



**City of Woodinville
Civic Center Master Plan**

May, 2001

City of
Woodinville
Civic Center
Master Plan

Woodinville City Council

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Table of Contents

	Page
Background	1
Existing Conditions	2
Outreach and Planning Process	9
Outreach Results	12
Master Plan Alternatives	29
Preferred Alternative	36
Implementation	39
Appendices	

B a c k g r o u n d &
E x i s t i n g C o n d i t i o n s

Background

In 1999 the City of Woodinville purchased a 10.5 acre site in downtown Woodinville from the Northshore School District. The site includes two schools on 3.8 acres and 6.7 acres of playfields. The vintage brick two-story building temporarily served as the Woodinville City Hall until the new City Hall, on an adjacent parcel to the south, was completed. The C.O Sorenson School, built in 1975, is currently used as an active preschool and special needs school. The School District will be building a new building on another site to replace this facility. The District expects to move into their new facility in the fall of 2002.

The City of Woodinville Comprehensive Plan addressed the need for creating a civic center for the community. The Plan includes the following Goal and Policies:

- *Goal:* To maintain the downtown area as the center for commercial, civic, cultural, and recreational activities.
- *Policy:* Encourage uses that will support day and evening activities for all ages.
- *Policy:* Encourage linkage of paths and trails from the downtown to the rest of the Town Center Neighborhood and to the entire community.
- *Policy:* Purchase and develop the Sorenson School campus and adjacent properties as a civic center for use as a City Hall, as well as cultural, meeting, and recreational facilities for all age groups.

The City acquired the property for the purpose of developing a community/civic center complex. With the new City Hall on an adjacent parcel and the Wilmot Park across the street, the City Council envisions a public campus that will serve as a civic anchor for downtown Woodinville.

In March, 2000, the City selected a consultant team to assist in the development of a Master Plan for the Sorenson site. The City Council established the following criteria for the Master Plan:

- Meets identified city interests
- Meets city's needs for that specific parcel of real estate
- Meets or exceeds parking requirements
- Maximizes public open space
- Usable for all ages and abilities (needs, uses)
- Best potential compatible mix of uses
- Beautiful (artwork), functional, friendly, patriotic, accessible
- Open to establishing public/private partnerships or partnerships with other agencies or groups
- Looks beyond the property boundaries for "fit" and compatibility

A key component in the development of Master Plan alternatives is a comprehensive public outreach effort. Surveys, focus groups, public meetings and an open house were utilized in the outreach process and public input was received for the overall Woodinville Parks and Recreation needs as well as for preferred uses/activities at the Sorenson site.

Existing Conditions

For the purposes of developing the Civic Center Master Plan, the study area encompasses the 10.5 acre Sorenson site, the 1.8 acre site of the new Woodinville City Hall, and approximately 1.2 acres of privately owned commercial properties on the southeast corner of NE 175th Street and 131st Avenue NE. The Sorenson site includes the old Woodinville School (Woodinville Annex) and the four-building C.O. Sorenson School. Four playfields round out the Sorenson site. There are three one-story commercial buildings, with parking, on the private parcels. Two of these buildings front on NE 175th Street and the other faces 131st Avenue NE.

Buildings

The new Woodinville City Hall is located on 133rd Avenue NE, immediately south of the Sorenson School site. The two-story, 24,500 square foot building was dedicated on March 31, 2001.

The “Old Woodinville School” was built in 1909 and an addition was constructed in 1936. The building has served as City Hall for the City of Woodinville since 1993. The Woodinville Chamber of Commerce office is also housed on the first floor.

Although the building is not currently designated as a historic landmark, the two-story brick building is considered significant in terms of preserving historic context in the community.

The two floors of classrooms, each containing 5,000 + square feet, have been converted to offices. The 3,700 square foot daylight basement includes offices, storage and a boiler room. The main entry is reached by stairs from the NE 175th Street frontage and a ramp has been constructed at the front entrance to provide access to the first floor for disabled persons. There are two stairwells providing access to the basement and second floor, and to exit doors at the rear of the building.



Although the Woodinville Annex is in overall good condition, like most buildings of its age, it does not meet current standards of access and structural stability (seismic). Structural improvements made in 1985 rectified some structural safety issues, those improvements did not bring the building into compliance with current seismic standards.

When the City occupied the building as a City Hall, it was agreed that at such time as the new City Hall was complete, only the first floor of the Annex would remain occupied until current codes were met in terms of ingress and egress to the building.

The Sorenson School is comprised of four one-story brick buildings totaling 35,000+ square feet. There is a 4,600 square foot storage area under a portion of two of the buildings. The four buildings surround an open landscaped courtyard and are connected by overhead structures covering entryways. These entryways are secured during non-operational hours. There is a covered play area to the east of the four-building complex and an uncovered area with play equipment to the west, near the playfields.

Three of the buildings are used for administrative offices and classrooms. The fourth building includes a small heated swimming pool, a small gymnasium, and a meeting room formerly used as the Woodinville City Council Chamber.



The Sorenson School was built 27 years ago. There are a number of systems that would require upgrading to current codes if there were a change of use in the buildings. Upgrading or replacing the HVAC system, fire sprinkler system, lighting and fire alarm system are all items with significant associated costs. Also, none of the rest rooms meet current ADA standards.

The swimming pool, which was designed to be used primarily by children, is rather small and shallow. It currently is used for physical therapy, children’s swimming lessons, and seniors programs. The gymnasium, as well, is undersized by current standards in terms of length and width of the court and height of the ceiling. The showers and rest rooms associated with these two uses do not meet current ADA standards.



Table 1. describes the Woodinville Annex and Sorenson School buildings in detail.

Playfields

The Sorenson site includes 6.7 acres of playfields. The southern portion of the playfields is approximately 350 feet x 350 feet and includes three small baseball fields with dirt infields and grass outfields. The outfields on these three fields overlap. The grass outfield area is also used for youth soccer. The northern portion is approximately 270 feet x 270 feet and is configured as one larger baseball field with dirt infield and grass outfield. Although this field is larger, the distance from the batter’s box to the edge of the outfield is less than is needed for teen or adult baseball. All of the fields have back stops and high chain-link fences that extend along the infield sidelines.

The fields are actively used for little league, soccer and general outdoor play. According to users, the fields are very well drained and sustain use better than many other fields in the area.



Parking

The new Woodinville City Hall complex includes a total of 63 surface parking spaces, over half of which are standard size. In addition, the City has an agreement with Brittany Park, to the south, whereby 46 parking spaces in Brittany Park's parking lot are shared by City Hall.

There are approximately 50 parking spaces east of the Woodinville Annex and Sorenson School. This parking area is paved with, for the most part, striped parking stalls. West of the Woodinville Annex is an unpaved lot that accommodates about 10 vehicles. These spaces are reserved for Chamber of Commerce visitors. West of the Sorenson School is an unpaved area that can accommodate perhaps 30 vehicles. Because this area is unpaved and the parking stalls are not delineated, it is used inefficiently. If the playground area were removed or relocated, and the area paved and striped, it is estimated that 60 to 80 vehicles could be parked in this area.

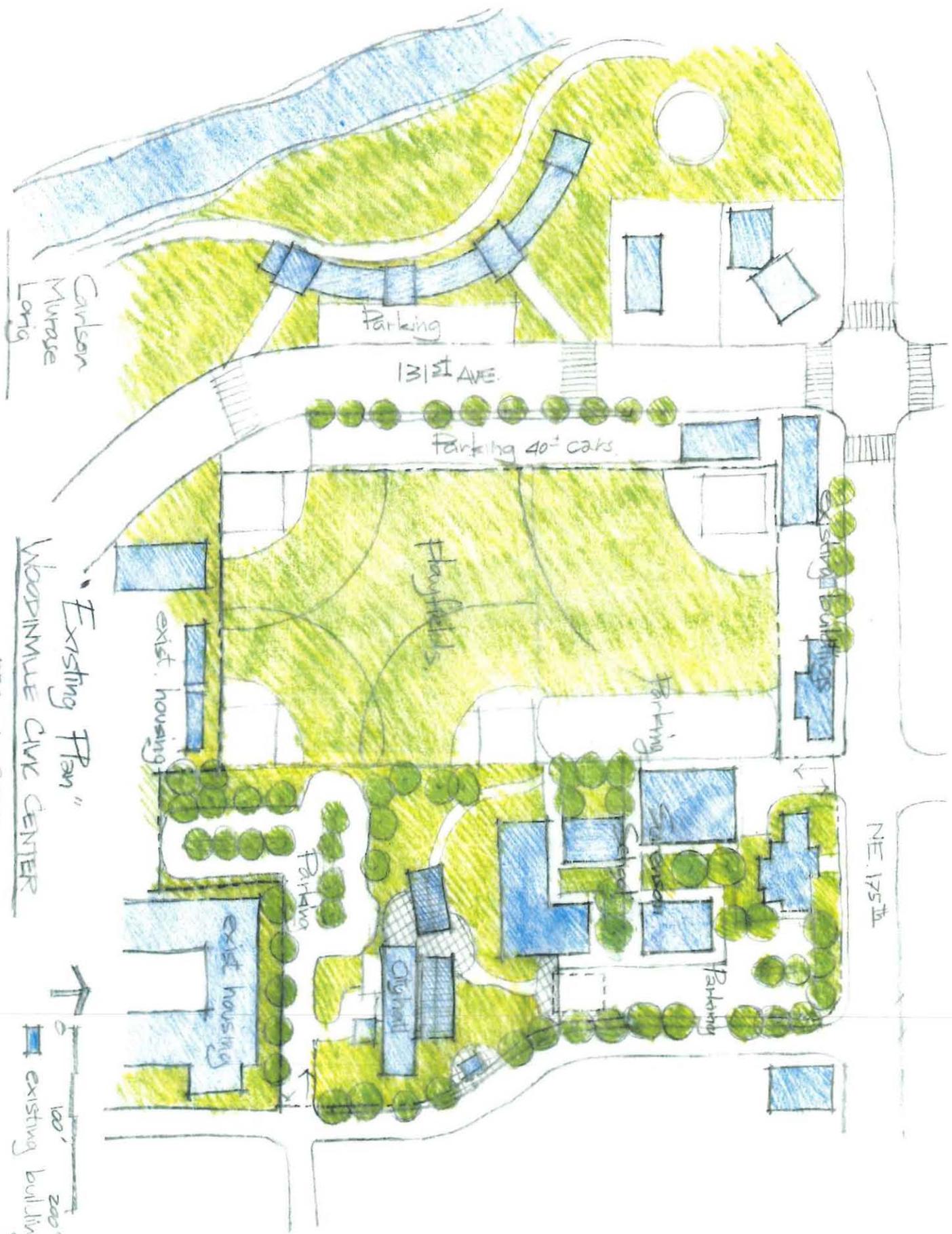
A long, linear parking lot adjacent to the west edge of the playfields can accommodate approximate 40 vehicles, and the Wilmot Gateway Park lot, across 131st Avenue NE, has 20 parking spaces.

