Project Staff

PORTLAND PARKS & RECREATION
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Cover photo: Montavilla Pool
Portland Parks and Recreation contributes to the city’s vitality by:

- Establishing and safeguarding the parks natural resources and urban forest that are the soul of the city; ensuring that green spaces are accessible to all;
- Developing and maintaining excellent facilities and places for public recreation; building community through play and relaxation, gathering and solitude;
- Providing and coordinating recreation services and programs that contribute to the health and well being of residents of all ages and abilities.
Executive Summary

A wide variety of beaches, indoor and outdoor swimming pools, spray features and fountains provide aquatic experiences in Portland. Portland Parks & Recreation (PP&R) owns, programs, and manages many of them.

PP&R goals for aquatic recreation are to provide:
▪ Sufficient full-service year-round public aquatic facilities to serve the whole city.¹
▪ Opportunities to meet summer demand for outdoor water recreation.
▪ High quality facilities that support intensive use and are environmentally responsible.
▪ Programs that are well managed and meet cost recovery goals.

TRENDS

▪ An aging population is expected to want more gentle exercise, e.g., swimming instead of running.
▪ More family-oriented recreation with zero-depth entry and interactive water play features including sprays and moving water.

PP&R SWIMMING POOLS

Quantity: PP&R owns 11 pools and manages two that are owned by Portland Public Schools.

Capacity and Condition: Wilson and Sellwood Pools have sufficient capacity and are in very good condition. Buckman and Metropolitan Learning Center (Portland Public School pools) have very limited capacity and serve a very small population. Peninsula pool is limited in its ability to serve children and families. Pier pool will soon need major maintenance and is poorly located to serve the area. See next page for summary of all pools.

Distribution: In general, Southwest, inner Northeast, North, and parts of Southeast are fairly well served. Outer East and Northeast are not. See maps on pages 25 and 27 for distribution and gaps.

¹ Portland needs enough pool capacity to accommodate 1% of the population at any one time in the public pools. A goal in Parks 2020 Vision is to provide a full-service community center with pool within three miles of every resident.
### OUTDOOR POOLS

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>SIZE</th>
<th>TYPE</th>
<th>CAPACITY</th>
<th>CONDITION</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creston</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>313</td>
<td>Very good</td>
<td>--</td>
</tr>
<tr>
<td>Grant</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>308</td>
<td>Very good</td>
<td>--</td>
</tr>
<tr>
<td>Montavilla</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>308</td>
<td>Good</td>
<td>--</td>
</tr>
<tr>
<td>Peninsula</td>
<td>33 ½ yds oval</td>
<td>Leisure</td>
<td>188</td>
<td>Very good</td>
<td>Renovate for more family use</td>
</tr>
<tr>
<td>Pier</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>308</td>
<td>Very good</td>
<td>Will soon need extensive repairs</td>
</tr>
<tr>
<td>Sellwood</td>
<td>Oval (120’ x 81’)</td>
<td>Lap &amp; Leisure</td>
<td>409</td>
<td>Very good</td>
<td>Renovated in 1997</td>
</tr>
<tr>
<td>Wilson</td>
<td>69’ x 42’ 80’ x 80’ approx</td>
<td>Lap &amp; Leisure</td>
<td>160</td>
<td>Very good</td>
<td>Renovated in 2005</td>
</tr>
</tbody>
</table>

### INDOOR POOLS

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>SIZE</th>
<th>TYPE</th>
<th>CAPACITY</th>
<th>CONDITION</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buckman (PPS)</td>
<td>4 lane 20 yd</td>
<td>Lap</td>
<td>40</td>
<td>NA</td>
<td>--</td>
</tr>
<tr>
<td>Columbia</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>234</td>
<td>Very good</td>
<td>Stand-alone pool</td>
</tr>
<tr>
<td>Dishman CC</td>
<td>6 lane x 25 yd + shallow bay 9’ x 14’</td>
<td>Lap &amp; Leisure Spa</td>
<td>180</td>
<td>Very good</td>
<td>Located with Comm Center</td>
</tr>
<tr>
<td>MLC (PPS)</td>
<td>4 lane x 20 yd</td>
<td>Lap</td>
<td>40</td>
<td>NA</td>
<td>No ADA access to pool area</td>
</tr>
<tr>
<td>Mt Scott CC</td>
<td>6 lane 25 yd 75’ x 48’ 10’ x 14’</td>
<td>Lap &amp; Leisure Spa</td>
<td>143</td>
<td>114</td>
<td>Located with Comm Center</td>
</tr>
<tr>
<td>SWCC</td>
<td>6 lane x 25 yd 79’ x 46’ 11’ x 15’</td>
<td>Lap &amp; Leisure Spa</td>
<td>114</td>
<td>143</td>
<td>Located with Comm Center</td>
</tr>
</tbody>
</table>

### DESIRED LEVEL OF SERVICE

A *Parks 2020 Vision* goal is to provide a full-service community center with a pool within three miles of every resident. Currently, Southwest, Mt. Scott and the soon-to-be-completed East Portland Community Centers provide this. A center with a pool is planned at the Washington – Monroe site in Inner Southeast in the next few years.

Sufficient pool capacity to accommodate 1% of the population at any one time in the public pools is needed in the summer, or about 5,000 people. Currently, PP&R can accommodate about 3,300 people.

### DRAFT RECOMMENDATIONS

Capacity can be met by expanding or modifying existing facilities and adding facilities to fill the gaps. Staff is proposing the following:
- Build a new outdoor family aquatic center with features that provide play, exercise, water skills, sport and therapy to serve the whole city, possibly in the outer east area of the city.

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2 Capacity = pools >2000 sq ft = surface area deep /27 + surface area shallow /15; pools <2000 sq ft = area/24
3 Capacity = area /24
4 Lane width: typically 7’; side lanes usually 8’ to accommodate ladders
• Build a new community center and aquatic facility at the former Washington-Monroe High School site.
• Expand and add water play features at Creston, Grant and Montavilla.
• Renovate the existing pool shell at Peninsula Pool to make the pool more child and family friendly.
• Continue to program Buckman Pool for the immediate future.
• Add spray pools in areas where it is not feasible to build full-size pools (do further study to determine exact locations).
• Close Metropolitan Learning Center pool.

• Consider the following facilities as a group to determine the best way to provide service in the North and Northeast areas. Do some or all of the following:
  o Add an outdoor aquatic facility to University Park CC.
  o Replace the aging and inadequate Pier pool with a new aquatic facility similar to the new Wilson aquatic facility in the north part of Pier Park near other activities and with adequate parking.
  o Build a new community center and aquatic facility to fill the gap in Northeast.
  o Add water play features to make Columbia Pool more fun and inviting.
  o Add a 24’ x 60’ leisure Pool at Matt Dishman CC.

NEXT STEPS

Continue to acquire information regarding cost and desired location of aquatic facilities.

Present and take public comments on draft recommendations as a full system of aquatic facilities is developed.
Water aerobic class
Chapter 1: Introduction

This document is one in a series of technical papers prepared by Portland Parks & Recreation. Their purpose is to provide information on the existing conditions and distribution of our facilities. They describe current capacity and service areas, identify gaps in service, and suggest actions needed to provide citywide service for a particular kind of experience or activity – in this case, aquatics.

Taken together the papers cover the broad array of built facilities that provide public recreation opportunities in the PP&R system. They form the basis for developing system-wide facility plans and policies to guide park development and management and will inform decision making for administrators, managers, staff and the general public.

In addition to aquatic facilities, topic-specific technical papers have been prepared for:
- Community centers
- Community gardens
- Play areas
- Skate parks
- Sports courts (tennis and basketball)

Future papers will cover sports fields, group picnic areas, botanic gardens and water recreation on the Willamette River.

The papers will be used in conjunction with other studies, reports and public involvement to develop system-wide facility plans and policies to guide park development and management to help us realize the vision, goals and objectives of the Parks 2020 Vision Plan and our Mission.

Aquatic Recreation and Facilities in Portland

While this paper takes a broad look at aquatics and considers everything from beaches to spray features\(^5\) in the metropolitan area, it concentrates on Portland Parks & Recreation (PP&R) role in supplying aquatic opportunities and services throughout the city. It describes desired outcomes and recommends implementation strategies and actions to meet the needs and demands.

Aquatic programs, facilities and activities are important to Portland residents. They provide health and recreation benefits to residents of all ages, helping to make Portland a family-friendly and livable city. Community members interact in play,

\(^5\) *Water Recreation on the Willamette River* provides information on docks, boat ramps and other river-based recreation facilities.
sport and general fitness, residents learn water safety – an important life skill in a state with hundreds of miles of ocean beaches and a multitude of lakes and rivers – and therapeutic pools provide comfort and healing to many. In 2005, PP&R pools provided 21,000 lessons and received nearly one million visits. PP&R’s aquatic program has received numerous awards including the national “Excellence in Aquatics” award from the National Recreation and Park Association in 1998.

EARLY FACILITIES AND ACTIVITIES

Swimming and water sports have been an important component of recreation and life skills for Portland residents for many decades. The earliest swimming / bathing occurred in the rivers and lakes of the area. One of the first facilities in Portland was a floating municipal bathhouse – consisting of an enclosure with a slat bottom – located at the foot of Jefferson Street on the Willamette River. It was removed between 1908 and 1910 due to “intolerable” pollution in the river as was a private bathhouse at the north end of Ross Island.

Many outdoor pools were built after the river became too polluted for safe swimming. Among the first were Sellwood in 1910 and Peninsula in 1913. The 1920s saw the construction of many of the outdoor pools still in use today. By 1942, there were eight outdoor city pools and three indoor school pools. PP&R’s first indoor pool was Columbia, built as an outdoor pool in 1927 and converted to indoor use in 1975. Municipalities, high schools, colleges, private clubs and associations also built indoor and outdoor pools.

