APPENDIX

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APPENDIX A-1 Online Survey Results #1 & Comments

Question 1

Many new upgrades need to occur to keep the pool at Crown Park open for a foreseeable future. All the upgrades would require a considerable expense between \$1.7 and \$2.1 million dollars. Repairing the existing pool would not provide an adequate return on investment for the City. Trends and lifestyles have changed the way people use pools over the last 60 years. If the Crown Park pool was built today, it would look significantly different and have more opportunities for all ages and abilities.

For the question below, which option would you prefer: 1) Renovate the existing pool, 2) Replace the existing pool with a new outdoor family leisure pool, 3) Replace the existing pool with a large interactive water feature, 4) Replace the existing pool with a small interactive water play feature.



Crown Park Pool Assessment and Master Plan

Answer Choices	Respons	es
Option 1 - Renovate Existing PoolRenovation costs\$1,690,000-\$2,190,000	9.94%	142
Option 2 - Replace the Existing Pool with a New Outdoor Family Leisure PoolTotal replacement costs\$1,870,000-\$2,220,000	67.32%	962
Option 3 - Replace the Existing Pool with a Large Interactive Water FeatureTotal replacement costs\$300,000-\$500,000	17.70%	253
Option 4 - Replace the Existing Pool with a Small Interactive Water PlayTotal replacement costs\$60,000-\$100,000	5.04%	72
Total		1,429

Question 2

Aquatics in Camas

If the City were to build a new, year-round indoor community center or aquatics facility that had a pool somewhere else in town (not at Crown Park), which of the following aquatic options would you prefer at Crown Park.

Crown Park Pool Assessment and Master Plan



Q2 Please choose from the following

Answer Choices	Responses	
Option 1 - Renovate Existing Pool	10.85%	155
Option 2 - Replace the Existing Pool with a New Outdoor Family Leisure Pool	38.07%	544
Option 3 - Replace the Existing Pool with a Large Interactive Water Feature	38.21%	546
Option 4 - Replace the Existing Pool with a Small Interactive Water Play.	12.88%	184
Total		1,429

Question 3

Which of the following park elements would be your top three (3) priorities for including or improving at Crown Park?

Crown Park Pool Assessment and Master Plan

Q3 Which of the following do you prefer?

(Choose 3) Answered: 1,429 Skipped: 0 Large Interactive... Small Interactive... **Outdoor Family** Leisure Pool Amphitheater Flexible Open Lawn **Park Amenities** Pathway Elements Plantings Playground Restrooms **Team Sports** 0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

Question 3

Which of the following park elements would be your top three (3) priorities for including or improving at Crown Park?

swer Choices	Responses	
Large Interactive Water Feature	30.16%	43
Small Interactive Water Play	12.25%	17
Outdoor Family Leisure Pool	55.28%	79
Amphitheater	21.90%	31
Flexible Open Lawn	26.31%	31
Park Amenities	23.93%	3
Pathway Elements	11.97%	1
Plantings	4.34%	1
Playground	56.82%	8
Restrooms	57.80%	82
Team Sports	9.24%	1:
al Respondents: 1,429		

Crown Park Pool Assessment and Master Plan



Q4 How often do you visit Crown Park?

Answer Choices	Responses	
Every Day	5.67%	81
Once a week	26.10%	373
Once a month	24.56%	351
A few times a year	36.95%	528
Once a year	4.06%	58
Never	2.66%	38
Fotal		1,429

Crown Park Pool Assessment and Master Plan

Q5 What do you do when you visit Crown Park?



Answer Choices	Responses	
Go for a walk / exercise	39.05%	558
Go to the playground	62.70%	896
Go to the pool	44.86%	641
Play Tennis	9.87%	141
Have a picnic	37.93%	542
Organized Sports (soccer, baseball)	6.02%	86
Go to an annual event (Easter Egg Hunt / Camtown Youth Festival / Summer Concert)	54.09%	773
Total Respondents: 1,429		

A8 Appendix - Crown Park Master Plan

Crown Park Pool Assessment and Master Plan



Q6 Where do you live?

Answered: 1,429 Skipped: 0

Answer Choices	Responses	
Do you live within ¼ mile of Crown Park	13.09%	187
Do you live between ½ mile and 1 mile of Crown Park	25.19%	360
Do you live further than 1 mile from Crown Park	47.03%	672
Do you live outside of Camas	14.70%	210
Total		1,429

Crown Park Pool Assessment and Master Plan

Q7 Please provide any additional comments that you think is needed to make the park better.

Answered: 405 Skipped: 1,024

Q3. Park Elements-Comments Only
Which of the following park elements would be your top three (3) priorities for including or improving at Crown Park?
1) A close-to-Crown Park/ downtown year-round pool is #1 priority, please model
interactive water feature on Portland's Jamison Square which attracts hundreds of
families and whole community
all of the above
Amenities which include bathrooms
amphitheater
Amphitheater if it will be used frequently.
Assuming the City built an indoor Family Leisure Pool elsewhere, perhaps the Crown Park
facility could be replaced with an interactive water something.
Basketball (sport court)
BBQ
Can the neighborhood handle the parking? If not, do't expand the pool
Covered picnic area
Current play grounds are ok.
disability accessible playground for community
Do water feature and pool.
Dog area
Dog Park!!
Dogs! It is time to allow dogs in crown park. The current prohibition is ridiculous!
Don't get rid of this pool. We are homegrown from camas. It would be a tragedy.
Don't remove large trees

drinking fountains and parking! Why is there no option for a pool plus a interactive water feature based on an adaptive recreation center model to cover all age groups? heated resistance lap loop for seniors, beach entry and splash pad in the front, heated family pool in the center, diving in the rear. Could be covered with large canopy such as the edith ball adaptive recreation center in tucson az as an example of a modern facility

Flea market on Saturdays, tennis court upgrade

Historical Statuary

I hope whatever is chosen the entire park will get a bit of a facelift. I think the playground could use some upgrades, park amenities as well. Even though I don't really use it I do think its important to keep a pool or at least a water feature there with free access to the public for those who don't have other options to stay cool in hot months.

I like the park how it is

I medium size splash pool would be a great add to a water play area, maybe something up to 3 or 4ft depth; a natural play area along with a traditional playgroun; covered space for bbging & eating; a community garden.

I only select a pool because the city needs one. For years I have heard talk about building a pool elsewhere, but I have no faith that the city will follow through with that.

I really think our community needs an indoor pool that can be used year round, but not at Crown Park.

If indoor lap facility open to community elsewhere

If there is another pool somewhere else, then a fountaink would be perfect. Camas is growing so we need a community center pool like firstenburg. Crown park has amazing trees and shade, but needs bathrooms and upgraded play equipment for kids

Improved Lighting

indoor lap pool with an outdoor pool feature

Indoor play park like Outdoors In in Hillsboro

Indoor pool!!!!!!!

Indoor water slides

join Washougal in building new indoor pool

Keep a pool there!

Keep a year round pool close to Crown park

Keep our park the same... stop destroying all that is good and beautiful. I want Green and Livingston Mountain areas to have new amenities as this is where you are forcing new growth on ys. Keep the old section of Camas the same.

Keep the Camas pool. It is a staple in Camas!! we are loosing a lot of beautiful areas and memories in Camas due to the growth. I would like to see the pool stay!

level walkway so older seniors unable to handle the climb on the sidewalks can exercise and stave off further health decline in leg strength.

Lighting

Love the creek and stage at Esther Short.

Maintaining integrity of existing amenities

more covered shelters

More tennis courts

Natural play structure - boulders, logs, etc.

Natural playground ammentites

No community center-there is already meeting space at Lacamas Lodge and Lacamas Swim and Sport

not really a fair question as there already is a restroom and playground.

Number One is having the family leisure pool on this side of town. Major park investments outside of the core city area would not serve all citizens equally. Investments need to be made equitably. Those in surrounding areas primarily use cars as transportation and their mobility allows wide geographical use. However, many in the core use more sustainable modes of transportation and having a pool only on the west or north sides would encourage economic and social segregation and remove Crown Park as the Living Room of Camas over time. That ill-serves the idea of community and would create ever growing divisions between community members for decades to come. Why would we do that?

Off leash dog park.

Only if a new pool built elsewhere and leaving the tennis courts.

Or larger outdoor pool and grounds

Other (please specify)

outdoor fitness amenities

Outdoor workout equipment spaced throughout the park

Parking

PLEASE DONT CUT DOWN THE TREES!!!

Please just don't cut down too many trees!

pollinator-friendly plantings

Renovation of existing pool

restrooms open year round are a must!

Sand or grass volleyball court

Sand volleyball court with lights

Sand Volleyball Courts

small bmx pump track

Small water play would be my 4th pick.

Snackbar

Splash pad(s) !!

Swim & work out facilities

Tennis courts stay intact

The city needs to invest in youth facilities and fields. We are woefully behind neighboring towns and not meeting the needs of our children.

The park is beautiful the way it is. It is one of the features that drew us to this town. We moved here from out of state 6 years ago.

They should have an option to continue the outdoor summer movies on a larger screen included in the amphitheater design.

Trees

Universally accessible playground so kids and parents with physical challenges (and those without) can enjoy. (Like Boise or Portland rose garden)

Vegetable garden

Waterfountains and improved landscape

We like the existing playground but adding natural play elements (logs, stones) as pictured below would be nice

We need to keep swim lessons available because of the rivers and lakes in this area

With camas booming, we need to create avenues for our families to relax, instead of having to go outside of camas. We also need more sporting park options for our children.

Q5. Crown Park Activities-Comments Only
What do you do when you visit Crown Park?
all of the above
Also go the movies in the park, concerts, Camtown Youth Festival
attend events there
Band concerts
Bbq's birthday parties etc.
Bike riding with young kids
Birthday paryts
Camps
Camtown youth event
Cub scouts
Day camps for kids in summer
Do not use this park.
Don't currently go
dont go
Enjoy the old growth trees and quiet beauty
event or party
Explore the area, run around and play in the field. (The trees are wonderful. Please keep at least most of them!)
Family picnic/gathering
Frisbee, catch, other games in the open space.
Gathering place we use to go much more often when our children were younger
Go there a lot during summer. Beautiful shade trees. Love having outdoor community pool and Camas wide events there.
go to Scout Hall
Grandchildren live very close to park
Haven't lived here in summer yet or would check go to pool
Hold a birthday party at the picnic tables
I don't visit. Crown Park is antiquated and decrepit.
I like to go there, eat my lunch and read a book.
I live nearby, so I drive by everyday
l never go
l play pickleball not tennis

I walk through the park to get to school, take pictures and mess around with friends.

July 4 Community bbq

Kid attends camps there

Love the idea of tables with chessboards built-in!!! Great for ALL ages!!!

Lunch time away from the office at picnic tables

Meet family or friends...maybe eat food outdoors

Meet people, relax

Meet up with folks

Metal detecting

Movie nights and concerts

Music in the park

Never go there.

Occasionally a family picnic

Other (please specify)

Outdoor movies

parties

Play wall ball, please keep the wall

Please have more open swim time in the morning.

Pool when its open and warm

Previous pool employee

Read in the grass:)

Relax and enjoy the park

Scout hall

Scout house activities

scout meetings, meet other families, use Scout Hall

scouts

See question 5

Summer camp

Summer camp for our children

summer events

Swim lessons all summer for all 4 of my kids!

swimming lessons every year since my kids were babies!

This question shouldn't be forced to check a box

Top burger/park day

Use covered picnic area for birthdays & other events

Use Scout Hall for Girl Scouts

Use the little club house

Walk my dogs

We use the scout house and playground for our homeschool group

We would go to the playground if it was more appealing.

Wish I could bring my dog

Wonder why I can't bring my dog for a walk!

work

Would go more if playground was improved.

Q7. Additional Comments

Responses Only

The well designed and functioning amenities for locker rooms and showers with hot water are the top priorities for the pool in the crown park to function better. Furthermore once this feature is improved, there will be more users and more income to help the finance.

A better pool is ESSENTIAL. Why not charge a high "club" fee to families to cover the costs and provide subsidized pricing to Camas residents Under a certain household income? Everyone wins.

Crown park is iconic to Camas, welcoming not just locals but folks from far and wide, ordering up at Top Burger and finding a shady picnic table, grandparents with grandchildren at the swings, Large groups celebrating birthdays, baby showers, picnics. We need foot path lighting, more picnic tables and benches. This park is so loved!

Improve linkage between Crown Park and Falling Leaf Lake and Lacamas/Round Lake. Save the trees and walking paths. Make the one-room school useful as a minicommunity building for indoor games like Scrabble.

I know a pool renovation is expensive but the lessons there are invaluable to my family. If that leisure pool could also have lessons that is a good option for me as well but it wasn't clear if it would.

Would love to see more playground structures and the pool is a beloved part of Crown Park history.

Natural play ground like west Moreland in Portland desperately needed.

Having grown up in Camas taking swim lesson in the early 80s, my wife and I were happy to see our own children taking swimming lessons in the summer at the crown park pool. We also enjoy playing frequently in both equipment areas, as well as various activities including hide and seek, make believe, and whatever our minds lead us to play. This past winter when the major snowstorm hit we played for a couple hours making snowmen and having snowball fights. We use the park year round and have always enjoyed it - its a big reason we ended up purchasing our house which is directly across the street. The park, and its pool are integral fixtures to the city of camas (especially for those that have called it home for over a decade). Like all things, spaces and facilities must be maintained, evolve, and adapt to the needs of their user and citizens. It must also make financial sense. I get that. Beyond our personal connection to the park and pool, I see it as a gateway and link between our beautiful downtown and the outdoor treasure we have in LaCamas lake and the surrounding trails and water. In a way, its the "living room" of Camas where families of all ages, incomes, neighborhoods, and backgrounds come together to play, learn, and be a community. Anything we can do to help foster that, encourage it, and help our community to thrive together year round is what we need to be focused on. Don't remove any large trees.

Crown Park is the most "homey" park in the area. I love the big trees - don't cut down ONE of them. I would use the pool, but I'm an adult and you don't have "adult only" hours. I would not spend a lot of money on the pool given that it can only be open 9 weeks of the year! It's great it is there, but don't add on for that short a time!!! Keep up the summer concerts and the events - it feels like community. Keep out the bums! (doing a good job so far). That's really all we need: a clean, safe place to breathe clean air and get together with friends and the community.

Rehabbing the existing pool is a nonstarter in my opinion since the cost is effectively equal to a new pool. I would propose that you should incorporate a splash pad as well as the new pool. You have the area for both at the park, and the additional cost to run some water lines to add the splash pad area when you are constructing the new pool would be nominal.

Parking.

Larger indoor space for summer camp.

You should seriously give thought to making NE 17th Ave and NE 15th Ave ONE WAY STREETS around the Park. This will allow safer travel flow and much better parking (you could introduce diagonal parking on 17th). People speed up and down these streets day and night and it's especially problematic when summer comes, not to mention the lack of good parking options on the north side.

I live across the street from Crown Park. In the summer months, it can be a hazardous place for children as cars frequently drive 35-40+ mph up and down NE 17th Ave. And parents often drop their kids off in the middle of the street near the pool. Some ideas to help safety would be making NE 15th & NE 17th one way streets (going opposite directions, with diagonal parking on 17th), putting in speed bumps, and/or cross walks on 17th (there are none). I would also place some dog-doo collection bags around the perimeter of the park, as it is a much used dog walking path, and unfortunately, clean up seems to be an issue. Thanks!

I live right across crown park, I would like that bench to stay there, and possibly not make the park terribly modern. Thank you.

Being from outside camas, I'd be willing to pay a fair amount/more than I'm paying now for an opportunity to swim/play with our friends near their homes. We enjoy being patrons of Camas restaurants, an improved park would entice us to stay longer and enjoy more than one meal.

Dogs on leashes allowed Restrooms

Update curgent pool and upgrade modern restrooms for all park guests

Would be nice to bring dogs to the park

Keep it a local community park & not a draw for people outside our area.

Keep the beautiful trees!!

The park, as it is now, seems unkempt, weeds, cracked sidewalks, the structure in the center is covered in pine needles. I'm concerned that with all the proposed improvements that the grounds will not be maintained in accordance with the investment the city will ask its residents for in a major tax increase to fund this project. We are relatively new here, 3 years, our property taxes are as high as they were in Bellevue WA!

I think some sort of water feature play is needed somewhere in Camas. It's been missing for some time now. But there does need to be a community pool as well (not just LaCamas Swim Club). Places/spaces for community meeting are critical for building community. LaCamas Lake park is suddenly becoming overrun by tons of people. Both old, new, and tons of outside visitors. Park space is now at a premium. With more people coming, we need more options.

Enclosing the entire park with a nice fence area. Maybe with plantings on the outside would be nice. Children riding their bikes or playing could not leave the path. We need more places to take kids and teens with the rainy season we need more indoor places skating rink, parkour, futsal...

Heated year round pool

Keep it dog free

There are water amenities and water fetures all over. This pool has been around for years and the pool should stay for every year to cone. Every generation of families in this area including the Vancouver and Portland area have been to and/or heard if this pool. It's a great price and a great activity for kids. We need to keep this around!!! Our children now days already do not get out enough. This pool is awesome, interactive and family oriented and there arnt any around like it. We can go to a water feauture anywhere now. But still very few pools. Do not replace our unique camas pool legacy with the same old hussle and bustle of everything we already have atoround here go to...we're humans, we love our variety and our city pool is VERY unique!!!

