

City of Denton, Texas
Aquatic Facility Master Plan
City Council
September 26, 2023

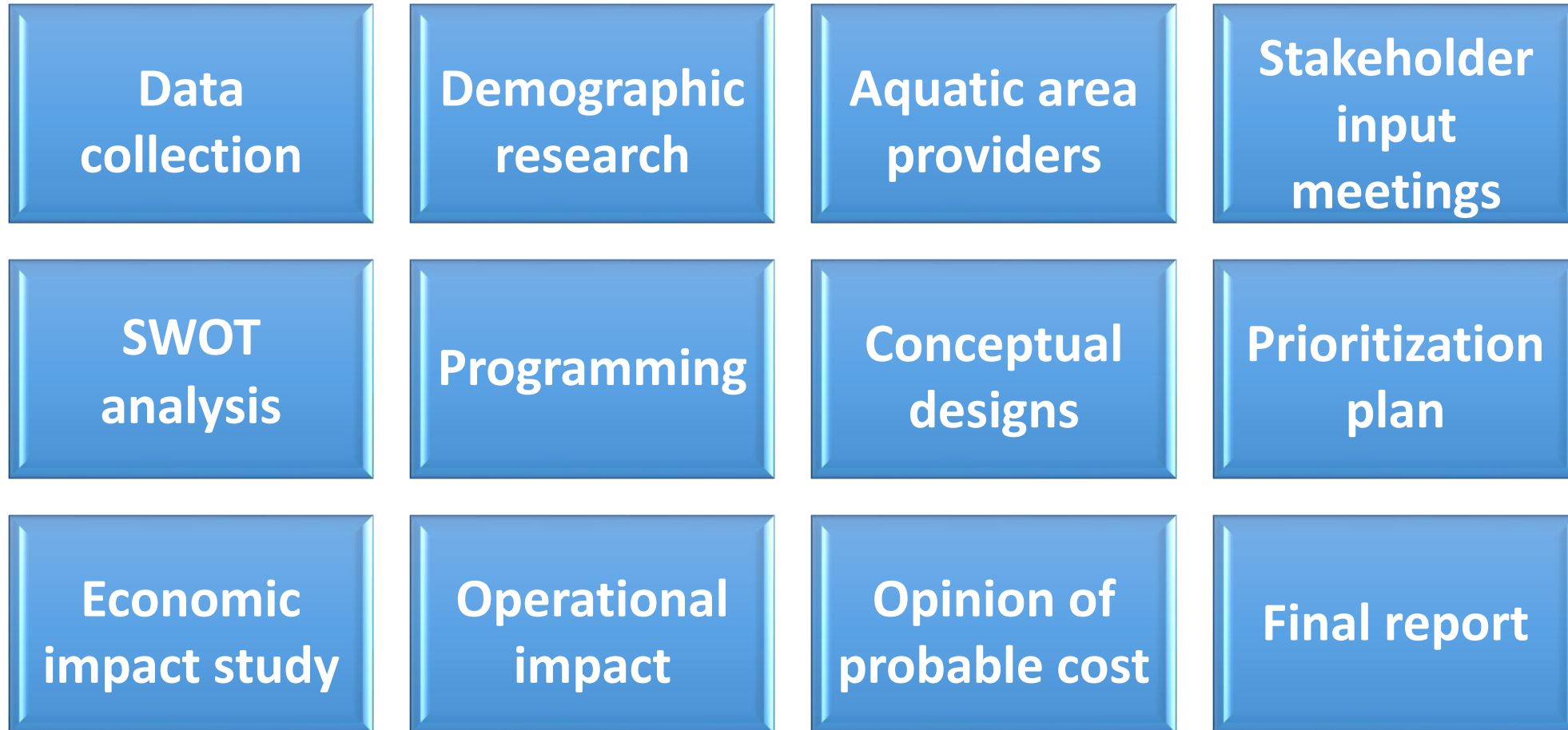
09/26/23

ID 23-683

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AQUATICS FOR LIFE

Process Overview



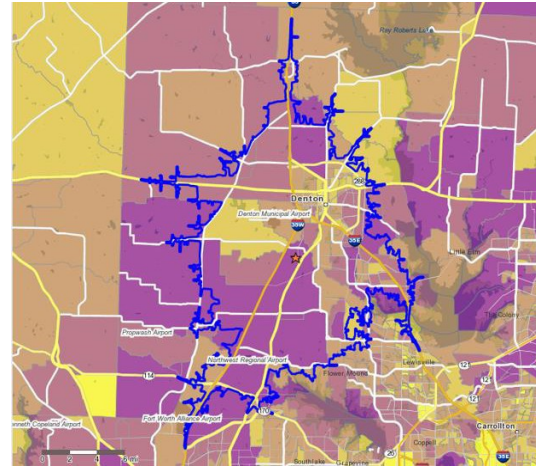
Research and Engagement

Community Engagement



- Online community survey
- In-person / online community meetings (3)
- Natatorium / Water Works Park member surveys
- Community engagement at events
- Meetings and discussions with local stakeholders
 - University of North Texas
 - Texas Woman's University
 - Denton ISD

Demographic Research



- Population density
- Growth trends
- Age distribution
- Income levels
- Drive-time population
- Comparison of community vs regional facilities

Aquatic Benchmarking

City	Population	ISD Student Population	Indoor Aquatics (lap)
Denton	155,357	30,189	1
Arlington	392,786	56,783	2
Flower Mound	89,545 (314,974)	49,253	1
Frisco	229,580	66,451	1
Garland	247,910 (303,026)	52,355	1
Grapevine	57,270 (86,198)	14,040	1
Lewisville	124,334 (314,974)	49,253	1
McKinney	228,266	24,500	1
Northwest ISD	101,401	27,612	1

- Local area aquatic facility providers
- Comparable communities and aquatic offerings
- National planning standards
- Aquatic facility metrics

Benchmarking

