

AQUATIC FACILITIES

SITE/FACILITY

NORTHVIEW COMMUNITY POOL

Constructed: 1956

Renovated: Focused Maintenance Only

Site Size: 3.69 Acres, Total Park (3 Parcels)

Building Size: 2,420 GSF (Bathhouse/Concessions)

Aquatic Feature Size:

250,000 gallon, 3'-12' depth

4,824 SF Footprint, Approx.

FCI Index: 0.6304

Where 0.5 or greater indicates immediate critical deficiencies/full facility replacement recommended. Refer to Kraus Anderson appendix for Facility Condition Index (FCI) detail.

SITE/FACILITY

LORRAINE PARK SPLASH POOL

Constructed: 1993

Renovated: Focused Maintenance Only

Site Size: 13.77 Acres, Total Park (6 Parcels)

Building Size: 3,689 GSF (Bathhouse/Concessions)

Aquatic Feature Size:

15,000 gallon, Zero-depth

3,631 SF, Approx.

FCI Index: 0.4015

Where 0.5 or greater indicates immediate critical deficiencies/full facility replacement recommended. Refer to Kraus Anderson appendix for Facility Condition Index (FCI) detail.



Northview Pool as seen from the NE.



Lorraine Park Splash Pool as seen from the NE.

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Northview Pool is a traditional pool designed for swimming and diving, with a depth that graduates from 3 ft to 12ft; over time, the city has added a climbing wall at the deep end. The pool and its concession/locker facility sit directly adjacent to the park's surface parking lot. Northview Park also includes a children's playground, a full-size basketball court, and one softball/baseball field.

McLain Splash Pool, located with Lorraine Park, offers a zero-depth pool for young children and non-swimmers. The splash pool includes a slide and interactive water spray areas. The pool and its associated concession/locker facility sit directly adjacent to 8th street. Lorraine Park also includes 2 picnic shelters, open picnic tables, one softball/baseball field, a sand volleyball court, a disc golf course, horseshoe pits and a children's play structure.

BACKGROUND

South St. Paul has had an outdoor public pool since the opening of Northview Pool in 1956, an

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amenity which was augmented by the construction of the Lorraine Park McLain Splash Pool in 1993. Both currently offer complementary access and features, with the Northview pool offering a diving board and climbing wall, located in the northwest portion of the city, and Lorraine, offering an interactive water feature and a zero-depth entry, located in the southern portion of the city.

Both facilities are actively utilized and valued by neighbors and residents, and both facilities require significant maintenance investments during off-seasons give the age and condition of the pools and their equipment.

At the time of this municipal facilities study, there has been a concurrent strategic planning effort for the city's Parks and Recreations operations. Documents and recommendations from that effort for these facilities should be referenced prior to further decision-making or implementation.

CRITICAL ISSUES

Both of South St. Paul's aquatic facilities, including pools and locker/concession buildings, are aged to a degree where annual maintenance is insufficient to substantially improve these facilities as required to ensure more efficient and effective operations. In comparison with other communities of similar size, which have a single aquatic facility for their community, South St. Paul is currently operating two locations, with attendant additional management and maintenance costs.

1. Northview Pool Failed Concrete

The Northview Pool Structure was originally constructed in 1956, and for more than 15 years has had a persistent and irreversible issues of concrete integrity, leading to regular water loss while filled, currently on the order of 6,000 to 12,000 gallons per day. Parks & Recreation staff have managed this to the extent possible, investing annually in specialized crack repair, although this is only able to provide surface-level rather than full-slab-depth repair. Resolving this persistent cost and maintenance burden cannot be achieved through repair alone, and would require full replacement.

2. Value-Driven and Cost-Effective Operations

Currently, Parks & Recreation prioritizes maintenance and updates across both facilities, utilizing their budget intentionally to balance investments in facilities with funds for operations and staffing. This approach is challenged by the age and condition of both pools and their respective buildings, as similar upgrades are needed for various components in each: doors, windows, plumbing fixtures, lighting, water heaters, etc. Standalone, both facilities and sites could benefit from the substantive capital investment that a comprehensive renovation could provide. Long-term, the city of South St. Paul may benefit from an approach that is more value-driven for the residents and city as a whole.

RECOMMENDATIONS

Recommendations for aquatics should be considered holistically, reflecting operations, public amenities, budget, and feasible implementation. For a number of reasons, the most effective path forwards would be the consolidation of South St. Paul aquatics to a single location. While this study recommends consolidation of aquatic facilities for cost and efficiency purposes, it is critical that these recommendations be reviewed alongside the Parks & Recreation strategic planning document, and adjusted as needed to align with that overall vision and approach.

