

Community Pool Replacement

Cordova Recreation and Park District

Community Workshop

February 15, 2018



LPA

- 01** Project History
- 02** Site Analysis
- 03** Market + Operational Study
- 04** Conceptual Site Design Scenarios
- 05** Question + Answer



Inter + Act

Project History

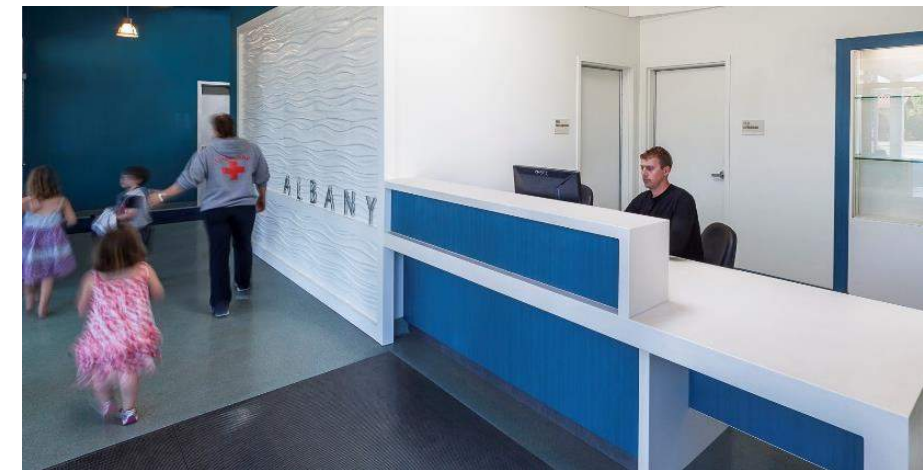
PROJECT GOALS

- Largest program possible
- Traditional uses
- Community pride – something for everyone
- Improved accessibility
- Enhanced technology
- Less concrete, more green
- No open roofs
- Fun Factor!
- Enhance park legacy



POOL BUILDING PROGRAM

- All gender / family restrooms
- Locker rooms / family changing facilities
- Staff / lifeguard office
- Accommodate vending
- Explore feasibility to upgrade concessions
- Storage
- Future expansion



POOL DECK PROGRAM

- Room for large swim teams (all-day)
- Explore accommodations for future bleachers
- Sun shades with lounge chairs
- Timing system
- “Relax + Refresh” near concessions
- Shade
- Retreat feel
- Warm-up area
- Space for fundraisers / parties / gatherings



POOL PROGRAM

- Open to one-pool design (w/ fun factor)
- Flexible
- Swimming lessons
- Active use – primary goal
- Fun-factor – secondary goal
- Evaluate possibility of zero entry
- Unique feel to facility – community





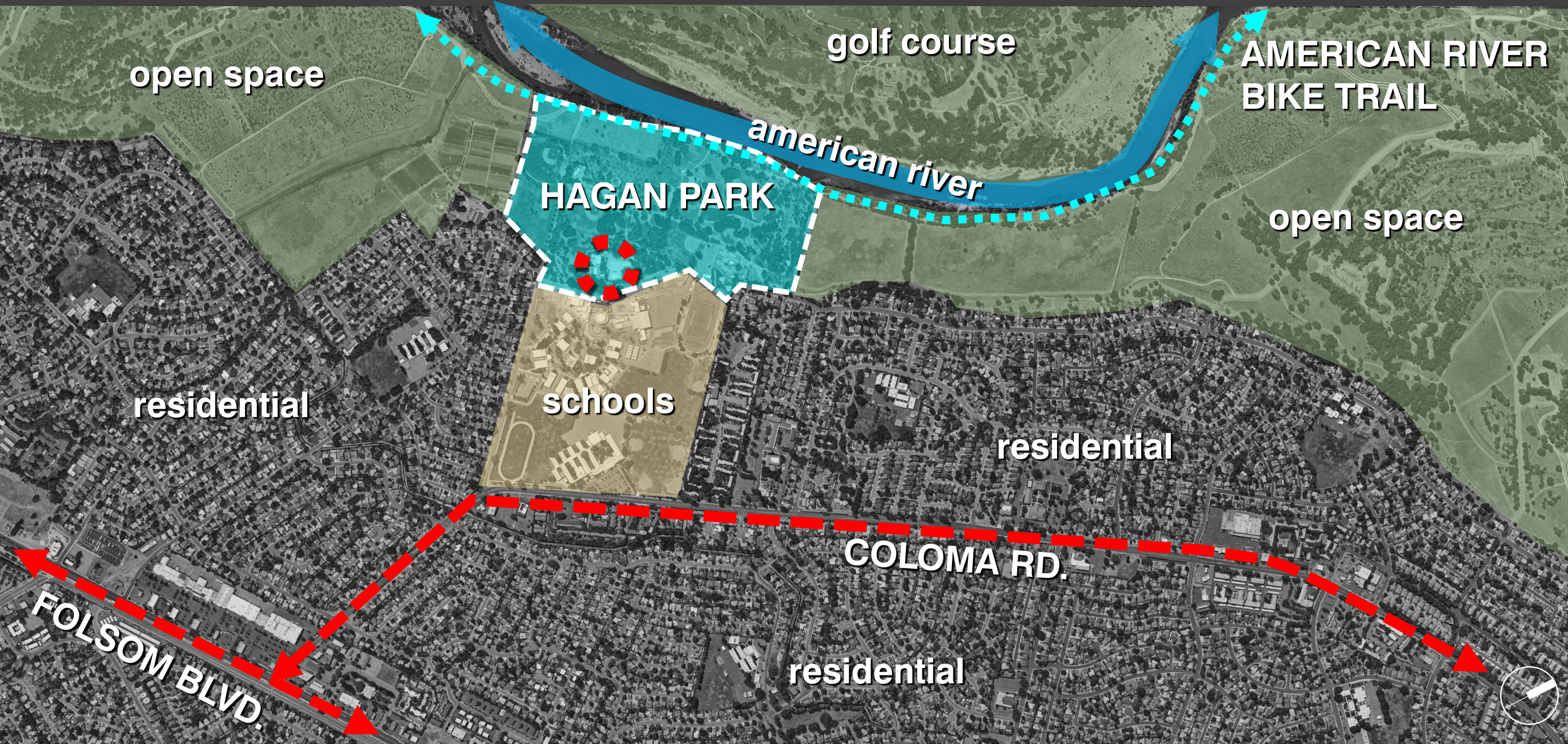
Zoom Out

Site Analysis

PARK CONTEXT

- Built in early 1960s
- Active and passive recreation – multi-use
- Connection to river
- District has been in community for 60 years providing recreation opportunities for residents
- Jewel of the park system
- Enhance park legacy





open space

golf course

AMERICAN RIVER
BIKE TRAIL

american river

HAGAN PARK

open space

residential

schools

residential

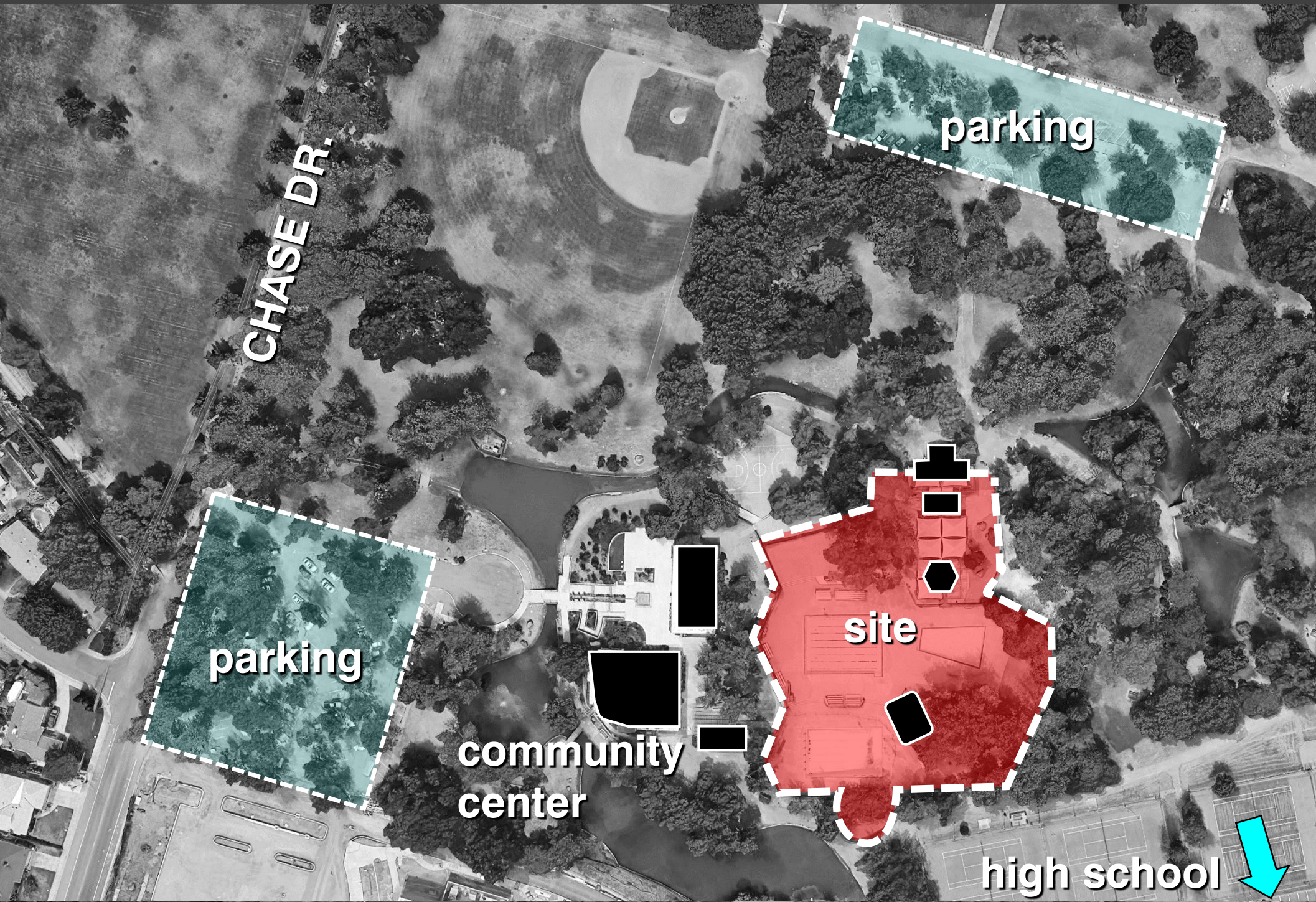
COLOMA RD.

