



Dominion Hills Special Planning Meeting

February 20, 2024

Assessment Proposal and Goals

- + \$500 assessment for 2024 season payable in two installments if approved
 - o Payment 1: \$250 by March 15 with dues
 - o Payment 2: \$250 by end of season on September 30
- + Any new members would also be required to pay a fee to invest in this process - the board is considering options for how to apply.
- + Formation of special strategic planning committee consisting of board and non-board members.
- + Assessment would fund ~\$250,000 process led by strategic planning committee and Studio 3 Architects to develop potential pool designs and placement, consult with relevant regulatory bodies, and gather input from members.
- + Goal is to develop several potential site plans that could be evaluated by membership and, if approved, bid out for formal architectural plans, permitting and construction.
- + Up front investment is necessary to allow current members to make an informed decision about whether to construct a new pool that they could use rather than investing for future members.

Why Plan for DH's Future?

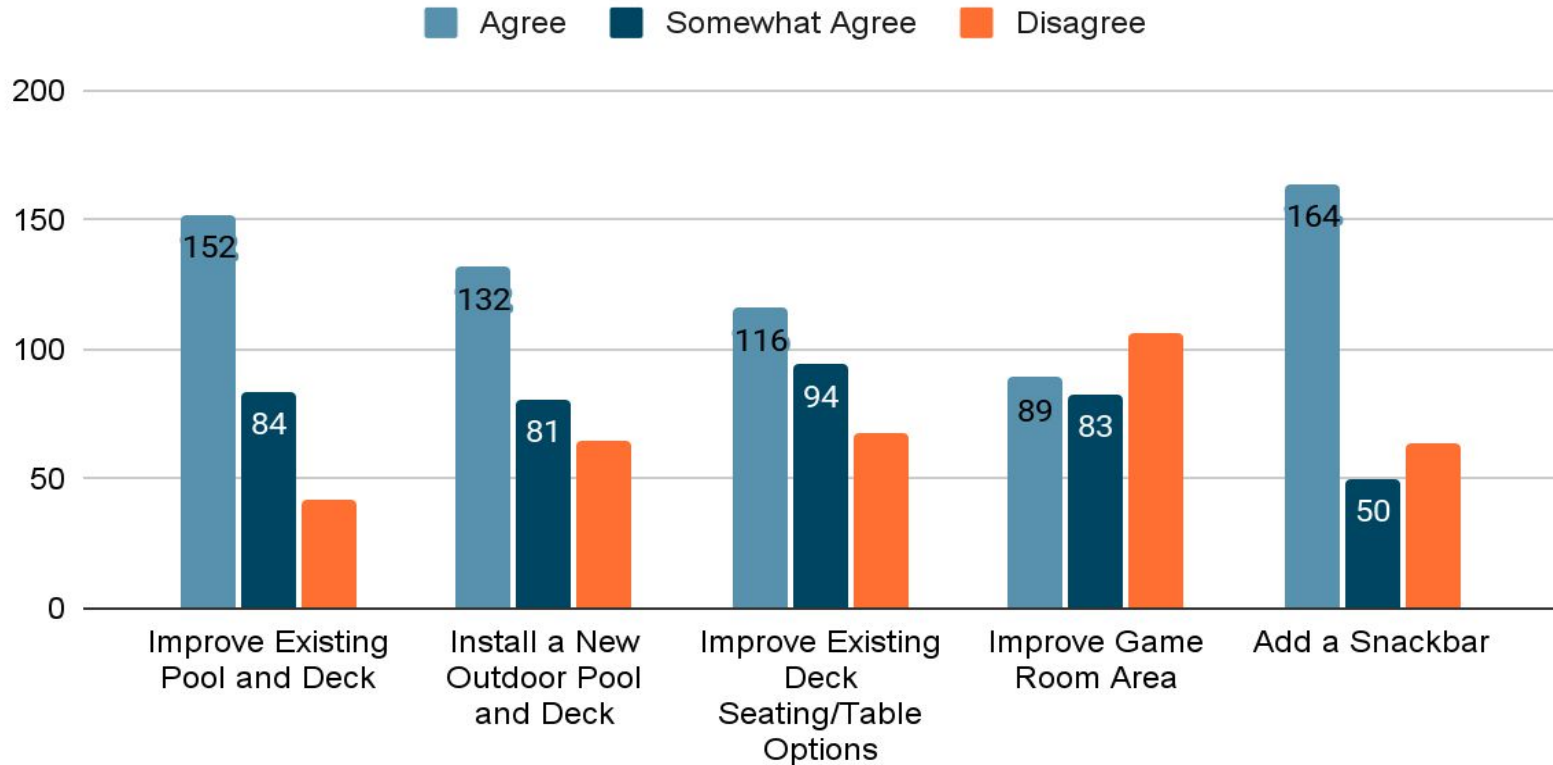
- + Aging underlying facilities have not been comprehensively updated in over 50 years - foundation rests on 1950s era concrete slab exposed to water damage, eroding hillside, and no ADA access.
 - o Poor foundations means major investments in our existing structure are not economical over the long-term.
 - o The clubhouse has been broadly grandfathered from building and electrical code and would need to be almost completely gutted to make improvements.
- + Community waiting list of 600+ for new members in a high growth area with lack of pool options.
- + Our small deck space and pool offers limited social and eating areas, and our facility borders an Resource Protected Area that prevents expansion of current site.
- + No long-term plan for utilizing entire usable footprint of property or contingency for pool failure, and the board has discussed developing a plan for at least the past decade.

