



Memorandum

Date: 10/22/2020  
Meeting of: City Council Special Meeting

File No. AM No. 20-A494  
Type: Unfinished Business

TO: Members of the City Council  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

|              |              |              |
|--------------|--------------|--------------|
| Parks        | Carrie Hite  | 425-556-2326 |
| Finance      | Malisa Files | 425-556-2166 |
| Public Works | Dave Juarez  | 425-5562733  |

DEPARTMENT STAFF:

|              |                 |   |
|--------------|-----------------|---|
| Parks        | Dave Tuchek     | Deputy Parks and Recreation Director    |
| Public Works | Eric Dawson     | Senior Engineer                         |
| Executive    | Jill Smith      | Communications and Marketing Supervisor |
| Parks        | Bethany Kennedy | Customer Experience Manager             |

TITLE:  
Redmond Senior and Community Center Decision

OVERVIEW STATEMENT:

The City Council is requested to provide direction on the construction of the Redmond Senior and Community Center. There is an active motion on the floor that was postponed from the September 15, 2020 City Council Business meeting. The motion made by Councilmember Carson and seconded by Councilmember Kritzer is as follows: Authorize the Mayor and staff to move forward on the construction of a community building on the existing site of the Redmond Senior Center in the size of approximately 42,000 square feet with optional expansion capabilities with costs not to exceed \$46.7M and with the funding mechanism of capital improvement program funds and councilmanic bonds. Attached to the packet is an updated Question and Answer Matrix with all the questions from the City Council from December 2019-October 2020 regarding the Redmond Senior and Community Center.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information
- Provide Direction
- Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**  
Envision Redmond Senior Center Building Stakeholders Report March 2020, Redmond Community Strategic Plan, *2017 Community Priorities for the Future of Redmond's Community Centers Report*, Redmond Comprehensive Plan, Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan, Redmond Facilities Strategic Management Plan, 2017-2022 Redmond Capital Investment Program (CIP). Redmond Zoning Code 21.10.070B
- **Required:**  
City Comprehensive Plan: FW-23, CC-12, PR-19, PR-35, PR-36, PR-37, PR-38, UC-19, UC-20, DT-12, and DT-15, Redmond Zoning Code-RZC 21.10.070B
- **Council Request:**  
City Council Business Meeting 12/3/2019
- **Other Key Facts:**  
The community has voiced the sense of urgency for this project. The longer the City waits to make a decision, the more costly the project will be due to the variable bid climate, low bonding rates, and escalation of building costs.

**OUTCOMES:**

The City of Redmond's Senior Center closed in September 2019 due to extensive water damage to the exterior walls and structural elements of the facility. The results of the assessment and closure of the Senior Center prompted the City to engage with residents to re-envision the building space and programs, and to listen to the community interest for the Senior Center in the future. The goal of any redevelopment project would be to have a facility open to the public in three years or less.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
01/09/20-Stakeholder Conference Call  
01/15/2020-Public Meeting Facilitated by EnvirolIssues and Patano  
01/16/2020-Lunch Briefing with Seniors  
01/23/2020-Public Meeting Facilitated by EnvirolIssues and Patano  
02/06/2020-RYPAC-Senior Center Discussion  
02/10/2020-Community Centers Open House-Facilitated by Patano  
02/24/2020-Stakeholder Meeting #1-Facilitated by EnvirolIssues  
03/05/2020-Stakeholder Meeting #2-Facilitated by EnvirolIssues
- **Outreach Methods and Results:**  
Outreach Methods-public meetings, email, city newsletters, city website, lunch briefings with seniors, postcard mailers, social media posts, press releases, online surveys, comment cards Results-gathered by online surveys, paper surveys, and comment cards
- **Feedback Summary:**  
Build a larger facility than what exists today at the Senior Center, with the understanding that Redmond's existing recreation spaces are already underserving its senior population, as well as other demographic groups. Future growth is expected and needs to be addressed by considering future demand and trends that keep our community healthy, active, and connected across neighborhoods, ages and cultures. *Please see Attachment A-Stakeholder Group Summary: Envisioning the Future of the Senior Center.*

