



CARBONDALE AQUATICS CENTER

HISTORIC PRESERVATION COMMITTEE

MARCH 2024



Land+Shelter

ARCHITECTURE AND PLANNING

OVERALL TIMELINE

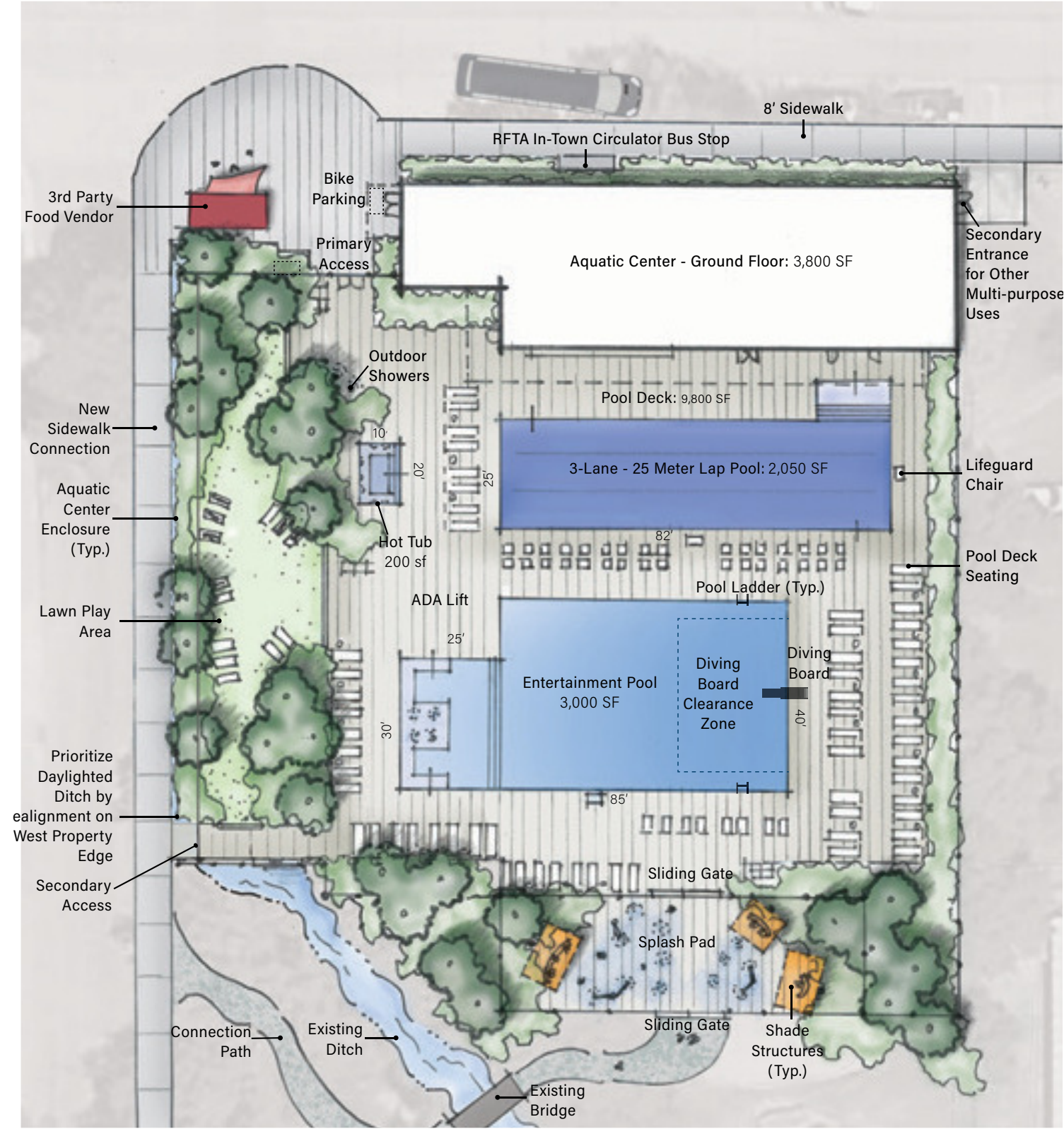
- A. MASTER PLAN IN 2020
- B. SUCCESSFUL BOND VOTE IN APRIL 2022
- C. CURRENT DESIGN TEAM BEGAN IN APRIL 2023
- D. LAND USE APPROVAL FEB-JUNE 2024
- E. DEMO PERMIT IN AUGUST 2024
- F. BUILDING PERMIT IN OCTOBER 2024
- G. BUILDING OPEN BY END OF 2025 (for move in and training) AND POOL OPENS SPRING 2026



CARBONDALE
AQUATIC FACILITY

December | 2020
DESIGNWORKSHOP

2020 MASTER PLAN LAYOUT



CURRENT SCHEMATIC DESIGN





Aerial view of the site

BUDGET STATUS

A. COST

- i. The pool was estimated in the 2020 Master Plan at \$7,000,000 not including soft costs
- ii. As a cushion the bond was issued for \$8,000,000. Since the bond vote in 2022, both labor and materials contribute to cost increase. Costs have skyrocketed anywhere between 70%-250%. This means that a \$7,000,000 pool in 2020 could be upwards of \$17,500,000!
- iii. Current budget goal is \$11.6m includes a 20% contingency, fees, softcosts, furniture, etc. \$8.3m of that is construction hardcosts. Those are budget figures, pricing will confirm.