City	Population	ISD Student Population	Indoor Aquatics (lap)	Indoor Aquatics (Program/ Rec)	# of Indoor 25Y Lanes	Population per Lane (publicly accessible)	Student Population per Lane	Community Recreation/ Aquatics Center	Outdoor Aquatics	Acres of Public Outdoor Aquatics	Population per Acre
Denton	155,357	30,189	1	1	11	14,123	2,744		2	5.16	30,108
Arlington	392,786	56,783	2	2	33	11,903	2,839	X	6	6.59	59,606
Flower Mound	89,545 (314,974)	49,253	1	1	34	8,140	1,449	X	1	0.87	102,925
Frisco	229,580	66,451	1	1	44	57,395	1,510	X	1	2.65	86,634
Garland	247,910 (303,026)	52,355	1	1	24	0	2,181		4	3.87	64,059
Grapevine	57,270 (86,198)	14,040	1	1	13	19,090	1,080	X	2	1.52	37,678
Lewisville	124,334 (314,974)	49,253	1	1	24	41,445	2,052	X	1	1.36	91,422
McKinney	228,266	24,500	1	2	11	20,751	2,227	X	3	2.03	112,446
Northwest ISD	101,401	27,612	1	1	24	0	1,151		N/A	N/A	N/A
Rockwall	60,369	16,859	1	1	24	0	702		2	0.49	123,202



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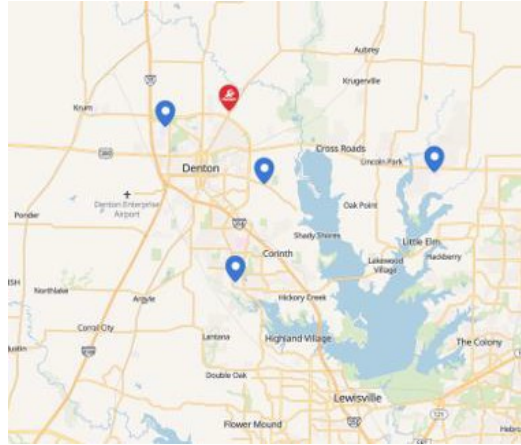
Aquatic Facility Needs

City of Denton



- Programmable water to enhance swim lesson and fitness offerings
- Greater capacity for community use
- Better schedule for community use
 - South Denton access (indoor / outdoor aquatics)
- Continued investment in Water Works Park – phased approach
 - Avoid attendance cannibalization at Water Works Park
 - Monitor utilization and physical condition of Civic Center Pool