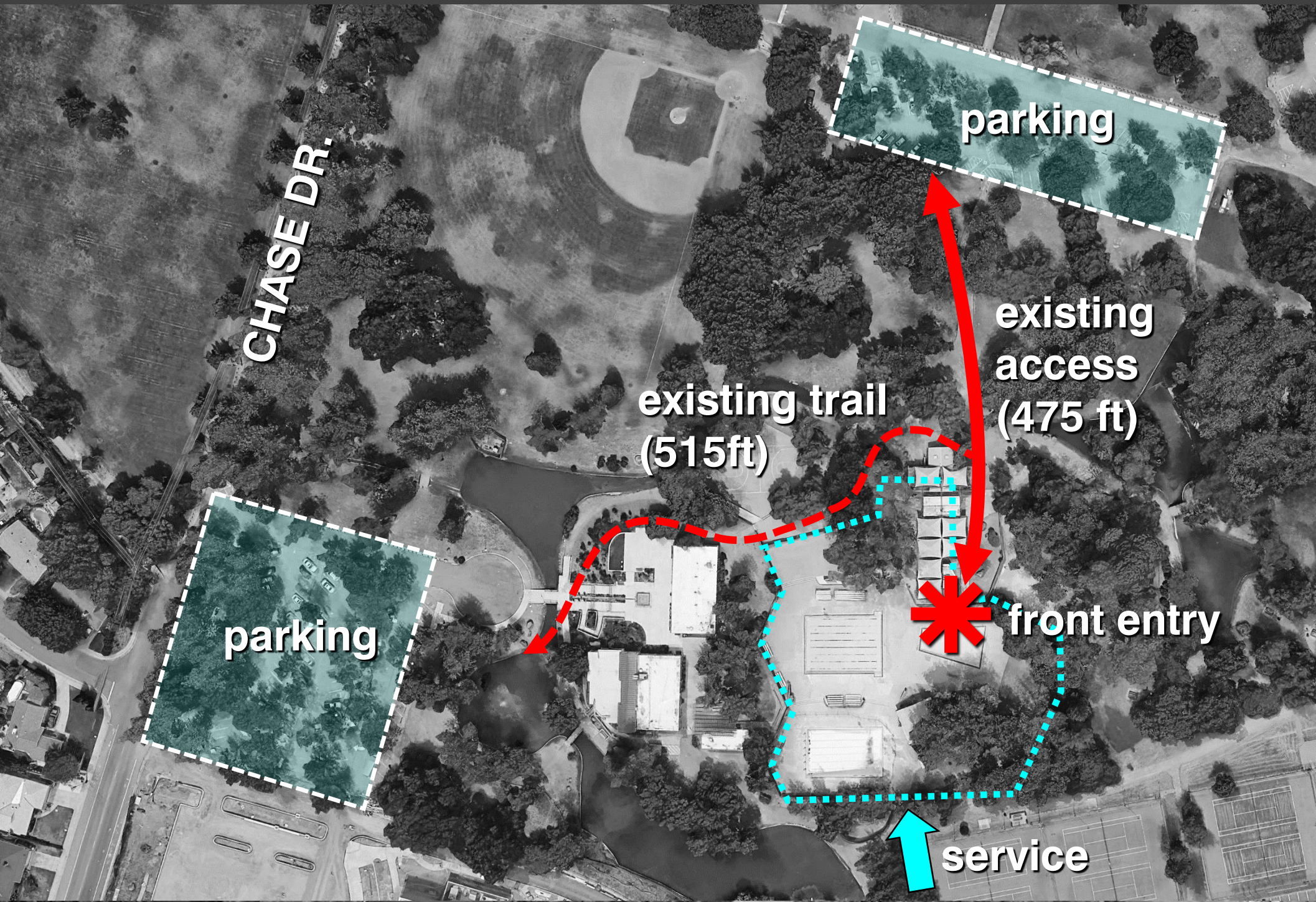
FOLSOM BLVD.

residential

regional context

LPA



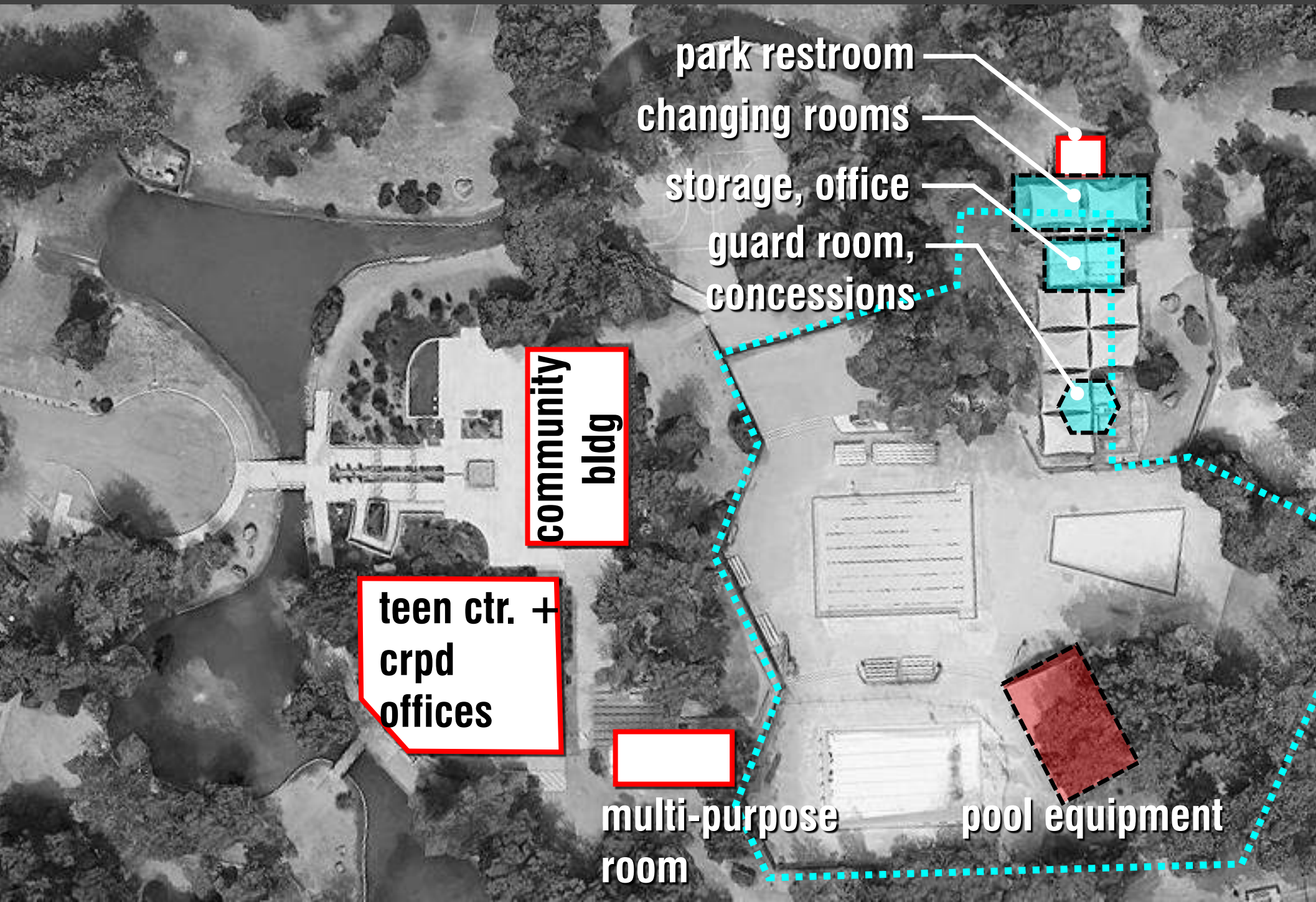


Main access from west parking lot – 475 ft.

Service access from west and east.

