



Healthier Together Center Feasibility Study

Open House 2
Virtual - May 03, 2023
In Person – May 04, 2023

opsis



Open House Agenda

Purpose for tonight: Review site selection and give input on building space combinations

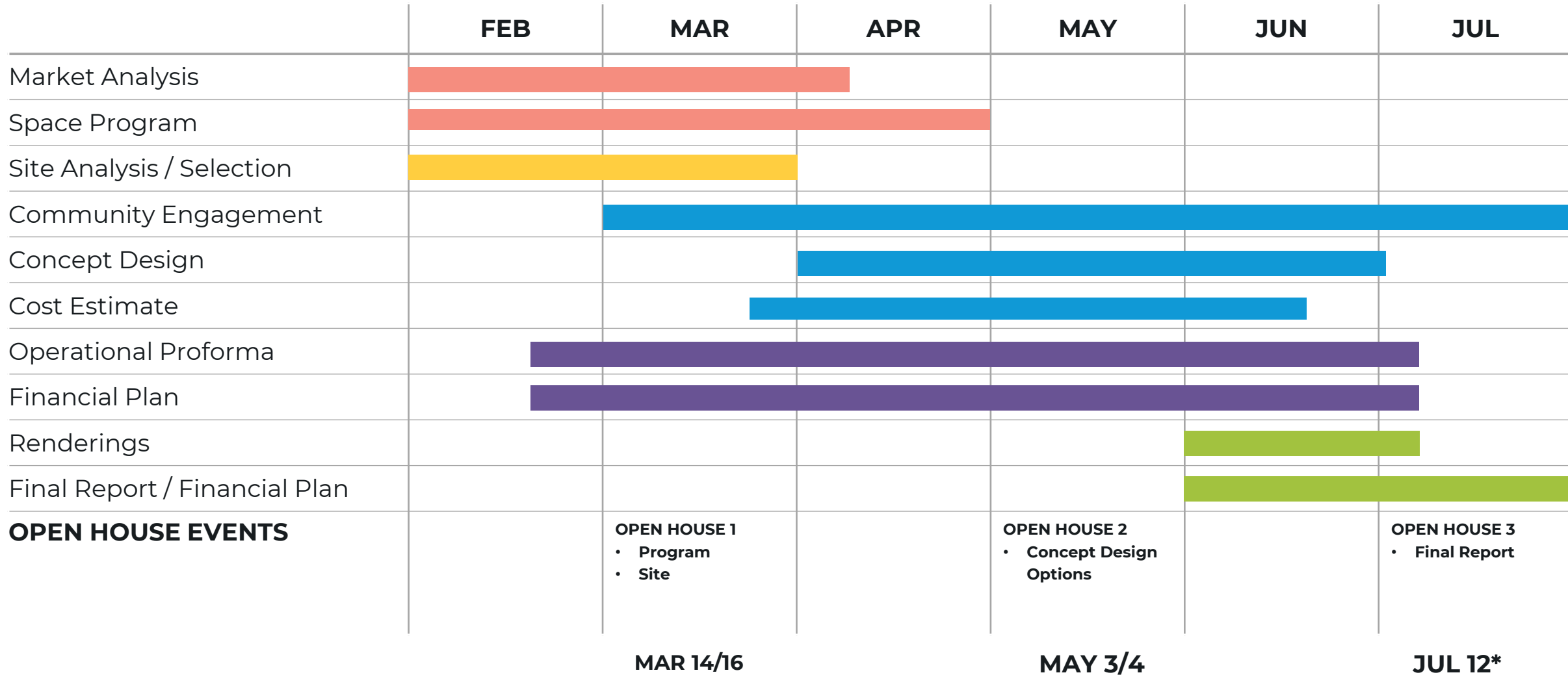
00 Welcome and Introductions 6:00pm

01 Presentation 6:10pm

- Schedule Overview
- Feedback from Open House 1 & Survey Results
- Site Selection
- Program and Phasing
- Q&A on Program and Phasing
- Building Concepts + Initial Building Form
- Q&A on Building Concepts/Form
- Next Steps

02 Community Feedback 7:15pm

Project Calendar



* Dates subject to change

Open House 1 & Survey Feedback

01

Open House Summary

Main Themes

- **Facility access** for both young and older people
- Need for a **competition pool**
- Strong desire for the facility to **promote and enable community** building
- **Relief and enthusiasm** for getting the project underway and approved

Voting Results

Preferred Site (In order of preference)

Site	Total Score
Mountain View	74
Golf Course	23
Evan's Vista	5
Jefferson Healthcare	1

Preferred Amenities (In order of preference)

Amenities	Total Score
Cool Water Lap/Competition Pool	303
Warm Water Recreation Pool	297
Sauna	70
Multi-Purpose Group Exercise	67
Cardio Weight Fitness	64
Whirlpool / Spa	58
Physical Therapy	44
Child Watch	44
Meeting Room / Birthday Party	24
Classroom / Teaching Kitchen	17

Open House Write-In Feedback

Pool:

- Salt Water
- Lazy river
- 50-meter pool
- Diving well

Parking:

- Paid parking
- Covered Bike Parking
- Expanded Parking

Outdoors

- Accessible Playground
- Pickleball
- Outside patio area near playground

Other Facilities

- Steam Room
- Family Changing Rooms
- Walking Track
- Gym and Indoor Pickleball
- Sound buffering between pools

Open House Write-In Feedback

General:

