

Old Fire House Teen Center Facility Recommendation Stakeholder Group

Final Report

Oct. 30, 2025



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Executive Summary

Teen programs and services in the City of Redmond were housed at the Old Fire House Teen Center from 1992 until March 2025. After an updated facility condition assessment was completed in 2024, the City relocated teen programming in order to avoid the risk of sudden building failure that would interrupt operations. Further condition assessments by consultants in 2025 revealed significant concerns, the most urgent of which was the building's deteriorating roof, structural deficiencies, and water intrusion throughout the facility. A decision on the building's future is needed quickly, before the facility's declining condition necessitated reactive decision-making.

In September 2025, the City convened a Stakeholder Group to inform the decision on the future of the Old Fire House Teen Center facility. The Stakeholder Group enabled a diverse group of people to be engaged with focused discussions, and individually and collectively provide insight, input, values, and feedback on the community's needs and experiences related to the future of the Old Fire House Teen Center. The Stakeholder Group was a selected group of diverse Redmond community members chosen from the community and existing City advisory groups, including teens, parents, service providers, commission representatives, Old Fire House alumni, City staff, and others.

Meeting Schedule

The Stakeholder Group met six times between Sept. 10 and Oct. 29, 2025. The group discussed the following topics at each meeting:

- **Sept. 10:** Role of the Stakeholder Group and introduction to the process and background.
- **Sept. 17:** Recommendation factors scoring and presentations on OFH facility and City planning.
- **Oct. 1:** Review recommendation factor scores, discuss feedback heard at community focus group meetings, and discuss options and factors.
- **Oct. 8:** Review option scores, identify areas of agreement around options.
- **Oct. 22:** Review updated option rating results, describe vision for a successful teen center, and revise draft recommendation.
- **Oct. 29:** Confirm group recommendation and thank the Stakeholder Group for their contributions.

Additional meeting details are included in the [Stakeholder Group activities](#) section and in meeting summaries (Appendix B).

City Council Teen Center Subcommittee

This subcommittee of the Redmond City Council reviewed the Stakeholder Group member composition, observed Stakeholder Group and focus group meetings, met with Parks and City leadership to provide input on the process, and provided feedback to the full Council.

Members:

- Vanessa Kritzer, Council President
- Angie Nuevacamina, Councilmember, Parks and Environmental Sustainability Committee of the Whole Chair
- Steve Fields, Councilmember

Community engagement

Focus Groups

The Stakeholder Group process was supplemented by community engagement through two focus group meetings open to the public. Key audiences were current teen drop-in users, teen music program participants, parents and caregivers, service providers, OFH alumni, and future teens. At focus groups, the community learned about outcomes of the Stakeholder Group process to date and submitted feedback that the group considered in their discussions. Feedback heard was shared with the Stakeholder Group to inform their recommendation to City Council. Staff briefed City Council on these meetings and additional details are in the focus group Summary (Appendix C).

Ongoing Community Input Opportunity

Along with feedback collected at these engagement events, members of the community could also submit input to the City directly via an online comment form on the City's website.

Recommendation

On Oct. 29, the Old Fire House Facility Recommendation Stakeholder Group recommended the City of Redmond **rebuild the Teen Center at its current location**.

The group's second choice is to renovate the existing building at its current location. Rebuilding at a new location is the least preferred option.

A minority of the Stakeholder Group (4 of 23 members) recommended renovating the existing Teen Center as their top choice.

The final recommendation was based on the Stakeholder Group's work in September and October 2025, including discussion of community feedback received through focus groups.

Next steps

Following the completion of the Stakeholder Group's process, the City's next steps are to:

- Submit the Stakeholder Group's recommendation to the City Council for consideration in advance of their decision.
- Begin planning the next phase of engagement to support implementation of the Council's decision.

Introduction

Teen programs in the City of Redmond were housed at the Old Fire House Teen Center from 1992 until March 2025. After an updated facility condition assessment was completed in 2024, the City relocated teen programming in order to avoid the risk of sudden building failure that would interrupt operations.

