



CITY OF ALEXANDRIA
Recreation, Parks & Cultural Activities
Department of Project Implementation

Old Town Pool Replacement

Public Meeting

September 16, 2025



Agenda



- 1. Introductions**
- 2. Project Background**
- 3. Planning Phase**
- 4. Design**
- 5. Next Steps**
- 6. Project Schedule**



Project Team

DPI – Managing Department

- Qiaojue Yu – Project Manager
- Matt Landes – Portfolio Manager
- David Le – Project Engineer

RPCA – Sponsor Department

- Jack Browand – Sponsor Project Manager
- Beth Znidersic – Division Chief, Park Services
- Lindsay Burneson – Division Chief, Recreation Services

Michael Baker – Owner-Advisor

- John Fennell – Design Principal
- Ephraim K. Fermin – Project Manager

RRMM – Design Consultant

- Keith Leonard – Design Principal and Project Manager
- Sophie Zimmerman – Project Architect



Project Background

Existing Pool Conditions

- Project Area: 1.12 AC
- Pool and Bathhouse Age: Built in 1975, went through multiple major and minor renovations
- Pool Sizes: Competition Pool – 6,400 SF, 25-yard length, Family Pool – 900 SF
- Bathhouse: 3,375 SF, non-code compliant
- Pump Room: 370 SF, dated
- Bather Load: 250
- Current Programs: Competition practices/meets, lessons, and recreational uses
- Green Space: 23,700 SF





Project Background

Planning Phase Activities

- Revisit and validate earlier assessments on the facility conditions and deficiencies.
- Incorporate feedback from the Aquatics Program staff on program offerings, user and competition needs for the pool.
- Survey comparable facilities and recreational trends in nearby jurisdictions.
- Recommend a strategy to modernize the pool, increase bather load, and bring it to Code compliance.
- Investigate multiple pool and site layout concepts and the cost to build them.