EXISTING FACILITIES IN PORTLAND

A wide range of public agencies and private groups provide aquatic facilities. While swimming pools accommodate most aquatic activities in Portland, additional access to water is provided by beaches, wading pools, spray pools and some fountains. Water pollution continues to make swimming in rivers hazardous as do cold temperatures, sudden drop-offs and strong currents. Water quality in the Willamette River may improve as pollution control projects like “the Big Pipe” are built, but swimming in the Willamette will always be somewhat risky.

Most water recreation takes place in pools and most of it occurs in the summer. Pool design has evolved from single tanks used for multiple purposes to interactive water amusement parks with spray features, play features, and multiple tanks for lap swimming, play and therapy. New and remodeled aquatic facilities are designed to serve a wide variety of needs.

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6 Keyser
7 Swim lessons and swimming for fun increase at both indoor and outdoor pools when there are fewer organized sports, more free time and generally good weather.
Currently, wading pools that provide untreated standing shallow water for play are being phased out because of state health requirements. Some pools are being replaced with colorful spray features that provide potable water on demand that drains immediately. Larger ‘spray parks’ treat and recirculate water to reduce water consumption. These spray parks provide opportunities for play and cooling in the summer.

Interactive city-owned fountains include the Ira Keller Fountain, a multi-tiered water feature enjoyed for its sculptural qualities and play opportunities, Salmon Street Springs with its changing water jets and Jamison Square’s broad and inviting shallow-water feature. These fountains are owned by PP&R and maintained by the Water Bureau.

Aquatic Experiences

Aquatic experiences depend on the setting or place and the particular activity in which an individual is participating. Experiences can be solitary or social, structured or unstructured, in a public facility or a private club. Portland’s wide variety of settings and activities can provide a variety of experiences.

SETTINGS

Spaces and places for aquatics range from the natural to the built and from indoor to outdoor. They include:
- Beaches along the Columbia and Willamette Rivers and lakes in the area
- Outdoor pools (stand-alone, multi-facility aquatic center, part of a school or community center)
- Indoor pools (stand-alone, multi-facility aquatic center, part of a school or community center)
- Spray and wading pools, interactive play areas and some fountains

ACTIVITIES

Activities occur in the following general categories:
- Water skills and education
- Exercise for fun, fitness and health
- Play - unstructured and interactive
- Sport – competitive and non-competitive
- Therapy

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8 Oregon Department of Human Services
Chapter 2: Goals and Objectives

PP&R has identified the following goals and objectives for aquatic facilities:

Goals

▪ Sufficient full-service, year-round, public aquatic facilities to serve the whole city.

▪ Ability to meet summer demand for outdoor water recreation.

▪ High quality facilities that support intensive use and are environmentally responsible.

▪ Programs that are well managed and meet cost recovery goals.

Objectives

The following statements describe the desired outcomes for PP&R’s aquatic recreation:

▪ Opportunities for aquatic experiences are distributed equitably throughout the city, and available regardless of income.

▪ Residents enjoy increased health and fitness due to participation in aquatic recreation.

▪ Facilities meet leisure, therapy, competition, fitness and education needs.

▪ Improved water safety skills result in fewer accidents and deaths.

▪ A sense of community develops as aquatic facilities provide places for social interaction.

▪ Adequate facilities meet current and future needs.

▪ Cost effective programs and facilities allow managers to reach defined cost recovery goals.

▪ Use of best management practices ensures effective management.

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9 Portland needs enough pool capacity to accommodate 1% of the population at any one time in all the pools.
The following chapters describe the challenges, opportunities and possible ways to realize these outcomes.
Chapter 3: Issues

Providing aquatics services is complex and requires an understanding of customer needs, facility management, asset distribution, services, and programming. Among the issues to be considered are:

Economic, physical, and social barriers to service

While there are sufficient aquatic facilities in many areas, some people cannot or do not use the pools for the following reasons:

- Fees are too high for some people\textsuperscript{10} to afford to use the pools.
- Facilities are inconveniently located or there is a lack of transportation, either public or private.
- Parking is inadequate in many cases and some people do not want to deal with wet suits, towels and swim gear on a bus.
- Language barriers or lack of information reduce access to facilities and programs.
- Cultural backgrounds may make some users uncomfortable about sharing facilities with members of the opposite sex.
- Lack of swim skills prevents use of facilities.

Age and condition of existing facilities\textsuperscript{11}

Many of Portland’s pools were built 70 to 80 years ago and although they have been updated, service is limited for the following reasons:

- Some pools are extremely small; e.g. Buckman and MLC\textsuperscript{12} can only accommodate 40 people at a time. Only one activity at a time can occur, unlike larger pools that can accommodate multiple uses at the same time.
- Many existing facilities are small and have no room to expand; e.g. Peninsula Pool.
- Many older pools lack modern features such as water slides and moving water that increase play opportunities and improve attendance; e.g. Pier Pool.

Funding to provide needed services

Full-service aquatic facilities are expensive to build and operate.

\textsuperscript{10} Pool attendance is reported to be noticeably higher on free swim days.
\textsuperscript{11} More detailed information on the history and physical condition of PP&R’s aquatics facilities can be found in the 2007 Asset Register Report which is available on the bureau’s web site.
\textsuperscript{12} Pools are owned by Portland Public Schools and operated by PP&R.
Cost recovery does not, and is not intended to, equal the expense of providing the services.

Financial sustainability for aquatic facilities needs to be balanced with affordability of services for all citizens.

Two to three percent of PP&R’s annual budget should be set aside for regular improvements in order to avoid a large backlog of deferred maintenance projects.

Unmet current need and future demand

Many areas have unmet needs and distribution of PP&R aquatic facilities is uneven within the city. Residents in Northeast and parts of Outer Southeast do not have access to a pool. Service in Central City, Northwest, and Inner Southeast is not adequate, although that will change when the Washington-Monroe Community Center and Pool is built. Specific challenges include:

- Meeting demand at peak times is difficult.
- Many neighborhoods lack any kind of aquatic facilities.
- Demand for play and therapy are expected to increase.
- Sites large enough for big aquatic facilities are not available where they are needed.
- Opportunities to provide services now and in the future are challenged by the cost of replacing existing facilities or building new centers.

Maintaining aquatic facilities

Pools are expensive and difficult to maintain due to size, complexity and heavy use.

- Chemicals and constantly wet conditions cause premature deterioration of surfaces and equipment.
- Good air quality for indoor pools can be hard to achieve due to moisture and use of chemicals.
- Maintaining high water quality for all pools is a constant challenge.
- Energy costs to heat and recirculate the water are high.

Data collection and tracking

Establishing a baseline of information from which to track and measure a pool’s operating and maintenance performance is important.

- Information on drop-in attendance at combined facilities is difficult to obtain.
- Energy audit information is needed to establish baseline information for each pool.
- Data is sometimes difficult to gather since many pools are part of larger community centers and costs for attendance, utilities and maintenance cannot be easily separated. This makes it hard to compare costs of service across all the facilities in the aquatic system.
Chapter 4: Existing Conditions

This chapter discusses the kind and condition of aquatic facilities.

Beaches

Setting: Outdoors, natural, few if any man-made improvements, untreated water; availability is dependent on geographic conditions.

Activities: Unstructured play and exercise.

Experiences: Contact with nature, solitary or with many participants.

Fees: Free (except at Metro’s Blue Lake Park).

Distribution: Limited to banks of lakes and rivers.

Attendance: No information is available. Use is occasional and information is difficult to collect.

Issues: Potentially dangerous conditions due to water temperature and strong river currents; there are no lifeguards except at Metro’s Blue Lake Park. Water quality varies and may be very poor under certain conditions. There are few beaches and access to the water is limited.

PP&R BEACHES

There are beaches at Cathedral Park, Kelley Point Park, Sellwood Riverfront Park and South Waterfront Park. These areas have no lifeguards, and people swim at their own risk.

Kelley Point Park beach at the mouth of the Willamette
Outdoor pools

Setting: Outdoors, built environment, open to sky, treated water, open from mid-June to Labor Day.

Activities: Unstructured play, interactive play, education, exercise, socializing and general health.

Experiences: Controlled situation with lifeguards, usually many participants.

Fees: Fees vary depending on programs, activities, age and residency. See PP&R’s web site for current information.

Distribution: No PP&R outdoor pools east of I-205.

Attendance: Annual attendance ranges from 12,000 to nearly 90,000 for the 11-week season.

Issues: Inclement weather can affect use and enjoyment.

PP&R OUTDOOR POOLS

Pool size, amenities, the condition of the pool and the kinds of programming that are offered influence the average attendance.

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>SIZE</th>
<th>TYPE</th>
<th>CAPACITY</th>
<th>2006 ATTENDANCE</th>
<th>HOURS OF OPERATION</th>
<th>SERVICES</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creston</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>313</td>
<td>59,317</td>
<td>M-F 8:00a – 8:45p S/S 1:00p – 5:00p</td>
<td>SL, Lap, OS, Comp</td>
<td></td>
</tr>
<tr>
<td>Grant</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>308</td>
<td>113,749</td>
<td>M-F 6:30a – 9:30p S/S 10:00a – 9:00p</td>
<td>SL, Lap, OS, Comp</td>
<td>Heavily used</td>
</tr>
<tr>
<td>Montavilla</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>308</td>
<td>50,833</td>
<td>M-F 8:00a – 8:45p S/S 1:00p – 5:00p</td>
<td>SL, WE, Lap, OS, Comp</td>
<td>Adjacent to Montavilla CC</td>
</tr>
<tr>
<td>Peninsula</td>
<td>33 ⅓ yds oval</td>
<td>Leisure</td>
<td>188</td>
<td>12,261</td>
<td>M-F 8:00a – 8:00p S/S 1:00p – 5:00p</td>
<td>SL, Lap, OS, Comp</td>
<td>Sleep drop-off, little shallow water</td>
</tr>
<tr>
<td>Pier</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>308</td>
<td>11,977</td>
<td>M-F 11:30a – 8:15p S/S 1:00p – 5:00p</td>
<td>SL, Lap, OS, Comp</td>
<td>Steadily declining use</td>
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<tr>
<td>Sellwood</td>
<td>Oval (120’ x 81’)</td>
<td>Lap &amp; Leisure</td>
<td>409</td>
<td>58,605</td>
<td>M-F 7:00a – 9:30p S 1:00p – 5:00p S 11:30a – 5:00p</td>
<td>SL, WE, Lap, OS, Comp</td>
<td>Renovated in 1997</td>
</tr>
<tr>
<td>Wilson HS</td>
<td>69’ x 42’ 80’ x 80’ (approx)</td>
<td>Lap &amp; Leisure</td>
<td>160</td>
<td>57,605</td>
<td>M-F 8:00a – 8:45p S/S 1:00p – 5:00p</td>
<td>SL, Lap, OS, Comp</td>
<td>Completely renovated in 2005</td>
</tr>
</tbody>
</table>

13 Capacity = pools >2000 sq ft = surface area deep /27 + surface area shallow /15; pools <2000 sq ft = area/24

14 Swim Lessons , Water Exercise Classes, Open Swim, Lap Swim, Competition, Therapy
Indoor pools

Setting: Enclosed, built environment, treated water, pool chemicals can cause poor air and water quality.

