



February 10, 2023

Project No.	Project Name	Meeting
4885 -01	Healthier Together Center	Steering Committee Workshop 1

### Attendees

<input checked="" type="checkbox"/> Carrie Hite – Dir. – Parks & Recreation Strategy	<input checked="" type="checkbox"/> Jim Kalvelage – Opsis Architecture
<input type="checkbox"/> John Mauro – City Manager	<input checked="" type="checkbox"/> Erica Dunn – Opsis Architecture
<input checked="" type="checkbox"/> Mark McCauley – County Administrator	<input checked="" type="checkbox"/> Chris Jones - Groundswell
<input type="checkbox"/> Mike Glenn – CEO Jefferson Healthcare	<input checked="" type="checkbox"/> Ken Ballard – Ballard*King
<input checked="" type="checkbox"/> Wendy Bart – Ex. Dir. YMCA Olympic Peninsula	<input checked="" type="checkbox"/> Morgan Shook - ECONorthwest
<input checked="" type="checkbox"/> Rich Childers – President JeffCo Aquatic Coalition	<input checked="" type="checkbox"/> Ryan Nachreiner – Water Technology, Inc.
<input checked="" type="checkbox"/> John Nowak – PT School District Board of Directors	<input checked="" type="checkbox"/> Kirsten Justice – Opsis Architecture
<input checked="" type="checkbox"/> Eron Berg – Ex. Dir. Port of Port Townsend	
<input checked="" type="checkbox"/> Kate Dean – District 1 County Commissioner	

### Submitted By

Erica Dunn

### Distribution

Carrie Hite

## MEETING MINUTES

The following meeting minutes represent my understanding of the discussions and directions during the meeting. Attendees should communicate any revisions to Opsis Architecture (hereby Opsis).

### Project Vision & Goals

- Reviewed Project Vision & Goals
- Revise language of Project Vision: "rebuild the pool" to be "replace and enhance"

### Project Schedule Overview

- Design team will be back in person for Open House events in March, May, and July
- First open house is March 14<sup>th</sup>. Will want to hold at Fort Warden since may get a large turnout
- Suggestion to do a tour of the existing YMCA facility as a project launch. Could be separate date.
- Outreach to County will also be critical – Design Team will present to County Council
- Could larger meetings be held at Finn River instead of the fort to move it to a county level
- Content for First Open House:
  - Share site analysis and gather community input

- Share what guidance has been received and gather community input on what we are missing or if they agree with the guidance
- Share Guiding Principles and Site Evaluation Criteria
- Site plans will show building and parking footprint for sense of scale. Not a building design
- Key Lessons Learned – Show our work and be explicit. Share more information rather than less, City will provide a website for the community to access information about the project.

### Market Analysis:

- Determine as a group the Primary (distance people will travel 1x/week or more) and Secondary Service Areas (distance people will travel for an event but not likely every week)
- Service Areas may not be the same as an MPD
- Discussed service area including south Chimacum (Primary Area) and bottom of and west of Discovery Bay (Secondary Area) (if their kids are in the PT School District and oriented towards PT)
- Quilcene could be looked at for a secondary market and Chimacum School District.
- Important to understand assessed value of homes in that area and who in the area may never use the facility.
- Map of current amenities and transit routes will be developed to understand who might benefit from the facility
  - Port Ludlow has two pools and likely won't vote for an MPD
  - Similar providers include Port Ludlow, Sequim, Port Angeles, Bainbridge
  - Kate Dean can help review list of private and public service providers
- The Y can likely provide data on where people are coming from to use both Mountain View and Sequim. – Ken and Wendy to work together.
- Pool Operations – Wendy and Ken to follow up to gather as much information as possible on existing & Operations.

### Space Program:

- Program Elements need to be looked at from a Cost Recovery perspective as well – cost to build, operate and maintain vs. how much revenue they bring in.
- Amenity selection is critical – the more things added, the more cost but potentially the more users. What would make this facility exciting that the community isn't getting somewhere else.
- Program should be right-sized to this community
- Critical amenities like universal changing rooms will be included
- Resilience/emergency management – whether planned for or not, will be used this way if necessary. Not much federal funds for increased resiliency but will meet current seismic code which is a vast improvement from existing facility
- Pickle Ball – is huge in PT. How does it fit into the facility?
- Will want to address how the facility impacts to long-standing locally owned facilities
- Group fitness has not returned to PT in the ways that it has in other places.
- How does membership change based on being inside the MPD or out?
- 6 lane 25-yard pool feels right sized – can have swim team practice, swim meets and exercise swimming. Lap pool will include starting blocks.
  - Should the pool have a deep section?
    - Could be used for dive training for scuba divers
    - Traditionally deep water is the least used water/sf and the most expensive.
    - Pool Depth for a singular use is the most difficult to justify – multiple uses like springboard, climbing wall, divers can start to make sense
    - Springboard diving is sometimes a qualifier in a HS competition (1 meter springboard requires 12.5' pool depth) but not an absolute requirement
    - Diving can push you into a higher risk category for insurance but not a deal breaker. Usually utility and other costs are the bigger issue.
- Recreation Pool is the warm pool –