Table 1
Existing Facilities

Facility	Description	Size (sf)
Woodinville Annex - Basement		
Foyer - former kitchen	Provides access to 3 rooms from stair. One small window	435
Room - class room	West end - large window well	735
Room - class room	North side - large window well	580
Room - lunch room	North side - large window well - access fr. East stair.	1,476
Room	Between boiler room and east stairwell	171
Boiler Room		368
	Subtotal- basement	3,765
Woodinville Annex - Main Floor		
Room - class room	West facing windows	704
Room - class room	North facing windows	638
Room - class room	North facing windows	638
Room - class room	East facing windows	748
Room - class room	East facing windows	748
Room - supply room	South facing windows	240
Room - office	Between restrooms; south facing windows	190
Restroom - women	South facing window	171
Restroom - men	South facing window; boiler chimney in corner	146
Corridor/circulation		1,038
	Subtotal - main floor	5,261
Woodinville Annex - Second Floor		
Room - class room	West facing windows	704
Room - class room	North facing windows	638
Room - class room	North facing windows	638
Room - class room	East facing windows	748
Room - class room	East facing windows	748
Room - board room	South facing windows	240
Room - office	Between restrooms; south facing windows	190
Restroom - women	South facing window	171
Restroom - men	South facing window; boiler chimney in corner	146
Corridor/circulation		1,098
	Subtotal - second floor	5,321
	Total - Woodinville Annex	14,347

Table 1
Existing Facilities

Sorenson School - Building A		
Room	No external entry; north facing window	414
Room	Entry to north;north & east facing windows;restroom	1,120
Room	Entry to east and to courtyard. Restroom; access to two other restrooms.	3,206
Room	Entry south to courtyard;multiple doors; restrooms(2);interior connecting access	1,440
Restrooms	Boys;Girls;storage room	300
	Subtotal - Building A	6,480
 Sorenson School - Building B		
Rooms (14)	Average size = 635 sf;most have exterior access	8,895
Restrooms	2 girls;2 boys	850
Storage		315
Interior circulation	estimated	3,620
	Subtotal - Building B	13,680
 Sorenson School - Building C		
Rooms (6)	Average size = 650 sf; have exterior/interior access	3,900
Restrooms	Girls = 150 sf; Boys = 200 sf	350
Storage	2 rooms: 80 sf and 40sf	120
Vestibule	Entry from south; restroom entry	80
Interior circulation		780
	Subtotal - Building C	5,230
 Sorenson School - Building D		
Gymnasium	Interior and exterior access	3,600
Meeting Room	Existing Council Chamber; one access to north; one to courtyard	1,275
Swimming Pool	Includes pool perimeter	2,880
Lockers, Showers, Restroom	Access to pool, gym, and interior hallway	1,800
Storage rooms (2)	Between pool and gymnasium; access through gym	720
Undefined room	With stairs; access from pool; west of storage rooms	300
	Subtotal - Building D	10,275
	Total - Sorenson School	35,665



Carlson
Murase
Long

131st AVE.

Parking 40' cars

Playfields

Existing Buildings

Parking

exist. housing

Parking

exist. housing

Clerical

Parking

NE 175th

Existing Plan
WOODINVILLE CIVIC CENTER

DEC. 11, 2000



Outreach &
Planning Process

Outreach and Planning Process

From the outset, the City Council determined that, to be successful, the Woodinville Civic Center Master Plan must include a broad-based and multi-faceted public involvement process. To this end, the Council established the following criteria as guidelines for this process:

- Use current methods available for input (not exclusively)
- Keep Boards and Commissions in the feedback loop during the process
- Be sure that input allows in-city residents and interested non-profits to be heard so their opinions can be given appropriate weight
- Create understandable goals for public, council and staff
- Schedule meetings and input so that everyone has an opportunity to get involved
- Facilitate a timely process
- Process is honest, realistic, equitable

The City Council delegated the Woodinville Parks and Recreation Commission to lead the Civic Center Master Planning effort. Also, to oversee the Master Planning process, the Council set up a Civic Center Steering Committee consisting of the Mayor, two Council Members, the City Manager, the Director of Parks and Recreation and the Planning Director. The Steering Committee met periodically over the course of the planning process to review progress to date and to guide future work by the staff and consultant team.

The Department of Parks and Recreation was planning to prepare a Five-Year Parks and Recreation Needs Assessment during 2000. Much of the public input desired for the Needs Assessment is also pertinent to the Civic Center Master Plan. Therefore, it was determined that outreach for both efforts would be most efficient and effective if they were closely coordinated.

The resulting outreach process included surveys, focus groups, open house, public meetings and public informational displays. A discussion of each follows.

Surveys

Two separate survey forms were prepared and distributed. The first survey was a two-page form that provided a list of potential uses for the Sorenson School site and ask respondents if they thought a particular use was appropriate, somewhat appropriate, or inappropriate for the site. The survey also asked for new ideas and gathered some demographic information about the respondent. This survey was first distributed at a Woodinville Chamber of Commerce luncheon on June 13, 2000. Subsequently, the survey was mailed to stakeholders, including non-profit organizations and other groups. This survey was also published in the Woodinville Weekly newspaper.

The second survey was a four-page questionnaire developed as an outreach tool for the Parks and Recreation Needs Assessment (Draggoo Survey). The survey was distributed to randomly selected participants. To convey the importance of the survey, the forms were distributed and retrieved by members of the Woodinville Parks and Recreation Commission.

There were 394 surveys completed. Results of this survey are included as an appendix of this report.

Open House

The Parks and Recreation Commission hosted a public open house in the Woodinville City Council Chambers on the evening of August 3, 2000. Maps and photographs showing the Sorenson School site, Parks facilities and other information were displayed around the room and each Park Commissioner would “host” a community member as they reviewed the information from the display. The Commissioners made notes of each person’s comments. The two-page Sorenson School site questionnaire was also available. Approximately 20 citizens attended the open house. Input from the open house is summarized later in this report.

Focus Groups

The Parks and Recreation Commission identified three specific populations for which they felt a special outreach effort was warranted. These groups include Seniors, Special Needs, and Teens. Invited participants in the focus groups were selected by the Commission and staff. Each session was facilitated by the Civic Center Master Plan consultant and attended by Commission members and/or Parks Department staff.

- The Senior Citizens Focus Group took place on August 10, 2000 at Brittany Park. Approximately 20 citizens attended.
- The Special Needs Focus Group met on August 17, 2000 in the Woodinville City Council Chambers. Three parents of special-needs children participated.
- The Teens Focus Group was held at Round Table Pizza on August 22, 2000. About 20 teens took part in the discussion.

Results of the focus groups are included in the next section of this report.

Public Meetings

On October 18, 2000, the Woodinville Parks and Recreation and the Woodinville Planning Commission conducted a joint meeting to discuss the Civic Center Master Plan and offer feedback to the consultant team and city staff. Minutes of that meeting are included in the next section.

The Master Plan was presented to the full City Council at a public meeting on December 11, 2000. Council members discussed the Master Plan and instructed the staff and consultant team to proceed with gaining community input on the Master Plan, as presented that evening.

At their January 16, 2001, regular meeting, the City Council approved the proposed process to present the Master Plan to the community and gain input. This process continued until March 8, 2001.

Master Planning

The Master Plan consultant team included an architectural and planning firm, a landscape architect, and a development company that specializes in public/private partnerships and adaptive reuse of school buildings. The first task for the planning team was to examine the

Sorenson site in context to its surroundings and to identify important connections, both visual and physical.

Next, the planning team began developing alternatives for the Sorenson property, limited only by the criteria established by the City Council at the time the property was purchased.

As the outreach process progressed, the Master Plan consultant team revised the alternative plans based upon feedback from the public, the Parks and Recreation Commission and Planning Commission and the Civic Center Master Plan Steering Committee. After a number of iterations, a preferred plan was presented to the City Council on December 11, 2000.

All of the alternatives and the preferred plan are discussed later in this report.

Confirmation Outreach

At the December 11th meeting, the City Council directed the staff to prepare and implement a strategy to take the Preferred Alternative to the public for review and validation. A series of public displays of drawings of the Preferred Alternative of the Civic Center Master Plan was organized where citizens had the opportunity to view the drawings and make comments. The public displays were at the following dates and locations:

- February 15, 2001, Chamber of Commerce Network Breakfast, Wyndham Gardens Hotel
- February 16, 2001, Brittany Park Retirement Community Center
- February 19, 2001, Top Foods on Garden Way NE
- February 20, 2001, Albertson's at Woodinville Plaza
- February 23, 2001, Frontier Bank on 140th Avenue
- February 28, 2001, "Make the Connection", Coffee Republic on 132nd Avenue NE
- March 1, 2001, Parks & Recreation Commission Open House, Council Chambers
- March 3, 2001, "Make the Connection", Big Foot Bagels
- March 7, 2001, Planning Commission Open House, Council Chambers

The drawing of the Preferred Alternative was also placed on the City of Woodinville internet web page.

Outreach Results

The following pages include summaries of the following outreach activities:

- Notes from the Open House hosted by the Parks and Recreation Commission on August 3, 2000.
- Notes from the Senior Citizens Focus Group convened at Brittany Hall on August 10, 2000
- Notes from the Special Needs Focus Group, which met on August 17, 2000.
- Notes from the Teens Focus Group who gathered on August 22, 2000
- Minutes of the Joint Meeting of the Parks and Recreation Commission and the Planning Commission held October 18, 2000.
- Priority List from Sorenson School Site Stakeholder Survey
- Summary of Results from Draggoo Survey
- Comparison Matrix of Outreach Results

Woodinville Parks and Open Space Commission

Notes from August 3, 2000 Open House – Woodinville Council Chambers, 6-8:00 pm

From Commissioner Kari Powers

Evelyn – parent of teen. She polled about 20 other teen parents to get idea of what is needed.

Wants a teen center

- Place to hang out
- Evening hours – until midnight
- Auditorium/multi-purpose rooms – dances, karaoke

Likes Sorenson location for teen center.

Demise of current Sorenson building – depends on condition and if it meets needs of community. If not, demolish it. New building with multi-use would be cool.

Historical society – (Gladys and another person)

Want to keep old school building. OK to renovate it

Use – museum (one classroom size); storage (would love a second classroom)

Horha (sp?) – pro-parks; keep the ball fields.

From Commissioner Cathy Wiederhold

Jessica Karr – 9 years old; youngest member of Historical Society

- Skate park
- Paved roller blade trails
- Park with playground
- Indoor pool
- Public ice-skating
- Basketball
- Soccer

Mary Karr – Historical Society

Space in old school building for Historical Society office etc. (see survey for more information)

Michael Magee

Canoeing/kayaking at Wilmot Park

Turn over King County Parks to Woodinville

From Commissioner Larry Chime

- Room in old school for Woodinville artifacts.
- Save/preserve old school house
- Minimal private retail in Sorenson complex

- Time for private groups (citizens) to use ball fields.
- Break for Woodinville citizens at future pool, but all kids same price

From Commissioner (unsigned)

Shellie Fagan , Manager, Woodinville Satellite Program

Requests for Seniors

1. Phone line*
2. Office* *very important
3. Meeting room
4. Larger room for multi-use, multi-age, multi-subgroups
5. Parking!!! Especially at Wilmot Park
6. Therapy swim at Woodmoor Elementary School
7. Outside area for lawn sports: bocci, lawn bowling, horseshoes, croquet
8. Availability for evening hours – after 5:00 PM – for classes and programming - this is absolutely necessary for still-working seniors – and also on weekends
9. Art programs
10. Need space in new ARCH complex (Woodinview)

From Post-its

- Therapy pool (warm water)
- Fountains
- Horse and carriage rides (downtown to tourist district)
- Equestrian path
- Open hours (where no scheduled activities interfere)
- Lap pool (separate from therapy pool)
- Batting cage
- Hot tub (Jacuzzi)
- Statuary
- Topiary along river and trails
- Formalize connection between Wilmot Park and Sorenson (landscaping; archway; paths; art walk)
- Keep flexibility with open space (festivals; Saturday markets; sports; habitat)
- Allow for and recognize rapid changing City needs

Woodinville Parks and Recreation Needs Assessment
Sorenson School Site

Senior Citizens Focus Group
August 10, 2000 – 10:00 a.m.
Brittany Park

- Now use the swimming pool two days per week – could use every day
- Could use the gym for activities that now occur in the Grange – “de-rusting” activities
- Could use Council Chambers for group meetings
- The gym needs furniture and equipment that can be stored i.e. sturdy chairs and weights. There needs to be a storage room. Floor should be striped for courts. It should be a good floor suitable for dancing.
- The Sorenson Building needs re-wiring
- Office for Senior programs is **high priority** – prefer Sorenson buildings because they are at ground level.
- There should be a stage in the gym for presentations; with lighting/sound system.
- Outdoor interests include lawn bowling, croquet, horseshoes, walking. Exercise stations along trails.
- There should be a shaded seating area.
- Walkways between new City Hall parking and Sorenson should be covered.
- Need parking and area for bus. Underground parking makes sense because it is safe and it uses land efficiently. Also need bike racks.
- Could golf carts be used to get around the Brittany Park/ Civic Center area?
- There should be good outdoor lighting of parking and pedestrian areas.
- Not a lot of interest in gardens, but a small green house would be nice.
- Crafts – needs a lot of storage; gallery area in new City Hall.
- A computer resource room with classes.
- An adult day-care center is desired in the long-term planning. Need 3000 square feet.

