



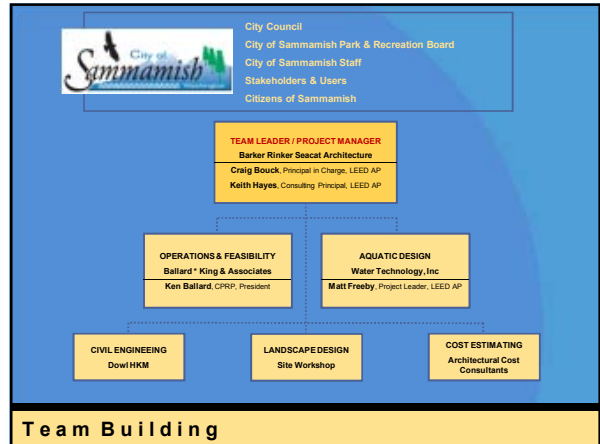


Community Center Feasibility Study

Workshop #1
March 9, 2011



BARKER RINKER DECAT




Contextual Design

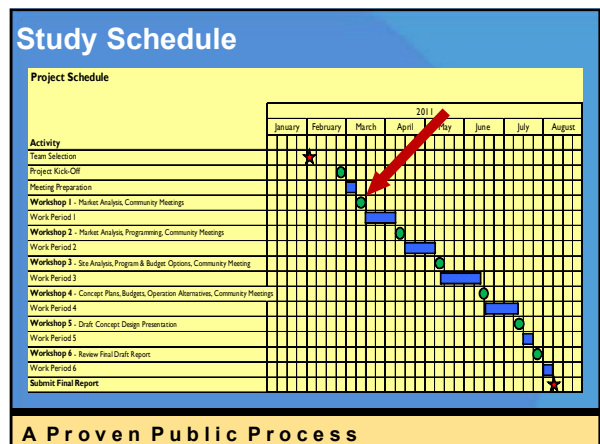
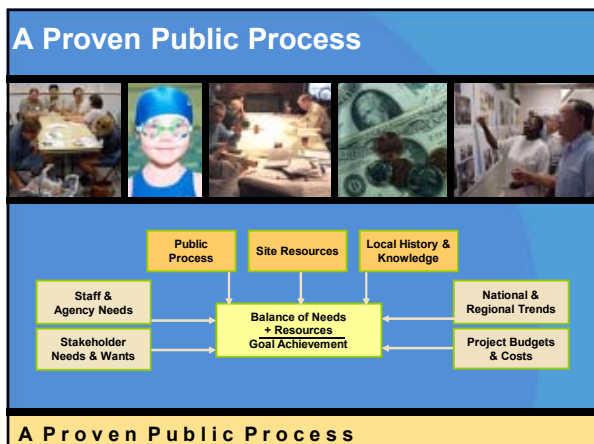
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Related Community Center Experience


- Hobbs Community Recreation Center – Hobbs, New Mexico (design), 84,000 SF
- Ray and Joan Kroc Community Center – Green Bay, Wisconsin (design), 80,000 SF
- Ray and Joan Kroc Community Center – Augusta, Georgia (design), 74,000 SF
- Cottonwood Aquatic Recreation Center – Cottonwood, Arizona (under construction), 52,000 SF
- James H. Aquatic Center – Thornton, Colorado (under construction), 48,000 SF
- Las Cruces Recreation Aquatic Center – Las Cruces, New Mexico (under construction) – 53,000 SF
- Richardson Recreation Center – Richardson, Texas (under construction), 25,550 SF
- Ray and Joan Kroc Community Center – Quincy, Illinois (under construction), 80,000 SF
- Ray and Joan Kroc Community Center – Cour d'Alene, Idaho (2009), 120,000 SF
- Ray and Joan Kroc Community Center – Salem, Oregon (2008), 100,000 SF
- Erie Community Aquatic/ Recreation Center – Erie, Colorado (2008), 60,000 SF
- Flagstaff AquaPlex – Flagstaff, Arizona (2008), 52,000 SF
- Federal Way Aquatic/ Recreation Center – Federal Way, Washington (2007), 77,000 SF
- Douglas H. Buck Community Aquatic/ Recreation Center – Littleton, Colorado (2006), 41,700 SF
- Macomb Township Community Aquatic/ Recreation Center – Macomb Township, Michigan (2004), 58,000 SF
- Cortez Aquatic/ Recreation Center – Cortez, Colorado (2004), 49,000 SF
- Cuyahoga Falls Aquatic/ Recreation and Wellness Center – Cuyahoga Falls, Ohio (2004), 115,000 SF
- Lonetree Aquatic/ Recreation Center – Lone Tree, Colorado (2004), 54,000 SF
- Paul Derda Recreation Center – Broomfield, Colorado (2003), 85,000 SF
- North Boulder Recreation Center – Boulder, Colorado (2003), LEED Silver Award, 61,000 SF
- Livonia Aquatic/ Recreation Center – Livonia, Michigan (2003), 130,000 SF

