

DONALDSON RUN

RECREATION ASSN.

2729 N. MARCEY RD.

Donaldson Run Recreation Association
building strong bodies and a strong community



Donaldson Run Recreation Association Long Range Facilities Plan

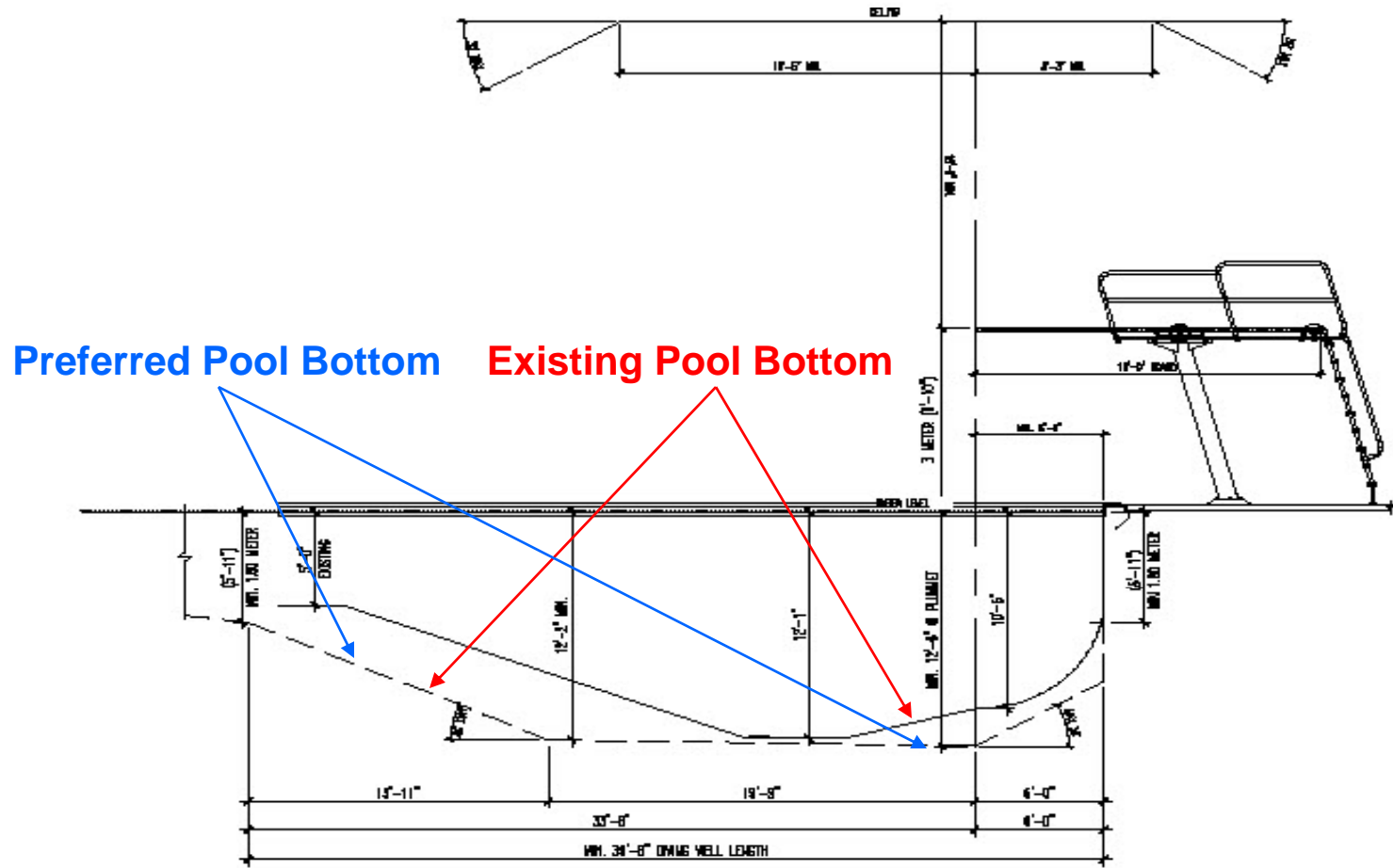
DRRA Members Meetings
Summer 2011



Summary: DRRA Long Range Facilities Plan

- **Phase I - Main Pool**
 - Renovate main pool to deepen dive well to conform with current standards, install accessibility improvements
- **Phase II - Bathhouse**
 - Renovate bathhouse to preserve functional building through repairs and upgrades while making it compliant with applicable code requirements and offering improved amenities, including accessible family restroom, improved snack bar facilities, and more storage
- **Phase II - Accessibility**
