



Kirkland Recreation & Aquatics Centers Feasibility Study

PFEC Meeting
October 27, 2022

opsis



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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

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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



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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

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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

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Aquatics and Indoor Recreation Needs Analysis

Potential Sites – 4

YMCA – 3

Municipal – 5

Private – 16

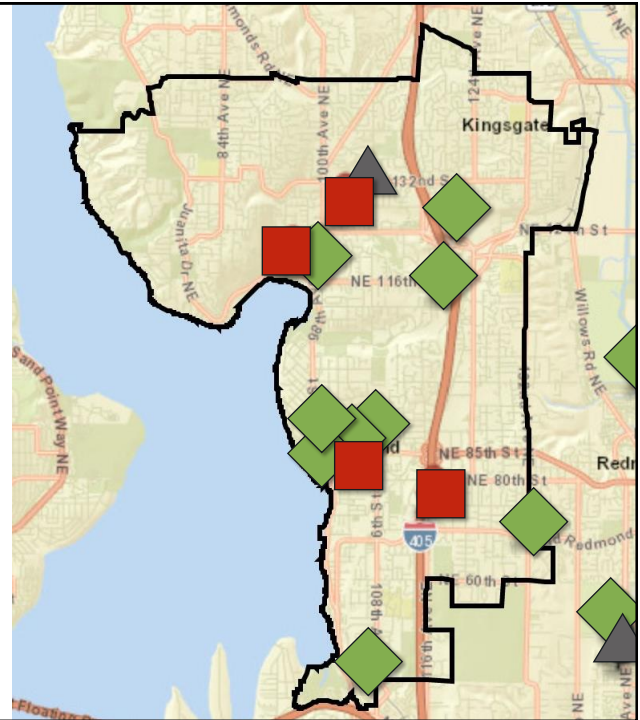
Mostly Boutique

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

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Community Spaces



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Recreation Spaces



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Recreation Spaces



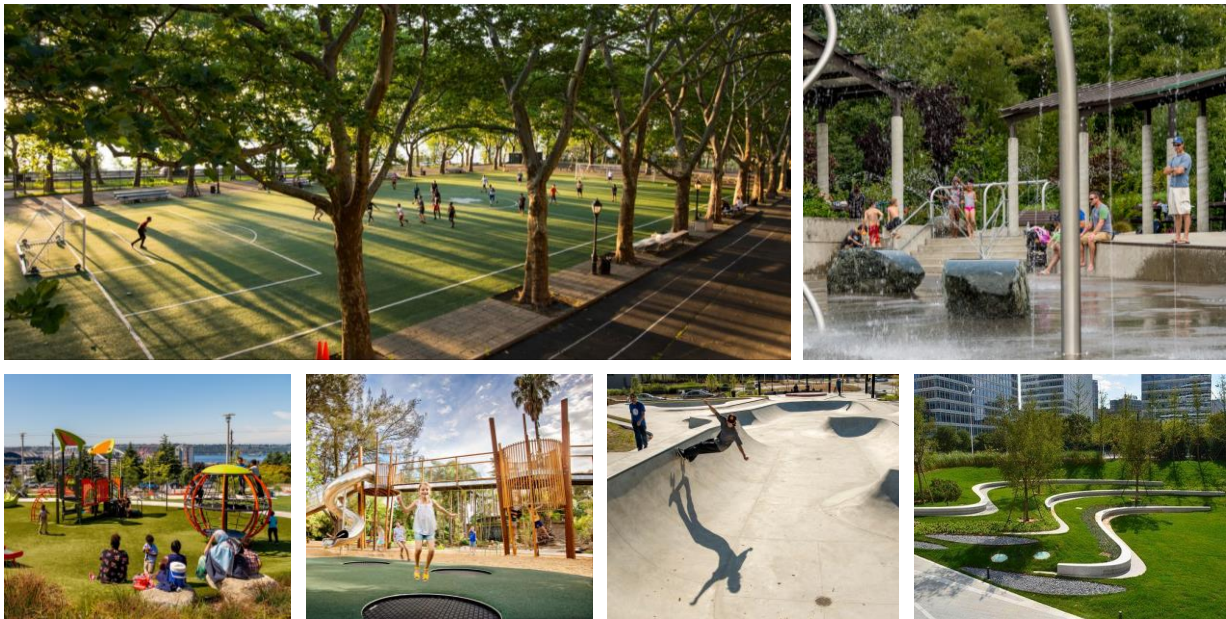
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Aquatic Spaces