While I like a new pool concept the size and ability to support all that would likely go there is near impossible. So keeping the swimming concept basic helps focus the intent on a possible age and group that doesn't have as many options. There are numerous big pool/play options in Vancouver and Oregon. Keep it simple to serve our Camas community.

I frequent the park with my two little kids (ages 1 and 3). We've never been to the pool because it doesn't have anything for young kids. I like the park the way it is and I think the piece it's lacking is the family style pool. However, if the pool went away completely and the park was enhanced that would be great as well since we do not use the pool currently.

I think we should definitely enforce the law of no drugs or alcohol in the park. We need a police man to put Crown Park in his route at least. I see teens smoking and drinking all the time while I'm there for my three year to play on the playground.

Parking will continue to be an issue at the park, especially if improvements are made. We are a very walkable community, but i worry the impacts large scale improvements will have on the nearby homes and traffic in general on an already busy street. That being said, it's still a wonderful gem that is underdeveloped for it size in these modern times.

BUILD A BATHROOM FOR CRYING OUT LOUD!

Having a public pool somewhere in Camas would be ideal. If the pool is elsewhere in town, having a space that could host events, like movies or theatre, would be great! Better lighting at night, improved parking around, better speed signs on side streets or speed bumps

If these improvements were made more people would be able to enjoy the park more often. The restrooms are really needed! Our family has used this park for generations. We need this park to continue to be a good place to go as families.

Bathrooms!!!

I believe we need sand volleyball court somewhere in Camas. And restrooms are a must in Crown Park. Plus a pool that is open year around.

Please don't take the park away. We need one in are area as much as the ones on Prune Hill and LaCamas Lake

Consider the park heritage when updating and improving. Thank you.

This sounds silly, but we all love the big swings. Parks just don't put those in anymore. Anyway, whatever happens-- could you keep them?

We need a righteous playground there, something unique that is a regional draw

If no restroom opted for, definitely needs better/more portable toilets. Preferably one at each end of the park. Updated playground equipment.

Update playgrounds my kids love going

Whatever you do with the park, please have it be accessible for all abilities. Please have handicapped accessiblitites.

Crown park is part of Camas, and yes, I will concede, that the pool is out of date but it is a crucial part of summer for Camas families. Changing it into a larger family centered facility is the best decision for the community and I believe the city.

Love the pool! My children have had lessons every Summer since they were babies. I'm excited to see the new plans evolve.

We love crown park! My grandpa used to take us to top burger for lunch and then to the park to play! Don't get rid of the pool please. It's one of our favorite parts of Camas! I would like to see an option of a covered pool so it could be used year-round.

If you build a new center, it would be nearer to the folks on the hill with money & leave those close to town without.

Turn tennis court into a Futsal court. You'll get more use out of that then the tennis. Little to no difference in maintenance. More kids in our committee play soccer, futsal is a type of soccer, than tennis.

Would love an area to take dogs!

Allow pets to be on leash with pet clean up stations.

It's looking pretty good!

If a family water pool is built at crown park it would be better if it was built as a building so it could be used year round.

As active cyclist, a few bike racks would be great too :)

Please don't take down the beautiful trees!

Lighting, picnic tables, benches

I think having a water feature that children can enjoy without health issues of a public pool is a fantastic idea. Including an amphitheater type space for performances in the park would attract families and adults. Because the park seems dark and child/teen only oriented we never go there. Love the feel of a more community oriented space where all ages are encouraged to enjoy the park. Wish Camas had community theater. We need an outdoor pool for the kids!

As a third generation Camas resident I would like to see the outdoor pool stay. It can be used by everyone. You dont have to be a member of a club to use it. Save our pool

Keep the park clean! And don't take away the tennis courts in fact should add more I live a few blocks away and I would take my grand children more often if there were more for them to do and bathrooms.

I think it would just be best to keep everything up to date, no need to re-due anything. As someone who has lived in Camas for 32 years it's nice that something's have gone unchanged!

Sand and grass volleyball courts would be a great addition.

I grew up in Camas and learned how to swim at the pool in Crown Park. I have occasionally visited in-laws in Billings MT and we go to a nice park and pool complex. I think to myself that Camas, candidly as affluent as it is, should have nothing less than what I have been to in other communities. I would be supportive of a small tax increase if it were to accomplish building such a new facility.

Family friendly/oriented.

I think a splash pad(big or small) would be amazing. Also an indoor year round pool in camas would be amazing. The family leaisure pool looks neat also

Repairing our infrastructure would be the top priority ie: roads, sidewalks and slope stabilization. Let's use our tax \$\$ to fix things that are broken before we blow it on a wish list!

If you are building a better playground, please add monkey bars. Thank you.

Though I only visit once a month, I would do it FAR more if the playground were better and had a separate one for toddlers. In addition, I love taking kids to the pool in the summer but the hours are awful and toddler pool is often shut down. Or, private swim lessons interrupt the ideal swim times. Not a fan of the two-session swim times...very inflexible if kids nap at the start of one or end of the other and doesn't provide comfortable lounge area. Would love a larger covered area to host BBQs in rainy weather. Get rid of chain link fence....has a prison-like ambiance. Put up a more inviting one.

Park amenities is a must or pathway elements (how ever it was worded) is also a must as besides the pool the park is fairly plain and boring. Living across the street from the park can present a very nice view on a busy day. But is usually just plain. I would love to have a new leisure pool available. Love living here in camas

Bathrooms, please!! Parking.

We love the existing pool and use it almost daily in the summer. Its age has a unique charm that we really enjoy. We also love the fact that it is outdoor/uncovered. We would be very, very sad to lose the pool.

I hope they final choice benefits the people of the City of Camas where they want to use Crown Park more.

The Rec center sounds good. Swimming year round as opposed to 2-3 months a year. There are great family interactive options for current rec centers as well as other sport options. Leaves crown park with an awesome splash pad, play ground, and open park areas for picnic and sports.

I think if you are going to upgrade the area, it should include an indoor and outdoor pool option for year round use. The school district can utilize the pool and be used for community pool for exercise, lessons, and play.

I would love to see boche ball courts added and have lights for night use. Lights for outdoor basketball, tennis and pickleball too. Please replace the pool with another outdoor pool. Outdoor pools are rare.

Keep all large trees.

The city does an excellent job maintaining this aged park, but it would be a big loss to not have a city pool. if there was a better aquatics center elsewhere, a splash pad, smarter parking, restrooms, and drinking fountains would make this park that much more wonderful!

Don't cut any trees down.

In regards to a pool would like to see the city work with the school district on what works best for a year round indoor pool.

Restrooms!!!!!!

I love the old growth trees at the park and hope they can be preserved. This park is a treasure! Also we need better marked crosswalks for accessing the park safely when on foot.

This survey places a bias on the objectives and is highly skewed. If the objective is to create a master plan that is adopted by City Council, then it must go through the process outlined in Camas Municipal Code. The Parks and Recreation Commission is a recommending body. See - CMC 2.28.050(A)

The community pool offers an important and inexpensive community building feature for the low income residents of Camas. It also allows children and teens to have something productive to do and a way to exercise in the summer while their parents are working. Please consider this when making the ultimate decision of whether or not to keep the pool. The kids of downtown Camas need it.

I would like to see them keep the small town atmosphere. Family friendly. The last time I was there it was unkept

I like that Crown Park is not just another park filled with sports fields. It feels like the "Central Park" of Camas and should continue to develop on that theme. We live just down the road on 5th Ave and hit the park probably around 8 times a year. We would go more (we have a 7 and 10 yr old), but the playground needs a serious upgrade. Also, the main playground is in the shadiest part of the park, so those sunny Spring days are still really cold at the play area (so we oftentimes just head over to Hellen Ballard for the better playground in the sun). Would love to see facilities and amenities put in place that allow for Crown Park to be the city's gathering place for events. More structured walking paths and outdoor activities for adults would be nice as well. We did do several rounds of swimming lessons at the pool last summer and loved the convenience. It was also nice to have it outside as so many swimming facilities are indoors.

The park is amazing! Don't screw it up! Leave it be!! Fix the pool that is woven into the fabric of camas and Clark county. I've lived here my entire life, 40 yrs, and I can't imagine the park being anything but it's wonderful self! Let the new people or Californians mess up some other town! Love crown park!!! Love the pool!!! We love the park and pool don't mess it up. Just fix it up please.

I really don't like water features. We are not Portland. The pool is a unique well loved feature allowing everyone access to a pool.

Whatever decisions are made, I would like to see a year-round pool available for those of us who cannot afford to join a gym membership. I live in the city of Camas and feel strongly that if my taxes are going to pay for this upgrade it should be something free to someone who lives in the city limits.

Ultimately I'd like to see the existing pool renovated with an indoor/outdoor cover for year round use and improve the playground.

The pool is so nostalgic of the pools I learned to swim and played in when I was a kid. I LOVE taking my kids there in the summer. And travel the distance exactly for that reason. It would be a shame to replace it with a water feature. TERRIBLE idea...

I wasn't clear if a Family Leisure Pool included space for swimming lessons. Being able to continue to have swimming lessons offered by the City of Camas is a priority in our family's eyes.

Big kids section and little kids section that parents can play on with their toddlers :) close to each other so you can still keep eyes on your kids...

Love this community and this park. Willing to sacrifice to make it better.

Join Washougal in building new community center with indoor pool

My bottom line is that Camas should have a nice community pool either in Crown Park, or somewhere else in the city.

I'm concerned about the impact to traffic, parking and general feel of the Crown Park neighborhood. Improvements are absolutely necessary but our small town park feel should be preserved.

I grew up here, a block from this park. This was an essential part of my childhood. Please keep the pool and change the hours it is open to accommodate the public better!

This survey is not widely being distributed! Need to do a better job with communication. Absolutely DO NOT put a swimming park next to our lakes!!!

Please develop a side wal from the high school road that connects to the side walk in town for easier walking access the crown park

That pool has been around for years. To update would be amazing for the community Large Clock similar to the one at Esther Short Park but place the clock in the center of the park along with plants/flowers/hanging baskets

I grew up here. Please make the park nicer it is so worth saving. The pool was a blast as a child. I say keep the pool just make it better.

We'd love to have an outdoor water park with slides

More native plants that will attract more natural and native wildlife to the park.

Crown Park still needs to be an amenity for those families that live downtown. I don't want to beat a dead horse, but I tried to have a community center that included a pool built on the south side of Lake Road - across from the current facility - I was Mayor at the time and the council didn't want to spend the money so it didn't happen. With our northward growth, I still think it could be a perfect spot for our citizens to come to enjoy the lake, the trail and a comprehensive recreational center.

Crown Park needs some TLC. Love that Top Burger is right across the street. In summertime I take my granddaughter to get ice cream there and then go over to the playground. She loves it and so do I!

Camas must act wisely to preserve the heartbeat-of-Camas character of Crown Park for future generations. Crown Park is vital to the vibrant community character of our beloved city. We have chosen to live within blocks of Crown Park for 15 years and love that it's our community meeting place, where we often see friends from all over the city and meet new friends too. My parents recently bought and remodeled a house within blocks of Crown Park for the same reason (they are moving to Camas from Salem OR to be closer to the grandkids, AND because Camas is an amazing, active, community-minded town they've fallen in love with). Please make improvements with accessibility in mind to provide access for everyone (the Clark County YMCA pool is an outstanding example of universal design that seamlessly fits in and is both functional and beautiful). Thanks so much for providing this opportunity to provide input and for your work on behalf of our community!!

The park needs an overhaul to look better, and just have more appeal. It is sad a city like Camas doesn't have one really nice park. They are all just to-do. Crown park should match it's name. It needs flowers like Esther Short in Vancouver, and a large, nice, play structure. Not little cheap play equipment. There is too much emphasis on tiny neighborhood parks, and the lake park, but Crown park deserves a major retrofit. Thank you.

Keep the big trees, please!

What makes Crown Park special is the outdoor pool - there is no where like it in the area. I'm the restrooms do need to be updated.

Don't mess with the park. You will only mess it up.

Keeping in mind Camas is often a rainy city, I feel that park amenities would be the most useful for this park. Plenty of people use the park all year round for taking walks and all sorts of things, even in the rain. Having water activities would definitely be fun, but year round things are very important.

This park is a very valuable asset to the members of the community. Please do not move it. Please leave Crown Park with a swimming pool and playgrounds.

I really love the swimming pool and hope that Camas will always have an outdoor pool at Crown Park. I love the open space to play games like ultimate frisbee and I also love the playground for my kids.

It's iconic Camas, like the Dumbo ride at Disney. Why change what's good? Why change what makes Camas, Camas?

The pool has been around a long time and people love it, leave it alone

The charm and draw to Camas is not the large flashy amenities of mamy parks. What makes Camas unique is the commitment to retaining the old-school charm. Yes our pool is small, yes it is outdoors...and above all yes it is EXACTLY like the pool so many of us learned to swim! THAT is something that can not be replicated and is all too rare...charm and nostalgia are very popular...and bigger and brighter is NOT always better.

I'm hoping we can keep the small town feel of our pool and park.

Please make this a usable space for all community members. A destination, similar to Esther Short park would be wonderful.

Please leave the pool. Our family uses the pool just about everyday during summer. My kids took swim lessons there and it was so much better than Lacamas swim & sport. I've lived here all of my life and grew up with the pool. Our city is changing, some for the worse. Please leave our pool and park! It's a lovely park and I don't even know why you'd want to change it.

I think the pool at least needs to be updated as does the playground equipment. The pool and path have not changed since I was a child, now at age 30 i think it's time for some upgrades. Nothing drastic but it is definitely needed!

Please do not get rid of some great camas history. Anyone who grew up here has loved this pool and spent every summer here.

An updated play structure is needed. Having the open flexible lawn space is great for the summer concerts and events. Additional benches would be a nice addition as well as they are limited now. While restrooms would be nice, I would be hesitant for it to be a place for loitering as well.

I think the park is beautiful as it is. It could use restroom facilities and a renovated pool. Other than that, I think it should remain low key and simple to preserve the slow, family lifestyle that Camas residents value.

Hopefully the city will use some common sense on getting bids for this project!

Camas is a great family town. Lets keep it great by keeping the family first Crown Park activities. With populations growing towards 192nd, it seems the best parts of camas are being moved put of the main downtown area. Lets keep giving a reason for Camasonians a reason to come into town.

Crown Park is a community gathering space and the focus of improvements should reflect "the gathering of the community".

There are many places to swim around Camas, including the river's and lakes, that is why I think a large water feature would be so useful at Crown Park. Currently, the closest park water feature is Esther Short Park and that is quite a drive from here.

I don't think that an outdoor pool at Crown Park makes sense any more, since it is only open for such a short season, and takes up a good percentage of the park space all year. It is also very unattractive to have an empty pool in this beautiful space for 9 months of the year. A water feature that can be used as flexible space seems a much better use. There is great demand for covered picnic space at the park. Also, there is not sufficient room at this park for organized sports practices -- they tear up the grass and keep others out of the open space. Sports fields and year-round aquatics should be placed elsewhere in Camas. Keep Crown Park open for picnics, family gatherings, playgrounds for kids, frisbee games, community events and concerts, walkers/joggers and the like. Thank you for taking input.

This survey is poorly laid out. I would make the park accessible to people with dogs. Crown park need to hold on to its existing trees and we should cherish the small oasis that it is.

Keep a real pool - splash parks are everywhere. Supplement pool entry enough to keep it cheap. When I was a poor kid in the hot summers, even I could usually scrounge up enough money to pay entry. Our youths need stuff like that.

I think it's important to have a community accessible pool. It's more practical to have an year-round indoor facility, so I'd support that above all. However, if that isn't in the cards, I definitely think one of the two pool options should be chosen.

Just needs to be cleaned up and upgraded!

It is a special part of the Camas Washougal community . Let's update it and keep it functional for families.

Must include full size outdoor pool. There are not enough in the community at all

Restrooms would be nice similar to Fallen Leaf Lake. Keep the trees and add more as they age out. Enjoy picnic tables and added sitting benches would be nice.

Love all the old growth trees that provide such a beautiful forest in the middle of town and great shade during the summer. Hope outdoor pool is kept or replaced there. Would like to see public restrooms added and playground updated. Would be a great park for nature playground like Westmoreland park. Such a wonderful community space!

The City of Camas has always been known in the area as having a family friendly pool where kids can play and take swim lessons. I enjoyed the pool as both a child growing up in the area and as an adult. Our son now uses the pool and attends swim lessons at the pool every summer. It is important to have a pool for a youth/citizens to enjoy.

I like having the pool at the park. Please leave the small town feel of Camas intact! Please leave scout hall

A large indoor/outdoor swimming pool would be awesome! My kids love to do the swim lessons and look forward to the year round plus the city of camas needs a year round city pool. The goot park location would be wonderful too. If the outdoor pool is to go and be replaced by an outdoor water feature or play pool and full sized pool elsewhere would be best to service the community.

Whatever is done, access should remain comparable, accessible by extensive public transit, affordable, and provide a place for kids to learn to swim, not just play in water. Public restrooms need to be available. Updates to play structures, (not including the merry go round)

The cleanliness

Make it so we can use it all Year round rather then just the summer Don't think much of a change in the way it's set up is necessary.

