

Resolution No. 273

**A RESOLUTION OF THE CITY OF WOODINVILLE,  
WASHINGTON, ADOPTING THE CIVIC CENTER MASTER  
PLAN PHASE II FEASIBILITY STUDY.**

**WHEREAS**, the City of Woodinville has a goal of meeting recreation and open space needs through a planned program of facilities and programs as outlined in the Comprehensive Plan and the Park Recreation & Open Space Plan; and

**WHEREAS**, the City has a goal of using the Civic Campus as a key location for the provision of City services, recreation, and community events; and

**WHEREAS**, the City has undertaken a study to determine the needs of the community and the potential uses for the existing Community Center buildings and what facilities and services will be required in the future; and

**WHEREAS**, the City Council has completed a comprehensive public outreach effort to study the site and to consider a balance of needs and opportunities including recreation, education, art and cultural events, and community gatherings; and

**WHEREAS**, the City Council has overseen the creation of the Civic Center Master Plan to ensure that it reflects public opinion, incorporates the recommendations of the Parks and Recreation Commission and the Planning Commission, and presents a conceptual architectural plan that can provide a basis for interim improvements and long term development of the site; and

**WHEREAS**, the City intends to use the Civic Center Master Plan Phase II Feasibility Study as a guide, subject to revision as deemed appropriate in the City's sole and exclusive discretion, to future phasing and implementation of the Woodinville Community Center in order to enrich the lives of Woodinville citizens of all ages and abilities, and to build a robust sense of community among its citizens,

**NOW, THEREFORE,**

*THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, DOES  
RESOLVE AS FOLLOWS:*

***Section 1. Adoption of the Plan. The City Council hereby adopts the City of Woodinville Civic Center Master Plan Phase II Feasibility Study, as set forth on Attachment A to this Resolution.***

**ADOPTED BY THE CITY COUNCIL AND SIGNED IN AUTHENTICATION OF  
ITS PASSAGE THIS 12<sup>th</sup> DAY OF JULY 2004.**

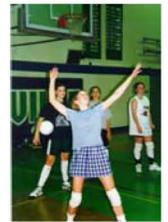
APPROVED:

  
\_\_\_\_\_  
Don Brocha, MAYOR

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
Sandra Parker  
CITY CLERK/CMC

# COMMUNITY CENTER FEASIBILITY STUDY



July, 2004



*City of Woodinville  
Parks & Recreation Department  
and Parks & Recreation Commission*

## **ACKNOWLEDGEMENTS**

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Scott Hageman  
Robert R. Miller  
Gina Leonard  
Lacy Irwin, Teen Representative

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## ***EXECUTIVE SUMMARY***

### **Introduction**

In May 2001 the City of Woodinville adopted the Civic Center Master Plan, a document that describes the conceptual development of a 13 acre site in downtown Woodinville as the center of civic life. In addition to the City Sports Fields, the Old Woodinville School, Wilmot Gateway Park, and City Hall, the Plan calls for the development of a viable Community Center to serve the needs of Woodinville citizens for cultural, recreational, and civic activities.

To study the future of the Woodinville Community Center, the City commissioned the architectural firm of ARC Architects to work with the Parks and Recreation Commission to complete a Feasibility Study. This study includes analysis of existing facilities, strategic alternatives for meeting demand, and conceptual plans for the future Community Center. It summarizes the public input process and provides a roadmap for service delivery, renovation, construction, and financing of the public vision for the Woodinville Community Center.

This plan contains the fruit of that analysis; the vision for a cohesive site, a visionary structure, and an integrated program that can symbolize and enhance the City of Woodinville's shared history, community spirit, dynamic present, and bright future.

## Recommendations

The Woodinville Community Center should function as the **center of the City's recreational, social, and cultural life.**

The City should focus resources on **development of community services** at the civic campus, enhance public access to this site, and place a priority on making connections between the Woodinville Community Center and other parks, recreation, and open space facilities. This hub concept should be a priority in lieu of developing satellite service delivery sites throughout the community.

The Woodinville Community Center should be a **flexible, multi-purpose building** that is able to host a variety of uses. This flexibility should be preserved throughout renovation of existing buildings and construction of new community center uses.

The limited size of the civic campus combined with the goals of preserving the Old Woodinville School, **enhancing the City Sports Fields, and providing additional parking** preclude development of an aquatic facility or a performing arts theater on this site.

Due to efficiencies required for operating and maintaining a community center, the **Old Woodinville School should be pursued as an independent project** rather than a component of the Woodinville Community Center development. Any improvements to the Old Woodinville School should take into account the long range vision created for the Community Center, should be compatible with the building and site design, and support the ability of the City to finance, design, construct, and operate the Community Center.

A phased implementation of renovation and new construction will allow for the most **efficient use of existing buildings** and sustainable growth of programs and services.

The City should undertake **interim improvements** at the Woodinville Community Center to make a portion of the existing buildings useful for a period of 5-10 years. These interim improvements should include mechanical system improvements and renovations necessary to support existing operations and the sustained growth of services as envisioned by the community. These improvements are recommended to be undertaken as a single project to limit the disruption of operations and achieve the most cost effective results.

The City should plan for a voter **approved bond and companion operational levy** for the new Community Center construction within the next 5-7 years or when programs approach current capacity.

## **BACKGROUND**

### **Civic Center Master Plan**

The Civic Center Master Plan (CCMP) adopted by the City of Woodinville in 2001 determined the overall vision of the community for the civic campus site based on goals and objectives set out in the City's Comprehensive Plan. The CCMP describes the primary role and the general layout for the 13 acre site that includes the Woodinville City Hall, the City Sports Fields, the Old Woodinville School and the Woodinville Community Center.

This Feasibility Study for the Community Center builds on the concepts adopted in the CCMP which include:

- The Civic Campus should be a pedestrian oriented site. Auto traffic should be carefully managed to retain this feature.
- Use of retail on the site should be limited and should enhance future community center uses.
- The sports fields should be preserved and enhanced.
- Old Woodinville School should be preserved.
- Acquisition of key parcels at the North and North West corners of the site are needed for future parking and for visual gateways into the site.
- Additional parking is needed for Wilmot Gateway Park and for community uses.
- The future community center should include a gym and exercise room, teen center, senior center, areas for child-care and toddler programs, areas for music/performance/dance, multi-purpose rooms, arts and crafts rooms, and a large kitchen.



## Civic Center Master Plan Implementation Progress

Since adoption of the Civic Center Master Plan, the City has undertaken improvements and repairs that have brought the vision closer to realization.

In 2002 the City acquired the property located along the north side of the City Sports Fields. This transaction preserved the option to create future visual and physical entry points to the Civic Campus from N.E. 175<sup>th</sup> Street.