Special Needs Focus Group
August 17, 2000 – 2:00 p.m.
City Council Chambers

- Need safe and autonomous area – always the same – familiar, not confusing.
Could be used by several special needs groups.
- It would be good to have a blend of populations i.e. special needs and seniors.
Activities could include tutoring, crafts, recreation.
- Special needs population have many common needs with senior population.
- Life-skills classes are important i.e. money/finances, cooking, laundry. Kitchen and laundry would need to be large enough for teaching. The special needs population have life-long learning needs – not school-age associated. Life skills classes should be a program of Parks and Recreation Department.
- Population in 25-35 age group is large and growing larger.
- Classes for sign language, Braille and other communication skills. Probably most appropriate for hearing and sight impaired, as deaf and blind groups have their own programs.
- Weight-loss classes would be appropriate.
- Dancing and theatre would be appropriate – space does not need to be large.
- Social clubs – games, dinner & a movie (video) together.
- Rooms should have natural light from outdoors.
- Could use a room with non-breakable mirrors on at least one wall.
- Could use intimate, quiet room for reading and being read to.
- Mix in nature in special needs programs. Can be man-made (interpretive).
- Walking paths/programs need to be circular, not linear.
- Outdoor play areas need to have physical boundaries.
- The warm water pool would be used; however different special needs groups have different temperature requirements for therapy, ranging from very warm to very cool.
- Access for buses; ramps. Perhaps there could be a flexible parking system to increase disabled parking spaces during certain events – portable signs.
- Visibility and security for program areas and transportation access is **very important.**
- Take care not to schedule special needs events near other less supervised events i.e. rock concert. However, do not isolate special needs population.
- Need programs on Saturdays and Sundays.

- Need a resource center where people can find out about special needs programs and services.
- As for the Civic Center, use the cemetery as green space. Make a physical connection to Molbak's.

Teens Focus Group

August 22, 2000 – 6:00 p.m.

Roundtable Pizza

- Need a place to **hang out**. Hours need to be fairly late. Activities would include pool, cards etc.
- Redmond Fire House is a good example.
- There will be a parking issue at Sorenson unless more is provided.
- The teen center needs to have rentable space than can be reserved for organized events.
- There should be coordination with schools regarding classes i.e. classes provided by Parks and Recreation that are part of accredited curriculum.
- After school study and mentoring – students matched through teen center.
- Library or library services
- Fine arts classes appropriate – but not crafts.
- Access to computers
- Bulletin board/resource center. It should be monitored and maintained. However it should be easy to use – not a lot of red-tape.
- Need more organized activities – poetry slams, outdoor movies, all-age concerts, over 16 dance club.
- Need a venue for local bands to play music. Indoor space to hold 100 people. Also an outdoor venue.
- Rock climbing wall.
- Ice skating
- 3-on-3 basketball
- Should allow skateboarding at the Civic Center. Don't need a skateboard park, but ramps etc. would be great.
- Area needs more 50 meter pools. Would bring lots of people from broad area.
- There needs to be general city beautification – public art by the public (i.e. murals); outdoor sculpture (Kirkland good example)

- Teens should be involved in the design and program development process. Use teens to help in advertising different programs and events. Use Sorenson as a site to advertise events and programs.
- A teen advisory group is a good idea. However, there should be additional special committees for special events.
- Should use e-mail format for outreach/feedback. There should be a suggestion box.
- Should get input from pre-teens since they will be teens when many of these facilities are built.

Woodinville Civic Center Plan



Alternatives Presented to Commission Joint Meeting, October 18, 2000

**Planning Commission & Parks and Recreation Commission
Discussion Regarding the Civic Center Master Plan
October 18, 2000**

Ballfields/Outdoor Recreation Space

Planning Commission Chair McNally suggested Commissioners comment on the conceptual design of the ballfields.

Parks and Recreation Commissioner Sarpy pointed out the need to identify uses for the buildings before the buildings were constructed. Parks and Recreation Commissioner Chime agreed uses needed to be prioritized first.

Mr. Carlson pointed out the intent was to determine the capacity of the site based on design elements, for example fields in the center. The surveys indicated the desired uses for the site; their intent was to determine the square footage those uses would require and identify how those uses could fit on the site. A decision regarding what uses would be in which buildings had not been made, the drawings were merely a graphic representation of what could occur on the site, a general capacity and arrangement analysis.

Parks and Recreation Commissioner Sarpy pointed out there must have been some design in mind when the location of the ballfields was determined. Mr. Carlson said the dimensions of the large recreation uses were known; the dimensions of the recreation building were dictated by the size of site and the desire to retain the ballfields, accommodate parking, etc. He said the recreation building could be smaller but the dimensions would be dictated by the square footage necessary to accommodate the desired uses such as a gym, swimming pool, etc.

Mr. Carlson explained the drawings were intended to indicate the prime location for a recreation center. He said commercial or housing would likely not work in that location, thus it was the best location for a recreation center. He said the drawings were an attempt to illustrate building size and location.

Parks and Recreation Commissioner Fricks asked whether the maximum number of people who could use the recreation building at one time could be projected. In addition, whether adequate parking could be provided if all buildings and playfields were in use simultaneously. Mr. Carlson said underground parking would provide a great deal of flexibility.

Parks and Recreation Commissioner Fricks expressed concern that other communities did not have adequate parking for the type of utilization the public wanted. She expressed concern whether there would be enough parking for facility users. Mr. Carlson said that would depend somewhat on the uses because the capacity of the buildings would vary depending on the activity. He said a traffic impact analysis would be required at some point. He said the problems that Commissioners may have seen elsewhere occurred when buildings were constructed to code rather than demand. Mr. Carlson commented there were also day and night uses on the site; the traffic analysis and existing parking would be used to determine how many parking spaces would be required. Parks and Recreation

Commissioner Fricks said if adequate parking were provided, optimal usage of the facility would occur.

Regarding whether there was enough space for the ballfields, Planning Commissioner Jarvis acknowledged there would never be enough space, but the proposed design provided a nice focal point on the campus. If in the future more ballfields could be provided close to the campus, she said the ballfields could become a city park. She favored retaining the proposed size of the ballfields. She commented that ideally there would be a lot more space for ballfields but the city needed to be practical in realizing the land was very valuable and the fields would provide a nice focal point.

Parks and Recreation Commissioner Fricks asked whether there was enough land to provide adequate ballfields and park space simultaneously. She expressed concern the ballfields would be reduced by other encroaching uses. Mr. Carlson clarified there would either be ballfields or a park, not both. If a sports complex was built elsewhere and the ballfields were not needed, the area could become a park.

Planning Commissioner Leonard agreed there were never enough ballfields but she liked that the ballfields had been retained as a contribution to the organizations that needed the fields. She liked the flexibility of converting the fields to a park in the future. She pointed out the importance of acquiring the property to the northwest of the ballfields.

Parks and Recreation Vice Chair Aspen said she was a proponent of ballfields and wanted to see them maintained as they were, at least the three and not less than that. She was disappointed any of the fields had been eliminated but was glad they had not been eliminated entirely.

Planning Commissioner Janson commented everything was a compromise. He said if bigger ballfields were desired, there would be less buildings and if more building were desired, there would be less ballfields. Based on the size of the property, he felt the proposed three baseball fields and one soccer field were adequate for the time being.

Parks and Recreation Commissioner Chime said the uniqueness of the property was in the open space. He said society tended to want to develop property and make more money but part of the City's responsibility was to maintain the open space for the public. He said "it tears me up" to put the ballfield on the bottom but agreed it was the best location. He pointed out the ballfields were not just barren land, they provided a platform for the parade, light festival, etc.

Parks and Recreation Commissioner Powers agreed this was a compromise. She liked the compromise of the location of the recreation center and the ballfields, noting this allowed a great deal of future flexibility on the property. She wanted to ensure a park-like feel was maintained on the remainder of the property so it was like a contiguous park connecting with the park across the street, a building within a park.

Planning Commission Chair McNally said although it was a shame to shrink the ballfields, it was the most efficient use of the property – three ballfields and a full soccer field, particularly since the playfields were not envisioned as a regional facility.

Parks and Recreation Commissioner Chime said surveys would determine what uses citizens wanted to occur on the property. He recommended the City focus on the use of the buildings, then prioritize those uses to determine how that could occur on the property.

Planning Commission Vice Chair Morris said the survey indicated many uses citizens want to occur on the site, uses that could be combined in the buildings. She said an analysis needed to be done to determine what could be done with the existing buildings and how that related to future buildings including prioritizing future buildings. She said if the corner of 131st and 175th was envisioned as part of the civic center complex, consideration should be given to the cost to acquire that land. She liked the courtyard and how things on the site related to each other but preferred green space on the corner. She pointed out the survey indicated respondents were against mixed used retail development in the Sorenson complex. She said uses on that corner should not include retail or public/private partnership because most respondents indicated they did not want retail development in that area.

Massing of Buildings vs. Spread Out Campus Style

Planning Commissioner Jarvis pointed out the possibility of ground floor city use and upper floors private/public partnership, for example senior housing, community theater, mini-library, senior center, etc. She commented she did not envision a full senior center but offering services not available at Northshore Senior Center and providing bus service to the Northshore Senior Center.

Parks and Recreation Commissioner Fricks said there was currently a Woodinville branch of the Senior Center. She pointed out the need for evening senior activities in Woodinville, as well as access to meeting space and educational and social activities in downtown Woodinville as part of the Civic Center. She said the Senior Center was in dire need of space for an informational/referral center in Woodinville. She suggested focusing on Phase 1 that illustrated the interim period (5-10 years) and utilizing available spaces and determine how activities could be developed within the existing facilities. That way, the progression of development would occur in response to how services were being offered. Mr. Carlson said one of the next tasks would be to focus on the Sorenson building and develop alternatives to accommodate the desired uses.

Planning Commissioner Leonard said the campus-type development was attractive. She was fearful the City would end up looking like Kirkland, Bellevue and Redmond where buildings heights have increased, creating shadows, etc. She said the Planning Commission plans to discuss height in more detail; earlier discussion included the concept of stepping up heights across the street. She said an advantage of buildings that were spread out was they could utilize different parking areas. She preferred the campus look.

