



CITY OF KIRKLAND
Parks and Community Services Department
123 Fifth Avenue, Kirkland, WA 98033
425-587-3300

MEMORANDUM

To: Kurt Triplett, City Manager

From: Lynn Zwaagstra, Director
Mary Gardocki, Park Planning and Development Manager
Hillary De La Cruz, Management Analyst

Date: November 10, 2022

Subject: Potential 2023 Parks Ballot Measure(s) Feasibility Study Update and Site Focus

RECOMMENDATION:

That City Council receives a presentation update about the Aquatics and Recreation Facility Feasibility Study that is happening as part of the potential 2023 Parks Ballot Measure(s) exploratory process. Based on the consultant's technical assessment and feedback from the Parks Funding Exploratory Committee (PFEC), staff is recommending removing Juanita Beach Park and Peter Kirk Park as site options for the combined indoor facility. Staff would then focus the study on creating more alternatives at the two potential sites for a combined indoor facility(s): Houghton Park and Ride and North Kirkland Community Center and Park. Staff is seeking Council's concurrence with the staff recommendation.

BACKGROUND DISCUSSION:

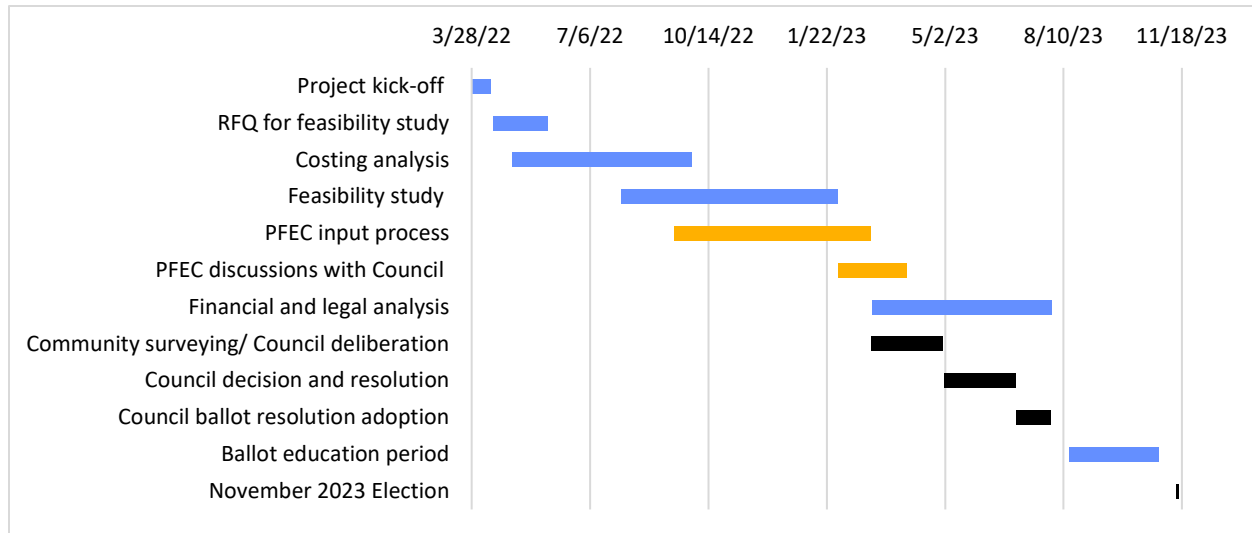
At the [March 1, 2022 City Council meeting](#) through [R-5514](#), City Council directed staff to take necessary steps to place a potential ballot measure(s) on the November 2023 ballot through adoption of a new work plan item that reads:

*Explore potential comprehensive Parks ballot measure options to be placed before Kirkland voters in 2023 for the purpose of maintaining and expanding natural areas, open spaces, aquatic and recreational facilities, and program opportunities that enhance the health and wellbeing of the community to further the goals of **abundant parks, open spaces, and recreational services**.*

The ballot measure(s) exploratory process builds on significant community input collected through the 2022 Parks, Recreation and Open Space (PROS) Plan update, which engaged more than 4,600 Kirkland community members and stakeholders. The PROS Plan was approved by City Council at their [September 20, 2022 meeting](#).

Figure 1 displays a high-level timeline of this body of work. This memo provides a brief update about PFEC work to date and the Facility Feasibility Study.

Figure 1: High-level Ballot Measure(s) Exploration Timeline



Parks Funding Exploratory Committee (PFEC)

On [August 3, 2022](#), City Council passed [R-5551](#) establishing the Parks Funding Exploratory Committee (PFEC) with the direction that PFEC:

shall recommend to Council no later than March 21, 2023, the capital and operating elements and funding mechanisms to be included in potential Parks November 2023 ballot measures.

PFEC is comprised of forty-five members who have been either appointed by groups or selected as at-large members to give voice to many perspectives of the Kirkland community. Councilmember Kelli Curtis serves as the PFEC Chair. See **Attachment A** for the PFEC member roster.

There are 11 PFEC meetings scheduled from September 2022 through February 2023. PFEC members have been deeply engaged in the meeting materials and are asking important questions about parks and recreation, the PROS Plan, and potential ballot measure elements and funding mechanisms. Materials from all PFEC meetings, including meeting handouts and select presentation recordings, can be found at <https://www.kirklandwa.gov/parks2023ballot>. **Attachment B** provides the schedule of PFEC meetings and topics.

The first PFEC meetings were designed as educational building blocks to ensure that all PFEC members have the same solid information about current PCS operations, understand the complexity of parks and recreation services in general, and hear feedback from the PROS Plan about needs and future possibilities. Meetings in December include a tour of the Sammamish Community Aquatics and Recreation Center and a meeting focused on the City's budget, property tax in Washington State, and potential ballot measure funding mechanism options.

At meetings in January and February, PFEC will review estimated costs of potential ballot measure elements that were named in the PROS Plan, some of which are currently in the unfunded CIP. Staff are conducting costing and siting analysis for each potential capital and operating element and will share this information with PFEC members while they discuss which elements to recommend that Council include in a potential ballot measure(s). Due to the complex nature of facilities and the need for accurate cost analysis and concept designing, the City contracted with consultants to complete costing work related to one major potential ballot measure element: indoor aquatics, recreation, and community center(s).

Facility Feasibility Study Timeline

An indoor aquatic center and an indoor recreation center were ranked as the first and third most important future needs for improvements in the City's parks and recreation system by community members who completed the PROS Plan community survey. The survey indicated that community needs around aquatics programs are not currently being met. Additionally, 36% of community members said that a recreation center or indoor aquatics complex would increase their participation in parks and recreation. This was the second highest item likely to increase participation after year-round restrooms (57%).

During the [May 17, 2022 City Council meeting](#), staff received City Council's support to begin a Facility Feasibility Study process to evaluate the feasibility for an indoor aquatics and recreation center(s). Staff completed the procurement process and selected Opsis Architecture as the consultant. The initial project scope of work included creation of four concept plans: one for a large facility, two options for medium facilities, and a park redevelopment conceptual plan for Peter Kirk Park with a new facility.

Four different sites were offered by the City for analysis by Opsis: Houghton Park and Ride (which the City is intends to acquire with funds included in the Preliminary 2023-2024 budget), North Kirkland Community Center and Park, Peter Kirk Community Center and Park, and Juanita Beach Park. These four sites were chosen because they are publicly owned, or soon to be publicly owned, spaces that are large enough for development of facilities. Also, they are in different areas of the city, located close to current or future public transportation, and are easy to access. This work is to be completed by early 2023 at which time the concept plans developed will be used during the PFEC input process and shared with City Council. Final concept designs will include renderings that could be used for further community engagement in Spring 2023.

It should be noted that analysis to date has focused on site, facility size and how the two interrelate. Ideas about potential facility elements were discussed to help guide facility sizes. However, no decisions have been made about what each facility will contain. The facility program plan (i.e., types of spaces and activities) will be greatly impacted by site selection.

Facility Feasibility Study at PFEC on October 27, 2022

To receive community input on the direction for the concept designs, Opsis Architecture consultants presented their research and preliminary recommendations about site analysis to PFEC members at the October 27, 2022 PFEC meeting. The [full presentation recording is available online](#). An abbreviated version of this presentation will be shared with City Council at the November 15, 2022 City Council meeting. **Attachment C** contains highlights and recommendations from Opsis Architecture. See [Attachment D for the presentation slides](#).