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Park Spaces



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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

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Site Evaluation Criteria

Development Capacity

Economic Viability

Stewardship of Funding

Supports Diversity, Equity, Inclusion & Belonging

Regulatory Approval

Potential Community Support

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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

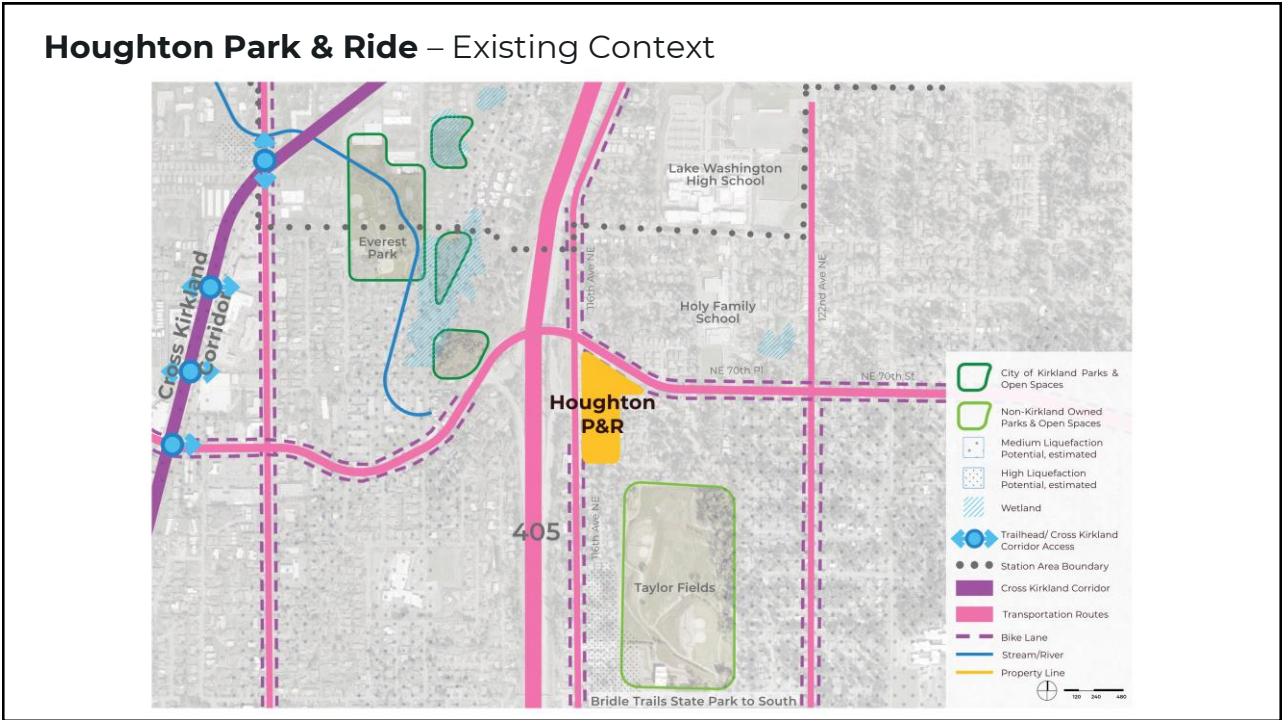
- PFEC's input tonight will be very beneficial related to this criteria

