



MEMO TO: Parks and Human Service Committee of the Whole

FROM: Rachel Van Winkle, Deputy Director Parks and Recreation

DATE: October 1, 2019

SUBJECT:

New Extended Term Lease Agreement with Lake Washington Institute of Technology, Redmond Campus (Redmond Community Center at Marymoor Village)

I. PURPOSE For Info Only Potential Agenda Item Scheduled for Council Action

II. RECOMMENDATION

Staff recommends that City Council authorize the Mayor to sign a new extended term lease with Lake Washington Institute of Technology for the Redmond Campus as a community center effective December 1, 2019.

III. DEPARTMENT CONTACTS

Carrie Hite, Director of Parks and Recreation	425-556-2326
Rachel Van Winkle, Deputy Director of Parks and Recreation	425-556-2334

IV. DESCRIPTION/BACKGROUND

In June 2017, the City Council authorized the Mayor to sign a lease agreement with Lake Washington Institute of Technology (LWTech) for use of the Redmond Campus for an interim community center. This demonstrated a strong public-public partnership in our community. The lease agreement included an initial two-year lease from December 1, 2017 through December 1, 2019. The lease has an option to renew for three, one-year terms. Lease costs are \$450,000 per year for the first two years, then \$500,000 per year.

LWTech is 20,000 square feet and has seven classrooms and a tiered lecture classroom. Activities, rentals, and programs from the Old Redmond Schoolhouse were re-homed to the LWTech Redmond Campus (Redmond Community Center at Marymoor Village) in December 2017. New activities such as community movie nights, sing-a-longs, parent's night out and many more provide a robust program plan.

The City of Redmond has been in the process of developing a long-term plan for City Parks and Recreation facilities over the past several years. The City completed extensive community outreach regarding the future of Redmond Community Centers and a

stakeholder group presented recommendations to City Council in 2017. The priorities included provide aquatics, fitness, community gathering places and spaces for recreational and cultural arts classes, and flexible spaces for cultural and community events. City Council approved the renovation of Redmond Pool in this budget cycle and with the termination of the lease with Lake Washington School District the Redmond Community Center at Marymoor Village and the Redmond Art Studio at GrassLawn Park have maintained our continuity of service.

A. Analysis

Authorizing the Mayor to sign a new lease with LWTech on December 1, 2019 will result in an initial term of December 1, 2019 through December 1, 2024. The new lease has an option to renew for five years. Initial term lease costs are:

Initial Term:

December 1, 2019-November 30, 2021- \$480,000 per year
December 1, 2021-November 30, 2024- \$516,000 per year

Renewal Term:

December 1, 2024-November 30, 2026- \$552,000 per year
December 1, 2026-November 30, 2029- \$600,000 per year

Current program statistics at Redmond Community Center at Marymoor Village from January 1, 2019-September 1, 2019:

- Activities: **340**
- Renters: **212 (30 ongoing community groups)**
- Birthday parties: **25**
- Camps: **55**

The new lease agreement will provide increased stability for the community as we continue with the Redmond Community Center’s Project.

V. TIME CONSTRAINTS

Staff will be updating the Redmond Community Center Stakeholder Group on October 14, 2019.

VI. LIST OF ATTACHMENTS

Attachment A: lease agreement