

Recreation Center Feasibility Study Update

February 27, 2025

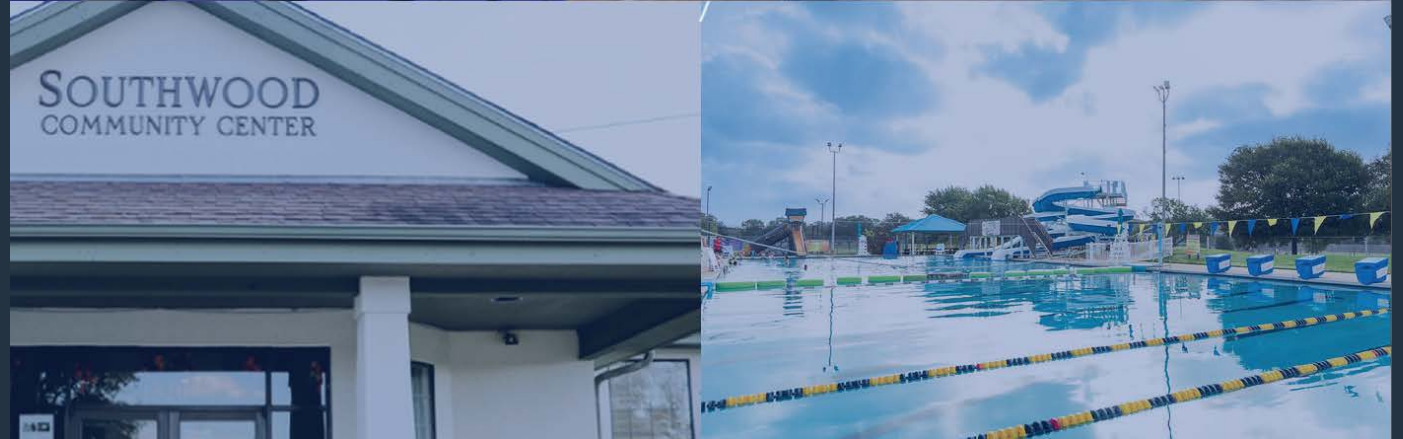


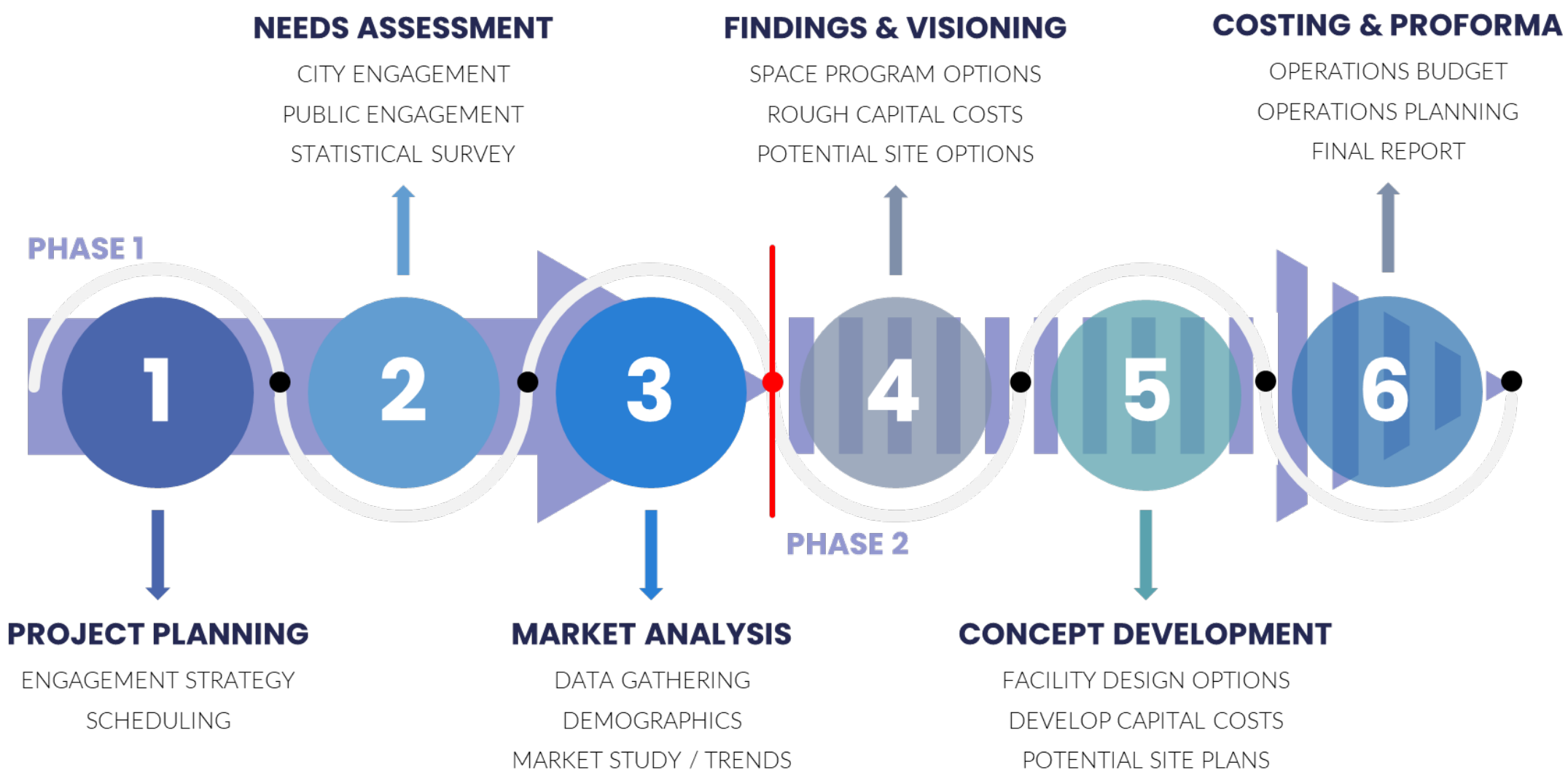
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Recreation Center Feasibility Study

