

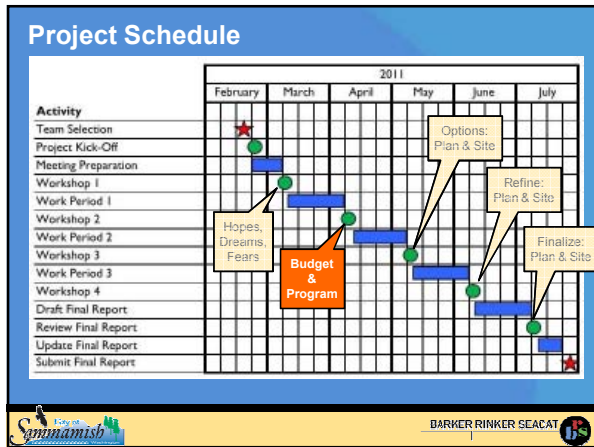
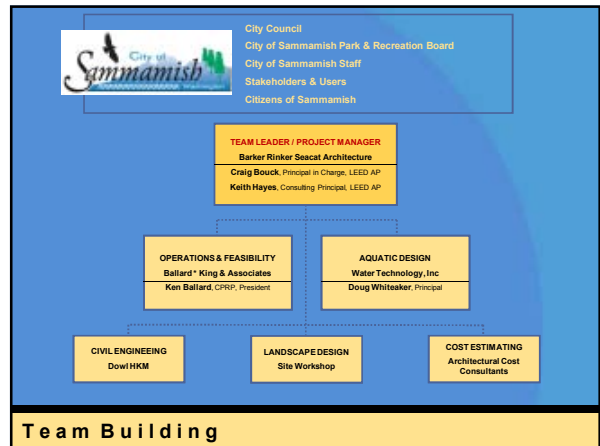


# Community Center Feasibility Study


Workshop #2  
April 11, 2011



BARKER RINKER SEACAT 

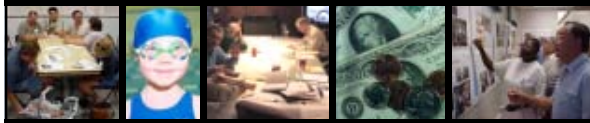


- ### Progress to Date:
- Listened to Sammamish Hopes, Dreams and Fears
  - Toured Sammamish and Visited Potential Sites
  - Started Market Analysis
  - Visited Area Recreation Providers
  - Reviewed Demographic Data
  - Reviewed Previous Study Materials
  - Developed Project Cost Models
  - Prepared a Program Exercise
- BARKER RINKER SEACAT 

- ### Agenda:
- Provide a Project Overview
  - Share Progress
  - Present an Overview of National Recreation Trends
  - Conduct an Exercise
- BARKER RINKER SEACAT 



## A Proven Public Process



## 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 service and encourage active, involved citizens;
- Develop civic and cultural opportunities and experiences.

## Input & Vision



## Community Vision

**Community Center Mission Statement**

The goal of the Sammamish Community Center is to enhance the quality of life for residents of the Sammamish Plateau area by providing an exceptional gathering place for social and recreation activities. The Center and its operation will **promote community health and provide programming for all ages and abilities**.

The Center will capture the **outdoor character of the Sammamish Lifestyle** and reflect its positive attributes and excellent quality of life. The design of the facility will provide a **strong relationship between indoor and outdoor spaces** and complement existing recreation amenities as much as possible.

The Sammamish Community Center will be **designed for maximum flexibility and multiple uses** and will be adaptable to the changing needs, interests and growth of the community. The operation of the Center must be **financially feasible, affordable, and sustainable** and provide outstanding service to area residents.

## Input & Vision

## Market Analysis

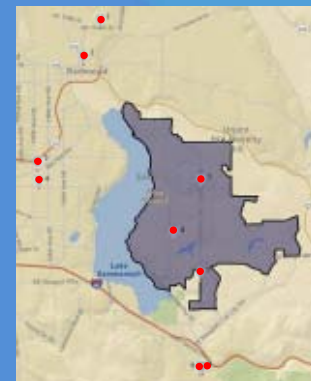
- Primary Market**  
- City of Sammamish
- Secondary Service Area**  
- slightly larger area

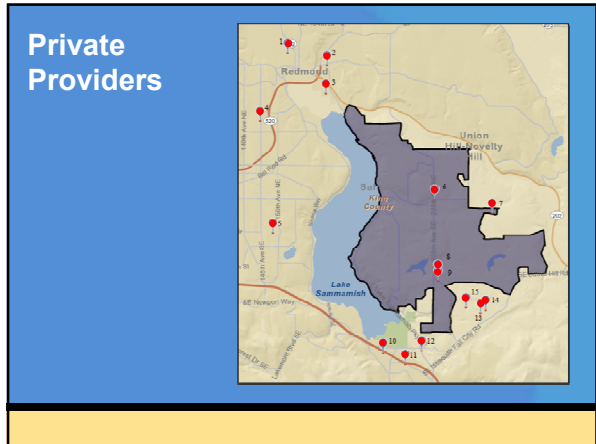


## Demographics

	City of Sammamish	Secondary Service Area
<b>Population:</b>		
2000	38,114	48,014
2010	45,780	58,522
2015	47,416	63,927
<b>Households:</b>		
2000	11,131	16,236
2010	14,767	19,536
2015	15,115	21,250
<b>Families:</b>		
2000	8,655	12,375
2010	11,876	16,054
2015	12,984	17,457
<b>Average Household Size:</b>		
2000	3.06	2.95
2010	3.10	2.98
2015	3.11	3.00
<b>Ethnicity:</b>		
Hispanic	3.9%	3.9%
White	74.7%	81.1%
Black	1.0%	1.1%
American Indian	0.3%	0.3%
Asian	19.3%	13.2%
Pacific Islander	0.1%	0.2%
Other	1.1%	1.0%
Multiple	3.5%	3.2%
<b>Median Age:</b>		
2000	35.3	35.4
2010	37.2	37.1
2015	36.2	36.2
<b>Median Income:</b>		
2000	\$101,592	\$92,966
2010	\$129,110	\$128,783
2015	\$148,206	\$137,697
<b>Household Budget Expenditures Index:</b>		
Housing	241	225
Entertainment & Recreation	247	233

## Public & Non-Profit Providers





## Market Conclusions

### Opportunities

- There are **no comprehensive, public, indoor sports, fitness or aquatic facilities** in the City of Sammamish or the Secondary Service Area. There also is no public pool (indoor or outdoor) in the City or either school district.
- The **Sammamish Family YMCA is the only non-profit sports, fitness and aquatic facility** in the City or Secondary Service Area and it is housed in an old building that has been repurposed.
- The vast majority of the existing **private providers in the market are located to the north** in Redmond or to the south in Issaquah. There are only four fitness facilities actually located in Sammamish proper and only one of these is a comprehensive facility.
- The **current public indoor aquatic facilities** in the area are all older, conventional pools, with **none of the appeal of a true leisure pool**.
- Despite the presence of a number of other providers in the greater market, the **population base is large enough to support another indoor recreation facility**.
- The demographic characteristics indicate **households with children and higher income levels**.
- Many of the more prominent **private facilities have very high user fees**.
- An **indoor recreation center improves the quality of life** in a community and often serves as an economic development engine.

## Market Conclusions

### Challenges

- The **YMCA has a reasonably strong presence** in the Sammamish market even with their current inadequate facility.
- There are a number of **existing private sports, fitness and aquatic facilities** in the greater Sammamish area. Most of these facilities have a **strong fitness orientation as well as other sports amenities**.
- The population **has lower numbers in the 25-44 age category** which is one of the prime age groups that support and use an indoor community center.
- **New public community recreation centers are possible** in the coming years in **Issaquah, Redmond and Bellevue**. This could limit the draw for a Sammamish Community Center from these areas.
- **Funding** not only the development but the operation of an indoor community center **will have to be clearly defined**.

## Market Conclusions

### Project Direction

- The facility will need to emphasize its ability to **serve all age groups** including youth, seniors and most importantly families.
- The center must be seen as a facility that features a **variety of active use areas** (pool, gyms, fitness, etc.) as well as community gathering spaces.
- The facility has to be perceived as being **affordable** for the amenities and services that are going to be provided.
- The site has to be visualized as being **easily accessible** for the entire City as well as the Secondary Service Area.

### 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
- Circuit and Free Weights
- Cardio Area
- Aerobics
- Gymnastic, Dance, & Yoga
- Basketball Courts
- Indoor Track
- Climbing Wall
- Gymnasium
- Competitive Pool
- Therapeutic Pool
- Sauna and Spa
- Family Leisure Pool
- Lobby
- Administration Offices
- Locker Rooms

- Snacks
- Drinks
- Revenue Source
- Fundraising



**800-1,200 SF**

- Low cost, moderate revenue space
- Short-term, 2-hours
- Convenient for parents during work-out
- Scaled to small children
- Adjacent toilet area
- Toys, games, books, videos
- Parking area for strollers

Revenue	High	Medium	Low
Expense		★	★

**Child Care Area**



**900 – 1,600 SF**

- Low cost, high revenue space
- Adult and/or youth areas
- Games, music, vending

Revenue	High	Medium	Low
Expense		★	★

**Games Area**



**2,000 SF**

- Play structure for children under 12 years
- Develop large motor skills
- Provide imagination play
- Physical and mental activities

Revenue	High	Medium	Low
Expense		★	★

**Indoor Playground**



**550 – 1,600 SF**

- Low cost, high revenue space
- Dry rooms and wet rooms
- Birthday parties, meetings, crafts
- Space for learning and playing

Revenue	High	Medium	Low
Expense		★	★

**Classrooms**




**4,000-6,000 SF**

- Low cost, high revenue space
- Can be divided into multiple rooms
- Kitchen capacity
- Lectures, large meetings
- Social gathering
- Flexible

Revenue	High	Medium	Low
Expense		★	★

**Multi-Purpose Room**



**10,000 – 19,000 SF**

- Basketball courts
- Volleyball
- Badminton
- Sprung wood floor
- Tip & Roll Bleachers

