



City of Sunnyvale

Agenda Item

17-0485

Agenda Date: 6/14/2017

REPORT TO PARKS AND RECREATION COMMISSION

SUBJECT

Recommend to City Council Approval of the Conceptual Design for the Washington Community Swim Center Project

BACKGROUND

The Washington Community Swim Center Project was created in 2003 to provide for the complete replacement and enhancement of the Washington Pool complex including the pool, deck and buildings, which were constructed in 1955. The project objective is to significantly improve recreational swim, water play, swim lesson instruction, and therapeutic opportunities for the community. There are other pool facilities in Sunnyvale that offer lap and competitive swimming, but there is no aquatic facility available with a focus on recreation. In addition to replacing the pool and pool deck, three new buildings are proposed with pool locker rooms, restrooms, showers, solar heating for pool water, a small community room, offices for staff and lifeguards, and rooms for pool equipment, parks maintenance and equipment storage. The new buildings will be constructed to meet CALGreen construction standards in conformance with the City's Green Building Policy for new public facilities.

Dahlin Group, Inc., an architecture firm, was awarded a contract for design and construction support services for the project on September 13, 2016 (RTC No. 16-0771). City Council approval of a conceptual design will initiate the development of the detailed design and construction documents that will be used as part of the invitation to bid process for construction of the swim center. It is likely that some features of the final facility may vary slightly from the recommended conceptual design in terms of size and configuration since the final design will be prepared with a focus on maintainability and operational efficiency.

A community input process was undertaken to review the objectives of the project and receive input on desired design features for the new facility. Using the community input received, three feasible alternatives that met the goal of the Capital Project were created and presented to the public. The conceptual design presented for approval is based on a combination of feedback from the community, input from City staff that will operate and maintain the facility, and the goals of the City Council approved Capital Project.

The City Council is scheduled to consider this item on July 11, 2017.

EXISTING POLICY

General Plan, Chapter 3, *Land Use and Transportation - Open Space, Goal LT-8*

The City strives to provide and maintain adequate and balanced open space and recreation facilities for the benefit of maintaining a healthy community based on community needs and the ability of the City to finance, construct, maintain, and operate these facilities now and in the future.

General Plan, Chapter 4, Community Character - Recreation, Goal CC-11

Prioritization for Recreation Programming: The City strives to ensure equal opportunities for participation and to provide for a range of structured and unstructured uses, and a variety of general and special interest uses in parks and facilities. The City also provides a wide range of program choices, open space, amenities and facility offerings to meet the recreational needs of a diverse and changing population, including identified subgroups and special populations. Policies related to acquiring and/or developing open space facilities and amenities are also included here. Competing interests and finite resources, however, require the City to set some priorities. *(Previously Open Space and Recreation Goal 2.2.D./ Adopted in 2006)*

- **Policy CC-11.1** Give priority to the following services, facilities and amenities that *(Previously Open Space and Recreation Policies 2.2.D.1. through D.5, D.7)*:
 1. are not readily available through other providers within or near Sunnyvale.
 2. benefiting under-served populations as identified in the US Census and through community input.
 3. fulfill a basic need or teach basic skills (e.g., non-competitive, developmental sports instruction such as learn to swim given priority over competitive sports programming).
 4. in which the community demonstrates interest.
 5. benefit a greater number of residents.
 6. can be used by multiple users or serve multiple purposes.

ENVIRONMENTAL REVIEW

The actions being considered are exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15262 as the actions relate to the authorization of a feasibility and planning study for possible future actions that the City Council has not approved, adopted or funded.

If a conceptual design for the Washington Community Swim Center Project is approved, the full scope of the project and any potential impacts will need to be. It is anticipated that an Initial Study leading to a Mitigated Negative Declaration (IS/MND) will be required for CEQA compliance for this project. The CEQA determination will be brought to the City Council for approval concurrent with the award of the construction contract for the project.

DISCUSSION

The architect and City staff hosted two public meetings to gather input on desired design features and to select a preferred plan. Attendees provided input, asked questions about the project and shared concerns regarding neighborhood issues. The first public meeting was held on Thursday, December 15, 2016 at the Washington Park Community Building and was attended by at least 14 people (Attachment 2 - Community Meeting Summary of December 15). The goal of the meeting was to receive input regarding activity structures, pool activities, community spaces and building styles. Neighbors that attended the meeting expressed general concerns about parking and potential project construction impacts. They also identified some features that they would like to see in the new facility including: lane lines for lap swimming, seating around the pool, integration with the adjacent park, shade structures, observation/snack area, and a play structure with a wading pool or splash pad.

