

Alameda Aquatic Center

City Council
7/1/2025



Staff Recommendation

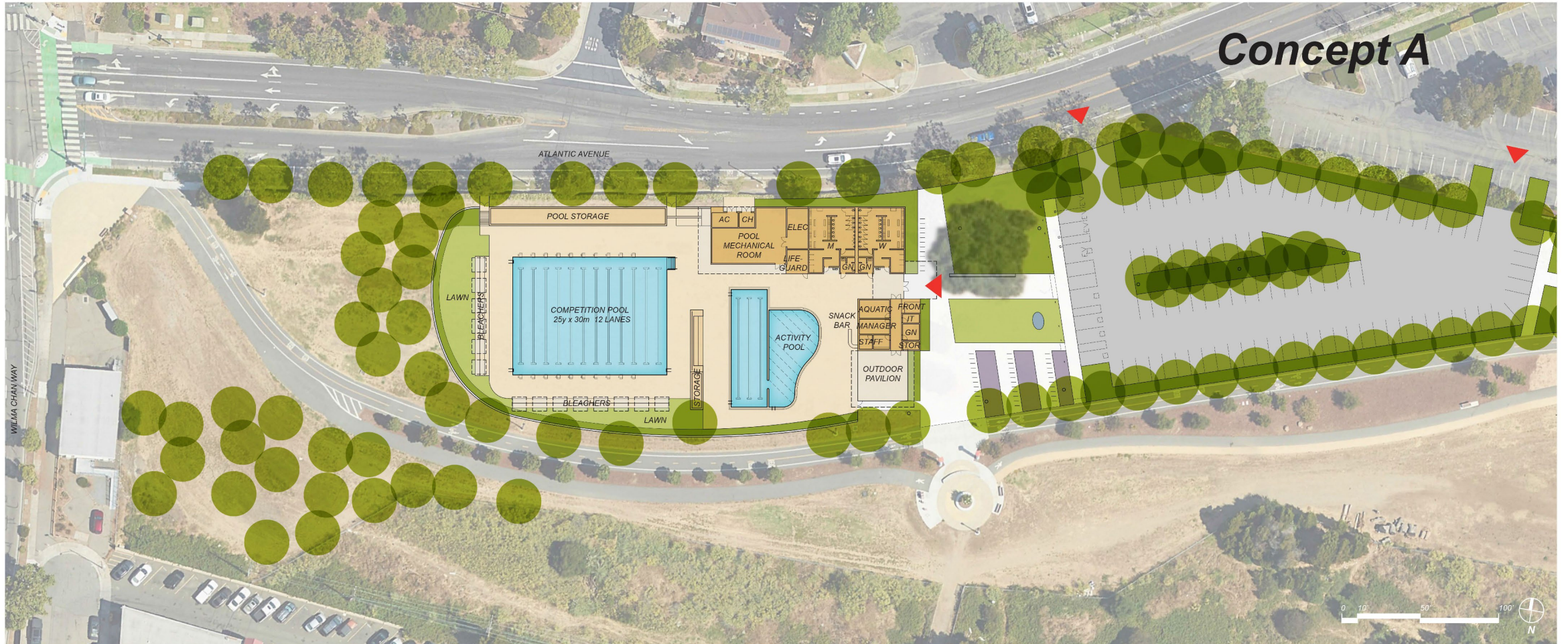
- Approve the funding plan for the Aquatic Center.
- Approve the final design for the Aquatic Center providing the community with greater access to aquatic programs.