B. TIME

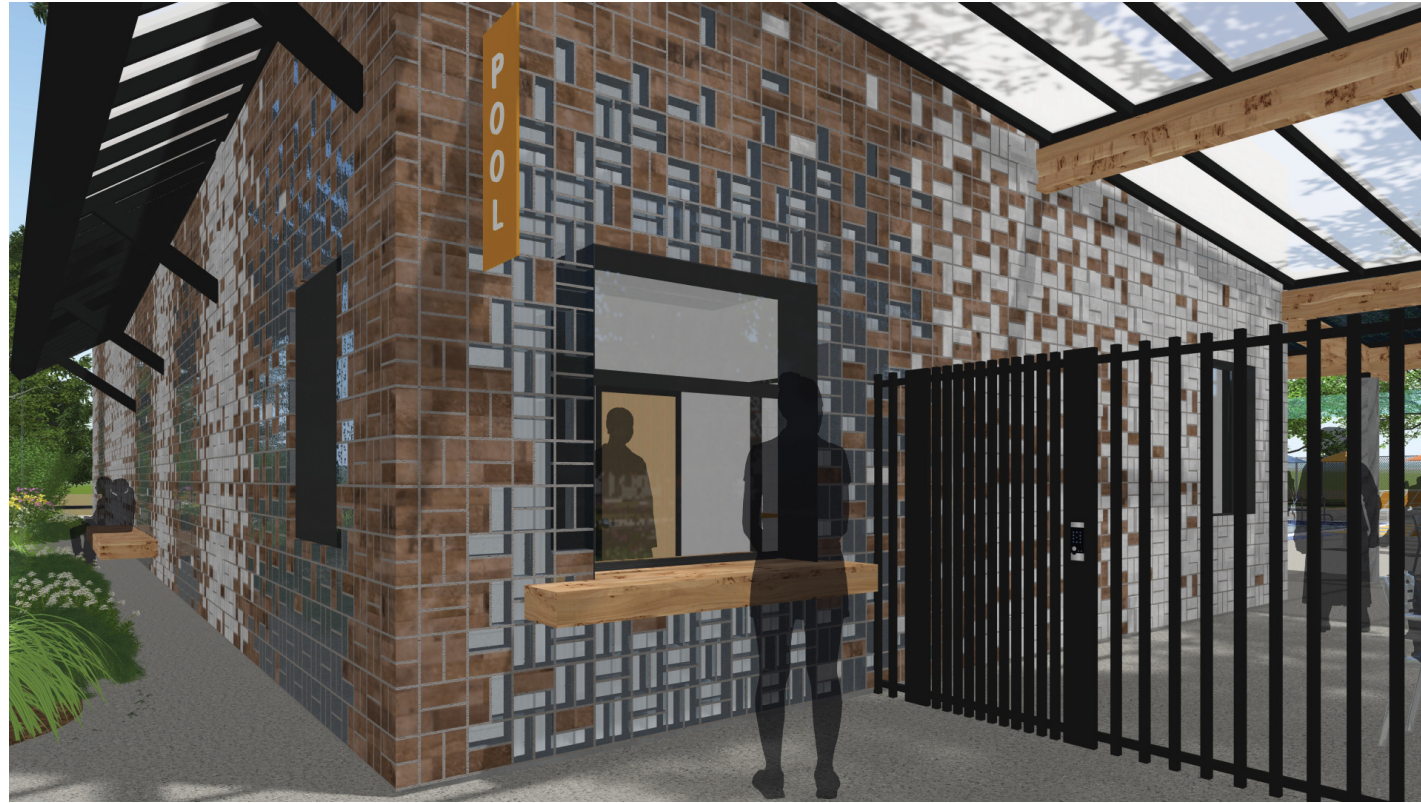
- i. The original plan was to begin demo in June
- ii. Staff does not plan to open the pool for public use this summer (no matter what)
- iii. Best case scenario schedule is that the pool opens summer or fall of 2026

PROJECTED PROJECT TOTAL COST

\$ 11,653,692	Total Budget
	Soft Costs
\$ 1,041,030	Design & Engineering
\$ 110,431	Permits & Fees
\$ 622,392	Owner's Requirements
	Hard Costs
\$ 8,380,000	Construction
\$ 55,000	For Furniture, Fixtures and Equipment
\$ 20,300	Technology
\$ 83,800	1% Public Arts
\$ 1,353,648	Contingency