Existing trail connects two parking areas – 555 ft

Wayfinding difficult



park restroom

changing rooms

storage, office

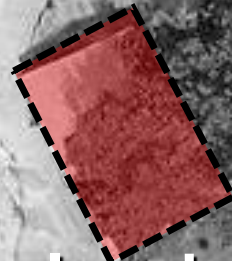
guard room,
concessions

community
bldg

teen ctr. +
crpd
offices



multi-purpose
room



pool equipment
room

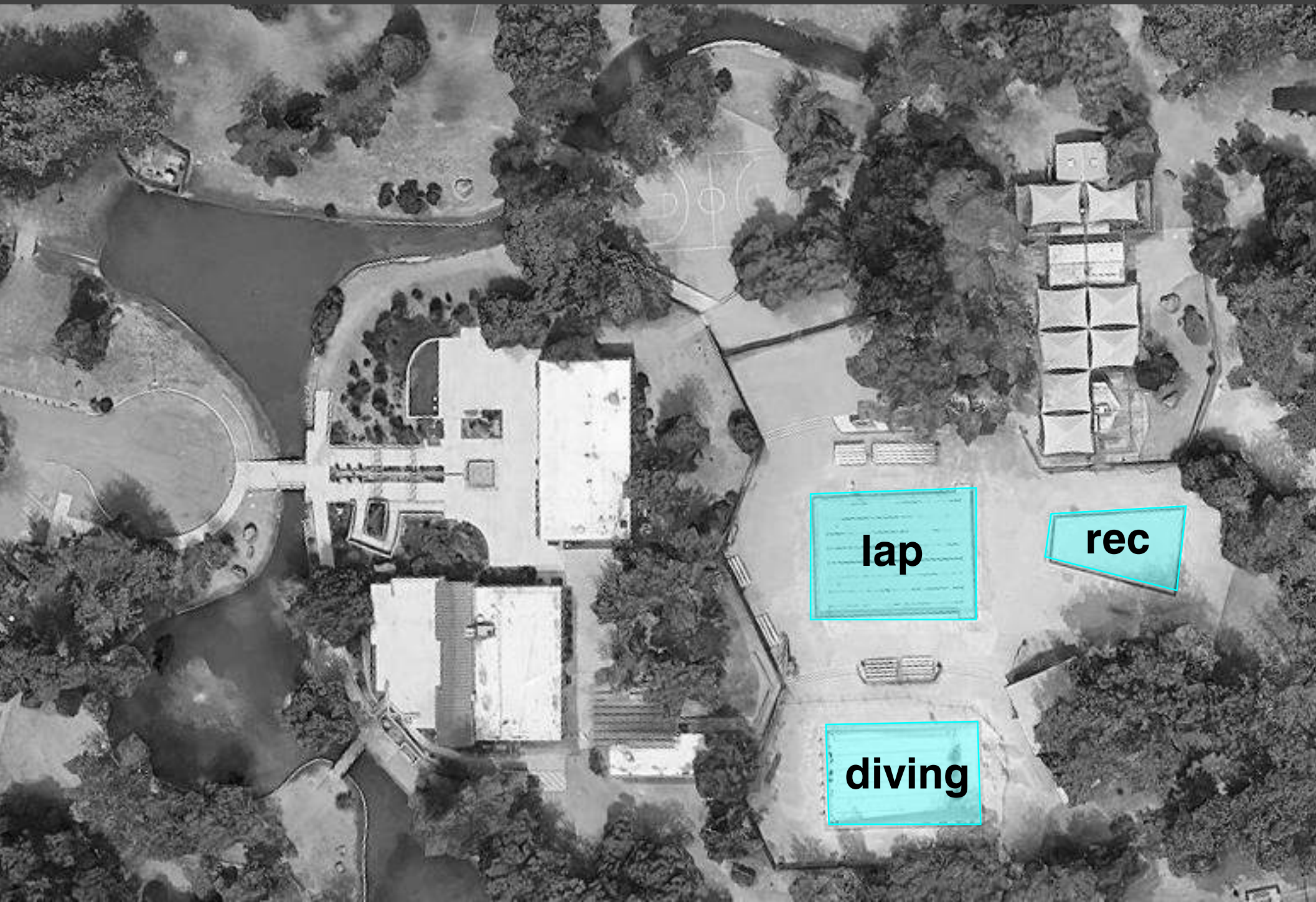
Adjacent community room
in good condition

Existing changing rooms
not to code.

