



APPENDIX G

RECREATION CENTER ANALYSIS

IMAGINE TOMORROW!
Arts, Parks And Recreation For All
Master Plan

The Lakewood Recreation Division offers programs and services at a variety of facilities in Lakewood including four recreation centers, a community center, public schools, outdoor pools, parks, and childcare centers. While programs and services occur throughout the city, a majority of community participation occurs at the recreation centers and the community center. Each of those facilities offers a variety of amenities. Some amenities are unique to a center, while other amenities are offered at each location. The following pages provide an overview of the similarities and differences of each site, participation information, current building conditions, maintenance needs, operating costs, outlying facility details, and a recommendation for the future.

Recreation Centers

Carmody Recreation Center:

The Carmody Recreation Center (Carmody) was built in 1974 and is located in Ward 5 at 2200 S. Kipling Street. Current amenities include aerobic rooms, cardio equipment, weight equipment, an outdoor fitness area, a gymnasium, an indoor track, a 50-meter indoor pool, an outdoor pool, and a splash pad. Carmody also offers a wide array of programs throughout the year such as yoga, Pilates, Body Pump, pickleball, youth basketball, and youth summer camps amongst others.

Charles Whitlock Recreation Center:

The Charles Whitlock Recreation Center (Whitlock) is the newest of all the Lakewood recreation centers. Constructed in 2002, Whitlock is located at 1555 Dover Street in Ward 2. One of the newer amenities is a state-of-the-art aerobics room where sound waves are converted into vibrations felt on a pliable floor. These vibrations travel through the bones and hearing system just as a sound wave would move through the air, allowing students to connect with the music and the beat through body motion. Installed in 2021 through a partnership with a local non-profit, Feel the Beat, the vibrotactile floor supports music and dance classes for those who are Deaf, Hard of Hearing and for those with or without disabilities.

Other current amenities at Whitlock include weight equipment, cardio equipment, a gymnasium with two full-size basketball courts and one smaller multi-sport court, two racquetball courts, and one warm water therapy pool (currently out-of-operation due to staffing limitations). Additional programming and activities offered are drop-in basketball, adult basketball and volleyball leagues, pickleball, volleyball, wheelchair sports, and badminton.

Green Mountain Recreation Center:

The Green Mountain Recreation Center (GMRC), built in 1978, is located in Ward 4 at 13198 W. Green Mountain Drive. Current amenities include two aerobics rooms, cardio equipment, weight equipment, a gymnasium, cardio equipment, an indoor track, an indoor pool, and three racquetball courts. In addition to the indoor amenities, a free outdoor fitness court was installed in 2021 through a partnership with National Fitness Campaign. Examples of the activities and registration programs at GMRC are general admission fitness classes, spinning classes, youth volleyball, drop-in basketball, and pickleball.

Lakewood Link Recreation Center:

The Lakewood Link Recreation Center (Link) was built in 1977 and sits at 1295 S. Reed Street in Ward 3. The Link attracts more families with young children due to its zero-entry pool that offers child-friendly water features including warmer pool temperatures and a water slide. Other current amenities include cardio equipment, weight equipment, a rock climbing wall, a gymnastics gymnasium, two meeting

rooms, and one large, multi-purpose meeting room. The Link is home to many summer camps and community meetings.

Community Center

Lloyd G. Clements Community Center:

Built in 1945, the Lloyd G. Clements Community Center (CCC) is located in Ward 2 at 1580 Yarrow Street. CCC currently serves adults ages 55 and up Mondays through Fridays from 8:00 a.m. to 5:00 p.m. Current amenities include: kitchen, five meeting rooms, and activity rooms. CCC also houses multiple outreach programs such as the City’s transportation service, Lakewood Rides, a hot lunch program through Volunteers of America, a variety of classes and drop-in activities, an older adult reach out office, and private rentals. Examples of existing drop-in activities are billiards, MahJongg, Table Tennis, Radio Club, Needlecraft, woodcarving, and bridge.

Recreation Center Amenity Matrix

The table below lists the various amenities throughout Lakewood’s recreation centers to provide a side-by-side comparison of each facility.