Juanita Beach Park

Opsis Architecture evaluated "test facilities" at each of the sites and provided cost ranges for each facility option. High level scoring criteria included:

- Development Capacity
- Economic Viability
- Stewardship of Funding
- Supports Diversity, Equity, Inclusion & Belonging
- Regulatory Approval

The Juanita Beach Park facility options received the lowest scores, primarily due to poor soil conditions, environmental constraints, distance from transit, and the loss of park land that would be covered by the indoor facility. The options also had some of the highest costs.

After reviewing the overall technical scores and costs, Opsis recommended that the Juanita Beach Park options not proceed for further evaluation. Staff agrees with this recommendation.

Opsis Site Evaluation Conclusion

Based on their evaluation, the consultants concluded that the most feasible facility options are:

- Houghton Park & Ride: Large Recreation & Aquatics Facility (105,000 square feet)
- North Kirkland Community Center & Park: Medium/Large Community Recreation & Aquatics Facility (70,000 square feet)
- Peter Kirk Community Center & Park: Medium Community Recreation Facility (45,000 square feet)

PFEC Feedback

Forty-one PFEC members attended the Zoom meeting to hear the Opsis Architecture presentation and engaged in robust conversation. At the beginning of the meeting, PFEC Facilitator Pat Hughes reminded PFEC members of the four-part purpose of the meeting: (1) Education with consultants sharing research and preliminary recommendations, (2) Input from PFEC members about site and size, (3) Direction from PFEC members with poll voting, and (4) Clarity about next steps for consultant work and the City.

Following the Opsis Architecture presentation and recommendation, PFEC members had three robust facilitated discussions, each focusing on one of the three recommended options. As part of each discussion, PFEC members were asked to vote in an initial poll, then have conversation about what members did or did not like about the specific option. During the conversations, 35 PFEC members engaged through the Zoom chat or by sharing a verbal comment and 38 PFEC members voted in polls. Three people had to leave early and were not present during the polls, two of whom provided feedback in another manner.

The main question for PFEC members was if they thought each of the three Opsis Architecture recommended options should be taken to the concept plan design phase. PFEC members were reminded that they will receive final concept designs in 2023 and can then decide whether they want to recommend that Council place one, multiple, or none of the options on the ballot. While PFEC members were not asked to rank their preference of options, feedback indicated that overall PFEC preferred options at Houghton Park & Ride and North Kirkland Community Center and Park. Options at Peter Kirk Community Center and Park receive mixed PFEC support. Initial poll results from PFEC members are shared in Table 1 with bold text indicating the response that received the highest percent of votes for each option.

Table 1: Poll Results: Should consultants develop a concept plan for this option?

Response Option	Houghton P&R	North Kirkland	Peter Kirk
Yes: Consultants should make a concept plan	70.3%	51.4%	30.6%
Unsure: I have a question or concern	21.6%	35.1%	33.3%
No: I don't like this option	8.1%	13.5%	36.1%

It is important to note that PFEC members had less than two hours to hear and provide feedback on the information presented by Opsis. PFEC members were able to ask some clarifying questions during the presentation, but with the amount of information shared, there were some questions that remained unanswered. The summary of PFEC input provided in this memo is valuable, and as PFEC work continues and members are able to digest more information, there will be additional input and considerations.

The following section provides a high-level summary of input received during the meeting and after the PFEC meeting through a post-meeting survey collected through November 1.

PFEC members were generally the most positive about the **Houghton Park & Ride** option, as a good use of an underutilized space. Concerns about the cost of land acquisition were addressed when City Manager Kurt Triplett shared that the Preliminary 2023-2024 budget includes \$10,000,000 for this land acquisition. Some PFEC members wondered if a 105,000 square foot facility was too large, and some noted that the site is not densely populated.

PFEC members seemed interested in the **North Kirkland Community Center and Park** site, but also brought concerns about traffic and safety. There were also questions about the size of the pool and whether parking costs could be reduced by avoiding multi-level garages.

The **Peter Kirk Community Center and Park** option discussion resulted in the most comments, concerns, and questions. As indicated by the poll results, PFEC members were almost evenly split on whether they initially thought this option should be taken to the concept design phase. Some PFEC members shared the insight that people have emotional connections to Peter Kirk Park for many reasons, which may make it a highly debated site if it was the centerpiece of a ballot measure. PFEC feedback suggests that this site would require a lengthy community engagement process with multiple alternatives explored. Staff would need additional resources for consultant work and focused outreach around any Peter Kirk Park options.

When considering the proposals overall, many PFEC members were interested in exploring what it would take to have two facilities, one at the Houghton Park & Ride site and one at North Kirkland Community Center and Park. Diversity, Equity, Inclusion, and Belonging were brought up as important considerations to have in mind while picking the site of a potential facility. There were also questions about what elements would be included in each facility program plan and whether the facility sizes presented were the best to pursue. If Juanita Beach Park and Peter Kirk Park are removed as potential sites, Opsis would have the time and capacity to develop additional concepts for a “two site” option on the current timeline.

NEXT STEPS

For the reasons highlighted in the memo, staff recommend that the next steps in the Facility Feasibility Study narrow the site options and focus the study on two potential sites for combined indoor facility(s): Houghton Park and Ride and North Kirkland Community Center and Park. This recommendation was reached based on consultant analysis and initial input from PFEC. Staff recommend removing Juanita Beach Park as a site option due to site concerns and low scores, as shared above. Staff recommend removing Peter Kirk Park & Community Center as a site option based on PFEC’s feedback that the community is invested in this park and extensive engagement may be necessary to adequately explore options. Individual investments to improve Peter Kirk Park could still be considered as part of the ballot measure.

If the City Council concurs, staff will direct Opsis Architecture to focus on facility concept designs for Houghton Park and Ride and North Kirkland Community Center and Park with more alternatives at the two potential sites. These concept designs will be presented to PFEC and City Council in early 2023.

Attachments:

- Attachment A: PFEC Member Roster
- Attachment B: PFEC Schedule
- Attachment C: Opsis Architecture Summary and Recommendations
- Attachment D: Opsis Architecture 10/27/2022 Presentation Slides

Parks Funding Exploratory Committee Members

Name	Organization
Councilmember Kelli Curtis, Chair	City Council
Mike Holland	Park Board
Susan Heuther	Senior Council
Stacey Good	Green Kirkland Partnership Park Steward
Gian Hamid	Youth Representative
Scott Morris	Finn Hill Neighborhood Association
Heidi Schor	Juanita Neighborhood Association
Bob Keller (Alternate: Launa Johnson)	Highlands Neighborhood Association
Aaron Jacobson	Lakeview Neighborhood Association
Liz Hunt	Market Neighborhood Association
Alex Chen	Moss Bay Neighborhood Association
Mary-Alyce Burleigh	North Rose Hill Neighborhood Association
Karin Quirk	Kirkland Chamber of Commerce
Celestina Hendrickson	Kirkland Downtown Association
Adam White	Kirkland Parks and Community Foundation
Ken MacKenzie	Individuals opposed to previous park ballot measures
Maru De La Pena	Kirkland Promotores
Susan Pappalardo	Splash Forward
Lori Kloes	Evergreen Health Hospital
Brian Buck	Lake Washington School District
Ryan Porter	Northwest University
Amy Morrison (Alternate: Bruce Riveland)	Lake Washington Technical Institute

At-Large Members (alphabetical by first name)		
Adelheid Kutscher	Jory Hamilton	Samuel Rapoport
Bradley Brown	Juliana Born	Shivani Jain
Chad Winkle	Kali Oswald	Sue Contreras
Heui young Joo	Marty Eagleson	Todd Pemble
Jamie Blackard	Melanie Anne Walling	Tom Reese
Jessica Perez	Nasim Ghazanfari	Vincent Campos
John West	Phil Allen	Yasi Raouf
Jordan Passon	Reece Gleadle	