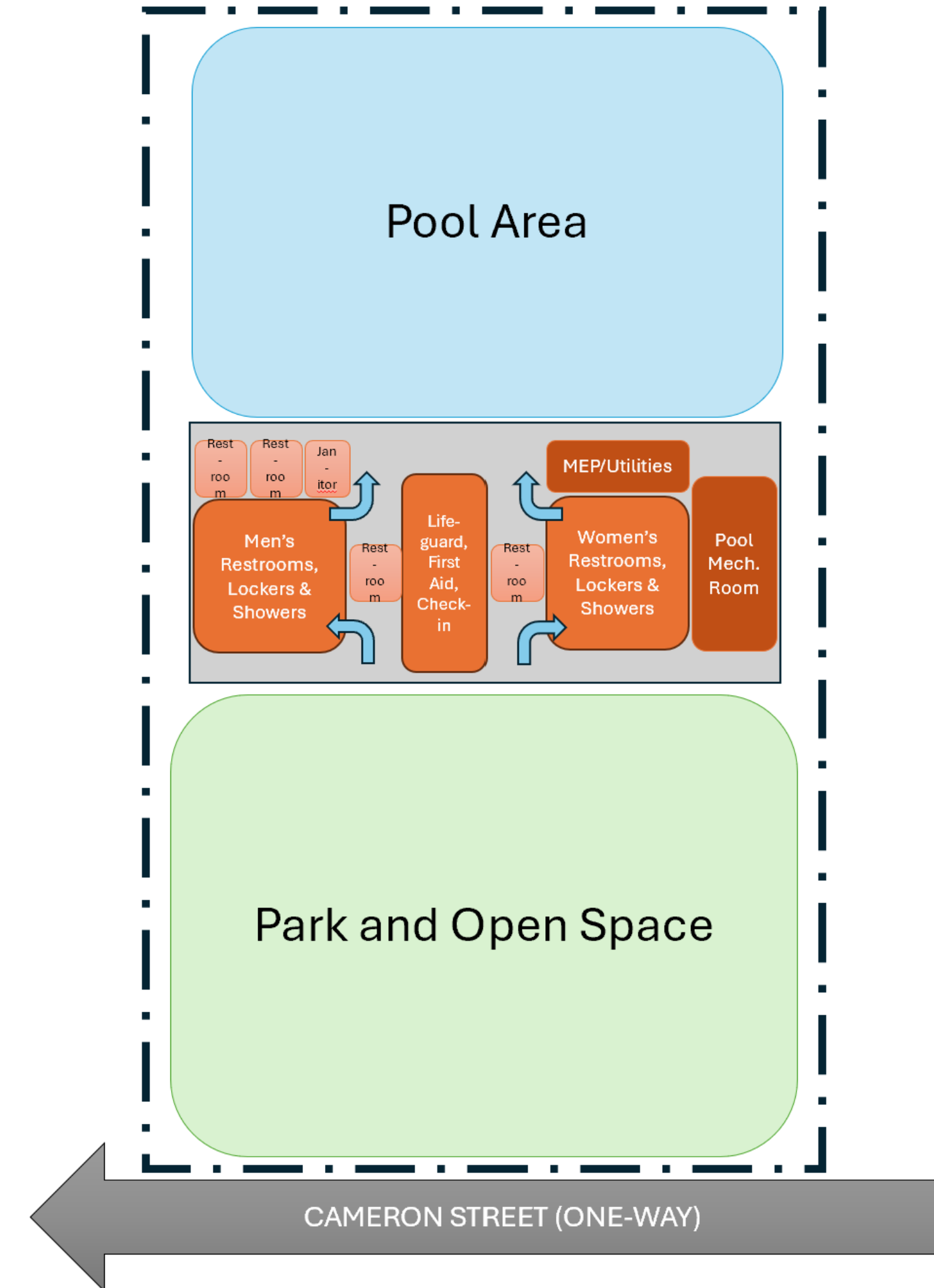


Planning

2024 Planning Objectives

- New bathhouse
- New lap pool with dive area
- New & efficient pump room & operational storage
- Expanded family-oriented amenities
- Expanded program opportunities
- Increased bather load

Background Information





Planning

2025 Design Parameters

- Integrated Lap pool (meets standards for competitive swim) with dive well and family pool
- Zero entry pool
- Integrated bathhouse, pump room & operational storage
- Designated deck storage
- Flexible event space
- Improved waiting and seating area
- Maintained lawn space for community gatherings

Project Budget:

- \$12.5 Million (Planning, Design, Construction)

