



WOODLAKE

Woodlake
Swim & Racquet Club

Midlothian, Virginia

23 April 2013



**Conceptual Design & Planning
for Woodlake Swim & Racquet Club**



No Preconceived Ideas or Solutions

Design Principles & Beliefs

- Every Community is Unique
- Extension of Residents' Home
- Serve Full Range of Residents
- Build Sense of Community
 - Fitness & Wellness
 - Fellowship & Celebration
- Sustain Property Values
- Sustainable “Green” Design & Construction



Presentation Agenda

1. Process
2. Opportunities at the AFC
3. Opportunities at the SRC



Agenda



Club Source Design

Process Overview



What We Did

- Establish Goals for project
- Understand Existing Conditions:
 - Review WSRC facility reports & assessments*
 - Tour WSRC & Woodlake facilities*
- Understand Needs, Wants & Desires:
 - Review WCA 2012 Long-Range Community Survey*
 - Interview Staff & Management*
- Identify any Constraining Factors
- Test various solutions
- Work with concept design committee



Process



*“If you don't know where you are going,
any road will get you there.” Lewis Carroll*

Goals

- Enhance quality of life - provide facilities and amenities to support the residents' lifestyles
- Bolster property values, including legacy for the next generation
- Serve the full range of resident demographics (babies to seniors)

These goals are the “litmus test” for all proposed changes and improvements.



Process



What We Heard: Needs, Wants & Desires

- Community building with meeting & event rooms
- Long-term fitness expansion
- Gymnasium with indoor basketball/sports court
- Indoor tennis courts
- Better stroller route to Mushroom Pool
- Convenience restrooms closer to pools
- Improved check-in for outdoor pools
- Second, larger aerobics classroom
- Dedicated cycling classroom – return SRC building to community use
- More office and storage space
- Replace and upgrade kiddie pool
- Child minding facilities geared to interests of 8 to 10 year olds
- Shade at child minding playground
- Tennis restrooms & ice and water facilities
- Shaded viewing areas for all tennis courts
- Hard surface paths and pedestrian lighting at tennis courts
- Food service or café at tennis courts
- Landscape irrigation system at SRC
- Sturdier, more attractive fences at pools
- Renovated snack bars
- New and better lighting at indoor pool
- Separate AFC check-in from natatorium



Process



What We Saw

“Woodlake has a wealth of recreational amenities in the WSRC – far beyond those available at other communities.”



Process



WOODLAKE

- 2,764 Homes – Construction commenced in 1984 – nearing full build-out
- Homeowners' Park and Boat Landing: Legacy Park
- Rock Harbor Park: Devoted to boating uses
- Trails – Extensive network of walking and bike trails
- Numerous Tot Lots: some with basketball courts
- Located on the Swift Creek Reservoir – “Stop-a-Whiles” allow residents to enjoy water views



Existing Conditions



Woodlake has a wealth of recreational amenities in the WSRC

- Four Pools with two additional Kiddie Pools:

- *Indoor pool:* 8 lanes x 75 feet with two diving boards
- *Slide Pool:* 3000 SF recreational pool with slide
- *Mushroom Pool:* 4800 SF recreational pool with mushroom waterfall into 18” deep shallow area
- *SRC pool:* 10,000 SF competitive and recreational pool, 8 lanes x 75 feet with two diving boards and recreational area with lounging benches and steps

- Fitness Center: 8000 SF with free weights area, weight machine circuit, cardio equipment, aerobics classroom and child minding facilities

- Community Center – 2600 SF building with meeting room, snack bar & locker rooms – meeting room is currently doing double duty as spin classroom

- Tennis – 12 clay and 4 hard courts, lighted

“No other community in the area offers amenities & facilities on par with those offered at a private club or commercial establishment.”



Existing Conditions



Constraints

- AFC Site:
 - Landlocked – no opportunity for additional land
 - FEMA Flood Plan & RPA Buffers – takes certain land areas out of play for use or development
 - Parking – jointly shared with Legacy Park – any new development must be supported with additional parking

- SRC Site:
 - Zoning – adjacent R-9 zoning and nearby residences
 - Easement – 15ft wide Dominion Power easement in front of Community Building
 - Parking – current parking does not meet County requirements for the type and size of facilities provided – any new development will be required to make up the shortfall as well as provide sufficient parking to support any new amenities



