

Community and Aquatic Center Tour Debrief

Presentation to Parks & Recreation Commission
February 2, 2011

Community/Aquatic Center Tours



20 Facilities in...5 Weeks!

Community/Aquatic Center

Local Facilities:

- Center at Norpoint, Tacoma
- Federal Way
- Matt Griffin YMCA, SeaTac
- Tukwila
- Renton
- Mercer Island
- South Bellevue
- Dale Turner YMCA, Shoreline
- Lynnwood
- Rosehill, Mukilteo
- Coal Creek YMCA, Newcastle
- Firstenburg, Vancouver

Colorado Facilities:

- Wheat Ridge
- Golden
- Paul Derda
- Erie
- Stapleton
- Lifetime Fitness
- Parker Field House
- Westridge
- Southridge

Facility Tour Highlights

Things We Liked

Things We Didn't Like

Lessons Learned

Aquatics

Aquatics – Leisure Pools



Federal Way Comm. Ctr.
Federal Way, WA

- Leisure Pool Designs include:
 - Slides
 - Lazy Rivers
 - Spray Parks
 - Other
- Costly to Build and Operate
- Leisure Pools Drive Revenue and Membership
- Aquatics = Most Critical Design Element

Leisure Pools - Aesthetics



Aesthetics are Important
Use of Rock Formations, Warm Colors, Good Lighting
Paul Derda Recreation Center - Broomfield, CO

Leisure Pools - Lighting



Lighting is Important
Translucent Skylights, Tube Lighting & Opening Roof
Lynnwood Recreation Center – Lynnwood, WA

Leisure Pools – Space Planning



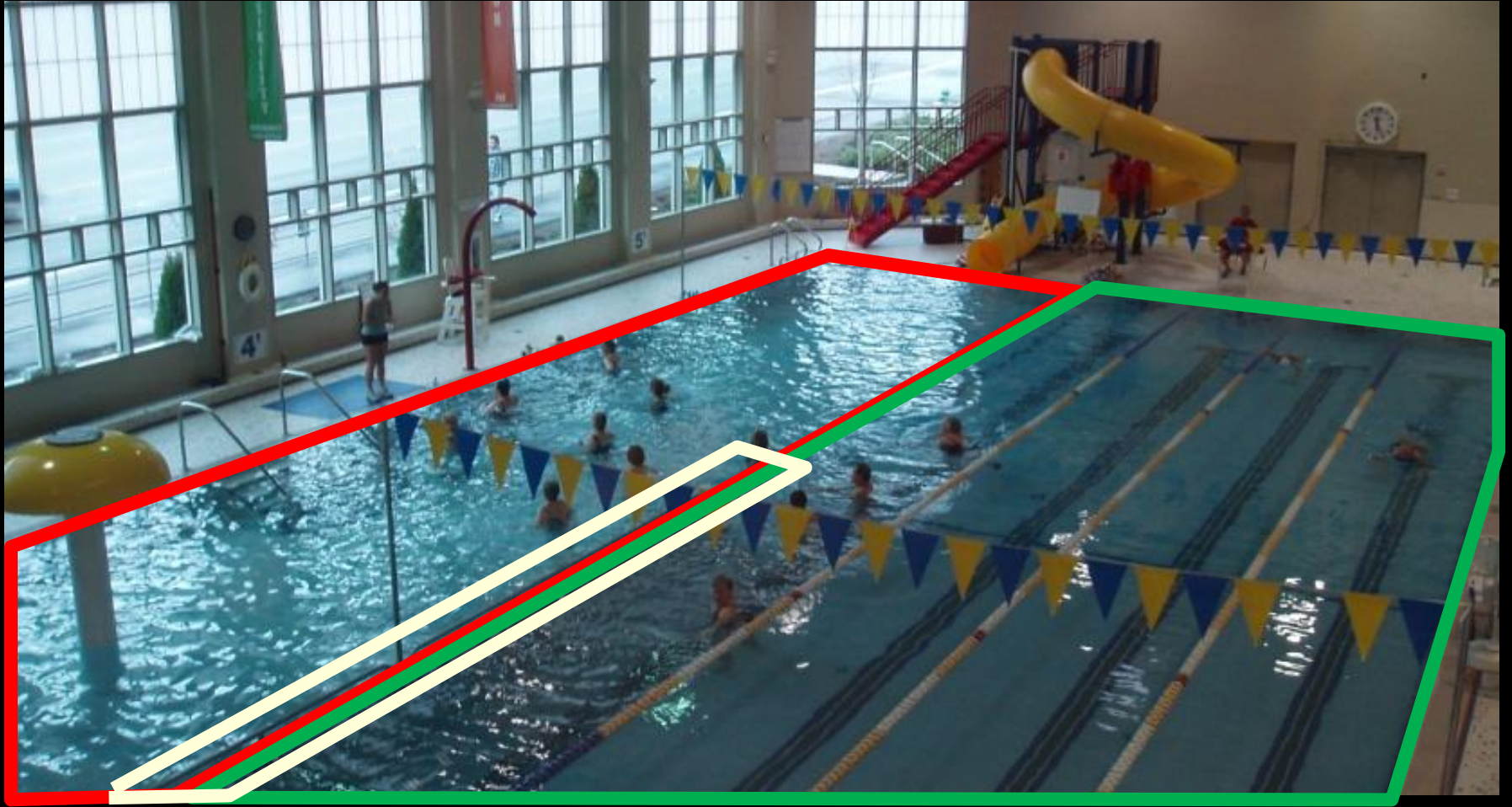
Consider Locating Slides Outside the Building
Saves Floor Space and Extends the “Run”
Lynnwood Recreation Center – Lynnwood, WA

