



CITY OF GLENDALE CALIFORNIA
REPORT TO THE CITY COUNCIL
STUDY SESSION/SPECIAL MEETING

February 10, 2009

AGENDA ITEM

Report regarding proposed Pacific Pool development work at Pacific Park:

- 1. Motion: To designate the preferred Pacific Park Pool Preliminary Location Plan, direct staff to conduct CEQA analysis, and give staff direction on what configuration and elements to include in a conceptual project plan.

COUNCIL ACTION

Public Hearing [] Ordinance [] Consent Calendar [] Action Item [x] Report Only []
Approved for _____ calendar

ADMINISTRATIVE ACTION

Submitted

George Chapjian; Director of Parks, Recreation, & Community Services

Signature

Prepared

David Ahern, Project Management Administrator

Peter Vierheilg, Park Development Project Manager

Approved

James E. Starbird, City Manager

Reviewed

Scott H. Howard, City Attorney

Handwritten signatures in blue and black ink.

RECOMMENDATION

It is respectfully recommended that the City Council designate the preferred Pacific Park Pool Location Plan from one of the options provided and direct staff to conduct CEQA analysis, and develop new conceptual design options for the new pool and support facilities at Pacific Park.

SUMMARY

This report is a follow-up to staff's November 25th presentation on the Pacific Park pool design. Staff previously presented several designs for Council consideration. Council's direction to staff was to re-work the project design to reduce costs. Council consensus included the following:

- Include six swim lanes
- Reduce project cost
- Accommodate water polo
- Relocate pool to maintain existing tot lot and spray play area
- Eliminate diving boards and water slide

CIP staff met with the project design team and our in house aquatics staff during a one-half day design charrette to reevaluate the entire Pacific Park site and formulate new options for the pool facility, which are listed below and attached as exhibits one through five of this report.

- Exhibit 1 - Option 1 – Baseball Field
- Exhibit 2 - Option 2 - Plaza
- Exhibit 3 - Option 3 - Tot Lot
- Exhibit 4 - Option 4 – Basketball Court
- Exhibit 5 - Option 5 – Group Picnic Area

Each of the five options studied, will accommodate a new six lane pool, pool building with lifeguard and supervisory offices, bathrooms, lockers and restrooms, space for maintenance/mechanical systems and storage.

While market forces have reduced recent bids on city construction projects, it may not benefit the project to attempt to value engineer the concept level designs currently under way. It is only during the design development and construction document phases, when materials, finishes, and accurate quantities are determined, that costs can be more accurately determined.

Green design

Per Council's direction, staff will pursue LEED Certification for the project with the goals of reducing site energy use and greenhouse gas emissions, incorporating long term sustainable maintenance and operation practices, and providing a cost effective and healthy place to work and recreate through the use of appropriate green building practices.

A few of the technologies already discussed for integration into the project include, passive solar water heating and active solar power generation, if it can be shown that these technologies make long-term financial sense. The specification of green building materials, especially recycled, or renewable building materials, and those produced using sustainable practices, will be a high priority as the project development process moves forward.

Pacific Park already utilizes recycled water for site irrigation, and this practice will continue at the new pool facility, and expand with the use of waterless urinals and other low or no-water use plumbing fixtures

FISCAL IMPACT

The Pacific Park Pool project currently has \$7,479,569 in funding which comes from a combination of Community Development Block Grants, Prop 40 funds, Park Impact funds, and CIP funds:

- \$23,000 in CDBG FY 06/07 funds, account 52100-201-801-5129-G67303
- \$1,200,000 CDBG 07/08 funds, account 201-801-5129-G69303
- \$59,218 in account 51200-401-601-5129-51605
- \$897,058 in CDBG 08/09 funds, account 201-801-601-5129-G69303

- \$1,400,000 CIP 2009/10 (General Fund)
- \$1,500,000 CDBG FY 2009/10 Pacific Pool Funds
- \$ 542,113 Prop 40 Roberti Z'Berg Harris Grant
- \$ 880,000 Prop 40 Per Capita Grant
- \$ 978,180 Park Impact Mitigation Fee- Algemac's Project

BACKGROUND

This report is a follow-up to staff's November 25th presentation on the Pacific Park pool design. Staff previously presented several designs for Council consideration. Council's direction to staff was to re-work the project design to reduce costs. Council consensus included the following:

- Include six swim lanes
- Reduce project cost
- Accommodate water polo
- Relocate pool to maintain existing tot lot and spray play area
- Eliminate diving boards and water slide

CIP staff met with the project design team and our in house aquatics staff during a one-half day design charrette to reevaluate the entire Pacific Park site and formulate new options for the pool facility. Through that evaluation, staff developed five options for Council's consideration. The five options are listed below and attached as exhibits one through five of this report.

