

City of Piedmont  
CITY COUNCIL AGENDA REPORT

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DATE: November 7, 2016

TO: Mayor and Council

FROM: Paul Benoit, City Administrator

SUBJECT: Consideration of Aquatics Master Plan Conceptual Design as Recommended by the Recreation Commission

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RECOMMENDATION:

Accept the Aquatics Master Plan conceptual design as recommended by the Recreation Commission.

BACKGROUND:

The Piedmont Community Pool (PCP) was opened in 1964. Due to the diligence of current City staff and the Piedmont Swim Club, which operated the pool from opening until 2011, the PCP has exceeded the normal lifespan for an outdoor pool. The facility is, however, nearing the end of its useful life. Based on the recommendation of the Capital Improvement Projects Review (CIP) Committee, the City Council authorized staff to proceed with developing a Request for Proposal (RFP) to secure the services of a design professional with proven experience in the design and planning of aquatics facilities to assist the City through the process of investigating conceptual possibilities of a new Aquatics Center.

On September 8, 2015, Council approved the issuance of the above referenced RFP. Subsequent to the receipt of proposals, the submissions were reviewed by the City Administrator, Recreation Director, Aquatics Coordinator, and Public Works Director. This group narrowed the five proposals received to three finalists.

On November 12, 2015, the three (3) finalists each made an oral presentation to a review committee comprised of the following individuals:

- City Administrator Paul Benoit
- Councilmembers Teddy King and Tim Rood
- Recreation Director Sara Lillevand
- Aquatics Coordinator Rebecca Sermenio
- Public Works Director Chester Nakahara
- Recreation Commissioner Betsy Smegal Andersen
- Park Commissioner Jonathan Levine
- PUSD Director of Facilities Pete Palmer

This group discussed the finalists and reached a consensus to recommend the firm of Harley Ellis Devereaux (Consultant). The City Administrator, Recreation Director and Public Works Director worked with the Consultant to fine tune the scope of work and ensure a high emphasis on public input and dialogue. The contract with the Consultant was approved by the Council on March 21, 2016.

Shortly thereafter, staff held a kickoff meeting with the Consultant to begin the development of the Aquatics Master Plan. At the kick off meeting, it was determined that a steering committee representing the varied stakeholders would be helpful to the Consultant and beneficial to the overall project. On April 18, 2016, Council established the Aquatics Master Plan Steering Committee (Steering Committee) to serve in a supporting role to the Consultant, providing insight and perspective as to the sustainability and appropriateness of report recommendations for the City of Piedmont and assisting with vetting and prioritizing suggested initiatives. The following individuals were appointed to the committee:

- Councilmembers Teddy King and Tim Rood
- Park Commissioner Jonathan Levine
- Recreation Commissioner Betsy Andersen
- Budget Advisory Committee member Dirk ten Grotenhuis
- Residents Brett Byers and Terry London

The City Administrator, Recreation Director, Public Works Director, and Aquatics Coordinator, as well as PHS Assistant Athletic Director Megan Hernandez served as non-voting members of the Steering Committee.

During the month of May 2016, the public was given opportunity to provide input to the Consultant both by electronic survey as well as in person at a series of small stakeholder meetings on May 4 and a larger community meeting held on May 24. This public input was in addition to the nearly 1,000 responses received by the comprehensive Recreation Community survey fielded in the spring of 2015. All respondents to the survey were directed to aquatics-related questions and those detailed results were provided to the Consultant.

The Aquatics Master Plan Steering Committee met with the Consultant on May 4, June 6 and August 30, 2016. Jonathan Levine did not participate in the August 30 meeting due to his August 1, 2016 appointment to City Council. On September 21, 2016 the conceptual design was presented to the Recreation Commission in front a crowd that filled both the Council Chambers as well as the overflow room. Seventeen members of the public commented on this item and all spoke in support of the plan. The Recreation Commission voted unanimously to recommend the Aquatics Master Plan Conceptual Design be moved forward for review and possible adoption by City Council. Given the current master planning process underway for the Recreation Department building, the Recreation Commission noted the importance coordinating these master planning efforts.

The conceptual design is intended to be a high level view of how the community's aquatics needs could best be met within a slightly enlarged footprint at the existing location. There is

currently no funding identified for implementation. Should Council accept the plan and wish to proceed with further refinement of the proposed concept, beneficial next steps could include further development of graphic renderings of the design and detailed cost estimation. Additionally, operational cost analysis and revenue projections would provide detail as to the proposed facility's need for a level of operational subsidy from the General Fund.

