



**CITY OF KIRKLAND**

Department of Parks & Community Services

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**MEMORANDUM**

**To:** Kurt Triplett, City Manager

**From:** Jennifer Schroder, Director  
Linda Murphy, Recreation Manager

**Date:** January 13, 2014

**Subject:** PRELIMINARY SITE ANALYSIS TO LOCATE A FACILITY TO REPLACE THE JUANITA AQUATIC CENTER

**RECOMMENDATION**

That the City Council receives a presentation on preliminary analysis of potential sites to locate a facility to replace the Juanita Aquatic Center by 2017, provides direction on site(s) selected for further analysis, and provides direction on scope of anticipated facility uses.

**BACKGROUND DISCUSSION**

At the City Council's December 10<sup>th</sup> meeting, staff presented an overview of the Lake Washington School District's decision to not include replacement of the Juanita Aquatic Center as part of the of Juanita High School renovation/replacement in the proposed Capital Facility bond. Should the District's bond measure be approved by voters on February 11, 2014, the District anticipates closing the pool potentially as early as March, 2017, leaving Kirkland residents without access to a public, year-round swimming pool.

**School Board Pledges Support and Funding for Pool Partnership**

On September 9, 2013, the LWSD Board adopted Resolution 2166 affirming its intent to enter into future pool partnerships with cities and/or other interested entities. The resolution also authorized directing an undetermined amount of unspent funds from the District's 2006 capital bond measure toward a portion of future pool facility project(s) enabling use by high school swim and dive teams. The District estimates that \$10 to \$12 million will remain once all the school projects are completed and much of that could be applied towards a pool facility in partnership with other entities. However, these funds would be necessary for the District's capital purposes should the proposed 2014 bond measure fail.

In response to the pending closure of the Juanita Aquatic Center, the City Council, on September 17<sup>th</sup>, amended its 2013-2014 Work Program to include development of an aquatic facility as follows:

*Partner with the Lake Washington School District and other interested public and private organizations to explore options for replacing the Juanita Aquatic Center by 2017 to further the goals of **Parks and Recreation**.*

The City Council authorized the allocation of \$215,000 as part of the 2013-2014 Biennial Adjustment to provide funding for additional resources necessary to support this work program item, and directed staff to schedule a study session to provide Council with the opportunity for further discussion on the options for replacing the pool.

## **December 10<sup>th</sup> Study Session**

At the Council's December 10, 2013, study session, staff presented an overview of the current use and operation of the Juanita Aquatic Facility at Juanita High School and current community deficiencies in aquatics facilities and programs. A review was provided of the 2007 Kirkland Indoor Recreation Facility Plan, which included a 6-lane lap pool and recreation pool. The discussion also included other types of facilities which could replace the pool and other key policy issues, including siting options.

The purpose of the study session was to seek Council direction on certain park properties or non-city owned land to conduct a preliminary site analysis for a facility, and whether to assume at this phase of the project that the facility scope be more than a straight replacement of the current facility (Juanita High School Pool 40-meter lap pool). In response, the Council directed staff to explore amenities and facilities that would serve the general public interests and meet the needs of all ages in addition to meeting the requirements of the school district's swim and dive teams. Council directed staff to test two facility types: 1) full-recreation building with 8-lane lap pool and leisure pool and 2) aquatic facility only with 8-lane lap pool and leisure pool.

Examples to guide the building program criteria expressed by the Council:

- public safety "learn to swim programs"
- fitness to wellness "warm water physical therapy"
- general recreational opportunities, "family open swim experiences"
- competitive "High school Swim and Dive teams"
- community spaces – look at downsizing the 2007 Indoor Recreation Facility Plan

Copies of the December 10<sup>th</sup> staff report and PowerPoint presentation are in the links below:

[http://kirknet/Depart/CouncilNet/Council%20Documents/Council%20Packets/2013/2013-12/CC\\_121013SpecMtg/3a\\_StudySession.pdf](http://kirknet/Depart/CouncilNet/Council%20Documents/Council%20Packets/2013/2013-12/CC_121013SpecMtg/3a_StudySession.pdf)

<http://www.kirklandwa.gov/Assets/Parks/Parks+PDFs/Aquatic+Center+Partnership+Project/Aquatic+Center+Presentation+December+10+Study+Session.pdf>

## **SITE ANALYSIS**

The identification of a building site for a possible new recreation and aquatic center is a critical "next step" in the study process. The location is important to the community and to potential partners. After initially considering various locations suggested by staff, the Council directed that the following sites be evaluated:

1. North Kirkland Community Center & Park
2. Juanita Beach Park (north side)
3. Mark Twain Park
4. Snyder's Corner Park Site
5. Former Albertson's Site at 9826 NE 132<sup>nd</sup> Street (private property)

As an additional option, the Council also expressed interest in siting a facility in the Totem Lake area. However, at this time staff has been unable to locate a specific parcel of sufficient size currently available in this area.

The study team, which is comprised of staff and consultants from The Sports Management Group, developed a listing of "site considerations" to guide the evaluation of each site and its suitability to house a new recreation and aquatic center (See Site Evaluation Matrix, Attachment A). For purposes of this site study, a 72,000 sq. ft. combined recreation and aquatic center building with parking capacity for 300 cars, or a 38,000 sq. ft. aquatic center-only building with parking capacity for 152 cars, were used to test each site. With these facility assumptions, our list of site considerations includes:

1. Size and Configuration of Site
2. Neighborhood Context
3. Surrounding Land Uses
4. Vehicular Accessibility
5. Pedestrian / Bicycle Access
6. Adequate Parking Capacity
7. Centrality within the Community
8. Prominent Siting and Visibility
9. Availability of Utilities
10. Public Transportation Access
11. Zoning Implications
12. Soils and Construction Costs
13. City-Owned Property
14. Site Aesthetics

The study team collected and analyzed existing data for each site. The study team also visited the sites and identified the opportunities and constraints of each one. The following is a brief summary of the suitability of each site for either a full community center with aquatics and/or an aquatics-only facility. Staff will provide more information for each site at the January 21<sup>st</sup> study session.

