



**Redmond's
COMMUNITY CENTERS**
Let's create the future **NOW**



Stakeholder Group Summary Envisioning the Future of the Senior Center

March 24, 2020

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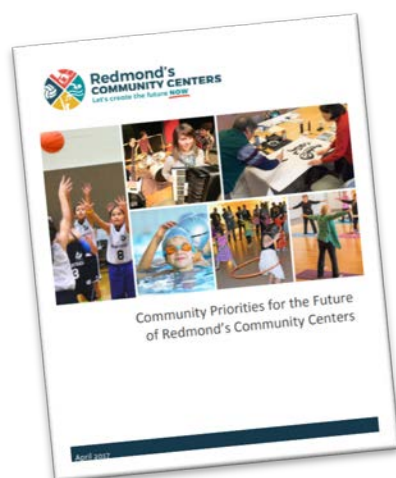
Executive Summary

The Redmond community responded thoughtfully and enthusiastically during an expedited community engagement process regarding the Senior Center and Community Centers more broadly. Thousands of comments have been collected, read and analyzed with the intent to record and validate the community's values around its spaces for recreation and how the city serves seniors in particular. The recurring themes from all activities and events between January and February include the following:

- **Urgency** to open a new facility within three years
- To **align supply with demand** and serve the growing Redmond community with more convenient and affordable recreation spaces and programs
- To provide **dedicated spaces for seniors** to be physically active and build healthy connections with other seniors
- To leverage current zoning at the site and build taller (up to 5 stories) to accommodate the recreation demands of current and **future Redmond residents**
- To consider the needs of this community as it grows so that residents are not at risk for **social isolation and loneliness**
- To **continue community engagement efforts** into the planning and design phases, especially with seniors who can help define “dedicated spaces” and provide critical insights into their needs
- To leverage available city funds and grants first, in order to **minimize the cost** to Redmond taxpayers and expedite the process
- To **build flexible spaces** that can be utilized across all ages and cultures, designed with the knowledge of today's user as well as what recreation could look like for tomorrow's user
- To consider **regional planning efforts underway** and align the planning and design phases for a new building with what we know about other projects
- To design partnership **criteria** that may be used to vet any future program or tenant partners
- To take steps in a phase 2 buildout that **limit construction disruption** to existing users



Background & Introduction



In October 2016, the City of Redmond initiated an extensive public engagement effort to educate the community about challenges and opportunities facing Redmond's Community Centers. After two months of outreach to raise awareness about the project, the City sought the community's feedback on: the level of urgency to act; priority spaces and locations; and possible funding options for community centers.

During the 2016 public engagement process, which engaged more than 3,600 community members, the City convened a diverse Stakeholder Group. The Stakeholder Group synthesized feedback from the community into a set of recommendations for City Council, which align with these community values. Their recommendations are summarized below.

Urgency: Within five years, provide community center(s) to meet Redmond's most urgent needs

Spaces: Meet Redmond's needs for priority spaces, including:

- Aquatics and fitness
- Flexible spaces for cultural arts and events
- Flexible community spaces for meetings, classes, and gatherings

Partnerships: Explore a variety of partnership models

Location: Locate future community center(s) in Downtown and the Marymoor subarea of Southeast Redmond

Funding: Develop a funding package that leverages funding from a variety of sources, such as city funds, grants, private contributions, partnerships, and a possible property tax increase

Community Engagement: Continue strong communications about progress and engage the community in interim decisions throughout the process

After the Community Priorities report was adopted by City Council in 2017, there was acknowledgement within the community about the financial feasibility of the proposed \$80 million price tag of a Community Center that would include aquatics as well as spaces for fitness and recreation. At the same time, the cities of Bellevue, Kirkland and Redmond entered into a Memorandum of Understanding (MOU) to research sites, program scope and a funding package for a regional aquatics facility. With at least two Redmond sites being considered for a regional facility, the City paused on the broader Community Centers conversation and chose to invest in improvements to extend the life of the Redmond Pool.

As pool improvements were underway, the City of Redmond began a planned mid-life structural and maintenance review of the Redmond Senior Center in 2019. The review was part of a 2021 Capital Improvement Project that included roof, HVAC, electrical, plumbing, windows and seismic upgrades for \$15 million. Preliminary assessments in summer 2019 indicated significant water damage in the outer structure of the building. Prior to beginning design work on the planned project, the City hired a structural engineering consultant, HDR, to further evaluate the severity of the problem. HDR's recommendation was to immediately vacate the Senior Center due to lack of structural integrity, sheathing and support. The damage was likely caused by the original building design, poor construction techniques, or both. The water damage was not visible on inside due to a vapor barrier inside the walls. The Senior Center closed in early September 2019. Many existing programs were relocated but the popular weekday lunch program was reduced to one-day at the Bytes Café at City Hall and large rental and programs have been difficult to schedule due to space restrictions.

The City developed draft alternatives in the Fall and launched a public outreach planning process at the end of 2019 to involve the community in sharing their vision for the future of the Senior Center building, and Redmond's Community Centers more broadly. Opening a new facility within three years has been the primary goal since the Senior Center closed in September.

The planning and roll-out of the outreach process was grounded in the community-wide values and outcomes of the 2017 Community Priorities for the Future of Redmond's Community Centers Report, where the community acknowledged the need for more community centers, fitness, and community event spaces. With this report as a framework, the community was asked to evaluate four building options from renovating the Senior Center, to expanding it and including some new amenities and partners. In all of the outreach activities, all community members were welcome to participate and provide their ideas. The approach, methods and results of the community engagement process are presented on the next page.



The Redmond Community Stakeholder Group met twice in workshop format to absorb the results of the community engagement activities, discuss alternatives and determine points of emphasis for this report. Representatives from the Stakeholder Group will share these results of the public outreach process with City Council in March 2020 to inform their future investments in a new building. The scope of the recommendations from the Stakeholder Group will include a proposed size for a new building, and a synthesis of current and future community needs.

If the Council takes action from the recommendations, the City plans to contract with a design firm in late Spring 2020, with construction slated to begin in Fall 2020.

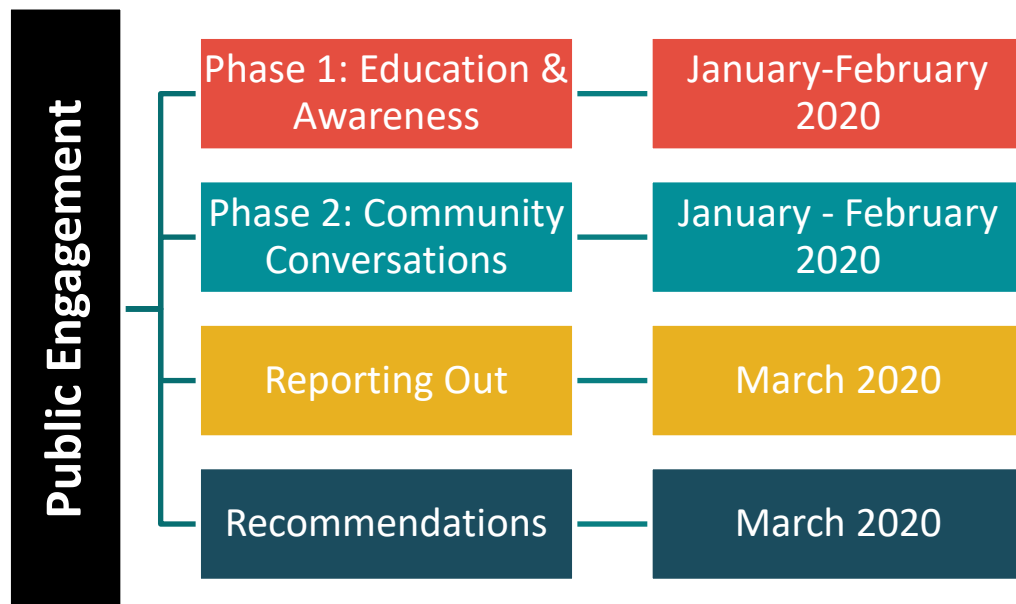
Timeline:



Community Engagement Approach

Community engagement is important to the City of Redmond and its residents. With heightened urgency, the purpose of re-envisioning the Senior Center was to inform and educate seniors, residents, stakeholders, and the public about the history and current status of the Redmond Senior Center, and invite them to reflect on the 2017 Community Priorities Report as a framework for evaluating different building alternatives, potential partnership scenarios, and recreation program components.

The City designed a two-phase engagement plan to offer a mix of in-person, personal, and online engagement so that residents could participate in the conversations and decision-making in ways that were convenient for them.



Methods of Community Engagement

The first phase of public outreach included a community survey, a public meeting on January 23, a project fact sheet, written comment cards, and briefings with the Teen Group, Senior Advisory Council (SAC), and seniors at Bytes Café. Information about the first public meeting, including the survey link, was distributed using the following tools:

- Postcard mailer to 1,230 addresses
- Online survey on Redmond Let's Connect page ran from January 6 to January 27, 2020
- Press release
- Posters on various city buildings, park kiosks and Community Centers
- eNews blasts to over 26,000 subscribers
- City of Redmond social media posts
- Outreach to Redmond's Community Centers Stakeholder Group
- Paper survey copies in Spanish and Chinese and comment cards left at Bytes Café, the Teen Center, the Customer Service desk and the Redmond Community Center at Marymoor Village
- Surveys translated into Spanish and Chinese available at the public meeting
- Chinese and Spanish interpreters available at the public meeting

The second round of public outreach included a survey, public meeting, poster, and briefings with the Teen Group, Senior Advisory Council (SAC), and seniors at Bytes Café. In response to feedback from the first round of outreach ("The city needs to be talking to people between 40 and 60 years of age. They are the future users!" was a common suggestion), City of Redmond did an extensive grassroots effort to share the survey with a broader audience. Information about the second public meeting, including the survey link, was distributed using the following tools:

- Mailer to 1,230 addresses
- Online survey on Redmond Let's Connect page that ran from February 11 to February 23, 2020
- Press release
- eNews blasts to over 26,000 subscribers
- 2,500 business cards with survey URL distributed to local businesses and organizations
- City of Redmond social media posts
- Outreach to Redmond's Community Centers Stakeholder Group
- Paper survey copies and comment cards left at Bytes Café, the Redmond Community Center at Marymoor Village and distributed at youth basketball games
- Surveys translated into Chinese available at the public meeting
- Grassroots outreach to the following groups (for full list, see Appendix A):
 - Arts and Culture Organizations
 - Redmond Volunteer Commissions and Boards
 - Contractors and community center renters
 - Recreation users and partners
 - Sports and Fitness users and partners

Results of Community Engagement

Attendance at events and participation in surveys and through written feedback during Phase 1 touched approximately 500 people.

When Phase 2 began, with a strong emphasis on involving more grassroots groups and individuals, participation in the online community survey soared to 1,300 surveys submitted. Attendance at the second public meeting, the second lunch with Seniors at Bytes Cafe, and several community briefings was similar to Phase 1 or greater.

The first meeting of the Stakeholder Group engaged 30 people, many who were newly activated to contribute to this analysis. It is reasonable to count almost 2,000 participants who engaged with the City during Phase 2.

- Approximately 105 people attended the first public meeting
- Approximately 55 people attended the second public meeting
- 60+ comment cards
- Survey #1 had 247 responses
- Survey #2 had 1,300 responses
- Surveys (both #1 and #2) were utilized in both English and Chinese
- Approximately 60 Seniors attended lunch briefing #1 at Bytes Café
- Approximately 98 Seniors attended lunch briefing #2 in Council Chambers
- Briefings with 5 groups



In addition to the summary of who participated, the community engagement efforts highlight how the quality and breadth of conversation was improved through diverse outreach. For example, more seniors were able to participate and give input when meetings were held not just at night, but also at City Hall after the Thursday lunch program. Mailing postcards to seniors in advance of the two public meetings gave this important group time to plan to attend. In addition, the involvement of teens has been consistent from 2017 to 2020 ensuring that their voices and needs regarding community centers were heard. Translated materials and access to translators helped improve access to meetings and surveys for Redmond's Spanish and Chinese community. Finally, the consistency across the Stakeholder Group from 2017 to 2020 helped provide institutional memory of the community's values and priorities from the Community Priorities Report.



Key Findings

The key findings from the community engagement events and activities are summarized below. The findings are supported by qualitative and quantitative responses to the variety of events and surveys where public input was sought. In less than two months' time, thousands of data points were collected from the community. However, this input is not the same as collecting statistically valid data from a telephone study that could be repeated multiple times with similar results.

Objective #1

Assess the community's response to the four building options at the Redmond Senior Center site

Tools used to collect input:

- Survey #1
- Survey #2
- Public meeting #1
- Comment cards

Finding #1: Option C is the most preferred of the four building options

Four building options were presented to the community in Phase 1 of outreach, with the Option A removed in Phase 2 after a weak response from the community. The options were detailed in the context of building size, building life, construction timeline, and cost. Details about programs and layout were described in very high-level terms.



*Photo: Existing Redmond Senior Center
Courtesy: City of Redmond*

Option A: Repair Building

- Repair existing building
- Keep same square footage, building layout, and programs
- No improvements to interior



Photo: Providence Neighborhood Center

Option B: Rebuild Similar Building

- Demolish existing building and rebuild on same site
- Same square footage
- Changes to building layout and programs



Photo: Abbotts Creek Center

Option C: Community Center

- Demolish existing building, rebuild on same site
- Potentially more square footage
- Changes to building layout and programs for all ages
- Dedicated senior spaces
- Changes to building layout and programs



Photo: West Ridge Center

Option D: Mixed Use Community Center

- Option C plus: mixed-use partner space that could be used for housing or urban school

In the first public meeting with about 105 residents, small group facilitators worked with groups of about 8-10 and invited participants to select which option they preferred at the start of the conversation using a dot sticker. At the end of the small group conversations, facilitators invited participants to select which option they preferred at the end of the conversation using a different colored dot sticker, to see if their answer had changed. Results of the dot activity, tally of criteria, and answers to open-ended questions from the first public meeting are shown in Appendix B.



Feedback from the first public meeting showed most participants (over 80%) favored Option B and Option C. The dot sticker activity results from the first public meeting, where attendees selected their preferred option at the beginning of the breakout conversations and at the end, showed the following results:

Figure 1: Breakdown of preference shown by stickers at the beginning of the breakout conversation

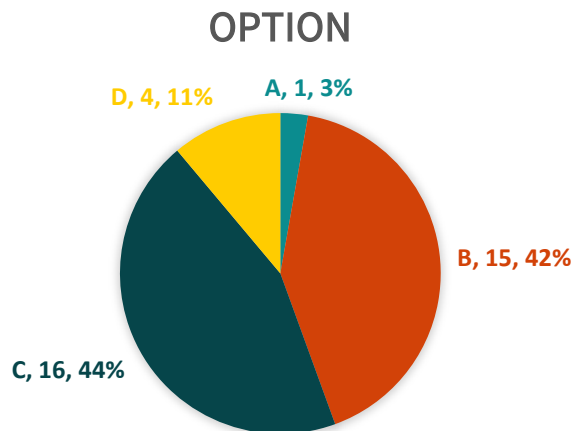
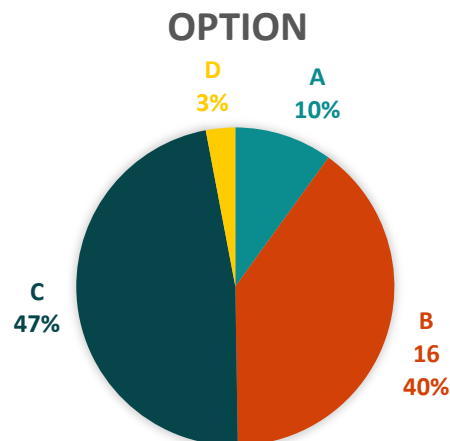


Figure 2: Breakdown of preference shown by stickers at the end of the breakout conversation



The first community survey (N=247) also asked for public input on the same four options. Participants were asked to rank the options from 1 (most preferred) to 4 (least preferred). Again, similar to the response from the first public meeting, the most preferred options were Option B and C.

Figure 3: Rankings from first public meeting on January 23

“Which option is your first preference?”	Ranking (1=high, 4 is low)
Option A	3.20
Option B	1.95
Option C	1.82
Option D	2.76

The first 25 Comment Cards were largely completed by seniors who attended the first meeting in the Bytes Cafe on January 16. Among the Comment Cards where an option was a stated preference, the breakout of interest in the four alternatives looked like this:

Figure 4: Preferences from Comment Cards

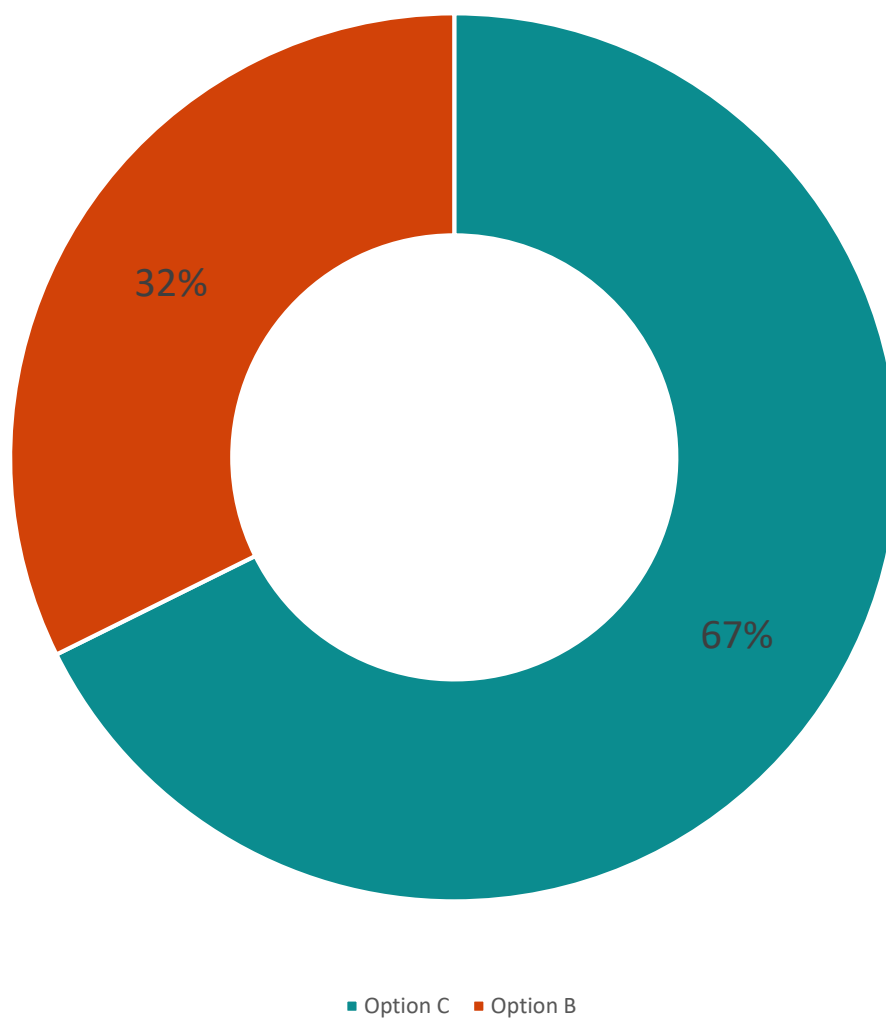
Comment Card written responses	% of all responses
Option A	12%
Option B	60%
A or B	12%
Option C	12%
Option D	4%

In culling all the cards, the survey responses and the meeting feedback, it was clear the public had the least interest in Option A—repairing the existing building at a cost of \$20 million only to extend the building life for 25 years. In the approach to the second phase of outreach, beginning with the second open house on February 10 and the second survey which launched on February 11, Option A was not put forward as an alternative the public would support.

The second community survey asked the public which option they preferred between B and C. The second survey, with N=1,300 completed responses, achieved a larger and more representative response compared to the first survey with N=247 participants. The sample was more balanced by age, by racial group and by usage of Redmond’s Community Centers. Overall and within most subpopulations, Option C was live for approximately two weeks, between February 11 and February 23. Compared to the first survey a month prior, public education and awareness of topics related to the Senior Center may have increased by the second survey.

Results show that two-thirds of all participants prefer Option C (building an expanded building) to Option B (building a like-for-like building the same size as the Senior Center). Support for Option C was much higher than Option B among all demographic groups, except current Senior Center users and among those over 70 years of age. For the latter subpopulations, these respondents were effectively split between Options B and C with Option B receiving slightly more interest.

Figure 5: Overall response to Option B or Option C Survey Question – “Which type of Community Center do you see as Redmond’s most urgent priority?”



Objective #2

Determine what questions and concerns seniors have about a building that would be larger than the existing Senior Center

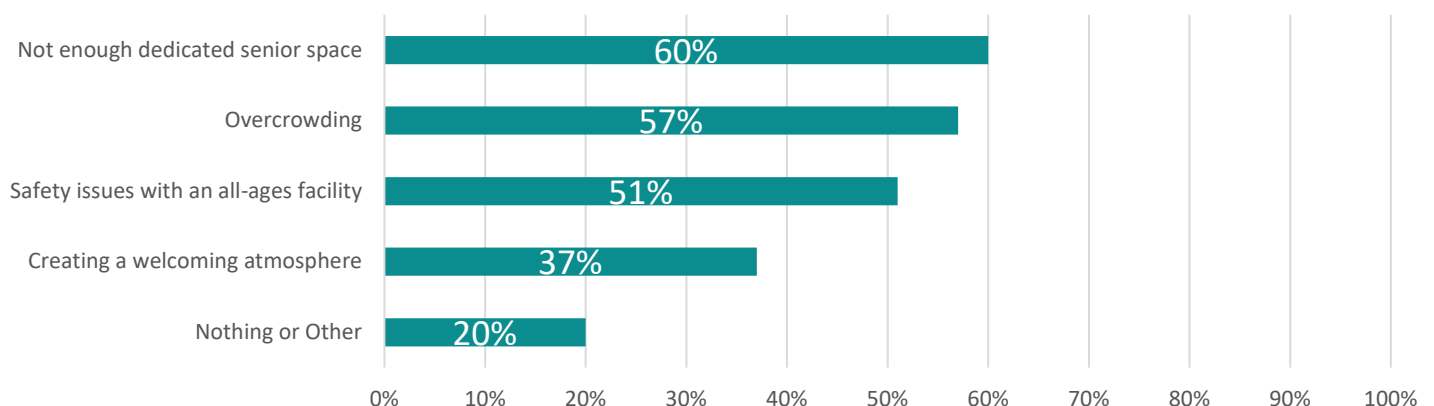
Tools used to collect input:

- Lunch briefings with seniors
- Public Meeting #1
- Survey #2
- Comment Cards

Finding #2: Seniors brought forward four concerns with a larger building: how much dedicated space is defined and planned; overcrowding; reconstructing the parking lot for an expanded building; and senior safety in all-ages spaces such as the lobby or hallways.

Senior Center users (and the entire community) were asked what questions and concerns they had about Option C which features a larger building and possibly more users. The city wanted to understand the scope of issues seniors care about and ensure everyone participating had an opportunity to submit their input. In briefings with seniors and in the first public meeting, seniors asked thoughtful questions (“Which spaces would be seniors only or give priority to seniors?”) and wrote many insights on Comment Cards (“We’d need more parking.”) After a month of discussions, Survey #2 helped to narrow the discussion about Option C so that key issues could surface. Almost N=350 responses to this question were recorded:

Figure 6: Survey #2 Responses to Option C – “What concerns you about a new Community Center that would feature both dedicated senior space, as well as other programs and spaces for all ages?”



Between 50% to 60% of survey takers are concerned about not having enough dedicated senior space, overcrowding at an all-ages facility and safety issues. All three of these topics would be addressed in greater detail in the next phase of community engagement. We heard residents and Senior Center users express fear of the unknown with “the unknown” being the community-wide conversation about spaces that may come as early as this spring. We heard residents ask if their voices will be truly heard. We heard many Senior Center users describe the closed facility as their “home away from home” and that design considerations are of the utmost importance due to the safety impacts to seniors who use walkers and wheelchairs in particular. There are known mitigations to some of these challenges, such as solutions to improve walking/people circulation in common areas. It will be important for these, and other ideas, to come forward during the planning and design phase and to center the needs of those most impacted by facility design.

Quotes from survey participants:

“Concerned that Mon-Fri dedicated daytime just for seniors won’t be honored.”

“Provide enough dedicated parking for seniors near the entrance for ease of use.”

“Seniors have limited time. I’m concerned with the timeframe to get a new Senior Center operational.”

Objective #3

Determine if the public wants to build a new facility that could support partner programs or tenant spaces in the future

Tools used to collect input:

- Survey #1
- Survey #2
- Teen Center briefing
- Public meeting #2

Finding #3: The public wants the city to research the potential for partners who could bring valuable programs and services to an expanded Phase 2 for Option C

Community partnerships have been part of Redmond’s Community Centers model for many years. Partnerships between the city and the Lake Washington School District, and now the Lake Washington Technical Institute, built on trust and collaboration, are serving the community well. In the context of future Community Center spaces, partners have been desired since well before the 2017 Community Priorities Report and continue to hold high interest.

Option D, featuring a two-phase design and construction timeline, was modeled with the assumption that partners would be identified, vetted and selected if they can demonstrate value to the community. Option D was the third choice among the survey takers in Survey #1 and possibly the top choice among teens during their briefing in early February. Teens were especially interested in housing partners who could serve lower-income workers, seniors and those experiencing homelessness.

The results from Survey #2 and conversations at the second public meeting showed continued interest in partnerships and a growing preference for Option C over Option B. A greater interest in Option C was grounded in the following:

- Projected growth of Redmond's population, including seniors as well as other groups
- Current utilization of the existing Senior Center, limitations on programs and accessibility due to its size and layout
- Interest in new programs and flexibility space that Option B could not accommodate
- Unpredictability of leasing space at RCC@MV
- The option to accommodate higher floors in a second phase, increase density and control costs at the existing site

The community also expanded the scope of their questions about partnerships over time, especially around what criteria would be used to evaluate a partnership, what financial assets partners would “bring to the table,” how seniors could be engaged in shaping partner conversations, likely impacts to timeline and how to minimize disruption to recreation users.

Figure 7: Survey #2 Overall Response to Partnerships – “In a later phase of design and construction, after a new facility is open, should the City of Redmond consider partnering with community organizations to bring in new programs or enlarge spaces?”

Note: In the pie chart below, N=1,217 survey takers weighed in on future partnership discussions and almost 75% of all respondents want the city to consider this option.

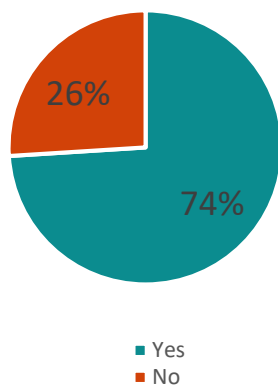
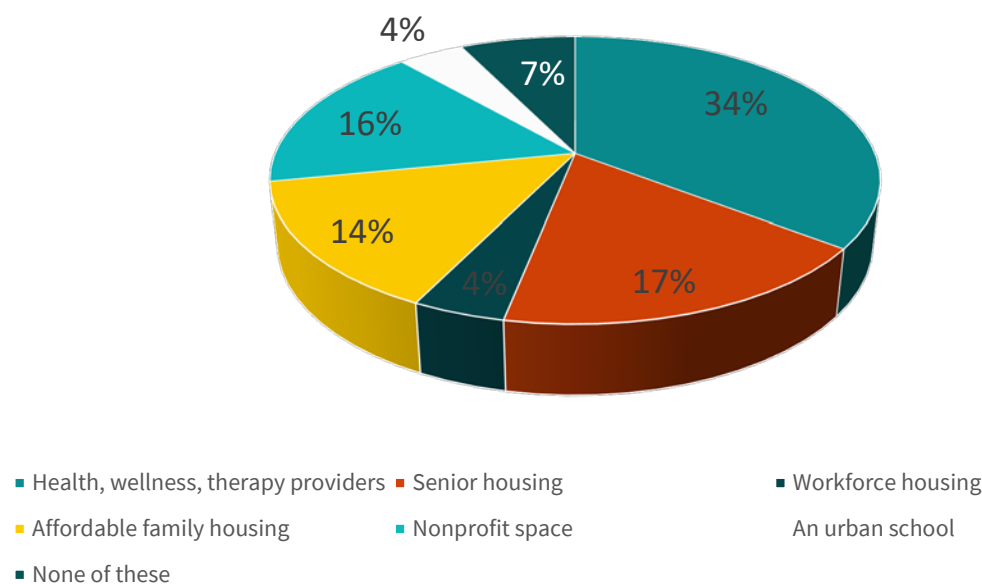


Figure 8: Survey #2 Overall Response to Partner Types – “If the City considers reaching out to community partners, which of these are you most interested in?”

Note: In the second public meeting and in Survey #2, the City asked the community to brainstorm names or types of potential partners. Frequent mentions from the survey (N=820 responses) included:



Objective #4

Identify the programs and spaces that support existing users/usage as well as future users/usage through the lens of the values identified in the 2017 Community Priorities Report

Tools used to collect input:

- Survey #1
- Survey #2
- Public meeting #2

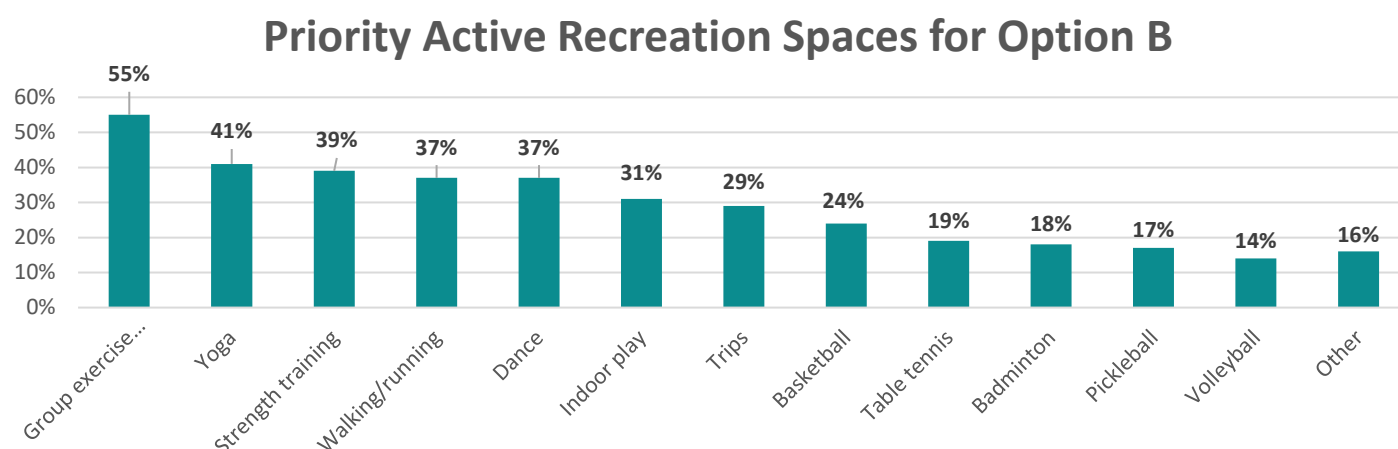
Finding #4: Existing users of the Senior Center and Redmond Community Center at Marymoor Village value group exercise classes, yoga, strength training and walking programs. Users look forward to flexible and expanded spaces for performances and recitals, outdoor music concerts, art, group exercise, gardening, cooking classes, meeting spaces, gathering and playing cards, and childcare.



In the public meeting in February, attendees were shown examples of how space could be organized based on types of activities and were asked to use tally marks on a set of images showing different types of activities that they resonated with. Attendees were also prompted to answer questions including: what they'd like to see added that doesn't exist now for the community; what active and passive recreation look like; what space was underutilized at the Senior Center that could be resized/repurposed for better use; and any final comments.