Pool equipment bldg. in
poor shape

Not enough storage





Lap Swim

- Not deep enough for diving blocks
- Large leaks

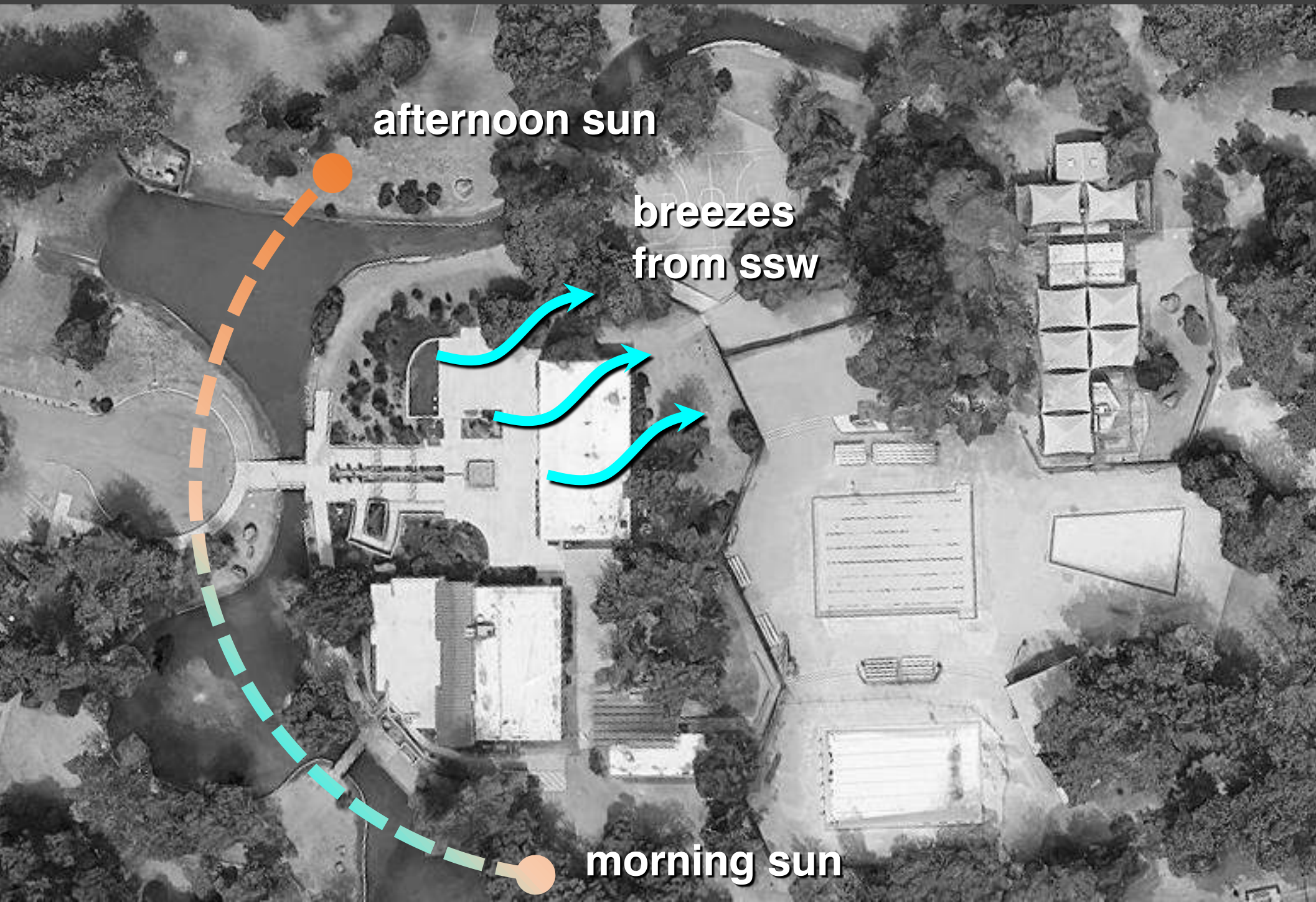
Recreation Swim

Diving / Deep Water

- Not deep enough for a diving board
- Synchro swim

existing uses

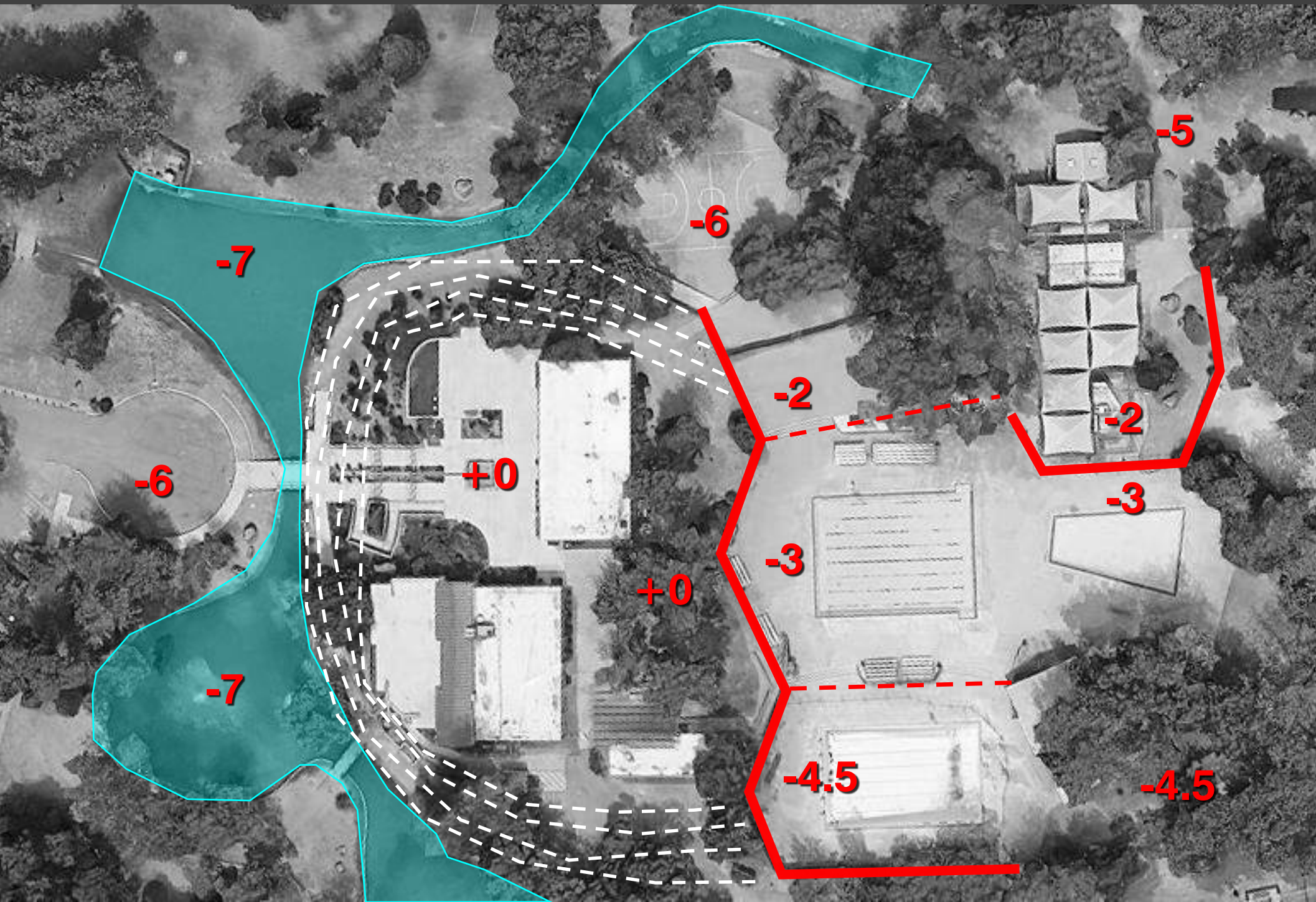




Yearly Avg. High: 73°F
Yearly Avg. Low: 48°F
Avg. Summer Highs: 85°F
Rainfall: 15.5"

Hot dry summers
Cold wet winters





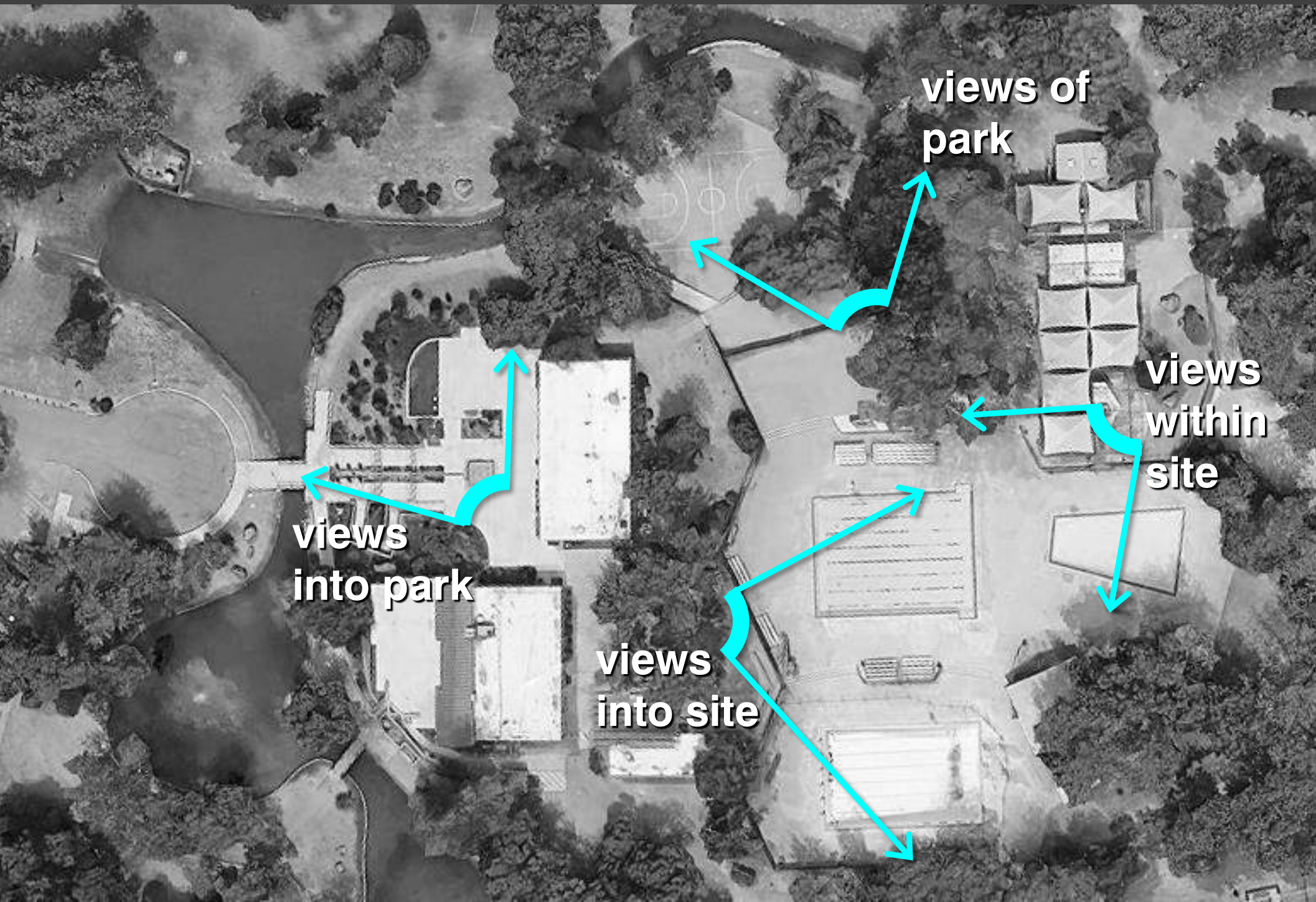
Terraced site

Community Bldg on hill

Existing retaining wall
along west boundary

Connection to water –
river and pond

Minimize earthwork



**views of
park**

**views
within
site**

**views
into park**

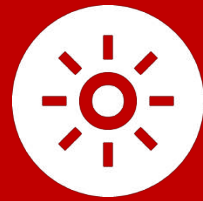
**views
into site**

Views from Community Center into site.