- Two-Phased Contract with BSW
- Phase one – August 2024
 - Public engagement & Market analysis
 - Findings summary
- Phase two – in progress
 - Decision points
 - Steering Committee





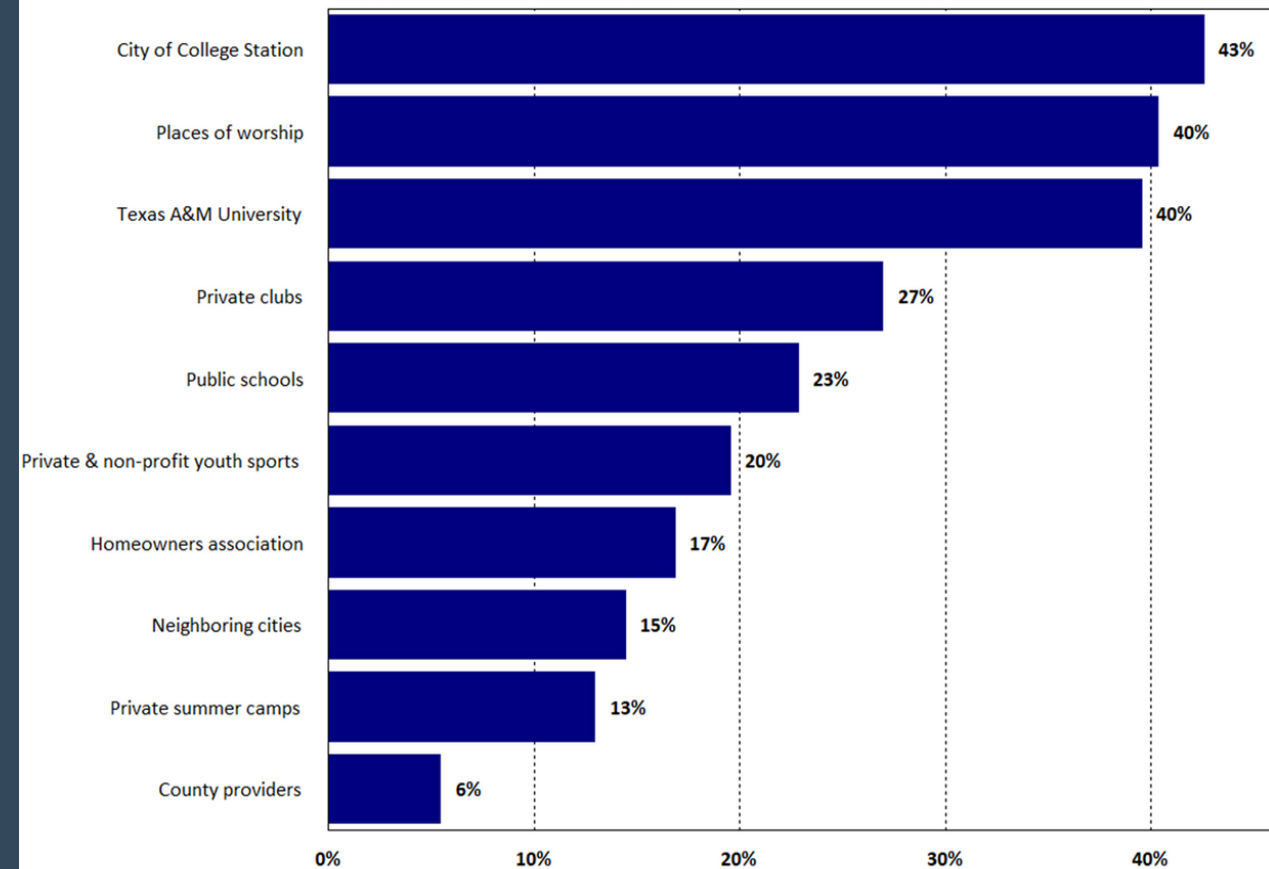
Statistically Valid Survey

- Utilizes a **random sampling and demographic data** to ensure results are representative of the entire population
- Surveys are distributed through mail and administered **through multiple platforms**
- Standardized data is collected and analyzed to **allow for benchmarking** against other communities

