



Memorandum

Date: 10/6/2020

Meeting of: Committee of the Whole - Parks and Human Services

File No. CM 20-284

Type: Committee Memo

TO: Committee of the Whole - Parks and Human Services

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Parks	Carrie Hite	425-556-2326
Finance	Malisa Files	425-556-2166
Public Works	Dave Juarez	425-556-2733

DEPARTMENT STAFF:

Parks	Dave Tucheck	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 Update

OVERVIEW STATEMENT:

The City Council is requested to receive additional information about the Redmond Senior Center and Community Center process and forward any additional questions to Director Hite. The Council will be asked to make a decision on 10/22/20 to move forward so staff can continue without further delay. The Council has an active motion that was postponed from the September 15, 2020 Council Business meeting and will be taken up on the October 22nd Council special meeting. The motion made by Councilmember Carson, 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.

☒ **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 Redmonds Community Centers Report <<https://www.redmond.gov/DocumentCenter/View/10088/Community-Priorities---April-2017-PDF>>, 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 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 EnviroIssues and Patano
01/16/2020-Lunch Briefing with Seniors
01/23/2020-Public Meeting Facilitated by EnviroIssues 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 EnviroIssues
03/05/2020-Stakeholder Meeting #2-Facilitated by EnviroIssues
- **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:
\$45M

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 \$30M 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
9/17/2020	Business Meeting	Receive Information
12/3/2019	Business Meeting	Receive Information
2/11/2020	Study Session	Receive Information
2/25/2020	Committee of the Whole - Parks and Human Services	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

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
10/22/2020	Special Meeting	Approve

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 Matrix, October 2020

Attachment F - PDF: Community Priorities for the Future of Redmond's Community Centers-2017

<<https://www.redmond.gov/DocumentCenter/View/10088/Community-Priorities---April-2017-PDF>>

Attachment G - Redmond Recreation Bldg Master Plan 2014

[Webpage: Envision the Future of The Redmond Senior Center Building <https://www.redmond.gov/1332/Envision-the-Future-of-the-Redmond-Senio>](https://www.redmond.gov/1332/Envision-the-Future-of-the-Redmond-Senio)