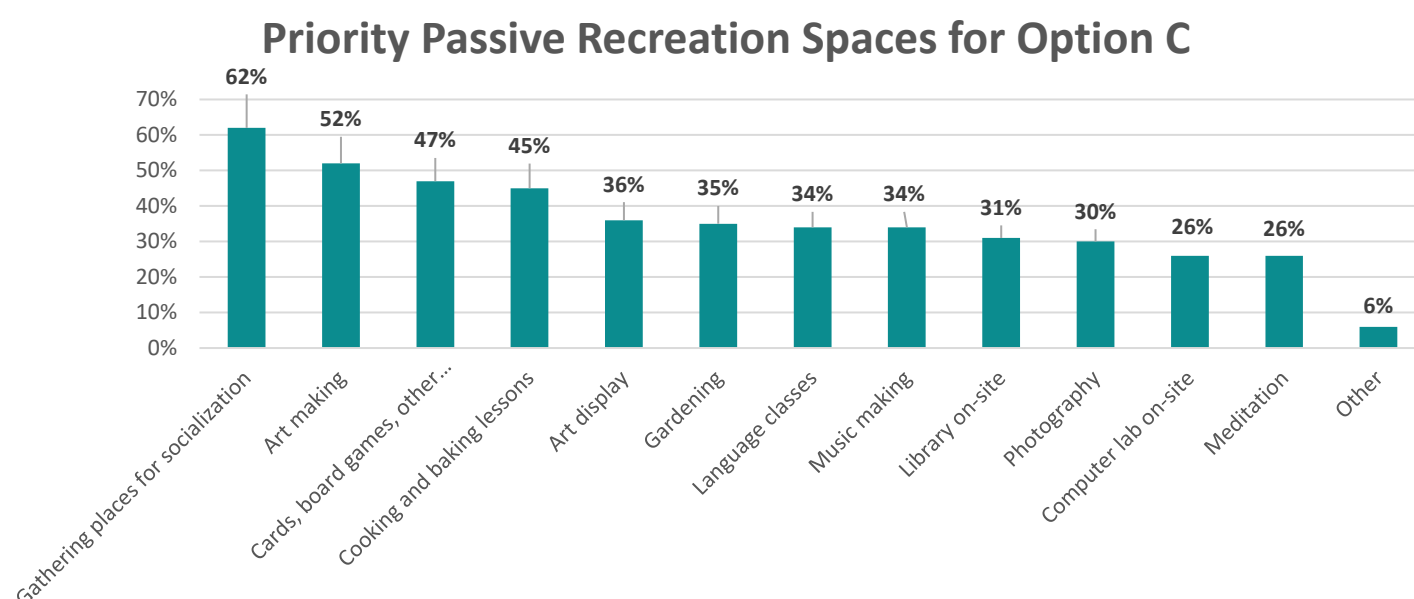
If the current Senior Center was rebuilt to a similar 22,000 square foot building footprint, the top three priorities given were fitness class space, a social/gathering lounge and a game/card room. These track closely with current program offerings and the existing building layout.

Figure 9: Survey question – “Community Centers often include spaces and programs for active recreation. Which of these do you value?” (Tally marks gathered from Public Meeting #2 and survey results)



Note: Recreation priorities for an expanded Community Center include a few spaces that don't currently exist, such as an expanded outdoor gardening space, space for a cooking classes, and music/performance space.

Table 6: Survey question – “Community Centers often include spaces and programs for passive recreation. Which of these do you value?” (Tally marks gathered from Public Meeting #2 and survey results)



Surveys #1 and #2 also asked about valued spaces, active and passive recreation programs. A wider diversity of the community contributed to the survey responses, and the N=1,210 to 1,268 responses track closely to what comments and suggestions were offered in person.

Planning and design of these spaces would occur later in 2020 after a planning and design firm is contracted to support that important work. Collaboration and engagement with the community, especially seniors, would be vital. However, the tables below provide some initial glimpses into what is desired and underscores the importance of flexible spaces that can serve multiple purposes (e.g. dance, yoga and indoor play).

Quotes from survey participants:

“As a local youth sports club, we would love a place to gather with our team for socials and team building events.”

“There is a great need for another community stage for theatre and music productions.”

“The community symphonies are having more and more trouble finding places to practice and play due to the rising demands on school spaces by the district growth. Having a rehearsal and concert/auditorium outside of the district facility is good.”

“Being open when the weather is bad is helpful.”

“Redmond needs a place for live music. The live music culture is dying.”



Stakeholder Group Recommendations

The recommendations in this chapter follow the key questions City Council asked the Stakeholder Group to answer about community needs and priorities for the current Senior Center in Redmond. The highlights of the recommendations include:

1. **Urgency:** Within three years (by Spring 2023), open a new facility to replace the senior spaces lost in the Senior Center closure and meet the most urgent recreation needs of the entire community.
2. **Ongoing Community Engagement:** Engage the Redmond community, and especially those most affected by the closure of the Senior Center, to be informed and involved in the planning and design of recreation spaces (including dedicated space for seniors) that meet the needs and interests of the community now and in the future. Continue to engage the existing Stakeholder Group.
3. **Scale and Use:** 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. A larger building is represented by Options C and C+. 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.
4. **Funding:** Develop a funding package that utilizes existing cash reserves, grants and potential revenue sources from future development.
5. **Partnerships:** The community center design should build to accommodate partners for a later phase.

The recommendations support the 2017 Community Priorities Report and reflect the community's values that center that analysis, including:

- Building community across neighborhoods
- Building community across cultures
- Providing space and activities for teens to build skills
- Providing space and activities for seniors to be active and healthy
- Providing children with skill building and new experiences in arts, fitness, and group activities

These recommendations were approved by the stakeholder group in their meeting on March 5, 2020.

Approach to Recommendations:

- The approach to opening a new facility to replace the Senior Center should occur within a larger framework of all elements of community center planning including user groups, and program categories such as aquatics, performing arts, fitness and others. While one new facility won't address all of Redmond's recreation needs, processes and planning need to fit together.
- At this stage of public engagement and with a clear desire for action, we present clear and data-driven recommendations based on inclusive community input. More work comes soon and the planning and design decisions (e.g. naming of spaces, floor layouts, hours of operation, sustainability goals) should occur after more thoughtful community engagement and will not be included in this summary.
- Opening a new facility within three years is an elevated recommendation in response to serving the senior community first. Participation and access to programs that have been relocated since the closure has declined and puts some seniors at continued and prolonged health risk. Support for the most vulnerable seniors who thrive when connected to others is a top priority.
- The community is asking to "go big" for a wide range of recreation opportunities and program diversity. We expect this trend to continue. Efforts to attract partnerships that bring real financial support will help keep construction and operations costs low for the city and affordable for residents. Redmond's City Hall was built using partnerships, which is a great example of how partnerships can leverage the bulk of the community goals of both senior space and multi-use spaces.
- The community response to time-of-day usage suggests that more seniors are likely to utilize programs during weekday hours, while more teens, children and adults would be able to utilize programs on weeknights and weekends. This input can inform the future planning and design work.

Urgency

1. Within three years (by Spring 2023), open a new facility to replace the senior spaces lost in the Senior Center closure and meet the most urgent recreation needs of the entire community.
2. The city is urged to review how the permitting process can support the opening of a new facility by 2023.
3. Urgency should not surpass the importance of internal collaboration, thorough fiscal review, construction standards or other responsible elements of decision-making.
4. In parallel to the planning and design work, interim strategies are needed to define and develop sustainability models and partnership models with callouts for decisions that may impact the timeline.
5. There is a preference for a new facility to be open before the two downtown light rail stations open.

6. Alternative project delivery methods, such as GCCM, should be considered to support the project's three-year timeline.

Ongoing Community Engagement

1. Engage the Redmond community, and especially those most affected by the closure of the Senior Center, to be informed and involved in the planning and design of recreation spaces (including dedicated space for seniors) that meet the needs and interests of the community now and in the future.
2. Continue to engage the existing Redmond's Community Centers Stakeholder Group.
3. The community response to surveys, public meetings and written cards was robust and enthusiastic. As planning and design work moves forward, the city must continue to inform and involve Senior Center users, other program stakeholders, community organizations, teens and future users in decision-making.
4. Redmond is a hub for innovation, creative thinking, and problem-solving. Through the surveys completed to date, the community expressed confidence that ongoing opportunities to listen and share will contribute to a project that best fits the needs of Redmond's users today and in the future.

Scale and Use

1. 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.
2. Accurate and updated demographic projections from Census2020 will be useful inputs into decision-making as Redmond is projected to continue growing and gaining more residents from diverse cultures. New growth among young adults and aging adults may be the most pronounced.
3. Multi-purpose spaces are critical. The flexibility to adjust the size, use and feel of a space will not only serve current needs but help adjust to future recreation trends. Many rooms in the Senior Center were not flexible to adjust to program growth, ADA requirements, or changing recreation uses/programs.
4. Indoor and outdoor performance space—larger than what existed in the Senior Center—is an expressed need from seniors, teens and the larger community.
5. Spaces that accommodate a weekday lunch/nutrition program for seniors remain a critical need. Considerations for planning a larger commercial kitchen, with amenities such as storage, outdoor dining and ADA accessible areas, would help support this program and possibly expand it.

6. Scaling parking capacity and designing surface parking spots and curbs with seniors in mind (i.e. assuming an increasing need for more vans, shuttle drop-off, and rideshare options) is key to the new building being accessible and safe for everyone.
7. Investing in infrastructure that allows the building to scale up to code (5-stories) is desirable. Similarly, if a funding package does not come together to support up to 40,000 square feet, the option to scale down is equally important.
8. Planning and design of a new building at the Senior Center location is a separate effort from the work completed to date for a distinct arts and culture center elsewhere in Redmond (identified in the city's 20-year plan, but not the immediate six-year CIP)

Funding

1. A funding package that utilizes existing cash reserves, grants and potential revenue sources from future development is preferred to asking Redmond's voters to consider a tax increase for all or part of the project cost.
2. A proposal to Redmond's voters earns high mark for transparency; but is likely to slow down the project, increasing the likelihood of missing the goal to open a new center within three years.
3. There is no available information from a statistically valid survey on the voter's willingness to support public funding for this project.
4. The city's AAA bond rating, bonding capacity, and historically low bond interest rates are factors city staff can evaluate should the Council wish to consider Councilmanic bonds.
5. Staff can also evaluate what parks projects may not be funded within the current six-year CIP were all revenues to be directed toward this project.

Partnerships

1. The community center design should consider adding partners for a later phase.
2. Staff resources will be needed to flesh out the objectives and strategies for a variety of partnership models (e.g. including collaborations with nonprofits, for-profits, or public entities) that bring value to the community and the city.
3. Desirable partners deliver on services the city doesn't offer, e.g. health care services and housing.
4. Partners that come with the financial resources to pay for a construction buildout serve an obvious need, but other types of program or joint-use partners should also be considered if they meet other criteria.

5. Since 2017, the community has indicated strong support for the city's work to define and evaluate potential partners. However, support for partnerships in concept is not given carte blanche and the time spent on thorough due diligence may expose real risks that also demand careful review (e.g. up-front funding needed and construction disruption in particular).

Appendices

Appendix A - Comprehensive List of Community Outreach

Survey Link Outreach

- Adult Sports League Contacts (700 individuals)
- APeX
- Arts & Culture Commission
- Redmond Arts Studio Instructors
- Basketball Coaches (90 individuals)
- Centro Cultural Mexicano
- City of Redmond Employees
- City of Redmond Volunteers
- Civil Service Commission
- Design Review Board
- Downtown Businesses
- eNews Blast to all subscribers (35,000+ individuals)
- Evangelical Chinese Church
- Field Rental User Groups (30 organizations)
- Fitness Instructors and Classes (10 classes)
- Flex Fit Pass Holders (150 individuals)
- Human Services Committee
- Indian Association of Western Washington
- Landmark Commission
- Library Board of Trustees
- Microsoft
- Muslim Association of Puget Sound
- NorthWest Cricket League
- Nrityalana School of Dance
- Parks & Trails Commission
- Pedestrian Bicycle Advisory Committee
- Planning Commission
- Redmond Association of Spoken Word
- Redmond Jazzercise
- Redmond Kiwanis
- Redmond Lodging Tax Advisory Committee
- Redmond Rotary
- Redmond Tamil Assembly
- Redmond West Little League
- Rental Groups from all City facilities
- SecondStory Repertory
- Snapology
- Teen Center Participants
- VALA
- Vedic Cultural Center
- Wolfberry Studio
- Youth Basketball Staff (25 individuals)
- Emerald City Gymnastics
- Farrel-McWhirter Park
- Fitness Classes
- Grass Lawn Arts Studio
- King County Library - Redmond Branch
- McDonalds
- Muslim Association of Puget Sound
- Post Doc Brewing
- Redmond Town Center
- Starbucks
- Trader Joe's
- Walk in guests & business owners at all City facilities

Survey Internet Outreach

- Email Signature Link for all Parks employees (195 survey clicks)
- Social Media campaigns reaching over 25,000 users and over 750 engagements
- Sports League Registration site
- ActiveNet Link (site for activity registrations)
- City Website link
- Redmond Chat Café
- Customer Service self-serve kiosks home screens

Print Collateral

- Bella Bottega businesses
- Ben Franklin
- Brookfield Veterinary Clinic
- Bytes Café
- Centro Cultural Mexicano
- City Hall
- Downtown Businesses
- Downtown Park

Appendix B – Architectural Review



Envisioning Redmond's Senior Center: **ARCHITECTURAL REVIEW**



March 13, 2020

Prepared by: **PATANO STUDIO**
ARCHITECTURE

ACKNOWLEDGMENTS & THANKS

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	Conceptual Layout: Option C Ground Floor	
	Conceptual Layout: Option C Second Floor	
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1 EXECUTIVE SUMMARY

In support of the Stakeholder Group Summary, this Architectural Review describes factors influencing the prospective redevelopment of the existing Redmond Senior Center site and provision of a new facility offering an expanded program.

A site evaluation is provided, including a discussion of the implications of primary relevant Shoreline Master Program elements, such as the 150-foot Sammamish River buffer.

Categories and scale of program elements associated with the preferred options are defined.

Option B, the in-kind replacement of the existing Senior Center facility as a one-story, approximately 22,000 square foot building is described for reference.

Focus is placed on Option C, a two-story, 40,000-45,000 square foot expanded community center facility providing a “Senior Zone,” “Active Zone” and “Flexible Zone.” Conceptual plan diagrams are provided for reference only. It is noted that a building design process would rely upon involvement of the City, Stakeholders and community members

Evaluation is provided for potential future vertical expansion for partner or other uses. A designation of Option C+ is used for a version of Option C structured for this future vertical expansion. It is noted that this approach involves a high level of uncertainty at this time, so the associated anticipated costs should be reviewed with that in mind.

Opinions of Probable Cost for Options B, C and C+ are appended. The total anticipated construction costs and project costs for each of these schemes, as described, are:

	Construction Cost	(relative to Gross Floor Area)	Total Project Cost	(relative to Gross Floor Area)
Option B				
Same size and scope as existing Senior Center (22,000 square feet)	\$13,989,589	(\$636/sf)	\$21,319,931	(\$969/sf)
	\$15,108,756	(\$687/sf)		
	including escalation			
Option C				
Expanded 2-story community center with large active space (42,800 square feet)	\$27,476,879	(\$642/sf)	\$41,649,368	(\$973/sf)
	\$29,675,029	(\$693/sf)		
	including escalation			
Option C+				
Similar to Option C, but structured for future vertical expansion for partner or other use	\$31,250,923	(\$730/sf)	\$45,725,336	(\$1,068/sf)
	\$33,750,997	\$789/sf)		
	including escalation			

2 PROJECT INTRODUCTION

2.1 OVERVIEW

Patano Studio Architecture (Patano Studio) is providing services in support of the City of Redmond, Washington, and in coordination with community outreach consultants EnviroIssues in relation to the City's need for a replacement for its failing Senior Center facility. The scope of Patano Studio's work includes support for and participation in the public outreach efforts led by EnviroIssues, related development of a series of preliminary conceptual architectural schemes, and gathering of data to be used by the City in anticipating approximate costs associated with future construction of facilities such as those described.

This document is provided in support of the Stakeholder Group Summary: Envisioning Redmond's Senior Center (Stakeholder Group Summary) prepared concurrently by EnviroIssues, City of Redmond Staff, and Redmond Community Center Stakeholders. It references and is directed by data and findings presented therein.

2.2 HISTORY AND EXISTING CONDITIONS

The City of Redmond has pursued a series of planning efforts over recent years which have addressed the rehabilitation needs related to the existing Senior Center within the context of the entirety of the City's facilities and parks and recreation needs. However, catastrophic failures of the existing structure have recently become apparent and have caused a reevaluation of plans for the Senior Center.

City of Redmond Facilities Strategic Management Plan, January 15, 2019

The 2019 Plan notes the failure of cladding and roof elements and indicates that renovation will be required in the short term. In the document, the Senior Center Renovation and Seismic Upgrade is identified as "medium" priority, scheduled for 2020-2022. Work planned was described as "Address existing building condition and seismic deficiencies to extend the service life of this facility," and was allocated a total budget of \$15,660,000, to include design and construction costs. Also of note is the recommendation for master planning of the municipal campus.

Redmond Senior Center Final Building Investigation Report, November 25, 2019

Following the observation of immediate failure of exterior building elements, a study was undertaken and the Senior Center building was deemed unfit for occupancy, as reported in this November 2019 document. An option to repair and renovate the existing facility was shown to have anticipated costs of approximately \$20 million. An alternative approach involving demolition and new construction to result in a one-story facility comparable in size and scope to the existing structure was shown to have an anticipated project cost of approximately \$21 million.

2.3 NOT INCLUDED IN THIS REVIEW

It should be noted that the following items are among those which fall beyond the scope of the present review and have not been completed to date.

- Site survey and determination of the ordinary high water mark along the Sammamish River
- Wetland, SEPA or other environmental surveys
- Cultural Resources research, review or planning
- Parking Study
- Geotechnical Report
- Building designs
 - Conceptual plan diagrams have been generated in order to serve as a basis for basic programming and cost estimating exercises, and for the purpose of discussion and for reference only. It is understood that any building design would be undertaken with essential involvement of the City, Stakeholders and community members.

3 SITE ANALYSIS

3.1 OVERVIEW

The site proposed for new construction is that of the existing Redmond Senior Center, located to the north of the Redmond City Hall on the Municipal Campus in the downtown area of Redmond, Washington. The existing Senior Center structure has been deemed in need of either complete reconstruction or replacement. For the purpose of this study, the expectation is that the entirety of the existing structure is to be razed and replaced.

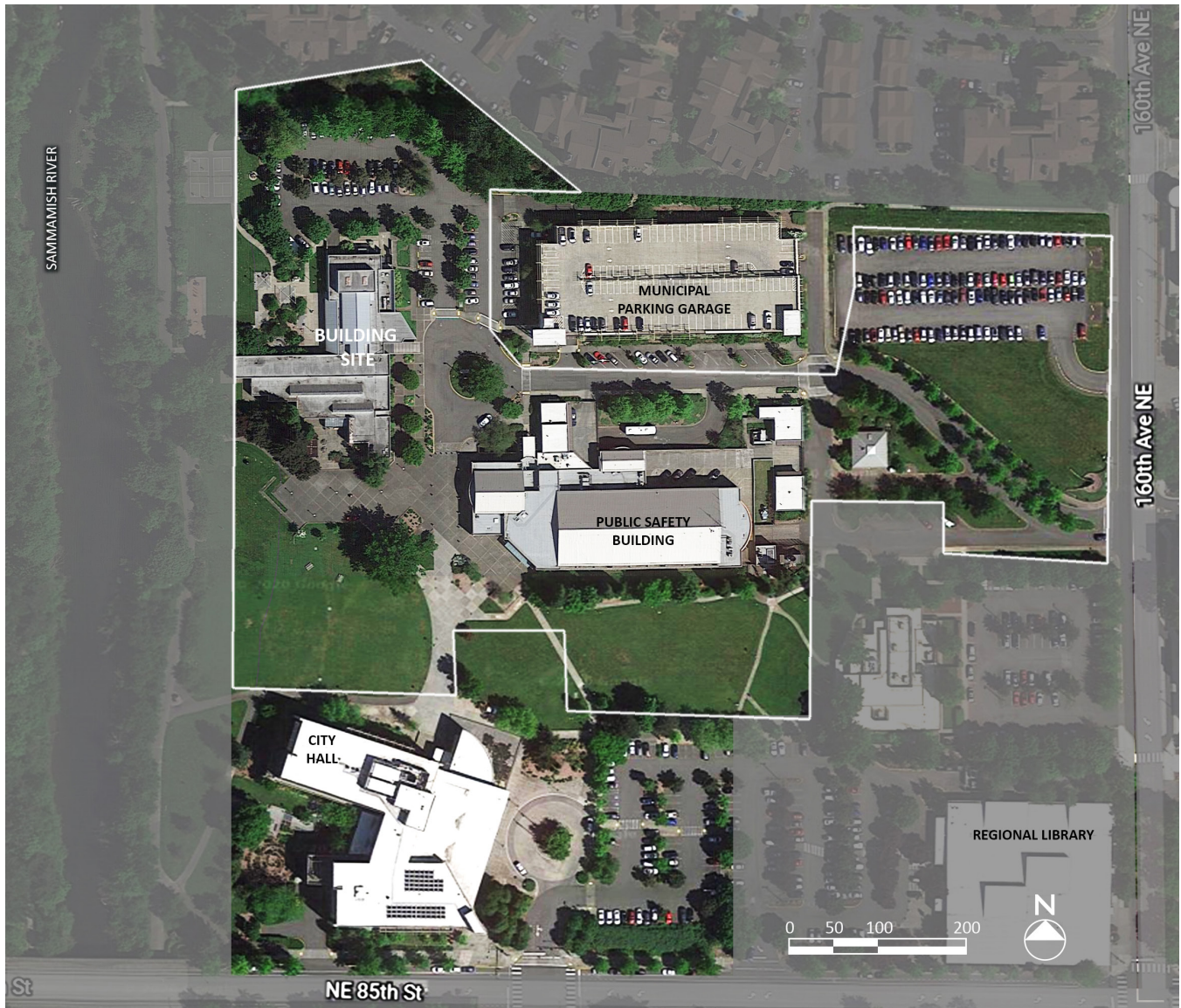


Figure 3.1: Diagram of City of Redmond, Washington, Municipal Campus with outline of the property including the Senior Center building site.

3.2 SITE CONTEXT

The existing Redmond Senior Center is positioned on the centrally-located Municipal Campus, see Figure 3.1. The Municipal Campus is bounded by the Sammamish River Trail recreational path to the west, NE 85th to the south, 160th Ave NE to the east, and a senior housing development to the north. It shares this area with a King County District Court and the Redmond Library which is a branch of the King County Library System.

The Senior Center site property (Parcel 7202030020) is owned by the City of Redmond. The property boundary excludes those portions of the Municipal Campus on which the City Hall and its adjacent surface parking lot, and the Municipal Parking Garage are located as indicated by the white line perimeter on Figure 3.2. The 10.38 acre property does include the Public Safety Building, and the commuter parking lot east of the parking garage.

Per the Redmond Facilities Strategic Management Plan, “A campus master planning process coordinated with the library and court would be invaluable in clarifying desired uses for the campus, exploring potential partnerships, and setting a well-reasoned direction for future campus development.” Master planning is not included in this effort, and implications for the broader Municipal Campus are not addressed further, except as they relate to FAR (Floor Area Ratio) calculations, parking considerations, and potential partner or future expansion.

The site is immediately east of the Sammamish River, separated only by a swath of County-owned land that provides public access alongside the river for recreational uses. Impacts of the proximity of the river include land use restrictions, soils characteristics, water table depth, and flood management.

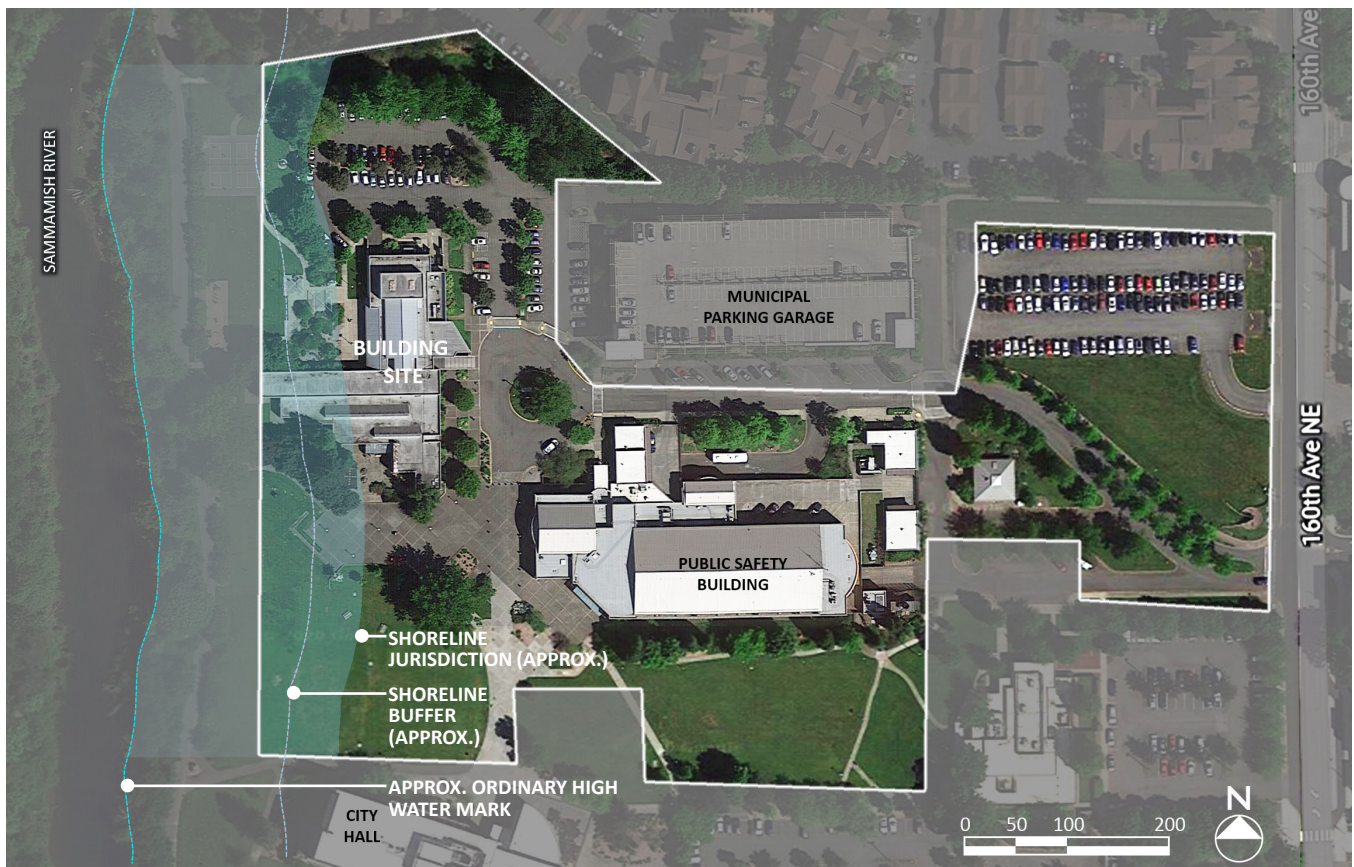


Figure 3.2: Diagram of property including Senior Center site with approximation of Sammamish River ordinary high water mark, 200' extent of Shoreline Jurisdiction, and Sammamish River Shoreline Buffer (white line 150' from approximate ordinary high water mark).

3.3 SAMMAMISH TRAIL (SMT) ZONE

The site is located within the Downtown Neighborhood, in the Downtown Mixed-Use (Residential/Office) Land Use Zone, and specifically the Sammamish Trail (SMT) Zone.

As described in RZC (Redmond Zoning Code) 21.10.070, “The Sammamish Trail (SMT) zone is one of four distinct mixed-use residential/office zones in the Downtown Neighborhood intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. These zones are intended as areas for the densest employment and residential uses in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. The Sammamish Trail (SMT) zone encourages development, including restaurants and retail uses that focuses on, celebrates, and enhances the environment of the Sammamish River by providing amenities that are connected to the river, by orienting buildings to the river trail, by providing for building heights that are lower as they approach the river and higher beyond the shoreline/critical area boundaries, and by enhancing degraded shorelines adjacent to new development.”

A discussion of primary zoning regulations for the site follows. This is not a comprehensive evaluation of zoning impacts; it is an overview of essential zoning requirements for preliminary planning purposes.

Minimum Building Height

The minimum required building height within the SMT zone is 2 stories. A deviation from the minimum height requirement of two floors is not among those allowed through the Administrative Design Flexibility provisions. As a result, a waiver (or similar alternative compliance method) of this requirement would be required to proceed if a single-story option is selected for development.

Maximum Building Height

The maximum building height within the SMT zone is 5 stories.

FAR (Floor Area Ratio)

The allowable base FAR for nonresidential development on the site is 1.25, with a base entitlement to 10,000 square feet GFA (gross floor area).

The floor area ratio is calculated using the gross floor area of all buildings or structures on a lot (or adjoining lots, in some case), exclusive of those spaces devoted to parking or vehicle circulation divided by the gross land area.

The FAR calculation for new development at the Senior Center site will need to include in calculations the total area of 53,328 square feet of floors 1 and 2 of the existing Public Safety Building. The parking levels in this building is not considered in the FAR calculation.

In accordance with RZC 21.16.020.F, the contiguous 2.07 acre site with the Municipal Parking Garage could be combined with the Senior Center site for the purposes of calculation of FAR. Since the floor area of parking structures is largely excluded from the FAR calculation, this would result in a maximized combined FAR for the property as a whole.

Conversely, the calculation of FAR highlights one of the benefits of anticipating future building development on the Municipal Campus, through Master Planning or other means. FAR and similar provisions are a theoretically finite resource that is depleted, in a sense, with each new development, leaving less available for any future development desired on the site.



Figure 3.3: Diagram of anticipated overall project area, showing its relationship to existing Senior Center building, swale, parking and fire lane. Also shown are the approximate locations of the Shoreline Buffer line and Shoreline Jurisdiction area.

GBP

If the Green Building and Green Infrastructure Incentive Program (GBP) were employed, the height limit could possibly be increased to 6 stories, and the FAR could be influenced. However, while Stakeholders have expressed interest in green building practices, prospective use of GBP is not addressed herein.

TDRs

Transfer Development Rights (TDRs) also can be used in some cases to increase the height limit by one story, and can impact the allowable FAR. TDRs have not been considered in relation to this project.

Parking

A significant portion of the Municipal Campus area is currently dedicated to parking (see Figure 3.1 for reference). The lot immediately north of the existing Senior Center (“Building Site”), see Figure 3.3 is designated for the use of Senior Center visitors.

Despite the number of parking spaces within proximity to the project site, there is no assurance that the parking would be considered adequate even for a new building of precisely the same size and scope as the existing one.

The parking required for any newly constructed facility will need to be determined in relation to the peak use of that facility. A completed building program and scheme and subsequent parking study will be required to establish the peak use and resulting parking requirements. It is likely that this will include some level of campus-wide assessment. Additionally, capacity associated with planned future expansion would also need to be addressed.

3.4 SHORELINE MASTER PROGRAM

The Shoreline Master Program, defined in RZC 21.68, significantly influences land use and development within the Shoreline Jurisdiction area. It fulfills a number of public benefit purposes, including protection of natural resources, provision of public access to the shoreline and water, and fulfillment of the City’s Public Trust Doctrine responsibilities.

Per the City Planning Department, the proposed development would qualify as Recreational Use for the purposes of this code section. Because any future additional use associated with vertical or other expansion has not been specified, the impact of potential future additional uses in relation to this code is not considered here.

Shoreline Jurisdiction

The Shoreline Jurisdiction related to the Sammamish River at this location extends to 200 feet from the ordinary high water mark at the River's nearest bank. The precise demarcation of this boundary is determined at the time of land use permitting, and so all indications of it within the current review and diagrams are approximate.

The Shoreline Jurisdiction governs numerous aspects of development, impacting building, site and systems planning, as well as construction procedures. The most restrictive of these fall within the Shoreline Buffer areas.

Shoreline Height Limit

A height restriction of 35 feet applies to certain structures with Shoreline Jurisdiction areas. Based upon communications with the City Planning Department, it is currently understood that this 35-foot height limit would apply only to the point of the Shoreline Buffer, 150 feet from the ordinary high water mark of the Sammamish River. Because that is essentially a building setback line, it is assumed to have no impact on the future building height.

However, if the 35-foot height limit were to be applied to the entire area of Shoreline Jurisdiction, it could impact a structure, particularly with regard to a future vertical expansion.

Sammamish River Buffer

The shoreline buffer at this portion of the Sammamish River (south of the PSE crossing) is set at 150 feet from the ordinary high water mark of the nearest bank. For the purpose of this review, this is considered a limit of development and a boundary of the project site.

Like the Shoreline Jurisdiction, the precise demarcation of this line is determined at the time of land use permitting, and so all indications of it within the current review and diagrams are approximate.

3.5 ADDITIONAL CONSIDERATIONS

Affordable Housing

The property is within an area subject to RZC 21.20, "Affordable Housing." However, it appears that the Affordable Housing provisions would not apply to this project unless or until a partner or other expansion or revision to the program causes it to become characterized as either a new residential or mixed-use development, a new senior housing development, or a congregate care dwelling.

