



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

Old Town Pool Replacement

Park & Recreation Commission

September 18, 2025



Agenda



- 1. Introductions**
- 2. Project Background**
- 3. Planning Phase**
- 4. Design**
- 5. Community Feedback – 9/16/25**
- 6. Next Steps**
- 7. 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

- Revisited and validated earlier assessments, conditions and deficiencies.
- Incorporated feedback from the Aquatics Team on program offerings and needs.
- Surveyed comparable facilities and recreational trends
- Provided a strategy to modernize the pool and increase bather load.
- Investigated multiple pool and site layout concepts and the cost to build them.

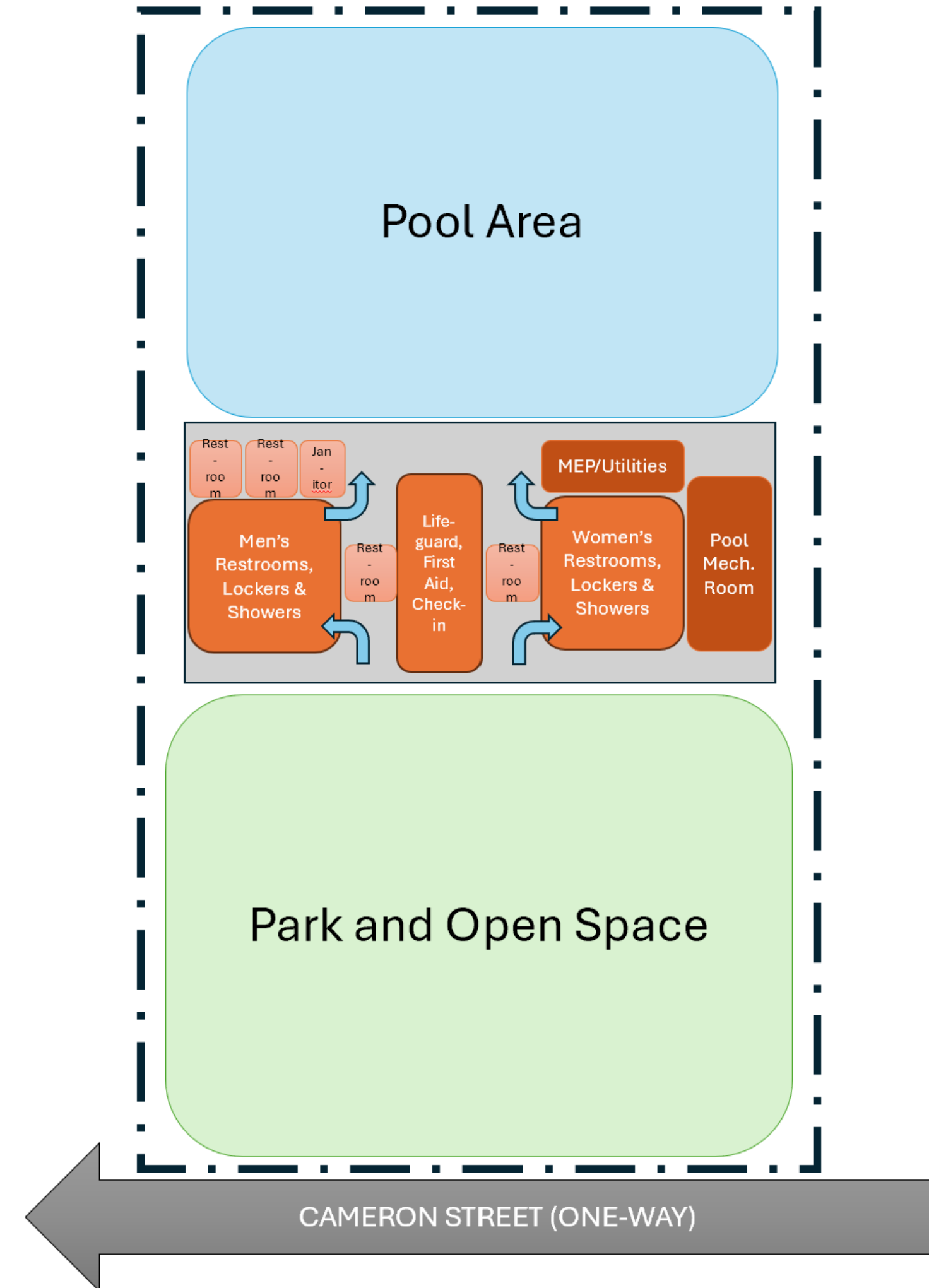




Planning

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





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)