Revenue	High	Medium	Low
Expense		★	★

**Gymnasium**



**MAC GYM COURT 1**

**6,900 – 14,500 SF**

- Modern, multi-purpose space
- Synthetic flooring
- Indoor Soccer
- Roller Hockey
- Gymnastics
- Rental Space
- Basketball, Volleyball, Badminton

Revenue	High	Medium	Low
Expense		★	★

**Multi-Activity Court (MAC)**



**Fitness & Wellness Testing**


**Massage Therapy**

**Health Rooms**



Revenue	High	Medium	Low
Expense		★	★

**Fitness/Assessment**




**Indoor Track**

**6,000 – 8,000 SF**

- Views into many activity spaces
- Views to outdoors
- Stretching area

Revenue	High	Medium	Low
Expense			★



**Weight / Fitness Area**

**4,600 – 12,000 SF**

- 60-150 pieces of Equipment
- Cardio Training Equipment
- Circuit Resistance Equipment
- Free Weights
- Stretching Area

Revenue	High	Medium	Low
Expense	★	★	

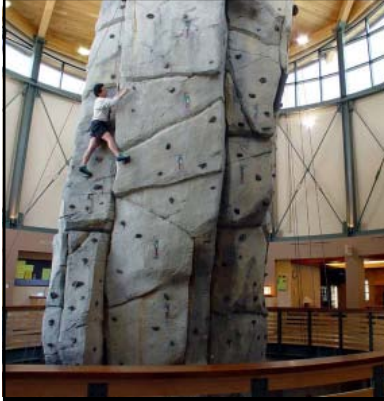


**Aerobics, Dance & Yoga**

**2,300 – 3,100 SF**

- Aerobics, Exercise, Dance, Yoga, Martial Arts
- Sprung wood floor
- Barre & mirror
- Sound system

Revenue	High	Medium	Low
Expense	★	★	



**Climbing Wall**

**500 – 1,000 SF**

- Moderate cost, moderate revenue space
- Adult and/or youth areas
- Base for outdoor programs
- Games, music, vending

Revenue	High	Medium	Low
Expense		★	★



**6,000 – 28,000 SF**

- Fitness Lap Swimming
- Diving
- Meet Management
- Spectator Seating

Revenue	High	Medium	Low
Expense		★	

**Competitive Pool**

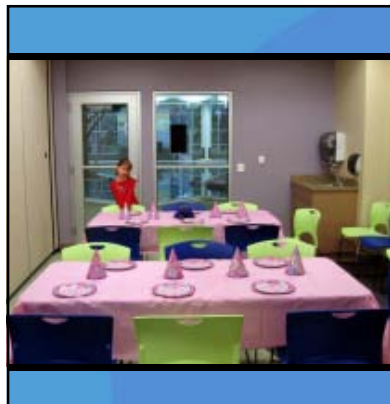


**6,200 – 15,300 SF**

- Family swimming pool
- Water slide
- Lazy river
- Sprays and jets
- Zero depth entry
- Deck area

Revenue	High	Medium	Low
Expense	★		

**Leisure Pool**



**1,000 SF**

- Birthday Parties
- Classes
- Special Functions

Revenue	High	Medium	Low
Expense	★		★

**Party Rooms**

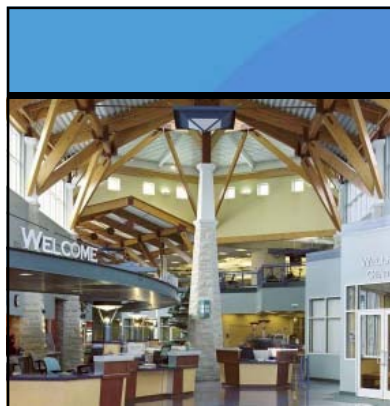


**3,000 SF**

- Warm water pool
- Aqua aerobics

Revenue	High	Medium	Low
Expense		★	

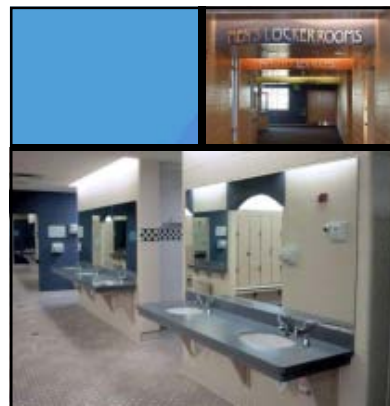
**Therapeutic Pool**



**Lobby / Administration**

- Lobby, Lounge, Viewing
- Reception/Access Control
- Public Restrooms
- Public Telephone
- Facility Director Offices
- Coordinator Offices
- Conference Room
- Workroom

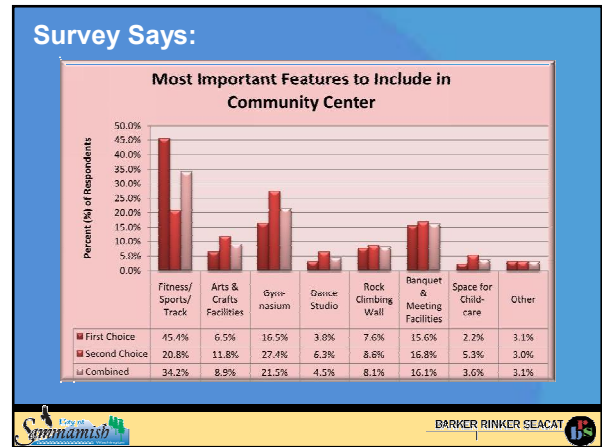
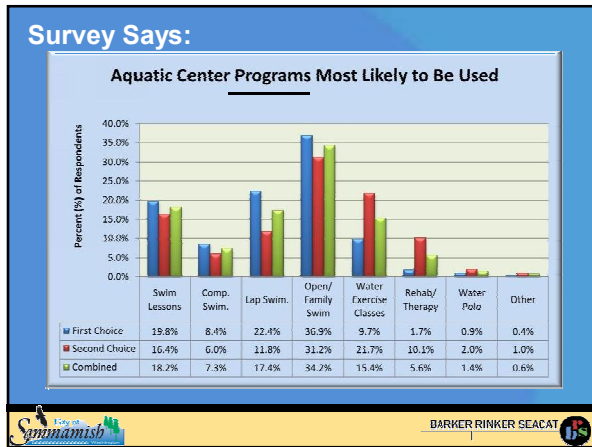
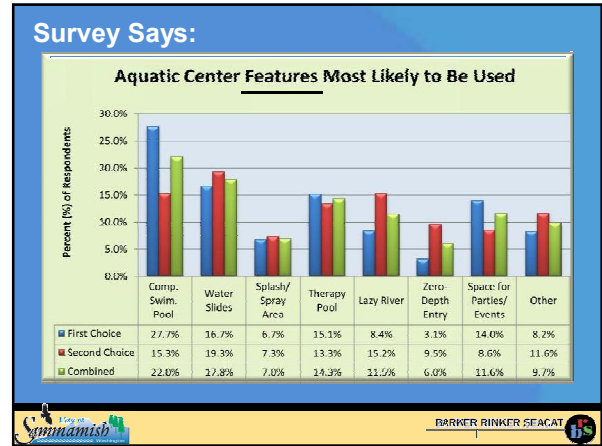
Revenue	High	Medium	Low
Expense		N/A	



**Locker Rooms**

- Men's Locker Room
- Women's Locker Room
- Family Changing Rooms

Revenue	High	Medium	Low
Expense		N/A	



### Recreation Amenities versus Revenue Production


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

**Cost Recovery Goal**

### Budget Assumptions

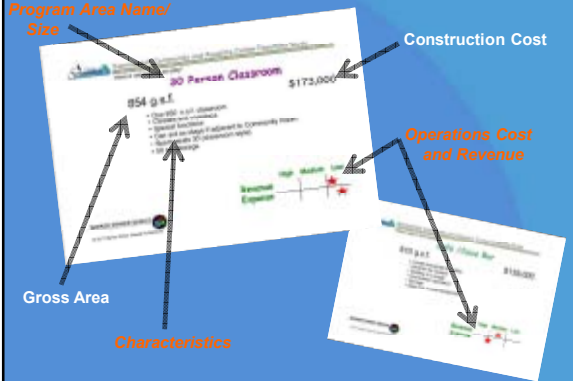
- Project vote in early 2012
- One year design phase
- Fifteen month construction duration
- Building opens in late 2014
- Inflation assumed to mid-point of construction
- 2012-2014 construction inflation assumed to be 5%-6% annually

## Community Center Budget



- ~50%
- Building
- Structured Parking
- Site Improvements, Landscape
- Equipment, Fees, Sales Tax, Contingency

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Program Area Name/ Size

Construction Cost

Operations Cost and Revenue

Gross Area

Characteristics

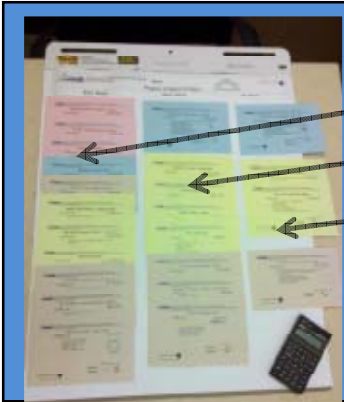
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### The Activity

1. Determine Budget
2. Establish Cost Recovery Goal
3. Review Program Cards
4. Sort into YES / NO / Maybe piles
5. Make your programs
6. Have FUN!

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### Spaces that Meet . . .