Activities: Unstructured play, interactive play, education, exercise and general health.

Experiences: Controlled situation with lifeguards and usually many participants; high year-round use (indoor pools get good summer use with day camps and lessons).

Fees: Fees vary depending on programs, activities, age and residency. See PP&R’s web site for current information.

Distribution: Areas in Outer East and Northeast have few facilities. The EPCC pool will be complete in late 2008.

Attendance: Annual attendance ranges from a low of 11,062 at MLC to 214,366 at SWCC.

Issues: Indoor air quality affected by chloramines from the treated water. Operational costs are higher than for outdoor pools. Limited size of some older pools and no room to expand.

PP&R INDOOR POOLS
These pools are open year-round. Hours of operation vary depending on the facility. PP&R pools are open every day; Portland Public School pools (Buckman and MLC) are only open from Monday through Friday and serve a limited number of people.

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>SIZE</th>
<th>TYPE</th>
<th>CAPACITY</th>
<th>2006 ATTENDANCE</th>
<th>HOURS OF OPERATION</th>
<th>SERVICES</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buckman (PPS)</td>
<td>4 lane 17 x 20 yd</td>
<td>Lap</td>
<td>40</td>
<td>22,213* (2005 figure)</td>
<td>M-F 6:15a – 8:00p Closed Sat &amp; Sun</td>
<td>SL, WE, Lap, OS, Comp</td>
<td>PPS owns PP&amp;R operates</td>
</tr>
<tr>
<td>Columbia</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure Spa</td>
<td>234</td>
<td>61,392</td>
<td>M-T 6:00a – 8:00p F 6:00a – 7:00p S 9:30a – 5:00p S 12:00p – 5:00p</td>
<td>SL, WE, Lap, OS, Comp</td>
<td>Stand-alone pool</td>
</tr>
<tr>
<td>Dishman CC</td>
<td>6 lane x 25 yd + shallow bay 9' x 14'</td>
<td>Lap &amp; Leisure Spa</td>
<td>180</td>
<td>104,283</td>
<td>M-F 6:00a – 9:00p S 7:00a – 5:45p S 10:30a – 5:45p</td>
<td>SL,WE, Lap, OS, Comp, T</td>
<td>In Dishman CC</td>
</tr>
<tr>
<td>MLC (PPS)</td>
<td>4 lane x 20 yd</td>
<td>Lap</td>
<td>40</td>
<td>11,062</td>
<td>M-F 6:30a – 6:40p Closed Sat &amp; Sun</td>
<td>SL, Lap, OS, Comp</td>
<td>PPS owns PP&amp;R operates</td>
</tr>
<tr>
<td>Mt Scott CC</td>
<td>6 lane x 25 yd 7' x 48' 10' x 14'</td>
<td>Lap Leisure Spa</td>
<td>143</td>
<td>190,116</td>
<td>M-F 5:30a – 8:30p S 9:00a – 6:30p S 12:00p – 5:00p</td>
<td>SL, WE, Lap, OS, Comp, T</td>
<td>In Mt Scott CC</td>
</tr>
<tr>
<td>SWCC</td>
<td>6 lane x 25 yd 7' x 48' 11' x 15'</td>
<td>Lap Leisure Spa</td>
<td>114</td>
<td>214,366</td>
<td>M-F 5:15a – 9:30p S 7:00a – 6:00p S 9:00a – 5:00p</td>
<td>SL, WE, Lap, OS, Comp, T</td>
<td>In SWCC</td>
</tr>
</tbody>
</table>

*Buckman Pool was closed for renovations during 2006.

*Capacity = surface area /24
**Spa / therapy pools**

Setting: In public facilities or private clubs and hospitals.
Activities: Gentle activities in warm water. (Note: True therapy pools have trained therapists to guide and monitor use and are usually located in hospitals or clinics.)
Experiences: Therapeutic, often with others.
Fees: Vary by provider.
Attendance: No information is available. Use is occasional and information difficult to collect.
Issues: Indoor air quality can be affected by chloramines from treated water. Therapy pools use water that may be too warm for lap or competitive swimmers.

**PP&R SPA POOLS**

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>SIZE</th>
<th>CAPACITY</th>
<th>TYPE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dishman</td>
<td>9' x 14'</td>
<td>13</td>
<td>Spa</td>
<td></td>
</tr>
<tr>
<td>Mt Scott</td>
<td>10' x 17'</td>
<td>17</td>
<td>Spa</td>
<td></td>
</tr>
<tr>
<td>SWCC</td>
<td>11' x 15'</td>
<td>17</td>
<td>Spa</td>
<td></td>
</tr>
</tbody>
</table>

Note: Spa pools are typically included as part of new PP&R indoor pool construction.

**Wading pools**

Setting: Outdoors, shallow pool with standing water, some have spray features.
Activities: Unstructured play.
Experiences: Monitored by staff, minimally treated recirculated potable water, usually many participants.
Fees: Free.
Attendance: 28,645 at 23 wading pools in summer of 2006.
Issues: All wading pools must have filtration and automatic chemical treatment systems for their water by December 31, 2009 or be closed. PP&R has 35 pools that need to be retrofit, renovated or removed. A 2002 report recommended converting some wading and combination wading / spray pools to spray pools and removing the remainder. Additional study is needed to finalize recommendations.

---

16 Lessons and Water Exercise Classes, Open Swim, Lap Swim, Competition, Therapy
17 Lane width: typically 7'; side lanes usually 8' to accommodate ladders
18 Spa pool capacity = surface area /10
19 Oregon Department of Human Services, Public Health, Administrative Rules Chapter 333-060-0510
Spray pools and interactive spray/play areas

Setting: Outdoors, built environment with no standing water.
Activities: Unstructured play, interactive play.
Experiences: Not staffed, potable water, usually many participants.
Fees: Free.
Attendance: No information is available. Use is not monitored and information is difficult to collect.
Issues: Some recirculating spray pools have undersized filters that require more frequent back-washing and result in higher levels of maintenance.

EXISTING SPRAY POOLS

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>SIZE</th>
<th>CAPACITY 21</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Essex</td>
<td>30'</td>
<td>29 (15)</td>
<td></td>
</tr>
<tr>
<td>Grant (Beverly Cleary)</td>
<td>10’ x 20’</td>
<td>8 (5)</td>
<td></td>
</tr>
<tr>
<td>Holladay</td>
<td>30’ x 30’</td>
<td>37 (20)</td>
<td></td>
</tr>
<tr>
<td>Raymond</td>
<td>45’</td>
<td>66 (30)</td>
<td>Does not work</td>
</tr>
<tr>
<td>Ventura</td>
<td>20’</td>
<td>--</td>
<td>Does not work</td>
</tr>
<tr>
<td>Washington Park by play area</td>
<td>24’</td>
<td>--</td>
<td>Does not work</td>
</tr>
<tr>
<td>Woodlawn</td>
<td>20’</td>
<td>13 (10)</td>
<td></td>
</tr>
</tbody>
</table>

Raymond Park spray pool

---

20 Wading Pools Findings and Recommendations Report; Kurahashi and Associates, July 2002
21 Capacity = surface area /24; number of users depends on number of spray features.
Interactive / decorative fountains

Setting: Outdoors, unenclosed built environment, potable water.
Activities: Unstructured play, interactive play.
Experiences: No official monitors, usually with caregivers and others.
Fees: Free.
Distribution: Downtown Portland and Inner Northeast.
Attendance: No information is available. Use is not monitored and information is difficult to collect.
Issues: None identified.

DECORATIVE FOUNTAINS THAT PROVIDE INTERACTIVE WATER PLAY
These downtown fountains are maintained and operated by the Water Bureau. There is also a spray feature fountain in the privately owned Rose Garden Arena in NE Portland.

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>SIZE</th>
<th>CAPACITY</th>
<th>ZONE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ira Keller Fountain</td>
<td>85' x 90'</td>
<td>NA</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Jamison Square</td>
<td>100' x 50'</td>
<td>NA</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Lovejoy Fountain</td>
<td>112' x 60'</td>
<td>NA</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Gov Tom McCall (Salmon St Springs)</td>
<td>60'</td>
<td>NA</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

The maps on pages 28-29 show the distribution of the various kinds of facilities.

See Appendix for listing of other aquatic facility providers.
Chapter 5: Current Use

Most PP&R aquatic facilities are operating at capacity and use is anticipated to increase.

Services

Aquatic recreation falls into five major categories:
1. Water skills and education
2. Exercise, health and fitness
3. Play – unstructured and interactive
4. Sport – competitive and non-competitive
5. Therapy

Beaches, spray parks and fountains offer opportunities for unstructured play and interactive recreation. However, only pools provide lessons, lap swimming, competition and therapy.