455 completed surveys

Q4. Please check all the organizations that you/your household have used for programs/activities in the past year.

by percentage of respondents (multiple selections could be made)



Needs Assessment Findings

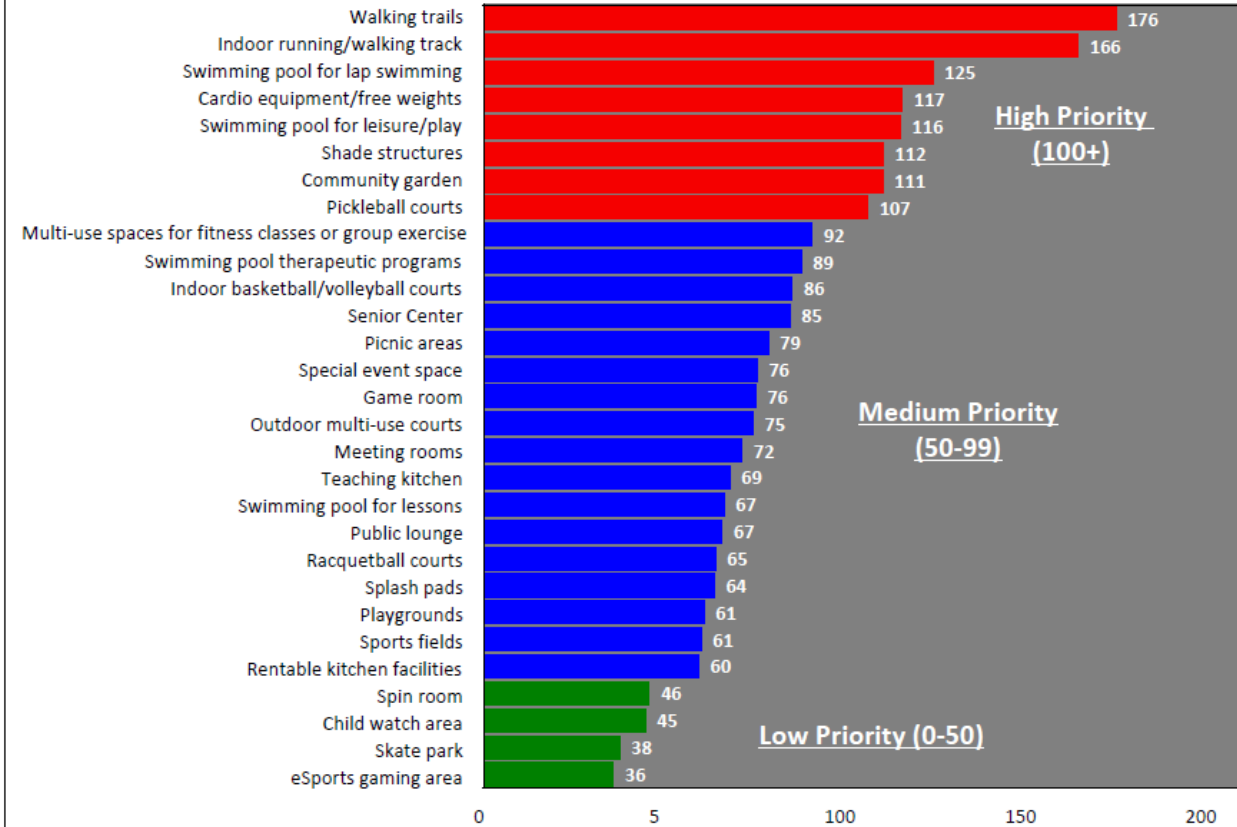
High Priority Indoor Amenities

- Indoor running/walking track
- Swimming pool for lap swimming
- Cardio equipment/free weights
- Swimming pool for leisure/play
- Pickleball courts