 - Install gently sloping paths to improve access for all users
- **Phase II - Wading Pool**
 - Build zero-depth entry wading pool in same vicinity as existing wading pool

- **Main Pool:** Renovate main pool
 - Conform dive well with current standards (see pages 4 and 5)
 - Install accessible stairs in shallow end to improve access for all swimmers and comply with 2012 ADA requirements (see page 6 for sample concept)
 - Install second accessible means of access to comply with 2012 ADA requirements (probably a lift)
 - Timing: offseason 2011-12
 - Cost likely to be covered using existing reserves



FINA (1994 ~ 1996), US DIVING (1995 ~ 1996) CODE, NCAA (1996), ANSI
 3 METER BOARD

— EXISTING POOL FLOOR
 - - - FINA POOL FLOOR

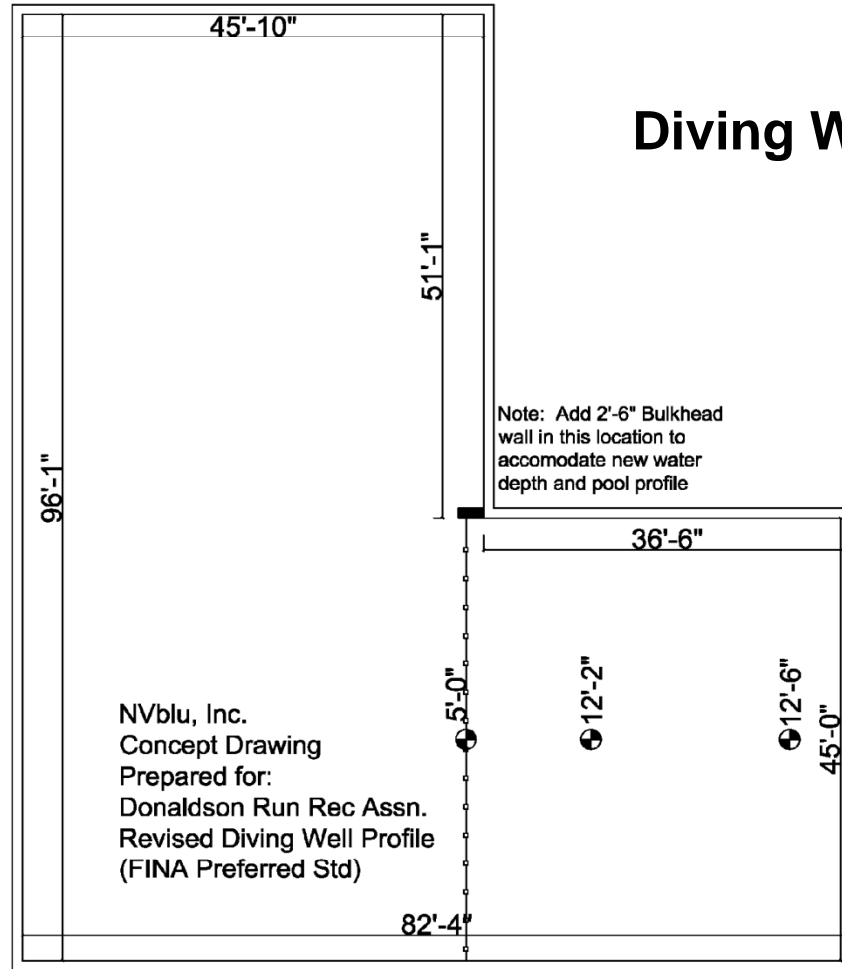
EXISTING POOL SECTION - 3 METER
 SCALE: 3/16"=1'-0"