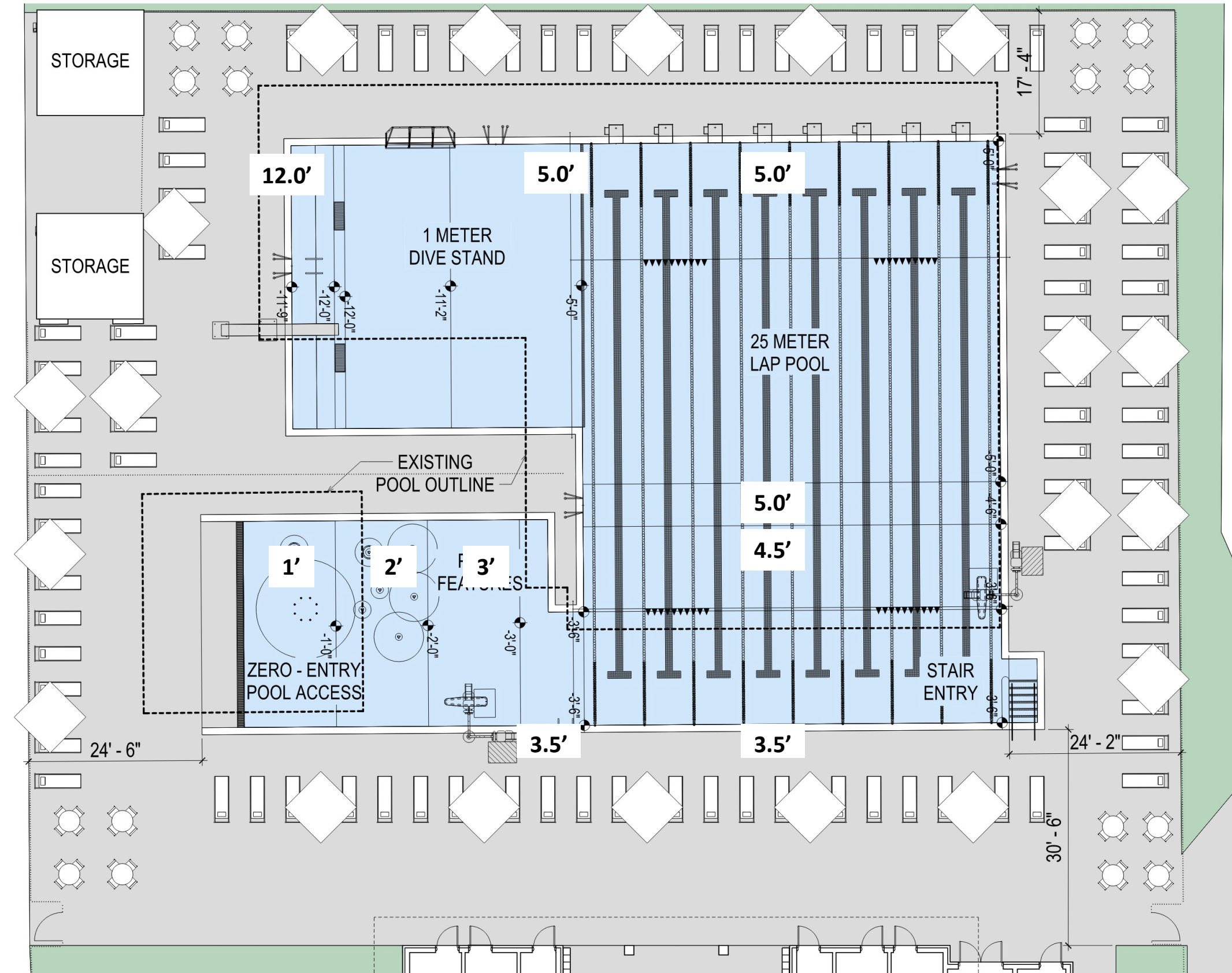
Planning





- 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

	Existing Pool			Proposed Pool		
	SQ FT	Dimensions	Depth	SQ FT	Dimensions	Depth
Dive Well	1,344 SF	35'-9" x 37'-6"	12'	1,626 SF	40' x 41'-11"	12'
Lap Pool	5,106 SF	76'-11" x 66'-11"	3'-6" - 5'-0"	4,888 SF	82'-1" x 59'	3'-6" - 5'-0"
Family Pool	962 SF	31' x 31'	1'-6" to 3'	1,509 SF	29'-1" x 49'	0 - 3'-6"

