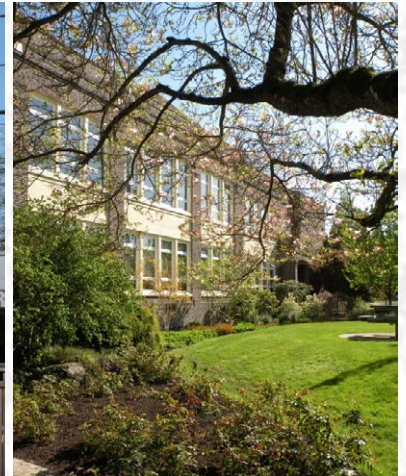




**PARKS &
RECREATION**

**Final Report
City Of Redmond
Recreation Buildings Master Plan**



NAC | ARCHITECTURE

NAC Project Number: 111-03038
March 25, 2014

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Final Report City of Redmond Recreation Buildings Master Plan

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Public Meeting PowerPoint Presentation
Public Meeting Comment Card Responses

1.0 Acknowledgments

Citizen and Stakeholder Participants
Parks and Trails Commission
Arts Commission
Senior Advisory Committee
Redmond Historical Society

Mayor

John Marchione

City Council – 2014

Hank Margeson, President

Kimberly Allen, Vice President

David Carson

Tom Flynn

Hank Myers

Byron Shutz

John Stilin

Planning Committee

Craig Larsen, Director Parks & Recreation

Katie Anderson, Deputy Director Parks & Recreation

Mark Hickok, Recreation Division Manager

Carolyn Hope, Parks Planning and Cultural Arts Manager

Dave Tucheck, Park Operations Division Manager

Interdepartmental Team

Russ Albertson, Fire Department

Cathy Beam, Planning Department

Julie Beard, Police Department

Marty Boggs, Recreation Facility Rentals

Rebecca Borker, Public Works Department

Jeff Churchill, Planning Department

Kim Dietz, Planning Department

Malisa Files, Finance Department

Jeff Hagen, Recreation Sports/Fitness Programs

Joshua Heim, Cultural Arts Programs

Cindy Johnson, Recreation Youth & Outdoor Programs

Teresa Kluver, Park Operations

Gary Lee, Planning Department

Mike Paul, Public Works Department

Karen Phillips, Senior Center 50+ Programs

Lisa Rhodes, Events and Recreation Marketing

Jeri Rowe-Curtis, Communications

Betty Sanders, Parks Planning

Sharon Sato, Parks & Recreation

Rana Shmait, Teen Programs

Ryan Spencer, Recreation

Erika Vandenbrande, Economic Development

Ken Wong, Teen and 50+ Programs

Consultant Team

Douglass Whiteaker, Water Technology, Inc.

Ken Ballard, Ballard*King Associates

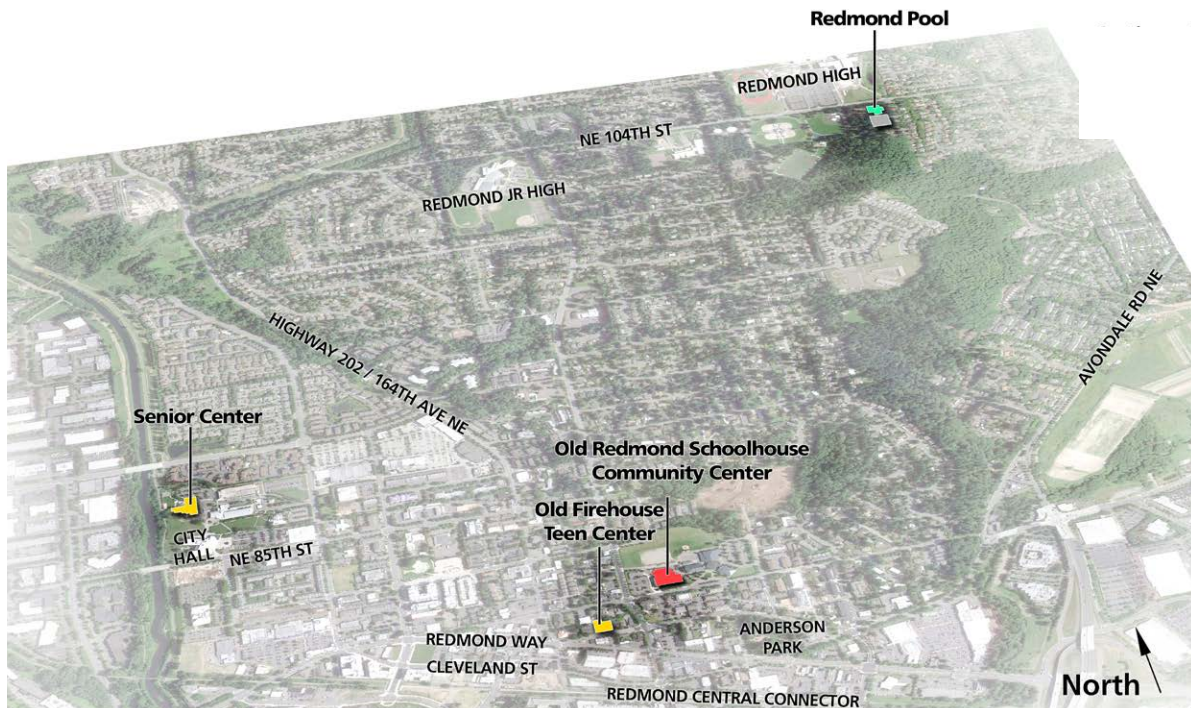
Boris Srdar, NAC|Architecture

Keith Comes, NAC|Architecture

2.0 Executive Summary

The City of Redmond Parks and Recreation Department operates four existing facilities- Redmond Pool at Hartman Park, the Redmond Senior Center, the Old Redmond Schoolhouse Community Center (ORSCC), which is leased from the Lake Washington School District, and the Old Fire House Teen Center. These facilities are in various states of physical condition and their success in meeting the current needs of the community varies; their ability to meet the future needs of the community is uncertain. Questions about the future of the City of Redmond's recreation buildings have been asked for several years. In 2011 a design study was conducted that focused on assessment of the four existing recreation facilities and identified community recreation needs. Following that study, Redmond City staff continued to discuss the future of the existing recreation buildings, ultimately engaging the services of the NAC|Architecture Design Team to lead this master plan study starting in July 2013.

The purpose this study is to develop a master plan with implementation recommendations and budget estimates of capital and operational cost for consideration by the City of Redmond Mayor and City Council. The goal is to develop a master plan for the future so that Redmond workers, visitors and residents of all ages and abilities have access to safe, quality, well-maintained and efficiently operated buildings that offer fun, unique, innovative and exciting experiences for the next 20-30 years, and to meet the current programming and projected levels of service for recreation, fitness, wellness, lifetime learning and social and community connections.



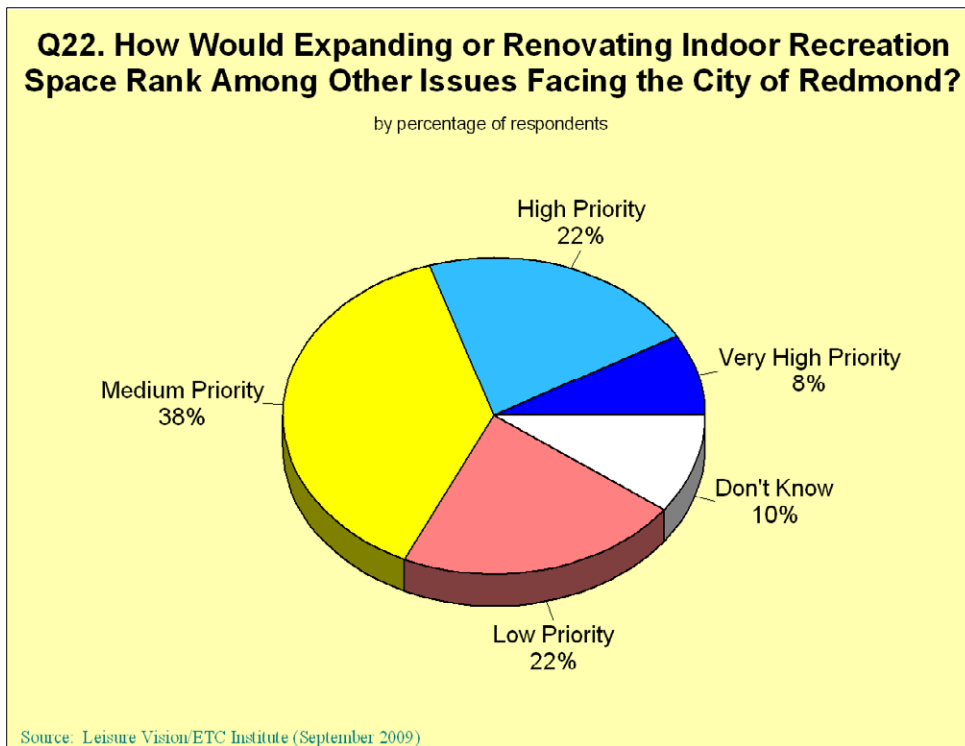
Process

Existing background information that was provided to the consultant team became the foundation of the master planning process. Existing data was reviewed and used as a starting point for moving forward including a survey conducted in 2009 and the design study that was completed for the City in 2011. Information from a facility condition assessment conducted for City of Redmond Public Works was used in addition to previous information gathered and developed by City staff.

Building on this information, the consultant team updated the market analysis that was conducted as part of the 2011 design study. Program documents were developed in response to the market analysis and the results of the 2009 survey. Existing facilities were toured and proposed sites for new facilities were investigated.

Using this information, various master planning options were developed with input from stakeholders and in collaboration with the City of Redmond Planning Committee and Interdepartmental Committee. Options were presented at an initial Public Meeting. Then two options were further developed and presented at a second Public Meeting. Based on the attendance and input from these two meetings it is clear that the community is very interested in the future of the recreation facilities in the City of Redmond. These two master planning options were also presented at a City Council Study Session for input from City Council members.

2.2



After additional investigation and development, a revised version of one of the options was explored. Having the support of both the Planning Committee and the Design Team, this option was further developed as the recommended option in the master plan report.

Demographic Summary and Market Analysis

The focus of the City's recreation facilities is to serve the residents of Redmond. As a result the Primary Service Area for the facility has been identified as the city limits. However, it is recognized that there will most likely be participants from outside the city limits and with that thought in mind, a larger geographic area of adjacent census tracts has been identified as a Secondary Service Area for potential new facilities.

Demographic Summary

The following summarizes the demographic characteristics of the service areas.

- + The City of Redmond population of approximately 56,000 (2012 estimate) is large enough to support a number of indoor recreation facilities.
- + The Secondary Service Area population more than doubles the size of the market at approximately 114,000 individuals (2012). This increases significantly the market for indoor recreation facilities.
- + The population in both of the service areas is expected to grow at a considerable pace in the next 15 years which will add additional recreation participants to the market. The population of Redmond is estimated to be 78,000 by 2030 with an employment base of 119,000.
- + The population of the two service areas is similar. The City of Redmond population is younger, made up of young professionals and families with young children, and has a high income level, while the Secondary Service Area is slightly older, has slightly larger households and has an even higher income level.
- + The cost of living in the area is higher than most other areas of Washington, and the levels of expenditure for entertainment and recreation are considerably higher as well.
- + There is a significant Asian population in the area but other minority populations are small.
- + The two service areas have relatively similar demographics, with the Secondary Service Area exhibiting a more suburban population.
- + The downtown area of Redmond is expected to see very strong population growth over the next 5 to 10 years. By 2030 it is estimated that there will be 11,350 residents in the Downtown Urban Core and 10,800 employees.
- + It is estimated that there are between 79,000 and 90,000 jobs currently in Redmond (with the majority being in the Overlake neighborhood). The total number of jobs is expected to grow to around 119,000 by 2030. This means that anywhere from 25,000 to as many as 50,000 employees come to the city every weekday for work.

Market Update

There are a significant number of facilities in the greater Redmond area that are supplying recreation, fitness, aquatics and sports activities. The following is a brief summary.

- + Despite the fact that the City of Redmond appears to have a number of recreation facilities, many of these are older buildings and were not designed to serve the more active uses and activities (especially fitness) that are an increasingly larger part of most parks and recreation departments. Also of note is the fact that the City's recreation programs and services are spread out over a number of facilities with no central hub of service for activities. This not only limits public use and cross-marketing opportunities but also increases staffing and operational costs as well.
- + There are very few non-profit facilities in the area. The YMCA is the primary provider. There are a substantial number of private, higher end, health clubs as well as a considerable number of specialty facilities.
- + Considering the size of the total service area (primary and secondary together) and the lack of a comprehensive public or non-profit recreation center, the market is definitely under served.

Program of Spaces

In order to explore multiple master planning options, a listing of recreation spatial needs called a "program," was developed. The program was initiated based on the results of a statistically valid survey conducted for the City of Redmond in 2009. The initial program generated 102,600 square feet (SF) of recreation and community center spaces with an 8,000 SF teen center included. Other major components of the new community recreation center include:

- + Aquatics
- + Gymnasium
- + Weights and fitness spaces
- + Running/walking track
- + Classrooms

The program evolved throughout the master planning process based on input from the Planning Committee and input received at the public meetings. The final program recommends a new community recreation center that includes 85,600 SF, a separate 7000 SF Teen Center and renovation and expansion of the existing Senior Center.

Site and Preliminary Master Planning Options

When considering options for master planning, renovation and/or expansion of Redmond's existing recreation facilities was examined. In addition, consolidation of recreation services at a new center on a new site was also evaluated. In collaboration with the Planning Committee, six preliminary master planning options were developed, including renovation/expansion of the existing facilities and other options that included new construction on five proposed sites. With one exception, Marymoor Park, all proposed sites were located in or near Redmond's downtown area. According to City of Redmond documents, the City envisions the downtown as "an engaging and exciting place to work, live and play." Significant growth is anticipated in the downtown center and the City had expressed a goal that this project contribute to the vision for a vibrant active downtown core. With this in mind, the Marymoor Park site was not pursued further. The other options were further developed in collaboration with the Planning Committee and the Interdepartmental Team for presentation in the initial Public Meeting.

Preliminary Project Options

Based on input from the Planning Committee and the Interdepartmental Team, five master planning options were further developed for presentation at the initial Public Meeting held on October 3, 2013. Concept options are summarized as follows:

Option 1: Renovate all 4 existing facilities

Estimated Site Acquisition Cost: \$0

Estimated Capital Cost: \$39-41 million

Estimated Annual Cost Recovery Change from Current: \$20,000-150,000 deficit

Option 2: Construct new Community Recreation Center on City Hall Campus Renovate Senior Center

Estimated Site Acquisition Cost: \$0

Estimated Capital Cost: \$70-72 million

Estimated Annual Cost Recovery Change from Current: \$125,000-250,000

Option 3: Renovate and expand ORSCC Renovate/expand Senior Center

Note: The ORSCC is leased by the City from Lake Washington School District (LWSD). Prior to the meeting, LWSD indicated that they were uncertain of future needs but wanted to keep this property for potential future use by the School District. Although this discovery meant that this option was no longer viable, it was still presented as an option that was explored.

2.5

Estimated Site Acquisition Cost: \$0 (assumes land would be donated/leased)

Estimated Capital Cost: \$81-83 million

Estimated Annual Cost Recovery Change from Current: \$25,000-150,000

Option 4: Construct new Community Recreation Center on old Post Office/Fire Station/Skate Park Site Renovate/expand Senior Center

Estimated Site Acquisition Cost: \$4.7 million (post office site only)

Estimated Capital Cost: \$150-152 million

City of Redmond share of capital cost: \$79-81 million

Estimated Annual Cost Recovery Change from Current: \$120,000-250,000

Option 5: Construct new Community Recreation Center on downtown site Renovate/expand Senior Center

Estimated Site Acquisition Cost: \$20 million

City of Redmond share of site acquisition cost: \$4.5 million

Estimated Capital Cost: \$234-236 million

City of Redmond share of capital cost: \$78-80 million

Estimated Annual Cost Recovery Change from Current: \$120,000-250,000

Following presentation and discussion, attendees at the Public Meeting were asked to vote on the five options. Options 2 and 4 received a significant majority of the votes. Therefore it was agreed that these two options would be further investigated and developed.

Revised Project Options

Further investigation and discussion guided revisions to both Options 2 and 4. The revised concepts were then presented in a second Public Meeting held on November 13, 2013. Concept investigation and revised options are as follows:

Option 2: Construct new Community Recreation Center on City Hall Campus Renovate/Expand Senior Center, Retain ORSCC

To confirm the viability of Option 2, additional information regarding Well House No. 4 near the “Art Hill” site on the Civic Campus was needed. The investigation uncovered requirements for addressing underground piping and preserving required clearances around the well. Requirements for emergency vehicle egress from the Public safety Building also influenced revisions to Option 2. A proposal to include the required parking structure in several optional locations elsewhere on the Civic Campus was the most significant impact of these requirements.

To address concerns expressed at the public meetings related to serving cultural and performing arts, both revised Options 2 and 4 suggest that the ORSCC remain open with limited capital investment. This modification has a significant impact on the operation cost recovery estimates in comparison to the previous Options 2 and 4.

Estimated Site Acquisition Cost: \$0 (may depend on parking structure location)

Estimated Capital Cost: \$72-74 million

Estimated Annual Cost Recovery Change from Current: \$170,000-245,000 deficit

2.6



Option 4: Construct new Community Recreation Center on Fire Station Site Renovate/Expand Senior Center, Retain ORSCC

As Option 4 was further investigated, several options for collaboration were discussed and shared with Cosmos Development Company, the current owner of the Old Post Office site. As a result, Option 4 was developed with the community recreation center primarily on the Fire Station site and the mixed-used development proposed by Cosmos entirely on the property they own. Shared public plazas and access through the site between the mixed-use development and the new center were incorporated in the revised concept. The previous idea for parking above the Transit Center was abandoned in favor of underground parking that would extend below the mixed-use project, the new center and the skate park.

Estimated Site Acquisition Cost: \$3 million included for relocation of Fire Station

Estimated Capital Cost: \$83-85 million

Estimated Annual Cost Recovery Change from Current: \$160,000-235,000 deficit



No clear consensus or definitive preference for one of the options was expressed by those in attendance at the Public Meeting. The two revised options were also presented at a City Council Study Session and council members appreciated the reduced complexity of Option 2 located on City property and the advantages of a new community recreation center on the Civic Campus. In the absence of a definitive preference expressed by the public, this insight from the City Council guided the direction to pursue a community recreation center concept located on the City's Civic Campus.

Recommended Option

As further development of Option 2 on the Civic Campus was contemplated, the Planning Committee suggested positioning the proposed community recreation center between the City Hall and Library and locating the parking structure on Art Hill. In this prominent location adjacent to City Hall, a new community recreation center would be more appropriate than a parking garage and more compatible with the architectural character of City Hall. Also, potential conflict with Well House No. 4 and emergency vehicle egress from the Public Safety Building would be completely avoided.

However, the eastern area between the City Hall and Library is property owned by King County for Library parking. Relocation of library parking and the transfer of County property for use by the City will need to be confirmed by both Library and County authorities. In previous conversations related to the County Courthouse on the Civic Campus, County representatives indicated a willingness to be part of the continued discussion regarding the City's recreation building master plan.

Advantages to the new location were compelling and warranted additional exploration. Further development resulted in the following recommended option for the proposed community recreation center:

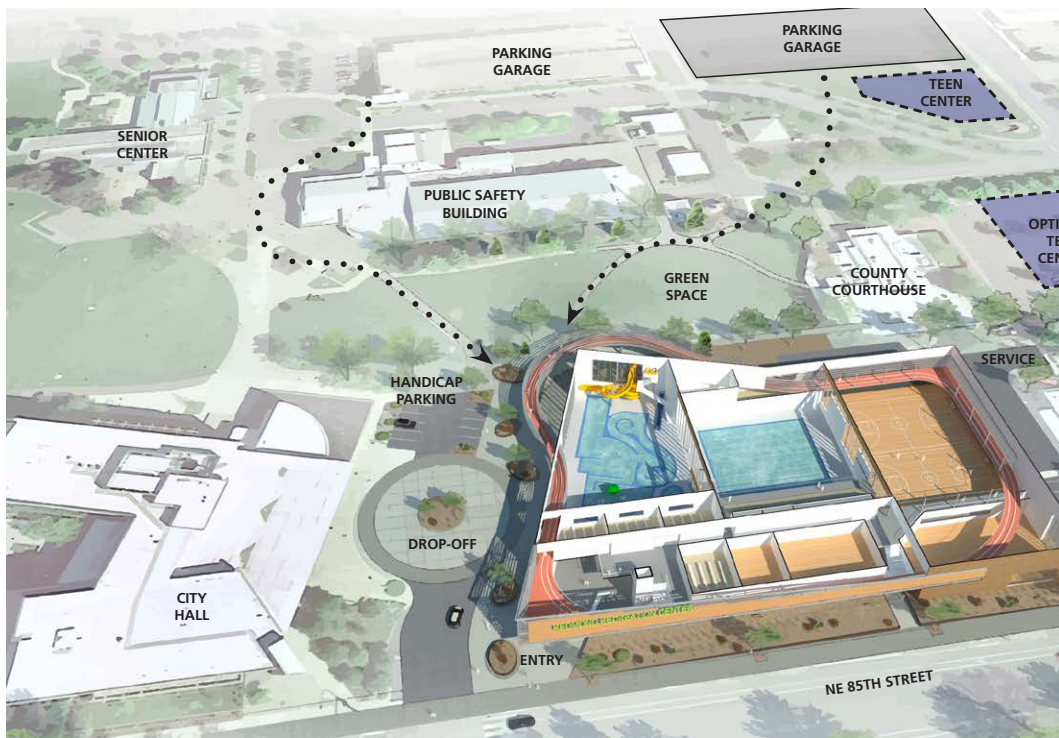
Recommended Option: Construct new Community Recreation Center on City Hall Campus Renovate/Expand Senior Center, Retain ORSCC

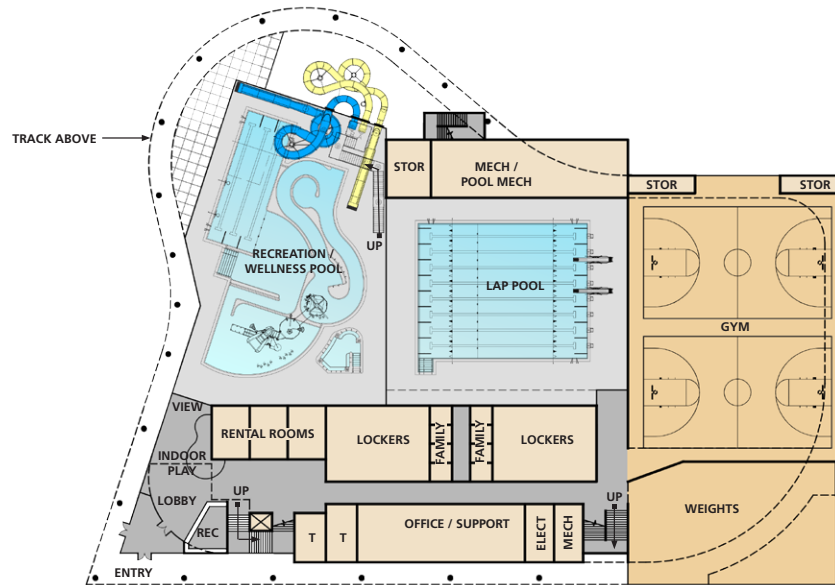
Estimated Site Acquisition Cost: \$0 (will depend on agreement with County)

Estimated Capital Cost:

Senior Center -	\$9.2 million
Recreation Center -	\$57.3 million
Teen Center -	\$3.4 million
Total -	\$69-71 million

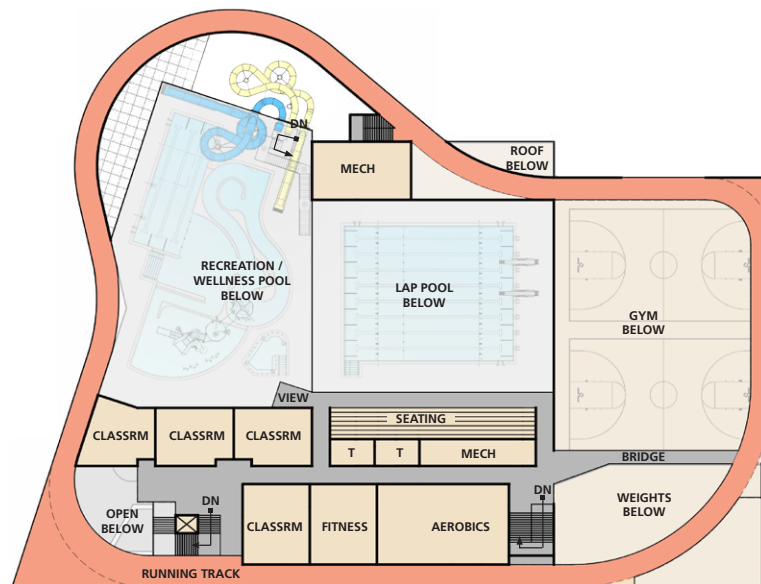
Estimated Annual Cost Recovery Change from Current: \$137,000-212,000 deficit





MAIN LEVEL

2.9



UPPER LEVEL

Phasing and Implementation of Master Plan Components

The overall master plan to address the City's four existing recreation buildings and future needs includes several components. Refer to Section 9.0 of this report for additional information regarding each of the following master plan components:

1. **Renovate and expand the Redmond Senior Center.** The Senior Center renovation and expansion is a logical first step in implementation of the recommended master plan. Additional programming detail for the renovation and expansion of the Senior Center will be necessary.
Estimated Capital Budget Cost - \$9.2 million
2. **Construct the proposed community recreation center.** The proposed community recreation center could be constructed in its entirety in a single phase or the facility could be constructed in two phases.
Estimated Capital Budget Cost - \$57.3 million
3. **Address the Redmond Pool.** Once the new community recreation center is complete, the Redmond Pool would be closed and demolished, converted to other uses or offered to another organization for complete operation and maintenance of the facility.
4. **Construct the new Teen Center.** Within Section 9.0 several options for location of the new Teen Center are described. Further study of specific programming needs for a new Teen Center will be necessary.
Estimated Capital Budget Cost - \$3.4 million
5. **Address the Old Redmond Schoolhouse Community Center.** It is recommended that the ORSCC remain open with limited capital investment and that a study be conducted to determine the needs, priorities and goals for visual and performing arts in the City of Redmond. Once the proposed recreation center is complete, it is envisioned that the ORSCC would continue to serve the needs for the arts and other non-profits until replacement facilities are developed.
6. **Address community facility needs in the Overlake Neighborhood.** Planning for community facilities in the Overlake Neighborhood should be considered in the future.



Next Steps

The findings of this report will be reviewed by several committees and groups. On March 26, 2014 it will be presented at a Public Meeting and then ultimately will be presented to the City Council for review and approval.

2.11

In order to continue to move the proposed master plan forward, relocation of Library parking, the transfer of County property and tentative agreement details should be discussed and resolved with Library and County authorities. If the County appears to be supportive of an agreement, project funding will be the next big hurdle for implementation of the master plan. Funding mechanism options and timeframes relative to the proposed master plan should be examined. It is likely that public approval for funding will be required, so continual marketing of the master plan including information related to the timing for upcoming phases will be advantageous.

While the master plan illustrates specific ideas for implementation, its primary purpose is to guide desired future change. Many details for implementation will require additional investigation and resolution. As portions of the plan move forward, it will be necessary to continue with more detailed planning related specifically to upcoming phase activities. Throughout that process, components of the master plan will continue to evolve.

3.0 Process

Thoughts about master planning for the City of Redmond's recreation buildings have been occurring for several years. In 2011 a design study was completed focusing on the evaluation of the existing recreation facilities and identifying community recreation needs. Following that study, discussions and investigation by Redmond City Staff continued. Ultimately, the NAC|Architecture Design Team was asked to lead a master plan study to develop implementation recommendations. A first step for the Design Team was development of a Work Plan to guide the master planning process. The Work Plan defined the tasks, products and schedule for the master plan and is included at the end of this section.

Background information including the 2011 design study and documentation from previous staff meetings were provided to the Design Team for review. City staff had also been considering potential sites for a new recreation facility and information regarding those sites was given to the Design Team. Following review of this existing data, two project initiation meetings were held on August 5, 2013; first with the Planning Committee and then with the Interdepartmental Team. The master planning process, goals and expectations for the study were discussed. Background information and the 2011 design study were reviewed. Other agenda items included the opportunities and limitations of the existing facilities and the potential sites for a new facility. In the evening, an additional meeting with project stakeholders was held. Summary notes, additional feedback from staff and stakeholders and sign-in sheets from these meetings are included in the appendix of this report.

3.1

Existing Facilities and New Site Review

The Design Team toured all four existing facilities and talked to staff at each location. Review of the condition of each facility was minimal as facility assessments had been conducted as part of the 2011 design study and additional assessment is being conducted for City of Redmond Public Works. The intent of the tours was to become more familiar with each facility and further understand its function and operation.

Sites that were being considered for new recreation facilities were also visited and conditions at each of the sites were observed. Numerous sites had been identified and the goal of the site visits was to prioritize and determine which sites warranted additional consideration.

Market Analysis

A market analysis was conducted as part of the 2011 design study and was updated in 2013 as part of this master plan. A summary of the demographics and an update of the recreation service providers in the service area are included. Knowing the demographic and market realities is essential in evaluating the perceived needs of the community and in evaluating proposed master plan options for the City of Redmond's recreation facilities. Complete documentation of the market analysis is included in this report.

Site and Preliminary Master Planning Options

Using the existing data, information from the initiation and stakeholder meetings and review of potential sites, a collaborative brainstorming session was held with the Planning Committee to discuss master plan options. Preliminary options were determined and further defined for review by the Interdepartmental Team on September 11, 2013. Options included renovation/expansion of existing facilities and concept diagrams for expansion or new construction on four different sites. Supporting the concept diagrams were a project program, a narrative of master planning options, project budgets and an operational cost assessment of each concept.

Based on input from the Interdepartmental Team the options were further developed and presented at a public meeting on October 3, 2013. Engaging public participation and soliciting public input are critical components of this master plan study. Public concerns, needs and priorities are key factors in master planning for the recreation facilities in the City of Redmond. In addition to understanding public opinion, public participation has the potential to generate excitement and support for a master plan as those participating develop a sense of ownership and, as a result, buy-in to a plan of which they were a part. Attendees at this meeting were given the chance to vote on the master plan options presented and two of the five options received a majority of the support. Both of these options included construction of a new community recreation center. All information related to the project options is included in Section 7.0.

Revised Project Options

With the original Work Plan, a single preferred option was to be developed for presentation at a second public meeting. However, given the strong support for two of the five options, it was decided that each of these two options should be further developed. Concept diagrams, project budgets, operational costs and other supporting information were further refined with additional clarity and presented on November 11, 2013. However, there was no clear consensus on a preferred option from those in attendance. The two revised project options were also presented at a City Council Study Session. While Council members saw potential in each of the options, there was greater support for an option located on the City's Civic Campus. Information regarding these options is included in Section 8.0.

Recommended Option and Final Report

Based on the input from the two public meetings and influential guidance from the City Council, investigation of site issues and locations on the Civic Campus occurred over the next two months. A revised location for the proposed community recreation center was explored. The revised location had several advantages and the concept diagram developed shows great potential. This option was supported by both the Planning Committee and the Design Team as the recommended option to be included in the Final Report with other components or phases of the master plan. This recommendation and all previous documentation were compiled and will be presented to various committees and at a public meeting on March 26, 2014. The Final Report will then be submitted to the City Council for approval in April or May 2014.

WORK PLAN



City of Redmond

Recreation Buildings Master Plan

Date: July 5, 2013

Updated: Updated February 2014

Design Team

NAC|Architecture – NAC

Water Technology, Inc. – WTI

Ballard King Associates – BKA

1. Existing Data Review

In preparation for the first meeting, relevant existing documents will be provided by the City of Redmond to the Design Team to provide background information. Data review includes:

- Previous meeting notes
- Previous design study, market analysis, survey results
- Interdepartmental Project Team charter, issue and outcomes statements
- Senior and teen focus group meeting notes
- City staff study completed in 2011
- Site and floor plans of four existing facilities
- List of new potential site options (4-5 maximum, determined at Aug 19 teleconference)

Meetings/Date/Time:

None

Responsibility/Products/Tasks/Completion:

Redmond-	Provide background data	prior to July 22
Redmond-	Provide list of site options	prior to July 22
Design Team-	Review all documents	prior to July 31
(No products)		

2. Project Initiation Meeting

Project Initiation Meetings will be conducted with attendees including the City of Redmond Department Planning Committee, Interdepartmental Project Team, NAC, BKA and WTI. The following agenda items will be discussed:

- Needs, priorities and possibilities
- History and Background
- Service delivery model and philosophy
- Establish goals and objectives
- Discuss existing facility opportunities and limitations
- Discuss potential site options and site criteria
- Discuss potential partners and their roles
- Discuss public participation strategy
- Discuss Schedule/Work Plan

Meetings/Date/Time:

Department Planning Committee
Interdepartmental Project Team

9:45-11:30- Aug 5
12:00-2:00- Aug 5

Responsibility/Products/Tasks/Completion:

Redmond-	Invite attendees	ASAP
Design Team-	Publish agenda	prior to July 31
Design Team-	Develop draft work plan	July 5

3. Existing Facilities Review

Tour four existing facilities (Redmond Senior Center, Old Firehouse Teen Center, Redmond Pool, Old Redmond Schoolhouse Community Center) and interview personnel. Review will be minimal as Facility Assessments have been previously conducted and additional assessment is being conducted for City of Redmond Public Works. No report will be produced.

Meetings/Date/Time:

Redmond Senior Center tour and interviews	Aug 6
Old Firehouse Teen Center tour and interviews	Aug 6
Redmond Pool tour and interviews	Aug 6
Old Redmond Schoolhouse Comm. Ctr. tour and interviews	Aug 6

Responsibility/Products/Tasks/Completion:

Redmond-	Schedule tours/interviews	prior to tours
Design Team-	Review existing site and floor plans	prior to July 31
(No products)		

4. Evaluate Site Options

Visit 4 existing facility sites and numerous potential new sites.

Meetings/Date/Time:

Initial visit	2:00-4:30- Aug 5
Follow-up visit	Aug 6

Responsibility/Products/Tasks/Completion:

Redmond-	Provide list of site options	prior to July 22
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Redmond and

Design Team -	Analyze Site Options and Determine Site Preferences	Aug 19
Site criteria and site options will be discussed in order to determine sites that will be further evaluated and developed. Project concept options will be developed on top 4-5 sites. A strategy for addressing site alternatives with the public will also be discussed.		

5. Engage Public Participation

Conduct Stakeholder Group Meeting to discuss needs, priorities and possibilities.

Meetings/Date/Time:

Stakeholder Group Meeting	6:00-7:30- Aug 5
----------------------------------	------------------

Responsibility/Products/Tasks/Completion:

Redmond-	Invite attendees	ASAP
Redmond and		
Design Team-	Develop strategy for Stakeholder Meeting	prior to July 31
Design Team-	Prepare necessary meeting materials	prior to Aug 5
Design Team-	Summarize meeting conclusions	Aug 9

6. Partnership Assessment

Potential partners will be invited to Stakeholder Group Meeting. Assessment of partnerships includes:

- Discussion with potential partners
- Determine possible roles of partners
- Evaluation of partnership option(s)

Meetings/Date/Time:

Initial discussion at Stakeholder Group Meeting	6:00-7:30- Aug 5
Follow-up visit/interview	multiple meetings

Responsibility/Products/Tasks/Completion:

Redmond-	Invite potential partners to meeting	ASAP
Redmond-	Coordinate follow-up visit (if known in advance)	Sept 26, 27
Redmond-	Summarize findings/recommendations	Sept 27

7. Market Analysis

Existing aquatic/recreation program statistics (WAVE and Recreation) will be collected and the previous market analysis study will be updated (including new facilities in Sammamish, Snohomish, Lynnwood).

Meetings/Date/Time:

None

Responsibility/Products/Tasks/Completion:

Design Team-	Update previous market analysis study	Sept 5
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8. Develop Project Options

In collaboration with the City of Redmond, options will be discussed and developed to respond to information gathered thus far, including site option preferences. Following a brainstorming session, concept drawing options will be presented to the Department Planning Committee and Interdepartmental Project Team for review. Following the review meeting, concepts will be modified in preparation for the Public Open House. Concepts will be briefly identified only as necessary to define the idea and general cost range with minimal graphics or development.

Meetings/Date/Time:

Brainstorming session via video conference	1:30 Aug 19
Review meeting- Planning Committee	10:00 Sept 11
Review meeting- Interdepartmental Project Team	2:00 Sept 11

Responsibility/Products/Tasks/Completion:

Design Team-	Initiate ideas for brainstorming discussion	Aug 14
Design Team-	Develop overall program options	prior to Sept 11
	Propose 4 concepts responding to brainstorming discussion including- Renovation/expansion/consolidation of programming with existing buildings or new aquatics/community center	
	Develop project budgets (renovation, construction, total project)	
	Budget estimates will be based on cost per square foot data (detailed cost estimates are not included)	

Develop general estimates of business and operating cost estimates
 Develop strategy for public presentation

Redmond and

Design Team- Develop strategy for Public Meeting Sept 11

9. Determine Public Reaction/Preferences

Conduct initial Public Open House Meeting to discuss all relevant issues, priorities and concerns; educate public about previous study; present concept options and rationale; and receive feedback to develop preferred master plan concepts.

Meetings/Date/Time:

Public Open House Meeting 6:00-7:30- Oct 3

Responsibility/Products/Tasks/Completion:

Redmond- Advertise and send meeting invitations prior to Sept 13

Design Team- Modify/refine concept options prior to Oct 3
 Concepts include budgets, phasing and operation estimates as noted in Section 8.

Redmond- Collect and compile public feedback prior to Oct 10

Note: Following the initial Public Meeting, 2 concepts were further developed rather than a single concept as originally planned. A second Public Meeting was then held on November 11 to present the 2 concepts. Following the second Public Meeting, additional investigation and exploration was required in order to determine a preferred concept. That investigation and collaboration with the Department Planning Committee occurred with multiple discussions over the next 2 months. In early January of 2014, enough information was available to enable the selection and development of a single preferred concept. The following dates noted in the Work Plan have been updated to reflect these modifications to the original plan.

10. Develop Project Concept

With information from the Public Open House and input from the Department Planning Committee, a single preferred concept will be further developed. Shortly after the Open House a phone or video conference will be held with the Department Planning Committee to determine the preferred concept components.

Meetings/Date/Time:

Review sessions via video conference/phone conversation Nov, Dec, Jan

Responsibility/Products/Tasks/Completion:

Design Team- Develop preferred concept prior to Feb 28

Preferred concept development will include the following:

General space program

General program includes a list of major spaces and approximate area only

Conceptual site plan

Plans may be on a generic or specific site depending on the results of the site options evaluation

Conceptual floor plan

May be combined with the site plan

Conceptual image for proposed facility

Simple 3D computer image of single major facility

General estimates of business and operating cost estimates
General phasing and implementation priorities
Project capital cost budget/estimate

11. Final Report

Submit final written report to the City of Redmond

Meetings/Date/Time:

None

Responsibility/Products/Tasks/Completion:

Design Team- Develop preferred concept prior to Feb 28
Preferred concept includes program, plans, images, budgets, phasing and
operation estimates as noted in Section 10.

Design Team- Complete draft final written report prior to Feb 28
Final report includes documentation of process, evaluations, options and minor
refinements of preferred concept drawings and information as noted in section 10.

12. Public Presentation

Present final refined concept, phased/prioritized implementation strategies, cost estimates
to public with second Public Open House Meeting.

Meetings/Date/Time:

Public Open House Meeting

6:00-7:30 Mar 26

Responsibility/Products/Tasks/Completion:

Redmond- Advertise and send meeting invitations

early Mar

4.0 Demographic Summary and Market Analysis

The City of Redmond, Washington is exploring possible options for new or improved indoor recreation facilities to better serve the community. The following market analysis looks at the demographic realities within the City of Redmond, as well as the immediate surrounding area, and compares them to state and national numbers.

In addition, a comparison with basic sports participation standards as produced by the National Sporting Goods Association and cultural arts participation based on National Endowment for the Arts studies has been completed.

Service Areas: The focus of this market analysis and any new potential facility is to serve the residents of the City of Redmond and as a result the primary service area has been identified as the city limits. However, it is recognized that there will most likely be participants from outside the city limits and with that thought in mind a larger geographic area of adjacent census tracts has been identified as a secondary service area for most indoor recreation facilities.

Primary service areas are usually defined by the distance people will travel on a regular basis (a minimum of once a week) to utilize a facility or its programs. Secondary service areas are usually defined by the distance people will travel on a less consistent basis (a minimum of several times a month) to utilize a facility or its programs. Use by individuals outside of the secondary area will be limited to special events (tournaments, swim meets, etc.) or visitors to the area.

Service areas can also vary in size with the types of components that are included in a facility. A center with an indoor pool and other active elements (weight cardiovascular equipment area, gym, track, etc.) will generally have a larger service area than a more passively oriented facility. Specialized facilities such as an indoor ice rink or sports field house will have even larger service areas that make them more of a regional destination.

Service areas can also be based upon a facility's proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can have an impact upon membership, daily admissions and the associated participation rates in programs.

Table A – Service Area Comparison Chart:

	City of Redmond	Secondary Service Area
Population:		
2010	54,144	110,897
2012	56,056	113,838
2017	60,421	121,719
Households:		
2010	22,550	44,527
2012	23,339	45,721
2017	25,085	48,753
Families:		
2010	13,890	28,960
2012	14,213	29,397
2017	15,316	31,437
Average Household Size:		
2010	2.39	2.48
2012	2.39	2.47
2017	2.39	2.48
Ethnicity:		
Hispanic	7.9%	7.4%
White	64.9%	67.9%
Black	1.7%	1.6%
American Indian	0.4%	0.3%
Asian	25.5%	22.8%
Pacific Islander	0.2%	0.2%
Other	3.2%	2.9%
Multiple	4.1%	4.2%
Median Age:		
2010	34.1	35.5
2012	34.2	35.5
2017	34.4	35.8
Median Income:		
2012	\$87,891	\$88,921
2017	\$96,913	\$97,679
Household Budget Expenditures:		
Housing	158	160
Entertainment & Recreation	155	158

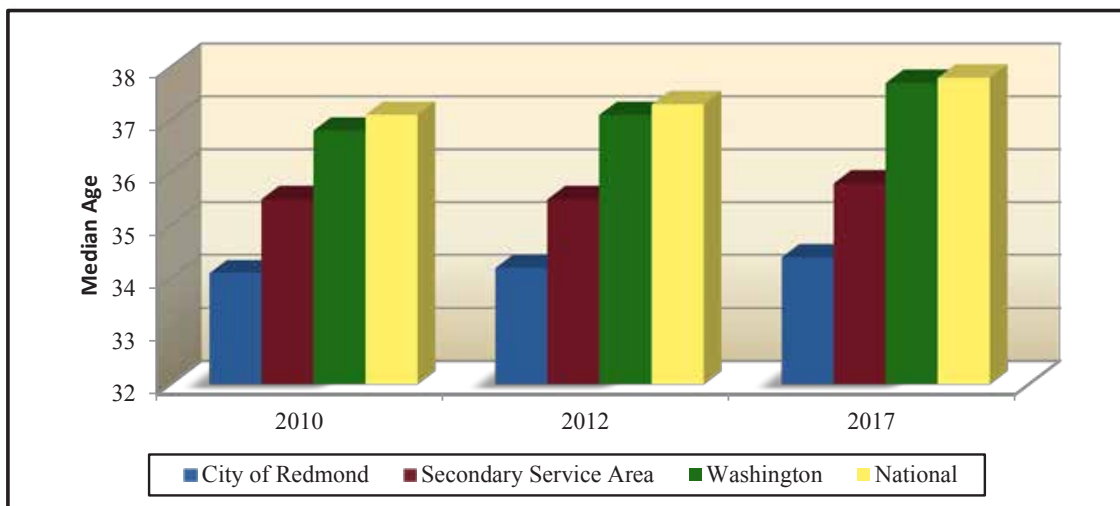
Note: These demographic numbers have been developed based on 2010 Census information and then modeled for 2012 and 2017 by ESRI.