Constraints



Swift Creek Reservoir





SRC

Swift Creek Reservoir





SRC



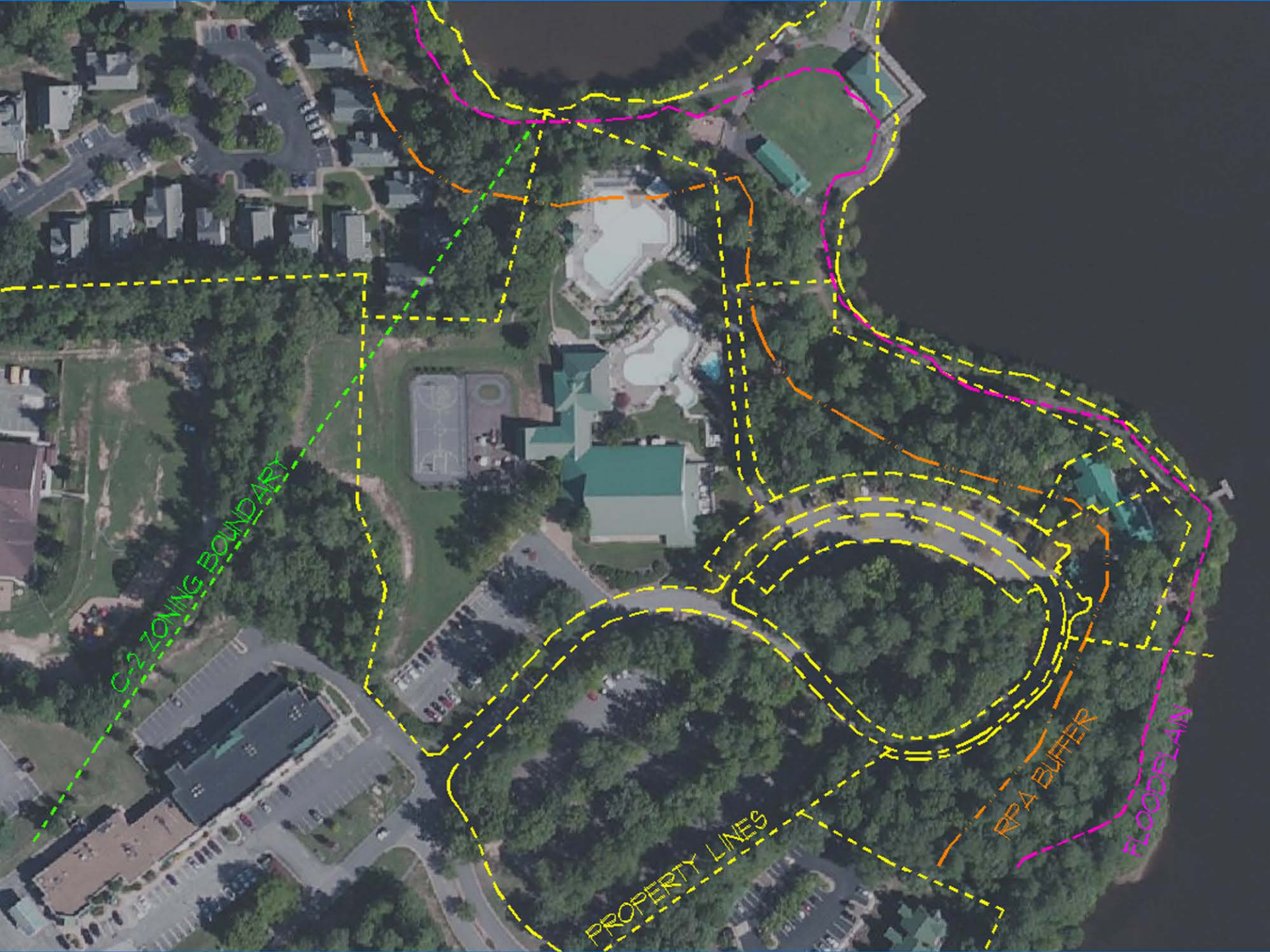
Swift Creek Reservoir

AFC



Aquatic & Fitness Center (AFC) Opportunities



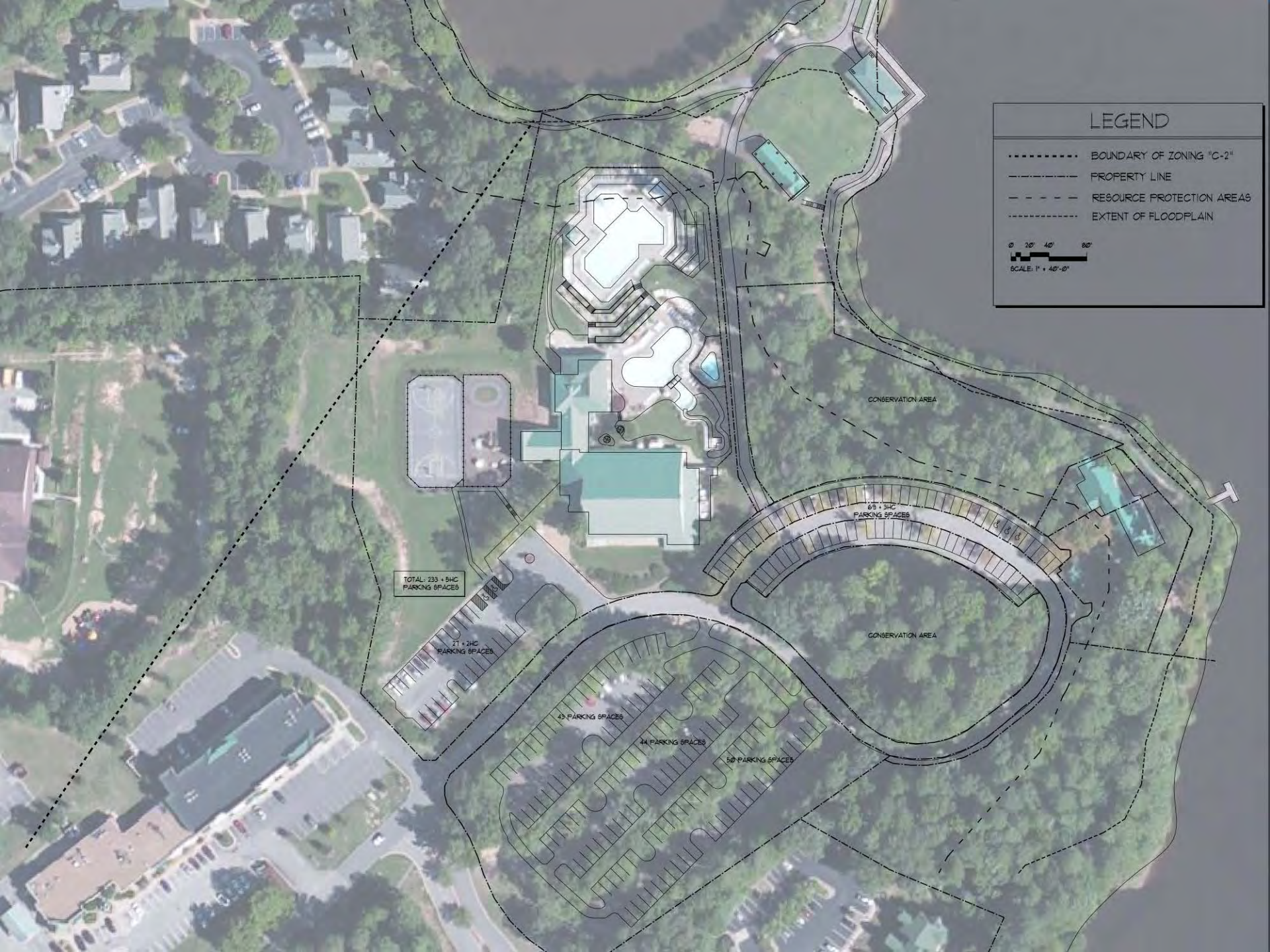


C-2 ZONING BOUNDARY

PROPERTY LINES

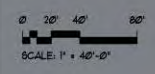
RP4 BUFFER

FLOODPLAIN



LEGEND

- BOUNDARY OF ZONING "C-2"
- PROPERTY LINE
- RESOURCE PROTECTION AREAS
- EXTENT OF FLOODPLAIN



TOTAL: 235 - 9HC PARKING SPACES

21 - 2HC PARKING SPACES

43 PARKING SPACES

44 PARKING SPACES

50 PARKING SPACES

63 - 3HC PARKING SPACES

CONSERVATION AREA

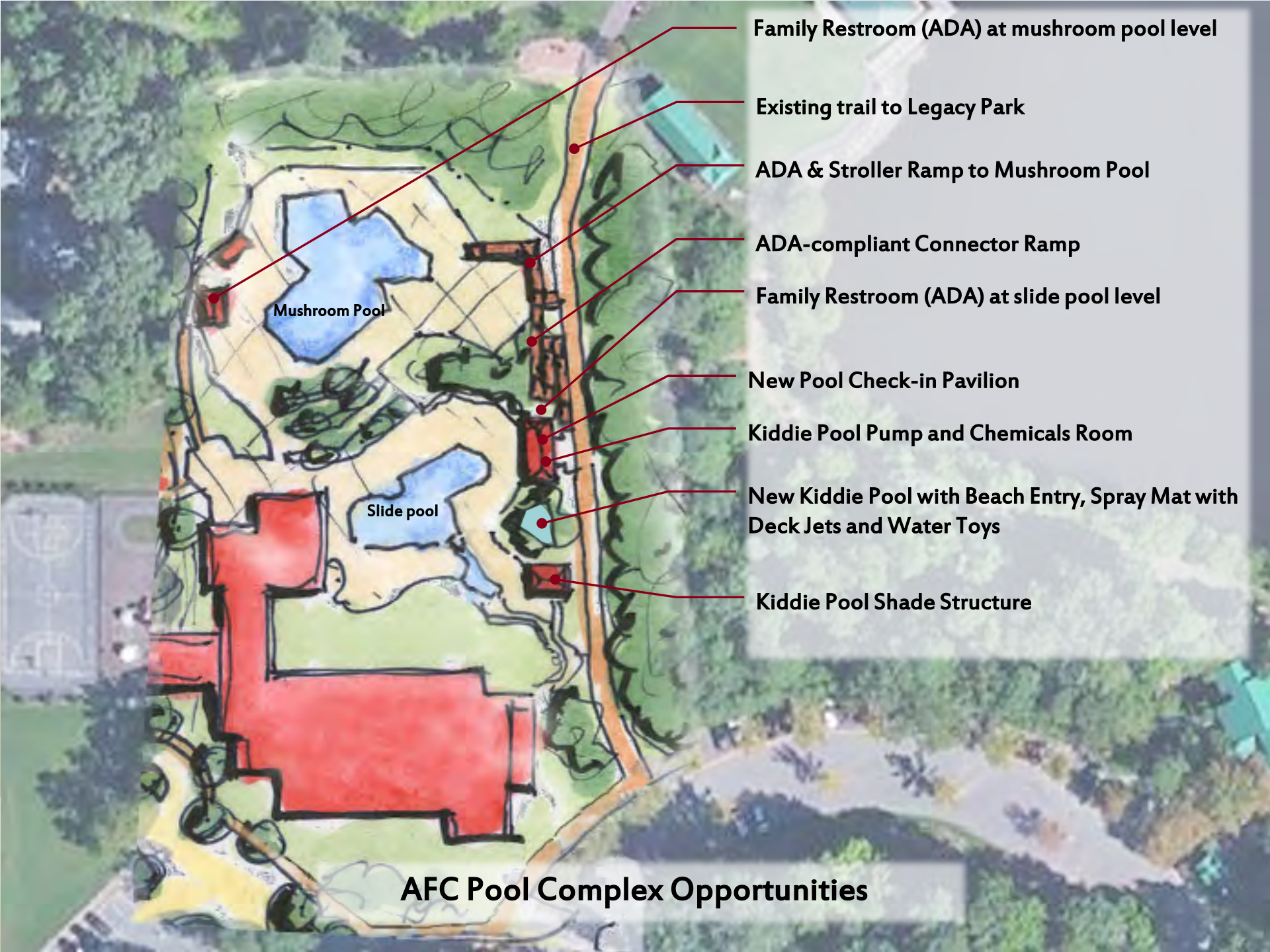
CONSERVATION AREA



Mushroom Pool

Slide pool

AFC Pool Complex Opportunities



Family Restroom (ADA) at mushroom pool level

Existing trail to Legacy Park