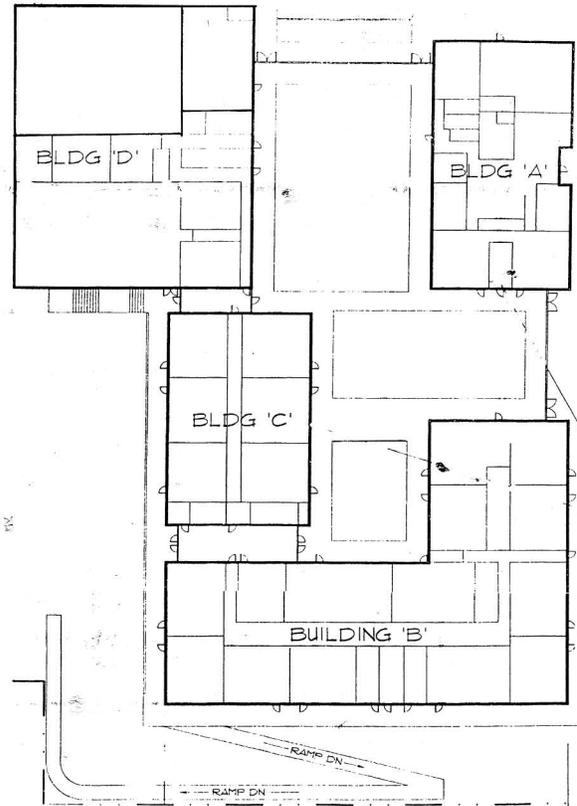


The lower parking lot adjacent to the City Sports Fields has been improved with paving, landscaping, and pavement markings. This improvement has resulted in a more efficient parking lot to serve patrons of the Woodinville Community Center and field users.

Remaining tasks outside the scope of the Feasibility Study on the Community Center

include the acquisition of three remaining parcels on the North and Northwest corners of the site and planning for the future of the Old Woodinville School. Field improvement components of the project are contingent on the property acquisition.

## Existing Site and Building Use



The buildings constituting the current Woodinville Community Center were purchased for \$6.3 Million by the City from the Northshore School District in 1999. This sale included ballfields, Old Woodinville School and former C.O. Sorenson School and kept these facilities in public ownership after they were placed on surplus status by the District.

Built in 1975 and designed to serve elementary students with disabilities, the former C.O. Sorenson School complex features four separate single story buildings joined by covered walkways surrounding a central landscaped courtyard. The complex included an administrative building, two classroom buildings, and a pool and gym building.



Building A is used primarily for administrative offices for the City of Woodinville Recreation Division staff, community meeting rooms, a satellite site for the Northshore Senior Center, and leased office space for the Woodinville Chamber of Commerce.

Building B spaces are largely vacant. One classroom is being used to temporarily house field staff belonging to the Parks and Public Works Departments. The Northshore School District leases a large room in Building B for storage space. No community classes or activities are hosted in Building B.

Building C contains six classrooms used for Community Center purposes. It hosts the Teen Room, the Fitness Room, a small meeting room available for non-profit group use, and several multipurpose classrooms used for art, music, and fitness classes.



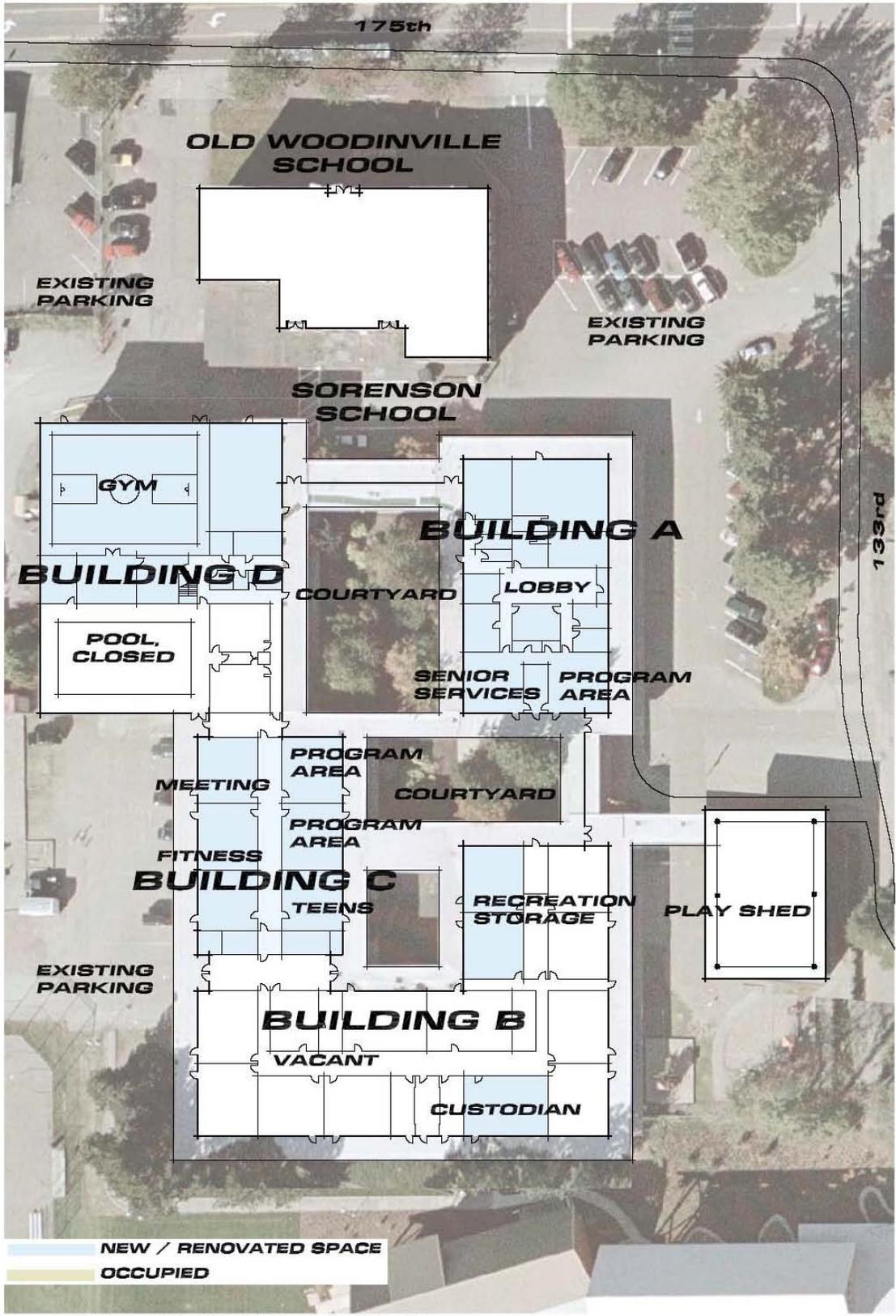
Building D contains a small elementary gym and a mid-size meeting room that are key spaces for current recreation offerings.

The pool and locker rooms were closed in January of 2003, due to multiple system failures and the prohibitive cost of necessary repairs. The City has subsequently joined a consortium of public agencies in an effort to subsidize the Northshore Pool until a study on aquatics in the Northshore area can be completed.

The City Sports Fields located west of the Woodinville Community Center are used for adult and youth sports, community events, and drop-in use. The parking lots support Community Center and Sports Field use, civic events, and is used for the Woodinville Farmer's Market. A covered play area and fenced yard east of building B is used for youth sports and community events. The plaza area is



used for outdoor gatherings, meetings, and overflow teen programs. The City's Public Works and Parks Departments store equipment and supplies in an outdoor yard at the lower level west and under Building C. These uses may need to continue until phased construction results in demolition of Building C or until alternate quarters are established.



## STUDY COMPONENTS

### Methodology

The Feasibility Study consultant team consisted of ARC Architects, JGM Landscape Architect, Beckwith Consulting Group, Property Counselors, and Roen and Associates. The team was asked to project program and space needs for the Woodinville Community Center. The methodology was to:

- Analyze the site and potential uses.
- Analyze demographic statistics.
- Conduct public outreach to determine community need.
- Establish the program for the future Community Center.
- Provide alternative conceptual drawings for buildings.
- Provide a recommended alternative, complete with operational and funding strategies.



## Demographics

Information available from current census data indicates that Woodinville is primarily a family community; 68.7% of the households are families compared with 59.1% for King County as a whole. The City's largest type of household group is married couples at 57.5% with the smallest being single female households with children at 4.7%.