Aquatics – Right Sizing



Size of the Feature Matters (i.e. Lazy River and Slides)
Nearly Everyone Said, “Make them Bigger”
Firstenburg Community Center - Vancouver, WA

Aquatics – Combined Pools



One Tank & One Temperature
Recommend Separate Tanks
Dale Turner YMCA – Shoreline, WA

Aquatics – Combined Pools



Two Tanks & Two Temperatures
Also Note the Nice Lighting
Coal Creek YMCA – Newcastle, WA

Aquatics – Competition Pools



Competition Facilities – Lots to Talk About!
Westridge Community Center – Highlands Ranch, CO

Aquatics – Outdoor Patios



Outdoor Patios Allow for Seasonal Use
Popular Attraction – Recommended by Most
Paul Derda Recreation Center - Broomfield, CO

Aquatics – Spas



Spas are Costly (Water Turnover), but Essential
Every Facility has One, Lynnwood has Two!
Paul Derda Center - Broomfield, CO

Aquatics – Family Changing Rooms



Recommendation is 6 to 8 Changing Rooms
Restroom & Shower in Each, Large Lockers in Hallway
Federal Way Community Center – Federal Way, WA

Aquatics – Pool Party Rooms



Recommendation is a Minimum of 2 Party Rooms
Significant Source of Revenue
Federal Way Community Center – Federal Way, WA

Gymnasiums,
Fitness Rooms &
Health & Wellness
Facilities

Gymnasiums



Federal Way Comm. Ctr.
Federal Way, WA

- Multi-Purpose Space
- Most Centers Have 2 Full-Size Gyms or 3 Modified or Other Combo
- Lots of Storage Space is Essential
- Revenue Center for the Facility
- Multiple Design Considerations

Gymnasium - Lighting



Lighting is a Challenge due to Glare, but Natural Light is Preferred
Notice Roll-Up Door Access to Outside Patio
South Bellevue Community Center – Bellevue, WA

Gymnasium - Flooring



Multi-Purpose Flooring
Southridge, CO



Wood Flooring
Stapleton CC – Denver, CO

Gymnasium - Alternatives



Indoor Turf Field – Significant Source of Revenue
Parker Staff Indicate High Demand for Second Field
Parker Field House – Parker, CO

Gymnasium - Alternatives



Gymnastics Center – Significant Source of Revenue
Paul Derda Recreation Center – Broomfield, CO

Aerobics/Dance Studios



Centre at Norpoint
Tacoma, WA

- Multi-Purpose Space
- Most Centers Had 2 Rooms
- One Large is Desirable for 50+ person class
- Lots of Storage Space is Essential
- Built-in Sound System
- Adjustable Lighting

Aerobics/Dance Studios



Multi-Purpose Dance, Aerobics and Fitness Studios
Busy During All Hours
Wheat Ridge Recreation Center – Wheat Ridge, CO

Fitness Rooms



- Significant Source of Revenue & Memberships
- Everyone Indicated they Needed More Space
- Set Aside Room for Stretching Areas
- Include a Semi-Private Workout Area
- Offer Childcare

Wheat Ridge Rec Ctr.
Wheat Ridge, CO

Fitness Rooms



Free Weights
Southridge Rec Ctr.