- BASIC Needs
- MOST Needs
- ALL Needs


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## Next Steps:

- Site Analysis
- Draft Facility Program
- Building and Site Plan Options for Potential Sites
- Architectural Character Options
- Detailed Aquatic Options
- Project Budgeting and Phasing Potential of Options
- Operational Analysis of Options
- Next Public Meeting May 9<sup>th</sup>


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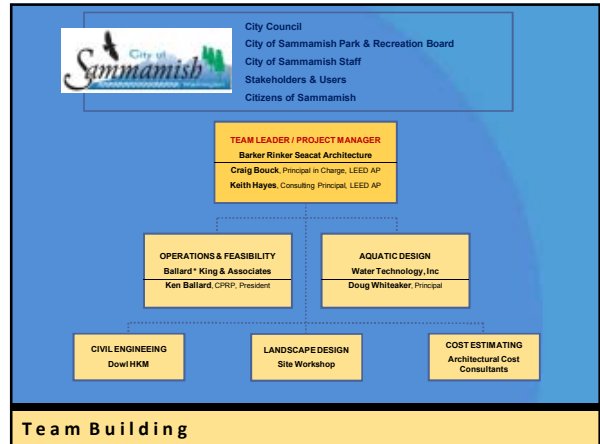


# Community Center Feasibility Study

Workshop #3  
May 11, 2011





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## Agenda:

- Provide a Project Overview
- Show Program Feedback
- Present Three Site Designs and Solicit Feedback
- Present Pool Programming and Solicit Feedback



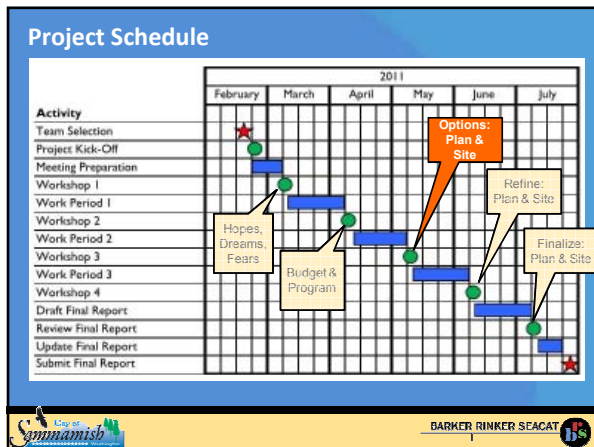
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## Progress to Date:

- Listened to Sammamish Hopes, Dreams and Fears
- Toured Sammamish and Visited Potential Sites
- Started Market Analysis
- Visited Area Recreation Providers
- Reviewed Demographic Data
- Reviewed Previous Study Materials
- Developed Project Cost Models
- Conducted a Program Exercise
- Met with City Planning and Development Staff
- Developed Building and Site Plans and Budgets for Three Sites



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## Community Vision

- Maintain a **small-town** character.

### Community Center Mission Statement

The goal of the Sammamish Community Center is to enhance the quality of life for residents of the Sammamish Plateau area by providing an exceptional gathering place for social and recreation activities. The Center and its operation will **promote community health and provide programming for all ages and abilities.**

The Center will capture the **outdoor character** of the Sammamish lifestyle and reflect its positive attributes and excellent quality of life. The design of the facility will provide a **strong relationship between indoor and outdoor spaces** and complement existing recreation amenities as much as possible.

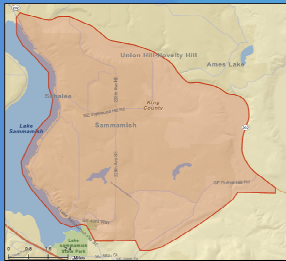
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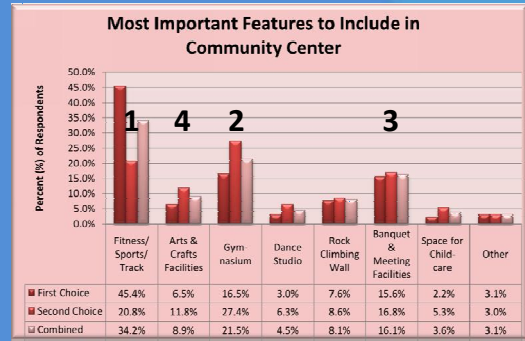

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## Market Analysis

- **Primary Market**  
- City of Sammamish
- **Secondary Service Area**  
- slightly larger area

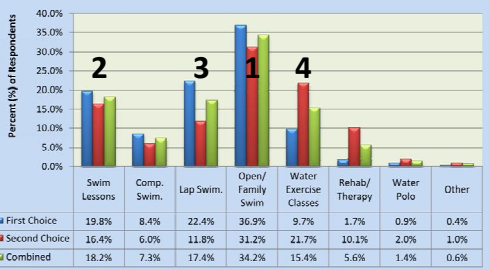


## Survey Says:



## Survey Says:

### Aquatic Center Programs Most Likely to Be Used



## Exercise Results:

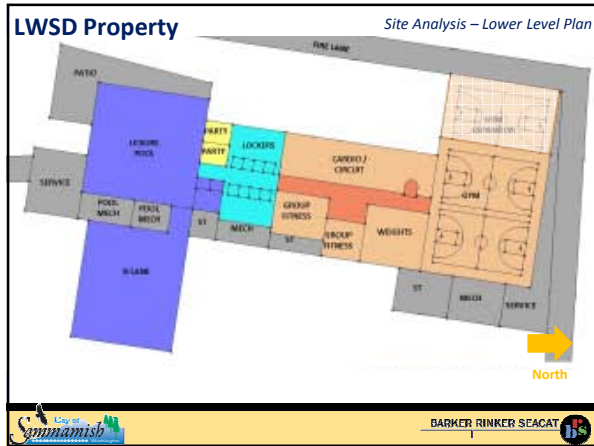
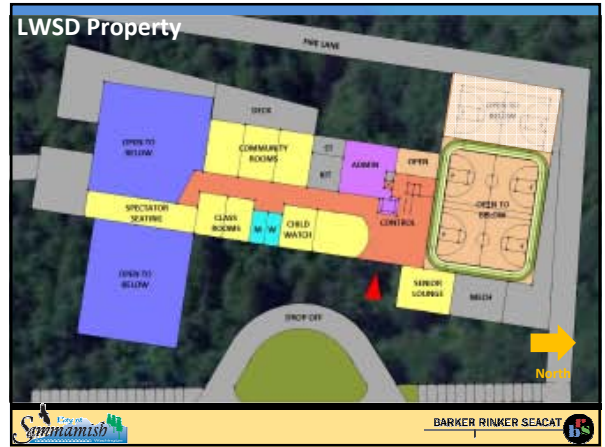
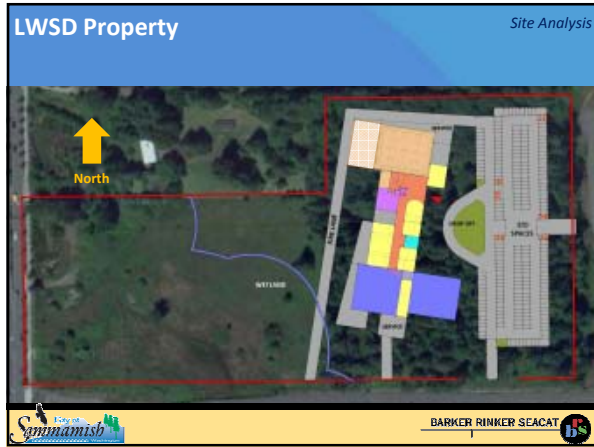
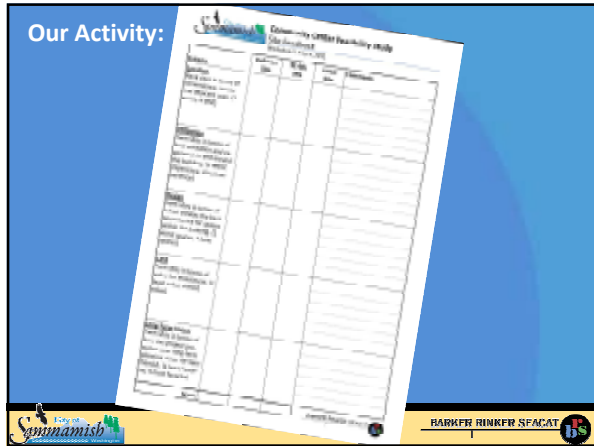
- Leisure Pool
  - Birthday Party Room
  - 8-lane by 25-yard Lap Pool
  - Gymnasium (2 HS Courts)
  - Indoor Jog/ Walk Track
  - Weight and Fitness Area
  - Group Exercise Studio
  - Adult Lounge
  - Indoor Playground
  - Classroom
  - Community Room and Kitchen
  - Child Watch
  - Administration and Building Support Spaces
- 60,000 - 100,000+ SF options  
\$14M - \$30M cost
- 1<sup>st</sup> Priority (Leisure Pool, Birthday Party Room, 8-lane by 25-yard Lap Pool)  
2<sup>nd</sup> Priority (Gymnasium, Indoor Jog/ Walk Track, Weight and Fitness Area, Group Exercise Studio, Adult Lounge, Indoor Playground, Classroom, Community Room and Kitchen, Child Watch, Administration and Building Support Spaces)

## Program Refinement:

- Administration and Building Support Spaces \$3.7M
  - Child Watch
  - Adult Lounge
  - Indoor Playground
  - Classroom
  - Community Room and Kitchen
  - Gymnasium (2 HS Courts)
  - Indoor Jog/ Walk Track
  - Weight and Fitness Area
  - Group Exercise Studio (2)
  - Leisure Pool
  - Birthday Party Room
  - 8-lane by 25-yard Lap Pool
- \$11.4M  
98,000 SF  
\$29.1M building cost

## Sites





### Lake Washington School District Budget

<b>Facility Construction</b>	
Building	\$29,133,686
Parking	\$10,847,089
Off-Site Construction*	\$5,100,000
Site Construction	\$4,202,009
<b>Soft Costs</b>	
Fees (Design and Expenses)	\$4,825,390
Furniture and Equipment	\$2,619,132
Tap Fees	\$500,000
Testing	\$150,000
Sales Tax (9.5%)	\$4,420,379
Contingency (10%)	\$5,929,768
<b>Total</b>	<b>\$67,727,453</b>