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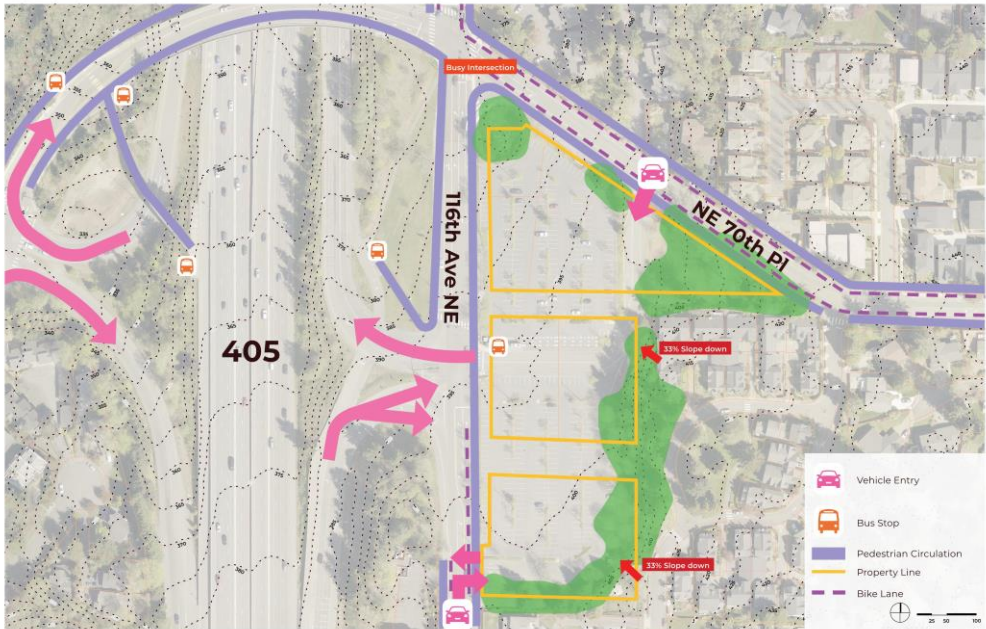
Site Analysis / Test Fit
Diagrams & Evaluation

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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)



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Houghton Park & Ride

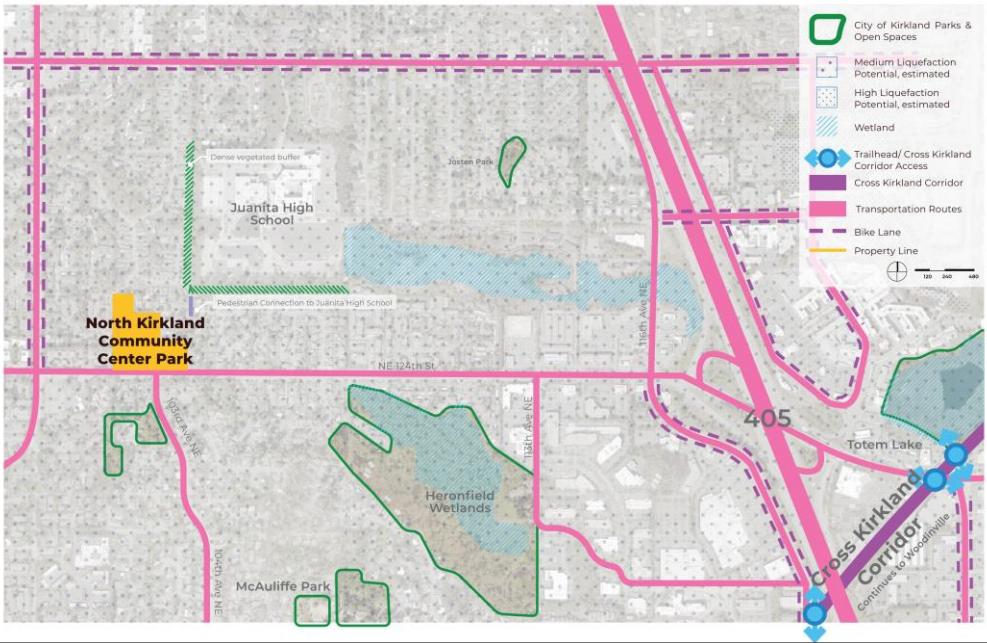
Site evaluation criteria is rated on a scale of 1-4