View from corner of 7th & Main



HISTORIC CORE REGULATIONS

A. CORNER ENTRY

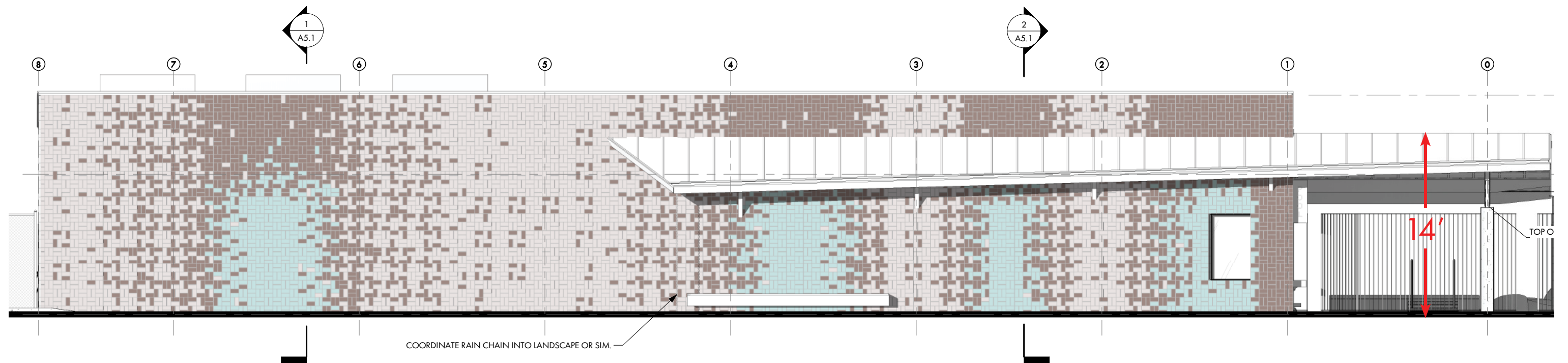
i. Despite not having a door on Main Street, we are using a corner entry with the location of the ticket booth. This activates both Main and 7th St. and is pedestrian-driven design.

B. CANOPY & 14' DATUM

i. The canopy doesn't stretch across the full building, but it still creates a strong horizontal line at 14' above the street where it meets the building. The rest of the building will be largely hidden by trees and vegetation.

C. BREAKING UP THE FACADE EVERY 60'

i. We didn't step the building like is required in the historic core, but we did use strong brick color changes to visually break up the expanse of wall. We believe this meets the spirit of the code, even if it falls short of the letter.



Main Street elevation

GLAZING

A. GLAZING

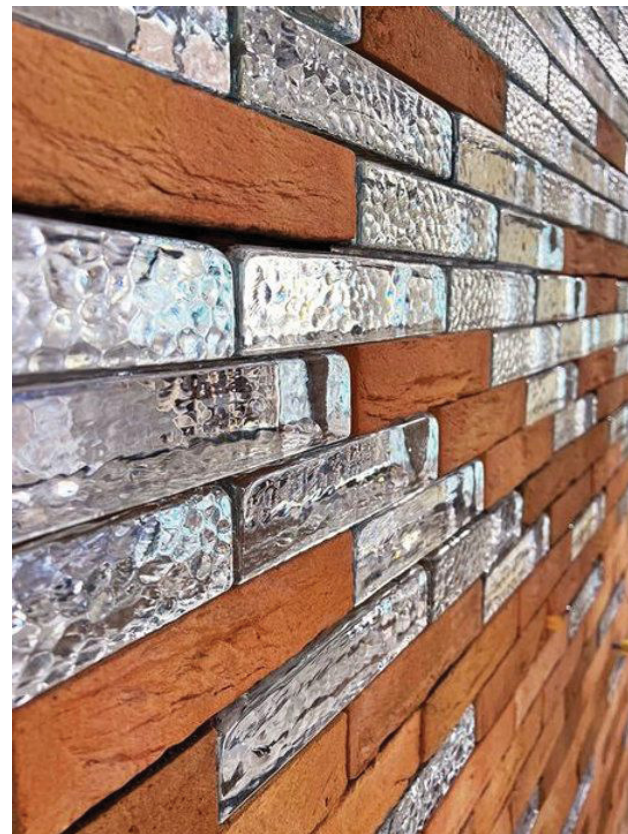
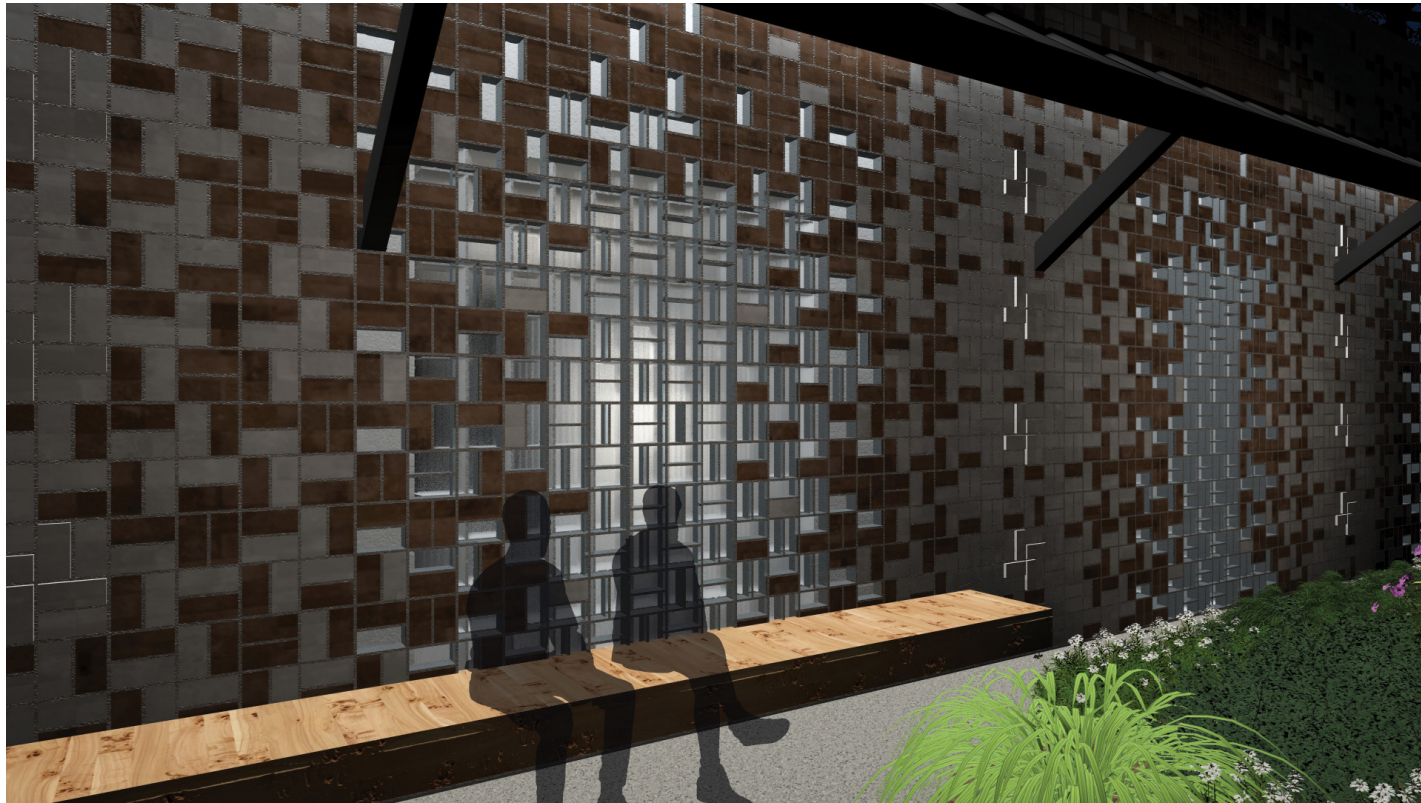
i. The historic core has a requirement for 30% of the prime storefront glass location to be transparent.

