

**PARKS AND RECREATION COMMISSION  
STAFF REPORT**

**MEETING DATE:** September 2, 2014

**AGENDA ITEM NUMBER:** 3D

**APPLICANT:** Roger Moellendorf, Parks and Recreation Director  
Vern L. Krahn, Senior Park Planner  
Kurt Meyer, Recreation Program Manager – Carson  
Aquatic Facility  
Mitch Ames, Recreation Program Manager – Community Center

**REQUEST:** **For Possible Action:** To identify issues and/or topics in Chapter 6 (Indoor Facilities) of the Parks and Recreation Master Plan for consideration in future amendments to the plan.

**GENERAL DISCUSSION:**

At the Tuesday, August 5, 2014 Parks and Recreation Commission meeting, the Commission reviewed Chapter 6 (Park Facilities) of the Parks and Recreation Master Plan to identify issues and/or topics that the Commission might want to consider for future amendments to the Master Plan.

As discussed at the August meeting, it is important to periodically review the City's Parks and Recreation Master Plan to assess its implementation success, identify potential new community issues, and possible future trends. Remember this review process is intended to be a "snap shot in time" evaluation as it relates to the Master Plan's policies and implementation strategies since its adoption in 2006 by the Board of Supervisors. Due to the potential length of the various agenda items for this meeting, staff will be completing the remainder of its review for Chapter 6 (Indoor Facilities) of the Parks and Recreation Master Plan (Exhibit A). It is staff's intent to cover this chapter in a very broad approach and share with the Commission the negative impact the Great Recession had on the Recreation Division's aquatic facility and theater, the elimination of services/programs, and staff reductions. In addition, staff would like to discuss with the Commission both the aquatic facility and theater's existing offerings, attendance numbers, overall usage, and program innovations in light of staffing and budget reductions, and be available to answer any questions the Commissioners may have related to Chapter 6 (Indoor Facilities).

When the Parks and Recreation Master Plan was developed in 2005 and approved by the Board of Supervisors in April, 2006 there was discussion in the plan about developing a 'leisure pool' component to the aquatic facility, and opportunities for improvements to the theater. Some of these opportunities include a staging area/scene shop, a black box theater, banquet/event rooms, a proscenium theater, and a shared production area. With the passage of the 1/8 cent sales tax, theater improvements, and other building improvements will be made to the Community Center. This will be addressed in further planning efforts in the next couple of years with the public, user groups, and Parks and Recreation Commission. As mentioned previously, when the Great Recession hit the Recreation Division suffered significant staffing and budget reductions in the City's 2007/08 fiscal year and then took another hit in 2009/10 fiscal year, including significant division reorganization. With these staffing reductions and corresponding budget reductions, the Recreation Division has been able to

provide only essential services and maintenance. Other amenities, services, maintenance, and improvement plans were put on hold or dropped, and have not been re-established at this time.

One of the biggest impact/reductions in the Recreation Division associated with the aquatic facility and theater was in the administrative support staff services which was reduced by 2 ½ full-time employees. The loss of this administrative staff not only impacted the youth and sports programs but had a significant impact to both pool and theater operations. Unfortunately, the administrative staffing reductions within the Recreation Division have never been replaced. Additionally, the Community/Center hourly staffing level was severely cut by several thousand personnel hours, and to date well less than one half of the cuts have been restored. The remaining staff has performed admirably by continuing to provide a high level of service to the community despite the cuts; however, the Community Center/Theater facility is no longer polished in appearance and the existing equipment is increasingly showing its age. This is due to the cuts in hourly staffing and the lack of funding for equipment replacement.

Finally, staff will be completing its review of the Parks and Recreation Master Plan in October by reviewing both Chapters 7 and 8. After that, staff will bring back all the issues and/or topics the Parks and Recreation Commission has identified as possible changes to the Master Plan for further consideration and possible action.

**RECOMMENDED ACTION:**

I move to identify the following issues and/or topics in Chapter 6 (Indoor Facilities) of the Parks and Recreation Master Plan for consideration in future amendments to the plan. They are as follows:

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

**ALTERNATIVE ACTION:**

I move to identify NO issues and/or topics in Chapter 6 (Indoor Facilities) of the Parks and Recreation Master Plan for consideration in future amendments to the plan.