Based on the input received at the first meeting, three conceptual designs were developed and presented at the second community meeting. The meeting was held at the Sunnyvale Council

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Chambers on Thursday, March 30, 2017 and was attended by at least 13 people (Attachment 3 - Community Meeting Summary of March 30). The general layout and site configuration was the same for all three conceptual designs (Attachment 4), but each design featured a unique option for the following three elements: building architectural style, sports pools, and play pool/splash pads. Following an explanation of each conceptual design and some discussion, attendees were invited to select those options that appealed most to them. There was strong consensus for the "Transitional" option for the building architectural style as well as the larger "Step-in Entry" sports pool option. Both preferred elements are included in the recommended alternative shown in Attachment 5. The preferred sports pool option consists of a deeper side with the ability to configure the pool with four lap swimming lanes and a shallower side consisting of gradually increasing depth from entry at 2.5 feet depth to 3.5 feet lessons/therapy depth. The two sections are partially separated by a bulkhead.

The "Splash Pad Only" option has also been included in the recommended concept. Despite receiving less support from the community than the other two options, staff is recommending this feature since it will be easier to maintain and more efficient to operate than a splash pool. The splash pad does not require dedicated lifeguards which makes staffing less expensive. A splash pad is also less expensive to operate and easier to maintain than a play pool since the water is not recirculated. The splash pad shown in the recommended concept is conceptual only and the size, configuration and specific elements such as spray features and ground color design are subject to change with the final design. Staff will review incorporating amenities within the splash pad that will appeal to children of various age groups.

During the public outreach process, some requests were made that the project focus more on providing a larger pool for lap swimming and shift away from the recreation emphasis presented. Since there are other facilities in Sunnyvale that provide lap swim opportunities, the recreational swim, water play, and therapeutic focus is presented in the recommended concept. As a compromise, the ability to provide four lap swim lanes were included in sports pool in the recommended alternative to make it a true community swim center with amenities for all participants. Revenue generation and financial sustainability were also major factors in determining programming at the swim center. The addition of four lap swim lanes still allows adequate amenities for swim lessons. It is important to note that this project will not be constructing improvements to the Washington Park Recreation Building as those improvements are currently being constructed through a separate project. Additionally, based on preliminary reviews it is anticipated that no new parking is required for the project. Since the overall proposed facility use is similar to the existing, the current parking spaces should be adequate.

FISCAL IMPACT

City Council previously approved a budget of \$7,919,459 for design and construction of the Washington Community Swim Center Project. A design contract in the amount of \$632,555 was awarded to Dahlin Group on September 13, 2016. A future Report to Council will be presented requesting award of a construction contract after the project is competitively bid. Operating costs and revenues will be adjusted during the operating budget review cycle.

PUBLIC CONTACT

Public contact was made through posting of the Parks and Recreation Commission agenda on the City's official-notice bulletin board, on the City's website, and the availability of the agenda and report in the Office of the City Clerk.

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The first of two public meetings for the project was conducted by Sunnyvale staff and Dahlin Group, the architectural consultant, at the Washington Park Community Building on Thursday, December 15, 2016. A second public meeting was held at the Council Chambers on Thursday, March 30, 2017. Notification of these meetings was provided through posting of informational fliers at Washington Park and mail delivery to neighbors that live within 1,000 feet of the project. Those that attended any of the meetings and provided contact information received additional notification of scheduled meetings on this subject.

ALTERNATIVES

1. Approve the recommended concept design as shown on Attachment 5.
2. Provide other direction to staff as City Council deems appropriate.

RECOMMENDATION

Alternative 1: Approve the recommended concept design as shown on Attachment 5 to the report.

The recommended conceptual design is a combination of the architectural building style and sports pool preferred by the public and the splash pad recommended by staff. This results in an attractive and functional design that meets the project objective while also providing water play, lesson, therapeutic and lap swim facilities for a wide range of swimming abilities.

During the public outreach process some residents requested that the pool include more lanes for competitive and/or fitness lap swimming be added to the pool. The intent of the project is to provide a recreational facility for families and residents. Adding more lap swim lanes would require reducing the amount of shallower pool and other water play features that are critical aspects to the project. The recommended conceptual design includes the ability to provide four lanes to provide some lap swimming while still fulfilling the other project objectives.

Prepared by: Nathan Scribner, Senior Engineer

Reviewed by: Manuel Pineda, Director, Public Works

Reviewed by: Cynthia E. Bojorquez, Director, Library and Community Services

Reviewed by: Kent Steffens, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Reserved for Report to Council
2. Community Outreach Meeting Summary of 12/15/16
3. Community Outreach Meeting Summary of 03/30/17
4. Design Options
5. Recommended Concept