City leadership made an operational decision to relocate teen programming to the Redmond Community Center at Marymoor Village (RCCMV) and other city facilities to allow the City to conduct more in-depth condition assessments, determine next steps for the building, and move programming prior to a building failure. Further condition assessments by consultants in 2025 revealed significant concerns, the most urgent of which was the building's deteriorating roof, structural deficiencies, and water intrusion throughout the facility. A decision on the building's future is needed quickly, before the facility's declining condition necessitates reactive decision making.

Initially the City considered two options:

1. **Renovate** the current building structure, OR
2. **Investigate rebuilding** the structure, location to be determined by follow up engagement.

During the course of the Stakeholder Group engagement process, the second option was specified into two options: investigate a rebuild on the current location or investigate a rebuild with the location determined by future engagement. After considering a recommendation shaped through robust engagement with the Stakeholder Group, the Redmond City Council will decide on the building's future by the end of 2025.

Purpose of report

The purpose of this report is to document the work and summarize the recommendation of the Stakeholder Group convened by the City of Redmond to explore community preferences, priorities, and concerns, and to make a recommendation to the City Council regarding the future of the Old Fire House Teen Center facility.

Background

Teen Services in Redmond, Past and Present

Teen services in Redmond began in the 1990s with the goal of engaging teenagers who were not finding the support they needed from their schools, families, and other community institutions. While initially based around providing teens with spaces for music and performance, offerings quickly evolved to include community dinners and social services in partnership with local community-based organizations.

Currently, Redmond provides teen-specific programming that includes arts, music, leadership, community service, and adaptive recreation. There are also teen-specific opportunities to socialize, study, and receive mental and behavioral health services. An emphasis on teen-driven peer-to-peer programming has remained a consistent part of teen services in Redmond.

Teen programs that were located at the Old Fire House Teen Center have transitioned to the RCCMV and other city facilities. This proactive relocation allowed the City to ensure continuous teen services while engaging the community and exploring options for the building's future.

Old Fire House Teen Center Facility

The City completed a comprehensive, citywide Facilities Condition Assessment in 2013 that documented detailed information about the condition of all facilities in the city's portfolio. Additionally, a Hazardous Materials Study (also known as a Good Faith Study) was conducted in 2014. Since then, City staff have invested significant time and resources in keeping it safe and habitable. In 2024, an additional Facilities Condition Assessment was completed that provided up-to-date information about the building's condition. This assessment offered an updated picture of the long-term challenges the facility faces and clarified the need for a decision to be made about an investment in the facility for the current and future generations of Redmond residents.

The City has maintained the building throughout its 72-year history, including a significant renovation in 2000. The 2024 Facility Condition Assessment notes that the condition index has only lowered slightly since the previous assessment due to the diligent care provided by the City. However, buildings of this age inevitably develop issues that go beyond routine maintenance and require significant investments.

Many of the current challenges stem from original construction methods and materials that were standard in the 1950s but are now known to be problematic. The presence of hazardous materials throughout the building (common in buildings of this era) makes even simple repairs complex and expensive, as any work that might disturb these materials requires abatement and remediation. The City has continuously invested in keeping the building safe and operational but has reached a point where the efforts and cost of ongoing maintenance have become challenging to sustain.

The Facility Condition Assessment identified numerous significant issues, including:

- Structural issues (particularly in the hose tower)
- Hazardous materials (including asbestos and lead-based paints)
- Failing roof with leaks, failing flashings, and pooling
- Original windows and building envelope which allow for air and water infiltration
- Lack of centralized HVAC system (cooling limited to recording studio)
- Electrical, fire, and mechanical systems are obsolete and do not meet current code
- Plumbing systems with slow drainage and failing waste pipes
- Does not meet ADA standards

Timeline

- **Early 2025:** The City began planning for the future of teen services in Redmond through a comprehensive Teen Services Engagement process to understand what teens need, where they need services, and how the City can best serve them.
- **March 2025:** Teen programs relocated from the Old Fire House Teen Center to the Redmond Community Center at Marymoor Village.
- **March – June 2025:** The Teen Services Engagement project continued, gathering input from over 300 community members—including teens, families, and service providers—through 26

workshops, community meetings, and an online questionnaire. City Council heard the findings of the 2024 Facility Conditional Assessment at their April 22, 2025, meeting.

