the relatively new pool system. All of these major maintenance capital investments are above and beyond the normal operating costs associated with staff, daily maintenance, etc. and were funded from the City's Cumulative Reserve Subfund (except for Mounger Pool, which was funded from its own reserve fund as described on page 1).

Capital Improvement Costs Between 1996 and 2008 at Seattle Parks and Recreation Pools

Pool	HVAC - Air Handling, boiler, mechanical	Water Treatment Filtration	Plaster Liner	Electrical & Lighting	Architectural	Land-scaping	Total
Ballard							
Subtotal	$ 1,265,846	$ 203,099	$ 31,234			$ 41,607	**$ 1,541,786**
Colman							
Subtotal	$ 128,366	$ 52,643	$119,287	$ 149,946	$ 466,895		**$ 917,137**
Evans							
Subtotal	$ 370,040	$ 28,136	$ 50,000		$ 125,819		**$ 573,995**
Madison							
Subtotal	$ 811,769	$ 142,539	$141,084	$ 50,845	$ 150,238		**$ 1,296,475**
Meadowbrook							
Subtotal	$ 254,115	$ 5,903			$ 56,300		**$ 316,318**
Medgar Evers							
Subtotal	$ 1,410,238	$ 114,584	$ 39,943	$ 113,421	$ 22,664		**$ 1,700,850**
Mounger *							
Subtotal		$ 24,737				$ 51,236	**$ 75,973**
Queen Anne							
Subtotal	$ 708,237				$ 143,074	$ 26,114	**$ 877,425**
Rainier Beach							
Subtotal	$ 499,220	$ 96,000		$ 60,630	$ 725,044		**$ 1,380,894**
Southwest							
Subtotal	$ 1,343,000						**$ 1,345,008**
Total	**$ 6,790,831**	**$ 667,641**	**$381,548**	**$ 374,842**	**$ 1,690,034**	**$ 118,957**	**$ 10,027,869**

* MOUNGER POOL CAPITAL IMPROVEMENTS COVERED BY THE MOUNGER POOL RESERVE FUND.

IV. Types and Ranges of Facilities + Listing of Possible Amenities

A. Current Trends

The most popular trend in the construction of new aquatic centers is a "leisure" type facility. These facilities typically have two or more pools within the center, which can provide differing swim activities for family members. Free-form leisure pools provide an inviting and aesthetic atmosphere with plenty of shallow water for beach entry and participatory play features, such as slides, sprays and current channels. The range of temperatures, depth variety, amenities and lap swimming are key elements in a successful modern aquatic center facility. Learning to swim is greatly enhanced by making children feel comfortable and secure in the water. Such warm water teaching pools that have large areas of shallow water can create a comfortable atmosphere. These centers also often include additional amenities such as: family changing rooms, large family lockers and birthday party rooms.

Mounger Pool provides certain elements of such a "leisure" facility. To better accommodate younger participants, Mounger has two pools; a five lane, 25 yard pool with a waterslide feature, and a separate warm water teaching/leisure pool. The teaching pool is kept at a warm 94 degrees, with depths running from 2 ½ to 3 ½ feet.

The newly renovated public indoor aquatic center in Mountlake Terrace is a good local example of the "leisure" facility. The facility contains a shallow-water leisure pool with beach-like entry, a teaching pool, a large main pool, a river pool with moving current and a hot tub. The pool also boasts sprays, a slide, warm water and wheelchair access. The pool renovation and HVAC system replacement was financed through a non-voted bond, and revenues from admission, swim lessons and party rentals covered 78% of operating costs in 2007.

B. CONSTRUCTION ESTIMATES

Planning-level cost estimates for development of new pool facilities has been generated by updating the costs associated with the 1997-98 development of Mounger Pool; estimating the costs of development for a new 50-meter outdoor pool similar to Colman Pool; and adapting cost estimates from a 2007 Medford, Oregon Aquatic Facility Planning Study (costs from Medford were adjusted to Seattle market prices and all associated costs of sales tax, design, inspection, management, etc. were added). These planning-level cost estimates are presented for comparative analysis and are meant to indicate the magnitude of costs for various sizes/types of aquatic center development. These estimates pertain to the development costs of the aquatic facilities only and do not include funding needed for further planning and site analysis or any potential land acquisition. Depending on the level and method of financing, these costs may be amortized over many years.

