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Village Board of Trustees Work Session Agenda

October 29, 2024
7:00 PM

Meeting Information

A Work Session of the Scarsdale Village Board of Trustees is scheduled for 7:00 PM on Tuesday, October 29, 2024. The meeting will be held in Rutherford Hall located on the 2nd Floor in Village Hall. Members of the public wishing to attend the meeting remotely can do so via online link at <https://zoom.us/j/93183703358>, or call into the meeting using 1-929-436-2866 and entering the Meeting ID 931 8370 3358.*

Agenda

- Pool Project Update
- Pool Project Presentation



Date: Tuesday, October 29, 2024

Re: Pool Project Presentation

ATTACHMENT(S):

- [10.29.24 Pool Presentation](#)

Scarsdale Pool Complex Pre-design Program

Village Board of Trustees Work Session, Tuesday October 29, 2024

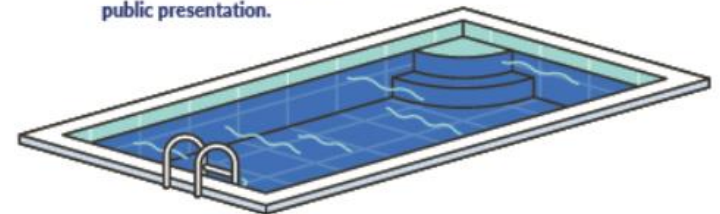


Framing Tonight's Discussion

- The pool is a beloved community amenity and Village asset enjoyed by generations of Scarsdale residents of all ages
- The pool has lived long past its lifespan and the Village must now address the future of the pool complex
- The goal of tonight's work session:
 - Board of Trustees to review and discuss initial programmatic recommendations for the pool complex
 - Gather community feedback