The 2000 US Census median household income for the City of Woodinville is \$68,114. The City's number is higher than the comparing cities of Bellevue (\$62,338), Bothell (\$59,264), Issaquah (\$57,892), Kirkland (\$60,332), and Redmond (\$66,735).

*In a City commissioned recreation survey conducted in 2000, a majority of the respondents favored offering general recreation classes "at a recreation center designed to provide a wide variety of activities and facilities."*

This demographic profile prompted the review of community centers in communities with similar characteristics to Woodinville's. Overwhelmingly, these centers serve the needs of children, families, adults, and seniors and are a blend of passive and active uses. An important goal for most of them is generating income to offset a portion of maintenance and operations costs.

The Parks and Recreation Commission's knowledge of local needs and their review of these other centers helped establish the overall program for the Woodinville Community Center. The building design included in this study outlines how the program can be met as discrete phased projects. The result is a way to build a robust, blended center that works well at each phase and, in the end, becomes a focal point of the Civic Center and the life of the city. The phased approach allows the City to reexamine programs, design, and operations to ensure that the project responds to community needs.

## Current Service Delivery and Demand

In addition to being the focus of community special events, the Community Center currently provides a site for direct service delivery, contract service delivery, facility rentals, and leases.

Adult activities and classes include fitness and sports, computer education, and league sports. Specialty classes such as flower arranging and music are also offered. Demand for adult fitness and recreation classes is relatively low in comparison to family activities and youth sports. This is largely due to facility size and conditions of rooms such as the gym and the lack of locker rooms that would allow adults to recreate during lunch times.



Programs for teens include events and continuing programs. The Teen Room is open one night a week and is attended primarily by the pre-teen age group from 12 to 15. Older teens prefer the specialty teen activities such as trips and art related activities, and musical events such as “open mic” nights when bands can play for their fans and the general teen audience.

Based on attendance and registration data, demand for youth programs is the strongest trend in current operations. Youth programs are in high demand for sport skill development and summer camps featuring sports, music, art, or a combination of skill development and cultural activities.

Senior services are provided primarily from the Northshore Senior Center in Bothell, a facility funded through the Northshore Parks and Recreation Service Area which encompasses the cities of Kenmore, Woodinville, and Bothell. The Woodinville Community Center provides a satellite site, with office and classroom areas in exchange for staffing and supervision of senior programs. Demand for senior classes and activities is high, and the expectation is that the growth in the active “baby boomer” senior age group will increase demands for fitness, classes, and social opportunities based on local, regional, and national trends.



Specialized Recreation serves youth and adults with disabilities and their families. High demand for services may be somewhat mitigated by the new Adult Day Care Center in Bothell which will serve disabled adults, but the demand for youth programs is expected to grow.

There is a high demand for rental of Community Center facilities for meetings, formal gatherings such as weddings and company dinners, and small conferences and training seminars. The Woodinville area has a deficit of these types of facilities and the Community Center is frequently in demand to serve a portion of these needs. The condition of current facilities and the lack of a kitchen in proximity to a large meeting space are cited as a major reason that potential rentals are being lost.



## **USE AND SPACE PROGRAM**

### **Community Needs**

The consultant team used a variety of resources and methods to ensure that the recommended alternative will meet the needs of Woodinville citizens, employees, and businesses. These included the use of surveys and public opinion polls, open meetings, and letters and comments from citizens and interest groups. The Parks and Recreation Commission and consultant also reviewed the City's existing planning documents, such as the City's Comprehensive Plan, Parks Recreation & Open Space Plan, and Recreation Plan and discussed with the staff about current programs, demands, fees, and trends. A summary of the sources and contacts made is shown in the Appendix.



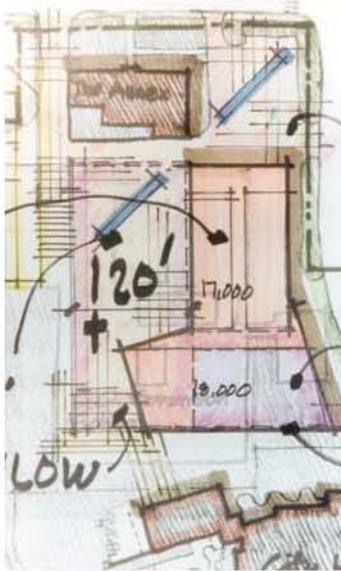
The consultant found that the Woodinville community has the need for a conventional recreation center coupled with a building that can support programs and activities for young families and adults with an emphasis on cultural and tourist related uses. Specific recommendations based on community outreach and demographics include the following:

1. Administration/Reception: 1,000 sf, for community center administration and city recreation staff.
2. Lobby Lounge: 1,200 sf, for gathering, entering, informal interaction, resources, and program registration.
3. Great Hall: 3,200 sf, a multi-purpose room for weddings, banquets, meetings, dances, parties, aerobics, and martial arts.
4. Drop-In Child Care: 900 sf, for child care to help support adult use of the center.
5. Multi-purpose Classroom: 900 sf, for classes and meetings.
6. Kitchen: 700 sf, for catering types of services, with commercial grade equipment.

7. Teen Room: 900 sf of teen-dedicated space, for gathering, video gaming, homework, etc.
8. Games: 800 sf, for all patrons, with space for pool, foosball, and arcade games.
9. Senior's Area: 2,500 sf for use by seniors and others. Uses include a lounge, program area, administration (for senior volunteers and programming) and restrooms.
10. Double Gymnasium / Event Center: 16,000 sf, for basketball, volleyball, pickleball, kids gymnastics, viewing (ample bleacher space provided), and special events (city-wide arts events, dances, celebrations, trade shows).
11. Fitness / Exercise: 2,000 sf, for all ages with a wellness focus that includes cardio, fitness machines and free-weights.
12. Dance / Aerobics / Yoga: 2,000 sf, for all ages, with a wellness focus.
13. Locker Rooms: 900 sf.

## INITIAL DESIGN CONCEPTS

### Parking, Pool, and Theater



The initial site layout of the Civic Center Master Plan included the potential inclusion of underground parking, a pool, and community theater on the civic campus. During the Feasibility Study, these ideas were tested against the primary goal of providing a Community Center and against site goals for plazas, landscaping, and view corridors.

The Parks and Recreation Commission reviewed the City design guidelines, parking requirements, landscaping requirements, and other constraints of development. It reviewed the customary footprint and associated parking requirements for a community center, theater, and pool.

When the footprint for a moderately sized Community Center was placed on the available land, it became apparent that some portion of the parking would need to be off-site or underground as shown in the Civic Center Master Plan. This underground parking would allow the site to function as envisioned in the master plan, with view corridors, plazas, landscaping, and an emphasis on non-motorized travel and pedestrian access to downtown amenities.

The Civic Center Master Plan included a pool and 600 seat theater. The Feasibility Study found that the capacity of the site - when considering the need for improved fields, adequate parking and a plaza for public gatherings – could not support all these uses. A pool large enough to generate sufficient income would not serve broad community needs and would preclude construction of an adequate community center. The site impact of the theater, a 600-seat facility, was similar. Local theater advocates indicated this scale was served by existing school facilities. Further, the Commission determined that a community center with large, multi-purpose rooms and a good sound system could meet many community needs for theatre classes and small productions without the capital costs and operating subsidies required of a stand-alone theater.