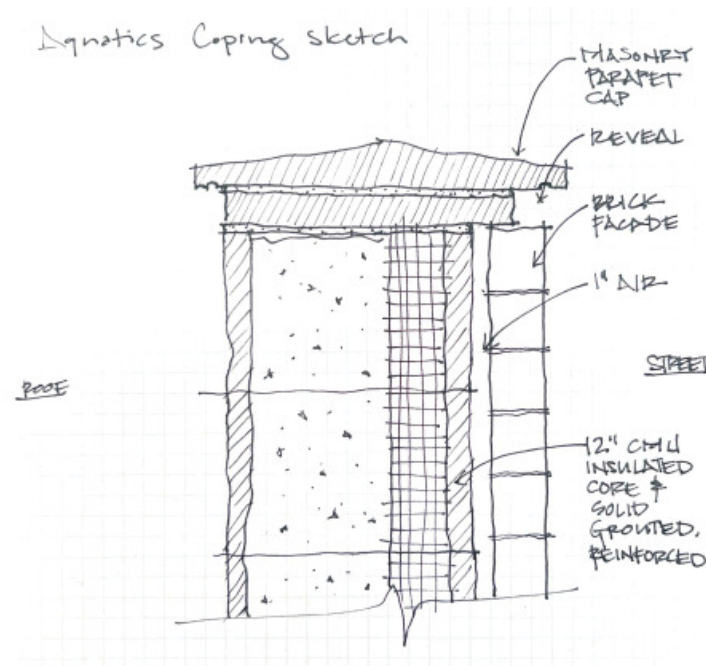
ii. We couldn't do that because of the locker rooms, but to meet the spirit of the code, we are using frosted glass blocks to bring light into the locker rooms without removing privacy.

iii. As a bonus, the brick pattern creates an interesting light pattern inside and a fun texture relief from all the brick outside.

iv. We have 595 square feet of facade between 2' and 8' above floor level. Approximately 175 SF, or 30%, of that area is glass block.

v. The block extends from the floor to the 9' ceiling.





CORNICE & ALT SHADING

A. CORNICE

- i. Reveal - we wanted a shadow line to mimic the nearby brick cornices.
- ii. The cap will be minimal, thin, and dark grey.