Frequently Flooded Area

The property is classified as a "Frequently Flooded Area" per RZC 21.64.040. The majority of the conditions of code related to this classification appear to relate to building design and construction, and are therefore not addressed here. However, there has been some interest in evaluating the prospective use of this building as a shelter in the event of earthquake or other emergency. It is conceivable that it would therefore be desirable to plan for construction at the level of a critical facility. If that is the case, it should be noted that RZC 21.64.646.C.2.j. specifies that the lowest floor of critical facilities are to be elevated to three or more feet above base flood elevation. It further specifies flood-proofing and access route protection measures for these facilities.



Figure 3.4: Diagram of possible Senior Center building site and its relationship to existing swale, parking and fire lane, as well as Shoreline Buffer and Shoreline Jurisdiction areas.

Critical Aquifer Recharge Area

The property is classified as a “Critical Aquifer Recharge Area I” per RZC 21.64.050. The majority of the conditions of code related to this classification appear to relate to building design and construction, and are therefore not addressed here.

Cultural Resources Management

The property does fall within an area identified for Cultural Resources Management. No related research, review or planning has been conducted in association with the current study. The City is proceeding with or has completed relocation of Fantail Bird, the 8’-6” x 13’ x 8” wester red cedar carving by Dudley Carter, 1989.

3.6 PROPOSED PROJECT SITE

For the purpose of this study, the proposed project site is considered to be the area defined by the Shoreline Buffer to the west, the edge of the green to the south (based upon an alignment with the south facade of the Public Safety Building), the edge of the pedestrian way along the existing drive to the east, and the property line to the north, see Figure 3.4.

The southern site limit is based upon the City’s expressed desire to retain the valued public greens, balanced by an assumption that the Public Safety Building already established a dominant northern edge to the greens.

The eastern site limit is based upon the understanding that access to existing parking and vehicular and pedestrian circulation through the Municipal Campus are essential, and that significant re-routing of the existing paths at this edge was unlikely.

Existing Infrastructure

Substantial infrastructure, including fire protection hydrants and fire lanes, parking, and water infiltration swales, currently serve the Senior Center site. It is believed that these are currently functional, and that the cost savings of reuse of existing infrastructure is substantial.

Proposed Building Site

Given the potential benefits of retaining and reusing existing infrastructure, the proposed building site used for the following evaluations is roughly consistent with the site of the existing building and patio, less the new Shoreline Buffer.

4 ALTERNATE SCHEMES PRESENTED

A series of four high-level alternate building replacement schemes was presented to the public for consideration, see Figure 4.1. Through the community outreach process described in the Stakeholder Group Summary, Option A was eliminated from consideration.

Option B and Option C are discussed further in this document, and they generally correspond to the original descriptions shown here. A variant of Option D, specified instead as a version of Option C structured for future vertical expansion for partner or other use came to be designated Option C+. A similar variant of Option B, Option B+ is also considered to a lesser extent.

Option A - Repair the existing Senior Center Building



- Repairs existing Redmond Senior Center
- Square footage, building layout, and programs remain the same
- No improvements to the interior

Option B - Rebuild Similar Building



- Demolish existing building and rebuild on same site
- Same square footage
- Changes to building layout and programs

Option C - New Community Center



- Demolish existing building, rebuild on same site
- Potentially more square footage
- Changes to building layout and programs for all ages
- Dedicated senior space

Option D - New Mixed-Use Community Center



- Demolish existing building, rebuild on same site
- Potentially more square footage
- Changes to building layout and programs for all ages
- Dedicated senior spaces
- Mixed-use partner space that could be used for housing or urban school

Figure 4.1: Alternate Schemes as they were presented to the public for consideration.

5 PROGRAMMING

5.1 SPACES FOR SENIORS

As indicated in the Stakeholders' report, current Senior Center users expressed a strong interest in ensuring that, whatever building scope was pursued, spaces that they could consider "dedicated senior space" would be included. This raised several questions:

- What constitutes dedicated senior space?
- What are the architectural characteristics of these spaces?
- Which spaces or resources, if any, must be secured when not in use by seniors?

For the purpose of the space diagrams associated with this document, "Senior Zone" is used for the collection of spaces intended to be generally equivalent to that provided by current Senior Center. These spaces are understood to have programming focus for seniors and concentration of senior users from morning to afternoon on weekdays, and to serve the community more generally at other hours and on weekends.

In the programming diagrams, the term "Senior Gathering" is used more specifically to refer to those spaces that serve "passive recreation" uses as presented in the public outreach effort. From conversations with the Stakeholders, it seems possible that some of these spaces, or resources within them, may be for exclusive use of programs for seniors and may require securing when not in use by those programs.

Access, Circulation and Egress

The participants in the outreach effort did identify several specific areas of concern in relation to making a new space suited to the needs of seniors. The most frequently and clearly articulated of these all related to a sense of ease, comfort and safety moving to and through the building. Specific concerns noted were overcrowding, proximity of parking, and safety of collection and circulation spaces, particularly when shared with those of other ages.

Additionally, for reasons of access and egress, it was determined that the core spaces intended to serve the senior programs are to be located on the ground level.

5.2 FLEXIBLE SPACES

The desire for flexible spaces is a point of emphasis among both current users of the Senior Center, who identify the ways that they have adapted rooms to their needs, and to City staff who foresee the broad variety of programming needs that they anticipate a future Center fulfilling.

Electrical and digital connection points and plumbing fixture locations throughout multi-use and other flexible program areas contributes to their ability to be well suited to a variety of uses over time. Removal of fixed interruptions to larger spaces and providing movable partitions to allow adjoining spaces to serve together or separately is another way of making spaces flexible.

Planning for flexibility depends not only on the spaces, but also on the mobility of furnishings and equipment. For this reason, investment in ample well-placed storage areas benefits the goal of flexibility.

OPTION B | EXISTING PROGRAM

APPROXIMATE TOTAL AREA 22,000 s.f.

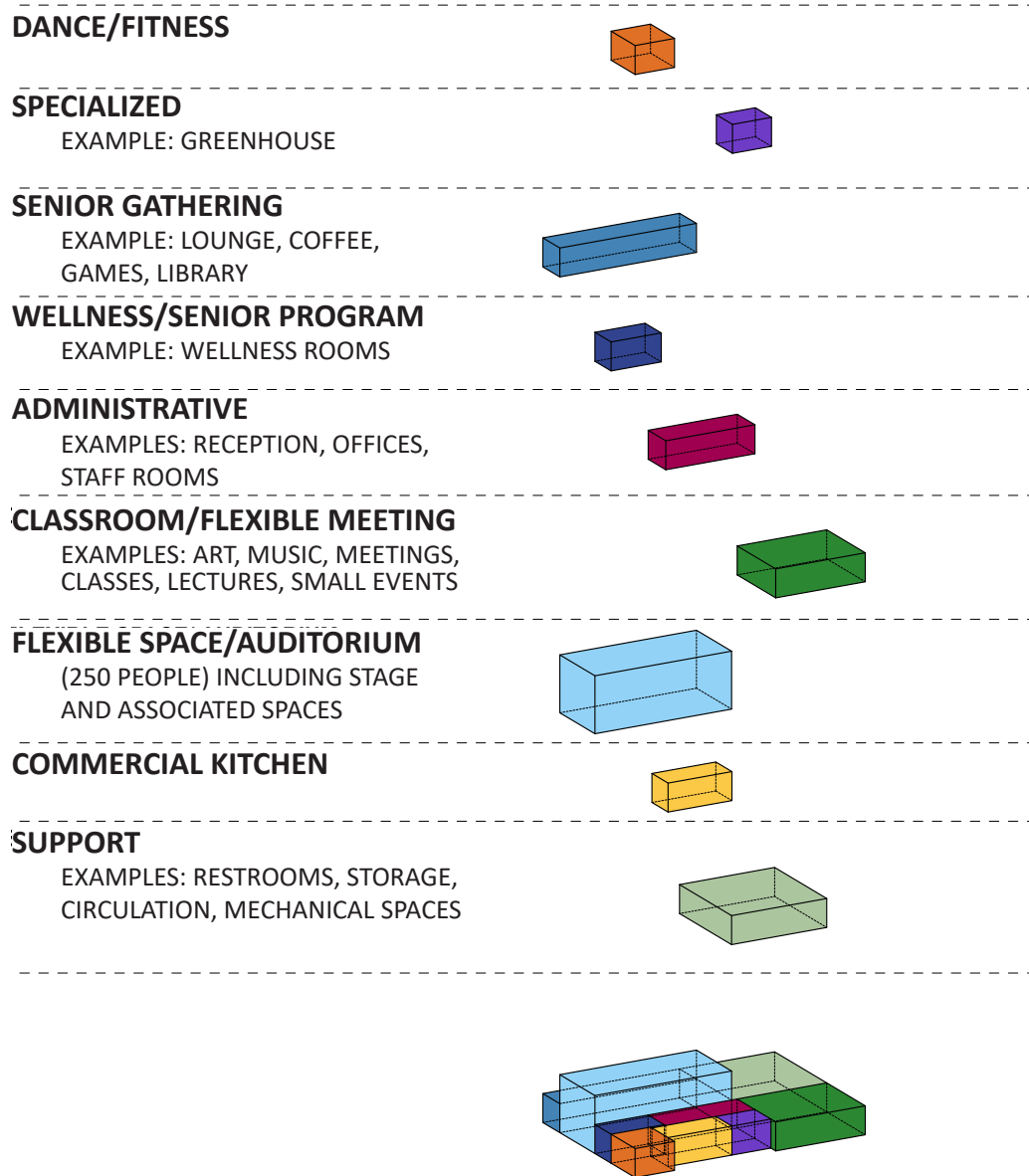


Figure 5.1: Option B Program “Lego Diagram” showing relative massing of program elements provided in the one-story in-kind replacement scheme

OPTIONS C / C+ | EXPANDED PROGRAM **APPROXIMATE TOTAL AREA 40,000 s.f.**

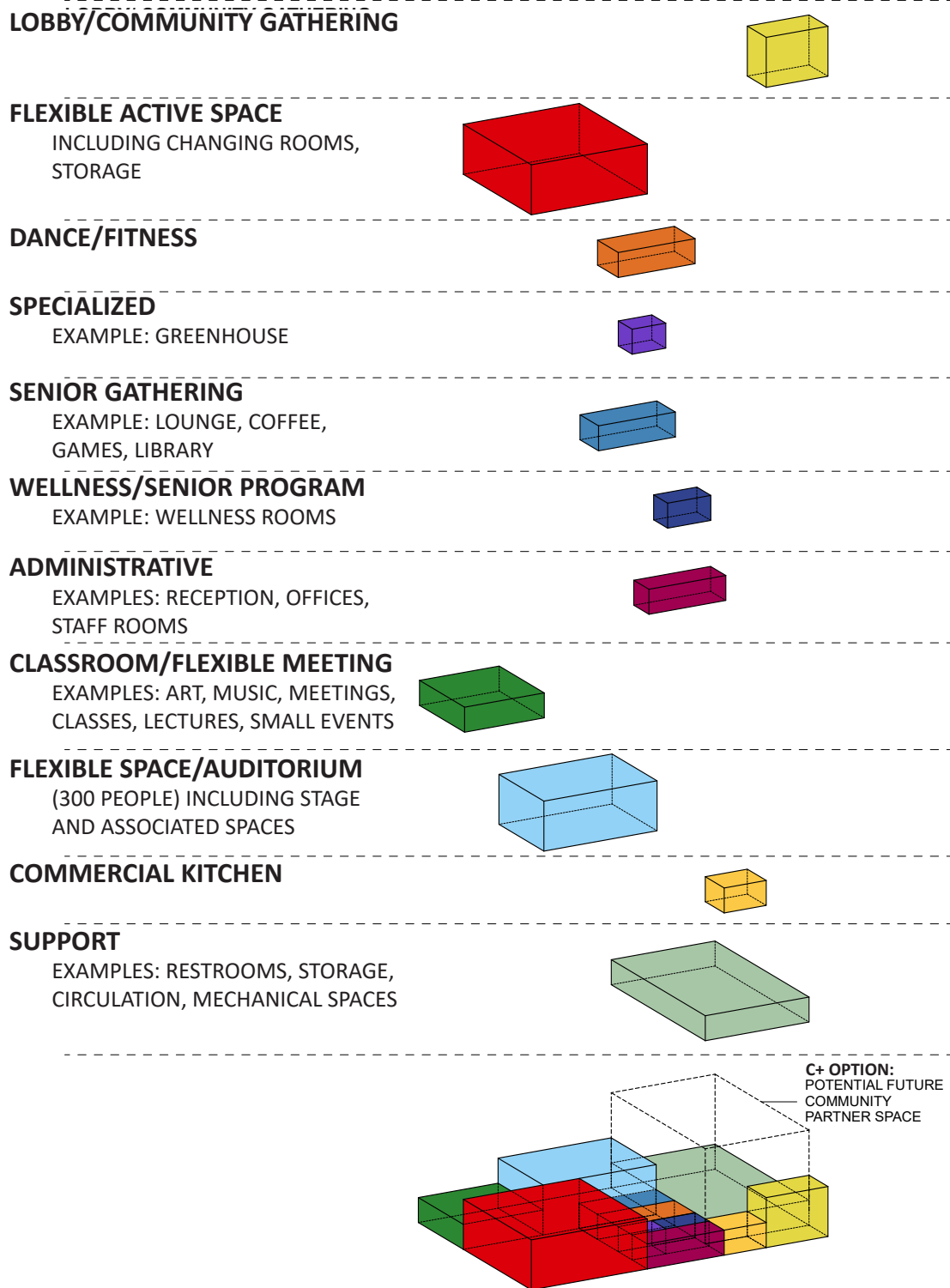


Figure 5.2: Option C Program “Lego Diagram” showing relative massing of program elements provided in the two-story expanded scheme

5.3 PROGRAMMATIC ELEMENTS WITH SPECIFIC REQUIREMENTS

Though flexibility is of great interest, some of the programmatic elements desired depend upon specific architectural elements. Key among these are sprung flooring suitable for dance or high-impact activity, high-volume spaces for athletic and performance uses, and furnishings and design elements designed to convey the sense of comfort and sociability desired.

5.4 ADJACENCIES

Kitchen service to the large dining area, outdoors

Changing rooms to the large, “high-bay” flexible active space

Senior program areas to parking, entry, ground level egress

Avoiding high-volume circulation mixing between active program and senior program

6 REVIEW OF PREFERRED OPTION

The scope of this review does not include building design. However, preliminary conceptual diagrams were developed as noted below. These diagrams can be found among the Appendices.

6.1 Option C

As described in the Stakeholder Group Summary, the approach identified as Option C emerged as the preferred option through the community outreach effort. Option C was defined at the outset as:

- Demolish existing building, rebuild on same site
- Potentially more square footage
- Changes to building layout and programs for all ages
- Dedicated senior space

Through ongoing discussion, Option C became understood to be a new two-story building of between 40,000 and 45,000 square feet (in comparison with the original 22,000 square feet), providing spaces to accommodate the “Expanded Program” outlined in Figure 5.2. This roughly 40,000 square foot gross proposed building fulfills the goals of providing the preferred program elements as determined through the community outreach effort, with a mix of “high-bay” large-volume spaces for active and performing arts uses, along with an array of smaller spaces in a two-story arrangement within the preferred building area.

In order to provide a basis for development of an opinion of probable cost, a conceptual building diagram was generated. This conceptual diagram consists of plan diagrams for each of the two floors.

6.2 Option B

In order to confirm prior work by others, and to provide a basis with which to compare values for Option C, a conceptual one-story building diagram was developed to represent Option B. Option B had been presented as an in-kind replacement of the existing Senior Center, similar in scope and size.

6.3 Diagram Zones

The building diagrams provided indicate programmatic zones. These zones relate the general space planning ideas to the concepts raised in the community outreach effort and program elements discussed.

Senior Zone

The “Senior Zone” designation is applied to the collections of spaces and programming that generally reproduce those provided by the existing Senior Center.

Active Zone

The “Active Zone” designation is applied to the large, high-bay flexible active space and its associated supporting spaces. This large space would be of scale and construction suitable to serve for athletic use as well as dance, fitness, event performance and other uses. The supporting spaces include changing areas and circulation.

Flexible Zone

The “Flexible Zone” designation is applied to spaces that could readily be configured to serve any of a number of uses and community programming.

7 POTENTIAL FUTURE EXPANSION/ADDITION

7.1 PARTNERSHIPS

Through the community outreach effort, the prospect of future partner participation emerged several times in different contexts. The Stakeholder Group Summary has identified potential partner participation as an area for further review.

Whether in relation to investment or use by a potential partner or otherwise, interest in knowing more about potential phased/future vertical expansion of a new building has been expressed throughout this process.

In early discussions, potential future expansion was specified as serving one of these program types:

- office
- housing
- urban high school

Through stakeholder discussions, an interest in seeking partners that would be compatible with senior use, such as those that would provide senior housing or healthcare, has emerged. Similarly, consideration of whether the future additional space could be reserved for future community use and City programming has also emerged.

PLANNING

For the purposes of building planning, the issue of whether a partner will occupy the space is not the greatest concern. Rather, issues of program type, when decisions can be made and by whom, and how the addition relates to the initial development are more salient.

Issues of Uncertainty

Planning for an unknown program type and size for future vertical expansion poses a number of architectural challenges that would require future study and could result in increased costs. Among the unknown aspects would be:

- Structural reinforcement
- Mechanical, electrical and plumbing (MEP) including waste lines, water supply, civil connections, equipment sizing, venting, chases and slab penetrations
- Fire separation
- Sound isolation and vibration control
- Vertical circulation and egress requirements
- Parking
- Ground level services (delivery, lobby, etc.)
- Security
- Future code changes
 - Changes to structural codes are anticipated within the duration of this project. Even if changes do not apply to initial construction, if future vertical expansion is planned, it is likely that the new work would qualify as substantial enough to require application of revised provisions, including those mandating increased seismic reinforcement, to the entirety of the structure as it is modified.

These potentially unknown factors add complexity to the design process, and so may result in prolonged design and cost estimating efforts. Additionally, uncertainty and risk tend to drive projected costs upward.

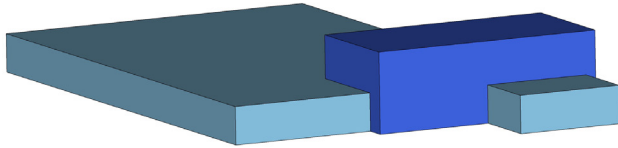


Figure 7.1: Option B Massing diagram

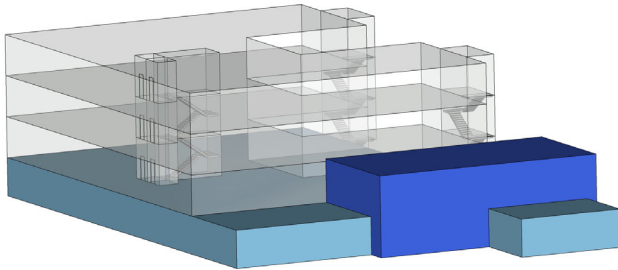


Figure 7.2: Option B+ Massing diagram

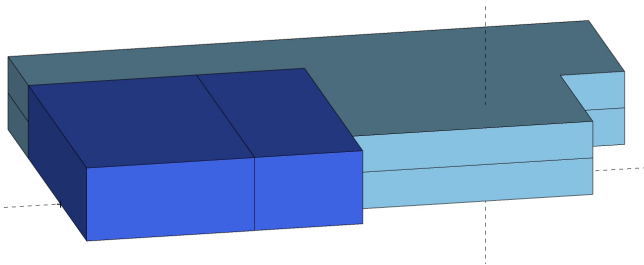


Figure 7.3: Option C Massing diagram

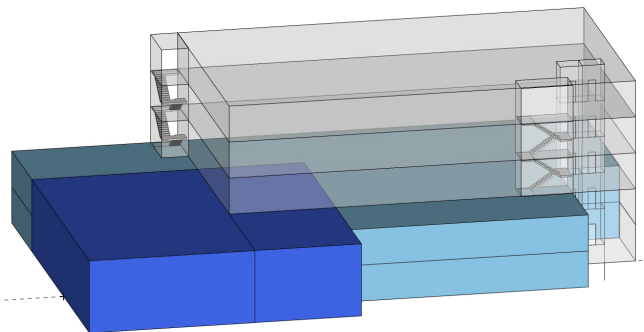


Figure 7.4: Option C+ Massing diagram

7.2 MASSING DIAGRAMS

Massing diagrams were prepared for each of the Options considered, to help describe how potential future vertical additions would relate to the base structures.

These are shown in Figures 7.1-7.4 at left. In each diagram, the darkest volume represents the tall “high-bay” volumes of the program: the Flexible Space/Auditorium in Options B and B+, and the Flexible Space/Auditorium and the Flexible Active Space in Options C and C+.

The lighter solid volumes represent the remainder of the City’s program for each Option, represented as single-story spaces. For Options B and B+, those spaces are all on one level; for Options C and C+, they are stacked on two levels.

The “ghosted” levels at the top of each of the “+” schemes represent some possible and potentially appropriate future vertical expansions. Note that there are additional vertical circulation elements shown for those expansions that need to be coordinated at the lower levels.

7.3 PHASED CONSTRUCTION

With good planning and a sophisticated builder, a phased construction approach or later addition can be executed with minimal disruption to operations of the base or adjacent facilities. That said, construction is an inherently disruptive activity that generates some level of noise, obstruction, and interference with surrounding activities.

8 FACTORS INFLUENCING PROJECTION OF COSTS

8.1 ASSUMPTIONS

Opinions of Probable Cost were developed based upon the information as described here, and are based on recent cost experience for buildings of similar scope. Numerous factors can influence actual costs. Some of the assumptions used to determine the opinions provided here are outlined below.

Site Conditions

It is anticipated that the site is characterized by poor soils, a high water table and frequent flooding. Further, its proximity to the Sammamish River mandates compliance with shoreline-related regulations.

Parking

It is not possible to determine future parking requirements associated with this development at this time. As noted previously, a parking study would be required to determine peak use for the facility (possibly including future expansion). No allowance for parking costs is included.

Mitigation

An allowance is provided for mitigation costs associated with demolition of that portion of the existing building now within the 150-foot Sammamish River buffer.

Schedule

Construction is planned for June 2021 through February 2023.

Life Cycle

The life cycle of a new building of this type is presumed to be 50 years.

Building Characteristics

- assume ground level finish floor to be approximately 30" above grade due to site conditions
- assume Type 2 construction with sprinklers
- assume building systems, construction materials and methods are those required for LEED Silver
- assume mid-level finishes

Furniture, Fixtures and Equipment (FF&E)

A somewhat higher-than-usual value is applied for FF&E, given that the level of flexibility desired suggests that some spaces may require several alternate furnishing packages.

URGENCY AND TIMING

Urgency is a paramount concern in relation to this project, and for understandable reasons. Nonetheless, as described in the prior section, "POTENTIAL FUTURE EXPANSION/ADDITION," the issues that accompany planning for a future addition of unknown size, purpose and time of construction have a range of cost implications.

LEED CERTIFICATION

Consistent with the Redmond Comprehensive Plan: Natural Environment goals, including "Utilize Best Management Practices (BMPs) and technology in City projects and practices to achieve effective environmental stewardship while striving towards sustainable fiscal responsibility." Stakeholders and community members express interest in exploring options related to environmentally sensitive design and construction.

Washington State codes mandate a high level of performance in all buildings, and the base cost assumptions include an above-average (equivalent to LEED Silver) level of performance, material use, and construction practices. Additionally, the shoreline and other zoning restrictions mandate an additional level of environmental sensitivity on this site.

LEED (Leadership in Energy and Environmental Design) is a third-party verification program related to environmentally friendly construction practices and building performance. It is a point-based scoring system. For example, 50-59 points (of a possible 110) are required for a Silver rating.

Environmental design decisions can be made apart from any formal certification or review program. If, however, the City elects to pursue LEED Certification for this project, regardless of the target level (Silver, Gold, Platinum), there are costs associated with that process.

The approximate fees and administrative costs associated with LEED Certification for a new 40,000 sf Community Center are expected to be:

LEED Specialist	\$80,000.00
Architect	\$10,000.00
Mechanical/Electrical/Plumbing Consultant	\$20,000.00
Contractor	\$20,000.00
LEED Certification Fee (US Green Building Council)	\$15,000.00
TOTAL	\$145,000.00

The current evaluation does not include design, and so cannot anticipate which LEED credits would be able to be awarded.

Some sustainable design measures, if incorporated into the ultimate design, could have an impact on the initial construction cost, but might also result in offsetting operational cost reductions over the life of the building.

9 APPENDICES

Conceptual Layout: Option B (One-Story)