\*Includes design and contingency for this line item

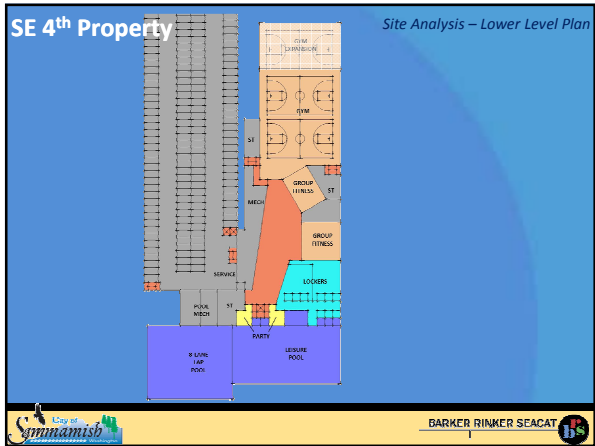
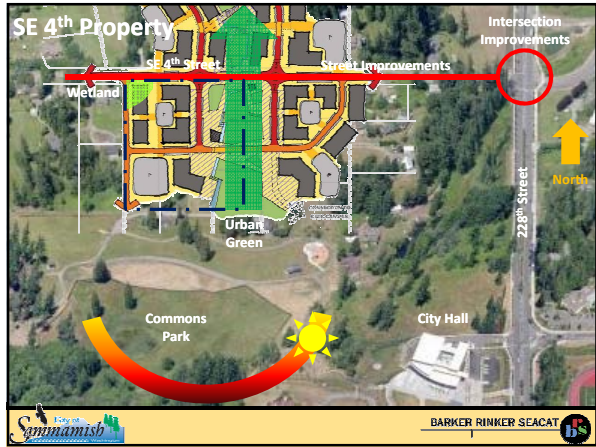
### LWSD: Benefits and Challenges

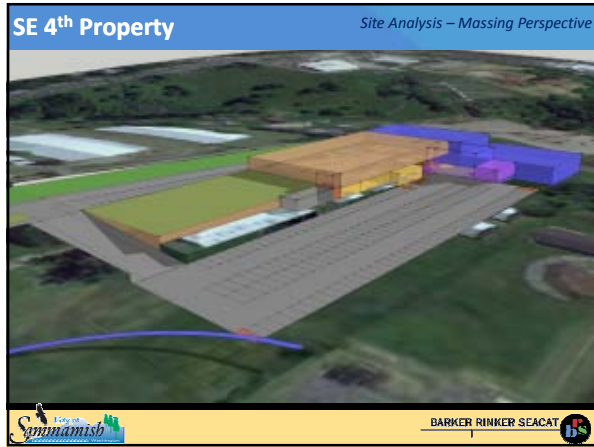
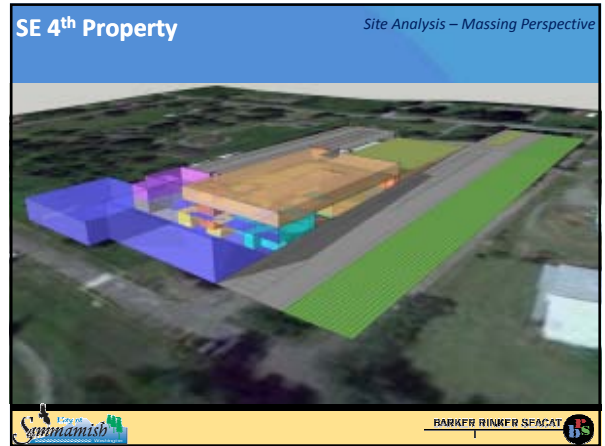
#### Benefits

- Investment on east side of Town Center
- Spreads City facilities
- Access off Catholic HS Drive

#### Challenges

- Site is remote from other City functions
- Reduced visibility from 228th
- Higher site costs
- No connection to existing parks & trails
- Not adjacent to existing City amenities.





**SE 4<sup>th</sup> Property**

Facility Construction	
Building	\$29,133,686
Parking	\$10,847,089
Off-Site Construction*	\$7,120,000
Site Construction	\$2,716,669
Soft Costs	
Fees (Design and Expenses)	\$4,678,341
Furniture and Equipment	\$2,619,132
Tap Fees	\$500,000
Testing	\$150,000
Sales Tax (9.5%)	\$4,276,422
<u>Contingency (10%)</u>	<u>\$5,573,034</u>
<b>Total</b>	<b>\$67,614,372</b>

\*Includes design and contingency for this line item

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**SE 4<sup>th</sup>: Benefits and Challenges**

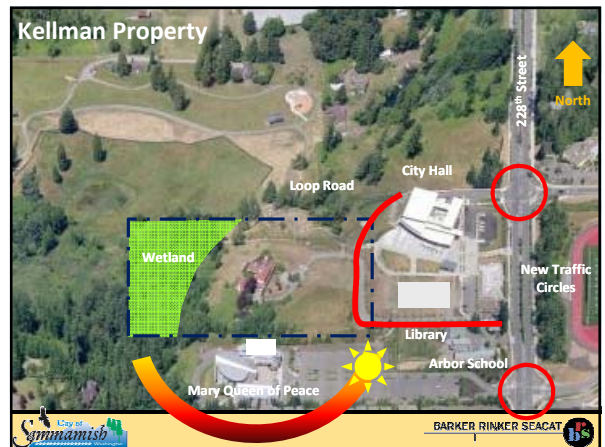
**Benefits**

- Investment in new Town Center
- Spreads City facilities
- View back to City Center
- Adjacent to park, green spine
- Access off SE 4<sup>th</sup>

**Challenges**

- Site is remote from other City functions
- Timing of Town Center development uncertain
- Higher site costs due to road improvement
- Building plan options limited by compact nature of site and parking requirements

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## Kellman Property Budget

<b>Facility Construction</b>	
Building	\$29,133,686
Parking	\$10,847,089
<b>Off-Site Construction*</b>	<b>\$3,160,000</b>
Site Construction	\$3,182,233
<b>Soft Costs</b>	
Fees (Design and Expenses)	\$4,724,432
Furniture and Equipment	\$2,619,132
Tap Fees	\$500,000
Testing	\$150,000
Sales Tax (9.5%)	\$4,538,200
Contingency (10%)	\$5,569,477
<b>Total</b>	<b>\$64,424,248</b>

\*Includes design and contingency for this line item



## Kellman: Benefits and Challenges

### Benefits

- Builds on existing City Hall campus
- Infrastructure in place
- Great views
- Adjacent to City Hall, Library
- Access off 228<sup>th</sup>
- Access to transit
- Direct connection to trails, park and Town Center plaza
- Eases existing parking problem
- Enhances Town Center amenities

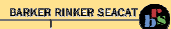
### Challenges

- All community functions on one site
- Increased traffic/ parking congestion
- All parking will need to be structured



## Budget Summary

	LWSD Privately Owned	SE 4 <sup>th</sup> Privately Owned	Kellman City Owned
<b>Facility Construction</b>			
Building	\$29,133,686	\$29,133,686	\$29,133,686
Parking	\$10,847,089	\$10,847,089	\$10,847,089
<b>Off-Site Construction</b>	<b>\$5,100,000</b>	<b>\$7,120,000</b>	<b>\$3,160,000</b>
Site Construction	\$4,202,009	\$2,716,669	\$3,182,233
<b>Soft Costs</b>			
Fees (Design and Expenses)	\$4,825,390	\$4,678,341	\$4,724,432
Furniture and Equipment	\$2,619,132	\$2,619,132	\$2,619,132
Tap Fees	\$500,000	\$500,000	\$500,000
Testing	\$150,000	\$150,000	\$150,000
Sales Tax (9.5%)	\$4,420,379	\$4,276,422	\$4,538,200
Contingency (10%)	\$5,929,768	\$5,573,034	\$5,569,477
<b>Total</b>	<b>\$67,727,453</b>	<b>\$67,614,372</b>	<b>\$64,424,248</b>
	+ \$3,303,205	+ \$3,190,124	



## Our Activity:

Consider your conversations and score the sites



## Aquatic Program Design: Who, What and Why



City of Sammamish  
Washouak, Washington

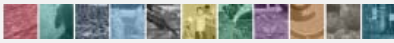
**AQUATIC PROGRAM DESIGN**  
WHO – WHAT – HOW – WHY

WTI  
WATER TECHNOLOGY INC.

BARKER RINKER SEACAT  
ARCHITECTURE

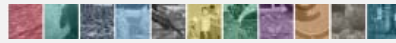
## WHO- MULTI-GENERATIONAL APPEAL

- A multi-generational facility offers recreation, fitness, learn to swim, wellness, competition – appeals to the youth of all ages by satisfying the needs for:
  - Programs**
  - Water-tainment**
  - Social Interaction**



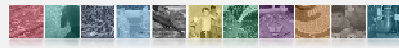
## WHAT IS IMPORTANT

Traditional Indoor Waterpark Aquatic	Target Age Groups							Establishment Level			
	1 to 2 years	3 to 4 years	5 to 6 years	7 to 8 years	9 to 12 years	Adult	Senior	Low	Medium	High	
Spas & Relaxation											
Body Waterfalls											100
Wavepools, "Cannon Ball" Waterfalls											
Wavepools, "Cannon Ball" Waterfalls											
Children's Waterfalls											100
Themed Play Waterfalls											
Zero-Depth Aquatic Obstacles											
Interactive Spas and Features											
Large Slides & Buckets											
Children's Pools											100
Interactive Spas, Obstacles											
Family Pools											
Hot Tubs											
Water Massage/Spas											
Hot Tubs											
Waterfalls											50
Waterfalls											
Lazy River											
Adventure Channels											
Adventure Channels											
Water Slides & Features											
Water Slides & Features											



## HOW TO MAXIMIZE USAGE

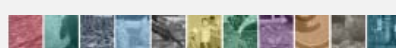
Many Aquatic Purposes and Programs



## WHY- AQUATIC MULTIPLEX COMPONENTS

- Create flexible uses for all pool elements during use periods at different times of the day.