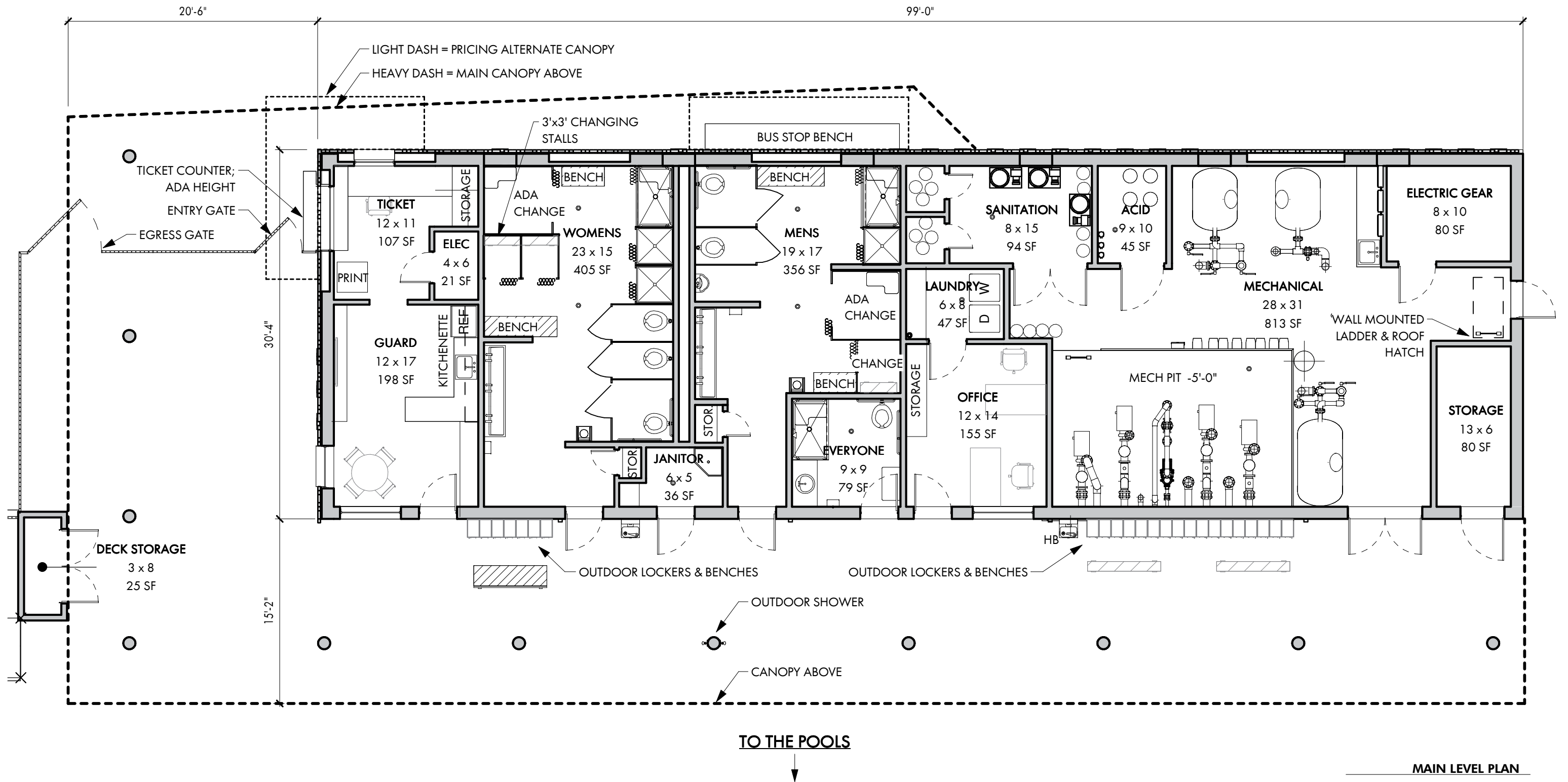
B. ALTERNATE SHADING IF NO CANOPY

- i. The canopy is an add-alt depending on pricing.
- ii. Even if it is cut, we still want an awning type structure over the bench and ticket window for patron protection.
- iii. We aren't planning on using fabric for durability reasons, but the metal awnings are similar to others found downtown.