Weight Machines & Cardio
Federal Way Comm. Ctr.

Fitness Rooms – Specialty Areas



Pilates Studio

Wheat Ridge Recreation Center – Wheat Ridge, CO

Fitness Rooms – Specialty Areas



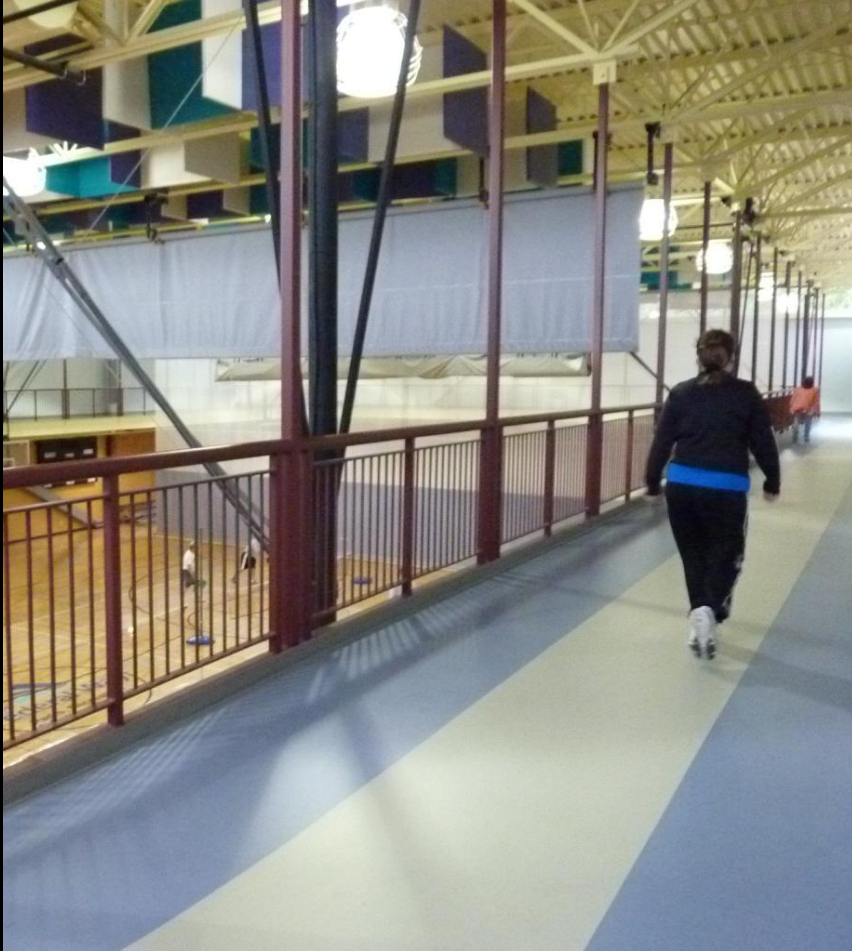
Yoga/Meditation Studio
Matt Griffin YMCA – SeaTac, WA

Fitness Rooms – Specialty Areas



Spin Room
Stapleton Recreation Center– Denver, CO

Walking/Jogging Track



- Standard Feature in New Construction
- Longer Track is Desirable
- Attractive to Senior Adults
- Opportunity for Programming (i.e. cross training classes, interval workouts etc.)