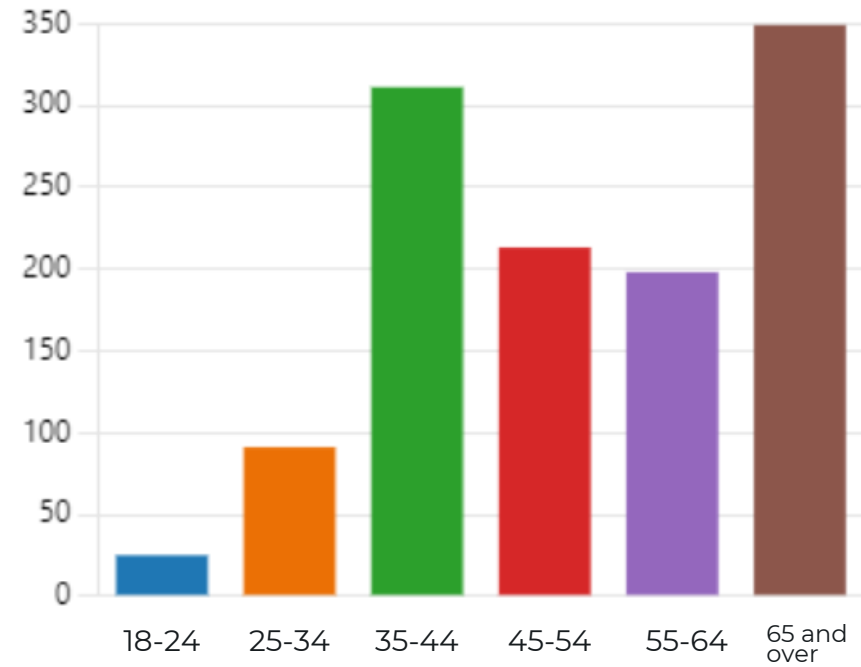
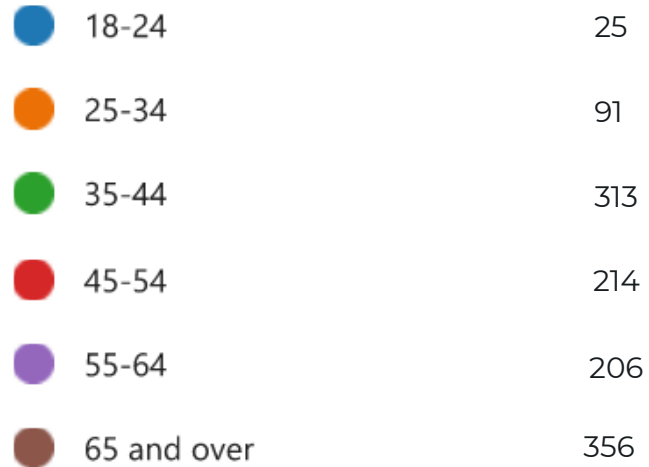
- Consider our **kids** and their needs!
- **Concessions** to offset the cost
- Keep costs reasonable otherwise seniors won't come – **Silver Sneakers**
- Consider **maintenance budget** for long term
- Provide **drop-in option** so it's affordable for families and available for tourists
- **We already have** two fitness centers/gyms in town.
- **New gym** for basketball, volleyball, and pickleball
- The City should **not compete with existing businesses** like yoga, meditation, etc.

Survey Summary – 1,205 Responses

1. Responders primarily between **35-44** and **over 65** years of age
2. Responders primarily from **Port Townsend**
3. Key Amenities: **Warm Water Recreation Pool** and **Competition Lap Pool**
4. Preferred Site: **Mountain View Commons**
5. Activities (1/3 or more of votes):
 - **Recreational Swimming**
 - **Swim Lessons**
 - **Children's Waterplay**
 - **Water Aerobics**
 - **Physical Therapy**
 - **Strength Training & Weights**

Survey

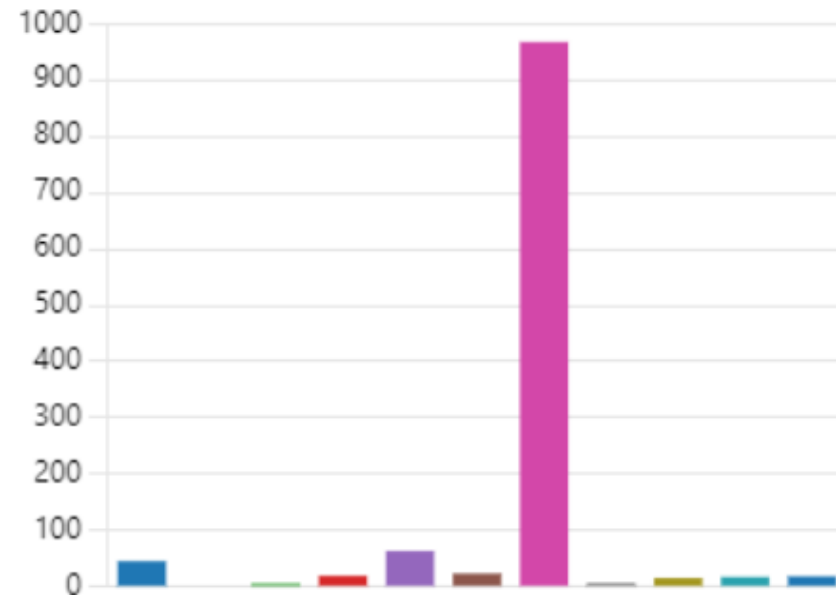
1. What is your age group?