A Proven Public Process

BARKER RINKER DECAT



Step 1: Input & Vision



Community Vision

- Maintain a *small-town atmosphere* and suburban character so that new development will complement Sammamish's existing character as well as allow for *diversity and creativity*;
- Provide a *family friendly, kid safe* community;
- Encourage *community gathering spaces* which invite human presence, arouse curiosity, pique interest and allow for the interaction of people;
- Establish a *unique sense of place* for visitors and residents;
- Respect the character and integrity of existing neighborhoods;
- Preserve trees and green ways by encouraging the preservation or development of large areas of greenery which provide a visual impact as opposed to creating small areas of unusable residue;
- Protect and enhance streams, wetlands and wildlife corridors;
- Maintain a harmonious relationship between the natural environment and future urban development;
- Create a safe and interesting network of trails for hiking, biking and horseback riding;
- Establish a park and recreation system that meets the high standards of the community*;
- Provide accessible, quality government services and encourage active, involved citizens;
- Develop civic and cultural opportunities and experiences.

A Proven Public Process

Step 1: Public Input & Market Analysis

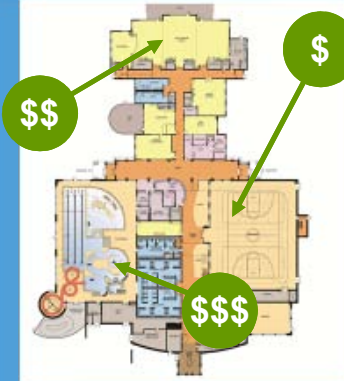
Program, Cost Recovery and Budget Planning



Wish List

- Child Care Area
- Multi-Purpose Room
- Classrooms
- Snack Bar / Vending
- Indoor Playground
- Youth Program Area
- Party Rooms
- Concert and Free Weights
- Cardio Area
- Aerobics
- Gymnastic, Dance, & Yoga
- Basketball Courts
- Indoor Track
- In-Line Roller Skating Arena
- Swimming Wall
- Gymnasium
- Competitive Pool
- Therapeutic Pool
- Sauna and Spa
- Family Leisure Pool
- Lobby
- Administration Offices
- Locker Rooms

A Proven Public Process



Step 1: Choose & Prioritize

Confirm and Develop Program Elements

Assign Costs and Priorities

Make Choices

Establish Sustainable Design Goals


Confirm Programming Decisions with the Public

A Proven Public Process

Recreation Amenities versus Revenue Production

High Revenue Potential	Medium Revenue Potential	Low Revenue Potential
<ul style="list-style-type: none"> Leisure Pools Weight/Cardiovascular Aerobics/Dance Areas Gym/Track Concessions Ice Arena 	<ul style="list-style-type: none"> Arts & Crafts Area Racquetball Sports Medicine Clinic Game Rooms Gymnastics Areas Climbing Wall Competitive Pools-25 meter 	<ul style="list-style-type: none"> Senior Areas Administrative/Support Teen Lounge Babysitting Kitchen Locker Room Theater Meeting Rooms Tennis Courts Competitive Pools-50 meter