Leave the trees alone we do not have enough old growth in the city leave them alone.

Can't think of anything except to say how important the park has been to our family. Camas is growing so quickly we need developers to participate in the expense of green space and youth access to Activities more shocker fields pools baseball fields tennis courts bike trails climbing walls performance centers and art space.

This area is getting so conjested with new homes and the traffic is horrible i think less is more. My niece takes swimming lessons at the camas pool in the summer. That needs to still be available for the youth of this area. Play areas and fancy structures are not nearly as inportant as water safety with there being so many lakes and rivers around clark county.

Rebuild The pool...improve park.

It should grow as our families and community grow. Just don't cut down all those beautiful trees.

Allow pets, or include a dog park in the renovations

My kid are all grown but we were there 3-4 times per week when they were younger! It is a beautiful addition to our community!

It would be great for the city to build an aquatic center similar to Firstenburg Community Center. Our growing community needs it. The Lacamas Swim and Sport Club is out-dated and inadequate.

Bathrooms are a good idea and accentuate the natural beauty

Better play structures for children of all ages. Most of the current playground is not suitable for children under 3 who can climb up ladders. Would be amazing to have a playground for small children too. Currently we drive our family from camas to a park in Vancouver wa off 192nd to enjoy a park that accommodates are 1.5 year old and 4 year old.

I think it is important to keep a swimming pool in this neighborhood to meet the needs of families in the neighborhood and to keep it reasonably priced so low income families can still afford to use it. Without it I fear more fatalities at Lacamas Lake and the potholes because of their closeness to the neighborhood and lack of lifeguards.

Improved picnic tables and playground would give the park a nicer feel. Thank you! A community indoor pool with kids slide and water features as well as work out facilities, indoor track and basketball would be great!

If a pool was built other than that at Crown Park, it would best serve the community to have restrooms, picnic areas, lawn areas and multi use Tennis, volleyball, type sports Why not cover/enclose a new family pool so that it can be used year round? Thrilled to see community input to this process! Thank you! More seating areas and a kiddie pool

Save the trees! They are magnificent and add much to the atmosphere at Crown Park. It's like a city center for families- there is no park downtown- and it really gives a sense of community as part of the annual city-led activities for families.

While I love the idea of an expanded pool I am concerned about the lack of infrastructure around the park, especially parking.

Better parking, lighting, parhs and a water feature.

Most older kids go to Lacamas Lake. It would be great to make Crown Park pool more family friendly for all ages - attract young & old. Host water aerobics, etc. I love our park and would like to see it upgraded and leave it where it is

Please keep at least most of the trees, especially in the lower half. An amphitheater would be nice, however, I would prefer a family leisure pool, unless one is being built elsewhere, perhaps at an indoor community center. However, I would have to say, a flexible field, preferably with shade from surrounding trees, by far trumps an amphitheater in my opinion. Thank you for reading, and passing this by the community.

N/A

Bathrooms

New pool that is swim lesson friendly!

more events in the park

Crown Park is a hub for Camas and is heavily used in the summer. It is befitting for a city the size of Camas to have an update to provide better use of the park.

Please keep the trees. They are so beautiful. The park is special because it is usable without being flashy. I am hoping for improvements without ruining the hidden gem of a community we have here. Thank you

I took swimming lessons at Crown Park pool as a child, took my kids to the park to swim, play, and picnic, and now enjoy the summer concerts.

Keep all sections of park free of use fees.

I support your initiative whole heartedly.

The pool hours were horrible! U should b able to enjoy a day at the pool, not just 2 hrs max, and at a reasonable price!

I like having an outdoor pool because it's a safe swimming option for hot days, as an alternative to having to swim in lakes or rivers while enjoying the sun. It would be nice to have that to appeal to all age groups. Interactive water features are great, but they don't appeal to older kids, adults or seniors and I think we need something for the whole community.

Leave as many of the shade trees as possible. There are many options, but I think the city needs to keep in mind low income families that live around there that have benefited from the pool. I think a small water feature would be nice at goot park as well.

It would be appreciated to not be taxed more than we already are for the schools. I understand if you live in camas you have to pay but what if there was a way that people who don't use that park hardly at all (we use it for a Cub Scout meeting twice a month), to not have to pay as much?

I have lived here for over 20 plus years. The Camas pool has had much use by my family, but I think there are other options for a pool now, so why not consider a leisure pool park that would be unique and a draw for families

It's important for the City to have a strong desirable core and upgrading the amenities at Crown Park will assist with those efforts. If we begin to neglect the core, we'll become another "has been" great community.

We like the pool now...is it in disrepair?

Whatever improvement parking will need to be considered

My children are in high school now. When they were young, we were at the park numerous times during the year. I think a park focus for young families is important and should benefit everyone. I love the park, but my kids have other interests now.

Crown Park is an important part of Camas. Thank you for taking the time to get the community's feedback.

Leave it as natural as you can but upgrade

Given the climate in the NW, I think an outdoor pool does not make sense. I would rather see less funds go to a smaller water feature (less maintenance, can be shut off easily, etc.) which children still enjoy very much, perhaps even more than a pool. More dollars should go to enhancing the beauty of the park, trail, rock features, plants, sculptures, beautification, etc. I think a covered amphitheater would be awesome something that draws people together, music, movies, festivals.

It is already a great park and it seems wasteful to throw money at something that is not broken.

I prefer having an indoor water facility (community center). That would be my first choice and depending what was in that would modify my other responses.

There are very few options for families to take children to go outdoor swimming during the summer. while the swim season is short, it would be sad to lose one of our only options for outdoor swimming.

I really like the trees in the park. They are so peaceful and fun to run around and lay under. This park has been a favorite of our since we moved here 27 years ago. It needs to be improved while keeping it's character and charm.

We would love family friendly outdoor pool, water feature for summer, and a bigger playground! Also more dog friendly with doggie bags around the trail area.

Please, please keep the outdoor pool. Please don't make into like every other family fun center pool either. I love that the pool is retro and deep. Add some diving boards at the deep end and maybe some small slides at the sides. But, it's a great pool for actually being able to dive and swim.

A slogan "Put a jewel back in the Crown"

There was no real information given on how the money would be raised to do any of these options. That would've been helpful for the survey.

Please take good care of the existing large trees!!

Bathrooms are a must. Size of splash pad does not really matter as long as there is some water play available. IF city builds all year round aquatic center. Otherwise please leave us a modern pool. Playground needs improvement as well. We love Crown Park!! We need a year round indoor pool.

If there were a nice outdoor pool at Crown Park or a water feature, we would go more often. That said, Camas deserves an excellent indoor community center and pool like the Firstenburg Community Center. That place is amazing and Camas should have something like this.

No matter what improvements are made, please keep the trees. It's what I love most about the park. I grew up going to Crown Park and it's where I learned to swim and where my dad would take me to play tennis, first hitting against the wall then at the courts. I also had tennis practice in high school at Crown Park and currently play tennis with my children at the courts. I love the current atmosphere and hope there is a way to make improvements without losing green space and a place for sports and recreation. Having an outdoor pool is a huge draw for many of us who don't live near Lacamas Swim and Sport and can't afford a membership but I would hate to see a fancy new facility go in and cost an arm and a leg to utilize.

This should be considerably cheaper to build- regarding all 4 options. I would vet developers independently. Big success changes to the park scapegoat would be small splash pad outside of family swim area. Splash pad will draw so much of the community. Family swim as well. You can do both just please spend the money wiselyget bids and negotiate down.

Restrooms

Whatever the decision by city leadership to renovate, replace, and/or improve, please include budget to maintain it properly ! I think whatever is decided upon will be a great improvement!

The off leash dog park in washougal is now closed. With all the residential building going on locally I think an off leash dog park is needed once again.

As you get older it is very difficult to use the playground for grandchildren when there are dips under the swings.

Make the park dog friendly! (People bring their pets there anyway, so might as well add the amenities to support that) Add basketball courts, upgrade pool to family leisure pool.

Make it Dog friendly

I believe having the pool is especially important for low socioeconomic status families and individuals. Paying for a summer pass for kids to swim is a much safer, healthy, and positive option than removing the pool. I care a lot about our Camas kids, and I know the pool is very positive for families which can't afford other summer long activities

Thank you! Our family loves that crown Park is a beautiful oasis in the midst of houses. We believe that should be retained, while improving and updating the space in a way the most people can benefit from.

The improvements you make need to keep the "hometown feeling" that the park has now. Changing it too much will ruin the park . New bathrooms would be great if you chose an amphitheater. I would definitely stay away from any large aquatic pools and attractions. They neighborhood around it will suffer .

Please allow dogs at this park. Families have dogs as family members. Almost every park in Clark Co. allows dogs.

Bathrooms and adult workout equipment would be fantastic! Updated playgrounds and/or water play would be fun. Any new pool should be indoors/all year.

We rarely go here because there are no bathrooms. So we go to Grass Valley instead. I adore the idea of adding adult workout features! Updated playground and/or water play would be fun too. But bathrooms are crucial!

It has been a great facility for a lot of people. That is where I had lessons in the 60's. please replace at the least

Restroom!!!!!

N/a

My family love going to stretch our legs play and goof off in a safe Simi flat place

The area would benefit from two pools, perhaps combing funds for an aquatic center on the other side of town? Could then renovate existing pool, keep the charm, and then of course there is Lacamas Swim club. Would be nice to have public aquatic center in addition to the old school Camas Pool. If can't have both then turn pool at Crown park into a large scale interactive water feature. Where are all these people going to park? Spread things out a bit, the area can't keep up with all the people moving here.

Have you considered a covered pool or retractable cover so it could be used year round? The basic elements of playground, etc. is good but would be nice to still see improvements like pathways or amphitheater, etc.

An adult exercise/fitness area would be nice.

PLease keep the design conducive to using the park as a community gathering space, for concerts, fairs, events, etc.

I honestly don't know the usage of the pool, seems like an expensive item if not used by a large # of Camas citizens.

All great ideas, but even if we do have an indoor pool, the outdoor pool during the summer is something special - that small town community feeling staying alive

Our community center is pretty bad and I think we should build a new one in a better location. We as a family always have to use Vancouver's community centers. Also a covered basketball court at crown would be awesome.

I don't want my taxes any higher than they are. Give a break to seniors!

With all the bodies of water in surrounding areas, it is critical to continue to have a lower cost /easily accessible option for swim lessons in the community.

Add lighted Pickleball courts

No matter what you decide to do, public restrooms are a must for families to be able to fully enjoy the park. :)

Get rid of that smoke shop so adjacent to a "jewel" of Camas

We really need a splash pad in out community! Please make this happen!! Thank you!!

The park gives a place for kids to run, play games, families to have events and create memories. One of the charms of Camas is the small town feel. That is one of the major charms of this town.

Crown park is a great location thar needs to be upgraded.

We need to stop putting major dollars into our old, out door pool. My favorite part of Crown Park are the wonderful trees and grass. We desperately need a full indoor pool at a different site.

I want what's best for everyone. Not everyone will have the same opinions as me in terms of what we should do for Crown Park but we definitely should keep the playground. (And specifically, the merry-go-round. You can't find any of those anymore so we must keep that.)

A better or more picnic shelters

we have to have restrooms so my son doesn't have to pee on the tree. we would love a free seasonal water splash pad.

Dog Park!!

Do not change the pool. It is a part of my childhood that I love sharing with my kids and future grandkids. It is a landmark and should be designated such and the city if camas should remember that.

I believe the need for a competitive lap pool (50yd), be it indoor or outdoor, would bring opportunities to host swim meets, boosting tourism and allowing flexibility for PE classes or team opportunities. Adding that to a family leisure pool, creates two different scenarios and environments.

This was an excellent survey! The photos helped tremendously.

Ample garbage pick up

Whatever you do, please keep the beautiful trees and open space. The park is an emerald beacon of preserved greenery that our town needs. It marks our community as one that values the health and lifestyle of our community's future, present and past. As a long time citizen of Camas, Crown park showcases what our lovely town is meant to be... a place of community, respect for the environment, and a place for fun.

Now is the time to build and to prepare for the future. Camas should have a world class aquatics center like Lacamas Swim and Sport. Indoors and outdoors and used by all age groups not just children.

I think the options that will be utilized most should be chosen.

Crown Park is antiquated and decrepit. It's in need of an overhaul. New playground, restrooms, picnic tables, benches, and landscape.

An outdoor pool simply doesn't make sense in the NW as we can only use it 2-3 months out of the year.

Keep the trees. More interactive elements.

There has been much talk over the years of keeping downtown Camas vital, and an active center for the community. To do this we must continue to focus on keeping the downtown core a destination for the residents and visitors alike. Keep the small town community center the actual center of community life.

Maintaining the existing trees for shade is important. Ensuring cleanliness and safety of the park with the growing homeless population. Allowing only businesses that are child friendly across from the park. The current smoke shop attracts people that may not have children's best interests in mind and does not provide the proper influence many parents are attempting to instilling a daily basis.

All of these sound good. My biggest block is traffic. All of these things are going to create more traffic and crowds from people outside of Camas. In the summer, it is already so crowded trying to drive from our home off of Everett ST, past the lake and through that light. Now we are talking about increasing crowds up near Crown Park. Something needs to be done and is a priority over this.

Crown Park may be in Camas but it's a Camas-Washougal asset used and appreciated by many.

Signage for no dogs is not clear. Dogs are not allowed in the park but the signs are confusing so people take their dogs into the park. I walk my dogs around the park on the outer sidewalk but often see people in the park with dogs off leash. I heard that a friend's child was tormented by a large dog and the owners did little to stop it and then the owners were mad when the child was screaming. Signage needs to be very clear. Also because people walk dogs around the park having "poop bag" stations placed on the outer edge of the park would encourage people to pick up after their dogs.

We don't visit crown park as much as other parks like Lacamas lake due the lack of playground equipment. We have never used the pool either because we never know when it is open. I think an indoor pool would be better since we seem to have more non pool weather than good pool weather.

We live surrounded by water. It is crucial that our kids have a place available to learn to swim, safely and at a reasonable cost. (Free lessons for kids who qualify for reduced cost school lunch or SNAP). It doesn't have to be at Crown Park, but it does need to be centrally located. Camas is a wealthy city. We can afford this. I see it as a responsibility to our children. Do not shirk this duty.

The swim lessons provided at the Camas pool have been amazing. It would be very sad to lose that opportunity for our youth. A larger new playground is also needed at the park. Other than that I think it's amazing and have been spending time there for 20 years.

Keep as many trees as possible.

I may not go there much now, but when I was a kid I rode the bus every day to go to the pool. Kids need a fun safe place to swim and play in the summer, also a place to learn to swim and not be afraid of water. Thanks

Create level walking/wheelchair area. Security cameras to identify vandals or criminal activity.

The park needs recycling bins! Also, please take every effort to preserve the old trees.

Please do not take down any of the old beautiful trees in crown park, they are an asset to our neighborhood. Also, a few well placed recycling and composting receptacles would help keep our park clean and encourage community members to be consciences of their waste.

Let me be clear...allow dogs!

Keep the multi use. City needs an outdoor place to cool off on hot hot days.

keep a pool, tennis,

Improved access crosswalks to the park - i.e. better signage, flashing crosswalk lights, etc.

Covered area for large group activities

Restrooms. Either allow dogs or enforce the no dog rule, nobody follows it. Stop planting trees. The park has many beautiful trees, we don't need more, it is taking up all the lawn space. Would love to see the picnic tables maintained or replaced with a more durable material. Would love for the parking on 17th to duplicate the parking on 15th.

Historic down town is quaint & charming; it would be out of place & degrade the ambiance of this historic& charming area to replace with most options offered to modify Crown Park.

Better public restrooms.

Find way and to bring families together. Look at some of the community-centric parks in other parts of the country that do this well.

After living all over the United States, we have always had a community pool, park, amphitheater, and enough sporting fields. We love Camas, but this is were our cute town is seriously lacking. It is very disappointing that we have to join places like Royal Oaks for the amenities & not place our money towards our wonderful community. Save the big trees, replace them as they fall or are damaged

My son is a lifeguard at the Camas Pool. This is something he looks forward to doing every year. The pool has provided a very positive working environment for him and many others. Camas high school swim team, state Champions this year, also need their own pool, so a year round indoor aquatic center could provide that, as well as jobs for local teens.

A new pool in conjunction with a large, multi-use community center down by the old bowling alley would be a great fit for the community. Rental space in between the Camas Community Center and The Lacamas Lake Lodge price-wise is desperately needed and a smaller, river-front version of Firstenburg would be great for families. If we want Camas residents to stay and spend \$ in Camas, we need to provide recreational activities year-round. A rock wall, teen center, dance/aerobics/yoga studio and a couple multi-purpose rooms would be used constantly if affordable and marketed effectively.

I think the park is perfect the way it is. I love the tradition it represents with the large, beautiful mature trees and the layout allows families to picnic, play, and spend time together outside. Repairs are no doubt needed, but I hope it stays a traditional park in a traditional neighborhood. Sometimes new is not necessarily better.