Survey

2. What town do you live in or are closest to? (Pick one)

● Chimacum	47
● Fairmont	0
● Glen Cove	6
● Marrowstone	20
● Port Hadlock-Irondale	65
● Port Ludlow	25
● Port Townsend	981
● Quilcene	7
● Discovery Bay	16
● Cape George	18
● Kala Point	20



Survey

3. What amenities would you like to see incorporated into a new aquatics wellness center? (Pick top 3)

● Competition Lap Pool (6-lane, 2...)	731
● Warm Water Recreation Pool	850
● Exterior Splash Pad/Children's ...	459
● Dry Sauna	469
● Whirlpool	612



Survey

4. What is your preferred site:

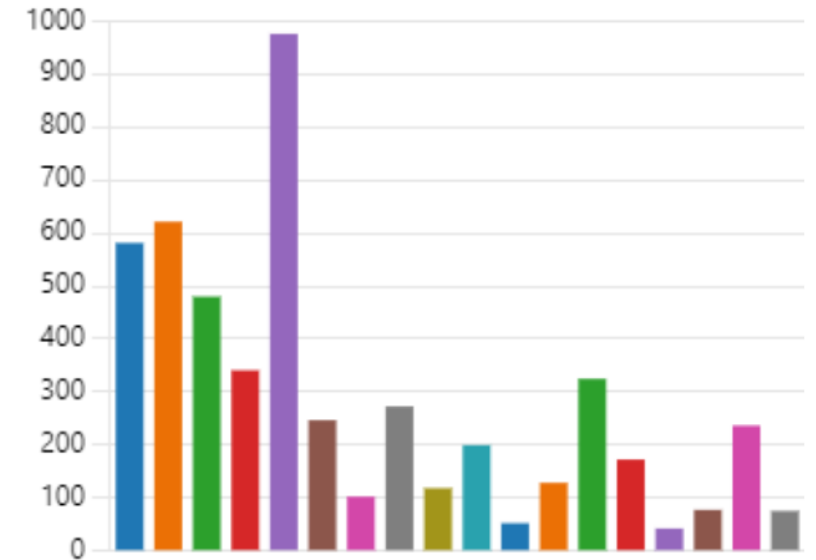
 Evan's Vista (14 acres)	253
 Jefferson Healthcare (1 acre)	86
 Port Townsend Golf Course (58 ...)	296
 Mountain View Commons (3.9 a...)	565



Survey

5. What activities do you most want to take part in at a new aquatics wellness center? (Pick top 5)

Children's Waterplay	581	Aerobic Exercise	200
Swim Lessons	621	Cycling Classes	53
Water Aerobics	480	Tai Chi/Meditation	129
Physical Therapy	341	Strength Training/Weights	325
Recreational Swimming	975	Health and Wellness Classes	173
Competitive Swimming	247	Nutrition Classes	43
Scuba Training	103	Healthy Cooking Classes	78
Yoga/Pilates	273	Birthday Parties	237
Dance	119	Community Meetings	76



Survey “Dream Big” Feedback

Summary:

- Feedback is **overwhelmingly supportive** of safe, child and family friendly facilities and activities, with **access for all** ages, races, genders, and abilities
- “Thank you. We **need an aquatics center**” (35)
- “**Just a safe, clean, functional pool**, nothing fancy” (17)
- “**None** or Fund other things first” (20)
- “**We don’t need another** gym, community kitchen, meeting room, playground, yoga studio, racquetball or gym – we have those.” (7)

Survey “Dream Big” Feedback

- **Pool Functions and Programs**

- **Slides** (67)
- **Lazy River** (49)
- Competition diving boards and platforms (32)
- Swim Teams/clubs for middle/elementary ages (23)
- **Saline**. No/low chlorine (26)

- **Expanded Hours of Operation (13)**

- **Indoor Facility Options**

- **Gym with cardio and weight equipment** (34)
- **Indoor Climbing wall** (33)
- Kids activities (30)
- Indoor or covered walking track (20)
- Affordable Indoor fitness classes (20)
- Steam sauna (26)
- Hot Tub/Soaking pool (20)
- Private/Separate/Family Changing Rooms (22)

Survey “Dream Big” Feedback

- **Outdoor Features**

- Pickleball (10)
- Accessible Playground (9)

- **Parking**

- **Cost**

- **Affordable please!** (23)
- Concerns about tax base and raising taxes (12)

- **None or Opposed**

- None - Affordability is the concern (10)
- Do other things first (10) – Roads, Affordable Housing, Living Wage
- Jefferson should build its own facility/pools (3)

Preferred Site

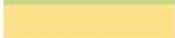
02

Site Options



Site Analysis

Site Evaluation Criteria	Evan's Vista	Jeff. Healthcare	Golf Course	Mtn View Coms
Location Supports South County Participation	Good	Fair	Fair	Fair
Accommodates Building & Parking	Good	Poor	Good	Good
Proximity to Compatible Amenities	Fair	Fair	Fair	Good
Partnership Potential	Fair	Good	Good	Good
Timing of Site Decision with this Study	Fair	Good	Poor	Good
Enhances Adjacent Context	Fair	Good	Fair	Good
Site Avoids Controversy	Good	Good	Poor	Good
Minimizes Impact to Pool Operations	Good	Good	Good	Good
Prominent Frontage and Visibility	Poor	Good	Good	Good
Cost Recovery Potential	Poor	Good	Good	Good
Convenient Access to Bus & Bike Routes	Good	Poor	Good	Good
Impacts to Existing Site Amenities	Poor	Good	Poor	Fair