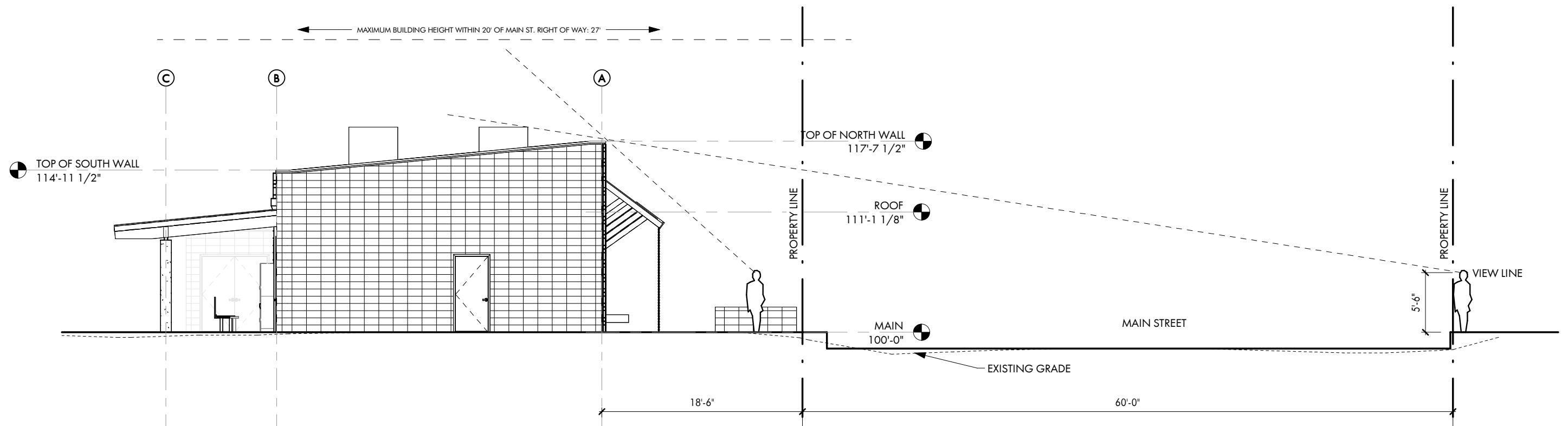




View from Sopris Park



MAIN LEVEL PLAN



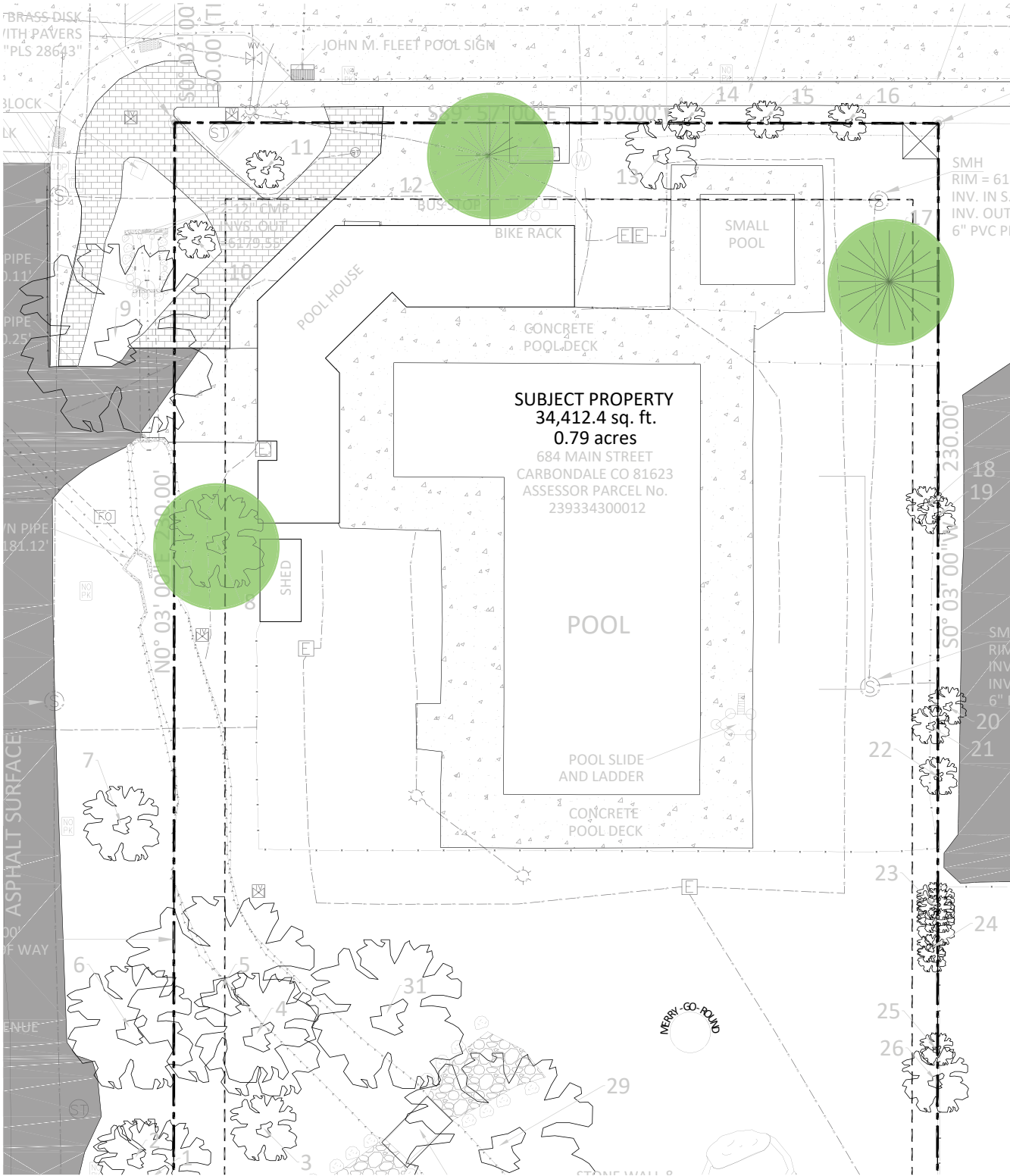
Site section showing screened roof equipment