The level of service currently provided depends on the size, configuration and condition of the pools and features. Facilities with large pools or multiple pools can be programmed to meet a variety of needs. It is much more difficult to program small pools for concurrent activities or for uses that require different water temperatures22.

The most popular activities in PP&R pools are open swim/play and swimming lessons. These are followed by lap swimming and exercise, then warm water therapy and finally competitive swimming.

Demand

In 2004, Godbe Research did a statistically accurate survey of the recreation preferences of Portland residents. Among their findings on swimming pools were these:

Overall, slightly more than 50% of those surveyed thought the city needed more swimming pools, a third thought there were enough and about 3% thought that fewer were needed.

---

22 Generally, water that is colder than 87 degrees is less conducive to therapy activities and water warmer than 84 degrees is less desirable for exercise and competitive swimming.
The desire for more pools is expressed most clearly in Outer East, North and Northeast Portland, where more than half of respondents wanted more pools. These areas are currently under served.

Demand for more pools is greatest among 18 – 24 and 25 – 34 year-olds, Latinos / Hispanic and African-American / Black. Those whose income is between $25,000 and $69,999 also want more pools.

Most people who desire more pools are homeowners.

A City of Portland survey done in 2003 to determine interest in a proposed indoor recreation facility (converting Memorial Coliseum to a sports complex) found that an indoor swimming / aquatics center was very important to 47% of the respondents. This was second only to a fitness center with weights and cardiovascular equipment (49%). Areas for swim lessons (53%) and lap swimming (47%) were most important. Respondents said they would be willing to travel up to five miles to use such a facility.

Many people use pools at private clubs or other public facilities in the surrounding area. Most of these are indoor facilities that provide year-round service.

Access and affordability

Ensuring access to recreation programs is a key component of PP&R’s mission. In addition to providing physical access, this means making sure that they are affordable. Offering free programs, scholarships and reduced fees improves affordability.

PP&R sponsors a one-week “Free Learn to Swim” lesson at all pools the first week of summer. Free lessons are also offered during winter and spring breaks at specific swim instructor training pools.

Other free or reduced-fee opportunities include one free “Open Play” session per week and every Tuesday throughout summer is 2 for 1 for general admission at all pools except for Southwest and Mt. Scott. In addition, one weekend day in July is Parent Appreciation Day, where parents swim free when accompanied by their children.
Chapter 6: Trends

FITNESS TRENDS

Generally speaking, kinder, gentler fitness trends are replacing traditional exercise forms across the nation, especially for new exercise converts who are often older and/or female. American Sports Data shows that Pilates training, elliptical motion trainers and yoga/tai chi posted large increases from 1998 to 2002: 169%, 177% and 95% respectively. In that same time period, overall demand for aquatic exercise did not change significantly. As baby boomers (those born between 1946-1964) age, the trends to lower impact exercise and fitness can be expected to continue.

In the Portland area, use of aquatic facilities is increasing, especially where pools have been renovated and rebuilt with more play features and options for the whole family. The conversion of the outdoor pool at Mt Scott to an indoor pool within the community center significantly increased its use by making it a year-round destination.

LOCAL TRENDS

Based on staff observations and demographic data, the following trends are expected in the Portland area:

- Portland’s population is aging and demand for more therapy pools and warm water pools is expected to increase.

- There is a growing need for a wide array of facilities and more flexible use of facilities to accommodate the different kinds of water activities.

- Trends to greater fitness may indicate a need for more lap swimming and water exercise capacity.

- Portland has a growing immigrant population with different cultural sensitivities and expectations, hence a possible need for programs that can accommodate single-sex use of pools for reasons of modesty.

- The decline in the number of children in Portland may mean a reduced need for teaching facilities. Additional information is needed on this topic.

23www.americansportsdata.com/pr-kindergentlerfitness.asp
• Aquatics staff have observed that pools with amenities such as slides and spray features are more heavily used than those without.

TECHNOLOGY TRENDS

Advancements in technology mean that modern pools can provide more fun and play by adding elements such as moving water, slides and spray features. A basic rectangular tank with a diving board does not draw users like the interactive water parks do nor do they provide the variety of features that appeal to a wide spectrum of ages and abilities.

Other technological advances include using ultraviolet systems to provide high water quality. This technology eliminates the need for chlorine treatment, thereby making the water and air more pleasant. It reduces corrosion of the pool equipment and is safer for users.

Southwest Community Center pool
Chapter 7: Levels of Service

Desired Levels of Service

*Parks 2020 Vision*, adopted in 2001, has an objective of providing “a full-service community center – that is, a center with a pool, arts facilities, classrooms and active recreation facilities – within three miles of every resident.”

Determining if PP&R provides that level of service requires looking at the aquatic facilities system as a whole, and determining where there is sufficient service and where there is not. Pools in community centers provide more service than those that stand alone and larger pools provide more service than small ones because more people can participate in more activities at the same time in the same location.

Current Levels of Service

Service sufficiency is determined by more than raw numbers. It is also about the size and capacity of the facilities and where they are located. For purposes of this analysis, pools with a capacity of 100 people or less have about a one-mile service area. Pools with a capacity of between 100 and 250 have a two-mile service area and pools over 250 have a three-mile service area.

CAPACITY

A generally accepted standard of sufficient public swimming pool capacity is to be able to accommodate 1% the total population in a pool at any one time. Using this standard, the City of Portland needs to accommodate about 5,000 people at a time.

Currently, PP&R can accommodate about 3,300 people in the summer at any one time if all the pools are at capacity. This is about 60% of what is needed. Indoor pools can only accommodate about 1,000 people and seasonal outdoor pools can accommodate 2,300.

DISTRIBUTION

Spray pools provide limited but important water recreation capacity, especially in areas without pools. They offer cooling on hot days and water play for children. Spray pools have a service area of about one-half mile.

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24 Page 29
25 The pools were near capacity with an attendance count of 3,300 on the most recent 100-degree day in July 2006.
The maps on pages 25 and 27 show the areas with sufficient service and those areas without it.

ADA FACILITIES

Aquatic facilities need to be accessible to all people, regardless of physical capabilities. Spray pools and pools with zero-depth entries provide accessibility. Some pools have special lifts that provide access. All pools except Buckman and MLC are ADA accessible. Neither of those pools can be retrofit to provide access.

![Image: Kids and water play features]
Chapter 8: Draft Recommendations

The goal of these recommendations is to increase PP&R pool capacity from 3,300 pool users to 5,500 pool users at any one time by developing new facilities and expanding existing facilities.

SYSTEM-WIDE CONCEPTS

▪ Provide sufficient, full-service, year-round, indoor aquatic facilities to serve the whole city\textsuperscript{26}. Build new aquatic facilities with other recreational facilities like community centers to achieve economies in staffing and programming, higher use and better rates of cost recovery.

▪ Expand and rebuild selected existing facilities to improve recreation opportunities in the neighborhoods. Add amenities and play features to existing outdoor pools to improve their appeal and amount of use.

▪ Provide interactive spray parks to help meet summer demand for aquatic recreation in areas where it is difficult to build full-size pools.

Implementation of these concepts is more fully described below.

CAPITAL INVESTMENT STRATEGIES AND RECOMMENDATIONS

All of the following proposals will require additional study and cost analysis. Each project will include public input and involvement commensurate with its size and complexity.

Regional Outdoor Aquatic Facility (Summer)

▪ Build an outdoor family aquatic center to serve the whole city. The facility would be about 7 acres in size and include an 8-lane x 25-yard lap pool, a large leisure pool, possibly a ‘lazy river’ feature, and spray pool features. It would have adequate parking and be located with other recreation facilities such as play areas and sports fields.

This option was selected as the desired method of providing the most aquatic service to the most people at the best cost. Providing a number of smaller pools in the neighborhoods is much more costly in terms of construction costs as well as ongoing maintenance, staffing and operations. A family aquatic center is expected to recover its operating expenses, unlike most other aquatic facilities.

\textsuperscript{26} Portland needs enough pool capacity to accommodate 1\% of the population at any one time in all the pools.
Indoor and Outdoor Aquatic Facilities in North and Northeast Portland

- Look at the following facilities holistically with more accurate information on capacity and costs to determine the best way to provide service. Implement some or all of the following:
  - Add an outdoor aquatic facility to University Park CC.
  - Replace the aging and inadequate Pier Pool with a new aquatic facility similar to the new Wilson aquatic facilities in the north part of Pier Park near other activities and with adequate parking.
  - Build a new community center and aquatic facility to fill the gap in Northeast.
  - Add water play features to make Columbia Pool more fun and inviting.
  - Add a 24’ x 60’ leisure pool at Matt Dishman. Investigate acquiring additional land in order to expand the community center and provide adequate parking.

Outdoor Aquatic Facilities (Summer)

- Creston: Expand and add water play features. Improve parking and access. Explore developing an agreement to use the adjacent school parking lot in summer.
- Grant: Expand lap lanes and add water play features. Improve the appearance of the walls around the pool.
- Montavilla: Expand and add water play features. Investigate redevelopment of Montavilla Community Center at the same time to ensure that the best decisions are made.
- Peninsula: Renovate existing pool shell to provide more shallow water that would make the pool more child and family friendly.

Indoor Aquatic Facilities (Year-round)

Develop the following facilities to ensure that the whole city has reasonable and adequate access to year-round aquatic facilities.

- Southeast: Build a new community center and aquatic facility at Washington-Monroe High School site. The new facility would be similar in size to Southwest Community Center.
- Northeast: Build a new community center and aquatic facility to fill the gap in this area.
- Buckman: Pool was renovated in 2006 and gets a moderate amount of use. Continue to program for the time being.
- Metropolitan Learning Center: Pool is old and not well utilized. It cannot be made ADA accessible and should be closed when the current levy expires. It is currently heavily subsidized and lightly used.