Good 
 Fair 
 Poor 

Community Feedback on Site

4. What is your preferred site:

	Evan's Vista (14 acres)	253
	Jefferson Healthcare (1 acre)	86
	Port Townsend Golf Course (58 ...	296
	Mountain View Commons (3.9 a...	565



Mtn View Context

Area: 3.9 acres

PROS

Accommodates Building and Parking

Prominent Frontage and Visibility

Proximity to Compatible Amenities

Convenient Access to Bus & Bike Routes

Partnership Potential

Timing of Site Decision with this Study

Enhances Adjacent Context

Cost Recovery Potential

Site Avoids Controversy

Minimizes Impact to Pool Operations

CONS

Impacts to existing site amenities

Location Supports South County Participation



Mtn View Commons Site

Area: 3.9 acres



Site Analysis



Test Fit Diagram

Program and Phasing

03

Program Elements

- Lap / Competition Pool
- Recreation Pool
- Whirlpool
- Dry Sauna
- Exterior Splashpad/Children's Play Area
- Cardio-Weight Fitness Room
- Multi-Purpose Group Exercise Room
- Classroom/Teaching Kitchen
- Birthday Party Room
- Childcare/Child Watch
- Physical Therapy
- **Gymnasium** (not originally in program options)



Community Feedback on Program

3. What amenities would you like to see incorporated into a new aquatics wellness center? (Pick top 3)

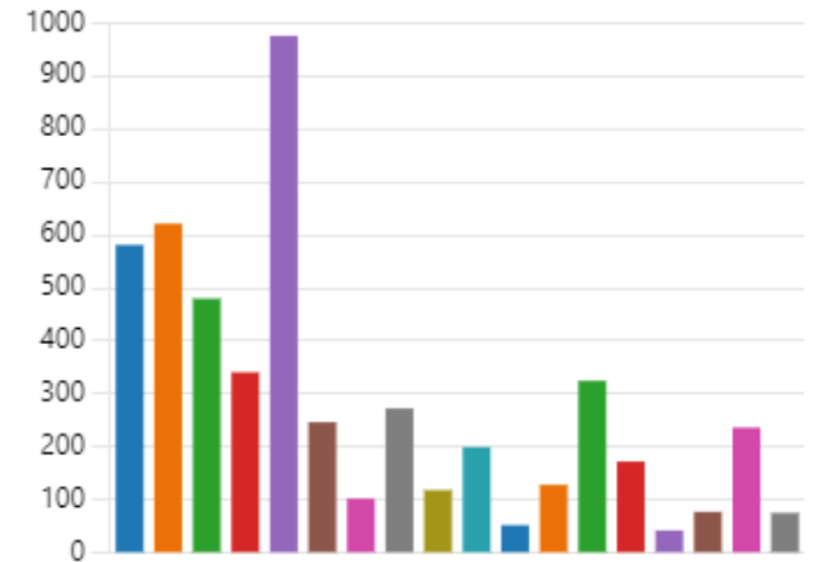
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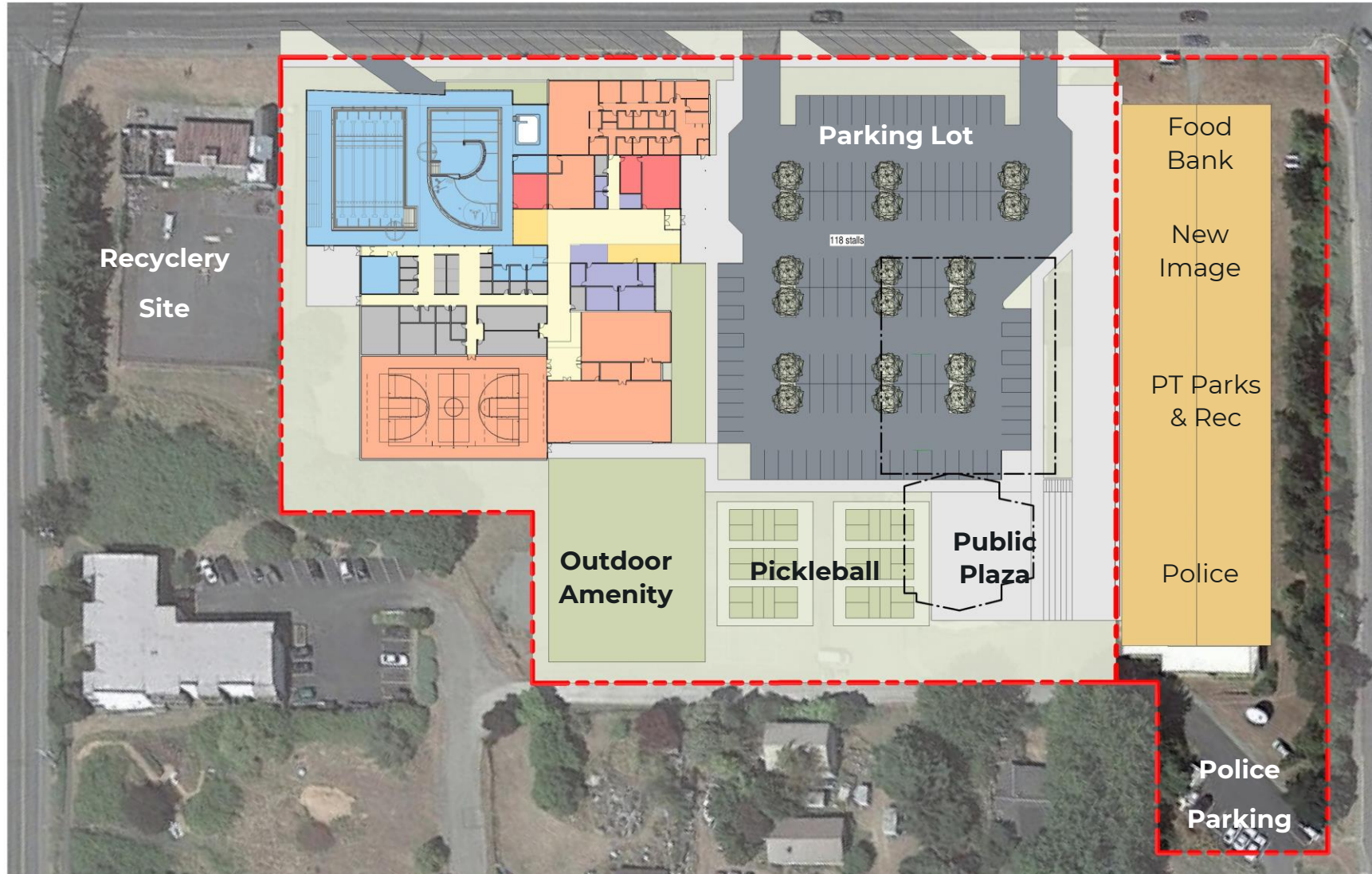
Community Feedback on Program