Project Goals

- Provide additional pool access to meet community demand
- Manage pool facility within City control
- Offer increased and consistent operations
- Provide year-round programming
- Increase water safety lessons for all Alamedens
- Reduce emissions via electrification



Design Concept -2024



Design Concept -2024



Project Budget and Cost Estimates

- Council approved \$30 Million Budget in 2023
- Updated cost estimate for approved design concept was \$42 million
- Engaged in value-engineering exercise to reduce costs while maintaining core components of the project

Design and Cost Challenges

- Economic Instability
 - Rising Construction Cost 4-6% per year
 - Variable Material costs
- Project Site Conditions
 - Geotechnical – Soil stabilization/liquefaction to a depth of 35 feet
 - Ground Water – Water table ranges 3-5 feet below the surface

Value-Engineering - Project Impacts

- Removal of the pavilion
- Reduced parking 20 spaces
- Reduced administrative building
- Rotated activity pool to condense the site
- Reduced building height
- Substituted exterior finishes
- Substituted wind-wall materials
- Replaced walled storage with fenced

Design Development - 2025



Design Development – NW View



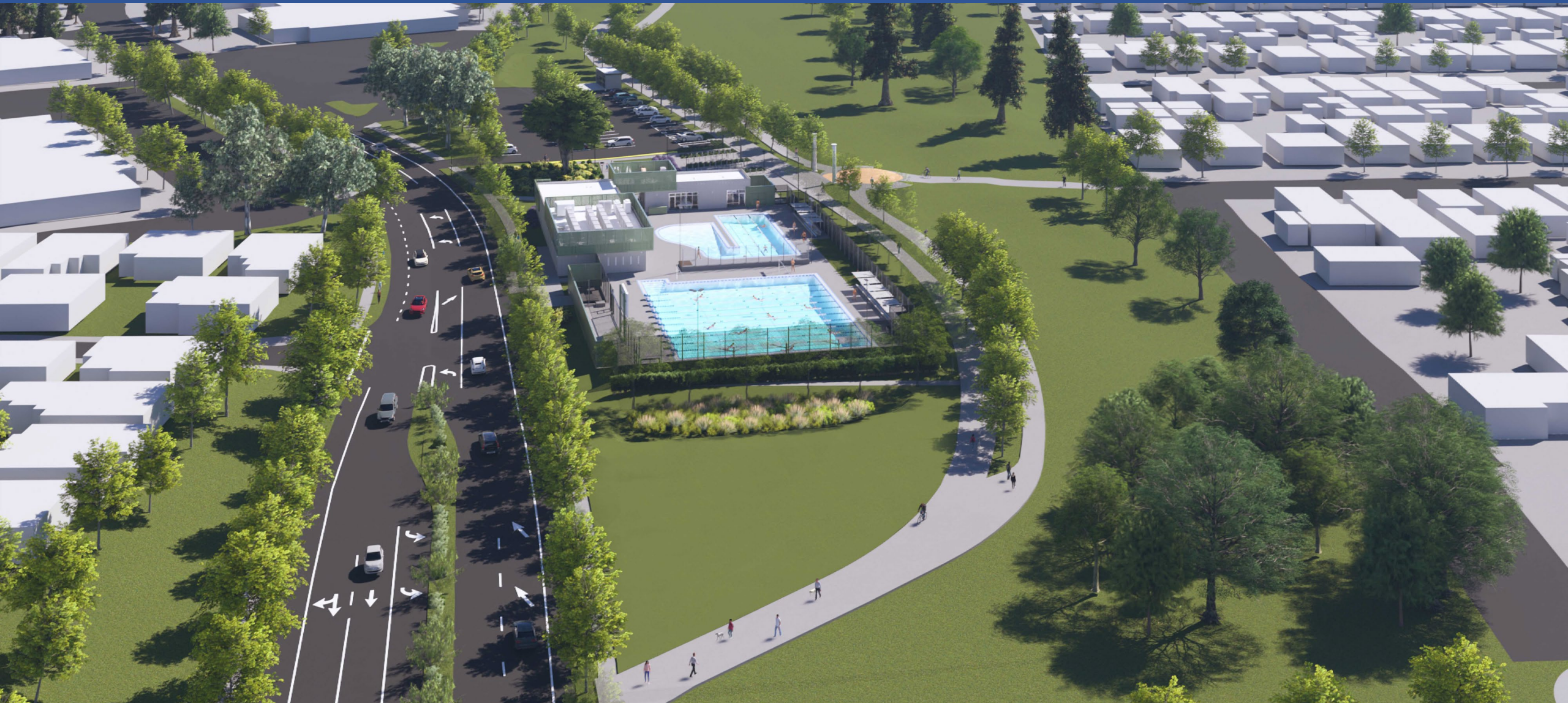
Design Development – SW View



Design Development – Entrance Plaza



Design Development - 2025



Project Schedule

• Schematic Design completed	December 2024
• Design Development completed	May 2025
• Planning Board Approval	June 2025
• Council Approval	July 2025
• Permit Submittal	August 2025
• Bidding	October 2025
• Contract Award	December 2025
• Construction	2026-2027
• Facility Opening	By January 2028



Approach to Transportation and Parking Issues

- Design project specifically around the Park's central location and connectivity
- Provide sufficient parking that balances community demand for services, operational revenues and needs and spillover parking in adjacent neighborhoods with priority to discourage driving and reduce vehicle miles traveled
- Include amenities and transportation demand management (TDM) programs to encourage alternate modes of travel
- Monitor travel and operational patterns after facility opening
- Identify additional flexible parking and TDM strategies that can be implemented over time, as needed

Maximizing Access and Connectivity

- Original Design:
 - 93 parking spaces
 - 104 Bike parking
- Current Design Approved by Planning Board:
 - 67 parking spaces – includes 7 EV spaces
 - 126 shared parking spaces in Marina Village with College of Alameda