(FINA DIVING WELL) B
 DATE: 10/30/06 1.0

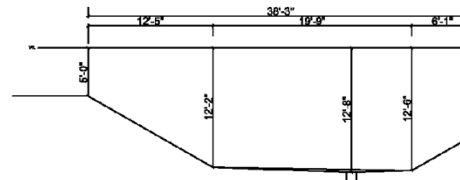
Drawing 1:
Diving Well Improvements

DRAFT

For Discussion
Purposes only



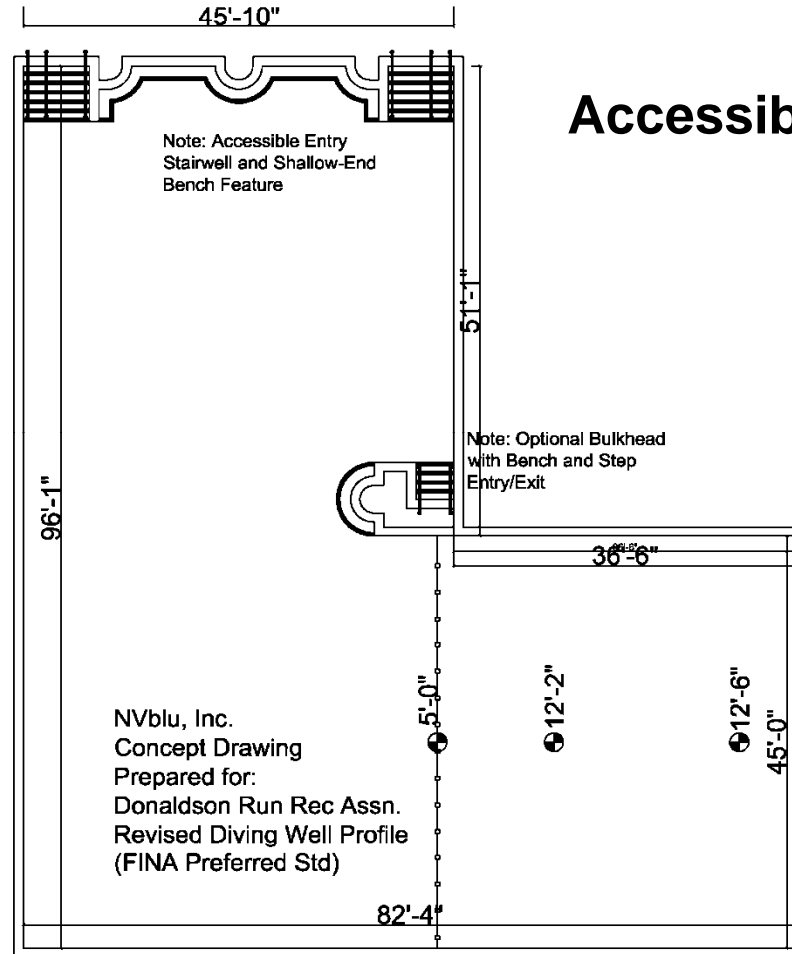
FINA Preferred 3M
Springboard Diving
Dimensions as of 15
March 2010 (see FR5.3.1)



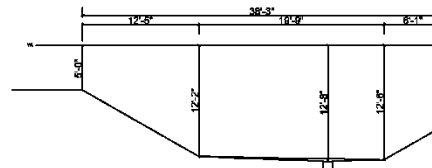
Drawing 2: Accessibility Improvements

DRAFT

For Discussion Purposes only



FINA Preferred 3M
Springboard Diving
Dimensions as of 15
March 2010 (see FR5.3.1)