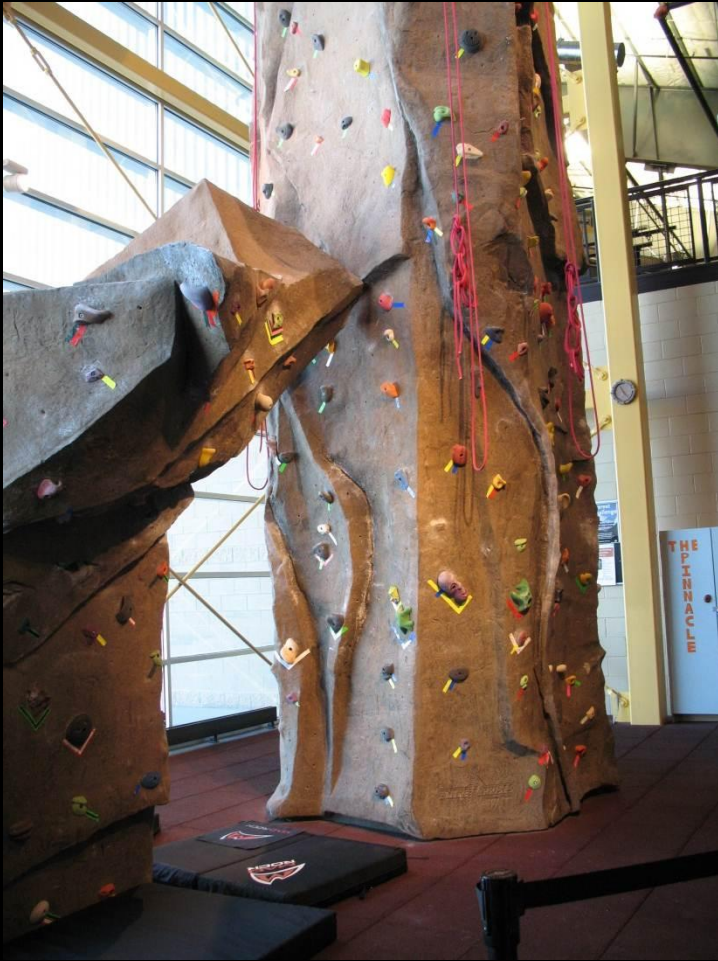
Federal Way Comm. Ctr.
Federal Way, WA

Walking/Jogging Track



Track Integrated Throughout Second Floor of Facility
Wheat Ridge Recreation Center – Wheat Ridge, CO

Climbing/Bouldering Walls



Parker Field House
Parker, CO

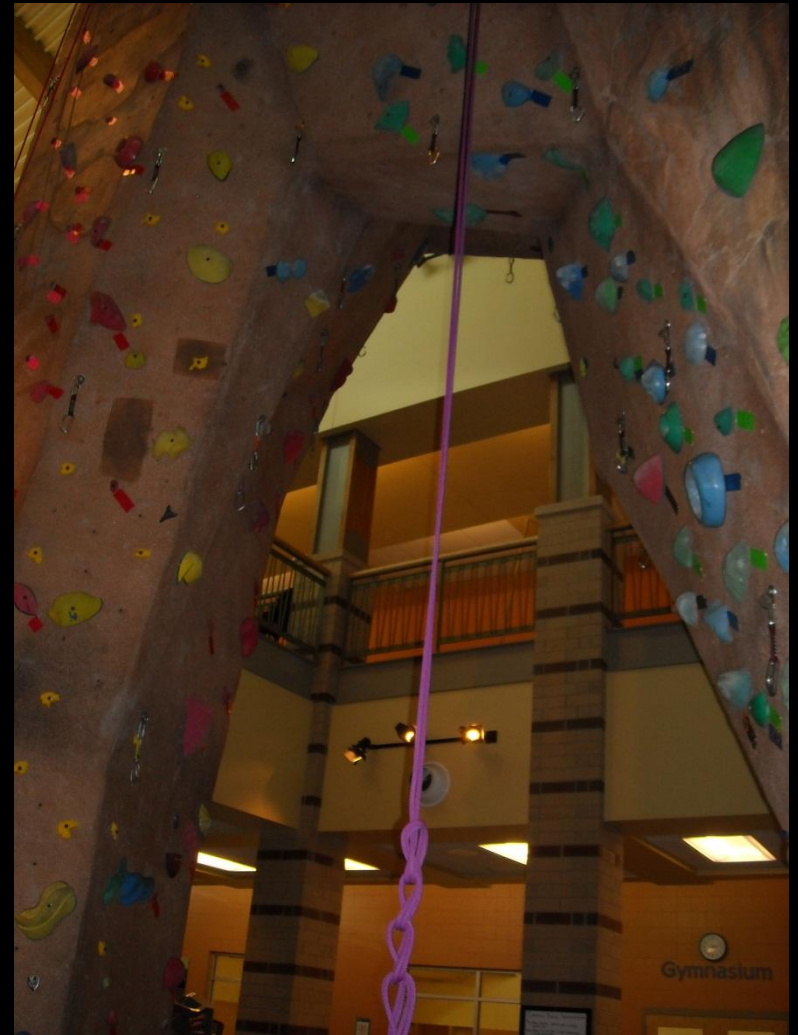
- All New Facilities Have a Climbing Wall
- Appears to Be Popular After School /Weekends
- Also Available for Birthday Party Packages
- Recommend Climbing Wall & Bouldering Wall
- Most are Operated by Contract