A Proven Public Process



Step 1: Choose & Prioritize

Confirm and Develop Program Elements

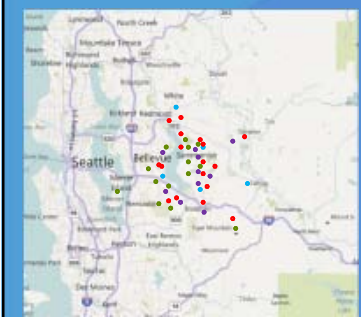
Assign Costs and Priorities

Make Choices

Establish Sustainable Design Goals

Confirm Programming Decisions with the Public

A Proven Public Process



Step 1: Market Analysis

Understand other providers in the area:

- Public
- Private Fitness Centers
- Clubs and Organizations
- Hospitals and Wellness Providers
- Colleges and Universities

A Proven Public Process

Step 1: Demographic Analysis

- Demographic Characteristics
- Household Income
- Age Classifications
- Participation Estimates
- Other Service Providers

A Proven Public Process

Step 2: Site Selection

Site Evaluation

- Proximity to Population Center
- Community Growth Patterns
- Site Features
- Vehicular Access
- Bike Trail Connections
- Pedestrian Access
- Safety
- Infrastructure & Utilities
- Balance Open Space Needs
- Potential to Enhance Development
- Potential for Revenue Generation
- Availability / Anticipated Cost
- Public Acceptance of Site
- Environmental Impact Issues

A Proven Public Process

Step 3: Operations, Revenues & Management

Market Orientation and Service Area

- Drop In Recreation
- Instructional Programming
- Special Events
- Rentals
- Families
- Schools

A Proven Public Process

Step 4: Operations, Revenues & Management

Comparison of Expenditures and Revenue Projections

Scenario	Revenues	Expenditures
Scenario A	\$1,017,658	\$1,128,434
Scenario B	\$910,550	\$1,171,893
Scenario C	\$989,246	\$1,207,596

A Proven Public Process

Step 4: Operations, Revenues & Management

Facility	Area (Gross Square Feet)	2006/2007				Recovery %	Oper. Cost/ SF	Year Opened
		Revenues	Oper. Costs	Profit/Subsidy	Cost			
Paul Derda Recreation Center	85,000	\$1,709,599	\$1,844,160	(\$134,561)	92%	\$20.11	2003	
North Boulder Recreation Center	61,656	\$978,390	\$1,027,915	(\$49,525)	95%	\$16.67	2003	
North Jeffco P&R District Apex Center	168,500	\$3,563,830	\$3,206,893	\$61,477	111%	\$21.15	2000	
Wheat Ridge Recreation Center	70,000	\$2,007,796	\$2,339,964	(\$332,196)	85%	\$28.68	2000	
Bob L. Burger - Lafayette Recreation Center	43,500	\$1,107,988	\$1,253,218	(\$145,230)	88%	\$28.81	1990	
AVERAGE	85,731	\$1,561,262	\$1,466,437	(\$120,007)	94.2%	\$23.08		

Operations, Revenues, & Management

Step 5: Budgets & Proforma

Update Project Estimate

- Design & Construction
- Site Development
- Furniture, Fixtures & Equipment
- Soft Costs

Update Proforma

- Operation
- Revenues
- Cost Recovery

A Proven Process

Step 6: Building Character

Refine Site and Building Plans and Develop Exterior and Interior



3D Modeling through Design Process

Hopes, Dreams & Fears



What makes a community center?