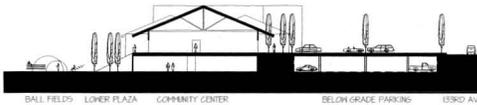


## Old Woodinville School

The Parks and Recreation Commission and the consultant tested the concept of using the Old Woodinville School to provide some of the needed spaces for a future Community Center. The primary considerations were access between buildings, security and staffing, and functionality of current spaces in the Old Woodinville School.

Due to needed code changes, seismic requirements, and the size and configuration of the Old Woodinville School classrooms and offices, the Commission found that spaces in this building are less flexible than new spaces. In addition these spaces would be more expensive to renovate and operate than either the proposed interim improvements to Woodinville Community Center or new construction. The Parks and Recreation Commission considered the additional staffing and security that a two-building Community Center would entail and recommended that the Feasibility Study focus on a single new building for the future Community Center.

## Alternatives A, B, C and D



Four preliminary community center design alternatives were developed by the consultant team. These considered various site development options. The Parks and Recreation Commission reviewed the design options using the following criteria:

1. Site the building in order to meet City parking and landscaping requirements, design guidelines, and to achieve an interface with the improved street at 133<sup>rd</sup> Avenue NE, the potential for a future park block, and NE 175<sup>th</sup> Street.
2. Build on the plaza and open space concepts of the Civic Center Master Plan and find practical solutions to the auto, pedestrian and bicycle circulation between Wilmot Gateway Park, the City Sports Fields, City Hall, and the Community Center.
3. Take advantage of the views; from the neighboring streets into the site and from the site toward the City Sports Fields and Wilmot Gateway Park.

4. Use demographics, economic data, and all currently compiled planning data to predict community needs and the facilities that will best provide those services.
5. Provide a plan that allows for continuity of service over the span of demolition and construction and makes the best use of existing buildings.

Alternative A: The community center was built along 133<sup>rd</sup> Avenue with a large plaza at the same level as the center. Plaza and building were over structured parking. This option was eliminated because the dimension of the plaza east to west didn't allow views of the City Sports Fields from the center.

Alternative B: The community center was built just east of the City Sports Fields with surface parking along 133<sup>rd</sup> Avenue, and below grade parking below this part of the building. This option had the benefit of good views and reasonable access to the fields. It was eliminated because it didn't meet city urban design requirements for hiding parking from public streets.

Alternative C: This option was a two-story center just east of the City Sports Fields. It had good views and access to the fields. All parking – surface and below-grade – was east of the building, along 133<sup>rd</sup>, which eliminated it as well. Monitoring and staffing the two-story center would have been more difficult than single-story options.

Alternative D: This was a two story option located just south of Old Woodinville School, with surface parking south of the center. It didn't provide enough space for community center uses, which eliminated it from consideration.

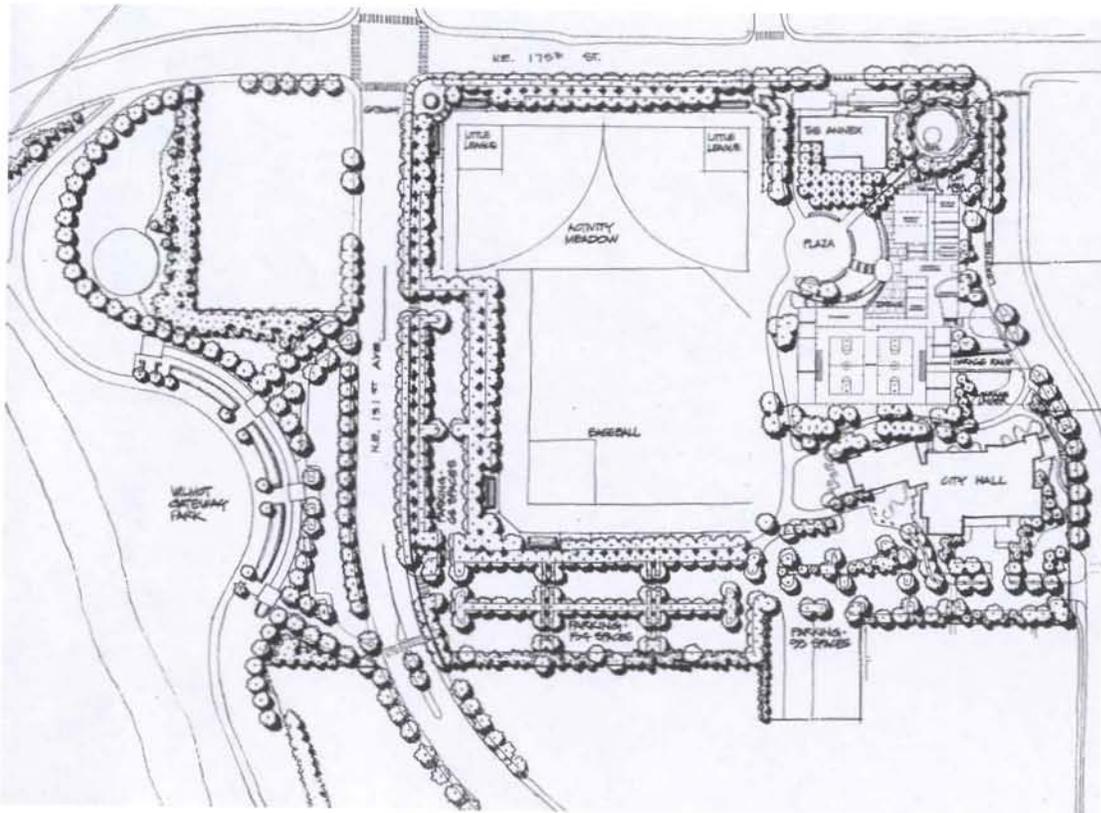
## **PREFERRED ALTERNATIVE AND BUDGET**

The review of initial alternatives resulted in a recommended community center and site design which is a hybrid of the alternatives reviewed. The design provides for renovation of the existing community center to meet near-term needs and phased new construction to meet long-term needs.

The community center, when fully realized, would be approximately 43,000 square feet. The City Sports Fields would be improved to include two little league baseball fields and one standard baseball field, in addition to soccer fields.

***The preferred alternative provides for renovation of the existing community center to meet near-term needs and phased new construction to meet long-term needs.***

Parking would be greatly enhanced, with 100 spaces provided below the building, and 219 spaces provided south and west of the fields. Total parking at the site would be 419 spaces, when combined with the 99 spaces at City Hall and the 19 spaces at Wilmot Gateway Park.



Each of the components that comprise the preferred alternative are described below and include estimated construction and project costs for development. Also included are projected expenses and revenues once each component is complete. For purposes of comparing the impacts and benefits of each phase, the following assumptions were made:

- Amounts are in today's dollars.
- Construction costs cover site and building construction.
- Project costs include construction costs and soft costs (furnishings and equipment, A/E fees, special consultant fees, Washington State Sale Tax, permitting, testing, etc.)
- Expenses include salaries, benefits, supplies, utilities, and repair and maintenance.
- Revenues include income from programs, drop-in use, rentals and food service / concessions.

For comparison, 2003 expenses for the Recreation Division for Community Center operations were \$424,523 and 2003 revenues were \$84,193, which resulted in an operational subsidy of \$340,756.

## ***Interim Improvements***

The first component of construction would be interim improvements to the existing center. The Commission considered the expanded use of the existing buildings prior to new construction to be a frugal and practical step in the Community Center development. Public support for such use is well documented in both the 2000 Recreation Survey and the 2002 Community Needs Assessment.

