

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA REQUEST

TO: Jefferson County Board of Commissioners

FROM: Kate Dean, Commissioner

DATE: March 13, 2023

SUBJECT: Healthier Together Aquatics Feasibility Study

STATEMENT OF ISSUE: Jefferson County has partnered in, and helped fund, an effort to assess the feasibility of building a modern aquatic facility. After a number of failed attempts in the past, the City of Port Townsend, Port of Port Townsend, Jefferson Healthcare, YMCA and Jefferson Aquatic Coalition have engaged Opsis Architecture, a firm that specializes in community and aquatic facilities, to assess potential sites, costs and financing models. Opsis will present their findings to the BOCC.

ANALYSIS: The Healthier Together partnership is still gathering information about the feasibility of this project and will be presenting findings to date at community open houses in coming weeks. This briefing is information-only and will inform future discussion and decision-making both with the public and our partner jurisdictions.

FISCAL IMPACT: There is no additional fiscal impact.

RECOMMENDATION:

Participate in the briefing and bring questions and comments regarding scope and next steps of this project.

REVIEWED BY:

 3/9/23
Mark McCauley, County Administrator Date



Healthier Together Center Feasibility Study

Council Meeting
March 13, 2023

opsis



Meeting Agenda

- 00** Introductions
- 01** Vision & Goals
- 02** Project Calendar
- 03** Guiding Principles
- 04** Potential Service Area
- 05** Space Program & Needs
- 06** Site Evaluation Criteria
- 07** Potential Sites & Analysis

Vision & Goals

01

Project Vision

In collaboration with partners and the community, plan for replacing and enhancing the antiquated pool, adding health and wellness components that will meet the needs of the community.