 - TDM programs
 - 110 bicycle spaces including:
 - 6 cargo bike spaces
 - 2 cargo bike lockers
 - 4 quad bike lockers



Caption: 2025 Aquatic Center Plan with 71 parking spaces shown

Transportation Strategies to Encourage Alternative Modes

- Summary: TDM program provides a framework to allow adjustments over time based on actual usage and operational outcomes
- Current TDM program includes:
 - Providing bike/public transit discounts
 - Planning bike events to encourage mode shift
 - Proactively highlighting active and transit options on program material
 - Monitoring parking usage and modes of travel
 - Implementing bicycle and pedestrian improvements
 - Offering drop off for carpools/rideshares
- Potential Future TDM program ideas:
 - Implementing parking pricing
 - Exploring neighborhood parking management programs
 - Evaluating alternative shared parking arrangements

Parking Background

- Summary: 32,000 sf Aquatic Center adds 67 parking spaces to the west side of the park, staying within the zoning code limits for parking
 - The Zoning Code allows up to 3 spaces/1,000 sf or 96 spaces
 - The 2014 Park Master Plan envisioned 60 spaces on the west side
 - The proposed Aquatic Center adds 7 spaces, for a total of 67 spaces on the west side
 - East side parking often completely full during peak weekend and evening hours
 - Balancing concerns about meeting community demand and spillover neighborhood parking
 - Planning Board approved 67 spaces consistent with CEQA analysis



Caption: 2014 Jean Sweeney Open Space Park Master Plan with 60 parking spaces serving community gardens on the west side

Parking Background *(cont.)*

- **Summary:** Peak Demand estimated to exceed on-site supply. Parking plan reflects practical access needs while maintaining flexibility.
 - Estimates of demand based on ARPD experience and review of Berkeley and Emeryville (urban swim facilities):
 - High car usage by parents with children, seniors, and individuals with mobility challenges
 - Peak demand exceeds 67 onsite spaces during:
 - Weekday afternoons/Weekends/Summer weekdays
 - Special events and swim meets
 - Overflow parking via non-binding agreement:
 - 126 spaces limited to weeknights and weekends
 - Future owners could rescind access
 - Avoid spillover parking into the neighborhood

Peak Demand	Aquatic Center Demand
Non-Summer Weekday (2:30-3:30p)	83 cars
Weekend (11am) or Summer Weekday (1pm)	90 cars
Special Events or Swim Meets	75 cars

Staff Recommendation

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Thank You