***Question: “If the City were to place a bond measure before the voters, which project should have the highest priority?”***

***Answer: “Recreation and facility improvements at the Sorenson School Site”***

***From City of Woodinville Recreation Survey, conducted in 2000.***

The Commission and consultant found that the elementary school buildings currently serving as the Woodinville Community Center continue are structurally sound, but the mechanical systems are nearing the end of their functional life span. Of significance is the age of the cold and hot water supply lines, which can no longer deliver clear water to fixtures. This system is likely to fail based on the frequency of recent plumbing leaks. These repairs are needed to

support current operations, provide stable customer service delivery, and avoid emergency closures.

In addition to these needs, the recommendation for interim improvements include minor cosmetic renovations, renovations to promote program growth, renovations to reduce maintenance, and renovations planned to attract revenue generating programs. The interim improvement recommendation is to undertake the design and construction of these improvements within a single project to limit the disruption of operations and achieve the most cost effective results.

Outside of repairing or replacing outdated mechanical systems, the Commission’s plans for interim improvements focuses on those improvements and on buildings that are expected to generate the highest revenue, serve the largest number of participants, and provide program continuity for the long term development of the site. With those goals in mind, the most significant changes proposed for the buildings involve the former pool and locker rooms in Building D. The closure of the pool and the resulting closure of these rooms present an opportunity to turn a large unused space into a room with the potential to meet a wide variety of community demand for recreational and cultural services.



## INTERIM IMPROVEMENT PLAN

GOAL: TO MAKE COST-EFFECTIVE INTERIM IMPROVEMENTS THAT CAN MAXIMIZE SERVICE DELIVERY IN EXISTING BUILDINGS PRIOR TO CONSTRUCTION OF NEW COMMUNITY CENTER BUILDINGS.

### OBJECTIVES:

- A. Focus capital improvements where they will provide the most sustained benefit for service delivery for a five to ten year period.
- B. Avoid large investments in Buildings B and C unless construction of Phase III is significantly delayed. (B and C will be the first buildings demolished for new construction).
- C. Align service delivery in the Phase II Expanded Use with long-term vision of Community Center services shown in Phase IV.
- D. Prioritize improvements that contribute toward the security of buildings and the safety of staff and participants; especially where safety and security issues have been identified within current operations.
- E. Make improvements that will result in greater visibility for the Community Center as part of the Civic Campus and an improved “street appeal” from 133<sup>rd</sup> Avenue NE and NE 175<sup>th</sup> Street.
- F. Consolidate service delivery types, i.e. consolidate active recreation uses in building D for greater efficiency in building use and programming.
- G. Provide lobby and waiting areas that provide gathering areas for families and promote a sense of place and community.
- H. Preserve the multi-purpose aspects of the buildings wherever possible to maintain or increase flexibility that may be needed in the future.
- I. Develop a maintenance and operational plan that will anticipate system repairs to avoid downtime or major disruptions to operations.
- J. Develop construction level drawings for purposes of Council review, CIP planning, bidding and/or providing accurate job costing for staff or contractors.
- K. Provide program staff and lease holders with construction schedules to allow planning time.

The interim plan calls for Building D to be a fitness and social node that bridges current demand with future construction plans for the preferred alternative. Coupled with minor renovations in A and C, the interim improvements will allow the City to offer a wider variety of services for a period of 7-10 years or until the buildings approach capacity.

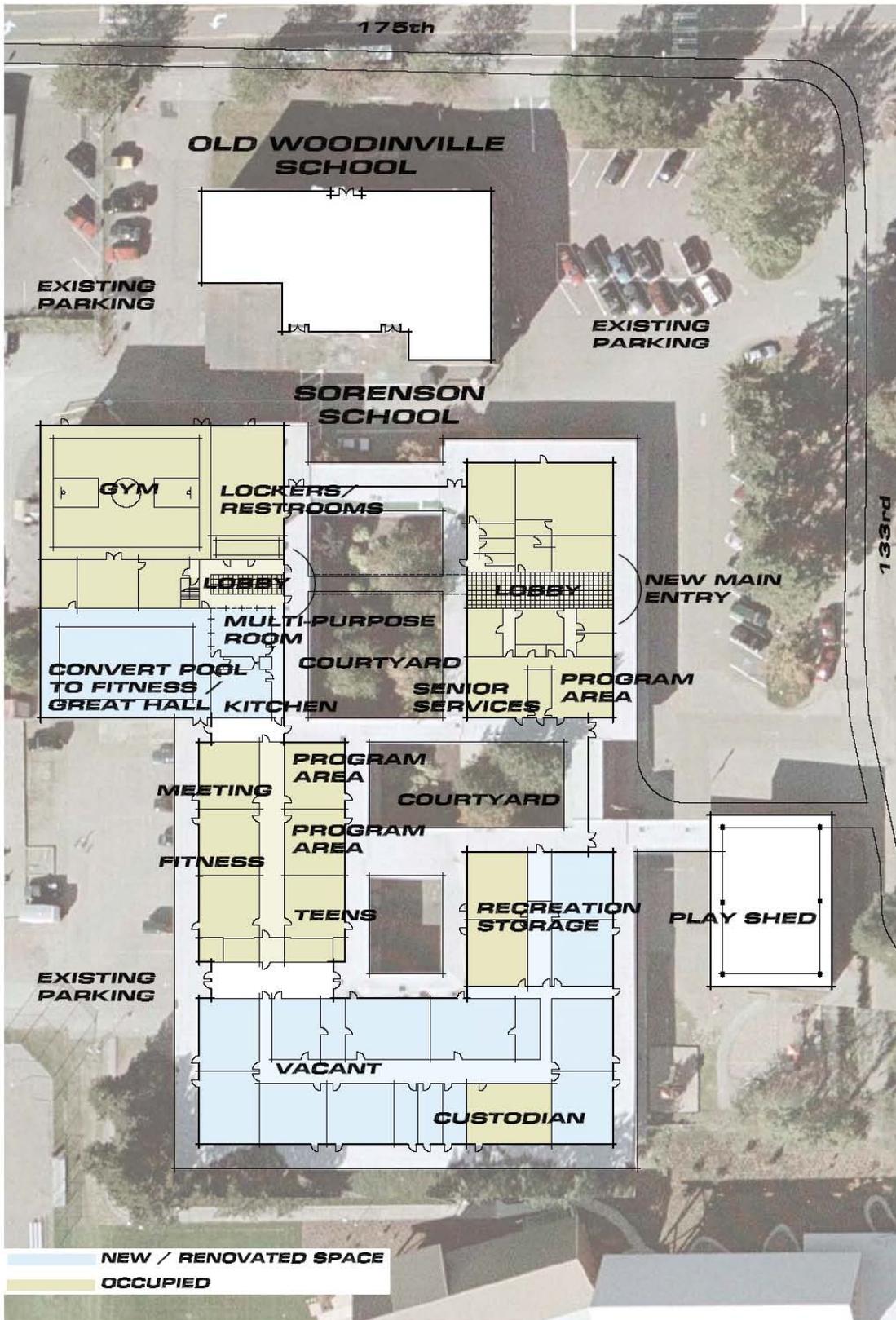
***The most significant changes proposed for the buildings involve the former pool and locker rooms in Building D.***

A benefit of all improvements would be increased rentals necessary to offset other program costs. Proposed improvements include:

- An attractive main entry at 133 Avenue NE, with new lighting and a steel and glass trellis.
- New lobbies at Buildings A and D.
- Conversion of existing pool area into a great room with views of the fields.
- Conversion of existing locker rooms into a rentable multi-purpose room and kitchen (to serve the multi-purpose room and the great room).
- Conversion of the room east of the existing gym into new, ADA accessible locker rooms.