ADA & Stroller Ramp to Mushroom Pool

ADA-compliant Connector Ramp

Family Restroom (ADA) at slide pool level

New Pool Check-in Pavilion

Kiddie Pool Pump and Chemicals Room

New Kiddie Pool with Beach Entry, Spray Mat with Deck Jets and Water Toys

Kiddie Pool Shade Structure

Mushroom Pool

Slide pool

AFC Pool Complex Opportunities

AFC POOL COMPLEX OPPORTUNITIES

Projection of Probable Cost

- Pool Check-in Pavilion : \$225,000 - \$250,000

Provides ADA and stroller access to Slide Pool level via trail to Legacy Park

Includes Family Restroom with ADA lavatory, toilet and shower

Includes new kiddie pool pump and chemicals room

Extension of utilities to this location may be a major cost factor

ADA/stroller ramp to Mushroom Pool

- New Kiddie Pool : \$130,000 - \$150,000

ADA-compliant kiddie pool with beach entry

Spray mat with deck jets and water toys

New concrete pool deck

Shade structure

Non-climbable, code-compliant decorative metal picket fencing

All costs noted above are inclusive of design and engineering fees and contingency



Probable Costs



AFC POOL COMPLEX OPPORTUNITIES

Projection of Probable Cost

- Family Restroom at Mushroom Pool : \$100,000 - \$125,000

Includes Family Restroom with ADA lavatory, toilet and shower

New chemicals room at existing pump building

Exterior renovations to existing pump building

Extension of utilities to Family Restroom location may be a major cost factor

All costs noted above are inclusive of design and engineering fees and contingency



Probable Costs





AFC Fitness Expansion Opportunities

New location for child-minding tot lot (may be accessible from pools)