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

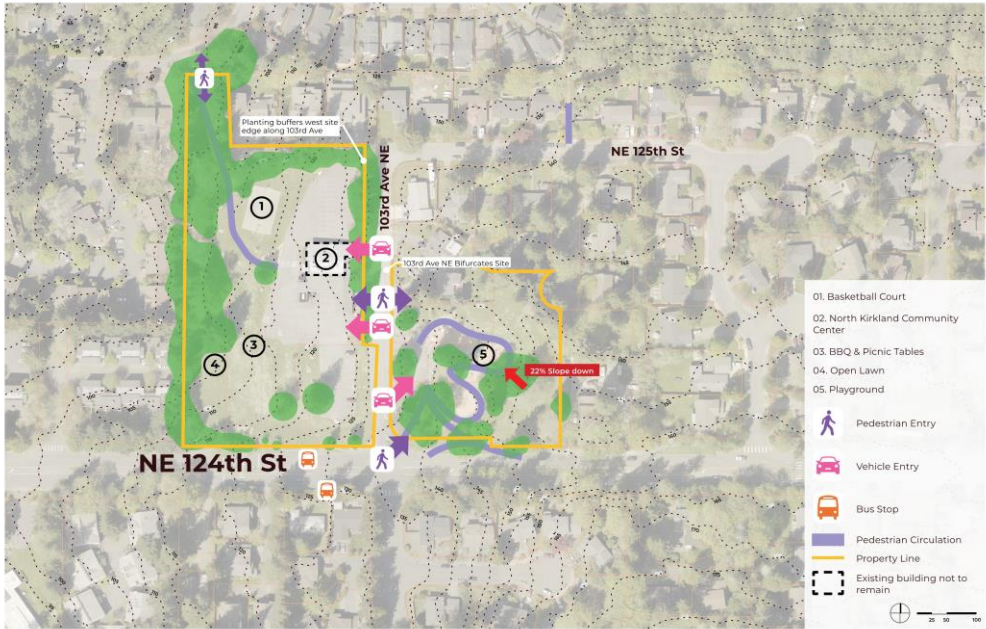


	Large Recreation & Aquatics		Medium Community Recreation	
Development Capacity	Excellent		Excellent	
	105,000 sf in 2 levels	4	45,000 sf in 2 levels	4
	349 surface parking stalls	4	154 surface parking stalls	4
	Indoor recreation focused	4	Provides new park area	4
	Suited for destination recreation facility	4	Underdeveloped site for location	1
Economic Viability	Excellent		Good	
	High	4	Medium / High	3
	Transportation hub	4	Transportation hub	4
	Proximity to I-405	3	Proximity to I-405	3
	Medium / High	3	Medium	2
Stewardship of Funding	Excellent		Good	
	Frontage Improvements + \$1 million	4	Frontage Improvements + \$1 million	4
	Minimal slope, soldier piles	4	Minimal Slope, soldier piles	4
	TBD	1	TBD	1
	\$105 - \$129 million	3	\$48 - \$59 million	3
Supports Diversity, Equity & Inclusion	Excellent		Excellent	
	Site suited for destination recreation	4	Remote site for community programs	2
	Potential for limited outdoor activities	3	Provides outdoor park space	4
	Multi-modal access	4	Multi-modal access	4
	Multi-modal access	4	Multi-modal access	4
Regulatory Approval	Excellent		Excellent	
	No critical areas	4	No critical areas	4
	Zoning Change, SEPA and Parking Review	4	Zoning Change, SEPA and Parking Review	4

North Kirkland Community Center & Park – Existing Context



North Kirkland Community Center & Park – Existing Conditions

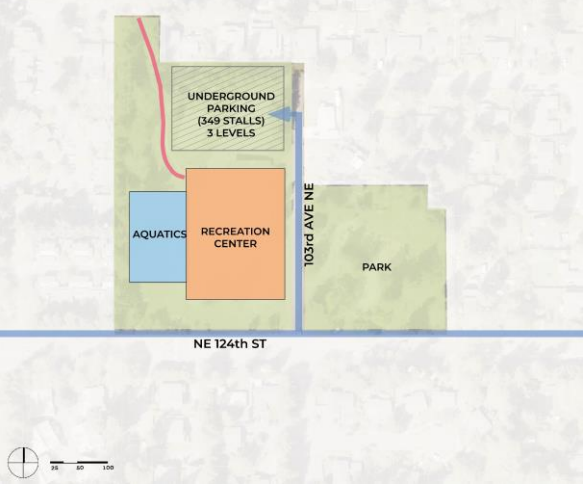


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North Kirkland Community Center & Park – Layout Options