*Of the 13 neighborhood associations, only 7 submitted delegates

PFEC Roadmap & Schedule



PFEC Stage	Date	Topic
Building Blocks: Current operations & complexity; PROS Plan Results	9/15	Welcome, Teambuilding, Overview, Juanita Beach Park Tour
	9/29	Peter Kirk Park & Community Center Tour, PFEC Roadmap, Benefits of Parks & Recreation, Aquatics in Kirkland
	10/13 Zoom	Parks & Rec 101: Current Operations & Future Possibilities: Maintenance Focus
	10/27 Zoom	Facility Feasibility Study Update with Opsis Architecture
Building Blocks: PFEC input on feasibility study direction; all about finance	11/10 Zoom	Parks & Rec 101: Current Operations & Future Possibilities: Recreation and Administration Focus
	12/1	Tour City of Sammamish Community & Aquatic Center
	12/8	Kirkland Budget, Funding Mechanisms & Ballot Measure History
Deliberation & Decision Making	1/12/2023	Investment options to bring Kirkland Community Members Parks Services & Recreation Programs they want! Feasibility Study Results & Costing Information; Project Selection Criteria
	1/26	Project Selection and Funding Mechanism Conversation
	2/9	Project Selection and Funding Mechanism Conversation
	2/23	Final Recommendations for Council & Celebration
<i>Council Presentation</i>	3/7	<i>Tentative date for PFEC to present recommendations to Council</i>



November 9, 2022

Mary Gardocki
 Parks Planning and Development Manager
 City of Kirkland
 Department of Parks and Community Services
 123 Fifth Avenue
 Kirkland, WA 98033

Reference: Opsis Project No. 4870-01
 Kirkland Recreation and Aquatics Centers Feasibility Study

Attachment C: Opsis Architecture Summary and Recommendations

A component of the Kirkland Recreation and Aquatics Centers Feasibility Study is to evaluate various sites within City of Kirkland (City) limits to determine the locations best suited to support programs related to community, recreation, and aquatics activities. The intent of this exercise is to provide the analytical data necessary for the City and its stakeholders to make informed decisions. Opsis and its design partners have worked with the City to develop a criteria matrix for comparing sites and capital facilities projects to evaluate assets that leverage existing amenities, enhance environments, and provide tangible benefits to the Kirkland community.

The site evaluation criteria are based on the project's Guiding Principles and informed by the Needs and Market Analysis. The evaluation matrix was developed by the design team and City staff to evaluate individual sites and potential facilities. There are six primary site evaluation criteria with multiple subcategories that create a matrix where each site and facility can be compared against one another. The overarching criteria includes the following:

- **Development Capacity** – Can the site accommodate the program and parking needs? Does development enhance the park experience and is it an effective use of space?
- **Economic Viability** – What is the cost recovery potential and is the site easily accessible? Is the site close to compatible amenities and is there a partnership potential?
- **Stewardship of Funding** – What are the site development costs and are there challenging site conditions that would escalate costs? Is land acquisition required and what is the total project cost?
- **Supports Diversity, Equity, Inclusion and Belonging** – Are there balanced and complementary services for all? Does development enhance outdoor amenities and are a variety of transportation modes available?
- **Regulatory Approval** – Does the development avoid wetlands, streams, steep slopes and is there an increase in permitting time?
- **Potential Community Support** - (this criterion was not evaluated by consultants, rather the City was looking to PFEC's input to provide insight into potential community support).

Using the site evaluation criteria, the design team was able to score and rank the potential development of a large, medium/large and medium sized facility at 4 sites (see **Attachment D** slide 22). The 4 sites evaluated were Houghton Park & Ride, North Kirkland Community Center & Park, Peter Kirk Community Center & Park and Juanita Beach Park. All the sites aside from Houghton Park & Ride are City owned. Context and existing conditions were documented, and the evaluation of each site included preliminary geotechnical and environmental findings. Preliminary plan diagrams for the large and medium sized facilities were also developed and adapted to best suit each site.

The evaluation criteria were graded using a scale of 4-Excellent, 3-Good, 2-Fair and 1-Poor. Each subcategory was ranked and then totaled to establish the score of each primary category. The primary categories were then added to establish the total score for each facility on each site. This methodology provided a process driven framework from which conclusions are based.

Houghton Park & Ride: The site evaluation options included a large recreation & aquatics facility (105,000 square feet) and a medium community recreation & aquatics facility (45,000 square feet). The large recreation & aquatics facility scored excellent in the 5 primary evaluation criteria categories and received a score of 65 out of a potential of 72 points. The point total ranked second out of the 8 site/facility combinations evaluated. The medium recreation & aquatics facility scored excellent in 3 and good in 2 of the primary evaluation criteria categories and received a score of 57 out of a potential of 72 points. The point total ranked third out of the 8 site/facility combinations evaluated. See **Attachment D** slide 33 for scoring.

North Kirkland Community Center & Park: The site evaluation options included a large recreation & aquatics facility (105,000 square feet) and a medium/large community recreation & aquatics facility (70,000 square feet). The large recreation & aquatics facility scored excellent in 1 and fair in 4 of the primary evaluation criteria categories and received a score of 40 out of a potential of 72 points. The point total was tied with the lowest ranking out of the 8 site/facility combinations evaluated. The medium/large community recreation & aquatics facility scored excellent in 3 and good in 2 of the primary evaluation criteria categories and received a score of 56 out of a potential of 72 points. The point total ranked fourth out of the 8 site/facility combinations evaluated. See **Attachment D** slide 37 for scoring.

Peter Kirk Community Center & Park: The site evaluation options included a large recreation & aquatics facility (105,000 square feet) and a medium community recreation & aquatics facility (45,000 square feet). The large recreation & aquatics facility scored excellent in 2, good in 2 and fair in 1 of the primary evaluation criteria categories and received a score of 51 out of a potential of 72 points. The point total ranked fifth out of the 8 site/facility combinations evaluated. The medium community recreation & aquatics facility scored excellent in 4 and good in 1 of the primary evaluation criteria categories and received a score of 66 out of a potential of 72 points. The point total ranked first out of the 8 site/facility combinations evaluated. See **Attachment D** slide 41 for scoring.

Juanita Beach Park: The site evaluation options included a large recreation & aquatics facility (105,000 square feet) and a medium community recreation & aquatics facility (45,000 square feet). The large recreation & aquatics facility scored good in 2 and fair in 3 of the primary evaluation criteria categories and received a score of 40 out of a potential of 72 points. The point total was tied with the lowest ranking out of the 8 site/facility



combinations evaluated. The medium community recreation & aquatics facility scored excellent in 1, good in 2 and fair in 2 of the primary evaluation criteria categories and received a score of 45 out of a potential of 72 points. The point total ranked sixth out of the 8 site/facility combinations evaluated. See **Attachment D** slide 45 for scoring.

Preliminary cost estimates provided by DCW Cost Management were included as a part of the evaluation criteria for each site/facility option. The cost estimates included a range of 10% above and below an established median. The cost analysis included site costs, building costs and parking costs. These costs reflected the total construction cost range for each option. An industry standard 30% of the construction cost was used to estimate the soft costs. The soft costs include design fees, permitting fees, taxes, furniture, fixtures, and equipment. The sum of the construction cost and soft cost equates to the total project cost. Actual operating and maintenance costs were not included in the cost analysis, but they were included in the evaluation criteria for cost recover potential. See **Attachment D** slide 47 for cost analysis.

The conclusion drawn from the site evaluation data indicates that the optimal blend of site and program amenities are a large recreation & aquatics facility at Houghton Park & Ride, a medium/large community recreation & aquatics facility at North Kirkland Community Center & Park and a medium community recreation & aquatics facility at Peter Kirk Community Center & Park.