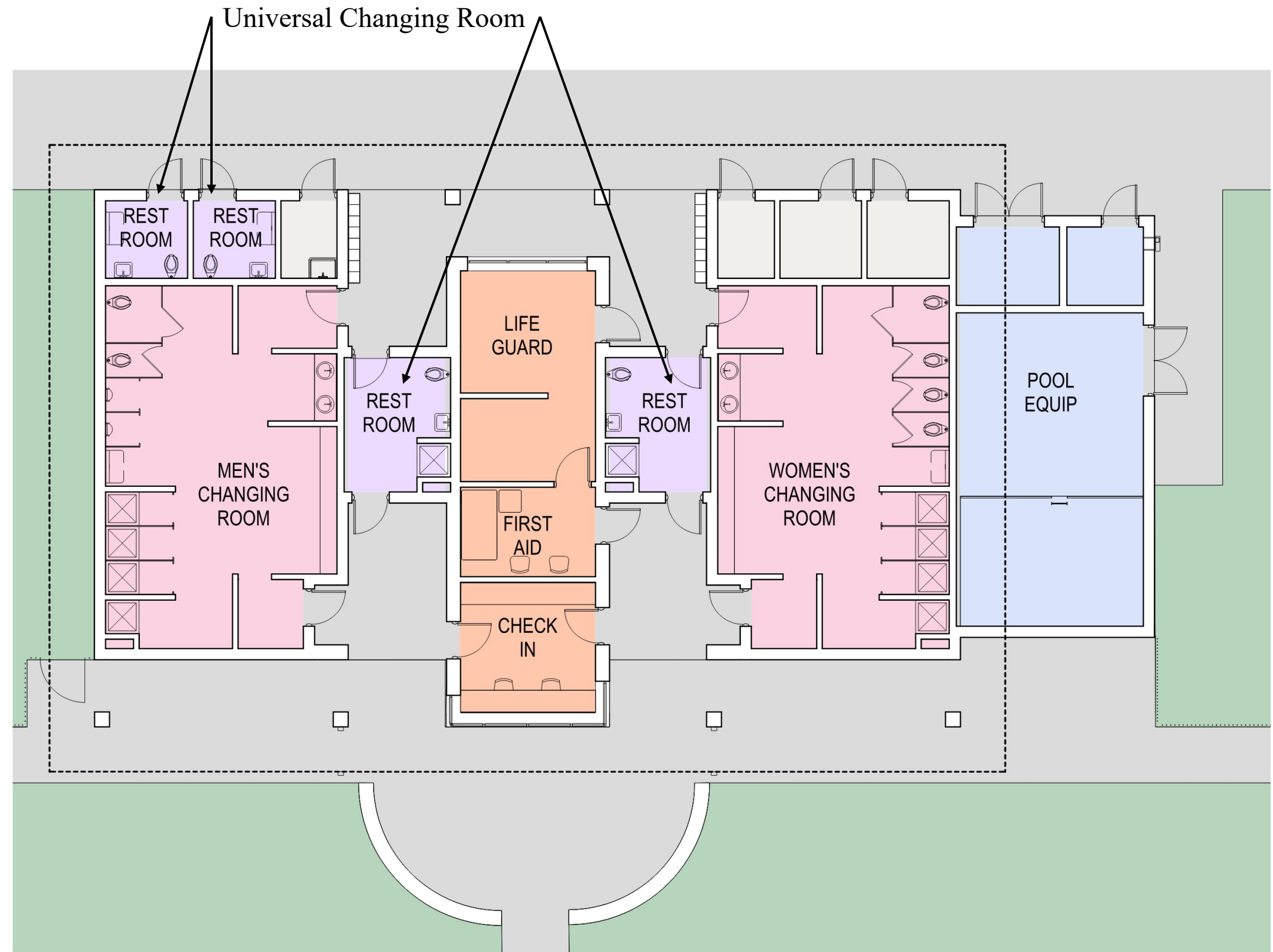




Bathhouse

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



Community Feedback

September 16, 2025 – Durant Center

- Approximately 30 in attendance
- More shade & seating space
- Supported flexible event/program area
- Storage for Wahoos
- Few concerns with an integrated single body of water
- Supported family amenities for multigenerational uses
- Consider food options – concessionaire / food trucks
- One pool season closure
- Consider options for expanded seasonal use – water heater/bubble
- Appropriate funding - consider grants/partnerships





Next Steps

- **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 *

* Staff exploring options to accelerate design, procurement & construction



Q & A

Questions



Information

Project Manager: Department of Project Implementation

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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>