Amenity	Carmody	Charles Whitlock	Green Mountain	Link
1 Meter Diving Board	1	0	1	0
3 Meter Diving Board	1	0	0	0
25 Meter Pool	1	0	1	0
50 Meter Pool	1	0	0	0
Aerobics Room	4	1	2	0
Basketball Courts	1	2.5	1	0
Cardio Equipment	1	1	1	1
Climbing Wall	0	1*	0	1
Gymnastics Gym	0	0	0	1
Indoor Track	1	0	1	0
Meeting Rooms	0	0	2	4
Outdoor Fitness Court	0	0	1	0
Outdoor Pickleball Courts	6	4	0	0
Racquetball Courts	0	2	3	0
Splash Pad	1	0	0	0
Therapy Pool	0	1*	0	1
Water Slide	0	0	0	1
Water Play Structure	0	0	0	1
Weight Equipment	1	1	1	1
Zero Entry Leisure Pool	0	0	0	1

*Inactive

Recreation and Community Center Programming:

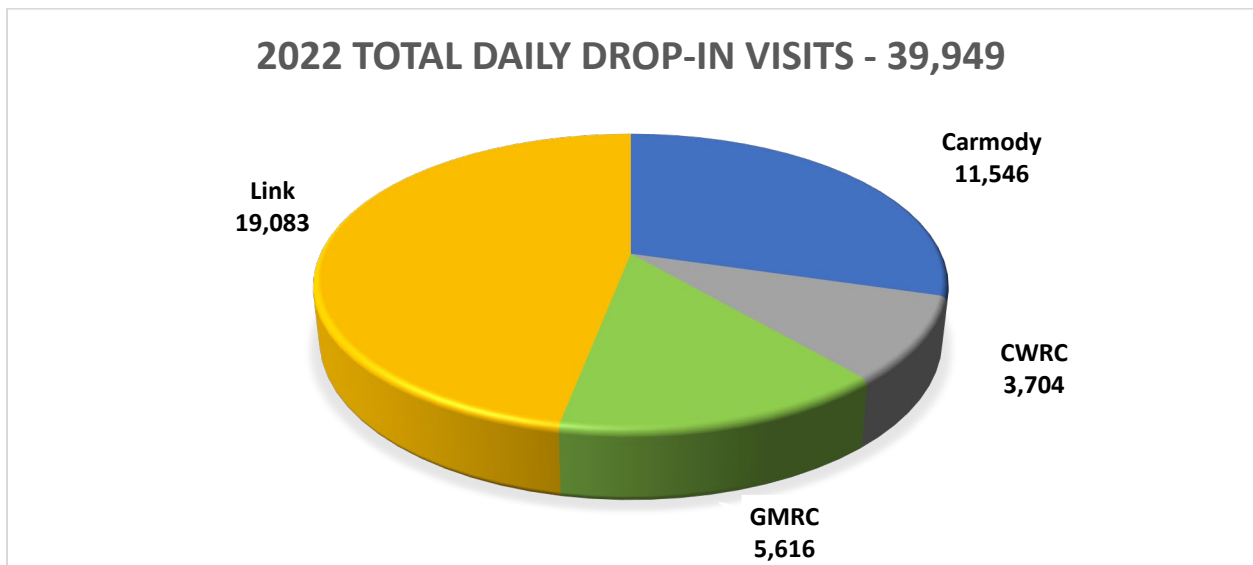
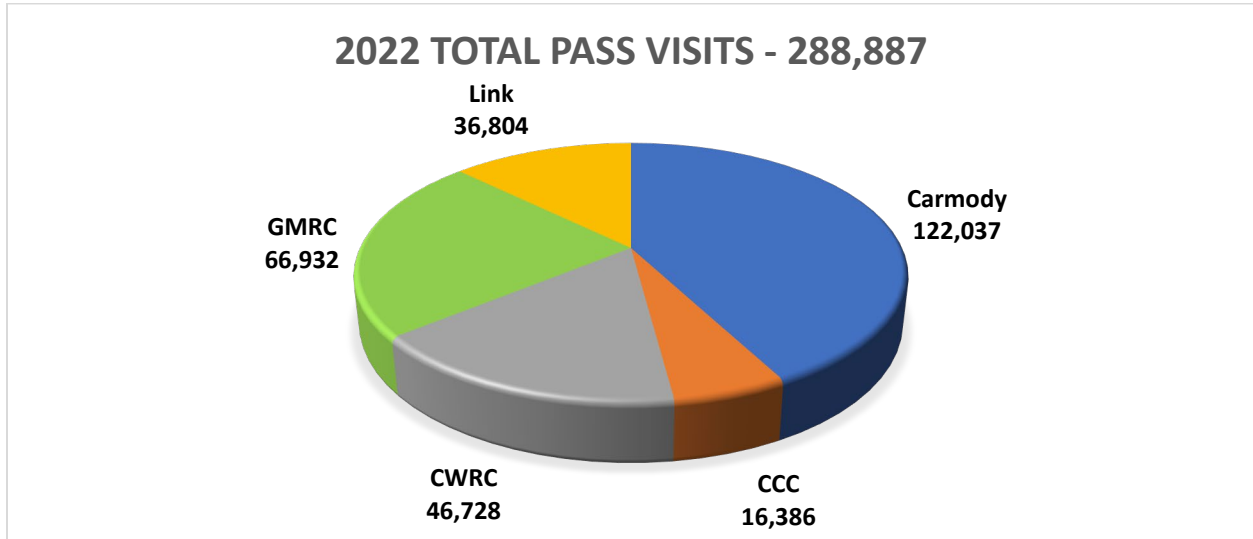
Each center offers a variety of programming. Some programs such as fitness classes are offered at all locations, while some programming such as youth basketball is offered at only one location. The table below shows what programming is offered at each center.