Community Identity
 Community Gathering Place
 Multi-Generational / Family Focused
 Mix of Passive and Active Activities
 Generally Not Membership Based

Program Components

- Child Care Area
- Multi-Purpose Room
- Classrooms
- Snack Bar / Vending
- Indoor Playground
- Youth Program Area
- Party Rooms
- Circuit and Free Weights
- Cardio Area
- Aerobics
- Gymnastic, Dance, & Yoga
- Basketball Courts
- Indoor Track
- In-line Roller Skating Arena
- Climbing Wall
- Gymnasium
- Competitive Pool
- Therapeutic Pool
- Sauna and Spa
- Family Leisure Pool
- Lobby
- Administration Offices
- Locker Rooms



A Public Community Center

Leisure



Aquatics

Competitive



Aquatics

Jog/Walk Tracks
Gymnasiums
Climbing Walls
Spinning
Fitness

Fitness

Fitness

Teen Rooms
Game Rooms
Party Rooms
Classrooms
Arts and Crafts
Babysitting

Community

Babysitting
Child Care
Party Rooms

Community

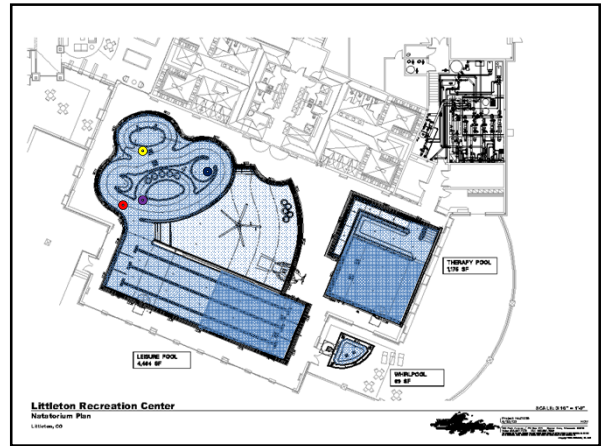
Locker Rooms
Family Locker Rooms
Lifeguards
Mechanical

Support

A Place of Community Pride



A Place of Community Pride



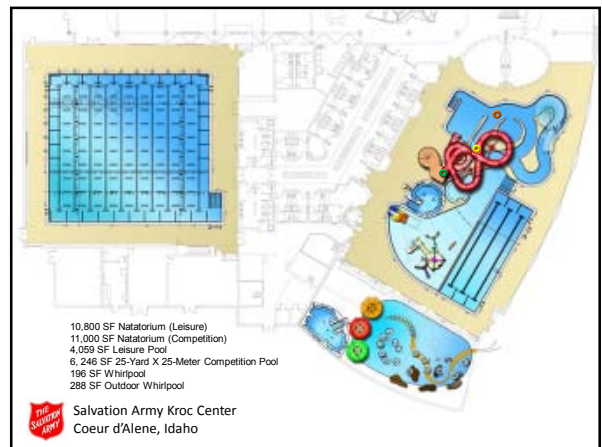
Douglas H. Buck Community Recreation Center
 Littleton, CO



Douglas H. Buck Community Recreation Center
 Littleton, CO



Douglas H. Buck Community Recreation Center
 Littleton, CO





Coeur d'Alene RJKCCC
Coeur d'Alene, ID



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Coeur d'Alene, ID



Coeur d'Alene RJKCCC
Coeur d'Alene, ID

Next Steps

- Conduct Market Analysis
- Begin Site Analysis
- Prepare Preliminary Program Options
- Prepare Preliminary Project Budgets

Next Workshop April 11-12

- Share Preliminary Market Analysis
- Share Preliminary Site Analysis
- Discuss Building & Site Program
- Discuss Operational Budgets
- Discuss Project Budgets

Thank You

BARBER BAKER DECAT
bbs




1. What key elements define "quality of life" in Sammamish?

Clean Environment

Trees

Water

* Parks & Trails

Near Big City

Lakes

No big box stores

Good schools

* Community involvement

* Safe

Beginning of City Center

Residential Community

Lots of children

Diversity

(Sam walk)

Events - Night mare / Ice / Ice Athlon / Market

Spacing Eagle / 4th of July / Concert / Symphony

Close to Back Country - trails - Skiing

Car City

2. What characteristics and qualities distinguish Sammamish from other Seattle suburbs?

(How do you describe Sammamish and how might a community center change this description?)