We love Crown Park and live across the street - it serves as our family's "backyard" and we are very optimistic about the cool, nature-inspired playground upgrades you've posted! We played on wonderful wood and natural-material structures in Switzerland recently and you seem to be in the same vein in your thoughts -very exciting! Please no brightly colored plastic - we are so fortunate to live in such a beautiful place, we hope whatever upgrades will be inspired by the amazing flora and fauna that our park already has. As far as the pool goes, we are hopeful that whatever path is chosen, the architecture reflects the history and landscape of the area. Subtlety over garish features - as it has proven for the last 60 years, gimmicks aren't necessary to keep kids happy in water. Would love to see a slightly more friendly child area, but if you build it - you don't have to add a multitude of bells and whistles - Camisonians will come. Best of luck, and please keep asking for feedback - we neighbors appreciate the consideration greatly!

This town needs an indoor pool! Whether it is at crown park or somewhere else. We need public swimming year round. Our weather in the PNW is not good for having an outdoor pool that is open for 2 months. Our youth needs to learn to swim. The adults need a place to gather for exercise that is non weight bearing. The high school swim teams could use the facility as well as surrounding area schools. Tualatin Hills Park and Recreation Should be the prototype for the kind of facilities this community should have.

Would love an updated playground for my kids to play. Something with more options for toddler/preschool age would be fantastic!
I live just outside of camas in washougal but often work on camas. My family and I would frequent the park more of it offered more. Especially if there were a family leisure pool our aquatic recreation center for swim lessons and birthday parties!

I own a home one block over from the park, my son's all enjoyed the pool in the summer time. Keeping the pool is a good thing for the community. The open water play area's sound good on paper,. But could possibly have negative outcomes in the long run. With a pool you have staff hired to monitor the comings and goings. Unfortunately there are some that are not in a financial place to pay for summer passes and these children can and will be left out. I would like to see some kind of a fund raiser set up so they could feel included in the activities also!

A new pool would be great. But it doesn't have to be over the top. Spread the money out to cover playground and picnic area and bathrooms.

PLEASE make a splash pad! It is SOOO needed, please please!

We love having the open area for sports/picnics/summer events, but having a water play structure would be amazing for young children that aren't able to be in a pool, for mom's with multiple children to supervise near water, and better options than driving to Salmon Creek or even Battle Ground

i like the small town feel if the park, but the pool area really needs and overhaul, and the it needs good management and longer hours so people aren't turned away and so lifeguards enjoy working there

Both of our daughters learned to swim at the Camas pool! We went there all the time. It's just became outdated and little dirty during last years. It's time for a new pool for the next generation!

I grew up on nw 17th and spent the better part of my childhood between the playing in the park and spending the summer at the pool in the 1990's. I loved the pool but would rather take my kids to the river for swimming to be "outdoors". If there was a cool interactive water feature i'd be much more likely to spend more time at crown park on warm days to avoid oregonians crowding the washougal river.

I think upgrading the pool would be amazing! A family leisure pool would be amazing for everyone

Please keep the pool.

We love the retro feel of crown park and its proximity to downtown. It would be great to keep the improvements subtle to minimize neighborhood impact.

ONLINE SURVEY #1 RESULTS & COMMENTS

I think it is very important to maintain some sort of outdoor water feature within downtown Camas that families can enjoy. My youngest has very fond memories of learning to swim at Crown Park during the summers and is now old enough (13) to walk there with friends. And I feel comfortable knowing she has a safe place to go, that she enjoys, while exercising a little independence. Thank you for the opportunity to give our input. We love Camas so much!

Do not bother the trees! The park and top burger are wonderful family traditions! Do not harm the trees. We love the trees!

Please allow dogs on leashes.

An indoor year round pool would be a better option

Camas really needs a nice pool!

Swim lessons there for 14 years and want to continue!

Restrooms! And making the pool reasonably priced and open longer hours...when we were kids you could go all day, the last few years it seems like the pool is open in shorter sessions.

We need a park for everyone/ all ages. Climate is changing...getting hotter....think leisure pool, add park features, update playgroud for the young and young at heart..maybe bocce ball for older folks. Innovate but keep it relavant and accessible to all. My children will grow into teenagers here! I want them to bring my grandchildren back.

It is important to keep nature/lawn space for natural exploration and play activities. We live the swim lessons. Only place my oldest will attend.

The pool needs to be updated with a splash pad and a pool or atleast a baby pool and big pool, restrooms and a playground.

Please kee the camas pool. Renovating it would be wonderful. Please don't take it out!! Thank you!!

Please keep an outdoor pool. Kids need that experience. Dont cut down all the trees to make it a run of the mill sports complex. Too many of them and they have no charm. Leave the park alone.

I am excited about the focus on an upgrade for crown park. My memories started as a kid swimming and taking lessons, then my first job as a lifeguard, and now I take my kids to the park and pool. It's been such a great place, but indeed needs an update. Any improvement that keeps it as a fun place for families to enjoy will be wonderful. More garbage cans, hand washing station, safer playground

We love camas pool and love that it's not super fancy! It's a nice reminder that we don't need a state of the art outdoor pool And water area.... sometimes simpler is better. I feel like it's true to camas' roots.

We love supporting our pool by taking the swimming lessons each summer. We would really like to see a new pool. Thank you!

Allow dogs/dog area

Crown Park still has small town charm, something I hope Camas continues to embrace and preserve. Adding a large pool or other overly modern elements take away from that.

Spruce up the playground, a bigger play structure, don't you dare get rid of the merry go round!

Keep the trees.

I don't visit this park often because it is outdated and the pool is to small with the growth of the city.

We love the old growth trees. Please do not cut them down.

I'm new to camas, but my perception of crown park is that it is old and outdated. I think it just needs to have some updates and liven it up a bit.

Bathroom needed Easier access to pool Keep up the community activities there The entire community loves this park so we need to upgrade it

Camas is a beautiful place to live with many parks and well planned events and spaces. Thank you for all of your hard work and thoughtful planning.

We love the pool! We miss the toddler pool though. We like the feel of it.

The existing pool is really sad. In our home state every city had a huge pool-indoor and outdoor with rec center/ice rink/indoor track/gym etc. we were very surprised that the existing Camas pool is al Camas has for city rec. Especially when the cost of living here is so much higher. We would of expected the amenities to be a lot nicer. That being said we are greatful for the existing pool and plan to do lessons again this summer.

A free option of an outdoor water play area would be great along with a nice outdoor pool for the family that will cost money.

Keep Scout Hall!

A new public pool and a splash pad is definitely needed in Camas!! Please make this happen!

There's was no option available for if an indoor rec facility was built with pool to not have any water feature or pool in the park. One large, well-designed pool is enough for the city

Covered picnic area is needed. We need a pool facility like SW community center in Portland.

Restrooms for sure!

I would love to see a community rec center, complete with a pool a lap lanes.

At least a water feature (if no pool). Leave the trees.

keep trees!

If there was more I would visit more

We desperately need a better pool. My kids are dying to go swimming at a fun, affordable pool in the summer!

I think if we do not build a community center with a pool, the outdoor pool provides a much better age flexible element to the city than the sprinklers which are limited in enjoyment to pretty young people. The very most important thing to me is to retain the trees in that park which make it feel established and wonderful.

Camas has the opportunity as a growing, resource-filled community to create a playground accessible to differently abled children in Clark county. A great city model is Ft Collins, CO.

Updating the playground equipment to make it safer.

Taking that pool away would be a huge mistake!!!

Camas currently does not have a great gathering park/splash pad for kids in the summer. I have felt for a while that our parks are lacking.

Don't lose the scout house! It's the only free venue our homeschool group has found in Clark County. I provides a huge service to the community.

Thanks for the opportunity to give input. I am excited to see what's next.

i would visit crown park more if there was an updated pool, water park, playground and bathrooms... if camas is putting a community a community pool somewhere else then crown park at least needs a large water park, playground, bathroom and covered areas with picnic benches.

Keep it full of Camas charm! I grew up here, my dad grew up here and my grandparents moved here and started McMillans men's wear. I have always loved going to crown park and my children do now too! It's our summer go to!

I think having a nice outdoor pool and park/playground is a huge asset to the city. The Crown Park location is nice for its centrality and proximity to downtown camas. Our family would really enjoy a nice facility for the community as there really isn't anything else like that around (a safe place to bring kids of all ages to swim and play in the water outdoors).

Including toddler areas for pool and playground. Keep movie nights in the park during the summer.

Its an awesome space! Camas Parks and Rec does a great job! Looking forward to new things!

The only absolute must is restrooms and maybe updated playground equipment. I love Crown park, it is our favorite park just the way it is.

This park is in the heart of everything. Please guard those beautiful trees and keep it a place for families to gather. While I would love a pool this many not be he Place for it.

We like that the existing pool has lap swim areas AND that it is the only pool I know of in the area that kids are allowed to jump or dive into, so we like that it has a deep end. It is the only outdoor pool that I know of as well, and the water is always fairly warm, which I appreciate. We have attended movies and concerts in the park and though an amphitheatre would be nice, we have enjoyed the venue as it is. The large trees are a major plus in the summer, so I would hate to see any of them go. We don't use the basketball or tennis courts yet but I like that they are available there, we might use them as our family grows and changes. Thanks.

I miss when the Camas Pool had long open swim hours. The past two summers the open swim hours have been choppy and inconsistent. I grew up in Camas and worked at the pool for 4 years. Moving away from longer open swim hours is the wrong move.

This park is central to our community. I appreciate allowing feedback in this process. I am strongly requesting the ability to preserve the trees in the park. They are a symbol of our town and the beauty of the Pacific Northwest. Thank you!

We love swimming lessons at Crown Park. A splash pad would be a wonderful addition to Camas.

Playground and pool I feel are very important for youth and families

Crown Park is an important part of Camas. Hoping that whatever is decided, will enhance Camas.

Bathrooms and keep the trees!

We LOVE the swim lessons and open swim times at the pool, so some community pool is a MUST in Camas (whether indoor/outdoor doesn't matter). We have also enjoyed the summer camps offered at Scout Hall for the last four years, so I would hate to see that facility removed. My kids love the playground options as well.

Better pool hours for open swim!!!

Appreciate the attention to the park. In some way I think a water area, even the small splash area, is needed. Beyond that a park with walk ways, green space for misc. activities and play ground would be great. The downtown area of Camas is becoming

very desirable and a signature park would be a great addition.

Updated fencing between playground and Everett to keep kids from running into the street

Adequate parking. And please don't charge.

We love the outdoor pool option! Please please keep a pool!!

All year around indoor/outdoor water park with rock wall, party rooms to rent, restrooms, make this place a destination for camas, places for weekend food carts and for events, more parking.

ONLINE SURVEY #1 RESULTS & COMMENTS

Improve parking in the area so as to not invade the street parking for homes around Crown Park.

More signage at key entry points for rules/regulations Reservation system for shelter(s) Permanent bathrooms!

Family leisure pool with additional water feature play area. Amphitheater elsewhere. The open lawn space and huge trees are part of the appeal of Crown Park.

Dogs should be allowed on leash, The pool is great, allowing for lessons, family swim, and jumping (not quite diving...) but needs complete renovation, especially the locker rooms. Some sort of enclosure for use during cooler weather would extend its usefulness. If there were another community center with pool were available elsewhere in Camas, the current pool would be great for a free to use water/play feature. Year round restrooms are desperately needed. Keeping much of the open space would also be important.

I think that with more attractions that an "outdoor leisure pool" would provide, more people would come and have more fun because there is much more to do. People think that the current pool is boring. Yes its classic and hometown but what gets more business Regal Cinemas or the Liberty Theatre. If we want to stay ahead in business and actually make money off of the pool, something drastic needs to happen.

We love crown park but it lacks public restrooms which is a major reason why we don't use the park more. Plus the playground is getting older. Other parks in the are more family friendly but crown park is great for picnics.

Indoor pool! We need a pool for kids to have inexpensive lessons in the summer. I'm ok with an outdoor pool. How nice for the CHS swim teams to be able to practice in a great pool!!!!

Crown Park is in desperate need of new and more playground equipment - gets too crowded with children and not enough facilities for them to play on. Restrooms for the public - like most parks have - open during park hours. Swimming Pool doesn't have enough shaded areas for the hot days and the Swimming pool needs to be open more hours (into the evenings and on weekends) for the general public to swim - right now it feels that the pool is only open to swim lessons and groups - very little time for general public swim.

I think bathrooms should definitely be a priority!

A better playground would be wonderful. Bit all the lawn and trees are amazing

Enforcement of the no dog policy

Please do not cut down any of the amazing trees!

Love the movies in the park and the summer concert series. Would love to see more of these types of community events

Since the community has changed so much in the last 60 years I would hope we could consider some large donations to modernize. An outdoor pool will be a great asset. Leave big trees, or have a plan to replace them when they fall with similar. camas is in desperate need of an indoor pool, whether at crown park or elsewhere. Crown park itself needs more and better play equipment

Crown is a focal point for the community. The pool facilities.. not just the pool.. need to be replaced not repaired or just removed! The neighborhood needs to be considered for activities in that area. open amphitheater for daytime community activities and walking areas and outdoor restrooms, etc... are long overdue. Need to make better common use of the whole block.

please consider parking options in conjunction with the outdoor family aquatics center. Please leave either the original pool or a new one. This is a safe place for families to cool down in the summer

I truly believe that a public pool is a vital resource for any community, especially one with as many families as Camas has. It's surprising to me how few public pools Clark County has compared to Beaverton, Tigard and Portland. Health club pools don't cut it because they are mainly lap-pools and are not available to the general public. For kids without financial reasources, an inexpensive public pool cold be one of just a few options for getting outside during the summer months. A public pool in a park in the center of town will also contribute to that small town/community feel.

Useable restrooms are a top priority!

A larger covered picnic area or several covered areas would be nice.

Really hope you will consider keeping the outdoor pool in some capacity. Also hoping for natural as well as commercial playground elements. Can't wait to be a part of this! I would love to have more of a nature playground such as Westmoreland in Portland. We are lacking in that area on thins side of the bridge.

Although I love the convenience of the Camas pool and that it's outdoors, I realize we have several semi local pools available to us. Having a large splash park would be beneficial not just to our community but the surrounding areas as well since there isn't any around. It would bring tourism into our downtown area which would be profitable for our small businesses. It would be great to build a new pool open to the public without membership fees, but it is not a priority.

My main priority would be restrooms. We mainly come to the park with small kids and bathrooms near the playground would be very useful! Keep the big trees!

Appendix - Crown Park Master Plan A43

ONLINE SURVEY #1 RESULTS & COMMENTS

I also often go there for shade in the summer when it is hot. I am a swimmer who long ago competed in Olympic trials. Swimming outside is something I look forward to. Indoor pools are great when its cold but lack in fresh air given the chemicals needed to maintain them.

Restrooms and for the pool hours to be expanded for general admission. Not just a couple of hours at a time because lessons are being taught.

If more is added to the park, please consider what parking would look like. The neighborhoods around the park already get jammed with too many cars during big events.

The survey should not have included monetary amounts. Perhaps after asking them their preferences, then ask them if the cost would persuade them to change their previous answer. The cost is relevant, but it is also based on many factors, none of which are relevant at this stage.

I have 2 small children and brought their grandpa (my dad) to the Camas pool with us last summer. My dad walked through the locker area up the stairs to the pool. He was amazed that the facility looked almost exactly the same as he remembered when he swam there as a kid, which brought back happy memories for him. The Camas pool is nostalgic. Renovating the pool yet keep it's vintage character would be a unique asset to the City. Crown park would not be the same without this outdoor pool. restrooms

restrooms

Our family has loved crown park and the activities there since we moved to camas 10 years ago. We find it a central hub for family leisure and always run into friends (and meet new ones!) there. Our park should represent the commitment to community and families that Camas represents.

With small children, I really appreciate the fencing so I don't have to worry about my kids running into the street. Would like to still have some type of fencing around the children's play area to maintain this security.

I know it needs to have some restrooms.

It's a beautiful park and area and I see more and more people using it and attending the events that are held there. Improvements would bring it up to date and I believe would bring in more people to enjoy it as well. I live in southeast Washougal and bring the grand kids in to the park and pool and love the summer concerts and movies in the park. The proposed changes and improvements look amazing!! This page intentionally left blank.