Conceptual Layout: Option C Ground Floor

Conceptual Layout: Option C Second Floor

Opinions of Probable Cost



PARKING



PARKING



CITY HALL

LEGEND



SENIOR ZONE



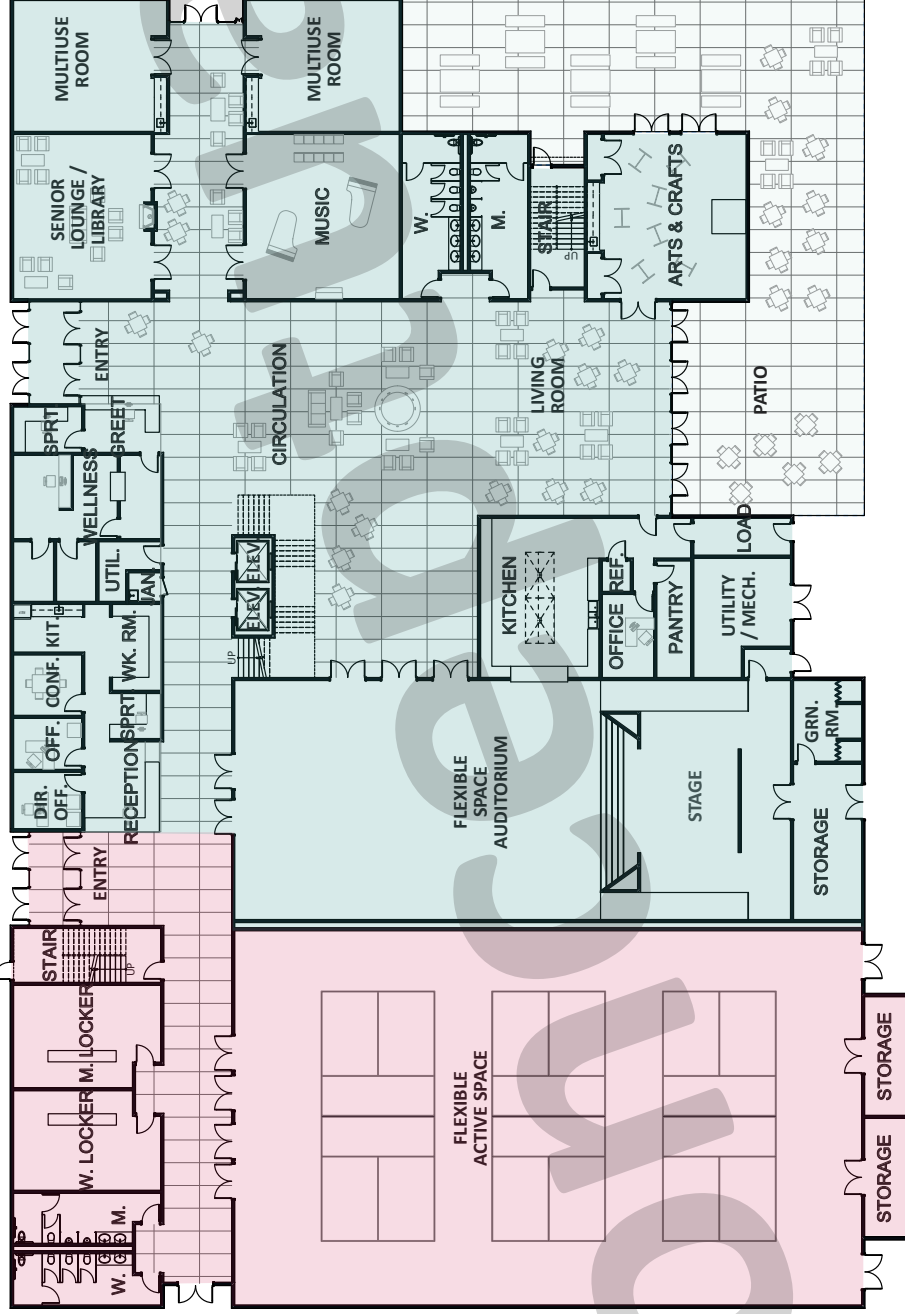
RIVER VIEW

CONCEPTUAL LAYOUT: **OPTION B** GROUND FLOOR





PARKING



PARKING



CITY HALL

LEGEND



SENIOR ZONE

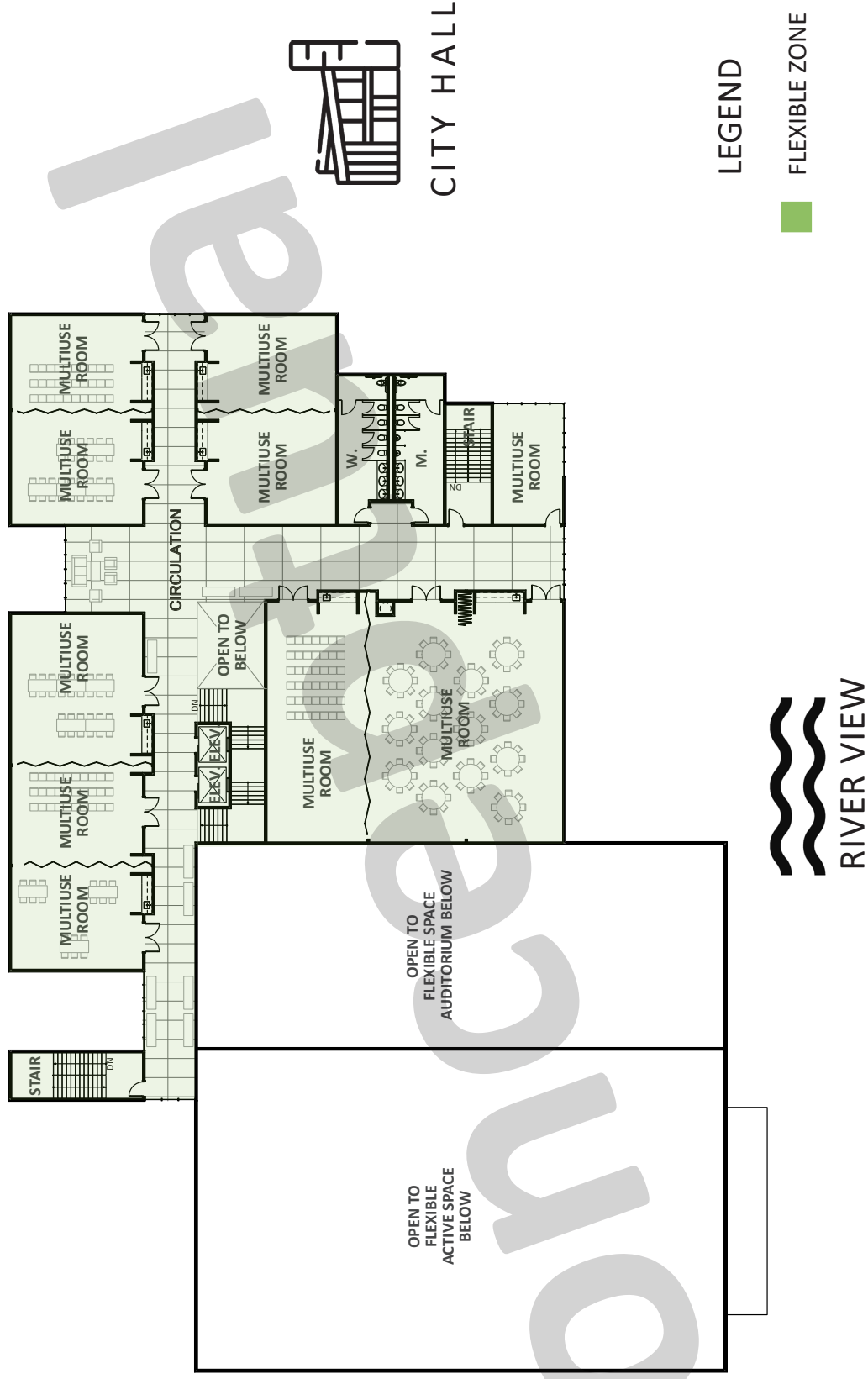


ACTIVE ZONE



RIVER VIEW

CONCEPTUAL LAYOUT: **OPTION C** GROUND FLOOR



CONCEPTUAL LAYOUT: **OPTION C** SECOND FLOOR

Senior Community Center

Redmond, WA
March 13, 2020



Total Construction Cost Summary

Level 2 Elemental Summary		Option B									
Project Areas		Site Development		Kitchen		Multi-Purpose		Community Center		Total	
		22,000 SF		1,400 SF		5,300 SF		15,300 SF		22,000 SF	
		Total	\$ / GFA	Total	\$ / GFA	Total	\$ / GFA	Total	\$ / GFA	Total	\$ / GFA
01	Foundations	\$0	\$0.00	\$28,000	\$20	\$106,000	\$20	\$306,000	\$20	\$440,000	\$20.00
02	Vertical Structure	\$0	\$0.00	\$70,000	\$50	\$265,000	\$50	\$765,000	\$50	\$1,100,000	\$50.00
03	Floor & Roof Structures	\$0	\$0.00	\$49,000	\$35	\$185,500	\$35	\$535,500	\$35	\$770,000	\$35.00
04	Exterior Cladding	\$0	\$0.00	\$119,000	\$85	\$450,500	\$85	\$1,300,500	\$85	\$1,870,000	\$85.00
05	Roofing & Waterproofing	\$0	\$0.00	\$49,000	\$35	\$185,500	\$35	\$535,500	\$35	\$770,000	\$35.00
06	Interior Partitions, Doors & Glazing	\$0	\$0.00	\$72,800	\$52	\$275,600	\$52	\$795,600	\$52	\$1,144,000	\$52.00
07	Floor, Wall & Ceiling Finishes	\$0	\$0.00	\$49,000	\$35	\$185,500	\$35	\$535,500	\$35	\$770,000	\$35.00
08	Function Equipment & Specialties	\$0	\$0.00	\$175,000	\$125	\$250,000	\$47	\$200,000	\$13	\$625,000	\$28.41
09	Stairs & Vertical Transportation	\$0	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
10	Plumbing Systems	\$0	\$0.00	\$32,200	\$23	\$121,900	\$23	\$351,900	\$23	\$506,000	\$23.00
11	Heating, Ventilating & Air Conditioning	\$0	\$0.00	\$28,000	\$20	\$106,000	\$20	\$306,000	\$20	\$440,000	\$20.00
12	Electric Lighting, Power & Communications	\$0	\$0.00	\$49,000	\$35	\$185,500	\$35	\$535,500	\$35	\$770,000	\$35.00
13	Fire Protection Systems	\$0	\$0.00	\$11,200	\$8	\$42,400	\$8	\$122,400	\$8	\$176,000	\$8.00
14	Building Preparation & Protection	\$0	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
15	Building Demolition	\$150,000	\$6.82	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$6.82
16	Site Preparation & Demolition	\$25,000	\$1.14	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000	\$1.14
17	Site Paving, Structures & Landscaping	\$220,000	\$10.00	\$0	\$0	\$0	\$0	\$0	\$0	\$220,000	\$10.00
18	Utilities on Site	\$100,000	\$4.55	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$4.55
Sub-Total Direct Construction Cost		\$495,000	\$23	\$732,200	\$523	\$2,359,400	\$445	\$6,289,400	\$411	\$9,876,000	\$449
Design Contingency	20.00%	\$99,000	\$5	\$146,440	\$105	\$471,880	\$89	\$1,257,880	\$237	\$1,975,200	\$89.78
General Conditions	6.00%	\$35,640	\$2	\$52,718	\$38	\$169,877	\$32	\$452,837	\$85	\$711,072	\$32.32
General Requirements	2.00%	\$12,593	\$1	\$18,627	\$13	\$60,023	\$11	\$160,002	\$30	\$251,245	\$11.42
GL Insurance	1.50%	\$9,633	\$0	\$14,250	\$10	\$45,918	\$9	\$122,402	\$23	\$192,203	\$8.74
Performance & Payment Bond	1.00%	\$4,950	\$0	\$7,322	\$5	\$23,594	\$4	\$62,894	\$12	\$98,760	\$4.49
Contractor Contingency	3.00%	\$19,704	\$1	\$29,147	\$21	\$93,921	\$18	\$250,362	\$47	\$393,134	\$17.87
OH&P	3.50%	\$23,678	\$1	\$35,025	\$25	\$112,861	\$21	\$300,852	\$57	\$472,417	\$21.47
Gross Receipts Tax	0.14%	\$980	\$0	\$1,450	\$1	\$4,672	\$1	\$12,455	\$2	\$19,558	\$0.89
Sub-Total Indirect Construction Cost		\$206,179	\$9	\$304,979	\$218	\$982,746	\$185	\$2,619,685	\$171	\$4,113,589	\$187
Total Construction Cost		\$701,179	\$32	\$1,037,179	\$741	\$3,342,146	\$631	\$8,909,085	\$582	\$13,989,589	\$636
Market Escalation to MOC, March 2022	8.00%	\$56,094	\$3	\$82,974	\$59	\$267,372	\$50	\$712,727	\$134	\$1,119,167	\$50.87
Total Construction Cost Including Escalation		\$757,274	\$34	\$1,120,153	\$800	\$3,609,518	\$681	\$9,621,812	\$629	\$15,108,756	\$687
Project Soft Costs											
FF&E Allowance		\$0	\$0	\$280,000	\$200	\$265,000	\$50	\$765,000	\$50	\$1,310,000	\$59.55
Design Fees	6.00%	\$45,436	\$2	\$84,009	\$60	\$232,471	\$44	\$623,209	\$41	\$985,125	\$44.78
Testing and Inspections	2.00%	\$15,145	\$1	\$22,403	\$16	\$72,190	\$14	\$192,436	\$13	\$302,175	\$13.74
Permitting	2.00%	\$15,145	\$1	\$22,403	\$16	\$72,190	\$14	\$192,436	\$13	\$302,175	\$13.74
10% owner's construction contingency	10.00%	\$83,300	\$4	\$152,897	\$109	\$425,137	\$80	\$1,139,489	\$74	\$1,800,823	\$81.86
Sales tax	10.00%	\$75,727	\$3	\$112,015	\$80	\$360,952	\$68	\$962,181	\$63	\$1,510,876	\$68.68
Total Project Cost		\$992,028	\$45	\$1,793,880	\$1,281	\$5,037,459	\$950	\$13,496,563	\$882	\$21,319,931	\$969
Add Alternates											
Mitigation Allowance										\$25,000	\$1.14
Allowance for LEED Silver										\$639,598	\$29.07
Allowance for Seismic Upgrades for sheltering (area of shelter assumed 25% of GSF)										\$241,481	\$10.98
Additional 12 months escalation										\$852,797	\$38.76

Total Construction Cost Summary

Level 2 Elemental Summary		Option C											
Project Areas		Site Development		Kitchen		Multi-Purpose		Community Center		Exterior Patios		Total	
		35,000 SF		1,600 SF		7,900 SF		33,300 SF		4,000 SF		42,800 SF	
		Total	\$ / GFA	Total	\$ / GFA	Total	\$ / GFA	Total	\$ / GFA	Total	\$ / GFA	Total	\$ / GFA
01	Foundations	\$0	\$0.00	\$32,000	\$20	\$158,000	\$20	\$666,000	\$20	\$80,000	\$20	\$856,000	\$20.00
02	Vertical Structure	\$0	\$0.00	\$96,000	\$60	\$474,000	\$60	\$1,998,000	\$60	\$80,000	\$20	\$2,568,000	\$60.00
03	Floor & Roof Structures	\$0	\$0.00	\$56,000	\$35	\$276,500	\$35	\$1,165,500	\$35	\$120,000	\$30	\$1,498,000	\$35.00
04	Exterior Cladding	\$0	\$0.00	\$136,000	\$85	\$671,500	\$85	\$2,830,500	\$85	\$0	\$0	\$3,638,000	\$85.00
05	Roofing & Waterproofing	\$0	\$0.00	\$56,000	\$35	\$276,500	\$35	\$1,165,500	\$35	\$0	\$0	\$1,498,000	\$35.00
06	Interior Partitions, Doors & Glazing	\$0	\$0.00	\$83,200	\$52	\$410,800	\$52	\$1,731,600	\$52	\$0	\$0	\$2,225,600	\$52.00
07	Floor, Wall & Ceiling Finishes	\$0	\$0.00	\$56,000	\$35	\$276,500	\$35	\$1,165,500	\$35	\$120,000	\$30	\$1,498,000	\$35.00
08	Function Equipment & Specialties	\$0	\$0.00	\$200,000	\$125	\$350,000	\$44	\$400,000	\$12	\$25,000	\$6	\$950,000	\$22.20
09	Stairs & Vertical Transportation	\$0	\$0.00	\$0	\$0	\$0	\$0	\$350,000	\$11	\$0	\$0	\$350,000	\$8.18
10	Plumbing Systems	\$0	\$0.00	\$36,800	\$23	\$181,700	\$23	\$765,900	\$23	\$20,000	\$5	\$984,400	\$23.00
11	Heating, Ventilating & Air Conditioning	\$0	\$0.00	\$32,000	\$20	\$158,000	\$20	\$666,000	\$20	\$0	\$0	\$856,000	\$20.00
12	Electric Lighting, Power & Communications	\$0	\$0.00	\$56,000	\$35	\$276,500	\$35	\$1,165,500	\$35	\$40,000	\$10	\$1,498,000	\$35.00
13	Fire Protection Systems	\$0	\$0.00	\$12,800	\$8	\$63,200	\$8	\$266,400	\$8	\$0	\$0	\$342,400	\$8.00
14	Building Preparation & Protection	\$0	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
15	Building Demolition	\$150,000	\$4.29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$3.50
16	Site Preparation & Demolition	\$35,000	\$1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0.82
17	Site Paving, Structures & Landscaping	\$350,000	\$10.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000	\$8.18
18	Utilities on Site	\$100,000	\$2.86	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$2.34
Sub-Total Direct Construction Cost		\$635,000	\$18	\$852,800	\$533	\$3,573,200	\$452	\$14,336,400	\$431	\$485,000	\$121	\$19,397,400	\$453
Design Contingency	20.00%	\$127,000	\$4	\$170,560	\$107	\$714,640	\$90	\$2,867,280	\$363	\$97,000	\$24	\$3,879,480	\$90.64
General Conditions	6.00%	\$45,720	\$1	\$61,402	\$38	\$257,270	\$33	\$1,032,221	\$131	\$34,920	\$9	\$1,396,613	\$32.63
General Requirements	2.00%	\$16,154	\$0	\$21,695	\$14	\$90,902	\$12	\$364,718	\$46	\$12,338	\$3	\$493,470	\$11.53
GL Insurance	1.50%	\$12,358	\$0	\$16,597	\$10	\$69,540	\$9	\$279,009	\$35	\$9,439	\$2	\$377,504	\$8.82
Performance & Payment Bond	1.00%	\$6,350	\$0	\$8,528	\$5	\$35,732	\$5	\$143,364	\$18	\$4,850	\$1	\$193,974	\$4.53
Contractor Contingency	3.00%	\$25,277	\$1	\$33,947	\$21	\$142,239	\$18	\$570,690	\$72	\$19,306	\$5	\$772,153	\$18.04
OH&P	3.50%	\$30,375	\$1	\$40,794	\$25	\$170,923	\$22	\$685,779	\$87	\$23,200	\$6	\$927,871	\$21.68
Gross Receipts Tax	0.14%	\$1,258	\$0	\$1,689	\$1	\$7,076	\$1	\$28,391	\$4	\$960	\$0	\$38,414	\$0.90
Sub-Total Indirect Construction Cost		\$264,493	\$8	\$355,212	\$222	\$1,488,323	\$188	\$5,971,452	\$179	\$202,014	\$51	\$8,079,479	\$189
Total Construction Cost		\$899,493	\$26	\$1,208,012	\$755	\$5,061,523	\$641	\$20,307,852	\$610	\$687,014	\$172	\$27,476,879	\$642
Market Escalation to MOC, March 2022	8.00%	\$71,959	\$2	\$96,641	\$60	\$404,922	\$51	\$1,624,628	\$206	\$54,961	\$14	\$2,198,150	\$51.36
Total Construction Cost Including Escalation		\$971,452	\$28	\$1,304,652	\$815	\$5,466,445	\$692	\$21,932,480	\$659	\$741,975	\$185	\$29,675,029	\$693
Project Soft Costs													
FF&E Allowance		\$0	\$0	\$320,000	\$200	\$395,000	\$50	\$1,665,000	\$50	\$200,000	\$50	\$2,380,000	\$55.61
Design Fees	6.00%	\$58,287	\$2	\$97,479	\$61	\$351,687	\$45	\$1,415,849	\$43	\$56,519	\$14	\$1,923,302	\$44.94
Testing and Inspections	2.00%	\$19,429	\$1	\$26,093	\$16	\$109,329	\$14	\$438,650	\$13	\$14,840	\$4	\$593,501	\$13.87
Permitting	2.00%	\$19,429	\$1	\$26,093	\$16	\$109,329	\$14	\$438,650	\$13	\$14,840	\$4	\$593,501	\$13.87
10% owner's construction contingency	10.00%	\$106,860	\$3	\$177,432	\$111	\$643,179	\$81	\$2,589,063	\$78	\$102,817	\$26	\$3,516,533	\$82.16
Sales tax	10.00%	\$97,145	\$3	\$130,465	\$82	\$546,644	\$69	\$2,193,248	\$66	\$74,198	\$19	\$2,967,503	\$69.33
Total Project Cost		\$1,272,602	\$36	\$2,082,215	\$1,301	\$7,621,613	\$965	\$30,672,939	\$921	\$1,205,187	\$301	\$41,649,368	\$973
Add Alternates													
Mitigation Allowance												\$25,000	\$0.58
Allowance for LEED Silver												\$1,249,481	\$29.19
Allowance for Seismic Upgrades for sheltering (area of shelter assumed 25% of GSF)												\$514,533	\$12.02
Additional 12 months escalation												\$1,665,975	\$38.92

Total Construction Cost Summary

Level 2 Elemental Summary Project Areas		Option C+											
		Site Development		Kitchen		Multi-Purpose		Community Center		Exterior Patios		Total	
		35,000 SF		1,600 SF		7,900 SF		33,300 SF		4,000 SF		42,800 SF	
		Total	\$ / GFA	Total	\$ / GFA	Total	\$ / GFA	Total	\$ / GFA	Total	\$ / GFA	Total	\$ / GFA
01	Foundations	\$0	\$0.00	\$64,000	\$40	\$316,000	\$40	\$1,332,000	\$40	\$160,000	\$40	\$1,712,000	\$40.00
02	Vertical Structure	\$0	\$0.00	\$144,000	\$90	\$711,000	\$90	\$2,997,000	\$90	\$120,000	\$30	\$3,852,000	\$90.00
03	Floor & Roof Structures	\$0	\$0.00	\$75,600	\$47	\$373,275	\$47	\$1,573,425	\$47	\$162,000	\$41	\$2,022,300	\$47.25
04	Exterior Cladding	\$0	\$0.00	\$136,000	\$85	\$671,500	\$85	\$2,830,500	\$85	\$0	\$0	\$3,638,000	\$85.00
05	Roofing & Waterproofing	\$0	\$0.00	\$56,000	\$35	\$276,500	\$35	\$1,165,500	\$35	\$0	\$0	\$1,498,000	\$35.00
06	Interior Partitions, Doors & Glazing	\$0	\$0.00	\$83,200	\$52	\$410,800	\$52	\$1,731,600	\$52	\$0	\$0	\$2,225,600	\$52.00
07	Floor, Wall & Ceiling Finishes	\$0	\$0.00	\$56,000	\$35	\$276,500	\$35	\$1,165,500	\$35	\$120,000	\$30	\$1,498,000	\$35.00
08	Function Equipment & Specialties	\$0	\$0.00	\$200,000	\$125	\$350,000	\$44	\$400,000	\$12	\$25,000	\$6	\$950,000	\$22.20
09	Stairs & Vertical Transportation	\$0	\$0.00	\$0	\$0	\$0	\$0	\$350,000	\$11	\$0	\$0	\$350,000	\$8.18
10	Plumbing Systems	\$0	\$0.00	\$36,800	\$23	\$181,700	\$23	\$765,900	\$23	\$20,000	\$5	\$984,400	\$23.00
11	Heating, Ventilating & Air Conditioning	\$0	\$0.00	\$32,000	\$20	\$158,000	\$20	\$666,000	\$20	\$0	\$0	\$856,000	\$20.00
12	Electric Lighting, Power & Communications	\$0	\$0.00	\$56,000	\$35	\$276,500	\$35	\$1,165,500	\$35	\$40,000	\$10	\$1,498,000	\$35.00
13	Fire Protection Systems	\$0	\$0.00	\$12,800	\$8	\$63,200	\$8	\$266,400	\$8	\$0	\$0	\$342,400	\$8.00
14	Building Preparation & Protection	\$0	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
15	Building Demolition	\$150,000	\$4.29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$3.50
16	Site Preparation & Demolition	\$35,000	\$1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0.82
17	Site Paving, Structures & Landscaping	\$350,000	\$10.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000	\$8.18
18	Utilities on Site	\$100,000	\$2.86	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$2.34
Sub-Total Direct Construction Cost		\$635,000	\$18	\$952,400	\$595	\$4,064,975	\$515	\$16,409,325	\$493	\$647,000	\$162	\$22,061,700	\$515
Design Contingency	20.00%	\$127,000	\$4	\$190,480	\$119	\$812,995	\$103	\$3,281,865	\$415	\$129,400	\$32	\$4,412,340	\$103.09
General Conditions	6.00%	\$45,720	\$1	\$68,573	\$43	\$292,678	\$37	\$1,181,471	\$150	\$46,584	\$12	\$1,588,442	\$37.11
General Requirements	2.00%	\$16,154	\$0	\$24,229	\$15	\$103,413	\$13	\$417,453	\$53	\$16,460	\$4	\$561,250	\$13.11
GL Insurance	1.50%	\$12,358	\$0	\$18,535	\$12	\$79,111	\$10	\$319,352	\$40	\$12,592	\$3	\$429,356	\$10.03
Performance & Payment Bond	1.00%	\$6,350	\$0	\$9,524	\$6	\$40,650	\$5	\$164,093	\$21	\$6,470	\$2	\$220,617	\$5.15
Contractor Contingency	3.00%	\$25,277	\$1	\$37,912	\$24	\$161,815	\$20	\$653,207	\$83	\$25,755	\$6	\$878,211	\$20.52
OH&P	3.50%	\$30,375	\$1	\$45,558	\$28	\$194,447	\$25	\$784,937	\$99	\$30,949	\$8	\$1,055,317	\$24.66
Gross Receipts Tax	0.14%	\$1,258	\$0	\$1,886	\$1	\$8,050	\$1	\$32,496	\$4	\$1,281	\$0	\$43,690	\$1.02
Sub-Total Indirect Construction Cost		\$264,493	\$8	\$396,697	\$248	\$1,693,159	\$214	\$6,834,875	\$205	\$269,491	\$67	\$9,189,223	\$215
Total Construction Cost		\$899,493	\$26	\$1,349,097	\$843	\$5,758,134	\$729	\$23,244,200	\$698	\$916,491	\$229	\$31,250,923	\$730
Market Escalation to MOC, March 2022	8.00%	\$71,959	\$2	\$107,928	\$67	\$460,651	\$58	\$1,859,536	\$235	\$73,319	\$18	\$2,500,074	\$58.41
Total Construction Cost Including Escalation		\$971,452	\$28	\$1,457,025	\$911	\$6,218,785	\$787	\$25,103,736	\$754	\$989,810	\$247	\$33,750,997	\$789
Project Soft Costs													
FF&E Allowance		\$0	\$0	\$320,000	\$200	\$395,000	\$50	\$1,665,000	\$50	\$200,000	\$50	\$2,380,000	\$55.61
Design Fees	6.00%	\$58,287	\$2	\$97,479	\$61	\$351,687	\$45	\$1,415,849	\$43	\$56,519	\$14	\$1,923,302	\$44.94
Testing and Inspections	2.00%	\$19,429	\$1	\$26,093	\$16	\$109,329	\$14	\$438,650	\$13	\$14,840	\$4	\$593,501	\$13.87
Permitting	2.00%	\$19,429	\$1	\$26,093	\$16	\$109,329	\$14	\$438,650	\$13	\$14,840	\$4	\$593,501	\$13.87
10% owner's construction contingency	10.00%	\$106,860	\$3	\$177,432	\$111	\$643,179	\$81	\$2,589,063	\$78	\$102,817	\$26	\$3,516,533	\$82.16
Sales tax	10.00%	\$97,145	\$3	\$130,465	\$82	\$546,644	\$69	\$2,193,248	\$66	\$74,198	\$19	\$2,967,503	\$69.33
Total Project Cost		\$1,272,602	\$36	\$2,234,587	\$1,397	\$8,373,952	\$1,060	\$33,844,194	\$1,016	\$1,453,022	\$363	\$45,725,336	\$1,068
Add Alternates													
Mitigation Allowance												\$25,000	\$0.58
Allowance for LEED Silver												\$1,371,760	\$32.05
Allowance for Seismic Upgrades for sheltering (area of shelter assumed 25% of GSF)												\$791,820	\$18.50
Additional 12 months escalation												\$1,829,013	\$42.73
Notes:													
C+ Option allows for structural upgrades for future expansion. Upgrades to MEP systems is excluded.													

Appendix C - Survey Results #1

Survey Report

06 January 2020 - 27 January 2020

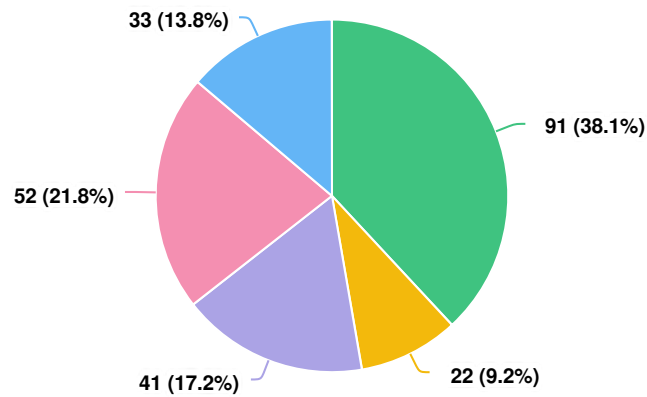
Envisioning the Future of Redmond's Senior Center

PROJECT: Envisioning the Future of Redmond Senior
Center

Let's Connect Redmond



Q1 | How often do you use the Redmond Senior Center and its programs?

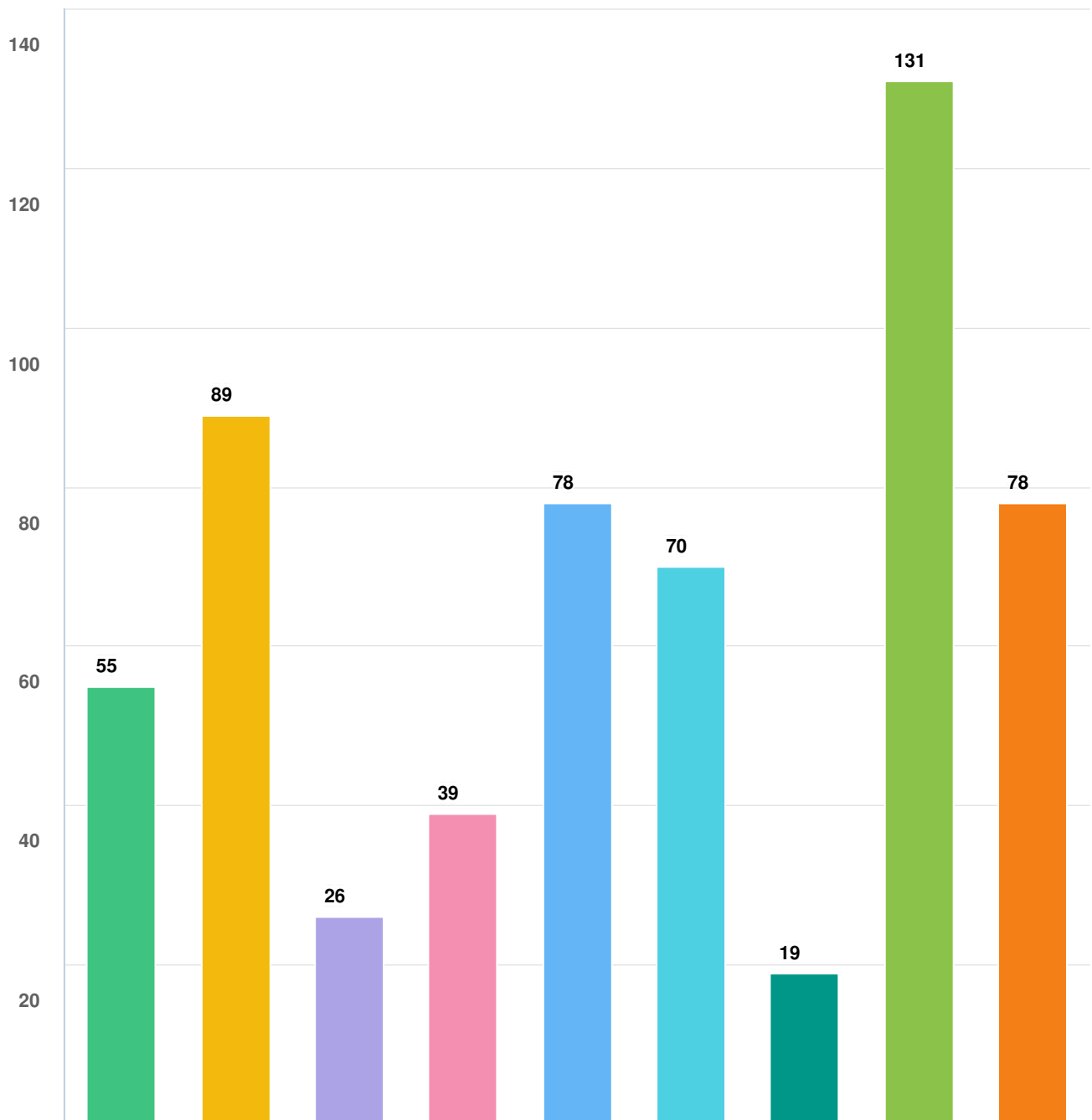


Question options

- At least once a week
- About once a month
- A few times a year or less
- Not a current user, but interested to know more about the Senior Center and its programs
- Never use it

Optional question (239 responses, 8 skipped)

Q2 Which programs at the Redmond Senior Center do you value most? We welcome your feedback even if you are not a current user of the Senior Center. Select top three.



Question options

- Weekday lunch program, currently held Thursdays at City Hall
 ● Fitness classes for seniors
 ● Dance classes for seniors
- Art classes
 ● Casual gathering spaces for connecting with other seniors, such as the Bytes Cafe
- All-ages spaces and programs
 ● Don't know
- Programs that provide opportunities for seniors to be active, socially engaged, and safe
 ● Trips and tours

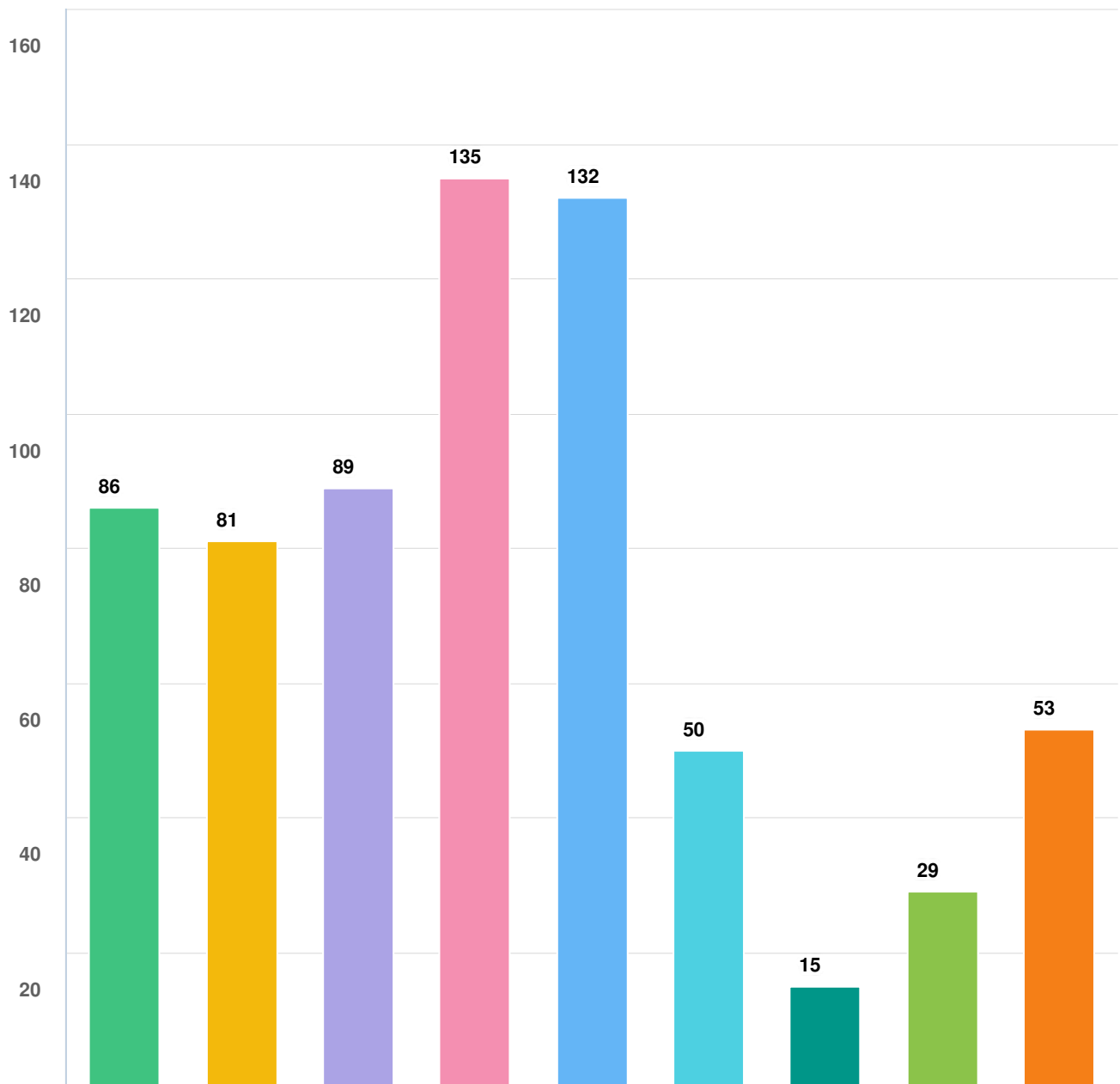
Optional question (238 responses, 9 skipped)

Q4 | Of the options above, please rank your preferences, with one as your highest preference.

OPTIONS	AVG. RANK
Option C - Build new community center with dedicated senior program space on the same site.	1.82
Option B - Rebuild similar building on the same site.	1.95
Option D - Build a new mixed-use facility in collaboration with community partners. The mixed-use facility would include a community center with dedicated senior program space. Partnership space would likely be built as a second phase.	2.76
Option A - Repair existing building.	3.20

Optional question (237 responses, 10 skipped)

Q5 Which of these criteria are most important to you as you consider Option A, B, C or D?
Select top three.