Concept Design

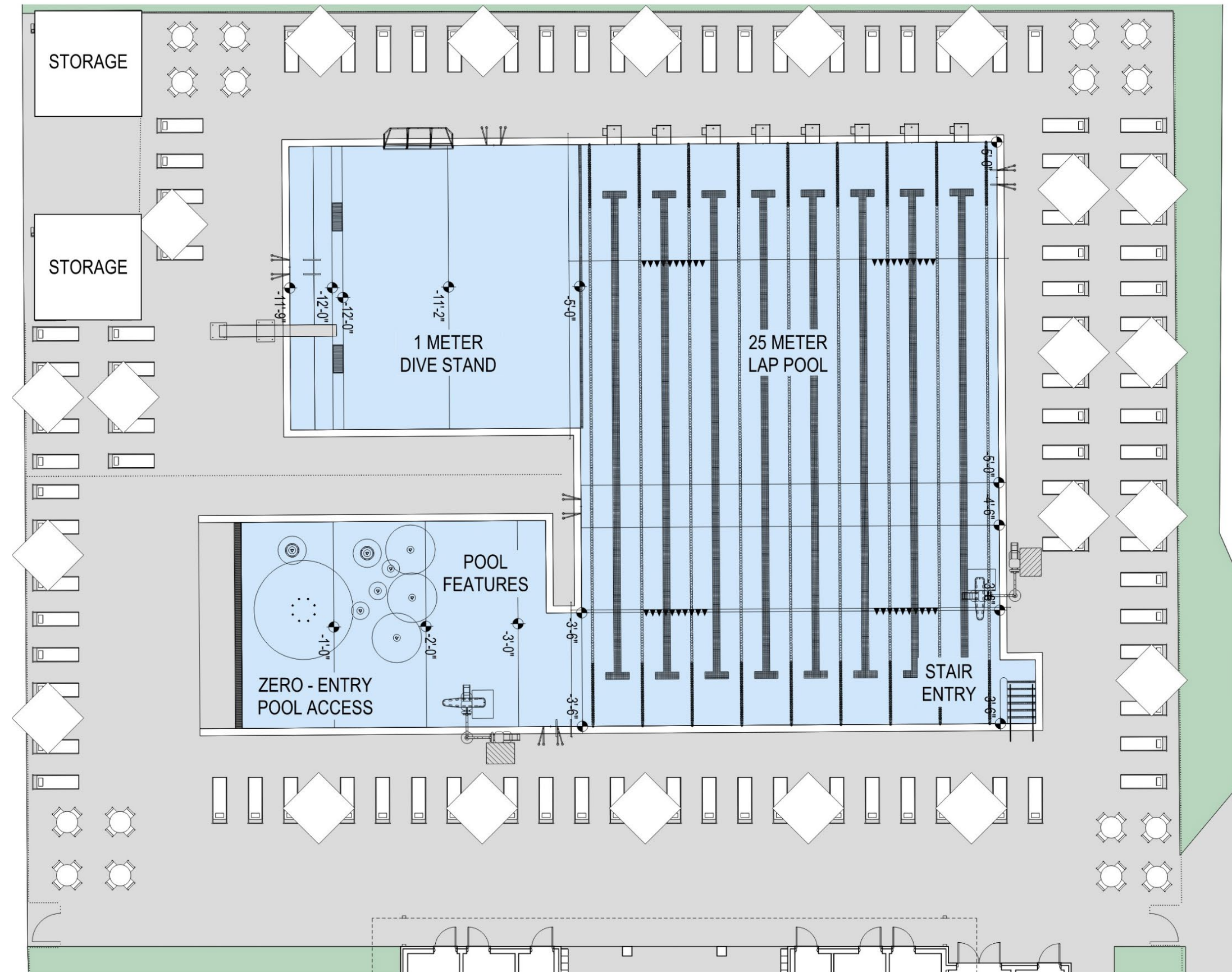




Pool

Amenities/Features

- 8-Lane 25-meter lap pool & dive well
- Zero entry family pool with spray features
- Increased water surface
- Increased open deck space
- Accommodations for climbing wall, basketball hoop, volleyball nets, etc.
- Deck storage areas
- Party rental/passive deck space

