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# Memo

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**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager  
**Date:** March 5, 2019  
**Initiated By:** Matt Earman, Director of Parks and Recreation  
**Re:** Information Only - Dublin Community Pool North Renovation Project Update

## Background

At the 2015 Capital Budget workshop discussion with City Council, Council requested staff research the feasibility of installing a temporary enclosure over the competition pool of the Dublin Community Pool South facility to offset the highly used natatorium inside the Dublin Community Recreation Center (DCRC.) It was suggested that a temporary enclosure may help to offset demand pressures by creating additional year round pool capacity and diverting some of the programming occupying the 25 meter DCRC competitive pool. Such programs include the Coffman, Scioto and Jerome High Schools' Swim Teams, the Dublin Community Swim Team (Sea Dragons), Masters Swim Program, public lap swimmers, aquatic fitness classes and other miscellaneous programs.

In March of 2016, staff explored the feasibility and cost of installing a temporary enclosure over the South Pool and determined that there were many other ancillary challenges with the operation and design of the facility that would require extensive renovation work which were found to be cost prohibitive at the time.

With the onset of the schedule for renovations of the Dublin Community Pool North facility, capital funding was allocated for re-design work in 2019 and construction to begin in 2020. The new design process provided another opportunity to re-visit the idea of combining the operation of outdoor/indoor programming by way of some kind of an enclosure that would provide an outdoor environment during the summer months and an indoor environment during the fall and winter months to accommodate swim team practices, swim meets and other aquatic programs.

In 2018, the City entered into a contract with MSA Sport architecture firm (MSA) to gather feedback from the community and provide professional design services for the DCPN reconstruction project. Two initial public meetings were held in fall of 2018, where extensive feedback was received primarily from the swim team community. The swim team community requested the City pursue the design of a 50 meter competition pool with a retractable enclosure for use during the fall and winter months.

While it was conveyed to the public that the funding for the project was solely for the replacement of the existing 25 meter outdoor pool and associated facilities and amenities, there was extensive interest for the City to allow for a community-driven initiative to raise the additional funding for a larger 50m pool, possible enclosure and associated amenities. At the second public meeting, an

enclosure concept was introduced to the group to gauge interest, which resulted in further research by staff and MSA. Since the last public meeting was held, a community-based fund raising committee has formed and has met on several occasions to further organize for the possibility of raising additional funds.

The concept introduced at the second public meeting was a product of DynaDome, Inc. that manufactures pool enclosures made of telescoping aluminum frames and polycarbonate panels, (pictures attached, Appendix A.) The panels move along a fixed track allowing the structure to be fully or partially closed or open to the outside environment. Staff and MSA reached out to a representative from DynaDome to better understand their design and product/s, associated structural, mechanical, electrical concerns and code requirements, operational needs, maintenance requirements, etc.

Following this preliminary research, a small team of staff and MSA conducted a site visit to Highlands, NC where a version of the DynaDome structure has been in place for approximately five years, (pictures attached, Appendix B.) The team met with Highlands' staff who operate and manage the facility. Staff and MSA also had extensive conversations with the Highlands Director of Parks and Recreation Lester Norris regarding his experiences with this facility.

As a result of the preliminary research and site visit of the DynaDome enclosure concept, staff and MSA identified several challenges associated with the facility. While the facility at Highlands, NC was found to serve the needs of their community of 924 residents during the off-season, significant considerations will be needed toward a much larger 50 meter pool facility serving a much larger Dublin community, and the probability of voluminous bather loads particularly associated with swim team usage. The following is a summary of staff's and MSA's observations (MSA Sport report attached, Appendix C):