Age and Income: The median age and household income levels are compared with the national number. Both of these factors are primary determiners of participation in recreation activities. The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the income level goes up.

Table B – Median Age:

	2010 Census	2012 Estimate	2017 Projection
City of Redmond	34.1	34.2	34.4
Secondary Service Area	35.5	35.5	35.8
State of Washington	36.8	37.1	37.7
Nationally	37.1	37.3	37.8

Chart A – Median Age



The median age for the City of Redmond and the Secondary Service Area along with the State of Washington is lower than the National number. This lower median age points to households with young professionals and families with young children.

Map A – Median Age by Census Block Group:

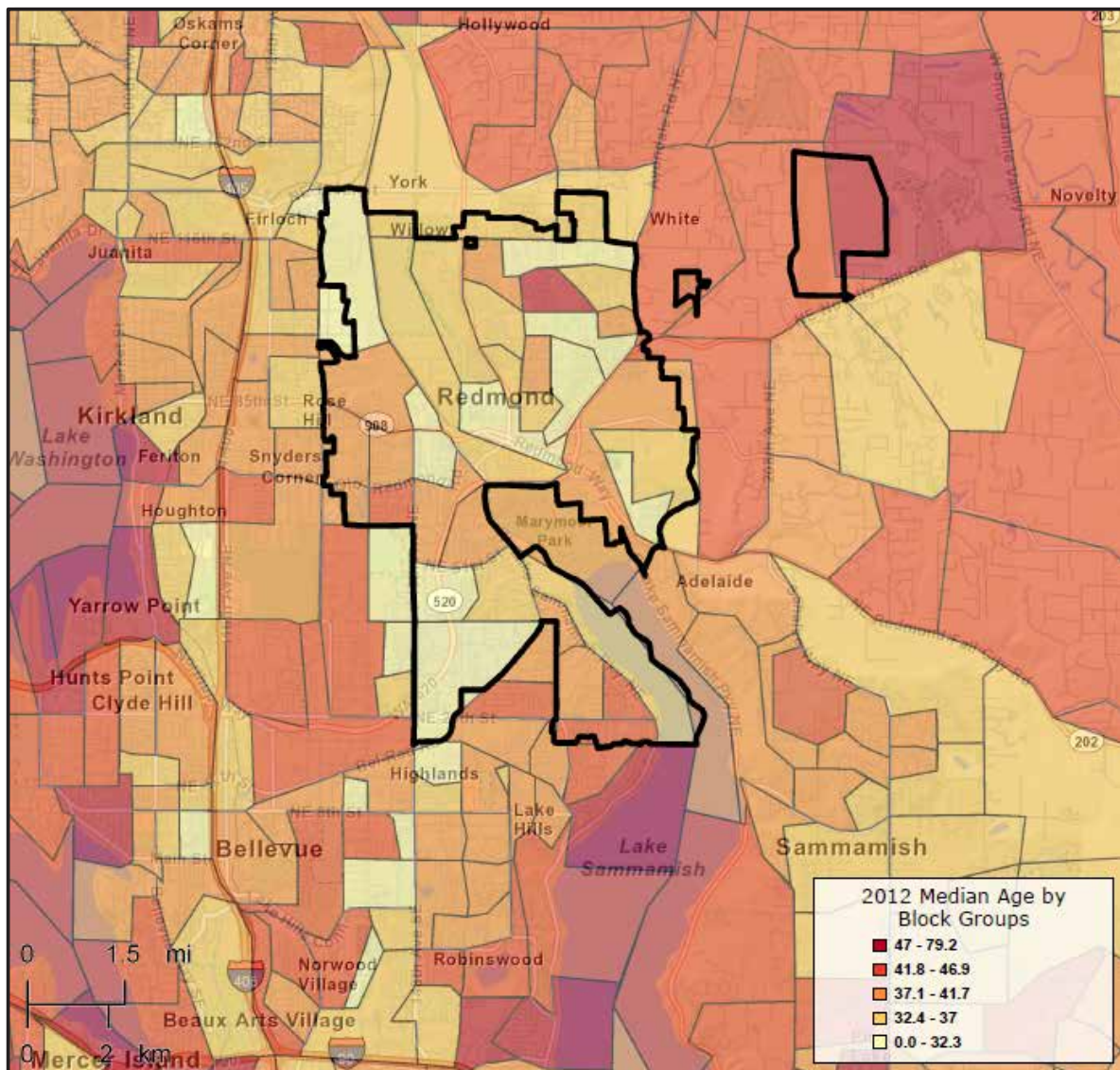
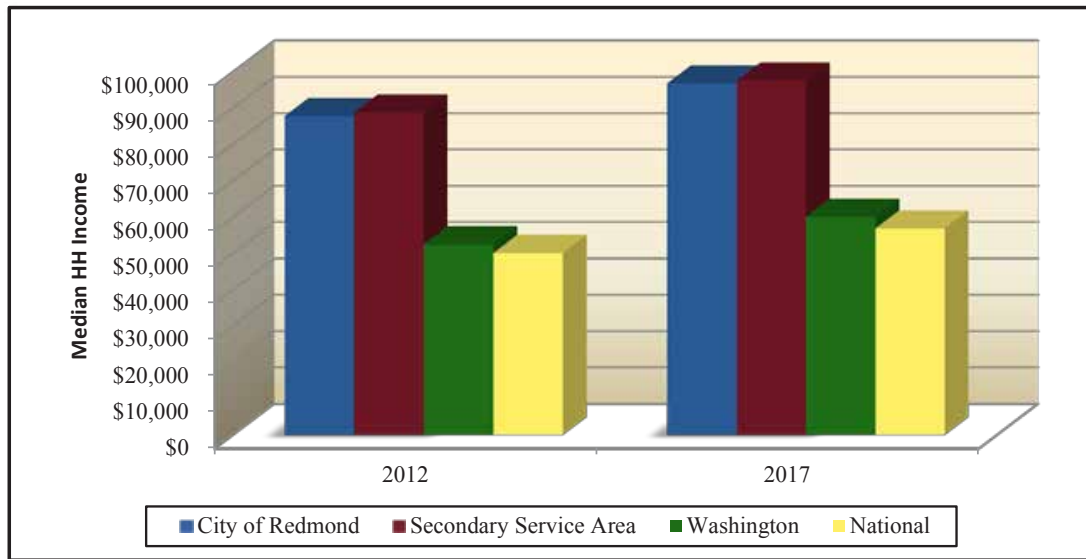


Table C – Median Household Income:

	2012 Estimate	2017 Projection
Primary Service Area	\$87,891	\$96,913
Secondary Service Area	\$88,921	\$97,679
State of Washington	\$52,519	\$60,147
Nationally	\$50,157	\$56,895

Chart B – Median Household Income



4.5

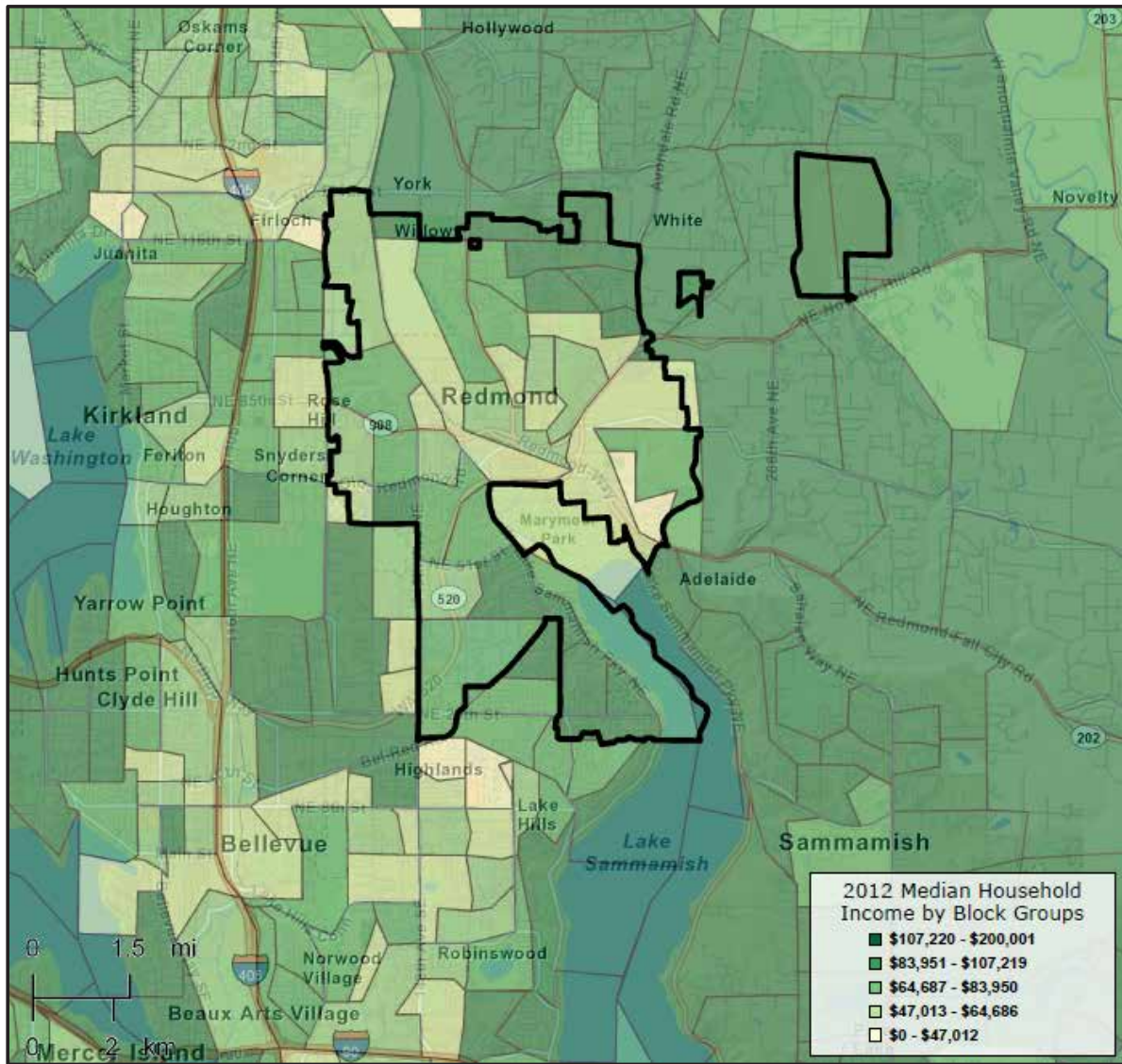
Based upon 2012 projections the following narrative can be provided the service areas:

In the City of Redmond the percentage of households with median income over \$50,000 per year is 74.8% compared to 54.6% on a national level. Furthermore, the percentage of the households in the primary service area with median income less than \$25,000 per year is 9.0% compared to a level of 21.0% nationally.

In the Secondary Service Area the percentage of households with median income over \$50,000 per year is 75.4% compared to 54.6% on a national level. Furthermore, the percentage of the households in the Secondary Service Area with median income less than \$25,000 per year is 8.8% compared to a level of 21.0% nationally.

These statistics indicate that there should be a much higher level of discretionary income for recreational purposes, but this must be tempered with the high cost of living in the area.

Map B – Median Household Income by Census Block Group:



In addition to reviewing the Median Age and Median Income, it is important to be able to examine Household Budget Expenditures. In particular looking at housing information; shelter, utilities, fuel and public services along with entertainment & recreation can provide a snapshot into the cost of living and spending patterns in the services areas. The table below looks at that information and compares the service areas to the State of Washington.

Table D – Household Budget Expenditures¹ :

City of Redmond	SPI	Average Amount Spent	Percent
Housing	158	\$32,031.65	32.1%
<i>Shelter</i>	163	\$25,173.48	25.2%
<i>Utilities, Fuel, Public Service</i>	143	\$6,858.17	6.9%
Entertainment & Recreation	155	\$4,791.74	4.8%

Secondary Service Area	SPI	Average Amount Spent	Percent
Housing	160	\$32,308.19	32.0%
<i>Shelter</i>	164	\$25,360.69	25.1%
<i>Utilities, Fuel, Public Service</i>	145	\$6,947.51	6.9%
Entertainment & Recreation	158	\$4,879.59	4.8%

State of Washington	SPI	Average Amount Spent	Percent
Housing	96	\$18,850.18	29.8%
<i>Shelter</i>	94	\$14,410.64	22.8%
<i>Utilities, Fuel, Public Service</i>	101	\$4,439.54	7.0%
Entertainment & Recreation	102	\$3,178.06	5.0%

SPI: Spending Potential Index as compared to the national number of 100.

Average Amount Spent: The average amount spent per household per year.

Percent: Percent of the total 100% of household expenditures.

Note:

Shelter along with Utilities, Fuel, Public Service are a portion of the Housing percentage.

¹Consumer Spending data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2008 and 2013.

Chart C – Household Budget Expenditures Spending Potential Index

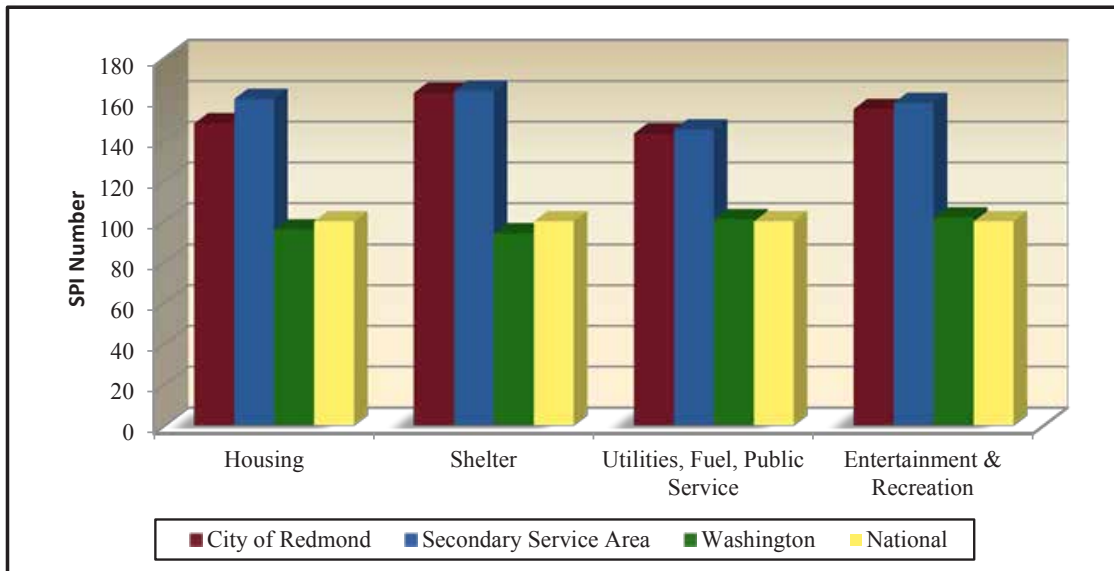


Chart C, illustrates the Household Budget Expenditures Spending Potential Index in the service areas. The index in the State of Washington is slightly lower and slightly higher than the National number. However, in both the City of Redmond and the Secondary Service Area the rate of spending is at least 50% higher than the State and National number.

It will be important to keep this information in mind when developing fee structures and determining an appropriate cost recovery philosophy.

Recreation Expenditures Spending Potential Index: Finally through the demographic provider that B*K utilizes for the market analysis portion of the report, we are able to examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible.

Table E – Recreation Expenditures Spending Potential Index²

City of Redmond	SPI	Average Spent
Fees for Participant Sports	164	\$183.99
Fees for Recreational Lessons	173	\$203.77
Social, Recreation, Club Membership	162	\$256.16
Exercise Equipment/Game Tables	154	\$98.79
Other Sports Equipment	143	\$11.57

Secondary Service Area	SPI	Average Spent
Fees for Participant Sports	170	\$190.52
Fees for Recreational Lessons	181	\$213.17
Social, Recreation, Club Membership	169	\$267.71
Exercise Equipment/Game Tables	157	\$100.45
Other Sports Equipment	141	\$11.47

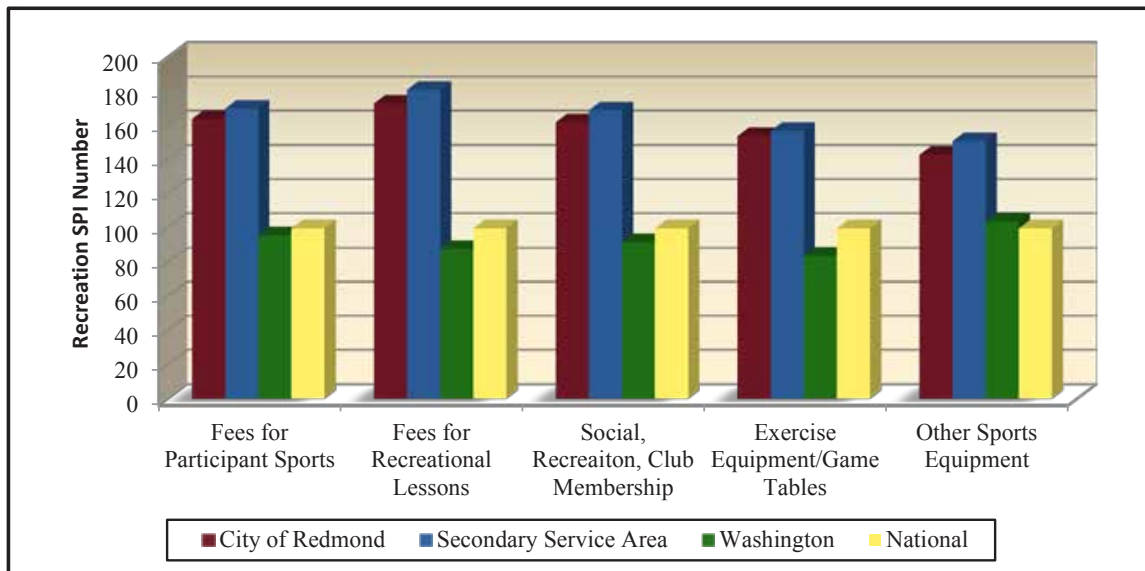
State of Washington	SPI	Average Spent
Fees for Participant Sports	96	\$99.55
Fees for Recreational Lessons	88	\$116.97
Social, Recreation, Club Membership	92	\$145.86
Exercise Equipment/Game Tables	84	\$66.79
Other Sports Equipment	104	\$9.50

4.9

SPI: Spending potential index as compared to the national number of 100.
Average Amount Spent: The average amount spent for the service or item in a year.

²Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.

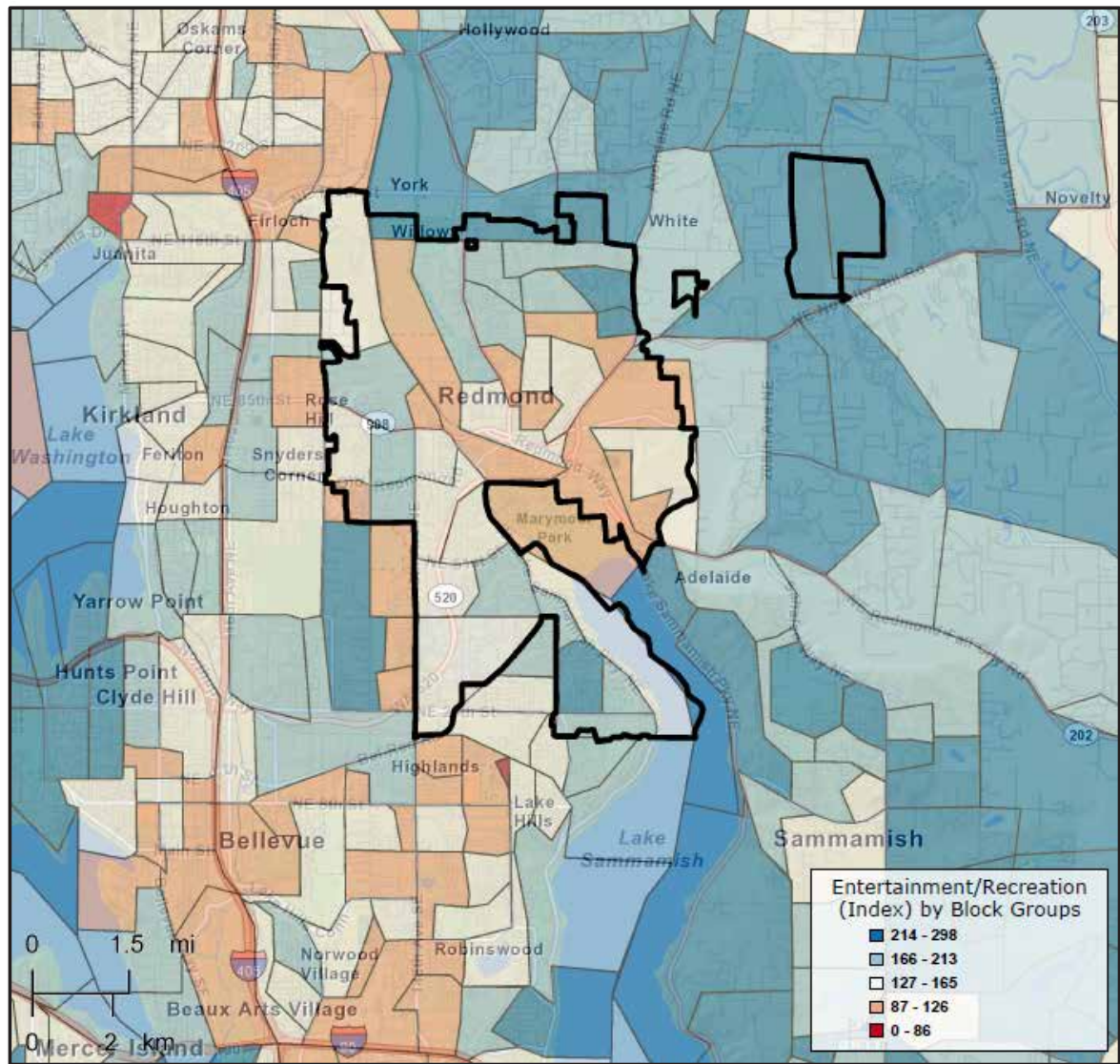
Chart D – Recreation Spending Potential Index



The SPI number for Entertainment & Recreation Services in the State of Washington is slightly lower than the National number in all but one category. However, the SPI in both the City of Redmond and the Secondary Service Area is at least 50% higher in almost all categories. This indicates that residents in both service areas are spending more for entertainment and recreation services in comparison to the state and national level

It is also important to note that these dollars are currently being spent, so the identification of alternative service providers and the ability of another facility to capture a portion of these dollars will be important.

Map C – Entertainment/Recreation Total Dollars Spent by Census Block Group:



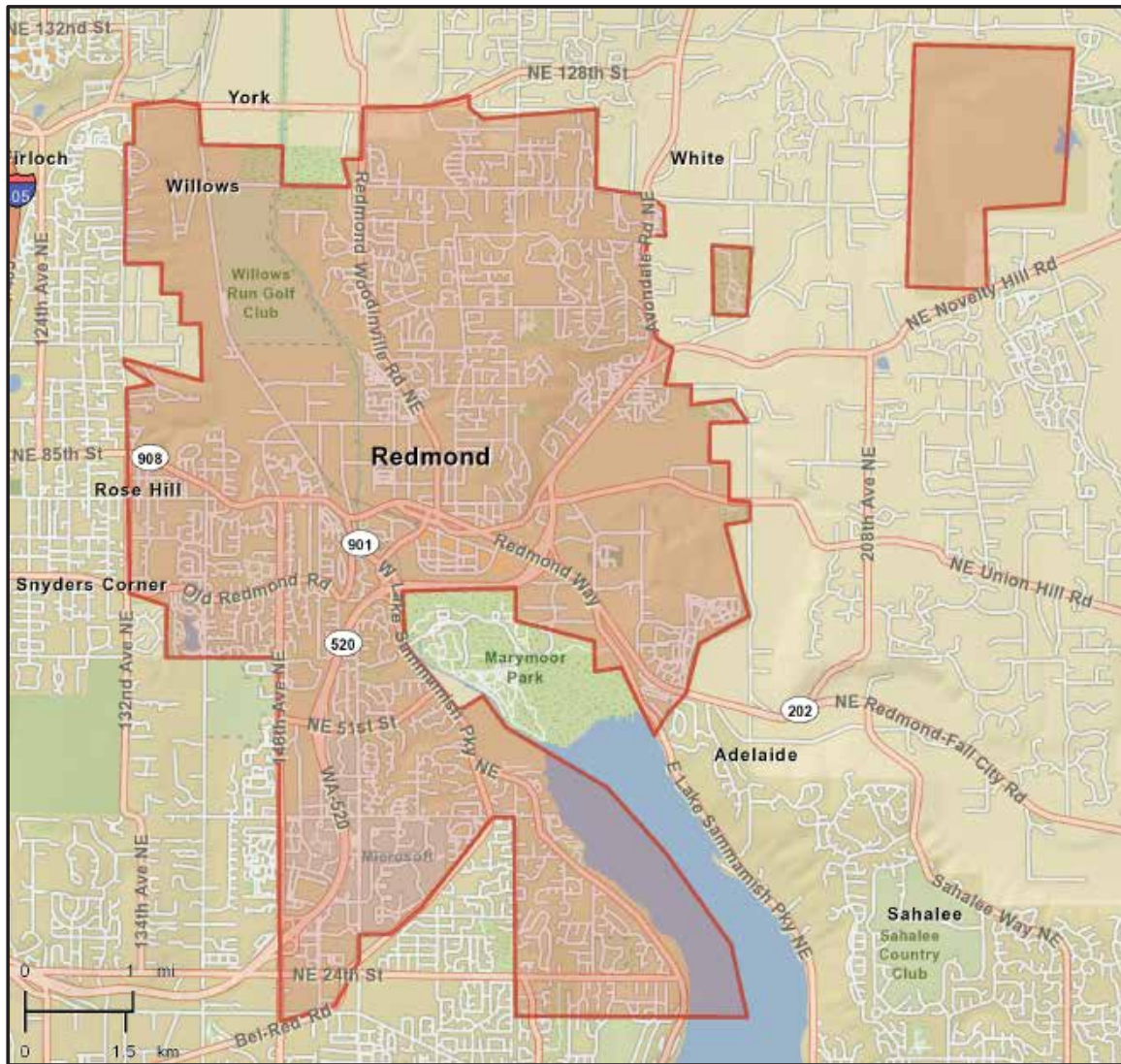
Service Area Analysis

Each of the identified service area's demographic characteristics is now analyzed individually.

City of Redmond – The City's corporate boundaries.

Secondary Service Area – An area that is larger than the City's boundaries that represents the area that new or remodeled, indoor recreation facilities may be able to draw users from.

Map D – City of Redmond Map:



Population Distribution by Age: Utilizing census information for the City of Redmond, the following comparisons are possible.

Table F – 2012 City of Redmond Distribution

(ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
-5	4,398	7.9%	6.5%	+1.4%
5-17	8,068	14.5%	17.2%	-2.7%
18-24	4,279	7.7%	9.8%	-2.1%
25-44	21,578	38.5%	26.5%	+12.0%
45-54	6,839	12.2%	14.1%	-1.9%
55-64	5,440	9.7%	12.3%	-2.6%
65-74	2,804	5.0%	7.5%	-2.5%
75+	2,650	4.8%	6.1%	-1.3%

Population: 2012 census estimates in the different age groups in the City of Redmond.

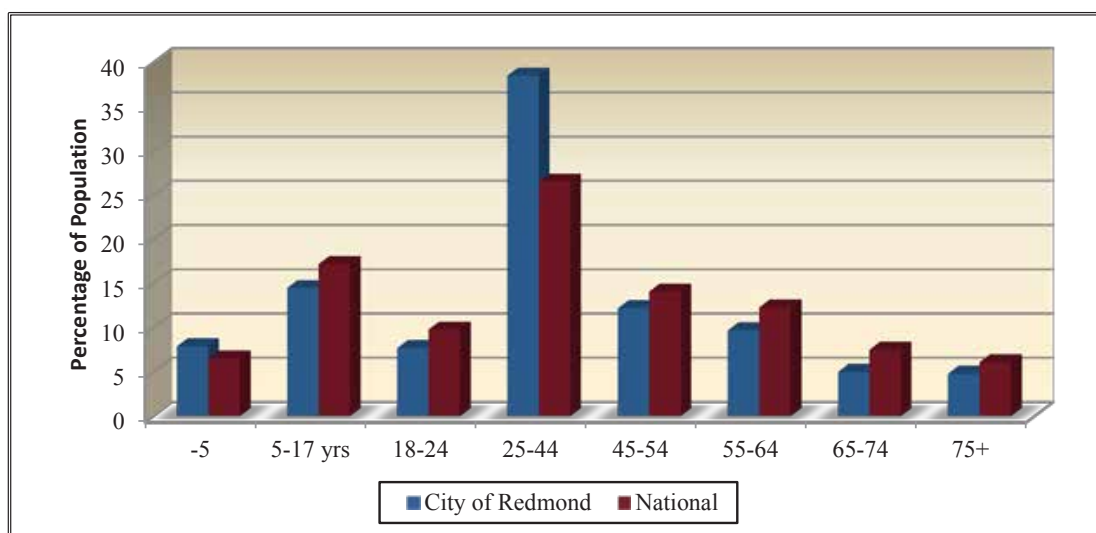
% of Total: Percentage of the City of Redmond population in the age group.

National Population: Percentage of the national population in the age group.

Difference: Percentage difference between the City of Redmond population and the national population.

4.14

Chart E – 2012 City of Redmond Age Group Distribution



The demographic makeup of the City of Redmond, when compared to the characteristics of the national population, indicates that there are some slight differences with an equal or larger population in the -5 and 25-44 age groups and a smaller population in the 5-17, 18-24, 45-54, 55-64, 65-74 and 75+ age groups. The largest positive variance is in the 25-44 age group with +12.0%, while the greatest negative variance is in the 5-17 age group with -2.7%. This indicates a population of young professionals and families with young children.

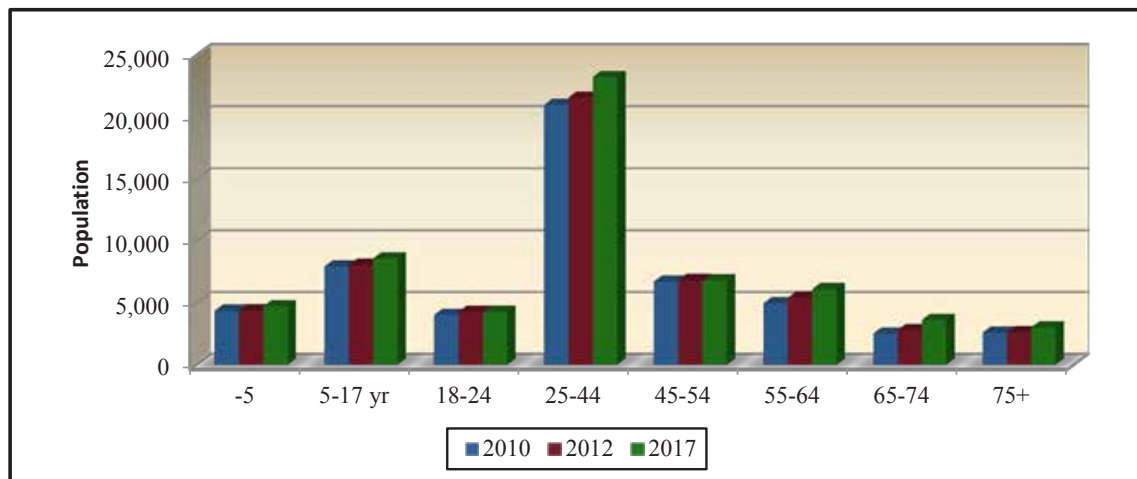
Population Distribution Comparison by Age: Utilizing census information from the City of Redmond, the following comparisons are possible.

Table G – 2012 City of Redmond Population Estimates

(U.S. Census Information and ESRI)

Ages	2010 Population	2012 Population	2017 Population	Percent Change	Percent Change Nat'l
-5	4,374	4,398	4,734	+8.2%	+4.7%
5-17	7,943	8,068	8,601	+8.3%	+1.8%
18-24	4,032	4,279	4,280	+6.2%	-2.4%
25-44	20,987	21,578	23,242	+10.7%	+10.4%
45-54	6,708	6,839	6,801	+1.4%	-6.2%
55-64	4,979	5,440	6,110	+22.7%	+13.7%
65-74	2,520	2,804	3,627	+43.9%	+32.9%
75+	2,601	2,650	3,024	+16.3%	+9.5%

Chart F – City of Redmond Population Growth



4.15

Table - G, illustrates the growth or decline in age group numbers from the 2010 census until the year 2017. It is projected that all of the age categories will see an increase in population. It must be remembered that the population of the United States as a whole is aging and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

Below is listed the distribution of the population by race and ethnicity for the City of Redmond for 2012 population projections. Those numbers were developed from 2010 Census Data.

Table H – City of Redmond Ethnic Population and Median Age

(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of WA Population
Hispanic	4,433	26.7	7.9%	9.2%

Table I – City of Redmond Population by Race and Median Age

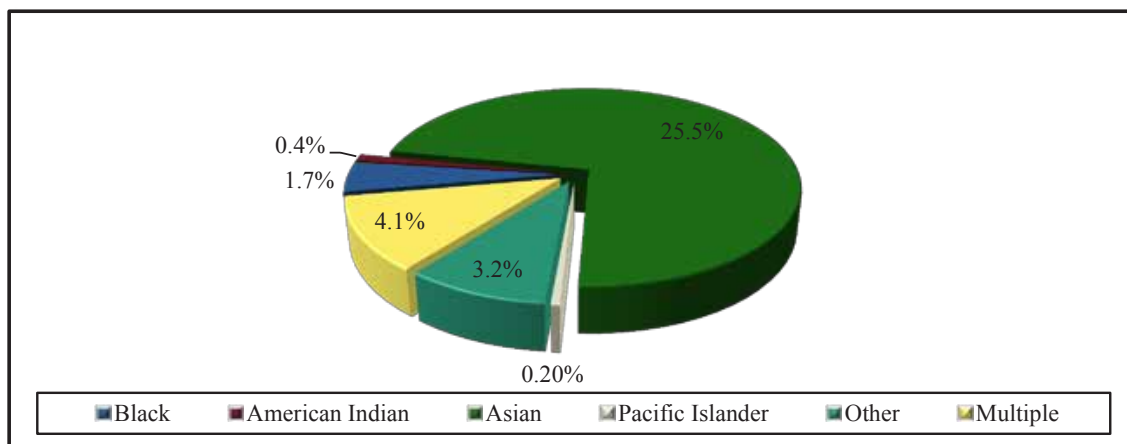
(Source – U.S. Census Bureau and ESRI)

Race	Total Population	Median Age	% of Population	% of WA Population
White	36,372	38.4	64.9%	90.3%
Black	954	32.5	1.7%	1.0%
American Indian	209	30.5	0.4%	2.4%
Asian	14,316	31.5	25.5%	0.8%
Pacific Islander	89	24.4	0.2%	0.1%
Other	1,794	26.8	3.2%	3.1%
Multiple	2,322	18.0	4.1%	2.3%

2012 Secondary Service Area Total Population:

56,056 Residents

Chart G – City of Redmond Non-White Population by Race



Tapestry Segments: In addition to exploring the age group distribution, population growth along with ethnicity and race of the service area, B*K can further study the service area by examining the various tapestry segments. The following table outlines the top 5 tapestry segments within the City of Redmond and provides definitions for each of the tapestries.

Table J – City of Redmond Tapestry Segment Comparison

(ESRI estimates)

	City of Redmond		U.S. Households	
	Percent	Cumulative Percent	Percent	Cumulative Percent
Enterprising Professionals (16)	29.8%	29.8%	1.9%	1.9%
Trendsetters (23)	12.8%	42.5%	1.2%	3.1%
Metro Renters (27)	12.6%	55.1%	1.6%	4.7%
Urban Chic (09)	6.7%	61.8%	1.4%	6.1%
Laptops and Lattes (08)	6.7%	68.5%	1.0%	7.1%

Enterprising Professionals (16) – Young, educated, single, married, working professionals, residents of these neighborhoods have a median age of 32.4 years. Of these residents 43% of the households are singles who live alone or share housing with roommates, and 43% are married couple families.

4.17

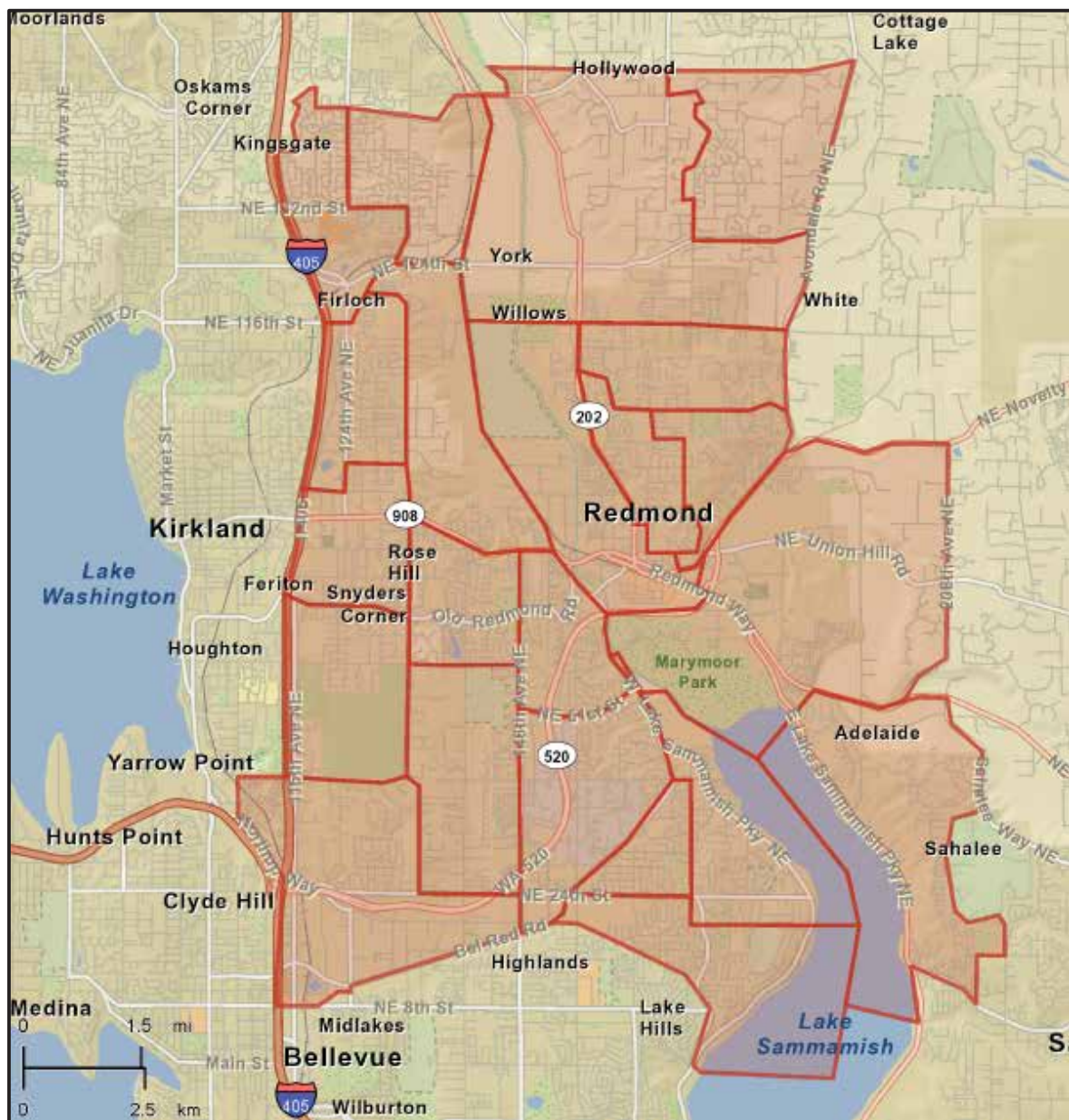
Trendsetters (23) – On the cutting edge of urban styles, these residents are young, diverse and mobile. More than ½ the households are singles who live alone or share the rent with a roommate, families comprise the remainder. Ethnically diverse, more than 10% of the residents are Asian and 25% are Hispanic.

Metro Renters (27) – Young, educated singles, residents of these neighborhoods are just beginning their professional careers in some of the largest U.S. cities such as New York, Chicago and L.A. Residents will sometime share housing with a roommate to help defray the cost of their high rent, households are either single person or shared.

Urban Chic (09) – These residents are professionals who live a sophisticated, exclusive lifestyle. More than ½ of these households are married-couple families, similar to the U.S. proportion. Fewer than ½ of them have children.

Laptops and Lattes (08) – With no homeownership or child-rearing responsibilities residents of these neighborhoods enjoy single life in the big city. Most households are singles who live alone or with a roommate. Although most of the population is white, Asians represent 11% of the total population.

Map E – Secondary Service Area Map:



4.18

Population Distribution by Age: Utilizing census information for the Secondary Service Area, the following comparisons are possible.

Table K – 2012 Secondary Service Area Age Distribution

(ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
-5	8,159	7.1%	6.5%	+0.6%
5-17	17,674	15.7%	17.2%	-1.5%
18-24	8,475	7.4%	9.8%	-2.4%
25-44	39,558	34.7%	26.5%	+8.2%
45-54	15,631	13.7%	14.1%	-0.4%
55-64	12,654	11.1%	12.3%	-1.2%
65-74	6,625	5.8%	7.5%	-1.7%
75+	5,062	4.5%	6.1%	-1.6%

Population: 2012 census estimates in the different age groups in the Secondary Service Area.