Views of Hagan Park to NW

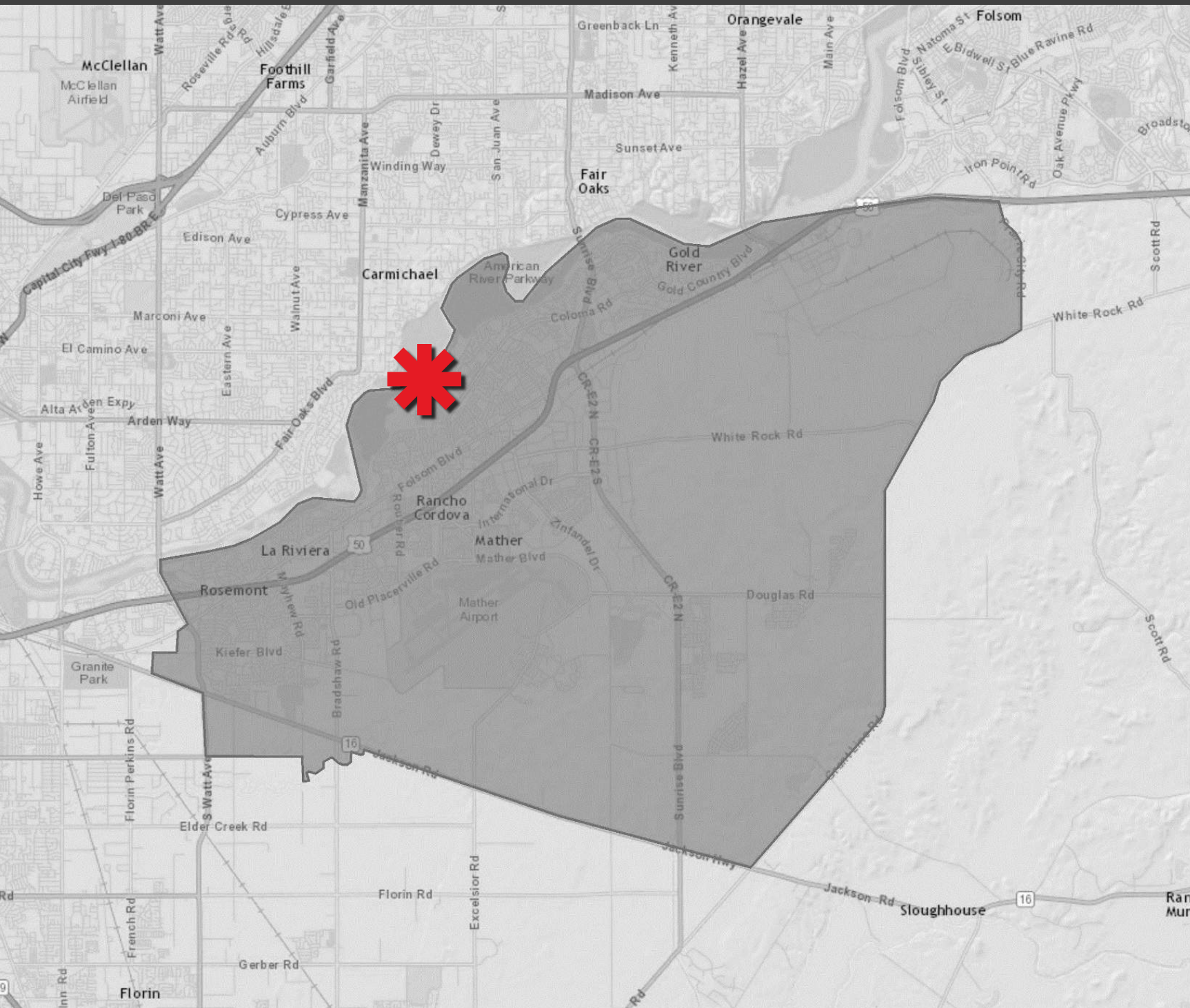
Views from existing building into site and beyond





Build Smart

Market + Operational Study



120,487 population (2017 est.)

29,406 families

\$69,447 median income

35.6 median age

34.9% households w/ children

MARKET STUDY FACTORS:

- Service area – city + region
- Demographics – age, income, available budget, age distribution, growth patterns, recreational spending potential index
- Participation statistics – market potential, cross participation
- Identify alternative service providers
- Department + facility trends



OPERATIONS STUDY FACTORS:

- Attendance estimates – daily, annual
- Fee structure
- Sources of income – membership, programs + services, rentals
- Operating cost projections – personnel, equipment, capital replacement, commodities
- Revenue generation projections – admissions, membership
- Revenue/expenditure comparisons
- Recommendations

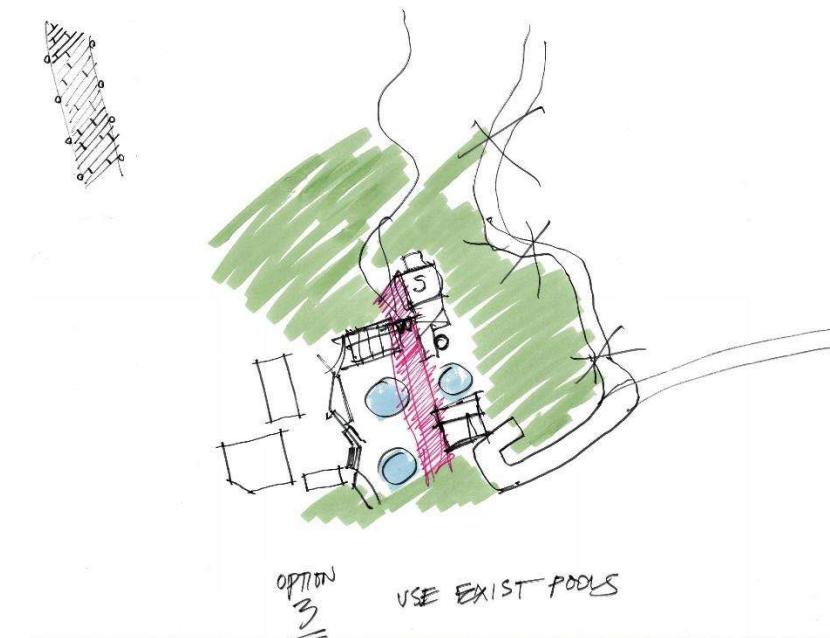
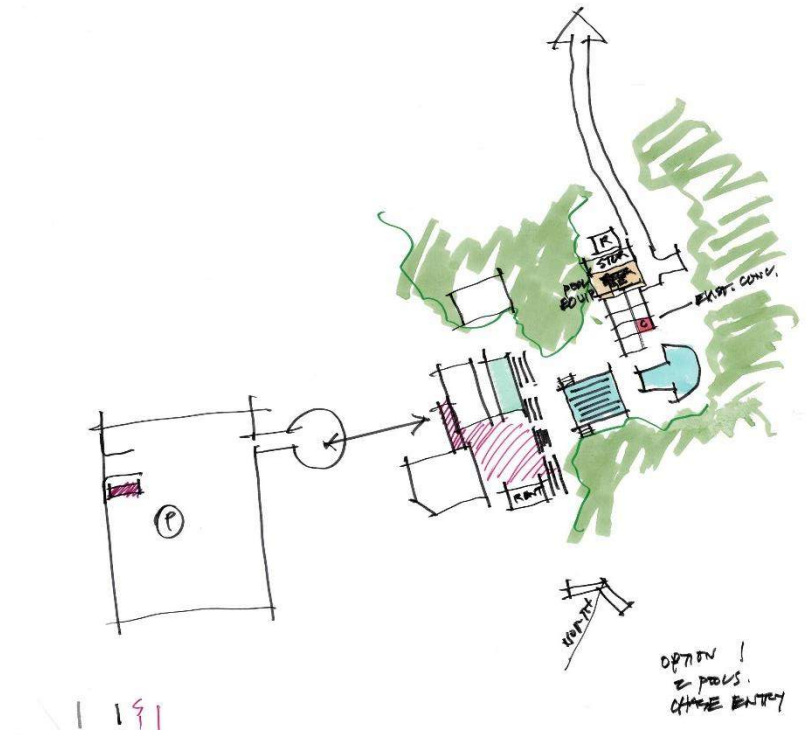


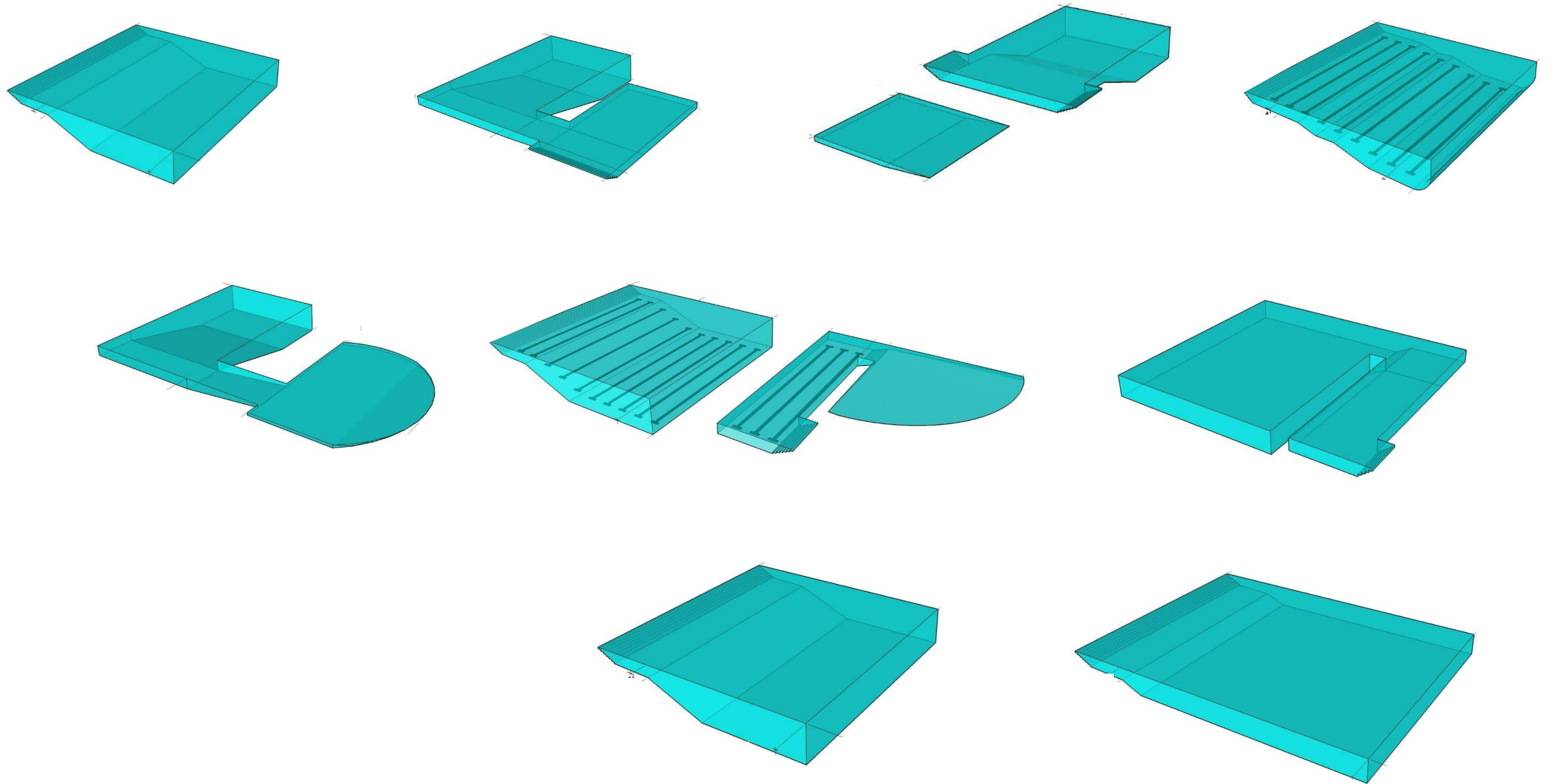


Challenge Convention

Conceptual Design

- x5** Site visits
- x24** Pool configurations studies
- x12** Site design scenarios evaluations
- x4** Program evaluations
- x6** Meetings with CRPD staff
- x1** Market studies
- x1** Operational studies
- x2** Reviewed documentation of previous project
- x3** Internal design charrettes