Program Type	Carmody	Charles Whitlock	Clements Center	Green Mountain	Link
Brain Gym			X		
Climbing					X
Creative Writing			X		
Dance			X		
Games (Bridge, Mahjong, etc.)			X		
General Exercise Classes	X	X	X	X	X
Gymnastics					X
Lunch and Learn			X		
Ninja					X
Nutrition Classes					X
Outings/Excursions			X		
Personal Training	X	X		X	X
Pilates Reformer	X				
Pottery Classes			X		
Sewing Group			X		
Silversmithing			X		
Silver Sneakers Classes	X	X	X	X	X
Spinning				X	
Stained Glass			X		
Summer Camps	X	X		X	X
Swimming Lessons	X			X	X
Therapeutic Recreation Programs		X		X	X
Technology Classes			X		
Yoga	X	X	X	X	X
Youth Basketball	X				
Youth Volleyball		X			
Zumba	X	X		X	X

Other programs and services such as youth soccer, middle school sports (flag football, volleyball, basketball, and soccer), summer camps, tee ball, and Head Start occur at other facilities such as public schools, parks, and childcare centers. Each of those programs operate with unique budgets and are facilitated by work groups outside of the facilities area.

Recreation Center Visitation Summary

Lakewood recreation and community centers hosted approximately 329,000 visits in 2022. Of those, 288,887 were visits from pass holders, while 39,949 were drop-in visits. The charts below breakout the usage by facility.



Clements Community Center is not included in drop-in visits due to the lack of amenities (i.e. weight and cardio equipment, pool, etc.) used for drop-in activities.

Recreation Center Visitation Detail by Day for 2022:

The tables below list the visits to each center by day of the week.

Pass Holder Visits:

Day	Carmody	CCC	CWRC	GMRC	Link	Total
Sunday	9,396	-	104	97	2,845	12,442
Monday	23,410	3,177	9,598	11,953	5,387	53,525
Tuesday	20,767	2,962	9,359	11,508	7,743	52,339
Wednesday	21,557	3,827	7,470	12,151	6,122	51,127
Thursday	18,504	3,646	8,991	14,340	6,440	51,921
Friday	18,893	2,774	8,960	10,110	5,442	46,179
Saturday	9,510	-	2,246	6,773	2,825	21,354
Total	122,037	16,386	46,728	66,932	36,804	288,887

Daily Drop-In Visits:

Day	Carmody	CWRC	GMRC	Link	Total
Sunday	2,155	62	21	3,759	5,997
Monday	1,858	708	870	2,326	5,762
Tuesday	1,635	733	825	2,517	5,710
Wednesday	1,520	518	965	2,352	5,355
Thursday	1,442	812	923	2,610	5,787
Friday	1,486	520	733	2,348	5,087
Saturday	1,450	351	1,279	3,171	6,251
Total	11,546	3,704	5,616	19,083	39,949

Combined Pass Holder and Drop-In Visits:

Day	Carmody	CCC	CWRC	GMRC	Link	Total
Sunday	11,551	0	166	118	6,604	18,439
Monday	25,268	3,177	10,306	12,823	7,713	59,287
Tuesday	22,402	2,962	10,092	12,333	10,260	58,049
Wednesday	23,077	3,827	7,988	13,116	8,474	56,482
Thursday	19,946	3,646	9,803	15,263	9,050	57,708
Friday	20,379	2,774	9,480	10,843	7,790	51,266
Saturday	10,960	0	2,597	8,052	5,996	27,605
Total	133,583	16,386	50,432	72,548	55,887	328,836

Recreation Center Visitation Detail by Time for 2022:

The tables below list the visits to each center by time of day.

Pass Holder Visits by Time of Day:

Time	Carmody	CCC	CWRC	GMRC	Link	Total
5:00–6:00 am	9,723	Closed	Closed	Closed	Closed	9,723
6:00–7:00 am	6,294	Closed	Closed	58	Closed	6,352
7:00–8:00 am	10,840	Closed	45	2,295	4,874	18,054
8:00–9:00 am	17,269	2,193	6,020	13,392	7,554	46,428
9:00–10:00 am	12,030	3,643	4,119	9,087	4,693	33,572
10:00–11:00 am	12,131	2,674	4,738	7,519	5,226	32,288
11:00 am–12:00 pm	9,059	2,088	3,775	5,336	3,508	23,766
12:00–1:00 pm	8,452	1,494	6,717	6,434	3,020	26,117
1:00–2:00 pm	8,941	1,346	5,250	4,216	2,425	22,178
2:00–3:00 pm	7,466	380	4,868	4,076	1,630	18,420
3:00–4:00 pm	6,296	1,968	3,288	4,000	1,216	16,768
4:00–5:00 pm	5,753	600	3,214	3,607	1,262	14,436
5:00–6:00 pm	6,364	Closed	2,621	4,563	1,038	14,586
6:00–7:00 pm	1,419	Closed	1,613	1,926	322	5,280
7:00–8:00 pm	Closed	Closed	460	423	36	919
Total	122,037	16,386	46,728	66,932	36,804	288,887

Daily Drop-In Visits by Time of Day:

Time	Carmody	CWRC	GMRC	Link	Total
5:00 – 6:00 am	112	Closed	Closed	Closed	112
6:00 – 7:00 am	101	Closed	2	Closed	103
7:00 – 8:00 am	256	2	53	51	362
8:00 – 9:00 am	522	502	489	54	1,567
9:00 – 10:00 am	684	302	441	399	1,826
10:00 – 11:00 am	1,349	278	681	3,443	5,751
11:00 am–12:00 pm	1,037	410	419	4,224	6,090
12:00 – 1:00 pm	1,544	516	498	3,361	5,919
1:00 – 2:00 pm	1,923	364	515	3,145	5,947
2:00 – 3:00 pm	1,563	279	598	1,930	4,370
3:00 – 4:00 pm	954	213	644	1,260	3,071
4:00 – 5:00 pm	792	295	513	829	2,429
5:00 – 6:00 pm	590	255	496	303	1,644
6:00 – 7:00 pm	119	230	247	75	671
7:00 – 8:00 pm	Closed	58	20	9	87
Total	11,546	3,704	5,616	19,083	39,949

Combined Visits by Time of Day:

Time	Carmody	CCC	CWRC	GMRC	Link	Total
5:00–6:00 am	9,835	Closed	Closed	Closed	Closed	9,835
6:00–7:00 am	6,395	Closed	Closed	60	Closed	6,455
7:00–8:00 am	11,096	Closed	47	2,348	4,925	18,416
8:00–9:00 am	17,791	2,193	6,522	13,881	7,608	47,995
9:00–10:00 am	12,714	3,643	4,421	9,528	5,092	35,398
10:00–11:00 am	13,480	2,674	5,016	8,200	8,669	38,039
11:00 am–12:00 pm	10,096	2,088	4,185	5,755	7,732	29,856
12:00–1:00 pm	9,996	1,494	7,233	6,932	6,381	32,036
1:00–2:00 pm	10,864	1,346	5,614	4,731	5,570	28,125
2:00–3:00 pm	9,029	380	5,147	4,674	3,560	22,790
3:00–4:00 pm	7,250	1,968	3,501	4,644	2,476	19,839
4:00–5:00 pm	6,545	600	3,509	4,120	2,091	16,865
5:00–6:00 pm	6,954	Closed	2,876	5,059	1,341	16,230
6:00–7:00 pm	1,538	Closed	1,843	2,173	397	5,951
7:00–8:00 pm	Closed	Closed	518	443	45	1,006
Total	133,583	16,386	50,432	72,548	55,887	328,836

Recreation Center Expenses

Most of the expenses associated with operating the recreation facilities are related to personnel costs. Other expenses directly charged to the recreation center budgets are for property services, supplies, and equipment. Costs incurred but not charged to the recreation budgets include utilities such as electricity and water and personnel support from other city departments such as Information Technology, Finance, and Human Resources. The next few sections focus on direct operating costs and future investment needs.

Facility Operating Costs

The revenue, operating costs, and cost recovery percentage for 2022 for each facility are displayed in the table below:

Facility	Revenue	Expenses	Operating Cost	Cost Recovery
Carmody Recreation Center	\$633,172	\$988,642	(\$355,470)	64%
Land	\$479,990	\$430,023	\$49,967	112%
Pool	\$153,182	\$558,619	(\$405,437)	27%
Charles Whitlock Recreation Center	\$132,540	\$409,151	(\$276,611)	32%
Glennon Heights Pool	\$33,683	\$85,426	(\$51,743)	39%
Green Mountain Recreation Center	\$394,037	\$622,762	(228,725)	63%
Land	\$250,995	\$321,505	(\$70,510)	78%
Pool	\$143,042	\$301,257	(\$158,215)	47%
Lakewood Link Recreation Center	\$292,800	\$642,583	(\$349,783)	46%
Land	\$247,538	\$342,622	(\$95,084)	72%
Pool	\$45,262	\$299,961	(\$254,699)	15%
Lloyd G. Clements Community Center	\$73,967	\$426,350	(\$352,383)	17%
Morse Park Pool	\$49,477	\$99,450	(\$49,973)	50%
Surfside Spray Park	\$48,657	\$50,907	(\$42,250)	96%
Grand Total	\$1,658,333	\$3,325,271	(\$1,666,938)	50%

As displayed, cost recovery is significantly lower when facilities include a pool. This is due to the maintenance requirements associated with aquatics operations. It should also be noted that higher usage rates directly correlate to a stronger cost recovery.

Recreation and Community Center Building Assessments:

The City of Lakewood retained Bureau Veritas to perform Facility Condition Assessments (FCAs) of 16 facilities. FCA's locate and evaluate materials and building system defects that might significantly affect the value of the property and determine if the present property has conditions that will have a significant impact on its continued operations.

The FCAs were prepared by Bureau Veritas in collaboration with the staff of the City of Lakewood. Bureau Veritas was retained to render an opinion as to each facility's current general physical condition on the day of the site visits. The condition assessments are primarily intended to assess the overall

physical condition of each facility to support capital investment decisions by the city. The reports also identify observed or reported defects that may constitute safety concerns or potential service delays.

The FCA reports include estimated costs to correct the current deficiencies and to address future repair and renovation needs. These costs do not include any renovation work at the facilities to meet the current design standards.

The table below displays the investment needs for each recreation and community center over the next 20 years.