**Juanita Beach Park** (that portion north of Juanita Drive) is the only city-owned property evaluated with the size needed for a combined recreation center and requisite parking spaces. The site is flat and easily buildable. It has excellent vehicular, pedestrian, bicycle, and public transportation access, and nearby utilities. The site is prominent with good public visibility and with the opportunity to create a significant civic building. The large scale of the building is compatible with the surrounding multi-story apartments and condominiums. There are beautiful vistas to the lake with mature trees and vegetation. The site's soil conditions might necessitate a more expensive structural foundation system.

A master plan for Juanita Beach Park was completed in 2006 and would need to be revised to accommodate a new recreation facility. Existing and proposed future uses for this portion of the park, including playfields and a skate park, would be impacted. It appears that the historic Forbes House could be retained in its present location.

The **North Kirkland Community Center** site is city-owned, located in a residential neighborhood, with mature trees and vegetation that provide significant buffers to the surrounding residences. The site has excellent vehicular, pedestrian, bicycle, and public transportation access and utilities are on-site. The site is small at 5.5 acres, which includes the playground portion of the property east of 103rd Avenue N.E. The site has a significant slope, with a 30' grade change. The site can accommodate the stand-alone aquatic center or the full recreation and aquatic center. The larger building must be constructed on three levels due to the site constraints. To maximize the building area for either building, a two-level parking deck is recommended. The recreation and aquatic center requires parking on both sides of the park. A traffic signal and turn lane into the site are recommended – both the parking and the signal will add to the project cost. It is likely that the cost of construction will be the highest at this site.

**Mark Twain Park** is a 6.6 acre neighborhood park with mature trees and vegetation. The site has sufficient capacity to accommodate the combined building; however, it has parking capacity for only 250 spaces rather than the desired 280-300. It is located on the far eastern border of Kirkland and is accessible from 132<sup>nd</sup> Avenue; however, it does not have a good east/west access. The large scale of the building has a potential negative impact on the surrounding single story homes.

The **Snyder's Corner** site has a water retention basin that bisects the site and limits the buildable area to two small and irregular-shaped parcels. With re-grading to reconfigure the water retention basin it might be possible to create a building area that could accommodate the stand-alone aquatics center and 135 parking spaces. The minimum parking requirement is 152 spaces. The building and parking fill the site and there may not be sufficient space for a fire truck or service vehicle to access the back of the building. Staff recommends the elimination of Snyder's Corner as a potential site.

At the December 10<sup>th</sup> study session, the Council asked staff to evaluate the potential to site a facility on a property currently vacated by Albertsons food store, along with an adjacent parcel that had previously been occupied as a gas station. The privately-owned **Albertson's site** and the old gas station site combined are 3.81 acres. This combined site can accommodate the stand-alone aquatics center. However, the site is insufficient in size to accommodate the full recreation center. The assessed value for the 2 parcels that could accommodate the stand-alone aquatics center option is \$5,779,600. To develop the full recreation center would require an additional acquisition of the adjacent, and currently operating, drugstore property which the assessed value is \$3,151,000. The property acquisition costs and the removal of these commercially zoned properties from the tax rolls of the City are reasons that staff feel the Albertson's site should not remain under consideration.

Based upon the team's evaluation of the sites, and the goal of opening a facility in 2017, staff recommends advancing the Juanita Beach Park site and the NKCC site for further study. The next phase study will include further analysis and refinement of the building and its programmed uses, the parking on the sites, preparation of preliminary construction cost estimates of construction cost, total project cost and, a preliminary operating cost and cost recovery for each facility type.

### **POTENTIAL PROJECT SCHEDULE (VOTER-APPROVED FUNDING SCENARIO)**

To refine the timeline for this Council work plan, following the December 10<sup>th</sup> Council Study Session, the study team held a joint meeting with the City's permitting departments: Building, Fire, Planning and Public Works to identify tasks and respective review time it will take to complete the permit process.

The following revised schedule lists February 2015 as the earliest date to consider a potential ballot measure. With the goal of opening a facility in 2017 it will be necessary as an important early milestone to select a preferred site and facility scope by **no later than April 1, 2014**.

The following assumptions are built into the timeline shown below:

- Assumes need for voter-approved funding at an amount to be determined;
- Assumes site selected is City-owned and controlled (land acquisition not shown as a task);
- Assumes site selected has zoning compatible with intended use;
- Assumes facility planning moves forward irrespective of potential project partner involvement;
- Tasks shown are solely related to building development. Tasks and timelines related to determining annual operating budget, revenues, operational modeling, etc. would be developed concurrently.

Task	Estimated Completion	Notes
<b>Site Selection Tasks</b> <i>( 2 months )</i>	March 2014	Tasks to include additional site analysis of Council-selected site(s); public and project partner outreach; high-level comparative cost estimates
<b>City Council Meeting: Site Selection</b>	March 18, 2014 or April 1, 2014	Review Park Board recommendation and select final site
<b>Concept Design &amp; Site Master Planning</b> <i>( 2.5 months )</i>	June 2014	Site/Soil Engineering Studies; Traffic Analysis; Environmental Analysis; Public Outreach; next-level cost estimating
<b>Park Board Public Hearing: Master Plan</b>	May 14, 2014	Scheduled for Board's regular meeting date (2 <sup>nd</sup> Wednesday of each month)
<b>City Council Meeting: Master Plan Review &amp; Approval</b>	June 3, 2014	Review Park Board recommendation and approve site Master Plan
<b>Architect Selection</b> <i>( 2 months )</i>	June 2014	Initiate selection process early so that design team is in place at time of Master Plan approval. Consultant contract not approved prior to Master Plan approval & approval of funding by City Council for Schematic Design
<b>City Council Meeting: Approve Funding for Schematic Design</b>	June 3, 2014	Funding approval for design consultant (architect) to develop building schematics and refined costs
<b>Schematic Design</b> <i>( 3 months )</i>	September 2014	Conceptual design of building systems (structural, mechanical, electrical), finalize programming and room layout, preliminary section and elevation drawings, civil & landscaping layout, selection of materials, etc.
<b>Project Cost Estimate</b> <i>( 1 month )</i>	October 2014	Project cost estimates for preliminary schematic design (Project costs to include: Construction, Design/Engineering, Project Management, Construction Inspection & Testing, Taxes, Equipment & Furnishings, and Contingency Fund)
<b>City Council Meeting: Review &amp; Approval of Schematic Design and Project Cost Estimate</b>	October 7, 2014	Deliverables anticipated at this milestone: <ul style="list-style-type: none"> <li>Facility design, location, and cost</li> <li>Annual operating cost &amp; revenue projections</li> <li>Funding plan &amp; financing mechanism(s)</li> <li>Partner identification, role(s), and capital funding commitment(s)</li> <li>Phasing strategies if appropriate</li> </ul>
<b>Public Hearings, Public Survey Determined by City Council</b> <i>( up to 2 months )</i>	December 2014	Council would have up to 2 months to gather additional information prior to making a ballot decision. Possible steps could include one or more of: public hearings, polling/surveys, revisions to design/costs, etc.