- Exhibit 1 - Option 1 – Baseball Field Area
- Exhibit 2 - Option 2 – Plaza Area
- Exhibit 3 - Option 3 - Tot Lot Area
- Exhibit 4 - Option 4 – Basketball Court Area
- Exhibit 5 - Option 5 – Group Picnic Area

Each of the five options studied will accommodate a new six lane pool, pool building with lifeguard and supervisorial offices, lockers and restrooms, space for maintenance/ mechanical systems and storage space.

Originally, a Negative Declaration was prepared, and circulated, based upon the project location in the existing tot lot area (Option 3). If another area is preferred, additional environmental analysis may be necessary.

During the design charrette, staff evaluated each of the options to determine their pros and cons. A basic summary of the pro's and con's for each option are listed below.

Option 1: Baseball Field Area

Pros

- Less demolition
- Less utility conflicts
- Next to parking
- Room for future expansion and additional amenities
- Proximity to exterior viewing areas
- Park atmosphere
- Low demand for this small (210ft) baseball field
- Preserves group picnic area, tot lot, and basketball court

Cons

- Lose baseball field
- Near school drop-off

Option 2: Plaza Area

Pros

- Preserves tot lot, group picnic area, baseball field, and basketball court
- Replaces plaza concrete
- Shares remnant of plaza with community center and library
- Close to existing splash play element

Cons

- Conflicts with existing plaza fountain
- High demolition cost to remove large quantity of plaza concrete
- Tight site limits room for shade structures and water polo pool configuration

Option 3: Tot Lot Area

Pros

- Preserves group picnic area, baseball field, and basketball court
- New code compliant/age appropriate spray play element
- Less concrete demolition by avoiding much main plaza

Cons

- New tot lot near street intersection
- Impacts pedestrian access from south
- Demolition and reconstruction of tot lot

Option 4: Basketball Court Area

Pros

- Furthest setback from street
- Close to existing spray pad
- Less conflict with existing utilities
- Preserves group picnic area, baseball field, and most of tot lot

Cons

- Lose basketball court
- Site circulation impacted
- Tight site will limit pool site improvements
- Small retaining wall introduces grading issues

Option 5: Group Picnic Area

Pros

- Close to parking
- Preserves tot lot, baseball field, and basketball court
- Less costly demolition
- Less conflict with existing utilities
- Proximity to exterior viewing areas

Cons

- Loss of picnic area and rental fees
- Site circulation to community center and library impacted
- Grading issues
- Tight site will limit pool site improvements
- Proximity to school drop-off
- Home runs from baseball field drop in this area
- Farthest option from existing spray play area

Project budget

The budget for this project is \$7.5 million. Of that, \$1.4 million is state grant money that is currently frozen. Total project funds come from a combination of sources which include Community Development Block Grant funds, CIP General Funds, Impact Fees, and other grants funding sources.

A summary of these funding sources is provided below:

- \$23,000 in account 52100-201-801-5129-G67303
- \$1,200,000 in account 52100-201-801-5129-G68303
- \$59,218.80 in account 51200-401-601-5129-51605
- \$897,058.00 in account 51200-201-801-5129-G69303
- CIP (General Fund) 09/10 \$1,400,000
- Prop 40 Roberti Z'Berg Harris Grant \$542,113
- Prop 40 Per Capita Grant \$880,000
- \$1,500,000 in 2009/10 CDBG Pacific Park Pool funds
- \$ 978,180 in Park Impact Fees from the Algamac's housing project

Green design

Per Council's direction, staff will pursue LEED Certification for the project with the goals of reducing site energy use and greenhouse gas emissions, incorporating long term sustainable maintenance and operation practices, and providing a cost effective and healthy place to work and recreate through the use of appropriate green building practices.

City staff will work with the design team lead by RJM Design Group. The team includes LEED certified design staff, which will assist the city in incorporating appropriate green technologies and design techniques into the project in order to reduce the site's environmental impacts, reduce long-term maintenance costs, and provide a successful aquatic recreation venue for the city of Glendale.