Denton ISD



- Lane capacity for growing district
- Ability for multiple schools to practice at the same time, after/before school
- Pool(s) to accommodate swim team, diving and water polo
- Convenient location to 4 high schools
- Growth capacity for future high schools
- Elementary water safety education
- Facility to host competitive events

UNT Athletics



- Swim and Dive teams in same facility
- On-campus aquatic center is preferred
- Ability to host competitive swim and dive events
- Convenient practice schedule for athletes
- No operational responsibilities if aquatic center is community oriented

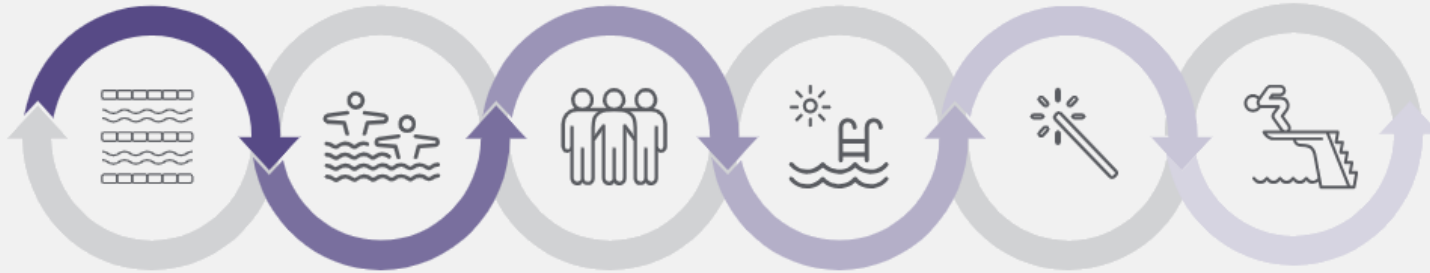
TWU



- On campus aquatics necessary
- Designed to support artistic swimming
- Ability to host competitive artistic swimming events
- Support student, faculty and staff wellness
- Renovation of existing aquatic center
- Utilization of future City / School District natatorium for events

Aquatic Master Plan Findings

Primary Aquatic Needs



- Enhance offerings and reinvestment in Water Works Park / Natatorium
- Need of Additional Indoor Lap Lanes
- Increase programmable water for year-round fitness & lessons for all ages
- Plan to address long-term future of Civic Center Pool
- Access to year-round and seasonal aquatics for growing community in South Denton



Water Works Park - Summer 2022
Performance Measurements



79,464 Total Attendance



162 Parties



74,245 Admission Scans



91 Operation Days



2,071 Memberships Sold



41,919 Staff Hours



403 Rental Reservations



20 Years in Service

Water Works Park – Phase 1

Water Works Park Upgrades / Expansion

- Large children's play area
- Activity pool
- Shade / Pavilions
- Party room additions
- Office space expansion

Capital and Operational Costs

- Project cost: \$15M
- Projected increase in expenses: \$250,000*
(Staffing, utilities, general operations)
- Projected increase in revenues: \$286,000*
(Increased attendance, rentals, concession sales, and programming)



Water Works Park – Phase 2

Water Works Park Upgrades / Expansion

- 6 Body Flume Slides and Catch Pool
- Flow Rider
- Surfing Pool
- Family Restrooms/Changing Room
- Small Concession/Board Shop/Rentals
- Maintenance Area and Filtration Rooms
- Shade Structures and Landscaping

Capital Costs

- Project cost: \$16.7M*
- Increased attendance, rental fees, concession sales, private programming, and year-round use/tourism attraction
- Staffing and operation costs should be lower than increase in revenue



Phase 2 will be proposed for future Bond program

Water Works Park – Phase 3

Water Works Park Upgrades / Expansion

- Family Raft Ride Structures (2)
- Lazy River Renovation
- Wave Pool Repairs
- Added Shade / Pavilions

Capital and Operational Costs

- Project cost: \$11.6M*
- Renovate and repairs to existing amenities is not expected add significant impact to operation budget
- New slides will add attendance and increase value to park by providing a family ride attraction/thrill attraction

