



TO: Greensboro City Council and City Manager's Office

FROM: Phil Fleischmann, Director

DATE: April 5, 2023

RE: Parks and Recreation Aquatics Master Plan Update

On December 21, 2021, City Council approved a contract in the amount of \$179,870 for development of an aquatics master plan and equity and inclusion assessment for all of Parks and Recreation aquatic facilities. Consistent with Big Idea recommendations in Parks and Recreation's comprehensive plan, Plan2Play, for "bringing up the basics," this planning process evaluated existing aquatic infrastructure, considered possibilities for aquatics expansion on other park property, outlines strategies to address future aquatics needs as identified through community engagement, and makes recommendations to meet needs as Greensboro continues to grow. The Greensboro Aquatic Center (GAC) is not included in the scope of work for the master plan study as it is not operated by Parks and Recreation.

The Master Plan process followed a six phase approach which included Community Engagement; Facility Audit; Equity and Inclusion Assessment; Programming and Master Planning; Developing Opinion of Probable Costs; and Final Approval (the latter of which has not yet occurred). The full draft plan can be viewed at [this link](#).

The draft plan will be released to the public for review and comment during the week of April 10<sup>th</sup>. The review period will continue through April 24<sup>th</sup>. In late February, Parks and Recreation Commissioners reviewed the plan and offered feedback during small group meetings facilitated by staff. The Commission will consider supporting the plan at its June meeting, which will be held on June 14<sup>th</sup> beginning at 5 pm at the Greensboro Science Center. The plan will then be presented to City Council for consideration of approval in summer 2023.

A high level summary of the plan and recommendations are included below and within the accompanying infographic. Please let me or Shawna Tillery, Planning and Project Development Division Manager and project lead, know if you have questions or feedback.

Decisions regarding summer 2023 pool operations have not yet been finalized due to ongoing and planned construction at several locations. An update will be shared by mid-May once more specifics are known regarding the progress of necessary maintenance, renovations, and permitting.

### **Community Engagement**

Similar to the approach used for Plan2Play, the community engagement portion of the master planning process was split into phases, occurring during the spring and summer of 2022.



The first phase was conducted from March-April 2022. Over 1,000 residents provided input at eight in-person events and via an online-survey. 84% of participants ranked existing spraygrounds as “good/excellent” condition, while 35% ranked existing pools as “good/excellent.” 65% of respondents preferred combination facilities such as either a pool, sprayground and/or wading pool versus a single use type aquatic facility such as a stand-alone pool or sprayground.

The second phase was conducted from August-September 2022. Over 700 residents provided input at four in-person events and via an online survey. 70% of respondents ranked the master plans with a 5 (Love it!) and indicated they would like to see an updated pools and spraygrounds.

**Facility Audit**

An assessment of existing conditions at the seven Parks and Recreation-operated aquatic venues was completed in March 2022. The following metrics were used to provide an overall Facility Condition score for each site:

- Sense of arrival to facility from main entrance-vehicular
- Sense of arrival to facility from main entrance-pedestrian
- Accessibility and safety
- Sustainability
- Quality and physical condition of the site

The Facility Condition score for each site is detailed below, with 5 being the highest and 0 being the lowest score, reflecting existing conditions:

Facility	Score (0-5)
Keeley Park sprayground	4.8
Barber Park sprayground	4.4
Smith Active Adult Center pool	4.0
Windsor Pool	3.3
Lindley Pool	3.1
Warnersville Pool	2.7
Peeler Pool	2.0

**Equity and Inclusion Assessment**

The assessment considered factors such as distribution of facilities across the city limits, funding, walkability, access, and social vulnerability. The Social Vulnerability Index (SVI) is a Centers for Disease Control (CDC)-recognized process which combines demographic characteristics commonly used as indicators for areas considered at risk of experiencing negative social or health outcomes. Five components of the SVI were used to conduct the aquatics equity assessment – minority status, median income, walkability, vehicle ownership, and mass transportation. The SVI analysis indicates that the majority of the City’s aquatic facilities are located in areas with high levels of social vulnerability. Areas with the lowest socially vulnerability rankings have few to no public aquatic facilities, but do have private swimming pools nearby.



### **Recommendations**

Based upon the facility conditions and space available at the park locations, community engagement results, and equity and inclusion analysis completed to date, summarized recommendations, costs, and phasing can be found on the accompanying infographic.

The cost estimates for the recommendations included in the plan total \$81,776,644. This figure will be included in the department's future Capital Improvement Program requests. Each phase is assigned a recommended timeline - short-term, mid-term or long-term. For escalation purposes, the *short-term* timeline is assumed to be 2 years (Fiscal Year 2026), the *mid-term* is assumed to be 5 years (Fiscal Year 2029) and the *long-term* is assumed to be 8 years (Fiscal Year 2032).

Site and design plans will be more definitively determined as funding becomes available and as future community engagement occurs.

Cc:               Kobe Riley, Deputy Director  
                      Shawna Tillery, Planning and Project Development Division Manager

Attachment



# AQUATIC SITE IMPROVEMENTS

Short-Term  
Mid-Term  
Long-Term



**PEELER**

- **\$8,412,564**
- Phase 1: New splash pad (\$787,042)
- Phase 2: New pool & building renovation or new building (\$7,026,029)
- Phase 3: Run out slide (\$574,121)
- Phase 4: Entry plaza (\$25,371)



**WARNERSVILLE**

- **\$12,571,453**
- Phase 1: New/renovated pool & new/renovated bathhouse (\$11,298,740)
- Phase 2: Run out slide (\$574,121)
- Phase 3: Entry plaza (\$30,217)
- Phase 4: Play lawn & structure (\$456,723)
- Phase 5: Sports lawn & basketball courts (\$211,652)



**LINDLEY**

- **\$25,983,945**
- Phase 1: Main pool with beach zone, circular area, and lazy river. Mechanical room sized for phase 1 and phase 2 pools (\$9,486,784)
- Phase 2: Lap pool (\$5,636,076)
- Phase 3: Run out slide (\$1,359,760)
- Phase 4: Play pavilion & open lawn and seating (\$285,173,50)
- Phase 5: Renovate or construct new pool house/bathhouse & entry (\$9,216,152)



**SMITH**

- **\$1,314,772**
- Some of the items should be addressed sooner while others can be addressed at a later date

**KEELEY**

- **\$1,062,783**
- Can be completed in any phase at any time

**BARBER**

- **\$828,378**
- Can be completed in any phase at any time



**FUTURE EXPANSION**

- **\$31,602,749**
- Brown Community Park - Sprayground (\$2,431,149)
- Griffin Community Park - Full Service Aquatic Facility (\$15,642,702)
- Hester Park - Sprayground (\$6,018,096)
- Short Farm - Full Service Aquatic Facility (\$7,510,802)