



LRPAC Update

February 2025



Agenda

- 2024 Goals Update
- 2025 Potential Goals
- Housing Forecast Update
- Parks & Recreation Utilization Study





2024 Goals Updates



LRPAC 2024 Goals

- Continue strategic long-range facilities plan and utilization forecast
 - ✓ Restaurants
 - ✓ Meeting Space
 - Parks & Recreation – Board Presentation February 2025
 - Parking
 - Marinas
- Produce comprehensive benchmark vs. other communities
 - ✓ Provide rate benchmarks requested by Board for budget planning
 - Complete full benchmark study against multiple communities



Utilization Study

Parks & Recreation

- Bruce Palansky, Cheryl Huber, 2024: **Jim Alexander**, Chris Allsup
- Goal - Determine whether there is enough Exercise, Fitness, Court and Pool space to meet resident's needs through build-out.
- Facilities included in Study
 - Exercise Rooms: WC & Kahite
 - Pickleball Courts: WC & Kahite
 - Tennis Courts: WC, Chota & Kahite
 - Swimming Pools: WC, Chota & Kahite
 - Fitness Classes: WC, Chota gym & Kahite Community Center
- Status
 - Data collection and analysis complete
 - In-depth review with Parks & Rec leadership held on Sept. 11, received positive feedback and alignment
 - Board presentation 2/19/25



Utilization Study

Parking

- **Bruce Palansky**, Domenick Andreana, Otto Stutz, John Villa
2024: **Chris Allsup** (2025 volunteer)
- ✓ Phase I: Research (March – Sept 2024)
 - Conducted survey to identify highest priority lots: Wellness Center, Yacht Club, Toqua, Chota
 - POA purchased 2 traffic counters plus analysis software
- ✓ Phase II: Measurement Tuning and Validation (Oct – Dec 2024)
 - Performed field testing to fine-tune system settings, validate measurements, minimize counting errors
- Phase III: Parking Lot Measurements (Jan – Nov 2025)
 - WC: Jan – May; YC Mar – Nov; Toqua: May; Chota: Jul – Sep



Utilization Study

Marinas

- **Virginia Kendrick**, Phil Brenner, Bruce Palansky, Domenick Andreana,
- Process
 - Gather historical data on available docks & waiting list
 - Gather data on homeowner docks
 - Gather data on alternative solutions
- Status
 - Data collection has begun



Benchmark Study

- **Cheryl Huber**, Phil Brenner, Domenick Andreana, Otto Stutz
- Process
 - ✓ Identify communities to benchmark
 - ✓ Identify attributes to benchmark
 - Collect and analyze data
- Status
 - ✓ Delivered selected rate benchmarks at August Board meeting for budget planning
 - Data collection complete, prepare analysis & report





2025 Potential Goals



LRPAC 2025 Potential Goals

- Continue strategic long-range facilities plan and utilization forecast
 - ✓ Parks & Recreation – To be delivered February Board Meeting
 - Marinas
 - Parking – Ongoing data collection in 2025
- Produce comprehensive benchmark vs. other communities
 - Complete full benchmark study against multiple communities
- Develop Balanced Scorecard Prototype