Facility	Year Built	Total Square Feet	Replacement Value	10 Year	15 Year	20 Year	20 Year Funding
Carmody	1974	51,355	\$23,880,075	13.7%	27.1%	41.9%	\$10,004,126
CWCR	2002	45,200	\$21,515,200	16.1%	20.7%	32.4%	\$6,966,256
CCC	1945	23,156	\$8,906,300	17.4%	26.4%	48.7%	\$4,334,377
GMRC	1978	39,216	\$18,235,440	9.2%	22.1%	40.4%	\$7,369,074
Link	1977	36,230	\$17,571,550	15.6%	26.0%	49.3%	\$8,656,668
Total		195,157	\$90,108,565			41.4%	\$37,330,501

While the table above outlines the anticipated investment needed in each facility over the next 10, 15, and 20 years, there are also numerous needs within the next five years. The table below shows a summary of the investments required at each recreation or community center from 2023 through 2027.

Facility	2023	2024	2025	2026	2027
Carmody	\$135,090	\$133,884	\$427,391	\$109,150	\$11,479
CWCR	\$12,482	-	\$397,714	\$64,103	\$1,501,957
CCC	\$8,448	\$258,226	\$8,385	-	\$11,751
GMRC	\$15,401	\$12,594	-	\$82,726	\$154,430
Link	\$236,568	\$5,447	\$341,699	\$8,772	\$1,019,331
Total	\$407,989	\$410,151	\$1,175,189	\$264,751	\$2,698,948

Other Recreation Division Facilities

As previously noted, the Recreation Division offers programs and services at several other facilities in Lakewood. Facilities and services occur at outdoor pools and splash pads, parks, schools, and childcare centers. The following section gives a brief overview of the City of Lakewood owned buildings where such programs and services occur.

Outdoor Pools and Spray Parks

Carmody Outdoor Pool and Splash Pad

The outdoor pool at Carmody Recreation Center features a shallow-water pool and a large picnic area making it ideal for families. There are eight 25-yard lap lanes available for daily use from late May through August, and the typical pool temperature is between 79 to 85 degrees. The splash pad features a 900-foot spray pad with 12 exciting features.

Glennon Heights Outdoor Pool

Renovated in 2020, the Glennon Heights pool is home to a new bath house and baby pool, as well as a renovated large pool with four 25-meter lap lanes, a one-meter diving board, a basketball hoop, large grass area, and two picnic tables. The pool temperature ranges from 80 to 83 degrees.

Morse Park Outdoor Pool

The Morse Park pool features a two-story, full-size water slide, an in-water climbing wall, and a large grassy area near the pool that is great for picnics. The pool is open from late-May to mid-August and maintains a pool temperature that is typically between 80 - 85 degrees.

Like our recreation centers, Morse Park pool needs a significant financial investment. Originally built in 1953, the pool infrastructure is showing its age and in constant need of maintenance. The pool house is outdated and numerous leaks have occurred over the past decade.

Ray Ross Splash Pad

Ray Ross Splash Pad is a free public amenity located near the entrance of Ray Ross Park that offers a way to cool off in the summer. This splash pad offers interactive water features suitable for kids of all ages from late-May through Labor Day.

Surfside Spray Park

This one-acre spray ground features play features for kids of all ages. It is open seasonally, from late May to early September. There are both small and large pavilions for rent by the community, or the entire facility can be rented after regular hours for parties up to 100 people.

Childcare Facilities

11th Avenue Head Start

Constructed in 2011, 11th Avenue Head Start is a LEED certified building featuring two Head Start classrooms. This facility earned its name based on its location at 6201 W 11th Avenue in Ward 2.

Daniels Head Start

Formerly the Daniels Community Center, Daniels Head Start is located in Ward 1 at 1301 Union Street. This facility was remodeled in 2015 to improve the layout and classroom environment and create ADA accessibility for individuals of all abilities.

Patterson Cottages

The Patterson complex is home to three buildings in Ward 3 used for Head Start programming. Patterson Children's Center sits at 7735 W Florida Avenue, Patterson Head Start is at 1470 S Yarrow Street, and the Early Head Start program is based out of the building at 1480 S Yarrow Street. Both the 7735 and 1480 buildings were renovated in 2022 and the building at 1470 is scheduled for renovation in late 2023.