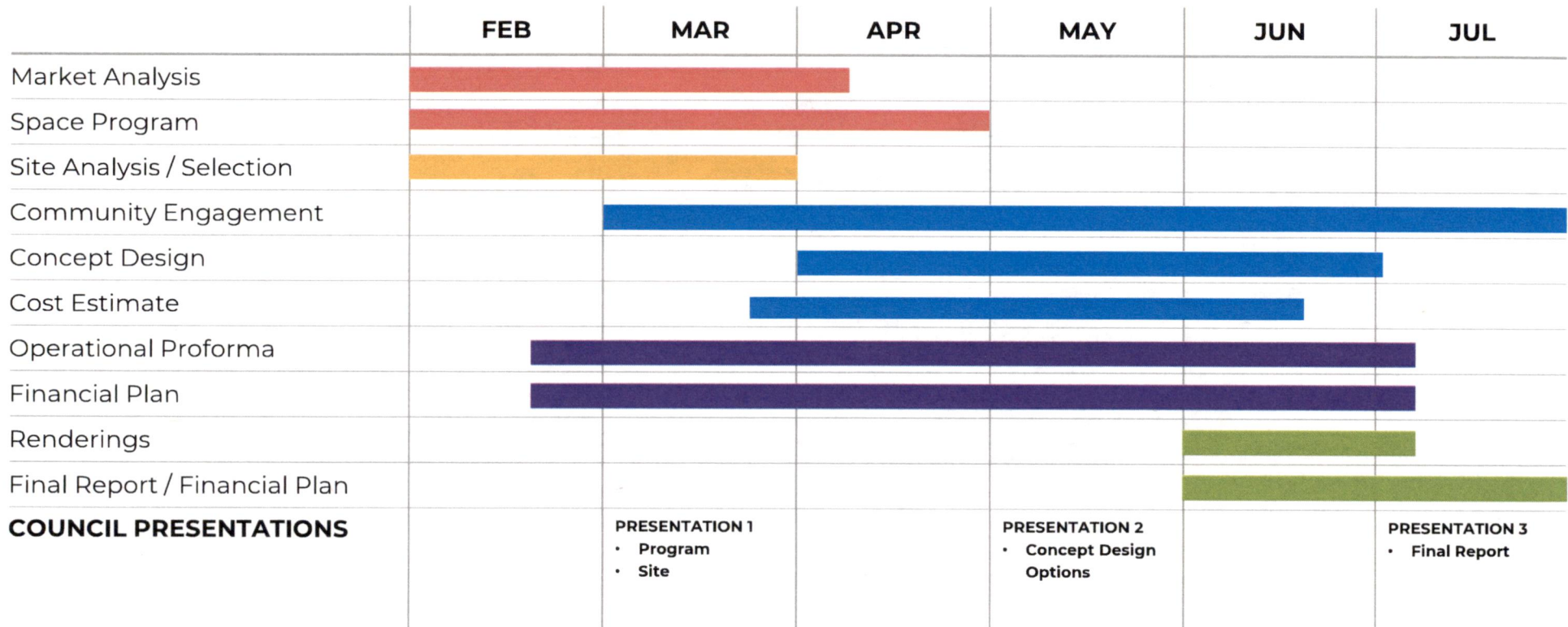
Goals of Study

- Increase opportunities for people to live an active and healthy life.
- Plan for the future of Jefferson County
- Select a site and rebuild the pool, including health and wellness component to meet the needs of the community
- Engage Jefferson Hospital District, Jefferson County, Port of Port Townsend, Port Townsend School District, Jefferson Aquatics Coalition the YMCA, and all previous partners of this effort.
- Plan for operations and financing for this effort.

Schedule Overview

02

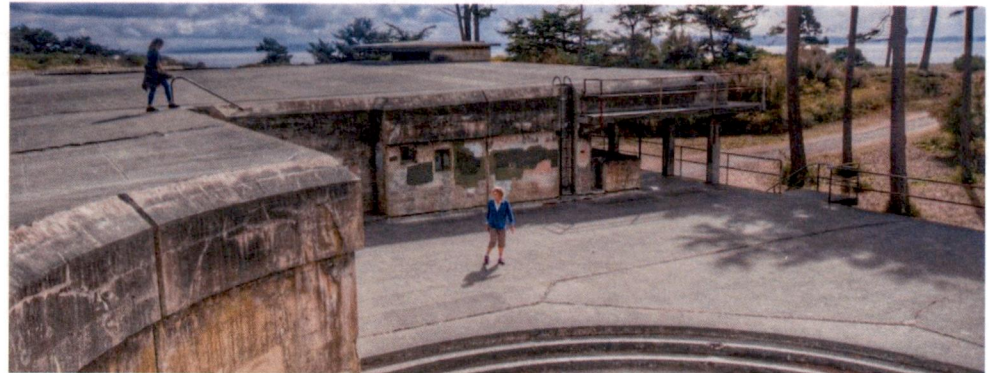
Project Calendar



Guiding Principles

03

Expression of Community and Place



Project Guiding Principles

Project Vision

- Serves significant unmet needs for community health & wellness
- Replaces existing antiquated swimming pool
- Integrates partner & community input
- Provides welcoming safe & accessible environment for all
- Supports diversity, equity, inclusion & belonging
- Offers multipurpose spaces to maximize facility use
- Envisions legacy project for County & City
- Represents character that fits Jefferson County
- Builds on past efforts and recognizes value of previous efforts

Environmental

- Integrates sustainable & resilient design practices
- Offers Indoor-Outdoor connections & programming opportunities

Financial

- Establishes viable financial plan for project funding
- Optimizes value of the budget (capital & operational)
- Develops realistic budget based on today's construction cost
- Embraces full potential of partnership opportunities

Potential Service Area

04

Potential Service Area



Space Program & Needs

05

Program Spaces to Support Activities

Recreation

Aquatics



Group Exercise



Fitness Rm

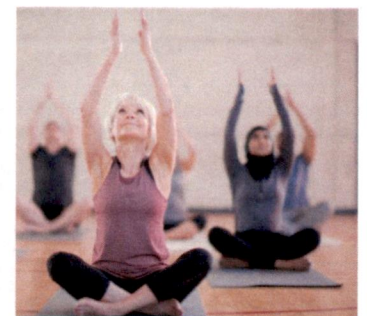


Community

Community Rm



Health/Wellness



Lap / Competition Pool – Cool Water

Example Activities:

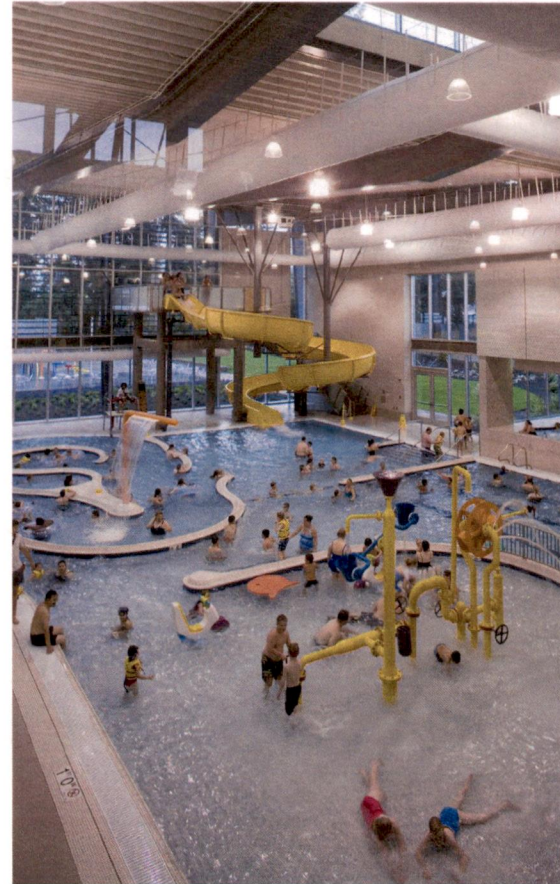
- Swim Lessons
- Exercise / Lap Swim
- Water Walking
- Deep Water Group Exercise
- Swim Team Practice/Competition
- Swim Clubs
- Water Polo
- Lifeguard Training
- Recreation



Recreation Pool – Warm Water

Example Activities:

- Swim Lessons (group / private)
- Children's Waterplay
- Teen Waterplay
- Aerobic Exercise
- Therapy
- Rehab



Cardio-Weight Fitness Room

Example Activities:

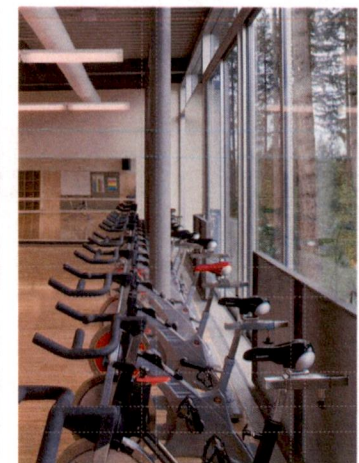
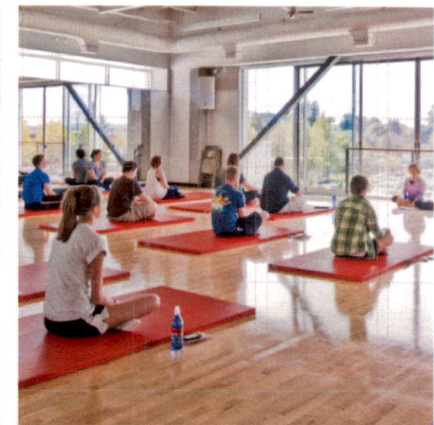
- Health & Wellness
- Strength Training
- Cardio Workout
- Functional Training
- Personal Training
- Rehabilitation
- Physical Therapy
- Fitness Assessment
- Equipment Instruction



Multi-Purpose Group Exercise Room

Example Activities:

- Health & Wellness
- Aerobic Exercise
- Cycling Classes
- Yoga / Pilates
- Gentle Motion Classes
- Meditation
- Dance
- Martial Arts
- Tai Chi



Meeting Room

Example Activities:

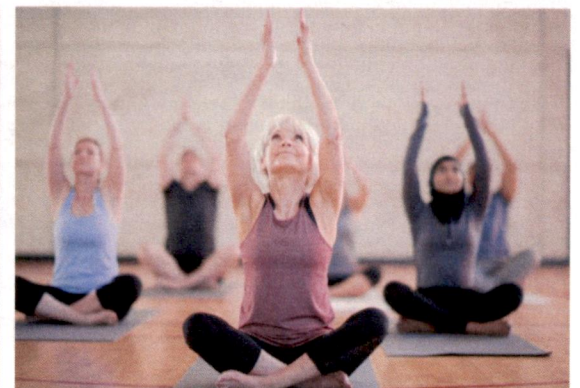
- Community Meetings
- Birthday Parties
- Seminars
- Senior Lunches
- Senior Programming
- Continuing Education
- After School Programs
- Recreation Programs



Physical Therapy /Classroom

Example Activities:

- Therapy & Rehabilitation
- Healthcare Access
- Exam Rooms
- Mind & Body Wellness
- Nutrition Classes



Initial Thoughts on Key Amenities

- Lap / Competition Pool
- Recreation Pool
- Group Exercise
- Fitness (Cardio /Weights)
- Classroom/Teaching Kitchen
- Birthday Party/Event Room
- Childcare/Child Watch
- Physical Therapy



Site Evaluation Criteria

06

Site Evaluation Criteria

Development Capacity

- Accommodates Building and Parking
- Enhances Adjacent Context
- Minimizes Impact to Existing Pool Operations

Economic Viability

- Prominent Frontage and Visibility
- Cost Recovery Potential
- Proximity to Compatible Amenities
- Partnership Potential

Supports Diversity, Equity & Inclusion

- Preserves & Enhances Outdoor Recreation Amenities
- Convenient Access to Bus & Bike Routes

Regulatory Approval

- Site Selection Consistent with Current Zoning
- Avoids Potential Environmental Impact
- No Extended Approval Process

Community Support

- Site Selection Supports Community Buy-in
- Site Selection Avoids Controversy
- Supports South County Participation
- Timing of Site Decision With This Study