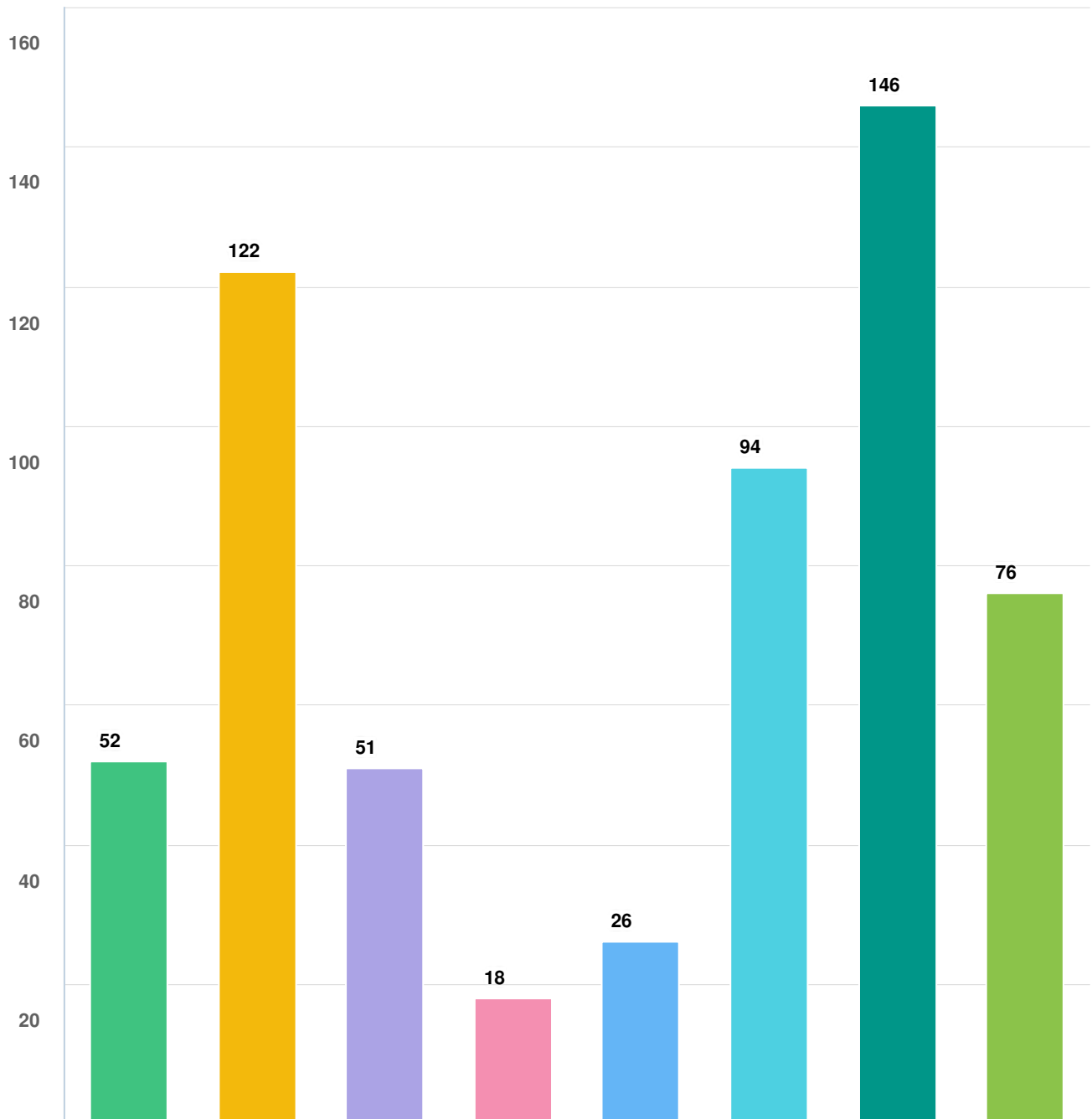


Question options

- Fulfilling goals of the 2017 Community Priorities Report, to build more recreational elements for all users.
- Collaborate with partners to maximize the use of public space
- Other (please specify)
- Collaborating with partners to bring innovation and manage cost to residents and the City
- Imagining space and uses for the future needs of the community, including seniors and all age groups
- Prioritizing space and uses for seniors who currently use the Senior Center
- The building life
- Construction timeline
- Cost to residents and the City

Optional question (246 responses, 1 skipped)

Q6 The City Council will make a decision about the Senior Center this spring. How do you plan to stay informed about the future of Redmond's Senior Center? Please select all that apply.

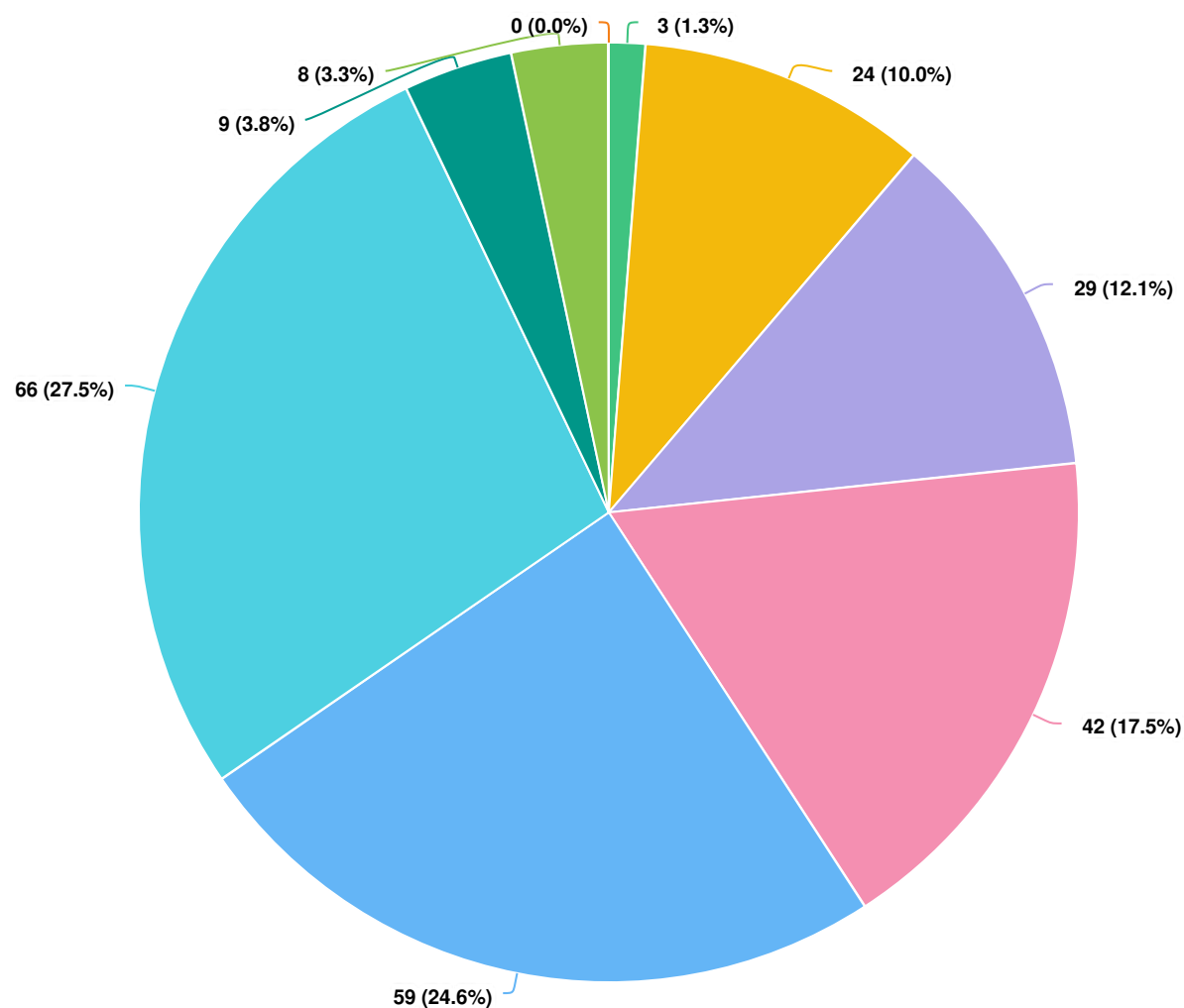


Question options

- I will attend the public meeting on February 10
 ● I will read the City's social media posts and share with others
- I will talk to my neighbors and friends
 ● I will contact the City Council
 ● Other (please specify)
- I will watch the presentation from the public meeting on January 15, but I cannot attend
- I will read a summary of the public meeting discussion on January 15
 ● I will attend the public meeting on January 15

Optional question (239 responses, 8 skipped)

Q7 In which decade were you born?

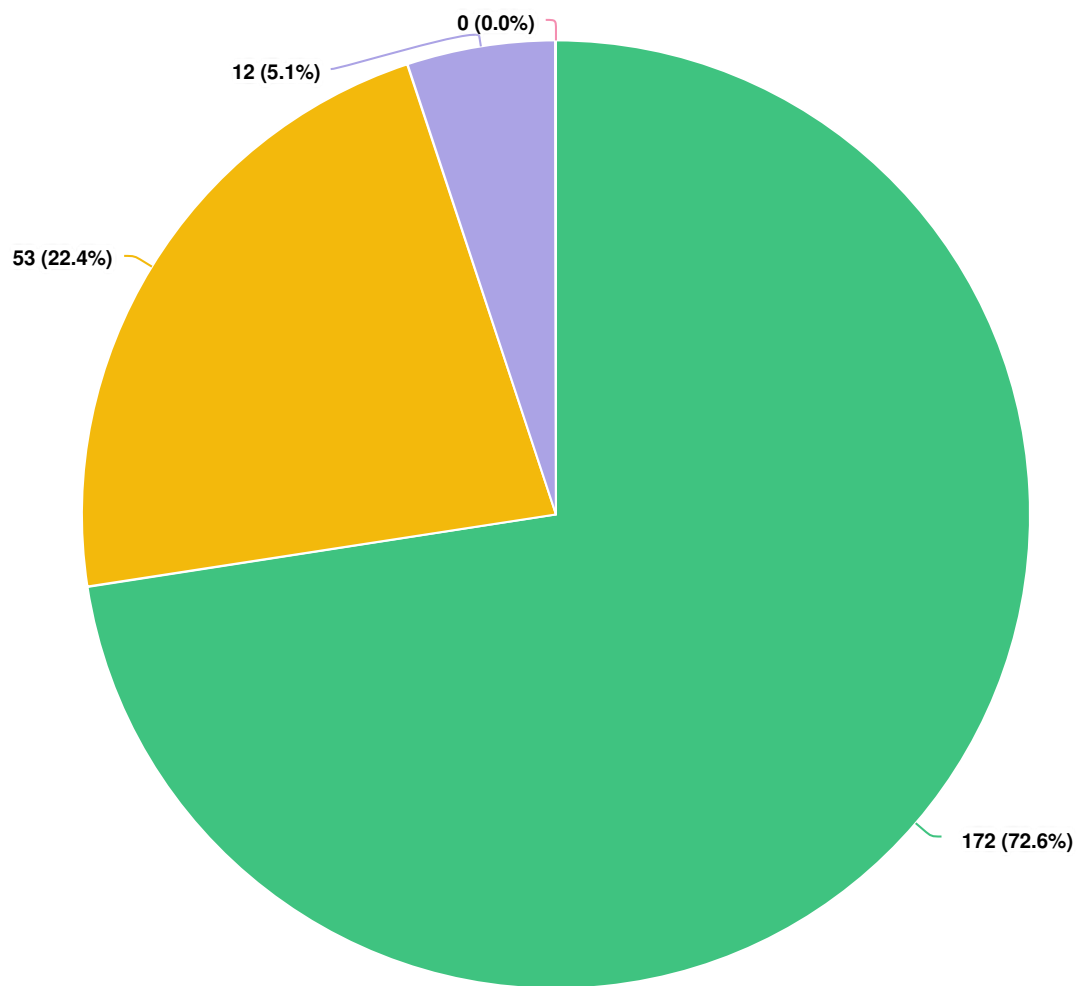


Question options

● 2000 or after
 ● I prefer not to answer
 ● Before 1940
 ● 1940-1949
 ● 1950-1959
 ● 1960-1969
● 1970-1979
● 1980-1989
● 1990-1999

Optional question (240 responses, 7 skipped)

Q8 What gender do you identify with?

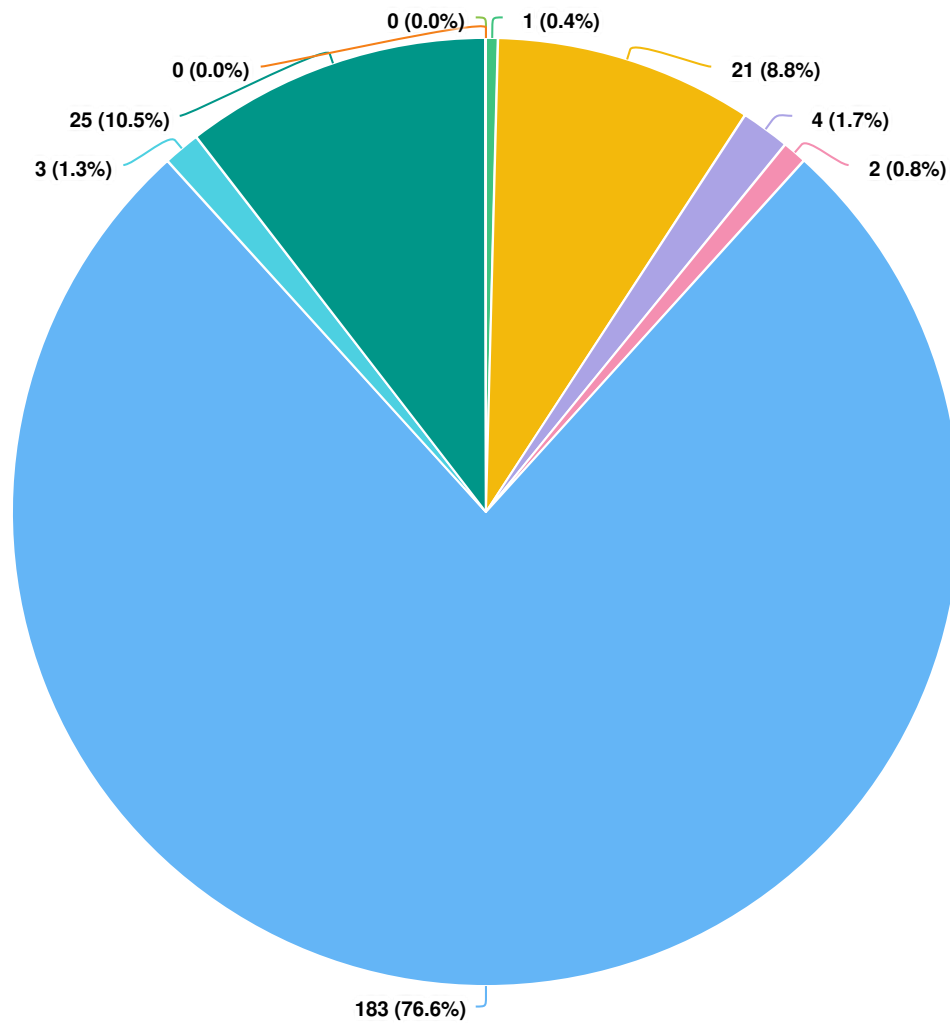


Question options

● Transgender/Gender-variant ● I prefer not to answer ● Male ● Female

Optional question (237 responses, 10 skipped)

Q9 Which of the following best describes your racial and ethnic heritage?

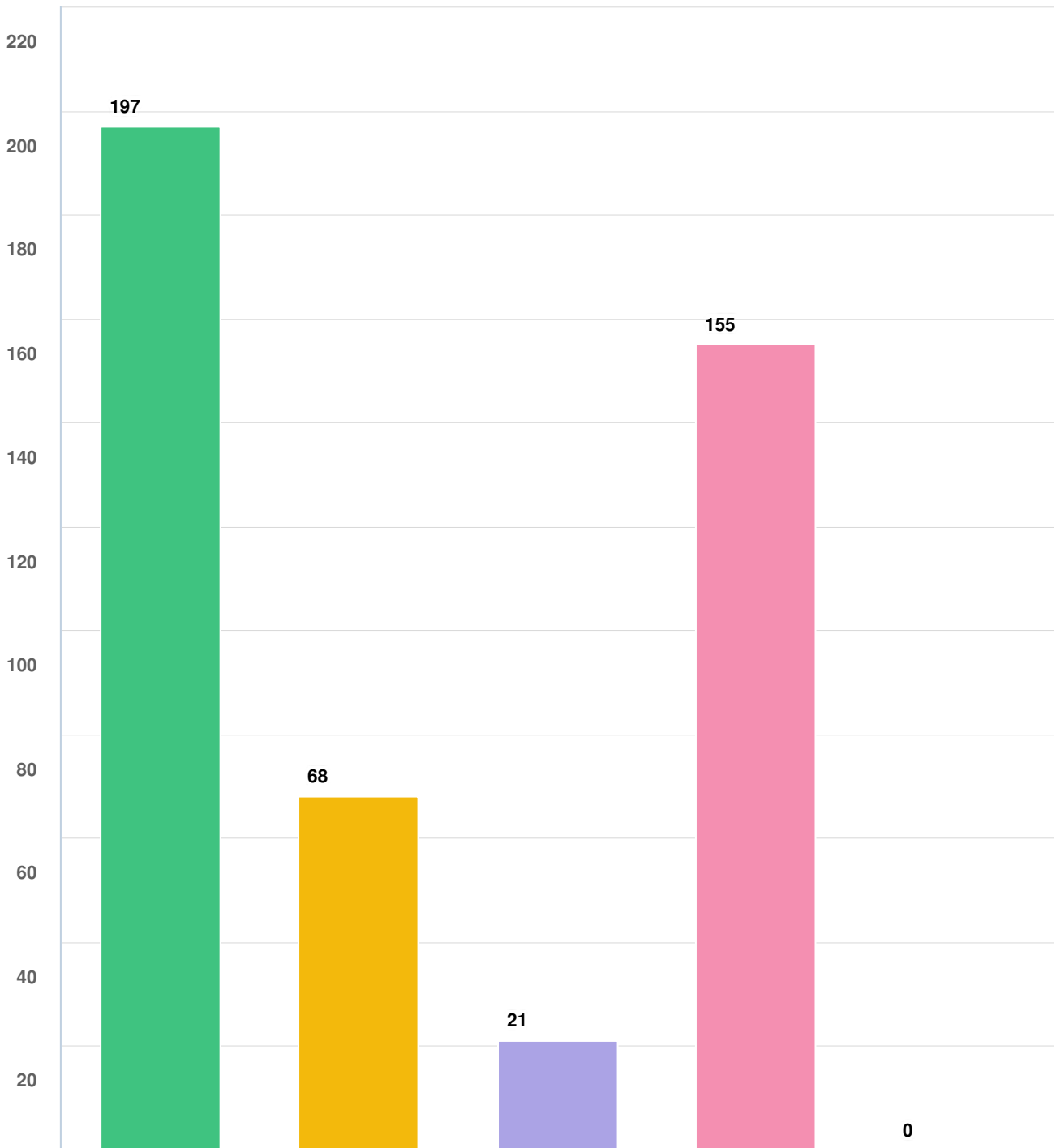


Question options

Native American Arab American I prefer not to answer Other White/Caucasian Multiracial
Latinx Asian American/Pacific Islander African American

Optional question (239 responses, 8 skipped)

Q10 Which of the following best describes you? Please select all that apply.



Question options

- ☐ I attend school in Redmond ☐ I shop, dine, socialize, or recreate in Redmond ☐ I own or operate a business in Redmond
☐ I work in Redmond ☐ I live in Redmond

Optional question (241 responses, 6 skipped)

Appendix D - Survey Results #2

Survey Report

26 January 2020 - 23 February 2020

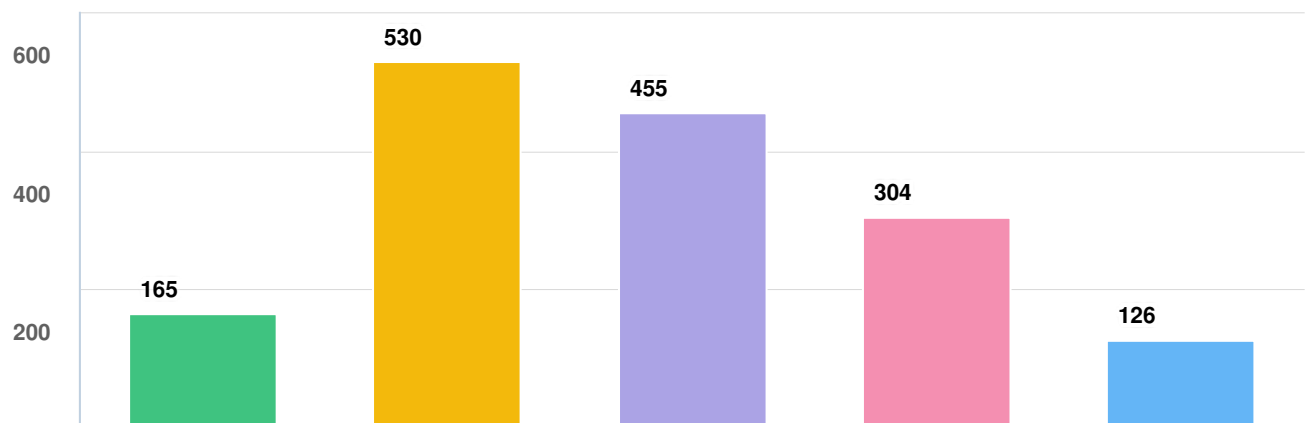
Second Questionnaire

PROJECT: Redmond's Community Centers

Let's Connect Redmond



Q1 Which of Redmond's Community Centers do you use?

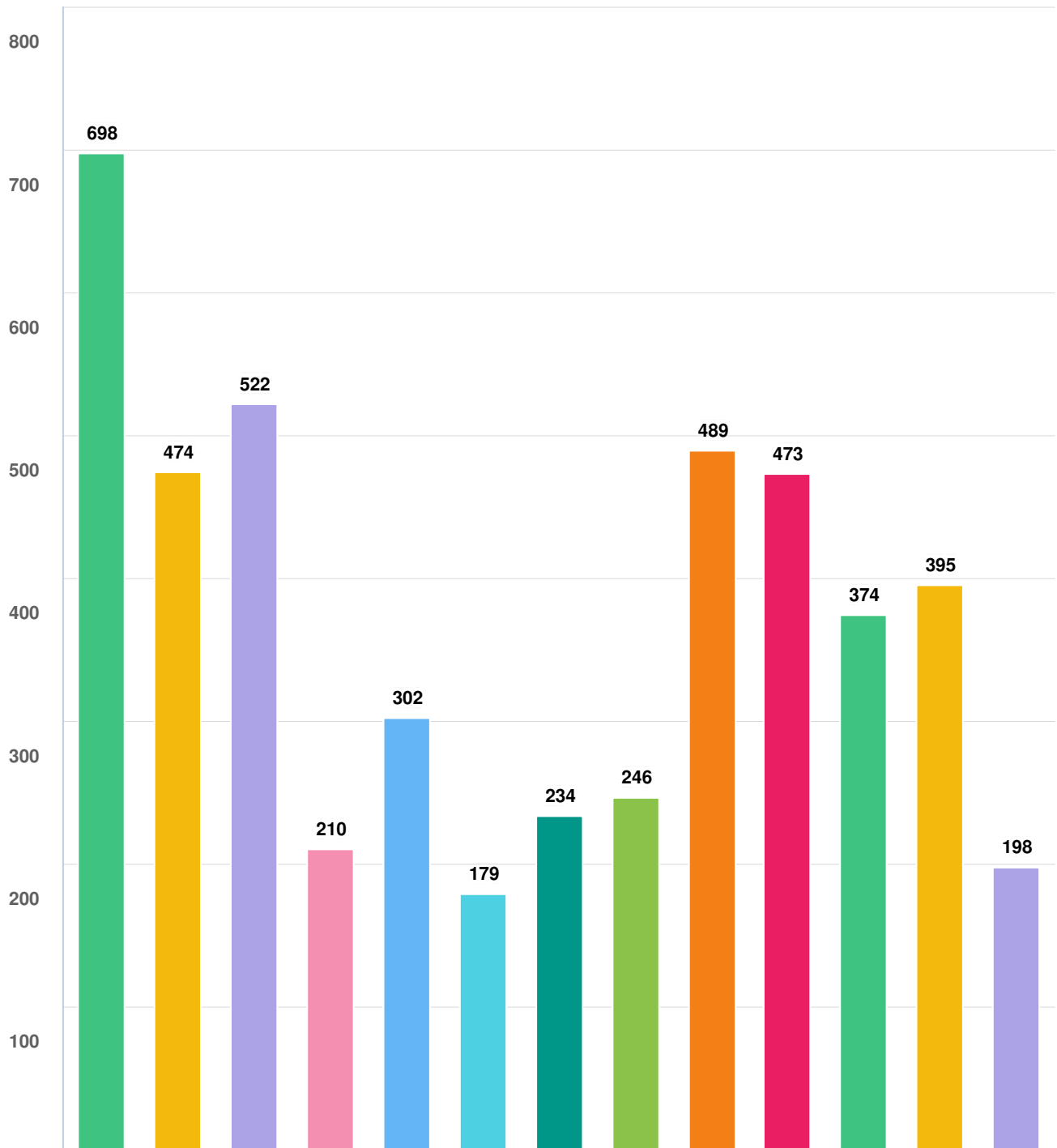


Question options

- Redmond's Teen Center ● Redmond's Senior Center ● Redmond's Community Center at Marymoor Village
● None of these, but interested to know more about Redmond's Community Centers ● None of these

Optional question (1291 responses, 9 skipped)

Q2 Community Centers often include spaces and programs for active recreation. Which of these do you value?



Question options

Group exercise classes
Dance
Yoga
Pickleball
Basketball
Volleyball
Badminton
Table tennis
Strength training
Walking or running
Trips
Indoor play
Other (please specify)

Optional question (1268 responses, 32 skipped)

Q3 Please explain

Anonymous

2/11/2020 08:26 AM

An IdeaX Makerspace like the one in Bellevue Library where kids and adults have the opportunity to use space and equipment to work on projects spanning art/music/science/// <https://kcls.org/makerspace/>

Anonymous

2/11/2020 10:11 AM

Redmond needs a big Indoor rental space for events

Anonymous

2/11/2020 10:17 AM

Drop in with friends to play mahjong

Anonymous

2/11/2020 10:24 AM

Zumba

Anonymous

2/11/2020 10:24 AM

Swimming

Anonymous

2/11/2020 10:27 AM

Driftwood Sculpture Class

Anonymous

2/11/2020 10:28 AM

Martial Arts, Hapkido and Tai Chi would be wonderful and would entice me to check out the Community Center

Anonymous

2/11/2020 10:29 AM

Bridge, puzzles, Bingo and other mental activities need to be offered at the Senior Center

Anonymous

2/11/2020 10:44 AM

An IdeaX Makerspace like the one in Bellevue Library where kids and adults have the opportunity to use space and equipment to work on projects. Encourage a lively participation in developing art/music/engineering/technology hobbies.

Anonymous

2/11/2020 10:51 AM

Chorus rehearsals and "green room" and on stage performing. Is very active.

Anonymous

2/11/2020 10:52 AM

Sport/spectator events

Anonymous

2/11/2020 10:57 AM

Room for creating artwork

Anonymous

2/11/2020 11:18 AM

Art classes!! Wood Carving, wood work, needle felting, sculpture, etc., etc!!

Anonymous

2/11/2020 11:50 AM

Painting

Anonymous

2/11/2020 12:42 PM

arts, crafts, community learning spaces

Anonymous

2/11/2020 12:42 PM

rental space for youth group meetings

Anonymous 2/11/2020 01:16 PM	socializing
Anonymous 2/11/2020 01:28 PM	Classes
Anonymous 2/11/2020 01:30 PM	Indoor Tennis
Anonymous 2/11/2020 01:57 PM	Quieter room for religious service and prayers
Anonymous 2/11/2020 02:27 PM	Zumba
Anonymous 2/11/2020 02:35 PM	Bridge playing
Anonymous 2/11/2020 02:41 PM	Driftwood sculpting
Anonymous 2/11/2020 02:44 PM	Pool or billiards
Anonymous 2/11/2020 03:37 PM	Daily meals 5 days a week
Anonymous 2/11/2020 03:51 PM	I enjoyed a great block printing class at the senior center. Various class offerings would be great.
Anonymous 2/11/2020 04:31 PM	swimming!
Anonymous 2/11/2020 04:57 PM	Game tables: Mexican train dominoes, etc. WI game consol
Anonymous 2/11/2020 06:25 PM	Adaptive Rec/Special Needs activities!!!
Anonymous 2/11/2020 06:37 PM	cardio fitness equipment
Anonymous 2/11/2020 06:51 PM	For other... lunch ,5 days a week
Anonymous 2/11/2020 09:03 PM	Redmond Senior Chorus
Anonymous 2/11/2020 09:08 PM	different classes, wimsey, lunch program, concerts, etc.
Anonymous 2/11/2020 09:22 PM	Teen center recording studio.

Anonymous 2/11/2020 09:43 PM	Why don't we have any year round indoor pools to keep everyone active in this winter weather or local roller rinks with different themed nights?? Also where are the fenced in grassy dog parks in Redmond? There's plenty of pets and grass, right???
Anonymous 2/11/2020 10:07 PM	singing/chorus
Anonymous 2/11/2020 10:20 PM	Crafts, chorus
Anonymous 2/11/2020 10:47 PM	Racquetball would be nice.
Anonymous 2/11/2020 11:11 PM	Aquatic center
Anonymous 2/12/2020 02:33 AM	Redmond Senior Chorus & Shows
Anonymous 2/12/2020 07:38 AM	Hiking, walking group activities
Anonymous 2/12/2020 08:00 AM	Schmoozing; Volunteering
Anonymous 2/12/2020 09:25 AM	Redmond senior center was my wedding venue because it was inexpensive.
Anonymous 2/12/2020 09:50 AM	My husband and I often attend the Summer Outdoor Music events
Anonymous 2/12/2020 11:43 AM	Recording studio
Anonymous 2/12/2020 01:41 PM	Tennis
Anonymous 2/12/2020 02:32 PM	Fitness center
Anonymous 2/12/2020 03:21 PM	Swimming. With deep end for diving.
Anonymous 2/12/2020 03:45 PM	Cheap spaces for group gatherings, birthday parties.
Anonymous 2/12/2020 03:51 PM	Space in community to connect with others
Anonymous 2/12/2020 04:29 PM	Art, music, theatre

Anonymous 2/12/2020 05:38 PM	Children oriented activities
Anonymous 2/12/2020 06:15 PM	Lunches
Anonymous 2/12/2020 08:42 PM	adaptive rec programs
Anonymous 2/12/2020 10:27 PM	Video games, computer classes,
Anonymous 2/12/2020 11:06 PM	Variety of camps and various activities
Anonymous 2/13/2020 06:58 AM	Summer camp options, enrichment classes, community gathering
Anonymous 2/13/2020 07:43 AM	Space for programs such as Historical Society, Humanities for Washington
Anonymous 2/13/2020 10:52 AM	Jigsaw puzzle group table developed into a way to integrate non native speaking people to use english
Anonymous 2/13/2020 10:56 AM	Open Mics and Concerts and Shows and such
Anonymous 2/13/2020 11:02 AM	Lunch @ Live music
Anonymous 2/13/2020 11:24 AM	Yarn
Anonymous 2/13/2020 11:38 AM	Art classes! I teach art classes for Redmond Parks and Rec and also use other community centers for art group meetings with friends and neighbors. It is so helpful to have open flexible spaces with tables and chairs that can accommodate art activities.
Anonymous 2/13/2020 11:51 AM	I have teens and they LOVE the Old Redmond Firehouse, especially the opportunity to have a stage and recording studio there. Plus, the fact that that building has so much history really speaks to the teens.
Anonymous 2/13/2020 12:12 PM	The game of Horseshoe
Anonymous 2/13/2020 12:23 PM	Needlearts puzzles and games
Anonymous 2/13/2020 12:48 PM	Social activities, quilting, educational classes
Anonymous 2/13/2020 05:33 PM	Youth/teen events and classes

Anonymous 2/13/2020 05:43 PM	Biking
Anonymous 2/13/2020 06:12 PM	gathering with friends, having lunch, using library and magazine exchange, attending seminars
Anonymous 2/13/2020 06:51 PM	Zumba
Anonymous 2/13/2020 07:01 PM	playground for kids
Anonymous 2/13/2020 07:21 PM	Community gathering spaces and base level affordable programs. Also summer camp options in a wide range of options and prices.
Anonymous 2/13/2020 07:32 PM	Please add even more outdoor exercise equipment 'senior playground' to use for seniors/adults.
Anonymous 2/13/2020 07:40 PM	programs for disabled youth/teens
Anonymous 2/13/2020 07:42 PM	Lunches
Anonymous 2/13/2020 07:49 PM	Swimming pool
Anonymous 2/13/2020 07:50 PM	Tai Chi for Balance class
Anonymous 2/13/2020 08:05 PM	Meditation
Anonymous 2/13/2020 08:13 PM	swimming
Anonymous 2/13/2020 08:53 PM	Stage and recording studio. and a place to make messy fun art!
Anonymous 2/13/2020 08:58 PM	I took an introduction to Tai Chi class. Would love to take more!
Anonymous 2/13/2020 09:43 PM	Events primarily, sing-a-long
Anonymous 2/14/2020 07:26 AM	Programs and space for adults with intellectual disabilities.
Anonymous 2/14/2020 07:58 AM	I have used footcare, but now apparently there is no footcare.
Anonymous 2/14/2020 08:06 AM	Indoor Swimming

Anonymous 2/14/2020 09:11 AM	Space rental for private social events
Anonymous 2/14/2020 09:48 AM	More classes on how to make "things!" Pottery, painting, needle felting , woodworking, etc. etc.,
Anonymous 2/14/2020 10:27 AM	Tai Chi, Qi Gong
Anonymous 2/14/2020 11:19 AM	XBox Kinect games
Anonymous 2/14/2020 11:40 AM	NWDA
Anonymous 2/14/2020 01:28 PM	Arts, music
Anonymous 2/14/2020 03:07 PM	Community music
Anonymous 2/14/2020 03:33 PM	Community Art Space
Anonymous 2/14/2020 03:35 PM	Pilates or Pi/Yo
Anonymous 2/14/2020 03:41 PM	zUMBA with Deb Alonzo
Anonymous 2/14/2020 03:44 PM	Foot care
Anonymous 2/14/2020 03:50 PM	Cooking classes
Anonymous 2/14/2020 04:00 PM	Jazzercise
Anonymous 2/14/2020 04:08 PM	Driftwood sculptures
Anonymous 2/14/2020 04:22 PM	Entertainment and event space for local performers and social groups
Anonymous 2/14/2020 04:54 PM	classes, socializing,music and many, many more activities.
Anonymous 2/14/2020 06:34 PM	Baseball
Anonymous 2/14/2020 06:36 PM	Interfaith discussions, exhibitions, Religious and Educational programs

Anonymous 2/14/2020 07:03 PM	Music
Anonymous 2/14/2020 07:03 PM	Swimming
Anonymous 2/14/2020 07:13 PM	Punk music
Anonymous 2/14/2020 07:42 PM	Music
Anonymous 2/14/2020 07:46 PM	Would love access to racquetball courts
Anonymous 2/14/2020 07:53 PM	major pool shortage!
Anonymous 2/14/2020 08:38 PM	All great choices. We did several when kids were young
Anonymous 2/14/2020 08:46 PM	I value space for rent or better yet for free use by activity groups so that we can build strong communities, have places to meet and reflect, or to hold a celebration or commemoration.
Anonymous 2/14/2020 08:57 PM	working with driftwood
Anonymous 2/14/2020 09:04 PM	I value all the activities listed.
Anonymous 2/14/2020 10:44 PM	Pool tables (billiards)
Anonymous 2/14/2020 10:54 PM	Dance: flamenco, hula, clogging (please no line dance)
Anonymous 2/15/2020 06:32 AM	IT department, computers
Anonymous 2/15/2020 08:54 AM	A place for us to pray.
Anonymous 2/15/2020 09:06 AM	Pool tables at the senior center
Anonymous 2/15/2020 09:08 AM	chi gong, tai chi
Anonymous 2/15/2020 10:39 AM	my son is developmentally disabled and cherishes the adult adaptive rec sports. However, they have limited time and access sharing with school activities. It would be wonderful for them to have an athletic space that could allow the program to expand.