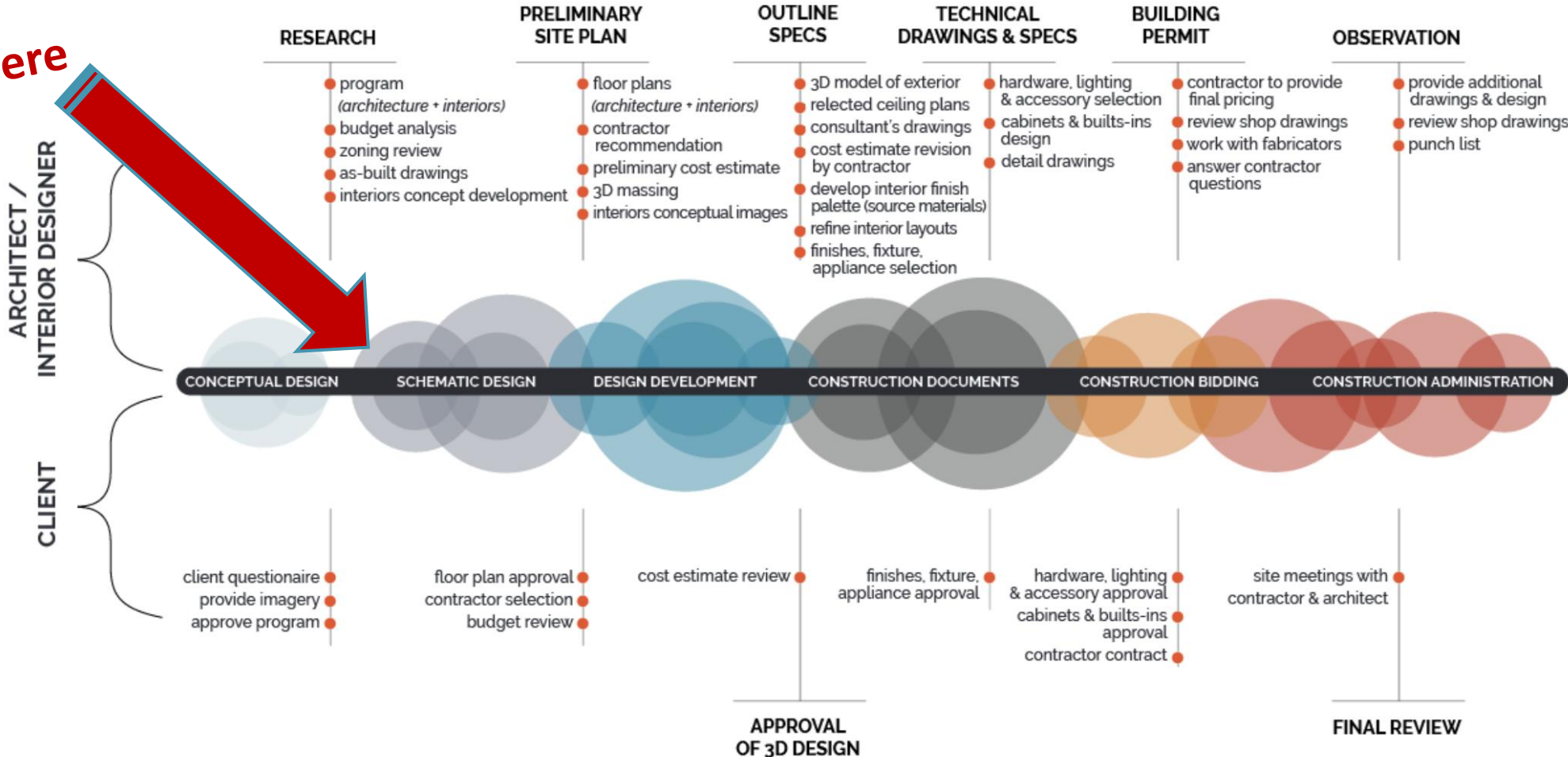


POOL PROJECT TIMELINE



Where are we in the Process?

We are here



No final decisions have been made yet!

The Team

- **Village Board Pool Committee**
- **Village Staff**
- **Lothrop Associates**
- **Hill International**
- **Ad Hoc Scarsdale Pool Redevelopment Advisory Committee**
- **Working Group** *(consists of members from all of the above groups)*