Crown Park Pool Assessment and Master Plan

Q1 If a new, year-round pool were to be built somewhere else in the community, which option for replacing the existing pool do you like best: 1) Replace the existing pool with a new outdoor family leisure pool or 2) Replace the existing pool with a large interactive water feature or 3) Remove pool and replace with open lawnPlease choose from the following:



Answer Choices	Responses	
Option 1 - Replace the Existing Pool with a New Outdoor Family Leisure Pool	77.73%	398
Option 2 - Replace the Existing Pool with a Large Interactive Water Feature	20.70%	106
Option 3 – Remove Pool and replace with Open Lawn	1.56%	8
TOTAL		512

Crown Park Pool Assessment and Master Plan

Q2 Which option for the Amphitheater do you like best: 1) Oriented around a splash pad that can be turned off and used as a stage or 2) Located in the tree grove or 3) Do not have an amphitheater.Please choose from the following:



Answer Choices	Responses	
Option 1 - Oriented around a splash pad that can be turned off and used as a stage	28.91%	146
Option 2 - Located in the tree grove	58.61%	296
Option 3 – Do not have an amphitheater	12.48%	63
TOTAL		505

Crown Park Pool Assessment and Master Plan

Q3 Which option for the Picnic Shelter do you like best: 1) Locate it next to the Playground 2) Locate it away from the PlaygroundPlease choose from the following:



Answer Choices	Responses	
Option 1 - Locate the Picnic Shelter next to the Playground	66.20%	333
Option 2 - Locate the Picnic Shelter away from the Playground	33.80%	170
TOTAL		503

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Aquatic Evaluation Report

Crown Park Pool Study Camas, Washington

April 11, 2017

Prepared For:

City of Camas 616 NE 4th Avenue Camas, WA 98607

Prepared By:

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Executive Summary

WTI has been commissioned by the City of Camas to report on the current condition of the existing pool located in Crown Park. WTI visited the facility on March 7, 2017, toured the pool and related amenities, and met with staff to discuss operations. The enclosed report documents the observations from the site visit and outlines recommended capital and operational changes. Major components of the aquatic amenities have been given a score based on their observed condition, and these scores are weighted and aggregated to provide a total score. Below is a summary outline of the condition scores, recommendations and estimated capital costs.

The Total Aggregated Evaluation Score is shown below, and out of a possible high score of 100, is an indication of the condition of the aquatic amenities.

Total Aggregated Evaluation Score: 26.88

The condition of a facility is a major determination of the effort and cost of maintaining the utility and value of the amenities. A deteriorated facility will demand higher annual operating expenses over time as parts break, systems fail, finishes deteriorate, and structures weaken. There are also efficiencies lost when operating aging systems or equipment which are unable to take advantage of current methods and financially sustainable practices. The current pool has exceeded its usable and efficient life. The cost of operating the aquatic amenities very likely exceeds the amortized cost of recommended improvements.

Below are the recommended repairs or replacements based on the observed condition of the aquatic components and the associated range of probable capital cost. A detailed description for each repair or replacement is included further in the report.

Install Separate Pool Mechanical Systems for Wading Pool Replace All Valves and Pool Piping Replace Sand Filters with Regenerative Media System Construct Surge Tanks Replace Pool Perimeter Gutters Replace Pool Return Fittings Replace Pool Paint Finish Install UV Sanitation Systems Install Chemical Balance System

Total Recommended Repairs or Replacements

\$175,000.00 to \$250,000.00 \$95,000.00 to \$135,000.00 \$250,000.00 to \$325,000.00 \$275,000.00 to \$375,000.00 \$160,000.00 to \$240,000.00 \$20,000.00 to \$40,000.00 \$15,000.00 to \$30,000.00 \$90,000.00 to \$130,000.00 \$10,000.00 to \$15,000.00

\$1,090,000.00 to \$1,540,000.00

For comparison to the investment necessary to maintain the existing facility, the probable cost to construct new aquatic amenities of similar size is also provided below. This cost amount involves only the pool vessel, pool piping, and pool mechanical equipment, and does not account for site, building, or building mechanical components.

Probable Cost of New Construction of Similar Pools

\$1,150,000.00 to \$1,550,000.00

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Introduction

The purpose of this evaluation is to review the present condition of the aquatic amenities and aquatic mechanical systems at the existing Camas Municipal Outdoor Pool. The evaluation consists of visual examination of the pool(s) and associated mechanical equipment. The report outlines the present condition of the systems, equipment, and components and provides recommendations for repairs or replacements. Each recommendation is given an estimated range for the probable cost to construct, install, or perform the renovation or repair.

The aquatic center is a stand-alone aquatic facility serving the community of Camas. The facility was originally constructed with three bodies of water: a lap pool, a junior pool, and a wading pool. However, the wading pool has been decommissioned and filled-in. The main lap pool has six lap lanes with a minimum depth of approximately 3.0 feet and a maximum depth of approximately 8.0 feet. The junior pool is a small children's pool with a minimum depth of approximately 2 feet, 4 inches and a maximum depth of approximately 3 feet, 6 inches.

The pools are constructed with concrete and have painted interior finishes. The main lap pool and junior pool are filtered using the same three large sand filters. Therefore, both pools are one body of water. Further, both pools share one circulation system, water treatment system, and heating system. The pools are disinfected with sodium hypochlorite, which is injected into the pool system with a diaphragm chemical pump at the control of the automatic chemical controller. The pH of the pool water is balanced manually with the addition of muriatic acid. Pool water heat is provided with an outdoor pool heater adjacent to the pools.

Methodology

WTI observed the condition of the aquatic elements at the facility. Aquatic elements include pool vessels, water features, pool filtration systems, pool circulation pumps, piping, valves and controls, and water treatment systems. Observations were conducted in a non-destructive manner and did not involve the removal of any structures or disassembly of any equipment.

Major components of the aquatic systems and structures are categorized in the report and scored based on their observed condition. The condition scores are weighted and aggregated to produce an overall evaluation score. Potential scores range from zero to one hundred, representing the condition descriptions below:



Total evaluation scores for each pool and aquatic amenities are compiled and weighted to create a total aggregated evaluation score. The total aggregated evaluation score provides an indication of the overall condition of the aquatic amenities of the facility.

Included in the report are observations and indications of the condition of the accessible means of pool entry and exit. WTI has endeavored to identify problems with the means of access and potential non-compliance with the Americans with Disabilities Act (ADA). Observations and evaluations included in this report do not constitute certification or verification of compliance with ADA requirements. ADA compliance is a legal opinion, and WTI is not able to anticipate or

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guarantee judicial interpretation with respect to a facility's legal compliance. WTI recommendations are based on a current understanding of the technical requirements of ADA regulations on aquatic amenities.

Compliance with Virginia Graeme Baker Pool and Spa Safety Act (VGBA) regulations has not been verified or investigated as a part of this evaluation and report. Any statements regarding drains, suction fittings, or any other component pertaining to VGBA are preliminary observations only, and further inspection to substantiate compliance is necessary.

The cost amounts associated with the provided recommendations are the opinion of WTI based on a professional understanding of market conditions. Cost amounts have not been trade or contractor verified, and are intended to provide guidance for a preliminary aquatic budget.



Recommendations

The following repairs or replacements are encouraged for immediate improvement of the aquatic center. These recommendations are needed, at a minimum, to allow the facility to operate more efficiently and effectively and provide a safe, healthy, and beneficial experience to facility users.

Aquatic amenities and components have been observed and considered for recommendations for improvement. Elements of the facility beyond the aquatic components, such has site, building, and building mechanical components, are excluded from the analysis of this report.

Install Separate Pool Mechanical Systems for Wading Pool

The main lap pool and junior pool are currently on a single pool mechanical system, making both pools a single body of water. The junior pool has a high-risk pool for contamination, particularly contamination caused by or related to an accidental fecal release. The children focused purpose of the pool, and small volume of water in comparison to number of people using the pool are significant drivers of this risk factor. Allowing the systems to be combined means any contamination of the junior pool also contaminates the main pool, and vice versa. The single body of water system also prevents the operation of the pools at different water temperatures.

A new pool system, involving a circulation pump, high rate sand filter, and water treatment system should be installed to support solely the junior pool. This system should also incorporate UV supplemental sanitation and a surge tank, both of which are discussed further in later recommendations.

Replace All Valves and Pool Piping

\$95,000.00 to \$135,000.00

\$250,000.00 to \$325,000.00

The pool piping is a mixture of PVC, galvanized steel, and cast iron, and numerous valves and fittings are also metal. Metal components in the pool circulation system are highly susceptible to corrosion and deterioration in the chlorinated pool environment. Significant corrosion exists on most of the metal components of the system, and the reliability of the piping, valves, and fittings to perform as intended is highly questionable.

All piping and fittings should be replaced with Schedule 80 PVC. Valves should be replaced, and if metal valves are installed each valve should have a corrosion resistance coating between all metal surfaces and the pool water.

Replace Sand Filters with Regenerative Media System

The current filtration system operates under the principle of pushing the pool water through a bed of sand. The circulation pump is located upstream from the filter; therefore, the bed of sand is on the pressure side of the pump. Small particles and debris are intended to be trapped and lodged in the small spaces and crevices between grains of sand. This style of filtration is not capable of filtering as small, or fine, of particles as alternative current filtration technology. The existing filters also require a significantly larger footprint in the mechanical room in comparison to modern filters.

A regenerative media filter should be installed to replace the existing sand filters. Regenerative media filters are located on the pressure side of the circulation pump and push water through perlite media. Perlite media is an excellent filtration material and can be commonly found in the beverage industry. The automated "bump" cycle of the system regenerates the used media to extend the lifespan of each media cycle. This process greatly reduces the amount of water consumed to flush the system, and cost savings due to this lower water consumption are seen in water, chemical and heating expenses. Regenerative media filters typically represent a higher capital cost than sand filtration methods. Over time, lower annual operating expenses offset these capital costs.



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\$175,000.00 to \$250,000.00

Construct Surge Tanks

\$275,000.00 to \$375,000.00

\$160,000.00 to \$240,000.00

\$20,000.00 to \$40,000.00

\$15,000.00 to \$30,000.00

The function of pool perimeter gutters is one of the most important aspects of pool design. Gutters are intended to skim only the very top of the pool water from the rest of the pool. The majority of the contamination and unwanted material in a pool, such as body oils, greases and bacteria, reside at the surface of the water. Continuously removing this part of the water and sending it to the filtration and water treatment systems is crucial to maintaining a clean and healthy pool.

The current pool perimeter gutters do not drain into surge tanks. Therefore, there is little to no surge capacity in the pool system. When numerous swimmers enter the pool or there is a highly dynamic activity in the pool, the gutters will flood and will not function properly as a skimming mechanism. At the pool's busiest moments, when the most people are enjoying the pool, the pool system loses its best mechanical means of removing unclean water.

Surge tanks, one for the main pool and one for the junior pool, should be constructed to allow pool water from the gutters to flow to a holding tank with enough excess volume to accommodate the usage of the pools at maximum capacity. These surge tanks will be regulated with automatic valves and prevent excess water from remaining in the gutters.

Replace Pool Perimeter Gutters

The current pool perimeter gutters for both the main pool and junior pool are formed in concrete with a style common to pools constructed many decades ago. The gutters are undersized and the dropouts, or water exit points from the gutter, are insufficient. The style and construction of these gutters contributes to the inability to avoid a flooded gutter situation and inability to skim the water surface as discussed in the previous recommendation.

This style of gutter also presents a hazardous transition into the pool and potential injury to patrons. The gutter presents a ledge below the pool deck edge which many patrons will use as a step when entering the pool. This is not a safe ledge to use as a step, as it is too small, always slippery, and rounded. Patrons may easily slip and fall into the hard concrete surfaces of the deck and pool edge. The gutters should be replaced with modern deck-level gutters with a smooth transition from pool deck to water over PVC grating.

Replace Pool Return Fittings

The pool return fittings are styled with a fan-like cover to allow increasing or decreasing the amount of flow through the fitting. This style of fitting does not provide any directional control of the flow of return water. Also, many of the return fittings are painted in place or closed, and unable to be adjusted for flow control. New "eyeball" return fittings should be installed to allow the control of the direction of the flow of the return water.

Replace Pool Paint Finish

The current pool paint finish is badly deteriorated in all areas of the main pool and junior pool. The paint is chipping and peeling and revealing continued deteriorated paint in sub layers. All layers of the pool paint should be removed from the pool vessel surface. When new paint is applied over other deteriorating paint there does not exist a proper foundation for the new paint to adhere and chipping and peeling will continue. The pool paint should be thoroughly removed with course brushes or sand-blasting. A contingency for deterioration to the pool vessel concrete found or caused by the paint removal process is not included in this cost estimate.

Install UV Sanitation Systems

\$90,000.00 to \$130,000.00

The pools do not currently use any form of supplemental sanitation. Supplementary sanitation, a secondary method of disinfecting the pool water beyond maintaining a residual of chlorine in the water, is growing in importance. The resistance

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of bacteria and other pathogens to traditional disinfection methods is growing and a greater understanding of the contaminates in pool water is calling for secondary disinfection methods. Ultraviolet (UV) sanitation systems should be installed on both the main pool and junior pool. While the pools are outdoor bodies of water and experience UV radiation naturally form the sun, in the Pacific Northwest climate this exposure is limited. A UV system will provide direct radiation and provided an added level of protection against harmful microorganisms and unwanted contamination.

Install Chemical Balance System

\$10,000.00 to \$15,000.00

Currently balancing chemicals, including acid used to maintain the pH level of the pool, are added manually to the pool water. An automatic chemical control and injection system should be installed to continuously monitor and adjust the pH of the water. Consistent chemical balance is crucial to the water clarity, sanitation, and safety.



New Construction

The previously discussed recommendations are necessary to maintain the aquatic components of the facility in proper working order. When a significant capital investment is considered for components of an asset, the cost to replace the complete asset is often a valuable comparative consideration. Therefore, an estimated range of probable construction cost for the replacement of the pools and associated pool systems with newly constructed pool vessels, pool piping and pool mechanical systems is provided below.

For cost purposes, newly constructed pool vessels are assumed to be substantially similar to the existing pools. Substantially similar means the pools are the same type and size as the existing pool vessels and accommodate the same program activities and events to a similar extend.

New Lap Pool New Children's Pool Probable Cost of New Construction of Similar Pools \$925,000.00 to \$1,200,000.00 \$225,000.00 to \$300,000.00 \$1,150,000.00 to \$1,500,000.00

Complete replacement of the pool vessels presents an opportunity to modernize the facility. The facility may benefit from the ability to support new aquatic program activities and events, improve the current aquatic program activities and events, incorporate new trends in aquatic design, and modernize the pool mechanical systems with current advanced technology.



Appendix

Site Observation Images

47 Images collected on 3/7/2017























































































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								ı		I	ı		ı	1			ſ			.
Treatment	Omit	Omit	Omit	Omit	Omit															
Comments			Codominant stems of #68		Codominant stem of #120	Diameter measured near base, multiple leaders, some trunk decay, a little top dieback	Diameter measured near base, codominant	leaders, forked tops, included bark	Dead and broken branches, hangers	Moderate crown structure	Poor crown structure	Moderate crown structure, forked leaders	Burl on west face of lower trunk	Pitch flow upper trunk north face warrants aerial inspection & pitch flow lower trunk southeast face warrants advanced assessment	Between two more dominant firs	Active pitch seam 0-20' east face, older pitch seam south face, warrants advanced assessment	Old broken top, multiple leaders	Moderate structure, forked leaders	Old broken top, multiple leaders, some crown decay	
Sig ⁵						yes		yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	
Cond ⁴						U		U	ш	ŋ	щ	ш	ŋ	U	щ	IJ	U	9	U	
RPZ ³						8		12	40	28	20	22	26	28	20	20	28	19	26	
C-Rad ²						8		12	40	28	20	22	26	28	20	20	28	19	26	
DBH^1	15	10	24	16	20	18		19	39	32	20	15	43	41	31	40	39	29	44	
Species Name						llex aquifolium		Juniperus spp.	Quercus rubra	Quercus rubra	Quercus rubra	Liquidambar styraciflua	Pseudotsuga menziesii	Pseudotsuga menziesii	Pseudotsuga menziesii	Pseudotsuga menziesii	Pseudotsuga menziesii	Thuja plicata	Pseudotsuga menziesii	
Common Name	Shrub	Shrub	Omit	No tree	Omit	English holly		juniper	red oak	red oak	red oak	sweetgum	Douglas-fir	Douglas-fir	Douglas-fir	Douglas-fir	Douglas-fir	western redcedar	Douglas-fir	
Variety	D	۵	ш	D	ш	D		ш	۵	D	D	D	Ш	ш	Ш	Е	ш	ш	Ш	
No.	13	23	69	107	121	1		2	œ	4	5	9	7	00	6	10	11	12	14	

APPENDIX A-3 Arborist Report

Morgan Holen & Associates, LLC Consulting Arborists and Urban Forest Management 3 Monroe Parkway, Suite P220, Lake Oswego, OR 97035

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No.	Variety	Common Name	Species Name	DBH ¹	C-Rad ²	RPZ ³	Cond ⁴	Sig ⁵	Comments	Treatment
15	ш	Douglas-fir	Pseudotsuga menziesii	33	26	26	ŋ	yes		
16	Э	Douglas-fir	Pseudotsuga menziesii	37	22	22	g	yes	Pitch seams lower trunk two sides, warrants advanced assessment	
17	ш	giant sequoia	Sequoiadendron giganteum	47	22	22	ט	yes	Some crown asymmetry	
									Crown asymmetry, dead and broken	
18	D	deciduous	unknown	15	28	28	ш	yes	branches, crown decay	
19	Е	Douglas-fir	Pseudotsuga menziesii	45	32	32	ŋ	yes	Pitch seams on west face	
									Codominant stems, measured diameter	
20	۵	dogwood	Cornus spp.	10	12	12	ს	yes	below split	
21	ш	giant sequoia	Sequoiadendron giganteum	54	22	22	ט	yes	Some crown asymmetry	
22	D	gingko	Ginkgo biloba	11,12	18	18	IJ	yes	Fruiting	
							1		Probably has old broken top, few dead and	
24	ш	Douglas-fir	Pseudotsuga menziesii	57	36	36	ш	yes	broken branches	
									Moderate structure, self-correcting but	
25	۵	red maple	Acer rubrum	19	30	30	ს	yes	moderate lean to parking and utility lines	
26	ш	Douglas-fir	Pseudotsuga menziesii	33	26	26	U	yes	Some twig dieback, pitch seams two sides	
									Codominant leaders with a "V" shaped	
27	ш	Douglas-fir	Pseudotsuga menziesii	59	36	36	IJ	yes	attachment, pitch seams three sides	
28	۵	tuliptree	Liriodendron tulipifera	27	18	18	IJ	yes	Moderate crown structure, broken branches	
									Moderate crown structure, dead and broken	
29	D	paper birch	Betula papyrifera	23	26	26	ט	yes	branches, crown decay	
30	ш	Douglas-fir	Pseudotsuga menziesii	39	20	20	ŋ	yes	Old basal wound west face	
31	ш	Douglas-fir	Pseudotsuaa menziesii	47	26	26	U	ves	Pitch seam southeast face, crown asymmetry, dead branch over path	
		, -				0			-	
32		Douglas-fir	Pseudotsuga menziesii	54	28	28	ш	yes	Some crown asymmetry, tew dead branches	
33	ш	Douglas-fir	Pseudotsuga menziesii	50	30	30	ш	yes		