Attachment D



Kirkland Recreation & Aquatics Centers Feasibility Study

PFEC Meeting
October 27, 2022

opsis



1

Project Study Scope & Outcomes

- **Concept plans for 3 potential indoor facilities**
- **Peter Kirk Park redevelopment plan**
- **Timeline:**
 - October 27 (tonight): PFEC feedback on site and size
 - November – December: Consultants complete concept plans
 - January: Consultants present to PFEC and Council
 - January – February: PFEC decisions and recommendation to Council

2

Tonight's Purpose

1. **Education:** Consultants share research and preliminary recommendations
2. **Input:** PFEC members provide input about site & size
3. **Direction:** Straw poll voting meeting 👍 👎 👏
4. **Clarity:** Next steps for consultant work and City



3

Meeting Agenda

- 00 Introductions / Agenda Overview
- 01 Facilities Guiding Principles
- 02 Market Analysis
- 03 Facility program Spaces - Large to Medium
- 04 Potential Sites & Site Evaluation Criteria
- Break
- 05 Site Analysis / Test Fit Diagrams & Evaluation
- 06 Site Cost & Evaluation Conclusion

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Facilities Guiding Principles

01

5

Facilities Guiding Principles

Project Vision

- Project serves significant unmet aquatic, recreation, and community space needs in Kirkland
- Legacy projects for the Kirkland community
- Welcoming, safe & accessible environment for all
- Encourages diversity, equity, inclusion & belonging
- Achieves city's vision and community priorities
- Right sized design with complementary features between facilities
- Versatility to maximize facility use

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Facilities Guiding Principles

Environmental

- Creates synergy between facility and park space
- Offers indoor & outdoor programming opportunities
- Environmentally sound, energy efficient & designed to support sustainable practices

Financial

- Optimizes value of budget (capital & operational)
- Financially sustainable
- Offers potential for partnership opportunities
- Provides phased implementation plan for continuous service to the community
- Vision supports successful ballot measure(s)

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Aquatics and Indoor Recreation Needs Analysis

02

8

2022 Community Survey / PROS Plan

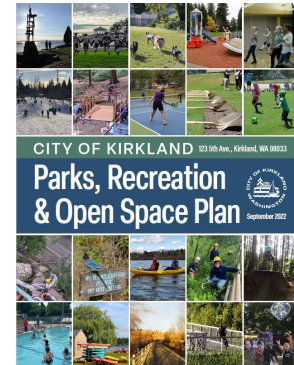
Indoor Aquatic Center & Indoor Recreation Center = Most important needs for improvement

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

Community needs around aquatics 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%).

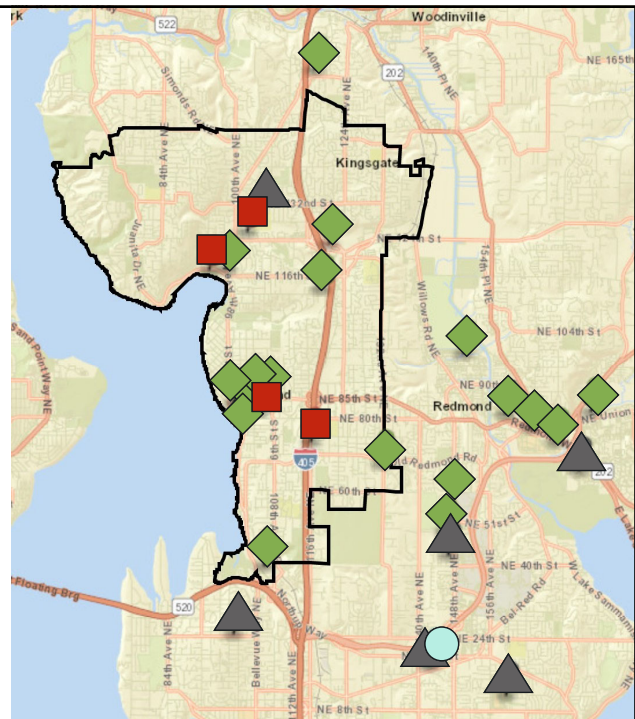


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Aquatics and Indoor Recreation Needs Analysis City of Kirkland - 2022

- Population 95,253
- Total Households 39,349
- Family Households 23,648
- Median Age 39.9
- Median Income \$144,799
- Entertainment / Recreation Index 76% Higher

- Potential Locations
- YMCA
- ▲ Municipal/Government
- ◆ Private



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Aquatics and Indoor Recreation Needs Analysis

Potential Sites – 4

YMCA – 3

Municipal – 5

Private – 16

Mostly Boutique

Some Full-Service

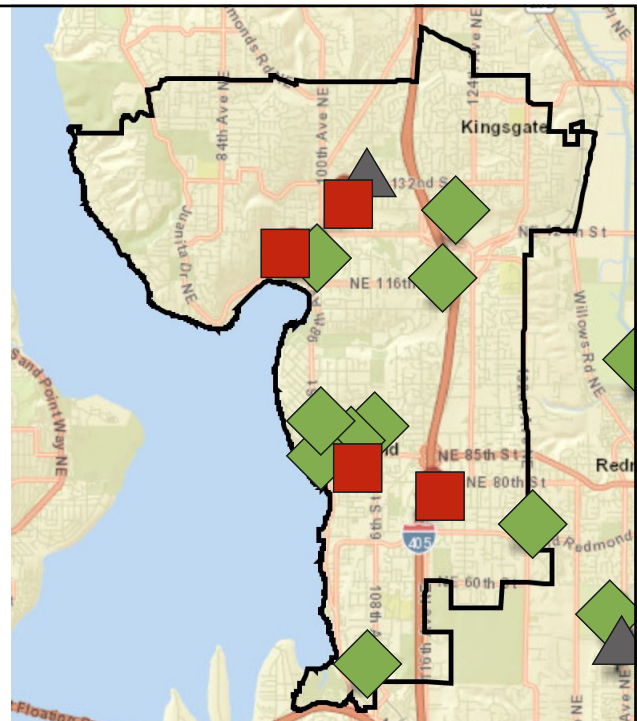
Pools

HOA, Private, School, Municipal

■ Potential Locations

▲ Municipal/Government

◆ Private



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Population Characteristics

- Growing number of families, adults, and seniors who **need more places** to play, recreate, and swim.
- Very **stable market** in terms of population.
- Income points to the **ability to pay** for programs and services.
- Spending patterns suggest **residents are currently paying for similar services**.
- Full community profile supports **multiple indoor facilities**.

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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

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High Participation Rates

Pool

- Aerobic Exercise
- Pilates
- Swimming
- Yoga

Gymnasium

- Basketball
- Cheerleading
- Exercise Walking
- Pickleball
- Table Tennis / Ping Pong
- Volleyball

Multi-Purpose Room

- Aerobic Exercise
- Martial Arts / MMA
- Pilates
- Yoga

Fitness Space

- Aerobic Exercise
- Bicycle Riding
- Exercise w/ Equipment
- Running / Jogging
- Weightlifting

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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.

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Facility program Spaces -
Large to Medium

03

16

Community Spaces



17

Recreation Spaces



18

Recreation Spaces



19

Aquatic Spaces



20

Park Spaces



21

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

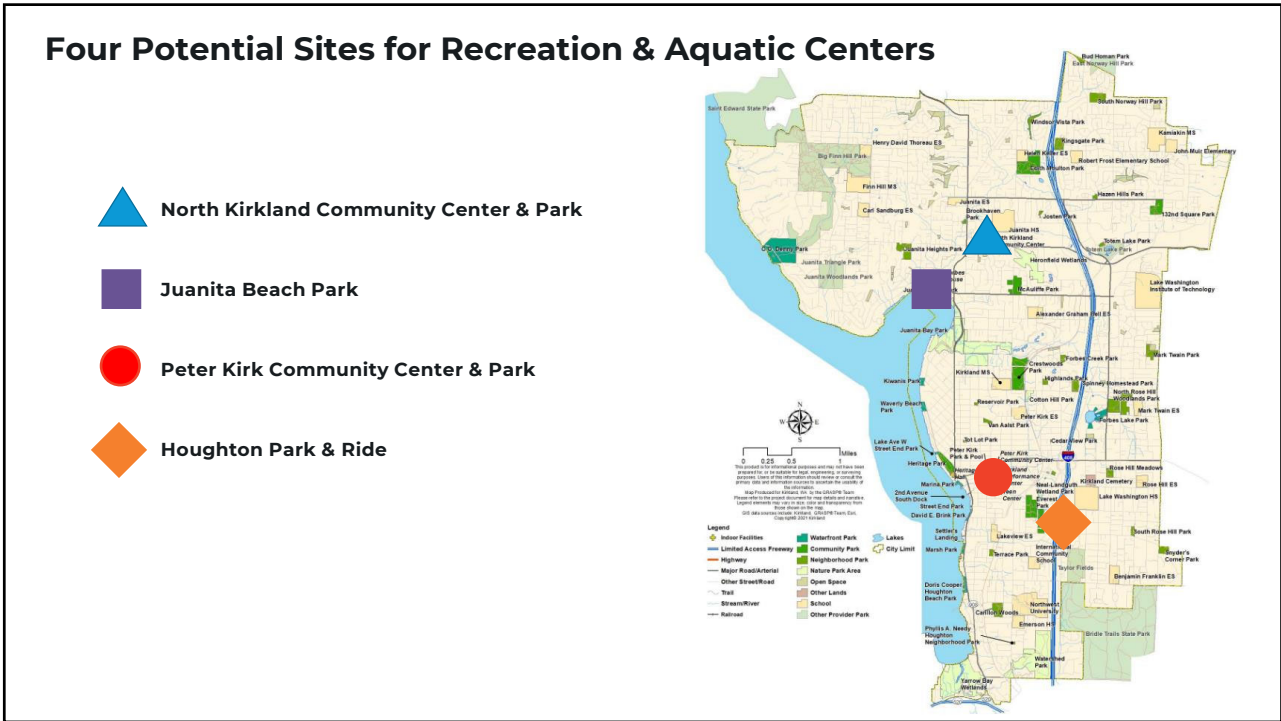
MEDIUM	
Community & Aquatics	
Recreation Space	
Cardio Weights (4,500 sf)	
Multi-Purpose Fitness - Large	
Multi-Purpose Fitness - Medium (1)	
Aquatics Space	
Outdoor Pool (water area 6,000 sf)	
Community Space	
Community Room (300 seats)	
Multi-Purpose Classroom	
Senior Lounge	
Multi-Cultural Space / 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