A few of the technologies already discussed for integration into the project include, passive solar water heating and active solar power generation, if it can be shown that these technologies make long-term financial sense. We have begun coordination with Glendale Water and Power and the design team, will analyze the appropriateness of these technologies in the design development phase

The specification of green building materials, especially recycled, or renewable building materials, and those produced using sustainable practices, will be a high priority as the project development process moves forward. Pacific Park already utilizes recycled water for site irrigation, and this practice will continue at the new pool facility. Waterless urinals and other low or no-water use plumbing fixtures will be evaluated for incorporation in the new facility.

The inclusion of green technologies will become more apparent as the project moves into the design development phase, where the site layout is refined, and materials and finishes are selected. At that time, the consultant will evaluate proposed technologies and materials for their environmental benefits and life-cycle costs, which will allow the project team to determine whether or not to include each particular component in the project.

Conclusion

Staff is seeking Council direction on which of the options presented in this report to proceed in developing. With that direction staff will refine the preferred concept plan, perform any additional CEQA analysis, develop a project cost estimate, and return to Council for further review and direction.

EXHIBITS

Exhibit 1 - Option 1 - Baseball Field Area

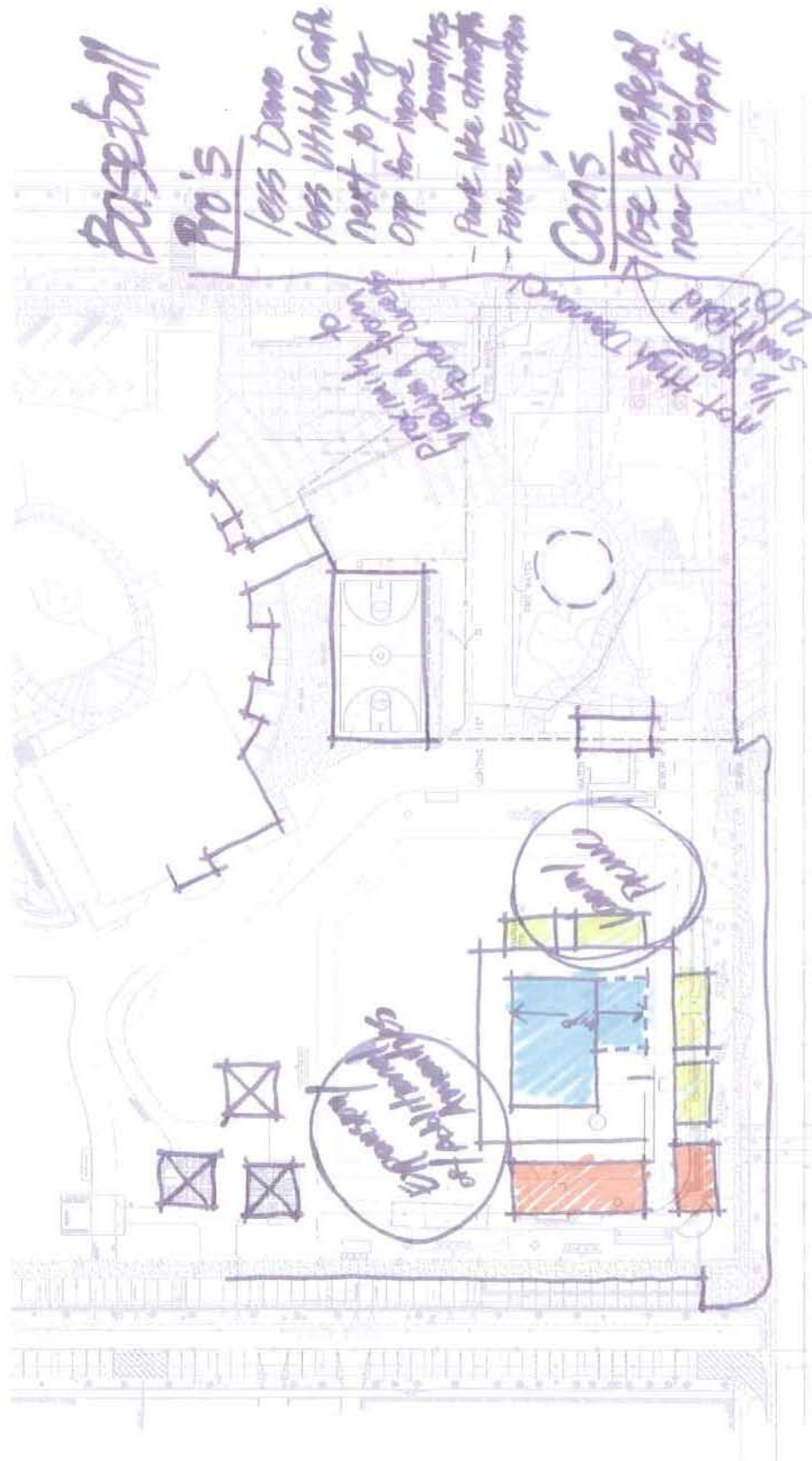
Exhibit 2 - Option 2 – Plaza Area

Exhibit 3 - Option 3 - Tot Lot Area

Exhibit 4 - Option 4 - Basketball Court Area

Exhibit 5 - Option 5 - Group Picnic Area

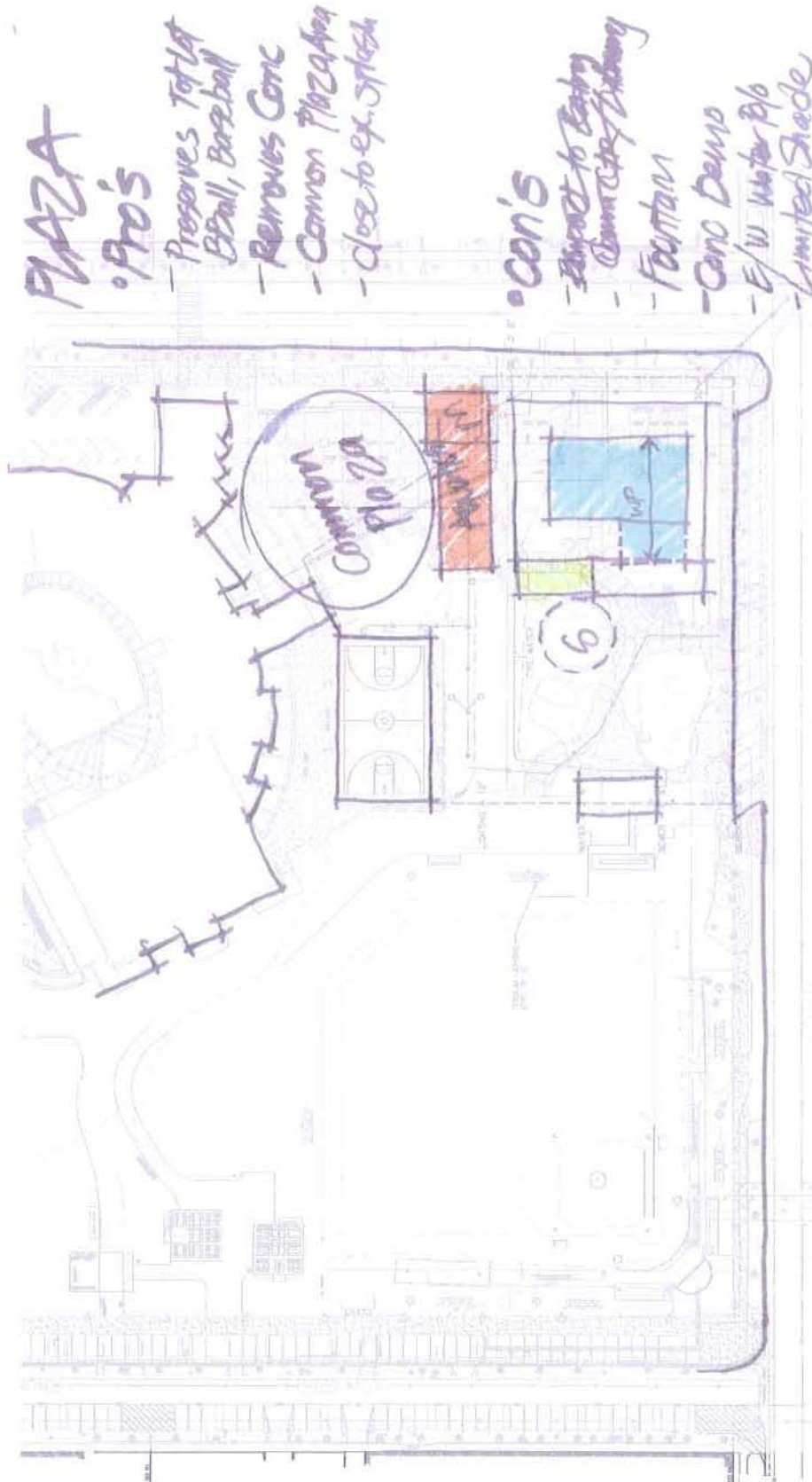