* BRINK OF WILDERNESS

Events - see question #1

LAKES - WATER BOATING

Not string out commercial

Big Box Store - none

Outdoor gathering places

Low crime rate

Schools - good

tax 1.90

* Trees

Beaver Lake preserve

Baby steps to sustainability

Volunteers & civic community

Active - adults wouldn't need to leave city

Senior Center

new game - water - SKWIM

3. What should be the **primary goals** for your community center?

(What are the most important things to accomplish with this project?)

- * Bring Community Together
- * Budget - Affordable
- * Indoor Spaces
 - Senior Center
 - Recreation
 - Place to socialize
 - Pool (Leisure - Competitive)
 - Spectator Area for Competition?

1. What key elements define "quality of life" in Sammamish?

A lot of friends here - Great friends

Good Schools

Lots of parks with open space

Safe community

Lakes / Pretty nature

People who care about community

Not a lot of strip malls - retail is useful

Community activities - e.g. - Nightmare @ Beaver Lake,

Focus on youth activities

Dog-friendly

Fair laws

Good Hiking Trails

Quiet areas - not dominated by traffic

Community feel

Good jobs for people (nearby)

4th of July

Farmers' Market

"Community Ownership"

2. What characteristics and qualities distinguish Sammamish from other Seattle suburbs?

(How do you describe Sammamish and how might a community center change this description?)

Sammamish is more neighborhood-oriented

We have more trees + animals.

Views - Sense of connection w nature

Community Center would provide a community gathering place ~ similar to library; YMCA -

Would

Would like to see paths + trails connecting neighborhoods

→ Very large population of children

No Post Office

3. What should be the **primary goals** for your community center?

(What are the most important things to accomplish with this project?)

① Aqua Center - need a swimming pool that's
financially affordable multi-use

Aqua Center ~~has~~ needs to have both lap & leisure
~~offensive areas~~

"Beach" entrance w/ padded bottom - Mountlake
 Terrace model. *

1 price for city residents, 1 for non-residents
 Seats on locker room walls to keep children in
 5-point harness while moms/dads are
 changing.

② Gathering Place

③ Classroom space for older people/retired people
 where they can learn new skills OR just
 get together ~~to socialize~~ socialize w/ others

Also - - older immigrants: parents of the
 younger generation who are here for extended
 visits.

Cooking classes - ?

1. What key elements define "quality of life" in Sammamish?

TRAFFIC / ROADS / CONNECTIVITY
FAMILY
LOCATION
* ACCESS TO BUSINESS, ESSENTIAL SERVICES -
OUT DOOR ACTIVITIES
* REASONABLE TAXES.
DECENT SCHOOLS
WEATHER
RESPONSIVE GOVERNMENT.
ACCESS TO YEAR ROUND ACTIVITIES

2. What **characteristics and qualities** distinguish Sammamish from other Seattle suburbs?

(How do you describe Sammamish and how might a community center change this description?)

LACK OF QUALITY RESTAURANTS.

LACK OF BUSINESS'S

BAD TRAFFIC

* POOR TRAFFIC CONNECTIVITY

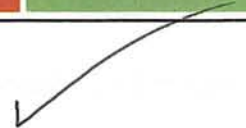
RELATIVELY YOUNG COMMUNITY

* AVAILABILITY TO LAKES

ACCESS TO PARKS / TRAILS.

AFFLUENT.