- **Bathhouse:** Renovate bathhouse, bring to code
 - Bathhouse structure is sound but in need of significant repairs, including new roof and support columns
 - Replace roof using translucent materials, make other needed repairs/upgrades (doors, security, etc.)
 - Retain existing locker room configurations while replacing surfaces and fixtures, upgrading utilities as necessary
 - Undertake modest aesthetic improvements to exterior
 - Renovate snack bar in existing location with upgraded surfaces, appliances, and fixtures
 - Create snack bar seating area on hill overlooking pool
 - In space under roof overhang adjacent to wading pool, install a family accessible bathroom and storage room
 - Timing: offseason 2012-13

- **Accessibility:** To enhance convenience to families with strollers and small children, facilitate access to our facilities for pool users with disabilities, and comply with building code and ADA rules:
 - Install gentle sloping pathway from parking lot to bathhouse level
 - Install gentle sloping pathway from bathhouse level to pool deck
 - Maintain existing stairs from bathhouse level to pool deck

- **Wading Pool:** To improve user experience and satisfy 2012 ADA requirements:
 - Build wading pool in same vicinity as existing pool to feature zero-depth entrance
 - Explore installation of water play features (e.g., fountains, spray towers, etc.)

Considerations Behind Recommendations

- **LR Facilities Planning Process and Conclusions**
 - LR Facilities Planning Committee considered multiple options for bathhouse and accessibility improvements:
 - Razing and rebuilding bathhouse in single structure or pavilion configurations
 - Installing ramps and landings system, elevator, or incline funicular to provide access down hills on premises
 - Estimated cost of ambitious plan exceeded \$2 million, large portions associated with site prep
 - Members of LR Facilities Planning Committee met with various county officials
 - Zoning director, environmental services staff, health department officials, fire marshal
 - Arlington County Code, Virginia Building Code, and ADA impose significant regulatory obligations on DRRA in context of any significant project to renovate or rebuild facilities

Considerations Behind Recommendations

- **Legal Issues – Pool Size and Parking Lot**
 - Per County code, size of DRRA's parking lot is tied to surface area of main pool
 - Expanding size of pool, or building new pool, would obligate us to expand the size of DRRA's parking lot
 - Parking lot expansion would trigger requirement to pave it, which would trigger stormwater management requirements
- **Legal Issues – Accessibility**
 - Building code and ADA impose accessibility requirements, including accessible routes (pathways, etc.), pool access (stairs, ramps, or lifts), and accessible restrooms
 - ADA pool accessibility requirements effective March 2012
 - Alteration of facilities triggers requirement to spend 20% of project cost on accessibility

Considerations Behind Recommendations

- **Planning Criteria**
 - Facilities should be safe
 - Facilities should be user-friendly and accessible to all members and guests
 - Facilities should be efficient and economic
- **Recommended Approach Satisfies Criteria**
 - Facilities will be safer
 - Facilities will be user-friendly and accessible
 - Facilities will be efficient and economic