Task (continued)	Estimated Completion	Notes
<b>City Council Meeting: Review &amp; Approve Ballot Resolution</b>	December 16, 2014	For February 2015 Special Election: Ballot resolution must be submitted to County not less than 46 days prior – i.e. by approx. December 24, 2014
<b>Special Election: Bond Measure</b>	February 10, 2015	Special Election Held 2 <sup>nd</sup> Tuesday of February
<b>Final Design &amp; Engineering, Permitting, Bidding ( up to 12 months )</b>	February 2016	Allow up to 12 months
<b>Construction Begin ( 18 – 24 months )</b>	March 2016	Allow 18 – 24 months (depends on selected site, final design & facility components, weather, etc.); includes time for owner move-in and preparation for opening
<b>Facility Completion (Earliest)</b>	August 2017	Earliest Facility Opening
<b>Facility Completion (Latest)</b>	February 2018	Latest Facility Opening

### **AQUATIC FACILITY USERS**

As discussed at the December 10 Study Session, there are a variety of potential user groups for a public pool. Different populations need different pools at different temperatures with different support facilities such as lockers, showers, party rooms or viewing balconies. Determining which population the pool is serving helps determine the number and size of the pools within an aquatics facility. Smaller, focused facilities cost less to build and operate. Larger, more diverse facilities that serve a larger number of groups cost more to build and operate. Operating costs are separate from revenue recovery and it is possible with large or small facilities to develop business plans designed to recoup operating costs.

To date, staff have used the assumption that a new Kirkland Aquatic Facility would serve the needs of the Lake Washington School District, allow for the types of programs currently offered at Juanita Aquatic Facility such as synchronized and masters swimming, while also serving the general population of Kirkland with family swim and recreations times, swimming lessons and senior fitness and therapy programs. Therefore the template has included a competition and lap pool, as well as a warmer multi-purpose leisure pool that can also be used as a therapeutic pool. Staff is seeking confirmation from Council that we should continue to plan for such broad categories of general populations users.

### **PUBLIC OUTREACH**

In order to replace the Juanita Aquatic Facility sometime in 2017, the City has had to be on a fast track in developing information about potential sites and uses. The Council has not yet had a chance to conduct in-depth public outreach regarding the issue. Staff recommends that the Council directs staff to begin comprehensive outreach efforts in order to provide the results of the information gathered to the Council in subsequent Council meetings prior to any final action by the Council in April.

## **RESOLUTION R-5029**

The policy issues outlined in this memo and the staff recommendations for how to proceed are captured in Resolution R-5029, which is on the Council's regular agenda under "Unfinished Business". Staff recommends adoption of Resolution R-5029 to provide clear policy direction to staff and also demonstrate to the public that Kirkland City government is acting both swiftly and thoughtfully on the issue.

## **NEXT STEPS**

Should Council wish to continue the study on two to three sites for a general population of users, the next steps include:

- Approval of Resolution R-5029 to provide Council policy direction to staff;
- Complete further analysis and refinement of the building and the parking on the sites, and preparation of preliminary construction cost estimates;
- Conduct a public process to seek feedback on site options and preferred facility elements;
- Identify funding options and strategies;
- Continue to seek project partners; and,
- Forward a recommendation from the Park Board on a preferred site and facility type to the City Council no later than April 1, 2014.

## **FUNDING MECHANISMS**

As requested by Council at the December 10, study session, the following is a brief overview of the authorized voter-approved funding mechanisms available to a municipality to consider in funding a public facility capital project:

A **single year levy lid lift** or "**original flavor**" **levy lid lift** (RCW 84.55.050(1)) can be for any purpose and can be for any period of time or permanent. If proceeds are used for debt service on bonds, the maximum period is nine years. The initial "lift" occurs in the first year, with annual increases in subsequent years limited to the lesser of one percent or the implicit price deflator (IPD). This option requires a simple majority vote on any election date.

For a **multiyear levy lid lift** (RCW 84.55.050(2)), the purpose must be stated in ballot measure title. The lid can increase each year for up to six years. After the first year, the lift can increase by a percentage specified for each year. If the final year is designated on the ballot as the base amount after six years, the increase is limited to the lesser of one percent or the IPD thereafter. The lift can be for any period of time or permanent, unless proceeds are used for debt service on bonds, in which case the maximum period is nine years. New funds raised cannot supplant existing funds and a simple majority vote is required at a primary or general election.

An **excess levy** (Article VII, section 2(b) of the Washington State Constitution) is available for capital purposes and the term is determined by the life of the proposed bonds. An excess levy requires a supermajority (60% approval) plus minimum 40% turnout based on last general election (validation). The election can occur on any election date.