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Site Plan – Mt View



Anticipated Required Parking

Existing 1925 Building: 28 stalls

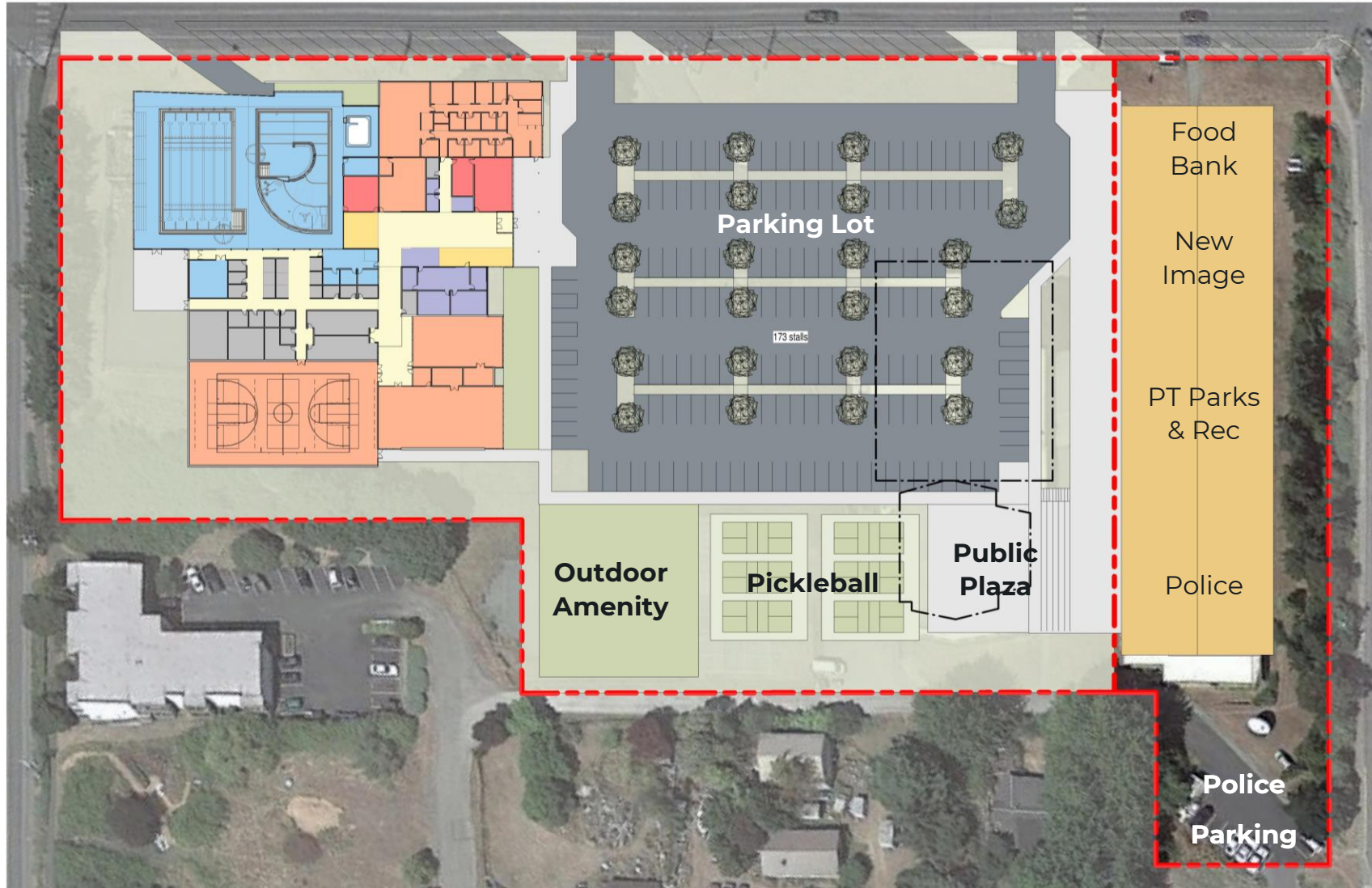
Recyclery: 0 stalls

Community Center: 118 stalls

Anticipated Parking: 146 stalls

Provided Parking = 118 stalls

Site Plan – Mt View + Recyclery



Anticipated Required Parking

Existing 1925 Building: 28 stalls

Community Center: 118 stalls

Required Parking: 146 stalls

Provided Parking = 173 stalls

Aquatics – Base Plan



- Lap / Competition Pool