Potential Sites & Analysis

07

Site Options



Evan's Vista Context

Area: 14 acres

PROS

Location Supports South County Participation

Accommodates Building and Parking

Proximity to Compatible Amenities

Partnership Potential

Timing of Site Decision with this Study

Enhances Adjacent Context

Site Avoids Controversy

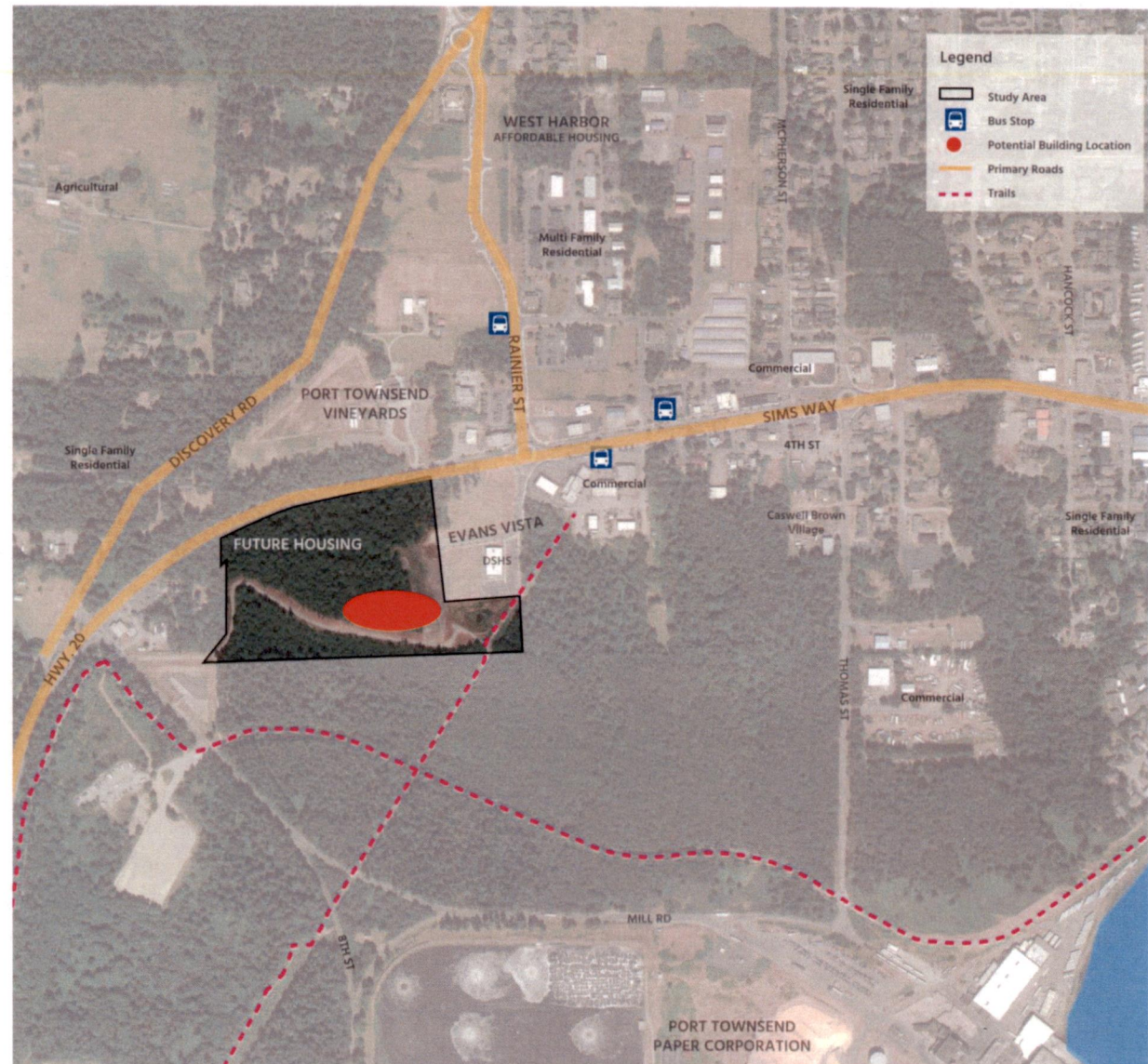
Minimizes Impact to Pool Operations

CONS

Prominent Frontage and Visibility

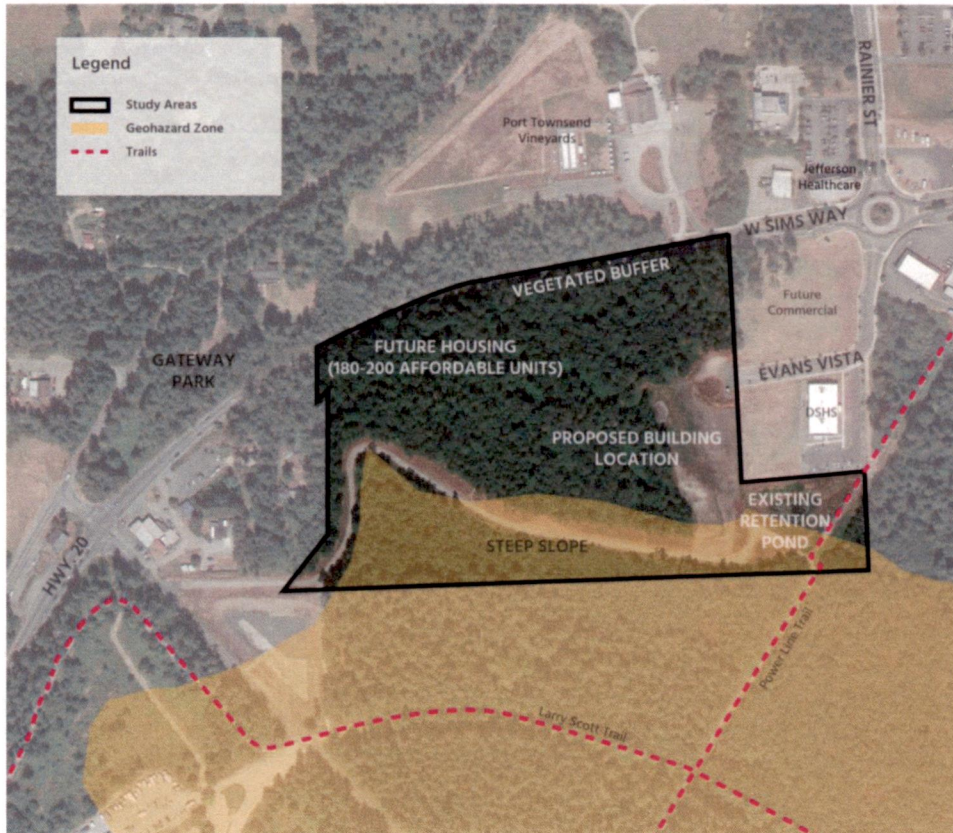
Cost Recovery Potential