# Exhibit A

small number of players (varsity and junior varsity usually amounts from 20 to a total of 30 players). The response to City-sponsored programs indicates that there are many other teens, with slightly lower skills that are eager to play, either organized or pick-up games. According to staff assessments of current sign-up and waiting lists, additional basketball/volleyball courts are needed just to meet today's needs, let alone the potential for even modest population growth. There is very limited potential for additional use of school district facilities. Multi-purpose gymnasium courts can of course accommodate a variety of other indoor recreation activities, such as dodge-ball, indoor soccer, exercise, etc.

## 6.7.2 OTHER INDOOR SPECIALTY FACILITIES (racquetball, aerobics, dance, weights, seminars, etc.)

### EXISTING CONDITIONS

The City has a small weight lifting/aerobic machine area at the Aquatic Facility. There is one room with a hardwood floor at the Community Center used for exercise and aerobics classes, and a carpeted room available for meetings and seminars. There are two private clubs in the city that offer weights, aerobic machines, and exercise classes. The closest racquetball courts are found in Reno and Incline Village.

### NEEDS

According to Question 12, a majority of survey respondents said that they would be more likely to use a City recreation facility rather than a health club to:

- play racquetball (69%),
- attend an aerobics class (64%), or
- use exercise machines (55%).

Thus, there appears to be relatively strong support (over 50%) for these activities within a public facility. There are expressed desires in the community for additional wellness programs. Also, obesity is on the rise, and no space is available to respond to the equipment and programs to meet this growing need.

## 6.7.3 AQUATICS

### EXISTING CONDITIONS

Carson City's 50-meter pool is the envy of many much larger communities. It is augmented by a shallow training pool, a therapy pool, and a small outdoor pool with a water slide. Current programs offered at the Aquatic Facility include: swim lessons, open lap swim, Masters lap swimming, senior's program, "Wet Sweat" exercises, sports therapy, tot pool, Tigersharks competitive swim team, summer league swimming, and it is used by the Carson High School swim team.



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Most of the programs are growing, but are reaching limits due to the size of the facility and the times available (due to other uses). There is a waiting list for summer programs offered at the pool. The pool is also used by residents of surrounding communities.

### NEEDS

Needed aquatic improvements include: additional parking for swim meets, a larger women's locker room and a family changing room. Many communities are finding that a 'leisure pool' is extremely popular and appeals to a group that is not attracted to lap pools. Leisure pools include: zero-depth entry, shallow area for children, and special features water spray features, indoor water slide, and even a 'lazy river'. A 25-yard lap pool is sometimes incorporated with a leisure pool. In Carson City this would free up time in the 50-meter pool to meet the high demand for competitive programs.

## 6.9 CULTURAL AND PERFORMING ARTS

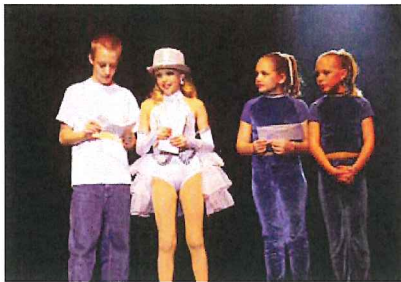
Cultural events, theater events, and art events are extremely popular in Carson City. According to the public opinion survey, cultural programs (and facilities) touch more households than any other recreation service. While they do not participate often (1 to 4 times per year), over 60% of residents surveyed stated that at least one member from their household participated in cultural, theater, or art events.

In order to determine the direction of the cultural and performing arts in Carson City, it is important to look to previous plans and studies to determine a future direction for the Carson City Arts. In February of 2002, the Carson City Arts Steering Committee produced the Creative Capital, a Carson City Community Arts Plan. In this document, the Steering Committee made an assessment of the arts in Carson City and created a plan that identified critical issues. Goals and future research topics were identified in the plan. The Creative Capital should serve as a guide for the development of Carson City's cultural and performing arts.