Parks and Recreation Vice Chair Aspen inquired about the cost to do a major remodel of the old schoolhouse building. She questioned whether there would be adequate space for a building near the northeast corner of the site once the street was widened. Mr. Carlson said it was anticipated 133rd would develop on both sides. He described how a building could be located in that area.

Parks and Recreation Vice Chair Aspen spoke in favor of the underground parking, commenting underground parking was essential to making this a successful campus by hiding the parking and better utilizing the valuable space.

Mr. Sturtz said five years ago the cost of remodeling the old schoolhouse was between \$3 million and \$5 million.

Planning Commissioner Janson agreed with the suggestion to concentrate on Phase 1 and consider what could be done today to accommodate the requested uses in the existing buildings. He favored the campus layout to keep the site looking more like Woodinville versus Redmond. He said future phases were “way out there” and the buildings would change over time. The use of the buildings would determine the size, shape, etc. He supported moving ahead with Phase 1.

Parks and Recreation Commissioner Chime spoke in favor of the campus look. He said this could be achieved with underground parking and building height limited to two stories.

Parks and Recreation Commissioner Powers said her initial impression of the campus look was that it was a “hodgepodge” of buildings but after further consideration, she liked the campus feel if a park-like atmosphere could be retained. She favored continuity in the design/architecture of the buildings to avoid looking like a “hodgepodge.” She pointed out 133rd would have a different face once it went through as it would be a major entrance to City Hall. She also supported the concept of underground parking.

Parks and Recreation Commissioner Sarpy supported the campus look. She said a full library would be more appropriate than a small library as King County found small libraries were not used much and was the reason regional libraries were being constructed. She supported underground parking and recommended adequate clearance be provided. She commented it appeared there was a lot of hardscape on the site and preferred there be more green space.

Planning Commission Chair McNally favored Alternative B, pointing out the street ran through the campus on Alternative A. He said on Alternative B, the entire campus was encompassed within a road system. This allowed uses to relate to each other better and was safer. He said acquisition of the property to the north was key to the project. If the City was unable to acquire that property, the project would be peculiar.

Parks and Recreation Commissioner Fricks recommended decent lighting be provided on the site, lighting that was artistic as well as functional. She said such lighting could provide safety as well as beauty.

Parks and Recreation Commissioner Powers agreed with Planning Commission Chair McNally comments regarding Alternative B. She liked Alternative A in the event the property to the north could not be acquired. If that property could be acquired in the near future, she recommended consideration be given to Alternative B.

Planning Commissioner Leonard commented the Planning Commission's intent had been to pull parking away from pedestrian oriented streets and she wanted to ensure that continued to occur.

Regarding mixed use, Parks and Recreation Commissioner Chime said consideration should be given to food-type uses that would be supportive of the area. He agreed retail was not acceptable. He pointed out 97% of the respondents did not want affordable housing on the site. Mr. Sturtz commented that question on the survey implied low income housing.

Parks and Recreation Commissioner Chime said private use should be encouraged where appropriate but "appropriate" needed to be defined to prevent a shopping center.

Priority List from Sorenson School Site Stakeholder Survey

High Priority

- Baseball, Softball, and Soccer Fields
- Swimming Pool, Laps and General Recreation
- Tennis Courts, Volleyball Courts, Etc.
- Senior Center
- Full Size Gymnasium
- Swimming Pool, Warm Water Therapy
- Teen Center
- City Park

Medium Priority

- Area for Farmers Market
- Multi-Purpose Rooms, Dance, Exercise
- Historical Museum
- Library
- Performance Theatre
- Classroom for Arts and Crafts
- Skate Park
- Affordable Housing
- Art Gallery
- Chamber of Commerce Offices
- Adult Day Care
- Weight Room
- Childcare Center

Low Priority

- Community Gardens/P-patch
- Rental Facilities, Kitchens, and Multi-Purpose Rooms
- Mixed Use Retail Development
- Outdoor Sculpture and Civic Art
- Office Space for Non-Profits and Public Agencies
- Computer Center
- Large Space for Community Meetings

Summary of Results from Draggoo Survey

- Over 68% of respondents are not currently involved in organized sports, yet...
- Sports fields and swimming pool were identified as the two most important facilities needed.
- At existing Sorenson School site, sports fields used the most; gymnasium used the least.
- Regarding youth needs, before-and-after-school activities and classes/workshops ranked 2nd and 3rd.
- Over 70% supported a center for teen activities.
- Activities desired in teen activities space were fairly well distributed.
- A multi-purpose recreation center is preferred over using several school sites, by over 2 to 1.
- Over 90% said the City of Woodinville should be involved in providing cultural arts programs.
- Sixty-five percent thought performances, music events, concerts-in-the-park are the most appropriate cultural arts activities.
- Classes in visual arts received 14% response while classes in performing arts received 11%.
- Forty percent feel that the responsibility for development and operation of a swimming pool should be joint venture between City of Woodinville and private non-profit (i.e. YMCA).
- Seventy percent feel City should provide teen center.
- Respondents were split between City and Region regarding who should provide indoor aquatics center or sports fields complex.
- Highest priority for parks and recreation bonds issue is the improvement of Sorenson site.

Copies of survey results are available at Woodinville City Hall.

Activity/Facility	Draggoo Survey	Open House	Senior Focus	Special Needs Focus	Teens Focus	Stakeholder List
Sports Fields	Combined highest ranking	Need scheduled time for private groups (citizens). Youth soccer a growing activity. Sorenson fields can get very crowded.	Outdoor activities include lawn bowling, croquet, horseshoes, walking	Outdoor play areas need to have physical boundaries. Walking trails need to be circular, not linear.	Little mention of fields. Got impression that teens use school fields for field sports. Would like outdoor venue for music events.	High priority
Soccer Fields	About 60% feel sports field complex is a regional responsibility					
Baseball Fields						
Swimming Pool	Highest ranking of individual facility. 88% felt it should be joint responsibility between City and other entity. 40% felt other entity should be private organization	Should be a cost break for Woodinville citizens, but same price for all kids. Need lap pool.	Use existing pool two days per week. Could use every day.		A couple of strong advocates. Need full size facility (like Federal Way). Would draw people from broad area and have economic benefit.	High priority
Therapy Pool(s)	Not specific question. However, about 16% currently use Sorenson Pool	Need lap pool too. Also Jacuzzi.	See above	Warm water therapy pool would get used. However different special needs need vastly different temperatures	Not specifically discussed. See above.	High priority
Recreation Center	Although gymnasium ranked fairly high, use of Sorenson gym is very low. Small gym as part of teen center received support	Auditorium space for dances and karaoke; basketball.	Place to do activities now done in Grange. Dances, performances. Good floor with stage and flexible seating. Lined courts	Room for theatre and dance. Does not need to be large. Room with non-breakable mirrors on one wall.	Need venue for local bands. Indoor space for 100. Rock climbing wall. 3 on-3 basketball.	Gymnasium was high priority; weight rooms medium priority.
gymnasiums						
weight rooms						
Pathways/Trails	Ranked in top five, with bikes just ahead of walking.	Equestrian trail mentioned. Strengthen link between Sorenson and Wilmot with formal trail.	Exercise stations along trails. Good outdoor lighting. Covered paths between new City Hall and Sorenson Buildings.	Would use circular trails with beginning and ending point being the same place. Linear trails problematic. Incorporate nature.	Not specifically discussed.	Not specifically ranked. New City Park was high priority.
bike lanes/trails						
walking trails						
Skate Park	While skate park ranked in top six overall, it was lower on the list of what should be in a teen center.	One request from youngster in attendance.	Not specifically discussed.	Not specifically discussed.	Did not advocate for skate park, but wanted skate boarding to be allowed at Sorenson, perhaps with some ramps etc.	Medium priority
Tennis Courts	Ranked in top eight.	Not mentioned.	Not specifically discussed.	Not specifically discussed.	Not specifically discussed.	High priority
Basketball Courts	Ranked in top 10 overall but lower on teen center list	One request from youngster in attendance.	Not specifically discussed.	Not specifically discussed.	3-on-3 basketball	Full size gymnasium high priority.
Teen Center	Ranked 4th overall. Activities include game rooms, place to hang out, small gym, exercise space, class/meeting rooms, dances and large events, study rooms	Parent representing 20 parents. Teens need place to hang out. Open until midnight. Dances, karaoke. Sorenson is a good site for teen center.	Not discussed per se. However, spaces for exercise, dancing, meetings, classes were cited as needs. Inter-generational activities cited.	Not discussed per se. Many activities in common, but design and programming/supervision requirements are quite different.	Place to hang out. Pool tables, cards etc. After school study, mentoring. Computer access. Bulletin board/resource center. Rentable space for special events. Fine arts classes.	High priority
Performing Arts Center	Did not rank in top 10 overall. However, over 93% felt City should be involved in cultural arts, with performances and musical events ranking highest.	Not mentioned.	Would like stage for presentations and performance, with proper lighting and audio equipment.	Space for theatre and dance would be appropriate. Does not need to be large.	Need venue for local bands, poetry slams, all-age concerts, over-16 dances.	Performance theatre medium priority.
Cultural Arts Activities	See above. Concerts-in-the-park also ranked high in list of cultural activities.	Space for display of historic artifacts is needed.	Not specifically discussed.	Not specifically discussed.	Fine arts classes (not crafts). City needs more public art: sculpture, murals etc. By citizens.	Historical Museum, arts classes, art gallery, performance theatre all medium priority.

Activity/Facility	Draggoo Survey	Open House	Senior Focus	Special Needs Focus	Teens Focus	Stakeholder List
Senior Center	Did not rank in top 10 overall. Nearly 40% felt there should be a Senior Center in Woodinville using PRSA funding.	Office and phone for Senior Center is very important. Facilities need to be available after 5:00 pm for working seniors. Multi-purpose rooms	Could use gym for "de-rusting" activities. Could use council chambers for meetings. Would use pool every day. Prefer Sorenson for seniors office because it is at ground level.	Special needs population and seniors have many common needs. Would be good to have blend of population - tutoring, crafts, recreation.	Not specifically discussed	High priority
Playground	Ranked Low	One request from youngster in attendance.	Not mentioned	Outdoor play areas need to have physical boundaries.	Not mentioned	Not ranked
Dance Club	Ranked Low	Not mentioned	Would like to use Sorenson gymnasium.	Would be appropriate	Over 16 club	Not ranked
Ice Rink	Ranked Low	Not mentioned	Not mentioned	Not mentioned	Ice skating mentioned	Not ranked
After School Activities	Ranked Low	Not mentioned	Not mentioned	Not mentioned	Important	Not ranked
Baby/Toddler Program	Ranked Low	Not mentioned	Not mentioned	Not mentioned	Not mentioned	Not ranked
Child Day Care	Not ranked	Not mentioned	Not mentioned	Not mentioned	Not mentioned	Medium priority
Adult Day Care	Not ranked	Not mentioned	Need in future phase	Not mentioned	Not mentioned	Medium priority
Exercise Programs	Ranked Low	Not mentioned	Would like to use Sorenson gymnasium.	Weight control very important	Not mentioned	Medium priority
Special Events/Festivals	Ranked Low	Keep open space flexible for events and festivals.	Not mentioned	Not mentioned	Teen center should have rent able space for special events.	Not ranked
Community Gardens	Ranked Low	Not mentioned	Rather have greenhouse	Not mentioned	Not mentioned	Low priority
Pool Hall	Not ranked	Not mentioned	Not mentioned	Not mentioned	Pool and game room	Not ranked
Racquetball Courts	Ranked Low	Not mentioned	Not mentioned	Not mentioned	Not mentioned	Not ranked
Rock Climbing Wall	Ranked Low	Not mentioned	Not mentioned	Not mentioned	Desired	Not ranked
Private/Public Development	40% felt swimming pool should be joint venture between City and private organization.	Keep to minimum	Not mentioned	Not mentioned	Should have rental space available for non-public groups	Not ranked
Mixed-use Retail	88% felt it is not appropriate for the Sorenson site	Keep to minimum	Not mentioned	Not mentioned	Not mentioned	Low priority
Affordable Housing	97% felt it is not appropriate for the Sorenson site	Not mentioned	Not mentioned	Not mentioned	Not mentioned	Medium priority
Non-profit office space	57% felt it is not appropriate for the Sorenson site	Would like space for Historical Society and office space for seniors' programs	Would like office space.	Would like resource center for special needs programs.	Not mentioned	Low priority
Historic museum/display	62% felt this use is appropriate for the Sorenson site/	Would like one classroom in old school building for display + room for storage.	Not mentioned	Not mentioned	Not mentioned	Medium priority
Tourist Information	61% felt this use is appropriate for the Sorenson site/	Not mentioned	Not mentioned	Not mentioned	Not mentioned	Not ranked