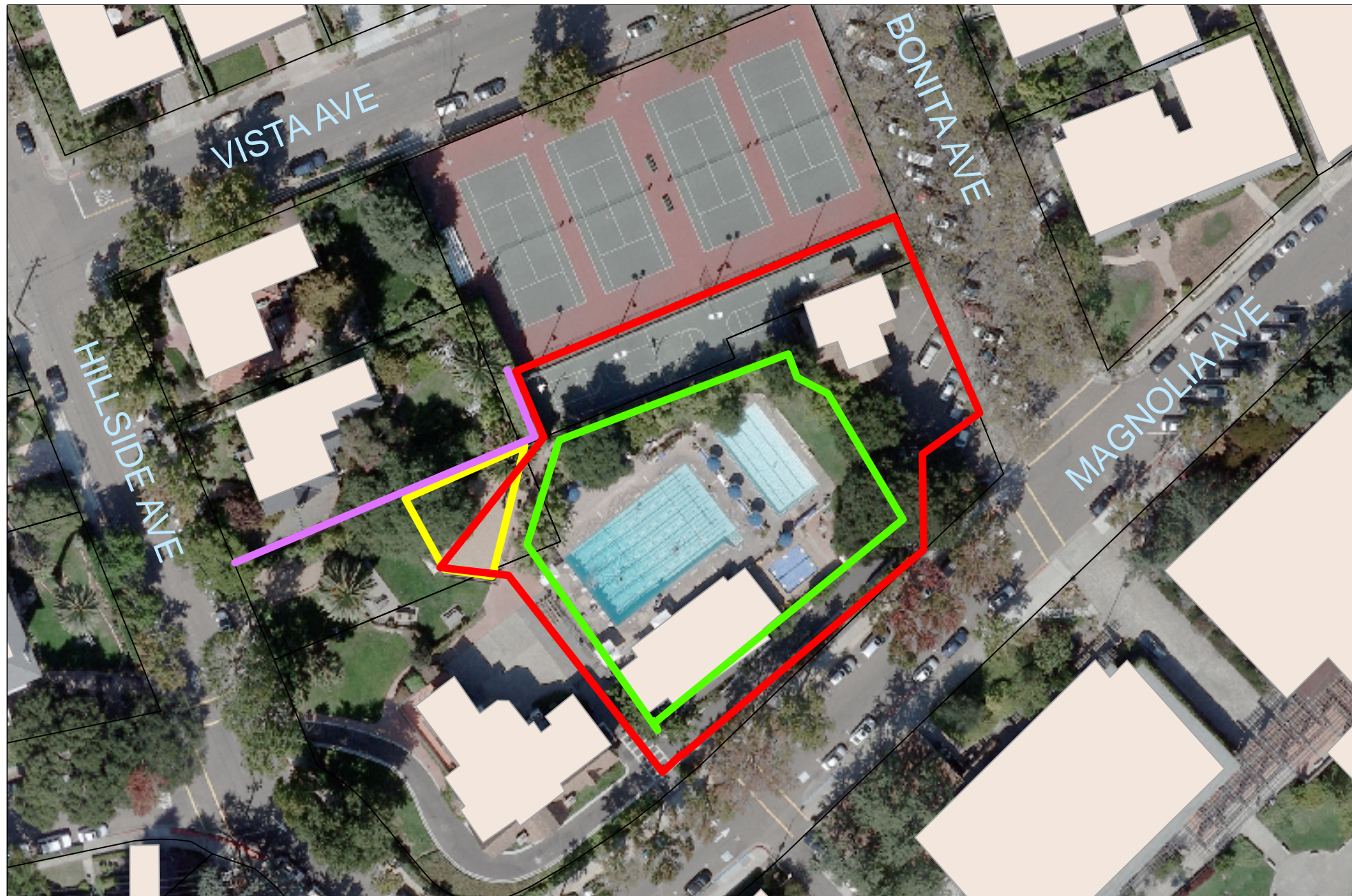
By: Sara Lillevand, Recreation Director



SCALE: 1/64" = 1'-0"







Green = Existing Piedmont Community Pool Fence Line  
Red = Conceptual Plan Proposed Fence Line  
Yellow = Existing Tot Lot Boundary  
Purple = Fence Line Between Recreation Department and Private Property

**Item #8 – Consideration of the Aquatics Center Master Plan Conceptual Design**  
**Correspondence Received before 12:00 Noon on Monday, November 7<sup>th</sup>**

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Dear City Council Members,

I have heard briefly about the development of the pool area by the high school and I think it would be a terrific addition to our wonderful city.