Climbing/Bouldering Walls



Climbing Wall

Erie Rec Ctr. – Erie, CO



Bouldering Wall

Paul Derda – Broomfield, CO

Childcare



Drop-In Childcare for Facility and Program Participants
Paul Derda Recreation Center – Broomfield, CO

Childcare



Outdoor Patio Adjacent to Childcare Room is Desirable
Wheat Ridge Recreation Center – Wheat Ridge, CO

Banquet & Meeting Rooms

Banquet Facilities



- Typically 3,000 sq. ft.+
- Facility Rentals Drive Revenue
- Design for Flexibility
- Catering Kitchen a Necessity
- Adequate Storage Space a Necessity

Firstenburg Comm. Ctr.
Vancouver, WA

Banquet Facilities



Stage and Lighting for Performances
Partition to Divide Room

Southridge Recreation Center – Highlands Ranch, CO

Banquet Facilities



Doubles as an Aerobics Room – Built in Sound System
Partition to Divide Room
Centre at Norpoint – Tacoma, WA

Banquet Facilities



Floor Plan and Design are Critical to Facility Marketing
Rosehill Community Center – Mukilteo, WA

Banquet Facilities



Outdoor Patios Add a Nice Touch for Banquets and other Rentals
Wheat Ridge Recreation Center – Wheat Ridge, CO

Kitchen



Catering Kitchens are Essential
Consider Asking Local Caterers to Participate in Discussion Group
Firstenburg Community Center – Vancouver, WA

Kitchen



Storage and Adequate Refrigerator and Freezer Space are Important
South Bellevue Community Center – Bellevue, WA

Kitchen



Combined Catering Kitchen and Teaching Kitchen
Cooking is Popular Program/Activity
Southridge Community Center – Highlands Ranch, CO

Kitchen



Provide Outdoor/Delivery Access to Caterers
Wheat Ridge Recreation Center – Wheat Ridge, CO

Meeting Rooms



Maximum Flexibility
Recommend Multiple Multi-Purpose Meeting Rooms
Federal Way Community Center – Federal Way, WA

Meeting Rooms



Conference Rooms for Staff Meetings & Rentals
Wheat Ridge Recreation Center – Wheat Ridge, CO

Meeting Rooms



Used for Arts & Crafts and Other Programs
South Bellevue Community Center – Bellevue, WA

Other...

Entrance and Control Points



Multiple Options for Entries and Control Points
Good Discussion Topic as Design Impacts Staffing Needs
Paul Derda Recreation Center – Broomfield, CO

Pottery Studio



Dedicate Space for Pottery Program
Southridge Recreation Center – Highlands Ranch, CO

Senior Adult Room



Dedicated Space for Senior Programming
Southridge Recreation Center – Highlands Ranch, CO

Teen Room



Dedicated Space for Teens
Paul Derda Recreation Center – Broomfield, CO

Teen Room



Teen Room for After School Programming
Coal Creek YMCA – Newcastle, WA

Game Lobby



Dedicated Lobby Area for Games Outside Gym and Fitness Room
South Bellevue Community Center – Bellevue, WA

Digital Displays



Most New Facilities Have are Utilizing Digital Signage
Parker Field House – Parker, CO