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Potential Sites & Site Evaluation Criteria

04

23



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Site Evaluation Criteria

Development Capacity

Economic Viability

Stewardship of Funding

Supports Diversity, Equity, Inclusion & Belonging

Regulatory Approval

Potential Community Support

25

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

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Site Evaluation Criteria

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

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Site Evaluation Criteria

Regulatory Approval

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

Potential Community Support

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

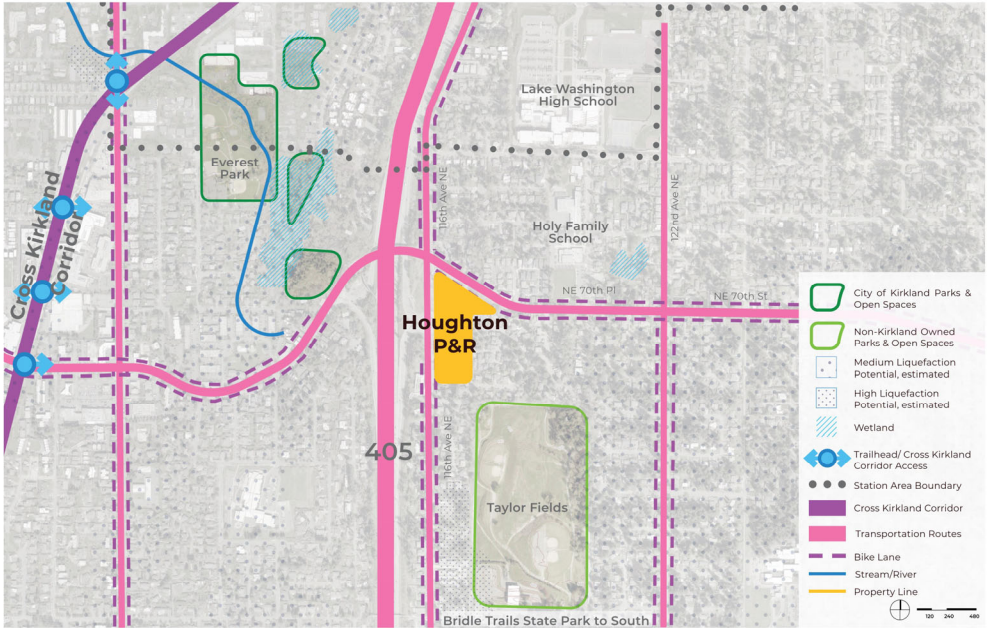
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05

Site Analysis / Test Fit
Diagrams & Evaluation

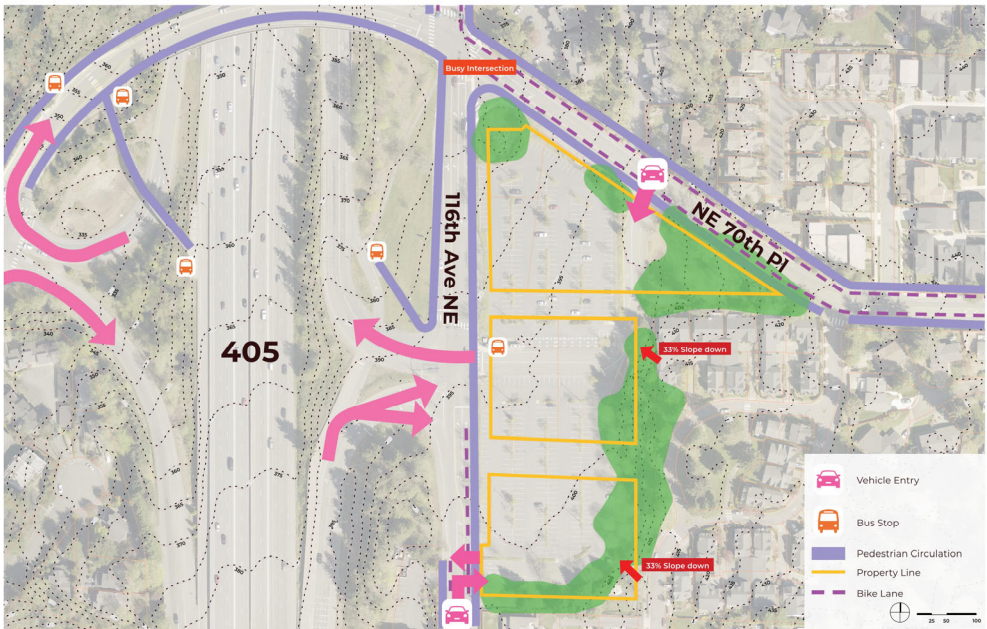
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Houghton Park & Ride – Existing Context



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Houghton Park & Ride – Existing Conditions



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Houghton Park & Ride – Layout Options

Large Recreation & Aquatics

105,000 sf (2 levels)



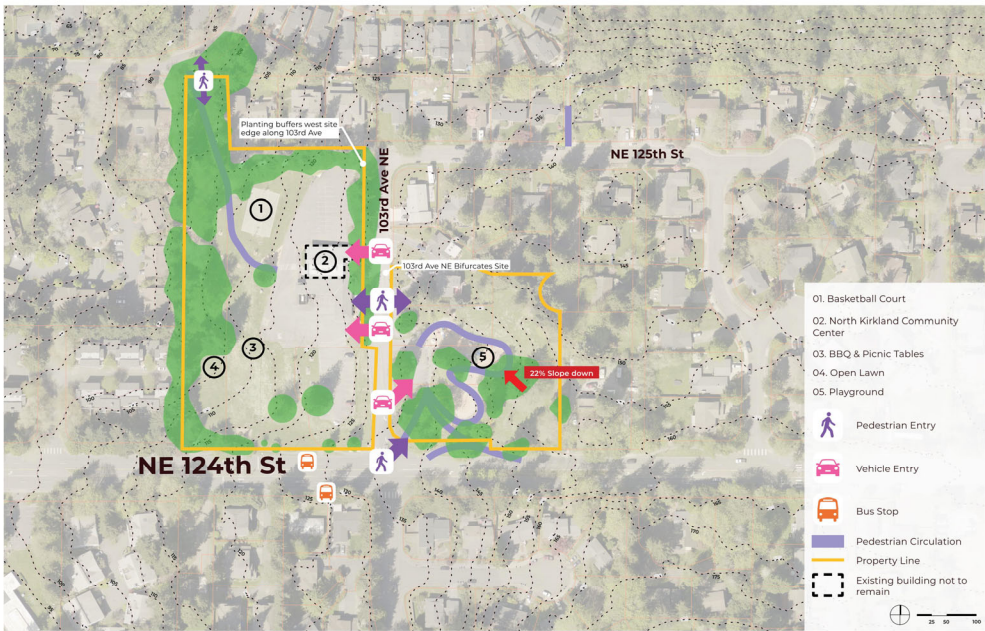
Medium Community Recreation & Aquatics

45,000 sf (2 levels)



