



recreate

chagrin valley rec expansion

# Chagrin Valley Recreation Center Expansion

## **Mission Statement**

Chagrin Valley Recreation Center will provide a safe, family-oriented year-round community center focused on life-long health and wellness. We will be dedicated to providing affordable programming while continually enhancing the quality of life for all ages.

# History of “The Rec”

- Pool first opened in 1937
- A combined effort between Cuyahoga County and school board
- In 1943 a council was formed and created Chagrin Valley Recreation Center
- Classes and programs run by volunteers
- Filtration system installed in 1945
- Operates on membership fees and donations
- A part of the community and an example of the power of volunteerism for over six decades

# Area Facilities Contacted/Visited

- Bay Village
- Brecksville
- Brunswick
- French Creek YMCA
- Independence
- Macedonia
- Medina
- Rocky River
- Solon
- Twinsburg
- Westlake

# Sampling of Data Collected

- Square Footage
- Age and cost of building
- Number of Members/Membership fees
- Usage rates
- Operating hours
- Amenities (pools, fitness center, childcare, meeting/classroom space, gymnasium, function space, locker rooms)
- Programming offered (Silver Sneakers, aerobics, yoga, Spinning/cycling, learn-to-swim, youth sports, youth camps)
- Annual utility costs
- Number of employees
- Population served
- Operating budget

# Data Used to Identify Selected Features

- Results of current Rec member survey
- Information gained from discussions with YMCA
- Reports and experience of other recreation centers
  - Visits
  - Discussions
  - Statistics
- Suggestions from local professionals
  - Architecture
  - Design
  - Construction
  - Fitness

# Recommended Programs

- Water Fitness Classes
- Learn-To-Swim
- Land Fitness Classes
- Summer Camps
- Sports Instruction
- Wellness Education
- Community Education
- Personal Health and Wellness
- Adult Sports Leagues
- After School Programs

# Recommended Features

- Outdoor Pool
- 8-Lane Indoor Competitive Pool
- 3-Lane Warm Water Pool w/ Zero-Depth Entry (Therapy and Swim Lessons)
- Locker Rooms w/ Indoor and Outdoor Entry and Family Locker Room
- Aerobics Room
- 2 Multi-Purpose Rooms
- Fitness Room (Cardio Machines, Weight Machines, Free Weights)
- Child Activity Center
- Office
- Concession Stand/Pro Shop
- Gymnasium
- Indoor Track
- Physical Therapy Space\*
- Outdoor Fields (soccer and lacrosse)\*

\* Possible Exclusion Items

# Site Plan



## LEGEND

1. RECREATION CENTER
2. OUTDOOR POOL
  - a. Main Area
  - b. Beach Entry
  - c. Sprayground
  - d. Decks
3. PAVILION
4. WALKING TRAIL
5. PARKING -300 paved spaces
6. STORM WATER MANAGEMENT

## Chagrin Valley Recreation Center Proposed Site Plan



Date: 07.19.2012

# Site Selection Factors

- Infrastructure availability
- Topography
- Size of available land
- Visibility
- Vegetation
- Potential Soil issues
- Parking/Drop-Off
- Room for future expansion
- Cost analysis
- Additional cost incurred to make land buildable (relocation of buildings, tennis courts, etc)