Medium Priority Indoor Amenities

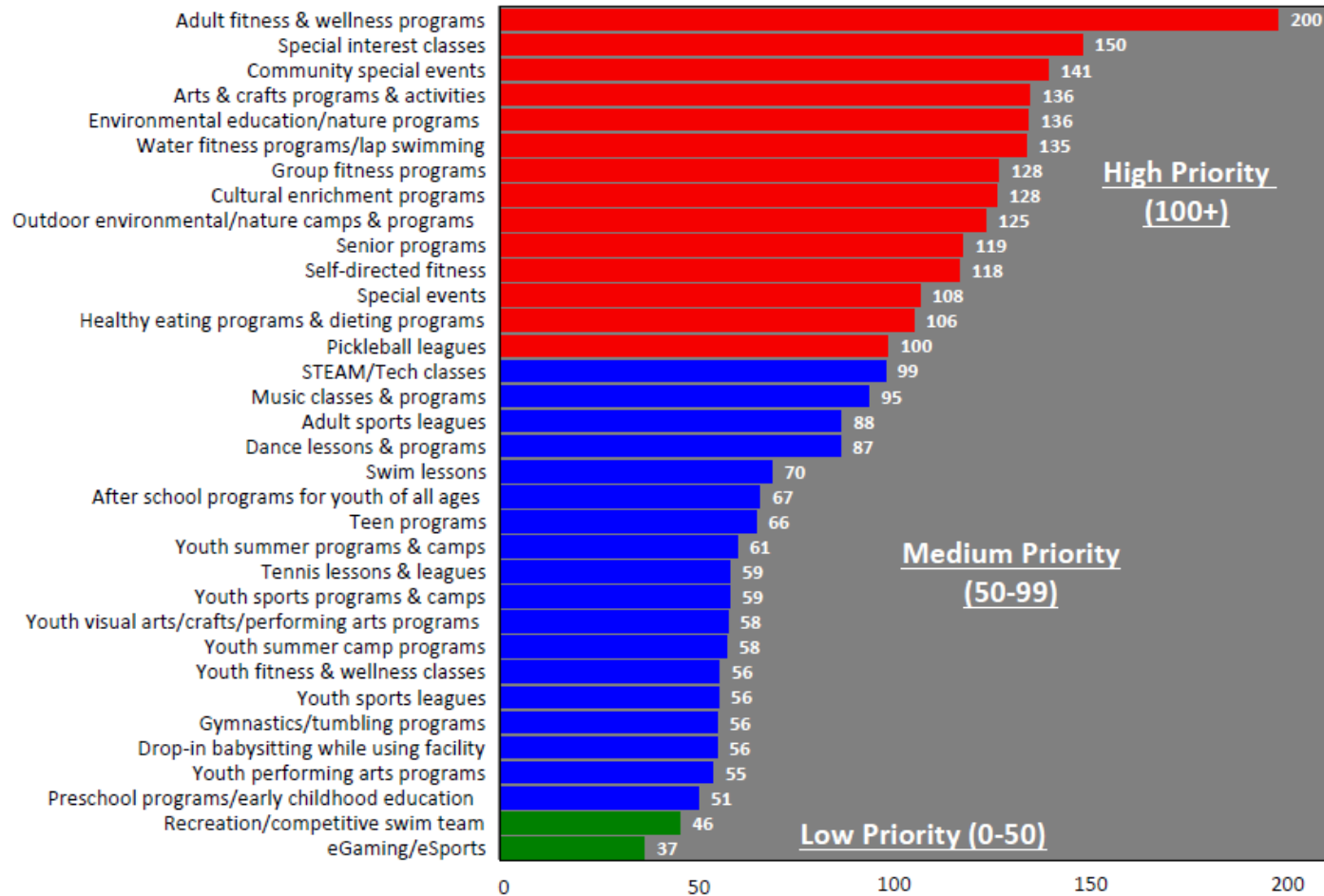
- Multi-use spaces for fitness spaces or group exercise
- Swimming pool therapeutic programs
- Indoor basketball /volleyball courts
- Senior Center
- Special event space
- Game room
- Meeting rooms
- Teaching kitchen
- Swimming pool for lessons

Top Priorities for Investment for Amenities Based on Priority Investment Rating



Needs Assessment Findings

Top Priorities for Investment for Programs Based on Priority Investment Rating



High Priority Programs

1. Adult fitness and wellness programs
2. Special interest classes
3. Community special events
4. Arts and crafts programs and activities
5. Environmental education/nature programs
6. Water fitness programs/lap swimming
7. Group fitness programs
8. Cultural enrichment programs
9. Outdoor environmental/nature camps and programs
10. Senior programs
11. Self-directed fitness
12. Special events
13. Healthy eating programs and dieting programs
14. Pickleball leagues

Engagement Findings

Key Themes

- Residents desire a **family-oriented facility** that serves all ages
- Identified strengths include **youth programs, sports leagues, and senior facilities**
- Noted weaknesses are the **absence of an indoor pool, insufficient indoor recreational facilities**, and low staffing levels
- Many open house attendees emphasized the **need for pickleball courts, year-round indoor lap and leisure pools, and gymnasium/fitness areas**

Public Engagement

7	Focus Groups	40	Attendees
2	Public Open Houses	39	Participants

Staff Engagement

11	Discovery Sessions	30	City Leaders and Staff
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Current Facilities

56

**Developed
Parks**

2

**Splash
Pads**

2

**Outdoor
Pools**

Lincoln Recreation Center

- Two gymnasiums
- Game Room
- Fitness Room
- Multipurpose rooms
- Splash pad
- 13,000 ft. pavilion



Southwood Community Center

- 4,700 square-foot facility
- meeting/party room
- Access to amenities in Brian Bachmann Community Park