Exhibit 1 - Option 1 - Baseball Field



DECEMBER 2008

LOCATION STUDY: BASEBALL FIELD
PACIFIC COMMUNITY POOL

Exhibit 2 - Option 2 - Plaza



DECEMBER 2008

LOCATION STUDY: PLAZA AREA
PACIFIC COMMUNITY POOL

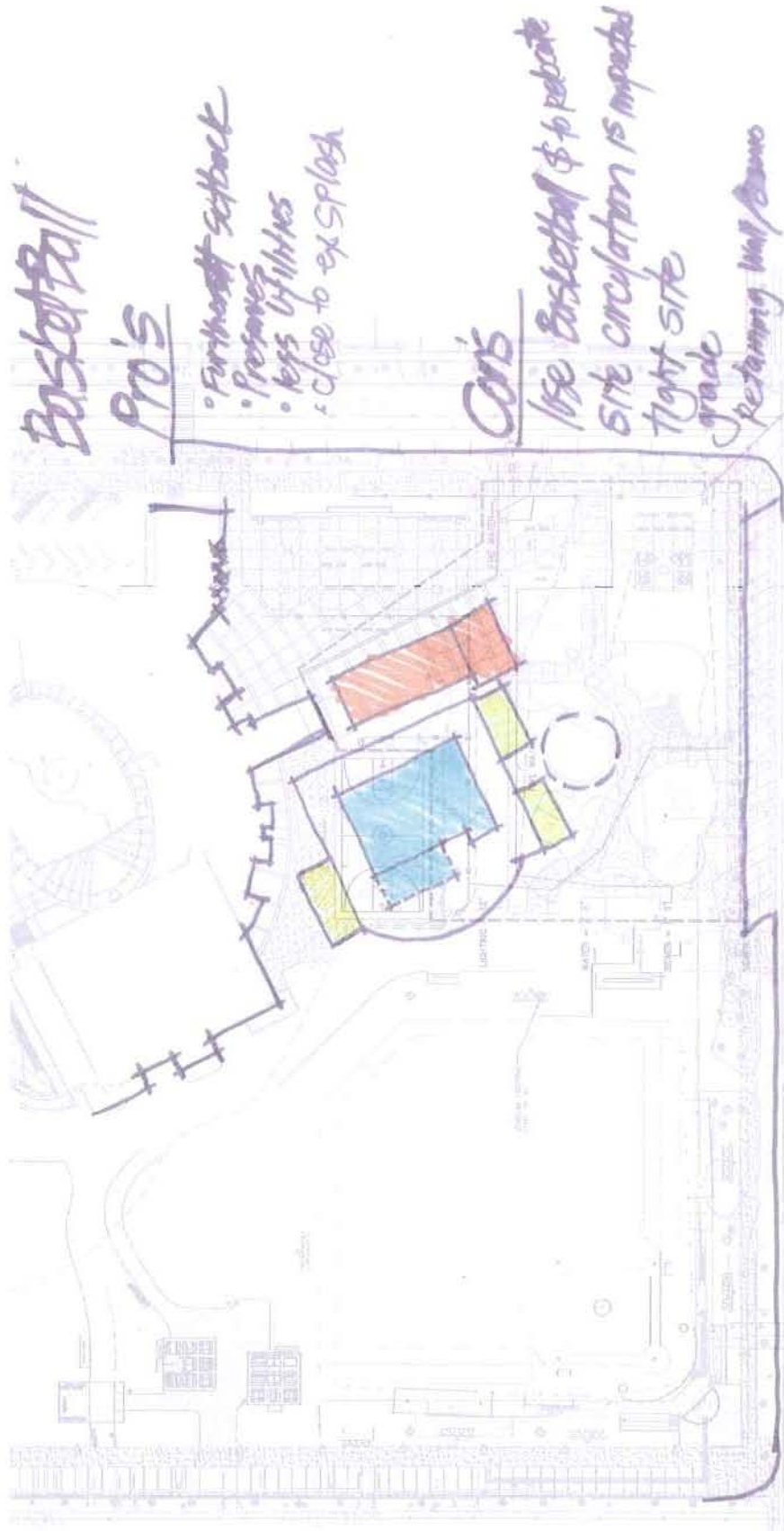
Exhibit 3 - Option 3 - Tot Lot



DECEMBER 2008

LOCATION STUDY: TOT LOT
PACIFIC COMMUNITY POOL

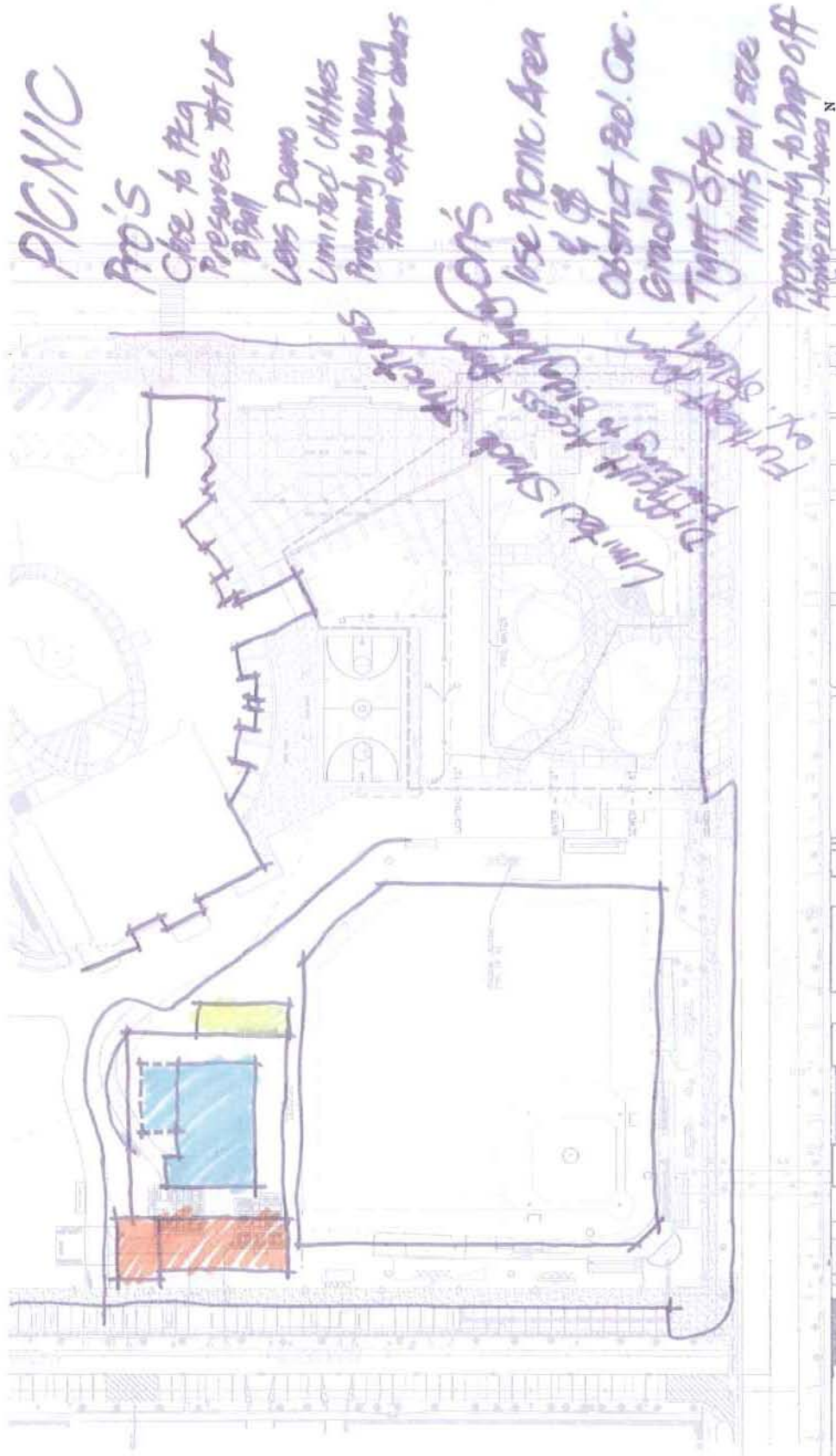
Exhibit 4 - Option 4 - Basketball Court



DECEMBER 2008

LOCATION STUDY: BASKETBALL COURT
PACIFIC COMMUNITY POOL

Exhibit 5 - Option 5 - Group Picnic Area



DECEMBER 2008

LOCATION STUDY: GROUP PICNIC AREA
PACIFIC COMMUNITY POOL