- **July 2025:** Additional facility condition assessments were completed. These findings were presented at the Council Study Session on July 22, 2025.
- **September 2025:** The Teen Services Engagement findings were presented to City Council on September 9, 2025. The report provides crucial input about what teens need and value in their programming and spaces.
- **September - October 2025:** Stakeholder Group is convened, and community focus group meetings take place.
- **November 2025:** Stakeholder Group recommendation and final report are presented to City Council to guide decision on the future of the Old Fire House facility.
- **Following Council decision:** Additional community engagement will guide next phase decisions.

About the Stakeholder Group

Purpose

The purpose of the Stakeholder Group was to inform City Council's decision on the future of the Old Fire House Teen Center facility. The Stakeholder Group enabled a diverse group of people to be engaged with focused discussions, and individually and collectively provide insight, input, values, and feedback on the community's needs and experiences related to the future of the Old Fire House Teen Center. Stakeholder Group members also served as conduits for information to help ensure that community issues, concerns, and needs were raised during meetings.

Throughout the engagement process, the Stakeholder Group:

- Developed an understanding of the background and history of the Old Fire House Teen Center, the facility condition assessment findings, details about each option for recommendation, and findings from recent teen engagement.
- Reported feedback they heard from others in their community and shared progress updates with the communities they represented.
- As community representatives, provided advice on ways to address community concerns.
- Participated in community focus group meetings to increase understanding of concerns and values.
- Worked collaboratively and constructively to help consider community values.
- Engaged in a focused process to evaluate recommendation options.
- Determined a final facility recommendation for the City's consideration.

The group's purpose, process, and guidelines are documented in its Charter (Appendix A).

Membership

The Stakeholder Group was a selected group of diverse Redmond community members chosen from the community and existing City advisory groups, including teens, parents, service providers, commission representatives, and others. The list of Stakeholder Group members was developed by

City staff and leadership with review and input from the City Council Teen Center Subcommittee. Table 1 for members, including which interests each member represented and their specific organization or affiliation.

TABLE 1 – STAKEHOLDER GROUP MEMBERS

Name	Community Affiliation
Alana O'Neill Gaulin	Teen Services Librarian – Redmond Library – King County Library System
Cameron Boher	Redmond Staff (Teen Services), Community Member, and former Teen Music Program Participant
Cari Scotkin	Redmond Arts & Culture Commission
Caroline Chapman	Former Redmond Teen and Former Redmond Parks Staff Member
David Cline	Community Member and Parent of Former Teens
Freya Reiger	Current Teen and Redmond Youth Partnership Advisory Committee
Jeff Lee	Teen Service Provider – Bach to Rock
Jodi Peña	Parks, Trails, & Recreation Commission
John Crosley	Senior Advisory Committee
Kate Becker	Founder of OFH Teen Services and Vera project co-founder
Kathy O'Keefe	Redmond Arts & Culture Commission and parent of past OFH drop-in participant
Kristie Neklason	Teen Service Provider – Youth Eastside Services
Kristina Wayland	Parks, Trails & Recreation Commission
Mark Peterson	Redmond Staff (Facilities)
Pat Vache	Senior Advisory Committee
Rob Leavitt	Community Member and Parent of Former OFH Teens
Tanvi Kulkarni	Current Teen and Redmond Youth Partnership Advisory Committee
Teen	Current Teen and Redmond Library Teen Advisory Board
Teen	Current Teen and Redmond Library Teen Advisory Board
Teen	Current Teen and Past OFH drop-in participant
Teen	Current Teen and Past OFH drop-in participant
Teen	Current Teen and Past OFH drop-in participant
Teen	Current Teen and Past OFH drop-in participant

The names of some teen group members are not listed for privacy.

City Council and community engagement



City Council Teen Center Subcommittee

This subcommittee of the Redmond City Council reviewed the Stakeholder Group member composition, observed meetings, and provided feedback to the full Council.