I very much support it!

Anian Tunney

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We have lived in Piedmont for over 40 years. All of us, including our children and grandchildren, use the current Piedmont community pool for recreation and competition (HS teams and club). We agree with the recreation aquatics committee that it is way past time to update and upgrade these very old facilities. We urge you to support the conceptual design which is to be presented to you at the November 7th meeting. Citizens of all ages will benefit.

Sincerely,  
lynn and jim Saunders

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To whom it may concern,

I have been a Piedmont resident for over 15 years and am a strong supporter of the proposed aquatics master plan.

Best,

Vince Saunders

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We live next to the recreation center complex at 350 Hillside Ave. The creation of a new aquatic center next door is naturally of concern for us and for our neighborhood. We worry about the loss of what privacy and peace we now enjoy. And there is anxiety about its possible effect on real estate values.

Ms. Lillevand and Mr. Nakahara kindly met with us to describe the current plan, and assured us that they will do what they can to minimize the pool's intrusion into our lives. We appreciate their promise that it will not be a regional swim center attracting large meets or water polo competitions as well as their plan for tree and shrubbery planting to separate us from the pool. We look forward to the opportunity to meet with a spokesman from the design group to more completely understand what is being planned as their work develops more detail.

I believe that we have been good neighbors of the pool since 1970. From time to time we have complained about noise from the pool or the picnic/party area. The number of these complaints has been less than one per year during the 46 years we have lived here. We have occasionally alerted authorities when we heard late night swimmers or people trying to climb over the fence.

We understand that the current pool has reached the end of its life, and that either there is a new pool or no pool. We do not object to a new pool if indeed it is designed to minimize damage to the value of our home and to shield us and our neighbors from noise.

I regret that the new facility entails the loss of Dress Best for Less (which contributes thousands of dollars to the schools yearly), the loss of the busy “baby” pool and the basketball courts. The current tot lot and picnic area is well used for family gatherings, school events, team celebrations and birthday parties. I don’t believe that there is any other park in town that offers seating, tables and a barbecue oven for family events.

I regret that no plan is being considered for parking. The Civic Center neighborhood is already overflowing with parking problems. A larger pool will certainly bring more cars to the region.

Mitte Igo

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Greetings Piedmont City Council

I am writing to register my unwavering support for the further study and research into creating an updated aquatic complex for the City of Piedmont to enjoy. The benefits of swimming are numerous and I have been fortunate to have received them first hand since joining my first swim team at age 9. 40 years later, I am more enthusiastic than ever about the benefits of what this sport can provide. Recreation is also so important to support for our residents and children. The pool is a wonderful gathering place in the summer and brings families together to socialize outside of school and the home. It is also a great way to exercise and brings so many residents regularly together. Finally, the Piedmont Swim Team club and the Piedmont High School water polo and swim teams make great use of this facility as well. This needed upgrade will benefit Piedmont and the surrounding community for decades in the future. I cannot think of a better way to support our entire community for the next half a century.

I look forward to hearing the discussion of the council and am hopeful for next steps for this exciting project.

Best

Dirk ten Grotenhuis

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I would like to add my support for the proposed Swimming Pool Concept. It is certainly a long overdue need for our city.

Cynthia Gorman

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Dear City Council Members,

I wanted to write briefly to voice my support of considering a renovation of the Piedmont Pool. As a world class city that supports an active and engaged community I feel that a swim facility which can support citizens of all walks of life is a critical benefit. As you know, the current facility does not broadly support active groups, everything from seniors to families or youth in a manner that satisfies their needs. The current pool is hampered by the old design, space for lessons and lap swimming are in constant conflict, and a water program for seniors is virtually impossible to support given the facility and overuse. I hope considering putting our fiscal resources at work to support a new aquatics facility will be unbiasedly explored and measured for its true worth. Considering the alternative, given the pools age, is to effectively shut down the facility I see no other positive path forward for a city as vibrant as ours.

Regards,

Jeff Porter

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Dear honorable members of the city council:

Thank you for welcoming public comment on the plans. Hopefully more community members will participate.

As I am coaching the boys water polo team on Tuesday night, I will not be able to attend the meeting. I am sending this in place of my ability to speak at the meeting.