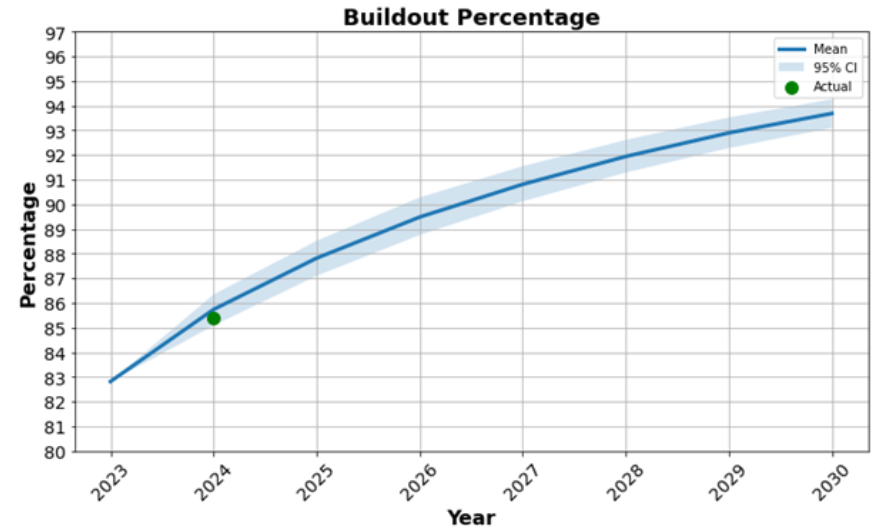
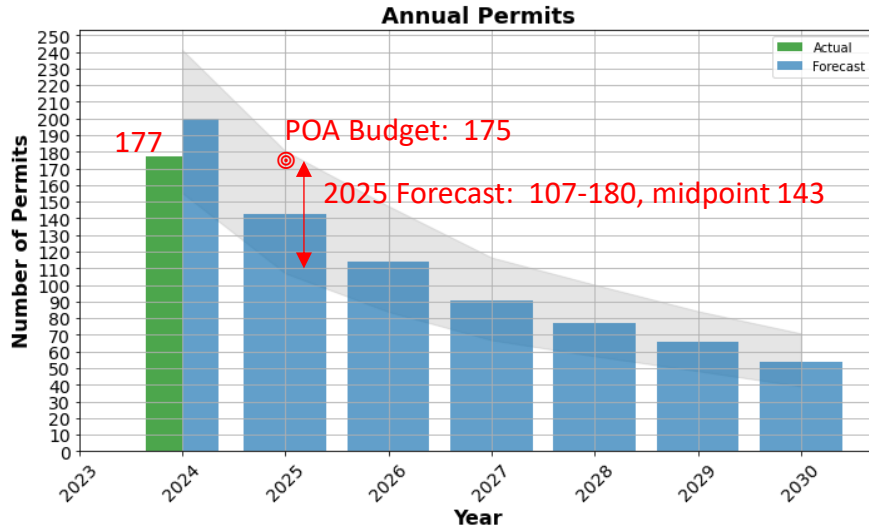
Housing Forecast Update





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2025 Forecast: 107 – 180 Permits (Unchanged)



Confidence intervals based on Monte Carlo simulations assuming 20% standard deviation of all state transition probabilities

Buildout Percentage = single family permitted lots ÷ platted lots





Parks and Recreation Utilization Study

Summary



Parks and Recreation Utilization Study

Goal – Determine whether there is enough space to meet residents’ needs through build-out for the following activities

Activities	Location
Exercise Rooms	Wellness Center
	Kahite
Pickleball	Wellness Center
	Kahite
Tennis	Wellness Center
	Chota
	Kahite
Pools	Wellness Center
	Chota
	Kahite
Fitness Classes	Wellness Center
	Chota
	Kahite



General Findings

- Parks and Rec Facilities have sufficient capacity through build-out
- There will continue to be limited times throughout the year where activities will exceed Optimal Capacity*
- External factors such as parking limitations, member time preferences, operating hours, instructor availability and users beyond Parks and Rec all impact utilization

*Optimal Capacities as defined in Parks and Rec Strategic Plan



Optimal Capacity

- Source – Parks and Rec Committee Meeting 2/14/2023 update to Strategic Plan

Wellness Center	Chota Rec Center	Kahiti
Fitness Class - 40	Fitness Class – 40	Fitness Class – 30
Exercise Rooms – 60	Gym – multi use- 40	Exercise Room - 8
Pickleball (12 courts X 4)		Pickleball (4 courts X 4)
Tennis (4 courts X 4)	Tennis (4 courts X 4)	Tennis (1 court X 4)
Lap Pool (3 lanes) 9	Lap Pool (2 lanes)	
Pool – 68 in water/ hour	Pool – 80/hour deck pool +baby	Pool 360/day
Water Class – 40	Water Class – 40	Water Class - 15
Deep Water - 20		
Therapy Pool - 8	Cycling Room - 20	



Methodology

- Review Attendance data from Parks and Recreation
 - 10 months of data from 2023
 - 3 months from 2024 for Kahite Pickleball and Tennis due to re-configuration of the courts
- Capture busiest times (hours, days and day of the week)
- Evaluate Utilization for each activity comparing Parks and Recreation’s “Optimal Capacity” defined for each activity and location in their Strategic Plan