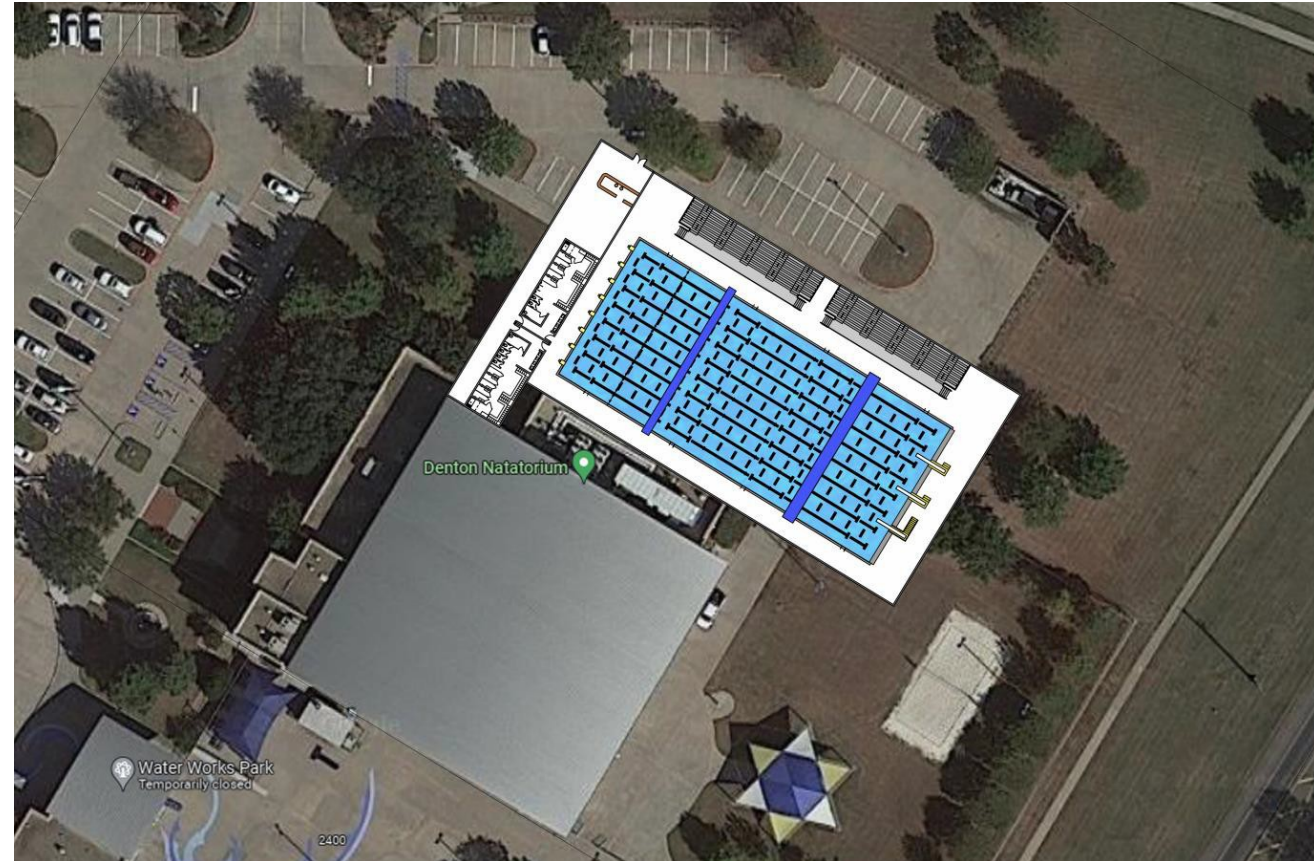
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Natatorium Addition

Future of Natatorium

- Addition of indoor 50-meter by 25-yard competition pool
 - 35,000 square foot addition
 - 20, 25-yard short-course lanes
 - Separate locker rooms
 - Provides designated pool for school district, special events and sport tourism utilization
 - Ability for water polo, competitive swimming and diving
 - Spectator seating for events
 - Ability to start and grow USA Swimming and USA Water Polo teams as facility tenants
- Location efficiencies due to existing infrastructure and utilities
- Additional options available for different layout and project dependent on funding



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Civic Center Pool

Civic Center Pool

- Operate “as-is”
- City of Denton camp usage is significant
- Continue to monitor condition for critical failure(s)
 - Substantial water loss
 - Failure to meet state codes (recirculation)
 - Lack of use / attendance
 - Major structural failure (cracking, concrete falling off)
- Determine monetary threshold for reinvestment dollars
 - RFP bid limits
 - Personnel demand / hours
 - CIP allocation
- Address future of CCP in the Quakertown Park Master Plan including:
 - Option for continued operations/reinvestment
 - Option to remodel facility/pool into something different
 - Option to take CCP out of service