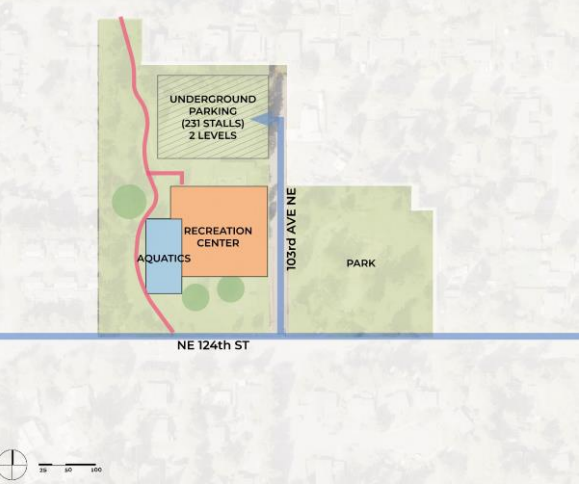
Large Recreation & Aquatics

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

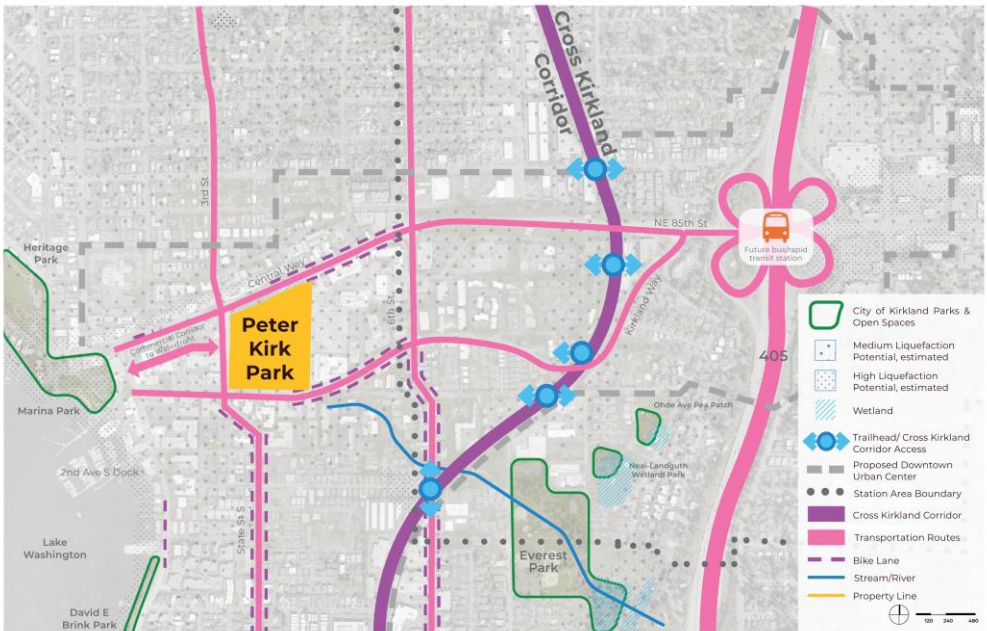


Large Recreation & Aquatics

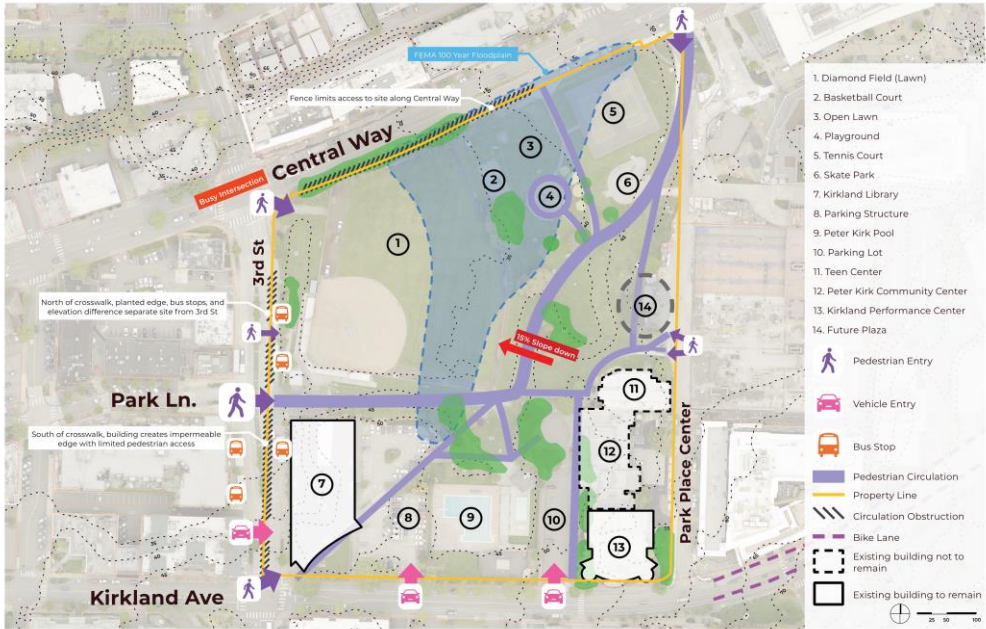
Medium/Large Community Recreation & Aquatics