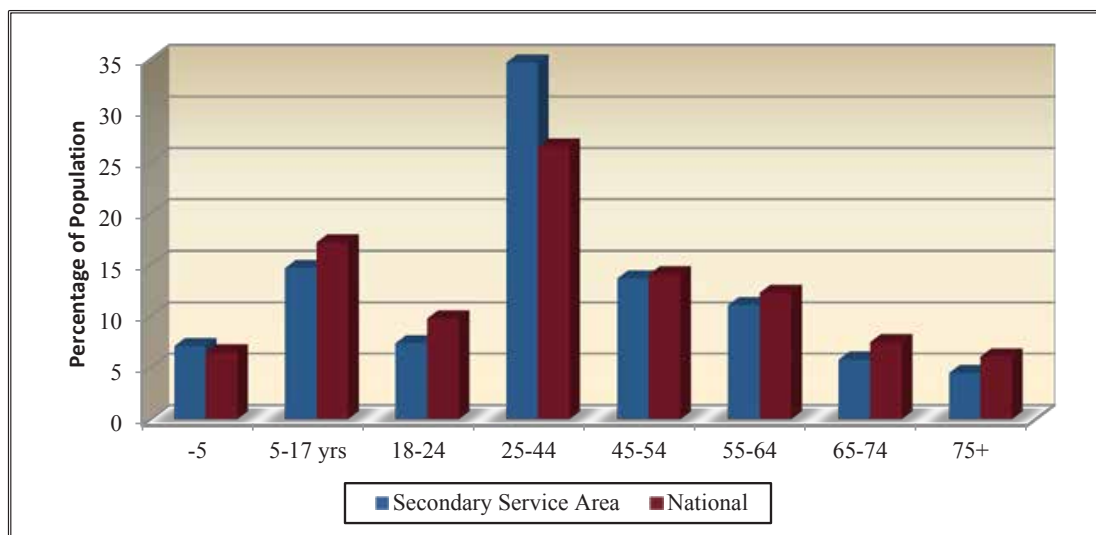
% of Total: Percentage of the Secondary Service Area population in the age group.

National Population: Percentage of the national population in the age group.

Difference: Percentage difference between the Secondary Service Area population and the national population.

4.19

Chart H – 2012 Secondary Service Area Age Group Distribution



The demographic makeup of the Secondary Service Area, when compared to the characteristics of the national population, indicates that there are some slight differences with a larger population in the -5 and 25-44 age groups and a smaller population in the 5-17, 18-24, 55-64, 65-74 and 75+ age groups. The largest positive variance is in the 25-44 age group with +8.2%, while the greatest negative variance is in the 18-24 age groups with -2.4%.

Population Distribution Comparison by Age: Utilizing census information from the Secondary Service Area, the following comparisons are possible.

Table L – 2012 Secondary Service Area Population Estimates

(U.S. Census Information and ESRI)

Ages	2010 Population	2012 Population	2017 Population	Percent Change	Percent Change Nat'l
-5	7,980	8,159	8,728	+9.4%	+4.7%
5-17	17,602	17,674	18,713	+6.3%	+1.8%
18-24	8,192	8,475	8,407	+2.6%	-2.4%
25-44	38,639	39,558	42,131	+9.0%	+10.4%
45-54	15,736	15,631	15,434	-1.9%	-6.2%
55-64	11,816	12,654	14,136	+19.6%	+13.7%
65-74	6,056	6,625	8,491	+40.2%	+32.9%
75+	4,876	5,062	5,679	+16.5%	+9.5%

Chart I – Secondary Service Area Population Growth

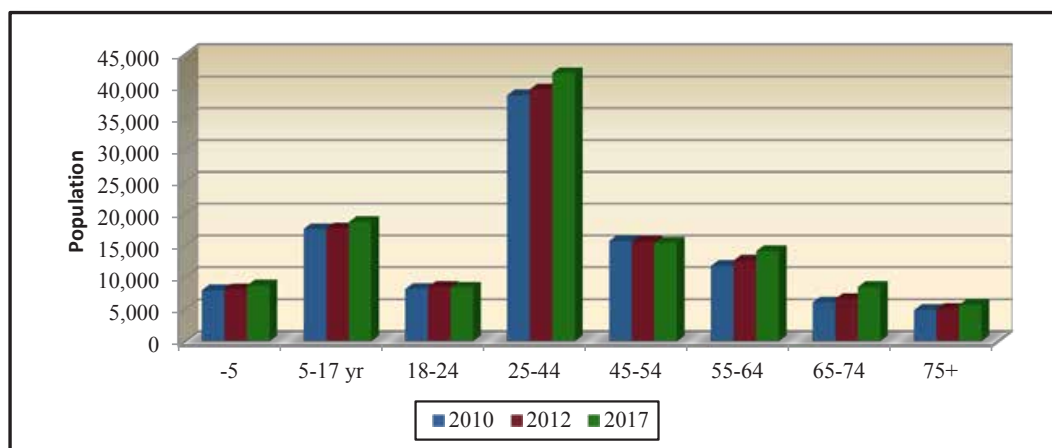


Table - L, looks at the growth or decline in age group numbers from the 2010 census until the year 2017. It is projected that all age categories, except 45-54 will see an increase in population. It must be remembered that the population of the United States as a whole is aging and it is not unusual to find negative growth numbers in the younger age groups and net gains nearing 45% in the 45 plus age groupings in communities which are relatively stable in their population numbers.

Below is listed the distribution of the population by race and ethnicity for the Secondary Service Area for 2012 population projections. Those numbers were developed from 2010 Census Data.

Table M – Secondary Service Area Ethnic Population and Median Age

(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of WA Population
Hispanic	8,387	27.2	7.4%	9.2%

Table N – Secondary Service Area Population by Race and Median Age

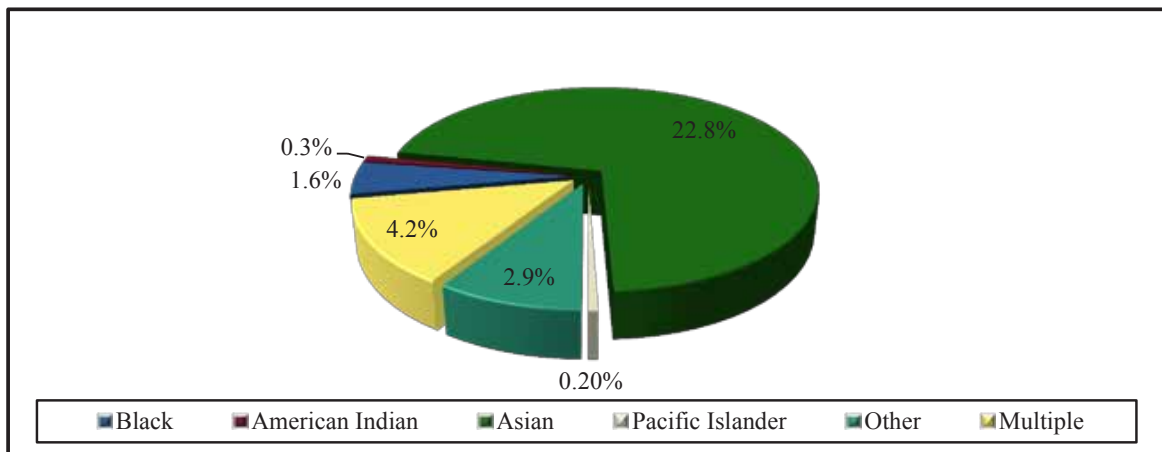
(Source – U.S. Census Bureau and ESRI)

Race	Total Population	Median Age	% of Population	% of WA Population
White	77,269	40.1	67.9%	90.3%
Black	1,874	33.4	1.6%	1.0%
American Indian	393	33.4	0.3%	2.4%
Asian	25,932	31.8	22.8%	0.8%
Pacific Islander	198	27.6	0.2%	0.1%
Other	3,335	27.4	2.9%	3.1%
Multiple	4,837	17.6	4.2%	2.3%

4.21

2012 Secondary Service Area Total Population: 113,838 Residents

Chart J – Secondary Service Area Non-White Population by Race



Tapestry Segments: In addition to exploring the age group distribution, population growth along with ethnicity and race of the service area, B*K can further study the service area by examining the various tapestry segments. The following table outlines the top 5 tapestry segments within the Secondary Service Area and provides definitions for each of the tapestries.

Table O – Secondary Service Area Tapestry Segment Comparison

(ESRI estimates)

	Secondary Service Area		U.S. Households	
	Percent	Cumulative Percent	Percent	Cumulative Percent
Enterprising Professionals (12)	19.3%	19.3%	1.9%	1.9%
Suburban Splendor (02)	12.2%	31.5%	1.7%	3.6%
Wealthy Seaboard Suburbs (05)	11.1%	42.7%	1.4%	5.0%
Urban Chic (09)	9.9%	52.5%	1.4%	6.4%
Metro Renters (27)	9.2%	61.7%	1.6%	8.0%

Enterprising Professionals (16) – Young, educated, single, married, working professionals, residents of these neighborhoods have a median age of 32.4 years. Of these residents 43% of the households are singles who live alone or share housing with roommates, and 43% are married couple families.

Suburban Splendor (02) – These residents are families who live in growing suburban neighborhoods. Married couple families with and without children comprise 8 in 10 of these households. These low-diversity neighborhoods are predominately white.

Wealthy Seaboard Suburbs (05) – These neighborhoods are older, established, affluent neighborhoods characteristic of U.S. coastal metropolitan areas. Two-thirds of the population aged 15+ years is married, more than ½ of the married couples have no children.

Urban Chic (09) – These residents are professionals who live a sophisticated, exclusive lifestyle. More than ½ of these households are married-couple families, similar to the U.S. proportion. Fewer than ½ of them have children.

Metro Renters (27) – Young, educated singles, residents of these neighborhoods are just beginning their professional careers in some of the largest U.S. cities such as New York, Chicago and L.A. Residents will sometime share housing with a roommate to help defray the cost of their high rent, households are either single person or shared.

Demographic Summary

The following summarizes the demographic characteristics of the service areas.

- + The City of Redmond's population at approximately 56,000 individuals (2012 estimate) is large enough to support a number of indoor recreation facilities on its own.
- + The Secondary Service Area population more than doubles the size of the market at approximately 114,000 individuals (2012). This increases significantly the market for indoor recreation facilities.
- + The population in both of the service areas is expected to grow at a considerable pace in the next five years which will add additional recreation participants to the market. The population of Redmond is estimated to be 78,000 by 2030 with an employment base of 119,000.
- + The population of the two service areas is similar. The City of Redmond's population is younger, made up of young professionals and families with young children, and has a high income level, while the Secondary Service Area is slightly older, has slightly larger households and has an even higher income level.
- + The cost of living in the area is higher than most other areas of Washington but the level of expenditures for entertainment and recreation are considerably higher as well.
- + There is a significant Asian populace in the area but other minority populations are small.
- + The two service areas have relatively similar tapestry segments with the Secondary Service Area exhibiting a more suburban feel.
- + The downtown area of Redmond is expected to see very strong population growth over the next 5 to 10 years. By 2030 it is estimated that there will be 11,350 residents in the Downtown Urban Core and 10,800 employees.
- + It is estimated that there are between 79,000 and 90,000 jobs currently in Redmond (with the majority being in the Overlake neighborhood). The total number of jobs is expected to grow to around 119,000 by 2030. This means that anywhere from 25,000 to as many as 50,000 employees come to the city every weekday for work.

Recreation Activities Participation

Participation Numbers: Given the demographic realities of the City of Redmond and the Secondary Service Area, B*K can now analyze the rate of participation in selected recreation and sports activities. The National Sporting Goods Association completes an annual survey where they measure how individuals spend their leisure time.

B*K takes the national average and combines that with participation percentages of the City of Redmond based upon age distribution, median income and region. Those four percentage are then averaged together to create a unique participation percentage for the service area. This participation percentage when applied to the population of the City of Redmond then provides an idea of the market potential for various activities.

Community Recreation Related Activities Participation: These activities are typical components of an active community recreation center.

Table P – Participation Rates

Activity	Age	Income	Region	Nation	Average
Aerobic	16.6%	18.2%	16.6%	15.7%	16.8%
Basketball	9.1%	10.1%	8.3%	9.0%	9.1%
Exercise Walking	35.8%	38.3%	38.0%	35.8%	37.0%
Exercise w/ Equipment	20.9%	24.5%	19.1%	20.2%	21.2%
Running/ Jogging	15.0%	15.5%	15.0%	14.0%	14.9%
Swimming	16.8%	19.0%	15.7%	17.0%	17.1%
Volleyball	3.6%	3.1%	3.0%	3.6%	3.3%
Weight Lifting	11.4%	12.7%	11.6%	10.9%	11.6%
Workout @ Clubs	12.6%	16.0%	13.2%	1.0%	10.7%
Yoga	8.8%	8.0%	10.1%	8.0%	8.7%

Activity	Age	Income	Region	Nation	Average
Did Not Participate	19.3%	13.7%	17.8%	21.9%	18.2%

Age (median): Participation based on individuals ages 7 & Up in the City of Redmond.

Income: Participation based on the 2012 estimated median household income in the City of Redmond.

Region: Participation based on regional statistics (Pacific).

National: Participation based on national statistics.

Average: Average of the four columns.

Anticipated Participation Numbers by Activity: Utilizing the average percentage from Table-P above plus the 2010 census information and census estimates for 2012 and 2017 (over age 7) the following comparisons can be made.

Table Q – Participation Rates

Activity	Average	2010	2012	2017	Difference
Aerobic	16.8%	8,095	8,563	9,050	+955
Basketball	9.1%	4,400	4,654	4,919	+519
Exercise Walking	37.0%	17,842	18,873	19,947	+2,105
Exercise w/ Equipment	21.2%	10,214	10,804	11,418	+1,205
Running/ Jogging	14.9%	7,174	7,588	8,020	+846
Swimming	17.1%	8,267	8,744	9,242	+975
Volleyball	3.3%	1,602	1,695	1,791	+189
Weight Lifting	11.6%	5,619	5,944	6,282	+663
Workout @ Clubs	10.7%	5,161	5,459	5,770	+609
Yoga	8.7%	4,207	4,450	4,703	+496

Activity	Average	2010	2012	2017	Difference
Did Not Participate	18.2%	8,770	9,277	9,805	+1,034

Note: The estimated participation numbers indicated above are for each of the sports listed and do not necessarily translate into expected attendance figures at a City of Redmond recreation facility since many participants utilize other facilities for these activities and may participate in more than one activity at a time. However, these figures do indicate the total number of people participating in various activities within the City of Redmond and whether those numbers are increasing or decreasing.

Participation by Ethnicity and Race: Participation in sports activities is also tracked by ethnicity and race. The table below compares the overall rate of participation nationally with the rate for Hispanics and African Americans. Utilizing information provided by the National Sporting Goods Association's 2012 survey, the following comparisons are possible.

Table R – Comparison of National, African American and Hispanic Participation Rates

	City of Redmond Participation	National Participation	African American Participation	Hispanic Participation
Aerobic	16.8%	15.7%	13.0%	14.0%
Basketball	9.1%	9.0%	16.5%	10.4%
Exercise Walking	37.0%	35.8%	32.4%	27.2%
Exercise w/ Equipment	21.2%	35.8%	15.9%	14.9%
Running/Jogging	14.9%	14.0%	12.0%	16.0%
Swimming	17.1%	17.0%	8.0%	11.8%
Volleyball	3.3%	3.6%	4.7%	4.5%
Weight Lifting	11.6%	10.9%	9.0%	9.7%
Workout @ Clubs	10.7%	12.3%	7.0%	9.6%
Yoga	8.7%	8.0%	7.5%	8.9%

Primary Service Part: The unique participation percentage developed for the City of Redmond.
National Rate: The national percentage of individuals who participate in the given activity.
African American Rate: The percentage of African Americans who participate in the given activity.
Hispanic Rate: The percentage of Hispanics who participate in the given activity.

Based on the fact that there is not a significant Hispanic or African American population in the City of Redmond, the overall rate of participation probably will not be affected. It is important to note that no participation statistics are available for Asians or other minority populations.

Summary of Sports Participation: The following chart summarizes participation in various sports and leisure activities utilizing information from the 2012 National Sporting Goods Association survey.

Table S – Sports Participation Summary

Sport	Nat'l Rank ³	Nat'l Participation (in millions)	Redmond Service Rank	City of Redmond % Participation
Exercise Walking	1	102.1	1	37.0%
Exercise w/ Equipment	2	57.7	2	21.2%
Swimming	3	48.6	3	17.1%
Aerobic Exercising	5	44.8	4	16.8%
Running/Jogging	7	40.0	5	14.9%
Workout @ Club	10	35.2	7	10.7%
Weight Lifting	11	31.1	6	11.6%
Basketball	13	25.6	8	9.1%
Yoga	14	22.9	9	8.7%
Volleyball	28	10.3	10	3.3%

Nat'l Rank:

Popularity of sport based on national survey.

Nat'l Participation:

Percent of population that participate in this sport on national survey.

Redmond Rank:

The rank of the activity within the City of Redmond.

Redmond %:

Ranking of activities based upon average from Table – P.

³This rank is based upon the 51 activities reported on by NSGA in their 2012 survey instrument.

In addition to examining the participation numbers for various activities through the NSGA 2012 Survey and the Spending Potential Index for Entertainment & Recreation, B*K can access information about Sports & Leisure Market Potential. The following information illustrates participation rates for adults in various activities in the City of Redmond.

Table T – Market Potential Index for Adult Participation in Activities- City of Redmond

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Aerobics	6,047	13.9%	139
Basketball	4,932	11.3%	121
Jogging/Running	7,825	18.0%	168
Pilates	2,066	4.7%	143
Swimming	10,745	24.7%	127
Volleyball	1,862	4.3%	122
Walking for Exercise	15,433	35.4%	119
Weight Lifting	7,698	17.7%	149
Yoga	4,327	9.9%	169

Expected # of Adults: Number of adults, 18 years of age and older, participating in the activity.

Percent of Population: Percent of the City of Redmond that participates in the activity.

MPI: Market potential index as compared to the national number of 100.

This table indicates that the overall propensity for adults to participate in the various activities listed is much higher than the national number of 100 in all instances. This indicates a very strong market for these activities among the adult population of the City.

Note: Information is only available for adult sports participation from this source.

Comparison of State Statistics with National Statistics: Utilizing information from the National Sporting Goods Association, the following charts illustrate the participation numbers in selected sports in the State of Washington.

Washington participation numbers in selected indoor and outdoor sports - As reported by the National Sporting Goods Association in 2012.

Table U – Washington Participation Rates

Sport	Washington Participation (in thousands)	Age Group	Largest Number
Exercise Walking	2,302	55-64	45-54
Exercise w/ Equipment	1,275	25-34	25-34
Swimming	843	7-11	35-44
Aerobic Exercising	973	25-34	25-34
Running/Jogging	858	18-24	25-34
Workout @ Club	728	18-24	45-54
Weight Lifting	562	18-24	25-34
Basketball	525	12-17	12-17
Yoga	438	25-34	25-34
Volleyball	126	12-17	12-17

4.29

WA Participation: The number of people (in thousands) in Washington who participated more than once in the activity in 2008 and are at least 7 years of age.

Age Group: The age group in which the sport is most popular or in other words, where the highest percentage of the age group participates in the activity. (Example: The highest percent of an age group that participates in exercise walking is 55-64.) **This is a national statistic.**

Largest Number: The age group with the highest number of participants. Example: The greatest number of exercise walkers is in the 45-54 age group. (Note: This statistic is driven more by the sheer number of people in the age group than by the popularity of the sport in the age span.) **This is a national statistic.**

Washington sport percentage of participation compared with the population percentage of the United States:

Washington's population represents 2.2% of the population of the United States (based on 2012 estimates from ESRI and the Census Bureau).

Table V – Washington Participation Correlation

Sport	Participation Percentages
Exercise Walking	2.3%
Exercising w/ Equipment	2.2%
Aerobic Exercising	2.2%
Running/Jogging	2.1%
Workout @ Club	2.1%
Basketball	2.1%
Yoga	1.9%
Weight-lifting	1.8%
Swimming	1.7%
Volleyball	1.2%

Note: Sports participation percentages refer to the total percent of the national population that participates in a sport that comes from the State of Washington. It is significant that in only three activities is the percentage of participation equal to or exceeds the percentage of the national population. This indicates a relatively low rate of participation in the selected activities.

Non-Sport Participation Statistics: It is recognized that most community recreation facilities are more than just sports oriented facilities. Participation in a wide variety of passive activities and cultural pursuits is common and essential to having well-rounded recreation amenities in a community. This information is useful in determining some of the program participation and revenue in the operations section of the report.

While there is not an abundance of information available for participation in these types of activities as compared to sport activities, there are statistics that can be utilized to help determine the market for cultural arts activities and events.

There are many ways to measure a nation's cultural vitality. One way is to chart the public's involvement with arts events and other activities over time. The NEA's Survey of Public Participation in the Arts remains the largest periodic study of arts participation in the United States, and it is conducted in partnership with the U.S. Census Bureau. The large number of survey respondents – similar in make-up to the total U.S. adult population – permits a statistical snapshot of American's engagement with the arts by frequency and activity type. The survey has taken place five times since 1982, allowing researchers to compare the trends not only for the total adult population, but also for demographic subgroups.⁴

Table W – Percentage of U.S. Adult Population Attending Arts Performances: 1982-2008

					Rate of Change	
	1982	1992	2002	2008	2002-2008	1982-2008
Jazz	9.6%	10.6%	10.8%	7.8%	-28%	-19%
Classical Music	13.0%	12.5%	11.6%	9.3%	-20%	-29%
Opera	3.0%	3.3%	3.2%	2.1%	-34%	-30%
Musical Plays	18.6%	17.4%	17.1%	16.7%	-2%	-10%
Non-Musical Plays	11.9%	13.5%	12.3%	9.4%	-24%	-21%
Ballet	4.2%	4.7%	3.9%	2.9%	-26%	-31%

4.31

Smaller percentages of adults attended performing arts events than in previous years.

- + Opera and jazz participation significantly decreased for the first time, with attendance rates falling below what they were in 1982.
- + Classical music attendance continued to decline – at a 29% rate since 1982 – with the steepest drop occurring from 2002 to 2008
- + Only musical play saw no statistically significant change in attendance since 2002.

Table X – Percentage of U.S. Adult Population Attending Art Museums, Parks and Festivals: 1982-2008

					Rate of Change	
	1982	1992	2002	2008	2002-2008	1982-2008
Art Museums/Galleries	22.1%	26.7%	26.5%	22.7%	-14%	+3%
Parks/Historical Buildings	37.0%	34.5%	31.6%	24.9%	-21%	-33%
Craft/Visual Arts Festivals	39.0%	40.7%	33.4%	24.5%	-27%	-37%

⁴National Endowment for the Arts, *Arts Participation 2008 Highlights from a National Survey*.

Attendance for the most popular types of arts events – such as museums and craft fairs – also declined.

- + After topping 26% in 1992 and 2002, the art museum attendance rate slipped to 23 percent in 2008 – comparable to the 1982 level.
- + The proportion of the U.S. adults touring parks or historical buildings has diminished by one-third since 1982.

Table Y – Median Age of Arts Attendees: 1982-2008

					Rate of Change	
	1982	1992	2002	2008	2002-2008	1982-2008
Jazz	29	37	43	46	+4	+17
Classical Music	40	44	47	49	+2	+9
Opera	43	44	47	48	+1	+5
Musicals	39	42	44	45	+1	+6
Non-Musical Plays	39	42	44	47	+3	+8
Ballet	37	40	44	46	+2	+9
Art Museums	36	39	44	43	-1	+7

Long-term trends suggest fundamental shifts in the relationship between age and arts attendance

- + Performing arts attendees are increasingly older than the average U.S. adult.
- + Jazz concert-goers are no longer the youngest group of arts participants.
- + Since 1982, young adult (18-24 year old) attendance rates have declined significantly for jazz, classical music, ballet, and non-musical plays.
- + From 2002 to 2008, however, 45-54 -year-olds – historically a large component of arts audiences – showed the steepest declines in attendance for most arts events.

Table Z – Percentage of U.S. Adult Population Performing or Creating Art: 1992-2008

				Rate of Change	
	1992	2002	2008	2002-2008	1982-2008
Performing:					
Jazz	1.7%	1.3%	1.3%	+0.0%	-0.4%
Classical Music	4.2%	1.8%	3.0%	+1.2%	-1.2%
Opera	1.1%	0.7%	0.4%	-0.3%	-0.7%
Choir/Chorus	6.3%	4.8%	5.2%	+0.4%	-1.1%
Musical Plays	3.8%	2.4%	0.9%	-1.5%	-2.9%
Non-Musical Plays	1.6%	1.4%	0.8%	-0.6%	-0.8%
Dance	8.1%	4.3%	2.1%	-2.2%	-6.0%
Making:					
Painting/Drawing	9.6%	8.6%	9.0%	+0.4%	-0.6%
Pottery/Ceramics	8.4%	6.9%	6.0%	-0.9%	-2.4%
Weaving/Sewing	24.8%	16.0%	13.1%	-2.9%	-11.7%
Photography	11.6%	11.5%	14.7%	+3.2%	+3.1%
Creative Writing	7.4%	7.0%	6.9%	-0.1%	-0.5%

Adults generally are creating or performing at lower rates – despite opportunities for displaying their work line.

4.33

- + Only photography increased from 1992 to 2008 – reflecting, perhaps, greater access through digital media.
- + The proportion of U.S. adults doing creative writing has hovered around 7.0 percent.
- + The rate of classical music performance slipped from 1992 to 2002 then grew over the next six years.
- + The adult participation rate for weaving or sewing was almost twice as great in 1992 as in 2008. Yet this activity remains one of the most popular forms of art creation.

Table AA – Percentage of U.S. Adult Population Viewing or Listening to Art Broadcasts or Recordings, 2008 (online media included)

	Percentage	Millions of Adults
Jazz	14.2%	31.9
Classical Music	17.8%	40.0
Latin or Salsa Music	14.9%	33.5
Opera	4.9%	11.0
Musical Plays	7.9%	17.8
Non-Musical Plays	6.8%	15.3
Dance	8.0%	18.0
Programs about the visual arts	15.0%	33.7
Programs about books/writers	15.0%	33.7

As in previous years, more Americans view or listen to broadcasts and recordings of arts events than attend them live.

- + The sole exception is live theater, which still attracts more adults than broadcasts or recordings of plays or musicals (online media included).
- + Classical music broadcasts or recordings attract the greatest number of adult listeners, followed by Latin or salsa music.
- + 33.7 million Americans listened to or watched programs or recordings about books.

Recreation Activity and Facility Trends: There continues to be very strong growth in the number of people participating in recreation and leisure activities. The Physical Activity Council in its 2013 study indicated that 33% of Americans (age 6 and older) are active to a healthy level. However, the study also indicated that 28% of Americans were inactive. It is estimated that one in five Americans over the age of six participates in some form of fitness related activity at least once a week. American Sports Data, Inc. reported that membership in U.S. health clubs has increased by 10.8% from 2009 to 2010, and memberships in health clubs reached an all-time high of 50.2 million in 2010. Statistics also indicate that approximately 12 out of every 100 people of the U.S. population (or 12%) belong to a health club. On the other side most public recreation centers attract between 20% and 30% of a market area (more than once) during the course of a year. All of this indicates the relative strength of a market for a community recreation facility. However, despite these increases the American population as a whole continues to lead a rather sedentary life with an average of 25% of people across the country reporting that they engage in no physical activity (according to The Center for Disease Control).

One of the areas of greatest participant growth over the last 10 years is in fitness related activities such as exercise with equipment, aerobic exercise and group cycling. This is also the most volatile area of growth with specific interest areas soaring in popularity for a couple of years only to be replaced by a new activity for the coming years. Also showing particularly strong growth numbers are ice hockey and running/jogging while swimming participation remains consistently high despite recent drops in overall numbers. It is significant that many of the activities that can take place in an indoor recreation setting are ranked in the top fifteen in overall participation by the National Sporting Goods Association.

Below are listed those sports activities that would often take place either in an indoor community recreation facility, and the percentage of growth or decline that each has experienced nationally over the last 10 years (2003-2012).

4.35

Table AB – National Activity Trend (in millions)

Sport/Activity	2012 Participation	2003 Participation	Percent Change
Yoga ⁵	22.9	6.3	+263.5%
Wrestling ⁶	2.8	1.3	+115.4%
Running/Jogging	40.0	22.9	74.7%
Aerobic Exercising	44.8	28.0	60.0%
Gymnastics	5.7	3.9	46.2%
Exercise Walking	102.1	79.5	28.4%
Weight Lifting	31.1	25.9	20.1%
Workout @ Club	35.2	29.5	19.3%
Exercising w/ Equipment	57.7	48.6	18.7%
Swimming	48.6	47.0	3.5%
Volleyball	10.3	10.5	-1.0%
Basketball	25.6	27.9	-8.2%
Cheerleading	3.3	4.1	-19.5%
Billiards/Pool	21.8	30.5	-28.5%

2012 Participation: The number of participants per year in the activity (in millions) in the United States.

2003 Participation: The number of participants per year in the activity (in millions) in the United States.

Percent Change: The percent change in the level of participation from 2003 to 2012.

⁵Since 2007 growth rate.

⁶Since 2007 growth rate.

Aquatic Activity and Facility Trends: Without a doubt the hottest trend in aquatics is the leisure pool concept. This idea of incorporating slides, current channels, fountains, zero depth entry and other water features into a pool's design has proved to be extremely popular for the recreational user. The age of the conventional pool in most recreational settings has been greatly diminished. Leisure pools appeal to the younger children (who are the largest segment of the population that swim) and to families. These types of facilities are able to attract and draw larger crowds and people tend to come from a further distance and stay longer to utilize such pools. This all translates into the potential to sell more admissions and increase revenues. It is estimated conservatively that a leisure pool can generate up to 20% to 25% more revenue than a comparable conventional pool and the cost of operation, while being higher, has been offset through increased revenues. Of note is the fact that patrons seem willing to pay a higher user fee at a leisure pool than a conventional aquatics facility.

Another trend that is growing more popular in the aquatic's field is the development of a raised temperature therapy pool for rehabilitation programs. This has usually been done in association with a local health care organization or a physical therapy clinic. The medical organization either provides capital dollars for the construction of the pool or agrees to purchase so many hours of pool time on an annual basis. This form of partnership has proven to be appealing to both the medical side and the organization that operates the facility. The medical sector receives the benefit of a larger aquatic center, plus other amenities that are available for their use, without the capital cost of building the structure. In addition, they are able to develop a much stronger community presence away from traditional medical settings. The facility operators have a stronger marketing position through an association with a medical organization and a user group that will provide a solid and consistent revenue stream for the center. This is enhanced by the fact that most therapy use times occur during the slower mid-morning or afternoon times in the pool and the center.

Despite the recent emphasis on recreational swimming and therapy, the more traditional aspects of aquatics (including swim teams, instruction and aqua fitness) remain as the foundation for many aquatic centers. The life safety issues associated with teaching children how to swim is a critical concern in most communities and competitive swim team programs through USA Swimming, high schools, and other community based organizations continue to be important. Aqua fitness, from aqua exercise to lap swimming, has enjoyed strong growth during the last ten years with the realization of the benefits of water-based exercise.

The multi-function indoor aquatic center concept of delivering aquatics services continues to grow in acceptance with the idea of providing for a variety of aquatics activities and programs in an open design setting that features a lot of natural light, interactive play features and access to an outdoor sundeck. The placing of traditional instructional/competitive pools, with shallow depth/interactive leisure pools and therapy water, in the same facility has been well received in the market. This idea has proven to be financially successful by centralizing pool operations for recreation service providers and through increased generation of revenues from patrons willing to pay for an aquatics experience that is new and exciting. Indoor aquatic centers have been instrumental in developing a true family appeal for community-based facilities. The keys to success for this type of center revolve around the concept of intergenerational use in a quality facility that has an exciting and vibrant feel in an outdoor like atmosphere.

Also changing is the orientation of aquatic centers from stand-alone facilities that only have aquatic features to more of a full-service recreation center that has fitness, sports and community based amenities. This change has allowed for a better rate of cost recovery and stronger rates of use of the aquatic portion of the facility as well as the other “dry side” amenities.

Due to the increasing recreational demands there has been a shortage in most communities of the following spaces:

- + Gymnasiums
- + Pools (especially leisure pools)
- + Weight/cardiovascular equipment areas
- + Indoor running/walking tracks
- + Meeting/multipurpose (general program) space
- + Senior's program space
- + Pre-school and youth space
- + Teen use areas
- + Fieldhouses

As a result, many communities have attempted to include these amenities in public community recreation facilities. With the growth in youth sports and the high demand for school gyms, most communities are experiencing an acute lack of gymnasium space. The demand for indoor space for traditional outdoor field sports (such as soccer, lacrosse, rugby, football and even baseball and softball) during the off season has resulted in the development of fieldhouses with a number of turf fields. Weight/cardiovascular space is also in high demand and provides a facility with the potential to generate significant revenues.

4.37

The success of most recreation departments is dependent on meeting the recreational needs of a variety of individuals. The fastest growing segment of society is the senior population and meeting the needs of this group is especially important now and will only grow more so in the coming years. Indoor walking tracks, exercise areas, pools and classroom spaces are important to this age group. Marketing to the younger more active senior (usually age 55-70) is paramount, as this age group has the free time available to participate in leisure activities, the desire to remain fit, and more importantly the disposable income to pay for such services. Some communities have opted to develop separate adult or senior centers to serve these needs while others are integrating senior amenities with general community recreation centers. Senior amenities in community recreation centers usually have their own separate entrance but do share some common spaces.

Youth programming has always been a cornerstone for recreation services and will continue to be so with an increased emphasis on teen needs and providing a deterrent to juvenile crime. With a continuing increase in single parent households and two working parent families, the needs of school age children for before and after school child care continues to grow as does the need for preschool programming. While most pre-school and school aged recreation is offered in community recreation centers, the needs of teens often requires a designated teen area in a facility or a stand-alone teen only facility. The overall use and success of teen centers has varied considerably and the rate of failure can be high.

As more and more communities attempt to develop community recreation facilities with fitness amenities the issues of competition with other providers in the market area have inevitably been raised. The loudest objections have come from the private health club market and their industry voice IHRSA. The private sector has vigorously contended that public facilities unfairly compete with them in the market and have spent considerable resources attempting to derail public projects. However, the reality is that in most markets where public community recreation centers have been built, the private sector has not been adversely affected and in fact in many cases has continued to grow. This is due in large part to the fact that public and private providers serve markedly different markets. One of the other issues of competition comes from the non-profit sector (primarily YMCA's but also JCC's, and others), where the market is much closer to that of the public providers. While not as vociferous as the private providers, the non-profits have also often expressed concern over public community recreation centers. What has resulted from this is a strong growth in the number of partnerships that have occurred between the public and non-profit sector in an attempt to bring the best recreation amenities to a community.

Community Recreation Center Benchmarks: Based on market research conducted by Ballard*King & Associates at community recreation centers across the United States, the following represents the basic benchmarks.

- + The majority of community recreation centers that are being built today are between 65,000 and 75,000 square feet. Most centers include three primary components A) A pool area usually with competitive and leisure amenities, B) Multipurpose gymnasium space, and C) Weight/ cardiovascular equipment area. In addition, most centers also have group exercise rooms, drop-in childcare, and classroom and/or community spaces.
- + For most centers to have an opportunity to cover all of their operating expenses with revenues, they must have a service population of at least 50,000 and an aggressive fee structure.
- + Most centers that are between 65,000 and 75,000 square feet have an operating budget of between \$1,500,000 and \$1,800,000 annually. Nearly 65% of the operating costs are from personnel services, followed by approximately 25% for contractual services, 8% for commodities, and 2% for capital replacement.
- + For centers that serve a more urban population and have a market driven fee structure, they should be able to recover 70% to 100% of operating expenses. For centers in more rural areas the recovery rate is generally 50% to 75%. Facilities that can consistently cover all of their operating expenses with revenues are rare. The first true benchmark year of operation does not occur until the third full year of operation.
- + The majority of centers of the size noted (and in an urban environment) above average daily paid attendance of 800 to as much as 1,000 per day. These centers will also typically sell between 800 and 1,500 annual passes (depending on the fee structure and marketing program).
- + It is common for most centers to have a three-tiered fee structure that offers daily, extended visit (usually punch cards) passes, and annual passes. In urban areas it is common to have resident and non-resident fees. Non-resident rates can cost 25% to 50% higher than the resident rate and are usually a topic of discussion amongst elected officials. Daily rates for residents average between \$3.00 and \$6.00 for adults, \$3.00 and \$4.00 for youth and the same for seniors. Annual rates for residents average between \$200 and \$300 for adults, and \$100 and \$200 for youth and seniors. Family annual passes tend to be heavily discounted and run between \$350 and \$800.

- + Most centers are open an average of 105 hours a week, with weekday hours being 5:00 am to 10:00 pm, Saturdays 8:00 am to 8:00 pm and Sundays from noon to 8:00 pm. There is now a trend to open earlier on Sundays as well. Often hours are shorter during the summer months.

Note: These statistics vary by regions of the country.

Recreation Facilities Market Orientation: Based on the demographic makeup of the service areas and the trends in indoor recreation amenities, there are specific market areas that need to be addressed with such community facilities. These include:

General:

1. Drop-in recreation activities - Critical to the basic operation of many recreation facilities is the availability of the building for drop-in use by the general public. This requires components that support drop-in use and the careful scheduling of programs and activities to ensure that they do not dominate the center and exclude the drop-in user. The sale of annual passes and daily admissions, potential strong revenue sources for a center, requires a priority for drop-in use.

2. Instructional programming - The other major component of most recreation facility's operation is a full slate of programs in a variety of disciplines. The building should provide instruction for a broad based group of users in a number of program areas. The primary emphasis should be on teaching basic skills with a secondary concern for specialized or advanced instruction.

3. Special events - There should be a market for special events including kid's birthday parties, community organization functions, sports tournaments and other special activities. The development of this market will aid significantly in the generation of additional revenues and these events can often be planned for before or after regular operating hours or during slow use times of the year. Care should be taken to ensure that special events do not adversely impact the everyday operations of a facility.

4. Community rentals - Another aspect of a facility's operation is providing space for rentals by civic groups or organizations as well as the general public. Gyms and multi-purpose rooms can be used as a large community gathering space and can host a variety of events from seminars, parties, receptions, arts and crafts sales and other events. It is important that a well-defined rental fee package is developed and the fee schedule followed closely. Rentals should not be done at the expense of drop-in use or programming in the center. Some facilities also have the ability to provide permanent locations for community groups or organizations through the lease of space in a building. Lease rates can vary dramatically from little to no fee to more market driven rents.

5. Social welfare programs – An emerging area for many recreation departments is the use of space for social service activities and programs. Special population activities, teen and senior assistance programs, childcare and other similar uses are now common in many facilities.

Specific market segments include:

1. Families - Within most markets an orientation towards family activities is essential. The ability to have family members of different ages participate in a variety of activities together or individually, is the challenge.

2. Pre-school children - The needs of pre-school age children need to be met with a variety of activities and programs designed for their use. From drop-in childcare to specialized pre-school classes, a number of such programs can be developed. Interactive programming involving parents and toddlers can also be beneficial. It is significant that this market usually is active during the mid-morning time frame, providing an important clientele to a facility during an otherwise slow period of the day. For parents with small children who wish to participate in their own activities, babysitting services are often necessary during the morning and early evening time slots.

3. School age youth - Recreation programming has tended to concentrate on this market segment and this age group should be emphasized at most general recreation facilities as well. This group requires a wide variety of programs and activities that are available after school, during the summer, or during weekend hours. Instructional programs and competitive sports programs are especially popular, as well as drop-in use of facilities.

4. Teens - A major focus of recreation facility projects is on meeting the needs of teenagers in the community. There is a great debate among recreation providers throughout the country on how to best provide recreation programming for this age group. Some believe that dedicated teen space is required to meet their needs while others find that it is the activities and approach that is more important.

5. Seniors - As the population of the United States and the market areas continue to age, continuing to meet the needs of an older senior population will be essential. As has been noted, a more active and physically oriented senior is now demanding services to ensure their continued health. Social programs as well as weight training and cardiovascular conditioning have proven to be popular with this age group. In the past this market segment would usually utilize a facility during the morning and early afternoon time frames but increasingly the younger more active senior is looking for programs in the evenings and on weekends as many still work. Providing services for this age group could be through a dedicated senior center or by incorporating senior amenities into larger general recreation centers.

6. Business/corporate - This market has a variety of needs from fitness/wellness and instruction, to recreation and social. The more amenities and services that can be offered at one location the more appeal there is to this market segment. The business community should be surveyed to determine their specific needs and expectations.

7. Special needs population - This is a secondary market, but with the ADA requirements and the existence of a number of recreation components, the amenities will be present to develop programs for this population segment. Association with health care providers and/or other social service agencies will be necessary to fully reach this market.

8. Special interest groups - This is a market that needs to be explored to determine the use potential from a variety of groups. These could include school functions, social service organizations and adult and youth sports teams. While the needs of these groups can be great, their demands on a facility can often be incompatible with the overall mission of the building. Care must be taken to ensure that special interest groups are not allowed to dictate use patterns for a facility.

Service Area Providers: There are a significant number of facilities in the greater Redmond area that are supplying recreation, cultural, fitness, aquatics and sports activities. The following is a brief review of each of the major providers in the public, non-profit and private sector.

Public

There are a variety of public indoor recreation amenities in the area. The City of Redmond has the following facilities:

Old Redmond Schoolhouse Community Center (ORSCC) – As the name implies, the community center is housed in an historical old school. This is the primary location for the city's general recreation programs. The building houses recreation staff offices, a large number of classrooms, a large gym, multipurpose room, pottery studio, commercial kitchen and dance studio. Some of the classroom space is leased to the local historical society and the Boys & Girls Club operates an after-school program in the facility. The building has limited parking.

Redmond Senior Center – This is a newer building that features a large multipurpose room, commercial kitchen, open lounge area, wellness room, computer lab and crafts rooms, billiards room, gift shop, library and other meeting rooms.

Old Firehouse Teen Center – This building used to be a fire station but has been renovated and expanded to serve as a teen center. The facility includes a small office area, game room, sound studio, silk screen shop, dark room, computer room, small kitchen and a large performance area that opens to outside.

Redmond Pool at Hartman Park – The City of Redmond owns the building but WAVE Aquatics operates the pool. The aquatic center features a stretch 6 lane tank with a 1 and 3 meter diving board, small office area and locker rooms.

4.41

Old Redmond Schoolhouse Community Center



Old Firehouse Teen Center



Despite the fact that the City of Redmond appears to have a number of recreation facilities many of these are older buildings and were not designed to serve the more active uses and activities (especially fitness) that are an increasingly larger part of most parks and recreation departments. The City does utilize some school facilities for programs but access to most school gyms and other areas is very limited. Also of note is the fact that the City's recreation programs and services are spread out over a number of facilities with no central center that can serve as a hub for activities. This not only limits public use and cross marketing opportunities but also increases staffing and operational costs as well.

Other public facilities include:

Carol Edwards Center – This community center is owned by the City of Woodinville but programming is provided by the YMCA and the Northshore Senior Center. The center is located next to Woodinville City Hall. It has a large banquet room, small gym, meeting rooms and office area.

Bellevue Aquatic Center – This conventional 6 lane pool has a diving L attached as well as a separate therapy pool. The center is owned and operated by the City of Bellevue.

North Bellevue Community Center – A small community building operated by the City of Bellevue.

Highland Park Community Center – This is another Bellevue community building that also has an indoor skate park.

Crossroads Community Center – A smaller Bellevue community center.

Bellevue Youth Theater – A small Bellevue facility that supports youth productions.