Note: The East Portland Community Center indoor pools (4-lane lap pool and a 4,500 square foot recreation pool with a zero-depth entry) will be completed in the fall of 2008. There will also be a whirlpool spa.

Spray Features (Summer)
Provide interactive spray features to accommodate seasonal demand for aquatic play.
- Site these features to fill gaps in aquatic services. (See maps for areas of need.)
- Review the 2002 Kurahashi report, summarized in the Appendix, and implement it as appropriate.
- Add new spray features as appropriate.

SUMMARY OF PROPOSED CAPITAL IMPROVEMENTS

Note: These 2008 costs are very general and not to be used for construction estimating.

<table>
<thead>
<tr>
<th>Outdoor Facilities</th>
<th>Facilities and Features</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creston</td>
<td>Add pool tank and add water play features</td>
<td>$2 - 3 million</td>
</tr>
<tr>
<td>Grant</td>
<td>Expand lap lanes, add water play features, replace mechanical equipment</td>
<td>$3 - 4 million</td>
</tr>
<tr>
<td>Montavilla</td>
<td>Expand and add water play features (consider improvements to community center at same time)</td>
<td>$2 million minimum</td>
</tr>
<tr>
<td></td>
<td>Rebuild community center and aquatic facility</td>
<td>$30 million</td>
</tr>
<tr>
<td>Peninsula</td>
<td>Renovate existing shell to provide more shallow water, replace mechanical equipment</td>
<td>$4 - 5 million</td>
</tr>
<tr>
<td>Pier</td>
<td>Build new facility similar to new Wilson pools to serve this area, possibly in the north part of Pier Park. Demolish existing pool.</td>
<td>$9 million</td>
</tr>
<tr>
<td>UPCC</td>
<td>Build new pool similar to new Wilson pools near the community center</td>
<td>$9 million</td>
</tr>
<tr>
<td>East Portland Area</td>
<td>Build a regional outdoor family aquatic facility w/ parking and all support features</td>
<td>$12 to 15 million</td>
</tr>
<tr>
<td>Six sites in Portland</td>
<td>Build spray parks in areas where it is not feasible to add outdoor swimming pools; approximate cost each is $250,000.</td>
<td>$1.5 million</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Indoor Facilities</th>
<th>Facilities and Features</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southeast Portland</td>
<td>Build a new aquatic facility and community center at Washington – Monroe site (underground parking adds to cost)</td>
<td>$35 million</td>
</tr>
<tr>
<td>Northeast Portland</td>
<td>Build a new aquatic facility and community center</td>
<td>$30 million</td>
</tr>
<tr>
<td>Columbia</td>
<td>Install UV system and add play features</td>
<td>$1 million</td>
</tr>
<tr>
<td>Dishman</td>
<td>Add 24’ x 60’ therapy pool, install UV system, replace pool equipment</td>
<td>$3 - 4 million</td>
</tr>
<tr>
<td>MLC (PPS)</td>
<td>Close pool in 2008.</td>
<td>--</td>
</tr>
</tbody>
</table>

Detailed information about the condition of PP&R pools is found in the 2006 Aquatics Asset Register report, available at www.portlandparks.org

<table>
<thead>
<tr>
<th>Location</th>
<th>Size</th>
<th>Capacity 28</th>
<th>Zone</th>
<th>Type 29</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Columbia</td>
<td>24’ x 30’</td>
<td>30</td>
<td>North</td>
<td>W</td>
<td>60,000</td>
</tr>
<tr>
<td>Farragut</td>
<td>24’</td>
<td>18</td>
<td>North</td>
<td>S/W</td>
<td>60,000</td>
</tr>
<tr>
<td>Kenton</td>
<td>24’</td>
<td>18</td>
<td>North</td>
<td>S/W</td>
<td>60,000</td>
</tr>
<tr>
<td>Northgate</td>
<td>17’ x 22’</td>
<td>15</td>
<td>North</td>
<td>S</td>
<td>5,000</td>
</tr>
<tr>
<td>Peninsula</td>
<td>64’ x 37’</td>
<td>98</td>
<td>North</td>
<td>W</td>
<td>36,000</td>
</tr>
<tr>
<td>Overlook</td>
<td>24’</td>
<td>18</td>
<td>North</td>
<td>S/W</td>
<td>60,000</td>
</tr>
</tbody>
</table>

28 Capacity = surface area / 24
29 Type: S/W: Spray / Wading combined; S: Spray only; W: Wading only
IMPROVEMENTS TO TOTAL CAPACITY

New indoor pool at East Portland Community Center: 400
New indoor pool at Washington - Monroe indoor pool: 400
Additional capacity at Creston, Grant and Montavilla: 300 (100 each)
Replace Pier (current capacity of 308) with a larger pool: 400

This would bring our capacity to about 5,500 for summer use and 1,800 for yearround use.

PROGRAMMING AND MANAGEMENT STRATEGIES AND RECOMMENDATIONS

1. Develop methods to accurately compare attendance, costs, workloads, and programs at various facilities and to determine if cost recovery goals are being met.

2. Identify target markets and effective ways to reach them.

3. Work with other providers to supply regional and/or specialized aquatic facilities.

4. Measure and monitor performance as listed in the Appendix.

5. Formalize use agreements with Portland Public Schools for Buckman and Wilson pools.

6. Continue to refine programming and service delivery to meet community needs and cost recovery targets.

7. Continue to meet or exceed state lifeguard and safety requirements.

SITING CRITERIA FOR FULL-SERVICE AQUATIC FACILITIES

The following criteria apply to siting full-service aquatic facilities and will ensure that new or expanded aquatic facilities are appropriate for their location.

- Adequate affordable land
- Suitable local context
- Appropriate land uses and zoning
- Convenient public transportation
- Adequate vehicular access and/or on-site parking, if appropriate
- Central to its service area
DEVELOPMENT STANDARDS

Establish development standards that address the following elements:

- Design, layout, materials and circulation
- Maintenance
- Programming needs
- Safety of public and staff
- Economies of scale
- Environmental impacts including energy efficiency, water usage, and renewable resources.

In general, new aquatics facilities should include a large leisure pool with play features and an eight-lane lap pool, if possible. These should be able to accommodate a wide variety of needs with an appropriate ratio of ‘leisure’ water to ‘exercise’ water. “Larger multi-tank pools with high level of user amenities and varying opportunities are much more attractive, much more popular and much more economical to operate (from both a financial and environmental point of view.)”\(^{30}\)

Peninsula pool
Chapter 9: Management and Operations

This chapter looks at the business aspects of providing aquatic facilities and services, including the total costs to deliver services. Swimming pools are expensive to build and maintain and most public swimming pools are subsidized to some extent. Determining the appropriate amount of subsidy and how much participants should pay is an important policy decision. The following information will help to inform that decision.

Lifecycle costs

Lifecycle costs are the total cost to provide aquatic facilities beginning with acquisition and initial construction and include all maintenance and operations costs, programming and staffing costs, offsetting revenues, as well as major rebuilding or eventual disposal.

CONSTRUCTION COSTS

Construction costs vary depending on the kind and complexity of the facility. Very general estimates for complete installations, not including cost of land, are as follows:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Cost per square foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor pools</td>
<td>$418/ square foot</td>
</tr>
<tr>
<td>Outdoor pools</td>
<td>$200/ square foot</td>
</tr>
<tr>
<td>Spray parks</td>
<td>$ 80/ square foot</td>
</tr>
</tbody>
</table>

ANNUAL POOL MAINTENANCE

Pool equipment and buildings are subject to corrosion from the chemicals used for water quality. This is especially true for indoor pools, which require extensive maintenance to keep the mechanical, plumbing, pool equipment, shell and structure in good condition. Each indoor pool is closed for two weeks in September / October for maintenance. Outdoor pools are thoroughly inspected and repaired prior to opening and again when they are closed for the season.

Typical work includes repainting concrete pools every two years and spot painting them in the off year. Plaster pools are replastered every 10 to 15 years. Tile pools, expensive to install but easy to maintain, require grouting every five to ten years and some occasional spot grouting. Spa pools are the only tile pools in the PP&R system.

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31 East Portland Community Center indoor pools (six-lane lap pool and a 4,500 square foot recreation pool) to be constructed in 2007 at an estimated cost of $11 million.
32 Wilson outdoor pools (six-lane lap pool and a 4,500 square foot recreation pool) were constructed in 2005 and cost $3.5 million. This did not include any bathhouse construction since the pool uses school locker rooms.
33 According to GameTime, a 3,000 square foot spray park with 12 below-ground jets and six above-ground jets is estimated to cost $240,000 and could serve 40 to 50 kids from ages 2 to 12.
Ongoing work includes:

- Fiberglass reinforced plastic wainscoting is installed in wet areas.
- Pool equipment is inspected and repaired during the off season. This includes exercising valves to prevent them from rusting in a set position.
- Filters are inspected, and in the case of Peninsula, new bags are installed on the diatomaceous earth filter.
- In addition, sand for the sand filters is replaced about every 5 years.
- Chemical controllers and pulsars are cleaned and repaired.
- Pumps are serviced and pipes are repaired or replaced as needed.
- Pool shells are pressure-washed every year; gutters and drains are inspected, cleaned, and tested.
- Surge tanks, which require ‘confined space entry’, are cleaned, inspected and repaired.
- All plumbing fixtures are inspected, repaired and adjusted as needed.
- Fencing, gates, and grounds are inspected and repaired as needed.

Older pools that have not been recently remodeled need extensive work to bring them up to code, reduce their maintenance costs, and increase their capacity for multi-programming.

Average annual maintenance costs depend on the size, age and style of the pool. The following pools are about the same size, and have these representative costs for FY05-06:

- Mt Scott (relatively new year-round indoor pool): $146,370
- Creston Pool (outdoor pool open for 11 weeks): $48,634
- Grant (outdoor pool open for 14 weeks): $81,918

ANNUAL OPERATING COSTS

In addition to maintenance costs, there are ongoing operating expenses. These include staffing, programming and utility costs, except at Buckman and MLC where utility costs are paid by PPS. The size of a facility, its age, type of equipment, swim load and water temperature all affect its operating costs.