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
Fair	349 parking stalls (3 levels)	1	231 parking stalls (2 levels)	2
	Over scale for site	1	Woven into park context	3
Fair	Eliminates park trail and landmark trees	1	Maintains park trail and landmark trees	3
	Medium	2	Medium / High	3
Fair	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
Fair	Low	1	Low / Medium	2
	Frontage Improvements + \$4 million	1	Frontage Improvements + \$2million	3
Fair	Site slope 7.5%, liquefaction-medium	2	Site slope 7.5%, liquefaction-medium	2
	None	4	None	4
Fair	\$147 - \$180 million	1	\$101 - \$124 million	3
	Over-development of site	2	Appropriate scale and use of site	4
Fair	Recreation focused	3	Community and recreation focus	4
	Removes 2.6 acres of park	1	Removes 1.6 acres of park	2
Fair	Multi-modal / Potential Traffic Impact	4	Multi-modal access	4
	Good		Excellent	
Good	No critical areas; potential geological impacts	3	No critical areas; potential geological impacts	3
	SEPA and Parking Review	4	SEPA and Parking Review	4

Peter Kirk Community Center & Park – Existing Context



Peter Kirk Community Center & Park – Existing Conditions

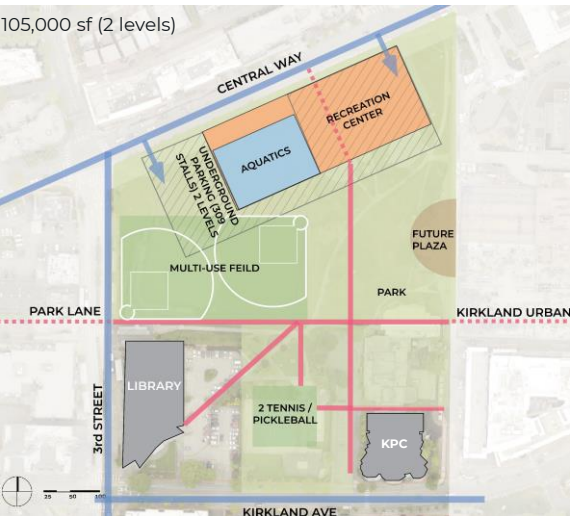


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Peter Kirk Community Center & Park – Layout Options