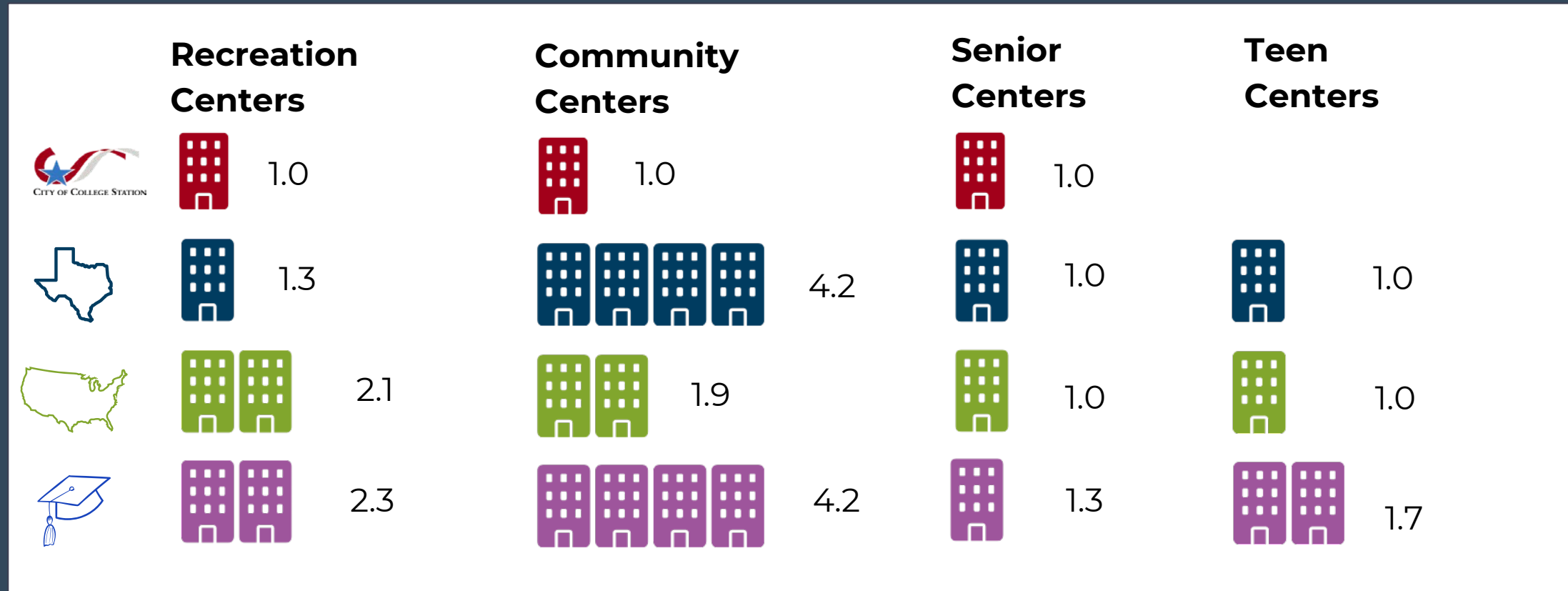
Bob and Wanda Meyer Senior & Community Center

- Space for seniors to socialize
- Active and passive activities
- 3 multipurpose rooms
- Arts and crafts room



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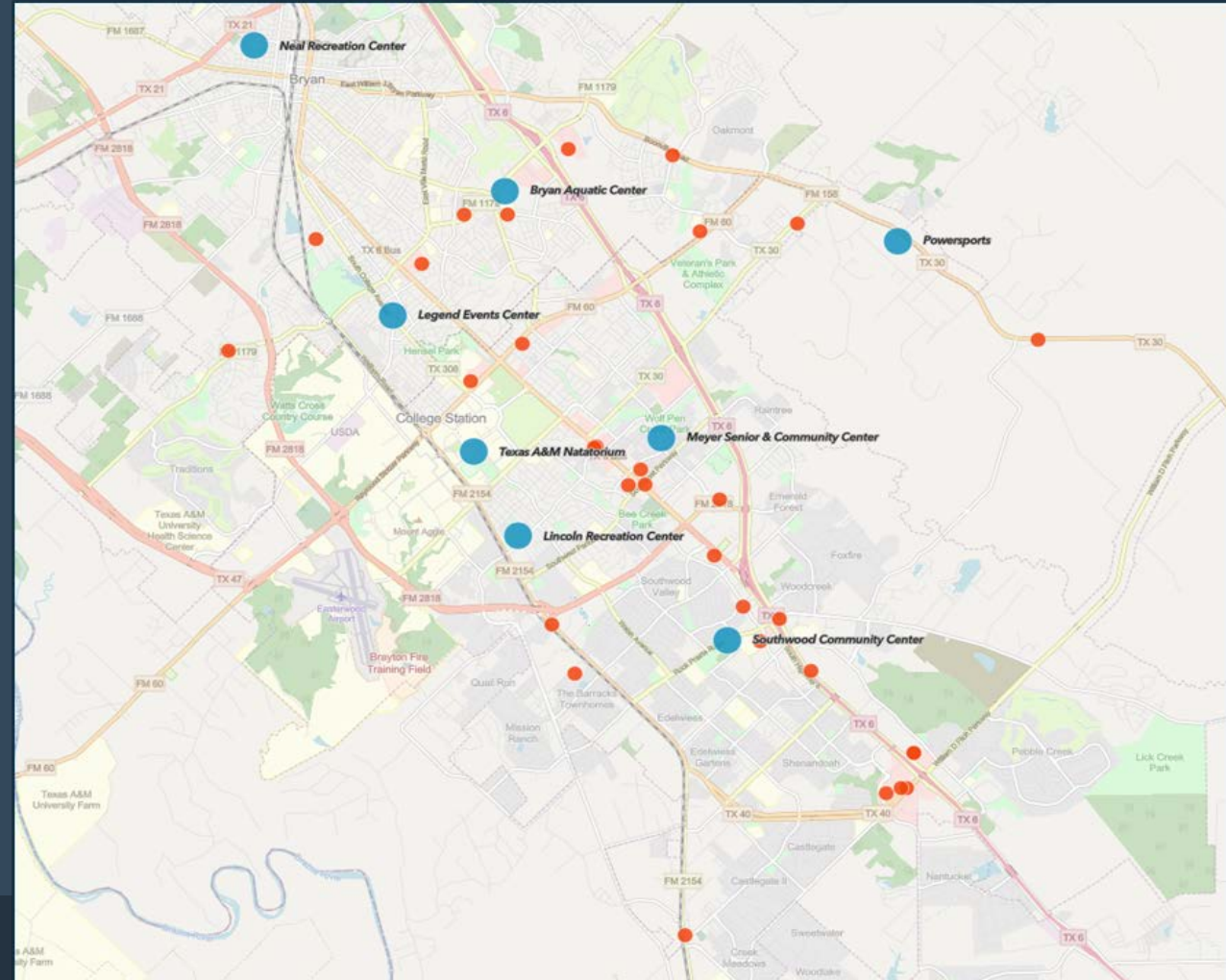
Benchmarking Review