- Whether a 25 meter pool or a 50 meter pool is desired, serious concerns about the size the enclosure itself would need to be explored further. To date, DynaDome has not designed or built an enclosure for a proposed 50 meter pool; however, they have expressed confidence that it can be successfully engineered and constructed. While the facility at Highlands, NC is 88' wide X 122' long X 29' high to accommodate its 25 meter pool, small leisure pool and deck space, the size of the structure to accommodate a 50 meter pool in Dublin is estimated to be 115' wide X 213' long X 39' high.
- Air quality is a concern, however this can be resolved with a much more advanced system than the one employed in Highlands, NC. With such a high bather load expected for a Dublin facility it would be imperative that a high level HVAC system be considered.
- Condensation levels were extensive at the Highlands, NC facility. No affective system was in place to control the condensation which was adhering to the panels, rolling off the sides of the structure and dripping from the ceiling. Algae growth was observed on the panels and beams in the areas that collected water. According to MSA Architects, it is possible to install a de-humidifying system to control the level of condensation and humidity levels.

- The facility in Highlands, NC is located within a temperate climate, with limited freezing temperatures, whereas the Dublin climate being variable, it could pose a threat to the structure due to ice build-up, freezing/thawing, etc. during extreme weather conditions.
- The facility radiates significant light after dark while in operation, which may pose a problem for surrounding neighbors. While the structure was not unattractive while lit, there is concern that this affect may be negatively received. Tinted panels are available as an option, which would reduce the light transfer from inside the structure. Further research will be needed to understand this more comprehensively.
- Sound levels protruding from the facility after hours from swim meets, audience cheers, whistles and other related noises could be a factor for the surrounding neighbors.
- With the facility accommodating swim practices and swim meets on a frequent level, the additional traffic, particularly at night, throughout the immediate neighborhood could also pose a problem with neighbors associated with the traffic patterns to and from the facility.
- Routine and long-term maintenance of the facility would also be a challenge. In order to protect the structure from high winds, the structure needs to be closed when not in use and during high wind events. This would require daily inspection and cleaning of the track system on which the structure glides. The carbonate panels' life expectancy are estimated to be only ten years, at which time they would likely need replaced. Replacement of these panels is estimated to be more than \$1,000,000. Therefore, substantial funding will be required to maintain the structure every ten years.

## **Recommendation**

Staff recommends engaging the immediate neighborhood to make them aware of the possible options for replacement of the existing outdoor pool. Such options include:

1. Replace with an outdoor 25m pool and amenities as originally intended and as currently budgeted;
2. Replace with an outdoor 50m pool and amenities;
3. Replace with a 25m outdoor pool with temporary off season enclosure ("bubble") and amenities;
4. Replace with a 25m seasonally enclosed (i.e. DynaDome) with amenities; or
5. Replace with a 50m seasonally enclosed (i.e. DynaDome) with amenities;

A focus and priority on the immediate neighbors/adjacent property owners is key to determine their level of interest and/or tolerance of an expanded year round use, in whatever form. Needless to say, but, if these residents are in opposition to the expanded year round use, then options 1 or 2, above, are the only likely courses of action on the existing site. Therefore, the other option for an enclosure/year round use would have to happen elsewhere and at the expense of others, at this point. Staff's recommendation remains to pursue the replacement of the existing outdoor pool with amenities, as the priority. Should options 2-5 become viable at the existing north pool site,

then the fund raising committee would have to be activated to pursue the additional funding needed for the preferred option.

**Whatever option is desired/recommended, is subject to City Council approval.**

Once the option for the replacement of the existing north pool is adopted by City Council staff recommends ongoing engagement with residents to assist with the final design concepts, which in turn will be submitted for the appropriate zoning approval process. The potential site for the facility is located within a PUD, which does require approval by Planning and Zoning Commission. The development text provides minimal guidance regarding site development requirements; therefore, staff and the Commission would ultimately review the proposed use, architectural design and materials, traffic and access, parking and landscaping details, along with compatibility with the surrounding residential area as part of the application review process.

Staff seeks Council's direction regarding the next steps for the replacement of the north pool, as presented herein. Please address any questions regarding this Memo to Matt Earman or myself.