A **Metropolitan Parks District** (MPD) (RCW 35.61) is a separate taxing authority formed by a simple majority vote or petition signed by 15% of registered voters in the proposed area. The governing body can be five elected commissioners or city council, if contained within the city. The maximum tax rate is \$0.75 per \$1,000 AV (up to \$11 million annually). The MPD can issue non-voted or voted debt (subject to supermajority) within set limits.

These four funding options are summarized in the table below.

Tool	Vote Required	Could be used for:		Comments
		O&M	Capital	
"Original Flavor" Levy Lid Lift	50% + 1	X	X (max 9 yr debt)	After year 1, increases limited to 1%
Multi Year Levy Lid Lift	50% + 1	X	X (max 9 yr debt)	Subject to non-supplanting Can increase by more than 1% for up to 6 years
Excess Levy	60% with validation		X	Can only be used for capital
MPD	50% + 1 or Petition to form	X	X*	*subject to 60% w/validation Overlapping junior taxing district

Source: Municipal Research and Services Center of Washington, Finance *Advisor* "Lessons Learned from Two Successful Levy Lid Lifts," Tracey Dunlap, February 2013

Attachment:

A. Site Evaluation Matrix

**ADDITIONAL INFORMATION**

Also attached to this memorandum is additional information requested by Council at the last study session which include the following Exhibits:

- Exhibit 1 Cost to cover Peter Kirk Pool
- Exhibit 2 Cost comparison of pool services/programs
- Exhibit 3 City of Redmond's status on plans for a new indoor recreation facility
- Exhibit 4 Rainier Beach Community Center project, costs, bid climate and program spaces
- Exhibit 5 Lynnwood Recreation Center project, costs and program spaces

# Site Evaluation

	Albertsons Site	Juanita Beach Park Site
Size & Configuration of Site	<ul style="list-style-type: none"> <li>+ Site has been developed so no loss of open space. Site can accommodate aquatic center and parking on grade.</li> <li>- Requires purchase of the adjacent drug store site for buildout of the full center and its parking.</li> </ul>	<ul style="list-style-type: none"> <li>+ Largest site. Can accommodate stand-alone aquatic center or full rec/aquatic center with associated parking.</li> <li>- Large area of site cannot be built upon because of creek setbacks.</li> </ul>
Neighborhood Context & Impacts	<ul style="list-style-type: none"> <li>+ The existing buildings on the site are at a larger scale.</li> </ul>	<ul style="list-style-type: none"> <li>+ Adjacent to large scale buildings.</li> <li>- Will require relocation of ball fields and loss of public open space.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>- Adjacent residential zoning to the north.</li> </ul>	<ul style="list-style-type: none"> <li>+ Site adjacent to beach and waterfront park.</li> </ul>
Vehicular Accessibility	<ul style="list-style-type: none"> <li>+ On two major arterials, 100th Ave. &amp; 132nd St.</li> </ul>	<ul style="list-style-type: none"> <li>+ Excellent access from Juanita Dr. (116th St) and proximate to 98th Ave. (Market St).</li> </ul>
Pedestrian / Bicycle Access	<ul style="list-style-type: none"> <li>+ Pedestrian and bicycle access.</li> </ul>	<ul style="list-style-type: none"> <li>+ Pedestrian and bicycle access.</li> </ul>
Adequate Parking Capacity	<ul style="list-style-type: none"> <li>+ Yes, for the stand-alone aquatics center. Potential overflow parking on surrounding commercial properties.</li> <li>- Acquisition of the drug store site is needed for the full recreation/aquatic center.</li> </ul>	<ul style="list-style-type: none"> <li>+ Yes, site has adequate parking capacity.</li> </ul>
Centrality within the Community	<ul style="list-style-type: none"> <li>- Site located furthest north.</li> </ul>	<ul style="list-style-type: none"> <li>+ Site is centrally located.</li> </ul>
Prominent Siting & Visibility	<ul style="list-style-type: none"> <li>+ High visibility on major corner.</li> </ul>	<ul style="list-style-type: none"> <li>+ High visibility on a major corner.</li> </ul>
Availability of Utilities	<ul style="list-style-type: none"> <li>+ Available on site.</li> <li>- Likely will require an upgrade / size increase.</li> </ul>	<ul style="list-style-type: none"> <li>+ Available in the adjacent roads.</li> </ul>
Public Transportation Access	<ul style="list-style-type: none"> <li>+ Good public transit connection, on bus lines 234 and 238.</li> </ul>	<ul style="list-style-type: none"> <li>+ Great access to public transit, served by bus lines 255, 234, 236, 260, and 935.</li> </ul>
Zoning Implications	<ul style="list-style-type: none"> <li>- Requires rezoning of land.</li> </ul>	<ul style="list-style-type: none"> <li>+ No zoning change required.</li> </ul>
Soils, Environmental & Construction Costs	<ul style="list-style-type: none"> <li>+ Site is level.</li> <li>- Additional cost for demolition of existing buildings.</li> </ul>	<ul style="list-style-type: none"> <li>+ Site soils allow for drainage, topography is level. Building does not impact 100 ft. creek buffer.</li> <li>- Sandy soils will require structural piers, adding to construction cost. Also added cost of relocating ball fields.</li> </ul>
City-Owned Property	<ul style="list-style-type: none"> <li>- Requires land purchase by City. Combined assessed value of 3 parcels (6.33 acres) is \$8.9 million.</li> </ul>	<ul style="list-style-type: none"> <li>+ Land is owned by City.</li> </ul>
Site Appearance / Aesthetics	<ul style="list-style-type: none"> <li>- Site lacks landscaping or views. Requires extensive landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>+ Land is adjacent to lake. Beautiful site with mature trees by creek.</li> </ul>