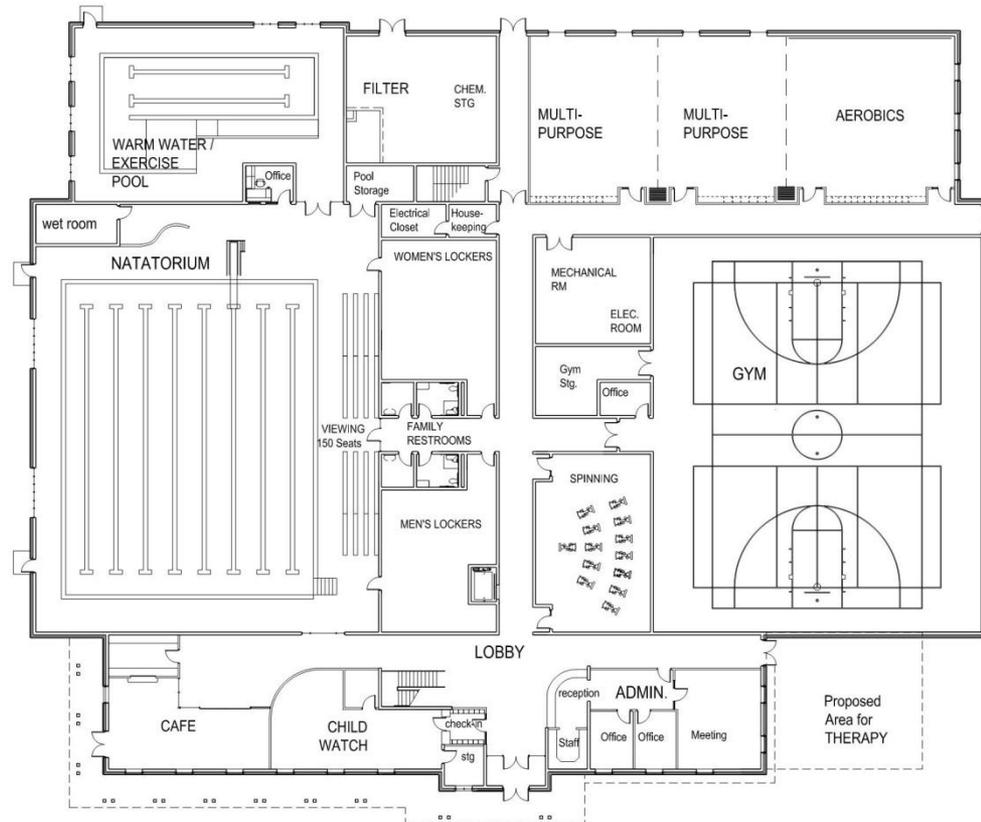
# Building Elevation



EAST

48,058 Square Feet

# Floor Plan - Building Concept



Chagrin Valley Recreation Center

First Floor

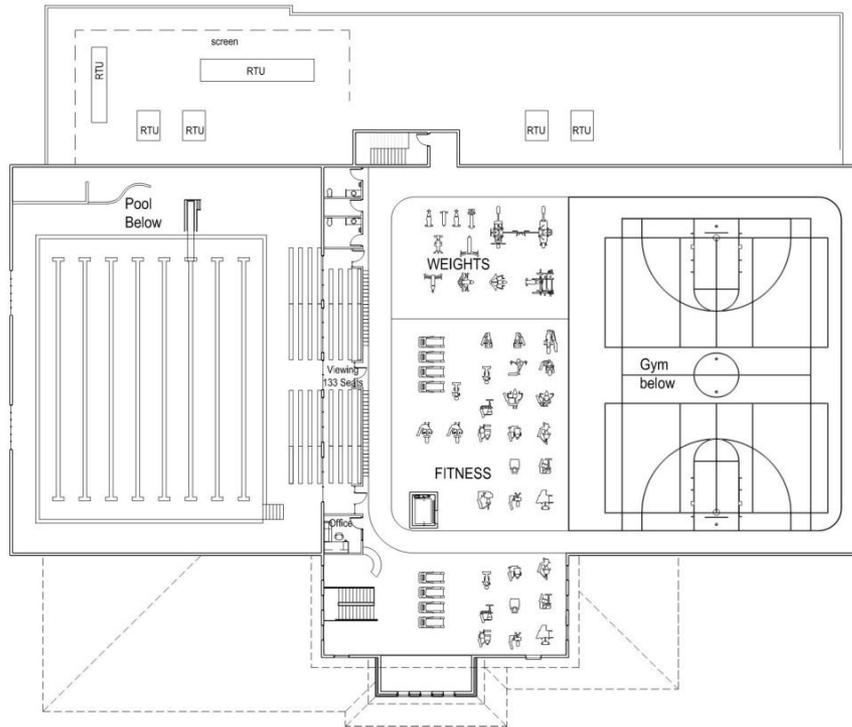


Date: 07.19.2012



38,658 sq. ft.

# Floor Plan - Building Concept



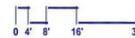
Second Floor

9,400 sq. ft.