Juanita Pool – This Lake Washington School District facility located in Kirkland has a 6 lane pool with a bulkhead. This facility is scheduled for closure in the next three years which will place a higher demand for competitive pool time on other pools in the area. However there are already early discussions between the school district and the City of Kirkland to possibly build an aquatic center to replace Juanita.

Peter Kirk Community Center – The City of Kirkland operates this center that is really a senior center.

North Kirkland Community Center – This is another City of Kirkland facility that is a smaller mostly passive use community center. This center is a considerable distance from Redmond.

Snohomish Aquatic Center – The Snohomish School District currently has a large indoor aquatic center under construction on their Maple Avenue campus. The center will have a 25 yard x 25 meter pool with diving, leisure pool, and a FlowRider (wave simulator). It is expected to open in January of 2014 and will be open to the general public. Even though this facility is located well north of Redmond, it may have some small impact on the market area. The lack of competitive pools (and the closing of Juanita) will likely push some competitive user groups to their facility and it is expected that the FlowRider will have some broader market appeal as well.

In addition to these facilities the City of Sammamish is in the design phase for a new 60,000 SF community and aquatic center that will be operated by the YMCA. This center will have an impact on the southeast portion of the market area for Redmond facilities. It is anticipated that this center will open in the next two years.

Kirkland has long talked about develop a community recreation facility while Bellevue hopes to build a new comprehensive aquatic center at some point in the future. Kirkland, Sammamish and Bellevue have their own teen centers. It is significant that of the communities that immediately surround Redmond, only Sammamish will have comprehensive indoor recreation center. However each community does have a number of smaller more passive use community centers.

Bellevue Aquatic Center



Bellevue Family YMCA



4.43

Non-Profit

There are also a number of non-profit facilities in the greater Redmond area. These include:

Bellevue Family YMCA – This is a full service YMCA that is located in a small building that suffers from a lack of parking. The Y has an indoor pool, gym, fitness area, indoor track, racquetball courts, youth, teen and senior areas.

Northshore YMCA – This full service YMCA is located in Bothell but it is a large facility that includes an indoor pool, fitness amenities, indoor playground, gym with track and a youth center.

It should be noted that both YMCA's have markets that include portions of Redmond.

Overlake Christian Church – This mega church has a gymnasium that has some public use.

Washington Cathedral – The church has a small indoor pool and the sanctuary doubles as a gym. This facility is currently up for sale however.

Redmond Ridge Community Center – Located in unincorporated area to the east of Redmond this passive use center is a nice but relatively small community building that is owned by the condominium complex. However this facility has been used by a number of organizations in the area for programming including the YMCA.

Kirkland Arts Center – This center supports the visual arts and it has a ceramics studio, print making room, kitchen, gallery space and classrooms.

Considering the population base in the secondary service area it is interesting that the only significant non-profit facility that is directly in the market is the YMCA and there facilities are not large enough to even begin to fully serve the needs of the area.

Private

Besides the public and non-profit facilities noted above there are a variety of private clubs in the area. This includes the following facilities:

Pro Sports Club-Bellevue and Redmond – The Bellevue club is one of largest and most sophisticated health clubs in the United States. It is a high end facility that features huge fitness areas, a significant number of indoor pools, gym, indoor tennis courts, racquetball courts a restaurant and other support amenities. The Redmond facility is more of a specialty fitness and sports specific training center in a much smaller space. The Bellevue club is planning to add a significant indoor leisure pool to its facility in the near future.

Redmond Athletic Club – This is a relatively new health club that is located in the downtown area of Redmond. The club features a large weight/cardio equipment area, gym, group fitness areas, climbing wall and racquetball courts.

Gold's Gym – This is a large comprehensive club that has an indoor lap pool, large fitness area, gym, and youth athletics area.

24 Hour Fitness – This is a new club that opened just east of downtown. It features a large fitness area, small gym and lap pool.

In addition to these large, comprehensive facilities there are also a significant number of smaller fitness facilities such as Eastside Gym, Snap Fitness, Anytime Fitness and Curves.

Redmond Athletic Club



Pro Club Bellevue



Beyond health clubs there are also a number of specialty sports facilities including:

Arena Sports – An indoor fieldhouse that features three fields with dasherboards. This facility supports indoor soccer and a variety of other turf based sports activities.

Kingsgate Ice Arena – Located in Kirkland this is a single sheet ice rink.

Vertical World – This is very large indoor climbing center.

Velocity Sports Performance – The facility is dedicated to sports specific training and it focuses primarily on youth.

Enso Center – This facility emphasizes martial arts and other activities.

Central Park Tennis Club – Located just outside of Redmond, the club features 8 indoor tennis courts and 6 outdoor in addition to a club house, fitness center and an outdoor pool.

Strattonwood Swim Club – This is a small private seasonal outdoor swimming pool that is located in the Strattonwood neighborhood.

Emerald City Gymnastics Academy – A facility that focuses on tumbling and youth gymnastics.

Eastside Basketball Club – This is a facility that supports AAU youth basketball teams and it has one full sized basketball court and another half court.

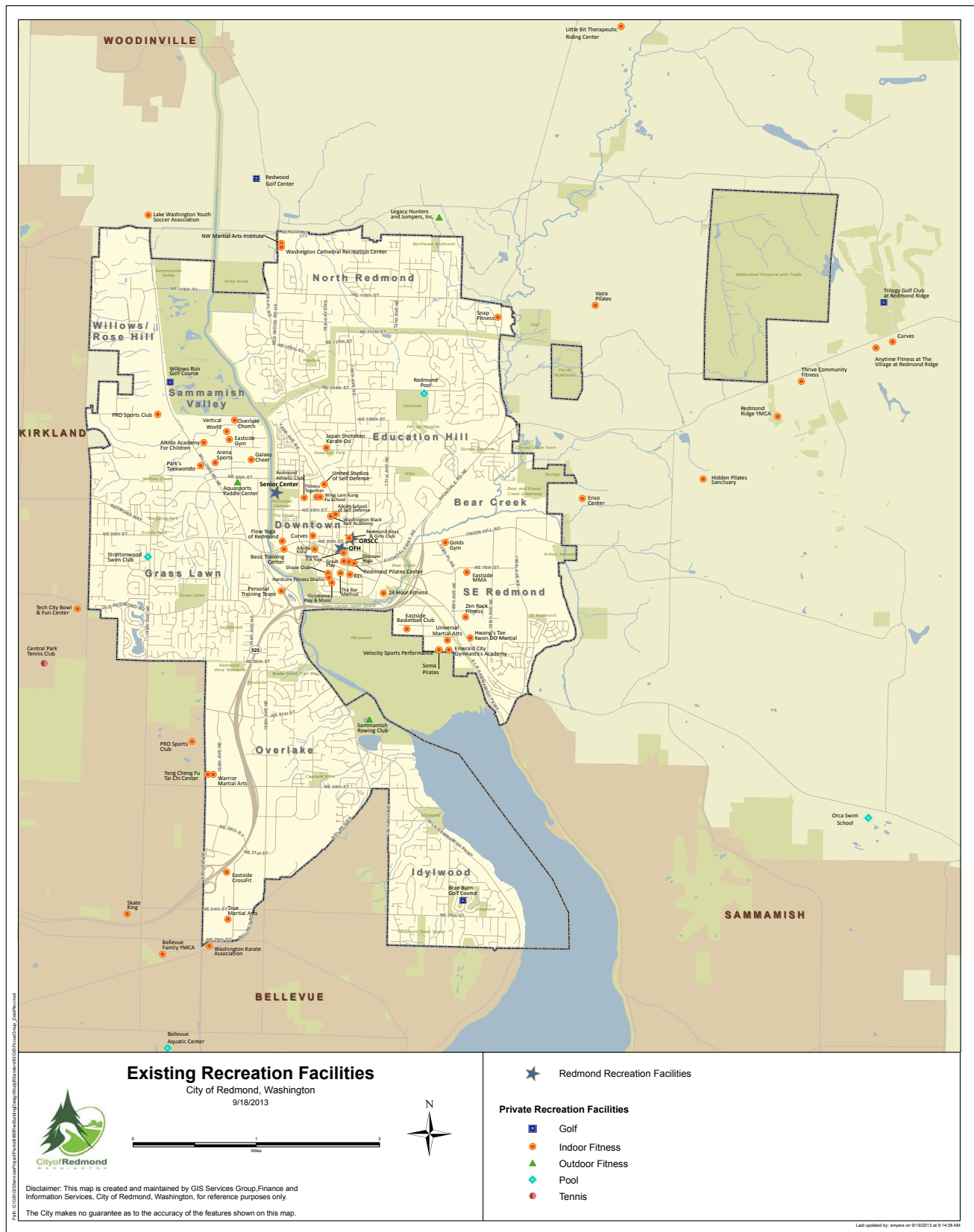
4.45

It should also be noted that there are a considerable number of small storefront yoga, martial arts, dance and indoor youth play gyms in the greater Redmond area.

This is a representative listing of alternative recreation facilities in the area and is not meant to be a total accounting of all service providers. There may be other facilities located in the greater Redmond area that have an impact on the market as well.

Redmond Area - Existing Recreation Facilities

4.46



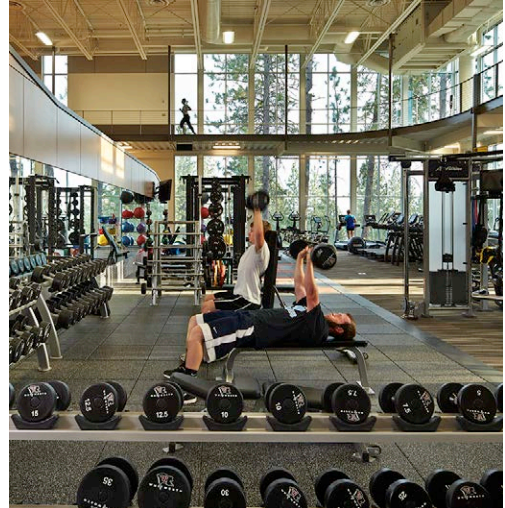
Conclusion: The City of Redmond has four major indoor recreation facilities and none can be considered as a state of the art facility and all of them need significant improvements to adequately serve the recreation needs of the community. Neighboring communities also have a variety of indoor recreation facilities but these are mostly smaller, older, passive use centers or conventional aquatic centers. The new Sammamish Community & Aquatic Center once it opens will be a prominent public/non-profit facility in the area.

There are very few non-profit facilities in the area with the YMCA being the primary provider. On the other side there are a substantial number of private, higher end, health clubs as well as a considerable number of specialty facilities.

Considering the size of the total service area (primary and secondary together) and the lack of a comprehensive public or non-profit recreation center, the market is definitely under served.

5.0 Program of Spaces

In order to evaluate the viability of a new community recreation center, it was necessary to establish the spatial requirements for a new center. A listing of the spaces needed in a new center, called a “program” was initiated using survey information from a previous study, completed in 2011 for the City of Redmond, in addition to evaluating the existing program spaces at the current buildings.



Survey

The statistically valid survey in the previous study was conducted during August and September 2009. That survey asked several questions regarding the needs and desires for indoor recreation amenities in the City of Redmond. While there was some variation in response based on the question, the recreation amenities that were expressed as having the highest need included:

- + Indoor swimming/aquatic center
- + Indoor running/walking track
- + Theater for performing arts, lectures, movies, etc.
- + Multipurpose space for classes, meetings etc.
- + Indoor playground
- + Gymnasiums for basketball, volleyball etc.

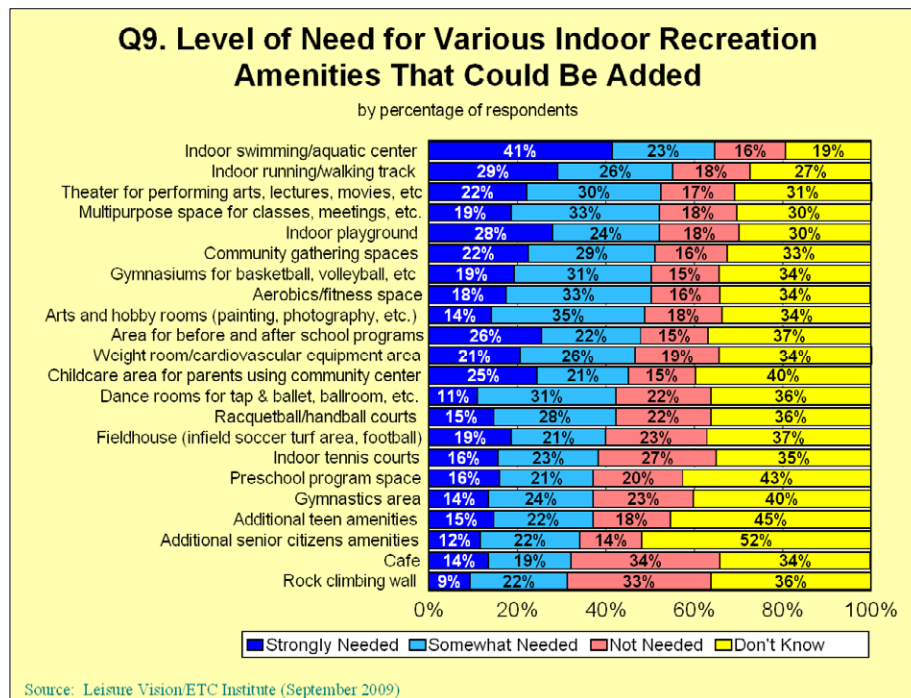
Other amenities expressed as a need but with a lower response level included:

- + Community gathering spaces
- + Aerobics/fitness space
- + Arts and hobby rooms
- + Area for before and after school programs
- + Weight room/cardiovascular equipment area

Level of Need for Various Indoor Recreation Amenities

From a list of 22 various indoor recreation amenities, respondents were asked to indicate their level of need for each amenity. The following summarizes key findings:

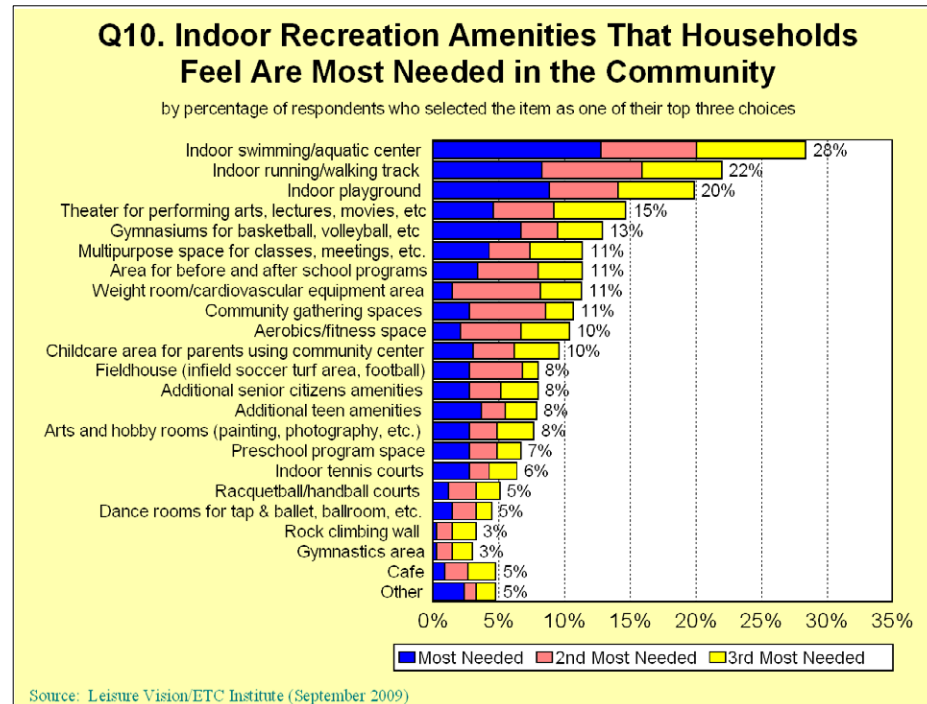
- **The features that the highest percentage of respondents feels are strongly or somewhat needed in the community are: indoor swimming/aquatic center (64%), indoor running/walking track (55%), theater for performing arts, lectures, movies, etc. (52%), multipurpose space for classes, meetings, etc. (52%), and indoor playground (52%).**



Indoor Recreation Amenities Most Needed in Redmond

From a list of 22 various indoor recreation amenities, respondents were asked to select the three amenities that are most needed in Redmond. The following summarizes key findings:

- **Based on the sum of their top three choices, the amenities that respondents feel are most needed in Redmond are: indoor swimming/aquatic center (28%), indoor running/walking track (22%), and an indoor playground (20%).** It should also be noted that an indoor swimming/aquatic center had the highest percentage of respondents select it as their first choice as the amenity they feel is most needed in Redmond.



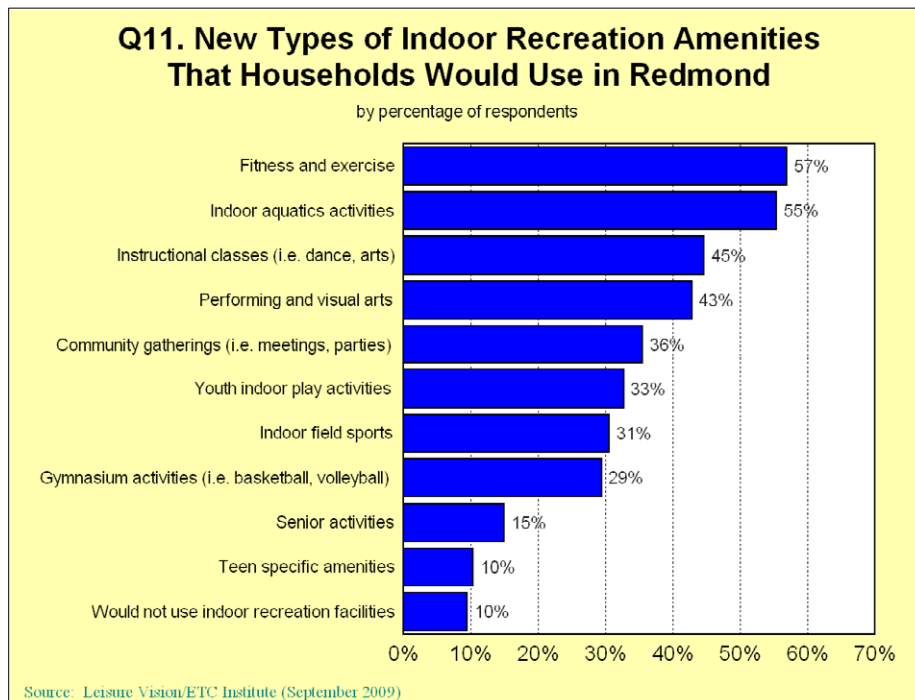
Indoor recreation amenities that would be used the most often, according to the survey, are:

- + Fitness and exercise spaces
- + Indoor aquatics
- + Instructional class spaces for dance and art

Potential Use of New Types of Indoor Recreation Amenities

From a list of 10 options, respondents were asked to indicate all of the new types of indoor recreation amenities their household would use in Redmond. The following summarizes key findings:

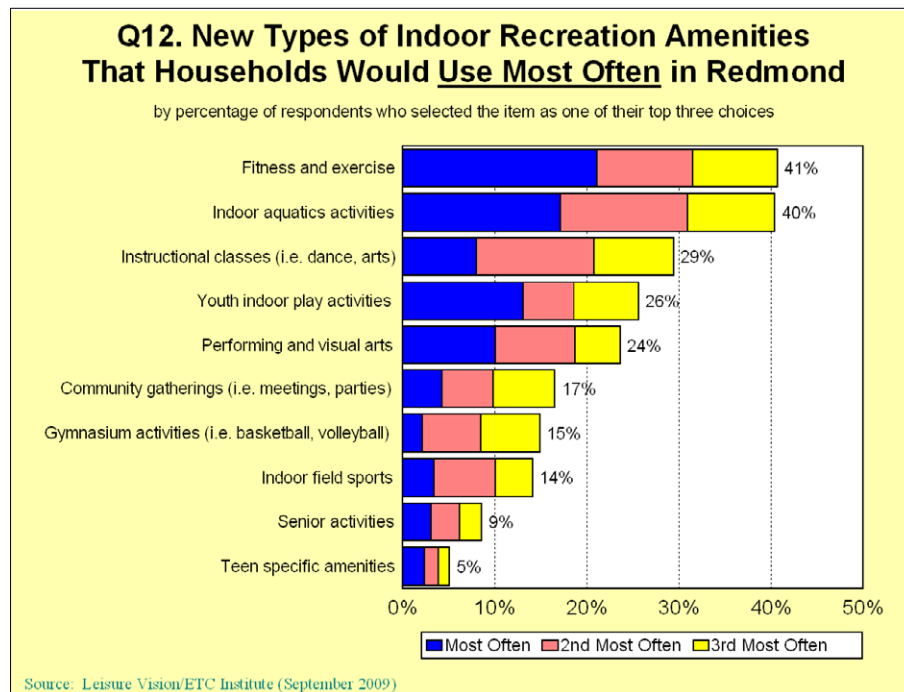
- **The new amenities that the highest percentage of respondents would use in Redmond are: fitness and exercise (57%), indoor aquatics activities (55%), instructional classes (45%), and performing and visual arts (43%).**



Types of Indoor Recreation Amenities Households Would Use Most Often

From a list of 10 options, respondents were asked to select the three new types of indoor recreation amenities their household would use most often in Redmond. The following summarizes key findings:

- **Based on the sum of their top three choices, the new amenities that households would use most often are: fitness and exercise (41%), indoor aquatic activities (40%), and instructional classes (29%).** It should also be noted that fitness and exercise had the highest percentage of respondents select it as their first choice as the amenity they would use most often.



Draft Program

Based on the survey information, an initial draft program was developed including a majority of the spaces identified in the survey and necessary support spaces. The total square footage generated by this program results in a facility that is over 94,600 SF. With an 8,000 SF Teen Center included, the total required square-footage is over 102,600 SF.

COMMUNITY RECREATION CENTER PROGRAM- Initial Draft

City of Redmond

Recreation Buildings Master Plan

September 6, 2013

102,625 SF

Community Rec Center plus Teen Center

111-13038-A206a

Space	Quantity	SF	Total	Notes
Entry Lobby	1	1,000	1,000	includes indoor play area
Reception/Check-in/Control	1	500	500	
Offices	1	1,500	1,500	
Staff Room	1	180	180	
Conference Room	1	200	200	
Restrooms	2	250	500	
Men's & Women's Locker Rooms	2	1,500	3,000	
Family Changing Rooms	10	100	1,000	
Elevated Running/Walking Track	1	6,000	6,000	may be used as circulation
Gymnasium	1	9,500	9,500	assume 50' x 84' main court and 2 cross courts (reuse exist gym @ ORSCC)
Recreation Pool	1	14,000	14,000	
Viewing Area	1	120	120	
Party/Rental Rooms	3	400	1,200	
Lap Pool	1	10,000	10,000	assume 8 lane x 25 yd pool (option 25 yd x 25 m pool)
Spectator Seating	1	1,500	1,500	assume seating for 200
Community Presentation/Performance Space with stage platform & adjacent kitchen	1	5,500	5,500	reuse exist @ ORSCC (Shared by all age groups, used for rentals)
Classrooms	4	1,000	4,000	at least one finished to accommodate wet/art activities (Option increase to 6 classrooms- may be more at ORSCC)
Weights/Fitness area	1	5,000	5,000	weights and cardio equipment
Exercise/Aerobics/Dance Studio	1	2,000	2,000	
2nd Fitness Studio	1	1,000	1,000	
Storage	1	4,000	4,000	equipment, pool, chairs, general
Mech/Pool Mech/Elec/Telecomm Rooms	1	4,000	4,000	
SUBTOTAL			75,700	
Circulation/Walls/Chases	1	18,925	18,925	assume 25% non-programmed space
TOTAL SF (w/out Teen Center)			94,625	
Teen Center	1	8,000	8,000	assume same sf as existing - individual spaces to be programmed
TOTAL SF (w/ Teen Center)			102,625	

Revised Program

Following discussions with the Planning Committee the initial program was revised. The size of the gymnasium was increased to allow for 2 full-size basketball cross-courts and the area for the recreation pool was decreased slightly. With these modifications and elimination of the Community Presentation/ Performance space, the result is a revised program that generates a facility of 88,600 SF in size increasing to 95,600 SF with a 7,000 SF Teen Center included. This was the program that was used for exploring the Preliminary Project Options.

COMMUNITY RECREATION CENTER PROGRAM- Revised

City of Redmond

Recreation Buildings Master Plan

October 11, 2013

95,563 SF Community Rec Center plus Teen Center

111-13038-A206a

Space	Quantity	SF	Total	Notes
Entry Lobby	1	800	800	includes indoor play area
Reception/Check-in/Control	1	400	400	
Offices	1	1,200	1,200	
Pool Staff Offices/Lockers	1	350	350	
Staff Room	1	180	180	
Conference Room	1	200	200	
Restrooms	2	250	500	
Men's & Women's Locker Rooms	2	1,500	3,000	
Family Changing Rooms	8	100	800	
Elevated Running/Walking Track	1	6,000	6,000	may be used as circulation
Gymnasium	1	11,500	11,500	assume 50' x 84' main court and 2- 50' x 84' cross courts
Recreation/Wellness Pool	1	13,000	13,000	
Viewing Area	1	120	120	
Party/Rental Rooms	3	400	1,200	
Lap Pool	1	10,000	10,000	assume 8 lane x 25 yd pool
Spectator Seating	1	2,000	2,000	assume seating for 250
Classrooms	4	900	3,600	at least one finished to accommodate wet/art activities
Weights/Fitness area	1	5,000	5,000	weights and cardio equipment
Exercise/Aerobics/Dance Studio	1	2,000	2,000	
2nd Fitness Studio	1	1,000	1,000	
Storage	1	4,000	4,000	equipment, pool, chairs, general
Mech/Pool Mech/Elec/Telecomm Rooms	1	4,000	4,000	
SUBTOTAL			70,850	
Circulation/Walls/Chases	1	17,713	17,713	assume 25% non-programmed space
TOTAL SF (w/out Teen Center)			88,563	
Teen Center	1	7,000	7,000	slightly smaller than existing - individual spaces to be programmed
TOTAL SF (w/ Teen Center)			95,563	

Final Program

Minor modifications were made to the final program that is used for the Recommended Option. The area of the track was increased, the area for the recreation/wellness pool decreased slightly and the building circulation area decreased. All of these changes were primarily due to the concept layout developed to fit the specific site and do not result in substantial functional differences. However, this program does generate a smaller overall facility at 85,600 SF and a separate 7,000 SF Teen Center. This reduced area was used for the budget estimate of the Recommended Option.

COMMUNITY RECREATION CENTER PROGRAM- Final

City of Redmond

Recreation Buildings Master Plan

February 18, 2014

92,620 SF Community Rec Center plus Teen Center

111-13038-A206a

Space	Quantity	SF	Total	Notes
Entry Lobby	1	800	800	includes indoor play area
Reception/Check-in/Control	1	400	400	
Offices	1	1,200	1,200	
Pool Staff Offices/Lockers	1	350	350	
Staff Room	1	180	180	
Conference Room	1	200	200	
Restrooms	4	250	1,000	
Men's & Women's Locker Rooms	2	1,500	3,000	
Family Changing Rooms	8	100	800	
Elevated Running/Walking Track	1	10,000	10,000	
Gymnasium	1	11,500	11,500	assume 50' x 84' main court and 2- 50' x 84' cross courts
Recreation/Wellness Pool	1	11,500	11,500	
Viewing Area	1	120	120	
Party/Rental Rooms	3	400	1,200	
Lap Pool	1	10,000	10,000	assume 8 lane x 25 yd pool
Spectator Seating	1	2,000	2,000	assume seating for 250
Classrooms	4	900	3,600	at least one finished to accommodate wet/art activities
Weights/Fitness area	1	5,000	5,000	weights and cardio equipment
Exercise/Aerobics/Dance Studio	1	2,000	2,000	
2nd Fitness Studio	1	1,000	1,000	
Storage	1	1,500	1,500	equipment, pool, chairs, general
Mech/Pool Mech/Elec/Telecomm Rooms	1	4,000	4,000	
SUBTOTAL			71,350	
Circulation/Walls/Chases	1	14,270	14,270	assume 20% non-programmed space
TOTAL SF (w/out Teen Center)			85,620	
TEEN CENTER- separate structure	1	7,000	7,000	slightly smaller than existing - individual spaces to be programmed
TOTAL SF (w/ Teen Center)			92,620	

Cultural and Performing Arts

With the revised program, the Community Presentation/Performance space was eliminated. The Planning Committee felt that this space was a duplication of the auditorium in the ORSCC. The theater and the stage at the Senior Center are also used for city programming and community rentals. Performance space was further considered throughout the process since a theater was listed as a higher need according to the survey, and space for performing arts was discussed in both public meetings. Ultimately, it was concluded that the question of performing arts required additional study. In the meantime, spaces in the ORSCC would be available to serve cultural and performing arts, allowing time for the Arts Commission to determine needs and priorities for the arts in Redmond. A new community recreation center would then focus more on active recreation.

Teen Center and Senior Center

A detailed program of spaces for the Teen Center was not completed as part of the master planning. The program originally included 8,000 SF for the Teen Center which is a comparable size to the Old Firehouse Teen Center. As the program evolved, this size was reduced to 7,000 SF. It was believed that a new Teen Center would be designed more efficiently than the adaptive re-use design of the existing Teen Center and could accommodate all needs with a slightly smaller total area.

Although the Senior Center is not listed on the program documents, renovation and expansion of the Senior Center was always included as part of the master plan strategy. Project budgeting includes full renovation of the 22,000 SF Senior Center and a 4,000 SF expansion. Additional programming detail for the renovation and expansion of the Senior Center was not conducted as part of the scope of this master planning process.

5.9

Replacement of some programs currently offered at the ORSCC should be considered in programming for the Senior Center. For example, a clay studio would be used by seniors and, with a separate entry could also be used by others in the community without disruption to the Senior Center.

Program Options

Other program options were explored as part of the process. Many of the programming options evaluated the implications of using Redmond's existing recreation facilities. For example, an option that included a smaller new recreation center and maintained the ORSCC was considered. The Senior Center would be renovated and expanded and the Old Fire House Teen Center site would be sold. This concept was based on the idea that the new recreation center would be an active/fitness space and that the ORSCC would serve community oriented needs including cultural arts and a new teen center. This option did result in slightly reduced capital costs, but functionally was more complex with three larger facilities resulting in a substantial increase to operating costs. With these issues and the long term uncertainty of the ORSCC lease this option was not pursued further.

Aquatics Program

As part of the programming, options for competitive aquatic components were evaluated. These options ranged from an 8-lane, 25 yard lap pool (with 2 diving boards) to an 8-lane, 25 yard by 25 meter lap pool with a separate diving tank. Diving was included in each of the options in some manner. Without diving components, diving points would be forfeited in high school swimming and diving competitions preventing the local high schools using the facility from competing at the highest level.

A 50-meter pool was not included, as needs and priorities of Redmond residents is the primary focus of the new center. The community need for leisure, play, lap, wellness and competitive aquatic components can be met with a 25-yard pool and a separate recreation/wellness pool. A 50-meter pool is beyond the scope of a community recreation center and requires a broader conversation with other jurisdictions and partners.

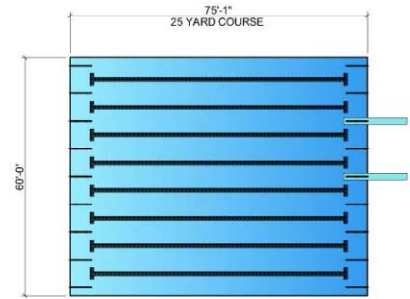
Of the multiple options explored, the “Base Program” was included in the Recommended Option.

Redmond WA Competition Pool with Springboard Diving Comparison

October 14, 2013

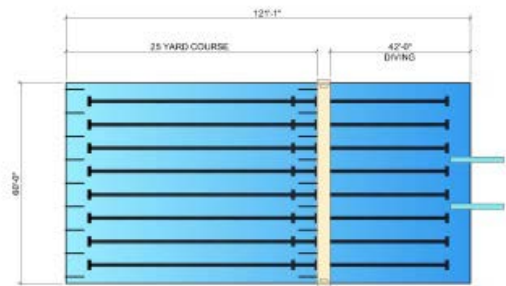
Base Program

- 8-Lane, 25-yard lap pool (4,500 sf)
 - Water depths 4'-0" to 13'-0"
 - Starting blocks and timing mechanisms for competition
 - Timing System and Score Board
 - Permanent seating for 300
- Integral Diving Well
 - 1-meter and 3-meter diving boards
- Four (4) 20-yard warm up lanes cross course
- Natatorium size: 10,500 sf
- Cost: Included in Base Program



Base Program Embellished (Stretch 25)

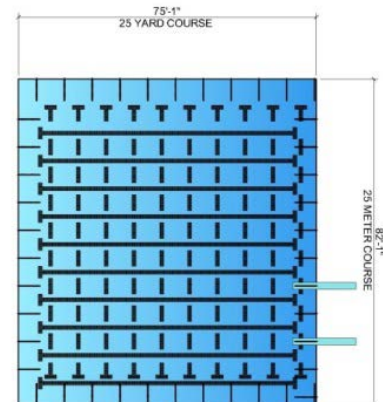
- Indoor 8-lane Stretch 25 Competition Pool (with one bulkhead) (7,260 sf)
 - 1 & 3 meter Duraflex diving boards
 - 8 starting platforms
 - Timing System and Score Board
 - Permanent seating for 500
- Integral Diving Well
 - 1-meter and 3-meter diving boards
- 10 (10) 20-yard warm up lanes cross course
- Natatorium size: 14,800 sf
- Cost: Additive to base program - \$2,213,000.00



5.11

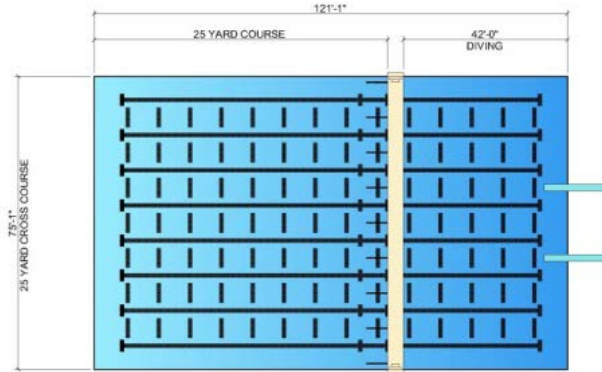
Enhanced Program (25 by 25)

- Indoor 10 by 10 -lane 25 Yard and Meter Competition Pool (6,150 s)
 - 1 & 3 meter Duraflex diving boards
 - 10 starting platforms
 - Timing System and Score Board
 - Permanent seating for 600
- Integral Diving Well
 - 1-meter and 3-meter diving boards
- Six (6) 25-yard warm up lanes cross course
- Natatorium size: 13,110 sf
- Cost: Additive to base program - \$1,206,000.00



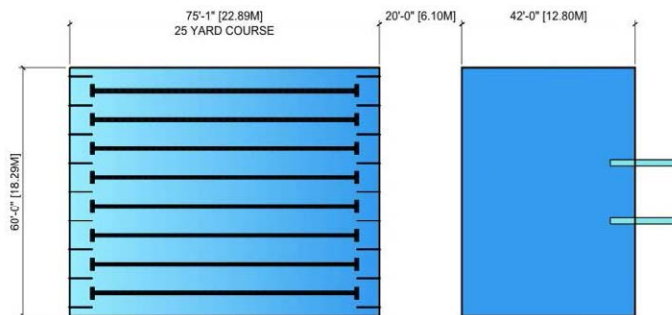
Premium Program (Stretch 25 by 25)

- Indoor 8-lane Stretch 25 by 25 Competition Pool (with one bulkhead) (7,260 sf)
 - 1 & 3 meter Duraflex diving boards
 - 8 starting platforms
 - Timing System and Score Board
 - Permanent seating for 800
- Integral Diving Well
 - 1-meter and 3-meter diving boards
- 12 (12) 25-yard practice up lanes cross course
- Natatorium size: 17,230 sf
- Cost: Additive to base program - \$3,190,000.00



Premium Program (Dotted I)

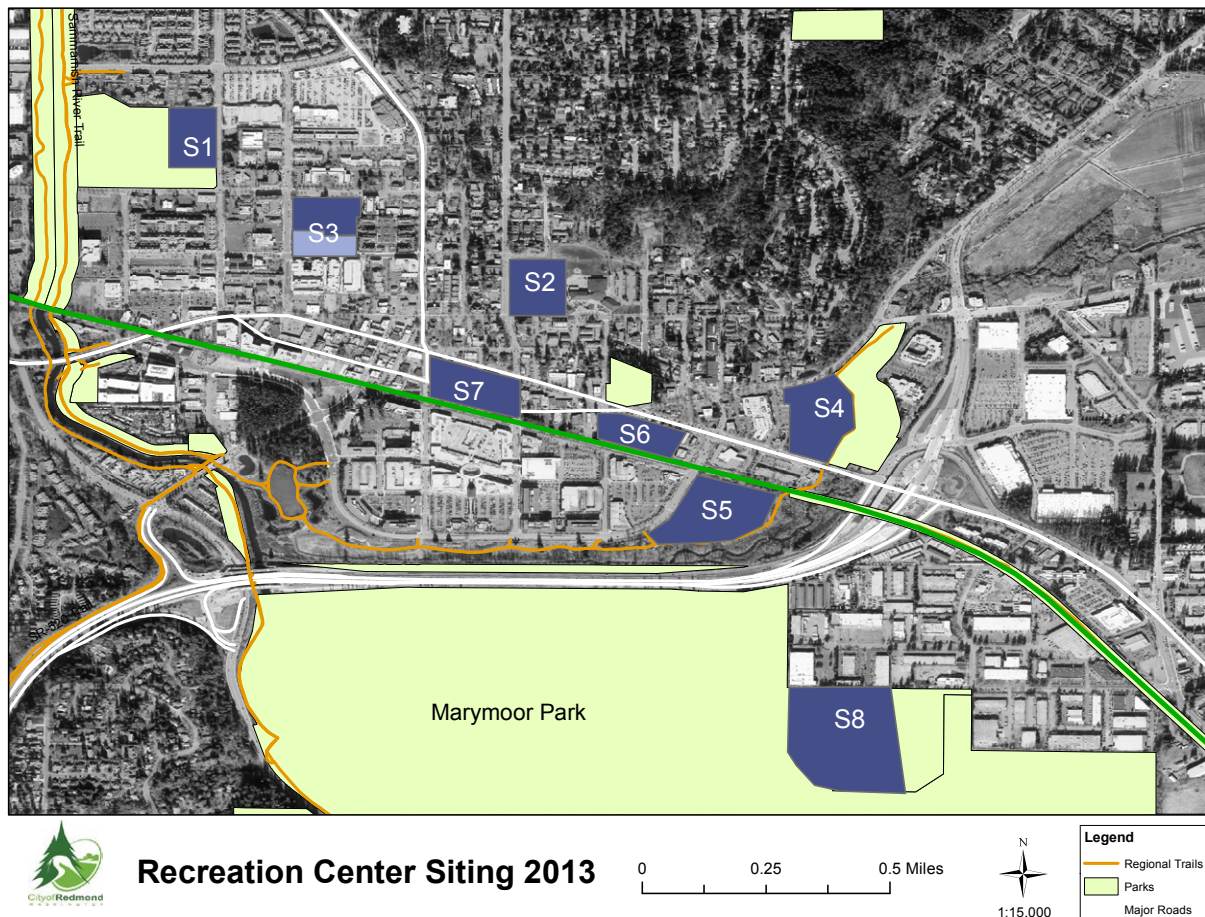
- Indoor 8-lane Stretch Competition Pool (with one bulkhead) (7,060 total sf)
 - 1 & 3 meter Duraflex diving board
 - 8 starting platforms
 - Timing System and Score Board
 - Permanent seating for 800
- Separate Diving Well
 - 1-meter and 3-meter diving boards
- 10 (10) 20-yard practice up lanes cross course
- Natatorium size: 15,920 sf
- Cost: Additive to base program - \$2,465,000.00



6.0 Site & Preliminary Master Planning Options

When considering options for master planning, renovation and/or expansion of Redmond's existing recreation facilities was examined. In addition, consolidation of recreation services at a new center on new site was also evaluated. Prior to the start of the master plan study, City Staff had identified over a dozen potential sites for the location of a new center. After preliminary evaluation among the Planning Committee members, that list was reduced to 8 potential sites for discussion with the Design Team:

- + **S1** – City Hall Campus- Art Hill
- + **S2** – Old Redmond Schoolhouse
- + **S3** – Fire Department, Old Post Office, Skate Park
- + **S4** – Bear Creek Shopping Center
- + **S5** – Top Foods, Bartells Site
- + **S6** – Value Village Site
- + **S7** – Redmond Square
- + **S8** – Marymoor Park



With one exception (S8- Marymoor Park), all proposed sites are located in or near Redmond's downtown area. The core of Redmond's downtown is in the midst of a major transformation that will shape its future through 2030. The City's vision for the downtown is "an engaging and exciting place to work, live and play" according to City of Redmond vision documents. Significant growth is anticipated in the downtown center. It is the City's goal for this project that it contributes to this vision for a vibrant active downtown core.

REDMOND GROWTH

NAC ARCHITECTURE



Anticipated levels of development in the Downtown Urban Center portion of the neighborhood

	Existing (2010)	Planned (2030)
Residents	4,270	11,350
Dwelling Units	2,300	6,170
Residential Density (units/gross acre)	5.3	14.2
Employees	8,100	10,800
Employee Density (jobs/gross acre)	18.72	24.95
Zoned Building Intensity	3.5 FAR	3.5 FAR

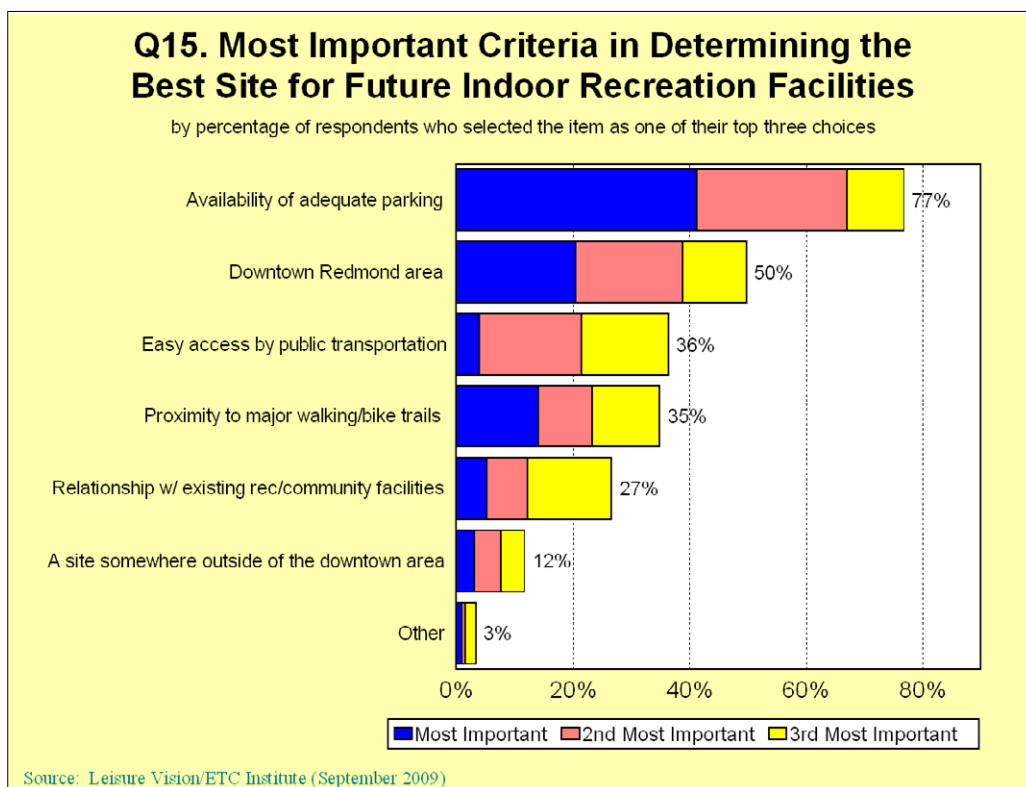


This goal is further supported by the results of the survey conducted in 2009 as part of the 2011 design study where 50% of respondents selected the Downtown Redmond area as one of their top three criteria for the location of future indoor recreation facilities. In contrast, only 12% of respondents selected a site outside the downtown area as one of the top criteria for a new facilities location.