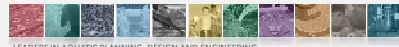
Example: Current channel or lazy rivers can be used for Water fitness of resistive or assistive walking classes during one time of the day, mom and me water and introduction to water with a high level of social interaction and then as a recreational river to serve as water-tainment at a different time of day



## WHY- AQUATIC MULTI-PLEX COMPONENTS

Multi-faceted Aquatic Elements

- Water Walking
- Providing Fitness Activities
- Improving Health & Wellness
- Creating Social Gatherings
- Teaching Life Skills
- Improving Quality of Life



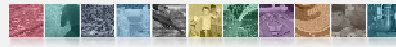
LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

## BALANCE: PROGRAMS- ENTERTAINMENT -SOCIAL

Locating the correct Balance



MULTI-PURPOSE AQUATIC DESIGN DETERMINES SUSTAINABLE OUTCOME





## WHAT IS THE PERFECT WATER TEMPERATURE

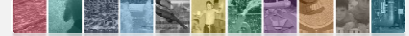
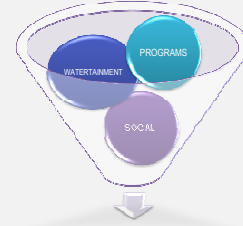
- Lap Lanes/Competition Pool **78-82 F**
- Diving
- Leisure Pool **84-88 F**
- Interactive Water Features
- Slides
- Zero Depth Entry
- Lazy River/Current Channel
- Water Walk
- Therapy/Wellness Pool **88-91 F**
- Family Whirlpool **91-95 F**
- Adult Whirlpool **103 F**



## ALL AREAS OF AQUATICS

Balanced Aquatic Components

- Community Focused aquatic solutions
- Balance all facets of design
- Sustainability
  - Environmental
  - Financial
  - Social



## PROGRAM AREAS

- AQUACISE-WATER FITNESS
- LEARN TO SWIM
- LAP SWIMMING
- COMPETITION TRAINING
- COMPETITION EVENTS

Component	Water Depths	Age Group Appeal	Desired Water Temperature
Warm Water Lap Lanes	3'6" minimum	All	84 to 86
Lazy Rivers	3'6"	All	86 to 88
Plunge Pools	3'6"	Children to Adults	86 to 88
Cool Water Lap Lanes	3'6" minimum	Children to Adults	79 to 82
Spring Board Diving	11'6" minimum	Children to Adults	79 to 86
Diving Towers	16' minimum	Teens to Adults	79 to 86
Activity Area •Basketball •Volley ball	3'6" to 4'8"	All	79 to 88

## Program



## WATER-TAINMENT

- WATER PLAY
- FRIENDLY COMPETITION
- RELAXATION

Component	Water Depths	Age Group Appeal	Desired Water Temperature
Zero Depth Entry	0 to 2'	All	86 to 88
Interactive Water Sprays	0 to 4'	Toddlers to Tweens	86 to 88
Water Play Structures	0 to 4'	Children to Tweens	86 to 88
Water Slides-Timed	0 or 3'6" or 10'	Children to Adults	82 to 88
Lazy Rivers	3'6"	All	86 to 88
Activity Area •Basketball •Volley ball	3'6" to 4'6"	Tweens to Adults	86 to 88
Diving Boards	Code	Tweens to Adults	79 to 86
Floatables	3'6"	Toddlers to Teens	86 to 88
Crossing Activity	4' 8"	Children to Teens	86 to 88
Iconic Activity	Varies	Teens to Adults	Varies

## Water-tainment



**SOCIAL**

- CONVERSATION
- TOGETHERNESS
- RELAXATION

Component	Water Depths	Age Group Appeal	Desired Water Temperature
Zero Depth Entry	0 – 2'	All	86 to 88
Interactive Water Sprays	0 – 4'	Toddlers-Tweens	86 to 88
Water Play Structures	0 – 4'	Children to Tweens	86 to 88
Underwater Benches	3'6"	All	86 to 103
Lazy Rivers	3'6"	Tweens- Adults	86 to 88
Stair Area	0- 3'6"	All	79 to 103
Pool Edge	0	All	79 to 103
Deck Lounge Area	0	All	Room Temperature
Adult Whirlpool	3'6"	Teens to Adults	103
Family Whirlpool	3'6"	Toddlers to Adults	95

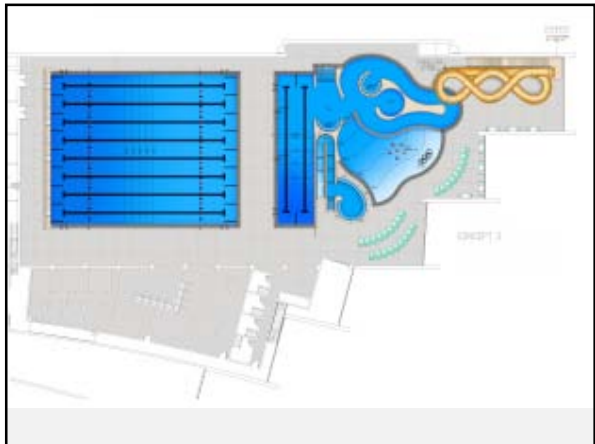


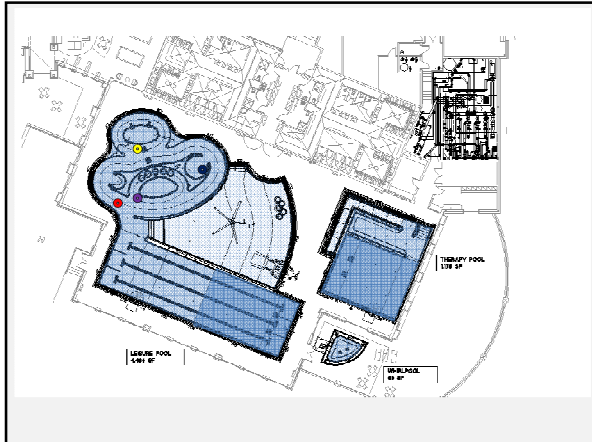
**FACILITY TOUR**  
CONCEPTION TO OPERATION

LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

**WTI** WATER TECHNOLOGY INC. **DARKER RINKER SEACAT ARCHITECTURE** **bs**

**Individual Pools**  
Multiple Water Temperatures  
Located in same room





**Separated Pools**  
 Multiple Water Temperatures  
 Located in different rooms







### REPRESENTS OF ALL AREAS OF AQUATICS

Balanced Aquatic Components

- Community Focused aquatic solutions
- Balance all facets of design
- Sustainability
  - Environmental
  - Financial
  - Social

A UNIQUE USER EXPERIENCE

**Community Center Feasibility Study**  
Aquatic Components Preferences  
November 09, 2013

Group Members: \_\_\_\_\_


Rank	Feature	Cost	Revenue	Water- consumption	Program	Social
	Zero Depth Entry	Low	\$55	4	2	4
	Interactive Water Sprink	Low	\$5	0	0	2
	Water Play Structure	Mid	\$5	0	0	1
	Water Slide	High	\$55	0	0	1
	Lazy River	High	\$55	3	4	3
	Activity Area	Mid	\$5	5	3	2
	Water	Low	\$	0	0	2
	Crossing Activity	High	\$5	7	0	3
	Underwater Benches	Lo	\$5	3	2	5
	Isokinetic Attraction	Extreme	\$55	0	0	2
	Warm Water Lap Lanes	Mid	\$5	2	7	1
	Cool Water Lap Lanes	Mid	\$5	1	8	1
	Springboard Diving	High	\$5	4	4	2
	Diving Tower	Extreme	\$	1	9	0
	Adult Whirlpool	High	\$55	5	0	5
	Family Whirlpool	High	\$55	4	2	4
	Wellness Pool	Mid	\$55	0	7	3
	Splash Pad	Mid	\$55	0	0	2
	<b>Total</b>					

PREFERENCE MAP

### Next Steps:


- Select Site
- Refine Facility Program
- Refine Building and Site Plan for Selected Site
- Architectural Character Options
- Detailed Aquatic Options
- Project Budgeting and Phasing Potential of Options
- Operational Analysis of Options
- Next Public Meeting June 13<sup>th</sup>**




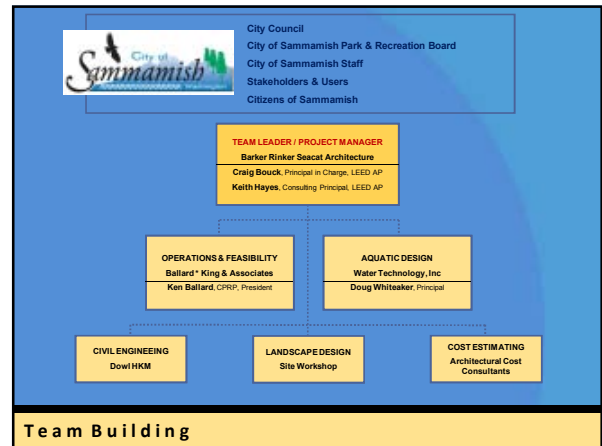


# Community Center Feasibility Study

City Council/ Parks Commission Presentation  
May 10, 2011





BARKER RINKER SEACAT 



## Agenda:

- Provide a Project Overview
- Show Program Feedback
- Present Three Site Designs and Solicit Feedback
- Present Pool Programming and Solicit Feedback



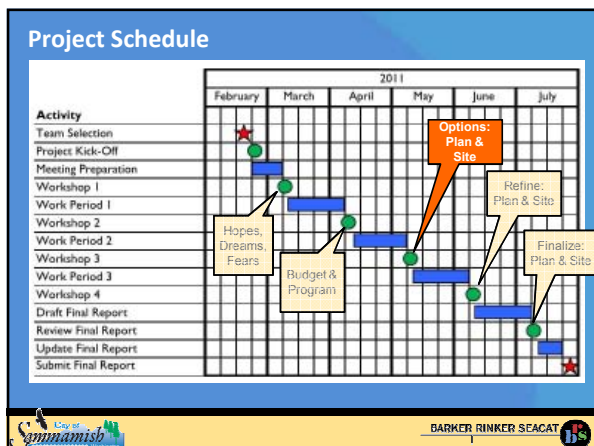
BARKER RINKER SEACAT 

## Progress to Date:

- Listened to Sammamish Hopes, Dreams and Fears
- Toured Sammamish and Visited Potential Sites
- Started Market Analysis
- Visited Area Recreation Providers
- Reviewed Demographic Data
- Reviewed Previous Study Materials
- Developed Project Cost Models
- Conducted a Program Exercise
- Met with City Planning and Development Staff
- Developed Building and Site Plans and Budgets for Three Sites



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## Community Vision

- Maintain a **small-town** character.