Existing Recreation Providers

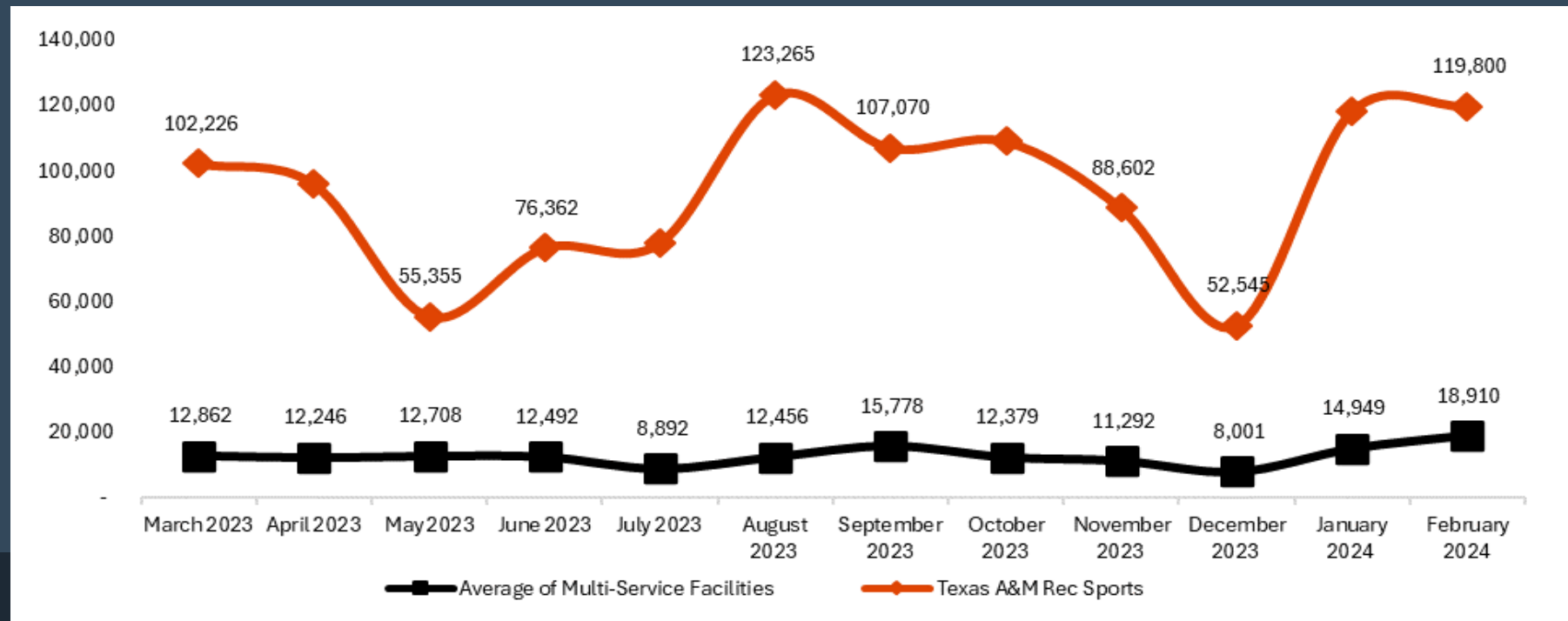
8+ multi-service similar facilities ● 30+ niche providers in the area ●

- Legends Event Center
- **Lincoln Recreation Center**
- **Meyer Senior and Community Center**
- Neal Recreation Center
- Powersports
- **Southwood Community Center**
- Texas A&M Student Recreation Center



Visitation Data

- There is significant use of facilities at the University year-round, with typical school year peaks and valleys.
- Other multi-service facilities in the area show a more consistent level of visitation and demonstrate a significantly lower average visitation.