The construction cost for the interim improvements is \$1,064,413. Adding soft costs brings the total estimated project costs to \$1,490,413.

The estimated expenses for operating the center when the Interim Phase is completed total \$644,799 with revenues at \$155,649. This results in an operational subsidy of \$489,150, an increase of 30% increase over the current operational subsidy.



WOODINVILLE COMMUNITY & CIVIC CENTER

# INTERIM IMPROVEMENTS

PREFERRED OPTION

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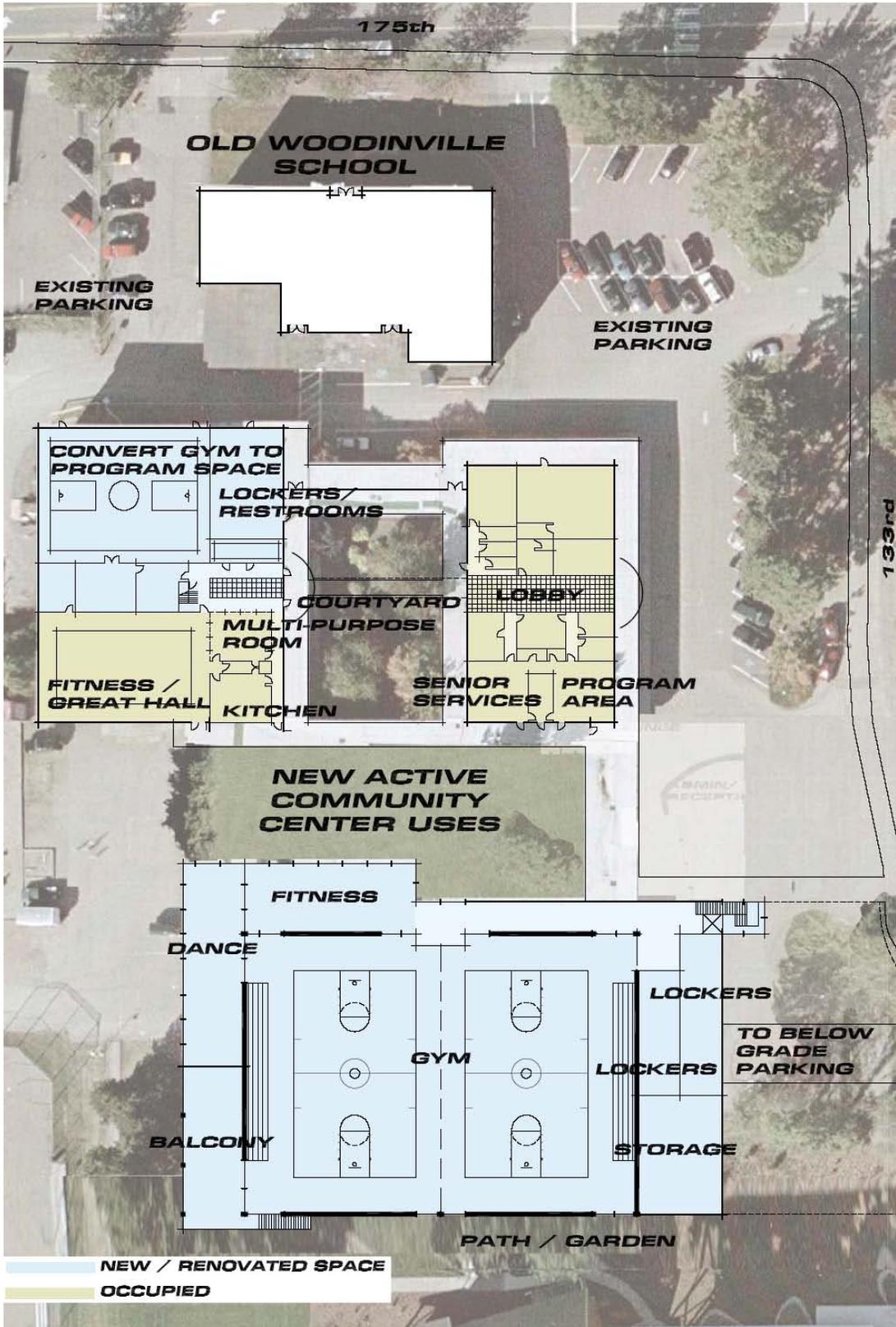
## **Active Recreation**

As part of its deliberation, the Commission reviewed the cost of construction of certain types of rooms and spaces in conventional community centers relative to revenue generation. Finding that active areas such as gyms and fitness rooms generate more revenue relative to the cost of construction than the less active areas such as banquet rooms and meetings rooms, the recommendation is that the City may wish to have the active recreation phase of the construction precede the social phase in order to provide the momentum of the higher participation and an improved revenue stream.

The Active Recreation in the preferred alternative includes the below grade parking, double gymnasium, fitness/exercise room, dance/aerobics/yoga room, and locker rooms. Buildings B and C of the existing center, which are the least utilized, are razed. The provision of the recreation functions allows the existing gymnasium to be converted into program areas and classrooms lost in Building C demolition.

The estimated site and building construction cost for Active Recreation construction is \$5,556,168. Adding soft costs brings the total estimated project costs to \$7,778,635. Approximately \$1,000,000 of this cost is for underground parking, considered essential to the view corridors, plazas, and landscaping for the site as conceptualized in the Civic Center Master Plan.

The estimated operating expenses for the Center when Active Recreation construction is completed total \$958,761 with revenues at \$271,670. This results in an operational subsidy of \$687,091 annually.



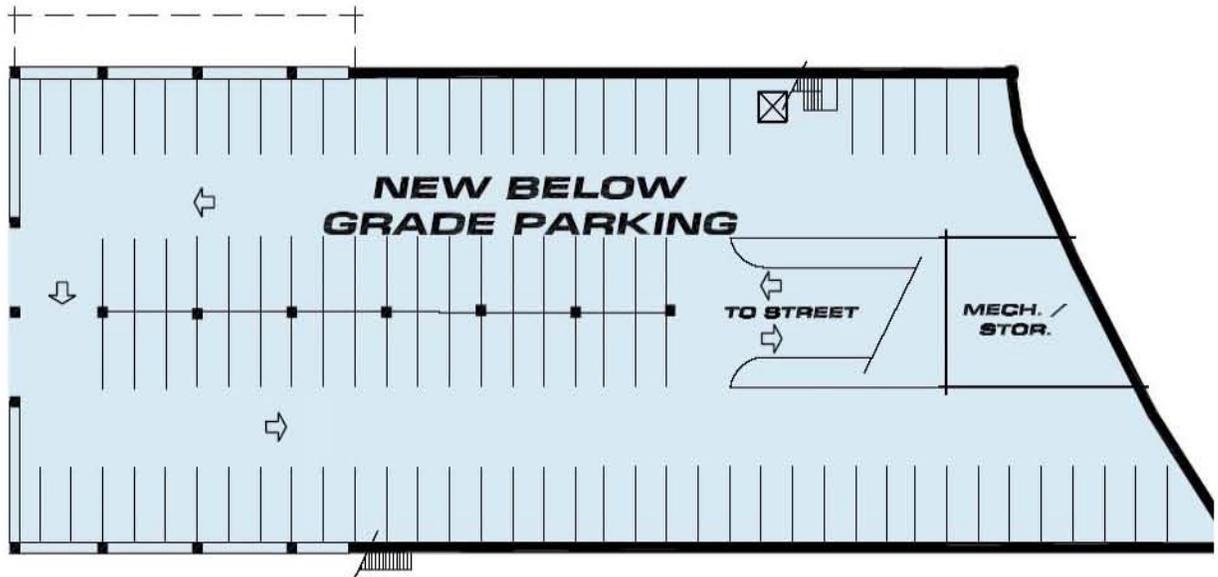
WOODINVILLE COMMUNITY & CIVIC CENTER

**PHASE 1 CONSTRUCTION**

PREFERRED OPTION

0' 20' 40' 80'