Methodology (continued)

- Calculate Average utilization based upon the selected days and hours for each activity and facility
- Apply Build-out multiplier* to project Future Utilization
 - A multiplier of 1.2 was used for Main Village facilities
 - A multiplier of 1.4 was used for all Kahite facilities

*Number of platted lots divided by the number of homes permitted as of year end 2023



ANALYSIS – Activity Utilization

Activities Attendance Reports

Identify Highest Attendance Days

Exercise Rooms

Courts (PB, Tenn.)

Pools

Fitness Classes

Calculate Average Utilization

Apply Build-out Ratio

Produce Tables

Utilization by time or class for High demand dates
- Highlight Utilization >100% for each Activity

Wellness Center Pickleball Utilization (Highest utilized days)



Time	16-Apr	17-Apr	18-Apr	19-Apr	20-Apr	21-Apr	22-Apr	1-May	2-May	3-May	4-May	8-May	9-May	10-May	11-May	12-May	13-May
6:00 AM	0%	8%	0%	0%	58%	29%	0%	17%	0%	46%	54%	17%	0%	46%	54%	92%	42%
8:00 AM	23%	31%	44%	63%	110%	83%	106%	90%	52%	67%	58%	90%	52%	67%	58%	106%	83%
10:00 AM	40%	56%	56%	42%	50%	50%	102%	35%	71%	63%	79%	35%	71%	63%	79%	63%	46%
12:00 PM	85%	73%	90%	35%	46%	25%	63%	88%	56%	42%	96%	88%	56%	42%	96%	63%	29%
2:00 PM	17%	15%	25%	48%	54%	46%	25%	25%	42%	31%	113%	25%	42%	31%	113%	29%	33%
4:00 PM	46%	60%	33%	42%	33%	13%	33%	46%	4%	29%	113%	46%	4%	29%	113%	25%	46%
6:00 PM	25%	13%	35%	46%	33%	21%	0%	40%	42%	13%	33%	40%	42%	13%	33%	29%	25%

PREC Utilization Study



Wellness Center Pickleball Utilization (Highest utilized days)



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Time	16-Apr	17-Apr	18-Apr	19-Apr	20-Apr	21-Apr	22-Apr	1-May	2-May	3-May	4-May	8-May	9-May	10-May	11-May	12-May	13-May
	Sun	Mon	Tue	Wed	Thr	Fri	Sat	Mon	Tue	Wed	Thr	Mon	Tue	Wed	Thr	Fri	Sat
6:00 AM	0%	8%	0%	0%	58%	29%	0%	17%	0%	46%	54%	17%	0%	46%	54%	92%	42%
8:00 AM	23%	31%	44%	63%	110%	83%	106%	90%	52%	67%	58%	90%	52%	67%	58%	106%	83%
10:00 AM	40%	56%	56%	42%	50%	50%	102%	35%	71%	63%	79%	35%	71%	63%	79%	63%	46%
12:00 PM	85%	73%	90%	35%	46%	25%	63%	88%	56%	42%	96%	88%	56%	42%	96%	63%	29%
2:00 PM	17%	15%	25%	48%	54%	46%	25%	25%	42%	31%	113%	25%	42%	31%	113%	29%	33%
4:00 PM	46%	60%	33%	42%	33%	13%	33%	46%	4%	29%	113%	46%	4%	29%	113%	25%	46%
6:00 PM	25%	13%	35%	46%	33%	21%	0%	40%	42%	13%	33%	40%	42%	13%	33%	29%	25%



Future Wellness Center Pickleball Utilization (Highest utilized days x 1.2)