- Recreation Pool
- Whirlpool
- Dry Sauna
- Birthday Party Room
- Childcare/Child Watch
- Classroom/Teaching Kitchen
- Exterior Splashpad/Children's Play Area

Building Area - 34,000 sf

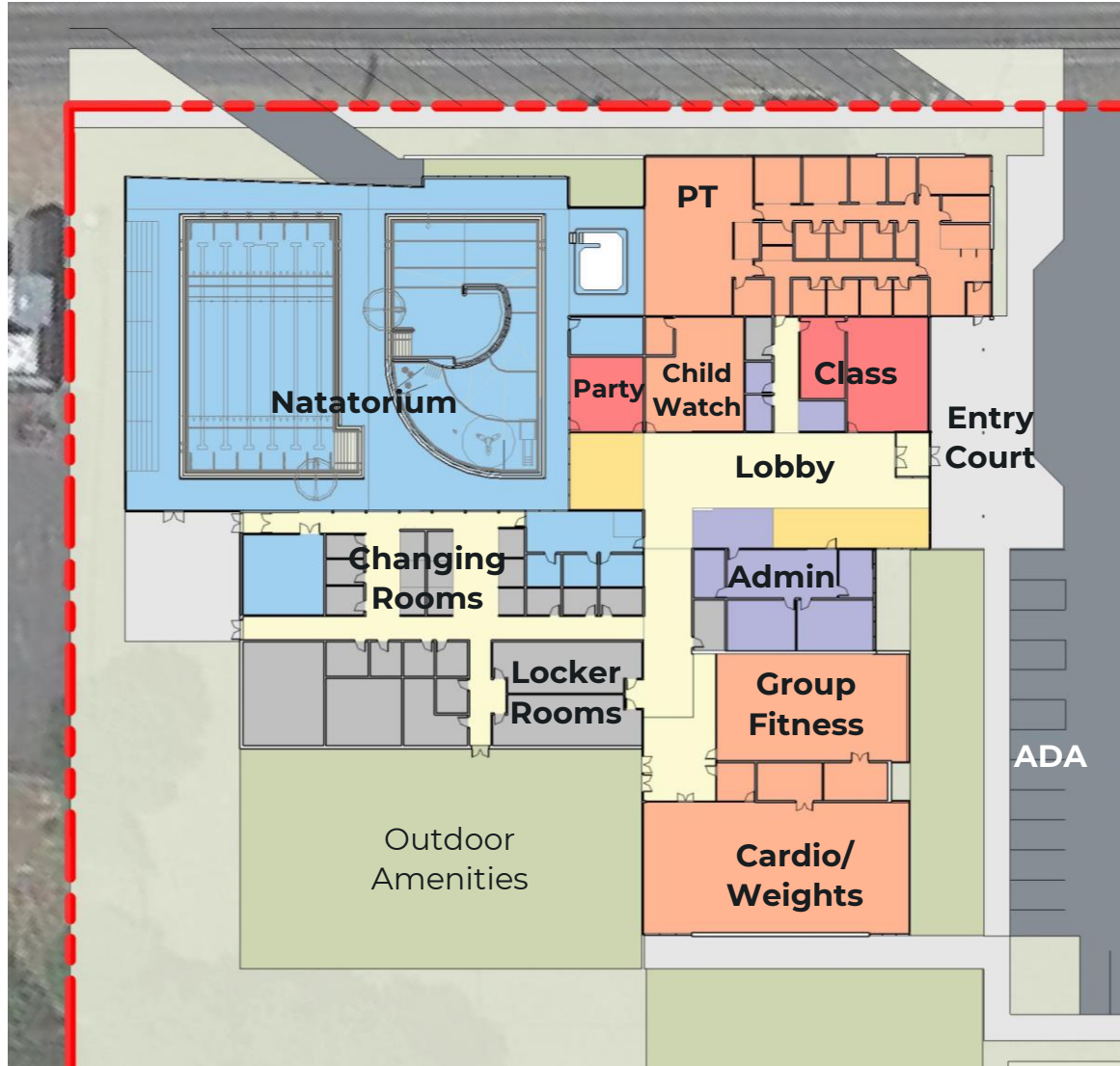
Aquatics + Cardio/Group Fitness



- Lap / Competition Pool
- Recreation Pool
- Whirlpool
- Dry Sauna
- Birthday Party Room
- Childcare/Child Watch
- Classroom/Teaching Kitchen
- Exterior Splashpad/Children's Play Area
- Cardio-Weight Fitness Room
- Multi-Purpose Group Exercise Room