Site Evaluation

	Mark Twain Park Site	North Kirkland Community Center & Park Site
Size & Configuration of Site	<ul style="list-style-type: none"> <li>+ Large site, can accommodate aquatic center and parking.</li> <li>- Site not large enough to accommodate full community center with full parking.</li> </ul>	<ul style="list-style-type: none"> <li>+ Site can accommodate 42,000sf aquatic center with 168 parking spaces on two levels of parking.</li> <li>- Due to tight size and topography, building will only fit if on 3 levels, and parking on 2 levels with additional parking across the street.</li> </ul>
Neighborhood Context & Impacts	<ul style="list-style-type: none"> <li>+ Large water tower within neighborhood consistent with scale of new structure.</li> <li>- Surrounding land use is largely residential, likely to conflict with noise/traffic generated by the center.</li> </ul>	<ul style="list-style-type: none"> <li>- Site is within largely residential neighborhood. Creates loss of open space and mature trees.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>- Small scale residential land use on all sides.</li> </ul>	<ul style="list-style-type: none"> <li>+ Located near playground, picnic site.</li> <li>- Surrounded by residential housing.</li> </ul>
Vehicular Accessibility	<ul style="list-style-type: none"> <li>+ Accessible from 132nd Ave.</li> <li>- Not near a major east/west arterial.</li> </ul>	<ul style="list-style-type: none"> <li>+ On 124th St. with ease of access for cars. Close to major north/south arterial at 100th Ave.</li> </ul>
Pedestrian / Bicycle Access	<ul style="list-style-type: none"> <li>+ Pedestrian and bicycle access.</li> </ul>	<ul style="list-style-type: none"> <li>+ Pedestrian and bicycle access.</li> </ul>
Adequate Parking Capacity	<ul style="list-style-type: none"> <li>+ Yes, for stand-alone aquatics center.</li> <li>- Lacks adequate parking for full center. May require land acquisition.</li> </ul>	<ul style="list-style-type: none"> <li>+ Shared-use parking potential with Park-and-Ride lot across 124th Ave. at church.</li> <li>- Requires structured parking that will increase costs.</li> </ul>
Centrality within the Community	<ul style="list-style-type: none"> <li>- Site is located on far east side of town.</li> </ul>	<ul style="list-style-type: none"> <li>+ Site is centrally located.</li> </ul>
Prominent Siting & Visibility	<ul style="list-style-type: none"> <li>- Mostly hidden by houses from by-passers' view.</li> </ul>	<ul style="list-style-type: none"> <li>- Surrounded by residential housing. Site slopes down from street.</li> </ul>
Availability of Utilities	<ul style="list-style-type: none"> <li>+ Available in the adjacent roads.</li> </ul>	<ul style="list-style-type: none"> <li>+ Available on site.</li> </ul>
Public Transportation Access	<ul style="list-style-type: none"> <li>+ Located on bus line 238.</li> <li>- Limited access to public transit.</li> </ul>	<ul style="list-style-type: none"> <li>+ Great access to public transit, served by lines 255, 244, and 935.</li> </ul>
Zoning Implications	<ul style="list-style-type: none"> <li>+ No zoning change required.</li> </ul>	<ul style="list-style-type: none"> <li>+ Existing community center on site, so no zoning change required.</li> </ul>
Soils, Environmental & Construction Costs	<ul style="list-style-type: none"> <li>- Site topography will require some grading.</li> </ul>	<ul style="list-style-type: none"> <li>- The intersection will require a traffic signal that will add cost to the project. Very challenging topography and poor soils for drainage. Three level building for full center and structured parking will add substantial cost.</li> </ul>
City-Owned Property	<ul style="list-style-type: none"> <li>+ Land is owned by City.</li> </ul>	<ul style="list-style-type: none"> <li>+ Land is owned by City.</li> </ul>
Site Appearance / Aesthetics	<ul style="list-style-type: none"> <li>+ Beautiful site with mature trees.</li> <li>- Mostly hidden.</li> </ul>	<ul style="list-style-type: none"> <li>+ Beautiful site with mature trees.</li> <li>- Requires removal of many mature trees.</li> </ul>

# Site Evaluation

	Synder's Corner Park Site	Totem Lake Site
Size & Configuration of Site	<ul style="list-style-type: none"> <li>- To fit the small building option the site must be re-graded to reshape pond. Existing retention pond occupies large, irregularly shaped portion of site.</li> </ul>	<ul style="list-style-type: none"> <li>- Further work and time needed to identify the site.</li> </ul>
Neighborhood Context & Impacts	<ul style="list-style-type: none"> <li>- Site is within residential neighborhood.</li> </ul>	<ul style="list-style-type: none"> <li>+ In larger scale, commercial neighborhood.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>- Surrounding land use is predominantly residential.</li> </ul>	<ul style="list-style-type: none"> <li>- Surrounding land uses largely commercial.</li> </ul>
Vehicular Accessibility	<ul style="list-style-type: none"> <li>+ Accessible from 132nd Ave. &amp; 70th St.</li> </ul>	<ul style="list-style-type: none"> <li>+ Good vehicular access from 124th Ave. &amp; 124th St.</li> </ul>
Pedestrian / Bicycle Access	<ul style="list-style-type: none"> <li>+ Pedestrian and bicycle access.</li> </ul>	<ul style="list-style-type: none"> <li>+ Pedestrian and bicycle access.</li> </ul>
Adequate Parking Capacity	<ul style="list-style-type: none"> <li>- Lacks adequate parking capacity.</li> </ul>	<ul style="list-style-type: none"> <li>+ Probable.</li> </ul>
Centrality within the Community	<ul style="list-style-type: none"> <li>- Most remote from center of town.</li> </ul>	<ul style="list-style-type: none"> <li>+ Site is centrally located.</li> </ul>
Prominent Siting & Visibility	<ul style="list-style-type: none"> <li>+ Good visibility from the street.</li> <li>- Site location on the edge of town lacks civic prominence.</li> </ul>	<ul style="list-style-type: none"> <li>Unknown.</li> </ul>
Availability of Utilities	<ul style="list-style-type: none"> <li>+ Available in the adjacent roads.</li> </ul>	<ul style="list-style-type: none"> <li>Unknown.</li> </ul>
Public Transportation Access	<ul style="list-style-type: none"> <li>- Limited access to public transit.</li> </ul>	<ul style="list-style-type: none"> <li>Unknown.</li> </ul>
Zoning Implications	<ul style="list-style-type: none"> <li>+ No zoning change required.</li> </ul>	<ul style="list-style-type: none"> <li>- Likely to require change in zoning.</li> </ul>
Soils, Environmental & Construction Costs	<ul style="list-style-type: none"> <li>+ Soil composition works well for drainage.</li> <li>- Existing drainage pond takes up large portion of site. Site likely requires grading to reconfigure pond.</li> </ul>	<ul style="list-style-type: none"> <li>Unknown.</li> </ul>
City-Owned Property	<ul style="list-style-type: none"> <li>+ Land is owned by City.</li> </ul>	<ul style="list-style-type: none"> <li>- Added cost of purchasing the site(s). 9 acre parcel has assessed value of \$9.5 million.</li> </ul>
Site Appearance / Aesthetics	<ul style="list-style-type: none"> <li>- Limited vegetation; site slopes away from street.</li> </ul>	<ul style="list-style-type: none"> <li>- Commercial area.</li> </ul>