### Community Center Mission Statement

The goal of the Sammamish Community Center is to enhance the quality of life for residents of the Sammamish Plateau area by providing an exceptional gathering place for social and recreation activities. The Center and its operation will **promote community health and provide programming for all ages and abilities.**

The Center will capture the **outdoor character** of the Sammamish lifestyle and reflect its positive attributes and excellent quality of life. The design of the facility will provide a **strong relationship between indoor and outdoor spaces** and complement existing recreation amenities as much as possible.

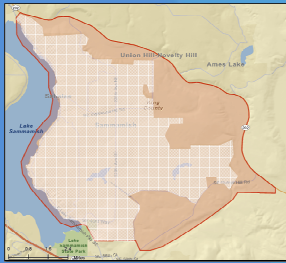
The Sammamish Community Center will be **designed for maximum flexibility and multiple uses** and will be adaptable to the changing needs, interests and growth of the community. The operation of the Center must be **financially feasible, affordable, and sustainable** and provide outstanding service to area residents.




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## Market Analysis

- **Primary Market**  
- City of Sammamish
- **Secondary Service Area**  
- slightly larger area



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## Market Conclusions

### Opportunities

- There are **no comprehensive, public, indoor sports, fitness or aquatic facilities** in the City of Sammamish or the Secondary Service Area. There also is no public pool (indoor or outdoor) in the City or either school district.
- The vast majority of the existing **private providers in the market are located to the north** in Redmond or to the south in Issaquah. There are only four fitness facilities actually located in Sammamish proper and only one of these is a comprehensive facility.
- The **current public indoor aquatic facilities** in the area are all older, conventional pools, with **none of the appeal of a true leisure pool**.
- Despite the presence of a number of other providers in the greater market, the **population base is large enough to support another indoor recreation facility**.
- Many of the more prominent **private facilities have very high user fees**.
- An **indoor recreation center improves the quality of life** in a community and often serves as an economic development engine.



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## Market Conclusions

### Challenges

- The **YMCA has a reasonably strong presence** in the Sammamish market even with their current inadequate facility.
- There are a number of **existing private sports, fitness and aquatic facilities** in the greater Sammamish area. Most of these facilities have a **strong fitness orientation as well as other sports amenities**.
- The population has **lower numbers in the 25-44 age category** which is one of the prime age groups that support and use an indoor community center.
- **New public community recreation centers are possible** in the coming years in **Issaquah, Redmond and Bellevue**. This could limit the draw for a Sammamish Community Center from these areas.
- **Funding not only the development but the operation of an indoor community center will have to be clearly defined**.



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## Market Conclusions

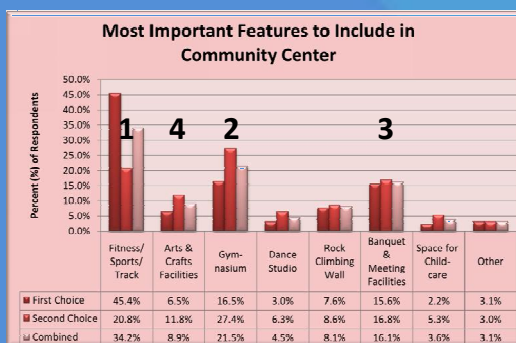
### Project Direction

- The facility will need to emphasize its ability to **serve all age groups** including youth, seniors and most importantly families.
- The center must be seen as a facility that features a **variety of active use areas** (pool, gym, fitness, etc.) as well as community gathering spaces.
- The facility has to be perceived as being **affordable** for the amenities and services that are going to be provided.
- The site has to be visualized as being **easily accessible** for the entire City as well as the Secondary Service Area.



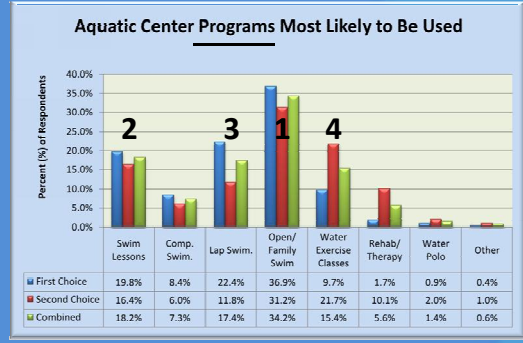
BARKER RINKER SEACAT

## Survey Says:



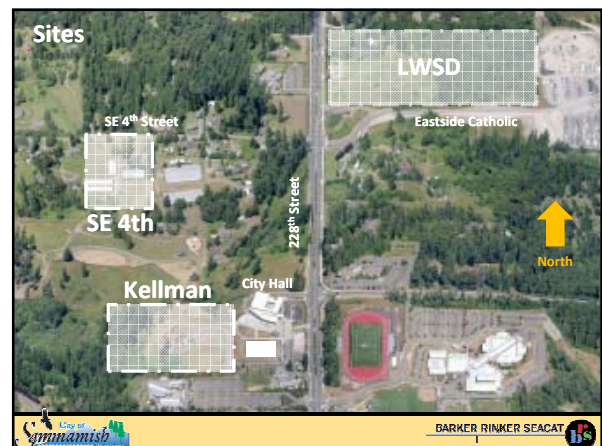
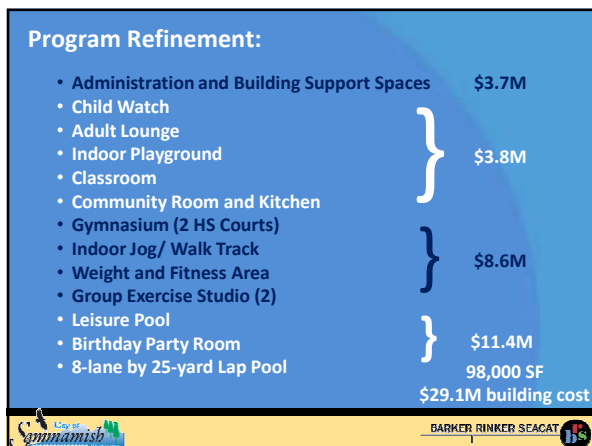
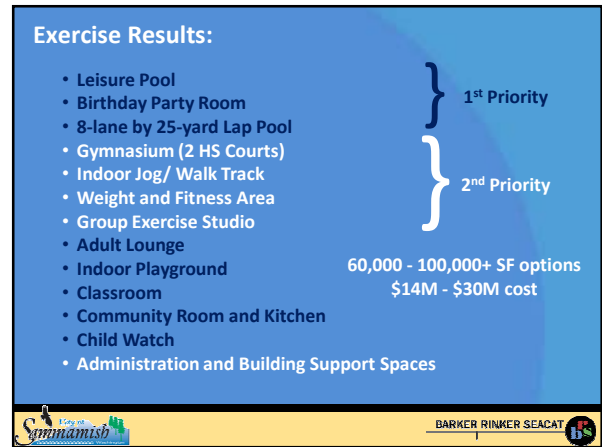
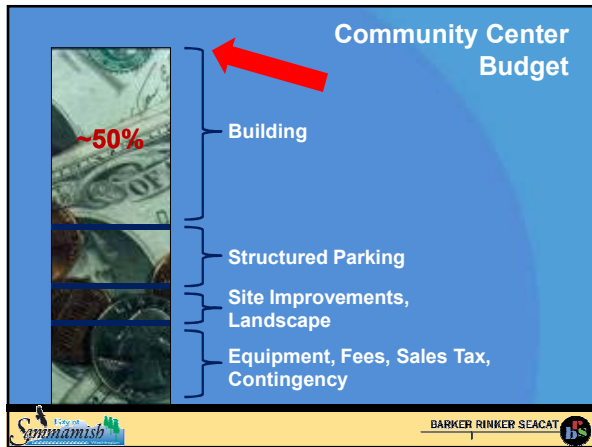
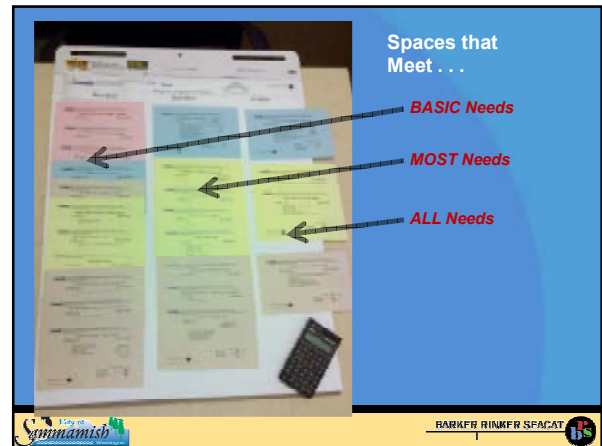
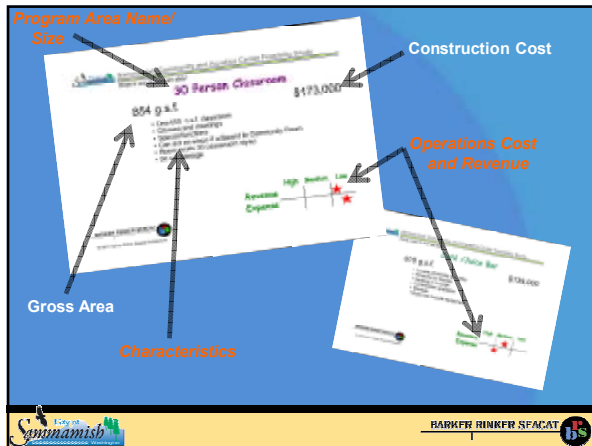
BARKER RINKER SEACAT