Lothrop Associates Past/Current Pool Projects

COMMUNITY SWIMMING POOL

La Central Y.M.C.A., Bronx, NY

COMMUNITY SWIMMING POOL

Edenwald Y.M.C.A., Bronx, NY

COMMUNITY SWIMMING POOL

Prospect Park Y.M.C.A., Brooklyn, NY

COMMUNITY SWIMMING POOL

Greenwich Y.W.C.A., Greenwich, CT

COMMUNITY SWIMMING POOL

White Plains Y.M.C.A., White Plains, NY

COMMUNITY SWIMMING POOL

YJCC Southshore, Oceanside, NY

COMMUNITY SWIMMING POOL

YM-YWHA Samuel Field, Little Neck, NY

COMMUNITY SWIMMING POOL

YM-YWHA of Mid-Westchester, Scarsdale, NY

AWARD-WINNING MUNICIPAL PARK SWIMMING POOL

Town Of Mount Pleasant, Valhalla, NY

AWARD-WINNING MUNICIPAL PARK SWIMMING POOL

Caputo Community Center, Ossining, NY

INDOOR SWIMMING POOL STUDY

Club Fit, Armonk, NY

INDOOR SWIMMING POOL FACILITY

Club Fit, Briarcliff, NY

INDOOR SWIMMING POOL FACILITY

Club Fit, Jefferson Valley, NY

MUNICIPAL PARK OUTDOOR SWIMMING POOLS

Lake Isle, Eastchester, NY

MUNICIPAL PARK INDOOR SWIMMING POOL

Lake Isle, Eastchester, NY

MUNICIPAL PARK OUTDOOR SWIMMING POOLS

Kittrell Park, City of White Plains, NY

MUNICIPAL PARK OUTDOOR SWIMMING POOL

Westchester County, Rye Playland, Rye, NY

MUNICIPAL PARK OUTDOOR SWIMMING POOLS

Town of Mamaroneck, Mamaroneck, NY

MUNICIPAL PARK OUTDOOR SWIMMING POOLS

Saxon Woods Park, White Plains, NY

MUNICIPAL PARK OUTDOOR SWIMMING POOL

Town Cortlandt, Cortlandt, NY

MUNICIPAL PARK COMMUNITY POOLS

Pocantico Hills, NY

MUNICIPAL PARK SWIMMING POOL FACILITY

Town of Pound Ridge, Pound Ridge, NY

MUNICIPAL PARK SWIMMING POOL FACILITY

Town of Bedford, Bedford Hills, NY

MUNICIPAL PARK SWIMMING POOL FACILITY

Town of Bedford, Katonah, NY

MUNICIPAL PARK SWIMMING POOL

Town of Somers, Master Plan, Somers, NY

MUNICIPAL PARK SWIMMING POOL

New York City Parks & Recreation, New York, NY

MUNICIPAL PARK SWIMMING POOL

Town of Lewisboro, Conceptual Design, Lewisboro, NY

MUNICIPAL PARK SWIMMING POOLS

Village of Dobbs Ferry, Dobbs Ferry, NY

MUNICIPAL PARK SWIMMING POOL FACILITY

Town of Suffield, Master Plan, CT

MUNICIPAL POOL COMPLEX

City of White Plains, NY

POOL DESIGN

Larchmont Yacht Club, Larchmont, NY

POOL MASTER PLANNING & RENOVATIONS

Town of Mount Pleasant, NY

POOL

The New York Times Fitness Facility, Edison, NJ

POOLS

Mamaroneck Health Center, Mamaroneck, NY

POOL RENOVATIONS

Pleasant Ridge Condominiums, Valhalla, NY

SWIMMING POOL COMPLEX

Siwanoy Country Club, Eastchester, NY

SWIMMING POOL

Club at Woodbridge, Woodbridge, NJ

SWIMMING POOL

Leewood Golf Club, Eastchester, NY

SWIMMING POOL

Sunningdale Golf Club, Scarsdale, NY

SWIMMING POOL

SUNY Geneseo, Geneseo, NY

SWIMMING POOL

SUNY Stony Brook University, Stony Brook, NY

SWIMMING POOL

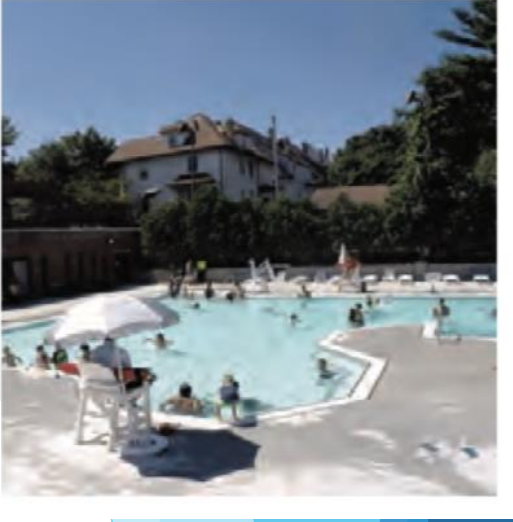
Westchester Country Club, Harrison, NY

SWIMMING POOLS

100 United Nations Plaza, New York, NY



Sample Lothrop Projects



Community Feedback: Surveys, Engagement & Advisory Committee

Q7. Which ONE of the following options BEST describes your support for developing a new or renovated aquatic facility?
(by percentage of respondents (excluding "not provided"))

Option	%
Build a new combination indoor & outdoor facility	43
Reconstruct existing outdoor facility with its current features	32
Build a new outdoor aquatic facility with enhanced features	13
Build a new indoor aquatic facility capable of operating year-round	7
None of the above- I favor converting Complex to some other use	5