**Enclosure for Peter Kirk Outdoor Pool**

Council directed staff to investigate the feasibility of enclosing the Peter Kirk outdoor pool. There are several types of enclosures available, both seasonal and permanent, and the cost varies depending on the type of structure and its features.

The most affordable option is a vinyl-coated air-supported structure, commonly referred to as a dome or bubble. These are typically installed for the winter and removed and stored during the warmer months. Fans are used to inflate the structure and continuous fan operation and positive interior air pressure are required to keep the enclosure inflated. Cables attach to beams around the dome's perimeter to serve as anchors.

With Kirkland's winter temperatures, it is desirable to provide a heating system for both patron comfort and to prevent condensation and reduce humidity inside the dome. The cost of the heating system is typically greater than the cost of the dome and the associated operational costs are very high. Air quality can be difficult to maintain and the criticism of this option is the internal environment can become "swampy" and humid. The life expectancy of the dome is 5-8 years. In addition to the expense for the purchase of the enclosure and the high-energy costs, other expenses include labor for the annual installation and removal, storage costs, and replacement costs. The annual installation and removal requires a forklift and a crane and six staff members working five to six days. The purchase of the dome is estimated at \$80,000 - \$90,000 including the heating system.

At the opposite end of the range are permanent enclosures. They can be of conventional construction or a less expensive, pre-fabricated enclosure typically constructed of aluminum with operable and transparent panels. This option can be attractive and provides an indoor-outdoor experience through operable panels. However, the panels allow heat to escape in the winter and allow heat gain in the summer. Energy usage can be costly during the winter. The construction cost ranges from \$120 to \$170 per square foot for a quality system. The total project cost for the enclosure could range from \$1.3 to \$1.9 million.

The following are examples of a glass structure dome and inflatable dome:

Glass Structure (Permanent)



Inflatable Dome Structure



Inflatable Dome Structure

## AQUATIC CENTER PROGRAM COST COMPARISON

Location	Cost of Swim Lessons Per ½ Hour	Open Swim Fee: Youth	Open Swim Fee: Teen	Open Swim Fee: Adult	Annual Cost of Swim Team
Peter Kirk Pool	\$8.00	\$4.00	\$4.00	\$4.00	\$190*
Lynnwood Pool	\$5.50	\$4.00	\$4.50	\$5.00	\$180*
Edmonds Yost Pool	\$6.50	\$3.50	\$3.50	\$4.50	\$181*
Mountlake Terrace Pool	\$6.70	\$3.75	\$3.75	\$4.75	\$213*
Bellevue Aquatic Center	\$11.25	\$5.50	\$5.50	\$6.50	n/a
Wave Aquatics- Redmond	\$15.25	\$5.50	\$5.50	\$5.50	\$2,238**
Wave Aquatics- Juanita	\$16.25	\$4.00	\$4.00	\$4.00	\$2,238**

\*Annual participation fee for 9 week recreational summer swim team league

\*\*\$2,238 represents the average annual membership cost for WAVE year round competitive swim team; there are different fees associated with each level of training group. The average monthly cost of WAVE Swim Team is \$186.50.

**CITY OF REDMOND – RECREATION BUILDINGS MASTER PLAN STUDY**

City of Redmond conducted a Recreation Buildings Master Plan study in 2008-2010 to assess building conditions of the Old Redmond Community Center, teen center, senior center and the Redmond pool. Also, a statistically valid survey to identify community need and preliminary market analysis was conducted. The survey of residents showed that the indoor recreation amenities most needed in the community are: swimming pool, running/walking track, playground, theater for performing arts and other uses, gymnasium, and multipurpose space for classes and meetings.

In 2013, Redmond evaluated the merits of the following options:

Option 1: Invest in all four existing facilities at an estimate of \$39-\$41 million

Options 2: Construct a new active recreation building located on the Civic Campus at an estimated project cost of \$70-\$72 million (includes Senior Center, teen center and additional structured parking)

Option 3: Construct a new active recreation building in addition to renovating the Old Redmond Schoolhouse Community Center at an estimated cost of \$81-\$83 million. The site is owned by Lake Washington School District which does not have plans to surplus the property

Option 4: Construct a new active recreation building with public/private partnership and mixed-use development in addition to structured parking above the King County Metro Transit bus holding station. Estimated site acquisition of \$5+ million and total estimated capital costs of \$150-\$152 million

Option 5: Construct a site downtown: a new active recreation building. This option shows a more intense mixed use in public/private partnership. The City's estimated share of costs are \$4.5 million for site acquisition and \$80 million for site development.

On November 12, 2013, the Redmond City Council received a briefing on the status of the Recreation Buildings Master Plan study. After considering all the options, Council provided staff with direction to further study Option 2, a new combined aquatic and recreation building located on the northeast corner of the Civic Campus. The estimated project cost is \$70-\$72 million. The building program for the facility includes a 25 yard or 25 meter 8-lane competition pool that would serve high school swim teams.