32

North Kirkland Community Center & Park – Existing Conditions

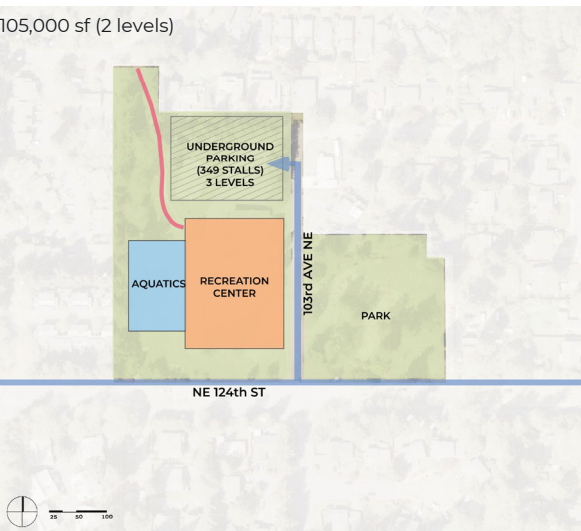


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North Kirkland Community Center & Park – Layout Options

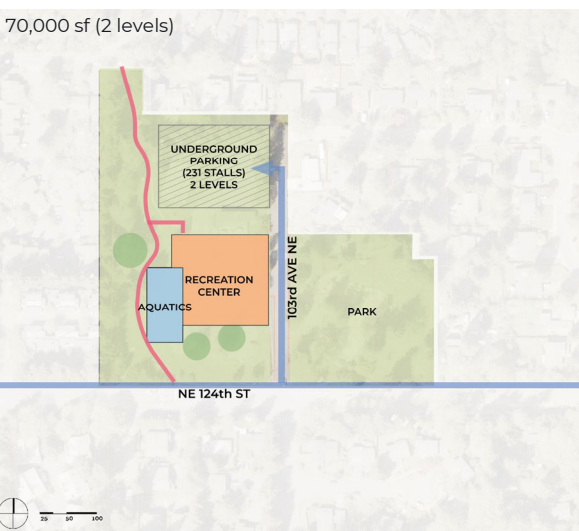
Large Recreation & Aquatics

105,000 sf (2 levels)



Medium/Large Community Recreation & Aquatics

70,000 sf (2 levels)



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North Kirkland Community Center & Park

Site evaluation criteria is rated on a scale of 1-4

- 80%-100% 4 Excellent
- 60%-79% 3 Good
- 40%-59% 2 Fair
- 0%-39% 1 Poor



Large Recreation & Aquatics

Medium/Large Community Recreation & Aquatics

Development Capacity Accommodates Space Program Needs Accommodates Parking Requirements Enhances Park Amenities & Experience Optimal & Effective Use of Site Economic Viability Cost Recovery Potential Prominent Frontage on Major Arterial Proximity to Compatible Amenities Partnership Potential 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 Balanced & Complementary Services to All Preserves & Enhances Outdoor Recreation Amenities Provides Access to Variety of Transportation Modes Regulatory Approval Avoids Wetlands, Streams and Steep Slopes No Lengthy Permit and Approval Process	Fair		Good	
	105,000 sf in 2 levels	4	70,000 sf in 2 levels	4
	349 parking stalls (3 levels)	1	231 parking stalls (2 levels)	2
	Over scale for site	1	Woven into park context	3
	Eliminates park trail and landmark trees	1	Maintains park trail and landmark trees	3
	Fair		Good	
	Medium	2	Medium / High	3
	Fronts major access on NE 124th St.	3	Fronts major access on NE 124th St.	3
	Close to Juanita High School	3	Close to Juanita High School	3
	Low	1	Low / Medium	2
	Fair		Excellent	
	Frontage Improvements + \$4 million	1	Frontage Improvements + \$2million	3
	Site slope 7.5%, liquefaction-medium	2	Site slope 7.5%, liquefaction-medium	2
	None	4	None	4
	\$147 - \$180 million	1	\$101 - \$124 million	3
	Over-development of site	2	Appropriate scale and use of site	4
	Fair		Excellent	
	Recreation focused	3	Community and recreation focus	4
	Removes 2.6 acres of park	1	Removes 1.6 acres of park	2
	Multi-modal / Potential Traffic Impact	4	Multi-modal access	4
	Good		Excellent	
	No critical areas; potential geological impacts	3	No critical areas; potential geological impacts	3
	SEPA and Parking Review	4	SEPA and Parking Review	4

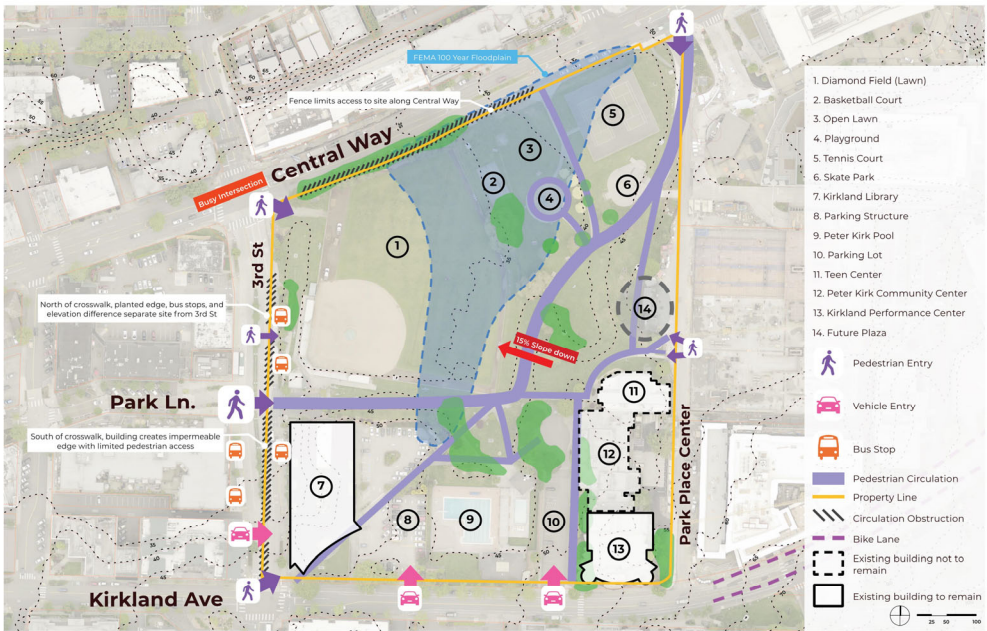
37

Peter Kirk Community Center & Park – Existing Context



38

Peter Kirk Community Center & Park – Existing Conditions

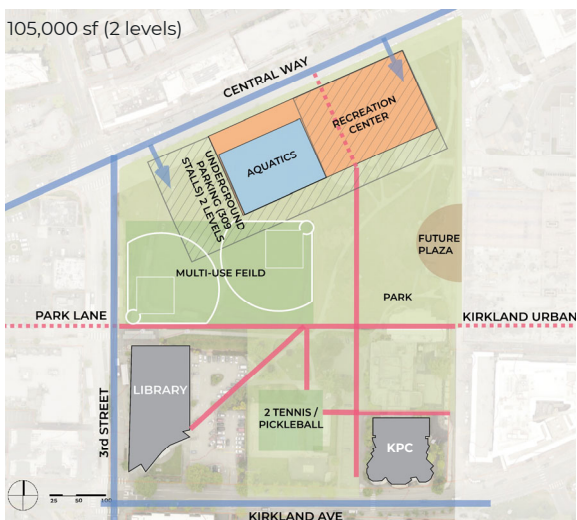


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Peter Kirk Community Center & Park – Layout Options

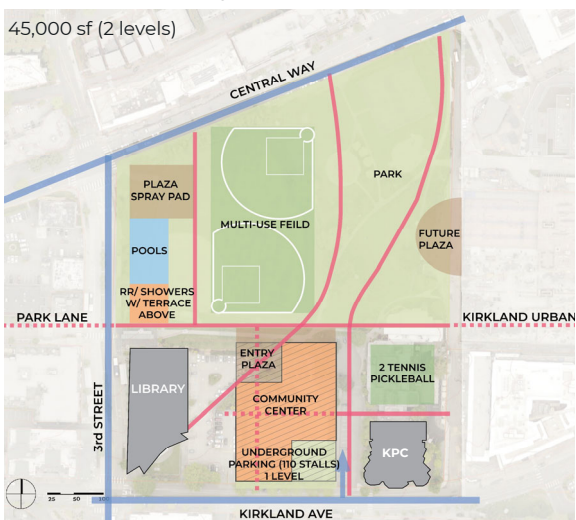
Large Recreation & Aquatics

105,000 sf (2 levels)



Medium Community Recreation & Aquatics

45,000 sf (2 levels)



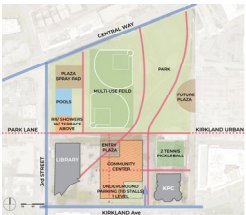
Park development may also include: Basketball Courts, Skate Park, Playground, etc.