Operating costs can be reduced by utilizing energy efficiencies when possible and treating the water with ultraviolet filters instead of chlorine. New technology such as liquid pool covers provides additional ways to reduce costs. Surge tanks are an important way to capture and recirculate water from the pool gutters. Pools such as Pier that lack surge tanks are more expensive to operate since water in the pool gutters goes straight to the sewer system.
STAFFING AND PROGRAMMING

Year-round permanent staff: 17 (Aquatic Program Supervisor, three District Aquatic Coordinators, two Recreation Leaders, seven Recreation Coordinator 1, two Maintenance Mechanics, two Utility Worker 1)
Part-time seasonal staff: 600

Pool design, programming, maintenance and operations all affect the quality of experience for the patrons and the amount of cost recovery. Good design and efficient layout can decrease maintenance costs, improve user safety and make staffing and operations more efficient.

Cost recovery

Cost recovery comes from attendance fees, class fees and rental fees. It is affected by many factors. Among them are:

Pool utilization

- Outdoor pools are generally larger and more highly utilized on a daily basis, so revenues are higher, but the season is shorter. Use of all pools is highest in summer.

  Currently, estimates of how many people use the pool over the course of a day are compared with a maximum theoretical pool capacity to produce very gross ‘utilization’ figures; i.e. how much of the pool capacity is being utilized. See chart on page 41 for comparative information.

Operating costs

- Operating costs for indoor pools are higher due to year-round costs to heat and treat the water and maintain the building. Outdoor pools are closed during the low-use winter months and don’t have costly HVAC systems to maintain like the indoor pools.

Construction costs

- Construction costs for outdoor pools are about half that of indoor pools. Costs for spray parks are even less, but their recreation value is limited to water play.

Amenities

- Although there are many factors that affect pool use, pools with more play features and amenities appear to draw more users and consequently have better cost recovery.
Size
- Larger pools can accommodate more programs and different kinds of uses at the same time, thereby increasing their capability to generate revenue. Whether they do or not depends on their location, fees and cost to maintain.

Condition
- All pools are currently in good or very good condition, but many will need significant repairs or replacement in the near future. Pier pool is currently in very good condition, but major components will need to be replaced in the next five years.

Staffing
- PP&R uses a lifeguard to swimmer ratio of 1 to 25. More amenities increase the need for lifeguards since there are more activities to monitor.

Fees and income
- Program managers and center directors determine the recreation programs and prices at each of their facilities.
- Swim lessons are very popular at indoor and outdoor pools and generate income, especially in summer.
- Pool rentals of both indoor and outdoor pools are a good revenue source.

PP&R cost recovery goals

For FY 2005-06, the Aquatics Program achieved 77% direct recovery, or 7% more than the 70% system-wide target. Total recovery was 32%, or 7% less than the 39% target. Total recovery is affected by the higher maintenance needs and utility costs associated with pools.

Generally, overall recovery is trending upward. In FY 2004-05, Wilson Pool came back on line after a major remodel that significantly improved its ability to recover costs. The upward trend is expected to continue at a conservative pace as a result of the fee increases approved in the FY 2006-07 adopted budget.

Although the majority of aquatic facilities are in lower income neighborhoods, cost recovery results are within target ranges.

---

34 State regulations require 1 to 40.
Management models

OTHERS OWN AND MAINTAIN THE FACILITY, PP&R OPERATES AND PROGRAMS IT

When others own the facility and PP&R provides the programs – most commonly swim lessons and open play – some of the high expense of maintaining the facility is borne by others and the revenues come to PP&R. This could be advantageous to PP&R since providing lessons is usually a good generator of revenue; however, the pools owned by PPS and programmed by PP&R (Buckman and MLC) are very small and have limited hours and offerings; neither is open on weekends. Since PPS does not have the resources to maintain the pools, PP&R has taken over most or all of their maintenance\(^\text{36}\) and the city recently made a sizeable investment at Buckman pool to repair and improve deteriorated conditions.

PP&R built and owns Wilson pool, which is located on PPS land. Bathhouse and lockers are located in Wilson High School. PP&R pays to heat the pool.

PP&R OWNS, OPERATES AND PROGRAMS THE FACILITIES

In this case, PP&R has total control and responsibility for all aspects of the aquatic facilities. This is the most common model. Operation and management of all PP&R pools is centralized and coordinated under the direction of the Aquatic Program Supervisor.

The centralized provision of aquatic services ensures that class instruction, class format, level of instructor training, implementation and follow-through are standardized and consistent throughout the city, regardless of the pool. This also ensures that aquatics facilities are viewed as a system, not as one-of-a-kind assets to be programmed and maintained in isolation from the other facilities. This allows overall promotion of the aquatics programs to be better coordinated.

\(^{36}\) No information on these agreements can be found.
Appendices

Appendix A: PP&R Aquatic Facilities Summary
Appendix B: Role of Aquatics in Fulfiling PP&R’s Mission and Mandates
Appendix C: 2020 Vision Recommendations for Aquatic Facilities
Appendix D: Summary of Kurahashi Report on Wading Pools
Appendix E: Performance Measures
Appendix F: Plan Preparation and Methodology
Appendix G: Other Aquatics Facilities Providers in the Metropolitan Area
### Appendix A: PP&R Aquatic Facilities Summary

<table>
<thead>
<tr>
<th>Location</th>
<th>Size</th>
<th>Type</th>
<th>FCI / Cond</th>
<th>Installed or Rebuilt</th>
<th>Bathhouse Comments</th>
<th>Utility Costs (2004)</th>
<th>Pool ADA</th>
<th>Total No. of Visits (2007)</th>
<th>Total No. Registered Users</th>
<th>Capacity</th>
<th>Total Hours/Wk</th>
<th>Gross Estimate of Pool Utilization</th>
<th>2005-06 Cost Recovery</th>
<th>Hours of Operation</th>
<th>Hours of programming per week (may not equal total hours)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buckman (PPS)</td>
<td>4 lane (33') x 20 yd</td>
<td>Lap</td>
<td>NA</td>
<td>1921 / 2006</td>
<td>Old PE locker room, but good materials</td>
<td>NA</td>
<td>No</td>
<td>13,626 (46 weeks)</td>
<td>533</td>
<td>40</td>
<td>69</td>
<td>10%</td>
<td>30</td>
<td>M-F 6:15a – 8:00p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
<tr>
<td>Columbia</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>0.02 Very Good</td>
<td>1927 / 1975 renovated</td>
<td>Not adequate</td>
<td>Chem $7,700 / Gas $39,000 / Elec $23,000</td>
<td>Yes</td>
<td>42,464 (50 weeks)</td>
<td>1,664</td>
<td>234</td>
<td>82</td>
<td>04%</td>
<td>17</td>
<td>M-F 6:00a – 8:00p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
<tr>
<td>Matt Dishman CC</td>
<td>6 lane (45') x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>0.03 for whole center</td>
<td>1992</td>
<td>Changing areas too small; gang showers, plumbing issues</td>
<td>Chem $12,000 / Elec --</td>
<td>Yes</td>
<td>69,171 (48 weeks)</td>
<td>1,936</td>
<td>180</td>
<td>84</td>
<td>09%</td>
<td>22</td>
<td>M-F 6:00a – 8:00p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
<tr>
<td>MLC (PPS)</td>
<td>4 lane (30') x 20 yd</td>
<td>Lap</td>
<td>NA</td>
<td>1921</td>
<td>Old PE locker room</td>
<td>NA</td>
<td>No</td>
<td>3,105 (50 weeks)</td>
<td>198</td>
<td>40</td>
<td>60</td>
<td>03%</td>
<td>21</td>
<td>M-F 6:30a – 6:40p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
<tr>
<td>Mt Scott CC</td>
<td>6 lane (45') x 25 yd</td>
<td>Lap</td>
<td>0.03 for whole center</td>
<td>2000</td>
<td>Changing areas too small</td>
<td>Chem $31,200 / Gas $12,700 / Elec $0.03</td>
<td>Yes</td>
<td>222,036 (50 weeks)</td>
<td>2,793</td>
<td>143</td>
<td>90</td>
<td>20%</td>
<td>46</td>
<td>M-F 5:30a – 8:30p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
<tr>
<td>SouthWest CC</td>
<td>75' x 45'</td>
<td>Spa</td>
<td>Very Good</td>
<td>1999</td>
<td>Changing areas too small</td>
<td>Chem $24,300 / Gas $8,100 / Elec --</td>
<td>Yes</td>
<td>201,864 (50 weeks)</td>
<td>2,644</td>
<td>143</td>
<td>99</td>
<td>16%</td>
<td>74</td>
<td>M-F 7:00a – 8:00p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
<tr>
<td>Creston</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>0.00 Very good</td>
<td>1925</td>
<td>Old and small</td>
<td>Chem $5,200 / Gas $10,000 / Elec $4,100</td>
<td>Yes</td>
<td>48,401 (10 weeks)</td>
<td>1,125</td>
<td>313</td>
<td>72</td>
<td>21%</td>
<td>32</td>
<td>M-F 8:00a – 8:45p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
<tr>
<td>Grant</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>0.01 Very Good</td>
<td>1926 / 1904</td>
<td>Remodeled in 1997</td>
<td>Chem $7,800 / Gas $10,000 / Elec $4,100</td>
<td>Yes</td>
<td>168,452 (14 weeks)</td>
<td>3,297</td>
<td>308</td>
<td>82</td>
<td>51%</td>
<td>48</td>
<td>M-F 6:30a – 9:00p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
<tr>
<td>Montavilla</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>0.08 for whole center</td>
<td>1930</td>
<td>Lockers in CC; hard to monitor</td>
<td>Chem $4,100 / Gas $5,500 / Elec --</td>
<td>Yes</td>
<td>23,688 (10 weeks)</td>
<td>1,150</td>
<td>308</td>
<td>72</td>
<td>11%</td>
<td>32</td>
<td>M-F 8:00a – 8:45p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
<tr>
<td>Peninsula</td>
<td>Oval: 100' x 50'</td>
<td>Leisure</td>
<td>0.04 for whole center</td>
<td>1911</td>
<td>Locker room and office redone</td>
<td>Chem $8,400 / Gas $1,000 / Elec $3,000</td>
<td>Yes</td>
<td>6,910 (10 weeks)</td>
<td>297</td>
<td>188</td>
<td>68</td>
<td>05%</td>
<td>12</td>
<td>M-F 8:00a – 8:00p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
<tr>
<td>Pir</td>
<td>25 yd x 25 yd</td>
<td>Lap &amp; Leisure</td>
<td>0.02 Very Good</td>
<td>1940</td>
<td>Old, size okay</td>
<td>Chem $1,800 / Gas $8,700 / Elec $3,050</td>
<td>Yes</td>
<td>4,088 (20 weeks)</td>
<td>175</td>
<td>308</td>
<td>53</td>
<td>02%</td>
<td>08</td>
<td>M-F 11:30a – 8:15p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
<tr>
<td>Sellwood</td>
<td>Oval: 120' x 81'</td>
<td>Lap &amp; Leisure</td>
<td>0.00 Very good</td>
<td>2000</td>
<td>Reconstructed bathhouse</td>
<td>Chem $6,500 / Gas $10,300 / Elec $10,300</td>
<td>Yes</td>
<td>114,668 (11 weeks)</td>
<td>2,068</td>
<td>409</td>
<td>82</td>
<td>31%</td>
<td>47</td>
<td>M-F 7:00a – 9:30p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
<tr>
<td>Wilson</td>
<td>69' x 42' (3,105 sq ft)</td>
<td>Lap</td>
<td>0.00 Very good</td>
<td>1957 / 2005</td>
<td>P E locker room in school district; changing room in pool house on deck</td>
<td>NA</td>
<td>Yes</td>
<td>64,849 (11 weeks)</td>
<td>1,051</td>
<td>160</td>
<td>72</td>
<td>18%</td>
<td>56</td>
<td>M-F 8:00a – 8:45p</td>
<td>Lessons Water exercise Lap Recreation play Swim team</td>
</tr>
</tbody>
</table>