Members:

- **Vanessa Kritzer**, Council President
- **Angie Nuevacamina**, Councilmember, Parks and Environmental Sustainability Committee of the Whole Chair
- **Steve Fields**, Councilmember

Focus Groups

The Stakeholder Group process was supplemented by community engagement through two focus group meetings open to the public. Key audiences were current teen drop-in users, teen music program participants, parents and caregivers, service providers, OFH alumni, and future teens.

Outreach efforts to attract attendees to these meetings were conducted through Parks and City social media, email newsletters, and print materials, as well as direct outreach to key audiences, including teen drop-in users, teen music participants, parents and caregivers, teen leaders, service providers, and Old Fire House alumni. The two meetings were held on Monday, Sept. 22, in person at the Redmond Senior & Community Center and on Wednesday, Sept. 24, in person and online at the Redmond Community Center at Marymoor Village.

During the focus group meetings, the community learned about outcomes of the Stakeholder Group process to date and submitted feedback that the group considered in their discussions. Feedback heard was shared with the Stakeholder Group to inform their recommendation to City Council.

Ongoing Community Input Opportunity

All community members could leave their comments about the future of the OFH building at www.redmond.gov/OFHcomments.

Stakeholder Group activities

Meeting schedule

The Stakeholder Group met six times from September to October 2025 (Table 2). To reference group meeting materials, presentations, and summaries, see Appendix B.

TABLE 2 – STAKEHOLDER GROUP MEETING SCHEDULE AND TOPICS

Date	Purpose
Sept. 10, 2025	Learn about facility background, recommendation need, and Stakeholder Group process.
Sept. 17, 2025	Learn about the recommendation factors, the OFH Facility Condition Assessment, day-to-day facility maintenance needs, City sustainability goals, and City strategic planning; complete scoring of recommendation factors.
Oct. 1, 2025	Review and discuss recommendation factor scores, discuss feedback heard at community focus group meetings, and discuss options and factors.
<i>Online activity between meetings: Complete option performance scoring by factor</i>	
Oct. 8, 2025	Review option scores and discuss member reactions and observations, identify areas of agreement to inform development of the recommendation by independently rating support for each of the renovation and rebuild/new build options.
<i>Online activity between meetings: Complete updated option rating with third option of “rebuild on site”</i>	
Oct. 22, 2025	Review and discuss updated option rating results, work in groups to describe their vision for a successful teen center and revise the draft recommendation to align with the group’s perspective more closely.
Oct. 29, 2025	Discuss and confirm group recommendation, reflect on the process, and share feedback for future engagement, and thank the Stakeholder Group for their contributions.

Key activities

Chartering, learning, and context-setting

The Stakeholder Group began their process by learning about the background and history of the Old Fire House Teen Center and other key topics, receiving presentations from City staff and consultants to support the development of an informed recommendation, and including time for Q&A and discussion. Topics covered included:

- Background and history of the Old Fire House Teen Center.
- Timeline and decision-making that led to the building’s closure in early 2025.
- Facility condition assessment findings.
- Day-to-day maintenance needs.
- Details about each option, including projected costs, timeline to open, and opportunities and challenges each option presents.
- Results of engagement by the City in spring 2025 to understand teens’ needs and priorities for city services and programming.
- Environmental and sustainability goals for City facilities.
- How the City strategically plans community center facilities.

Recommendation factors and MODA scoring

After developing a shared understanding of the background and options, the Stakeholder Group reviewed and discussed the 13 recommendation factors (see Table 3). These are factors that the group used to score and evaluate the recommendation options through a process called Multi-Objective Decision Analysis (MODA).

Multi-Objective Decision Analysis

MODA is a process for making decisions when there are very complex issues involving multiple criteria and multiple parties who have an interest in the outcome.

Using MODA allows individuals to consider and weight factors and trade-offs while evaluating each option (in this case, to renovate or rebuild the facility). Recommendation factors are weighted to reflect the relative importance ascribed to each factor. After scoring each option for each recommendation factor, the group then discusses the combined group results – with the factors' weighted values applied to the raw scores – to help inform their recommendation.