Anonymous 2/15/2020 01:42 PM	Tap dancing
Anonymous 2/15/2020 03:14 PM	chorus; lunches. health fairs; special events
Anonymous 2/15/2020 09:16 PM	Workshops and classes, lifestyle
Anonymous 2/15/2020 09:37 PM	Friday Prayers aka Jummuah
Anonymous 2/16/2020 09:10 AM	Classes and camps
Anonymous 2/16/2020 03:51 PM	Something that encourages community getting know each other
Anonymous 2/16/2020 08:20 PM	Camps & Enrichment programs
Anonymous 2/17/2020 10:12 AM	Would love to have crafting and handywork offerings such as welding, woodworking, home repair, or other types of creating
Anonymous 2/17/2020 01:47 PM	My son participates in the Bridge of Promise, the adult program for individuals with Developmental Disabilities. It is a WONDERFUL program and provides activities for individuals and their families, when there are often literally no other options.
Anonymous 2/17/2020 01:48 PM	Space for the Bridge of Promise Adult Recreation Program for Individuals with Disabilities is very valuable
Anonymous 2/17/2020 02:31 PM	The classes are not conducive to working parents. 5:30 AM or 6 AM would be good. Evening classes are hard to get to because traffic is so awful.
Anonymous 2/17/2020 08:00 PM	Free meeting space for a group to get together for a few hours at a time.
Anonymous 2/18/2020 07:01 AM	chi gong, tai chi, indoor track for walking and running
Anonymous 2/18/2020 08:50 AM	POOL and water activities
Anonymous 2/18/2020 09:24 AM	Redmond needs a high quality aquatic center
Anonymous 2/18/2020 09:36 AM	Tai Chi
Anonymous 2/18/2020 09:57 AM	Summer camps
Anonymous	Classes and lectures

2/18/2020 10:56 AM

Anonymous

We run summer camps out of the facility

2/18/2020 11:19 AM

Anonymous

Bridge

2/18/2020 02:57 PM

Anonymous

meeting people

2/18/2020 03:03 PM

Anonymous

Neurodiversity

2/18/2020 04:39 PM

Anonymous

Art ,science , and leadership

2/18/2020 04:49 PM

Anonymous

Painting Group

2/18/2020 05:30 PM

Anonymous

I like the Spin Classes

2/18/2020 06:15 PM

Anonymous

Driftwood sculpting

2/18/2020 10:06 PM

Anonymous

Dog training and kid programs

2/19/2020 09:08 AM

Anonymous

None

2/19/2020 10:52 AM

Anonymous

I value all the activities. It helps make a community.

2/19/2020 10:59 AM

Anonymous

I like to use the internet and need electrical outlets and a place for laptop like a table, but keep in mind that there are dead places for the web at Marymoor.

2/19/2020 12:27 PM

Anonymous

Do TAI CHI for balance

2/19/2020 03:41 PM

Anonymous

I come to do cosplay creations

2/19/2020 05:17 PM

Anonymous

The facility is a great meeting place, for BNI, Toastmasters, and birthday parties. I think the community center should make their rental fees more affordable. When the fees increased, BNI moved out, Toastmasters moved out, parties became unaffordable

2/19/2020 09:51 PM

Anonymous

Parkour, rock climbing program at Marymoor

2/20/2020 06:42 AM

Anonymous

Group meeting spaces for small groups to gether and meet.

2/20/2020 07:55 AM

Anonymous

Lunches

2/20/2020 02:42 PM

Anonymous

Step aerobics. Would like free table tennis and indoor pickleball.

2/20/2020 02:42 PM

Anonymous

Quilting group

2/20/2020 03:11 PM

Anonymous

Lunches

2/20/2020 03:14 PM

Anonymous

Mah jong

2/20/2020 03:25 PM

Anonymous

youth volleyball

2/20/2020 11:28 PM

Anonymous

QUILTING

2/21/2020 10:58 AM

Anonymous

Community events

2/21/2020 01:22 PM

Anonymous

As a local youth sports club, we would love a place to gather with our team for socials and team building events.

2/21/2020 03:58 PM

Anonymous

Water classes(swimming, Aqua aerobics)

2/22/2020 10:49 AM

Anonymous

Swimming/aquatics are important for me to limit weight bearing on my lower joints and back while maintaining fitness and flexibility/joint mobility

2/22/2020 11:12 AM

Anonymous

Swimming

2/22/2020 11:23 AM

Anonymous

Swimming

2/22/2020 11:46 AM

Anonymous

Pool

2/22/2020 12:13 PM

Anonymous

Swimming pool

2/22/2020 01:14 PM

Anonymous

Swimming!

2/22/2020 01:38 PM

Anonymous

pool

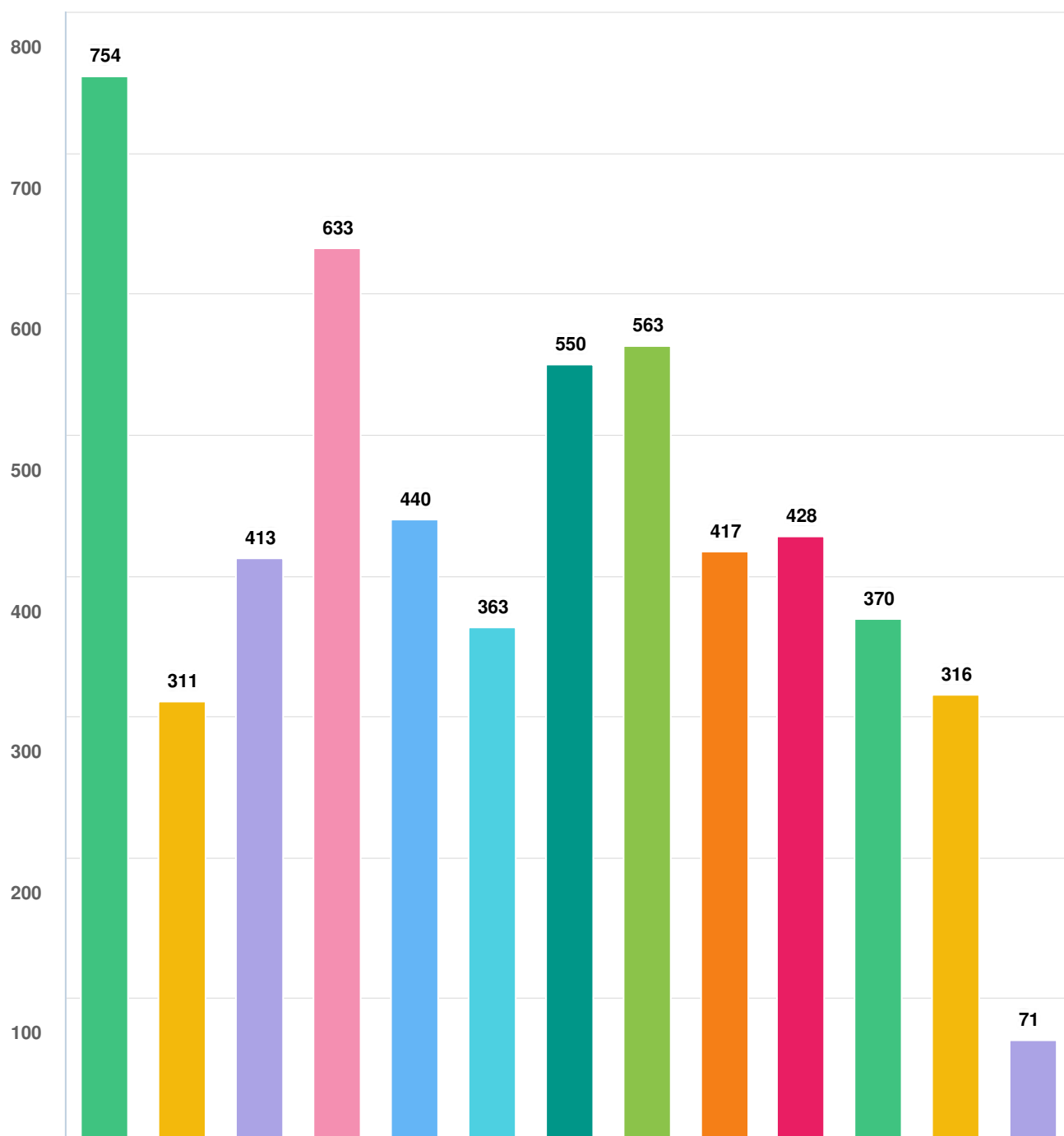
2/22/2020 01:49 PM

Second Questionnaire : Survey Report for 26 January 2020 to 23 February 2020

Anonymous 2/22/2020 02:49 PM	How about wood working, sewing, crafts (like card-making)
Anonymous 2/22/2020 03:14 PM	Swimming! We deserve a better aquatics facility!
Anonymous 2/22/2020 04:17 PM	Aquatics
Anonymous 2/22/2020 04:56 PM	Swimming pool
Anonymous 2/22/2020 06:03 PM	Swimming and water exercise, meeting spaces
Anonymous 2/22/2020 06:31 PM	Redmond needs a functional aquatics center for recreational swimming, swim teams, and water safety.
Anonymous 2/22/2020 08:04 PM	Swimming
Anonymous 2/22/2020 08:27 PM	events, space to rent for parties
Anonymous 2/23/2020 03:47 AM	I would love to see a swimming pool in the area. We have very limited options. It would be fabulous to have both indoor and outdoor swimming options.
Anonymous 2/23/2020 03:54 PM	I would love to see a complete community center for people of all ages. This would include a pool, fitness classes, cardio and weight equipment, day care, meeting rooms, and art facilities for classes. Like the City of Boulder's 3 Red Centers!!
Anonymous 2/23/2020 06:09 PM	Swimming pool
Anonymous 2/23/2020 07:35 PM	chorus....a this is a great group of seniors who love to get together and sing. We also perform for senior groups in the area.

Optional question (185 responses, 1115 skipped)

Q4 Community Centers often include spaces and programs for passive recreation. Which of these do you value?



Question options

- Gathering places for socialization
 ● Meditation
 ● Music making
 ● Art making
 ● Art display
 ● Photography
- Cooking and baking lessons
 ● Cards, board games, and other games
 ● Language classes
 ● Gardening
- Library on site
 ● Computer lab on site
 ● Other (please specify)

Optional question (1210 responses, 90 skipped)

Q5 | Please explain

Anonymous 2/11/2020 11:31 AM	First Friday chat, guest speakers
Anonymous 2/11/2020 12:08 PM	swimming pool
Anonymous 2/11/2020 02:43 PM	Driftwood sculpture
Anonymous 2/11/2020 03:19 PM	if my power is out it's a place I can go
Anonymous 2/11/2020 04:28 PM	quiet reading area, outdoor shaded area or patio
Anonymous 2/11/2020 04:31 PM	indoor space for young children to play. If this is offered it needs to be well advertised, so that young families know about it.
Anonymous 2/11/2020 06:25 PM	Adaptive Rec / Special Needs activities!
Anonymous 2/11/2020 06:37 PM	none
Anonymous 2/11/2020 06:51 PM	Lunches 5 days a week
Anonymous 2/11/2020 09:43 PM	More pools please and add a dog park or two that is fenced in for large and small dogs with GRASS
Anonymous 2/11/2020 10:20 PM	Knitting and chorus.
Anonymous 2/12/2020 03:09 AM	Music listening such as the big band.
Anonymous 2/12/2020 09:24 AM	Flamenco!, we really need a sprung floor for dancers in Redmond, or wood or particle board
Anonymous 2/12/2020 03:21 PM	Indoor playground
Anonymous 2/12/2020 04:58 PM	1. Attending the Redmond Historical Society Saturday Speaker Series Programs
Anonymous 2/12/2020 05:12 PM	2. Attending City public meetings
Anonymous	Knitting & crocheting, eating lunch

2/12/2020 10:27 PM

Anonymous

Classes & camps for toddlers to adults

2/12/2020 11:15 PM

Anonymous

Exercise

2/13/2020 10:02 AM

Anonymous

Want SR center Comm. Cener separates

2/13/2020 10:08 AM

Anonymous

Lecturers ,classes,choress

2/13/2020 10:52 AM

Anonymous

I take several yarn classes that have had to be moved to Friendly Village as it is so loud at the City Hall that we cannot hear each other

2/13/2020 11:25 AM

Anonymous

Knitting for family friends charity and self

2/13/2020 12:23 PM

Anonymous

Video making

2/13/2020 07:44 PM

Anonymous

Computer instruction

2/13/2020 08:19 PM

Anonymous

Driftwood sculpture

2/13/2020 08:29 PM

Anonymous

safe place to meet up with other queer teens but not a community center where I can be seen by my family or neighbors

2/13/2020 08:53 PM

Anonymous

Community classes

2/14/2020 01:31 AM

Anonymous

Art studio and classes, pottery classes and studio

2/14/2020 08:06 AM

Anonymous

Other artistic opportunities

2/14/2020 10:27 AM

Anonymous

Computer programming classes (all levels)

2/14/2020 11:19 AM

Anonymous

Crafters gallery

2/14/2020 12:55 PM

Anonymous

Dog training

2/14/2020 03:42 PM

Anonymous

AAA and AARP classes etc.

2/14/2020 04:11 PM

Anonymous 2/14/2020 04:28 PM	- Stage for performances - Kitchen to prepare food for the social gathering
Anonymous 2/14/2020 04:34 PM	- Stage for performances - Kitchen to prepare food for the social gathering
Anonymous 2/14/2020 04:54 PM	WANT ME TO COMMENT IN THE ACTIVITIES I HAVE PARTICIPATED IN LESS THEN 255 WORDS? IMPOSSIBLE!!HAVE USED EXERCISE EQUIPMENT, TAKEN DANCING CLASSES, TAP DANCING, SQUARE DANCING, WORKED IN KITCHEN, GARDEN, CRAFTERS' GALLERY, ATTENDED SUMMER PROGRAMS, ATTEND
Anonymous 2/14/2020 05:31 PM	Classes on various topics
Anonymous 2/14/2020 05:35 PM	Summer Concerts behind Senior Center
Anonymous 2/14/2020 07:38 PM	Swimming pool for youth and adults available at convenient time in evenings
Anonymous 2/14/2020 08:04 PM	Bridge
Anonymous 2/14/2020 09:04 PM	I value all activities listed.
Anonymous 2/14/2020 10:25 PM	Class to teach bridge
Anonymous 2/15/2020 11:28 AM	community events, fund raisers, Thriller dance classes, ability to rent space for group functions
Anonymous 2/15/2020 03:14 PM	puzzle tables; coffee bar; free stucff corner; clothing exchange corner
Anonymous 2/16/2020 08:53 AM	Mahjong
Anonymous 2/17/2020 12:41 PM	A work space with tables and internet for students and working adults similar to what is offered at the Redmond Library, as well as small/private work or study rooms that are similar to what is offered at the Redmond Library.
Anonymous 2/17/2020 03:46 PM	Memoir writing class; book group; special guest speakers from Humanities of Washington; Living Well Workshops and more!
Anonymous 2/17/2020 05:13 PM	I belong to BOTH yarn crafting groups - Tuesday and Thursday.
Anonymous 2/18/2020 07:01 AM	Classes: health, politics, history, travel, etc.
Anonymous 2/18/2020 08:44 AM	Concerts

Anonymous 2/18/2020 10:56 AM	Classes regarding history, current events, arts, philosophy
Anonymous 2/18/2020 12:49 PM	a multi use space for arts and arts gatherings - space for artists to create and interact with community
Anonymous 2/18/2020 02:11 PM	Ceramics / Pottery
Anonymous 2/18/2020 02:56 PM	Theater Program
Anonymous 2/18/2020 04:39 PM	Dance
Anonymous 2/18/2020 05:21 PM	Writing classes and book groups.
Anonymous 2/19/2020 06:45 AM	Cafe for food and coffee. Maker space open for participants to come and create and experiment on their own and drop in art studio. Also a performing arts venue for theater and performances.
Anonymous 2/19/2020 10:59 AM	Same as above. I value all the activities. It helps make a community.
Anonymous 2/19/2020 12:27 PM	On weekends there are lots of kids, that's great, but some of their toys are noisy or dangerous like the now-gone basketball set. Additional places for quiet working needed and the lounge chairs at Marymoor are not conducive for that.
Anonymous 2/20/2020 02:42 PM	Lunches
Anonymous 2/20/2020 03:11 PM	Quilting group
Anonymous 2/20/2020 06:20 PM	knitting
Anonymous 2/21/2020 11:33 AM	N/A
Anonymous 2/21/2020 01:56 PM	Lectures or invited talks are something I am interested in
Anonymous 2/22/2020 09:47 AM	Foot care and gift shop
Anonymous 2/22/2020 02:21 PM	A place to rent out for events
Anonymous 2/22/2020 03:14 PM	Swimming!! A better aquatics facility would benefit every age!

Anonymous

Green space

2/22/2020 06:03 PM

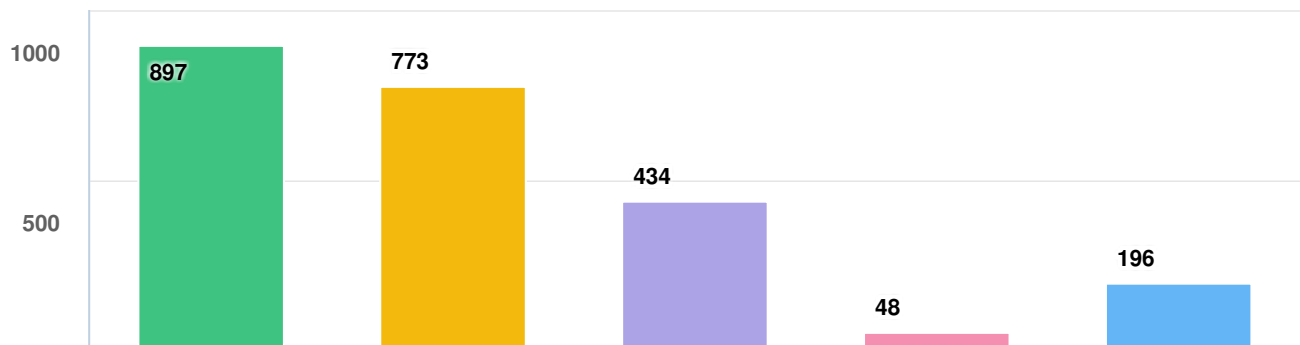
Anonymous

A meeting place for community groups or organizations

2/23/2020 08:35 PM

Optional question (70 responses, 1230 skipped)

Q6 Do you value having flexible community space available for rent that could host events like these:



Question options

- Yes, for celebrations/life events, especially for large gatherings
- Yes, for non-profits that need space for community engagement/events, office space and fundraisers
- Yes, for conference or meeting space for small businesses
- Other (please specify)
- No, these options are not valuable to me

Optional question (1252 responses, 48 skipped)

Q7 | Please explain

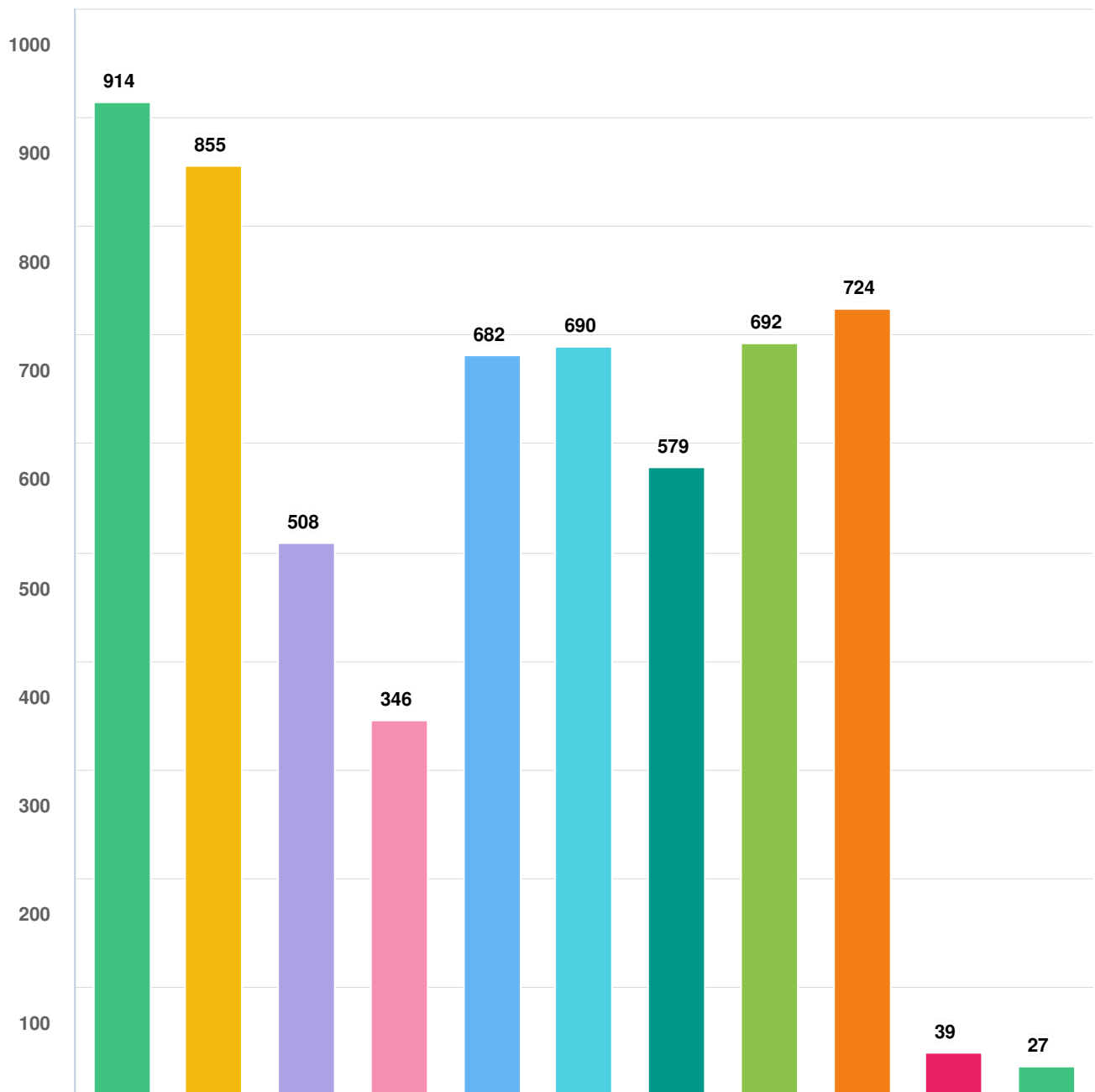
Anonymous 2/11/2020 06:36 AM	Activities for under 50 should be only after 4 pm, evenings and weekends. keep daytime hours for seniors only
Anonymous 2/11/2020 10:28 AM	I am aware of space however I cannot speak for the owners.
Anonymous 2/11/2020 10:29 AM	The Together Center offers office and conference space fopr non-profits including an outreach center that can be scheduled,
Anonymous 2/11/2020 10:52 AM	Using this "other" to share how up in the Vancouver, BC area, they have community centers in so many cities. Coquitlam's comm center comes to mind - it's so great - everyone comes together there for activities, sports, fitness
Anonymous 2/11/2020 10:47 PM	Dance practices
Anonymous 2/12/2020 09:43 AM	Dance clases
Anonymous 2/12/2020 09:49 AM	Rehearsals
Anonymous 2/12/2020 02:13 PM	Space for Happy Hour gatherings of appetizer for social and provided by local restaurants and food trucks especially summer
Anonymous 2/12/2020 03:44 PM	Dedicated senior ctr
Anonymous 2/13/2020 10:40 AM	Gym, large exercise space
Anonymous 2/13/2020 11:12 AM	Explanation of "Other" spaces/activites: kitchen/dining area for daily lunch program and holiday lunches
Anonymous 2/13/2020 11:51 AM	There is a great need for another community stage for theatre and music productions.
Anonymous 2/13/2020 05:44 PM	City staff and other governmental meetings
Anonymous 2/13/2020 09:00 PM	I couldn't afford to rent a space even if I wanted to but it's nice others can.
Anonymous 2/13/2020 09:15 PM	Neighborhood HOA meetings
Anonymous 2/13/2020 09:43 PM	For small personal group get togethers, meeting spaces for planning.

Anonymous 2/14/2020 08:06 AM	For conducting art lessons/workshops
Anonymous 2/14/2020 11:19 AM	Classes (e.g. Improv acting)
Anonymous 2/14/2020 12:55 PM	Crafter gallery
Anonymous 2/14/2020 04:05 PM	jazzercise
Anonymous 2/14/2020 04:07 PM	for profit classes for kids - STEM
Anonymous 2/14/2020 04:22 PM	Yes, for local performers
Anonymous 2/14/2020 04:54 PM	Already answered this in prior questionnaire
Anonymous 2/14/2020 04:54 PM	space for "Thriller" rehearsal, tea dances for seniors
Anonymous 2/14/2020 06:37 PM	Yes yes yes please provide large soaces for performances and conferences
Anonymous 2/14/2020 07:13 PM	Music venue
Anonymous 2/14/2020 08:38 PM	Social events but need not be for large gathering. Recently attended birthday party at Marymoor great space there
Anonymous 2/14/2020 08:46 PM	It is kind of a good idea to have a place for business conferences because it could defray the cost for nonprofits.
Anonymous 2/14/2020 09:04 PM	Yes, I value a space that is flexible for all types of activities.
Anonymous 2/14/2020 09:56 PM	Playing board games
Anonymous 2/14/2020 10:25 PM	Children's dance class
Anonymous 2/15/2020 06:34 AM	Not sure
Anonymous 2/15/2020 10:11 AM	Always for Jazzercise!!
Anonymous 2/15/2020 01:56 PM	Dance recitals and rehearsals

Anonymous 2/15/2020 03:14 PM	For performances and [r]presentations by groups working in the building such as chrus or drama group, dances, band, etc.
Anonymous 2/15/2020 09:37 PM	Friday Prayers
Anonymous 2/17/2020 03:02 PM	Small meeting places for any individuals to use
Anonymous 2/18/2020 01:14 PM	I like the idea of being able to rent but always the rental is priced too high
Anonymous 2/18/2020 06:56 PM	The senior center was a valuable asset to our city & was created specifically for the senior population of Redmond. It would be disheartening to now create a "community " center & not value the active senior citizens of our city.
Anonymous 2/19/2020 06:45 AM	Performance space for dance recitals, theater shows, concerts etc. Have a stage that opens to the inside and outside so the same space could be used for outdoor performances like summer concerts, festivals, and community events.
Anonymous 2/20/2020 06:42 AM	Free weekday daytime space available for homeschool academic or social gatherings.
Anonymous 2/20/2020 02:11 PM	I like having community space for poetry readings, writing workshops, art making, art talks, and historical speaker programs.
Anonymous 2/21/2020 03:58 PM	No - but we would like access to something specifically for this function.
Anonymous 2/22/2020 11:12 AM	The community symphonies are having more and more trouble finding places to practice and play sure to the rising demands on the school spaces by the district growth. Having a rehearsal and concert location/auditorium outside of the district facility good
Anonymous 2/22/2020 06:03 PM	Space for high school groups and teams to meet
Anonymous 2/22/2020 08:21 PM	basketball courts
Anonymous 2/23/2020 03:54 PM	Photography/art/dance studio rental

Optional question (47 responses, 1253 skipped)

Q8 Community Centers can host many other types of one-time events. Which of the following would you be interested in?



Question options

- Music performance - outdoors
 ● Music performance - indoors
 ● Dance (recital or performance)
 ● Magic performance
- Cultural performance
 ● Humanities lectures, speakers, or author talk
 ● Comedy or Improv
- Cultural and holiday celebrations
- Dedicated space to support the community in the event of a natural disaster or weather emergency
 ● Other (please specify)
- None of these

Optional question (1251 responses, 49 skipped)

Q9 | Please explain

Anonymous 2/11/2020 10:44 AM	Dedicated space that encourages residents to actively participate in shaping the community.
Anonymous 2/11/2020 03:04 PM	Movies from different languages
Anonymous 2/11/2020 04:46 PM	Films
Anonymous 2/11/2020 09:27 PM	Soup kitchen, Showers for homeless residents, or similar for people in need.
Anonymous 2/11/2020 10:20 PM	sports teams or youth group gatherings
Anonymous 2/12/2020 09:25 AM	wedding venue
Anonymous 2/12/2020 12:47 PM	Depends on location like no busy streets like downtown thing or marymore that is too far . Been there never again
Anonymous 2/12/2020 03:08 PM	Toddler, young child play times
Anonymous 2/12/2020 03:45 PM	Maybe shower facilities for homeless people. To reduce costs & safety concerns, showers don't have to be open to everyone all of the time, but maybe they could be "checked out" by a group that brings homeless people there to get cleaned up.
Anonymous 2/12/2020 05:09 PM	Local rec department activities and games, i.e. youth basketball
Anonymous 2/12/2020 10:27 PM	Cooking classes, Housing,
Anonymous 2/13/2020 11:38 AM	Space for meetings held by local community groups. We have this at the Hangar in Kenmore and Third Place Books in Lake Forest Park.
Anonymous 2/13/2020 12:20 PM	Science & Technology lectures!
Anonymous 2/13/2020 07:21 PM	Classes, such as art classes and demonstrations
Anonymous 2/13/2020 07:40 PM	political events
Anonymous 2/13/2020 08:58 PM	Art or craft fair

Anonymous 2/14/2020 11:19 AM	Formal topic debates - a place where people can discuss differences of opinion, with facilitators to keep them constructive and civil.
Anonymous 2/14/2020 04:46 PM	I am a member of Toastmasters and we have yearly speaking contests. What would the cost be for a group of say 100?
Anonymous 2/14/2020 04:54 PM	already answered this in prior questionnaire
Anonymous 2/14/2020 06:34 PM	Baseball
Anonymous 2/14/2020 07:13 PM	Ball pit
Anonymous 2/14/2020 09:04 PM	I value a space that is flexible and accommodate all activities.
Anonymous 2/15/2020 09:06 AM	Senior lunch & other assistance food programs
Anonymous 2/15/2020 09:08 AM	Heath Fairs---Bastyer, clinics on aging, Death with Dignity, nutrition clinics
Anonymous 2/15/2020 03:54 PM	Lunch program, support for Nourishing Networks, Hopelink, etc.
Anonymous 2/15/2020 09:37 PM	Friday Prayers
Anonymous 2/16/2020 03:51 PM	Workshops ? Parent focused
Anonymous 2/17/2020 01:48 PM	I would hope that we could make a space to allow Bridge of Promise to operate until 6PM and also give the opportunity for seniors to interact with some of the young people who participate in the program.
Anonymous 2/17/2020 02:31 PM	The biggest challenge is parking and crowds. Often it's difficult to get into local events.
Anonymous 2/18/2020 10:10 AM	dedicated space for out local non-profit arts to call a home
Anonymous 2/18/2020 06:56 PM	I believe this conversation needs to be directed toward our senior citizens who have lost their proud building.
Anonymous 2/19/2020 06:45 AM	Dinner shows, fundraisers, conferences
Anonymous 2/19/2020 12:27 PM	Comedy is over-rated and rap music is boring. All things in moderation. Being open when weather is bad is helpful.
Anonymous 2/20/2020 07:38 PM	dances

Anonymous

2/22/2020 11:12 AM

See previous comment about performance space issues on the Eastside

Anonymous

2/22/2020 03:14 PM

Swimming! A better aquatics center can hold large gatherings & birthday parties!