1. What key elements define "quality of life" in Sammamish?



- PARKS
- TREES
- TRAILS
- * SAFETY - Low Crime Rates
- RURAL FEEL
- LAKES
- GOOD SCHOOLS + HIGH SCHOOLS
- FAMILIOS
- ~~WIDE OPPORTUNITIES FOR ENGAGEMENT~~
- OPPORTUNITIES FOR CIVIC ENGAGEMENT
- PARTNERSHIPS - INTERLOCAL AGREEMENTS
- COMMUNITY COOPERATION
- HIGH INCOMES
- DIVERSITY - AGES, ETHNIC, FAMILY MAKE-UP, BACKGROUNDS, RELIGIOUS
- CHURCHES
- OPPORTUNITIES FOR PUBLIC-PRIVATE PARTNERSHIPS
- SMALL TOWN - FEEL
- FRIENDLY
-

3. What should be the **primary goals** for your community center?

(What are the most important things to accomplish with this project?)



- OPPORTUNITIES FOR ALL PROS + CONS TO BE CONSIDERED BY CITIZENS
- RECREATIONAL OPPORTUNITIES FOR ALL INCOME BRACKETS + AGE GROUPS
- WIDE RANGE OF PROGRAMMING
- AFFORDABLE + SUSTAINABLE
- ★ • UNIFY NORTH/SOUTH, LWSU/USD,
- ★ • FINANCIAL PRODUCT SUSTAINABLE; AFFORDABLE

1. What key elements define "quality of life" in Sammamish?

FIDS / TEENS MTG PLACES
* NEIGHBORLY FEEL / NOT A DRIVE THRU COMM.
CONVENIENCE / MOST NEEDS MET ON PLATEAU
DIVERSITY OF AGE, LIFESTYLES
LOW CRIME RATE
GOOD SCHOOLS
STABLE REAL ESTATE VALUES
* ACTIVE / OUTDOOR ORIENTED LIFESTYLES
FRIENDLY
AVAILABILITY OF OPEN SPACES / OUTDOOR REC AREAS
HEALTH CONSCIENCE / PHYSICALLY ACTIVE POPULATION
COMPASSIONATE / EMPATHETIC POPULATION
PROXIMITY TO WORK
PRIDE OF OWNERSHIP

2. What **characteristics and qualities** distinguish Sammamish from other Seattle suburbs?

(How do you describe Sammamish and how might a community center change this description?)

GOOD SCHOOLS
 LACK OF SERVICES
 NEW, CLEAN CITY (EDGES AREN'T RAGGED YET)
 LACK OF TRANSIT

COMM CTR WOULD . . .

KEEP RESIDENTS HERE THAT LEAVE FOR SERVICES
 KEEP KIDS ENGAGED IN AFTER SCHOOL ACTIVITIES
 GIVES SR'S RECREATION OPPORTUNITIES
 BRINGS COMMUNITY CLOSER TOGETHER

3. What should be the **primary goals** for your community center?

(What are the most important things to accomplish with this project?)

Source of civic pride

*

High usage

Maximize opportunity - plug high demand gaps

• Bang for buck

• Self sufficient in ~~minimal~~ operating cost.

• Minimize subsidy (ideally zero)

Accessibility - central - ~~good~~

- proximity of parking

- bus routes

- near schools

Event center - multipurpose

not merely athletics

multipurpose spaces for flex use.

eg meeting spaces.

party spaces

theater groups / performance.

1. What key elements define "quality of life" in Sammamish?

- mix of rural and urban
- ① { sense of community / neighborhoods
} strong neighborhoods
more local businesses mean less travel
- ② { close link to nature and natural elements
} trails, lakes, parks
- ③ { full range of diversity, but lack of affordable housing
} strong schools
lots of public involvement, community activism
good jobs

affordable, sustainable

lakes - nature

safety - low crime

2. What **characteristics and qualities** distinguish Sammamish from other Seattle suburbs?

(How do you describe Sammamish and how might a community center change this description?)

Stronger sense of community
More activities for all citizens
Attracts more people
CC would encourage public bonding

strong schools
close link to nature
strong sense of community

3. What should be the **primary goals** for your community center?

(What are the most important things to accomplish with this project?)

Facilities

1. Aquatics

competitive pool to serve 3 high schools
kid-friendly pool.