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Peter Kirk Community Center & Park

Site evaluation criteria is rated on a scale of 1-4

- 80%-100% 4 Excellent
- 60%-79% 3 Good
- 40%-59% 2 Fair
- 0%-39% 1 Poor



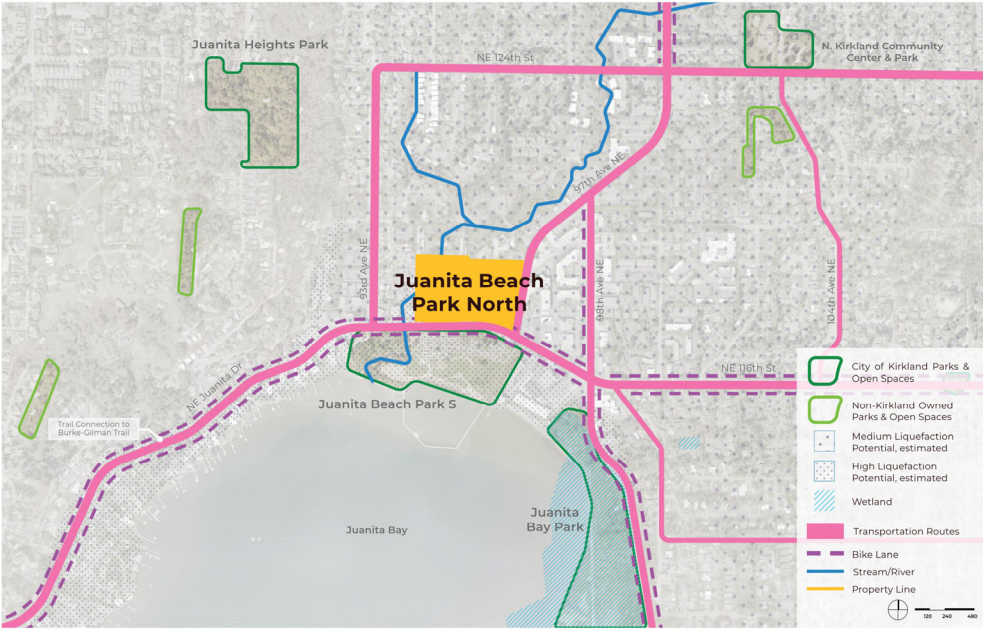
Large Recreation & Aquatics

Medium Community Recreation & Aquatics

Development Capacity	Good	Excellent
	105,000 sf in 2 levels	45,000 sf in 2 levels
Accommodates Space Program Needs	4	4
Accommodates Parking Requirements	349 parking stalls (2 levels)	110 parking stalls (1 level)
Enhances Park Amenities & Experience	Limits park presence and amenities	Maximizes parks presence and amenities
Optimal & Effective Use of Site	2	4
Economic Viability	Excellent	Excellent
	Medium	Medium
Cost Recovery Potential	3	3
Prominent Frontage on Major Arterial	Traffic impacts and parking access	Existing traffic flow and parking access
Proximity to Compatible Amenities	2	4
Partnership Potential	Park Lane and Kirkland Urban	Park Lane and Kirkland Urban
Stewardship of Funding	Fair	Good
	High	High
Site Development Cost (on-site / off-site improvements)	1	3
Challenging Site Conditions (soils / topography)	Frontage Improvements + \$4 million	Frontage Improvements + \$2 million
Land Acquisition (if applicable)	1	2
Project Development Cost	Flood plain, med-high liquefaction	Moderate slope, med-high liquefaction
Value Added Design	None	None
Supports Diversity, Equity & Inclusion	\$157 - \$191 million	\$56 - \$68 million
	1	2
Balanced & Complementary Services to All	Compromises park redevelopment	Balances civic and park development
Preserves & Enhances Outdoor Recreation Amenities	4	4
Provides Access to Variety of Transportation Modes	Good	Excellent
Regulatory Approval	Indoor recreation and aquatics emphasis	Cultural and community emphasis
	3	4
Avoids Wetlands, Streams and Steep Slopes	Removes 2.3 acres of park	New amenities and outdoor pool
No Lengthy Permit and Approval Process	Multi-modal access	4
	4	4
	Excellent	Excellent
	Building in flood plain FEMA map revision	Structures out of flood plan
	3	4
	SEPA and Parking Review	SEPA and Parking Review
	4	4

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Juanita Beach Park – Existing Context



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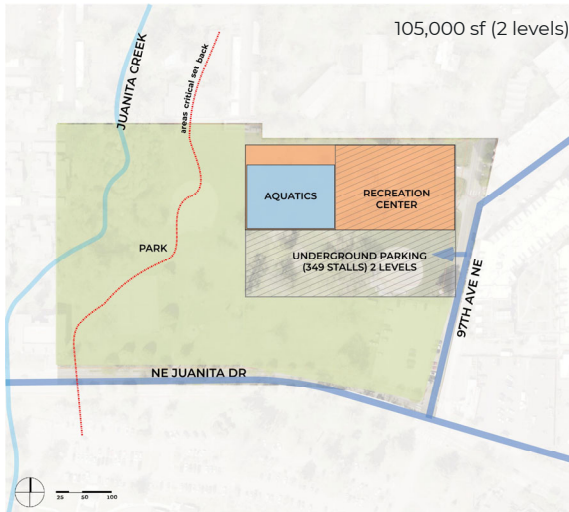
Juanita Beach Park – Existing Conditions



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Juanita Beach Park – Layout Options

Large Recreation & Aquatics



Medium Community Recreation & Aquatics

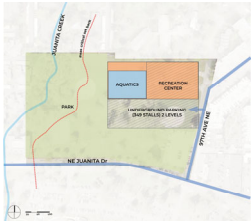


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Juanita Beach Park

Site evaluation criteria is rated on a scale of 1-4


- 80%-100% 4 Excellent
- 60%-79% 3 Good
- 40%-59% 2 Fair
- 0%-39% 1 Poor




	Large Recreation & Aquatics	Medium Community Recreation & Aquatics
Development Capacity	Good	Excellent
Accommodates Space Program Needs	105,000 sf in 2 levels 4	45,000 sf in 2 levels 4
Accommodates Parking Requirements	349 parking stalls (2 levels) 4	154 surface parking stalls 4
Enhances Park Amenities & Experience	Limits park redevelopment / amenities 2	Limits park redevelopment / amenities 3
Optimal & Effective Use of Site	Reduces outdoor park area 1	Reduces outdoor park area 2
Economic Viability	Fair	Fair
Cost Recovery Potential	Medium 3	Medium / Low 2
Prominent Frontage on Major Arterial	Lacks frontage on major arterial 3	Lacks frontage on major arterial 3
Proximity to Compatible Amenities	Potential competition w/ local fitness club 1	Potential competition w/ local fitness club 1
Partnership Potential	Medium / Low 2	Medium / Low 2
Stewardship of Funding	Fair	Fair
Site Development Cost (on-site / off-site improvements)	Frontage Improvements + \$4 million 1	Frontage Improvements + \$2 million 3
Challenging Site Conditions (soils / topography)	100' shoreline setback, medium liquefaction 1	100' shoreline setback, medium liquefaction 1
Land Acquisition (if applicable)	None 4	None 4
Project Development Cost	\$153 - \$187 million 1	\$56 - \$72 million 2
Value Added Design	Over-development of site 1	Over-development of site 1
Supports Diversity, Equity & Inclusion	Fair	Good
Balanced & Complementary Services to All	Emphasis on building vs. park 4	Emphasis on building vs park 4
Preserves & Enhances Outdoor Recreation Amenities	Removes 2.6 acres of park 1	Removes 2.1 acre of park 2
Provides Access to Variety of Transportation Modes	No mass transit connections 2	No mass transit connections 2
Regulatory Approval	Good	Good
Avoids Wetlands, Streams and Steep Slopes	Design concurrent with critical area review 3	Design concurrent with critical area review 3
No Lengthy Permit and Approval Process	Removal of historical building 2	Removal of historical building 2