**BUDGET IMPACT:**

Total Cost:  
\$46.7 M

Approved in current biennial budget:  Yes  No  N/A

Budget Offer Number:  
CIP Budget Plan

Budget Priority:  
Infrastructure, Healthy and Sustainable, Vibrant and Connected

Other budget impacts or additional costs:  Yes  No  N/A

**If yes, explain:**

The City has \$15M currently set aside in the CIP. It was to fund improvements prior to the building being closed due to safety concerns. An additional \$31.7M would be needed to accomplish the recommendation of the Recreation Stakeholders and the feedback from the public.

**Funding source(s):**  
CIP \$15M, request direct appropriation from State Legislature \$5M, possible partnerships, and Councilmanic bonds. Models of community investment (solar panels) are also being discussed.

**Budget/Funding Constraints:**  
In the 2020 CIP, there is currently \$15M set aside for renovation of the Senior Center. Staff has prioritized this project in the 2021-2026 CIP and continued to identify the original \$15M set aside for this project in the draft CIP. Additionally, the draft CIP also factors in debt service after the construction to pay for the remainder of the construction. The City will be seeking a state appropriation for this project.

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

| Date      | Meeting  | Requested Action    |
|-----------|--|---------------------|
| 12/3/2019 | Business Meeting                                   | Receive Information |
| 2/11/2020 | Study Session                                      | Receive Information |
| 3/3/2020  | Committee of the Whole - Parks and Human Services  | Receive Information |
| 6/2/2020  | Committee of the Whole - Parks and Human Services  | Receive Information |
| 6/23/2020 | Study Session                                      | Receive Information |
| 7/1/2020  | Committee of the Whole - Parks and Human Services  | Receive Information |
| 7/28/2020 | Study Session                                      | Receive Information |
| 8/11/2020 | Committee of the Whole - Parks and Human Services  | Receive Information |
| 8/18/2020 | Committee of the Whole - Planning and Public Works | Provide Direction   |
| 9/1/2020  | Committee of the Whole - Parks and Human Services  | Provide Direction   |
| 9/15/2020 | Business Meeting                                   | Approve             |

|           |   |                   |
|-----------|---|-------------------|
| 10/6/2020 | Committee of the Whole - Parks and Human Services | Provide Direction |
|-----------|---|-------------------|

**Proposed Upcoming Contact(s)**

| Date | Meeting                    | Requested Action |
|------|----------------------------|------------------|
|      | None proposed at this time | N/A              |

**Time Constraints:**

Seasonal considerations, variable bid climate, low bonding rates, and escalation of building costs will factor into the time constraints. Waiting will make the project more costly.

**ANTICIPATED RESULT IF NOT APPROVED:**

One option is for the City of Redmond to replace the senior center with the current footprint and square footage. This is not in compliance with the Redmond’s Community Centers Study, the Recreation Stakeholders recommendation, the Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan, and the Redmond Comprehensive Plan as it will not provide for the expected growth of the community and the zoning requires a minimum of a two-story building.

**ATTACHMENTS:**

- Attachment A - Additional Background Information
- Attachment B - PowerPoint presentation for October 6, 2020 PHS meeting.
- Attachment C - Envision Redmond Senior Center Building Stakeholders Report, 2020
- Attachment D - Envision Redmond Senior Center Stakeholder PowerPoint presentation from July 28, 2020.
- Attachment E - **Council Question and Answer Matrix, December 2019-October 2020**
- Attachment F - PDF: Community Priorities for the Future of Redmond's Community Centers-2017
- Attachment G - Redmond Recreation Building Master Plan 2014

Webpage: Envision the Future of The Redmond Senior Center Building