How the Stakeholder Group used MODA

The Stakeholder Group used their scores from each MODA step to inform their perspectives and help them develop the recommendation to City Council. *Scores were used to inform the recommendation; scores did not directly determine it.*

MODA Step	Key question
1. <i>Established factors:</i> The group first discussed recommendation factors, creating a shared understanding of each factor between the City and Stakeholder Group members (Table 3).	<i>“What factors or criteria are we considering?”</i>
2. <i>Assigned scores to factors:</i> Group members individually scored each factor that corresponded to that factor's importance, or weight, in the recommendation (Tables 3 and 4).	<i>“Do the factors influence the recommendation equally?”</i>
3. <i>Scored options:</i> Group members individually scored the two options (renovate and rebuild/new build) by how well they met each of the 13 recommendation factors (Table 4).	<i>“How do the options compare?”</i>
4. <i>Applied factor weight scores to option scores:</i> The average factor scores the group created in step 2 were multiplied by the group's option score for that factor, resulting in a score that reflects the group's value of that factor <u>in addition to</u> its performance (Table 4).	<i>“How are the scores affected when we apply weighted values?”</i>
5. <i>Considered MODA results:</i> The group reviewed and discussed the MODA scoring results, considering the scores along with community feedback heard and other information gleaned through the process to develop an informed recommendation.	<i>“All things considered, what do we recommend?”</i>

TABLE 3 – RECOMMENDATION FACTORS AND STAKEHOLDER GROUP AVERAGE FACTOR SCORES (1 LOW IMPORTANCE – 5 HIGH IMPORTANCE)

Factor	Definition	Group average scores (1-5)
Accessibility	<i>How each option can incorporate universal design and accessibility and address community access needs.</i>	4.11
Community sentiment	<i>Community attitudes towards each option, including appreciation for history/legacy, and affection for the space.</i>	3.95
Environmental sustainability	<i>How well each option supports the City's goals of reducing environmental footprint of City facilities.</i>	3.16
Estimated costs	<i>Estimated costs of each option.</i>	3.21
Equity and inclusion	<i>How each option promotes access for underserved residents.</i>	4.05
Expansion	<i>Potential of each option to expand or reconfigure the facility.</i>	2.26
Functionality and user needs	<i>How each option meets the community's evolving and future needs in capacity, layout, programming, etc.</i>	4.53
Lifespan of facility	<i>How long each option could be used by the community.</i>	3.68
Location	<i>How each option meets the community's location needs.</i>	4.39
Maintenance and operations	<i>Each option's expected annual and long-term operations/upkeep/maintenance needs and costs.</i>	3.21
Safety and regulatory compliance	<i>Each option's safety and regulatory compliance needs (e.g., seismic safety, life safety).</i>	3.95
Strategic planning	<i>How each option aligns with the City's long-term strategic planning (e.g., Parks Plan, RSCC process, etc.) and previous feedback gathered from the strategic planning's community engagement efforts.</i>	3.22
Timeline to open	<i>How long it would take for each option to begin operations and be used by the public.</i>	3.16

Scoring options and applying factor weights

On the following page, Table 4 presents the MODA results for each step, first showing the group's factor weight scores (importance of each factor from 1 to 5), raw option scores by factor for each option (how well each option meets or satisfies each factor from 1 to 3), and the weighted option scores by factor for each option (from 1 to 15).

Weighted option scores were calculated by multiplying the factor weight score by the raw option score for that factor, for example:

$$(\text{Factor score}) \times (\text{Raw RENOVATION Score for Factor}) = \text{Weighted RENOVATION Score for Factor}$$

$$\text{Accessibility example: } (4.11) \times (2.11) = 8.64$$

The above calculation was repeated for all factors and both options; the minimum weighted score is 1 and the maximum weighted score is 15. A higher score indicates higher performance for that individual factor and in total; the totals for each column are in the bottom row.