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No.	Variety	Common Name	Species Name	DBH ¹	C-Rad ²	RPZ ³	Cond ⁴	Sig ⁵	Comments	Treatment
34	ш	Douglas-fir	Pseudotsuga menziesii	35	30	30	ŋ	yes		
35	ш	Douglas-fir	Pseudotsuga menziesii	37	26	26	თ	yes	Codominant leaders	
90	ц	Dougloc fir	Droudotruco montiorii	JE	ιι	ιι	Ц		Relatively poor Ht:Dia, history of lateral	
	J I			7.7		77				
37	ш	Douglas-fir	Pseudotsuga menziesii	45	26	26	ш	yes	Some crown asymmetry	
1	I								One sided crown to west, natural self-	
38	ш	Douglas-tir	Pseudotsuga menziesii	41	34	34	IJ	yes	correcting lean	
39	ш	Douglas-fir	Pseudotsuga menziesii	47	34	34	IJ	yes	Pitch seams, moderate crown structure	
40	ш	Douglas-fir	Pseudotsuga menziesii	39	22	22	b	yes	Crown asymmetry, sweep	
41	ш	Douglas-fir	Pseudotsuga menziesii	47	22	22	ч	yes	Reduced vigor, twig dieback, thin crown	
42	ш	Douglas-fir	Pseudotsuga menziesii	35	24	24	ц	yes	Poor structure, dead branches	
43	ш	Douglas-fir	Pseudotsuga menziesii	45	32	32	Ц	yes	One-sided crown to west	
44	ш	Douglas-fir	Pseudotsuga menziesii	44	30	30	ш	yes	Some crown asymmetry	
45	ш	Douglas-fir	Pseudotsuga menziesii	44	28	28	ш	yes	Some crown asymmetry	
46	ш	deodar cedar	Cedrus deodara	19	22	22	ŋ	yes	One-sided crown to south	
47	ш	deodar cedar	Cedrus deodara	17	22	22	b	yes	One-sided crown to south	
									Old pitch seams south face, dead and broken	
48	ш	Douglas-fir	Pseudotsuga menziesii	38	22	22	ŋ	yes	branches, hangers	
49	Е	giant sequoia	Sequoiadendron giganteum	56	25	25	ŋ	yes		
50	ш	Austrian pine	Pinus nigra	10	10	10	ц	ou	Poor structure	
51	Е	Douglas-fir	Pseudotsuga menziesii	40	25	25	Е	yes		
52	ш	Douglas-fir	Pseudotsuga menziesii	42	28	28	ш	yes		
53	Е	Atlas cedar	Cedrus atlantica	26	22	22	g	yes	Moderate crown structure	
54	ш	Douglas-fir	Pseudotsuga menziesii	53	35	35	ט	yes	Some crown asymmetry	
<u> </u>									20+ P. pini conks - remove tree or advanced	
55	ш	Douglas-fir	Pseudotsuga menziesii	35	25	25	т	yes	assessment	
56	ш	Douglas-fir	Pseudotsuga menziesii	26	24	24	ш	yes	Poor structure	
57	Е	Douglas-fir	Pseudotsuga menziesii	47	26	26	ш	yes	Few dead branches, minor twig dieback	
58	ш	Douglas-fir	Pseudotsuga menziesii	33	20	20	IJ	yes	Crown asymmetry	

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Appendix - Crown Park Master Plan

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No.	Variety	Common Name	Species Name	\mathbf{DBH}^{1}	C-Rad ²	RPZ ³	Cond ⁴	Sig ⁵	Comments	Treatment
59	Е	Douglas-fir	Pseudotsuga menziesii	46	22	22	Ш	yes	Minor crown asymmetry	
60	ш	Douglas-fir	Pseudotsuga menziesii	46	26	26	ш	yes	Minor crown asymmetry	
									Dead branch over path, trunk swelling, one-	
61	Е	Douglas-fir	Pseudotsuga menziesii	38	22	22	G	yes	sided crown to south, upper trunk sweep	
62	Е	Douglas-fir	Pseudotsuga menziesii	35	22	22	ш	yes	Crooked top, broken leader	
63	Е	Douglas-fir	Pseudotsuga menziesii	38	22	22	ŋ	yes	One-sided crown to south	
									Poor structure, thin crown, dead and broken branches trunk wound south face lean is	
64	ш	Douglas-fir	Pseudotsuga menziesii	31	24	24	ш	yes		
									Some crown asymmetry, somewhat reduced	
65	Е	Douglas-fir	Pseudotsuga menziesii	39	24	24	ŋ	yes	vigor	
									Forked leaders, trunk sweep, minor twig	
99	ш	Douglas-fir	Pseudotsuga menziesii	38	22	22	U	yes	dieback	
67	Е	Douglas-fir	Pseudotsuga menziesii	30	22	22	g	yes	Dead and broken branches	
									31" codominant stem has broken top, minor	
68	Е	Douglas-fir	Pseudotsuga menziesii	31,41	32	32	ŋ	yes	twig dieback	
70	ш	Douglas-fir	Pseudotsuga menziesii	29	16	16	ш	yes	Intermediate crown class	
7	ц		Decidateiras monaiocii	07	00	0 C	Ц		Some crown asymmetry, pitch seam	
,	-		r seaaoisaga menzicsii	f	27	707	1	y co		
72	ш	Douglas-fir	Pseudotsuga menziesii	30	18	18	U	yes	Crown asymmetry, dead and broken branches	
73	Е	Douglas-fir	Pseudotsuga menziesii	49	30	30	ш	yes		
74	Е	Douglas-fir	Pseudotsuga menziesii	39	25	25	ŋ	yes	Some crown asymmetry	
									Poor top structure, old wound at ~4' from	
									codom stem failure or removal, intermediate	
75	ш	Douglas-fir	Pseudotsuga menziesii	27	22	22	ш	yes	crown class	
27	ц		Decidateiras monaiocii	00	00	00	(Few dead and broken branches, some twig	
۵/	ш	Douglas-fir	Pseudotsuga menziesii	34	Q7	22	פ	yes	greback	

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No.	Variety	Common Name	Species Name	DBH ¹	C-Rad ²	RPZ ³	Cond ⁴	Sig ⁵	Comments	Treatment
									Dead and broken branches, some crown	
77	ш	Douglas-fir	Pseudotsuga menziesii	35	26	26	U	yes	asymmetry	
									One-sided crown to east, over-extended	
78	ш	Douglas-fir	Pseudotsuga menziesii	59	55	55	U	yes	laterals, some history of large branch failure	
									One-sided crown to west, dead and broken	
79	Ш	Douglas-fir	Pseudotsuga menziesii	33	25	25	g	yes	branches	
80	ш	Douglas-fir	Pseudotsuga menziesii	32	22	22	ц	yes	Few dead branches, crown asymmetry	
									Twig dieback, reduced vigor, crown	
81	ш	Douglas-fir	Pseudotsuga menziesii	38	22	22	ц	yes	asymmetry	
82	ш	Douglas-fir	Pseudotsuga menziesii	43	28	28	Ð	yes	Dead and broken branches	
83	ш	Douglas-fir	Pseudotsuga menziesii	22	20	20	ц	yes	Broken top, overtopped by adjacent firs	
84	Ш	Douglas-fir	Pseudotsuga menziesii	25	14	14	ц	yes	High live crown, thin crown	
85	ш	Douglas-fir	Pseudotsuga menziesii	31	14	14	ц	yes	High live crown, thin crown, pitch seams	
86	ш	Douglas-fir	Pseudotsuga menziesii	32	16	16	ч	yes	Pitch seams, crown asymmetry	
87	ш	Douglas-fir	Pseudotsuaa menziesii	33	18	18	ш	ves	Dead and broken branches, high live crown	
1		0								
88	ш	Douglas-fir	Pseudotsuga menziesii	39	24	24	ŋ	yes	Dead and broken branches, crown asymmetry	
89	Ш	Douglas-fir	Pseudotsuga menziesii	43	26	26	Е	yes		
									Moderate structure, dead and broken	
90	D	deciduous	unknown	27	26	26	ŋ	yes	branches	
91	D	deciduous	unknown	27	24	24	Ð	yes	Moderate structure	
92	Ц	Douglas-fir	Pseudotsuga menziesii	36	26	26	Е	yes	Some crown asymmetry	
									Broken top with new leader, over-extended	
93	ш	Douglas-fir	Pseudotsuga menziesii	23	31	31	ш	yes	laterals, one-sided to north	
									Broken top with forked leaders, one-sided to	
94	ш	Douglas-fir	Pseudotsuga menziesii	27	20	20	ш	yes	north	
95	ш	Douglas-fir	Pseudotsuga menziesii	20	16	16	D	yes	Dead top	

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No.	Variety	Common Name	Species Name	DBH ¹	C-Rad ²	RPZ ³	Cond ⁴	Sig ⁵	Comments	Treatment
96	Е	Douglas-fir	Pseudotsuga menziesii	34	24	24	ч	yes	Moderate structure	
97	ш	Douglas-fir	Pseudotsuga menziesii	20	16	16	ц	yes	Intermediate crown class	
98	Ш	Douglas-fir	Pseudotsuga menziesii	33	22	22	ט	yes	Dead and broken branches, crown asymmetry	
66	ш	Douglas-fir	Pseudotsuga menziesii	27	22	22	ш	yes	Broken top	
100	ш	Douglas-fir	Pseudotsuga menziesii	40	22	22	ш	yes	Dead and broken branches	
101	Ш	Douglas-fir	Pseudotsuga menziesii	50	28	28	ш	ves	Pitch flow upper trunk west face, some crown asymmetry	
									Pitch seam north face, dead and broken	
102	Е	Douglas-fir	Pseudotsuga menziesii	44	28	28	ш	yes	branches, relatively thin crown	
103	Е	Douglas-fir	Pseudotsuga menziesii	36	24	24	ט	yes	Pitch seam east face, crown asymmetry	
104	D	European mountain ash	Sorbus aucuparia	10	12	12	b	yes	Codominant stems	
105	D	European mountain ash	Sorbus aucuparia	10	14	14	ŋ	yes	Some basal decay east face	
106	Е	grand fir	Abies grandis	12	6	9	Dy	yes	Not sustainable	
									One-sided crown to west, pitch seam north	
108	Е	Douglas-fir	Pseudotsuga menziesii	31	26	26	ט	yes	face	
									8+ P. pini conks, reduced vigor,	
109	Е	Douglas-fir	Pseudotsuga menziesii	24	20	20	ט	yes	codom/intermediate crown class	
110	E	Douglas-fir	Pseudotsuga menziesii	31	22	22	ט	yes	Crown asymmetry, some twig dieback	
111	Е	Douglas-fir	Pseudotsuga menziesii	41	26	26	Ш	yes	Some crown asymmetry	
112	Е	Douglas-fir	Pseudotsuga menziesii	23	16	16	ш	yes	Overtopped by dominant fir	
113	Е	Douglas-fir	Pseudotsuga menziesii	42	24	24	ш	yes	Crown asymmetry	
114	ш	Douglas-fir	Pseudotsuga menziesii	29	20	20	Ð	yes	1 P. pini conks northeast face ~10'	
115	Е	Douglas-fir	Pseudotsuga menziesii	34	18	18	ŋ	yes		
116	Е	Douglas-fir	Pseudotsuga menziesii	35	16	16	ט	yes		
117	ш	Douglas-fir	Pseudotsuga menziesii	27	12	12	ш	yes	Relatively poor Ht:Dia, thin crown, dead and broken branches	
118	ш	Douglas-fir	Pseudotsuga menziesii	47	22	22	IJ	yes	Pitch seams, dead branches, one-sided crown to south	

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N	Variatv	Common Name	Sharias Nama	лан⊥	C-Bad ²	RD7 ³	Cond ⁴	Sia ⁵	Comments	Treatment
119		Doug	Pseudotsuaa menziesii	0		18			to southeast	
007		33 34 25 25 25 25 25 25 25 25 25 25 25 25 25				ů c			Ruled vigor, twig dieback, 49" stem with 3+ P. pini conks & 28" stem with 7+ P. pini conks,	
071				20,43		07		λco		
122	ш	Douglas-fir	Pseudotsuga menziesii	40	24	24	IJ	yes	Self-correcting lean, some crown asymmetry	
123	ш	Douglas-fir	Pseudotsuga menziesii	57	30	30	Е	yes	Pitch seam east face	
124	ш	Douglas-fir	Pseudotsuga menziesii	55	34	34	Е	yes		
125	ш	Douglas-fir	Pseudotsuga menziesii	37	24	24	Е	yes		
126	ш	redwood	Sequoia sempervirens	66	36	36	Е	yes	Few broken branches	
127	ш	blue spruce	Picea pungens	21	18	18	Ч	yes	Poor structure, twig and branch dieback	
128	D	beech	Fagus spp.	28	32	32	Е	yes	Codominant leaders	
									Few dead and broken branches, some crown	
129	D	Norway maple	Acer platanoides	27	32	32	G	yes	decay	
130	D	London planetree	Platanus × acerifolia	33	34	34	g	yes	Hollow with decay northwest face at 6'	
131	ш	Douglas-fir	Pseudotsuga menziesii	52	26	26	Е	yes	Few dead and broken branches, hangers	
132	ш	blue spruce	Picea pungens	16	10	10	g	yes		
133	ш	Douglas-fir	Pseudotsuga menziesii	53	28	28	G	yes	Codominant stems	
134	D	Norway maple	Acer platanoides	33	28	28	Е	yes	Some crown decay	
135	D	Norway maple	Acer platanoides	14	18	18	G	yes		
136	ш	Douglas-fir	Pseudotsuga menziesii	45	22	22	Е	yes		
									Codominant stems with included bark, one	
									stem has broken top, reduced vigor, in	
137	ш	Douglas-fir	Pseudotsuga menziesii	37	18	18	ш	yes	playground	
138	ш	Douglas-fir	Pseudotsuga menziesii	41	24	24	ш	yes		
139	ш	Douglas-fir	Pseudotsuga menziesii	29	20	20	F	yes	Poor upper trunk structure	
140	ш	Douglas-fir	Pseudotsuga menziesii	37	24	24	G	yes	Crown asymmetry	
141	ш	Douglas-fir	Pseudotsuga menziesii	42	22	22	ŋ	yes	Some twig dieback	

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		DBH [⊥]	C-Rad ²	RPZ ³ Cond ⁴	Cond ⁴	Sig ⁵	Comments	Treatment
	Prunus spp.	2	5	5	ß	ou		
	Prunus spp.	12	14	14	Ð	yes		
	Prunus spp.	8	5	5	Ð	ou		
	Prunus spp.	2x7,10	18	18	Ð	yes		
	Prunus spp.	3x4,5	12	12	Ð	yes		
	Prunus spp.	2	5	5	ц	ou	Basal wound, poor structure	
	Prunus spp.	8	5	5	Ð	ou		
	Prunus spp.	6,2x8,9	15	15	F	yes	Dead branches, crown decay	
	Prunus spp.	2	5	5	Ð	ou		
	Prunus spp.	3	2	5	Ð	ou		
	Prunus spp.	2x7,9	15	15	Ð	yes	Some basal decay	
Q	Prunus spp.	14	12	12	ц	yes	Dead branches, crown decay	
ſ	Prunus spp.	11	7	7	Р	yes	Heavily pruned, small live crown, trunk decay	
155 D cherry	Prunus spp.	11	10	10	Ц	yes	Poor structure, leans to street, old basal wound	
156 D cherry	Prunus spp.	3,5,6	14	14	ш	yes	Moderate structure, branch decay	
157 E giant sequoia	Sequoiadendron giganteum	56	25	25	Е	yes	Minor crown asymmetry	
158 D zelkova	Zelkova serrata	18,25	36	36	ŋ	yes	Broken branches, crown decay	
159 D maple	Acer spp.	9	12	12	ט	yes		

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No.	Variety	Common Name	Species Name	\mathbf{DBH}^{1}	C-Rad ²	RPZ ³	Cond ⁴	Sig ⁵	Comments	Treatment
¹ DBH	is tree dia	ameter measured at breast	t height, 4.5-feet above the grour	nd level n	measured	from th	llihqu ər	l side (ii	n inches). Trees with multiple stems splitting bel	elow DBH

וווחווו ווופמצמו במימו מרמו במצר וובוצוור, 4.2-ובבר ממסעב נווב צו סמוומ ובעבו ווופמצמו במיוו מווב ממוווו צומב (ווו וווכוובצ). זו בבצ are reported individually and separated by a comma or noted as quantity x size, except where Comments indicate otherwise. **טסח** וא נופט טומווופופו

²C-Rad is the average crown radius measured (in feet).