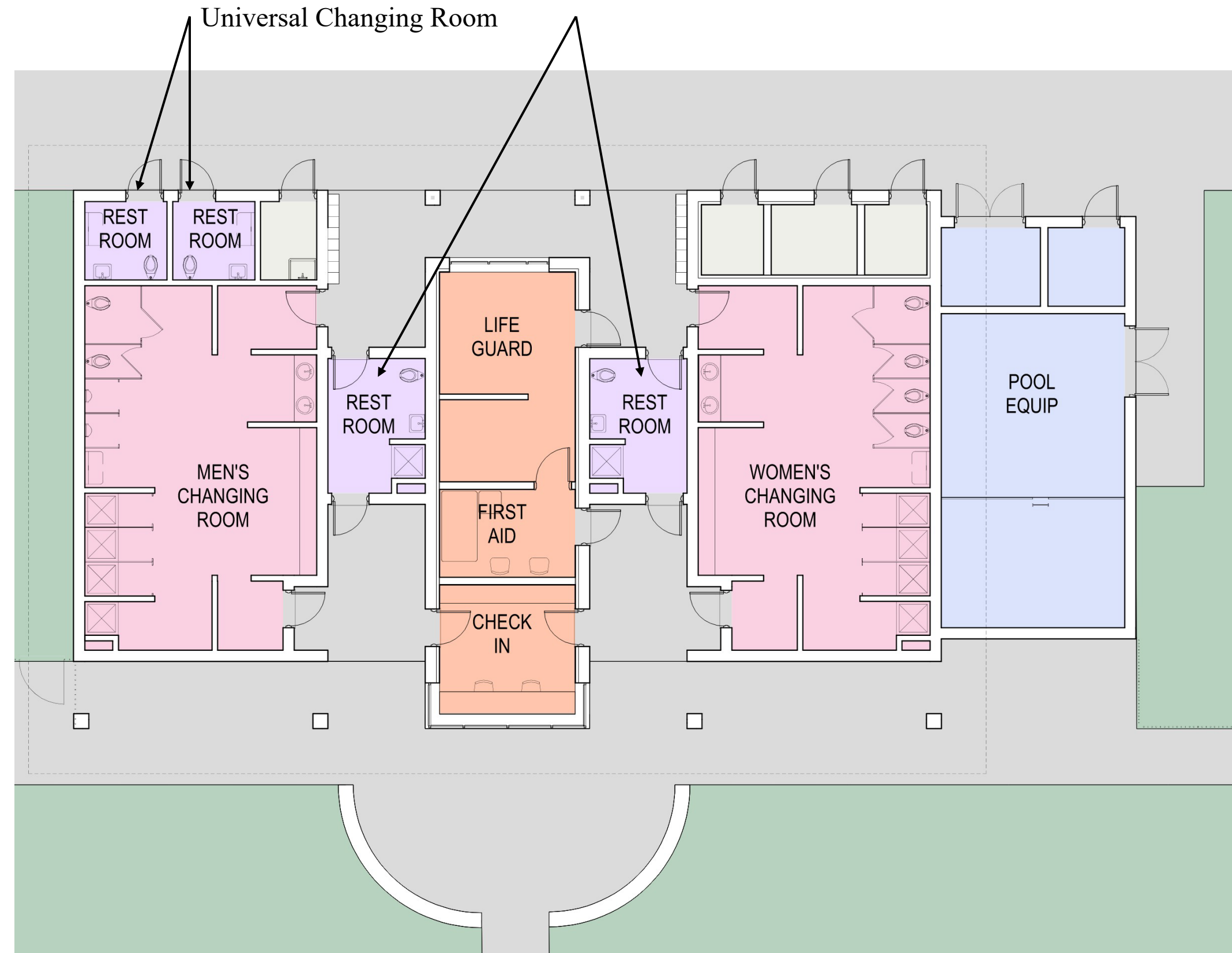




Bathhouse

Amenities/Features

- Men's and Women's changing rooms
- Universal changing rooms in bathhouse
- Universal changing rooms facing pool deck
- Efficient pump room with operational storage
- Increased square footage
- Check-in, first-aid & lifeguard rooms
- Outdoor waiting and seating areas
- Full accessibility
- Shaded Areas





Conceptual Renderings



Note: Illustrative renderings – not final design

Design



Pool Comparison

		Existing Pool and Bathhouse	Proposed Pool and Bathhouse
Pool	Water Surface Area	7,398 SF	8,023 SF
	Configuration	Two separate pools: One lap pool with a dive well and a family pool	Combined lap pool with a dive well, expanded family pool, program expansion
	Zero Entry	None	Zero entry from family pool
	Spray Features	None	Spray features at family pool
	Deck Space	8,926 SF w/minimum shade	12,680 SF w/added shade and reservable space
	Bather Load	250	286
Bathhouse	Square Footage	3,565 SF Separated pump & filtration rooms	3,988 SF Integrated pump & filtration rooms
	Universal Changing Room Interior	None	Two
	Universal Changing Room Pool Facing	None	Two
	Lockers	Inside the bathhouse	Outside the bathhouse, the pool deck side



Next Steps

- **Sep 18, 2025:** Parks & Recreation Commission Update
- **Nov 2025:** Department of Planning & Zoning Concept Submission
- **Nov/Dec 2025:** Board of Architecture Review (BAR) – Concept Review Bathhouse
- **Dec/Jan 2026:** Community Update
- **Mar/Apr 2026:** Community and Park & Recreation Commission Update
- **Jun/Jul 2026:** Park & Recreation Commission Endorsement



Project Schedule

- **Design:** June 2025 through Winter 2026
- **Contractor Procurement:** Fall 2026 – Spring 2027
- **Construction:** Spring 2027 – Fall 2028
 - Pool closures for up to two seasons – Summer 2027 & 2028 *

* Identify options to accelerate construction



Q & A

Questions



Information

Project Manager: Department of Project Implementation

- **Qiaojue Yu**, Technical Project Manager/Landscape Architect
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- **David Le**, Technical Project Manager
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Project Sponsor: Department of Recreation, Parks & Cultural Activities

- **Jack Browand**, Deputy Director, Park Services
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Project Website: <https://www.alexandriava.gov/parks/project/old-town-pool-replacement>