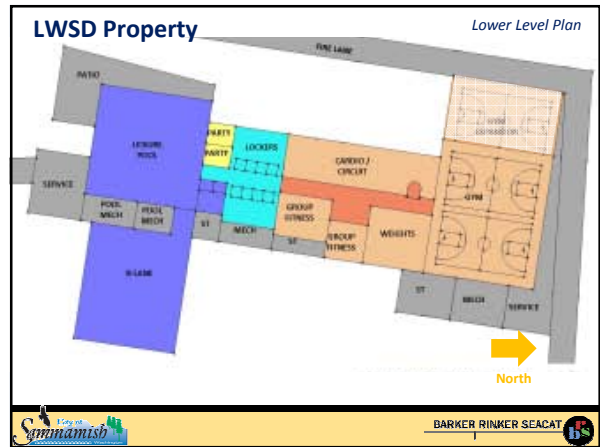
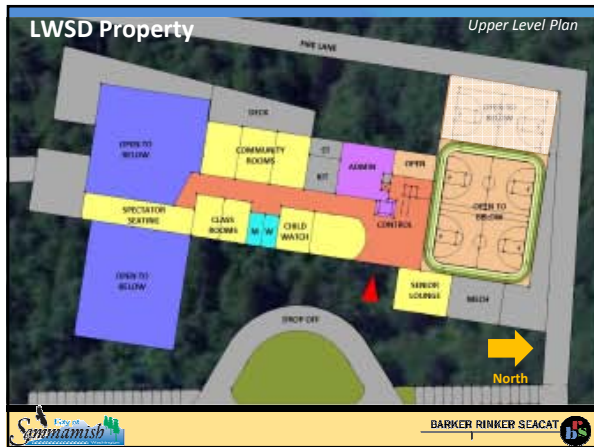
## Survey Says:



BARKER RINKER SEACAT







### Lake Washington School District Budget

<b>Facility Construction</b>	
Building	\$29,133,686
Parking	\$10,847,089
Off-Site Construction*	\$5,100,000
Site Construction	\$4,202,009
<b>Soft Costs</b>	
Fees (Design and Expenses)	\$4,825,390
Furniture and Equipment	\$2,619,132
Tap Fees	\$500,000
Testing	\$150,000
Sales Tax (9.5%)	\$4,420,379
Contingency (10%)	\$5,929,768
<b>Total</b>	<b>\$67,727,453</b>

\*Includes design and contingency for this line item

## LWSD: Benefits and Challenges

### Benefits

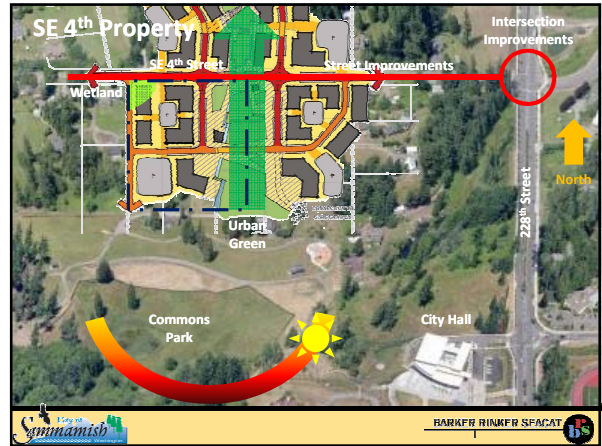
- Investment on east side of Town Center
- Spreads City facilities
- Access off Catholic HS Drive
- Help community retail nodes
- Shared parking with Catholic HS

### Challenges

- Site is remote from other City functions
- Reduced visibility from 228th
- Higher site costs and site purchase
- No connection to existing parks & trails
- Not adjacent to existing City amenities.



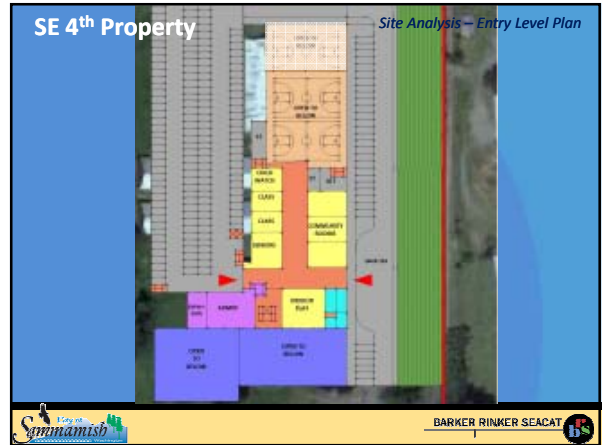
BARKER RINKER SEACAT



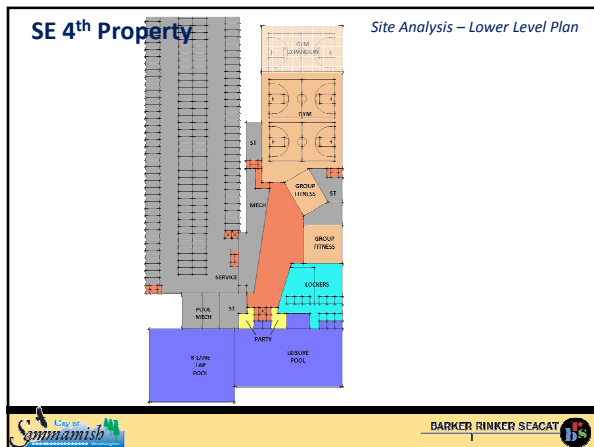
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BARKER RINKER SEACAT



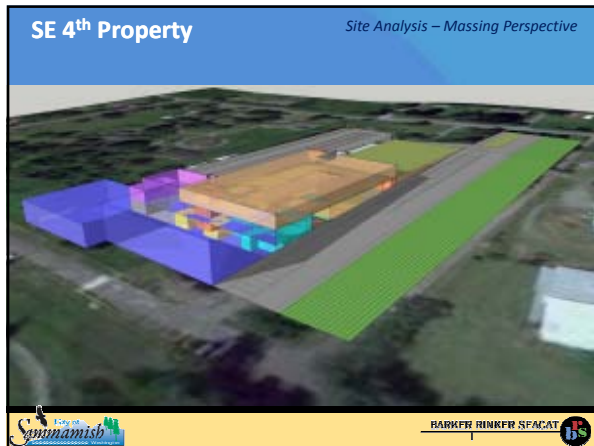
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BARKER RINKER SEACAT



BARKER RINKER SEACAT



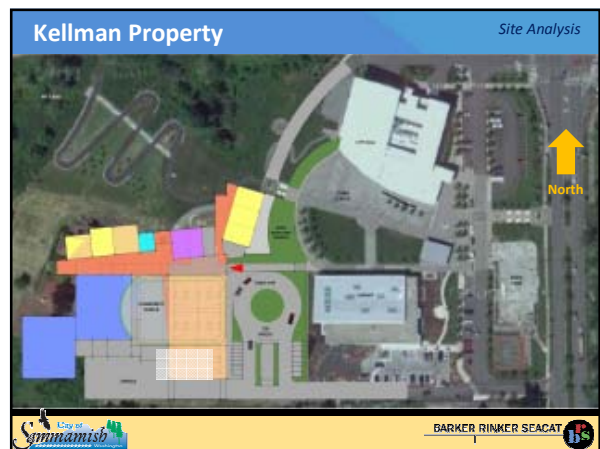
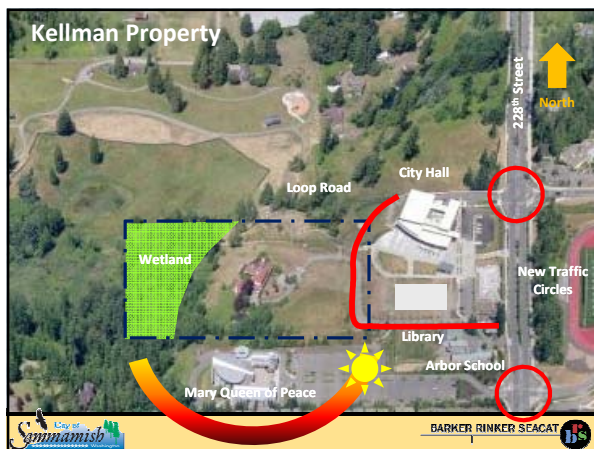
**SE 4<sup>th</sup> Property**

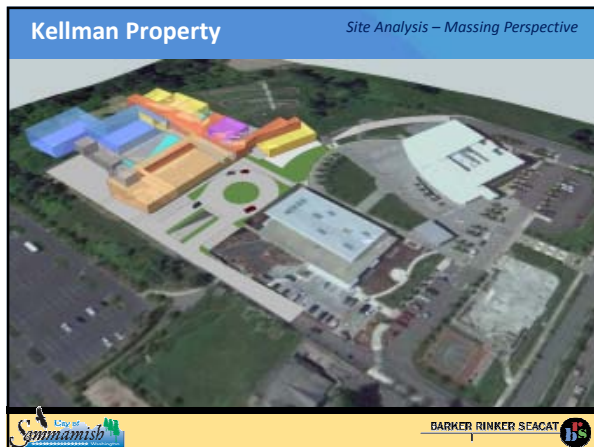
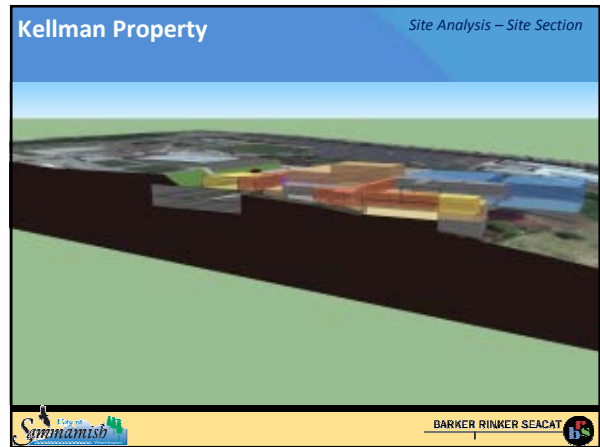
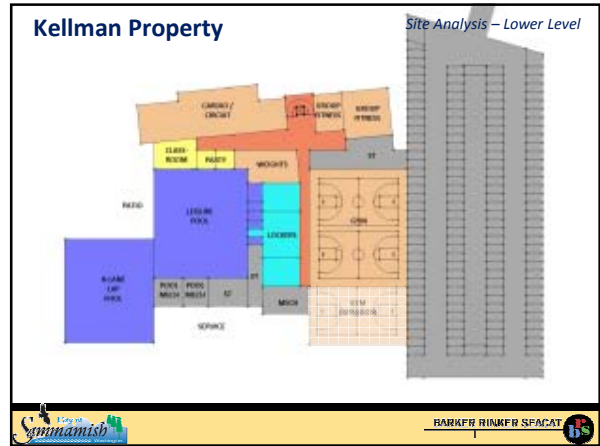
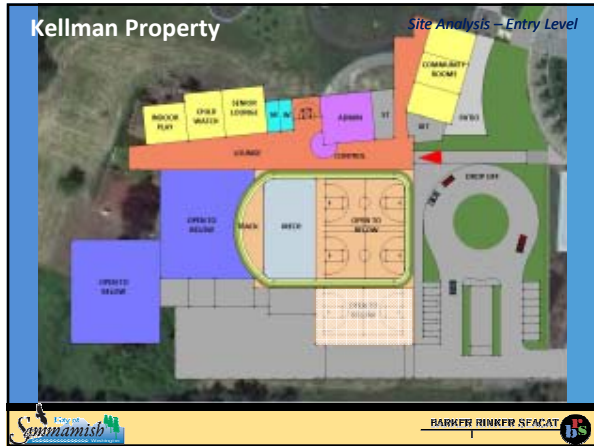
Facility Construction	
Building	\$29,133,686
Parking	\$10,847,089
Off-Site Construction*	\$7,120,000
Site Construction	\$2,716,669
Soft Costs	
Fees (Design and Expenses)	\$4,678,341
Furniture and Equipment	\$2,619,132
Tap Fees	\$500,000
Testing	\$150,000
Sales Tax (9.5%)	\$4,276,422
Contingency (10%)	<u>\$5,573,034</u>
<b>Total</b>	<b>\$67,614,372</b>