Lasley Cottages

The Lasley complex is home to two buildings in Ward 3 used for Head Start programming. Lasley cottages are located at 1398 S Lamar Street and 1393 S Kendall Court. These building currently serve as overflow buildings for Head Start and summer camp programs. Once the Patterson cottages are remodeled, these facilities will no longer be needed for programming purposes.

Recommendation

The city should explore how to reduce the cost burden associated with operating older recreation facilities. One recommendation is to eliminate several centers in the city's portfolio and replace them with one destination recreation center that provides most of the amenities the community desires in one central location.

The 2022-2023 master planning process, *Imagine Tomorrow!*, asked residents what potential improvements were most important to them. Developing a new multiuse recreation facility ranked fourth, only behind improving existing parks infrastructure, improving the existing trail system, and improving or adding restroom facilities. Activities that occur at recreation centers such as adult fitness and wellness opportunities, adult fitness programs, and indoor pools were all rated as high priorities by the public in terms of desired programs. Lastly, 83.6% of survey respondents are very supportive or somewhat supportive of developing a new multiuse recreation facility.

The community's desire for a new destination recreation center was first revealed in the *Imagine Lakewood!* master plan adopted in 2017. When residents were asked in a survey to provide their thoughts on the top three most important issues for the city to address, the leading answer was the need for new facilities. Part of the reason a new recreation center is warranted is the need for upgrades to our existing recreation centers. Additional 2017 survey data indicated that 6 in 10 respondents thought that the Lakewood Link Recreation Center, Green Mountain Recreation Center, and Carmody Recreation Center need improvement.

Combining the community's desire to see improvements at current recreation centers with the estimated combined cost of \$26,000,000 to maintain (not upgrade) those facilities over the next 20 years, investing that money into a new, more modern recreation facility that offers the community similar amenities in one building is worth exploring. Addenbrooke Park, located at 600 S. Kipling Parkway, should be reviewed as a location for a new, regional recreation center.

The Addenbrooke Park Master Plan from 1984 identified the northwest corner of the park as an ideal location for a recreation center. Conveniently located at the center of Lakewood, a recreation center in Addenbrooke Park would be accessible to everyone in Lakewood within about a 10-minute drive. This location is along a main thoroughfare, Kipling Avenue, that is a short distance from 6th Avenue and would be an easily accessible regional attraction. In terms of mileage, the proposed location is approximately:

- 3.25 miles from the primary northern border (26th Avenue)
- 3 miles from the primary eastern border (Sheridan Boulevard)
- 3.5 miles from the primary southern border (Highway 285)
- 3.25 miles from the Alameda and Jewel intersection in the west
- 5 miles from farthest point in the southwest corner of Lakewood (near 470)

Staff proposes hiring a consultant to conduct a feasibility study of the Addenbrooke Park location that includes a community survey regarding how the public would want to use and fund a new recreation facility. Elements of the study should focus on cost savings associated with closing facilities, the size a

facility will need to be to provide the amenities the community desires, the potential increase in revenue generation from a central location that both serves Lakewood and acts as a regional draw, the economic impact on surrounding businesses when building a new center, and the anticipated cost of the project. Once the results are provided, an informed decision could be made on whether a new regional facility is worth pursuing.

Summary

Lakewood's Recreation facilities continue to serve a large portion of the community and are valued assets. Carmody Recreation Center hosts the most patrons welcoming 40.6% of the total recreation centers visits in 2022. Some factors prompting the success of Carmody include a wide array of amenities and services and a convenient location. The other recreation centers offer more niche amenities and experience significantly lower usage rates than Carmody. Based on participation at other centers and the pending investment needed in current recreation centers, serious consideration should be given to whether the city can serve the same number of patrons while simultaneously reducing the number of facilities serving the community. Reducing the number of facilities will reduce both the operating costs and the maintenance demands and will reduce expenses for the city. With the city set to invest just under \$40 million in recreation facility maintenance over the next 20 years, an argument can be made that investing in a new state of the art recreation center is a better use of funds. This is especially true if a new building can offer the same amenities in one location as current facilities offer at locations spread throughout Lakewood.