(Schematics on the following page)

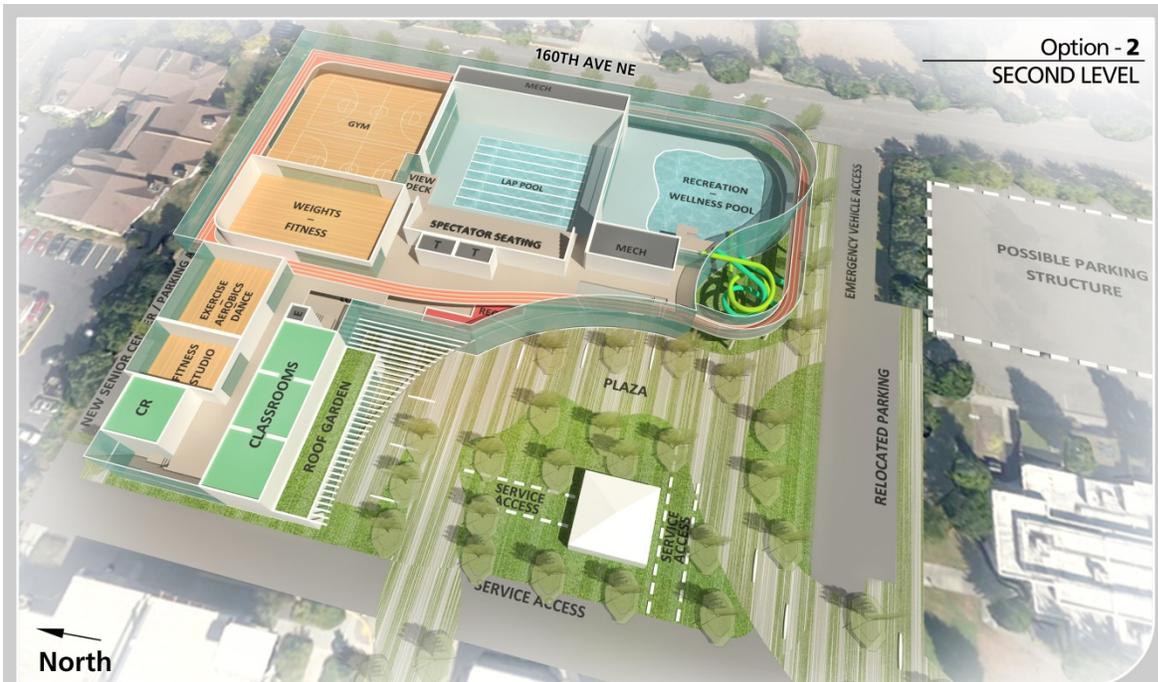


Option - 2  
FIRST LEVEL

**Option 2. Construct New Community Recreation Center on City Hall Campus  
Renovate / Expand Senior Center, Retain ORSCC**

Estimated Site Acquisition Cost: \$0 (May Depend on Parking Structure Location)  
 Estimated Capital Cost: \$72-74 million  
 Estimated Annual Cost Recovery Change from Current: \$160,000-235,000 Deficit

**City of Redmond  
Recreation Buildings Master Plan  
Site Concept Development**



Option - 2  
SECOND LEVEL

**Option 2. Construct New Community Recreation Center on City Hall Campus  
Renovate / Expand Senior Center, Retain ORSCC**

Estimated Site Acquisition Cost: \$0 (May Depend on Parking Structure Location)  
 Estimated Capital Cost: \$72-74 million  
 Estimated Annual Cost Recovery Change from Current: \$160,000-235,000 Deficit

**City of Redmond  
Recreation Buildings Master Plan  
Site Concept Development**



**RAINIER BEACH COMMUNITY CENTER AND POOL**

**LOCATION** 8825 Rainier Ave S, Seattle WA 98118

**BUDGET** \$25 Million for total project budget which includes planning, design and construction for a new 46,500 square foot RBCC facility. Funding is a combination of General Obligation Bonds, REET I and REET II.

**SCHEDULE** **Planning:** Spring 2009 - Fall 2010  
**Design:** Spring 2009 - Winter 2010/11  
**Construction:** Summer 2011 - Fall 2013  
**Completion:** September 22, 2013

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This project was developed by Seattle Parks and Recreation in response to the Seattle School District's decision to construct a new South Shore K - 8 School, since the school shared the building with the existing community center and pool.

The new facility provides the public with improved and updated recreational opportunities and compliments the two new schools constructed on the site.

The \$25 million facility includes a gym, a large dividable multipurpose room, a kitchen, teen rooms, a computer lab, an arts and crafts room, and a childcare facility with its own entrance, a recreational pool with waterslide and baby pool, a six-lane lap pool and an additional space for birthday parties.