Security



Consider Security System Needs for Facility
Tukwila Community Center – Tukwila, WA

Storage



Storage was an Issue at Every Facility We Visited
Parker Field House – Parker, CO

Storage



Dedicate Space for Emergency Shelter Needs
Mercerview Community Center – Mercer Island, WA

Staff Offices



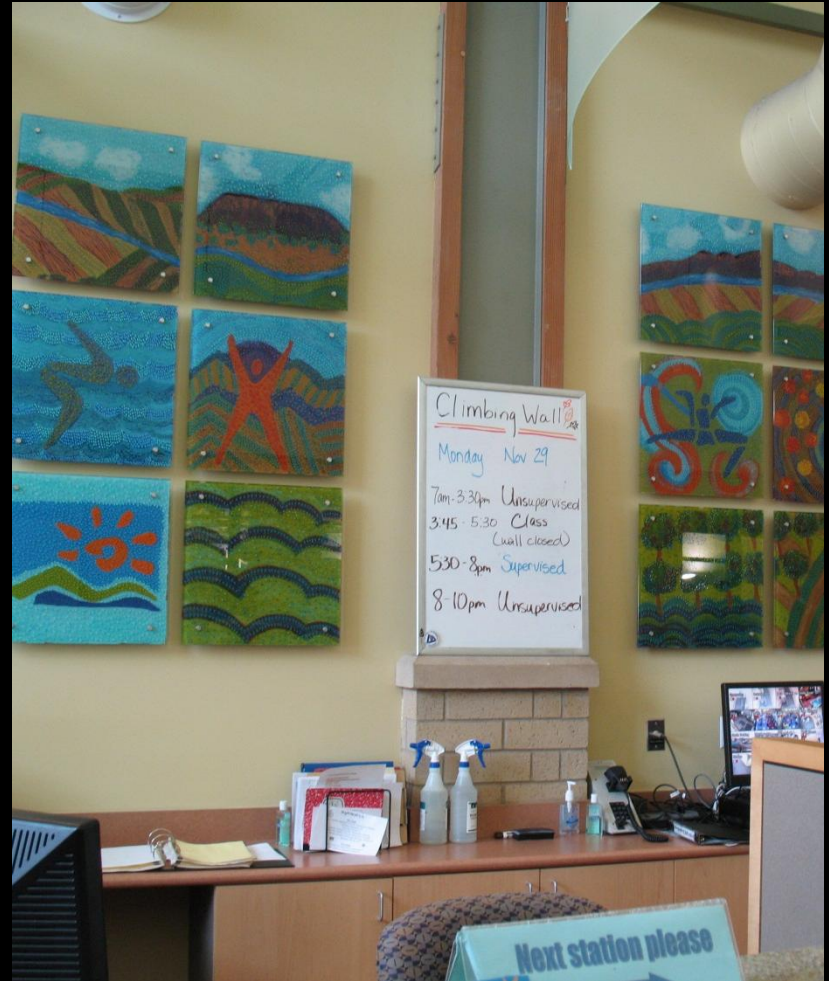
Long-Term Office Needs are Often Overlooked
Matt Griffin YMCA – SeaTac, WA

Snacks / Vending



Dedicated Lobby Area for Food Outside Gym and Pool
Southridge Recreation Center – Highlands Ranch, CO

Art Displays



Art Plays a Big Role in Facility Design
Paul Derda Recreation Center – Bloomsfield, CO