Why Add a Pool?

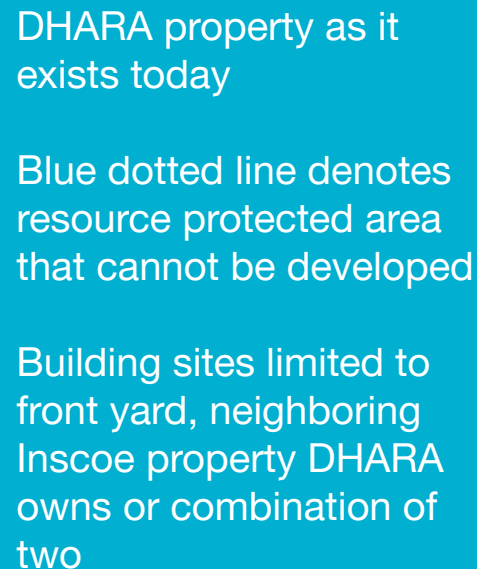
- + Infeasible to expand or substantially improve current pool - doing nothing means we're managing its decline
- + Failing to plan for the future exposes membership to minimum of two to three years of pool closure if current pool fails and must be replaced
- + New facility would offer membership opportunity to design a facility with the features and amenities they want rather than rely on designs from ~70 years ago
- + Could significantly expand pool hours by having separate practice area available for water sports teams and ability to remain open during team meets
- + Ability to grow the DH community without crowding - current pool already reaches bather load on summer weekends