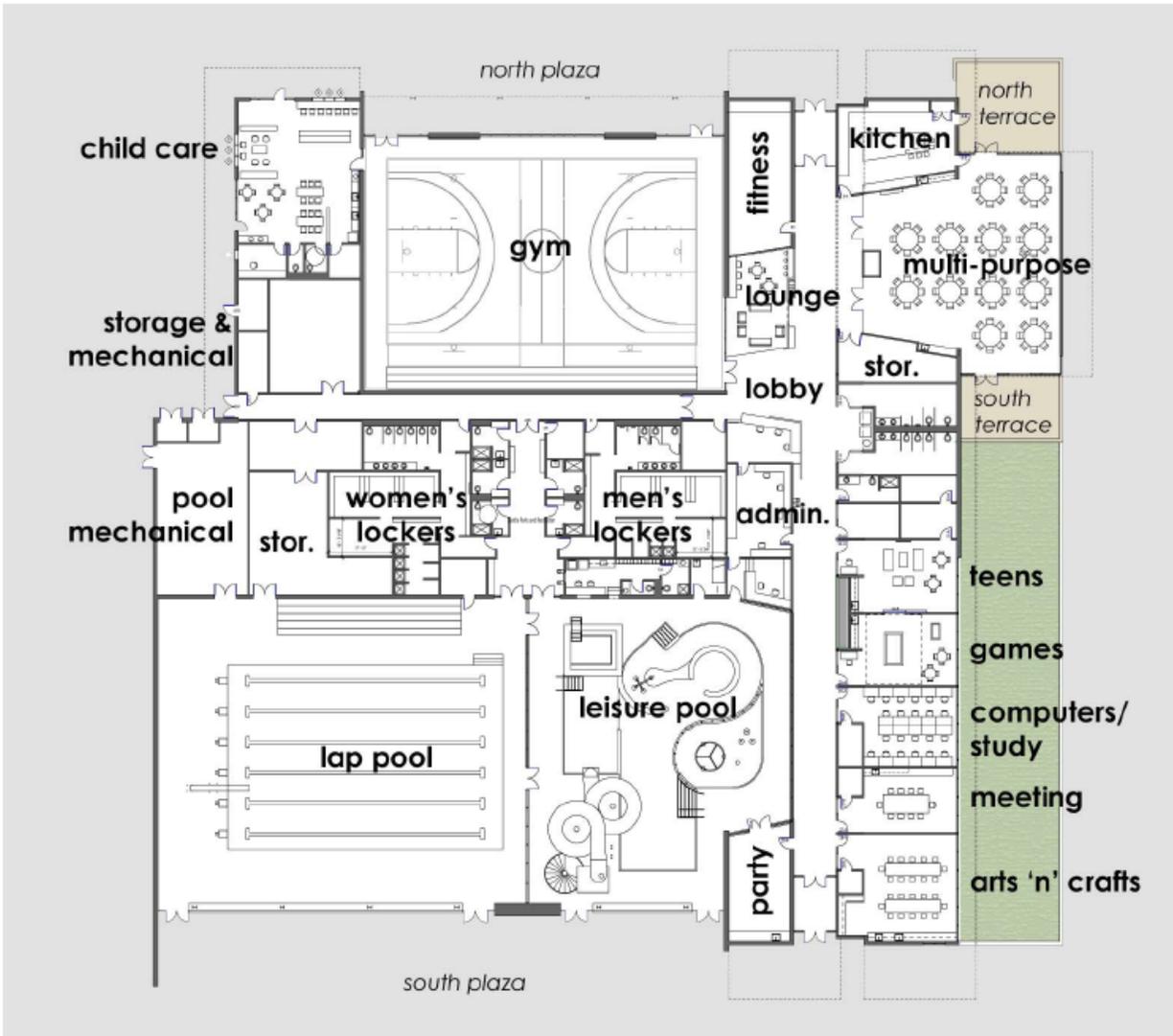
Built on the site of the former community center and pool, the new facility makes creative use of recycling. Wood beams were repurposed for siding; concrete foundations were used for onsite landfill, and the wood ceilings from the old locker rooms were re-milled and installed for the lobby ceilings.

Visually, the new building opens to the neighborhood, providing a welcoming atmosphere. The gym is located on the north for best daylighting and opens to a large plaza for multipurpose events. The pools are located on the south, and the existing plaza was extended to the building with added terrace seating and landscaping.

This project was bid late 2010, which was a time in the economy when contractors were eager for work and thus large public projects bids were benefiting from costs lower than estimated. The Rainier Beach Community Center construction was originally estimated to cost \$17,500,000 the final bid award was for \$16,000,000.

Total Project Cost:       \$25 million (543/sf)

(Schematic on following page)



Space components:

- Gymnasium – one court
- Multipurpose room for 144 persons also used for exercises classes, aerobics and martial arts
- Catering/teaching kitchen
- Fitness
- Classrooms (3)
- Daycare center (not child watch)
- Teen room
- Game room
- Natatorium :Competition lap pool- 6 lane lap pool and Warm water leisure pool
- Hot tub/Sauna/Locker rooms/Family changing rooms/restrooms
- Locker rooms
- Administrative offices/reception/lobby/lounge

## LYNNWOOD RECREATION CENTER

- LOCATION** 18900 44<sup>TH</sup> Ave W, Lynnwood WA
- BUDGET** \$25 Million Remodel and expansion project.  
New building total 44,800 sq. ft.  
(28,800 renovation /16,000 sq. ft. additions)  
This project was funded by 2008 Council Bonds.  
Council also initiated a utility tax for supporting operational costs, which has not been needed as of 2012 year-end.
- SCHEDULE** **Construction:** Jan 2010 – March 2011  
**Completion:** April 2011
- 

The Lynnwood Recreation Center recently underwent a \$25 million remodel of its 33-year old recreation facility. The original Recreation Center was built in 1976 with 28,568 sq. ft. The new renovation includes 16,232 additional sq. ft. making the new Center a total of 44,800 sq. ft.

The recreation center renovation includes a leisure pool with slide and spray features, a Lazy River, a wellness pool and enclosed competitive pool with a partially retractable pool roof. Additionally family locker rooms, group exercise space, fitness/weight room, were also added to the center. In addition to pools housed in two separate natatoriums, the Recreation Center includes a 3,000 sq. ft. cardio and weight room, two racquetball courts, classroom space for the recreation programs, preschool, and community meeting space.

Construction was completed and the center reopened in April 2011, after the 16-month renovation and expansion project and has become one of Lynnwood's finest recreation opportunities. Below is a snapshot of the Recreation Center's first year back in operations (April 2011 – March 2011)

- 411 Annual Passes sold
- 802 Open/Rec swims offered
- 949 room rentals
- 975 pool rentals
- 3,914 10–visit Passes sold
- 100,506 General Admissions sold
- 8,171 Swim Lesson enrollments
- 200,011 Total number of rec center visits
- \$2,012,878 Total revenue generated

## Recreation Center



### Space components:

- Leisure pool with zero-depth entry, lazy river, interactive water spray, tub slides
- Lap pool (6-lane) and warm-water wellness pool
- Family hot tub, adult hot tub and sauna
- Cardio/weight room and fitness studio
- Racquetball courts
- Multipurpose rooms
- New entry lobby and reception
- Locker rooms, including seven private family changing rooms
- Support facilities
- Outdoor patio areas and playground