Determining the Best Site for Future Indoor Recreation Facilities

From a list of six options, respondents were asked to select the three most important criteria in determining the best site for future indoor recreation facilities. The following summarizes key findings:

- **Based on the sum of their top three choices, the most important criteria in determining the best site for future indoor recreation facilities are: availability of adequate parking (77%) and the downtown Redmond area (50%).**



A preliminary need prioritization for the Overlake Community was conducted in 2013 indicating demand for community facilities. While the Overlake Community was discussed as a potential site for a new recreation facility, a site near or within downtown Redmond, consistent with the City's goals, was the first priority for this master plan. However, consideration for community facilities in the Overlake Community remains part of future planning.

With these criteria in mind, six preliminary master planning options including renovation/expansion of the existing facilities and new construction on each of the potential sites were considered and reviewed with the Planning Committee.

Option 1: Renovate all 4 existing facilities

This option essentially maintains status quo by renovating what exists currently with limited changes at a significant capital cost. Although some immediate needs are addressed, significant program improvements would not be made and opportunities would be missed. The long-term vision for recreation facilities by Parks and Recreation leadership in support of community goals would not be achieved. With multiple facilities, operational costs would remain high. This option is not recommended but may be supported by some staff and current users. Issues related to the renovation of each existing facility are as follows:

Redmond Pool

- + The 44 year old facility is at the end of its expected life.
- + The facilities assessment conducted for Public Works indicates nearly \$3 million in “Observed Deficiencies” related to the site, foundation, exterior envelope, interior finishes, HVAC, plumbing, electrical and pool systems, and compliance with current codes.
- + Investing in the repairs would not improve its appeal for recreation users or meet City’s goals for serving recreation or wellness needs.
- + The operational costs for the renovated pool would not be significantly reduced.
- + While the pool is located near the high school, it is not centrally located for ease of accessibility within the City.
- + Expansion of aquatics or parking at Hartman Park would require the removal of trees or other park amenities.

Senior Center

- + The Senior Center is less than 25 years old.
- + The facility serves its users reasonably well and is worthy of saving.
- + Renovation and expansion of the facility on the City Campus is possible.
- + Programming modifications can be accommodated by renovation and expansion.
- + The facilities assessment conducted for Public Works identified approximately \$1.3 million in “Observed Deficiencies” related to the exterior envelope (tile, windows, skylights, roofing) and the HVAC system. Some minor critical repair work has already been completed by the City.

Old Redmond Schoolhouse Community Center

- + Long-term commitment to the City’s lease of the ORSCC from Lake Washington School District would be prudent prior to investing in repairs or renovation.
- + The historical significance of the facility creates some renovation limits and increases construction costs.
- + Currently leased site area severely limits potential expansion of the facility and parking.
- + The facilities assessment conducted for Public Works indicates \$3 million in “Observed Deficiencies” related to the exterior envelop, interior finishes, HVAC, plumbing and electrical systems and compliance with current codes.

Old Firehouse Teen Center

- + The facility is over 60 years old.
- + The Facility Assessment Team was told “This is the oldest, darkest, grimeiest place for teens to go in Redmond.” Still, it is beloved by many.
- + Repair investment in the Old Firehouse Teen Center would not improve its programming options or operational cost.
- + The adaptive reuse of the existing facility causes some functional compromises.
- + The value of the property in this location may exceed the value of the facility making renovation of the existing structure questionable from a financial standpoint.

**Option 2: Renovate/expand Senior Center and Teen Center
Construct new Community Recreation Center on City Hall Campus- Site S1**

This option creates some synergy with other facilities on the Civic Campus, especially the Senior Center and the Library. The site includes land that is currently owned by the City. Including the teen center within the new community center instead of renovation is an option.



Option 3: Renovate/expand Senior Center and Teen Center
Extensively renovate and expand ORSCC adding aquatics- Site S2

The ORSCC site is a known entity and expansion of community center programs at this site may be strongly supported. The ORSCC is leased from Lake Washington School District and an agreement for renovation and expansion on school district property would be required. Including the teen center within the new community center instead of renovation is an option.



Option 4: Renovate/expand Senior Center
Construct new Community Recreation Center/Teen Center on old Post
Office/Fire Station/Skate Park- Site S3

This site has strong connection to the downtown core and is in a dynamic area with new development. The proximity to the skate park and the transit center creates positive opportunities. Parking is shown in an elevated structure above the transit center. Relocation of the Fire Department, reconstruction of the Skate Park and/or acquisition of the old Post Office property would be necessary.



**Option 5: Renovate/expand Senior Center
Construct new Community Recreation Center/ Teen Center on
downtown site - Site S4, S5, S6 or S7**

This option contributes strongly to the City's vision for a vibrant active downtown core. It would likely require partnership with other private entities to make the site acquisition and property development financially viable.



Option 6: Renovate/expand Senior Center**Construct new Community Recreation Center/ Teen Center at Marymoor Park- Site S8**

This site feels separated from Redmond and site access is difficult. Although there is a strong relationship to nearby existing outdoor recreation, this site is not connected to the downtown and this option would not contribute to the vision for downtown development. A project here may be more viable as a larger regional facility.

In collaboration with the Planning Committee and considering the criteria supporting a downtown location, the focus of master planning options was limited to the first 5 options. Option 6 at Marymoor Park was not pursued further due to the reasons noted above. Other sites mentioned during the master planning process that were either outside of the downtown area or did not support the City's goal for this project to contribute to the vision for an active downtown core, were considered but not further developed. Although Option 1, renovation/expansion of existing facilities, appeared to have limitations and was not recommended, presentation of this option to the Interdepartmental Team and the public was seen as important.

Planning Committee and Interdepartmental Team Input

On September 11, 2013, preliminary master planning options diagrams were presented to the Planning Committee and the Interdepartmental Team including the following supporting documents included at the end of this section:

- + A list of key goals, assumptions and questions
- + Preliminary Master Planning Options descriptions

Budget costs for the preliminary options and Preliminary Operations Assessment estimates are included in the appendix.

At the end of the meeting, attendees were asked to vote to express their preferences for the options presented. Option 1 received no votes. Option 5 had limited support as staff had numerous questions and appeared to see this option as overwhelming.

Options Review Meeting

City of Redmond

Recreation Buildings Master Plan

September 11, 2013

Project Options

- 1- Renovate 4 Existing Facilities
- 2- New Center on City Hall Campus, Renovate Senior Center
- 3- Renovate/Expand ORSCC, Renovate/Expand Senior Center
- 4- New Center on Fire Dept/ Old Post Office Site, Renovate/Expand Senior Center
- 5- New Center on Downtown Site, Renovate/Expand Senior Center

Number of Staff Votes					WEIGHTED TOTAL
	First choice	Second Choice	Total votes	Accessibility for Residents	
0	0	0			0
7	7	14			10.5
4	9	13			8.5
10	4	14			12
1	2	3			2

Total votes

44

Weighted total assigns 1 point for a first choice vote and a 1/2 point for a second choice vote

It was concluded that each of the five options, supporting documents and the information supporting a downtown location should be furthered developed for presentation at Public Meeting on October 3, 2013.

Questions to Consider

City Goals:

- Providing a road map for the future (next 20-30 years): Serving the needs of citizens of all ages
- Increasing quality of Redmond as a place to live, work and play
- Sustainable quality of service for Park and Recreation needs – improving the operational efficiency of the city facilities
- Strengthening downtown urban quality

Operational Assumptions:

There will be an increase in population - especially in the Downtown area (immediate future) and Overlake (more distant future)

Needs will be different - The average character of the incoming population may likely have different specific needs (young educated largely urban minded population and retiring boomers aspiring to a more active retirement lifestyle)

Transport choices will improve - There will be increasing choices for commuters via public transit, biking, etc., (probably more so in the downtown area)

Key Questions:

- What scenario will provide the desired level of service for the city population 20 plus years from now?
- How can Parks and Recreation facilities improve the future quality of life in Redmond, looking at the city as a whole?
- Where are the “right places” in the city to increase the vibrancy of civic life with potential locations of the new facilities?

6.11



City of Redmond

Recreation Buildings Master Plan

Date: September 11, 2013

Option 1. Renovate/expand all 4 existing facilities

- Includes renovation and expansion at Senior Center, renovation at ORSCC with expanded surface parking, renovation at the Old Firehouse Teen Center, renovation of lap pool at Redmond Pool
- Essentially maintains status quo by fixing what exists currently with limited improvements at a significant capital cost investment; may be a missed opportunity
- Does not address long-term vision for recreation facilities by Parks and Recreation leadership in support of community goals
- Not recommended, but may have support by some staff and current users
- No reduction to number of existing facilities
- Operational costs high with multiple facilities
- Some current users/staff may be initially satisfied; aquatic users/staff will be disappointed
- A long-term lease is negotiated with the school district for ORSCC
- Existing ORSCC interior is renovated with deference to historical restoration
- Parking expansion at ORSCC may not be possible
- Expansion of aquatics or parking at Hartman Park will require the removal of trees, play areas/play structures and/or tennis courts

6.13

Option: Add indoor recreation/wellness pool at Hartman Park

Estimated Site Acquisition Cost: \$0

Estimated Capital Cost: \$40-42 million (not including aquatic expansion option)

Estimated Cost Recovery Change from Current: \$20,000-150,000 deficit

OPPORTUNITIES:

- Most immediate needs are addressed

CHALLENGES:

- Significant capital cost for limited improvements

Option 2. Renovate/expand Senior Center and Teen Center
Construct new Community Recreation Center on City Hall Campus- Site S1

- Includes renovation and expansion at Senior Center, renovation at the Old Firehouse Teen Center and a new community recreation center located on the northeast corner of the City Hall campus
- The community recreation center program profile is based on planned future demands not necessarily replication of current offerings
- The community recreation center includes both recreation/wellness and competitive aquatic components
- Redmond pool is closed and/or demolished or offered to Wave or others for complete operation and maintenance (City offers no subsidy or a low fixed yearly subsidy) or structure is converted to other uses
- ORSCC is used/converted for other purposes or lease for ORSCC is terminated
- Reduction to 3 facilities and 2 sites (2 facilities on a single site if teen center is included)
- Creates synergy with other facilities especially Senior Center and Library
- No replication of spaces would be necessary between the Senior Center and Community Center; creates both construction and operational economy and efficiency
- Takes advantage of existing under-utilized parking structure (approx. 100 spaces)
- Relocation and utilization of the King County Courthouse property to the south, if possible would create additional opportunities
- Address/relocate existing park-and-ride surface parking
- Utilizes City/public owned property
- Facility is 2-3 stories unless City has need for other upper floor space or partner is discovered for lease of upper floor space
- Lacks direct connection to downtown

Option: Include Teen center and sell current teen center property – may not be popular with teens

Estimated Site Acquisition Cost: \$0 (unless courthouse property is acquired or revenue from teen center property sale is included)

Estimated Capital Cost: \$86-88 million (including teen center)

Estimated Cost Recovery Change from Current: \$125,000-250,000

OPPORTUNITIES:

- 3 or 4 of the existing recreation buildings would be located on a single site allowing for shared spaces and operational efficiency
- Land currently owned by the City is utilized

CHALLENGES:

- Re-visioning a community center outside of ORSCC
- Solving site specific challenges related to the existing pumphouse and access roads to facilities to the west
- Gaining teen support for inclusion of the teen center

Option 3. Renovate/expand Senior Center and Teen Center
Extensively renovate and expand ORSCC adding aquatics- Site S2

- Includes renovation and expansion at Senior Center, renovation at the Old Firehouse Teen Center, significant renovation of ORSCC with expansion to include additional aquatic and recreation components
- Existing ORSCC is extensively renovated with deference to historical restoration requirements
- Program profile for ORSCC renovation is based on planned future demands not necessarily replication of current offerings
- The community recreation center includes both recreation/wellness and competitive aquatic components
- Redmond pool is closed and/or demolished or offered to Wave or others for complete operation and maintenance (City offers no subsidy or a low fixed yearly subsidy) or structure is converted to other uses
- Concept is dependent on partnership with school district for expansion at ORSCC site
- School district continues to own land but a secure long-term lease is negotiated, or land is donated by school district or land is purchased by the City
- District is motivated by desire to continue to support aquatics/ offer school-related aquatics
- Structured parking will be required by zoning regulations
- Reduction to 3 facilities (2 facilities if teen center is included)
- Facility is 2 or 3 stories max (low cost land acquisition doesn't force 5-6 story development)

6.15

Option: Include Teen Center with ORSCC renovation and sell current teen center property (recommended); unique identity/character of teen center must be re-established

Estimated Site Acquisition Cost: \$0 (unless school property is acquired or revenue from teen center property sale is included)

Estimated Capital Cost: \$88-90 million (including teen center)

Estimated Cost Recovery Change from Current: \$25,000-150,000

OPPORTUNITIES:

- Consolidation of recreation buildings on a single site allows for shared spaces and operational efficiency
- The ORSCC site is a known entity and expansion of community center programs at this site may be strongly supported

CHALLENGES:

- Agreement with the school district for ORSCC expansion
- Gaining teen support for inclusion of the teen center

Option 4. Renovate/expand Senior Center
Construct new Community Recreation Center/ Teen Center on old Post Office/Fire
Station/Skate Park- Site S3

- Includes renovation and expansion at Senior Center and construction of a new community recreation center and new teen center
- The community recreation center program profile is based on planned future demands not necessarily replication of current offerings
- The community recreation center includes both recreation/wellness and competitive aquatic components
- Redmond pool is closed and/or demolished or offered to Wave or others for complete operation and maintenance (City offers no subsidy or a low fixed yearly subsidy) or structure is converted to other uses
- ORSCC is used/converted for other purposes or lease for ORSCC is terminated
- A unique identity/character for the new teen center must be re-established
- Current teen center property can be sold and revenue used to off-set project costs
- Synergy created between skate park and teen center
- Dependent on acquisition of old Post Office property and fire house property.
- Easy transit access to the site
- Structured parking will be required
- Reduction to 2 facilities
- Facility is 2 or 3 stories
- Site has connection to downtown
- Agreement with transit authority to construct parking above transit site will allow multiuse development to be included

6.16

Option: Develop other partnerships for 5-6 story multiuse development

Option: Renovate/expand existing teen center and forego revenue from property sale

Estimated Site Acquisition Cost: \$4.7 million (post office site only)

Estimated Capital Cost: \$167-169 million (including teen center)

City of Redmond share of capital cost: \$91-93 million

Estimated Cost Recovery Change from Current: \$120,000-250,000

OPPORTUNITIES:

- Consolidation of recreation buildings on a single site allows for shared spaces and operational efficiency
- Site has strong connection to downtown core and is in a dynamic area with new development
- Relationship to existing skate park and transit center creates both functional and design opportunities

CHALLENGES:

- Acquisition of new property
- Gaining teen support for inclusion of the teen center

Option 5. Renovate/expand Senior Center
Construct new Community Recreation Center/ Teen Center on downtown site-
Site S4, S5, S6 or S7

- Includes renovation and expansion at Senior Center and construction of a new community recreation center and new teen center on a downtown site; a site located east of 164th Ave. NE between Redmond Way and Cleveland Street is utilized as an example but other downtown sites may also be viable
- The community recreation center program profile is based on planned future demands not necessarily replication of current offerings
- The community recreation center includes both recreation/wellness and competitive aquatic components
- Redmond pool is closed and/or demolished or offered to Wave or others for complete operation and maintenance (City offers no subsidy or a low fixed yearly subsidy) or structure is converted to other uses
- ORSCC is used/converted for other purposes or lease for ORSCC is terminated
- A unique identity/character for the new teen center must be re-established
- Current teen center property can be sold and revenue used to off-set project costs
- Dependent on property acquisition and partnership for upper level multiuse development required for economic feasibility of expensive downtown property
- Limited control on timing for development which is dependent on finding viable partner(s)
- Significant cost and significant opportunity to contribute to and take advantage of downtown vitality
- Structured parking will be required
- Reduction to 2 facilities

6.17

Option: Renovate/expand existing teen center and forego revenue from property sale

Estimated Site Acquisition Cost: \$20 million

City of Redmond share of site acquisition cost: \$12.5 million

Estimated Capital Cost: \$168-170 million (including teen center)

City of Redmond share of capital cost: \$90-92 million

Estimated Cost Recovery Change from Current: \$120,000-250,000

OPPORTUNITIES:

- Consolidation of recreation buildings on a single site allows for shared spaces and operational efficiency
- Contributes to the City of Redmond's vision for a vibrant, dynamic and active downtown core where residents work, live and play

CHALLENGES:

- Acquisition of new property
- Finding partner(s), determining partnership agreements, confirming funding mechanisms for property purchase and development
- Gaining teen support for inclusion of the teen center

Option 6. Same as option 5 at Marymoor Park- Site S8

- Includes renovation and expansion at Senior Center and construction of a new community recreation center and new teen center at the east edge of Marymoor Park
- The community recreation center program profile is based on planned future demands not necessarily replication of current offerings
- The community recreation center includes both recreation/wellness and competitive aquatic components
- Redmond pool is closed and/or demolished or offered to Wave or others for complete operation and maintenance (City offers no subsidy or a low fixed yearly subsidy) or structure is converted to other uses
- ORSCC is used/converted for other purposes or lease for ORSCC is terminated
- A unique identity/character for the new teen center must be re-established
- Current teen center property can be sold and revenue used to off-set project costs
- Dependent on King County or City of Bellevue property acquisition at Marymoor Park
- Facility is 2 or 3 stories max to fit within park setting
- Assume surface parking (must be developed to maintain park setting therefore utilizing additional site area)
- Strong connection to existing outdoor recreation
- Feels separated from Redmond
- Access is currently difficult
- If King County property is utilized a regional facility may be required
- Reduction to 2 facilities

6.18

Option: Renovate/expand existing teen center and forego revenue from property sale

Estimated Site Acquisition Cost: tbd (may be \$0 depending on agreement with King County and/or Bellevue)

Due to the feel of separation from Redmond, the difficult site access, the lack of connection to the downtown (and the lack of contribution to the vision for downtown development) this option was not pursued further.

7.0 Preliminary Project Options

Based on input from the Planning Committee and the Interdepartmental Team in September of 2013, five master planning options were further developed for presentation at the initial Public Meeting. Limited changes were made to the concepts. Information was added to the diagrams to make the options more clear to the public.

The initial Public Meeting was held on October 3, 2013, at the Redmond City Hall to present master planning options and solicit public input. To start the meeting, background information was presented to lay a foundation for the options that were presented:

Background Information

- + Condition of Redmond's existing recreation facilities
- + Anticipated growth and demand in Redmond
- + Needs and priorities expressed in 2009 survey
- + Market area and recreation demand
- + City's goal for the project to contribute to an active downtown area
- + Key questions to consider in evaluating master planning options

The refined options presented are on the following pages.

Option 1 – Renovate all 4 existing facilities

Estimated Site Acquisition Cost: \$0

Estimated Capital Cost: \$39-41 million

Estimated Annual Cost Recovery Change from Current: \$20,000-150,000 deficit

Description:

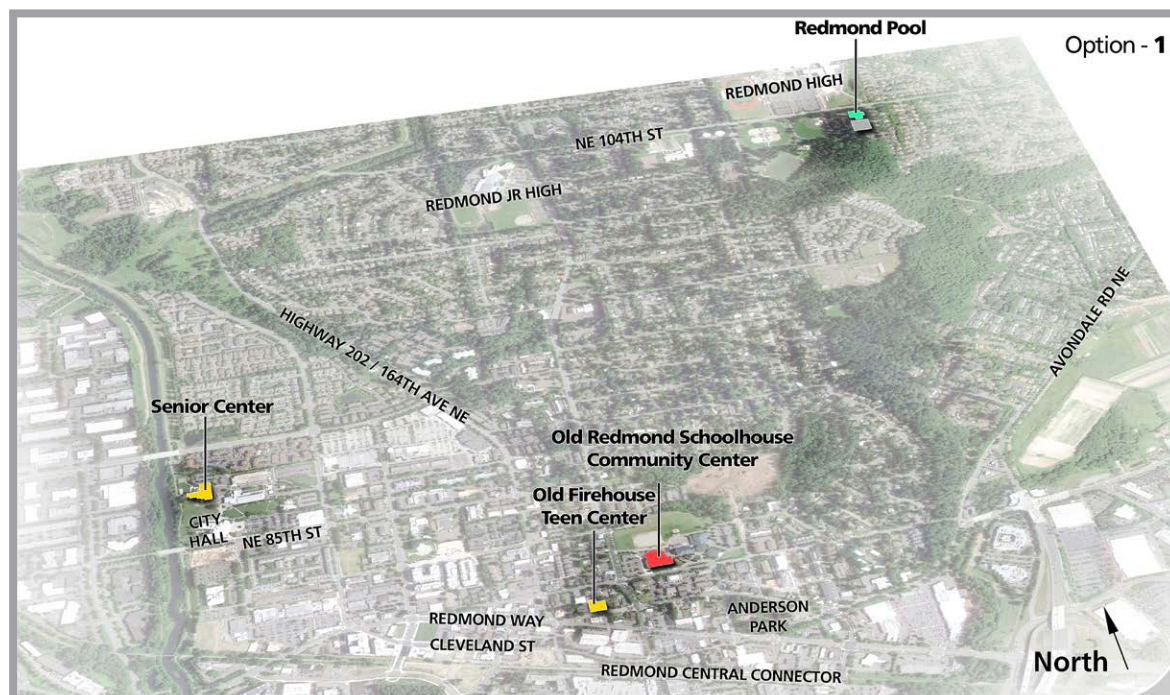
- + Renovate lap pool at Redmond Pool with expanded parking/ tree removal
- + Renovate and expand Senior Center
- + Renovate ORSCC with expanded surface parking
- + Renovate the Old Firehouse Teen Center
- + Budget is for comprehensive renovation- new interior finishes, new systems, exterior maintenance, minimal structural or space changes, fixed-up version of what exists today
- + No reduction to number of existing facilities

Opportunities:

- + Most immediate needs are addressed

Challenges:

- + Significant capital cost for limited improvements, essentially maintains status quo
- + Operational costs are high with multiple facilities
- + Does not address long-term vision for recreation facilities by Parks and Recreation leadership in support of community goals
- + Does not serve long term needs of the community



Option 2 – Construct new Community Recreation Center on City Hall Campus Renovate Senior Center

Estimated Site Acquisition Cost: \$0

Estimated Capital Cost: \$70-72 million

Estimated Annual Cost Recovery Change from Current: \$125,000-250,000

Description:

- + Located on “Art Hill” at the northeast corner of the City Hall campus
- + Aquatics, gymnasium, weights and fitness spaces, running/walking track, classrooms included
- + New Teen Center included
- + Senior Center renovated with no expansion
- + Redmond pool is converted to other uses, is demolished or offered to Wave or others for complete operation and maintenance (City offers no subsidy or a low fixed yearly subsidy)
- + ORSCC is used/converted for other purposes or lease for ORSCC is terminated
- + Takes advantage of existing under-utilized parking structure (approx. 100 spaces) and shared parking on campus

Opportunities:

- + 3 or 4 of the existing recreation buildings would be relocated on a single site allowing for shared spaces and operational efficiency
- + Land currently owned by the City is used

Challenges:

- + Re-visioning a community center outside of ORSCC
- + Solving site specific challenges related to the existing well and emergency egress from the Public Safety Building
- + Gaining teen support for inclusion of the Teen Center

7.3



Option 3 – Renovate and expand ORSCC Renovate/expand Senior Center

Note: The ORSCC is leased by the City from Lake Washington School District (LWSD). Prior to the meeting, Parks and Recreation met with LWSD to discuss the viability of renovation and expansion of the ORSCC. This concept and other concepts that preserved the playfields to the north were reviewed. LWSD indicated that they were uncertain of future needs but wanted to keep this property for potential future use by the School District. Although this discovery meant that this option is no longer viable, it was still presented at the meeting as an option that was explored.

Estimated Site Acquisition Cost: \$0 (assumes land would be donated/leased)

Estimated Capital Cost: \$81-83 million

Estimated Annual Cost Recovery Change from Current: \$25,000-150,000

Description:

- + ORSCC is comprehensively renovated and expanded
- + Aquatics, gymnasium, weights and fitness spaces, running/walking track, classrooms included
- + New Teen Center included
- + Senior Center renovated and expanded
- + Redmond pool is converted to other uses, is demolished or offered to Wave or others for complete operation and maintenance (City offers no subsidy or a low fixed yearly subsidy)

Opportunities:

- + Consolidation of recreation buildings allows shared spaces and operational efficiency
- + The ORSCC site is a known entity for community center programs

Challenges:

- + Agreement with School District to use leased property
- + Gaining teen support for inclusion of the Teen Center

7.4



Option 4 – Construct new Community Recreation Center on old Post Office/Fire Station/ Skate Park Site Renovate/expand Senior Center

Estimated Site Acquisition Cost: \$4.7 million (post office site only)

Estimated Capital Cost: \$150-152 million

City of Redmond share of capital cost: \$79-81 million

Estimated Annual Cost Recovery Change from Current: \$120,000-250,000

Description:

- + Requires relocation of existing Fire Station, initial conversation with the Fire Department indicated this may be possible but that time frame for evaluation was unknown
- + Partnership with developer proposed to offset costs, mixed-use development has clear separation from community recreation center
- + Parking structure is located above Transit Center
- + Aquatics, gymnasium, weights and fitness spaces, running/walking track, classrooms included
- + New Teen Center included in separate structure on-site
- + Senior Center renovated and expanded
- + Redmond pool is converted to other uses, is demolished or offered to Wave or others for complete operation and maintenance (City offers no subsidy or a low fixed yearly subsidy)
- + ORSCC is used/converted for other purposes or lease for ORSCC is terminated

Opportunities:

- + Consolidation of recreation buildings on a single site allows shared spaces and operational efficiency
- + Site has strong connection to downtown core and is in a dynamic area with new development
- + Relationship to existing skate park/transit center creates functional and design opportunities

7.5

Challenges:

- + Acquisition of new property
- + Finding partner(s), determining partnership agreements, confirming funding mechanisms for property purchase and development
- + Gaining teen support for inclusion of the Teen Center



Option 5 – Construct new Community Recreation Center on downtown site Renovate/expand Senior Center

Estimated Site Acquisition Cost: \$20 million

City of Redmond share of site acquisition cost: \$4.5 million

Estimated Capital Cost: \$234-236 million

City of Redmond share of capital cost: \$78-80 million

Estimated Annual Cost Recovery Change from Current: \$120,000-250,000

Description:

- + Site of Redmond Square (Site S7) shown, but concept could occur at other downtown sites
- + Partnership with developer proposed to offset costs, mixed-use development is integrated with community recreation center
- + Aquatics, gymnasium, weights and fitness spaces, running/walking track, classrooms included
- + New Teen Center included
- + Senior Center renovated and expanded
- + Redmond pool is converted to other uses, is demolished or offered to Wave or others for complete operation and maintenance (City offers no subsidy or a low fixed yearly subsidy)
- + ORSCC is used/converted for other purposes or lease for ORSCC is terminated

Opportunities:

- + Consolidation of recreation buildings allows shared spaces and operational efficiency
- + Contributes to the City of Redmond's vision for a vibrant, dynamic and active downtown core where residents work, live and play

Challenges:

- + Acquisition of new property
- + Finding partner(s), determining partnership agreements, confirming funding mechanisms for property purchase and development
- + Gaining teen support for inclusion of the Teen Center



Conclusion

After questions and discussion, attendees were given comment cards to fill out and 4 colored dots to be used for voting on the options presented. Attendees were allowed to place the dots on boards with the options that were on display in the lobby. The four dots could be distributed in any way, all four dots on a single option, 1 on each option, 2 each on 2 options, etc. Based on the discussion and the tally of the dot voting, the opinions of those at the meeting could be summarized as follows:

- + Minimal interest in options 1 and 3
- + Comfortable with option 2
- + Excited by option 4
- + Uncertain about the complexities of option 5

Public Meeting

City of Redmond

Recreation Buildings Master Plan

October 3, 2013

Project Options

	Number of Votes
1- Renovate 4 Existing Facilities	9
2- New Center on City Hall Campus, Renovate Senior Center	64
3- Renovate/Expand ORSCC, Renovate/Expand Senior Center	5
4- New Center on Fire Dept/ Old Post Office Site, Renovate/Expand Senior Center	170
5- New Center on Downtown Site, Renovate/Expand Senior Center	12
Total votes	260
Total voters	65

In follow-up discussion with the Planning Committee it was agreed that Options 2 and 4 would be further investigated and developed. In the appendix of this report are Project Option Budget Estimates and Preliminary Operations Estimates for each of the five options described in this section. The Public Meeting PowerPoint presentation and comment card responses are also included in the appendix.

8.0 Revised Project Options

Based on the input and votes received at the initial Public Meeting, the Planning Committee and Consultant Team agreed that further investigation and development of Options 2 and 4 was warranted. The investigation results guided revisions of the two options which were then presented in a second Public Meeting held on November 13, 2013.

Concerns expressed at the October 3, 2013, Public Meeting related to the arts in Redmond also prompted new thoughts about use of the ORSCC. Ultimately, it was concluded that the question of performing and cultural arts required additional study. In the meantime, ORSCC would remain open with minimal reinvestment for capital improvement. The ORSCC could serve cultural and performing arts and non-profit groups with limited active recreation. This would allow the ORSCC to continue to serve the arts and providing time for the Arts Commission to determine the needs and priorities for the arts in Redmond.



Option 2 Investigation

To confirm the viability of Option 2, additional information regarding constraints near the “Art Hill” site on the Civic Campus was needed. Well House No. 4 is located at the southwest corner of the art hill site and is the source for approximately one-third of Redmond’s domestic water supply. Underground pipes surround the well and there are perimeter development clearances and maintenance access requirements. Pipe locations were confirmed and it was determined that minor relocation of some pipes would be possible. Option 2 was further developed preserving required clearances, maintenance access and assuming relocation of a short section of underground piping.

In order to accomplish this, it was suggested that the parking structure be relocated elsewhere on the Civic Campus site. Three potential locations were proposed: 1) between the City Hall and Library to the west, entirely on City property; 2) between the City Hall and Library to the east on County property; 3) to the east of the County Courthouse on County property. In each case the parking structure would need to accommodate the new parking from the community recreation center plus the parking that was displaced. Representatives from King County were contacted and were not opposed to considering the options that impacted County property.

Emergency vehicle access to and from the Public Safety Building west of the Option 2 site was also discussed. The Police Department prefers to maintain an exit drive for emergency vehicles that is separate from any public vehicles. To address this concern, access to the Senior Center and the existing parking structure was shown to occur north of the new community recreation center. An entry plaza was developed in the southeast corner of the site surrounding Well House No. 4 with pedestrian extensions providing connections to the Senior Center and the proposed parking structure. Emergency vehicle traffic would cross the pedestrian extensions, with appropriate signage/signals, but would be separated from other public vehicle traffic.

A site development premium had already been included in the budget estimate, so these accommodations did not have additional cost impact.



Option 2 – Construct new Community Recreation Center on City Hall Campus Renovate/Expand Senior Center, Retain ORSCC

Estimated Site Acquisition Cost: \$0 (may depend on parking structure location)

Estimated Capital Cost: \$72-74 million

Estimated Annual Cost Recovery Change from Current: \$170,000-245,000 deficit

Description:

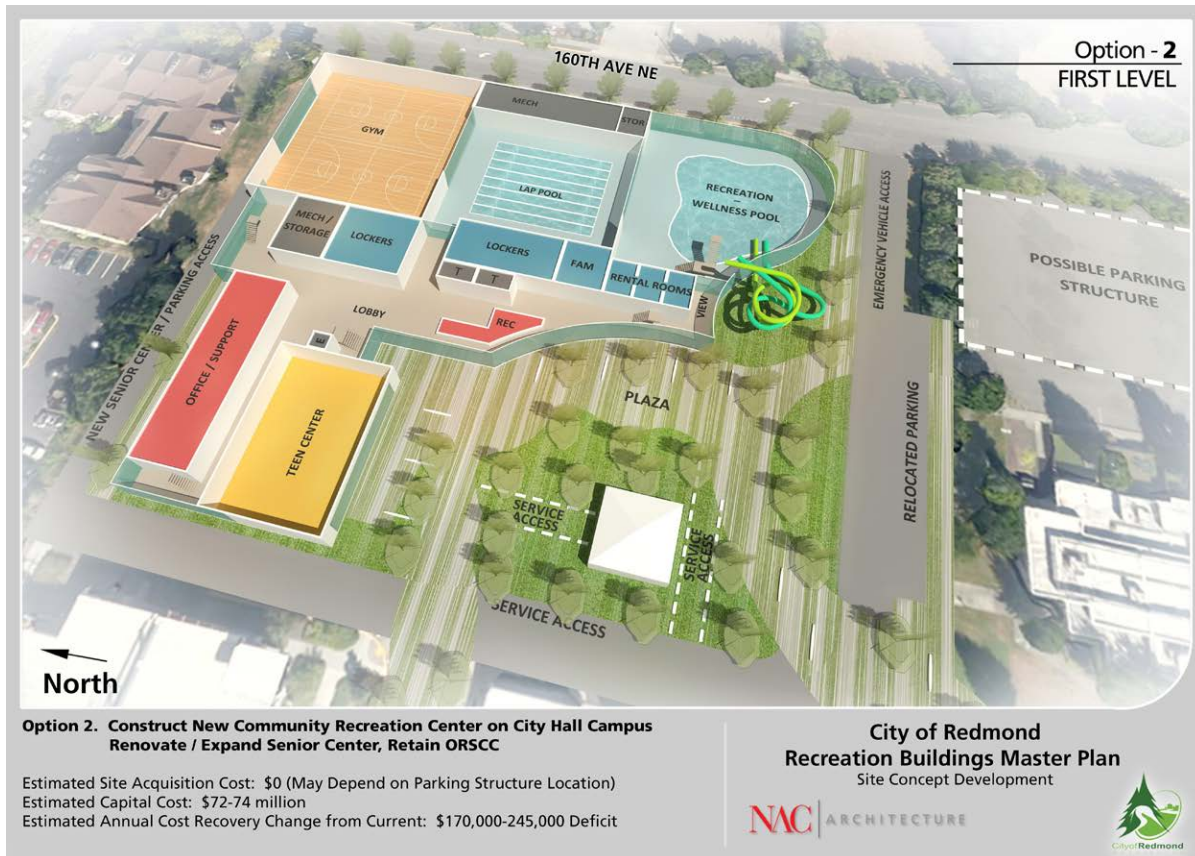
- + Located on “Art Hill” at the northeast corner of the City Hall campus
- + Program includes aquatics, gymnasium, weights and fitness spaces, running/walking track, classrooms
- + New Teen Center included in separate wing with individual identity
- + Senior Center renovated and expanded
- + Redmond pool is closed and demolished or offered to Wave or others for complete operation and maintenance (City offers no subsidy or a low fixed yearly subsidy) or structure is converted to other uses
- + ORSCC remains open with minimal reinvestment for capital improvements, could serve cultural and performing arts or other non-profits
- + Well house No. 4 clearances and access is addressed
- + Emergency vehicle egress from the Public Safety Building is addressed
- + Parking structure proposed at one of three locations on the Civic Campus, assumes approximately 100 spaces of shared parking on campus
- + Entry plaza with pedestrian connections to parking and green space is included
- + Access to Senior Center and existing parking occurs north of the new center

Opportunities:

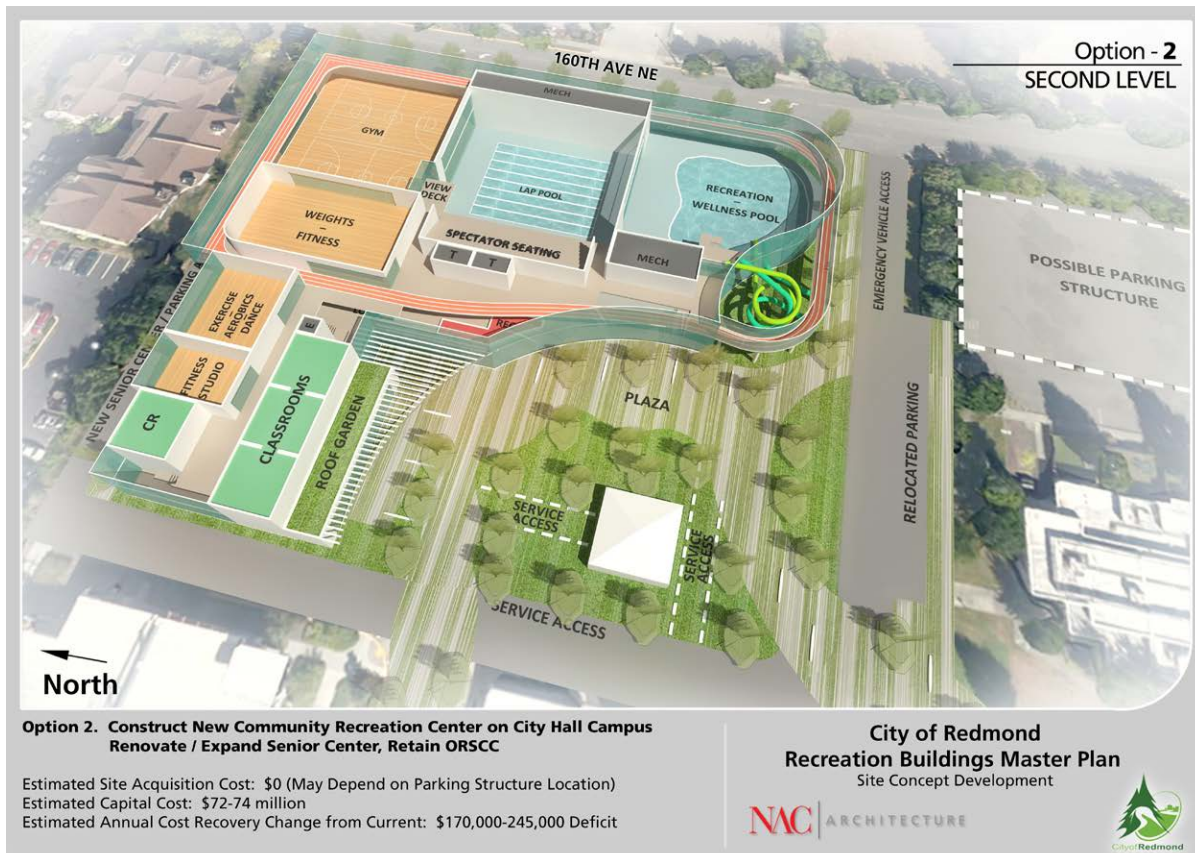
- + All existing recreation building functions would be located on a single site allowing for shared spaces and operational efficiency
- + Land currently owned by the City is used for the new community recreation center
- + Creates open space connections on the Civic Campus
- + Limits public vehicular traffic to the perimeter of the campus
- + Location of parking on the campus is balanced
- + Appears to be the solution with the most simplicity

Challenges:

- + Securing agreement for location of proposed parking structure on King County property, if needed
- + Developing appropriate new access drive for Senior Center and existing parking structure without back door feel
- + Gaining teen support for inclusion of the Teen Center



8.5



Option 4 Investigation

In the initial consideration of Option 4, it was assumed that a partnership with a private developer may be required to make the concept viable. Cosmos Development Company is the current owner of the old Post Office site and became interested in this concept. In a series of meetings with Cosmos, several options for collaboration were discussed and shared.

As a result, Option 4 was further developed with the community recreation center primarily on the Fire Station site. The mixed-used development proposed by Cosmos remained entirely on the property they owned, the old Post Office site. Shared public plazas and access through the site were suggested between the mixed-use development and the new center. The idea for parking above the Transit Center was abandoned in favor of underground parking that would extend below the mixed-use project, the new center and the skate park. Reconstruction of the skate park would be required. Shared access to the underground parking was discussed as a possibility.



Option 4 – Construct new Community Recreation Center on Fire Station Site Renovate/Expand Senior Center, Retain ORSCC

Estimated Site Acquisition Cost: \$3 million included for relocation of Fire Station

Estimated Capital Cost: \$83-85 million

Estimated Annual Cost Recovery Change from Current: \$160,000-235,000 deficit

Description:

- + Requires relocation or consolidation of existing Fire Station (initial conversation with the Fire Department indicated this may be possible but that time frame for evaluation was unknown)
- + Potential partnership with developer as described above appears to have been simplified with proposed mixed-use development on old Post Office site
- + Parking structure is below grade
- + Skate Park is reconstructed
- + Program includes aquatics, gymnasium, weights and fitness spaces, running/walking track, classrooms
- + New Teen Center included in separate structure on-site
- + Senior Center renovated and expanded
- + Redmond pool is closed and demolished or offered to Wave or others for complete operation and maintenance (City offers no subsidy or a low fixed yearly subsidy) or structure is converted to other uses
- + ORSCC remains open with minimal reinvestment for capital improvements, could serve cultural and performing arts or other non-profits
- + Shared public plazas and pedestrian connections through the site included

Opportunities:

- + Consolidation of recreation buildings on a single site allows for shared spaces and operational efficiency
- + Site has strong connection to downtown core and is in a dynamic area with new development
- + Relationship to proposed mixed-use development, existing skate park and Transit Center creates both functional and design opportunities

Challenges:

- + Addressing relocation of Fire Department
- + Gaining teen support for relocation of the Teen Center

Conclusion

No clear consensus or definitive preference for one of the two options was expressed by those in attendance at the November 13, 2013, Public Meeting. Although the attendees saw strong positive attributes and advantages with both options, questions were raised regarding parking location and vehicular traffic surrounding the community recreation center with Option 2. Questions were asked regarding the relocation or consolidation of the Fire Department and the extent of the public-private partnership with Option 4.

Just prior to the Public Meeting, on November 12, both options were presented at a City Council Study Session. Questions similar to those raised at the Public Meeting were asked by City Council members and council members had questions relating to the project financing. The council members appreciated the reduced simplicity of Option 2 located on essentially undeveloped City property with only surface parking being displaced. Location of a new community recreation center on the Civic Campus was also seen as a distinct advantage by council members. In the absence of a definitive preference expressed by the public, this insight from the City Council guided the direction to pursue a community recreation center concept located on the City's Civic Campus while further resolving questions related to this site.