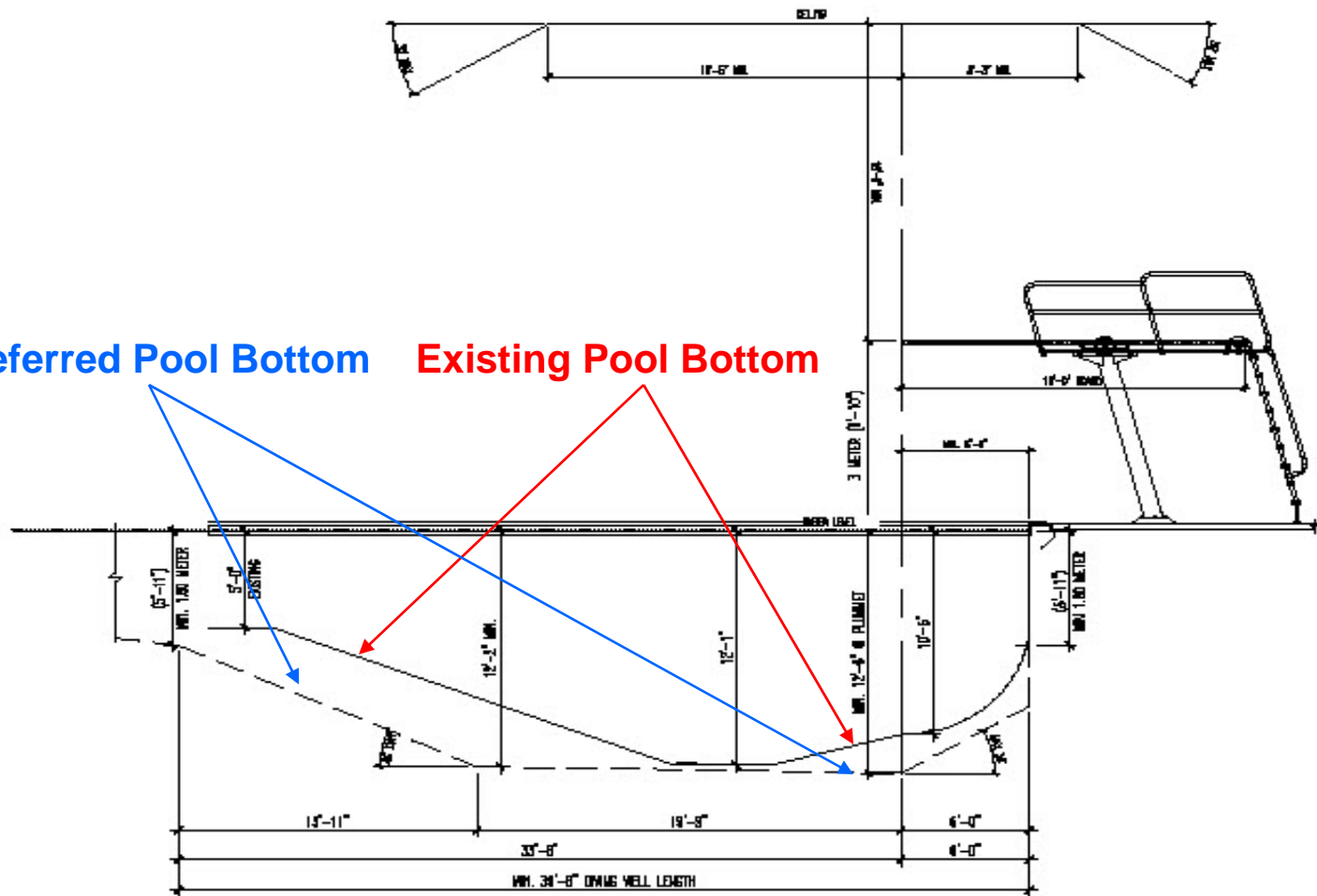
Summary: The State of Our Facilities

- **Main Swimming Pool (Phase I Project)**
 - Pool is structurally sound and requires no immediate structural repairs, but diving well is not up to current standards
- **Bathhouse (Phase II Project)**
 - Functional and structurally sound, but requires significant repairs
- **Accessibility (Phase II Project)**
 - Pool and grounds are not friendly to people with disabilities
- **Wading Pool (Phase II Project)**
 - Outdated, not ADA-compliant

- + Pool is 50+ years old, well-maintained, and in very good physical condition**
 - Engineering assessment conducted in 2009 found pool to be in “very good structural condition”
 - Pumphouse/pool infrastructure is sound
- Diving well does not meet current standards**
 - Pool is “grandfathered” from current requirements, but best practice would be to conform diving well to current standards for depth and length
- Pool is not readily accessible**
 - Standards require two means of access for disabled swimmers

State of Our Facilities: Main Pool

Preferred Pool Bottom Existing Pool Bottom



FINA (1994 ~ 1996), US Diving (1995 ~ 1996) CODE, NCAA (1996), ANSI
3 METER BOARD

EXISTING POOL SECTION - 3 METER
SCALE: 3/16"=1'-0"