**NEW / RENOVATED SPACE**  
 **OCCUPIED**



WOODINVILLE COMMUNITY & CIVIC CENTER

# PHASE 1 CONSTRUCTION

PREFERRED OPTION

0' 20 40 80



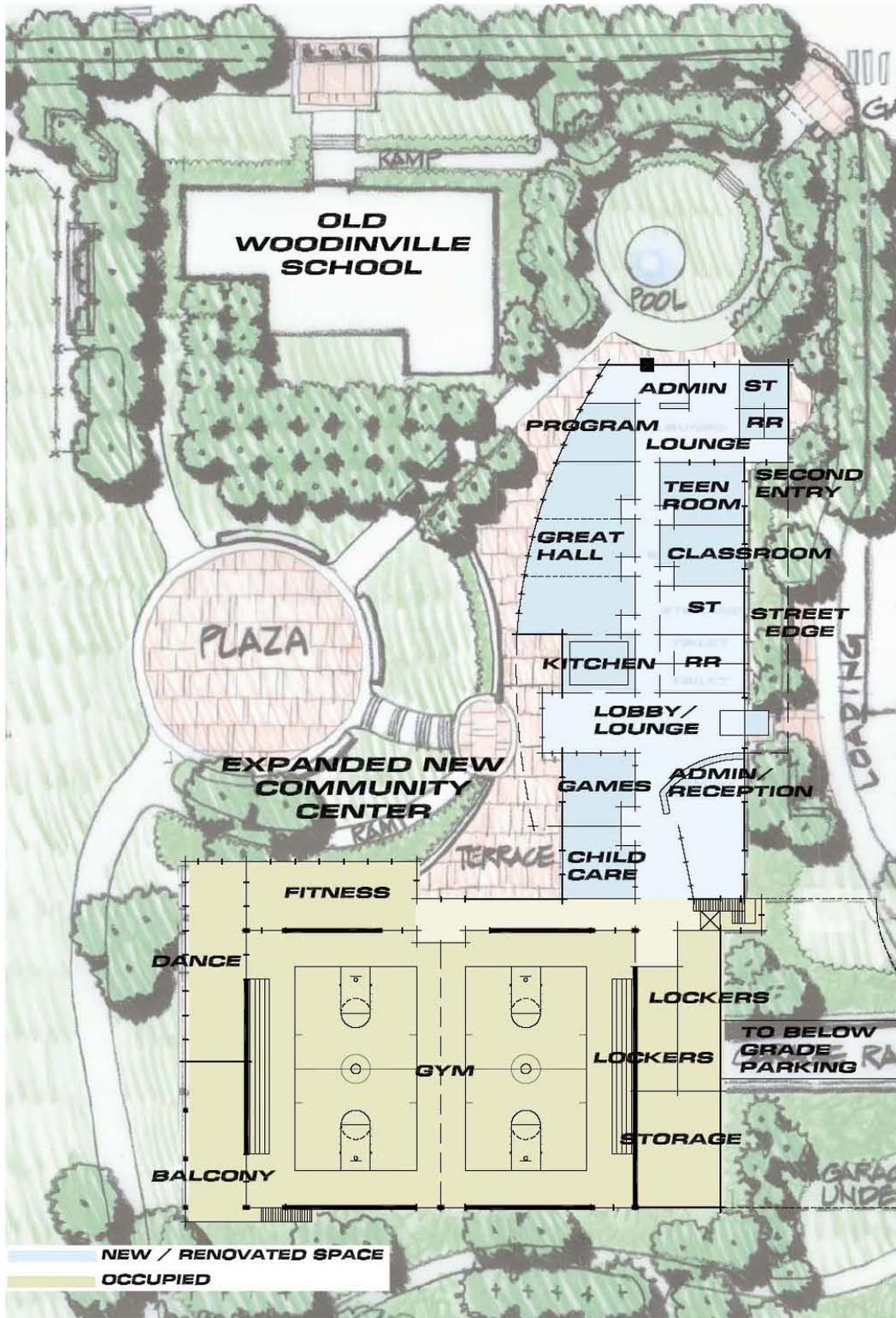
## Social Facilities Construction

This component includes the construction of the remainder of the community center: the teen and senior areas, game room, the great hall, classrooms, child care and administration. This construction brings the social wing of the building on-line to complement the Active Recreation wing. Buildings A and D of the existing center are razed and a public plaza is built between the fields and newly completed center.

The estimated site and building construction cost for Social Facilities construction is \$5,556,168. Adding soft costs brings the total estimated project costs to \$7,778,635.

The estimated operating expenses for the center, when Social Facilities construction is complete, total \$1,155,725, with revenues at \$510,270. This results in an operational subsidy of \$645,455 annually.





**SOCIAL FACILITIES**

## **Sports Fields and Parking Construction**

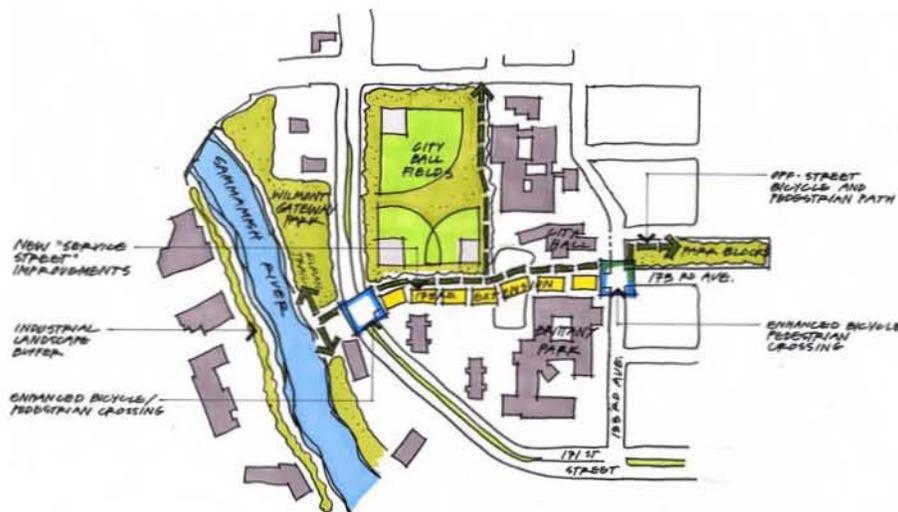
This component of the project includes completing the sports fields and parking south and west of the fields, and the landscaping associated with each of these. It also connects the Civic Campus to the Park Blocks as envisioned in the draft Downtown/Little Bear Creek Master Plan as shown in the figure below. The estimated construction cost for this work is \$1,081,334. Adding soft costs brings the total estimated project costs to \$1,513,867 not including property acquisition. While the parking lots would be required to support future community center uses, this portion of the project could be undertaken independently of the building phases or could occur in conjunction with other phases.

The completion of this all phases of the project result in estimated operating expenses at \$1,609,616 and revenues at \$872,900. This results in an operational subsidy of \$736,716 annually.

The Plan allows the City to select components of the project to combine in construction projects, subject to opportunities, grants, and public input.