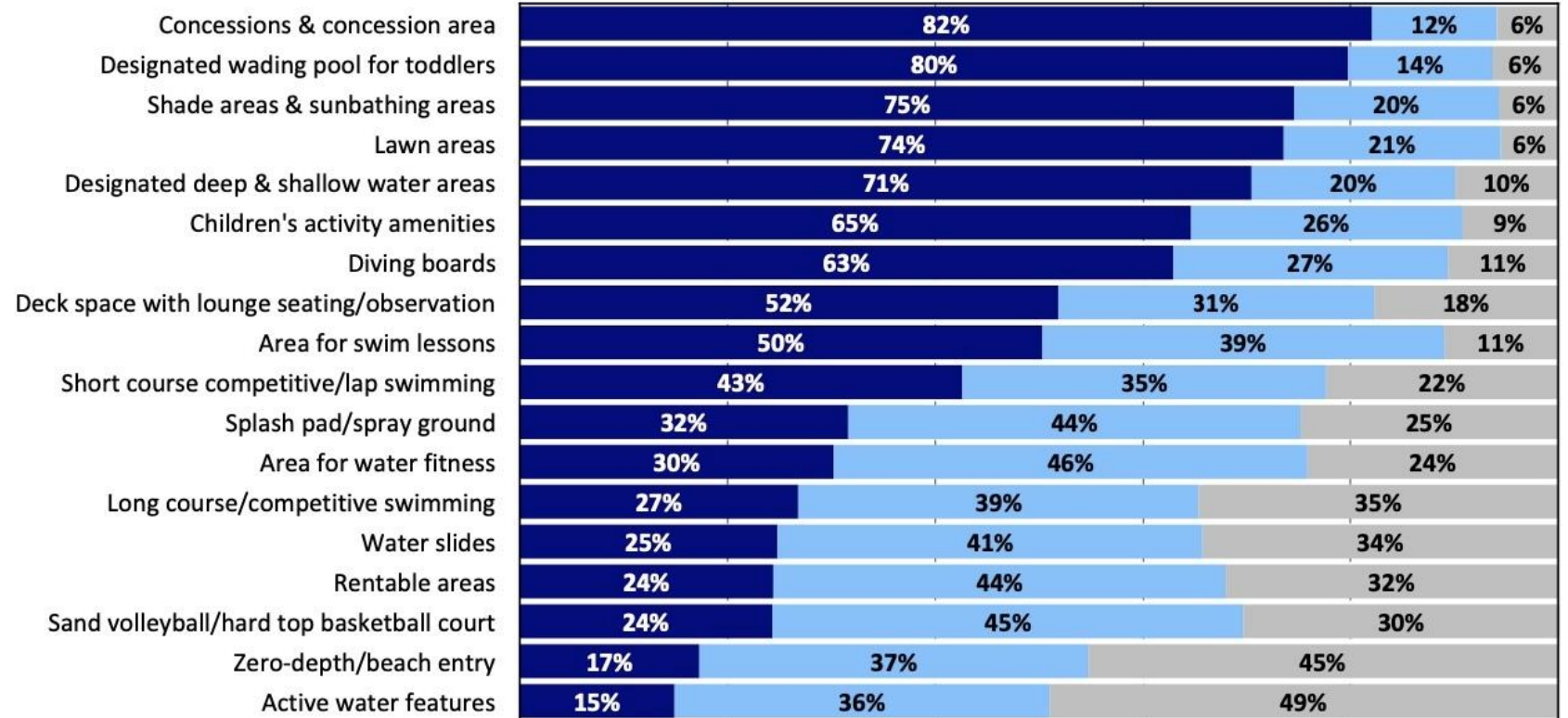


Community Feedback: Surveys, Engagement & Advisory Committee

Village of Scarsdale Pool Complex Survey Findings Report

Q6. Level of Need for Features in New or Renovated Aquatic Facility

by percentage of respondents (excluding "don't know")