TABLE 4 - STAKEHOLDER GROUP MODA AND WEIGHTED SCORING RESULTS

Factor	Factor Scores Group averages, 1-5	Raw option scores		Weighted option scores	
		RENOVATION Scores Group averages, 1-3	REBUILD/NEW BUILD Scores Group averages, 1-3	RENOVATION Scores Group averages, 1-15	REBUILD/NEW BUILD Scores Group averages, 1-15
Accessibility	4.11	2.11	2.68	8.64	11.02
Community sentiment	3.95	2.84	1.37	11.22	5.40
Environmental sustainability	3.16	1.56	2.67	4.91	8.42
Estimated costs	3.21	2.33	2.17	7.49	6.96
Equity & inclusion	4.05	2.28	2.22	9.23	9.01
Expansion	2.26	1.67	2.83	3.77	6.41
Functionality & user needs	4.53	2.22	2.67	10.06	12.07
Lifespan of facility	3.68	1.61	2.94	5.94	10.85
Location	4.39	2.94	1.89	12.92	8.29
Maintenance & operations	3.21	1.50	2.44	4.82	7.85
Safety & regulatory compliance	3.95	1.94	2.72	7.68	10.75
Strategic planning	3.22	2.00	2.28	6.44	7.34
Timeline to open	3.16	2.39	1.94	7.54	6.14
TOTALS	n/a	27.39	30.83	100.66	110.50

Mentimeter Polling Platform

Mentimeter (www.mentimeter.com), or “Menti” for short, is an interactive feedback collection platform designed to facilitate engagement and real-time feedback during meetings. Menti enables presenters to pose questions to participants, who respond via their personal devices. Responses are aggregated and displayed live, visualizing group perspectives, encouraging participation, and dynamically guiding discussion.

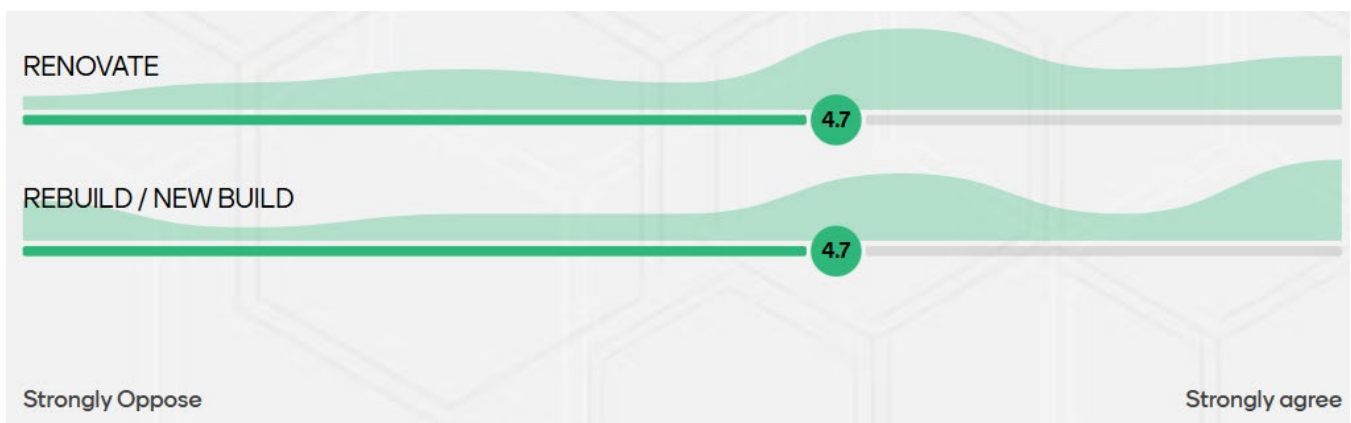
Mentimeter was used throughout the Stakeholder Group process for all MODA scoring activities and to gather additional feedback from members.

Identifying areas of agreement

At their Oct. 8 meeting, the Stakeholder Group each individually rated their support of each option (renovate or rebuild/new build) on the 1-7 agreement gradient:

1	2	3	4	5	6	7
Strongly oppose	Oppose	Generally oppose, <u>but</u> could live with if certain conditions are met	Neutral / unsure	Generally support <u>if</u> certain conditions are met	Support	Strongly support

Both options received the exact same score: 4.7



21 members submitted scores on Oct. 8, 2025

Discussions after the scoring results were revealed provided additional insights; while many group members were interested in the opportunities a rebuild/new build would offer, the fear of losing the

location of the current OFH site drove many members to rate the renovation option higher and the rebuild/new build option lower.