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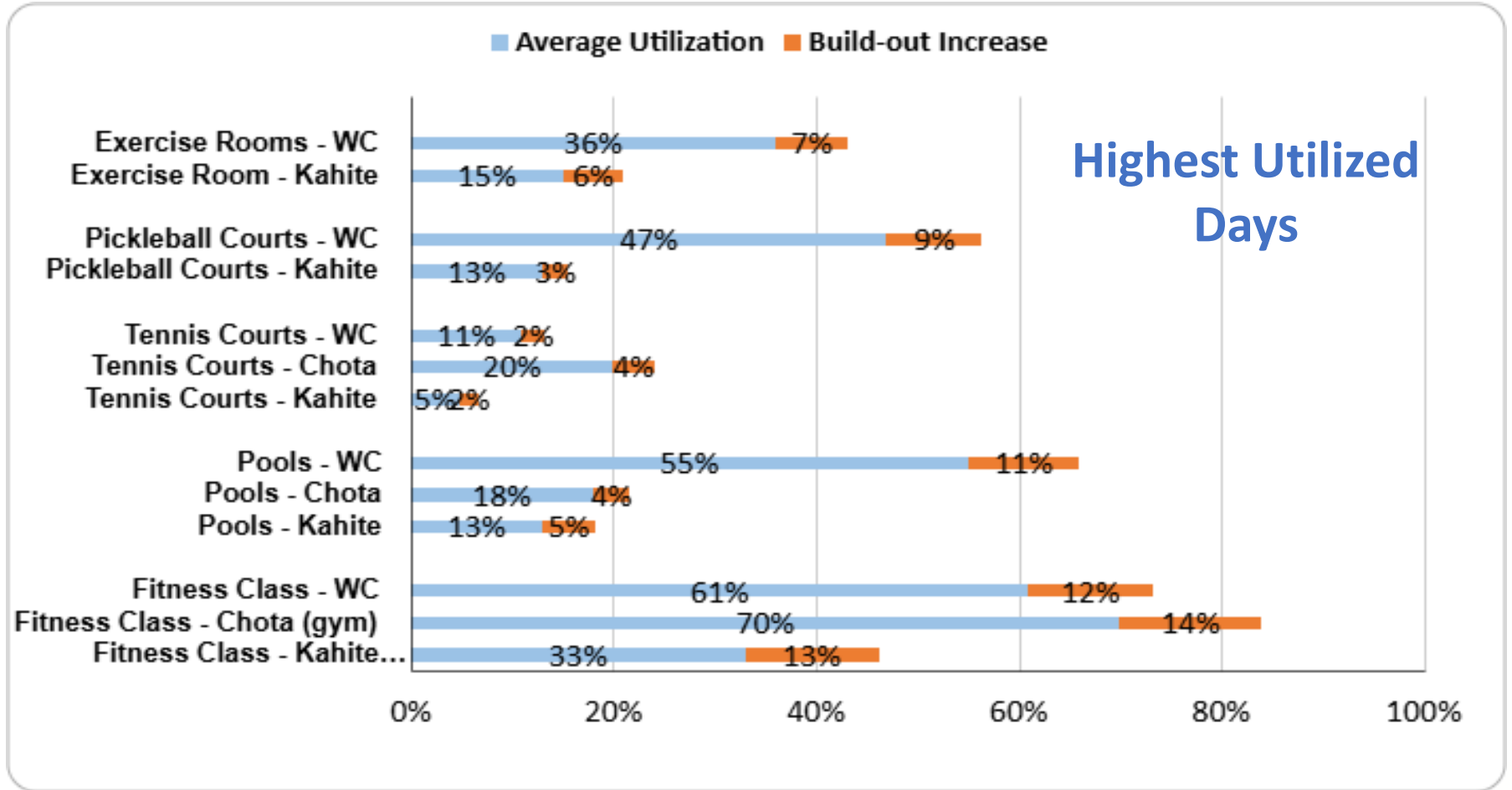
Time	16-Apr	17-Apr	18-Apr	19-Apr	20-Apr	21-Apr	22-Apr	1-May	2-May	3-May	4-May	8-May	9-May	10-May	11-May	12-May	13-May
	Sun	Mon	Tue	Wed	Thr	Fri	Sat	Mon	Tue	Wed	Thr	Mon	Tue	Wed	Thr	Fri	Sat
6:00 AM	0%	10%	0%	0%	70%	35%	0%	20%	0%	55%	65%	20%	0%	55%	65%	110%	50%
8:00 AM	28%	38%	53%	75%	133%	100%	128%	108%	63%	80%	70%	108%	63%	80%	70%	128%	100%
10:00 AM	48%	68%	68%	50%	60%	60%	123%	43%	85%	75%	95%	43%	85%	75%	95%	75%	55%
12:00 PM	103%	88%	108%	43%	55%	30%	75%	105%	68%	50%	115%	105%	68%	50%	115%	75%	35%
2:00 PM	20%	18%	30%	58%	65%	55%	30%	30%	50%	38%	135%	30%	50%	38%	135%	35%	40%
4:00 PM	55%	73%	40%	50%	40%	15%	40%	55%	5%	35%	135%	55%	5%	35%	135%	30%	55%
6:00 PM	30%	15%	43%	55%	40%	25%	0%	48%	50%	15%	40%	48%	50%	15%	40%	35%	30%