Summary

Top needs related to indoor spaces:

- Multi purpose/family oriented
- Walking track
- Swimming pools
- City-operated

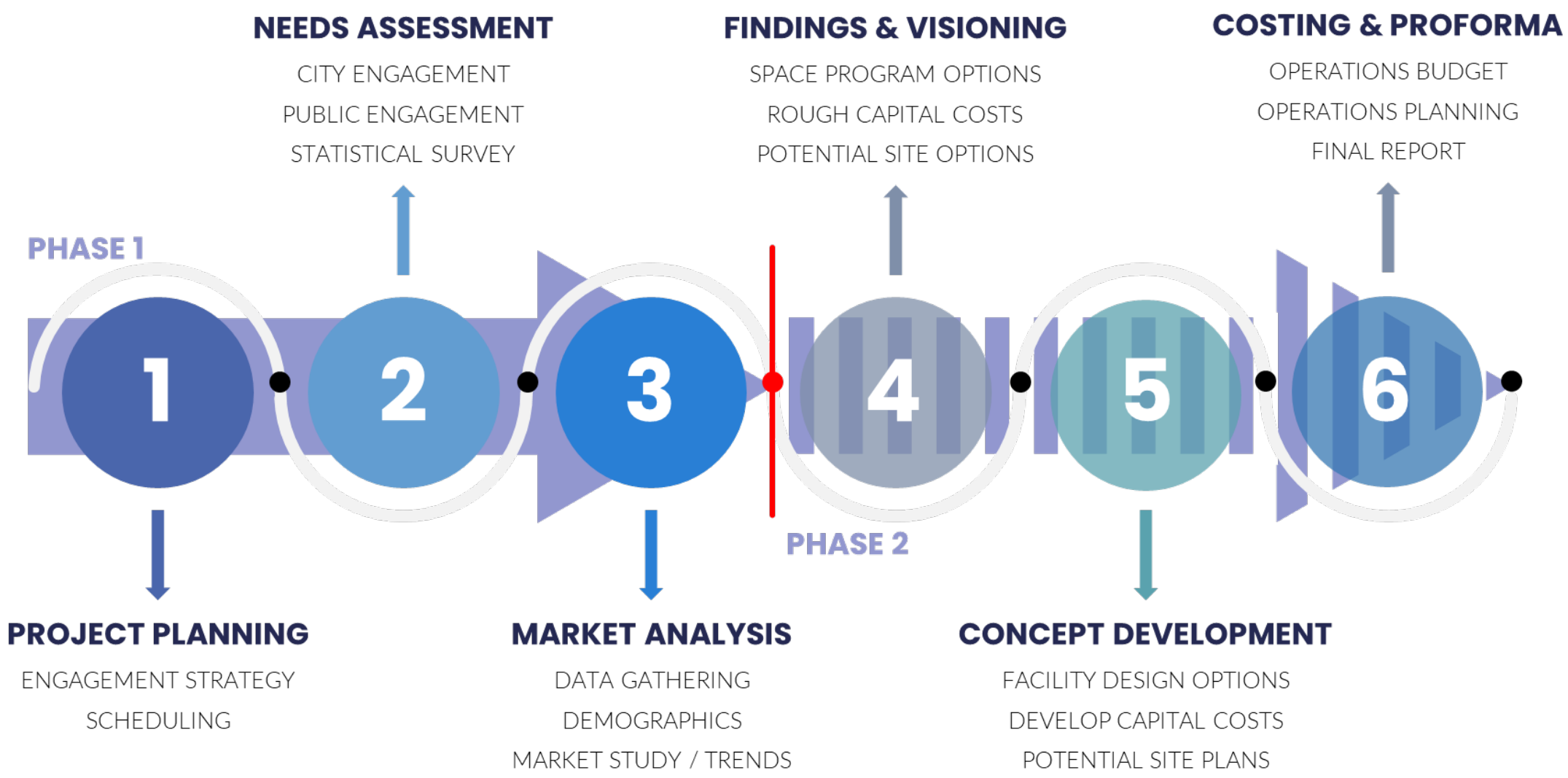
College Station offers fewer facilities than benchmarked communities.

Texas A&M recreation facilities are student-focused and are not widely used by public.

The College Station community needs more indoor recreation opportunities.