After the meeting, the facilitation team sent Stakeholder Group members the same scoring activity with one change: the rebuild/new build option was now split into two options, one whose location was to be determined, and one that was guaranteed to be at the existing OFH location.

The results were more definitive this time, with rebuild/new build at existing OFH location receiving a score of **5.8**, renovation receiving a **4.0**, and rebuild/new build at a TBD location receiving a **3.6**.



18 members submitted scores between Oct. 16 and Oct. 22, 2025

Key Stakeholder Group discussion topics

The Stakeholder Group discussed many topics over the course of the process. The following topics were most commonly addressed. Descriptions include the group’s expressed concerns or interests and the City’s response, where applicable. Several of the conversations included operational feedback; while operational decisions are not part of this process, the group’s input provides valuable feedback for the City to consider in the future.

Accessibility and Universal Design

Accessibility is an important priority for a majority of the Stakeholder Group, with discussion focusing on how this factor differs between the renovation and rebuild options. The level of accessibility achievable under each option varies. City staff clarified that while the renovation option would bring the building up to ADA (Americans with Disabilities Act) code compliance, the rebuild/new build option would allow for universal design principles—a higher standard of accessibility that goes beyond minimum legal requirements. Universal design is a cornerstone of the City’s Parks, Arts, Recreation, Culture and Conservation Plan for expanding access for all in Redmond’s parks and recreation system.

Building Amenities and Features

Stakeholder Group members shared ideas for specific amenities and features in the future teen center. Members identified several key amenities for the future teen center, including a recording studio, performance stage, kitchen space, game room, art room, and adequate storage. Interior

décor and artwork should be informed by teens and reflect their input. It was highlighted that ensuring adequate soundproofing for music performances will be necessary due to its location. Creating spaces that feel cozy, welcoming, and comfortable was identified as a key value.

Community Sentiment and Teen Engagement

Community sentiment ranked as one of the top recommendation factors for consideration. Members across all demographics emphasized that if teens don't feel comfortable in a space, they will not use it, regardless of function or design.

Honoring and memorializing the OFH's history and legacy was discussed as a high priority. This could be reflected through building design, layout, interior displays, décor, and programming. The facility's music heritage and role as a concert venue where musicians started their careers were highlighted repeatedly. Group members envisioned that continuing a strong focus on music programming, including performance spaces, a recording studio, and opportunities for diverse creative activities, would honor this legacy. By memorializing the OFH's history and character in the new teen center's design, the community sentiment and historical legacy carry into the future.

Renovation was noted as aligning more strongly with community sentiment due to preserving the existing building's character. However, group members also recognized that community sentiment could be built with a new facility if teens are meaningfully engaged in its design and development. Over the years, the OFH grew organically and met the needs of its users in that generation. A rebuild has the potential to recreate that environment if executed correctly with strong teen engagement.

Facility Lifespan and Long-Term Value

The projected lifespan of the facility emerged as an important factor as members weighed the renovation option against the rebuild/new build option. Mackenzie and Perteet (consultants who assessed the facility) indicated that renovation would provide approximately 15-25 years of use before requiring another major facility decision, while rebuilding now would offer a building lifespan of over 50 years. Renovation appears relatively less expensive in the short term, but it becomes the more costly option over time, particularly with unknown future costs such as unforeseen structural issues. A rebuild requires a higher initial investment but would be more cost-effective and sustainable in the long term.

Layout and Space Design

Teen group members expressed a preference for a layout featuring separate but interconnected rooms similar to the existing OFH building. This layout helped teens feel comfortable in the space. It provided choice and flexibility in where they spend time while still feeling part of the teen center community.

Group members envisioned separate rooms for different activities, such as creating art, playing games, recording music, and socializing. Members emphasized the importance of flexible spaces that could accommodate diverse uses from future teens, ensuring the building doesn't limit what teens may organically create in the future.