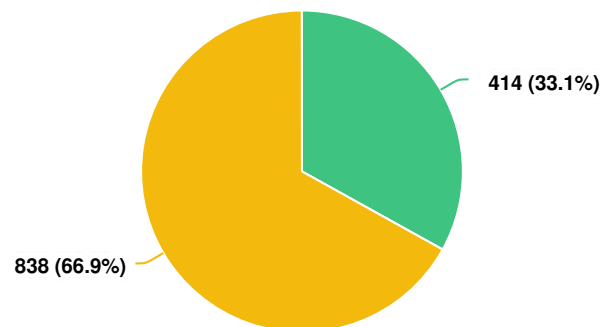
Anonymous

2/22/2020 08:30 PM

Maker space for creating!

Optional question (37 responses, 1263 skipped)

Q10 | The City wants to understand the vision Redmond residents have for the future of the Senior Center and Community Centers ge...

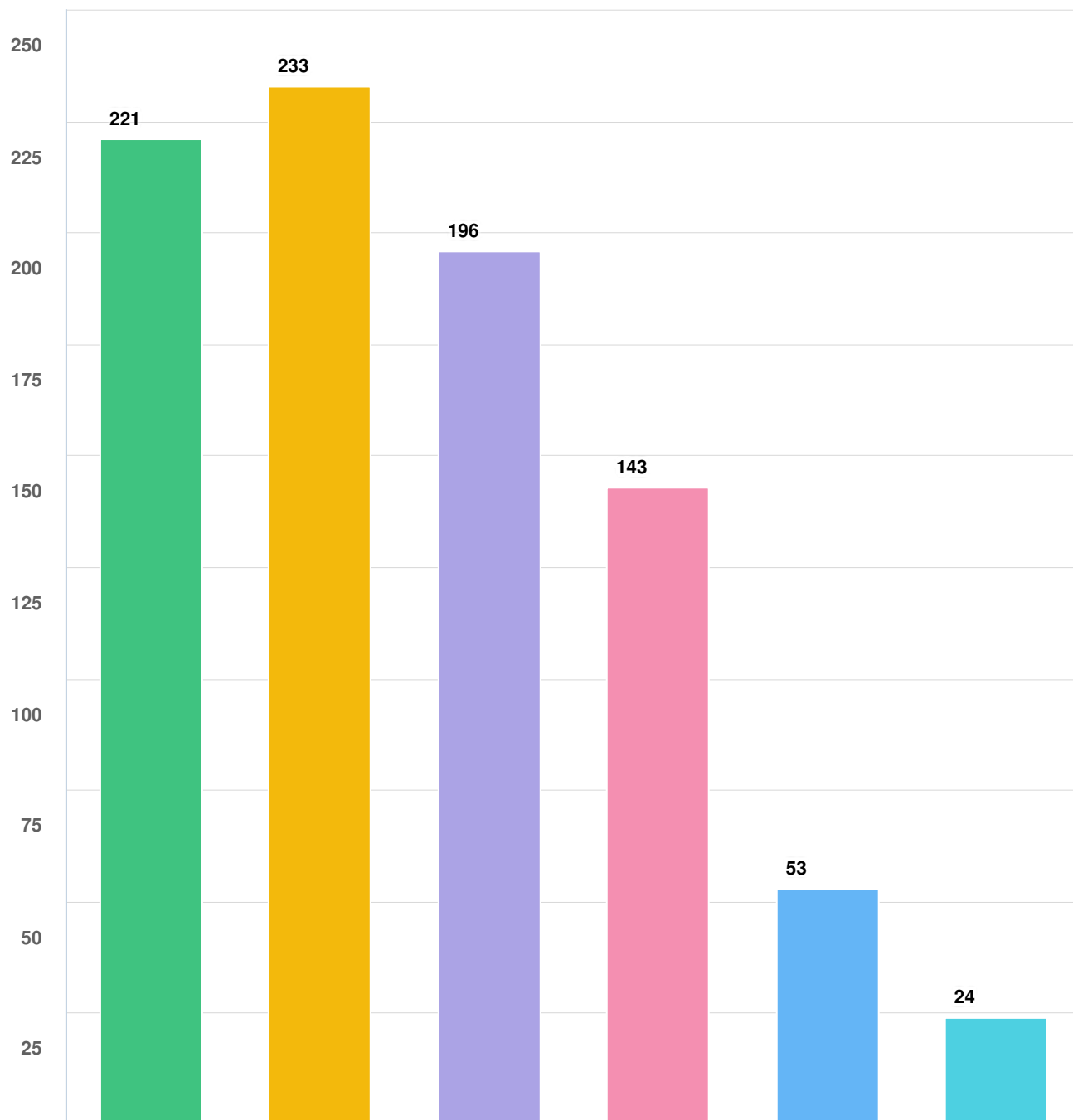


Question options

- A new Senior Center with a similar footprint (22,000 square foot), similar programs during the day for seniors and similar programs and shared space at night and weekends for the entire community
- A new Community Center with a larger 2-story footprint (up to 40,000 square foot) and expanded programs, with some dedicated space for seniors and other shared spaces for the entire community

Optional question (1252 responses, 48 skipped)

Q11 What most concerns you about a new Community Center option that would features both dedicated senior space, as well as other programs and spaces for all ages? Please select all that apply.



Question options

- Overcrowding during the day and more noise
- Not having enough places to gather, talk, play cards, etc. just between seniors
- How all ages would safely utilize a new Community Center space, even with dedicated entrances, classrooms and other areas for seniors, families, and children/teens and those needing accessibility accommodations
- Creating a warm, welcoming environment inside a newly constructed building
- Other (please specify)
- None of these

Optional question (386 responses, 914 skipped)

Q12 Please explain

Anonymous

2/11/2020 11:34 AM

Seniors have limited time. Time frame to get new senior center operational. Rito al for today's se iors.

Anonymous

2/11/2020 02:27 PM

Parking! Right now, the main problem with the Marymoor building is that too many programs are being run out of the building and there is hardly any parking in the evenings.

Anonymous

2/11/2020 03:37 PM

Daily lunches

Anonymous

2/11/2020 04:28 PM

The existing (closed) senior center accomodated mulitple users with little or no problem. Having no problem with the future center will depend on the design, layout and scheduling.

Anonymous

2/11/2020 06:51 PM

The lunches 5 days a week were a BIG part of the SC. , sharing a meal, socialization , so important to people who often live alone and miss companionship.

Anonymous

2/11/2020 09:08 PM

having had children, grandchildren and contact with children and young adults I can see seniors being bumped into-possibly tumbled!

Anonymous

2/12/2020 12:21 PM

The Senior Center needs and uses would be "compromised" away in the planning for a multi-use community center.

Anonymous

2/12/2020 01:24 PM

Would take too long and seniors need dedicated space

Anonymous

2/12/2020 03:44 PM

Sufficient and easy access senior parking

Anonymous

2/12/2020 06:12 PM

Don't take away anything from seniors

Anonymous

2/12/2020 07:57 PM

Cost and possible relocation of a larger space. Would prefer to keep the existing location.

Anonymous

2/13/2020 09:47 AM

Parking

Anonymous

2/13/2020 09:53 AM

Parking

Anonymous

2/13/2020 09:55 AM

Seniors are under served here in Redmond. Perhaps even marginalized due to the aging process. Let them have their dedicated space to share with the community on the weekends etc.

Anonymous

2/13/2020 10:22 AM

Concern that M - F dedicated daytime just for seniors won't be honored

Anonymous

2/13/2020 10:54 AM

A center immediately needs to be opened. My father was a regular at the senior center & since it's closing hasn't seen many of the other seniors who

Anonymous

2/13/2020 11:14 AM

were also regulars. A couple have passed away & at 77 he worries he won't ever see them again. Open now!!!
Parking

Anonymous

2/13/2020 11:25 AM

All of the above concern me. I know the seniors will get pushed aside when we did nothing to create the problem. And yet we are takinf

Anonymous

2/13/2020 12:15 PM

Why can't youth stay at their schools for after hour activities, why duplicate space.

Anonymous

2/13/2020 07:03 PM

Being pushed out as a young person

Anonymous

2/13/2020 07:49 PM

Cost, don't raise my taxes

Anonymous

2/13/2020 07:54 PM

Available parking since that was already a problem.

Anonymous

2/13/2020 09:00 PM

I have been to other mixed use facility's and they don't value and incorporate the seniors as well. They tend to cater to the people who have money to pay for the activities, forgetting about the seniors. I think what we have had has been great! Cozy,

Anonymous

2/13/2020 10:16 PM

Providing enough dedicated parking for seniors near the enterance for ease of use. These should be dedicated to use for seniors only, may need to have parking passes provided to the senious for their use. These spaces would be in addition to handicapp

Anonymous

2/14/2020 02:56 AM

Senior bathrooms especially

Anonymous

2/14/2020 06:29 AM

Seniors need a place to go and feel safe and comfortable and relaxed. I don't think it is too much to ask to give our seniors a place of their own to gather.

Anonymous

2/14/2020 07:14 AM

Seniors have put a great deal of time and money into our great city and (for some of us) raising our kids here. It is not too much to ask the Redmond dedicate this space for seniors only.

Anonymous

2/14/2020 10:58 AM

All the above

Anonymous

2/14/2020 01:55 PM

I am not a senior, but I do believe in providing dedicated space for seniors. I'm not sure another community center, even with spaces for seniors, accomplishes that.

Anonymous

2/14/2020 03:07 PM

Parking and traffic congestion in a consolidated setting.

Anonymous

2/14/2020 03:41 PM

PARKING!!

Anonymous

2/14/2020 04:26 PM

The mentioning of a new community center that is 40,000 sqft but mentions some space for Senior Citizens. I don't know if this means the old senior

Anonymous

2/14/2020 05:56 PM

center is removed and absorbed in new facility. Want to make sure seniors are taken care of.

The cost. Don't duplicate things that the library already has, ad that other community centers already have. There are things for kids EVERYWHERE. Have the senior center for seniors.

Anonymous

2/14/2020 05:56 PM

Too expensive

Anonymous

2/14/2020 07:13 PM

I like having dedicated spaces for each especially teensandsenior

Anonymous

2/14/2020 07:14 PM

Parking

Anonymous

2/15/2020 11:28 AM

reality of making the larger space happen in same time and budget.

otherwise, sure, a larger shared space is great, and i love the idea of interaction between programs for people of all ages to interact too!

Anonymous

2/15/2020 03:14 PM

There are various option s for the community as a whole around town including Marymoore, the firehouse, the new park, etc. but nothing for seniors other than the senior center

Anonymous

2/15/2020 03:54 PM

Concern is there is not enough information provided on the dedicated space for Seniors and what the other uses might be. The Senior Center was full almost every day with activities and an environment that was welcoming and fun.

Anonymous

2/17/2020 05:13 PM

Sneiors becoming MARGINALIZED and PUSHED ASIDE in favor of other populations - look what happened in Sammamish, WA!!!!!!!!!!

Anonymous

2/18/2020 06:38 AM

Availability of accessible parking

Anonymous

2/18/2020 08:19 AM

Need larger rooms than are available at the current red rec.

Anonymous

2/18/2020 08:44 AM

Older folks need a quieter place due to things like hearing impairment and physical frailty

Anonymous

2/18/2020 01:14 PM

Location and traffic. The new Marymoor location is not convenient and bad traffic

Anonymous

2/18/2020 03:43 PM

PARKING!!!! especially enough disabled spaces right near the SENIORS ONLY entrance

Anonymous

2/18/2020 05:30 PM

The safety of seniors with mobility, hearing and/or vision issues would be compromised by kids and pets.

Anonymous

2/18/2020 06:56 PM

It is our senior citizens that have lost their building; let's put them first. What's with all the conversation about a "community center?"

Anonymous

2/19/2020 03:24 PM

Extra costs

Anonymous

2/20/2020 02:42 PM

Parking was an issue previously, so would really be an issue if it is expanded to include 2 more floors. Having off site parking will not work for those with limited mobility plus one cannot count on first floor parking in the city vehicles garage.

Anonymous

2/22/2020 09:52 AM

I don't know the current or future need

Anonymous

2/22/2020 05:56 PM

Our libraries have become day-use centers for homeless people to the point that I avoid the library. I am concerned a new community center would become another homeless shelter.

Anonymous

2/23/2020 10:42 AM

Added cost of dedicated spaces

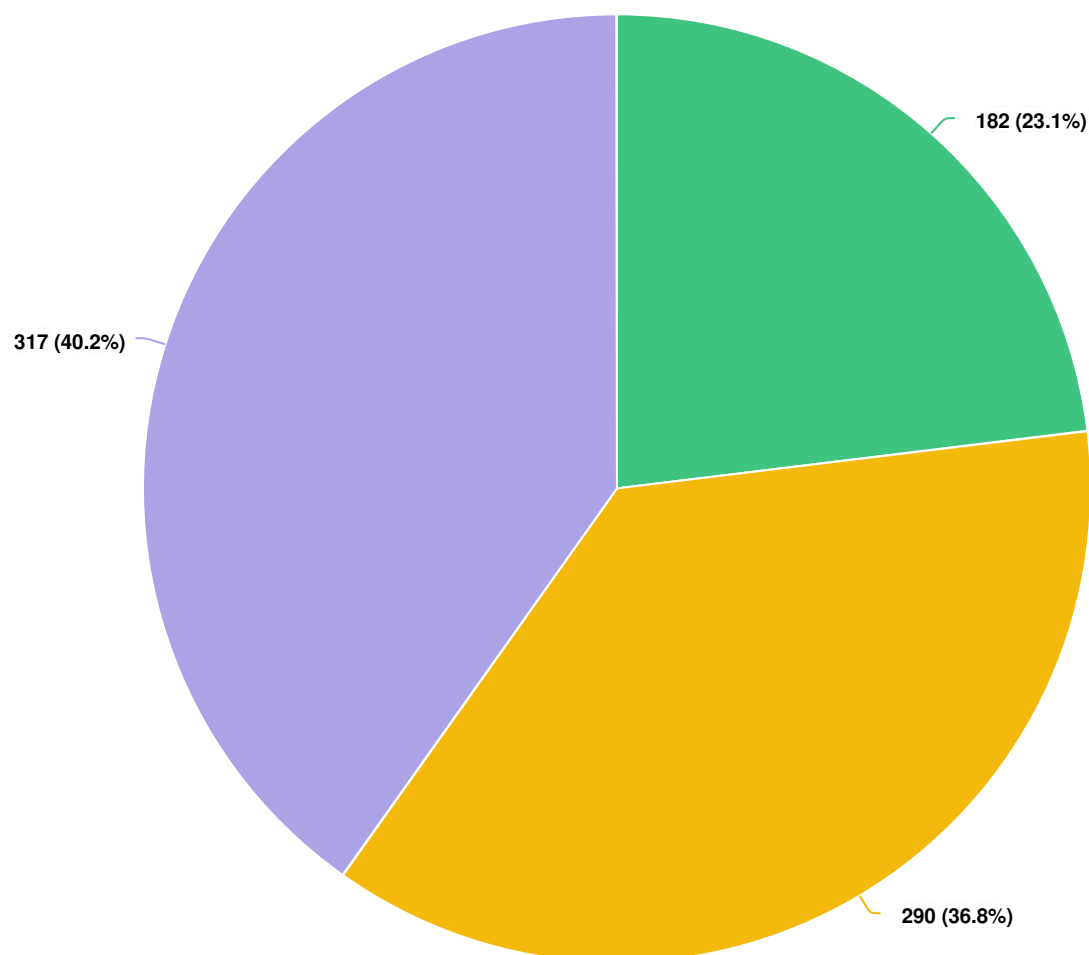
Anonymous

2/23/2020 09:01 PM

We need a large stage -similar to existing one with amenities such as rest rooms And changing areas

(53 responses, 1247 skipped)

Q13 | Is your preference for a Community Center dependent on all of the funding coming from existing city resources without a tax increase?

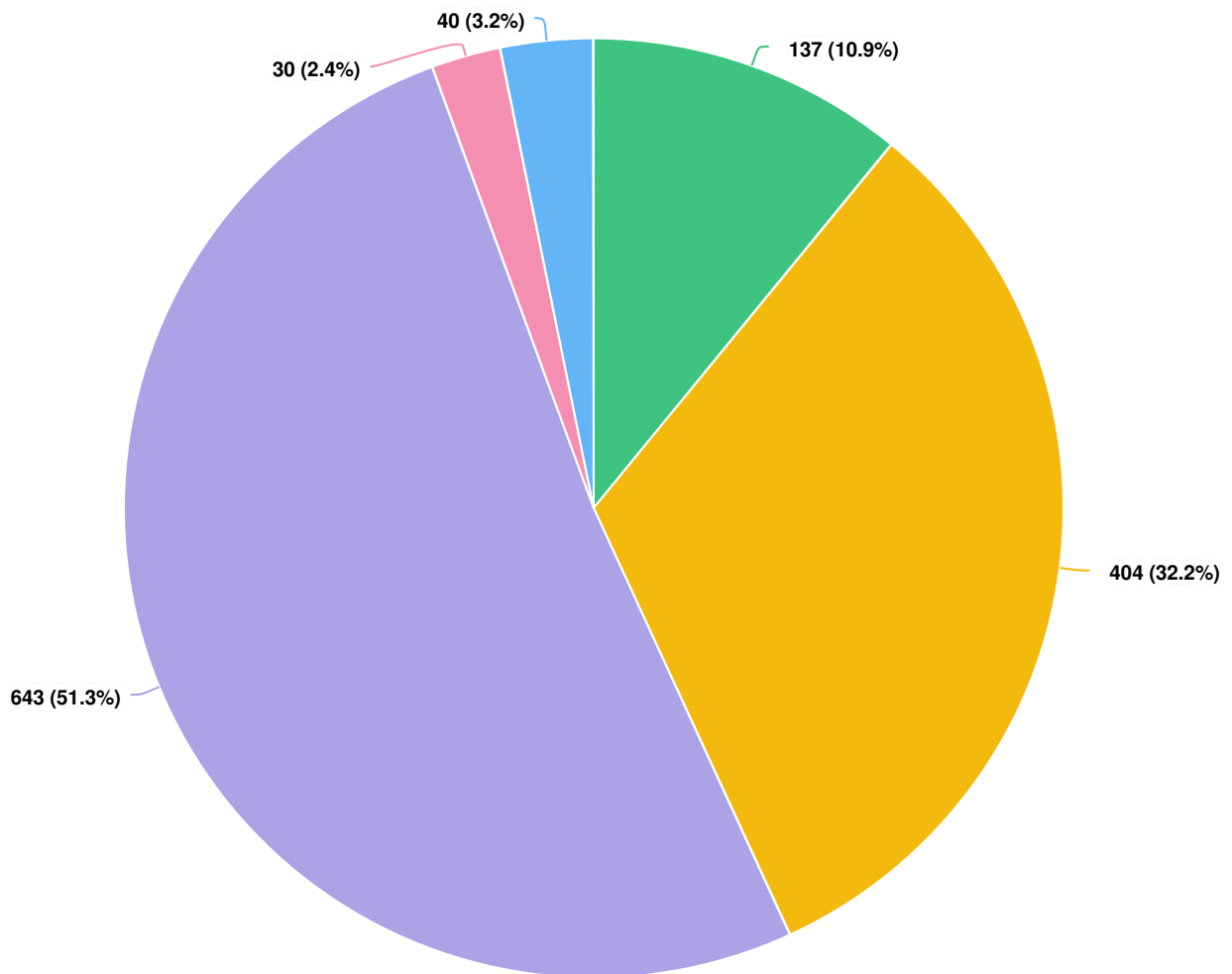


Question options

- Yes - you would not support a larger Community Center if that meant a tax increase
- No - you would support a larger Community Center even if some amount of tax increase was necessary beyond city funds that have already been set aside
- Unsure - you would need to hear more

Optional question (789 responses, 511 skipped)

Q14 Which criteria is most important to you as you evaluate the options to re-envision Redmond's Senior Center? Select one answer.



Question options

- Overall cost
- Prioritizing space and uses for seniors who currently use the Senior Center
- Imagining space and uses for the future needs of the community, including seniors and all age groups
- Dedicated space for other activity (please specify)
- Other (please specify)

Optional question (1254 responses, 46 skipped)

Q15 Please explain

Anonymous

2/11/2020 03:19 PM

would want same location

Anonymous

2/11/2020 04:57 PM

The larger story would be acceptable as long as the space is similar to the previous building. A small area for seniors would be unacceptable.

Anonymous

2/11/2020 06:51 PM

We need MUCH Better monitoring of the condition of the building and repairs MUST be made in a timely way! So thin doesn't happen again!!!

Anonymous

2/12/2020 09:24 AM

For me, in particular, we need a space with proper dance floor and mirrors.... The senior center didn't have mirrors, and the Marymoor's dance room floor is terrible for the knees while dancing

Anonymous

2/12/2020 12:21 PM

Making sure the new building is NOT shoddily constructed.

Anonymous

2/12/2020 02:13 PM

I worry if it is a combined use seniors activity etc can be pushed out like that which happened in Mukilteo for "shared space" with V

Anonymous

2/12/2020 07:57 PM

Using Environmentally Friendly Construction methods and keep the Building on the same location.

Anonymous

2/13/2020 10:40 AM

Meals, resources

Anonymous

2/13/2020 10:55 AM

Performing arts center

Anonymous

2/13/2020 04:27 PM

Flexible space for Redmond's multi-disciplinary arts community

Anonymous

2/13/2020 07:03 PM

I don't want the central teen center location to be taken away or sold and moved into a shared space then pushed out.

Anonymous

2/13/2020 07:40 PM

senior space but expanded activities for disabled youth and teens. There are very few opportunities for our youth and particularly teens to join in community events and have safe holiday programs while parents work

Anonymous

2/13/2020 07:54 PM

Providing specialized classes for Parkinson's, etc.. i.e., at the Bothell senior center.

Anonymous

2/13/2020 08:13 PM

seems like the time to build a pool + community center. I want a place to take my kids, but if the senior center had a pool just for lessons and lap swimming and water aerobics or whatever seniors like, the other pool could have kid stuff like a lazy river

Anonymous

2/13/2020 09:51 PM

Where would be expanded parking for any increase in the size and use of the current Senior Center building?

Anonymous

2/13/2020 09:56 PM

Many of the seniors currently are in the mid to late 70's or older. What is the possibility those of us who are that age be able to use the new building.

Anonymous 2/13/2020 09:57 PM	limited parking at current sr center-suggest purchase and remodel of current leased Marymoor site for gym/all age athletics and other programming. Quieter environment is better for senior users-don't combine all ages
Anonymous 2/14/2020 08:59 AM	How soon you can complete it--Kirkland does not replace you
Anonymous 2/14/2020 03:07 PM	More active exercise options. Past assumptions that seniors don't need Jazzercise, or similar, is out of date and wrong.
Anonymous 2/14/2020 03:25 PM	Jazzercise
Anonymous 2/14/2020 03:41 PM	ZUMBA Classes.
Anonymous 2/14/2020 03:50 PM	Meeting rooms for non for profit orgs and startups!!
Anonymous 2/14/2020 04:41 PM	Getting new space for seniors up and operating as quick as possible.
Anonymous 2/14/2020 04:54 PM	have already answered this in prior questionnaire
Anonymous 2/14/2020 06:34 PM	Baseball
Anonymous 2/14/2020 08:07 PM	speed of construction - make it now!
Anonymous 2/14/2020 08:46 PM	It seems to me that we lost the old Redmond Schoolhouse, which was heavily utilized with classes and meetings, and as well as the Senior Center. We have Marymoor but we need more space to encourage all ages community development. Also drop-in daycare!
Anonymous 2/14/2020 10:54 PM	Dance studio for hula and flamenco, clogging
bdevoy 2/16/2020 12:15 PM	Redmond needs a place for live music. The live music culture is dying.
Anonymous 2/16/2020 07:16 PM	Redmond should expand and improve the space for adults with disabilities. The Bridge Iof Promise pgm at the teen center is wonderful . However the space is small.
Anonymous 2/17/2020 05:13 PM	Seniors already have a senior center. Don't slant your bias to strip it away in favor of your community center! You're to ignore me anyway - it's evident from the way your survey is worded.....
Anonymous 2/18/2020 08:44 AM	At current site, where would be the parking for expanded use? Overall, CoR is ignoring parking needs, assuming people will be using buses or etc.-not reality.
Anonymous	owuld love a space for artists to create work and a community for now and

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2/18/2020 12:49 PM

building something in the future - like Redline in Denver

Anonymous

2/18/2020 05:30 PM

Time is a priority - the more groups included in the design, the more discussion and delay in construction.

Anonymous

2/19/2020 04:24 PM

Would love to see a better/additional community pool space.

Anonymous

2/22/2020 01:54 PM

Pool with more open hours, different from current pool

Anonymous

2/22/2020 03:14 PM

A larger facility that will accommodate a 25 meter pool with a family pool much like the Snohomish or Lynwood Aquatics Center!!

Anonymous

2/22/2020 06:03 PM

Spaces that increase our property value and make this a desirable place for families to move to

Anonymous

2/22/2020 06:57 PM

the fact that this is ONLY talking about the Senior Center...

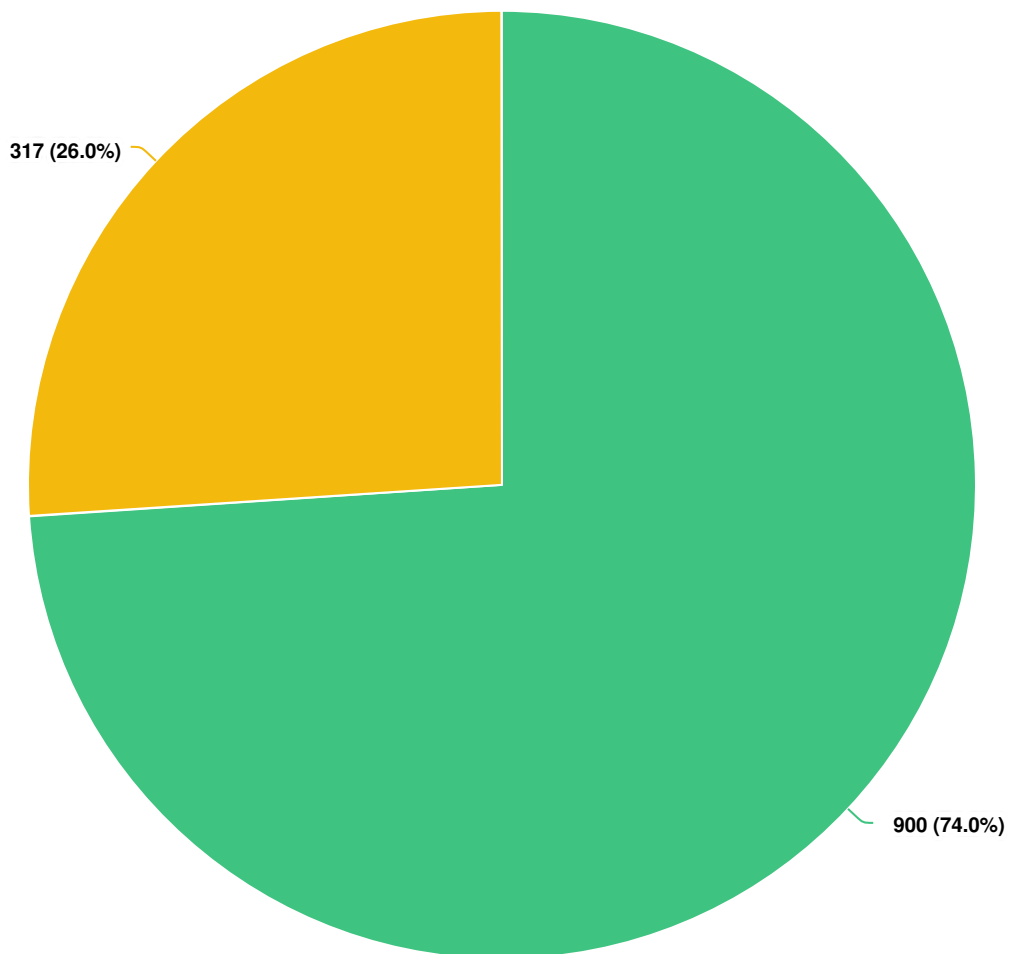
Anonymous

2/23/2020 06:09 PM

Swimming pool like at Sammamish and Snohomish Aquatic Centers

Optional question (40 responses, 1260 skipped)

Q16 In a later phase of design and construction, after a new facility is open, should the City of Redmond consider partnering with community organizations to bring in new programs or enlarge spaces? This later phase could take a couple of years and wou...

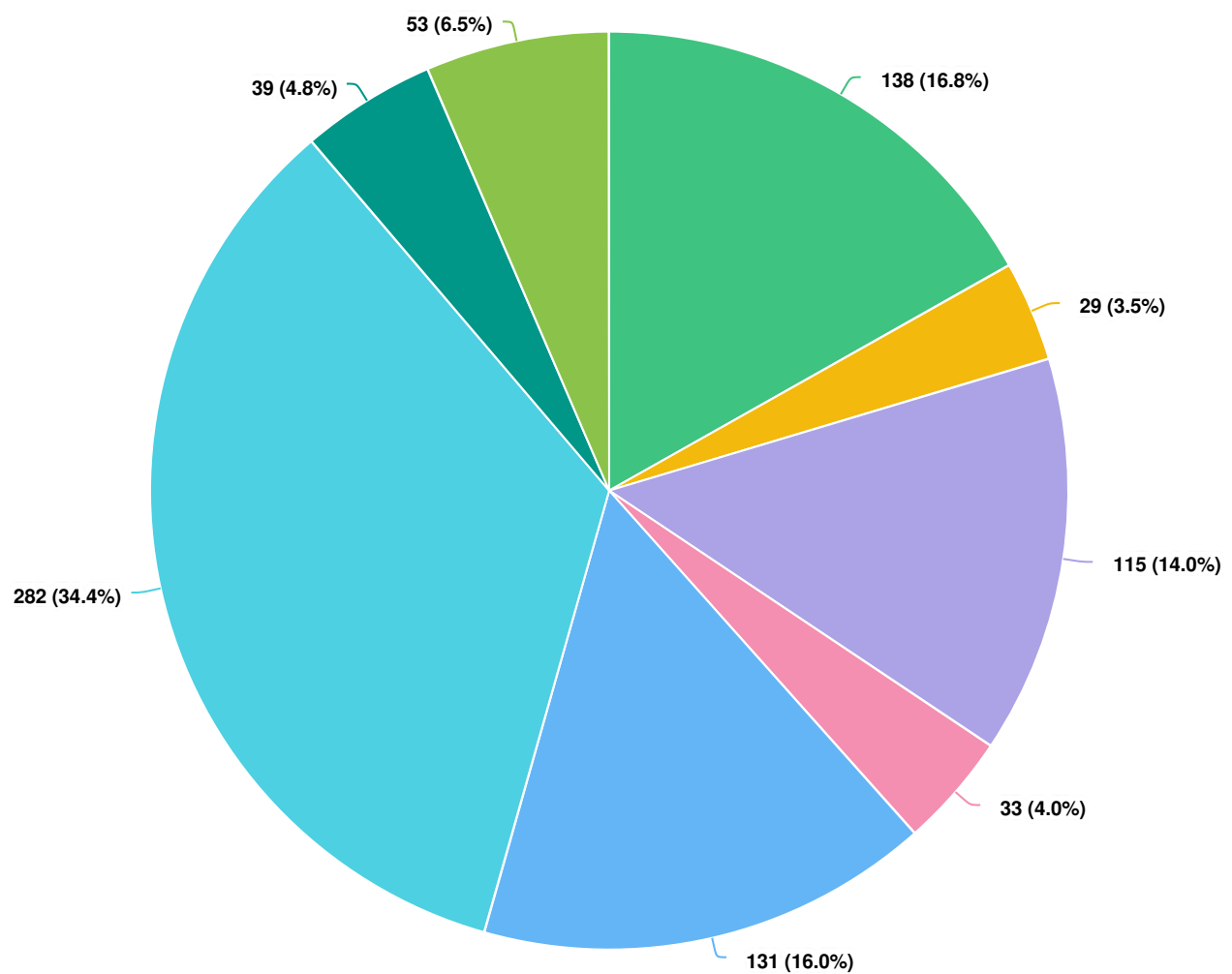


Question options

● Yes ● No

Optional question (1217 responses, 83 skipped)

Q17 If the City considers reaching out to community partners, which of these are you most interested in? Select one answer.