Convenient Access to Bus & Bike Routes



Evan's Vista Site

Area: 14 acres



Site Analysis



Test Fit

Jeff. Healthcare Context

Area: 0.74 acres

PROS

Prominent Frontage and Visibility

Partnership Potential

Proximity to Compatible Amenities

Timing of Site Decision with this Study

Enhances Adjacent Context

Cost Recovery Potential

Site Avoids Controversy

Minimizes Impact to Pool Operations

CONS

Accommodates Building and Parking

Location Supports South County Participation

Convenient Access to Bus & Bike Routes

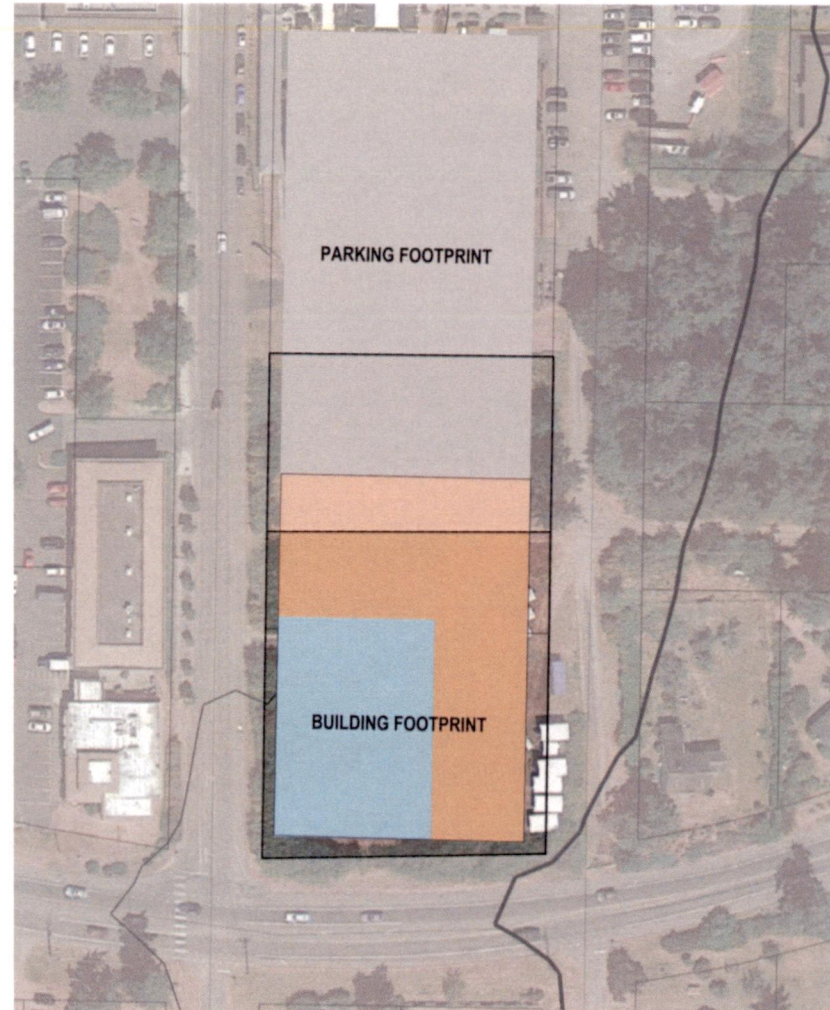


Jeff. Healthcare Site

Area: 0.74 acres



Site Analysis



Test Fit

Golf Course Context

Area: 58 acres

PROS

Accommodates Building and Parking

Prominent Frontage and Visibility

Cost Recovery Potential

Proximity to Compatible Amenities

Convenient Access to Bus & Bike Routes

Partnership Potential

Minimizes Impact to Pool Operations

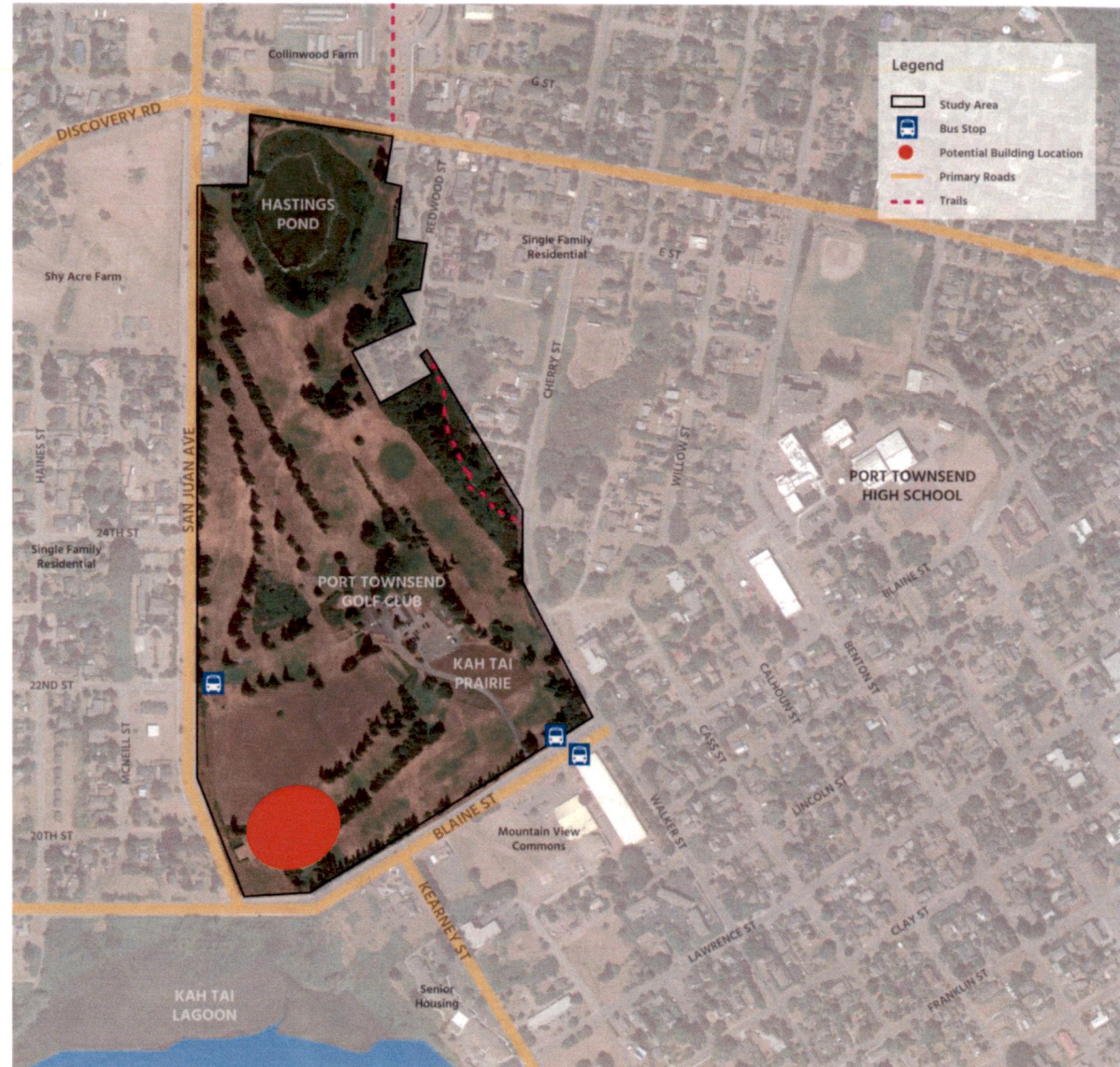
CONS