Activity/Facility	Draggoo Survey	Open House	Senior Focus	Special Needs Focus	Teens Focus	Stakeholder List
Open Space	81% felt this use is appropriate for the Sorenson site/	Keep flexibility for festivals etc. Outdoor sports.	Outdoor activities include lawn bowling, croquet, horseshoes, walking	Outdoor play areas need to have physical boundaries. Walking trails need to be circular, not linear. Introduce "nature" for learning.	Not mentioned	High priority
Picnic Areas	See open space.	Not mentioned	Shaded seating areas.	Not mentioned	Not mentioned	Not ranked
Adult Classes	77% felt this use is appropriate for the Sorenson site	Art programs. Need to be open in evenings for working people.	Arts and crafts. Need lots of storage	Life skills classes important. Also classes for hearing and sight impaired.	Not mentioned	Medium priority
Technical Center (computers)	Not ranked	Not mentioned	Desired	Not mentioned	Desired	Low priority
Outdoor Sculpture/Art	52% felt this use is appropriate for the Sorenson site	Good idea. Also fountains and topiary along trails.	Not mentioned	Not mentioned	Needs to be general city beautification - public art by the public.	Low priority
Multi-purpose rooms	78% felt this use is appropriate for the Sorenson site for dance and exercise. 59% said appropriate for rental and kitchen.	Large room for multi-use, multi-age, multi-subgroups	Need sturdy furniture and lots of storage.	Could use room with non-breakable mirrors on one wall. Also video/club room.	Rent able space for organized events.	Low priority
Kitchen/food service	See above.	Not mentioned.	Not mentioned	Need kitchen large enough to be able to teach life skills classes.	Not mentioned	Low priority
Resource Center	Not ranked	Not mentioned.	Office and phone for seniors programs.	Clearinghouse for all special needs programs and resources.	Bulletin board/resource center. Should be monitored and maintained, but should be easy to use. No "red tape".	Not ranked
Mini-library	52% felt this use is appropriate for the Sorenson site	Not mentioned	Not mentioned	Not mentioned	Library or library services.	Medium priority
Live Music Performance	66% felt that a Performance Theatre would be appropriate at the Sorenson site.	Keep open space flexible for events and festivals.	Not mentioned	Not mentioned	Need a venue for local bands to play. Indoor space to hold 100, plus outdoor space. All age concerts.	Performance theatre medium priority.
Farmer's Market	73% felt this use is appropriate for the Sorenson site.	Keep open space flexible for events, festivals and Saturday markets.	Not mentioned	Not mentioned	Not mentioned	Medium priority
Art Gallery	65% felt this use is appropriate for the Sorenson site.	Not mentioned	Gallery in new City Hall.	Not mentioned	Not mentioned	Medium priority

Master Plan Alternatives

Master Plan Alternatives

The Master Plan Design Team included an architecture and planning firm, a landscape architect, and a developer with expertise in public/private development partnerships as well as experience in the adaptive reuse of school buildings.

The City Council established criteria for the development of the Master Plan. In addition to those criteria, the team was instructed to look at short term, interim and long term uses of the Sorenson property and to suggest potential phasing strategies. The Steering Committee instructed the design team to be broad minded and imaginative in the master planning process.

The team began the planning effort by examining the Sorenson site in relation to surrounding properties and uses to identify opportunities and inter-relationships. One of the initial findings of the team's analysis was that the intersection of 131st Avenue NE and NE 175th Street is an extremely important gateway into downtown Woodinville. The relationship of the Sorenson site and Wilmot Gateway Park to this intersection offers a tremendous opportunity to create a pleasant and engaging entry into the city. Therefore, all of the long-term alternatives for the Master Plan include the private commercial properties on the southeast quadrant of the intersection, adjacent the existing playfields.

The team saw a strong relationship between the Sorenson site and the river, park and other properties across 131st Avenue NE. Therefore, the first set of alternatives recommended that a small inlet be developed along the bank of the Sammamish River in Wilmot Gateway Park to provide protected kayak and canoe access to the river. It also identified the private properties at the southwest corner of the intersection as a prime site for a public or private building designed to be compatible in appearance and function with the park and the civic center.

Two alternatives were developed for the Sorenson site in the first iteration. Both alternatives proposed a large recreation center on the northwest corner of the site. This plan retained the old Woodinville School building and the gymnasium/pool building of the Sorenson School. A new community center was sited east of the old Woodinville School and other new public buildings were indicated on the site of the Sorenson School. Underground parking for approximately 120 cars was provided.

The primary difference between Alternatives A and B in this set is that Alternative A showed a pedestrian trail being developed on the southern end of the existing play fields. Alternative B, on the other hand, included a mixed-use development with multi-family housing on the southern end of the playfields and extended NE 173rd Street through to intersect with 131st Avenue NE.

The design team presented this set of alternatives to the Steering Committee on October 11, 2000.

The Steering Committee felt that there were too many serious environmental issues raised with the concept of creating a “boat haven” on the river in Wilmot Gateway Park. Also, Wilmot Park is very new, and the Steering Committee did not think that redesign of the park is warranted, but that the park should be included as part of the overall Civic Center Master Plan concept.

The Steering Committee instructed the design team to revise the Master Plan to show the existing buildings on the southwest corner of the intersection of 131st Avenue NE and NE 175th Street. The Committee determined that to include these parcels as part of the overall Master Plan drawings would imply that the City had some intention of taking action to change them to public use, and this certainly is not the case.

It was also noted that the results of public outreach indicated a strong opinion that housing was not considered an appropriate use for the Sorenson property. However, the Steering Committee wanted the design team to continue considering private participation in the development of the site.

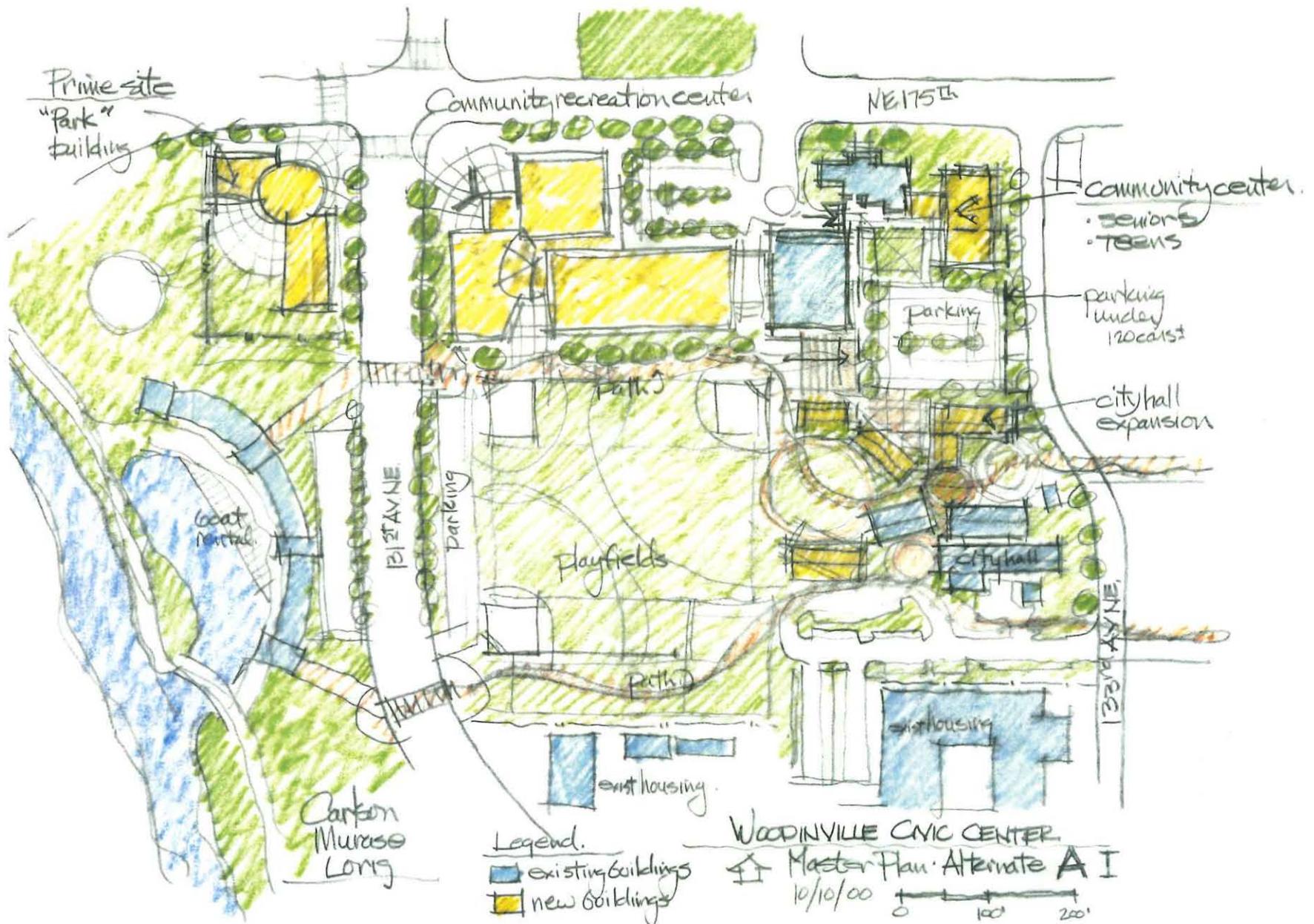
The second iteration of the Master Plan also included two alternatives. Both alternatives indicated potential private or public/private development on the northwest quadrant of the property. Both also showed new public buildings configured around plazas in the area of the existing Sorenson School buildings. The plan included underground parking for approximately 120 cars.

Alternate A proposed removal of the existing Sorenson gymnasium/ pool building and construction of a new community recreation center on the south end of the existing playfields.

Alternate B retained the Sorenson gymnasium/pool building and expands surface parking lots on the south and west sides of the playfields. In both alternatives, vehicular access was provided from both 131st Avenue NE and 133rd Avenue NE.

This set of alternatives was reviewed by the Steering Committee on October 11, 2000 and presented to a joint meeting of the Parks and Recreation Commission and the Planning Commission on October 18, 2000.

During the course of review of the Master Plan alternatives, there was much favorable response to the campus nature of the plans, with public open spaces in the form of the playfields and plazas. The design team pointed out that a crucial part of accomplishing this desired form was underground parking. In order to illustrate this, a variation of the master plan was prepared that did not include underground parking, but rather met the parking needs with surface parking lots. That illustration is included with this set of alternatives.