“Hang-Out” Space



Lobby Space Open for All Users
Federal Way Community Center – Federal Way, WA

Facilities of Interest

Wheat Ridge Recreation Center



Wheat Ridge, CO

Wheat Ridge Recreation Center



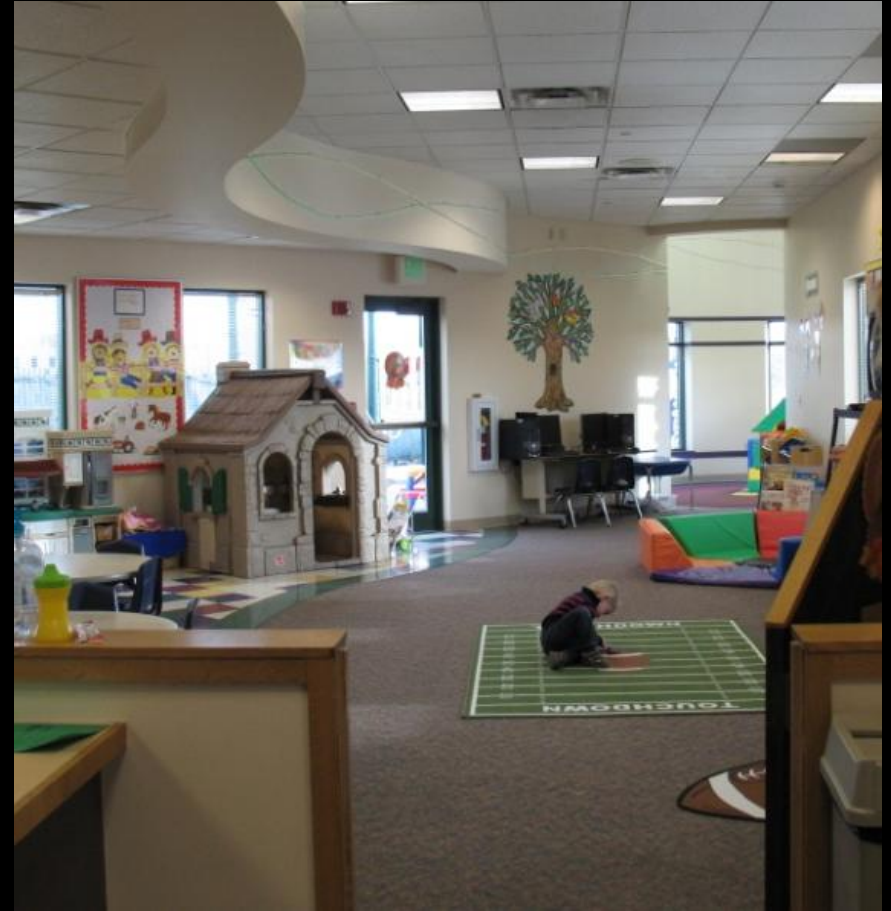
Opened: 2000 • **Land:** 11 acres
Size: 69,000 sq. ft. • **Parking:** 248
Construction Cost: \$17 million (in 2000)

Wheat Ridge Recreation Center



Annual Revenue: \$2 million
Annual Expenses: \$2.1 million
95% Cost Recovery

Wheat Ridge – Balanced Facility



Leisure Aquatics • Competition Lap Pool
Climbing Wall • Gymnasium • Weight Training
Aerobics Studio • Jog/Walk Track • Party Rooms • Classroom
Childcare Area • Multi-Purpose Room • Catering Kitchen

Wheat Ridge - Lessons Learned



- Larger Fitness/Weight Room
- Larger Gymnasium
- Allow more time for staff training before opening.
- Control desk in the Athletic Lobby.