Project Option Budget Estimates and Preliminary Operations Estimates for Options 2 and 4 are included on the following pages. The Public Meeting PowerPoint presentation and comment card responses are included in the appendix.

PROJECT OPTIONS BUDGET

City of Redmond

Recreation Buildings Master Plan

November 13, 2013

OPTION 2	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	0	0	0	parking on King County prop?
Site Development				
Structured parking	250	24,000	6,000,000	cost/stall (joint use 100 stalls)
Site development premium	1	300,000	300,000	pipe relocation/access road
Site mitigation	0	0	0	cost to relocate park and ride?
Construction Cost				
New construction	96,600	320	30,912,000	plan is less efficient
Competition pool	4,500	240	1,080,000	
Recreation pool	6,500	335	2,177,500	
Redmond Pool renovation	0	275	0	
Redmond Pool expansion	0	320	0	
Recreation pool	0	335	0	
Senior Center renovation	22,000	220	4,840,000	
Senior Center expansion	4,000	320	1,280,000	assume 4000 SF addition
Teen Center renovation	0	220	0	teen center incl in new const
Teen Center expansion	0	320	0	
ORSCC renovation	0	280	0	
ORSCC expansion	0	320	0	
Interface with existing building	0	0	0	
Multiuse development	0	300	0	
Subtotal			46,589,500	
Other Costs				
Contingency	1	8%	3,727,160	
Escalation	1	9%	4,528,499	
Soft costs	1	34%	18,647,354	
TOTAL			73,492,514	

PROJECT OPTIONS BUDGET

City of Redmond

Recreation Buildings Master Plan

November 13, 2013

OPTION 4	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	0	0	0	city-owned property
Site Development				
Structured parking	300	34,000	10,200,000	cost/stall (rec ctr prkg only)
Site development premium	30,000	15	450,000	reconstruct skate park
Site mitigation	1	3,000,000	3,000,000	relocation of fire station??
Construction Cost				
New construction	88,600	320	28,352,000	
Competition pool	4,500	240	1,080,000	
Recreation pool	6,500	335	2,177,500	
Redmond Pool renovation	0	275	0	
Redmond Pool expansion	0	320	0	
Recreation pool	0	335	0	
Senior Center renovation	22,000	220	4,840,000	
Senior Center expansion	4,000	320	1,280,000	assume 4000 SF addition
Teen Center renovation	0	220	0	
Teen Center new construction	7,000	320	2,240,000	
ORSCC renovation	0	280	0	
ORSCC expansion	0	320	0	
Interface with existing building	0	0	0	
Multiuse development	0	300	0	all by developer
Subtotal			53,619,500	
Other Costs				
Contingency	1	8%	4,289,560	
Escalation	1	9%	5,211,815	
Soft costs	1	34%	21,461,098	
TOTAL			84,581,973	

Redmond Recreation Buildings Preliminary Operations Assessment

The operations assessment for the development options are based on the following assumptions:

- These are very preliminary operations assessments based on a basic scenario for each option. It is expected that a much more exact and detailed business and operations plan will be developed for any of these options that might move forward.
- These operations assessments should primarily be used to determine relative differences in financial performance between the different options.
- Most operations and business services will be handled in house by the facility.
- The possible financial participation of any partners in the project has not been shown.
- The expenditure and revenue estimates are annual budget numbers and are in addition to existing budgets.
- Revenues are based on a market driven rate structure for the use of new facilities.
- The process of determining the operations assessment numbers involved the review of the existing operational budgets for the Redmond Pool, ORSCC, Senior Center, and Teen Center; then calculating the impact of closure, remodel or expansion of these facilities on the new operations budget. This was then overlaid with a more specific operations assessment for the proposed new Community Recreation Center itself. This included projections for new costs (including staff), a proposed fee structure for the facility and a calculation of expected revenues based on the market in the greater Redmond area.

Option 2 – Construct a new community recreation center/teen center on city hall campus Renovate/expand the senior center

Assumptions

- The new community recreation center will be approximately 96,600 SF and include fitness, aquatics, gym, track, teen center and community/class rooms.
- The Senior Center will see significant renovations and improvements but this will have a relatively minor impact on operating expenditures and revenues.
- Redmond pool is closed.
- The ORSCC continues to be used for some limited recreation and other purposes not yet determined. Its operational budget will remain mostly intact. Long term, the building may be retained by the Lake Washington School District for educational or training purposes.
- With renovations to the Senior Center it should be more efficient and effective in its use while any expansion will increase utility and other operations cost, but there is not anticipated to be any staffing increases.
- There will be a cost savings from no longer using the Redmond Pool. Most of the existing programs that are provided by Wave Aquatics will be offered at the new community recreation center.
- The existing Teen Center is closed and sold for other uses. The existing Teen Center staff and operations budget is transferred to the new facility.
- The aquatics area in the new community recreation center will be operated by the City.

New Expenses/Revenues (Net Changes)

Budget Estimates	Low	High
Projected Expenses	\$2,745,000	\$2,870,000
Projected Revenues	\$2,500,000	\$2,700,000
Difference	(\$245,000)	(\$170,000)

Summary: Long term operational costs will rise overall with a new community recreation center. Total operational costs for the new center are estimated to be between \$2.9 million and \$3.1 million. There will be a cost savings from the closure of the Redmond Pool (\$10,000-\$20,000) and a reduction in the operations budget at the ORSCC (\$150,000-\$200,000) as a result of some recreation programming and administration moving to the new center. There will be a small operational cost savings with a renovated Senior Center (\$5,000-\$10,000) but the Teen Center budget will remain essentially intact. Revenues will be substantially higher as the result of a more active-focused facility that will command daily use and annual pass revenue in addition to increased program revenue. Total operational revenue for the new center is estimated to be between \$2.5 million and \$2.7 million.

**Option 4 – Construct a new community recreation center/teen center on Fire Station site
Renovate/expand the senior center**

Assumptions

- The new community recreation center will be approximately 95,600 SF and will include the same elements as noted in Option 2. However, the concept plan is more efficient than Option 2 resulting in a smaller square footage allocation for the facility which slightly reduces the overall operating cost.
- The Senior Center will see significant renovations and improvements but this will have a relatively minor impact on operating expenditures and revenues.
- Redmond pool is closed.
- The ORSCC continues to be used for some limited recreation and other purposes not yet determined. Its operational budget will remain mostly intact. Long term the building may be retained by the Lake Washington School District for educational or training purposes.
- With renovations to the Senior Center it should be more efficient and effective in its use while any expansion will increase utility and other operations cost but there is not anticipated to be any staffing increases.
- There will be a cost savings from no longer using the Redmond Pool. Most of the existing programs that are provided by Wave Aquatics will be offered at the new community recreation center.
- The existing Teen Center is closed and sold for other uses. The existing Teen Center staff and operations budget is transferred to the new facility.
- The aquatics area in the new community recreation center will be operated by the City.

8.15

New Expenses/Revenues (Net Changes)

Budget Estimates	Low	High
Projected Expenses	\$2,735,000	\$2,860,000
Projected Revenues	\$2,500,000	\$2,700,000
Difference	(\$235,000)	(\$160,000)

Summary: Long term operational costs will rise overall with a new community recreation center. Total operational costs for the new center are estimated to be between \$2.89 million and \$3.09 million. There will be a cost savings from the closure of the Redmond Pool (\$10,000-\$20,000) and a reduction in the operations budget at the ORSCC (\$150,000-\$200,000) as a result of some recreation programming and administration moving to the new center. There will be a small operational cost savings with a renovated Senior Center (\$5,000-\$10,000). The Teen Center budget and operation will transfer to the new community recreation center but there will be a small cost savings with a new facility (\$10,000-\$15,000). Revenues will be substantially higher as the result of a more active – focused facility that will command daily use and annual pass revenue in addition to increased program revenue. Total operational revenue for the new center is estimated to be between \$2.5 million and \$2.7 million.

9.0 Recommended Option

With the guidance received from the City Council and consensus from the Planning Committee to pursue a concept on the Civic Campus site, further development of Option 2 on the “Art Hill” site was contemplated. However, there was lack of satisfaction from the Planning Committee and the Consultant Team related to the resolution of several items:

- + Although clearance and access requirements related to Well House No. 4 were addressed, the proximity of the well house relative to the entry plaza of the proposed community recreation center was seen as too prominent.
- + Access to the Senior Center and existing parking garage from a drive north of the proposed community recreation center felt more like a service drive than a main access drive.
- + Several options were suggested to combine the Senior Center and existing parking garage access with the access/egress drive serving the Public Safety Building. These solutions were seen as a compromise to emergency vehicle egress by Police Department personnel.
- + Both of the proposed locations for the new parking structure between the City Hall and Library were thought to be too prominent on the Civic Campus. There was concern that the new parking structure would detract from the successful presence and architectural character of the City Hall.

9.1

Site between City Hall and Library

Positioning the proposed community recreation center between the City Hall and Library and locating the parking structure on Art Hill was suggested by the Planning Committee. Consideration of this location for the community recreation center was previously dismissed because:

- + It was assumed that this site was not large enough to accommodate the area required for the proposed community recreation center. Concepts on this site were briefly tested and it was discovered that the area was adequate to support the center with minor reductions in some program square footages. The area of the recreation/wellness pool decreased by approximately 1,500 SF. It was suggested that the Teen Center be located in a separate structure either on the Civic Campus or at another site. Additional discussion related to the location of the Teen Center is included in this section. Refer to the Final Program included in Section 5.0 for additional information on program areas.
- + This western area of this site is owned by the City, but the eastern area is property owned by King County and used for Library parking. In previous conversations with County representatives related to the County Courthouse on the Civic Campus, it was indicated that the County was willing to be part of the continued discussion regarding the City’s Recreation Building Master Plan. Also, an adjacent community recreation center may have a positive impact on the Library. Relocation of library parking and the transfer of County property for use by the City will need to be confirmed by both Library and County authorities.

Recommended Option

Further exploration of a concept using the area between the City Hall and Library resulted in the following recommended option for the proposed community recreation center:

Recommended Option – Construct new Community Recreation Center on City Hall Campus Renovate/Expand Senior Center, Retain ORSCC

Estimated Site Acquisition Cost: \$0 (will depend on agreement with County)

Estimated Capital Cost: Senior Center - \$9.2 million

Recreation Center - \$57.3 million

Teen Center - \$3.4 million

Total - \$69-71 million

Estimated Annual Cost Recovery Change from Current: \$137,000-212,000 deficit

DESCRIPTION:

- + Located between the City Hall and the County Library on the Civic Campus
- + Program includes aquatics, gymnasium, weights and fitness spaces, running/walking track, classrooms
- + New Teen Center included in a location to be determined as discussed within Section 9.0.
- + Senior Center renovated and expanded
- + Redmond pool is closed and demolished or offered to Wave or others for complete operation and maintenance (City offers no subsidy or a low fixed yearly subsidy) or structure is converted to other uses
- + ORSCC remains open with minimal reinvestment for capital improvements, could serve cultural and performing arts or other non-profits
- + Parking structure is located on “Art Hill” on the Civic Campus
- + Vehicular access to the Senior Center and existing parking structure may remain unchanged
- + Circular drop-off east of the City Hall remains and is shared by the new center
- + Accessible parking for the City Hall and the new center is added north of the circular drop-off
- + Compact plan results in less total square footage and slightly reduced overall cost
- + Functional relationships between interior spaces are ideal



AERIAL VIEW

CONCEPT DESIGN ELEMENTS:

- + Strong entry and street presence on NE 85th Street
- + Central green space on the Civic Campus is preserved; new outdoor patio space, waterslides and elevated track relate to central green space
- + Elevated track and waterslides are visible from the proposed parking structure and act as a “billboard” for the new center; the elevated track creates a covered colonnade as part of the entry sequence from the north
- + The angle of the west elevation matches the angle of the City Hall; columns, horizontal lines and curvilinear shapes relate to the character of the City Hall creating a similar architectural language
- + Interior spaces are visually connected, creating an active stimulating environment with dynamic three-dimensional volumes
- + The elevated running track is a unifying design component, linking spaces within the center and becoming a unique identity element for Redmond



CONCEPT RENDERING

OPPORTUNITIES:

- + All existing recreation building functions would be located on a single site allowing for shared spaces and operational efficiency
- + The new community recreation center is on a visually prominent location on the Civic Campus
- + Parking structure is located discreetly at the northeast corner of the Civic Campus
- + Meets the City's goals for recreation facilities master planning

CHALLENGES:

- + Securing agreement for location of proposed building on King County Library property
- + Addressing access from the existing parking structure and the new parking structure at the northeast corner of the Civic Campus to the front door of the proposed center
- + Determining location of the Teen Center

Teen Center Location

It is important to Redmond teens that the Teen Center has its own identity and character. The unique identity and character of the Old Fire House Teen Center is arguably its strongest positive attribute. This character cannot be replicated in a new center but it must be addressed. Location of a new teen center will be an important aspect in creating a new character and identity. Because the footprint area of the proposed community recreation center was not large enough to allow inclusion of a Teen Center on the two lower levels, several other potentially viable locations have been considered:

1. **On the Civic Campus south of the proposed new parking structure.** This location is on City property and therefore may be the most viable option. With the nearby proposed recreation center, teens could easily take advantage of the activities offered in both the teen center and the recreation center. The wider range of activities and may attract an increased number and a broader range of teen participants. This location would allow creation of an individual identity for a new Teen Center. Initially some teens may see the loss of the Old Fire House Teen Center and the increased distance from downtown as a disadvantage.
2. **On the Civic Campus at the location of the existing County Courthouse.** This location would require the County Courthouse to be relocated and the property to be acquired by the City. It would have all of the advantages and disadvantages of a location near the proposed parking structure noted above but would also have a strong relationship to the central green space on the Civic Campus. The area is less constrained and other teen amenities, such as a skate park, could be added in this location.
3. **On the third floor of the proposed Community Recreation Center.** This location would even more easily allow teens to take advantage of programs offered in both the teen center and the recreation center. Since it would be part of the recreation center, some operational efficiencies would be realized. As the only component on the third floor, creation of an individual identity for the Teen Center could be accomplished and a roof terrace could be added as a feature teens may appreciate. Adding a third floor would require the extension of the elevator, two exit stairs, and some structural modifications, resulting in nominal increases in construction cost in comparison to a free-standing single story structure. If a music performance space is included, there would be some significant challenges in achieving acoustical isolation. Construction of a third floor teen center as a later phase would add substantial cost premium and therefore not recommended. Some teens may see inclusion in the recreation center and loss of separate “stand-alone” space as a strong disadvantage.
4. **Near the existing Skate Park.** A teen center and a skate park would be very compatible amenities. However, given the commercial and residential development occurring in the area of the existing skate park, it is questioned whether this site is the best long term location for a skate park. If it is possible that the skate park may eventually be relocated then this site should not be considered for the Teen Center.

Parking Analysis

An analysis of parking demand was conducted to determine the size and cost of a parking structure to serve the proposed community recreation center. The consultant team used several methodologies for determining peak demand for the community recreation center and the resulting parking demand. City of Redmond Development Services reviewed these calculations and using additional methodology confirmed an approximate parking load. The number of surface parking spaces displaced by the proposed community recreation center were added to the total. Because peak parking demand for the new center does not coincide with peak demand for other facilities on the Civic Campus, it was assumed that some shared parking would be possible. It was also assumed that the parking capacity of the existing surface parking lot on “Art Hill” used for park-and-ride would not be replaced.

Phasing and Implementation of Master Plan

Recommended phasing to implement components of the master plan and address the City’s four existing recreation buildings is as follows:

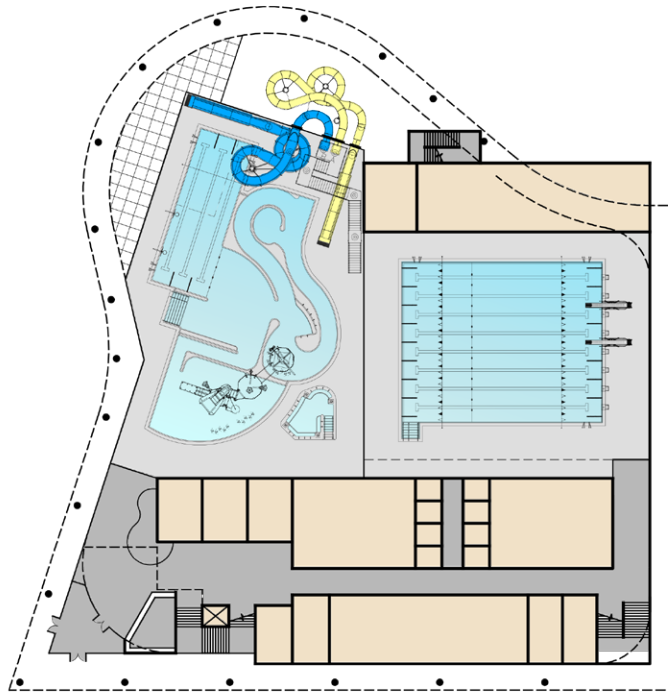
- 1. Renovate and expand the Redmond Senior Center.** The facilities condition assessment conducted for the City of Redmond Public Works identified approximately \$1.3 million in “Observed Deficiency Repair Direct Costs” for the Senior Center. These repair issues were related to primarily to the exterior envelope (tile, windows, skylights, roofing) and the HVAC system. Some minor critical repair work has already been completed by the City. Since the master plan recommends that this facility remain in service for the long-term, it is important to invest in these repairs in a timely manner. Addressing the remaining repair issues in the context of the renovation and expansion recommended by the master plan would be the most economically efficient as these repair costs are included in the estimated renovation budget. Therefore, the Senior Center renovation and expansion would be a logical first step in implementation of the recommended master plan. Additional programming detail for the renovation and expansion of the Senior Center will be necessary.

Estimated Capital Budget Cost - \$9.2 million

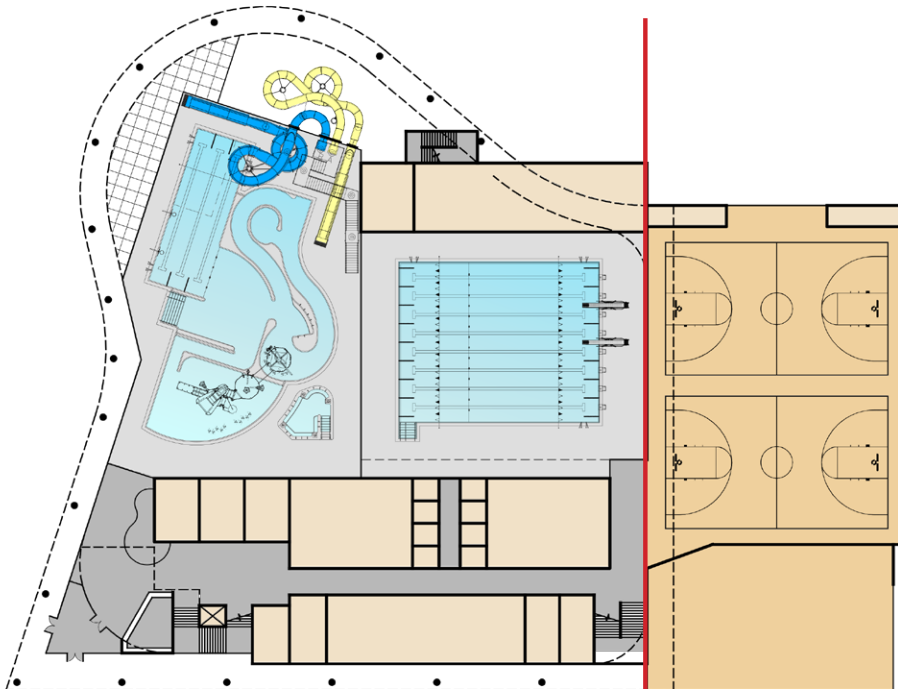
- 2. Construct the proposed community recreation center.** Construction of the proposed center is the most significant step in the master plan and its completion will have a substantial impact on recreation in the community. Remaining proposed steps 3 through 6 in the master plan described on the following pages, are best if they occur after completion of the new center.

Estimated Capital Budget Cost - \$57.3 million

If necessary for financial reasons, the proposed center could be constructed in two phases. In the first phase, the center could be built without the gymnasium and the weights area and with a shorter running/walking track. In the second phase the gymnasium and weights area would be constructed. The shorter running/walking track would remain in the completed center. There would be a negative impact to the financial performance of the center during the operation of the first phase without the gym and weights area. The second phase of construction could be delayed until after steps 3 and 4 of the master plan are completed but the second phase should occur before termination of the ORSCC lease. Although the first phase of the center could remain in operation during construction of the second phase, construction cost for both phases would increase. There would be disruption to the running/walking track, site and other short-term interruptions to the recreation center during construction. Refer to Phasing Diagrams on the following page.



PHASE 1



PHASE 2

PHASING PLAN DIAGRAMS

3. **Address the Redmond Pool.** Once the new community recreation center is complete, the Redmond Pool could be closed and demolished leaving the area available for other park functions. The pool structure could also be converted to other uses. The pool could be offered to Wave Aquatics or another organization for complete operation and maintenance of the facility. In this option, the City offers no subsidy or a low yearly fixed subsidy to the pool operator. In any case, once the new community recreation center is complete with the two new natatoriums, the City would not continue to operate the Redmond Pool as an aquatic facility.
4. **Construct the new Teen Center.** Options for location of the new Teen Center are noted previously. Unless the Teen Center is constructed on the third floor of the community recreation center, it can occur independently from the new center. It would be more cost-effective, however, to address Teen Center parking in conjunction with the parking for the new community recreation center. Further study of specific programming needs for a new Teen Center will be necessary. Once the new Teen Center is complete, the Old Fire House Teen Center can be sold and the revenue used to off-set other project costs.

Estimated Capital Budget Cost - \$3.4 million

5. **Address the Old Redmond Schoolhouse Community Center.** As noted previously, it is recommended that a study be conducted to determine the needs, priorities and goals for cultural and performing arts in the City of Redmond. While options to serve the arts are explored, the ORSCC would remain open with minimal reinvestment for capital improvements. The ORSCC is leased from Lake Washington School District and the school district indicated that they may re-occupy the property in the future if needed. With this in mind, it may be better to initiate this study and develop options for the arts sooner rather than later. Note that some of the programs currently offered at the ORSCC could be transferred to the new community recreation center once it is complete.
6. **Address community facility needs in the Overlake Neighborhood.** A preliminary need prioritization for the Overlake Community was conducted in 2013 indicating demand for community facilities. While a community center may be needed in the Overlake community, the first priority for a new community recreation center is near or within downtown Redmond. It would be unrealistic to recommend or expect funding for a second community center concurrently so this master plan focused on a single center in Redmond. However, consideration for community facilities in the Overlake Neighborhood remains part of future planning.

Additional documents related to the recommended new community recreation center are included on the following pages.

- + Concept rendering of Main Entry
- + Site Plan
- + Aerial view of the site
- + Main and Upper Level diagrams
- + Phasing Plan diagrams
- + Concept rendering of interior spaces
- + Concept rendering of west façade facing City Hall
- + Project Budget
- + Preliminary Operations Assessment



NAC | ARCHITECTURE



CONCEPT RENDERING



NAC ARCHITECTURE



SENIOR CENTER



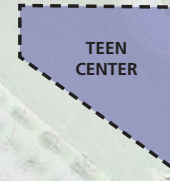
PARKING GARAGE



PARKING GARAGE



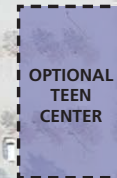
PUBLIC SAFETY BUILDING



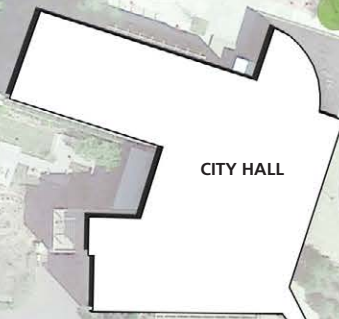
TEEN CENTER



COUNTY COURTHOUSE



OPTIONAL TEEN CENTER



CITY HALL



HANDICAP PARKING

DROP-OFF



REDMOND RECREATION CENTER

SERVICE

ACCESS ROAD



COUNTY LIBRARY

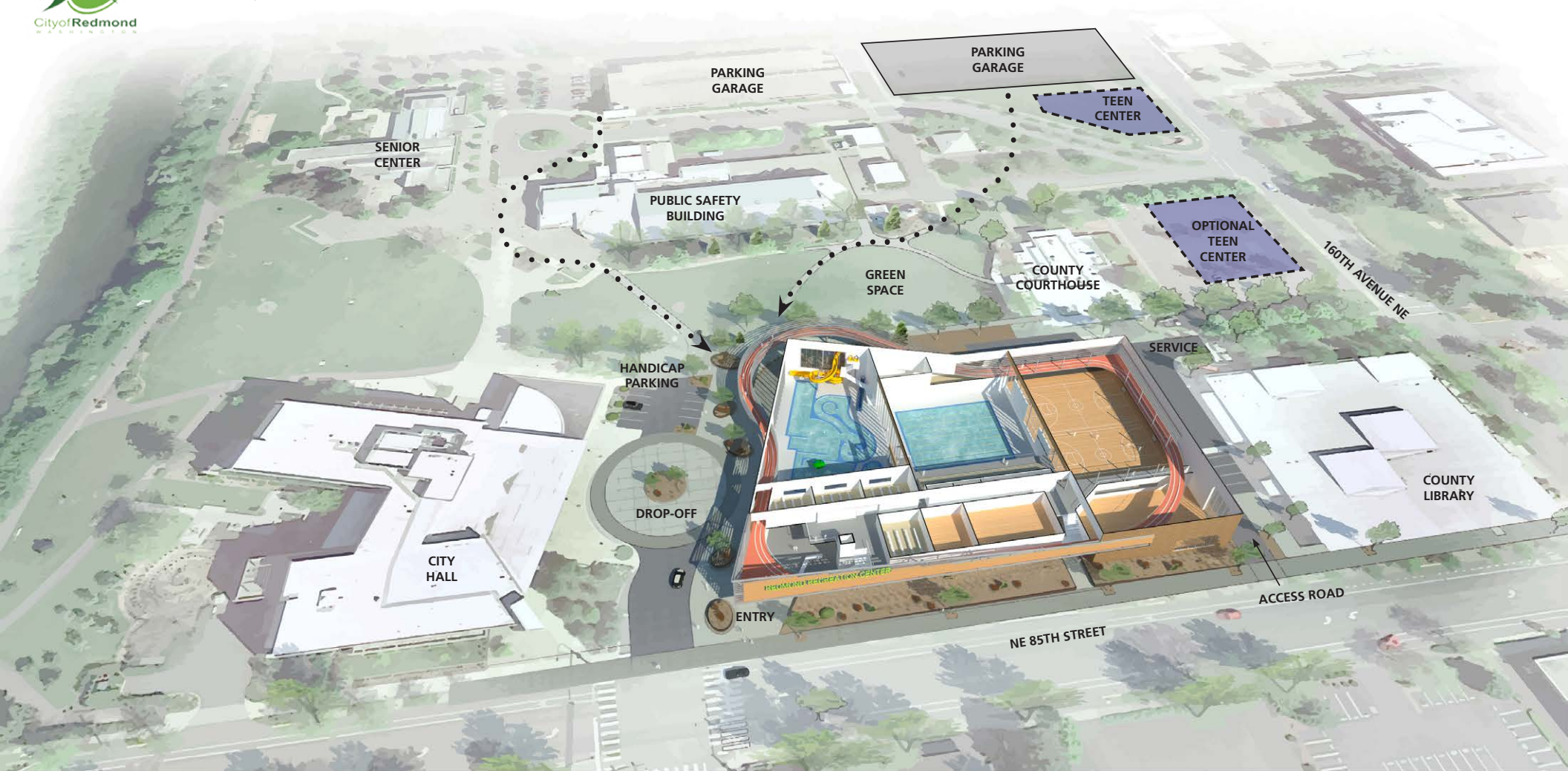
160TH AVENUE NE

NE 85TH STREET



North

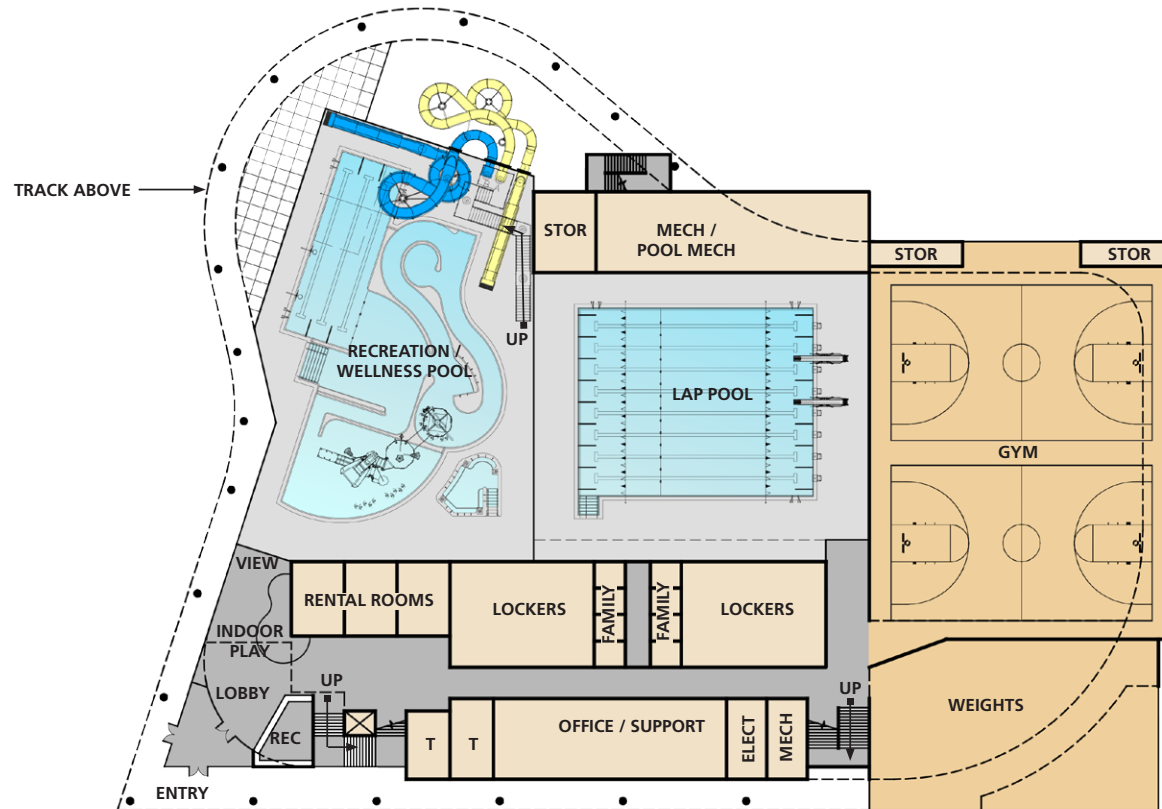
SITE PLAN



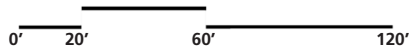
AERIAL VIEW



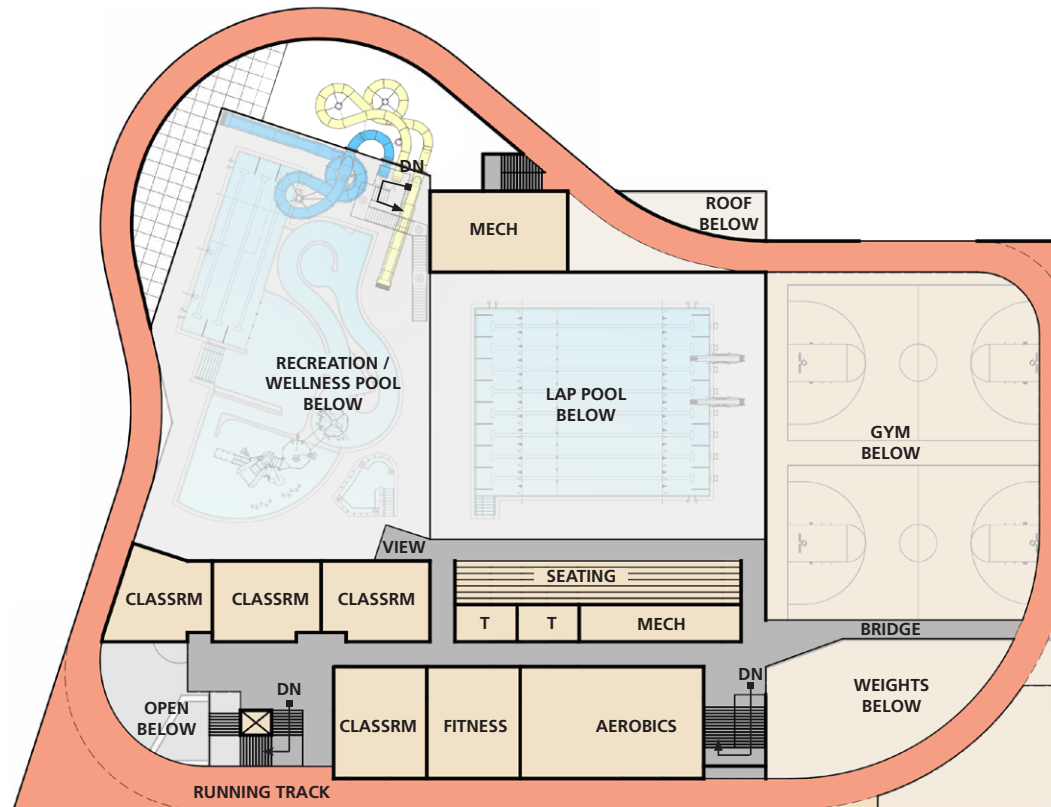
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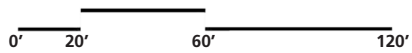
North



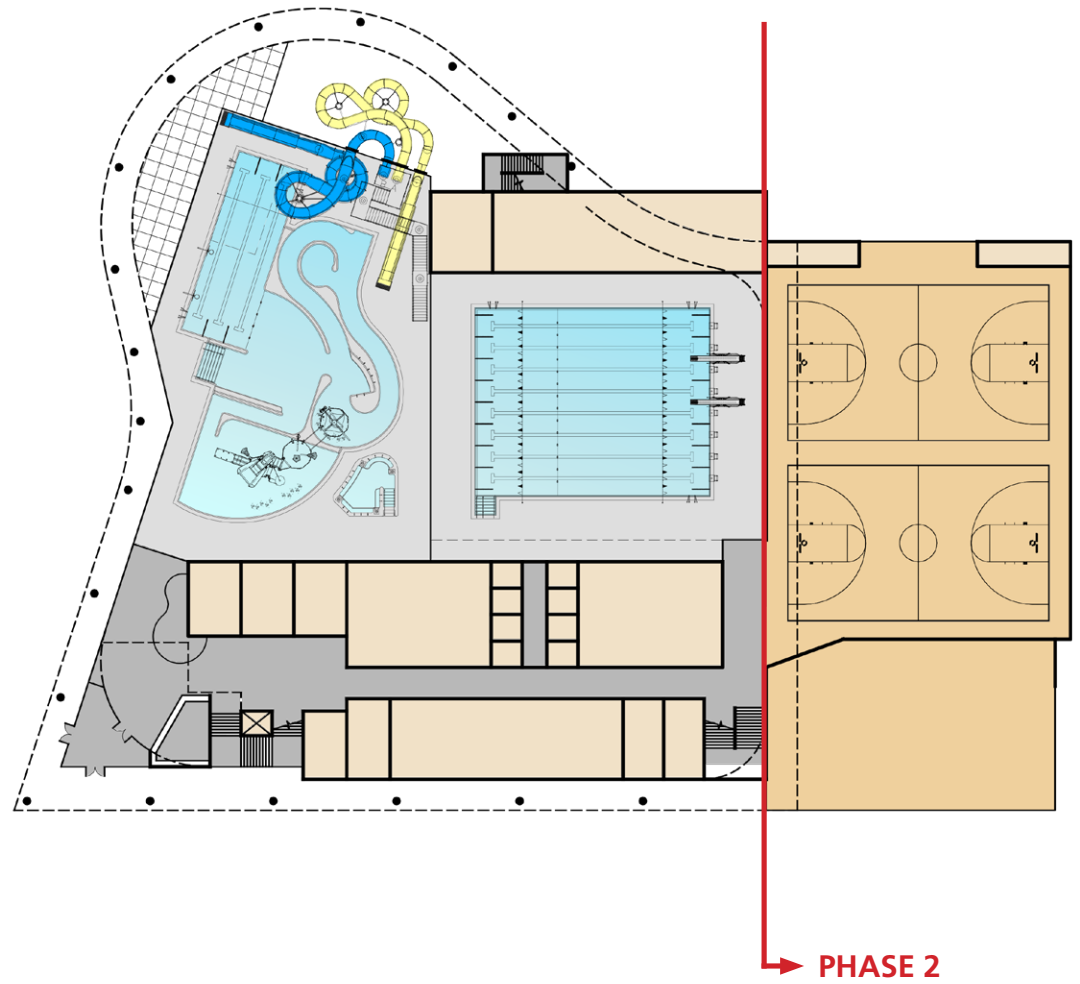
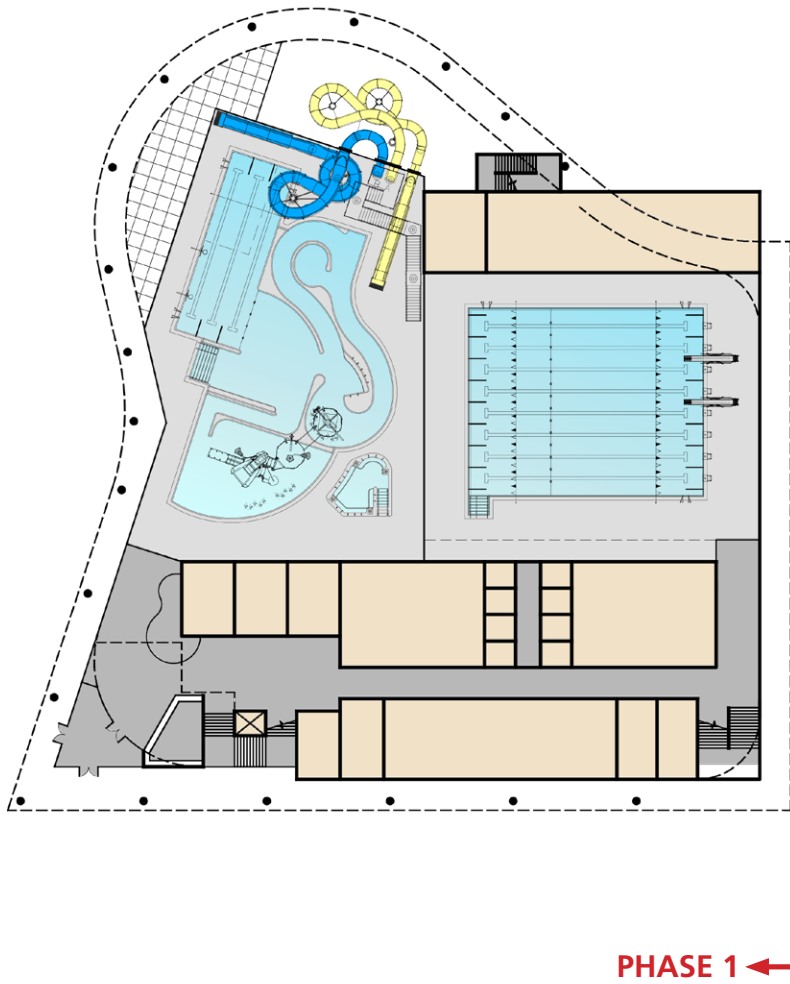
MAIN LEVEL



North



UPPER LEVEL



PHASING PLAN



NAC | ARCHITECTURE



CONCEPT RENDERING



NAC | ARCHITECTURE



CONCEPT RENDERING

RECOMMENDED OPTION PROJECT BUDGET

City of Redmond

Recreation Buildings Master Plan

March 25, 2014

RECOMMENDED OPTION	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	0	0	0	acquisition of King Co. prop?
Site Development				
Structured parking	400	17,000	6,800,000	cost/stall (joint use 70 stalls)
Site development premium	1	50,000	50,000	art hill unsuitable soil
Site mitigation	0	0	0	cost to relocate park and ride?
Construction Cost				
New construction	85,600	310	26,536,000	
Competition pool	4,500	220	990,000	
Recreation pool	6,000	330	1,980,000	
Redmond Pool renovation	0	275	0	
Redmond Pool expansion	0	320	0	
Recreation pool	0	330	0	
Senior Center renovation	22,000	210	4,620,000	
Senior Center expansion	4,000	310	1,240,000	assume 4000 SF addition
Teen Center renovation		220	0	
Teen Center expansion	7,000	310	2,170,000	Teen Center is separate struct
ORSCC renovation	0	280	0	
ORSCC expansion	0	320	0	
Interface with existing building	0	0	0	
Multiuse development	0	300	0	
Subtotal			44,386,000	
Other Costs				
Contingency	1	8%	3,550,880	
Escalation	1	9%	4,314,319	
Soft costs	1	34%	17,765,408	
TOTAL			70,016,607	

Redmond Recreation Buildings Preliminary Operations Assessment

The operations assessment for the Recommended Option is based on the following assumptions:

- This is a very preliminary operations assessment. It is expected that a much more exact and detailed business and operations plan will be developed if this option is to move forward.
- This operations assessment should primarily be used to determine relative differences in financial performance among the different options.
- Most operations and business services will be handled in house by the facility.
- The possible financial participation of any partners in the project has not been shown.
- The expenditure and revenue estimates are annual budget numbers and are in addition to existing budgets.
- Revenues are based on a market driven rate structure for the use of new facilities.
- The process of determining the operations assessment numbers involved the review of the existing operational budgets for the Redmond Pool, ORSCC, Senior Center, and Teen Center; then calculating the impact of closure, remodel or expansion of these facilities on the new operations budget. This was then overlaid with a more specific operations assessment for the proposed new Community Recreation Center itself. This included projections for new costs (including staff), a proposed fee structure for the facility and a calculation of expected revenues based on the market in the greater Redmond area.

9.19

Recommended Option – Construct a new community recreation center/teen center between City Hall and the Library

Assumptions

- The new community recreation center will be approximately 85,600 SF and include fitness, aquatics, gym, track, classrooms and a separate teen center. These are the same elements included in Option 2. However, the track is longer, and the recreational pool is slightly smaller while the overall concept plan is more efficient than Option 2 resulting in a smaller square footage allocation for the facility.
- The Senior Center will see significant renovations and improvements, and this will have a relatively minor impact on operating expenditures and revenues.
- Redmond pool is closed.
- The ORSCC continues to be used for some limited recreation and other purposes not yet determined. Its operational budget will remain mostly intact. Long term the building may be retained by the Lake Washington School District for educational or training purposes.

- With renovations to the Senior Center it should be more efficient and effective in its use while any expansion will increase utility and other operations cost. There are not anticipated to be any staffing increases.
- There will be a cost savings from no longer using the Redmond Pool. Most of the existing programs that are provided by Wave Aquatics will be offered at the new community recreation center.
- The existing Teen Center is closed and sold for other uses. The existing teen center staff and operations budget is transferred to the new facility. The new teen center will be approximately 7,000 square feet and will be separate from the community recreation center but on the same site. Basic operating costs for this facility have been included in this estimate.
- The aquatics area in the new community recreation center will be operated by the City.