Building Area - 40,500 sf

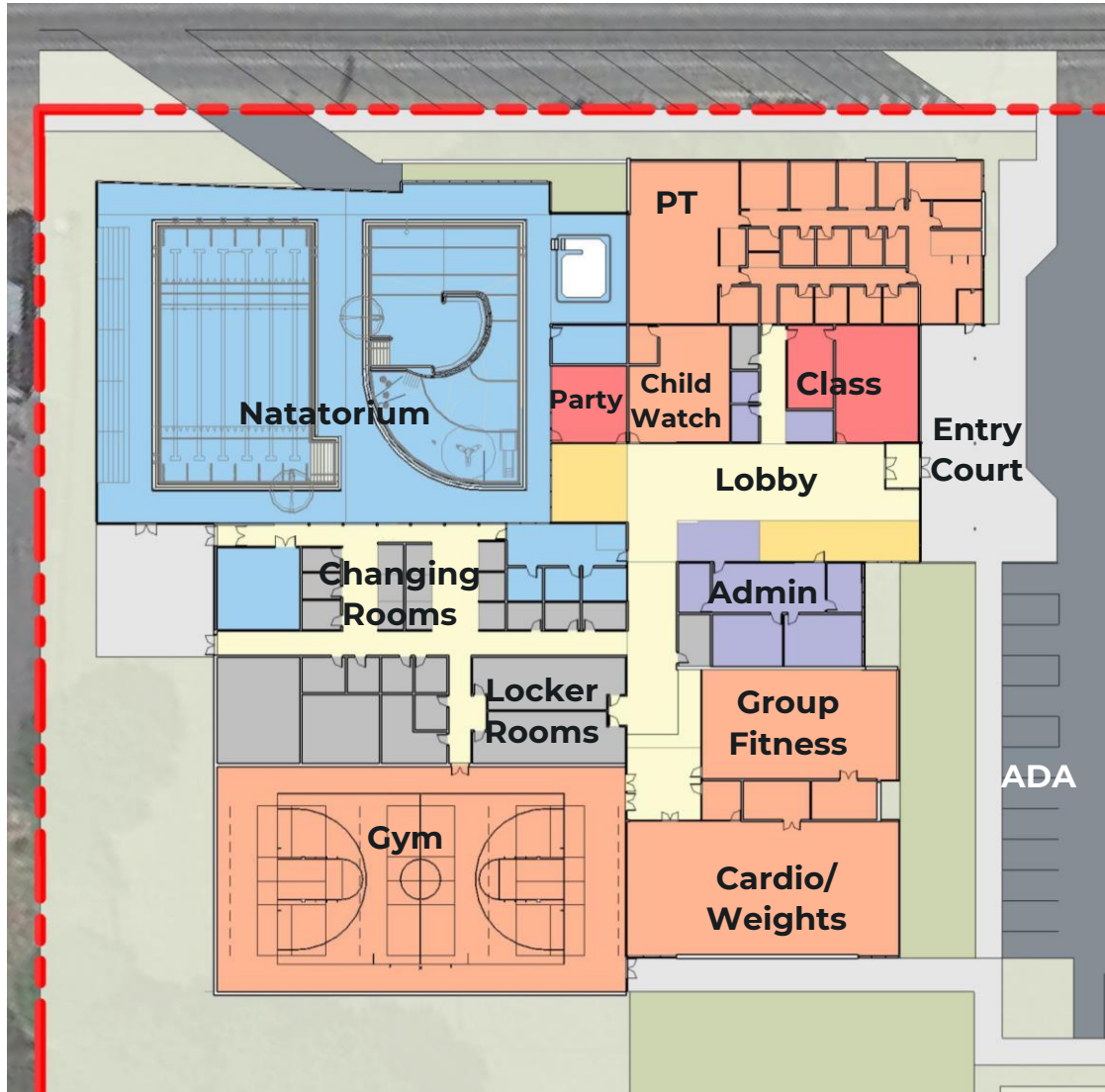
Aquatics + Cardio/Group Fitness + Phys. Therapy



- Lap / Competition Pool
- Recreation Pool
- Whirlpool
- Dry Sauna
- Birthday Party Room
- Childcare/Child Watch
- Classroom/Teaching Kitchen
- Exterior Splashpad/Children's Play Area
- Cardio-Weight Fitness Room
- Multi-Purpose Group Exercise Room
- **Physical Therapy**

Building Area - 45,500 sf

Aquatics + Cardio/Group Fitness + Phys. Therapy + Gym



- Lap / Competition Pool
- Recreation Pool
- Whirlpool
- Dry Sauna
- Birthday Party Room
- Childcare/Child Watch
- Classroom/Teaching Kitchen
- Exterior Splashpad/Children's Play Area
- Cardio-Weight Fitness Room
- Multi-Purpose Group Exercise Room
- Physical Therapy
- **Gymnasium**

Building Area - 54,700 sf

Capital Cost Summary

Base 34,000 sf

Building	\$15.7M
Sitework	\$3.9M
Contingency*	\$8.2M
Const. Cost	\$27.8M
Soft Cost	\$9.8M
Total Project	\$37.6M

Option A 40,500 sf

Building	\$18.0M
Sitework	\$3.6M
Contingency*	\$9.0M
Const. Cost	\$30.6M
Soft Cost	\$10.7M
Total Project	\$41.3M

Option B 45,500 sf

Building	\$20.0M
Sitework	\$3.4M
Contingency*	\$9.7M
Const. Cost	\$33.1M
Soft Cost	\$11.6M
Total Project	\$44.7M