**community
bldg**

**teen ctr.
crpd
offices**



**multi-purpose /
party room**

Existing community center
complex

Built 1960s

Architectural significance

pool refurbishment





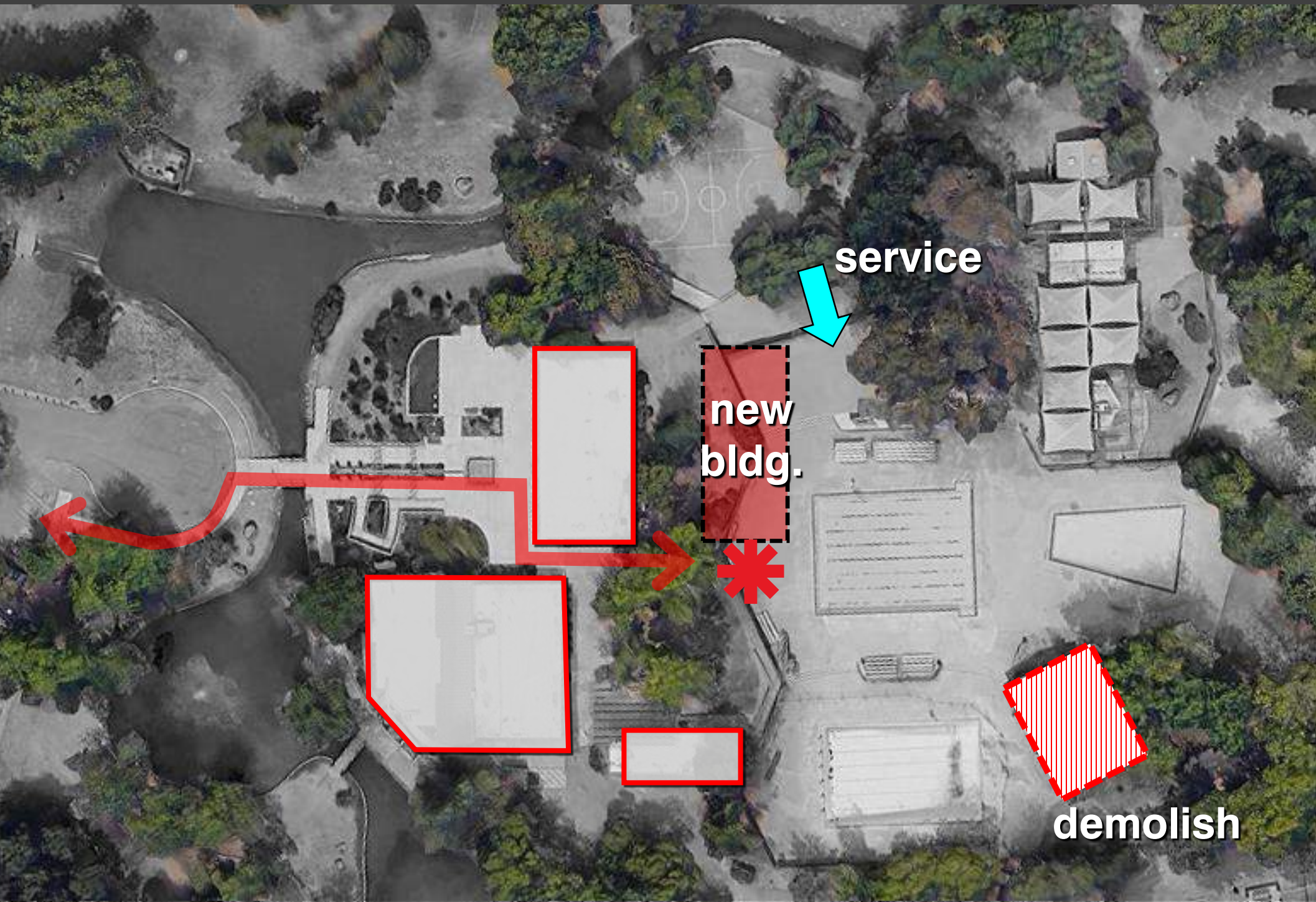
Closer to parking by 125 ft

‘Perceived’ entry - builds on existing wayfinding from Community Center

Potential for ‘gateway’ between existing buildings

Retains existing entry as overflow for large events





Solar orientation
minimizes SW exposure

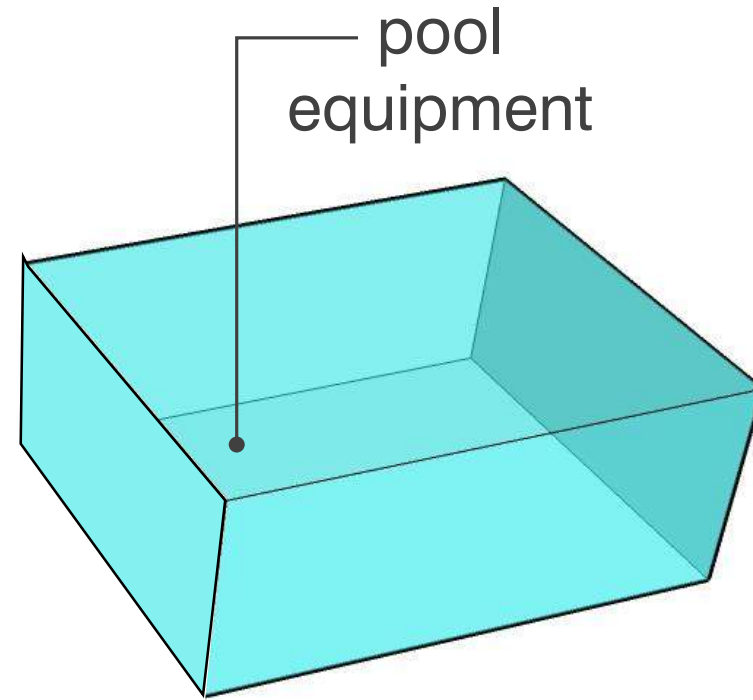
Building incorporates into
topography – fewer
retaining walls