### 6.9.1 COMMUNITY CENTER THEATER



*The Bob Boldrick Theater at the Community Center is the only theater in Carson City capable of hosting large performances.*



#### EXISTING CONDITIONS

The Bob Boldrick Theater at the Community Center is the only theater in Carson City capable of hosting large performances. It is used by the Carson City School District, WNCC, a community band, dance groups, the Carson City symphony, and non-resident regional (Tahoe, Douglas), and touring groups. Except for 2 months in the summer, this theater is programmed for most days of the year, often times years in advance, leaving some performing groups struggling to find an open stage on which to perform.

Some of the use of the Bob Boldrick Theater is highly inefficient due to the nature of its design. Because the theater contains minimal backstage areas and has no loading zones, theater sets must be constructed on site, tying up use of the theater for weeks at a time. There are many other deficiencies in the design of the Bob Boldrick Theater as well. The theater offers minimal off-stage areas for actors, the orchestra pit is too small for some productions, and there is a lack of parking during performances. Additionally, since the theater is located directly adjacent to the Community Center gym, with no acoustical separation, noise from the gym often interferes with rehearsals and performances.

#### NEEDS

In the public opinion survey a significant portion of Carson City residents (at least half of the respondents) recognize the need for improvement at the Bob Boldrick Theater. Fifty-one percent of survey respondents said that the City should spend additional money to improve the theater. Eighteen percent of respondents thought that improvements should be made "even if taxes had to be raised."

#### OPPORTUNITIES

If the stage area of the theater were expanded to the south (into the existing gym area) it would allow the development of one or more of the following:

- Staging area/scene shop
- Black box theater/ banquet-event rooms/ training center with a scene shop/ production area shared with the Bob Boldrick Theater
- A 250-300 seat proscenium theater that could also function as a council chamber/ training center (with a scene shop/ production area shared with the Bob Boldrick Theater)

Note that expanding the theater stage area to the south is contingent upon one of the following conditions:

1. the existing gym could be expanded (so as to preserve a full court gym) or,
2. the creation of a new recreation center that includes two full-size gyms so as not to lose overall gym capacity)

Additional theater improvements to consider include:

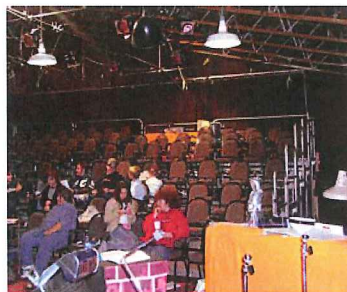
- Retrofit the Sierra Room to become a loading zone for the theater,
- Adding a balcony to increase the seating capacity of the theater,
- Constructing a sculpture garden/arts plaza around the entrance to the Community Center
- Adding parking on the west side of the Community Center.
- Replace the antiquated, outdoor facility reader board with an electronic reader board capable of high resolution color pictures and video.

It is important that the theater facility remain in the downtown for overall central access of the community as well as to contribute to the vitality of the downtown. However, if improvements to the existing Bob Boldrick Theater are not possible (i.e. relocating non-theater uses) or financially feasible, the City may consider:

1. Providing additional parking through joint parking agreement with neighboring businesses;
2. Developing theater/special event/meeting space in the existing undeveloped property west of the Community Center;
3. Using other City space that may become available through relocation of uses (e.g. if the Library were to relocate);
4. Jointly developing a new theater facility in partnership with the School District<sup>3</sup> or WNCC; and
5. Partnering with Douglas or Lyon County, the State of Nevada, corporate sponsors and/or private donors to create a new regional theater arts facility in a convenient location.

#### 6.9.2 BREWERY ARTS CENTER

The Brewery Arts Center (BAC) is operated by a non-profit corporation located in downtown Carson City. Constructed in the 1970s, the BAC contains two theaters, classrooms, meeting rooms, offices, a studio, an art gallery and an artisan's store. The BAC provides art and cultural classes and presents music, dance, and theatrical performances. The BAC is funded through memberships, grants, donations and facility rental fees. The BAC Master Plan calls for the construction of an additional 60,000 square feet, including a 20,000 square foot theater. The City may wish to consider partnering with the BAC to expand the BAC facility, in order to meet the demand for additional theater/performance usage.



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<sup>3</sup> This option could include a facility shared by multiple school districts as a regional school for the arts.