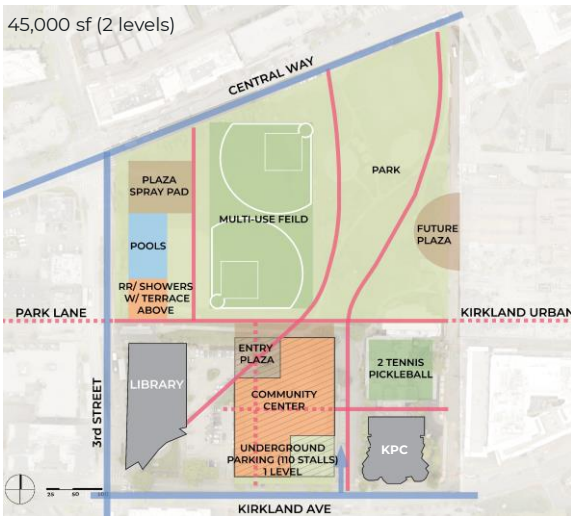
Large Recreation & Aquatics

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

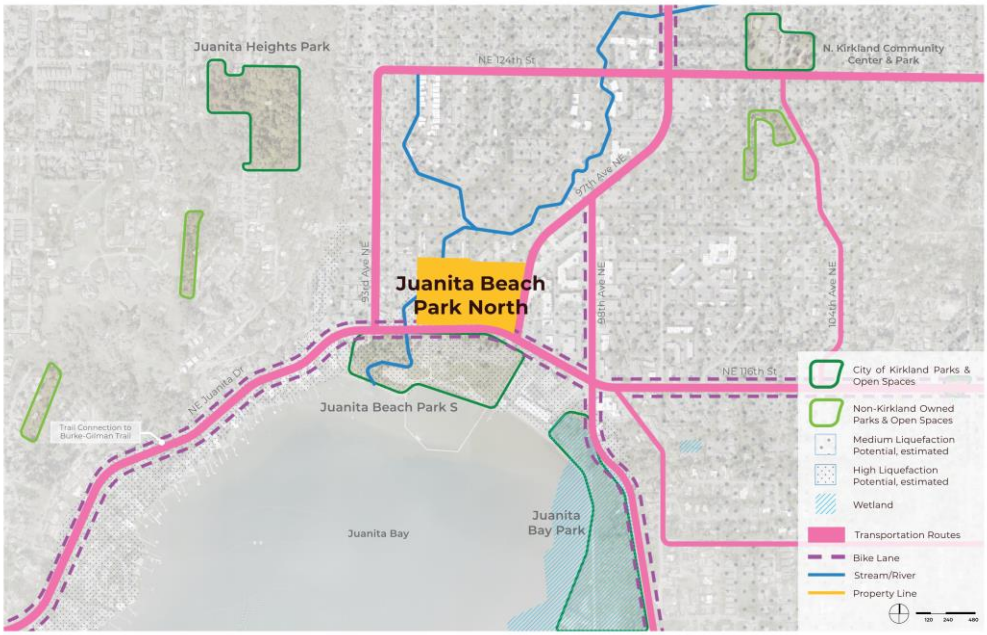


Large Recreation & Aquatics

Medium Community Recreation & Aquatics

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

Juanita Beach Park – Existing Context



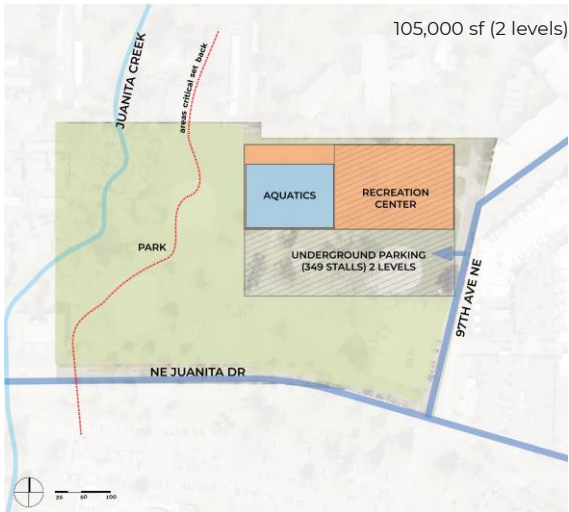
Juanita Beach Park – Existing Conditions



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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	Accommodates Space Program Needs	45,000 sf in 2 levels 4
	Accommodates Parking Requirements	349 parking stalls (2 levels) 4	Accommodates Parking Requirements	154 surface parking stalls 4
	Enhances Park Amenities & Experience	Limits park redevelopment / amenities 2	Enhances Park Amenities & Experience	Limits park redevelopment / amenities 3
	Optimal & Effective Use of Site	Reduces outdoor park area 1	Optimal & Effective Use of Site	Reduces outdoor park area 2
Economic Viability	Fair		Fair	
	Cost Recovery Potential	Medium 3	Cost Recovery Potential	Medium / Low 2
	Prominent Frontage on Major Arterial	Lacks frontage on major arterial 3	Prominent Frontage on Major Arterial	Lacks frontage on major arterial 3
	Proximity to Compatible Amenities	Potential competition w/ local fitness club 1	Proximity to Compatible Amenities	Potential competition w/ local fitness club 1
	Partnership Potential	Medium / Low 2	Partnership Potential	Medium / Low 2
Stewardship of Funding	Fair		Fair	
	Site Development Cost (on-site / off-site improvements)	Frontage Improvements + \$4 million 1	Site Development Cost (on-site / off-site improvements)	Frontage Improvements + \$2 million 3
	Challenging Site Conditions (soils / topography)	100' shoreline setback, medium liquefaction 1	Challenging Site Conditions (soils / topography)	100' shoreline setback, medium liquefaction 1
	Land Acquisition (if applicable)	None 4	Land Acquisition (if applicable)	None 4
	Project Development Cost	\$153 - \$187 million 1	Project Development Cost	\$56 - \$72 million 2
Supports Diversity, Equity & Inclusion	Fair		Good	
	Balanced & Complementary Services to All	Emphasis on building vs. park 4	Balanced & Complementary Services to All	Emphasis on building vs park 4
	Preserves & Enhances Outdoor Recreation Amenities	Removes 2.6 acres of park 1	Preserves & Enhances Outdoor Recreation Amenities	Removes 21 acre of park 2
	Provides Access to Variety of Transportation Modes	No mass transit connections 2	Provides Access to Variety of Transportation Modes	No mass transit connections 2
Regulatory Approval	Good		Good	
	Avoids Wetlands, Streams and Steep Slopes	Design concurrent with critical area review 3	Avoids Wetlands, Streams and Steep Slopes	Design concurrent with critical area review 3
	No Lengthy Permit and Approval Process	Removal of historical building 2	No Lengthy Permit and Approval Process	Removal of historical building 2