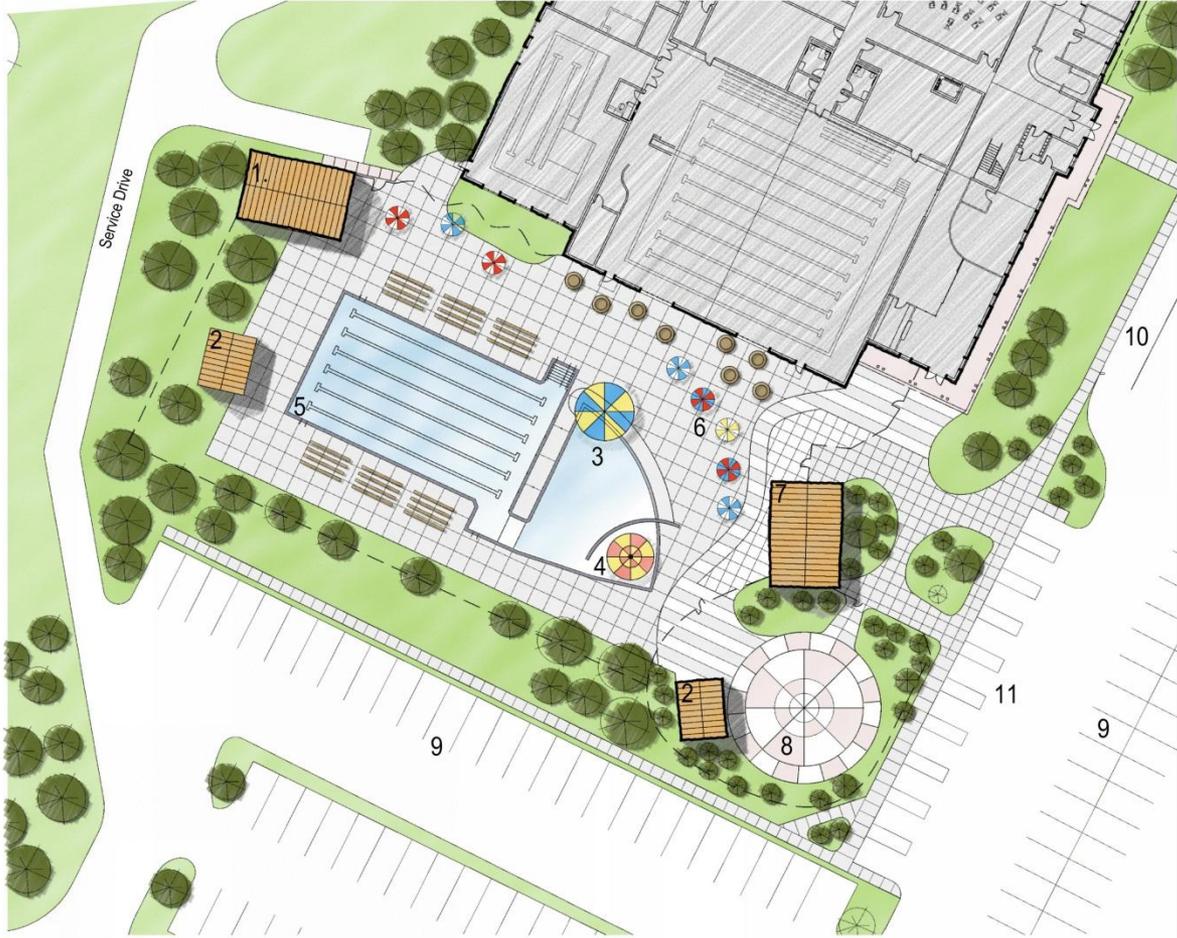
Chagrin Valley Recreation Center



Date: 07.19.2012



# Outdoor Pool



### FACILITY FEATURES

- 1. POOL HOUSE & POOL FILTRATION ROOM
- 2. PAVILION
- 3. ZERO DEPTH ENTRY AT POOL
- 4. TODDLER PLAY POOL
- 5. 25M LAP SWIMMING LANES
- 6. SHADE UMBRELLAS
- 7. CONCESSIONS WITH TABLES
- 8. SPRAYGROUND
- 9. PARKING LOT
- 10. DROP OFF LANE
- 11. ACCESSIBLE PARKING

Chagrin Valley Recreation Center  
Proposed Site Plan



Date: 07/19/2012

# Benefits of a New Chagrin Valley Recreation Center

- Health and Wellness year-round for all ages
- Swim Lessons
- Competitive Swimming
- Masters Swimming
- Water Fitness
- Group Fitness
- Personal Training
- Circuit Training
- Free Weights
- Indoor Track
- Warm Water Therapy/Swim Lessons/Fitness
- Wellness Education/Health Fairs
- Job Creation
- Community Meeting and Event Space
- Gym Space
  - Youth Leagues (CAA, KCE)
  - Adult Leagues
  - Camps
  - Home School Physical Education

# Preliminary Project Cost

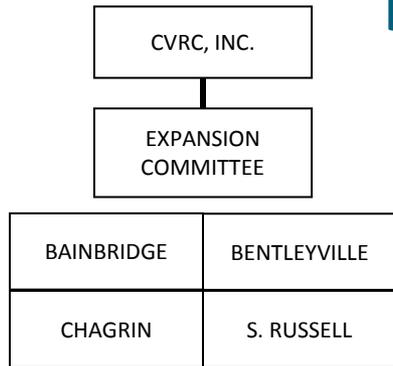
● Building construction	\$9,818,300
● Site development	1,968,900
● Outdoor pool	2,157,800
● Owner costs (design, legal, testing)	<u>2,040,000</u>
● Total project cost*	\$15,985,000

\*Provided by Panzica Construction

# Revenue Enhancing Strategies

- Memberships
- Health Care Provider Partnership
- Contract for Physical Therapy
- Swim Team Pool Rental
- Programming
  - Sports
  - Group Fitness
  - Learn-To-Swim
- Summer Camps
- Multi-Purpose Room Rental
- Gymnasium Rental
- Guest Fees
- Concessions

# Timeline



Subdivisions need to:

- Agree to present Resolution for adoption
- Agree on number of Trustees and initial terms.

