



# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

**Date:** 10/22/2020  
**Meeting of:** City Council Special Meeting

**File No.** AM No. 20-A494  
**Type:** Unfinished Business

**TO:** Members of the City Council  
**FROM:** Mayor Angela Birney  
**DEPARTMENT DIRECTOR CONTACT(S):**

Parks	Carrie Hite	425-556-2326
Finance	Malisa Files	425-556-2166
Public Works	Dave Juarez	425-5562733

**DEPARTMENT STAFF:**

Parks	Dave Tucheck	Deputy Parks and Recreation Director
Public Works	Eric Dawson	Senior Engineer
Executive	Jill Smith	Communications and Marketing Supervisor
Parks	Bethany Kennedy	Customer Experience Manager

**TITLE:**  
Redmond Senior and Community Center Decision

**OVERVIEW STATEMENT:**

The City Council is requested to provide direction on the construction of the Redmond Senior and Community Center. There is an active motion on the floor that was postponed from the September 15, 2020 City Council Business meeting. The motion made by Councilmember Carson and seconded by Councilmember Kritzer is as follows: Authorize the Mayor and staff to move forward on the construction of a community building on the existing site of the Redmond Senior Center in the size of approximately 42,000 square feet with optional expansion capabilities with costs not to exceed \$46.7M and with the funding mechanism of capital improvement program funds and councilmanic bonds. Attached to the packet is an updated Question and Answer Matrix with all the questions from the City Council from December 2019-October 2020 regarding the Redmond Senior and Community Center.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☐ **Receive Information**      ☐ **Provide Direction**      ☒ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Envision Redmond Senior Center Building Stakeholders Report March 2020, Redmond Community Strategic Plan, *2017 Community Priorities for the Future of Redmond's Community Centers Report*, Redmond Comprehensive Plan, Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan, Redmond Facilities Strategic Management Plan, 2017-2022 Redmond Capital Investment Program (CIP). Redmond Zoning Code 21.10.070B
- **Required:**  
City Comprehensive Plan: FW-23, CC-12, PR-19, PR-35, PR-36, PR-37, PR-38, UC-19, UC-20, DT-12, and DT-15, Redmond Zoning Code-RZC 21.10.070B
- **Council Request:**  
City Council Business Meeting 12/3/2019
- **Other Key Facts:**  
The community has voiced the sense of urgency for this project. The longer the City waits to make a decision, the more costly the project will be due to the variable bid climate, low bonding rates, and escalation of building costs.

#### **OUTCOMES:**

The City of Redmond's Senior Center closed in September 2019 due to extensive water damage to the exterior walls and structural elements of the facility. The results of the assessment and closure of the Senior Center prompted the City to engage with residents to re-envision the building space and programs, and to listen to the community interest for the Senior Center in the future. The goal of any redevelopment project would be to have a facility open to the public in three years or less.

#### **COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
01/09/20-Stakeholder Conference Call  
01/15/2020-Public Meeting Facilitated by EnviroIssues and Patano  
01/16/2020-Lunch Briefing with Seniors  
01/23/2020-Public Meeting Facilitated by EnviroIssues and Patano  
02/06/2020-RYPAC-Senior Center Discussion  
02/10/2020-Community Centers Open House-Facilitated by Patano  
02/24/2020-Stakeholder Meeting #1-Facilitated by EnviroIssues  
03/05/2020-Stakeholder Meeting #2-Facilitated by EnviroIssues
- **Outreach Methods and Results:**  
Outreach Methods-public meetings, email, city newsletters, city website, lunch briefings with seniors, postcard mailers, social media posts, press releases, online surveys, comment cards Results-gathered by online surveys, paper surveys, and comment cards
- **Feedback Summary:**  
Build a larger facility than what exists today at the Senior Center, with the understanding that Redmond's existing recreation spaces are already underserving its senior population, as well as other demographic groups. Future growth is expected and needs to be addressed by considering future demand and trends that keep our community healthy, active, and connected across neighborhoods, ages and cultures. *Please see Attachment A-Stakeholder Group Summary: Envisioning the Future of the Senior Center.*

#### **BUDGET IMPACT:**

**Date:** 10/22/2020  
**Meeting of:** City Council Special Meeting

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**Total Cost:**  
\$46.7 M

**Approved in current biennial budget:** ☒ Yes ☒ No ☐ N/A

**Budget Offer Number:**  
CIP Budget Plan

**Budget Priority:**  
Infrastructure, Healthy and Sustainable, Vibrant and Connected

**Other budget impacts or additional costs:** ☒ Yes ☐ No ☐ N/A

***If yes, explain:***

The City has \$15M currently set aside in the CIP. It was to fund improvements prior to the building being closed due to safety concerns. An additional \$31.7M would be needed to accomplish the recommendation of the Recreation Stakeholders and the feedback from the public.

**Funding source(s):**  
CIP \$15M, request direct appropriation from State Legislature \$5M, possible partnerships, and Councilmanic bonds. Models of community investment (solar panels) are also being discussed.

**Budget/Funding Constraints:**  
In the 2020 CIP, there is currently \$15M set aside for renovation of the Senior Center. Staff has prioritized this project in the 2021-2026 CIP and continued to identify the original \$15M set aside for this project in the draft CIP. Additionally, the draft CIP also factors in debt service after the construction to pay for the remainder of the construction. The City will be seeking a state appropriation for this project.

☐ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
12/3/2019	Business Meeting	Receive Information
2/11/2020	Study Session	Receive Information
3/3/2020	Committee of the Whole - Parks and Human Services	Receive Information
6/2/2020	Committee of the Whole - Parks and Human Services	Receive Information
6/23/2020	Study Session	Receive Information
7/1/2020	Committee of the Whole - Parks and Human Services	Receive Information
7/28/2020	Study Session	Receive Information
8/11/2020	Committee of the Whole - Parks and Human Services	Receive Information
8/18/2020	Committee of the Whole - Planning and Public Works	Provide Direction
9/1/2020	Committee of the Whole - Parks and Human Services	Provide Direction
9/15/2020	Business Meeting	Approve

10/6/2020	Committee of the Whole - Parks and Human Services	Provide Direction
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**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
	None proposed at this time	N/A

**Time Constraints:**

Seasonal considerations, variable bid climate, low bonding rates, and escalation of building costs will factor into the time constraints. Waiting will make the project more costly.

**ANTICIPATED RESULT IF NOT APPROVED:**

One option is for the City of Redmond to replace the senior center with the current footprint and square footage. This is not in compliance with the Redmond's Community Centers Study, the Recreation Stakeholders recommendation, the Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan, and the Redmond Comprehensive Plan as it will not provide for the expected growth of the community and the zoning requires a minimum of a two-story building.

**ATTACHMENTS:**

Attachment A - Additional Background Information

Attachment B - PowerPoint presentation for October 6, 2020 PHS meeting.

Attachment C - Envision Redmond Senior Center Building Stakeholders Report, 2020

Attachment D - Envision Redmond Senior Center Stakeholder PowerPoint presentation from July 28, 2020.

Attachment E - **Council Question and Answer Matrix, December 2019-October 2020**

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

Attachment G - Redmond Recreation Building Master Plan 2014

Webpage: Envision the Future of The Redmond Senior Center Building