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Parks & Rec Facilities Have Sufficient Capacity Through Build-out



**Highest Utilized
Days**





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Parks and Recreation Utilization Study

For the busiest times, how often do they exceed 100% now and at Build-out

Activities	Location	% Current Time Slots over 100%	% Future Time slots over 100%
Exercise Rooms	Wellness Center	0%	<1%
	Kahite	0%	<1%
Pickleball	Wellness Center	6%	15%
	Kahite	2%	5%
Tennis	Wellness Center	3%	5%
	Chota	3%	5%
	Kahite	<1%	<1%
Pools	Wellness Center	0%	1%
	Chota	1%	2%
	Kahite	0%	0%
Fitness Classes	Wellness Center	19%	25%
	Chota	21%	36%
	Kahite	0%	0%



Conclusions

- Parks and Rec Facilities have sufficient capacity now and through build-out
- There will be limited times when activities exceed Optimal Capacity*
- External factors impact utilization: parking, member time preferences, operating hours, and instructor availability
- Users beyond Parks and Rec impact utilization

*Optimal Capacities were defined in Parks and Rec Strategic Plan



Parks and Recreation Utilization Study Additional Findings



Multi-use Spaces



Utilization studies of Meeting space, Restaurant space and this Parks and Rec study all conclude that physical space will be sufficient at build-out, but the usage of each space was evaluated independently

- Multi-use facilities have competing interests for the same space which needs to be evaluated in totality
- There are occurrences today where conflicts arise, the number of which will continue to increase as we approach build-out and may result in unacceptable capacity limitations
- Chota Gym and Kahite Community Center are two of several multi-use facilities in Tellico Village that have competing interests for the same space





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Multi-use Spaces in Tellico Village

Activities

<i>Facilities</i>	Gym	Exercise Class	Exercise Room(s)	Meeting Space	Pool	Tennis Courts	Pickleball	Food Services	Special Events	Clubs	Golf
Chota	x	x	x	x	x	x			x	x	
Kahite		x	x	x	x	x	x	x	x	x	x
Wellness Center		x	x		x	x	x				
Yacht Club		x		x				x	x	x	
Tanasi				x				x	x	x	x
Toqua				x				x	x		x





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Kahite Multi-use Example

Pub & Grill	
Customers	Walk-in
Customers	Reserved
Golfers	Walk-in
Meetings	Walk-in
Clubs	Reserved
Clubs	Walk-in

Mountain View Patio	
Customers	Walk-in
Customers	"Reserved"
Golfers	Walk-in
Meetings	Walk-in
Clubs	"Reserved"
Clubs	Walk-in
Golf Events	"Reserved"
Special Events	"Reserved"

Kahite Community Center	
Special Event with food	Reserved
Meetings	Reserved
Clubs	Reserved
Special Event	Reserved
Parks & Rec Fitness Class	Reserved

Food Services
Golf
Parks & Rec
Meetings (Residents)
Clubs (Cards, Darts....)
Special Event (varies)

Reserved	Controlled by POA Administrator
Walk-in	Individual / Resident determines



Summary Findings

- The occurrence of multiple activities at the same time will continue to occur on a more frequent basis will
- All multi-use facilities would benefit from a more structured process for allocating and prioritizing usage between competing interests for the same space
- It's important to ensure that our personnel working at these locations are not over-whelmed and residents and guests have an enjoyable experience