TREE INVENTORY

TREE BOARD REQUESTS TO BE SAVED



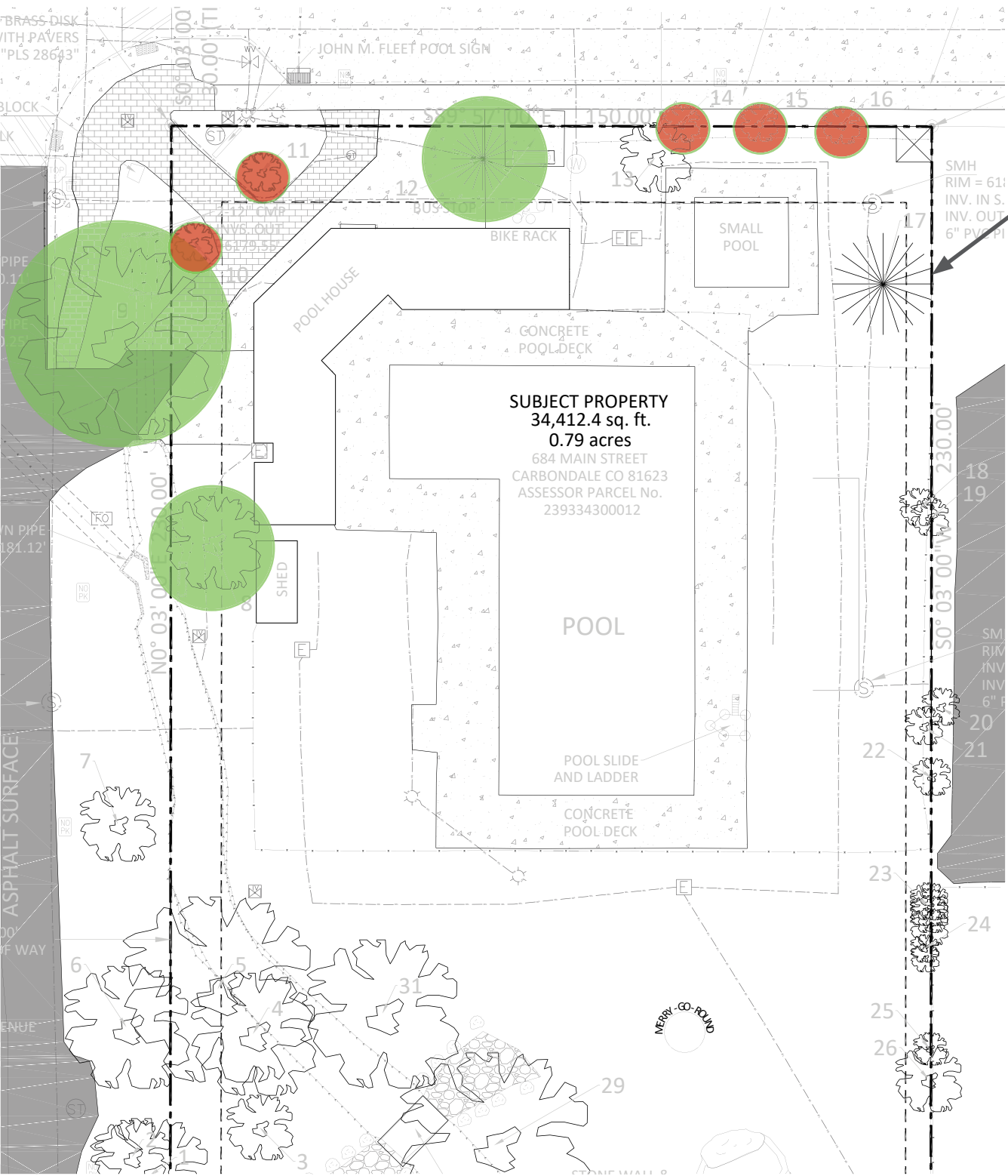
TOC ARBORIST REQUESTS TO BE SAVED



TREE INVENTORY

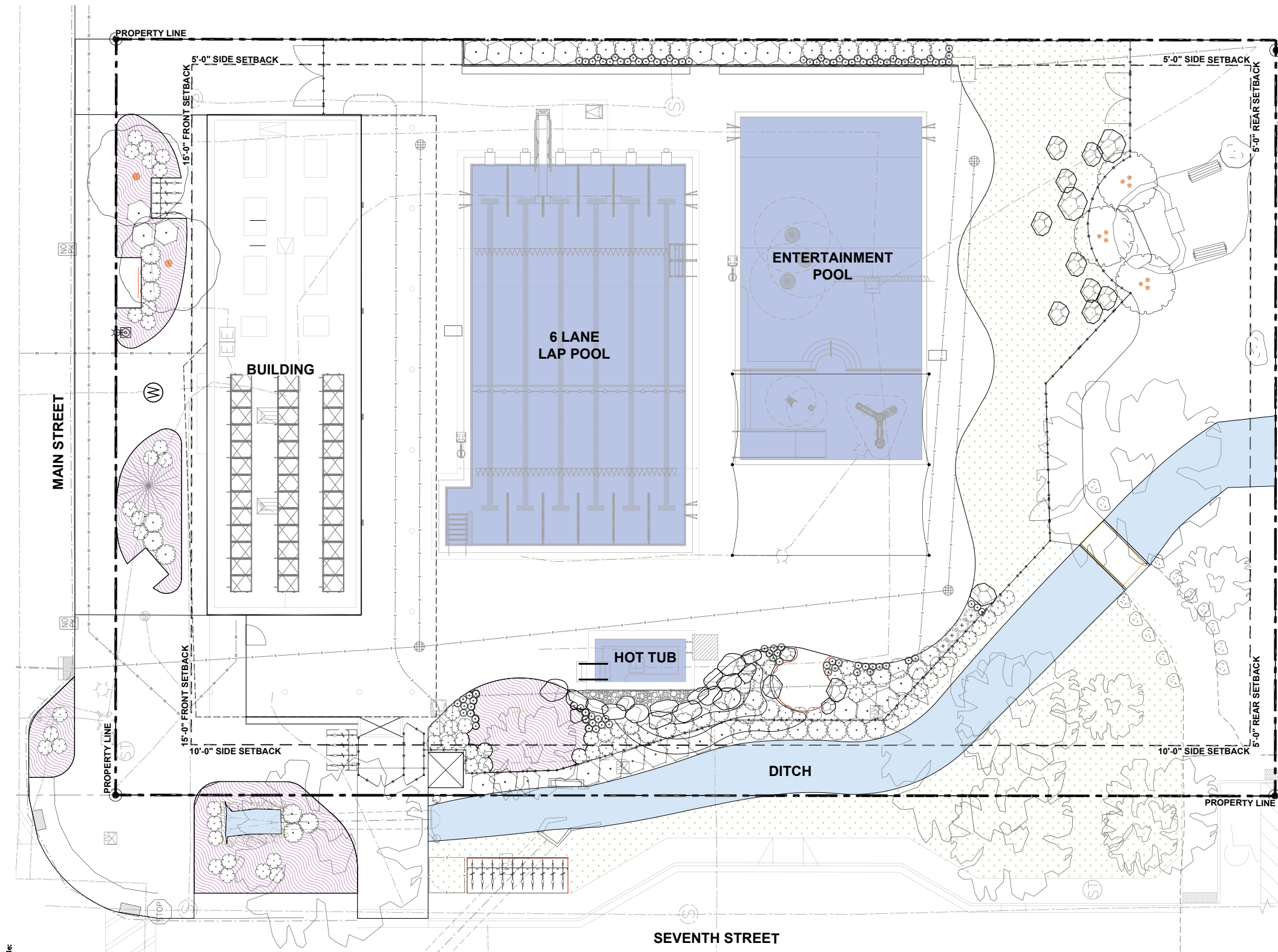
The trees in red will be transplanted elsewhere on the site.

TREES WE'RE PLANNING TO SAVE












Our building location means we have to remove the spruce tree. Alternatives (such as adding a basement to shrink the building footprint) proved to not fit in the budget.

We've discussed this approach with the tree board and they've signed off on the plan.



CONCEPT PLANT SCHEDULE

	DECIDUOUS STREET TREE 2.5" CALIPER	4
	SMALL ORNAMENTAL TREE 1.5" CAL. / 6' TALL MULTI-STEM	6
	SMALL SHRUB < 3'-0" IN HEIGHT; 5 GALLON	146
	MEDIUM SHRUB < 5'-0" IN HEIGHT; 10 GALLON	92