New AFC entrance

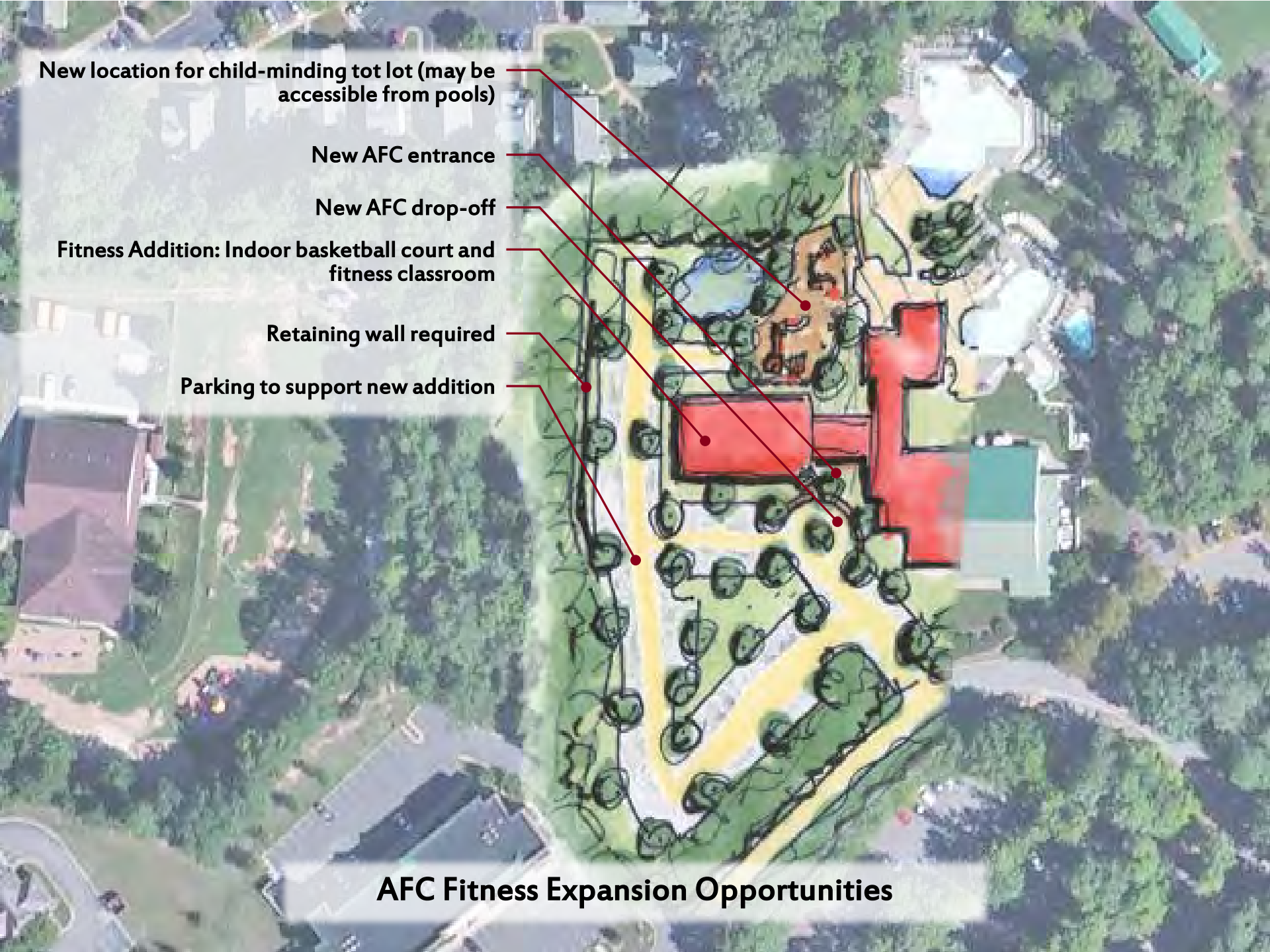
New AFC drop-off

Fitness Addition: Indoor basketball court and fitness classroom

Retaining wall required

Parking to support new addition

AFC Fitness Expansion Opportunities



AFC FITNESS EXPANSION OPPORTUNITIES

Projection of Probable Cost

- AFC Gymnasium & Classroom Addition/New Entrance: *\$2.4 million – \$2.7 million*

Includes new 10,000 SF addition (7,000 SF basketball court) with sprinkler system and/or fire walls