- can also have the whirlpool integrated
- Zero depth entry – great for seniors and toddlers,
- body of water for aerobic, not all the shaping, keep it highly programmable –
- right sized is about 3000sf
- Lazy River often most expensive part due to organic shape and water propulsion system
- Hospital does not need the lazy river for therapy, just the warm water
- Visitors might be interested in some of these amenities like a Lazy River
- Operators often do not like the steam, jacuzzi, and sauna
- Steering Committee to tour examples of other facilities:

#### Stanwood –

- 7' to 4' – no diving, 6 lane 25-yards
- Leisure pool 2000sf
  - Two 25-yard lap lanes
  - Open play with basketball hoops
  - Long linear aerobics classes
  - Small lazy river- no inner tubes, water walking against the current
  - Small whirlpool on the deck

#### Everett

- 2800sf leisure pool
  - Sloped entry though not technically ADA
  - Play zone
  - Lazy river
- 6 lanes 25-yard lap pool – no diving – 7' max depth to 4' shallow depth
  - No swim meet there that requires a diving component

#### Skagit Valley Y - Ryan can join on this one

- 6 lane 25 yard – add steps to use the pool for other uses – could also do ramp into pool vs. chair lift – chair lift preferred. Ramp is better for folks who can walk but have a little trouble
- 3000sf leisure pool –
  - three abbreviated lap lanes – swimming lessons, water aerobics, therapy lanes
  - Lazy river
- If an MPD is necessary, what amenities would get communities excited?
- Waterslides might not be long-term fun and take up alot of space
- Hospital is interested in space for their Physical Therapy Program
- A Teaching Kitchen for nutrition and cooking classes (not a full commercial kitchen like fairgrounds) to build on Aaron Stark's efforts in the communitiy. Locate next to a classroom
- Group exercise room
- Cardio-weight fitness
- Childcare vs. Childwatch – Licensed childcare creates a lot of complexities but drop-in childwatch is a must if trying to maximize revenue and family participation.
- Gym – Currently 7 in Port Townsend. Critical amenity or could it be planned as a future addition?
- Design Team will share preferred program options with associated costs at next Workshop
- A masterplan vision for the site with co-located social services could be compelling to the community

### Financing Plan:

- Funding is where the money comes from vs. financing
- MPD is like a blank check – as a jurisdiction you can put a property tax levy that calls out the amount you're going to levy instead which can be more amenable to the community
- If seeking a \$20M bond – will need to size the area enough that your debt limit is covered.
- Need to balance complexity and value of the facility relative to evaluation and ability to pay for it.
- For next workshop meeting will run numbers based on potential MPD area

- Additional funding sources: State of WA and Federal Gov (approx. \$10M), private fundraising (approx. \$6M), and other (approx. \$4M).
- Sales Tax –probably an importer of sales tax revenue from visitors but can be very challenging because sales tax has high variance –challenging from a resiliency perspective.
- Communities get very creative - many pools are MPD only – but also look at capital dollars
- Snohomish - Built with school district bond dollars but city pays for operations
- City of Port Townsend currently spends \$300,000/year on pool – city is hoping to NOT spend that much in the future

**Sites:**

- Likely looking at approx. 40,000sf building with half of that being pool and locker rooms. Need to provide adequate parking area (approx. 3.4 stalls/ 1000sf)
- Hospital site is too small (approx. 1-acre)
- Golf Course – community seems to want it to remain an open space and timing doesn't align with site decision for this study.
- Mountain View –
  - lots of good reasons to site it here. Can also design the new building to keep the existing pool operational until new one is built.
  - Discussed potential for adaptive reuse but the existing building would require so much work.
  - Discussed potential to keep or reuse gym building
  - Dog park would need to be relocated.
  - ReCyclery may need to be relocated to accommodate building and parking requirements
- Opsis team will also evaluate the Evan's Vista site which is a more county-centric location on the south boundary of PT.