	LARGE SHRUB < 8'-0" IN HEIGHT; 10 GALLON	54
	SMALL ORNAMENTAL GRASS < 1'-6" IN HEIGHT; 1 GALLON	196
	MEDIUM ORNAMENTAL GRASS < 3'-0" IN HEIGHT; 5 GALLON	8
	MIXED PERENNIALS 75% 1 GALLON; 25% F15	2,920 SF
	DROUGHT TOLERANT SOD	10,774 SF

IRRIGATION SYSTEM NOTES

IRRIGATION SYSTEM TO INCLUDE:

- 1.1. BACKFLOW PREVENTER
- 1.2. SMART CLOCK
- 1.3. SMART SENSORS
- 1.4. FIVE ZONES
 - 1.4.1. ZONE 1- MAIN STREET TREES - DRIP
 - 1.4.2. ZONE 2- MAIN STREET BEDS - DRIP AND MICRO-SPRAY
 - 1.4.3. ZONE 3- SEVENTH STREET TREES & SHRUBS- DRIP
 - 1.4.4. ZONE 4- POOL BEDS- DRIP AND MICRO-SPRAY
 - 1.4.5. ZONE 5- POOL LAWN- HIGH EFFICIENCY SPRAY

THIS SHEET CONTAINS LINES,
SYMBOLS, ETC THAT ARE IN A
COLOR OTHER THAN BLACK
AND IS INTENDED TO BE VIEWED
AND PRINTED IN COLOR VS
BLACK AND WHITE

SCALE: 1"=10'