New Expenses/Revenues (Net Changes)

Budget Estimates	Low	High
Projected Expenses	\$2,685,000	\$2,810,000
Projected Revenues	\$2,473,000	\$2,673,000
Difference	(\$212,000)	(\$137,000)

Summary: Long term operational costs will rise overall with a new community recreation center. Total operational costs for the new center are estimated to be between \$2.80 million and \$3.1 million. There will be a cost savings from the closure of the Redmond Pool (\$10,000-\$20,000) and a reduction in the operations budget at the ORSCC (\$150,000-\$200,000) as a result of some recreation programming and administration moving to the new center. There will be a small operational cost savings with a renovated Senior Center (\$5,000-\$10,000). The Teen Center budget and operation will transfer to the new teen center but there will be a small cost savings with a new facility (\$10,000-\$15,000). Revenues will be substantially higher as the result of a more active-focused facility that will command daily use and annual pass revenue in addition to increased program revenue. Total operational revenue for the new center is estimated to be between \$2.5 million and \$2.7 million annually.

Appendix

Section 3.0 Documents

Initiation and Stakeholder Meeting Summary Notes
Initiation and Stakeholder Meeting Feedback
Interdepartmental and Stakeholder Meetings Sign-in Sheets

INITIATION and STAKEHOLDER MEETINGS
Summary Notes



City of Redmond

Recreation Buildings Master Plan

Date: August 5, 2013

Department Planning Committee Meeting

1. The four recreation facilities that exist currently are more the result of circumstance than execution of a plan. Four facilities in a City the size of Redmond is unusual and Craig is interested in reduction of the number of facilities.
2. The Planning Committee is not aware of any preconceptions related to the direction or outcome of the study. There are not any 'givens' or any considerations that need to be avoided as the result of preconceptions from the community or City of Redmond leadership.
3. Current facility users (Senior Center, ORSCC and Teen Center) have strong attachments to the positive qualities of each of these existing centers.
4. The 2011 Recreation Buildings Study should be used as a starting point for this study. The validity of any assumptions or recommendations should be considered and confirmed as part of this study. Needs from the 2009 survey that was conducted as part of that study likely have not changed.
5. The Teen Center property has high land value. If the Teen Center were to be relocated, the property sale revenue could be used to offset other project costs.
6. Future development surrounding the Teen Center may cause this location to be less desirable for teen users (if residential properties have a greater presence and if limitations are imposed for outdoor activities).
7. If renovation or expansion is proposed on the ORSCC site, the City would ask LWSD for a more stable lease agreement.
8. The high cost of property, particularly in the downtown area, would suggest that a 5-6 story multi-use facility in conjunction with a community recreation center may be necessary for a project to be financially viable. The City would likely be open to innovative suggestions for accomplishing this type of development.
9. The vision for development in Overlake is a long-term perspective. It may be more than a decade before a second urban center has developed to the point that a second community center is warranted.
10. Sites S4 and S5 on the east edge of downtown are similar and may be evaluated as a single site. This is also the case with sites S6 and S7 in the heart of downtown. Availability and cost of these properties will be one of the key differentiators.
11. The current owner of site S7 may be selling the property and there may be partnership potential.
12. Redevelopment on sites S6 and S7 by some developer may be very likely in the future.
13. Marymoor Park feels separated from Redmond. If a community recreation center is developed on county property, King County will likely require that it be a regional facility. Part of Marymoor Park is owned by the City of Bellevue and a facility on this property may still want to be of regional scale but it likely would not be dictated by Bellevue.
14. Surface parking is not permitted in the downtown area including sites S1 through S7. *Redmond Parking Regulations related to the Downtown Pedestrian System and the Redmond Zoning Code will be confirmed.*
15. The underground water table in the downtown area affects below-grade development.
16. There is under-utilized parking capacity in the parking garage near the Senior Center.

17. Constructing multiple buildings (senior, teen and community recreation) on a central campus could be a viable solution.

Interdepartmental Team

1. Southeast Redmond neighborhood planning is currently in process. This should be considered in site selection exercise.
2. The recommendation for renovation and expansion of the Senior Center recommended by the 2011 study was thought to be valid.
3. Some staff believe seniors need their own space as is provided in the current center. Some expressed a belief that no successful model of a non-stand-alone senior center exists.
4. The distance between the existing senior center and downtown for other potential activities such as aquatics, active recreation or other community center programs is not seen as objectionable.
5. A stand-alone teen center is desired. The teen center which is part of a community center in Issaquah is not seen as successful. The Kirkland Teen Union is another example that has had mixed reactions to its success.
6. The distinct character, feel, identity and separation from other facilities are all unique characteristics of the Old Firehouse Teen Center that key to its success and sense of ownership by Redmond teens.
7. Users were reported to be mostly high school age and mostly from Education Hill.
8. Accessibility to the Teen Center from transit, walking or driving is important.
9. Teens want to be in a downtown location, like they are with the current teen center location.
10. Event spaces (for performance or presentation), multipurpose spaces (for discussion or crafts), flexible spaces with access to technology and spaces for food preparation/instruction are desired with an expansion/renovation of the teen center. Spaces for sports activities are addressed by other facilities or programs.
11. Key advantages to the ORSCC are the number of spaces available, the quantity of storage and the ability to offer rental spaces. 12 classroom spaces are used now (including rooms for dance, fitness and the clay studio). Other spaces include the gym, auditorium and full cooking kitchen. It is believed that funding would limit the spaces that could be provided in a new facility.
12. If the ORSCC is replaced with a new community center, classrooms, event/rental space, a gymnasium and other active recreation spaces (track, aquatics and fitness) are desired.
13. Redmond pool is currently operated by Wave Aquatics and is used for fitness, competition and learn-to-swim programs (learn-to-swim programs generate high revenue). Maintenance of the physical building and equipment is by the City. Any profit is split between Wave and the City.
14. A new aquatic facility will most likely be operated by the City.
15. Leisure aquatic components are desired. Vocal swim organizations will encourage a competition lap pool.
16. A downtown site for a new community or recreation center will bring people downtown which will be mutually financially beneficial.
17. A site on the edge of downtown may serve both downtown users and traditional neighborhood user better.

Stakeholder Meeting

1. Access and transportation to community facilities from transit or near a main arterial is important.
2. Teens and seniors currently have a strong sense of ownership of the existing centers. The current stand-alone facilities contribute to the uniqueness of the Redmond centers and combining these facilities within a larger community center would detract from that unique character.
3. The current Senior Center has a welcoming character which may not be possible in a larger community recreation center.
4. There was a general consensus acknowledging the need for a new aquatic facility. Both leisure and competitive aquatic components were generally supported (revenue from leisure swimming can help offset operation costs). Tyson (Wave Aquatics) noted that partnerships are often necessary to accomplish a new aquatic facility.
5. A stand-alone aquatic center would require less site area and therefore property may be easier to acquire.
6. Spaces for visual and performing arts should be considered in the planning for a new community center
7. Suggested improvements to the ORSCC include more efficient office space, improved way-finding and better utilization of existing spaces.
8. Linda (City of Kirkland Parks and Rec) indicated that Kirkland would be eager to explore partnership potential with Redmond.

RECREATION BUILDINGS MASTER PLAN – FEEDBACK FROM STAFF AND COMMUNITY AFTER AUGUST 5 MEETINGS

Hi Katie,

I just wanted to say thank you for letting me attend the meeting last night. I found it really interesting and informative and I really appreciate that opportunity.

I have a few thoughts that I wanted to share with you.

- 1) It seemed to me that the meeting was being channeled in the direction of having the community being receptive to and paying for an Aquatic Center. I realize that we did a survey and some preliminary research in the past that indicated that an aquatic center has strong community interest, but this meeting did not seem to allow for any other options – I felt that the message was “one way or another we would be building an Aquatic Center”.
- 2) I thought that it was odd that the consultant mentioned that it is “unusual” for a city the size of Redmond to have 4 facilities. Since we are planning for the future – shouldn’t we be planning for the size we expect the city to be in the future and shouldn’t this be part of the discussion, what are the projections? Will we be as big as Bellevue? Should we be working towards having a similar number of facilities as Bellevue? Or somewhere in-between?
- 3) Would it be helpful for the stakeholders to see pictures and perhaps video of some of the community centers where the seniors and the teens are housed in the same building or the same as other recreation facilities? I kept thinking about the Tukwila facility and how well the Sr. Center has a separate but connected location to the rest of the recreation center. I know there are many others including the new facility built in Vancouver WA.

Again, thank you and I am really excited to see the vision for the future that we are planning for.

Tami Cobb, CPRP
Program Coordinator | p: 425-556-2377 | f: 425-556-2363

Subject: Reflections on meeting last night
Hi Katie-

Thank you for the invitation to come to the meeting last night. Upon reflection, I think the main point I want to make is that as a resident of Redmond, I do think it is important to support the unique strengths of the community. As someone who loves the water too (I am on the rowing team with Sammamish Rowing Association) I know the importance of water safety and knowing how to swim and I also believe swim lessons should be readily accessible to our community's children. I do not think that taxpayers dollars towards an aquatic center like Lynnwood would best serve our community because we do have a very different socioeconomic demographic-- I think if residents want a "Great Wolf Lodge" experience or "Suncadia" waterslides, etc., they seek that out. I do think that having a state of the art competitive swim facility that specifically serves the needs of our school swim communities and allows for leisure swim, lessons, etc., thereby supporting the larger community, would better serve Redmond. I think supporting water culture in our community in that respect makes better sense as part of a region that produces Olympic athletes; we need to consider this aspect of the term "recreational" activities and how for our residents that very quickly turns into advanced skills, etc.

Nurturing the teen center, as it stands alone, renovating, or building a new one, with its own identity, seems to be the direction we need to go in-- I do not think that creating a large one-stop community center with every aspect of our community within its walls would nurture the individuality and uniqueness that Redmond strives

Also, taking into consideration the cultural and artistic needs of our community and the space we need to serve this segment wasn't well addressed last night, and I know this aspect wasn't necessarily part of the agenda. Nevertheless, it is important and is a part of the conversation that needs to be had about the programming within our future community center.

Thanks again and I hope this helps,
Jessica Lambert
Jessica F.K. Lambert
Co-founder and Executive Director

VALA Eastside [Venues for Artists in the Local Area]
Connecting Artists to Artists, Artists to the Community, and the Community to Art.
VALA Eastside is a 501c3, non-profit visual arts organization.

Mark and Katie

There was some great questions and conversation today at the facilities meeting. A few thoughts that come into play that evolve around the urban complex dialogue are:

- It would be unique to our area where a city would develop and run a major recreation facility in the heart of downtown. There are examples of NGO's doing this.
- In developing a central core having a facility that is within walking distance or access to major transportation encourages a green initiative.
- It creates a more vibrant and active downtown community hopefully beyond working hours.
- It offers incentive to stay in Redmond.

The other side is:

- Cost of an urban site versus one that is off the core.
- Catering to central core and does not feel as inclusive.
- Accessibility - we have not taken cars away and families with two or more participants will still drive down to the site.
- If the downtown core is younger and professional and working how does that impact hours?

Thinking outside of the box:

- If urban is included in the conversation what about developers being a part of the discussion where they have to allocate space for certain amenities that will benefit their customers but open to others – one complex would have a pool, another would have a multi-use space for dance and classroom activities, another would have a gym and indoor running track.
- City would then build a larger recreation facility outside of the core and support programs that have traditionally been offered or new programs as they develop
- As Overlake starts to be developed and the old Group Health site is being planned are their partnership opportunities on space?

Space

- I feel we have spoiled our participants with a senior center and teen center and that it would be unwise to just eliminate or blend them. That being said that should not preclude programming opportunities in new facilities that encourage their participation. So if we build a pool we have a 50+ swim hour, if we build a gym offer intramural sports for teens, if we have program space work with organizations like RASP or poet laureate to do intergenerational programs that bring youth and adults together.

Ken

Thank you all! It was informative.

Cheers!
Tim J Hickey
timtaps.com

Thank Katie for your email. Happy to give input.
Sounds like you and other had similar feelings as I did that night.
You never know how public meetings are going to go. Refreshing to have your honesty.
Believe me we have all been there. (or at least I have!)
Have a great weekend

Linda Murphy

Hi Katie,

Thanks for setting up the meeting and for inviting me.

The discussion opened my eyes to a number of issues, including multiple "turf" sensitivities and requirements regarding siting of a new facility.

A3.9

I would like the consultant team to consider the environmental effects of a remote location of a community center. That did not get discussed but it is a real issue. Think of all the single and dual occupant car trips that will be taken if the facility is located away from the population center.

One piece of heartening news was the ease with which the King County Parks Levy passed on Tuesday.

Looking forward to the ongoing process...

Best,
Tom

Hi Katie,

I agree with your comments related to the performance of the meetings. In addition, at the Community Conversation, I felt there was too much emphasis on an aquatic/community center. Not much time was spent discussing the existing four facilities (pros, cons, wants, needs, possibilities). It appeared that a decision was already made in terms of "yes, we will be building an aquatics/community center and it will be located downtown".

Just my observations,

No worries Katie. I came late and left early, my fault there! ;)

Umm, let's see, a few thoughts...

1) Parking – Parking is a big issue at Redmond Schoolhouse certain times of the week. I've had class participants consistently never able to find parking (admittedly only 1-2 classes a week). Clients have told me they aren't signing up again – love my classes, just can stand the parking hassle. And I've been known to leap fences trying to get to my classes in time on many occasions. It's a bigger issue for families with multiple small children who have to carry carseats, cross roads with multiple kids, etc.

2) Location – a) I have so many requests for me to teach in North Redmond. There seems to be a big need for family activities up in that area (I live in South Redmond, so I say this non-selfishly).

b) It seems like for the pool particularly, they should look at locations serving this need and locate where there is a hole.


3) Combining locations – I love that I know most of the names of the folks in the Schoolhouse, and that I see the same kids in my classes and the things I take my kids to. I compare this in my head to the proclub, where no one even looks familiar and the place is so big, you get lost. It would, however, be super-handy to have one kid in swimming and the other in clay.

4) ORSCC – there are issues but it works pretty well. If I had a magic wand, I'd get a larger room with a much nicer floor, better and more barres, more storage, more seating for parents, upgraded sound system, and a closer bathroom. I'd still have the front/side mirrors and the front desk folks nearby.

If I could fix just one issue, it would definitely be the heat/air – I get many complaints from participants and parents (generally but not always - that it is too cold in winter and too hot in summer). I have had several adults over the years tell me they will see me in the fall because they tried the previous summer and there was no way they were going through that again.

I would be able to have more participants if I had a bigger space. I already have waitlists on several classes that start mid-September but don't feel it is safe to cram more into the relatively small room. My adult classes are too big for the space (at 8 people) and while we adapt, it would be better if I could spread people out.

5) Cost – I was surprised to hear the facility wouldn't be self-supporting once it is built. If structure is created with tax money, seems like there should be a way to make it self-sustaining. If you were developing an Arts Center - there does seem to be a need for a theater, and I think many places would be happy to rent it. We have to book our recital venue (Performing Arts Center) more than a year ahead and once the high school has their events in, the date/time pickings are VERY slim.

I bet you are now sorry you asked.  In conversations, my almost 14-year old practically grew up in Parks and Rec, (and my 7-year old does a fair amount), and my husband and I live and work in Redmond, so definitely a vested interest.

Thanks so much for reaching out.
Terrel

Hi Katie,

I apologize for taking so long to send you my feedback. First, thank you so much for including me in the meeting. I think the whole process is fascinating, and am excited to be part of it. I will definitely tell people to come to the next meeting to help get a broader perspective.

I agree with you that it would have been helpful to frame the conversation a bit more at the beginning. I would go further to say we needed to know more about actual cost. Things such as:

Today the city spends x dollars on:

- The Senior Center
- The Teen Center
- Redmond Pool
- ORSH

To bring them up to code/extend the life of these buildings, we'll need to spend a minimum of x dollars.

I was the one who said, 'if you just combine all the above buildings into one rec building, within 10 years everyone will be over it' (i.e. have forgotten about the old teen and senior centers), but I was just playing devil's advocate. I don't think that is the right thing to do. If we don't keep the handful of historic buildings/buildings with character, we become a city like Sammamish. And though Sammamish is a perfectly lovely place, it's clear it was all built at once. It's a city that has no soul. Redmond still has character and I think we need to do all we can to preserve it.

That said, it's obvious the city needs a pool (or a shared pool with Kirkland). I was shocked to hear the coach of one of the swim teams say her team gets the pool 1.5 hours/day. I was on swim team in high school and we were in the pool 3.5 – 4 hours per day! I have no idea how you can build a competitive team with only 1.5 hours of pool time.

Please let me know if you have any questions about my feedback. Thanks again for including me in this process. I look forward to the October meeting.

Sincerely,

Sue Shutz

A3.11

Redmond Clay Studio Wish List – Future Space (Damian Grava)

The visual arts are an essential part of every community. While some art practices require a modest space in order to have a successful class experience, others require a large area to insure safety, educational opportunity and artistic development. Ceramics is the latter; where a large amount of real-estate is required for a comfortable and healthy experience. The Redmond Clay Studio has brought an excited and inquisitive interest in the ceramic arts since it opened in 2009, but we are currently maxing out on our ability to serve our populace. Since the clay studio opened we have served nearly 1,300 students, ages 4-80, through what used to be a janitors closet. We have made it a great little space, but we lack the ability to keep growing and increase our revenue. The following wish list defines how 8,000 sq. ft. of interior space and 2,000 sq. ft. of exterior space would greatly benefit the clay studio's growth. The 10,000 sq. ft. estimate falls in the middle of the spectrum

when compared to the other community clay studios in the greater Seattle area (Mosier Art Center - Burien, Pottery Northwest - Seattle, Seward Park Clay Studio – Seattle, Kirkland Art Center – Kirkland).

The multiple rooms (or one large space creatively divided) will allow us to offer a greater variety of classes and creative avenues. A large space will provide:

- Convenience - Multiple classes running at the same time to fit busy schedules.
- Benefits - Open studio access in one area while a class is in session in another.
- Health & safety - Glazes (wet and dry) are kept separate from work space, glaze mixing will happen in a place where students are not working, kilns (heat and noxious fumes) are kept in a completely separate room.
- Inspiration - Resident artists would be working in their “rented space”, providing stimulating dialog for students.
- Education - Informative books and magazines available for education and reading.
- Revenue increase - Larger rooms = more wheels and tables = more students per class.
- Opportunity - Large scale sculpture classes with models.
- Opportunity - Slip casting classes (plaster molds need space for storage).
- Efficiency - More kilns to process more work in a timely manner.
- Community – Clay art enthusiasts will congregate here to eat, drink and discuss pottery and sculpture.
- Enrichment - Children and adults will learn the joy handmade art can bring to their lives, both in the making and the use of.

Necessities:

- Running water- 3 studio sinks.
- Natural Gas – reduction kilns
- Parking
- Street access – clay delivery
- Windows

Wheel Throwing Room: 25'x50' = 1250 sq. ft.

Hand Building Room: 25'x50' = 1250 sq. ft.

Bisque and Glaze Room with spray booth: 25'x50' = 1250 sq. ft.

Electric Kiln Room with ventilation: 20'x10' = 200 sq. ft.

Storage Space: 25'x25' = 625 sq. ft.

- Clay
- Dry materials
- Extra studio equipment
- Show pedestals

Resident Artist Space: 2000 sq. ft.

Show Room (Gallery): 700 sq. ft.

Office Space, Library, Kitchen, Photography Corner, Bathrooms: 600 sq. ft.

Outside Kiln Yard for Gas Kilns and clay mixing: 2000 sq. ft.

Ideal square footage to allow for growth of clay art program in Redmond:

- 8000 sq. ft. indoors; 2000 sq. ft. outdoors.

Providing a great ceramic studio where Redmond residents of all ages can participate in art has proven to be desirable in our community. A 2011 report by the Presidential Committee on the Arts and Humanities found that today's high school graduates are “lacking the creative and critical thinking skills needed for success in the post-secondary education and workforce.” By providing a facility where artists can work and teach, the people of Redmond will have greater access to engage in the creative practices that are not a strong focus in our educations. Teaching creativity and innovation is not just a service we provide as a community art studio, it's our responsibility.

Redmond Recreation Buildings Community Conversation

Monday, August 5, 2013
Interdepartmental Group

Name	Email Address	Affiliation
Ken Wong	kwong@redmond.gov	COR
Lisa Rhoades	larrhoades@redmond.gov	COR
Jeff Churchill	jchurchill@redmond.gov	COR
Gary Lee	glee@redmond.gov	COR
Justin Helm	jhelm@redmond.gov	COR
Teresa Kluwer	tkluwer@redmond.gov	COR - Parks
Sandy Yeager	syaeager@redmond.gov	COR
Jeff Hagen	jhagen@redmond.gov	COR
Ryan Spencer	rjspencer@redmond.gov	COR
Cindy Johnson	cjohnson@redmond.gov	COR
Aime Marie Peacock	ampeacock@redmond.gov	COR
Erika Vandewant	evandewant@redmond.gov	COR
Melissa Felix	mfelix@redmond.gov	COR
Dave Tuck	dtuck@redmond.gov	COR
Mark Hickok	mhickok@redmond.gov	COR - Recreation
Marty Boggs	mboggs@redmond.gov	COR -
Russ Albertson	ralbertson@redmond.gov	COR - Fire
B Sanders	bsanders@redmond.gov	City - Parks
Cathy Beam	cbeam@redmond.gov	COR - Planning
Carolyn Hope	chhope@redmond.gov	COR - Parks
Rebecca Borker	rborker@redmond.gov	COR - PW
Karen Phillips	kphillips@redmond.gov	COR - RSC

Redmond Recreation Buildings Community Conversation

Monday, August 5, 2013
Stakeholders Group

[illegible]

Redmond Recreation Buildings Community Conversation

Monday, August 5, 2013
Stakeholders Group

Name	Email Address	Affiliation
Tim Hickey	timjhickey@yahoo.com	RSC - DANCE INSTRUCTOR
Barbara Lester	PJG Lester@hotmail.com	RSC - Advisory Committee
Paul J Lester	PJG LESTER@hotmail.com	Red St Center
Dore Tuchik	dtuchik@redmond.gov	City of Redmond
Kevin Brown	Kevin.Brown@kingcounty.gov	LC
Tyson Wellock	swimtastic06@yahoo.com	Wave Aquatics
JASMINE KOZAK GILROY	jkozakgilroy@gmail.com	youth, warriors.
Damian Grava	dmggrava@redmond.gov	Redmond Clay Studio Director
Shirley Shutz	sueshutz@frontier.com	citizen.
Jessica Lambert		Arts Commissioner + VALA
Terrel Lefferts	terreld@msn.com	Redmond Parks - Dance Inst.
Levi Gusto	levica99@gmail.com	Old Fire House

Appendix

Section 6.0 Documents

**Preliminary Master Planning Options Budgets
Preliminary Operations Assessment (Sept. 11, 2013 and Oct. 3, 2013 Options)**

PRELIMINARY MASTER PLANNING OPTIONS BUDGET

City of Redmond

Recreation Buildings Master Plan

September 11, 2013

OPTION 1	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	0	0	0	no additional site aquired
Site Development				
Structured parking	0	28,000	0	cost/stall
Site development premium	0	0	0	
Site mitigation	0	0	0	
Construction Cost				
New construction	0	330	0	
Competition pool	0	240	0	
Recreation pool	0	335	0	
Redmond Pool renovation	13,000	275	3,575,000	includes minimal sitework
Redmond Pool expansion	0	330	0	assume no addition
Recreation pool	0	335	0	assume no addition
Senior Center renovation	22,000	220	4,840,000	
Senior Center expansion	4,000	330	1,320,000	assume 4000 SF addition
Teen Center renovation	8,000	220	1,760,000	includes minimal sitework
Teen Center expansion	0	330	0	assume no addition
ORSCC renovation	46,000	280	12,880,000	includes minimal sitework
ORSCC expansion	0	330	0	assume no addition
Interface with existing building	0	0	0	
Multiuse development	0	300	0	
Subtotal			24,375,000	
Other Costs				
Contingency	1	10%	2,437,500	
Escalation	1	10%	2,681,250	
Soft costs	1	40%	11,797,500	
TOTAL			41,291,250	

PRELIMINARY MASTER PLANNING OPTIONS BUDGET

City of Redmond

Recreation Buildings Master Plan

September 11, 2013

OPTION 2	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	0	0	0	site is currently city-owned
Site Development				
Structured parking	250	28,000	7,000,000	cost/stall (use 100 exist stalls)
Site development premium	1	500,000	500,000	access road/pumphouse
Site mitigation	0	0	0	cost to relocate park and ride?
Construction Cost				
New construction	104,000	330	34,320,000	
Competition pool	4,500	240	1,080,000	
Recreation pool	7,000	335	2,345,000	
Redmond Pool renovation	0	275	0	
Redmond Pool expansion	0	330	0	
Recreation pool	0	335	0	
Senior Center renovation	22,000	220	4,840,000	
Senior Center expansion	4,000	330	1,320,000	assume 4000 SF addition
Teen Center renovation	0	220	0	new teen center included
Teen Center expansion	0	330	0	
ORSCC renovation	0	280	0	
ORSCC expansion	0	330	0	
Interface with existing building	0	0	0	
Multiuse development	0	300	0	
Subtotal			51,405,000	
Other Costs				
Contingency	1	10%	5,140,500	
Escalation	1	10%	5,654,550	
Soft costs	1	40%	24,880,020	
TOTAL			87,080,070	

PRELIMINARY MASTER PLANNING OPTIONS BUDGET

City of Redmond

Recreation Buildings Master Plan

September 11, 2013

OPTION 3	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	0	0	0	land is donated/leased
Site Development				
Structured parking	350	28,000	9,800,000	cost/stall
Site development premium	0	0	0	
Site mitigation	0	0	0	
Construction Cost				
New construction	60,000	330	19,800,000	includes sitework
Competition pool	4,500	240	1,080,000	
Recreation pool	7,000	335	2,345,000	
Redmond Pool renovation	0	275	0	
Redmond Pool expansion	0	330	0	
Recreation pool	0	335	0	
Senior Center renovation	22,000	220	4,840,000	
Senior Center expansion	4,000	330	1,320,000	assume 4000 SF addition
Teen Center renovation	0	220	0	new teen center included
Teen Center expansion	0	330	0	
ORSCC renovation	46,000	280	12,880,000	includes minimal sitework
ORSCC expansion	0	330	0	new const incl above
Interface with existing building	1	500,000	500,000	
Multiuse development	0	300	0	
Subtotal			52,565,000	
Other Costs				
Contingency	1	10%	5,256,500	
Escalation	1	10%	5,782,150	
Soft costs	1	40%	25,441,460	
TOTAL			89,045,110	

PRELIMINARY MASTER PLANNING OPTIONS BUDGET

City of Redmond

Recreation Buildings Master Plan

September 11, 2013

OPTION 4	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	2.35	2,000,000	4,700,000	post office site only-verify fire station/transit site?
Site Development				
Structured parking	450	28,000	12,600,000	cost/stall (use affects total)
Site development premium	1	1,000,000	1,000,000	parking above transit site
Site mitigation	0	0	0	relocation of fire station by partner?
Construction Cost				
New construction	104,000	330	34,320,000	includes sitework
Competition pool	4,500	240	1,080,000	
Recreation pool	7,000	335	2,345,000	
Redmond Pool renovation	0	275	0	
Redmond Pool expansion	0	330	0	
Recreation pool	0	335	0	
Senior Center renovation	22,000	220	4,840,000	
Senior Center expansion	4,000	330	1,320,000	assume 4000 SF addition
Teen Center renovation	0	220	0	new teen center included
Teen Center expansion	0	330	0	
ORSCC renovation	0	280	0	
ORSCC expansion	0	330	0	
Interface with existing building	0	0	0	
Multiuse development	140,000	300	42,000,000	verify based on agreement
Subtotal			99,505,000	
Other Costs				
Contingency	1	10%	9,950,500	
Escalation	1	10%	10,945,550	
Soft costs	1	40%	48,160,420	
TOTAL			168,561,470	
Owner's share			91,823,270	

PRELIMINARY MASTER PLANNING OPTIONS BUDGET

City of Redmond

Recreation Buildings Master Plan

September 11, 2013

OPTION 5	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	4.50	4,500,000	20,250,000	verify area/cost
Site Development				
Structured parking	450	28,000	12,600,000	cost/stall (use affects total)
Site development premium	0	0	0	
Site mitigation	0	0	0	
Construction Cost				
New construction	104,000	330	34,320,000	includes sitework
Competition pool	4,500	240	1,080,000	
Recreation pool	7,000	335	2,345,000	
Redmond Pool renovation	0	275	0	
Redmond Pool expansion	0	330	0	
Recreation pool	0	335	0	
Senior Center renovation	22,000	220	4,840,000	
Senior Center expansion	4,000	330	1,320,000	assume 4000 SF addition
Teen Center renovation	0	220	0	new teen center included
Teen Center expansion	0	330	0	
ORSCC renovation	0	280	0	
ORSCC expansion	0	330	0	
Interface with existing building	0	0	0	
Multiuse development	145,000	300	43,500,000	verify based on agreement
Subtotal			100,005,000	
Other Costs				
Contingency	1	10%	10,000,500	
Escalation	1	10%	11,000,550	
Soft costs	1	40%	48,402,420	
TOTAL			169,408,470	
Owner's share			90,976,270	

Redmond Recreation Buildings Preliminary Operations Assessment

The operations assessment for the development options are based on the following assumptions:

- These are very preliminary operations assessments based on a basic scenario for each option. It is expected that a much more exact and detailed operations plan will be developed for any of these options that might move forward.
- These operations assessments should primarily be utilized to determine relative differences in financial performance between the different options.
- Most operations and business services will be handled in house by the facility.
- The possible financial participation of any partners in the project has not been shown.
- The estimates are in addition to existing budgets.
- Revenues are based on a market driven rate structure for the use of new facilities.

Option 1 – Renovate/expand all 4 existing facilities

Assumptions

- The existing facilities will see only minor expansions.
- All four facilities will continue in their current market roles
- With renovations, existing facilities should be more efficient and effective in their use while any expansion will increase utility and other operations cost but there is not anticipated to be any staffing increases.
- Use and revenues should see a small increase (depending upon any new amenities being added)

A6.9

New Expenses/Revenues

Budget Estimates	Low	High
Projected Expenses	\$50,000	\$200,000
Projected Revenues	\$20,000	\$50,000
Difference	(\$20,000)	(\$150,000)

Summary: Operational costs will remain high and revenues will continue at their approximate same level with four separate facilities being operated. This is the least financially effective of all the options.

Options:

New indoor leisure pool at Hartman Park – It is anticipated that while this would increase operating costs it would also greatly increase use and revenue (based on a fee increase for use of the facility). **Net Revenue Gain: \$50,000 to \$75,000**

Option 2 – Renovate/expand the senior center and teen center – construct a new community recreation center on city hall campus

Assumptions

- The senior center and teen center will see only minor expansions.
- Redmond pool is closed.
- The ORSCC is utilized for other non-recreation purposes not yet determined.
- With renovations to the senior center and teen center they should be more efficient and effective in their use while any expansion will increase utility and other operations cost but there is not anticipated to be any staffing increases.
- The new community recreation center will be approximately 94,500 SF and include fitness, aquatics, gym, track and community/class rooms.
- There will be a cost savings from no longer using the Redmond Pool or the ORSSC and many staff and programs will simply transfer across to the new community recreation center.

New Expenses/Revenues (Net Changes)

Budget Estimates	Low	High
Projected Expenses	\$500,000	\$750,000
Projected Revenues	\$600,000	\$950,000
Difference	\$100,00	\$200,000

Summary: Long term operational costs will be lower overall with the consolidation of the Redmond Pool and ORSCC into one facility and revenues will be substantially higher as the result of a more active focused facility that will command daily use and annual pass revenue in addition to increased program revenue. This will be a financially effective option. It would be the most cost effective option if the teen center was included in the community recreation center.

Options:

Include a new teen center in the community recreation center – It is anticipated that this will reduce operating costs slightly but it also may reduce revenues if the new location is not accepted by the teens.
Net Expense Reduction: \$25,000 to \$50,000

Option 3 – Renovate/expand the senior center and teen center – extensively renovate and expand ORSCC by adding aquatics.

Assumptions

- The senior center and teen center will see only minor expansions.
- Redmond pool is closed.
- With renovations to the senior center and teen center they should be more efficient and effective in their use while any expansion will increase utility and other operations cost but there is not anticipated to be any staffing increases.
- The renovation and expansion of the ORSCC would result in the same spaces as would be built in a new community recreation center.
- There will be a cost savings from no longer using the Redmond Pool.

New Expenses/Revenues (Net Changes)

Budget Estimates	Low	High
Projected Expenses	\$550,000	\$800,000
Projected Revenues	\$550,000	\$900,000
Difference	\$0	\$100,000

Summary: Long term operational costs will be lower overall with the consolidation of the Redmond Pool and the addition of aquatics and other spaces to the ORSCC. Facility revenues will be substantially higher as the result of a more active focused facility that will command daily use and annual pass revenue in addition to increased program revenue. This will be similar to Option 2 in financial effectiveness (but higher expenses and slightly less revenue due to building layout and location).

A6.11

Options:

Include a new teen center in the community recreation center – It is anticipated that this will reduce operating costs slightly but it also may reduce use and revenues if the new location is not accepted by the teens. **Net Expense Reduction: \$25,000 to \$50,000**

Option 4 – Renovate/expand the senior center – construct a new community recreation center/teen center on site 3S (Old Post Office/Fire Station site)

Assumptions

- The senior center will see only a minor expansion.
- Redmond pool is closed.
- The ORSCC is utilized for other non-recreation purposes not yet determined.
- The teen center is closed and sold for other uses.
- With renovations to the senior center it should make it more efficient and effective in its operation while any expansion will increase utility and other operations costs but there is not anticipated to be any staffing increases.
- The new community recreation center will be approximately 94,500 SF and will include the same elements as noted in Option 2 plus the teen center.
- There will be a cost savings from no longer using the Redmond Pool, teen center or the ORSCC and many staff and programs will simply transfer across to the new community recreation center.

New Expenses/Revenues (Net Changes)

Budget Estimates	Low	High
Projected Expenses	\$480,000	\$700,000
Projected Revenues	\$600,000	\$950,000
Difference	\$120,000	\$250,000

Summary: Long term operational costs will be lower overall with the consolidation of the Redmond Pool, Teen Center and ORSCC into one facility and revenues will be substantially higher as the result of a more active focused facility that will command daily use and annual pass revenue in addition to increased program revenue. This will be the most financially effective option (due primarily to the inclusion of the teen center into the community recreation center).

Options:

Any of the proposed development options would have a limited impact on operations. If the existing teen center is renovated or expanded this option performs the same as Option 2.

Option 5 – Renovate/expand the senior center – construct a new community recreation center/teen center on downtown site

It is projected that this option would perform financially essentially the same as Option 4.

Option 6 – Renovate/expand the senior center – construct a new community recreation center/teen center at Marymoor Park

At this site the new community recreation center would need to be more of a regional facility that has a focus not only on Redmond but Bellevue and other areas. The site is less visible and access is more difficult. This will have an impact on use and reduce overall center revenues by \$50,000 to \$75,000 a year. As a result it is projected that this option would not perform financially as well as Option 4, or 5.

Appendix

Section 7.0 Documents

Preliminary Project Options Budgets (Oct. 3, 2013)

Public Meeting PowerPoint Presentation

Public Meeting Comment Card Responses

PROJECT OPTIONS BUDGET

City of Redmond

Recreation Buildings Master Plan

October 3, 2013

OPTION 1	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	0	0	0	no additional site aquired
Site Development				
Structured parking	0	28,000	0	cost/stall
Site development premium	0	0	0	
Site mitigation	0	0	0	
Construction Cost				
New construction	0	320	0	
Competition pool	0	240	0	
Recreation pool	0	335	0	
Redmond Pool renovation	13,000	275	3,575,000	includes minimal sitework
Redmond Pool expansion	0	320	0	assume no addition
Recreation pool	0	335	0	assume no addition
Senior Center renovation	22,000	220	4,840,000	
Senior Center expansion	4,000	320	1,280,000	assume 4000 SF addition
Teen Center renovation	8,000	220	1,760,000	includes minimal sitework
Teen Center expansion	0	320	0	assume no addition
ORSCC renovation	46,000	280	12,880,000	includes minimal sitework
ORSCC expansion	0	320	0	assume no addition
Interface with existing building	0	0	0	
Multiuse development	0	300	0	
Subtotal			24,335,000	
Other Costs				
Contingency	1	10%	2,433,500	higher for renovation
Escalation	1	9%	2,409,165	
Soft costs	1	36%	10,503,959	higher for multiple projects
TOTAL			39,681,624	

PROJECT OPTIONS BUDGET

City of Redmond

Recreation Buildings Master Plan

October 3, 2013

OPTION 2	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	0	0	0	site is currently city-owned
Site Development				
Structured parking	200	28,000	5,600,000	cost/stall (joint use 150 stalls)
Site development premium	1	300,000	300,000	access road/pumphouse
Site mitigation	0	0	0	cost to relocate park and ride?
Construction Cost				
New construction	95,600	320	30,592,000	
Competition pool	4,500	240	1,080,000	
Recreation pool	6,500	335	2,177,500	
Redmond Pool renovation	0	275	0	
Redmond Pool expansion	0	320	0	
Recreation pool	0	335	0	
Senior Center renovation	22,000	220	4,840,000	
Senior Center expansion	0	320	0	proximity of new rec ctr reduces need for expansion
Teen Center renovation	0	220	0	new teen center included
Teen Center expansion	0	320	0	
ORSCC renovation	0	280	0	
ORSCC expansion	0	320	0	
Interface with existing building	0	0	0	
Multiuse development	0	300	0	
Subtotal			44,589,500	
Other Costs				
Contingency	1	8%	3,567,160	
Escalation	1	9%	4,334,099	
Soft costs	1	34%	17,846,858	
TOTAL			70,337,618	

PROJECT OPTIONS BUDGET

City of Redmond

Recreation Buildings Master Plan

October 3, 2013

OPTION 3	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	0	0	0	land is donated/leased
Site Development				
Structured parking	350	28,000	9,800,000	cost/stall
Site development premium	0	0	0	
Site mitigation	0	0	0	
Construction Cost				
New construction	58,000	320	18,560,000	includes sitework
Competition pool	4,500	240	1,080,000	
Recreation pool	6,500	335	2,177,500	
Redmond Pool renovation	0	275	0	
Redmond Pool expansion	0	320	0	
Recreation pool	0	335	0	
Senior Center renovation	22,000	220	4,840,000	
Senior Center expansion	4,000	320	1,280,000	assume 4000 SF addition
Teen Center renovation	0	220	0	new teen center included
Teen Center expansion	0	320	0	
ORSCC renovation	46,000	280	12,880,000	includes minimal sitework
ORSCC expansion	0	320	0	new const incl above
Interface with existing building	1	400,000	400,000	
Multiuse development	0	300	0	
Subtotal			51,017,500	
Other Costs				
Contingency	1	10%	5,101,750	higher for hist renovation
Escalation	1	9%	5,050,733	
Soft costs	1	34%	20,797,794	
TOTAL			81,967,777	

PROJECT OPTIONS BUDGET

City of Redmond

Recreation Buildings Master Plan

October 3, 2013

OPTION 4	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	2.35	2,000,000	4,700,000	post office site only-verify fire station/transit site?
Site Development				
Structured parking	450	28,000	12,600,000	cost/stall (use affects total)
Site development premium	1	1,000,000	1,000,000	parking above transit site
Site mitigation	0	0	0	relocation of fire station by partner?
Construction Cost				
New construction	95,600	320	30,592,000	includes sitework
Competition pool	4,500	240	1,080,000	
Recreation pool	6,500	335	2,177,500	
Redmond Pool renovation	0	275	0	
Redmond Pool expansion	0	320	0	
Recreation pool	0	335	0	
Senior Center renovation	22,000	220	4,840,000	
Senior Center expansion	4,000	320	1,280,000	assume 4000 SF addition
Teen Center renovation	0	220	0	new teen center included
Teen Center expansion	0	320	0	
ORSCC renovation	0	280	0	
ORSCC expansion	0	320	0	
Interface with existing building	0	0	0	
Multiuse development	140,000	300	42,000,000	verify based on agreement
Subtotal			95,569,500	
Other Costs				
Contingency	1	8%	7,645,560	
Escalation	1	9%	9,289,355	
Soft costs	1	34%	38,251,501	
TOTAL			150,755,917	
Owner's share			79,297,522	

PROJECT OPTIONS BUDGET

City of Redmond

Recreation Buildings Master Plan

October 3, 2013

OPTION 5	Quantity	Unit Cost	Cost	
Site Acquisition				
Assumed land purchase cost	4.50	4,500,000	20,250,000	verify area/cost
Site Development				
Structured parking	550	28,000	15,400,000	cost/stall (use affects total)
Site development premium	0	0	0	
Site mitigation	0	0	0	
Construction Cost				
New construction	95,600	320	30,592,000	includes sitework
Competition pool	4,500	240	1,080,000	
Recreation pool	6,500	335	2,177,500	
Redmond Pool renovation	0	275	0	
Redmond Pool expansion	0	320	0	
Recreation pool	0	335	0	
Senior Center renovation	22,000	220	4,840,000	
Senior Center expansion	4,000	320	1,280,000	assume 4000 SF addition
Teen Center renovation	0	220	0	new teen center included
Teen Center expansion	0	320	0	
ORSCC renovation	0	280	0	
ORSCC expansion	0	320	0	
Interface with existing building	0	0	0	
Multiuse development	310,000	300	93,000,000	verify based on agreement
Subtotal			148,369,500	
Other Costs				
Contingency	1	8%	11,869,560	
Escalation	1	9%	14,421,515	
Soft costs	1	34%	59,384,596	
TOTAL			234,045,171	
Owner's share			78,508,798	



City of Redmond
WASHINGTON

PARKS &
RECREATION

NAC | ARCHITECTURE

RECREATION BUILDINGS MASTER PLAN



INITIAL PUBLIC MEETING 10/3/13

MEETING TODAY

- Master Plan Process
- Background Information
- Present Options
- Answer Questions
- Discuss Options
- Get Feedback