1) Current pool space is inadequate. The 6 lane pool tries to accommodate a swim team, the entire adult community, swim lessons, water aerobics, etc. Imagine if you told the Piedmont Soccer Club that they could only use 30 yards of witter field to run all of their programs. It simply would not work. That is what is being asked of the swim teams. Doubling the main pool space is a great place to start. It will allow greater access to both the community and the teams that use it.

2) On the design itself- the main pool needs to have 25 yards of deep water. Without it, the water polo team can't host tournaments, or postseason games. The orientation of the pool is somewhat important- while looking at the sunset is nice for the one person that requested it, it means that a goalie is looking straight into the sun.

3) The lane in the new medium pool is a great idea to open up free space in the main pool. I am not sure that that much space is needed in the medium pool, and can end up being a huge expense down the line- with staffing, heating, upkeep.



I am grateful that this process might move forward. As someone who grew up in Piedmont and has swum in the pool their whole life, the pool is in need of a makeover.

John Savage

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Dear City Council Members,

We thank you, the Recreation Commission and community members who have brought forward the draft Aquatic Master Plan, and *we enthusiastically support continuing the planning necessary to replace the current pool.*

There is no way around it: the current Piedmont Community Pool (PCP) is a core facility for our community, but it has outlived its lifespan and needs to be replaced.

We support developing a new facility that will fit the current and future needs of Piedmonters of all ages. The draft plans we have seen appear excellent and meet the needs of many stakeholders: improved space for lap swimmers and youth water sports, new changing areas, as well as a better layout for recreational swimming and lessons for children, to name a few. We believe there is much to be gained from the slightly enlarged pool footprint and support moving forward to next steps in the planning process.

Our family has had many terrific opportunities due to having the PCP in a central location, and we would like to see that continue. Here is a list of ways our family has benefitted through Recreation Department programs, school, and other programs:

- Physical education in the schools
- Junior Lifeguarding camp and training
- Water Polo camp
- Recreation Department Junior Triathlon
- Piedmont Swim Team
- Recreational swimming
- Boy Scout merit badge training and testing
- Enhanced sense of community through the above shared activities and central location of pool

Of all of these important activities, we want to call out the Piedmont Swim Team (PST). Over the past 2 years, we have seen PST become a high quality competitive sport and personal development activity for young people. We were fortunate enough to recruit an outstanding new coach who has become recognized regionally and nationally and who has built a positive team experience where Piedmont children and teens thrive. The team has grown to about 95 swimmers, mostly Piedmont residents. Swimmers learn the value of practice, perseverance, teamwork and good sportsmanship — and have fun at the same time. PST leases space at PCP for its practices. Although PST is not part of the Piedmont Recreation Department, it should continue as a great collaboration with the Rec Department for our children. The continued success of PST as an outstanding opportunity for Piedmont youth will depend on the continued ability to lease space in Piedmont near

the schools; the new design expands the number of lanes, allowing leasing of space while more PCP activities can happen simultaneously.

A new pool will last many decades. We support “doing it right” by implementing a plan similar to the current design proposal. Doing so will provide unmeasurable opportunities for our young people, healthy exercise for all ages, and will maintain a focal point that makes Piedmont a great place to live.

Sincerely,

Keiko Hayashi  
Matthew Troyer, MD

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This is just a short note to let you know that our family, Eric Whitaker, Sandra Gross and our four children of 311 Bonita are very much in support of the Recreation Department's plans for the new pool. This will add much overdue updates and improvements to our existing facility that services the community and the school district. We look forward to working with the city and the Recreation Department to encourage and to enable these lovely plans. Thank you.

Sandra Gross  
Eric Whitaker

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Piedmont City Council,

We are in support of the Piedmont Rec Center Aquatics Plan. There is a great need for a new pool facility and was one of the reasons we originally moved to Piedmont.

Unfortunately, my daughters, who currently swim in college, outgrew the current facility and needed to train through the tunnel. Hopefully with a new facility we can encourage competitive swimmers to swim locally.

Sincerely,  
Melinda and Layton Han

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City Council Members,

I am writing you as a show of support for the newly proposed Aquatic Center. I believe the center will make the cityscape a fabulous place to enjoy casual recreational swimming along with supporting both the girls and boys Piedmont High School aquatics programs. Since the last modifications to the pool, 52 years ago, it has maintained a consistent recreational swim program and development platform for youth sports, elderly exercise and a perfect arena for the developmentally challenged. I feel a new facility will continue this development for another 50+ years. I strongly support the Recreational Departments much necessary updates to other areas of Piedmont and how this is making our City one of the most desired places to live in California.

