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Meeting #4: October 27, 2022: Facility Feasibility Study

Thursday, October 27: 6:00 – 8:30 p.m.

Location: Online via Zoom. Meeting ID: 833 0686 8820 and Passcode: 879337

Agenda overview:

Time	Topic	Leading
6:00 p.m.	Team Connecting Time	All
6:10 p.m.	Land Acknowledgement	Tom Reese
6:11 p.m.	Agenda overview	Hillary De La Cruz, Pat Hughes
6:15 p.m.	<u>Existing Aquatics Access in Kirkland Video</u>	Sara Shellenbarger, John Lloyd
6:25 p.m.	Introduction of Opsis Architecture & PFEC Feedback Desired	Lynn Zwaagstra, Pat Hughes
6:30 p.m.	Facility Feasibility Study Update	Opsis Architecture & Consultants
6:50 p.m.	Break (10 minutes)	
7:00 p.m.	Facility Feasibility Study Update	Opsis Architecture & Consultants
7:25 p.m.	Clarifying Questions for Consultants	
7:35 p.m.	PFEC Discussion	Pat Hughes facilitating
8:25 p.m.	Closing	Hillary De La Cruz

Staff present at today's meeting:

- Kurt Triplett, City Manager
- Lynn Zwaagstra, Director, Parks & Community Services (PCS)
- Erin Yoshida, Office Specialist, PCS
- John Lloyd, Deputy Director, PCS
- Heather Lantz-Brazil, Administrative Assistant, PCS
- Hillary De La Cruz, Management Analyst, PCS
- Jason Filan, Parks Operation Manager, PCS
- Mary Gardocki, Park Planning and Development Manager
- Sara Shellenbarger, Recreation Manager
- Sarah Rock, Communications Program Specialist, PCS
- Pat Hughes, Trillium Leadership Consulting

Opsis Architecture & Consultants

- Jim Kalvelage, Opsis Architecture – Planner/Principal
- Chris Roberts, Opsis Architecture – Designer/Manager
- Clayton Beaudin, SiteWorkshop
- Darin Barr, Ballard*King



Key Highlights

Kirkland Parks, Recreation and Open Space Plan

Indoor Aquatic Center & Indoor Recreation Center = Most important needs for improvement

- Indoor aquatics center rated 1st
- Indoor recreation center rated 3rd

Community needs around aquatic programs are not being met

An indoor facility will increase participation

- 36% of participants said a recreation center or indoor aquatics complex would increase their participation in parks and recreation. Second highest item after year-round restrooms (57%).

National Facility Benchmarks

A population of Kirkland's size would generally have:

Facility Type	Average Inventory	Current Inventory
Recreation Center	2.3	0
Community Center	2.3	2 (PK & NK)
Senior Center	1.4	0
Aquatic Center	1.5	0
Outdoor Pools	2.2	1

Aquatics and Indoor Recreation Needs Analysis / Market Conclusion

- There is a need and there is a community that can support **multiple indoor facilities**.
- Those facilities should **vary in size and program** focus.
- At least one facility, potentially more, should **include aquatics**.
- All facilities should **include fitness element**.
- At least one facility should **focus on older adults** and associated programs.
- All facilities should have **multi-generational / multicultural** programming.

Facility Program Spaces

LARGE	
Recreation & Aquatics	
Recreation Space	
Gymnasium (3 courts) Walk /Jog Track (9 laps per mile) Cardio Weights (6,000 sf) Functional Training Multi-Purpose Fitness - Large Multi-Purpose Fitness - Medium (2)	
Aquatics Space	
Indoor Recreation Pool (water area 7,000 sf) Indoor Lap Pool (6-lane 25 yard / 3,400 sf)	
Community Space	
Childwatch Multi-Purpose Classroom	
Support Space	
Administration Lockers / Universal Changing Support / Storage	

Building Area	105,000 sf
Parking Stalls	350

MEDIUM / LARGE	
Community, Recreation & Aquatics	
Recreation Space	
Gymnasium (2 courts) Walk /Jog Track (12 laps per mile) Cardio Weights (4,500 sf) Multi-Purpose Fitness - Large Multi-Purpose Fitness - Medium (1) Indoor Playground	
Aquatics Space	
Indoor Recreation Pool (water area 3,600 sf)	
Community Space	
Community Room (200 seats) Childwatch Multi-Purpose Classroom	
Support Space	
Administration Lockers / Universal Changing Support / Storage	

Building Area	70,000 sf
Parking Stalls	230

MEDIUM	
Community & Aquatics	
Recreation Space	
Cardio Weights (4,500 sf) Multi-Purpose Fitness - Large Multi-Purpose Fitness - Medium (1)	
Aquatics Space	
Outdoor Pool (water area 6,000 sf)	
Community Space	
Community Room (300 seats) Multi-Purpose Classroom Senior Lounge Multi-Cultural Space / Resource Library Teen Center Arts / Crafts Studio Makerspace Music Room Game Room	
Support Space	
Administration Lockers / Universal Changing Support / Storage	

Building Area	45,000 sf
Parking Stalls	150

Site Evaluation Criteria

Development Capacity

- Accommodates program space needs
- Accommodates parking requirements
- Enhances park amenities & experience
- Optimal and effective use of site

Economic Viability

- Cost recovery potential
- Prominent frontage on major arterial
- Proximity to compatible amenities
- Partnership potential

Regulatory Approval

- Avoids wetlands, streams and steep slopes
- No lengthy permit and approval process

Stewardship of Funding

- Site development cost (on-site / off-site improvements)
- Challenging site conditions (soils / topography)
- Land acquisition (if applicable)
- Project development cost
- Value added design

Supports Diversity, Equity, Inclusion & Belonging

- Balanced & complementary services to all
- Preserves & enhances outdoor recreation amenities
- Provides access to variety of transportation modes

Potential Community Support

- PFEC's input tonight will be very beneficial related to this criteria

Site Evaluation Conclusion

Houghton Park & Ride



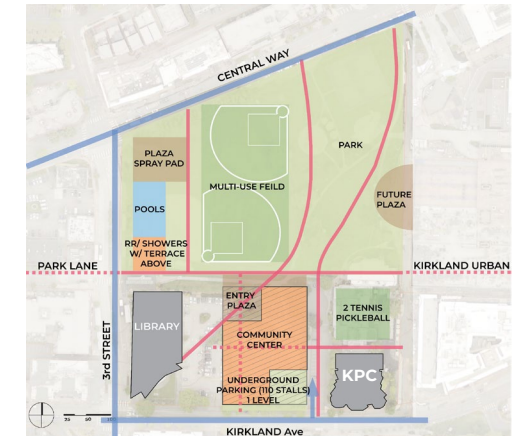
Large Recreation & Aquatics

North Kirkland Community Center & Park



Medium / Large Community Recreation & Aquatics

Peter Kirk Community Center & Park



Medium Community Recreation & Aquatics

Development Capacity			
Economic Viability			
Stewardship of Funding			
Supports D.E.I.B.			
Regulatory Approval			