2. food service

Overall

- ① serves entire community
- ② easy access
- ③ affordable + sustainable
- ④ multi-function
5. community gathering space
6. facility that defines Sammamish community
7. accommodate all cultures
- ⑧ community anchor

1. What key elements define "quality of life" in Sammamish?

2 Have low density outdoors

open spaces

trees & trails, parks, lakes, eagles

1 (family activities

community activities - market, 4th...)

multi-generational

multi-cultural

varied socio-economic lifestyles

attempting to be a "green community"

quiet

3) Close to nature - reasonably accessible to

urban amenities.

- Feeling of security & safety

quality of life has changed due to development & pop growth.

2. What **characteristics and qualities** distinguish Sammamish from other Seattle suburbs?

(How do you describe Sammamish and how might a community center change this description?)

* open space

* suburban bedroom community

restaurant-less

x huge potential in space to build or preserve.
~~ex~~ championship high school sports.

x phenomenal geography.

→ views, lakefront, a plateau
equestrian life, deer, wildlife.

working on connected parks.

CHANGE

— more meeting people together.

— more enriched activities.

— cool, wholesome place for kids

Baker's Place

3. What should be the **primary goals** for your community center?

(What are the most important things to accomplish with this project?)

- * - cool, wholesome place for kids
- * - recreation + exercise for adults.
- bring together people not involved
(schools, seniors, disabled, new
to community)
- * - activities for all ages.
- positive green footprint.
- restaurant in ~~can~~ community center.
- * - beautiful, fitting building.
- * - space for meetings and occasions.
with catering kitchen.
- * - multi use space ^{could} to accommodate weddings.
(view)

1. What key elements define "quality of life" in Sammamish?

WE HAVE

** Sense of community

knowing neighbors

great school

fantastic sports - kids + adults

safety

** open space, preserved trees, trails

wonderful lakes

clean

wholesome

young families

award winning quality of life.

kind people

educati' educated + professional community.

2. What **characteristics and qualities** distinguish Sammamish from other Seattle suburbs?

(How do you describe Sammamish and how might a community center change this description?)

- Lakes & parks with animals
- * High number of children per household
- Amenities are accessible
- Small town feel due to lack of urban-balance
- * High quality of education
- * people care about city & show it through participatory voting
- multi-cultural
- active & health conscious
- * Safety - feeling of security in surroundings
- High # of stay at home parents

3. What should be the **primary goals** for your community center?

(What are the most important things to accomplish with this project?)

- * AFFORDABLE FAMILY ACTIVITIES FOR ALL AGES
- * POOLS
 - NO Redundancy of Facility & Programs at Youth Ctr.
 - legitimate budget swim
 - AFFORDABLE Leisure & SWIMTEAM programs
 - ~~Indoor walking track~~
- * PARTNERING WITH YMCA TO CREATE & RUN A COMMUNITY CENTER.

2. What **characteristics and qualities** distinguish Sammamish from other Seattle suburbs?
(How do you describe Sammamish and how might a community center change this description?)

Natural beauty
Good schools
"Island" - geographic sense of place
Lack of crime (can walk around at night)
Family friendly
Higher income demographic
* High citizen involvement and interest
Sense of identity - young, growing city
Lack of amenities (a negative)

3. What should be the **primary goals** for your community center?

(What are the most important things to accomplish with this project?)

KEEPING PEOPLE ON PLATEAU
CONNECTING COMMUNITY
* PLACE FOR YOUTH / TEENS TO MEET / RECREATE
SHOULD NOT JEOPARDIZE FINANCES OF CITY
* SOURCE OF SERVICES FOR SR COMMUNITY
OPEN / WELCOMING / EASY TO USE FACILITY
EASE OF ACCESS
ENHANCE OVERALL WELLNESS / FITNESS OF COMMUNITY
* FLEXIBLE TO MEET CHANGING PRIORITIES
OF COMMUNITY
* NOT JUST BE ANOTHER FITNESS CLUB