**Respondents feel that the most important areas of the Civic Center Master Plan are to upgrade existing ball fields, including additional parking for Wilmot Park and the ball fields (28.2%), followed by renovating the existing Sorenson Elementary School for an interim Community Center (20.8%). Only 6.3% indicated that retrofitting the Old School House was the highest priority.**

**City of Woodinville Needs Assessment, 2002**



## Revenue and Expense Forecast

	Actual 2003	Projected Interim	Projected Active	Projected Social	Projected Completed
<b>Revenue</b>					
Programs	73,518	137,312	242,520	316,120	676,000
Facilities Rentals	4,162	12,000	26,500	176,500	179,000
Food Service/Concessions		250	2,650	17,650	17,900
Facility Lease - YMCA					
Facility Lease - Chamber	6,087	6,087			
<b>Total</b>	83,767	155,649	271,670	510,270	872,900
<b>Expense</b>					
<b>Personnel</b>					
Salaries	227,924	325,865	524,614	647,606	936,720
Benefits	47,252	81,466	131,154	161,902	234,180
Subtotal	275,176	407,331	655,768	809,508	1,170,900
Supplies	6,066	20,000	30,000	35,000	40,000
<b>Services and Charges</b>					
Utilities	60,390	70,000	50,000	50,000	55,000
Program Costs	62,395	141,866	212,126	240,806	308,800
Subtotal	122,785	211,866	262,126	290,806	363,800
Building Repair and Maintenance	20,496	5,602	10,867	20,411	34,916
<b>Total</b>	424,523	644,799	958,761	1,155,725	1,609,616
<b>Operations Subsidy (without operating levy)</b>	<b>340,756</b>	<b>489,150</b>	<b>687,091</b>	<b>645,455</b>	<b>736,716</b>

**APPENDIX**

**PUBLIC INVOLVMENT CALENDAR**

DATE	MEETING TYPE	ACTION
2/7/02	Regular Commission	Discussion of Proposed RFP
5/6/02	Council	Approval of Consultant Contract and Scope
6/3/02	Joint Council/Commission	Goal Setting Study Session
6/6/02	Regular Commission	
6/13/02	Regular Commission	
7/8/02	Regular Commission	
7/15/02	Council	Progress Update
7/18/02	OPEN HOUSE	Public input: Community Needs
8/19/02	Special Commission-Workshop	Alternatives
8/22/02	OPEN HOUSE	Public input: Alternatives
9/16/02	Council	Pool and Old Woodinville School Study Session
10/7/02	Council	Study session on Old Woodinville School
11/18/02	Council	Pool Decision
12/5/02	Regular Commission	Economic Analysis
1/16/03	Chamber of Commerce	State of the City, Community Center Plans On Display
2/10/03	Council	Status Report
3/4/03	Wedge Neighborhood Meeting	Community Center Plans on Display
6/12/03	Regular Commission	Interim Improvement Plan Goals
6/14/03	"Make the Connection"	Public Outreach at Farmer's Market
7/12/03	Regular Commission	Interim Improvement Scope
8/7/03	Regular Commission	Interim Improvement Program
9/4/03	TOUR of COMMUNITY CENTER	Interim Improvement Floor Plan
11/6/03	Regular Commission	Interim Improvement Plan
1/8/04	Regular Commission	Interim Improvement Plan-Cost Estimates

July 8, 2002

Dear Community Leader:

The Woodinville Parks and Recreation Commission invite you and your group to attend two very special Open Houses to discuss the future of the Woodinville Community Center.

As you know, the City adopted a Civic Center Master Plan in 2001. The plan lays out a 20-year vision for the development of the 13-acre site which includes the ball fields, C.O. Sorenson School, the Old Woodinville School, and the new City Hall building in downtown Woodinville. This plan was conceived and reviewed in a number of public meetings, focus groups, and stakeholder sessions throughout fall of 2000 and spring of 2001.

To follow through on the Civic Center Master Plan vision, the Commission has been working with A.R.C. Architects to create a strategic implementation plan for the next ten years. This more detailed plan will provide the "nuts and bolts" of how the City will progress, including how gym, pool, multi-purpose space, fitness, classrooms, senior, teen, and special populations are provided for or phased in over time. Some of the alternatives involve use of existing buildings, while others propose new construction. All of the alternatives have implications for service, facilities, capital costs, and operations.

We invite you to come see for yourself the range of options that are under consideration. Help the Parks and Recreation Commission focus on the alternatives that make the most sense for our community. The outcome could change the face of Woodinville for many years to come!

### Strategic Implementation Plan

#### FOR WOODINVILLE COMMUNITY CENTER

<b>OPEN HOUSE #1</b>	<b>OPEN HOUSE #2</b>
<b>July 18, 2002</b>	<b>August 22, 2002</b>
7:00 PM to 9:00 PM	7:00 PM to 9:00 PM
Woodinville City Hall Council Chambers	Woodinville City Hall Council Chambers
17301 133 Avenue NE	17301 133 Avenue NE

For questions about participation, please contact Brenda Eriksen, Woodinville Parks and Recreation Department, at 425-489-2700 X 2232.

On behalf of the entire Parks and Recreation Commission, we hope to see you on July 18 and August 22!

Sincerely,

Liz Aspen, Chairman

Woodinville Parks and Recreation Commission



website: [www.ci.woodinville.wa.us/events](http://www.ci.woodinville.wa.us/events)

**FOR**

# Immediate release



City of Woodinville 17301 – 133<sup>rd</sup> Ave NE, Woodinville, WA  
For information contact Lane Youngblood  
425-489-2700, ext. 2286

July 11, 2002

## Strategic Planning for Community Center Begins With Open Houses

**Woodinville, WA** – The City’s Parks and Recreation Commission is hosting two public open houses to gather community input on proposed alternatives for the future of the Woodinville Community Center. Alternatives presented involve the use of existing buildings and new construction involving the former C.O. Sorenson School, Old Woodinville School and adjacent ball fields. The first Open House is set for July 18 followed by a second on July 22. Both are hosted at Woodinville City Center, 17301 – 133<sup>rd</sup> Avenue, NE, 7 to 9 p.m.

“This strategic planning will provide the nuts and bolts of how the City will progress with implementation of the Civic Center Master Plan,” notes Lane Youngblood, Parks and Recreation Director. “We encourage the community to provide input on what the Community Center will look like, what services it may provide and long-term goals. Your input is highly encouraged.”

## *Financing Options – Woodinville Community Center*

- **Traditional**
  - Voter Approved Bonds
  - Voter Approved Levy
  - Councilmanic Bonds
  - Earmarked Taxes
  - LID / BID
  - Public Grants
  - Impact Fees
  - SEPA Mitigation
  - General Fund
  - Revenue Bonds
  
- **Entrepreneurial**
  - Enterprise Funds
  - “Shares”
  - “Timeshares”
  - Sponsorships
  - Cause Marketing
  - Credit Card Program
  - Certifications of Participation
  - Credit Holders
  - Lease Agreements
  - Turnkey
  - Challenge Grants
  
- **Donations**
  - Check off
  - Gift Catalogue
  - Bequests
  - Charitable Remainder Trust
  - Private Grants
  - Private Foundations
  - “Friends” Organizations
  - Facility Specific Foundation
  
- **Partnerships**
  - Other Cities
  - School District
  - Library District
  - Boys / Girls Club
  - YMCA
  - Theater (Non Profit)
  - Historical Society
  - Athletic Associations
  - Religious Groups
  
- **Governance**
  - Park Service Area
  - Park District
  - Public Facilities District