Site work including retaining walls, parking lots and sidewalks

Relocation of Child Minding playground

Landscaping and irrigation

Parking lot and pedestrian lighting

Design and engineering fees & contingency



Probable Costs

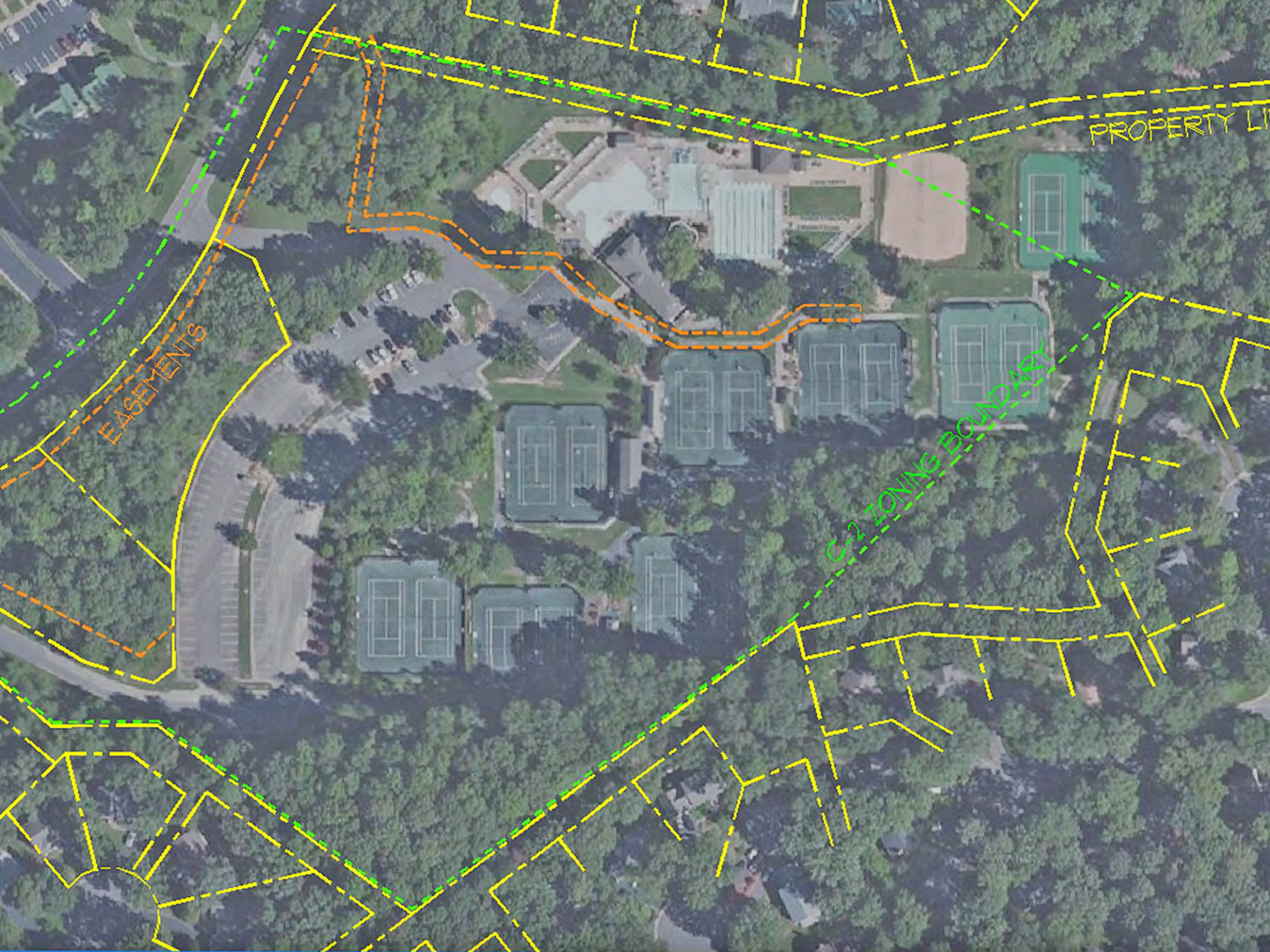




**20-Year Vision
Consolidated View of AFC Opportunities**

Swim & Racquet Center (SRC) Opportunities

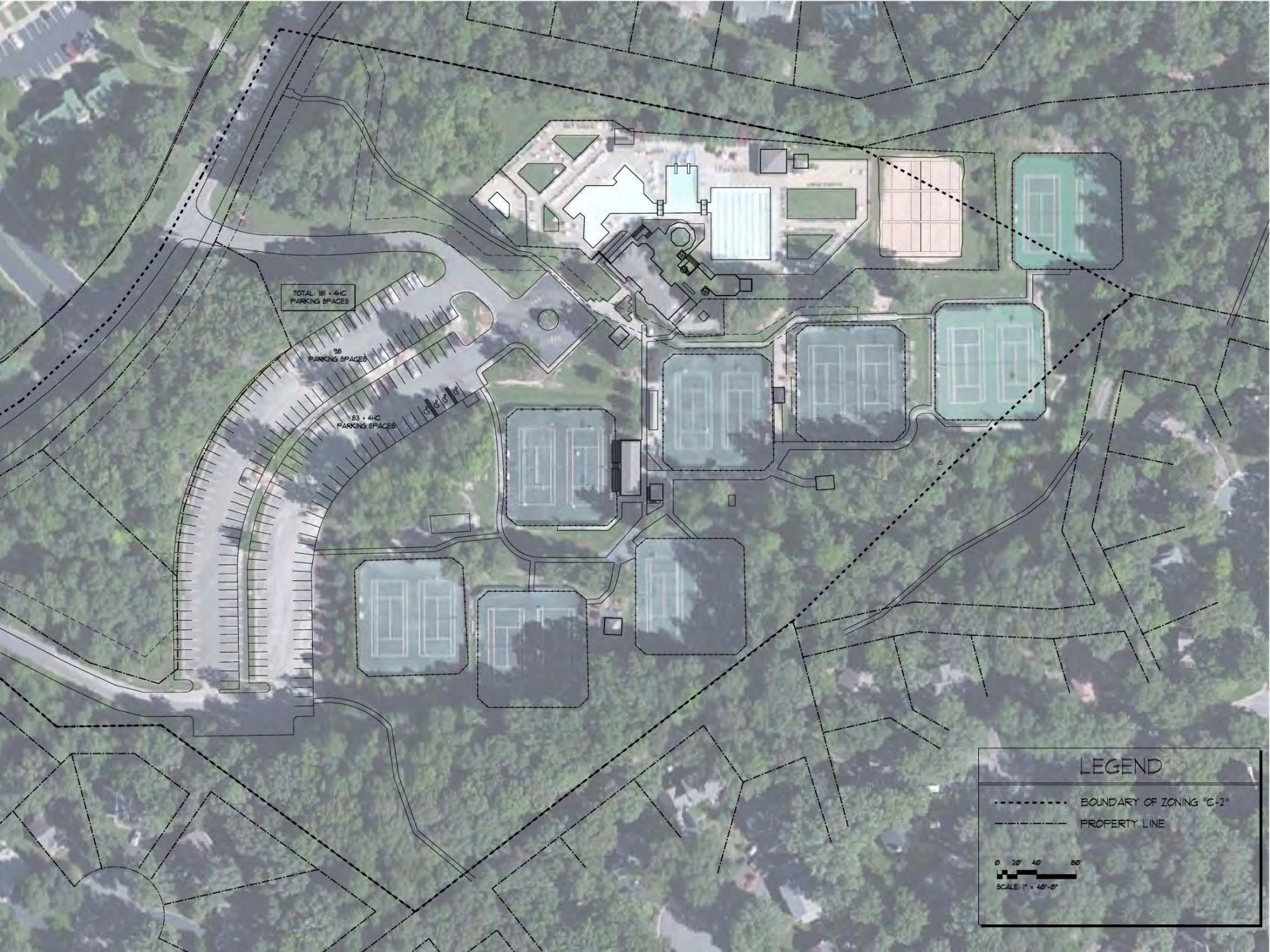




PROPERTY LI

EASEMENTS

GOLFING BOARDER



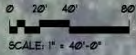
TOTAL: 181 • 4HC
PARKING SPACES

86
PARKING SPACES

83 • 4HC
PARKING SPACES

LEGEND

- BOUNDARY OF ZONING "C-2"
- PROPERTY LINE



SCALE: 1" = 40'-0"

What if...



We Take Back the Community Building?



- Relocate the Spin Classroom to rented space in Village Square Shopping Center
- Make a commitment to pay this expense for no more than 2-5 years until other arrangements can be made (construction of an AFC addition or a new community building)
- Put the SRC Community Building to work as Woodlake's community center. Evaluate its usage to create a realistic understanding of needs for an expanded community center facility.