³RPZ identifies the arborist recommended root protection zone radius in feet, which generally coincides with tree driplines except where alternative tree protection measures will provide for allowable encroachment into driplines. ⁴Cond is an arborist assigned rating to generally describe the condition of individual trees as follows- Dead; Dying; Diseased; Hazardous; Poor; Fair; Good; or Excellent condition.

⁵Sig identifies "Significant Trees" defined by the City as evergreen trees <u>></u> 8" DBH and deciduous trees, other than red alder or cottonwood, <u>></u> 12" DBH.

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	Drin Zone	(radius in	feet)																																		
		RPZ (radius	in feet)																																		
SS	DBH per	diameter in	inches)	6	11	34	30	17	13	39	32	23	29	30	29	15	37	26	27	38	13	37	8	46	10	10	45	16	33	43	24	19	31	37	42	33	26
Crown Park Existing Trees			Scientific name																																		
			Species																																		
		Evergreen/	Deciduous	D	E	D	D	D	D	Е	ш	ш	E	Ш	Е	۵	ш	Е	Е	ш	D	Е	D	Е	D	D	Е	D	Е	Е	٥	D	ш	ш	ш	Е	Е
			Tree ID	1	2	£	4	ъ	9	7	∞	6	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34

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ARBORIST REPORT

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APPENDIX A-4 Utility Report

Memo

To:	Ben Johnson, Greenworks PC
From:	Dan Lautzenheiser, PE
Date:	6/10/2018
Re:	Crown Park Preliminary Utility Findings

The purpose of this memo is to document the initial evaluation of the existing utilities for the proposed Crown Park improvements in Camas, Washington. DJ&A has performed a field review of the utilities around the park, and has had preliminary discussions with the City of Camas to ascertain the availability of the utilities to serve the proposed improvements.

Camas Park falls under the jurisdiction of the City of Camas, the water, wastewater and storm (surface) water improvements will need to be designed to meet the requirements of the City of Camas.

Soil Conditions

Based on information obtained from NRCS Web Soil Survey, the soil is anticipated to be Vader silt loam and is anticipated to be well-drained. However, based on conversations with the City of Camas Public Works Department, the soils in the city are reported to vary from gravely material that drains fairly well to heavy clay material that has poor infiltration. Ponding in the southeast corner of the park has been observed during the wet season. Additional investigation will be required to verify the soil types throughout the park.

Existing Utility Infrastructure

The information included in this memo was based on as-built information that was obtained from the City of Camas, field observations of the existing utilities and correlated to survey data that was obtained by KC Development in March, 2017. The critical infrastructure depths and elevations (±0.1')are shown on the attached park exhibits.

Water

Water lines were found to be running on all four sides of the park. The existing water service line for the pool as well as the irrigation system is supplied from the 6" main line that runs along NE 17th Avenue. Individual service lines to the adjacent lots were not included in the field investigations. The existing types of pipes noted in the memo are based on as-built drawings and updated based on institutional knowledge obtained from the City of Camas. The modifications to the water lines have been performed in a piecemeal fashion with materials that differ from the original pipe, therefore the actual type may be different than what is included in this memo.



NE 17th Avenue:

There is an existing 6" Ductile Iron Pipe is runs on the northerly side of the 17th between Division St and NE Dallas St. There is an existing 2" Galvanized Steel pipe continues on the northerly side of 17th between NE Dallas St and NE Everett Street.

Division Street:

There is a 6" Cast Iron pipe that runs on the Westerly side of Division Street. A water service line had previously served the park, but has been decommissioned.

NE 15th Avenue:

There is a 2" Galvanized Steel pipe that runs on the southerly side of 15th Avenue. A water service line may extend to the single story wood building that is located in the southwestern quadrant of the park.

NE Everett Street:

There is a 12" Cast Iron pipe that runs in NE Everett Street. The line is believed to be on the easterly side of the road based on the location of water valves observed in the intersection of NE 15th and NE Everett, but has not been verified. A utility locate will be required if the location needs to be verified. Water service for the park improvements is not anticipated to be provided from NE Everett Street since it is a primary Collector Road for this area.

Wastewater

The existing sewer service for the pool is believed to run from the pool to the manhole that is located at the intersection of NE 15^{th} Avenue and NE Birch Street.

NE 17th Avenue:

There is an existing 8" VCP Pipe that runs on the southerly side of 17th in front of the tennis court down to the angular break in the road and angles across to the northerly side of 17th at NE Dallas St. From there it continues on the northerly side of the road to the NE Everett intersection where it turns and heads north along Everett Street.

Division Street:

There is an 8" sewer line that runs along Division Street. The sewer line runs south on Division St, to a manhole at the intersection of NW 16^{th} Ave, and angles to a manhole at the NE 15^{th} Ave intersection before continuing south on Division.

NE 15th Avenue:

A sewer manhole was found at the intersection of 15th and Birch. Two pipes enter the manhole, the northwesterly pipe appears to be the service line from the pool but the inlet pipe from the north is not known and was not flowing water during the site visit. The 8" pipe ran south on NE Birch St.

A sewer manhole was found at the intersection of 15th and Dallas. The inlet pipe (drop pipe) appears to be a service line for the single story wood building (Scout Hall). The 8"pipe ran south on NE Dallas.



NE Everett Street:

As noted for NE 17th Avenue, there is a sewer manhole at the intersection of 17th and Everett with an 8" pipe coming in from the east and draining north along the westerly side of Everett. A sewer manhole was found at the intersection of 15th and Everett, but it is located on the easterly side of the road and was not included in this investigation.

Storm Drain

It appears that the surface water inside the park drains towards to the playground area on the east end of the park and ponds until the water infiltrates into the ground or evaporates. It appears that there is minimal runoff off that leaves the park.

NE 17th Avenue:

There are two storm drain inlets on the southerly side of 17th street; they are located at the intersection of 17^{th} and Dallas and at the intersection of 17^{th} and Everett. The storm drain manhole at the intersection of 17^{th} and Dallas collects water from 3 inlets and drains east to a manhole located on the westerly side of the intersection of 17^{th} and Everett. The manhole at the Everett Intersection collects water from 2 additional inlets, and drains north along the westerly side of Everett St. The inlets connect to the manholes with 6" PVC drain pipes, the main lines appear to be 8" diameter pipes.

Division Street:

There is a storm drain inlet that is located at the intersection of 15th and Division that connects to a storm drain manhole in the middle of the intersection. The 8" outlet pipe drains south on Division Street.

NE 15th Avenue:

There were not any additional storm drainage features observed on NE 15th Street except as noted on Division and Everett.

NE Everett Street:

As noted for NE 17th Avenue, there is a sewer manhole at the intersection of 17th and Everett with an 8" pipe coming in from the east and draining north along the westerly side of Everett. A sewer manhole was found at the intersection of 15th and Everett, but it is located on the easterly side of the road and was not included in this investigation.







APPENDIX A-5 Market Analysis



Crown Park Pool Operations Study

Final Report September 18, 2017





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Table of Contents

Section	Ι	Market Review1
Section	II	Operations Analysis



Section I – Market Review

Ballard*King & Associates has been tasked with completing an operations study for the proposed Crown Park Pool for the Camas, Washington market area.

The following is a summary of the basic demographic characteristics of the identified service areas.

Service Area: The new pool would be developed to serve the needs of the City of Camas. As such this has been identified as the Primary Service Area.

A larger Secondary Service Area has also been identified that includes a good portion of Vancouver, Washougal, and other smaller communities to the north.

Secondary Service Areas are usually defined by the distance people will travel on a regular basis (a minimum of once a week) to utilize a pool or its programs. Use by individuals outside of this area will be much more limited and will focus on special activities or events.

Service areas can vary in size with the types of components that are included in an aquatic center. A facility with more of a recreational orientation (slides, interactive play features, zero depth entry and other amenities) will generally have a larger service area than a more competitively oriented center.

<u>Map A – Service Area Map</u>





	Camas	Secondary Service Area
Population:		
2010 Census	19,421 ¹	170,601 ²
2017 Estimate	21,733	187,816
2022 Estimate	23,501	200,961
Households:		
2010 Census	6,641	64,157
2017 Estimate	7,300	69,843
2022 Estimate	7,853	74,528
Families:		
2010 Census	5,258	44,878
2017 Estimate	5,769	48,594
2022 Estimate	6,212	51,743
Average Household Size:		
2010 Census	2.91	2.64
2017 Estimate	2.97	2.68
2022 Estimate	2.98	2.68
Ethnicity (2017 Estimate):		
Hispanic	5.4%	9.8%
White	84.2%	80.1%
Black	1.2%	2.4%
American Indian	0.7%	0.9%
Asian	7.7%	6.8%
Pacific Islander	0.4%	1.1%
Other	1.4%	3.6%
Multiple	4.3%	5.1%
Median Age:		
2010 Census	36.7	36.7
2017 Estimate	37.8	37.9
2022 Estimate	38.2	38.4
Median Income:		
2017 Estimate	\$91,750	\$65,427
2022 Estimate	\$103,785	\$73,494

Table A - Demographic Summary

¹ From the 2000-2010 Census, Camas experienced a 56.2% increase in population.
 ² From the 2000-2010 Census, Secondary Service Area experienced a 24.2% increase in population.



Age and Income: The median age and household income levels are compared with the national number as both of these factors are primary determiners of participation in swimming activities. The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the median income level goes up.

Table B – Median Age:

	2010 Census	2017 Projection	2022 Projection
Camas	36.7	37.8	38.2
Secondary Service Area	36.7	37.9	38.4
State of Washington	37.2	38.3	39.0
Nationally	37.1	38.0	38.7



Chart A – Median Age:





Map B – Median Age by Census Block Group



Households with Children: The following chart provides the number of households and percentage of households in the market area with children.

Table C - Households w/ Children

	Number of Households w/ Children	Percentage of Households w/ Children
Camas	3,090	46.5%
Secondary Service Area	23,537	36.7%
State of Washington	836,791	31.9%

The information contained in Table-C helps further outline the presence of families with children. As a point of comparison in the 2010 Census, 33.4% of households nationally had children present.



<u>Table D – Median Household Income:</u>

	2017 Projection	2022 Projection
Camas	\$91,750	\$103,785
Secondary Service Area	\$65,427	\$73,494
State of Washington	\$64,691	\$75,349
Nationally	\$54,149	\$59,476

<u>Chart B – Median Household Income:</u>





Based on 2017 projections for median household income the following narrative describes the service areas:

In the Camas, the percentage of households with median income over \$50,000 per year is 75.0% compared to 54.0% on a national level. Furthermore, the percentage of the households in the service area with median income less than \$25,000 per year is 9.1% compared to a level of 22.6% nationally.

In the Secondary Service Area, the percentage of households with median income over \$50,000 per year is 64.4% while the percentage of the households in the service area with median income less than \$25,000 per year is 13.1% compared to a level of 22.6% nationally.

While there is no perfect indicator of use of an indoor recreation facility, the percentage of households with more than \$50,000 median income is a key factor. Therefore, those numbers are significant and balanced with the overall cost of living.



Chart C – Median Household Income Distribution



<u>Map C – Household Income by Census Block Group</u>





Household Budget Expenditures: In addition to taking a look at Median Age and Median Income, it is important to examine Household Budget Expenditures. In particular, looking at housing information; shelter, utilities, fuel and public services along with entertainment & recreation can provide a snapshot into the cost of living and spending patterns in the services areas. The table below looks at that information and compares the service areas.

Table E – Ho	usehold Budget	Expenditures ³ :
--------------	----------------	-----------------------------

Camas	SPI	Average Amount Spent	Percent
Housing	150	\$31,816.41	30.2%
Shelter	151	\$24,552,34	23.3%
Utilities, Fuel, Public Service	144	\$7,264.07	6.9%
Entertainment & Recreation	153	\$4,765.28	4.5%

Secondary Service Area	SPI	Average Amount Spent	Percent
Housing	109	\$23,141.29	30.6%
Shelter	110	\$17,78.41	23.5%
Utilities, Fuel, Public Service	106	\$5,360.88	7.1%
Entertainment & Recreation	109	\$3,395.80	4.5%

State of Washington	SPI	Average Amount Spent	Percent
Housing	111	\$23,666.47	30.8%
Shelter	112	\$18,182.52	23.7%
Utilities, Fuel, Public Service	109	\$5,483.94	7.1%
Entertainment & Recreation	110	\$3,446.93	4.5%

SPI:

Average Amount Spent: Percent: Spending Potential Index as compared to the National number of 100.

The average amount spent per household.

Percent of the total 100% of household expenditures.

Note: Shelter along with Utilities, Fuel, Public Service are a portion of the Housing percentage.

³ Consumer Spending data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2017 and 2022.





Chart D – Household Budget Expenditures Spending Potential Index:

The total number of housing units in the Camas is 7,096 and 93.6% are occupied, or 6,641 housing units. Of the available units, the bulk is defined as "For Sale Only (1.8%). The total vacancy rate for the service area is 6.4%.

The total number of housing units in the Secondary Service Area is 67,935 and 94.4% are occupied, or 64,157 housing units. Of the available units, the bulk is defined as "For Rent" (2.2%). The total vacancy rate for the service area is 5.6%



Recreation Expenditures Spending Potential Index: Finally, through the demographic provider that B*K utilizes for the market analysis portion of the report, we can examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible.

Table F – Recreation Expenditures Spending Potential Index⁴:

Camas	SPI	Average Spent
Fees for Participant Sports	169	\$167.98
Fees for Recreational Lessons	182	\$214.77
Social, Recreation, Club Membership	165	\$347.56
Exercise Equipment/Game Tables	160	\$95.45
Other Sports Equipment	151	\$15.98

Secondary Service Area	SPI	Average Spent
Fees for Participant Sports	116	\$114.91
Fees for Recreational Lessons	115	\$153.04
Social, Recreation, Club Membership	112	\$236.72
Exercise Equipment/Game Tables	108	\$64.35
Other Sports Equipment	106	\$11.16

State of Washington	SPI	Average Spent
Fees for Participant Sports	112	\$62.42
Fees for Recreational Lessons	113	\$149.89
Social, Recreation, Club Membership	112	\$235.39
Exercise Equipment/Game Tables	109	\$64.70
Other Sports Equipment	108	\$11.46

Average Amount Spent: The average amount spent for the service or item in a year.

SPI:

Spending potential index as compared to the national number of 100.

⁴ Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.





Chart E – Recreation Spending Potential Index:





Map D – Recreation Spending Potential Index by Census Block Group



Population Distribution by Age: Utilizing census information for Camas, the following comparisons are possible.

<u>Table G – 2017 Camas Age Distribution</u> (ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
-5	1,451	6.7%	6.0%	+0.7%
5-17	4,547	20.8%	16.3%	+4.5%
18-24	1,740	8.1%	9.7%	-1.6%
25-44	5,443	25.0%	26.4%	-1.4%
45-54	3,308	15.2%	13.0%	+2.2%
55-64	2,717	12.5%	12.9%	-0.4%
65-74	1,670	7.7%	9.2%	-1.5%
75+	854	4.0%	6.4%	-2.4%

 Population:
 2017 census estimates in the different age groups in Camas.

 % of Total:
 Percentage of Camas/population in the age group.

 National Population:
 Percentage of the national population in the age group.

 Difference:
 Percentage difference between Camas population and the national population.

Chart F - 2017 Camas Age Group Distribution





Population Distribution Comparison by Age: Utilizing census information from Camas, the following comparisons are possible.

<u>Table H – 2017 Camas Population Estimates</u> (U.S. Census Information and ESRI)

Ages	2010 Census	2017 Projection	2022 Projection	Percent Change	Percent Change Nat'l
-5	1,394	1,451	1,566	+12.3%	+1.9%
5-17	4,640	4,547	4,738	+2.1%	+0.5%
18-24	1,245	1,740	1,728	+38.8%	+0.4%
25-44	5,243	5,443	6,060	+15.6%	+9.6%
45-54	3,078	3,308	3,345	+8.7%	-8.8%
55-64	2,114	2,717	2,881	+36.3%	+18.2%
65-74	1,077	1,670	2,082	+93.3%	+56.2%
75+	630	854	1,102	+74.9%	+27.1%

Chart G - Camas Population Growth



Table-H illustrates the growth or decline in age group numbers from the 2010 census until the year 2022. Based on the population projections all of the age categories will see an increase. The population of the United States as a whole is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.



Ethnicity and Race: Below is listed the distribution of the population by race and ethnicity for Camas for 2017 population projections. Those numbers were developed from 2010 Census Data.