Takes advantage of new
entry point

Allows service from west

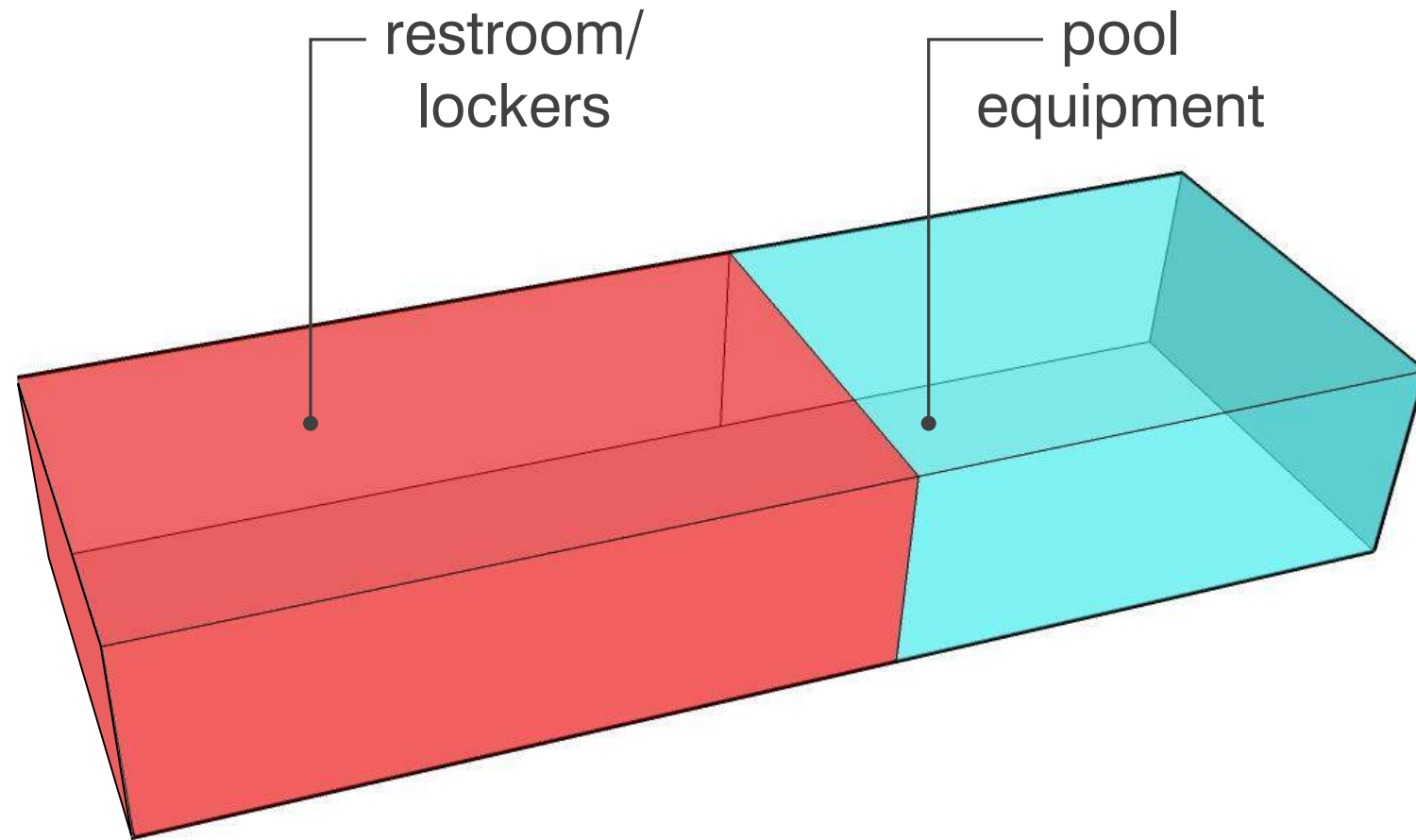
Provides view of entire
facility





POOL BUILDING CONFIGURATION

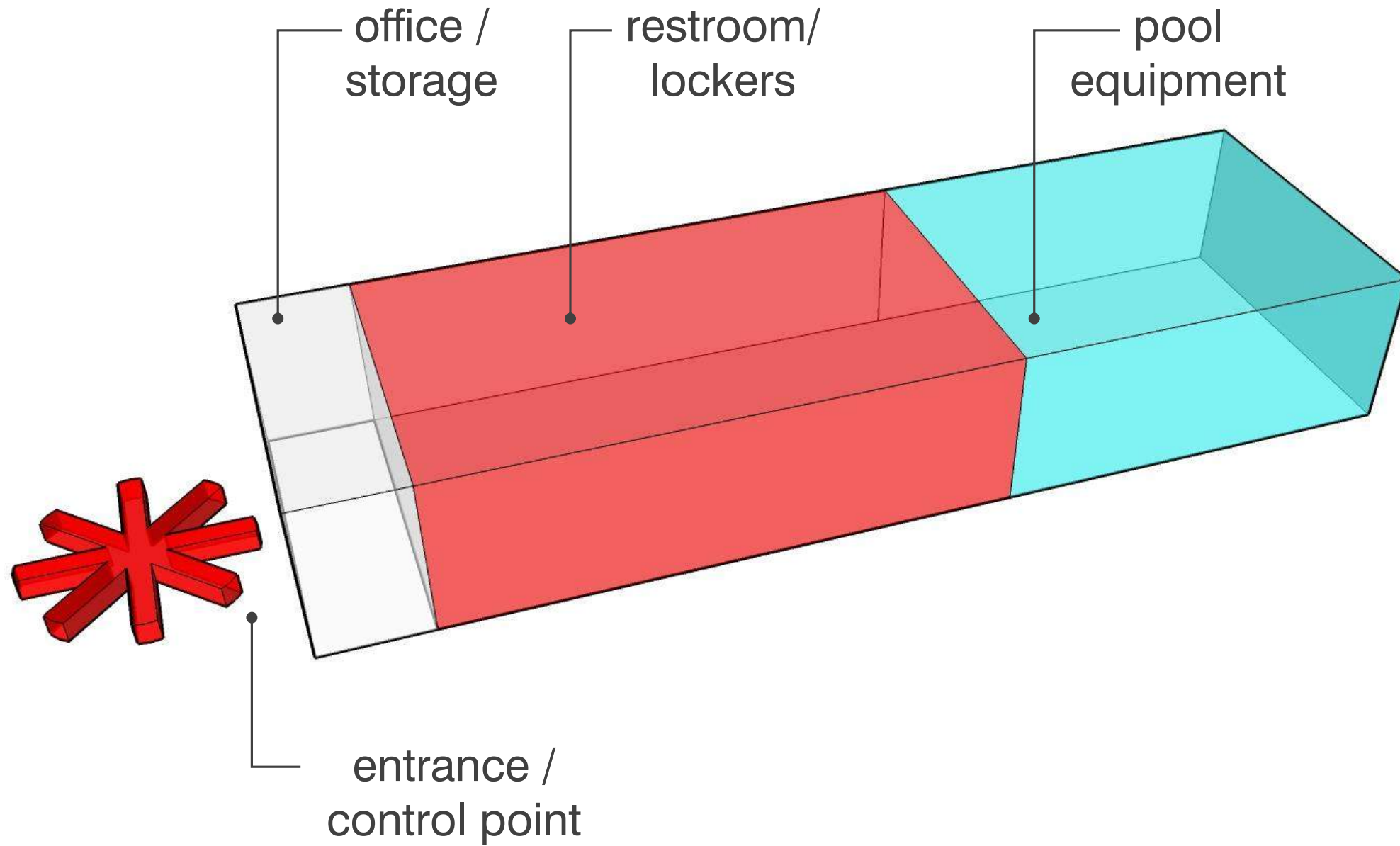
40% pool equipment



POOL BUILDING CONFIGURATION

40% pool equipment

50% locker room /
restrooms



POOL BUILDING CONFIGURATION

40% pool equipment

50% locker room /
restrooms

10% office / storage /
entrance



Puts setting sun at back of spectators

Provides views of entire pool area

Takes advantage of shade from existing trees

Provides access to new building



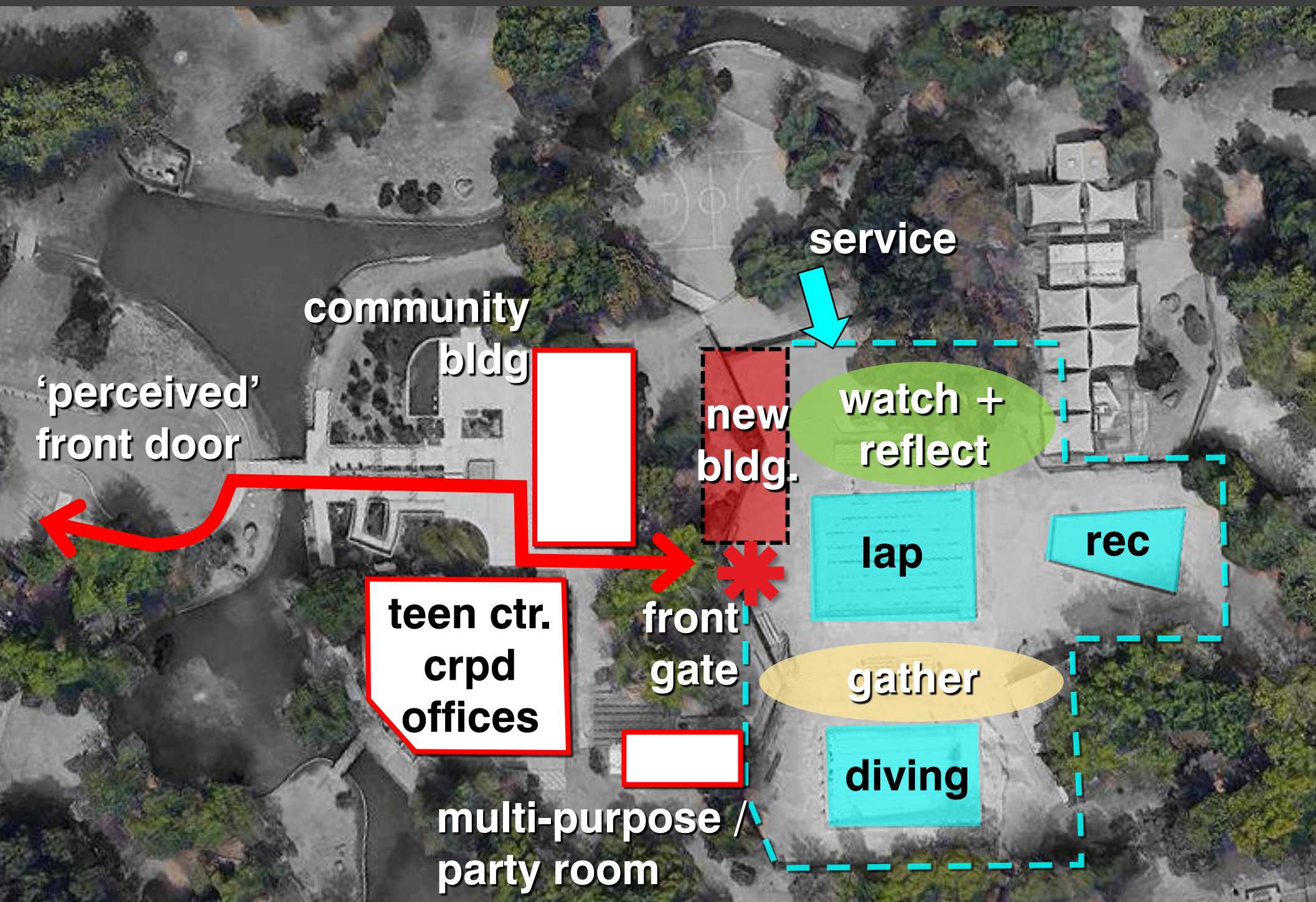


Creates group area near new entrance

Possible connection with existing multi-purpose room

- Party rentals
- Birthday parties
- Group events

'Frames' the site



+

Multiple pool temps

Accommodates multiple programs

-

Cost prohibitive (construction / operations)