Prime site
"Park"
building

Community recreation center

NE 175th

Community center

- seniors
- TEENS

parking
under
120 cars

city hall
expansion

Coast
Marina

121st AVE NE

parking

Playfields

Park 2

warehouse

133rd AVE NE

exist housing

Carbon
Munroe
Long

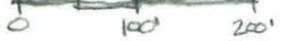
Legend.

- existing buildings
- new buildings

WOODINVILLE CIVIC CENTER

Master Plan - Alternate A I

10/10/00





Prime site
Park building

NE 175th

community recreation center

community center

parking under 120 cars

Playfields

city hall expansion

Parking
131st Ave. NE

multi-family or mixed-use

NE 173rd

Carlson Murase Larig

exist. housing

exist. housing

Legend

- existing buildings
- new buildings

WOODINVILLE CIVIC CENTER

Master Plan, Alternate B

10/10/00







Potential development

NE 175th

future public uses

Parking
45± cars

Parking
40±

Parking
underground
120± cars.

Hayfields

Circus Hall

Parking 65± cars

exist housing

exist housing

Carlson
Murase
Long

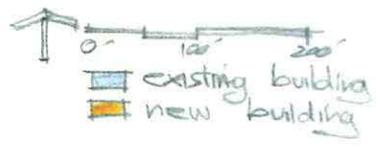
131st AVE

133rd AVE NE

Potential Development

- Community Center
- Public & Private uses
- Commercial uses
- Community theater

WOODINVILLE CIVIC CENTER
Alternate B, 10-17-00





- Potential Development.
- Community Center.
 - Community theater
 - Public/Private Uses.

Parking
160± cars
on-grade

Potential
Development.

WOODINVILLE CIVIC CENTER

11-29-00

Carlson
Murose
Long

P r e f e r r e d A l t e r n a t i v e

Preferred Alternative

Based upon comments from the joint meeting of the Planning Commission and Parks and Recreation Commission, and responses from stakeholder surveys, the Steering Committee determined that the Master Plan should limit the amount of private retail use on the Sorenson site. The Parks and Recreation commission recommended that retail associated with a Community Center, such as a coffee house or juice bar, would be appropriate, but beyond that, the site should be reserved for community uses. Therefore, the Master Plan was revised to propose a new 35,000 to 50,000 square foot Community Center over underground parking on the site of the existing Sorenson School. The Community Center plan is a pedestrian oriented design. The plan calls for a grouping of four buildings in a Civic Campus setting with plazas and open spaces. As in all alternatives, the old Woodinville School building would be retained and renovated and become part of the Civic Campus.

The intent of the plan is to limit the penetration of vehicles into the immediate campus area. Placing public parking under the community center buildings and public plazas is critical to achieving the Civic Campus design. As envisioned in the plan, the parking would be accessed from 175th Street NE, directly across from its intersection with Woodinville-Snohomish Road and from 133rd Avenue NE. The Woodinville Comprehensive Plan Transportation Element indicates the future need for new traffic signals at the intersections of NE 175th Street with Woodinville-Snohomish Road and 133rd Avenue NE. When design begins on the Civic Center, a traffic analysis should determine the best method to route ingress and egress to the underground parking in terms of overall traffic circulation.

The “L” properties at the corner of 131st Avenue NE and NE 175th Street would be acquired and the northernmost field would be enlarged. The City would explore schedules and strategies in conjunction with existing business owners. The primary goal of this acquisition is to create a visual gateway into the Civic Center and the Central Business District. The plan calls for visual enhancement of the street frontages and the corner with special sidewalk paving and landscaping. Consideration should be given to further enhancing this area with historic information about Woodinville and the surrounding area. A public plaza radiates from the Community Center campus into the playfields, creating a public performance space and a connection between the Community Center and Wilmot Gateway Park across public open space. A surface parking lot for approximately 80 vehicles is provided at the south end of the playfields for field users and Wilmot Park, with access from 131st Avenue NE and 133rd Avenue NE. A separated walkway/bike path connects between these two streets.

The Community Center envisioned in the Master Plan includes a gymnasium and exercise room, a teen center, a senior center, areas for child-care and toddler programs, an area for music/performance/dance, multi-purpose rooms, arts and crafts rooms, and a large kitchen. These uses are based on the results of the public outreach effort and are preliminary recommendations.

This alternative was presented to the City Council on December 11, 2000. After due discussion, the Council approved the Master Plan as the Preferred Alternative to be presented to the community for review and validation.



Preliminary Cost Estimate

Woodinville Civic Center Plan

Possible Uses	Size Range		\$/S.F.*		
	From	To		From	To
Gymnasium	9,000	11,000	\$180	\$1,620,000	\$1,980,000
Exercise Room	750	1,200	\$150	\$112,500	\$180,000
			subtotal	\$1,732,500	\$2,160,000
Teen Center	3,000	5,000	\$150	\$450,000	\$750,000
Music/Performance/Dance	3,500	5,000	\$200	\$700,000	\$1,000,000
			subtotal	\$1,150,000	\$1,750,000
Senior Center	2,500	3,000	\$150	\$375,000	\$450,000
			subtotal	\$375,000	\$450,000
Baby Toddler Prog.	1,100	1,500	\$180	\$198,000	\$270,000
Child Day-care (25)	1,500	2,500	\$180	\$270,000	\$450,000
Arts/Crafts Room	1,000	1,500	\$200	\$200,000	\$300,000
Multi-purpose rooms	2,500	4,000	\$150	\$375,000	\$600,000
Kitchen/food Area	700	1,000	\$300	\$210,000	\$300,000
Resource Center	250	300	\$180	\$45,000	\$54,000
			subtotal	\$1,298,000	\$1,974,000
Administration	700	1,000	\$110	\$77,000	\$110,000
Circulation/Storage/Restrooms at 20%	7,000	10,000	\$200	\$1,400,000	\$2,000,000
- New Community Center Total	33,500	47,000		\$6,032,500	\$8,444,000
Community Theater					
Community Theater	8,000	10,000	\$250	\$2,000,000	\$2,500,000
Swimming Pool					
Swimming Pool	20,000	26,000	\$150	\$3,000,000	\$3,900,000
\$/space					
Underground Parking	130	180	\$25,000	\$3,250,000	\$4,500,000
Renovation of Old Woodinville School					
Renovation of Old Woodinville School				\$2,022,000	\$2,022,000
Land Acquisition					
Land Acquisition				\$1,300,000	\$1,300,000
Demolition of S.O. Sorenson School					
Demolition of S.O. Sorenson School					
Complete Demolition		40,000	\$4	\$160,000	\$160,000
Leave gym and pool w/10% cost increase		30,000	\$4.40	\$132,000	\$132,000
Grand Total				\$17,764,500	\$22,826,000

*Includes A/E fees.

I m p l e m e n t a t i o n

Implementation

The Woodinville City Council, City Manager and city staff members held a retreat on March 16, 2001, to discuss the Civic Center Master Plan in terms of priorities, phasing and potential funding methods. The following implementation strategies reflect the outcome of the retreat which were presented at a public meeting on March 19, 2001.

Short Range Components (1 to 3 years)

Preserve and Enhance Open Space

- Acquire properties at northwest corner
- Develop entry feature on acquired properties
- Expand fields into parking west of Sorenson School
- Create vistas through the property, especially from the intersection of 131st Ave NE and NE 175th St.

Improve Access/Parking For Wilmot Park, Field Users

- Develop south field parking lot

Enhance and Expand Ability to Provide Community Services within Existing Facilities

- Keep Sorenson pool/gym building “as is” with minimum operational improvements, or
- Coordinate interim warm water pool transportation should existing pool become unserviceable
- Research the feasibility of a functional upgrade of old Woodinville School for a Phase I community center. (see Appendices for analysis of required upgrades : consider minimal seismic upgrades as a part of this work)
- Functional upgrade of a portion of the Sorenson School Building for community use

Prepare for Future Facility Development

- Demolish a portion of the Sorenson School buildings (determine feasibility of leaving basement storage in tact and using floor/roof for outdoor uses)
- Develop interim park/open space uses in vacated area

Mid-Range Components

Develop Community Center Facility

Develop Related Underground Parking

Demolish Un-needed Sorenson Buildings (based on services provided in the new Community Center)

Long Range Components

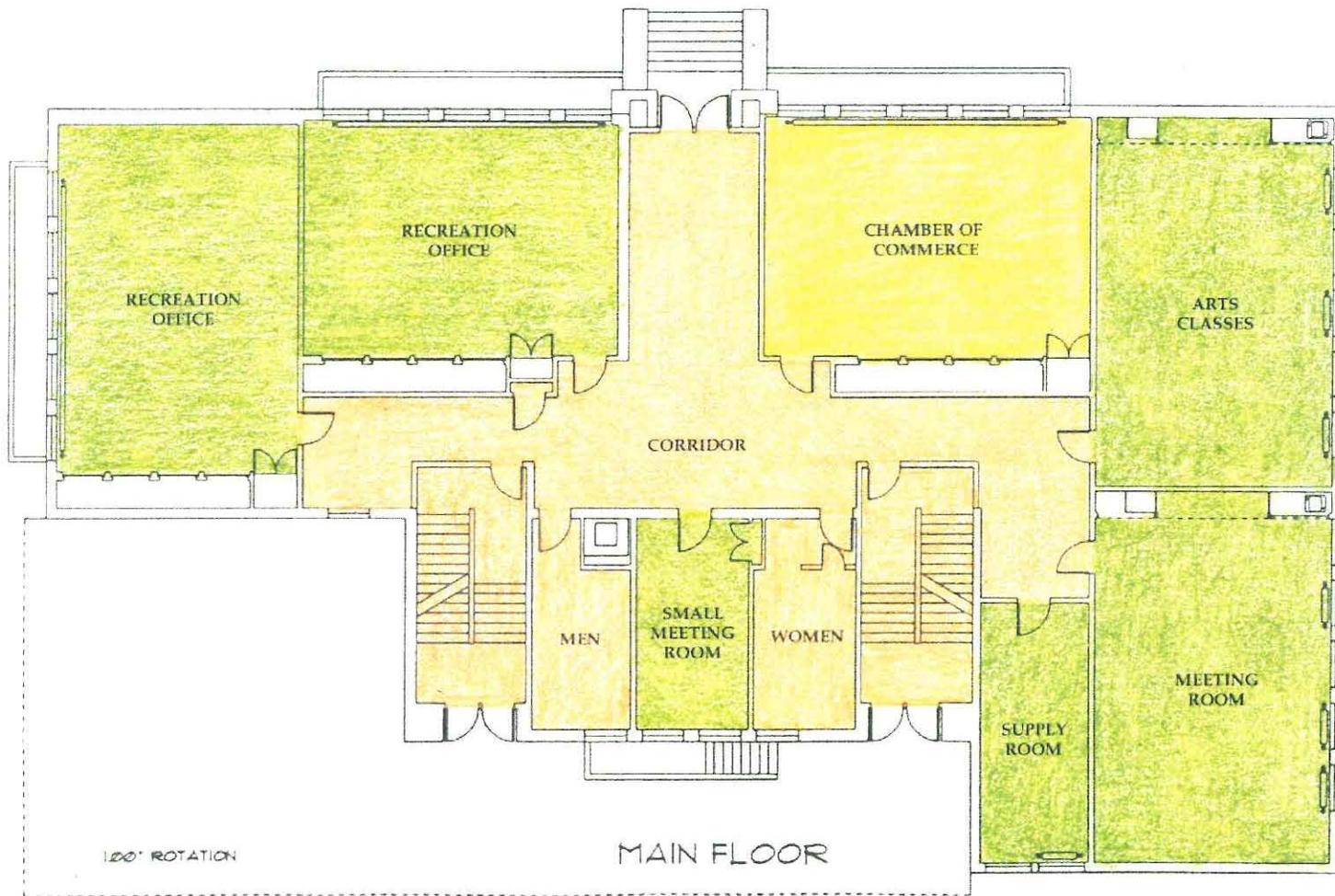
Restore Old Woodinville School – Potential Location for History Museum