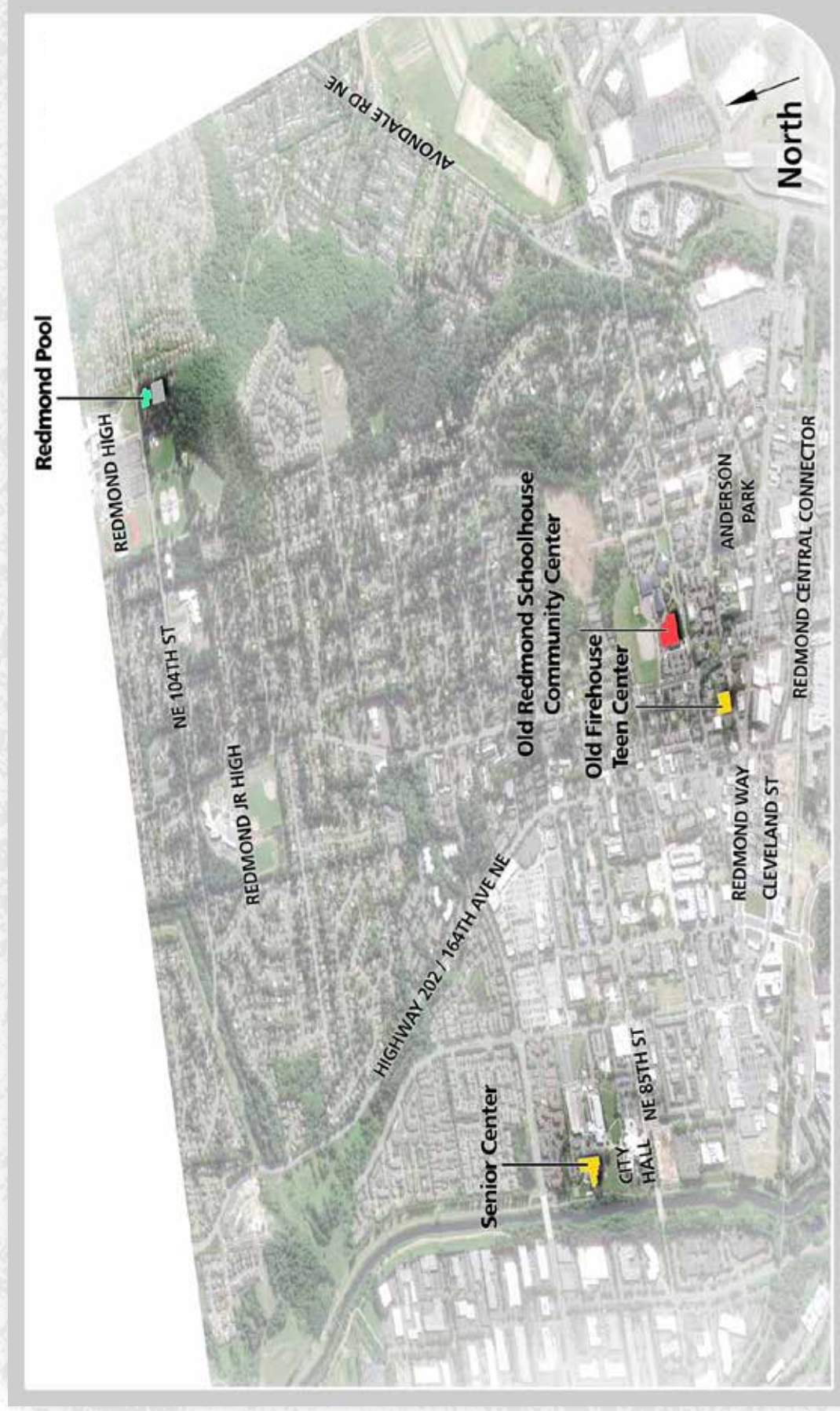
NAC | ARCHITECTURE



BACKGROUND – EXISTING RECREATION BUILDINGS

NAC

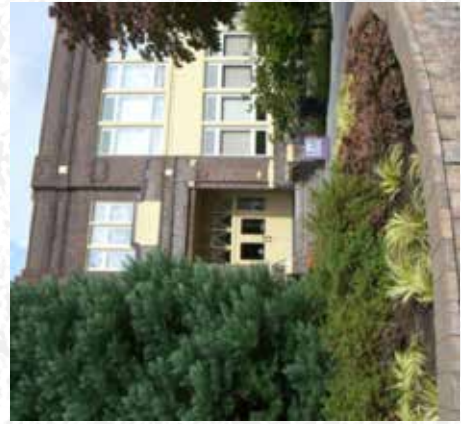
ARCHITECTURE



BACKGROUND – EXISTING RECREATION BUILDINGS



- Existing aging facilities are in various states of condition
- ORSCC- life-safety, seismic, systems and organizational improvements
- Redmond Pool- end of its expected life
- Senior Center- moisture damage, system upgrades, programming shifts
- Teen Center- systems, envelope and functional improvements
- Compliance with ADA
- Customer satisfaction with quality, appearance and equipment is mixed
- ORSCC and Old Firehouse Teen Center are the result of circumstance, not implementation of a master plan



REDMOND GROWTH

Anticipated levels of development in the Downtown Urban Center portion of the neighborhood

	Existing (2010)	Planned (2030)
Residents	4,270	11,350
Dwelling Units	2,300	6,170
Residential Density (units/gross acre)	5.3	14.2
Employees	8,100	10,800
Employee Density (jobs/gross acre)	18.72	24.95
Zoned Building Intensity	3.5 FAR	3.5 FAR





TOP 3 NEEDS

- Indoor swimming pool
- Indoor running/walking track
- Indoor playground

SITE ISSUES

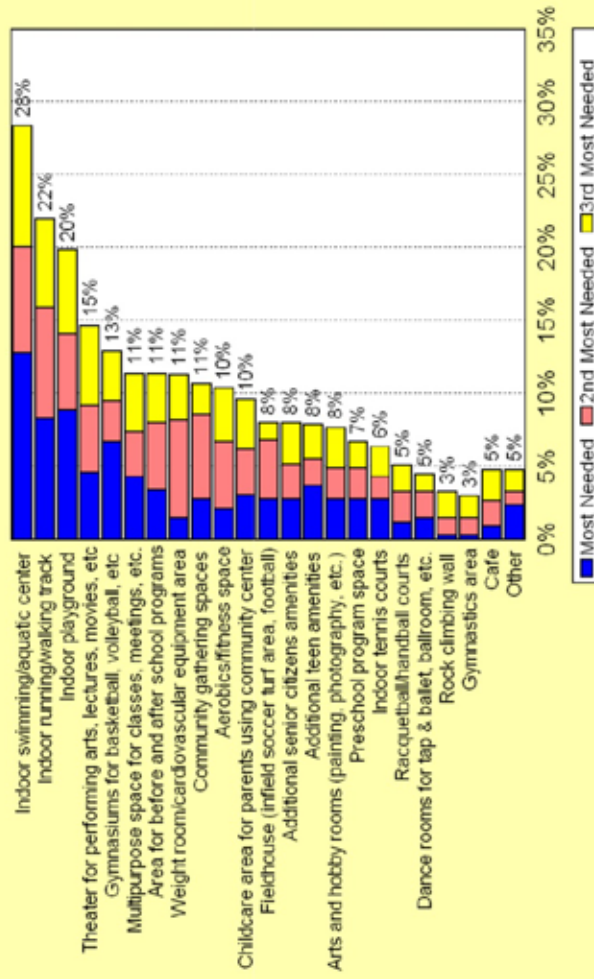
- Adequate parking
- Located in downtown Redmond area
- Easy access by public transportation
- Proximity to walking/biking trails
- Relationship with existing community recreation facilities

from 2009 Leisure Vision Survey



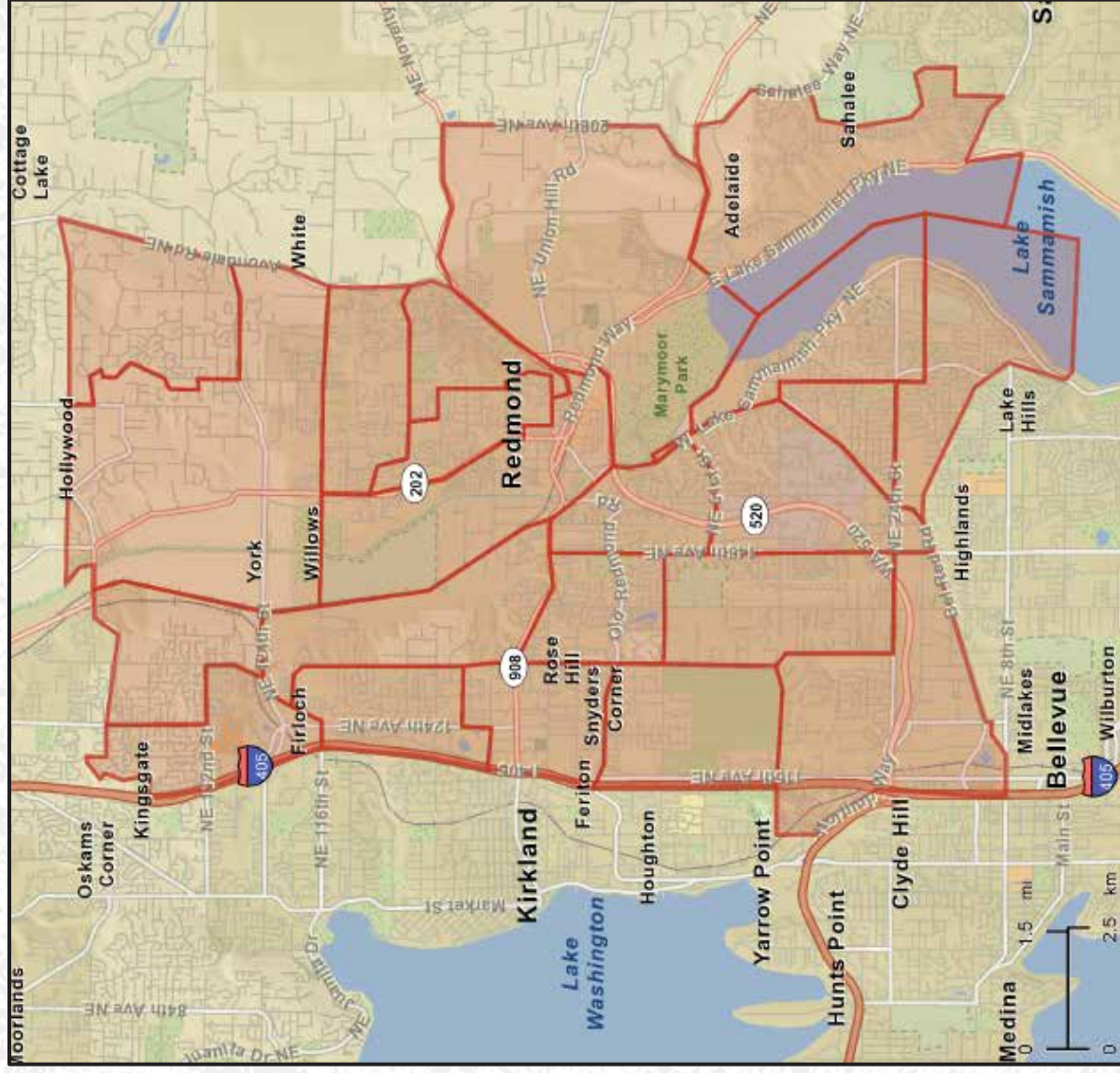
Q10. Indoor Recreation Amenities That Households Feel Are Most Needed in the Community

by percentage of respondents who selected the item as one of their top three choices



Source: Leisure Vision ETC Institute (September 2009)





MARKET DEMAND



- Other neighboring communities have facilities but most are smaller, older and more passive use centers.
- There are several YMCA's in the area.
- There are a substantial number of private health clubs.



QUESTIONS TO CONSIDER

City Goals:

- Providing a road map for the future (next 20-30 years): Serving the needs of citizens of all ages
- Increasing quality of Redmond as a place to live, work and play
- Sustainable quality of service for Park and Recreation needs – improving the operational efficiency of the city facilities
- Strengthening downtown urban quality

Operational Assumptions:

There will be an increase in population - especially in the Downtown area (immediate future) and Overlake (more distant future)

Needs will be different - The average character of the incoming population *may likely have different specific needs* (young educated largely urban minded population and retiring boomers aspiring to a more active retirement lifestyle)

Transport choices will improve - There will be increasing choices for commuters via public transit, biking, etc., (probably more so in the downtown area)

Key Questions:

- What scenario will provide the desired level of service for the city population 20 plus years from now?
- How can Parks and Recreation facilities improve the future quality of life in Redmond, looking at the city as a whole?
- Where are the “right places” in the city to increase the vibrancy of civic life with potential locations of the new facilities?



RENOVATE ALL 4 EXISTING FACILITIES

OPTION

1



OPTION

1

Renovate all 4 Existing Facilities

Estimated Site Acquisition Cost: \$0

Estimated Capital Cost: \$39-41 million

Estimated Annual Cost Recovery Change from Current: \$20,000-150,000 deficit

Redmond Pool

Redmond High

REDMOND JR HIGH

HIGHWAY 202 / 164TH AVE NE

Senior Center

Old Redmond Schoolhouse

Community Center

Old Firehouse
Teen Center

ANDERSON
PARK

CLEVELAND ST

REDMOND CENTRAL CONNECTOR

North

OPPORTUNITIES:

Most immediate needs are addressed

CHALLENGES:

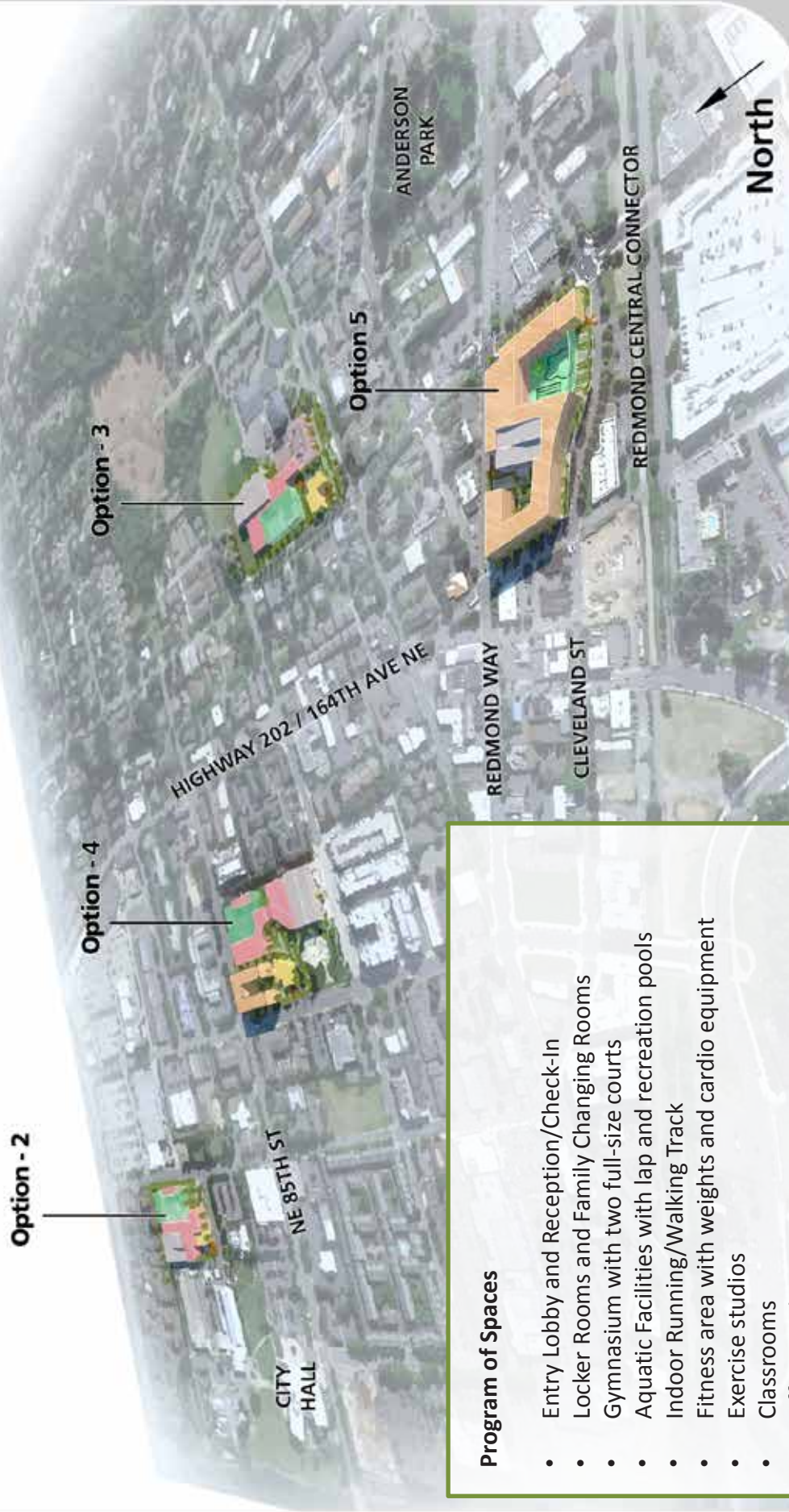
Significant capital cost for limited improvements

Does not serve long term needs of the community

New Community Recreation Center Options



Site Options



Program of Spaces

- Entry Lobby and Reception/Check-In
- Locker Rooms and Family Changing Rooms
- Gymnasium with two full-size courts
- Aquatic Facilities with lap and recreation pools
- Indoor Running/Walking Track
- Fitness area with weights and cardio equipment
- Exercise studios
- Classrooms
- Offices and Support Spaces
- New Teen Center

Construct New Community Recreation Center on City Hall Campus
Renovate Senior Center

OPTION

2



OPTION

2

Construct New Community Recreation Center on City Hall Campus
Renovate Senior Center

Estimated Site Acquisition Cost: \$0

Estimated Capital Cost: \$70-72 million

Estimated Annual Cost Recovery Change from Current: \$125,000-250,000

STRUCTURE

SENIOR
CENTER

PUBLIC
SAFETY
BUILDING

160TH AVE NE

North

OPPORTUNITIES:

3 or 4 of the existing recreation buildings would be located on a single site allowing for shared spaces and operational efficiency
Land currently owned by the City is utilized

CHALLENGES:

Re-visioning a community center outside of ORSCC
Solving site specific challenges related to the existing pumphouse and access roads to facilities to the west
Gaining teen support for inclusion of the teen center

Renovate and Expand ORSCC, Renovate/Expand Senior Center

OPTION

3



OPTION

3

Renovate and Expand ORSCC, Renovate/Expand Senior Center

Estimated Site Acquisition Cost: \$0
Estimated Capital Cost: \$81-83 million
Estimated Annual Cost Recovery Change from Current: \$25,000-150,000



OPPORTUNITIES:

Consolidation of recreation buildings on a single site allows for shared spaces and operational efficiency
The ORSCC site is a known entity for community center programs

CHALLENGES:

Agreement with the school district for ORSCC expansion
Gaining teen support for inclusion of the teen center

Construct New Community Recreation Center on Old Post Office/Fire Station/Skate Park Site,
Renovate/Expand Senior Center

OPTION

4



OPTION

4

**Construct New Community Recreation Center on Old Post Office/Fire Station/Skate Park Site,
Renovate/Expand Senior Center**

Estimated Site Acquisition Cost: \$4.7 million (post office site only)
Estimated Capital Cost: \$150-152 million
City of Redmond share of capital cost: \$79-81 million
Estimated Annual Cost Recovery Change from Current: \$120,000-250,000



OPPORTUNITIES:

Consolidation of recreation buildings on a single site allows for shared spaces and operational efficiency
Site has strong connection to downtown core and is in a dynamic area with new development
Relationship to existing skate park and transit center creates both functional and design opportunities

CHALLENGES:

Acquisition of new property
Finding partner(s), determining partnership agreements, confirming funding mechanisms for property purchase and development
Gaining teen support for inclusion of the teen center

Construct new Community Recreation Center on Downtown Site
Renovate/Expand Senior Center

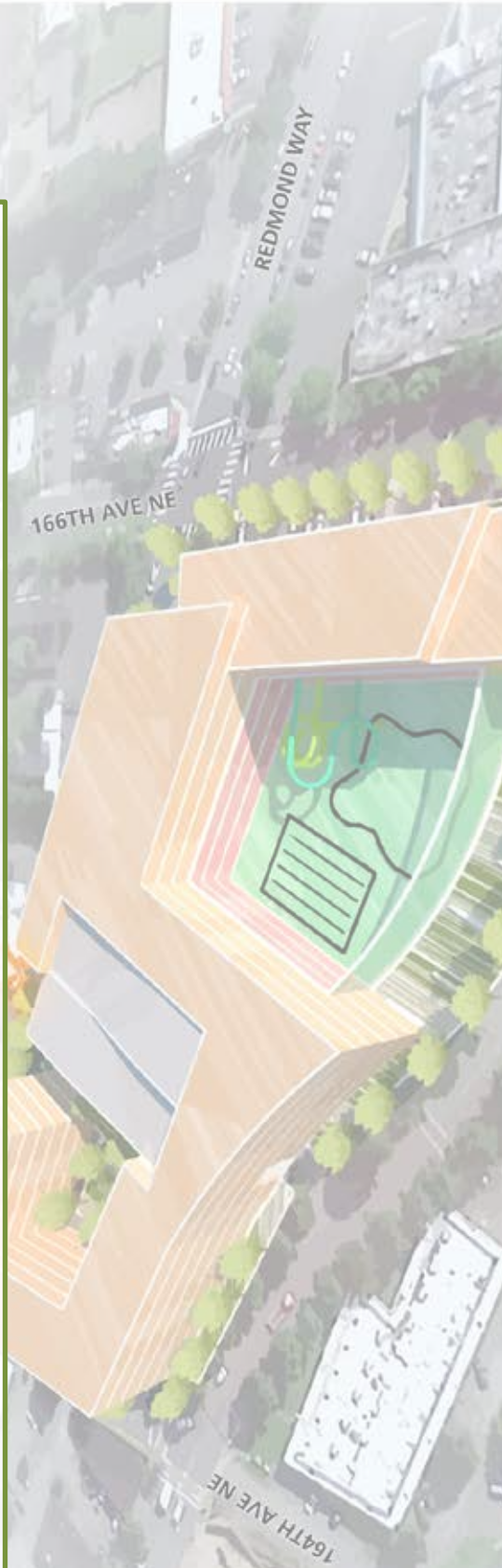
OPTION

5



**Construct new Community Recreation Center on Downtown Site
Renovate/Expand Senior Center**

Estimated Site Acquisition Cost: \$20 million
City of Redmond share of site acquisition cost: \$4.5 million
Estimated Capital Cost: \$234-236 million
City of Redmond share of capital cost: \$78-80 million
Estimated Annual Cost Recovery Change from Current: \$120,000-250,000



OPPORTUNITIES:

Consolidation of recreation buildings on a single site allows for shared spaces and operational efficiency
Contributes to the City of Redmond's vision for a vibrant, dynamic and active downtown core where residents work, live and play

CHALLENGES:

Acquisition of new property
Finding partner(s), determining partnership agreements, confirming funding mechanisms for property purchase and development
Gaining teen support for inclusion of the teen center



YOUR THOUGHTS?
-
QUESTIONS?





REACTIONS

VOTING

COMMENTS

NEXT STEPS





City of Redmond
WASHINGTON

PARKS &
RECREATION

NWG

ARCHITECTURE

WHAT'S THE FUTURE FOR REDMOND?



Recreation Buildings Master Plan Meeting October 03, 2013

Comments

- 1) I think that it should be Option #2, it's the one people should vote for best one that I think. It should have lots of dots on it. Everyone should vote.
- 2) I don't think there is enough parking at any of the downtown sites. Everyone who lives outside the downtown must drive and park because bus service is non-existent in the Ed Hill, Woodbridge, Rose Hill, etc. Neighborhoods. Pick up and drop off at sites is important. (Susan Wilkins)
- 3) Option #2: Most straight forward and fastest to end game if you can raise the funds – most limited in location – future focus/central.

A7.33

Option #4: Best overall long term potential/central location, multi-modal. Will require more density to make it work financially – need King County and good development partner. May get off the ground fastest if you can find options to transfer densities and get to market to kick start project while city works on Fire House and King County land.

Options 1, 3 & 5: Not workable.

- 4) The visual arts need to be part of the conversation. Participation in the visual arts is critical for the cultural growth of Redmond (health).
- 5) I appreciate the consideration that has been given to having a downtown core facility. It would seem to promote the unity of the community and create a central community gathering place – important to maintain the family friendly atmosphere in Redmond. Please always consider the importance of easy accessibility for seniors in any facility.
- 6) I think we need to take a close look at what we want to do for the arts space before we go much further with this planning (for athletics). I admit I like Option #4 the best. I can't think of many other scenarios where the air space above the transit center would be used. Private developer cooperation to help keep costs down would be great.

Option #2 is also appealing – library is right there – it is already a big gathering space, but is at edge of where development is happening.

So yes, Option #4 – Skate Park area gives great growth options and building/whatever, I love the location. Signed, Parent with kids.

- 7) Options #2 & 4 – seem to be the most realistic.

Options #5 – too cramped and urban for Redmond, now and in the future.

- 8) My highest priority is first class recreational – athletic facilities. I also think the facility needs outdoor open space, as in Option #4. Vehicular access via surface streets is an important consideration. Many users will drive to the facility.
- 9) If the pool is going to be a competition pool has spectators really been considered?
- 10) Option #4 or Option #2 – suggestions for Aquatic Center – small child care facility, family changing rooms, spiffy animal glass tiles, rope swing.

Appendix

Section 8.0 Documents

Public Meeting PowerPoint Presentation
Public Meeting Comment Card Responses



City of Redmond
WASHINGTON

PARKS &
RECREATION

NAC

ARCHITECTURE

RECREATION BUILDINGS MASTER PLAN



MEETING TODAY

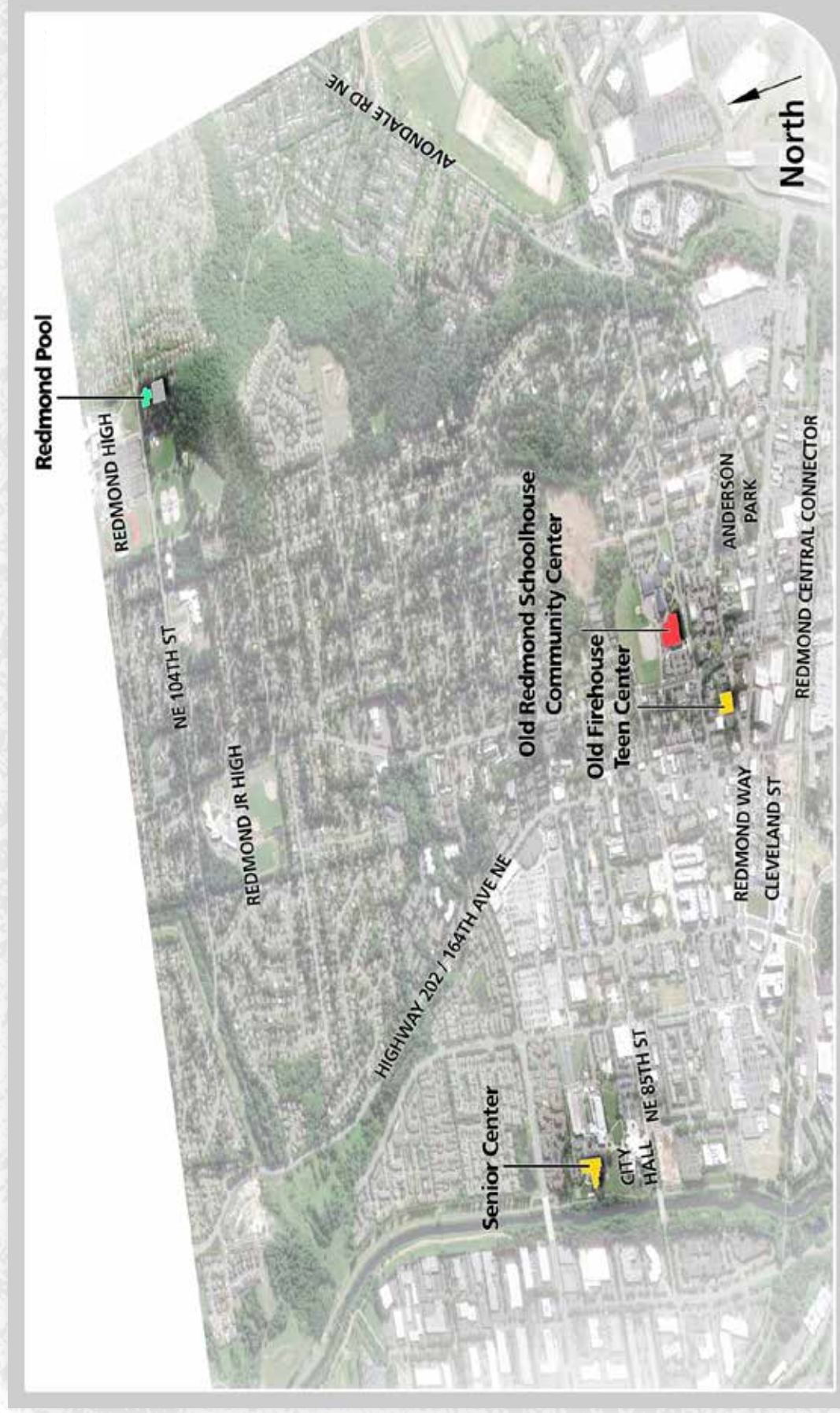


NAC | ARCHITECTURE

- Recap of October 3rd Public Meeting
- Present Revised Options
- Answer Questions
- Get Feedback



BACKGROUND – EXISTING RECREATION BUILDINGS



BACKGROUND – EXISTING RECREATION BUILDINGS



NAC | ARCHITECTURE

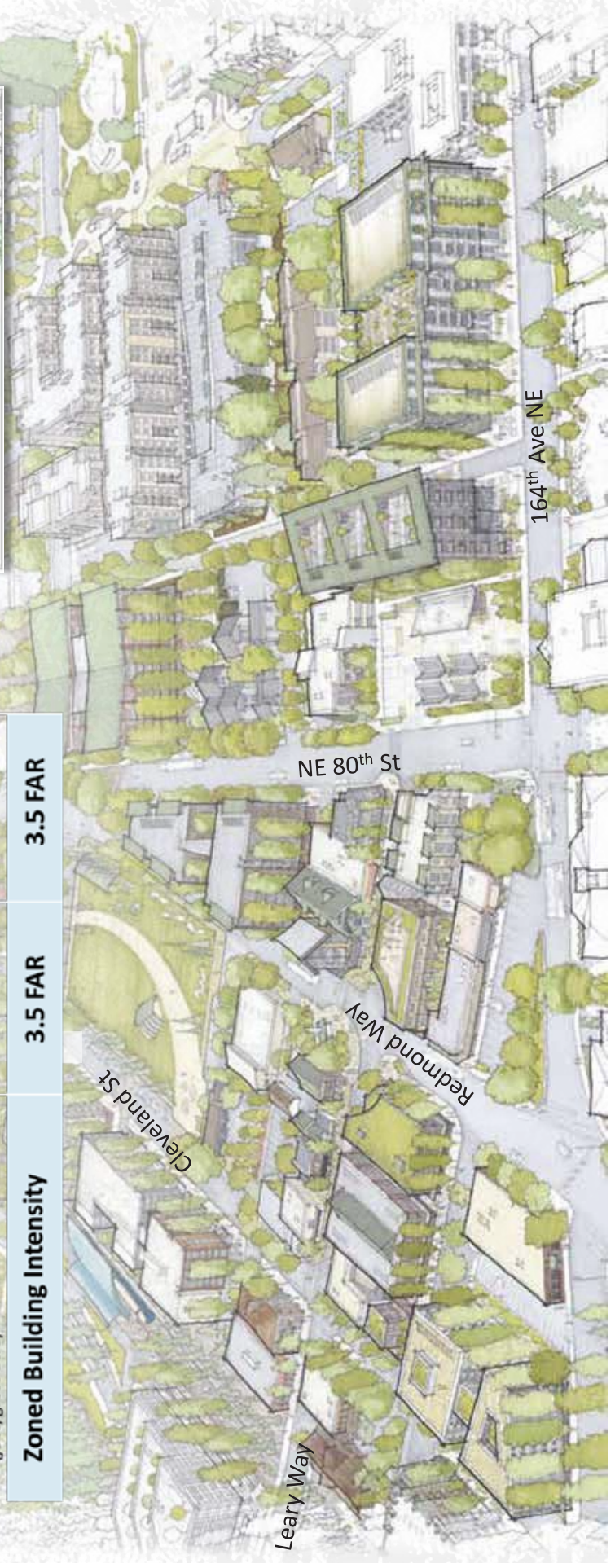
- Existing aging facilities are in various states of condition
- ORSCC- life-safety, seismic, systems and organizational improvements
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- Senior Center- moisture damage, system upgrades, programming shifts
- Teen Center- systems, envelope and functional improvements
- Compliance with ADA
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Anticipated levels of development in the Downtown Urban Center portion of the neighborhood

	Existing (2010)	Planned (2030)
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Residential Density (units/gross acre)	5.3	14.2
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Zoned Building Intensity	3.5 FAR	3.5 FAR





TOP 3 NEEDS

- Indoor swimming pool
- Indoor running/walking track
- Indoor playground

SITE ISSUES

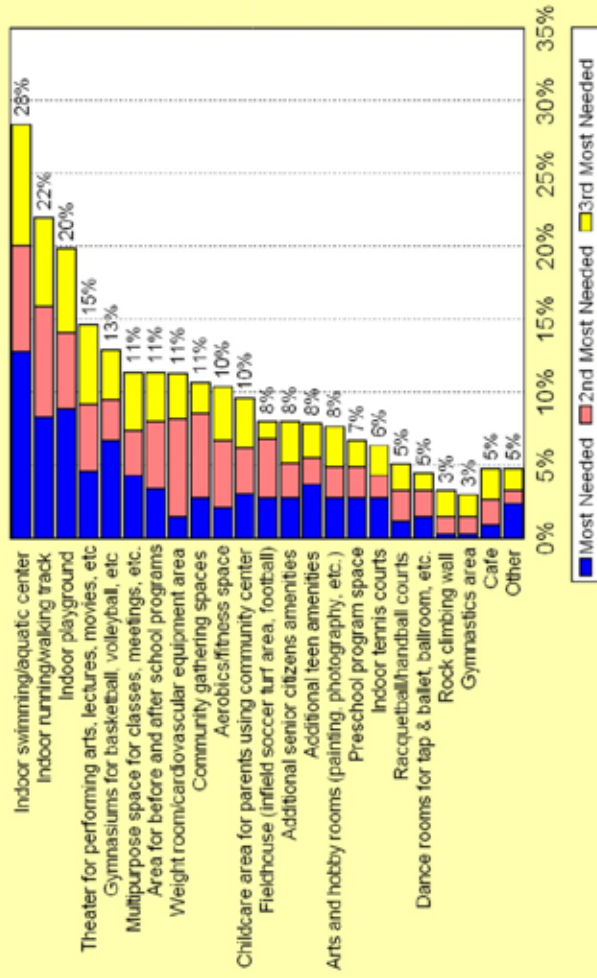
- Adequate parking
- Located in downtown Redmond area
- Easy access by public transportation
- Proximity to walking/biking trails
- Relationship with existing community recreation facilities

from 2009 Leisure Vision Survey



Q10. Indoor Recreation Amenities That Households Feel Are Most Needed in the Community

by percentage of respondents who selected the item as one of their top three choices



Source: Leisure Vision ETC Institute (September 2009)



QUESTIONS TO CONSIDER



City Goals:

- Providing a road map for the future (next 20-30 years): Serving the needs of citizens of all ages
- Increasing quality of Redmond as a place to live, work and play
- Sustainable quality of service for Park and Recreation needs – improving the operational efficiency of the city facilities
- Strengthening downtown urban quality

Operational Assumptions:

There will be an increase in population - especially in the Downtown area (immediate future) and Overlake (more distant future)

Needs will be different - The average character of the incoming population *may likely have different specific needs* (young educated largely urban minded population and retiring boomers aspiring to a more active retirement lifestyle)

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KEY QUESTIONS:

- What scenario will provide the desired level of service for the city population 20 plus years from now?
- How can Parks and Recreation facilities improve the future quality of life in Redmond, looking at the city as a whole?
- Where are the “right places” in the city to increase the vibrancy of civic life with potential locations of the new facilities?



RENOVATE ALL 4 EXISTING FACILITIES

OPTION

1



New Community Recreation Center Options



OPTION

2-5

Site Options

Option - 2

Option - 4

Option - 3

Option 5

CITY HALL

NE 85TH ST

HIGHWAY 202 / 164TH AVE NE

ANDERSON PARK

REDMOND WAY

CLEVELAND ST

REDMOND CENTRAL CONNECTOR

North

RESULTS of 'DOT' VOTING

Option 1	9
Option 2	64
Option 3	5
Option 4	170
Option 5	12

Construct New Community Recreation Center on City Hall Campus
Renovate Senior Center

OPTION
2



Construct New Community Recreation Center on City Hall Campus
Renovate/Expand Senior Center, Retain ORSCC

OPTION

2

Revised
Site Plan



Construct New Community Recreation Center on City Hall Campus
Renovate/Expand Senior Center, Retain ORSCC

OPTION
2
Level 1



Construct New Community Recreation Center on City Hall Campus
Renovate/Expand Senior Center, Retain ORSCC

OPTION

2

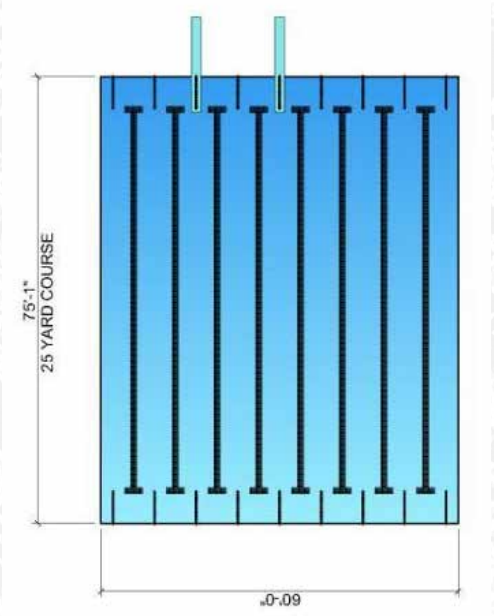
Level 2





Stretch 25 Yard Course

- Swim & Dive Concurrently
- More Capacity & Programming
- Moveable Bulkhead



25 Yard Course

- Lowest Capital & Operating Costs
- Lowest Capacity

Leisure Pool

- Zero Depth Entry
- Lazy River / Current Channel
- Waterslides
- Play Structure
- Geysers & Sprays
- Dumping Features



OPTION

2

Construct New Community Recreation Center on City Hall Campus Renovate/Expand Senior Center, Retain ORSCC

Estimated Site Acquisition Cost: \$0 (may depend on parking structure location)

Estimated Capital Cost: \$72-74 million

Estimated Annual Cost Recovery Change from Current: \$170,000-245,000 deficit



OPPORTUNITIES:

All existing recreation building functions would be located on a single site allowing for shared spaces and operational efficiency
Land currently owned by the City is utilized for new recreation center
Creates open space connection on civic campus
Limits vehicular traffic to the perimeter of the campus
Parking quantity balanced on campus

CHALLENGES:

Securing agreement for location of proposed parking structure on King County Property
Developing appropriate new access drive for Senior Center and existing parking structure
Gaining teen support for inclusion of the teen center

Construct New Community Recreation Center on Old Post Office/Fire Station/Skate Park Site,
Renovate/Expand Senior Center

OPTION

4



Construct New Community Recreation Center on Fire Station Site
 Renovate/Expand Senior Center, Retain ORSCC

OPTION

4

Revised
 Site Plan



Construct New Community Recreation Center on Fire Station Site
Renovate/Expand Senior Center, Retain ORSCC

OPTION

4

Level 1



Construct New Community Recreation Center on Fire Station Site
Renovate/Expand Senior Center, Retain ORSCC

OPTION

4

Level 2



OPTION

4

Construct New Community Recreation Center on Fire Station Site Renovate/Expand Senior Center, Retain ORSCC

Estimated Site Acquisition Cost: \$3 million included for relocation of Fire Station

Estimated Capital Cost: \$83-85 million

Estimated Annual Cost Recovery Change from Current: \$160,000-235,000 Deficit



OPPORTUNITIES:

Consolidation of recreation buildings on a single site allows for shared spaces and operational efficiency
Site has strong connection to downtown core and is in a dynamic area with new development
Relationship to proposed mixed-use development, existing skate park and transit center creates both functional and design opportunities

CHALLENGES:

Addressing relocation of fire department
Gaining teen support for inclusion of the teen center



NAC | ARCHITECTURE



YOUR THOUGHTS?
-
QUESTIONS?





1

2

3

4

5



REACTIONS

•

•

COMMENTS

•

•

NEXT STEPS





City of Redmond
WASHINGTON

PARKS &
RECREATION

NWC

ARCHITECTURE

WHAT'S THE FUTURE FOR REDMOND?

Recreation Buildings Master Plan Project

November 13, 2013 Community Conversation

Written comments from public about two preferred options

Please include plans for an indoor playground structure and outdoor playground. Dense housing downtown, with lack of play space. : ([Prefer Teen Center to be with the skate park regardless of which option.] *Lean to #4 for synergy with transit. Relocate fire hall to #2 site? Nice to have downtown green space. Drop-off/pick-up access and two access points for parking to avoid congestion.

Would have been great if some city council members could hear what the public said about option 4 – might alter some of their thoughts – both have positives.

Operating subsidy from where?

For option 4, I wonder if there is any concern for the parking spaces being so to the transit center in the future, e.g., people from park and ride may park underground vs. the parking garage.

Option 4 is the best for central access. If firehouse cannot move, then option 2 is best and can get started sooner. (Paul Lester)

I like options 2 more than 4 because it is located in a more convenient location near the Library, City Hall, Senior Center, and etc. However, I also like the teen center to locate close to the Skate Park. Having a indoor playground in Redmond is a plus. Please consider!

A8.27

Option 4 Advantage – Teen Center near skate park. Option 2 Advantage – Senior Center near community center

I really like to have an option to include an indoor playground in the new rec center. Like YMCA, Pro Club, they have one. It will be very convenient for parents to do exercise and kids can still have fun.

Great ideas – Looking forward to it! Really like the ideas of an indoor permanent play area for kids. There is no place in Redmond like that now and a great need (lots of children, rainy weather).

Option 2 seems like the less intrusive option. Option 4 which moves the Fire Station seems not be a popular option with the City Council and thus makes a bigger problem for them in having to relocate the Fire Station.

A great idea was mentioned regarding Option 2 – Relocated the Teen Ctr next to the existing Skate Park. Add an Indoor Play Area in the proposed Teen Center site in Option 2.

Can you include an area to sit & relax & watch the pool, especially the recreation pool. (Maybe second floor?) Something that would include seating, wi-fi, maybe coffee and snacks you could buy. This would allow you to come to the pool with your kids & watch & relax while they swam for hours. (kids that are obviously old enough not to need parent supervision) Also it would be comfortable place to relax after using the gym. It would take the place of where the rental rooms in option 2 are located. (This is more comfortable than the spectator seats near the lap pool.)

I'd be happy with either option (2 or 4) but option 4 is just such a perfect location for access to transit. (Move fire station to Option 2 location!) Need some indoor play space – don't forget. Teen center near Skate Park & transit is so important. (Give teens pool on Friday nights? I remember going to teen-only pool nights 15 years ago – so nice!) Need good drop off-pick up access for people picking up teens/kids. Can be on street, but need several spots.

I like how there is so many things you can do. You can go swimming, running (sic) and other stuff (sic).

Super designs! Love the running track & views as you run.

Like very much the idea of moving teen center to the skate park. This would please teens (near skate park & transit). Extra space where teen center is in option 2 could become an indoor play area.