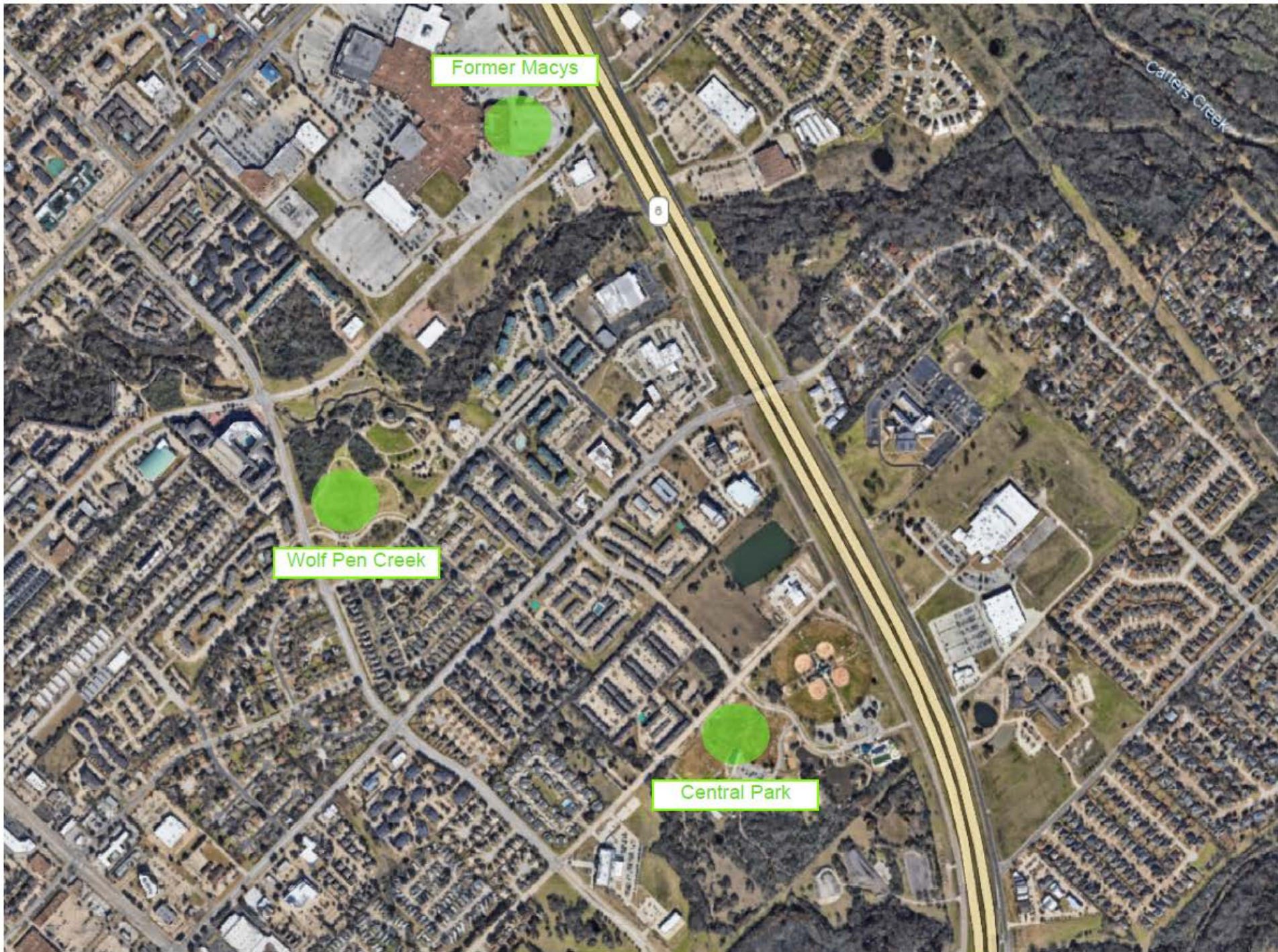
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College Station Recreation Center Study
Draft Space Program Options

Program Item	Quantity	Size (sf)	OPTION 1 - Dry Side NOTES:	OPTION 2 - Add leisure pool NOTES:	OPTION 3 - Add lap pool NOTES:
1 Common Spaces			NSF	NSF	NSF
Subtotal Common Spaces			2,100	2,100	2,400
2 Program Spaces			NSF	NSF	NSF
Subtotal Program Spaces			6,555	6,555	6,555
3 Office & Support Spaces			NSF	NSF	NSF
Subtotal Office & Support			4,446	4,766	5,438
4 Athletics / Fitness			NSF	NSF	NSF
Subtotal Athletic Spaces			43,020	43,020	40,520
5 Indoor Aquatics			NSF	NSF	NSF
Subtotal Aquatic Spaces			0	13,703	23,803
Subtotal Dry Program area			56,121	56,441	54,913
Total program area (sf)			56,121	70,144	78,716
Circulation factor			22%	22%	22%
Grand total area			68,468	85,576	96,034
Acreage Req'd (min)			6.29	7.86	8.82
Acreage Req'd (preferred)			7.86	9.82	11.02





Former Macys

Wolf Pen Creek

Central Park

Carter's Creek

6