**Chagrin Valley Recreation District Board of Trustees:**

- Bainbridge Trustees
- Bentleyville Trustees
- Chagrin Falls Trustees
- South Russell Trustees

CVRC, Inc.



- CVRC, Inc. operates the Chagrin Valley Recreation Center.
- CVRC Expansion Committee is a subcommittee of CVRC, Inc., which has formulated expansion plans but can not go further due to necessary involvement of the 4 political subdivisions
- Due to necessary involvement/collaboration of 4 subdivisions, formation of a joint recreation district is necessary .
- What is JRD?: Entity formed under ORC 755.14(C) consisting of two or more governmental subdivisions that have entered into an agreement to jointly construct, finance, operate and maintain recreation facilities.
- What can a JRD do? JRD possesses all of the powers as a creating governmental subdivision- may put bonds/taxes on ballot.
- What are the benefits of JRD?: JRD allows governmental subdivisions to collaborate and pool money and other resources. No single subdivision would have sole responsibility or risk for the facility(ies).
- How do you create JRD? Governmental subdivisions create JRD by Resolution. Resolution expresses collaborative intent, defines boundaries/participants and establishes JRD Board of Trustees.

Comply with all reading and notice requirements

**JRD CHARACTERISTICS:**

- \*Entirely independent district with independent taxing authority; has all powers of political subdivision
- \*Can issue bonds/levy property tax
- \* Operated by Board of Trustees and Fiscal Officer
- \* May have non voting Advisory Council
- \* Other subdivisions may petition to join JRD and subdivisions may withdraw from JRD; however once a tax is passed, tax must still be paid by residents of withdrawing subdivision for duration.

**DUTIES OF JRD AFTER FORMATION**

- \*Appoint Trustees (done by legislative authority of each subdivision)
- \* Must draft Bylaws (rules) that govern JRD operations
- \* Must appoint or employ Fiscal Officer
- \* May employ outside professionals/consultants
- \* Must have monthly public meetings
- \* Must comply with annual financial/tax reporting requirements
- \* Must enter into Lease Agreement with S. Russell
- \* Must enter into management or operating agreement with CVRC for CVRC to manage or operate.
- \* If public funds are necessary must put bond or tax (for construction and/or operating costs) on the ballot to voters- voting as a JRD .

# What is a Joint Recreation District?

A joint recreation district is a legal entity that is formed by two or more municipalities to construct, operate and maintain recreation facilities for the benefit of all participating municipalities.

# Why Form a Joint Recreation District?

The benefit of a joint recreation district (JRD) is that it allows for the pooling of money and resources by several municipalities. This gives the JRD the ability to fund and operate projects that each municipality could not afford on their own. Additionally, no single municipality would have the sole financial responsibility or risk for the recreational facilities.

# Powers of a Joint Recreation District

The joint recreation district has all of the power and authority as the municipalities involved have to construct and operate recreational facilities. A JRD also has the power to raise funds through private and public donations, issue voter approved bonds (for construction) and levy voter approved taxes (for operating costs).

# Forming a Joint Recreation District

In order to form a joint recreation district, each municipality must pass a Resolution through their own political process (i.e. Council) to create and join the joint recreation district. The Resolution also establishes the joint recreation district Board of Trustees, which is its governing body. The Resolution does not create, approve, or subject any of the participating municipalities to a tax or bond. Any bond or tax issue must be placed on the ballot by the joint recreation district and approved by voters.

# How a Joint Recreation District Functions

A joint recreation district acts through its Board of Trustees. Each municipality, through their individual governing bodies (e.g. Mayor, Council), appoints individuals to serve on the Board of Trustees. The number of Trustees is set by the municipalities and is specified in the Resolution creating the joint recreation district.

# Public Financing Through a Joint Recreation District

The creation of the JRD alone does not give it the authority to raise funds through public financing options such as bonds or taxes. Once a joint recreation district is formed, it can attempt to raise funds through public bonds (for construction) and taxes (for operating costs). However, these bond and tax issues are ballot issues and must be approved by the voters of the JRD municipalities. A JRD cannot issue any bond or levy any tax unless these are specifically passed by the voters



**Same heart. New Body.**