Firstenburg Community Center



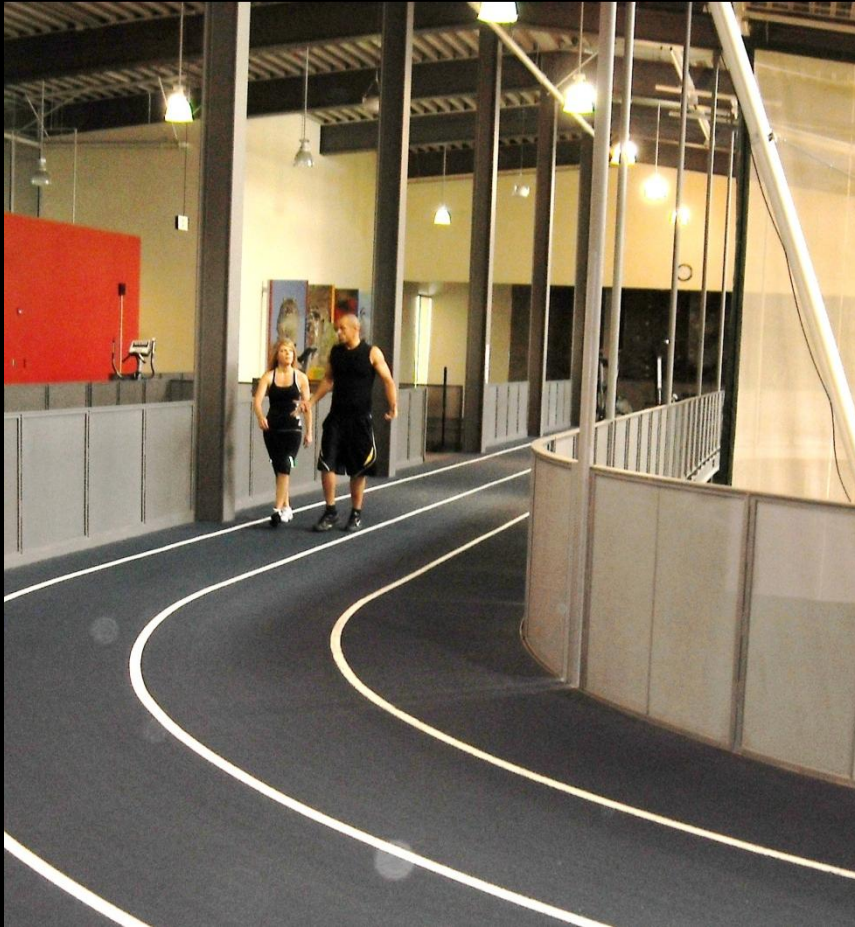
Vancouver, WA

Firstenburg Community Center



Opened: 2007 • **Land:** 10.5 acres
Size: 79,000 sq. ft. • **Parking:** 329
Construction Cost: \$21.1 million (in 2007)

Firstenburg Community Center



Annual Revenue: \$3.3 million
Annual Expenses: \$3.7 million
90% Cost Recovery

Firstenburg – Balanced Facility



Indoor Leisure Pool and Spa • Community Room • Gymnasium
Catering Kitchen and Terrace • Multi-Purpose Rooms
Climbing Wall • Indoor Track • Juice Bar/Deli

Firstenburg - Lessons Learned



- Two Feasibility Studies Was Worth It
- More Parking
- Lockable Storage



- Locate Game Room Near Teen Room
- Expanded Fitness Area Within a Year of Opening

Federal Way Community Center



Federal Way, WA

Federal Way Community Center



- **Opened:** 2007
- **Land:** 20 acres
- **Size:** 72,000 sq. ft.
- **Parking :** 237
- **Construction Cost:**
\$20.5 million (2007)

Federal Way Community Center



Annual Revenues: \$1.5 million

Annual Expenses: \$2.1 million

71% Cost Recovery

Federal Way - Site Plan



Ground Floor

Federal Way Community Center



- Not Enough Storage
- Hire Staff Earlier in Process
- Gym Should be Air Conditioned
- Did Not Budget Enough for Equipment



Dale Turner YMCA



Shoreline, WA

Dale Turner YMCA



- **Opened:** 2008
- **Land:** <2 acres
- **Size:** 52,000 sq. ft.
- **Parking :** 200
- **Construction Cost:**
\$19 Million (2008)



Paul Derda Recreation Center



Broomfield, CO

Paul Derda Recreation Center



Opened: 2003 • **Size of Land:** 11 acres
Building: 85,000 sq. ft. • **Parking:** 300
Construction Cost: \$17 million (2003)

Paul Derda Recreation Center



Annual Revenue: \$1.7 million
Annual Expenses: \$2.2 million
77% Cost Recovery

Paul Derda – Lessons Learned



- Larger Locker Rooms
- Improved Energy Conservation
- More Direct Lighting
- Larger Pool Area
- Reduced Space for Common Areas, Hallways and Lobbies
- Larger Fitness Area

Parker Field House



Parker, CO

Parker Field House - Site Plan



Ground Floor

Parker Field House



Opened: 2007 • **Size of Land:** 8 acres

Building: 100,000 sq. ft. • **Parking:** 305

Construction Cost: \$12.5 million (2007)

Parker Field House



Annual Revenue: \$1.45 million

Annual Expenses: \$1.4 million

105% Cost Recovery