Indoor / Outdoor Aquatics

Denton "Southwest Park" Aquatic Center

- In partnership with DISD and/or UNT
 - Indoor Denton Natatorium "South"
 - Lap pool (50-meter x 25-yard)
 - Optional competitive diving well (springboard and platform)
 - Locker rooms
 - Support spaces
 - Outdoor Aquatic Recreation
 - Zero-depth entry
 - Water slides
 - Deep pool
 - Open recreational area
 - Rentable pavilion
 - Shade



*General concept

Spraygrounds

Development and implementation of outdoor spraygrounds throughout the City of Denton

- Carl Young Sr Park Expansion
- Briercliff Park – Neighborhood Sprayground
- Southwest Park – Neighborhood Sprayground
- Rayzor Ranch – Neighborhood Sprayground
- Cole Ranch City Park #1 – Neighborhood Sprayground

*Images provided from the Carl Young Sr Park sprayground expansion to begin in September 2023



Summary

“Gold Standard” for municipal aquatics consists of: (1) One indoor/outdoor mega recreation center with indoor competition and wellness pools for every 100,000 - 400,000 residents; and (1) Seasonal outdoor Family Aquatic Center with rec amenities (i.e., waterslides, lazy river, children’s play structures) plus lap lanes for every 50,000 – 100,000 residents

Denton has (1) one neighborhood facility (Civic Center pool) and (1) well-used Family Aquatic Center

Denton falls below current national “Gold Standard” for municipal aquatics

Other Key Findings

- Lap lane capacity and community access is a high priority and currently underserved
- Current aquatic system operates at a subsidy
 - Addition of indoor aquatics will require additional subsidy
 - Capital and operational partnerships would help single entity from being sole funding agent
- Challenge with transitioning from “Community” to “Regional” based service model
- Based on age, a continued reinvestment in Natatorium, Water Works and Civic Center Pool (pending long-term future) will be necessary
- South Denton underserved for both indoor and outdoor aquatic offerings
- Significant City of Denton population growth continues each year
- Prioritizing capital funds on one aquatic facility would limit future opportunities

Recommendations

Objective #1: Reinvest

- **Reinvestment in Current Facilities**

Plan of Action:

- Plan for renovation of existing Natatorium, Water Works Park, and Civic Center Pool properties to meet future community needs
- Replace failing structures and equipment at the end-of-life cycle
- Plan updates in accordance with recommendations from Facility Condition Assessment, ADA Transition Plan, Parks, Recreation & Trails System Master Plan, and Aquatics Master Plan
- Upgrade security and technology components across aquatic system
- Adopt financial planning strategies to support continued maintenance and investment thresholds

Objective #2: Develop New

- **Regional Community Aquatic Access (recreation/fitness)**
- **Partner for Competitive Aquatic Facility**

Plan of Action:

- Expand partnerships with stakeholders for joint development of competitive facilities
- Development of new South Denton aquatics center
- Plan for Active Adult Center future expansion with aquatic elements
- Expand sprayground facilities and access throughout park system
- Expand existing Natatorium to accommodate growth in northern Denton and surrounding areas

Prioritization

Priority #1

Reinvestment in Water Works Park and Natatorium

Plan of Action:

- Water Works Park renovation / expansion
- Implement high priority CMP/CIP items for Natatorium

Priority #2

- Community aquatic access (recreation / fitness)
- School district competitive aquatics

Plan of Action:

- Development of new South Denton aquatics center
- Natatorium expansion
- Continued partnership with Denton ISD for competitive aquatics
- Incorporate indoor therapy pool at future Active Adult Center
- Explore capital and operational partnerships with UNT, TWU, etc

Priority #3

- Determine monetary threshold for reinvestment dollars at Civic Center Pool
- Sprayground planning

Plan of Action:

- Sprayground implementation
- Monitor condition and utilization of Civic Center Pool
- Plan for future of Civic Center Pool in conjunction with Quakertown Park Master Plan / Downtown Master Plan



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