*Annual attendance divided by (capacity x hours/wk x 50 weeks) for indoor pools is closed for 2 weeks for maintenance or 11 – 14 weeks for outdoor pools

PP&R Cost of Service Report FY 2001-02 & FY 2002-03 September 2004

Aquatic System Management Plan
Appendix B: Role of Aquatics in Fulfilling PP&R’s Mission and Mandates

Aquatics facilities and programs play an important role in helping PP&R fulfill its mission and mandates as noted in the underlined sections below.

PP&R MISSION
Portland Parks & Recreation contributes to the City’s vitality by:

▪ Establishing and safeguarding the parks natural resources and urban forest that are the soul of the city; ensuring that green spaces are accessible to all;
▪ Developing and maintaining excellent facilities and places for public recreation; building community through play and relaxation, gathering and solitude;
▪ Providing and coordinating recreation services and programs that contribute to the health and well being of residents of all ages and abilities.”

PARKS 2020 VISION
The following 2020 goal and objective applies to aquatic facilities:
“Provide a wide variety of high quality recreation services and opportunities for all residents
▪ Provide a full-service community center – that is, a center with a pool, arts facilities, classrooms and active recreation facilities – within three miles of every resident.”

CITY OF PORTLAND COMPREHENSIVE PLAN
The following sections apply to the city’s aquatic facilities:
  11.49 Aquatic Facilities
Provide aquatics facilities in conjunction with School District #1. (refers to Portland Public Schools)

  11.50 Recreation Programs
Provide recreation programs and services including cultural, educational, historical, health and physical fitness, and sports (competitive and non-competitive) as required to meet a balanced program which includes the needs of the specially handicapped and the elderly within existing resources.

39 Adopted July 2001
## Appendix C: 2020 Vision Recommendations for Aquatic Facilities

### Area of City (as delineated in 2020 Vision plan) and Recommendations

<table>
<thead>
<tr>
<th>Current Status (2008)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Central City / Northwest</strong></td>
</tr>
<tr>
<td>• Develop a full-service community center with aquatic facilities to meet the needs of an increasingly dense urban environment.</td>
</tr>
<tr>
<td>• Being considered at each opportunity</td>
</tr>
<tr>
<td><strong>North</strong></td>
</tr>
<tr>
<td>• Complete renovation of the University Park Community Center and add an aquatic complex. As an alternative, complete a modest renovation of University Park Community Center and build a new full-service community center with aquatic facilities at another site.</td>
</tr>
<tr>
<td>• UPCC remodel complete. Pool being considered for a later date.</td>
</tr>
<tr>
<td>• Evaluate current conditions and future needs of all aquatic facilities in the North sub-area to determine construction and renovation needs. Address the future of Pier and Columbia Park pools as well as whether pools should be added at the St. John’s Community Center or at the University Park Community Center.</td>
</tr>
<tr>
<td><strong>Northeast</strong></td>
</tr>
<tr>
<td>• Provide a full-service community center in the Cully-Parkrose area, near I-205, similar to the Southwest Community Center.</td>
</tr>
<tr>
<td>• UPCC remodel complete. Pool being considered for a later date.</td>
</tr>
<tr>
<td>• Renovate Dishman to provide more service. Increase parking.</td>
</tr>
<tr>
<td>• Wading pool to be replaced with spray feature in 2008.</td>
</tr>
<tr>
<td>• Renovate the pool at Peninsula Community Center. Replace the wading pool with a water-play feature.</td>
</tr>
<tr>
<td><strong>Outer East</strong></td>
</tr>
<tr>
<td>• Complete final build-out of the recreation and aquatic facilities at East Portland Community Center as described in the Center's plans. Construct a swimming facility. Enhance other multi-purpose spaces.</td>
</tr>
<tr>
<td>• Indoor aquatic facilities to be completed in Fall '08.</td>
</tr>
<tr>
<td>• Develop a community center/family aquatic center including a zero-depth pool, warm-water pools, and other amenities to provide a wide range of aquatic programs and activities. Coordinate with area institutions, if possible and feasible.</td>
</tr>
<tr>
<td><strong>Southeast</strong></td>
</tr>
<tr>
<td>• Land purchased at SE 12th and Alder (site of old Washington-Monroe HS). Design work to begin in Fall '08.</td>
</tr>
<tr>
<td>• Develop a full service community center to serve the Inner Southeast. Possible sites include the Central Eastside district or the Westmoreland area.</td>
</tr>
<tr>
<td>• Wilson Pool completely renovated in 2005.</td>
</tr>
<tr>
<td>• Renovate and rebuild the Mt. Scott Community Center to provide full-service for this area. Increase parking for this facility.</td>
</tr>
<tr>
<td>• Add a “water playground” to expand recreation opportunities at Creston Pool.</td>
</tr>
</tbody>
</table>
Appendix D: Summary of Kurahashi Report on Wading Pools

Kurahashi and Associates recommended in their 2002 report that the following 19 wading pools be retained and converted to spray pools, that 10 wading pools be retained and converted with public support and that six be removed or converted to other uses.

<table>
<thead>
<tr>
<th>Location</th>
<th>Size</th>
<th>Capacity</th>
<th>Zone</th>
<th>Type</th>
<th>Recmd</th>
<th>Pools to be converted '07-'08</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alberta</td>
<td>40'</td>
<td>52</td>
<td>5</td>
<td>S/W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Berkeley</td>
<td>38'</td>
<td>47</td>
<td>3</td>
<td>S/W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Brooklyn</td>
<td>30'</td>
<td>29</td>
<td>3</td>
<td>S/W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Columbia</td>
<td>24’ x 30’</td>
<td>30</td>
<td>5</td>
<td>W</td>
<td>1</td>
<td>✓</td>
</tr>
<tr>
<td>Creston</td>
<td>40’</td>
<td>52</td>
<td>3</td>
<td>W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Farragut</td>
<td>24’</td>
<td>18</td>
<td>5</td>
<td>S/W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Irving</td>
<td>38’ x 38’</td>
<td>60</td>
<td>5</td>
<td>S/W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Kenton</td>
<td>24’</td>
<td>18</td>
<td>5</td>
<td>S/W</td>
<td>1</td>
<td>✓</td>
</tr>
<tr>
<td>Laurelhurst</td>
<td>40’</td>
<td>52</td>
<td>3</td>
<td>W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Lents</td>
<td>40’</td>
<td>52</td>
<td>4</td>
<td>W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Mt Scott</td>
<td>38’</td>
<td>47</td>
<td>3</td>
<td>W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Northgate</td>
<td>17’ x 22’</td>
<td>15</td>
<td>5</td>
<td>S</td>
<td>1</td>
<td>✓</td>
</tr>
<tr>
<td>Oregon</td>
<td>30’</td>
<td>29</td>
<td>3</td>
<td>S/W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Peninsula</td>
<td>64’ x 37’</td>
<td>98</td>
<td>5</td>
<td>W</td>
<td>1</td>
<td>✓</td>
</tr>
<tr>
<td>Rose City</td>
<td>30’</td>
<td>29</td>
<td>5</td>
<td>W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>St Johns</td>
<td>12’ x 22’</td>
<td>11</td>
<td>5</td>
<td>W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Wallace</td>
<td>20’</td>
<td>13</td>
<td>1</td>
<td>S/W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Wellington</td>
<td>28’</td>
<td>25</td>
<td>5</td>
<td>S/W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Westmoreland</td>
<td>38’</td>
<td>47</td>
<td>3</td>
<td>S/W</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Arbor Lodge</td>
<td>20’</td>
<td>13</td>
<td>5</td>
<td>S/W</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Col Summers</td>
<td>40’</td>
<td>52</td>
<td>3</td>
<td>W</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Fernhill</td>
<td>30’</td>
<td>29</td>
<td>5</td>
<td>S/W</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Kenilworth</td>
<td>37’ x 72’</td>
<td>111</td>
<td>3</td>
<td>W</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>McKenna</td>
<td>20’</td>
<td>13</td>
<td>5</td>
<td>S/W</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Montavilla</td>
<td>30’</td>
<td>29</td>
<td>4</td>
<td>S/W</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Normandale</td>
<td>30’</td>
<td>29</td>
<td>5</td>
<td>S/W</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Overlook</td>
<td>24’</td>
<td>18</td>
<td>5</td>
<td>S/W</td>
<td>2</td>
<td>✓</td>
</tr>
<tr>
<td>Pier</td>
<td>24’</td>
<td>18</td>
<td>5</td>
<td>S</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Woodstock</td>
<td>40’</td>
<td>52</td>
<td>3</td>
<td>W</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Clinton</td>
<td>28’</td>
<td>25</td>
<td>3</td>
<td>S/W</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Glenhaven</td>
<td>28’</td>
<td>25</td>
<td>5</td>
<td>S/W</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Grant</td>
<td>40’</td>
<td>52</td>
<td>5</td>
<td>S/W</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Lair Hill</td>
<td>20’</td>
<td>13</td>
<td>2</td>
<td>W</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Powell</td>
<td>30’</td>
<td>29</td>
<td>3</td>
<td>S/W</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Wilshire</td>
<td>30’</td>
<td>29</td>
<td>5</td>
<td>S/W</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