1: "POP" MOUNGER POOL MODEL

Seattle 2008 Project Cost Estimate: $5,500,000

- 3,050 square foot 5-lane 25 yard lap pool with 1 waterslide; 890 square foot tot pool; 18,000 square foot deck area

2: OUTDOOR COMPETITION POOL

Seattle 2008 Project Cost Estimate: $20,000,000

- 8-lane, 50 meter competition pool with 1 & 3 meter boards, elevated seating and necessary support spaces

3: OUTDOOR LEISURE POOL, OUTDOOR TOT POOL AND SPRAYGROUND

Seattle 2008 Project Cost Estimate: $12,000,000

- 12,850 square foot leisure pool with a participatory play feature, 2 current channels, 1 vortex, 2 waterslides, sprayground, otter slide, raindrop, shower tunnel, lemon drops, 2 diving boards, tube slide, 1,260 square foot tot pool and 7 shade structures

4: OUTDOOR LEISURE POOL AND SPRAYGROUND

Seattle 2008 Project Cost Estimate: $8,200,000

- 8,000 square foot leisure pool with a participatory play feature, 2 current channels, 1 vortex, 2 waterslides, 2 pool heaters, sprayground, 1,800 square foot pavilion and 7 shade structures

5: OUTDOOR LEISURE POOL AND TOT POOL

Seattle 2008 Project Cost Estimate: $5,600,000

- 5,450 square foot leisure pool with a participatory play feature, 2 waterslides, 2 pool heaters, 700 square foot tot pool with slide and 5 shade structures

C. GREEN FACILITY PRACTICES AND SUSTAINABLE CONSTRUCTION

Swimming pools use large amounts of energy to heat pool water (typically by gas fired boilers), as well as to run various pool circulation and ventilation systems (typically run by electric motors). Energy efficient modern mechanical systems can somewhat ameliorate such energy uses. Seattle Parks and Recreation utilizes several of these systems and is in the process of upgrading the indoor pool systems, as priority is given in the department's Asset Management Plan. To align with the City's goal of reducing its carbon footprint, a new pool should incorporate all available sustainable practices and features. The construction estimates described in the previous section reflect these energy efficient mechanical systems.

The table below depicts the total annual and average monthly energy consumption for one indoor aquatic facility (Ballard) and one outdoor facility (Mounger) in Seattle. While both of these are stand-alone facilities, Ballard has a facility-wide footprint of approximately 13,360 square feet, and was in operation for 10 months last year. Mounger has a slightly smaller footprint, and was in operation for 4 months. One significant factor affecting the difference in average monthly utility costs is the higher level of natural gas necessary to combat heat loss of the water at an outdoor pool. Another factor is that Ballard Pool is filled with water once every 18 months during low-rate water usage period, whereas Mounger Pool is filled once every 12 months during the high-rate water usage period.

UTILITY USAGE AND COSTS FOR MOUNGER AND BALLARD AQUATIC FACILITIES (FOR 2007 OPERATING PERIOD)

	Months in Operation	Electricity (kWh)	Natural Gas (Therms)	Water (CCF)	Sewer (CCF)	Annual Utility Costs	Average Monthly Utility Costs
Mounger	4	81,920	20,364	1,639	1,639	$48,763	$12,191
Ballard	10	417,550	53,249	2,490	2,490	$108,778	$10,878

V. OTHER OUTDOOR AQUATIC OPPORTUNITIES IN SEATTLE

A. BEACHES

Seattle Parks and Recreation offers nine life guarded beaches that operate during the summer months between June 24 and September 9. The beaches are staffed with lifeguards and have comfort station facilities. Patrons are asked to swim only in the area supervised by the lifeguards. Novice and non-swimmers must stay inside the ropes, and every child must pass a lifeguard-administered swim test before going outside the ropes. Free swim lessons are offered each week. Generally, attendance at the swim beaches shows concentrated use on warm summer days. The following table shows attendance in 2006:

SUMMER BEACH ATTENDANCE FOR 2006

Mathews Beach	47,834
Magnuson Beach	12,606
East Green Lake Beach	13,991
West Green Lake Beach	25,603
Madison Beach	66,736
Madrona Beach	15,855
Mount Baker Beach	15,788
Seward Beach	17,416
Pritchard Beach	9,268
Total Users	**225,097**

B. WADING POOLS

Seattle Parks and Recreation offers 30 wading pools distributed throughout the city, which open on sunny days when the temperature is over 70 degrees. Wading pools are primarily used by toddlers as a place to cool off and play during the summer. Estimated attendance numbers for 2006 showed approximately 137,043 users. The assumption is that this includes children and their caregivers. Attendance at the wading pools varies by location, for example the Green Lake wading pool generally has the highest attendance of approximately 20,466 users, while the Dahl wading pool had 1,964 users for the same time period.

VII. POSSIBLE POOL OR AQUATIC CENTER LOCATIONS

Seattle Parks and Recreation's 2006 Development Plan does not include distribution guidelines for outdoor pools. However, the report suggests that an appropriate distribution of indoor pools across Seattle is a facility within 2 ½ miles of every Seattle household. The availability of pools accessible to the public and provided by others (e.g., the YMCA, etc) will be considered when determining priorities of new City pools.

Currently, the eight indoor pools are well distributed in Seattle, except for an obvious gap in the Beacon Hill/North Rainier Valley. Parks' two outdoor pools are located on the western side of I-5: one in West Seattle and one in Magnolia. Consideration of a future priority site should probably be located east of I-5 to balance with the location of the existing pools.

Locations to be considered for any future pool or aquatic center development could be:

- existing Seattle Parks and Recreation property with sufficient land capacity;
- City property identified for future acquisition/development;
- Seattle Public Schools surplus property; and,
- acquisition of new property.

Possible large parks or other City owned properties that offer enough acreage to accommodate an outdoor pool facility or aquatic center could include the following sites under Parks ownership:

- Jefferson Park;
- Magnuson Park;
- the to-be abandoned Roosevelt reservoir; or,
- the Northgate Park-n-Ride lot.

Feasibility of a pool facility at these sites would require further analysis and substantial revisions to current planning efforts or modifications to existing approved master plans. It should be noted that the University of Washington has shown interest in a partnership that could include a 50-

meter competitive pool close to the university campus in either northeast Seattle or the Central Area. See option 2 in the Construction Estimates section for a cost estimate of this type of facility.

VIII. NEXT STEPS

As Parks considers any new aquatics facility, the following objectives should be considered:

- provide recreation;
- provide swim lessons;
- be available to rent;
- provide a place for competitive swimming;
- be accessible to a wide variety of users;
- recover a large percentage of costs; and,
- provide year-round access.

Should the City Council decide to pursue further study of developing a new outdoor pool or aquatic center, a more detailed siting and cost analysis should be undertaken to:

- identify possible pool sites;
- gauge community acceptance of possible pool sites;
- identify acquisition costs if a City owned site is not available;
- refine cost estimates for pool or aquatic facility development ;
- explore possible partnership opportunities with other entities (such as the University of Washington); and
- examine possible operations models (programmed hours, free activity hours, rentals, etc.) and understand cost recovery potential.

Considerable funding will be needed to undertake such studies.

VIII. SOURCES

Aquatic Center Feasibility Survey, City of Bellevue, WA. November 2007
Aquatic Facility Planning Study, City of Medford, OR. January 2007
Energy Efficiency Study of Helene Madison Pool, City of Seattle, WA. October 2006
Northshore PRSA Aquatic Study, September 2004
Seattle Parks and Recreation 2000 Plan
Seattle's Parks and Recreation 2006 Development Plan
Strategic Action Plan Survey, City of Seattle, WA. December 2007
SUPERSTUDY® of Sports Participation, 2006 Report

If you have further questions on these proposed assessments, please contact Susanne Friedman, Parks Major Projects and Planning, at 684-0902 or susanne.friedman@seattle.gov.

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Jackie Kirn, Mayor's Office
Jennifer Devore, Department of Finance