Timing of Site Decision with this Study

Impacts Existing Golf Course Layout

Site Avoids Controversy

Location Supports South County Participation

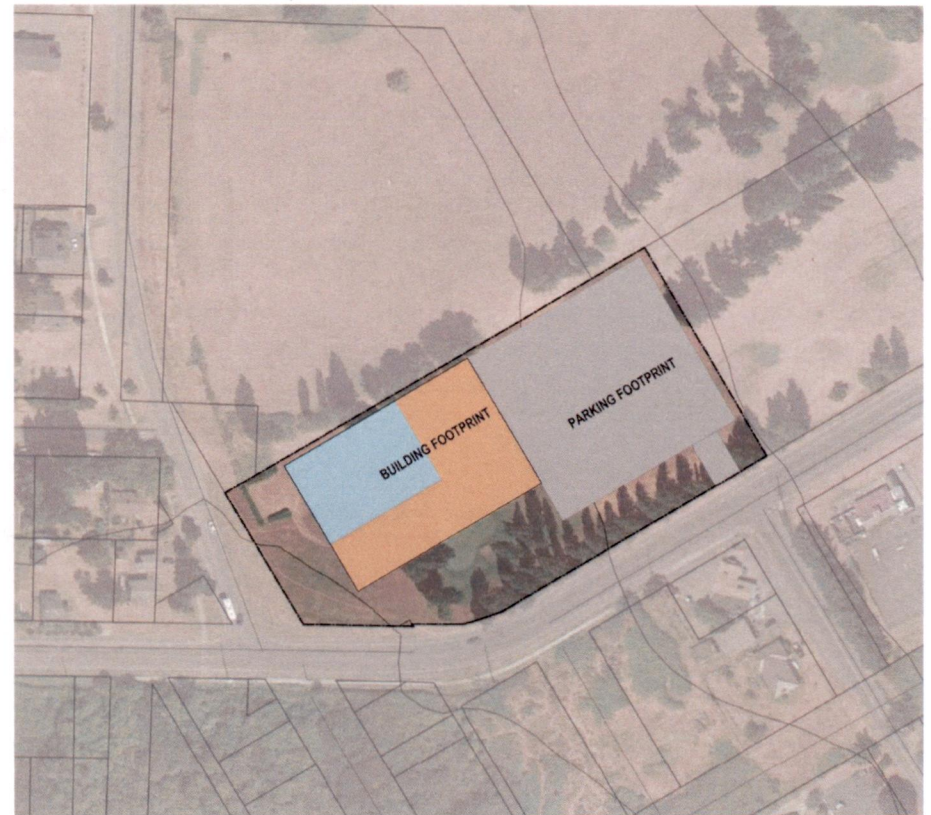


Golf Course Site

Area: 58 acres



Site Analysis



Test Fit

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

- Relocates ReCyclery and Dog Park
- Location Supports South County Participation



Mtn View Commons Site

Area: 3.9 acres



Site Analysis



Test Fit



Questions?

Council Meeting
March 13, 2023

opsis