Short Term Community Center Opportunity



OPPORTUNITY TO RELOCATE SPINNING CLASSROOM

Projection of Probable Cost

- Yearly Cost Parameters:

Yearly rent on space - $\$16/SF$

Also: minimal upfit of tenant space

Open ended *or* until new Community Building or Fitness Addition is built



Probable Costs





Community Center Opportunities

Renovate terrace overlooking pool for snack bar dining (with umbrella tables)

Built-in grill and buffet area

New ada ramp access to & from pool

General Clubhouse Renovation

New covered terrace area (relocate band area)

New bar of marine-grade materials

New deck overlooking lap pool

Screen transformer and service area



Community Center Opportunities

COMMUNITY CENTER OPPORTUNITES

Projection of Probable Cost

- Renovations & Improvements to Existing Community Building: \$525,000 - \$600,000

Renovate existing building, including ADA access

HVAC renovations

Snack bar renovations

Renovate terrace overlooking pool

New built-in grill and buffet area

New covered terrace and bar area

Deck expansion overlooking Lap Pool

Handicapped ramp to pool level

Landscaping and Irrigation

Pedestrian lighting

All costs are inclusive of design and engineering fees and contingency



Probable Costs





SRC Pool Complex Opportunities

**Chemical room addition to pump building –
buffer between pool and nearby residences**

**Shade structure with family restroom – buffer
between pool and nearby residences**

**Relocate kiddie pool – beach entry, spray mat
with deck jets & water toys**

Kiddie pool shade structure

New tot lot, accessible year-round

Family restroom

**ADA compliant check-in pavilion at pool deck
level**



SRC Pool Complex Opportunities

SRC POOL COMPLEX OPPORTUNITIES

Projection of Probable Cost

- Pool Check-in Pavilion: \$175,000 - \$200,000

ADA and stroller access to pool

Covered pavilion with check-in station

Includes family restroom with ADA lavatory, toilet and shower

Extension of utilities to this location may be a major cost factor

- New Kiddie Pool: \$150,000 - \$170,000

ADA-compliant kiddie pool with beach entry

Spray mat with deck jets and water toys

New concrete pool deck

Shade structure

Non-climbable, code-compliant decorative metal picket fencing

- New Tot Lot: \$130,000 - \$150,000

Play equipment

Special play surfacing

Pedestrian lighting

Fencing

All costs noted above are inclusive of design and engineering fees and contingency



Probable Costs



SRC POOL COMPLEX OPPORTUNITIES

Projection of Probable Cost

- Shade Structure with Family Restroom: \$100,000 - \$125,000

Permanent roofed shade structure

Family restroom with ADA lavatory, toilet and shower

Creates sight and sound buffer between pool and nearby residences

Extension of utilities to the location may be a major cost factor

- Chemical Room Addition to Pump Building: \$50,000 - \$75,000

New secured room for pool chemicals

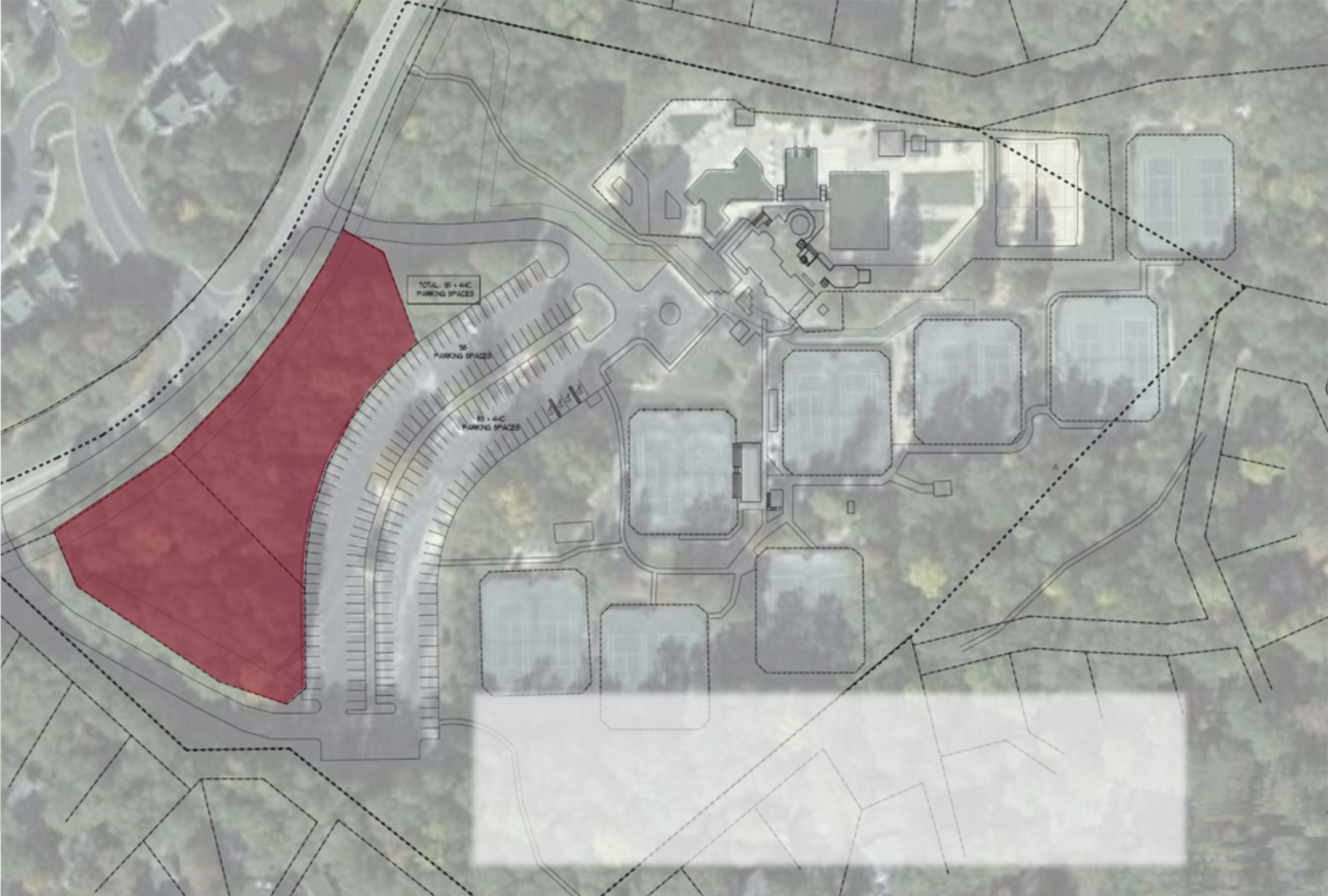
New roof and exterior renovation of existing pump building