Demolish Remaining Sorenson Buildings

Determine Solution to Provision of Warm Water Pool

Determine Solution to Provision of Performing Arts Facility





WOODINVILLE COMMUNITY CENTER
PHASE I

Preliminary Cost Estimates
Upgrade and Remodel Existing Building

Woodinville Civic Center Plan

Woodinville Annex	Square Feet ⁵	\$ per S.F.	1995 Estimate ⁹	2001 Estimate ¹⁰
Structural / seismic upgrades ¹			\$687,500	\$790,625
Architectural remodel ²	18,426	\$15.00		\$276,390
Elevator				\$60,000
Mechanical upgrades				
Ventilation			\$178,900	\$205,735
Air conditioning			\$208,500	\$239,775
Plumbing			\$67,140	\$77,211
Sprinklers ³			\$49,364	\$56,769
Roof insulation ⁴			\$20,770	\$23,886
Electrical upgrades	18,426	\$13.76	\$253,542	\$291,573
Total			\$1,465,716	\$2,021,963
Sorenson School	Square Feet	\$ per S.F.	1995 Estimate ⁹	2001 Estimate ¹⁰
Structural / seismic upgrades			\$43,600	\$50,140
Architectural remodel	40,412	\$25.00		\$1,010,300
Mechanical upgrades				
HVAC ⁶			\$388,780	\$447,097
Heat Recovery @ Pool			\$33,950	\$39,043
Backflow preventer			\$6,450	\$7,418
Sprinklers			\$71,700	\$82,455
Electrical upgrades ⁷				
General systems ⁸	28,412	\$3.45	\$98,021	\$112,725
Add data upgrade ⁸	28,412	\$2.30	\$65,348	\$75,150
Total			\$707,849	\$1,824,326

NOTES

- 1 Includes replacement of finishes.
- 2 It is assumed that replacement of finishes under seismic upgrades will cover much of the architectural remodel.
- 3 Necessity of sprinklers should be reviewed with building official based on proposed uses.
- 4 Assumes roof replacement and new rigid insulation. Alternate number is \$6,365 for blown-in.
- 5 Where consultant provided cost/s.f. units, totals reflect Carlson square footage calculations.
- 6 Assumes that use is converted to offices. Alternate number is \$224,200.
- 7 Assumes that basic configuration of spaces remains unchanged. Higher cost per S.F. would be required if significant replanning is proposed.
- 8 Assumes that building D remains essentially as is and electrical system is not upgraded.
- 9 From 1995 Due Diligence Consultants Report
- 10 Assumes escalation at 2.5% per year

A p p e n d i c e s



RECEIVED

FEB 28 2001

CARLSON ARCHITECTS, PS

February 27, 2001

Mr. Greg Waddell
Carlson Architects
2111-3rd Ave
Seattle, WA 98121

Subject: *Woodinville Annex and Sorenson School*

Dear Greg:

This letter provides a follow-up to our discussions related to private development opportunities at the Sorenson School and the Woodinville Annex. The following comments are based upon our understanding of the City's program needs, and our experience in mixed-use and historical renovation. It should be stated that we did not pursue a private development plan based upon our early findings and understanding of the City and Parks Department needs. It made sense to us, early in the study period, that transitional public and recreational usage would provide the most suitable and cost effective occupancy of both facilities.

Woodinville Annex:

It is our opinion that the Woodinville Annex should be preserved for its historical value to the Community and that the City should be prepared to provide some degree of financial assistance to help in this preservation. The level of assistance will depend on the type of end-user and the phasing of other development. Although there is good street traffic, we believe the floor plate and square footage is too small to attract retail development and would not be suitable in creating a stand-alone retail base. As a comparison, the Wallingford Center in Seattle includes 24 apartments in 13,824 square feet and a retail floor area of approximately 27,700 square feet. The Woodinville Annex has less than 15,000 square feet total including the boiler and mechanical rooms.

For the short-term, we recommend maintaining public or community based organizations as tenants. Since these users cannot afford premium rent, we suggest doing only what is necessary for compliance and to undertake further renovations during a later phase. Long-term usage will depend on what type of development happens around the Annex. Assuming the surrounding area remains for recreation and civic usage, the Annex Building can serve as a landmark identifying the civic center from NE 175th. If more private development is desired, then one possible scenario is to renovate the Annex for professional offices. It is our experience however that with any major renovation the costs incurred to meet seismic and code requirements can not be carried solely by the private market. Although historical tax credits can sometimes help, they are usually not enough to cover the gap in costs associated with renovating small buildings like this. In other words, the value of the building will need to be severely discounted or additional subsidies provided to the developer (exemption of property taxes, etc.) for bridging the gap.

Sorenson School:

This one-story facility is further in from the street, has a larger footprint and does not have the historical significance of the Annex. We believe the best usage of Sorenson is as a temporary facility serving short-term needs. Because of its location adjacent to the new City Hall and ball fields, the land associated with this facility can be strategically important for future expansion of municipal agencies or other community facilities.

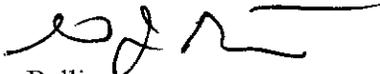
Conclusion:

We believe the Sorenson School, Woodinville Annex and the land associated with those facilities are best suited to public usage. We believe there are other opportunities for private development on adjacent or nearby parcels. The type and quality of development that takes place on those nearby parcels can be greatly influenced by how the Civic Center concept is realized and by having the City take the lead in developing a master plan that lays out better internal pedestrian and vehicular circulation to areas south of NE 175th.

If you have any questions, please give me a call at (206) 728-7660.

Sincerely,

LORIG ASSOCIATES, L.L.C.



Steve Bolliger

SB/jbb

Creating Cornerstones into the 21st Century



What's the future of the Sorenson Property?



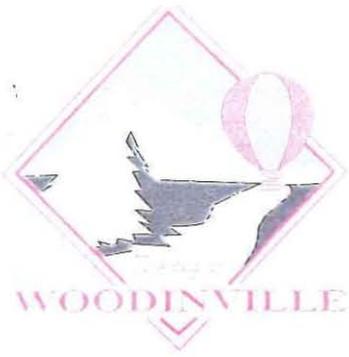
You Decide!

In early 2000, the City of Woodinville began a master plan process for the property commonly known as the "Sorenson property." The 10-acre property is located in downtown Woodinville and consists of the Annex building, C.O. Sorenson School and ballfields. With the assistance from Carlson Architects, community input was received through statistical surveys, a "wish list" questionnaire, public meetings and discussions with teens, seniors and other community groups. Based upon this community input, the 2 options presented here were developed. *Please let us know which is your preference.*



Complete the survey
and return it to Wood-
inville City Hall, drop it
in the display box or fill
it out on-line at
www.woodinville-city.com.

For more information, contact Lane Youngblood,
Director of Parks & Recreation
425-398-9327 ext 246
laney@woodinville-city.com
13203 NE 175th Street, Woodinville, WA 98072



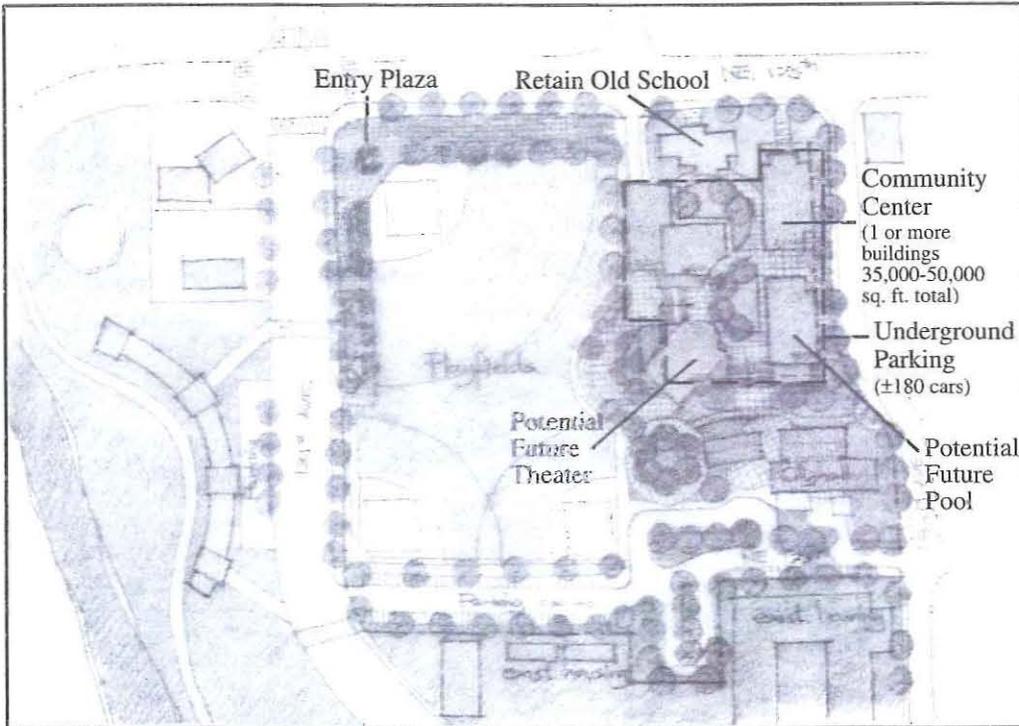
City

Chronicle

"Citizens, business and local government; a community commitment to our future"

Vol. 7, No. 1

January-February 2001



Artist's sketch of a draft Civic Center Master Plan presented to the City Council Jan. 16.

Civic Center Master Plan Nearing Final Stages

What should the City do with the former Sorenson property in respect to its vision for a downtown civic center?

Through surveys and numerous meetings, Woodinville residents and community stakeholders were asked that question last year as the City began the process of drafting a Civic Center Master Plan.

The answers were compiled and pondered, and a consultant put together an outline of options for review by the City Council on Dec. 11.

Based on directions delivered by the Council that evening, and following presentation of a more refined

version by City staff in January, a "preferred alternative" plan will be circulated for comment beginning in February. The Council is expected to consider, and possibly approve, a final master plan on March 19.

The public will have a number of opportunities to view a rendering of the proposed civic center and to submit comments and suggestions. The drawing will be on display Feb. 13-March 10 at City Hall, weekdays 8 a.m. to 5 p.m., when not at these following locations:

- ◆ Feb. 15: Chamber of Commerce Network Breakfast, Wyndham Gardens Hotel, 19333 N. Creek Pkwy., Bothell, 7:30-9:30 a.m.

- ◆ Feb. 16: Brittany Park Retirement Community Center, 17143-133rd Ave. NE, 10 a.m.-noon

- ◆ Feb. 19: Top Foods, 17641 Garden Way NE, 3-5 p.m.

- ◆ Feb. 20: Albertson's, Woodinville Plaza, 11 a.m.-1 p.m.

- ◆ Feb. 23: Frontier Bank, 17922-140th Ave., 3-5 p.m.

- ◆ Feb. 28: "Make the Connection," Coffee Republic, 17530-132nd Ave. NE, 9-11 a.m.

