



Approved by City Manager: 


**CITY of CALABASAS**

**CITY COUNCIL AGENDA REPORT**

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**DATE:** FEBRUARY 16, 2010

**TO:** HONORABLE MAYOR AND COUNCILMEMBERS

**FROM:** JEFF RUBIN, COMMUNITY SERVICES DIRECTOR   
DAN HUNCKE, RECREATION SERVICES MANAGER

**SUBJECT:** DISCUSSION OF WATER PARK CONCEPT AND FEASIBILITY OF BUILDING SUCH A FACILITY IN THE CITY OF CALABASAS

**MEETING DATE:** FEBRUARY 24, 2010

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**SUMMARY RECOMMENDATION:**

Staff recommends that the City Council discuss the feasibility of an aquatic complex/water park and provide direction.

**BACKGROUND:**

In September of 2009 Mayor Wolfson approached staff to discuss the potential and obtain feedback on developing an aquatic complex/water park in the City of Calabasas. Staff shared with Mayor Wolfson previous discussions about such a project and that through community meetings and a random sample household survey an aquatic complex was incorporated into the Park and Recreation Master Plan which was adopted in June of 2004.

Further discussion led to Juan Bautista De Anza Park as a possible location as the park has the capacity to accommodate such a project; could handle the increased traffic flow to the site; is surrounded by open space; is currently a staffed facility;

and can meet the additional parking required by utilizing the city owned property at the corner of Lost Hills Road and Las Virgenes Road.

The idea discussed was for a youth and family oriented facility which could also accommodate a fitness base from the Agoura Hills/Calabasas Community Center and overflow from the Calabasas Tennis & Swim Center. Amenities of such a facility could include a lap swimming pool operated on a year round basis, a flow river ("lazy river"), a multi-slide structure, a spray-water playground, and an additional building/structure to house aquatic staff, snack bar, locker rooms, restrooms, pump room, maintenance and a multi-purpose room.

### **DISCUSSION/ANALYSIS:**

Under the direction of the City Manager, staff contracted with Action Sport Development, LLC. to assist in putting together perspectives for a site layout of an aquatic complex at Juan Bautista De Anza Park and prepare a Request For Qualifications for design/build construction teams to submit proposals for the project.

For the site layout Action Sport Development captured the park in its existing state and provided some preliminary design work on how the amenities could layout on the De Anza Park site. Although the amenities are not solidified, in speaking with professionals in the aquatic design industry they mirror those that are most widely used in the construction of today's facilities.

De Anza Park is situated on eight acres and surrounded by City owned open space. With the aquatic amenities mentioned above (swimming pool, flow-river, multi-slide, and spray-water playground) for discussion purposes and the necessary building space for restroom and changing areas, mechanical and storage space, offices, snack bar and multi-purpose room, the aquatic complex would utilize approximately one and a half (1 ½) acres of the existing facility.

As part of the process if this concept was to move forward a series of community meetings would be necessitated. These meetings would not only be used to get feedback from the neighboring residents on issues related to the project but to assist in defining the amenities for the complex itself.

In November of 2009, staff published a Request for Qualifications for an Aquatic Complex in Calabasas. The goal was to have teams submit proposals for staff's consideration highlighting their previous experience in designing and building aquatic complexes. Proposals were accepted through December 10, 2009 with thirty (30) teams submitting proposals. Teams were made up of: a general contractor, an architect, an aquatic facility designer, a structural engineer, a landscape designer, and a pool builder. Staff was pleased with the proposals

submitted as they made up the majority of the aquatic complexes in southern California from the public to the private sector.

The following would be potential next steps if City Council was to approve of the Aquatic Facility/Water Park concept:

- Staff Interview 5-6 of the 30 companies that responded to the RFQ
- Community Outreach
- Report back to Council
- RFP for Design/Build of Aquatic Complex
- Select Firm
- Council Approval
- Preliminary Designs and Specification
- EIR
- Final Design Approval
- Start Project

**FISCAL IMPACT/SOURCE OF FUNDING:**

With the amenities as described within, a facility of this magnitude could cost in the neighborhood of \$6-7 million. There are several financing options available however staff has only had initial discussions with the Chief Financial Officer.

**REQUESTED ACTION:**

Staff requests that the City Council discuss the feasibility of an aquatic complex/water park and provide direction.

**ATTACHMENTS:**

- Exhibit 1: Overhead De Anza Park
- Exhibit 2: Overhead De Anza Park + Corner Lot
- Exhibit 3: Pad Rendering
- Exhibit 4: Overhead Full Complex
- Exhibit 5: Overhead Layout (Zoom)
- Exhibit 6: South/East View
- Exhibit 7: Rear of Complex Looking Towards Lost Hills Road
- Exhibit 8: Lazy River
- Exhibit 9: Lap Pool
- Exhibit 10: Slides and Splash Pad