Site Cost & Evaluation Conclusion

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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	


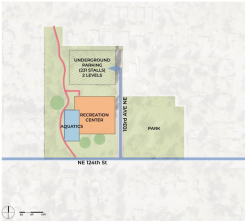
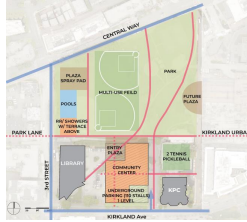
	Peter Kirk Community Center & Park		Juanita Beach Park		
					
	Large Recreation & Aquatics	Medium Community Recreation & Aquatics	Large Recreation & Aquatics	Medium Community Recreation & Aquatics	
	Site Cost	\$39 – 48 M	\$11 – 12 M	\$36 – 44 M	\$18 – 24 M
	Building Cost	\$59 - 72 M	\$25 - 31 M	\$59 - 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	


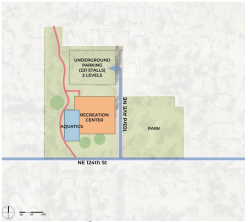
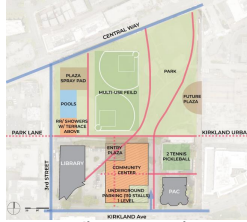
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Site Evaluation Conclusion

	Houghton Park & Ride	North Kirkland Community Center & Park	Peter Kirk Community Center & Park
			
	Large Recreation & Aquatics	Medium / Large Community Recreation & Aquatics	Medium Community Recreation & Aquatics
Development Capacity	<div></div>	<div></div>	<div></div>
Economic Viability	<div></div>	<div></div>	<div></div>
Stewardship of Funding	<div></div>	<div></div>	<div></div>
Supports D.E.I.B.	<div></div>	<div></div>	<div></div>
Regulatory Approval	<div></div>	<div></div>	<div></div>

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What might this cost in a ballot measure?

	Houghton Park & Ride	North Kirkland Community Center & Park	Peter Kirk Community Center & Park
			
	Large Recreation & Aquatics	Medium / Large Community Recreation & Aquatics	Medium Community Recreation & Aquatics
Development Capacity	<div></div>	<div></div>	<div></div>
Economic Viability	<div></div>	<div></div>	<div></div>
Stewardship of Funding	<div></div>	<div></div>	<div></div>
Supports D.E.I.B.	<div></div>	<div></div>	<div></div>
Regulatory Approval	<div></div>	<div></div>	<div></div>

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:

- Raise hand to speak
- Send a public chat to everyone
- Direct chat to Pat
- +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	<div></div>
Economic Viability	<div></div>
Stewardship of Funding	<div></div>
Supports D.E.I.B.	<div></div>
Regulatory Approval	<div></div>

4	Excellent
3	Good
2	Fair
1	Poor



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North Kirkland Community Center & Park

Medium / Large 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>

4	Excellent
3	Good
2	Fair
1	Poor



54

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>

- 4

Excellent
- 3

Good
- 2

Fair
- 1

Poor