Question options

- Affordable senior housing
 ● Affordable workforce housing
 ● Affordable family housing
 ● A dedicated urban school
- Non-profit space
 ● Health or wellness space for therapy, classes, consults, etc.
 ● Other (please specify)
- None of these

Optional question (820 responses, 480 skipped)

Q18 Please explain

Anonymous

2/11/2020 10:29 AM

General Community use such as additional classroom space, theatre with lights and sound system, public meeting rooms for clubs or small group gatherings

Anonymous

2/11/2020 02:15 PM

More indoor sport facilities like indoor tennis and badminton courts, play area for kids

Anonymous

2/11/2020 03:50 PM

Affordable housing for anyone and everyone, a mixture of seniors, working people, families.

Anonymous

2/11/2020 04:28 PM

partner providing adult education and arts

Anonymous

2/11/2020 04:31 PM

Affordable housing for people of all ages!

Anonymous

2/11/2020 06:25 PM

Adaptive Rec, Special Needs, especially a day program during normal business hours.

Anonymous

2/12/2020 05:12 PM

Oranizations that provide active or passive recreation. Community centers could not duplicate offerings of social service agencies, day care of any kind, feeding programs,nor be a 2nd public library.

Anonymous

2/12/2020 05:37 PM

Dedicated space for classes for young children/teens

Anonymous

2/12/2020 07:30 PM

Any of these ideas are fine.

Anonymous

2/12/2020 07:57 PM

Non-Profit Space, Health or Wellness Space and Affordable or Free use space for small businesses.

Anonymous

2/12/2020 10:27 PM

Foot care,

Anonymous

2/13/2020 12:20 PM

Literally any housing, shopping

Anonymous

2/13/2020 01:52 PM

Large Events Space/Performance center

Anonymous

2/13/2020 04:27 PM

Affordable Artist Housing/Studio Space

Anonymous

2/13/2020 06:35 PM

Space for non-profit art center for work space and exhibit space

Anonymous

2/13/2020 07:11 PM

Art studio with natural light

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Anonymous 2/13/2020 07:40 PM	Outdoors for all, DDA other therapy groups in the community who would want to help host camps
Anonymous 2/13/2020 09:37 PM	Opportunities for people with disabilities
Anonymous 2/14/2020 05:46 AM	Include space for day program for disability community that is currently being corralled into smaller abd snaller soace in the teen center as if the City of Redmond shamefully thinks they are pariahs .
Anonymous 2/14/2020 07:26 AM	Programs for adults with intellectual disabilities
Anonymous 2/14/2020 03:33 PM	Affordable education in arts, language, and trades for all ages.
Anonymous 2/14/2020 06:22 PM	YMCA
Anonymous 2/14/2020 07:38 PM	Lease space for community events or classes
Anonymous 2/15/2020 10:13 AM	Basketball courts
Anonymous 2/15/2020 03:20 PM	Public library
Anonymous 2/15/2020 09:37 PM	Congregational space to pray
Anonymous 2/16/2020 07:16 PM	Space for bridge of promise
Anonymous 2/17/2020 01:47 PM	The young adult program is currently housed at the Teen Center, which is great except that the program has to end at 3 pm every day. This makes it hugely difficult for working parents, who need a prografor their adult child until the end of the working d
Anonymous 2/17/2020 01:48 PM	Bridge of promise adult day program for individuals with disabilities
Anonymous 2/17/2020 02:31 PM	The YMCA is dedicated to building healthy communities. It would be great to partner with them both to learn and adopt some of their programs.
Anonymous 2/17/2020 03:02 PM	Not sure
Anonymous 2/18/2020 09:23 AM	City should partner with the YMCA.
Anonymous 2/18/2020 09:24 AM	Housing options for adults with disabilities and levels of support

Anonymous

2/22/2020 01:17 PM

A second pool, maybe outdoor also. The Redmond Pool does not offer enough free swimming for families.

Anonymous

2/22/2020 02:34 PM

Affordable and SAFE housing and support for developmentally disabled adults.

Anonymous

2/22/2020 03:14 PM

A very large aquatics center needs to be in these plans!

Anonymous

2/22/2020 04:17 PM

Aquatics

Anonymous

2/22/2020 08:25 PM

I really feel our community needs a better aquatics facility. Bellevue has a nice one with a warm therapy pool as well as lap pool, and swimming is a good activity for seniors as well as the rest of the community.

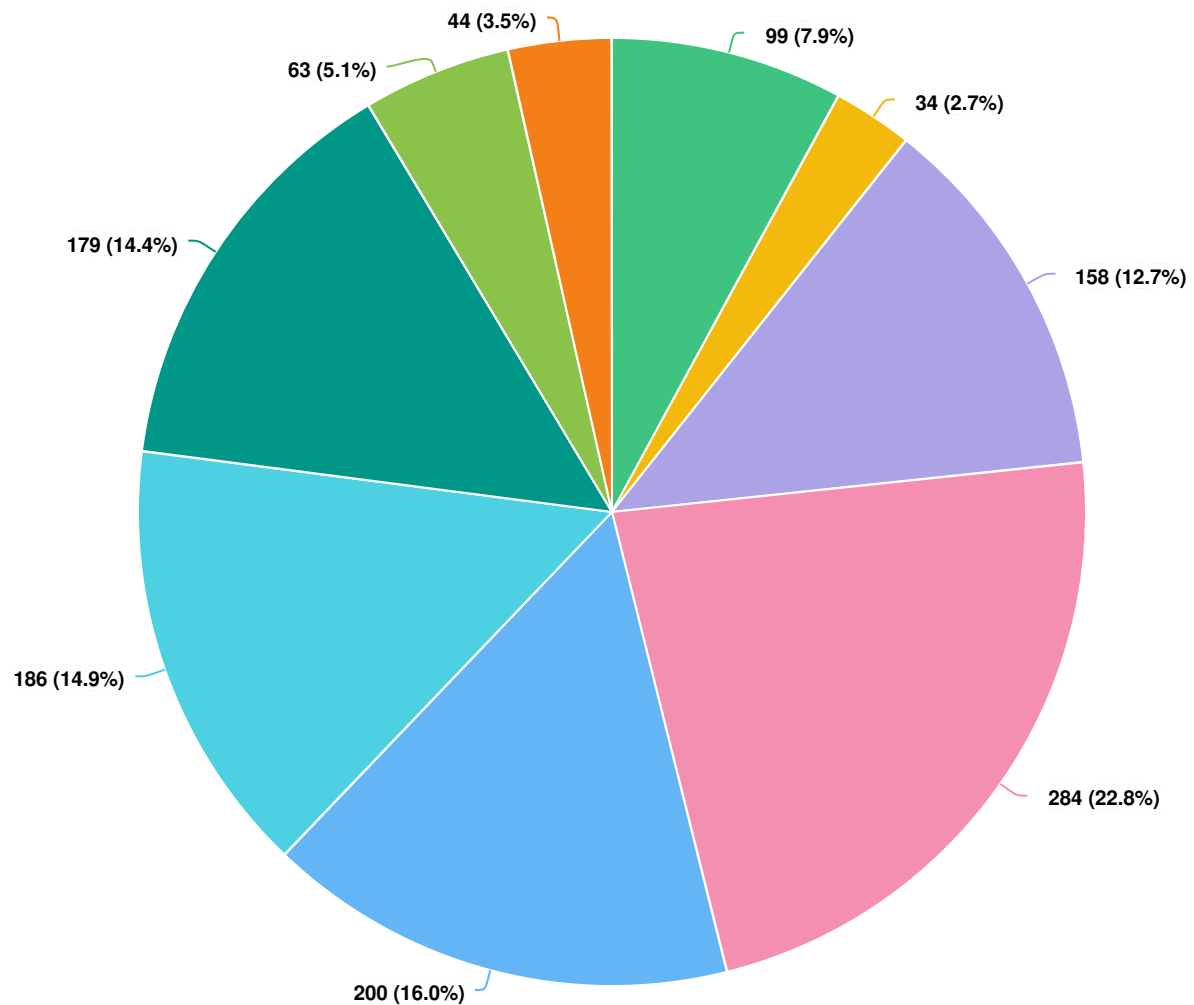
Anonymous

2/22/2020 08:30 PM

... like Little League?? ... Yes!!

(39 responses, 1261 skipped)

Q19 In which decade were you born?

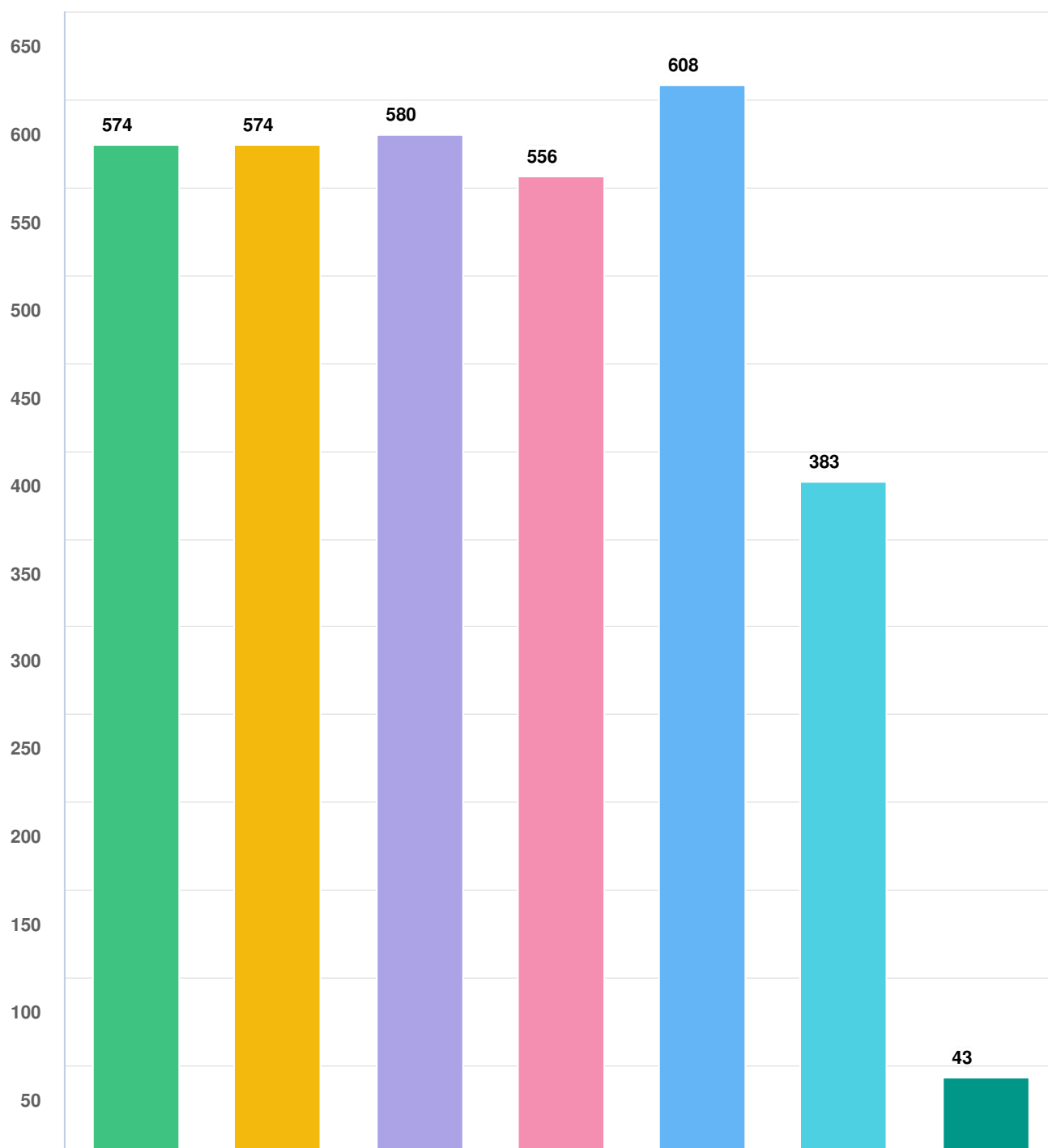


Question options

2000 or after 1990-1999 1980-1989 1970-1979 1960-1969 1950-1959 1940-1949
Before 1940 I prefer not to answer

Optional question (1247 responses, 53 skipped)

Q20 When are you likely to use a new facility to access the programs that interest you?
Please select all that apply.

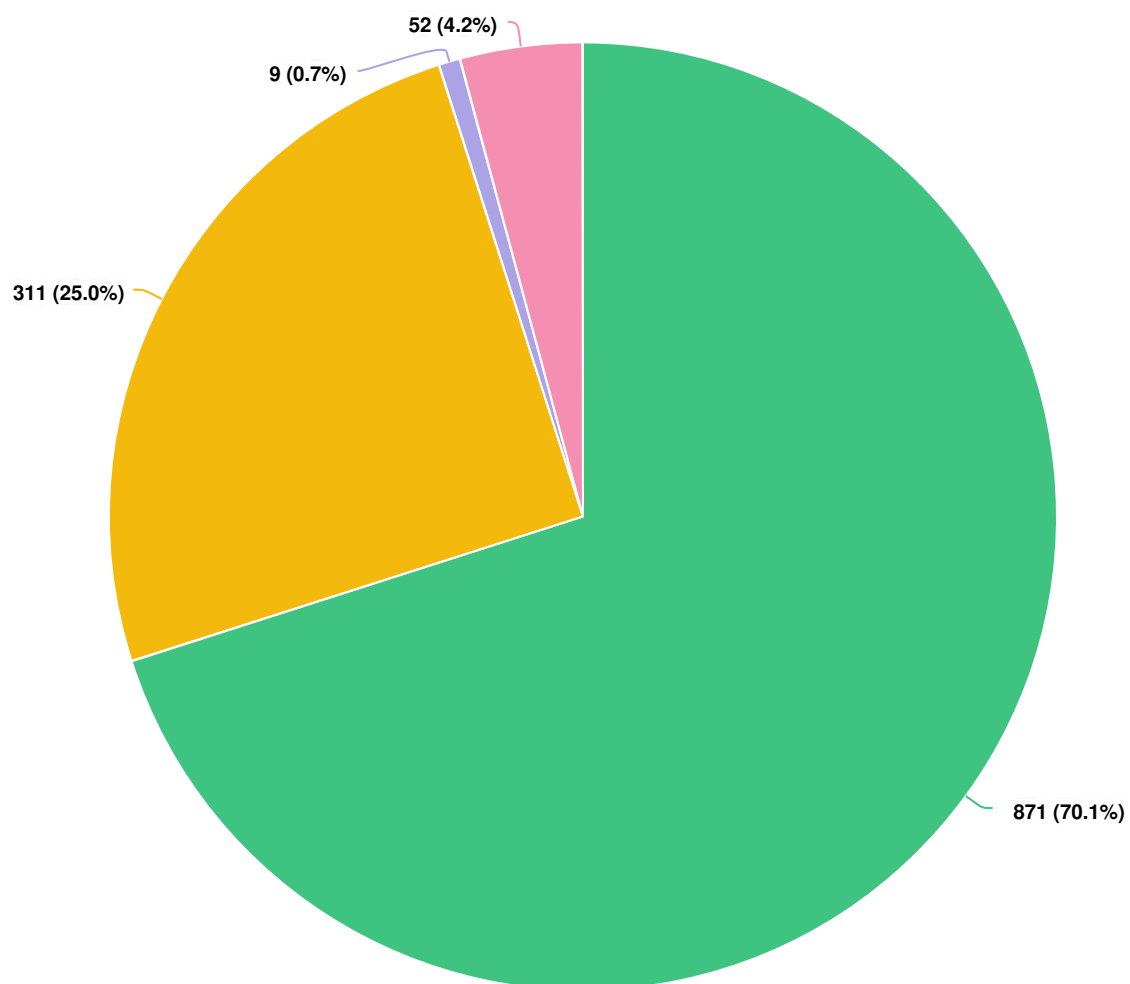


Question options

● Weekday mornings
 ● Weekday afternoons
 ● Weeknight evenings after 5 p.m.
 ● Weekend mornings
 ● Weekend afternoons
 ● Weekend evenings after 5 p.m.
 ● Do not plan to use a new facility

Optional question (1240 responses, 60 skipped)

Q21 What gender do you identify with?

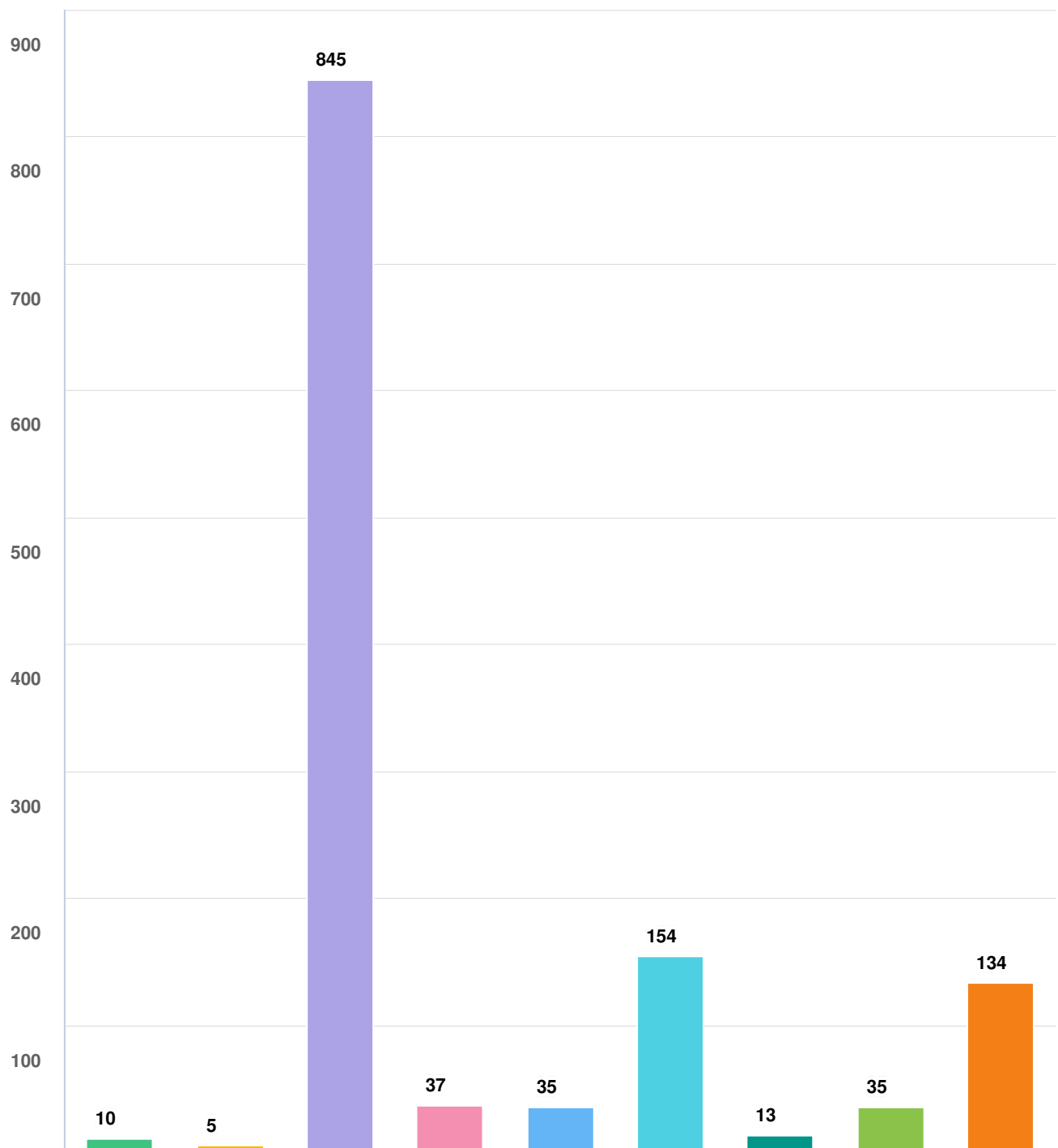


Question options

● Female ● Male ● Transgender or Gender-variant ● I prefer not to answer

Optional question (1243 responses, 57 skipped)

Q22 Which of the following best describes your racial and ethnic heritage?



Question options

Native American Arab American White/Caucasian Multi-racial Latinx
Asian American/Pacific Islander African American Other (please specify) I prefer not to answer

Optional question (1222 responses, 78 skipped)

Q23 | Please specify

Anonymous 2/11/2020 10:11 AM	Indian American
Anonymous 2/11/2020 11:50 AM	China
Anonymous 2/11/2020 03:59 PM	Asian Indian
Anonymous 2/11/2020 09:42 PM	Asian
Anonymous 2/11/2020 09:43 PM	Egyptian
Anonymous 2/11/2020 10:53 PM	Asian
Anonymous 2/12/2020 05:37 PM	South East Asian (Indian)
Anonymous 2/12/2020 05:38 PM	Asian
Anonymous 2/12/2020 10:27 PM	Mexican
Anonymous 2/13/2020 08:30 AM	Asian of Chinese descent
Anonymous 2/13/2020 10:45 AM	Indian
Anonymous 2/13/2020 10:56 AM	Indian
Anonymous 2/13/2020 01:37 PM	Asian
Anonymous 2/13/2020 06:17 PM	Asian
Anonymous 2/14/2020 01:29 AM	Asian
Anonymous 2/14/2020 09:51 AM	Immigrant
Anonymous	Asian

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2/14/2020 07:30 PM

Anonymous South Indian

2/15/2020 08:54 AM

Anonymous indian

2/15/2020 02:43 PM

Anonymous Jewish

2/15/2020 03:14 PM

Anonymous Pakistan

2/15/2020 09:37 PM

Anonymous Indian

2/17/2020 08:18 AM

Anonymous Indian origin

2/17/2020 12:44 PM

Anonymous Indian/Asian

2/18/2020 06:16 PM

Anonymous Asian

2/21/2020 11:30 AM

Anonymous Indian

2/22/2020 10:04 AM

Anonymous Equipim

2/22/2020 08:15 PM

Anonymous Hispanic

2/22/2020 08:27 PM

Anonymous South Asian

2/23/2020 10:42 AM

Anonymous American

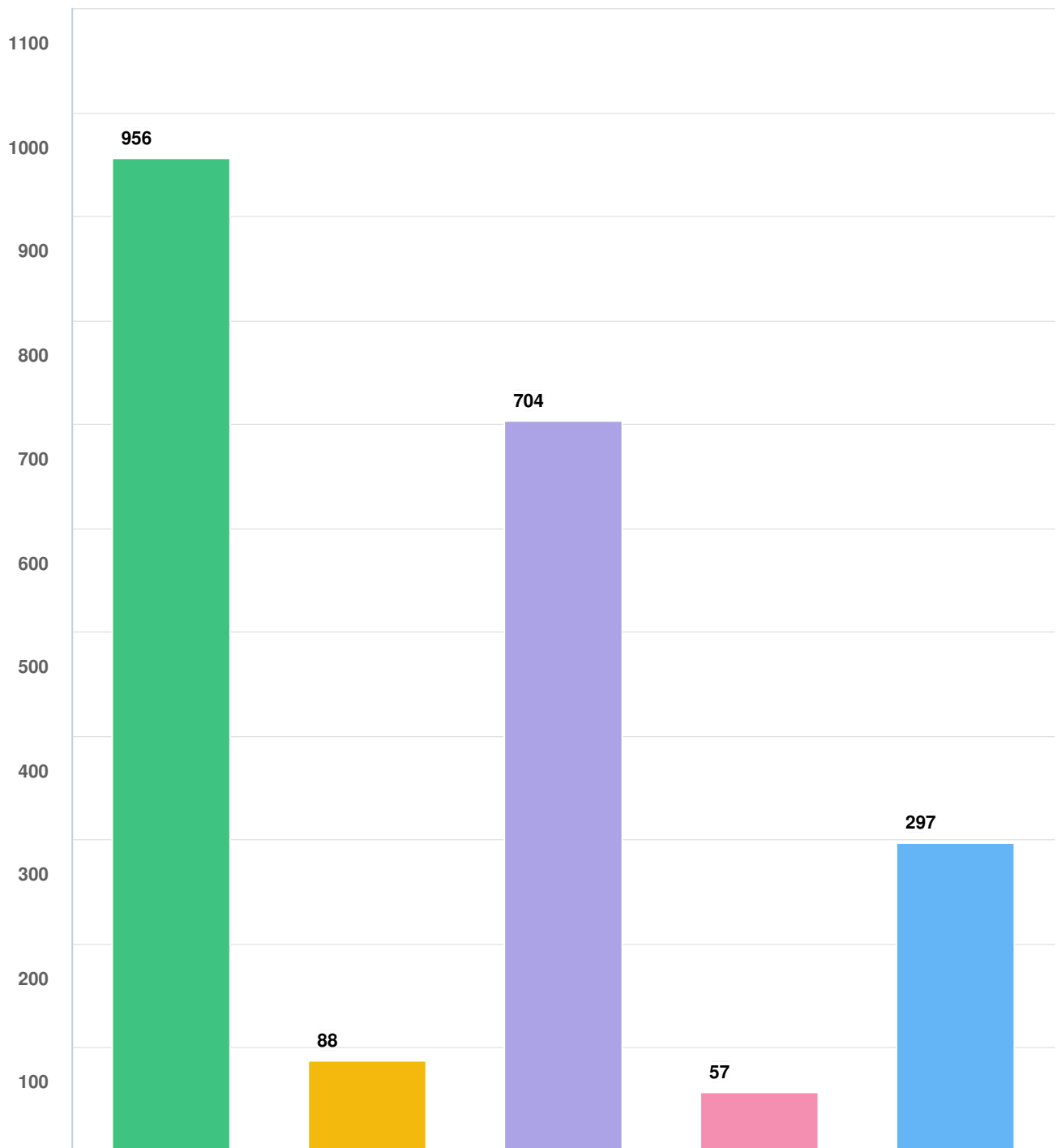
2/23/2020 12:19 PM

Anonymous South Asian

2/23/2020 11:31 PM

Optional question (31 responses, 1269 skipped)

Q24 Which of the following best describes you? Please select all that apply.



Question options

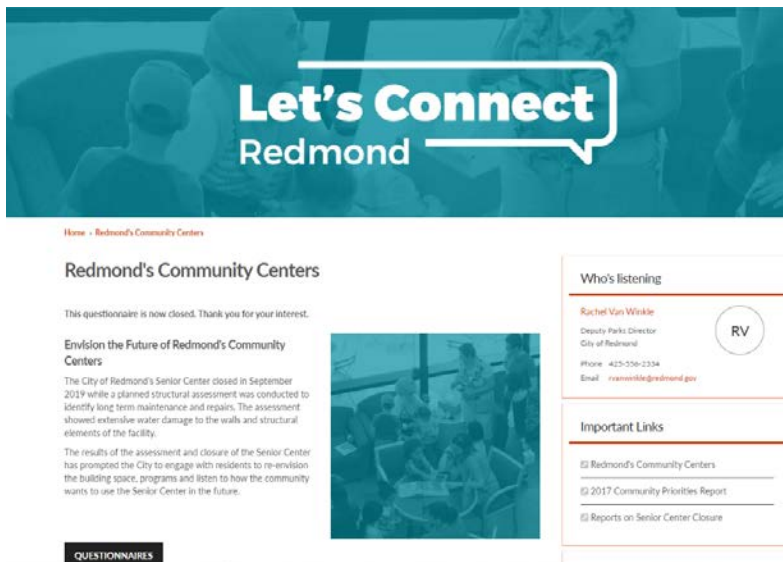
- I live in Redmond ● I attend school in Redmond ● I shop, dine, socialize or recreate in Redmond
● I own or operate a business in Redmond ● I work in Redmond

Optional question (1239 responses, 61 skipped)

Appendix E - Summary of Survey Results

Community Surveys

The community was invited to participate in two separate online community surveys that aligned with the two public meetings held in January and February.



Screen grab of City of Redmond's Let'sConnect webpage where the surveys were hosted.

The surveys were open to residents, business owners, and users of Redmond's Community Centers. City staff actively promoted both surveys through existing city newsletters, through the Stakeholder Group members and their networks, on printed posters and Comment Cards, and in-person through direct outreach. The Let'sConnect platform supported both surveys with hosting and data analysis.

The first survey was fielded from January 6 to January 27, overlapping with the first public meeting on January 23. The survey included 10 questions, including demographics. The purpose of the survey was to gather information on what Senior Center programs are valuable, invite survey participants to evaluate the four options to renovate or rebuild the Senior Center and to assess what criteria respondents would use to consider the options as they move forward. Almost 250 completed surveys were submitted. While the results are not statistically significant, nor a representative match to Redmond's demographics, the findings did suggest the following:

- The Senior Center program offerings are highly valued for current users with the highest value assigned to the casual gathering spaces, fitness classes and trips and tours
- The community is not interested in repairing the Senior Center when it could be replaced brand-new for almost the same cost

- The community is open and interested in learning more about Option B (build same facility, new) and Option C (build larger facility)
- There is interest in exploring a partnership add-on to Option C as a second phase
- The community is split between the competing desires to serve the entire community with an all-ages Community Center and to a seniors-first model with a similar building and program offering to what was lost when the Senior Center closed
- Construction timeline and cost are also important criteria that will be used to evaluate options

The second survey was fielded from February 11 to February 23, overlapping with the second public meeting on February 10. The survey included approximately 20 questions, including demographics. The purpose of the second survey was to gather information on what kinds of active and passive programs and spaces are most valued, invite survey participants to select their preferred option to rebuild the Senior Center, determine what issues with an individual's preferred option, and to assess demand for expanded or new spaces, one-time events, and community partnerships.

There was a robust and more diverse response (N=1,300) to the second survey. As a result of strong outreach to community organizations, a wider utilization of the city's listservs and growing buzz within the community, the sample of completed surveys was younger, slightly more racially diverse (69% Caucasian, 24% Black, Indigenous, or People of Color ((BIPOC)), and 11% chose not to identify) and included a mix of Community Center users including the Teen Center, RCC@MV and the Senior Center.

Key takeaways from the survey include the following:

- Flexible spaces for active recreation such as group exercise, yoga, dance, strength training and indoor play are important. Five (5) of the active recreation offerings garnered high value from at least a third of all respondents.
- Eight (8) of the passive recreation offerings were considered highly valuable by at least a third of respondents. These included (in order): spaces for gathering/socialization, art making, games, cooking, art display, gardening, language classes and music making.
- There was strong interest in a larger multi-purpose space for large gatherings/celebrations and nonprofit use. Spaces for music performance (indoor and outdoor), cultural performance and celebrations and lecture space were also highly valued.
- The community also had a positive response to using a Community Center for support during a natural disaster or weather emergency
- Two-thirds (67%) of respondents prefer that the existing Senior Center building be rebuilt as a larger building to feature expanded programs, with some dedicated space for seniors and other shared spaces for the entire community. Thirty-three (33%) of respondents prefer that the existing Senior Center be rebuilt with a similar footprint and programming during the day for seniors and shared space at night and on weekends for the entire community. Support for the expanded option was wide and deep, across all racial groups, among both men and women and consistent across age groups from under 21 to 50. Respondents between 50 and 70 and

existing Senior Center users were split in their preference between the two alternatives. Respondents over 70 were more supportive of the option to rebuild the same size facility.

- Approximately 25% of those supporting an expanded Community Center said their preference was dependent upon all funds coming from existing city resources (i.e. no property tax increase). However, roughly 40% of the public said they would support an enlarged Community Center even if public tax dollars were part of the funding package.
- Respondents who support a rebuild of the Senior Center (same size, same programs) have three concerns about a larger, all-ages facility. Among their top concerns are not having enough dedicated senior space (or spaces/programs being siphoned over time), overcrowding, and personal safety due to both overcrowding and the design of all-ages areas.
- Partnerships remain widely popular with the community (74% say the city should pursue partnerships at some point in the future). The most desired programs that could be planned and operated by partners include health and wellness classes or services (34%), affordable senior housing (17%), nonprofit space (16%) and affordable family housing (14%).