Location

The location of the teen center emerged as a critically important factor throughout the Stakeholder Group discussions. The existing OFH site is valuable due to its central location within the City of

Redmond, which ensures convenient access for teens through multiple modes of transportation (e.g., walking, biking, public transit). Some group members expressed that they would only support the rebuild/new build option if it was guaranteed to remain at its existing location. The location factor was consistently identified as inseparable from community sentiment and critical to ensuring teens will use the facility.

Timeline

The timeline for reopening a teen center facility was a recurring topic. City staff indicated that renovation would take approximately two years to complete, while the rebuild/new build option would have a longer timeline, depending on project size, design, and whether land acquisition is needed.

Teen-Dedicated vs. Multi-Use Space

The operations and use of the future teen center was a key topic for the Stakeholder Group. For most members, keeping the space teen-oriented with dedicated hours during the times when teens are available was essential and a non-negotiable priority. Members noted that the shared-use model at the OFH, where the building was available for community use outside of teen drop-in and programming hours, should continue. An emphasis on safety and limiting contact with unknown adults was highlighted to ensure teens feel comfortable and are motivated to be in the space. Members agreed that the future teen center should ensure equitable teen-dedicated drop-in and programming spaces, similar to what has operated previously.

Recommendation of the Stakeholder Group

Recommendation

The majority of the Stakeholder Group recommends **rebuilding the Teen Center at its current location**. Maintaining the existing site—centrally located and accessible by walking, biking, and public transit—is critical to ensuring equitable access for teens throughout Redmond and to honoring the history and legacy of the Old Fire House Teen Center.

Rebuilding allows for a safe and universally accessible facility that meets today’s codes and sustainability standards, while supporting future generations of Redmond teens.

The group’s **second choice** is to renovate the existing building at its current location to preserve its legacy and open its doors sooner.

Rebuilding at a new location is the **least preferred option**.

Minority Recommendation

A minority of the Stakeholder Group (4 of 23 members) recommends **renovating** the existing Teen Center as their top choice. This perspective emphasizes preserving the original building’s spirit and history, reopening sooner, and upgrading the facility to meet accessibility and safety standards where possible.

Vision and Values for the Future Teen Center

Regardless of the approach that City Council advances, the Stakeholder Group envisions a **teen center that is a safe space for Redmond’s youth—rooted in the center’s history and built for the future**.

The Stakeholder Group asks that City Council endorse the following **guiding values** as this project moves forward into design and future engagement:

- **Teen-oriented:** Center teen voices throughout design and opening to ensure the space continues to be dedicated to teens, creating teen-dedicated opportunities for safety, creativity, leadership, and camaraderie.
- **Welcoming and inclusive:** Create a space that is comfortable, creative, and affirming for all teens, including those who identify as LGBTQ+ and alternative.
- **Continuing the OFH legacy:** Keep the building’s legacy alive through design cues, displays, or programming that celebrate its history and unique role as a hub for music and arts in Redmond’s teen culture.
- **Imagining the future:** Design the facility to create more opportunities, improve access, and provide flexible space for future teen generations to explore their diverse and changing interests.

Themes for Future Engagement

Through this process, the Stakeholder Group shared many ideas about potential design elements, amenities, and program features. These ideas are captured in the Key Discussion Topics section of this report and should be revisited and refined with broader community input during future design and programming phases led by city staff.

Closing Reflection

The Stakeholder Group began this process with a simple goal: to recommend whether the Teen Center should be **renovated or rebuilt**. The conversations, however, were rich and thoughtful, extending beyond the recommendation at hand to lay important groundwork for future planning and engagement.

The Stakeholder Group encourages City Council to:

1. **Affirm a clear direction** on whether to rebuild or renovate, guided by the priorities identified by the Stakeholder Group above, and
2. **Support continued engagement** with teens and the community to shape the next phase of design, using the details in this report as a foundation for continued work.

Appendices

Appendix A: Stakeholder Group Charter

Appendix B: Stakeholder Group meeting materials, presentations, and summaries

Appendix C: Focus group summary



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