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- Demolish Northview Pool:**

Northview Pool should be demolished, as it cannot be fully repaired in-place, and the cost of regular water loss plus specialized maintenance is cost prohibitive for continued operations. This space could be available for new Parks & Recreation field use, and should continue to be retained for general city use over time. Consideration of retention/demolition of the associated locker/concessions facility should be made by Parks & Recreation relative to overall services and operations.

- Consolidate Aquatics to Lorraine Park:**

Lorraine Park offers sufficient available square footage to accommodate a new swimming pool, and locating all-ages aquatic facilities together could improve the customer experience, while also consolidating Parks & Recreation operations and maintenance. The consolidation could incorporate the existing McLain splash pool and infrastructure, add a new swimming pool with lanes and diving, alongside a new or newly reconfigured locker/concession facility. This approach has been taken in other communities, and can be a valuable way to retain and augment an existing asset.

- Update Lorraine Park Splash Pool:**

While the general pool deck is functional, the interactive play feature is out of date and beyond repair in ways that require substantial year to year investment to achieve baseline functionality. This primary equipment should be replaced. Further improvements to the park's aquatic infrastructure and locker/concessions should reflect broader master planning for this location re: consolidated facilities.

Twin Cities Metro-Area Outdoor Aquatic Facilities

	Population (2022)	Water Slides		Children's Features			Pool			Other
		Total	Tube/ Enclosed Slide	Connected/ Separate	Splash Pool/Pad	Interactive	Connected/ Separate	Lanes	Diving	
South St. Paul	20,506									
Northview Community Pool							Single Pool	(6)	Yes	Climbing Wall
Lorraine Park McClain Splash Pool		1	N	Connected	Pool	Y				
Anoka Aquatic Center	17,864	1	N	Connected	Pool	Y	Connected	6	Yes	
Crystal Cove Aquatic Center (Crystal)	22,265	3	N	Separate	Pool	Y	Connected	6	Yes	Includes Water Walk (floating adult activity course)
St. Louis Park Aquatic Center	48,827	2	Y	Connected	Pool	Y	Connected	6	Yes	Includes sand/water play area
Edina Aquatic Center	52,437	2	Y	Separate	Pad	Y	Separate	8	Yes	Includes High Dive
Apple Valley Aquatic Center	55,416	6	Y	Connected	Pool	Y	Connected	4	Yes	Includes Lazy River, Sandy Play Area
Cascade Bay Water Park (Eagan)	67,534	6	Y	Connected	Pool	Y	Connected	6	N	Includes Lazy River, Mini Golf. "Largest Outdoor Municipal Water Park in MN"
Bloomington Family Aquatic Center	87,797	3	Y	Connected	Pool	Y	Connected	8	Yes	
Saint Paul	303,176									
Phalen Regional Park Beach				Separate	Pad	N	Lake Beach with Swimming Area			
Highland Park Aquatic Center		3	Y	Separate	Pool	Y	Separate	8	Yes	
Como Regional Park Pool		1	N	Separate	Pool	Y	Separate	6 + 2	Yes	400 ft Lazy River
Great River Water Park				Indoor Water Park: 2 slides, Splash Pool, Lap Pool, Diving						
Roy Wilkins Park				Separate	Pad	N				
Parque Castillo Park				Separate	Pad	N				
Conway Park				Separate	Pad	N				
Minneapolis	436,934									
Jim Lupient Water Park		3	Y	Separate	Pool	Y	Separate	4	No	Log water walk; Outside showers and lockers
North Commons Water Park		2	N	Separate	Pool	Y	Separate	6	No	
Currie Park				Separate	Pad	N				
Franklin Steele				Separate	Pad	N				
Phelps				Separate	Pad	N				
Webber Natural Pool				Connected	Pool	N	Connected	4	11'-7" Jumping Block	

A general matrix of Twin Cities Metro-Area Outdoor Aquatic Facilities, to provide a comparison of scale and features in comparison to South St. Paul. Note that communities of similar population typically have (1) one aquatic facility for their community overall, and that these typically combine water slides, children's features, and a pool for lane swimming and diving.

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Redevelopment of Lorraine Park to accommodate a dedicated swimming pool and associated components should be done as part of overall park plan development, to coincide with Parks & Recreation strategic planning. It is recommended that the existing Splash Pool be retained and incorporated into an expansion/redesign of this area.



Clockwise from upper left, Family Aquatic Facilities in: Anoka, Crystal, Edina, and Saint Louis Park. Note separate splash and swimming pools at locations where facilities were expanded over time.

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SPACE PROGRAM

While both of the facility's that support aquatic program have modest space-use deficiencies related to storage and administration, any future investment in these functions will be made in light of whether or not these facilities are consolidated to one location. At such time as that decision is made, it is the recommendation of this study that an aquatic design consultant provide a preliminary space program to aid in planning and detailed cost estimation.