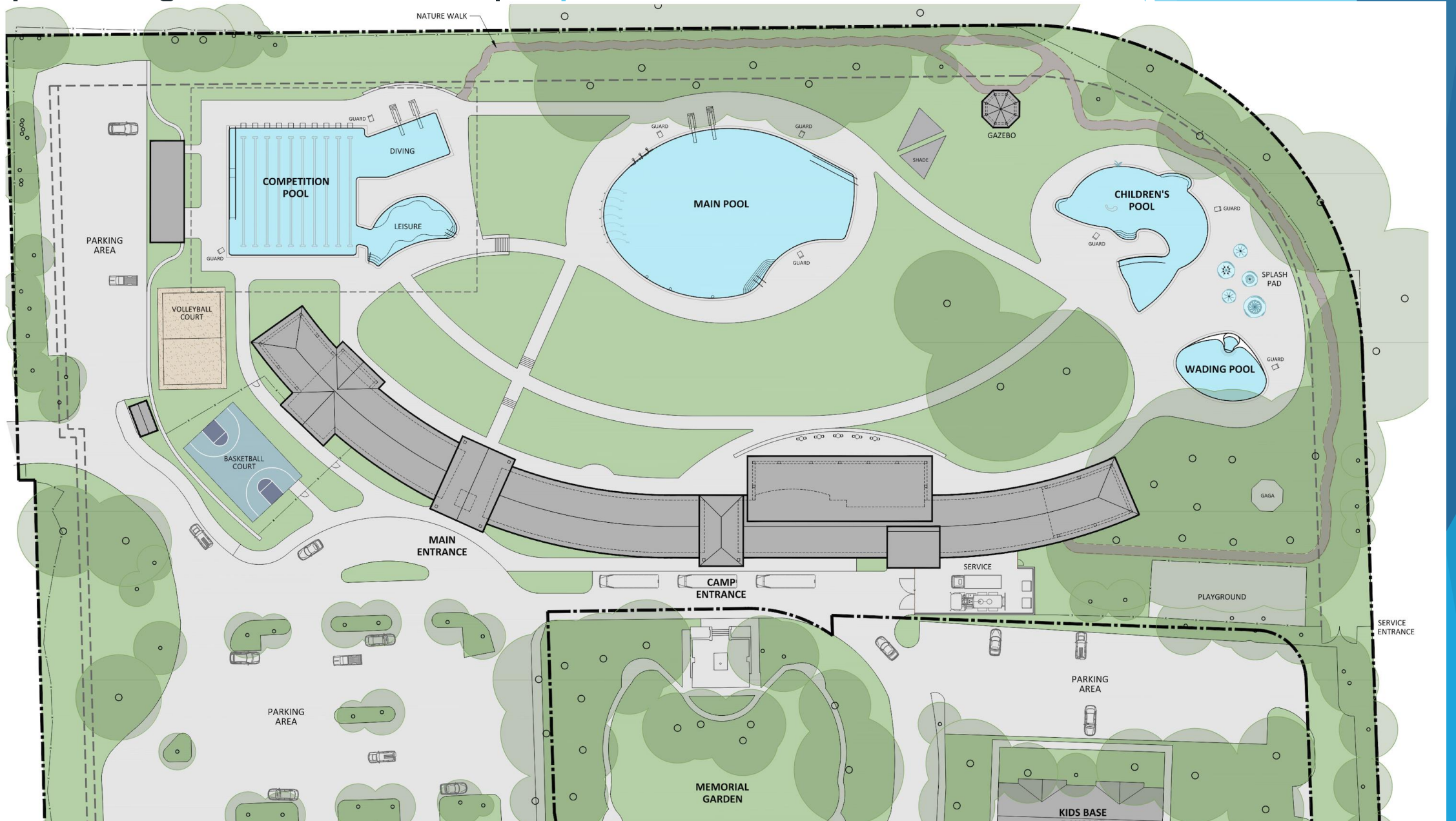
■ Strongly Needed
 ■ Somewhat Needed
 ■ Not Needed