- ◆ March 1: Parks & Rec Commission Open House, Council Chambers, 13203 NE 175th St., 7 p.m.

- ◆ March 3: "Make the Connection," Big Foot Ba-

(Continued on page 4)

Here's What We Heard

Citizens of Woodinville feel strongly about the 10+ acres commonly known as the Sorenson property.

Through a survey, emails, letters and verbal comments, many of you identified what you did, and did not, want us to include in this site. Here's what we heard:

- ◆ Renovation of the historic City Hall building to accommodate recreation classes, community meetings and historical displays.

- ◆ Construction of a Basic Community Center to provide a full-size gym, multi-purpose rooms, classrooms for arts and crafts, senior activities, and teen center.

- ◆ Underground parking to maximize use of scarce land and to create an open campus with plazas, pathways, and landscaped areas.

- ◆ A beautiful new entry or gateway feature at the intersection of NE 175th Street and 131st Avenue NE to create a welcoming and important vista across the civic campus.

- ◆ Preservation of the ball fields for league, community and family use.

- ◆ Paved parking for ball fields, City Hall, Wilmot Park and Community Center uses.

- ◆ Reserved space for possible future community theater and small community pool. (Both will require partnerships with private or non-profit sectors or other jurisdictions.) ◆



Schedule of Events

Be sure to
Sign up!

Civic Center/Sorenson Master Plan

Schedule of Events for Council

- Tuesday, Jan. 30: Rotary, Columbia Winery, 7:00 a.m.
- Thursday, Feb. 1—Joint Planning and Parks & Recreation Commission, 7:30 p.m., City Council Chambers
- Tuesday, Feb. 6—City Council Steering Committee meeting, 5:00 p.m., Rm 25
- Monday, Feb. 12—City Council Meeting/Update
- February 13—March 10—Public Outreach
 - Feb. 13—March 10: Display at City Hall when not at other locations listed below. Time: 8-5 p.m.
 - Feb 15: Chamber of Commerce Network Breakfast, Wyndham Gardens Hotel, 19333 N. Creek Pkwy, Bothell, Time: 7:30—9:30 a.m.
 - Feb. 16: Brittany Park Retirement Comm. Ctr. Time: 10 a.m. to Noon
 - Feb. 19: Display at Top Foods. Time: 6-8 p.m.
 - Feb 20: Display at Albertson's Time: 11 a.m. to 1 p.m.
 - Feb. 23: Display at Frontier Bank. Time: 3-5 p.m.
 - Feb. 28: "Make the Connection:" Location: Coffee Republic Time: 9-11 a.m.
 - March 1: Parks & Rec Commission Open House, 7 p.m., Council Chambers, 13203 NE 175th Street
 - March 3: "Make the Connection" Location: Big Foot Bagels Time: 9-11 a.m.
- Wednesday, March 7: Planning Commission meeting, 7:00 p.m., Location: Council Chambers, 13203 NE 175th St
- Tuesday, March 13: City Council Steering Committee meeting, 5:00 p.m., Location: New City Hall
- Saturday, March 17: City Council Retreat
- Monday, March 19: City Council meeting, 6:30 p.m., (new) Council Chambers, 17301—133rd Ave NE.
Action: Approve Master Plan
- Saturday, March 31: Dedication Ceremony; Adopted Plan on display. Time: 1-4 p.m.
Location: (new) Council Chambers



February

S	M	T	W	T	F	S
						3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

March

S	M	T	W	T	F	S
					1	2
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Staff Contact:
Lane Youngblood
Parks & Recreation Director
425-398-9327 ext 246

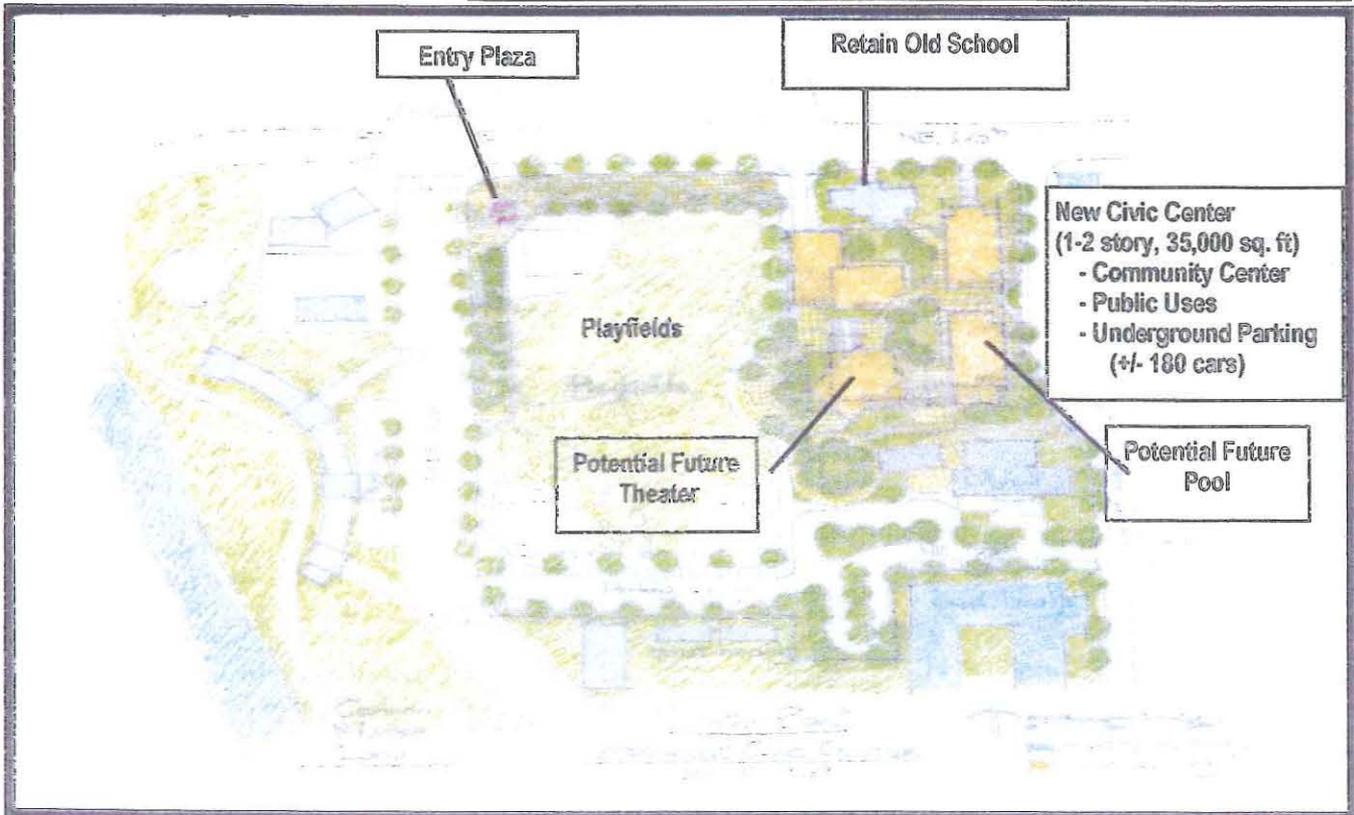
EXISTING FACILITIES

1. The Annex Building (circa 1930): City Hall and the Chamber of Commerce offices.
2. The C.O. Sorenson School, Pool, and Gym (circa 1970): Northshore School District programs, gymnasium and warm water pool
3. Multi-purpose Sport fields League, special event, community, and family use.

**Send us
your comments
on the
Feedback
Postcard
Thank You!**

POTENTIAL FUTURE COMMUNITY USES

Possible Uses	Size Range			Estimated Costs	
	From	To	\$/Sq. Ft.	From	To
Gymnasium	9000	11000	\$180	\$1,620,000	\$1,980,000
Exercise/Fitness/Weight Room	1500	2500	\$150	\$225,000	\$375,000
Teen Center	3000	5000	\$150	\$450,000	\$750,000
Senior Program Area	2500	3000	\$150	\$375,000	\$450,000
Drop-in Child Day Care	1250	2500	\$180	\$225,000	\$450,000
Arts/Crafts Rooms	1250	2000	\$200	\$250,000	\$400,000
Multi-purpose Rooms	2500	4000	\$150	\$375,000	\$600,000
Kitchen/Food Area	1200	1700	\$300	\$360,000	\$510,000
Human Resource Center	250	300	\$180	\$45,000	\$54,000
Computer/Library Resource Center	350	500	\$180	\$63,000	\$90,000
Music/Performance/Dance/Banquet	5250	7700	\$200	\$1,050,000	\$1,540,000
Administration	700	1000	\$110	\$77,000	\$110,000
Lobby/Gallery/Reception Area	1000	1300	\$180	\$180,000	\$234,000
Circulation/Storage/Restrooms at 15%	5250	7500	\$200	\$1,050,000	\$1,500,000
Total in Square Feet	35,000	50,000		\$6,345,000	\$9,043,000
Average \$/Sq. Ft.				\$181	\$181
			\$/space		
Underground Parking	130	180	\$25,000	\$3,250,000	\$4,500,000



carlson

Sorenson Annex
TRC Meeting, April 4, 2001

Project: #2008
Date: 4/5/01

The following describes, in general, the conclusions reached by the Technical Review Committee at the meeting held April 4, 2001 regarding Sorenson Annex.

Renovation Requirements for Phase I

Interim upgrades required to continue limited use of the building:

- Installation of fire alarm system
- Repair of earthquake damage
- Removal of existing oil tanks

This level of upgrade would restrict occupancy of the second floor and basement to storage only.

The main floor could be used for:

- Offices
- Meeting rooms, provided that occupancy is limited by area and/or approved agreement with user groups to 49 persons total. Some additional accommodation for the disabled may be required (at least one accessible toilet).
- Historical Society museum space.

Renovation Strategy for Phase II

A mid-term solution allowing occupancy of the upper floor (other than for storage) appears to be costly. On a short-term basis, some latitude could be granted on specific issues:

- Full accessibility might not be required, although an elevator to the second floor would still be necessary if public meeting rooms are located there and some level of restroom upgrade would be required.
- Full replacement of the electrical and mechanical systems could be delayed, although significant portions of these systems would be disturbed by the seismic upgrades and would likely require replacement.
- Full compliance with civil and site requirements might be delayed by incorporating those items with the full master plan.

The greatest costs, however, are the sprinkler system, seismic upgrades, and elevator, and these items would still be required.

If there were a desire to proceed with a mid-level of renovation, it would be highly recommended that the long-term program for the building, and the goals of historic preservation, be clearly identified. The long-term renovation of the building should be sufficiently planned so that rework in the final renovation is minimized. If it is not feasible, at this time, to proceed with design work for the final occupancy of this building, then the most economically prudent course of action would be to provide only the "interim upgrades" as described above (with the noted restrictions), and delay the full renovation until the final program for the building can be defined.

Renovation Requirements for Phase III

Full use of the Building:

- Improved exit separation and improved fire resistance of stairways, required corridors, etc.
- Sprinkler system.
- Fire Alarm system.
- Addition of 2 or 3 fire hydrants.
- Accessibility improvements to building spaces and fixtures, including accessible restrooms and an elevator to all levels.
- Seismic upgrades to FEMA 178 standards.
- Mechanical system repair or replacement.
- Electrical system repair or replacement.
- Insulation/energy upgrades to all remodeled building components (windows, walls, roof).
- Removal/mitigation of existing hazardous materials.
- Site improvements including improved building entry, landscaping, exterior lighting, parking.
- Parking and storm drainage requirements.

With this level of upgrade meeting rooms could be located on the second floor and offices could be located in the basement.