Table I – Camas Ethnic Population and Median Age 2017

(Source - U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of WA Population
Hispanic	1,179	25.0	5.4%	12.9%

 Table J – Camas Population by Race and Median Age 2017

 (Source – U.S. Census Bureau and ESRI)

Race	Total Population	Median Age	% of Population	% of WA Population
White	18,308	39.1	84.2%	73.9%
Black	260	33.0	1.2%	4.0%
American Indian	158	32.7	0.7%	1.6%
Asian	1,682	39.3	7.7%	8.6%
Pacific Islander	76	33.3	0.4%	0.7%
Other	301	26.3	1.4%	5.9%
Multiple	940	16.0	4.3%	5.3%

2017 Camas Total Population:

21,733 Residents

Chart H - 2017 Camas Population by Race (non-white)





Population Distribution by Age: Utilizing census information for the Secondary Service Area, the following comparisons are possible.

<u>Table K – 2017 Secondary Service Area Age Distribution</u> (ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
-5	12,008	6.4%	6.0%	+0.4%
5-17	33,203	17.7%	16.3%	+1.4%
18-24	15,878	8.4%	9.7%	-1.3%
25-44	50,823	27.0%	26.4%	+0.6%
45-54	24,799	13.2%	13.0%	+0.2%
55-64	23,499	12.5%	12.9%	-0.4%
65-74	16,826	9.0%	9.2%	-0.2%
75+	10,781	5.8%	6.4%	-0.6%

 % of Total:
 Percentage of the Secondary Service Area /population in the age group.

 National Population:
 Percentage of the national population in the age group.

 Difference:
 Percentage difference between the Secondary Service Area population and the national population.



Chart I – 2017 Secondary Service Area Age Group Distribution


Population Distribution Comparison by Age: Utilizing census information from the Secondary Service Area, the following comparisons are possible.

Table L -	Secondary	Service Area	Population	Estimates
(U.S. Census In	formation and ES	RD		

Ages	2010 Census	2017 Projection	2022 Projection	Percent Change	Percent Change Nat'l
-5	11,560	12,008	12,828	+11.0%	+1.9%
5-17	33,377	33,203	34,413	+3.1%	+0.5%
18-24	13,929	15,878	15,730	+12.9%	+0.4%
25-44	47,019	50,823	55,552	+18.1%	+9.6%
45-54	24,323	24,799	24,929	+2.5%	-8.8%
55-64	20,529	23,499	24,007	+16.9%	+18.2%
65-74	11,049	16,826	19,875	+79.9%	+56.2%
75+	8,815	10,781	13,627	+54.6%	+27.1%



Table-L illustrates the growth or decline in age group numbers from the 2010 census until the year 2022. Based on the population projections all of the age categories will see an increase. The population of the United States as a whole is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.



Camas Crown Park Pool Operations Study

Ethnicity and Race: Below is listed the distribution of the population by race and ethnicity for the Secondary Service Area for 2017 population projections. Those numbers were developed from 2010 Census Data.

Table M – Secondary Service Area Ethnic Population and Median Age 2017 (Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of WA Population
Hispanic	18,481	24.9	9.8%	12.9%

<u>Table N – Secondary Service Area Population by Race and Median Age 2017</u> (Source – U.S. Census Bureau and ESRI)

Race	Total Population	Median Age	% of Population	% of WA Population	
White	150,457	40.5	80.1%	73.9%	
Black	4,416	33.8	2.4%	4.0%	
American Indian	1,761	32.6	0.9%	1.6%	
Asian	12,865	38.4	6.8%	8.6%	
Pacific Islander	1,989	29.7	1.1%	0.7%	
Other	6,828	26.6	3.6%	5.9%	
Multiple	9,498	17.1	5.1%	5.3%	

2017 Secondary Service Area Total Population:

187,817 Residents

Chart K - 2017 Secondary Service Area Population by Race (non-white)





Tapestry Segmentation

Tapestry segmentation represents the 4th generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic compositions. While the demographic landscape of the U.S. has changed significantly since the 2000 Census, the tapestry segmentation has remained stable as neighborhoods have evolved.

There is value including this information for the Camas. The data assists the organization in understanding the consumers/constituents in their service area and supply them with the right products and services.

The Tapestry segmentation system classifies U.S. neighborhoods into 65 unique market segments. Neighborhoods are sorted by more than 60 attributes including; income, employment, home value, housing types, education, household composition, age and other key determinates of consumer behavior.

The following pages and tables outline the top 5 tapestry segments in each of the service areas and provide a brief description of each. This information combined with the key indicators and demographic analysis of each service area help further describe the markets that the Camas looks to serve with programs, services, and special events.

For comparison purposes the following are the top 10 Tapestry segments, along with percentage in the United States:

1.	Green Acres (6A)	3.2%
2.	Southern Satellites (10A)	3.2%
3.	Savvy Suburbanites (1D)	3.0%
4.	Salt of the Earth (6B)	2.9%
5.	Soccer Moms (4A)	2.8%
		15.1%
6.	Middleburg (4C)	2.8%
7.	Midlife Constants (5E)	2.5%
8.	Comfortable Empty Nesters (5A)	2.5%
9.	Heartland Communities (6F)	2.4%
10	. Old and Newcomers (8F)	2.3%
		12.5%



Camas Crown Park Pool Operations Study

(ESRI estimates) Camas **Demographics** Median HH Cumulative Percent Percent Median Age Income 30.2% 30.2% Boomburbs (1C) 33.6 \$105,000 Middleburg (4C) 23.9% 54.1% 35.3 \$55,000 Professional Pride (1B) 15.9% 70.0% 40.5 \$127,000 Front Porches (8E) 8.8% 78.8% 34.2 \$39,000 Parks and Rec (5C) 8.1% 86.9% 40.3 \$55,000

Table O – Camas Tapestry Segment Comparison (top 5 segments)

Boomburbs (1C) – An affluent market that is well connected. They are generous supporters of non-profit entities. Physical fitness is a priority as well as sports like biking and swimming.

Middleburg (4C) – Conservative, family oriented consumers make up this group. Entertainment and sports center around family too. Enjoy TV, theme parks, baseball & hunting.

Professional Pride (1B) – Residents are goal oriented and live an organized, routine daily life. Even with their busy schedule, they find time to exercise, many own personal exercise equipment.

Front Porches (8E) – This demographic is a bit adventurous, except when it comes to shopping. Friends and family have a great influence. They enjoy all sports and water parks.

Parks and Rec (5C) – Dual income married couples approaching retirement. These consumers are practical and carefully research purchases. Take full advantage of local parks and recreation activities.



Chart L – Camas Tapestry Segment Representation by Percentage:





Map E – Dominant Tapestry Segment by Census Block Group



Camas Crown Park Pool Operations Study

	Secondary Service Area		Demographics		
	Percent	Cumulative Percent	Median Age	Median HH Income	
Bright Young Professionals (8C)	14.3%	14.3%	32.2	\$50,000	
Soccer Moms (4A)	10.1%	24.4%	36.6	\$84,000	
Middleburg (4C)	9.0%	33.5%	35.3	\$55,000	
Home Improvement (4B)	8.8%	42.3%	37.0	\$67,000	
Parks and Rec (5C)	8.4%	50.7%	40.3	\$55,000	

<u>Table P – Secondary Service Area Tapestry Segment Comparison (top 5 segments)</u> (ESRI estimates)

Bright Young Professionals (8C) – Residents in this demographic are young and well educated. They are concerned about the environment, and they are physically active.

Soccer Moms (4A) – This demographic is affluent and family oriented. They life a hectic life although find plenty of time for outdoor activities and sports.

Middleburg (4C) - Conservative, family oriented consumers make up this group. Entertainment and sports center around family too. Enjoy TV, theme parks, baseball & hunting.

Home Improvement (4B) – Married couples with families that are constantly on the go. Comfortable with the latest technology and embrace convenience.

Parks and Rec (5C) – Dual income married couples approaching retirement. These consumers are practical and carefully research purchases. Take full advantage of local parks and recreation activities.



Chart M – Secondary Service Area Tapestry Segment Representation by Percentage:



Market Summary

- The City of Camas has a relatively small population base to support a comprehensive outdoor pool but the Secondary Service Area at nearly 188,000 is more than large enough to support this amenity.
- The market area is projected to continue to grow at a strong pace in the next five years.
- The median age of the market area is younger than the state and the national number. There are a large number of households with children.
- The median household income level is very high in both the City and the Secondary Service Area.
- The spending potential for recreation activities is very strong in the market.
- The tapestry segments for the market indicate a population that is interested in aquatic and other recreation activities.
- The population of the market area does not have much ethnic diversity.
- There are no other comprehensive, recreationally focused, outdoor aquatic centers in the greater Vancouver area.

Conclusion

The demographic characteristics of the market area are ideal to support a comprehensive outdoor pool in Crown Park as long as the facility draws well from the Secondary Service Area.



Section II – Operations Analysis

The following operations analysis has been completed for two basic options for the Crown Park Pool. The following are the basic parameters for the project.

- The two options are.
 - Option 1 An outdoor recreation pool with 2 lap lanes, lazy river and interactive play feature. There will also be a bathhouse, with locker rooms, administration and guard office plus a concession area.
 - Option 2 A small spray pad that will operate with a recirculation system on a seasonally basis and without a fee.
- The first year of operation will be late 2019 or later.
- The presence of other providers in the market will remain the same.
- The pool/spray pad will be operated by the City of Camas with some contracted services for the pool/spray pad mechanical systems.
- This operations estimate is based on a program plan and very basic concept for the facility only.
- Part-time wage scales reflect the \$12.00 minimum wage that will be in place on 1/1/19. It should be noted that the rate will increase to \$13.50 on 1/1/20 and that rate has not been reflected in the operations plan.
- A reasonably aggressive approach to estimating use and revenues from pass sales and programs taking place at the facility (option 1) has been used for this pro-forma.
- Option 1 will have an estimated two to three times the current use of the existing pool due to the recreation pool amenities that would be included in the new center.
- A concession operation has been shown for Option 1.
- The weather has a major impact on the use and financial performance of outdoor aquatic facilities and the use and revenue numbers could be lower based on a cool/wet summer.
- This operations analysis should be updated once a final development option for the pool has been determined and a final conceptual design has been completed.



Operating Hours and Season

The operating hours of the center will be:

Option 1

(mid-June-Labor Day)

Day(s)	Time
Monday-Friday	Noon-8:00pm
Saturday-Sunday	Noon-7:00pm

Note: The pool would be open from 8am until noon (Monday through Saturday) for swim lessons, water aerobics and other programs.

Option 2

(mid-May-mid-September)

Day(s)	Time		
Monday-Sunday	9:00am-8:00pm		

Fee Structure

The fee structure will be based on the following:

Option 1

Category	Daily	10 Visit Pass ⁵	Season Pass		
			Resident	Non. Res.	
Individual	\$6.00	\$48.00	\$135	\$155	
Youth (2 years -17)	\$6.00	\$48.00	\$110	\$125	
Senior (60+)	\$6.00	\$48.00	\$120	\$135	
Family (2 adults/4 children)	N/A	N/A	\$250	\$285	

Option 2

No fee for use.

⁵ 20% discount over the daily admission rate.



Operations Analysis Summary:

The following figures summarize the anticipated operational expenses and projected revenues for the second full year of operation of the Camas Crown Park Pool for options 1 and 2.

Category	 Option 1		option 2
Expenses	\$ 438,138	\$	44,035
Revenues	\$ 361,335	\$	653
Difference	(76,804)		(44,035)
Recovery %	82%		0%



Expenses:

Expenditures have been formulated based on the costs that are typically included in the operating budget for this type of facility. The figures are based on the size of the pools, the specific components of the facility and the projected hours of operation. Actual costs were utilized wherever possible and estimates for other expenses were based on similar facilities in the region. All expenses were calculated as accurately as possible but the actual costs may vary based on the final design, operational philosophy, and programming considerations adopted by staff.

Category	(Option 1	O]	ption 2
Personnel				
Full-time		-		
Part-time		205,638		7,535
Total	\$	205,638	\$	7,535
Supplies				
Office/Operating Supplies		3,000		0
Maintenance/Custodial Supplies		4,000		1,000
Pool Chemicals		30,000		10,000
Uniforms		4,000		
Concession Supplies (Including Food)		30,000		
Items for Resale (goggles, etc.)		5,000		
Total	\$	76,000	\$	11,000



*



Category		Option 1	0	ption 2
Other Services & Charges				
Professional Services (alarm system, etc.)		5,000		
	_			
Telephone		1,000		
Postage		500		
Advertising	\pm	10,000		
Travel		500		
Insurance-Property/Liability		10,000		3,000
Water/Sewer		20,000		5,000
Utilities-Electric/Gas	\pm	75,000		10,000
Repairs & Maintenance (includes contract		15,000		5,000
(includes contract maintenance weekly plus start-up/shut-dow	wn)			
Trash Pick-up		2,500		500
Training/Seminar Fees		2,000		
Other misc. expenses (bank charges/taxes)	+	5,000		
Total	\$	146,500	\$	23,500
Capital				
Machinery/equipment	\$	10,000	\$	2,000
Grand Total	S	438,138	\$	44,035



Revenues:

The following revenue projections were formulated from information on the specifics of the project and the demographics of the service areas as well as comparing them to state and national statistics, other similar facilities and the competition for aquatic services in the area. Actual figures will vary based on the size and make-up of the components selected during final design, market stratification, philosophy of operation, fees and charges policy, and priorities of use.

Category	Option 1	Option 2
Fees		
Daily Admissions	105,000	
10 Visit Pass	14,688	
Season Passes	118,187	
Corporate/Group	10,000	
Corporate/Croup	10,000	
Rentals	3,500	
Total	\$ 251,375	
Programs**		
Aquatic Programs	42,710	
Total	\$ 42,710	
<u>Other</u>		
Concessions	60,000	
Item Sales	6,250	
Vending	1,000	
Total	\$ 67,250	
<u>Grand Total</u>	\$ 361,335	



Part-Time Staff:

The determination of part-time staff positions was developed based on the expected use of the facility, the hours of operation, the key amenities that are contained in the pool and operational best practices for similar facilities. These figures contain expected instructors for a variety of aquatics programs that may be occurring at the pool.

Pay rates were determined based on basic job classifications and wage scales for similar positions. The wage scales for part-time staff positions reflect an anticipated wage for 2019.

Part-Time		Option 1				Option 2			
	Rate	Hours	Weeks	_	Total	Hours	Weeks	_	Total
Aquatic Center Supervisor	\$ 17.00	38	13	\$	8,398				
Asst. Aqua Ctr. Supervisor	\$ 15.00	52	12	\$	9,360				
Cashier	\$ 12.00	117	11	\$	15, <mark>44</mark> 4				
Maintenance/Grounds	\$ 13.00	28	13	\$	4,732	28	18	\$	6,552
Lead Lifeguard	\$ 13.50	117	12	\$	18,954				
Lifeguard	\$ 13.00	606	11	\$	86,658				
Concession Supervisor	\$ 15.00	49	13	\$	9,555				
Concession Cashier	\$ 12.00	98	11	S	12,936				
Total				\$	166,037			\$	6,552
Aquatic Program Instructors				\$	12,779				
Total				\$	178,816			\$	6,552
Benefits	10.0%			\$	17,882			\$	655
Total			1	\$	196,698			\$	7,207



Admission Revenue:

The following spreadsheet identifies the expected use numbers for each form of admission that the full pool will offer (see projected fee schedule). Annual pass numbers are based on 1% of the households in the in the Secondary Service Area purchasing some form of a season pass.

Daily Fees	Fees	Number	Revenue	
Individual	\$6	250	\$1,500	
Total		250	\$1,500	
)	x 70 days/year	
Grand Total			\$105,000	
	% of users	% of fee inc	rease	
Non. Res.	0%	0%	\$0	
Adjusted Total			\$105,000	
10 Visit Passes	Fees	Number	Revenue	
Individual	\$48	300	\$14,400	
Total		300	\$14,400	
	% of users	% of fee inc		
Non. Res.	20%	10%	\$288	
Adjusted Total			\$14,688	
Season Passes	Fees	Number	Revenue	Percent of Tota
Adult	\$1 35	105	\$14,175	15%
Youth	\$110	314	\$34,540	45%
Senior	\$120	35	\$4,200	5%
Family	\$250	244	\$61,000	35% 100%
Total		698	\$113,915	100%
	% of users	% of fee inc	rease	
Non. Res.	25%	15%	\$4,272	
Adjusted Total			\$118,187	
Revenue Summary			Passes	Total
Daily	\$105,000		698	
10 Admissions	\$14,688			
Season Passes	\$118,187		100%	698

The number of Season Passes is based on 1% of the households in the market (69,843 in 2017)

\$237.875



Total

Attendance Projections:

The following attendance projections are the basis for the revenue figures that were identified earlier in this report. The admission numbers are affected by the rates being charged for residents and non-residents, the amenities available for use and the competition within the service area. The figures are also based on the performance of other similar facilities in other areas of the country. These are averages only and the seasonal figures are based on 70 days of operation for the outdoor aquatic center.

Admission Type	Admission Numbers	Number in Party	Days/Times	Total	
Daily	250	1	70	17,500	
10 Visit	300	1 10		3,000	
Season Pass					
Individual	454	1	22	9,988	
Family	244	2.5	22	13,420	
Total				43,908	



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