Existing Aerial View



Conceptual Programmatic Site Plan | Replace and Modernize



Site Plan Features & Highlights



Facilities

- ▶ Satisfies all items on the survey's strongly needed features and many of the suggested features
- ▶ Almost 170% increased built service spaces
- ▶ Food service ready- with an option for service in shoulder months with external access for recreation fields
- ▶ Discrete changing/bathroom zones for adults; families; and kids
- ▶ Seasonal “locker” pods for member storage
- ▶ Separate camp entrance
- ▶ Volleyball and basketball courts, located for year-round use
- ▶ Basement with accessible, protected equipment

**You asked;
we listened!**

Site Plan Features & Highlights

▶ Pools

- ▶ 4 modern, heated, efficient pools with wider appeal - babies and toddlers, children, learners, swimmers, competitive swimmers, divers and waders
- ▶ Competition-ready lane pool, including diving
- ▶ New fun zones and fountains, shade elements, gazebo

▶ Operational and Environmental Elements

- ▶ Preserves beloved, unique park-like setting on the hill
- ▶ Increased functionally, code and ADA compliant, operational savings, efficiencies with solar heating for pools
- ▶ Includes embedded infrastructure for potential all year-round aquatic facility

PROGRAM SUMMARY				
SPACE	EXISTING	PROPOSED	DELTA	%
BUILDING PROGRAM				
SHADE STRUCTURES	2,340	7,400	5,060	+216%
BATHHOUSE	5,142	5,680	538	+10%
STAFF	1,320	1,380	60	+5%
FOOD SERVICE	540	1,200	660	+122%
STORAGE	1,100	1,200	100	+9%
POOL FILTRATION EQUIPMENT	1,364	5,560	4,196	+308%
MULTI-PURPOSE	-	3,400	3,400	-
SEASONAL LOCKERS	-	1,400	1,400	-
TOTAL BUILDING	11,805	27,220	15,415	+131%
POOL & SPLASH PAD PROGRAM				
SWIM/ COMPETITION LANES	5,700	5,700	0	+0%
DIVING POOL	2,000	1,200	-800	-40%
MAIN POOL <small>*Includes additional diving</small>	6,600	10,500*	3,900	+59%
ADULT LEISURE POOL	-	1,500	1,500	-
CHILDREN'S TRAINING POOL	3,375	3,500	125	+4%
WADING POOL	1,600	1,600	0	+0%
SPLASH PAD	-	1,600	1,600	-
TOTAL POOL & SPLASH PAD	19,275	25,600	6,325	+33%

Budget Considerations

- ▶ Program similar to what is represented in this presentation is estimated to cost \$41mm
 - ▶ This includes a small amount of infrastructure work that is necessary to allow the conversion of part of the complex to an all-year facility at a later date.
- ▶ Pricing estimates for enclosing the competition pool and diving area would add another \$2mm to \$12mm to the cost. Therefore, the total year-round complex would be somewhere between \$43 mm to \$54 mm.
 - ▶ The range depends on the structure used (e.g. air dome ("bubble") to glass enclosure that can be partially opened during the summer season. *This does not include the annual operational costs for a year-round facility.*
 - ▶ These numbers also include replacing the storage building indicated next to the competition pool with a two-story winterized structure housing bathrooms/changing areas and a multipurpose room.
- ▶ A \$41mm bond would equate to annual tax increase of \$504 for 20 years, based on the average assessed home value of \$1.6mm in Scarsdale



Feedback and Next Steps

- ▶ COMMUNITY INPUT IS CRITICAL! Feedback for this round is open to public until December 1st - poolcomments@scarsdale.gov
- ▶ Committees will review and synthesize feedback and meet in December/early January to move into schematic design phase based on community input
- ▶ The Board will come back to the community with a design and refined numbers before any decisions to move forward are made



Thank you!