Site Cost & Evaluation Conclusion

06

Cost Analysis	Houghton Park & Ride		North Kirkland Community Center & Park		
					
	Large Recreation & Aquatics	Medium Community Recreation & Aquatics	Large Recreation & Aquatics	Medium / Large Community Recreation & Aquatics	
	Site Cost	\$22 – 27 M	\$12 – 14 M	\$31 – 38 M	\$23 – 29 M
	Building Cost	\$59 - 72 M	\$25 - 31 M	\$59 - 72 M	\$40 - 49 M
	Parking Cost	In site cost	In site cost	\$23 - 28 M	\$15 - 18 M
	Total Construction Cost	\$81 – 99 M	\$37 – 45 M	\$113 – 138 M	\$78 – 96 M
	Soft Cost (30%)	\$24 – 30 M	\$11 – 14 M	\$34 – 42 M	\$23 – 28 M
Total Project Cost	\$105 – 129 M	\$48 – 59 M	\$147 – 180 M	\$101 – 124 M	


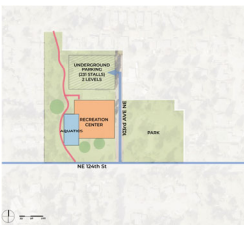
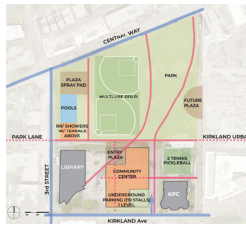




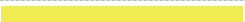










	Peter Kirk Community Center & Park		Juanita Beach Park		
					
	Large Recreation & Aquatics	Medium Community Recreation & Aquatics	Large Recreation & Aquatics	Medium Community Recreation & Aquatics	
	Site Cost	\$39 – 48 M	\$11 – 12 M	\$36 – 44 M	\$18 – 24 M
	Building Cost	\$59 - 72 M	\$25 - 31 M	\$59 - 72 M	\$25 - 31 M
	Parking Cost	\$23 - 28 M	\$7 - 9 M	\$23 - 28 M	In site cost
	Total Construction Cost	\$121 - 148 M	\$43 – 52 M	\$118 - 144 M	\$43 – 55 M
	Soft Cost (30%)	\$36 - 43 M	\$13 – 16 M	\$35 - 43 M	\$13 – 17 M
Total Project Cost	\$157 – 191 M	\$56 – 68 M	\$153 – 187 M	\$56 – 72 M	

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Site Evaluation	Houghton Park & Ride		North Kirkland Community Center & Park		
					
	Large Recreation & Aquatics	Medium Community Recreation & Aquatics	Large Recreation & Aquatics	Medium / Large Community Recreation & Aquatics	
	Development Capacity	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
	Economic Viability	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
Stewardship of Funding	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
Supports D.E.I.B.	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
Regulatory Approval	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
Max Score = 72	65	57	40	56	
	Peter Kirk Community Center & Park		Juanita Beach Park		
					
	Large Recreation & Aquatics	Medium Community Recreation & Aquatics	Large Recreation & Aquatics	Medium Community Recreation & Aquatics	
	Development Capacity	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
	Economic Viability	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
Stewardship of Funding	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
Supports D.E.I.B.	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
Regulatory Approval	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	
	51	66	40	45	



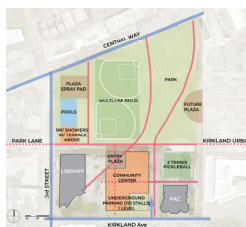















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Site Evaluation Conclusion

	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			

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What might this cost in a ballot measure?

	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			

Total Project Cost	\$105 – 129 Million	\$101 – 124 Million	\$56 – 68 Million
Estimated Cost per \$1,000 Assessed Value*	\$0.2657	\$0.2554	\$0.1401
Annual Cost to Median Kirkland Homeowner	\$233.85	\$224.79	\$123.29

*Estimates for higher end number of range (bold number)
2022 Median Home Value in Kirkland: \$880,000

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Clarifying Questions

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Discussion process: 15 min for each recommendation

1 - Initial poll: thumbs up (yes), middle (unsure) or down (nope) for the option



2 - Then several options for participation:

- o Raise hand to speak
- o Send a public chat to everyone
- o Direct chat to Pat
- o +1 in the chat box to agree with something that has been said: write "+1 for (the item)"

3 - Another poll for this option



4 - Repeat two more times for the other recommendations

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Houghton Park & Ride
Large Recreation & Aquatics

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

- 4 Excellent
- 3 Good
- 2 Fair
- 1 Poor

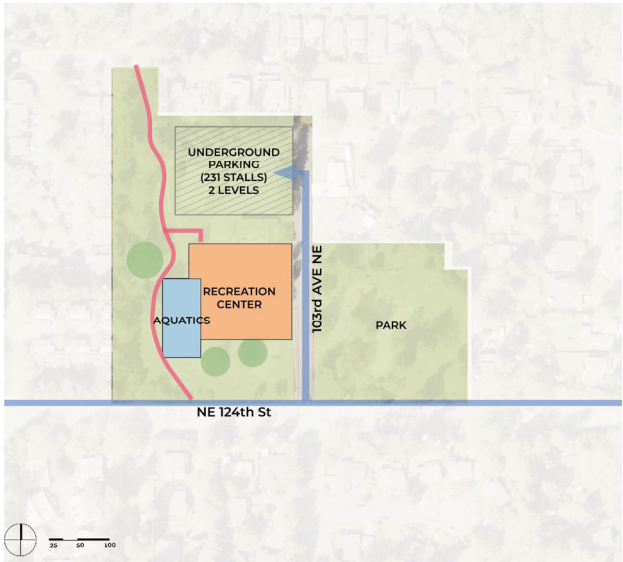


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North Kirkland Community Center & Park
Medium / Large Community Recreation & Aquatics

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

- 4 Excellent
- 3 Good
- 2 Fair
- 1 Poor

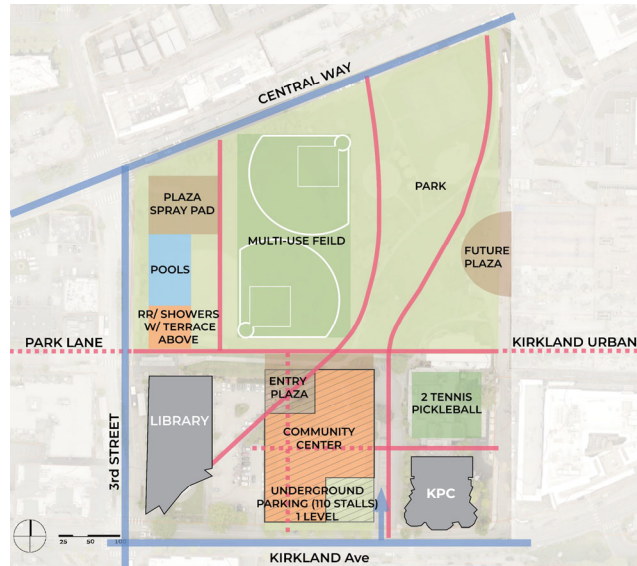


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Peter Kirk Community Center & Park

Medium Community Recreation & Aquatics

Development Capacity	<div></div>
Economic Viability	<div></div>
Stewardship of Funding	<div></div>
Supports D.E.I.B.	<div></div>
Regulatory Approval	<div></div>



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