2X deck required

Pools too shallow to meet program requirements



pool replacement





Reduces site development costs

Reduces areas needing supervision

Takes advantage of existing topography

Balances concrete and planting



Centrally located pool area

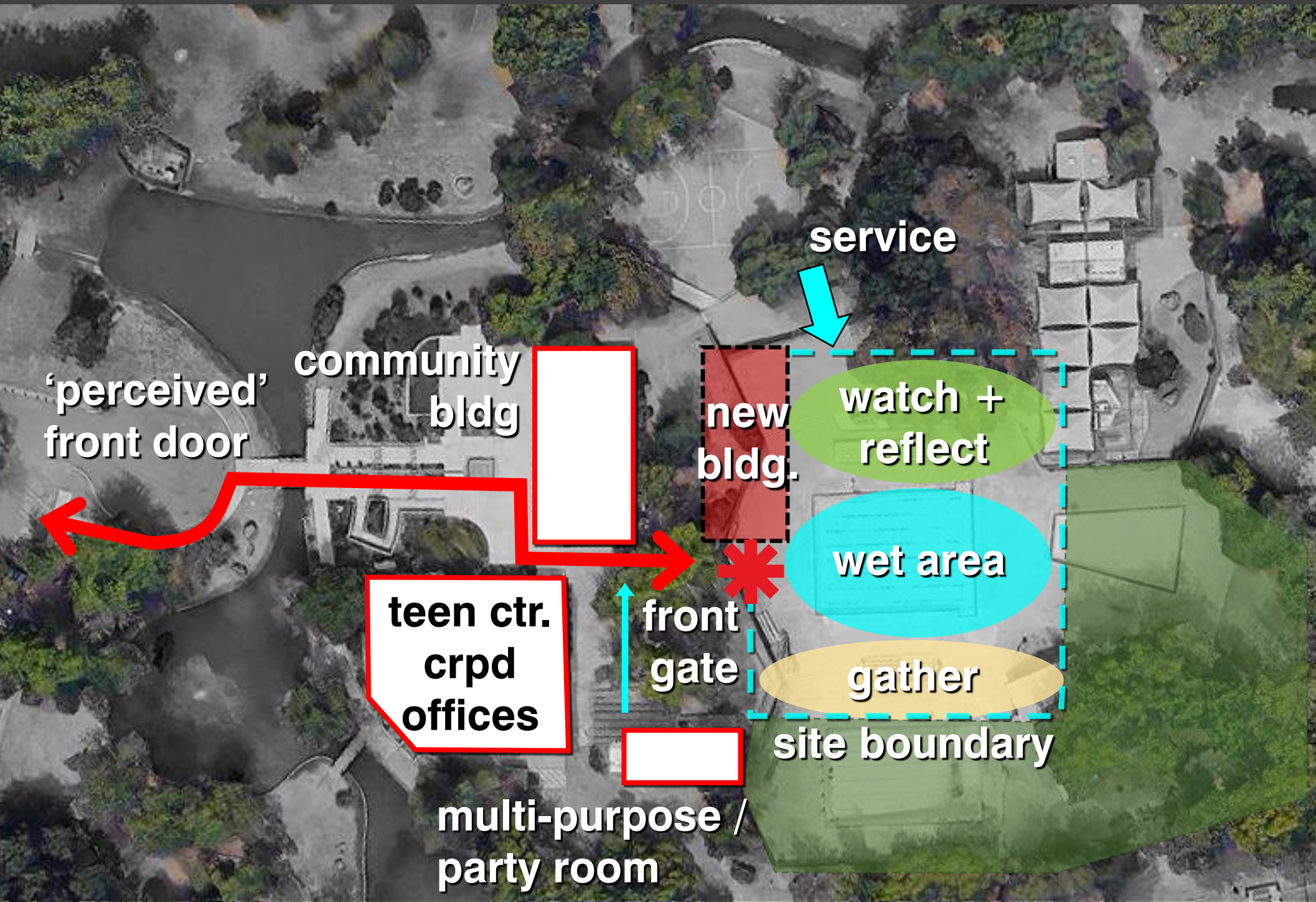
Entrance focuses on the water

Pool area easily observed by staff in building, visitors, and spectators

Takes advantage of existing pool pits

N/S orientation for swimming lanes





Relocate main access

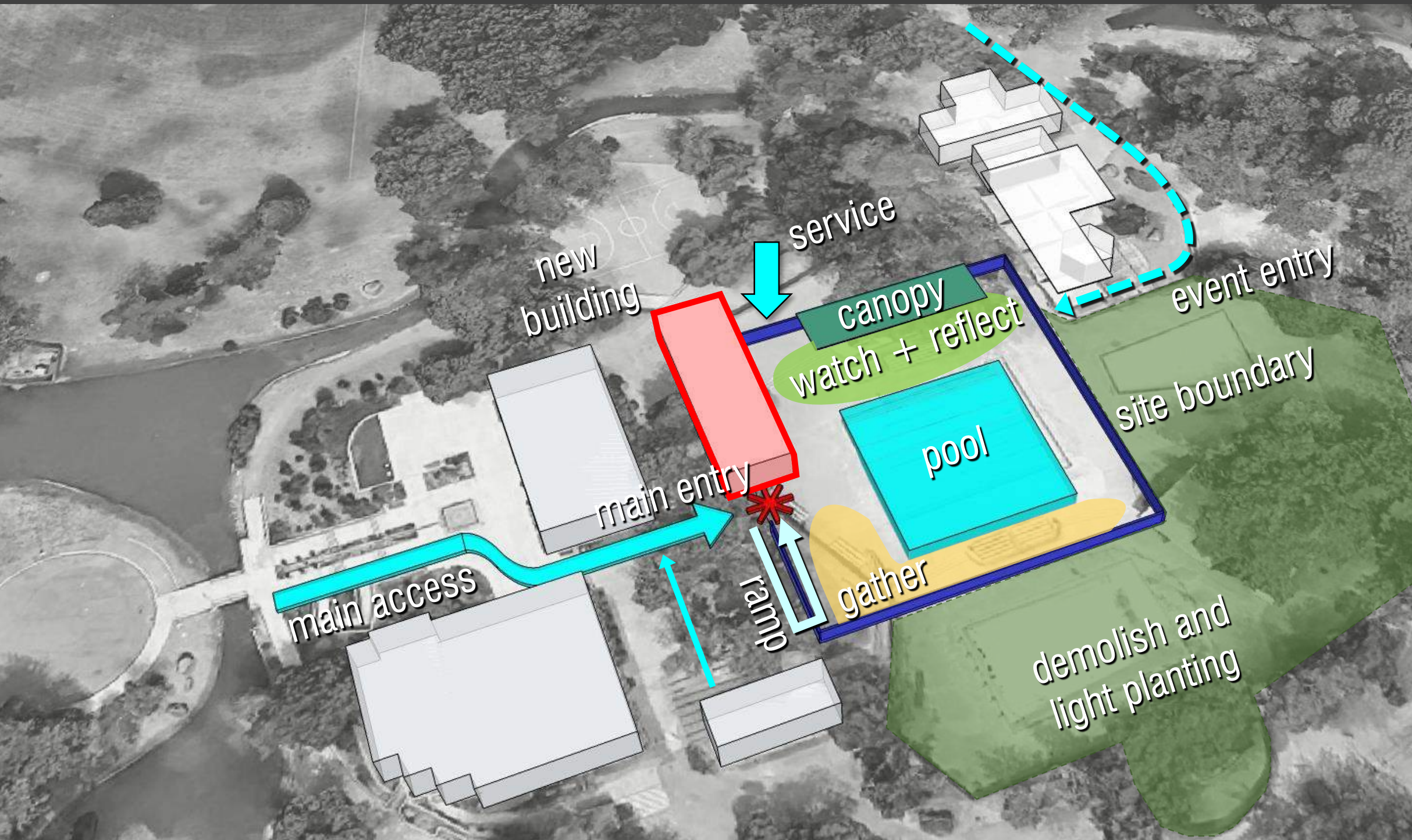
Use building to retain grade

Locate ‘Gather’ near multi-purpose / party room

N/S pool orientation

Shade canopy oriented for maximum comfort

Spectators face east



+

Less pool deck req'd.

Lower operations + construction cost

-

One pool temp





Enrich Lives

Question + Answer

thank you

Changing Lives by Design.