(FINA DIVING WELL) B
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- + Bathhouse is structurally sound**
- + Design satisfies basic needs for rest room/
changing areas, snack bar, office space**
- Structure requires significant repairs to roof,
support pillars, plumbing**
- Locker rooms are heavily worn and need
renovations to surfaces and fixtures**
- Locker rooms offer limited accommodations
to disabled or families with young children**
- Snack bar allows only limited service and
provides very small sitting area**

- + **Bathhouse features accessible showers and toilet stalls**
- **Pool lacks accessibility features**
- **Bathhouse lacks accessible family restroom**
- **DRRA's steeply-sloped topography is not friendly to disabled**

Regulatory Considerations:

- *Building code will require accessibility features in context of facilities improvement projects*
- *ADA requires spending 20% of project cost on accessibility features*

State of Our Facilities: Wading Pool

- + Wading pool is functional**
- Wading pool lacks accessibility features and is not ADA compliant**

- **Pumphouse Renovation Project (2008-09)**
 - Rebuilt decaying pumphouse structure
 - Replaced aging/failing filter tanks, associated piping
 - Upgraded ventilation system to improve worker safety
 - Installed dechlorination system for pool discharge water
 - *Pumphouse work completed on time and under budget*
- **Pool Engineering Assessment (2009)**
 - Commissioned specialist architect/engineer to assess structural condition of pool and need for significant work
 - Pool received clean bill of health
- **Pool Drain Retrofits (2009)**
 - Safety enhancements as mandated by federal Virginia Graeme Baker Act

- **Pool Surface Restoration (2009-10)**
 - Restoration work to remove mineral deposits and stains
 - **Extensive Tree Work (2010)**
 - Tree removal and pruning work conducted in consultation with independent consulting arborist
 - **New Water Line to Pool (2010)**
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- ***Notes on Material Facilities Projects***
 - We solicit competing bids on “big ticket items” to ensure we give work to lower cost bidders
 - We actively manage contractors and vendors to ensure we receive bargained-for performance and value

Long-Range Planning Process

- **DRRA Board Appointed Long-Range Facilities Planning Committee in Spring 2008**
 - **Committee Objectives:**
 - Assess DRRA's facilities and develop a plan to maintain or upgrade facilities to sustain DRRA into the future
- **Committee Work to Date**
 - Managed facilities projects (pumphouse, pool, etc.)
 - Assessed existing facilities in consultation with architects and engineers to assess condition and needs
 - Solicited member input via email (planning@drra.org) and survey
 - Met with Arlington County officials to understand regulatory requirements in connection with facilities projects
 - Developed facilities concept plan subject to review tonight

- **Facilities should support core functions of DRRA:**

to promote the health and general welfare of its members and in pursuance thereof to develop, operate, maintain and manage a swimming pool and other social and recreational facilities

~DRRA Bylaws

- **Facilities should be safe**
- **Facilities should be user-friendly and accessible to all members and guests**
- **Facilities should be efficient and economic**

Consultations with Arlington County

- **During 2010 and 2011, Planning Committee members met with Arlington zoning, planning, environmental, health, and fire officials**
- **Key understandings from County meetings**
 - We have flexibility with respect to bathhouse and grounds improvements
 - We have very limited ability to undertake pool improvements other than for safety and access
 - County will mandate accessibility upgrades
 - Proximity to stream imposes limits on development
 - County will try to be reasonable, but Zoning Code allows only limited flexibility

Recommended Next Steps

- **Summer 2011:**
 - Planning Committee to continue work on facilities plan, including bids for main pool work
 - Planning Committee to obtain cost information about planned facilities work and develop proposed funding plan
 - Informal member meetings and other informal discussions and consultations to discuss facilities plan
- **Fall 2011**
 - Member meeting to consider and approve facilities plan, including funding plan

- **We need and want your feedback!**
- **By email to the planning committee or DRRA president:**
planning@drra.org or president@drra.org
- **By phone to Mike Griffen:**
(571) 766-8829
- **In person to any facilities planning committee member:**
 - **Mike Griffen, Patricia Connally, Peter Fallon, David Rehr, June Ventura, Laurel Vogelsang, Laura Wiberg**