Option C 53,700 sf

Building	\$24.5M
Sitework	\$3.1M
Contingency*	\$11.4M
Const. Cost	\$39.0M
Soft Cost	\$13.7M
Total Project	\$52.7M



* Contingency = Design/Construction Contingency, Escalation, and GC Markup

Capital Cost + Preliminary Operational Cost Summary

Base 34,000 sf

Building	\$15.7M
Sitework	\$3.9M
Contingency*	\$8.2M
Const. Cost	\$27.8M
Soft Cost	\$9.8M
Total Project	\$37.6M

Option A 40,500 sf

Building	\$18.0M
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Option B 45,500 sf

Building	\$20.0M
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Contingency*	\$9.7M
Const. Cost	\$33.1M
Soft Cost	\$11.6M
Total Project	\$44.7M

Option C 53,700 sf

Building	\$24.5M
Sitework	\$3.1M
Contingency*	\$11.4M
Const. Cost	\$39.0M
Soft Cost	\$13.7M
Total Project	\$52.7M

Expense	\$1.26M
Revenue	\$0.52M
**Subsidy	\$0.75M
Cost Recovery	41%

Expense	\$1.9M
Revenue	\$1.2M
**Subsidy	\$0.75M
Cost Recovery	62%

Expense	\$2.2M
Revenue	\$1.6M
**Subsidy	\$0.61M
Cost Recovery	73%

Expense	\$2.4M
Revenue	\$1.8M
**Subsidy	\$0.62M
Cost Recovery	74%

* Contingency = Design/Construction Contingency, Escalation, and GC Markup

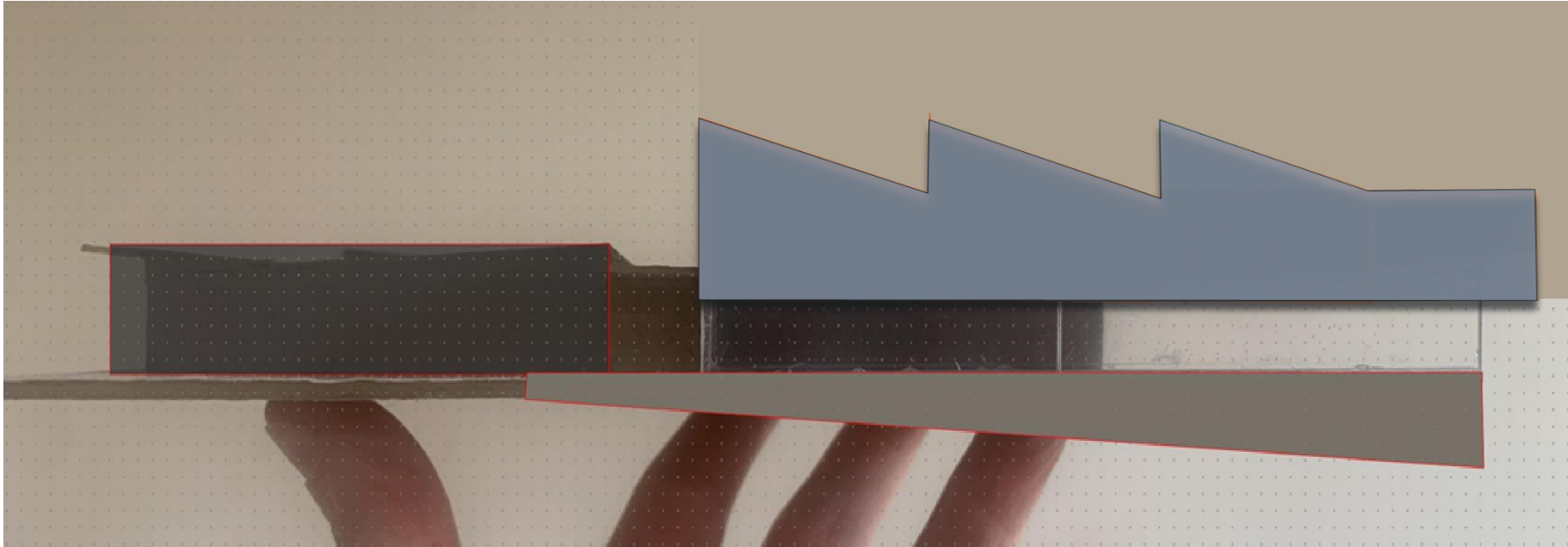
** Subsidy = Net Annual Operating Cost; Current City Subsidy is \$0.30M

Questions

Building Form & Character

04

Building Form



Building Form



Building Form



Building Form - Base



Building Form – Base – without Recyclery



Building Form – Full Build Out



Main Entry - Base



Main Entry – Full Build Out



Main Lobby



Lounge



Natatorium



Questions

Next Steps

05

Next Steps

- Integrate feedback from Open House
- Develop Operational Approach
- Develop Financing Approach

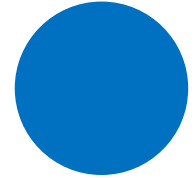
- Final Open House July 12/13

Community Feedback

06

We want to hear from you:

1. Please let us know if you support Mountain View as the preferred site. Vote yes or no with your green dot.
2. Please vote for your preferred combination of building spaces with your red dot. If your preferred combination is not represented, please write-in your preference using a post-it note.
3. Please share your feedback on the initial design concept using a post-it note.



We want to hear from you:

Online Survey:



Turn on camera app



Frame the QR



Click the pop-up

HEALTHIER TOGETHER AQUATICS
CENTER SURVEY 2