All costs noted above are inclusive of design and engineering fees and contingency



Probable Costs





Parking Expansion Opportunities



Acquire 1.5 acres +/- for parking to support additional development at SRC site

Available parking will determine how much further this site can be developed

Parking Expansion Opportunities



Acquire 1.5 acres +/- for parking to support additional development at SRC site

Available parking will determine how much further this site can be developed

Parking Expansion Opportunities

PARKING EXPANSION OPPORTUNITY

Projection of Probable Cost

- Expand Parking Lot: \$850,000 - \$1,000,000

Acquire two adjacent lots (approx 1.5 acres) fronting on Woodlake Village Parkway

New parking and sidewalks

Reconfigure and repave existing parking

Landscaping and Irrigation

Parking lot lighting

Amount of available parking will determine how much further the SRC site can be developed

All costs are inclusive of design and engineering fees and contingency



Probable Costs





Expansion Constraints



Existing Dominion Power easement constrains further development of existing community building

The image is an aerial photograph overlaid with a site plan. A thick red line traces a path across the site, starting from the top left, curving around a parking lot, and then extending horizontally across the top of several large rectangular buildings. A red line also connects the text box to a specific point on this red line. The site plan includes various building footprints, parking lots, and roads. A parking lot on the left is labeled 'TOTAL: 81 + 44C PARKING SPACES' and '50 PARKING SPACES'. The background shows a wooded area with some residential-style buildings.

Expansion Constraints



Community Campus Opportunities



Existing community building – may become more youth-focused

Pool check-in and family restroom

Plaza connects buildings

New Drop-off

New community building :

- 1 story, up to 6000sf
- Wood-frame construction
- No sprinkler system required
- Meeting and event rooms
- Tennis pro shop and restrooms may be relocated to this building
- Some WCA administrative offices may be relocated to this building

Community Campus Opportunities

COMMUNITY CAMPUS OPPORTUNITY

Projection of Probable Cost

- New Community Building: *\$1.2 million – \$1.4 million*

One-story, up to 6000 SF, wood-frame construction, no sprinkler system required

Tennis pro shop and restrooms may be relocated to this building

Plaza connecting new and existing community buildings

Terraces and sidewalks

Landscaping and Irrigation

Pedestrian lighting

Flagpole & lighting

Development contingent upon availability of commensurate parking

All costs are inclusive of design and engineering fees and contingency



Probable Costs





Relocated Band Area Opportunity



Additional landscape screening from residences

3-sided bandshell directs sound away from nearby residences, accessible year-round

Volleyball courts - accessible year-round

Lawn area – accessible year-round

Terrace with fire pit, accessible year-round

Path from parking and clubhouse

Relocated Band Area Opportunity

RELOCATED BAND AREA OPPORTUNITY

Projection of Probable Cost

- New Band Shell and Lawn Area: *\$180,000 – \$230,000*

Roofed and three-sided band shell directs sound away from nearby residences

Lawn area for seating

Additional landscape screening on residential side

Terrance with fire pit

Facility and adjacent volleyball courts accessible and usable all year

Pedestrian lighting

Landscaping and Irrigation

All costs are inclusive of design and engineering fees and contingency



Probable Costs





Indoor Tennis Opportunity



New drop-off

Integral tennis pro shop and locker rooms

**4-Court tennis building
(net gain of 2 courts)**

Indoor Tennis Opportunity

INDOOR TENNIS OPPORTUNITY

Projection of Probable Cost

- New 4-Court Tennis Building: *\$4.25 million – \$4.9 million*

Pre-engineered metal building with 125 foot span

Heated and air-conditioned

Fire-sprinkler system

Integral tennis pro shop and locker rooms

Landscaping and Irrigation

Pedestrian lighting

All costs are inclusive of design and engineering fees and contingency



Probable Costs





Future replacement pool opportunity



Social pool with beach entry, jetted benches, aquatic gazebo

New concrete pool deck

Competition and fitness pool – 25meters, 2 diving boards, swim-out area with benches and fountains

Landscaping irrigation and lighting

New code-compliant decorative metal picket fencing (non-climbable)

Existing infrastructure / facilities already in place, remain.

Future replacement pool opportunity

FUTURE REPLACEMENT POOL OPPORTUNITY

Projection of Probable Cost

- Future SRC Pool Replacement: *\$2 million – \$2.25 million*

Social Pool with beach entry, jetted benches & aquatic gazebo

Competition & Fitness Pool – 25 meters, 2 diving boards, swim-out area with benches & fountains

New concrete pool deck

New pump building and chemicals room

Landscaping and irrigation

Pool deck lighting

Non-climbable, code-compliant decorative metal picket fencing



Probable Costs





**20-Year Vision
Consolidated View of SRC Opportunities**

Thank You