40 Capacity = surface area /24
41 Type: S/W: Spray / Wading combined; S: Spray only; W: Wading only
42 Recommendation: 1: Retain and convert to spray (19); 2: Retain and convert to spray w/ public support (10); 3: Remove or convert to different use (6)
Appendix E: Performance Measures

The following performance measures are listed under each Objective from Chapter 2.

Fully accessible, equitable opportunities for aquatic experiences exist throughout the city.
- Quantity of facilities per thousand
- Distribution of facilities
- Ease of registration
- Number of cultural specific programs; e.g. women-only swim times

Residents enjoy increased health and fitness due to participation in aquatic recreation.
- Number of lanes available for adult swim
- Effectiveness of marketing

Family-friendly facilities meet leisure, therapy, competition, fitness and education needs.
- Number of visits
- Quality / condition of facilities
- Customer satisfaction with affordability, availability, cleanliness, etc.
- Helpfulness of staff

Improved water safety skills result in fewer accidents and deaths.
- School age swimming lessons (number)
- Free swim lessons (number)
- Number of accidents, or ratio of accidents to numbers of pool users

A sense of community develops as aquatic facilities provide places for social interaction.
- Repeat visits

Adequate facilities exist to meet current and future needs.
- Compare demand to facility capacity

Cost effective programs and facilities allow managers to reach cost recovery goals.
- Meet cost recovery targets

Best management practices result in effective management.
- Accuracy and consistency of statistics
- Improved energy-efficiency
- Cost per visit
- Cost to maintain per square foot
- Number of times pools not meeting industry standards for water quality
Appendix F: Plan Preparation and Methodology

RESEARCH AND PLAN DEVELOPMENT
This paper was researched and developed by staff of the Strategy, Finance and Business Development department of Portland Parks & Recreation. Financial analysts provided attendance data and cost information. The Aquatics director and staff provided information on all aspects of providing aquatic services. PP&R’s Maintenance Superintendent and Service staff provided information on the maintenance and operations of the facilities.

DROP-IN ATTENDANCE ANALYSIS
Southwest, Mt. Scott and Matt Dishman Community Centers have a Membership Module that allows customers to purchase a multi-use pass, swipe the pass upon entering the community center, and then proceed to any drop-in activity, such as swimming, gym use, weight lifting, etc. The Membership Module counts total community center users, but not the activities in which they participate.

This system is convenient for the users, who only have to swipe their card, and it reduces PP&R administrative burden, as individual sign-in sheets are not required at each drop-in activity, but there is no systematic way to track user activities.

To obtain a reasonable estimate of pool use, staff relied on the following known information: the daily, 30-minute-interval, safety-related, headcount done by the lifeguards at Southwest Community Center, the total attendance at the community centers, the peak usage times for aquatic drop-in attendance over the course of a day and user information gathered at other pools. After much experimentation, the following method was determined to be appropriate for the need.

Method
• The total daily pool attendance count was divided by 1.5 to control for double counts. The rationale was that the average person is in the pool ½ to 1 hour, and head counts are recorded every ½ hour.
• That amount was then divided by the annual attendance for the entire center to get to an estimated aquatic attendance percentage.

This methodology resulted in an estimate that 53% of Southwest CC drop-in participants use the pool. This is at the low end of the range (47% to 88%) of other community centers with pools, but only slightly lower than the 2-year average (57.5%) of Matt Dishman CC, the only other community center with an indoor pool. This lower percentage of aquatics attendance may be explained by a possibly much larger choice of drop-in activities at Southwest CC.

Recommendation
Since 53% may be slightly low and Mt. Scott aquatics headcount data was not available for comparison, staff recommended using 58% of total drop-in w/fee for pools, which provides consistency and is in line with historical data and experience. The results of applying the recommended methodology to FY 2005 and FY 2006 attendance are shown on the following page.
Attendance information for comparison with 2007 information in Appendix A

<table>
<thead>
<tr>
<th>In/Out</th>
<th>Site Name</th>
<th>Lessons</th>
<th>Drop In</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor</td>
<td>Buckman Pool</td>
<td>4,354</td>
<td>17,859</td>
<td>22,213</td>
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<tr>
<td>Indoor</td>
<td>Columbia Pool</td>
<td>13,324</td>
<td>47,011</td>
<td>60,335</td>
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<tr>
<td>Indoor</td>
<td>Dishman Pool</td>
<td>25,363</td>
<td>140,393</td>
<td>165,756</td>
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<tr>
<td>Indoor</td>
<td>MLC Pool</td>
<td>844</td>
<td>10,622</td>
<td>11,466</td>
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<tr>
<td>Indoor</td>
<td>Mt. Scott Pool</td>
<td>42,902</td>
<td>144,001</td>
<td>186,903</td>
</tr>
<tr>
<td>Indoor</td>
<td>Southwest Pool</td>
<td>52,553</td>
<td>177,921</td>
<td>230,474</td>
</tr>
<tr>
<td></td>
<td><strong>Total Indoor</strong></td>
<td><strong>139,339</strong></td>
<td><strong>537,807</strong></td>
<td><strong>677,146</strong></td>
</tr>
<tr>
<td>Outdoor</td>
<td>Creston Pool</td>
<td>12,397</td>
<td>39,485</td>
<td>51,882</td>
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<tr>
<td>Outdoor</td>
<td>Grant Pool</td>
<td>39,846</td>
<td>41,644</td>
<td>81,490</td>
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<tr>
<td>Outdoor</td>
<td>Montavilla Pool</td>
<td>19,190</td>
<td>29,583</td>
<td>48,773</td>
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<tr>
<td>Outdoor</td>
<td>Peninsula Pool</td>
<td>3,391</td>
<td>11,353</td>
<td>14,744</td>
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<td>Pier Pool</td>
<td>2,216</td>
<td>7,235</td>
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<tr>
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<td>Sellwood Pool</td>
<td>22,513</td>
<td>66,974</td>
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<tr>
<td>Outdoor</td>
<td>Wilson Pool</td>
<td>0</td>
<td>4,417</td>
<td>4,417</td>
</tr>
<tr>
<td></td>
<td><strong>Total Outdoor</strong></td>
<td><strong>99,554</strong></td>
<td><strong>200,691</strong></td>
<td><strong>300,245</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Total Aquatics</strong></td>
<td><strong>238,893</strong></td>
<td><strong>738,498</strong></td>
<td><strong>977,391</strong></td>
</tr>
</tbody>
</table>

FY 2005 SEA Attendance, adjusted per methodology

Wilson Pool was closed for major renovation most of FY 2005.

FY 2006 SEA Attendance, adjusted per methodology

Buckman Pool was closed for major renovation most of FY 2006.
Appendix G: Other Aquatic Facility Providers in the Metropolitan Area

Other agencies, groups and organizations offer aquatic services and facilities. Among them are:

AGENCIES PROVIDING PUBLIC SWIMMING OPPORTUNITIES
- YMCA and YWCA
- NE Community Center (former YMCA)
- Mittleman Center
- Salvation Army Center
- Tualatin Hills Park and Recreation Department
- North Clackamas Aquatic Park

HIGH SCHOOLS AND COLLEGES (THESE TYPICALLY OFFER LIMITED PUBLIC SWIMMING)
- Centennial HS
- David Douglas HS
- Park Rose HS
- Reynolds HS
- Lake Oswego HS
- Mt Hood Community College (50 meter pool)
- Portland State University
- University of Portland
- Lewis and Clark College
- Portland Community College – Sylvania campus
- Reed College

PRIVATE CLUBS
- 24 Hour Fitness (3 locations)
- LA Fitness (2 locations)
- Bally (Plaza 205)
- Irvington Tennis Club
- Nelson Nautilus
- Portland Athletic Club
- Willamette Club
- Gold’s Gym
- Princeton Athletic Club
- Riverplace Athletic Club
- Multnomah Athletic Club

HOSPITALS PROVIDING THERAPY POOLS AND SERVICES
- Portland Adventist
- Emmanuel
- Providence Aquatic Center
- Easter Seals Aquatic Center and Rehabilitation

APARTMENT COMPLEXES
Many apartment complexes provide pools for their residents. This report does not attempt to identify them.