Member Input - 2021 Member Survey Results

Capital Improvement Responses - Supported Items

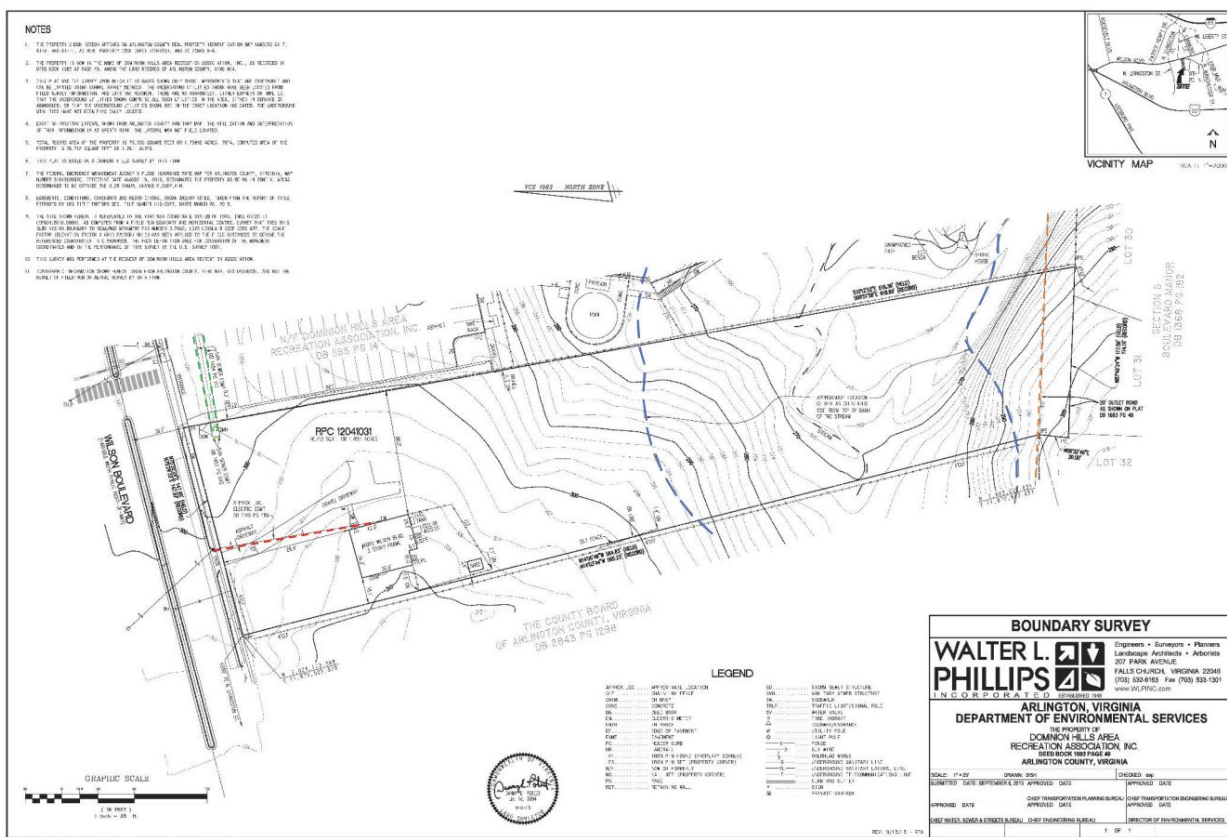


Parcel A: 6000 Wilson Boulevard – Boundary Survey, September 6, 2013



File No. A12-02 Tax Map No. 612 Job No. 13-008 Cadastre No. 13-00801-02 0001.com

Selling Inscoe or leaving it separate would expose any facility changes on DHARA property to 100 foot setback required by Arlington County

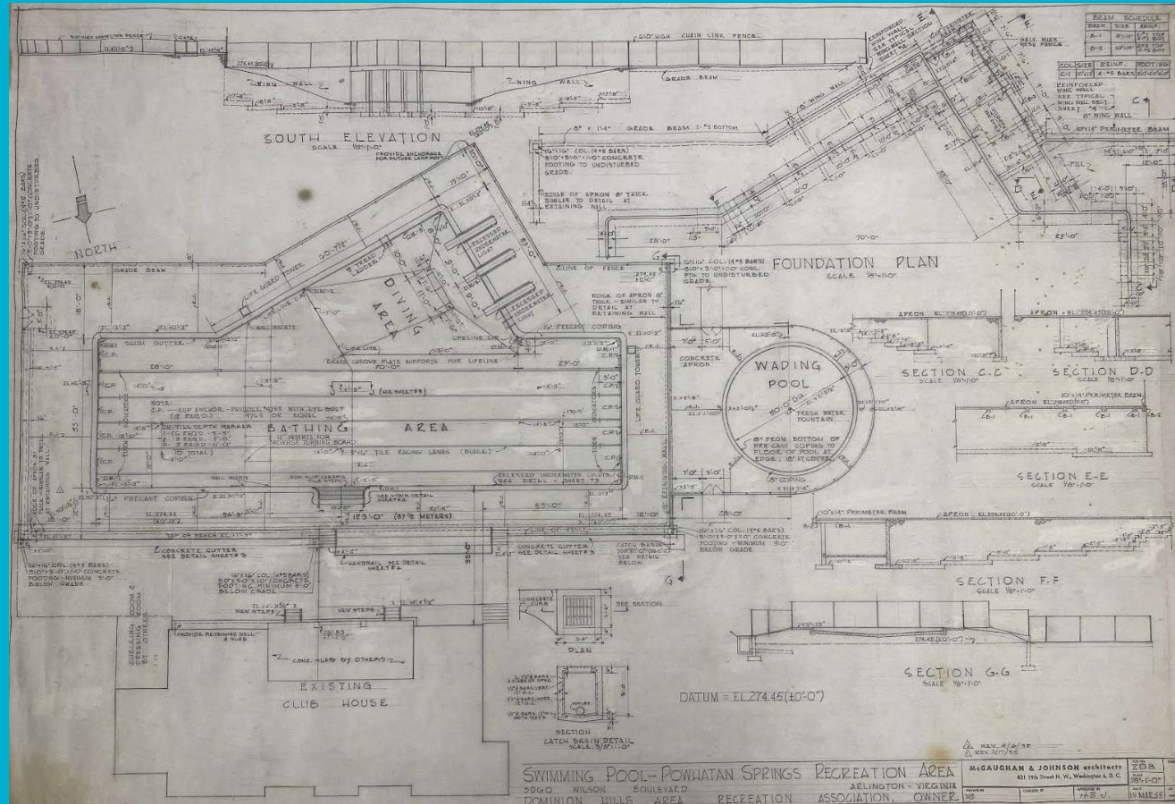


History of Pool Construction and Capital Improvements

Pool remains largely as is from its initial design in 1955, clubhouse has never been renovated:

- + 1955: Initial swimming pool, wading pool and parking lot constructed
- + 1988: Main pool divided to create separate training pool and 25m competition pool
- + 2002: Bath facilities renovated
- + 2008: Diving area expanded slightly, steel gutters installed
- + 2018: Restrooms and bath areas upgraded

Original 1955 DHARA Plans



Long-Term Planning Process To Date

2019-20

- + Board announces long-term planning initiative at annual meeting, process largely put on hold due to Covid

2021

- + Membership survey with 280 responses showing strong support for exploring new pool options, board researches potential consultants

2022

- + Board presents revamped long-term planning process based on membership survey, membership approves long-term planning budget
- + Board contracts with Studio 3 Architects to begin feasibility study and structural study of existing pool, membership informed of progress in email
- + Bulkhead and baby pool identified as areas of concern, as reported to members

2023

- + Membership update provided at annual meeting, membership approves long-term planning budget
- + Studio 3 completes study - IDs Inscoe property, DH front lawn and combination of two areas as feasible pool sites
- + Board conducts membership parking survey to inform planning discussions with county
- + Concrete core sampling confirms that bulkhead must be fixed, baby pool must be monitored

2024

- + Board approves bulkhead repairs - provides membership update at annual meeting, including assessment to continue long-term planning

Community Outreach and Studio 3 Contract

- + Chesterbrook Swim and Tennis Club underwent major renovation in 2017, have shared wealth of experience:
 - Spent over \$1m in “bad money” piecemeal upgrades to existing facilities before launching comprehensive plan and remodel
 - Planning began with \$300k “soft money” process to develop master plan for facilities that could be bid out for formal design, permitting and construction
 - Established pool planning committee consisting of several board members and pool members to develop plan, contracted with Miller Architects and NVblue pool construction
 - Michael Miller has since retired and recommended his former partner, Ed Climo of Studio 3 Architects; NVblue leadership independently recommended Studio 3
- + Donaldson Run Pool underwent similar planning exercise over past several years and highly recommended Studio 3
- + Millenium Pool Construction recommended Studio 3

Studio 3 Feasibility Study – Phase I

- + Study funded with \$14k approved by membership at 2022 annual meeting and an additional ~\$20k from Employee Retention Credit
- + Subcontracted with Elliott, LeBouef & McElwain to conduct current pool structural evaluation
- + Tabulated existing pool features that would factor into regulatory requirements applied to any additional developments on club property
- + Identified relevant Arlington County zoning requirements and code
- + Concluded that existing pool site could not be expanded, recommended front lawn and Inscoe sites for potential development - finding corroborated by NVblu and Elliott, LeBouef & McElwain

Studio3 New Facility Conceptual Development – Phase II

Studio 3 proposes to develop conceptual designs based on DHARA membership input that could be presented to Arlington County for approval and used to create construction-ready, permitted plans

Activities would proceed on a line-item basis so the process could be paused or terminated at any time with remaining planning dollars returned to membership.

- + Develop design approaches and identify issues and tradeoffs with each
- + Conduct analysis of parking requirements and easements at similar facilities
- + Conduct site utility analysis to determine utility loads and necessary capabilities
- + Prepare conceptual development of pool facilities to maximize membership-desired features - to be presented visually in manner that illustrates how a new facility would function
- + Conduct required site surveys, utility documentation, geotechnical evaluations, and environmental studies
- + Prepare an updated use permit for DHARA based on new facility concept as required by Arlington Zoning Ordinance - includes preparing exhibits for public hearings and attending hearings

Phase III – If Membership Approves

- + Develop official site plans that can be bid out to construction firms - process could likely be built into construction loan
- + Begin pool construction within roughly three years
- + Rough estimate of \$3m, could be more or less based on member-designed features, professional fees and varying material costs at time of build

Questions?