I have been actively involved with aquatics my entire life (Newport Beach Lifeguard; Cal Berkeley Water Polo Team Class of '97; Olympic Club Masters Water Polo National Champion '16), and I would like to continue to support and surround my family with my aquatics passion. I have recently assisted the Piedmont Boys Water Polo Team and my son now plays on an 12U water polo team. Having this aquatics center would bring a continued tradition for me but more importantly a new aquatics development for the youth in Piedmont.

I would be more than happy to assist in any plans, discussions, etc for this project. Please don't hesitate to call me. Thank you for your support.

Rik Krumins

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Dear City Council Members,

My name is Bill Conn and I live at 16 Scenic Avenue in Piedmont. I am an avid swimmer who swims every day but find the Piedmont pool useable in its current condition. It is outdated and too small for a community of our size. I also have two boys going to Piedmont High School and one of them is a committed water polo player and a swimmer on the swim team. The current pool is embarrassing as a water polo pool and difficult as a pool for swimmers.

I attended the presentation on a proposed aquatics center and hope the city council will support this much needed upgrade for our community. I worry that the city council may look to a larger community plan which is sure to kick the can on this much needed upgrade. I realize my children will never see the benefit of the upgrade but I hope I will someday be able to swim in our community and watch my grandkids in a real water polo pool.

Thank you for all your service to our community.

Bill Conn

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Dear Council Members,

I would like to express my support for the proposed aquatics center. I spent most of my youth as a competitive swimmer and water polo player with access to great facilities and would love for my 3 kids and others to have the same experience.

Regards,  
Neil Ruthven

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Hi City Council,

On behalf of our family, the Gillilands at 139 Waldo Ave, we wanted to put our full support behind plans for a new pool and aquatics center. This is a tremendous community opportunity, not just to have a bigger pool, but to add to the community.

Our family has four reasons to support this.

1. My son plays on the varsity water polo team – Piedmont does not have anything like a water polo pool.
2. My daughter (Havens) also plays water polo
3. Both my wife and I are avid swimmers – but have to pick times carefully because the current pool is often full.
4. We think a pool isn't just about swimming – it can be and should be a community hub, a way to bring piedmont residents together.

Thank you,

Nathan Gilliland

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Dear Council – I am writing this letter in support of the Piedmont Aquatics Master Plan. I have reviewed the plan. It is well thought out and makes good use of the existing pool space. The Piedmont Pool is an important part of the community. The pool was built in 1964 and is well past its useful life and it is very is outdated. Other communities have upgraded their facilities. I have seen new pools in Castro Valley, San Leandro, Encinal and several other Alameda County City's and schools. Piedmont is a fantastic community, but the only community pool is really tired and greatly needs an upgrade.

I encourage the Council to support the project authorize the expenditure of monies to continue w the design work on the aquatics facility.

Sincerely,

B. Reid Settlemier

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Dear Board Members of the City of Piedmont,

I would like to ask for your support to approval the new Piedmont swimming pool proposal. My family is the regular user of the current swimming pool. It is a great facility for the city and Piedmont School District. My wife swims multiple times a week. My son is on the Piedmont Swim Team. Due to the limited pool time, many kids have to travel to another city to practice. I have attended a recent committee meeting and heard an overwhelming support. Piedmont needs a new pool facility to support all activities including swimming and meeting room. I am happy to support any fund raising activities to meet this happen.

Sincerely,

Kethen So

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Dear Council – I am writing this letter in support of the Piedmont Aquatics Master Plan. We have 3 sons that use the pool on a regular basis. Our oldest son is part of the PHS Varsity Waterpolo team. I have reviewed the plans and feel this project is much needed. The various pools we have tournaments and games are built for various uses for school and communities. I feel that The Piedmont pools upgrade will be an asset to the community and help build the waterpolo team.

Thank you-  
Amy Settlemer

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**Item #8 – Consideration of the Aquatics Center Master Plan Conceptual Design  
Correspondence Received before 4:30PM on Monday, November 7<sup>th</sup>**

Piedmont City Council:

As a Piedmont resident with kids having gone through the Piedmont Swim Team, I am a strong advocate of the new design for the pool.

Justin Burden