\*Includes design and contingency for this line item

City of **Sammamish** BARKER RINKER SEACAT

- SE 4th: Benefits and Challenges**
- |   |   |
|---|---|
| <p><b>Benefits</b></p> <ul style="list-style-type: none"> <li>• Investment in new Town Center</li> <li>• Commitment to long-term vision</li> <li>• Spreads City facilities</li> <li>• View back to City Center</li> <li>• Adjacent to Commons Park, green spine</li> <li>• Access off SE 4th</li> </ul> | <p><b>Challenges</b></p> <ul style="list-style-type: none"> <li>• Site is remote from other City functions</li> <li>• Timing of Town Center development uncertain</li> <li>• Higher site costs due to road improvement, land purchase</li> <li>• Building plan options limited by compact nature of site and parking requirements</li> <li>• May displace other commercial Town Center space</li> </ul> |
|---|---|
- City of **Sammamish** BARKER RINKER SEACAT





**Kellman Property Budget**

Facility Construction	
Building	\$29,133,686
Parking	\$10,847,089
Off-Site Construction*	\$3,160,000
Site Construction	\$3,182,233
Soft Costs	
Fees (Design and Expenses)	\$4,724,432
Furniture and Equipment	\$2,619,132
Tap Fees	\$500,000
Testing	\$150,000
Sales Tax (9.5%)	\$4,538,200
Contingency (10%)	\$5,569,477
<b>Total</b>	<b>\$64,424,248</b>

\*Includes design and contingency for this line item

City of **Sammamish** BARKER RINKER SEACAT

### Kellman: Benefits and Challenges

#### Benefits

- Builds on existing City Hall campus
- Infrastructure in place
- Great views
- Access off 228<sup>th</sup>
- Direct connection to trails, park and Town Center plaza

#### Challenges

- All community functions on one site
- Increased traffic/ parking congestion
- All parking will need to be structured
- More expensive parking solution
- Limited expansion opportunities

### Budget Summary

	LWSD Privately Owned	SE 4 <sup>th</sup> Privately Owned	Kellman City Owned
<b>Facility Construction</b>			
Building	\$29,133,686	\$29,133,686	\$29,133,686
Parking	\$10,847,089	\$10,847,089	\$10,847,089
<b>Off-Site Construction</b>	<b>\$5,100,000</b>	<b>\$7,120,000</b>	<b>\$3,160,000</b>
<b>Site Construction</b>	<b>\$4,202,009</b>	<b>\$2,716,669</b>	<b>\$3,182,233</b>
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Tap Fees	\$500,000	\$500,000	\$500,000
Testing	\$150,000	\$150,000	\$150,000
<b>Sales Tax (9.5%)</b>	<b>\$4,420,379</b>	<b>\$4,276,422</b>	<b>\$4,538,200</b>
<b>Contingency (10%)</b>	<b>\$5,929,768</b>	<b>\$5,573,034</b>	<b>\$5,569,477</b>
<b>Total</b>	<b>\$67,727,453</b>	<b>\$67,614,372</b>	<b>\$64,424,248</b>
	+ \$3,303,205	+ \$3,190,124	↑

### AQUATIC PROGRAM DESIGN

WHO – WHAT – HOW – WHY

### WHO- MULTI-GENERATIONAL APPEAL

- A multi-generational facility offers recreation, fitness, learn to swim, wellness, competition – appeals to the youth of all ages by satisfying the needs for:
  - Programs**
  - Water-tainment**
  - Social Interaction**

### WHAT IS IMPORTANT

Facility Component	Target Age Groups					Entertainment Level		
	1 to 2 years	3 to 5 years	6 to 12	Adol	Teens	Low	Mid	High
Traditional Indoor Waterpark Aquatic, Rides & Attractions								
Body Workouts								
Interactive "Cannon Ball" Waterfalls								
Interactive "Cannon Ball" Waterfalls								
Shaded "Hot River" Waterfalls								
Children's Waterfalls								
Themed Play Structure								
Two Deck Area Waterfalls								
Interactive Slides and Features								
Large Diving Bucket								
Children's Pool								
Interactive Spray Elements								
Activity Pool								
Hot Tubs								
Water Basketball Area								
Swimming								
Whirlpool								
"Lazy" River								
Aquatic Classroom								
Exercise Circuit								
Water Games & Programs								
Competition Practice								

### HOW TO MAXIMIZE USAGE

Many Aquatic Purposes and Programs

Relaxation

Memorable Experiences

Learn to Swim Development

Social Interaction

Water Fitness

Wellness & Therapy

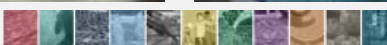
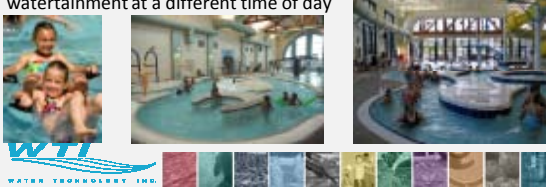
Family Togetherness

Competition and Practice

## WHY- AQUATIC MULTIPLEX COMPONENTS

- Create flexible uses for all pool elements during use periods at different times of the day.

Example: Current channel or lazy rivers can be used for Water fitness of resistive or assistive walking classes during one time of the day, mom and me water and introduction to water with a high level of social interaction and then as a recreational river to serve as waterentertainment at a different time of day



## WHY- AQUATIC MULTI-PLEX COMPONENTS

Multi-faceted Aquatic Elements

- Water Walking
- Providing Fitness Activities
- Improving Health & Wellness
- Creating Social Gatherings
- Teaching Life Skills
- Improving Quality of Life

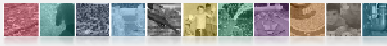


## BALANCE: PROGRAMS- ENTERTAINMENT -SOCIAL

Locating the correct Balance

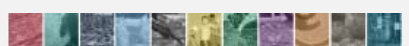


MULTI-PURPOSE AQUATIC DESIGN DETERMINES SUSTAINABLE OUTCOME



## WHAT IS THE PERFECT WATER TEMPERATURE

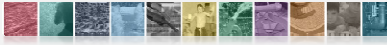
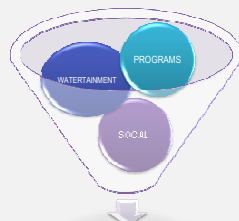
- Adult Whirlpool 103 F
- Family Whirlpool 91-95 F
- Therapy/Wellness Pool 88-91 F
- Leisure Pool 84-88 F
- Interactive Water Features
- Slides
- Zero Depth Entry
- Lazy River/Current Channel
- Water Walk
- Lap Lanes/Competition Pool 78-82 F
- Diving



## ALL AREAS OF AQUATICS

Balanced Aquatic Components

- Community Focused aquatic solutions
- Balance all facets of design
- Sustainability
  - Environmental
  - Financial
  - Social



## PROGRAM AREAS

- AQUACISE-WATER FITNESS
- LEARN TO SWIM
- LAP SWIMMING
- COMPETITION TRAINING
- COMPETITION EVENTS

Component	Water Depths	Age Group Appeal	Desired Water Temperature
Warm Water Lap Lanes	3'6" minimum	All	84 to 86
Lazy Rivers	3'6"	All	86 to 88
Plunge Pools	3'6"	Children to Adults	86 to 88
Cool Water Lap Lanes	3'6" minimum	Children to Adults	79 to 82
Spring Board Diving	11'6" minimum	Children to Adults	79 to 86
Diving Towers	16' minimum	Teens to Adults	79 to 86
Activity Area	3'6" to 4'8"	All	79 to 88
•Basketball			
•Volley ball			

### Program

Learn to Swim  
Competition  
Water Walking  
Aquacise  
Wellness

### WATER-TAINMENT

- WATER PLAY
- FRIENDLY COMPETITION
- RELAXATION

Component	Water Depths	Age Group Appeal	Desired Water Temperature
Zero Depth Entry	0 to 2'	All	86 to 88
Interactive Water Sprays	0 to 4'	Toddlers to Tweens	86 to 88
Water Play Structures	0 to 4'	Children to Tweens	86 to 88
Water Slides-Timed	0 or 3'6" or 10'	Children to Adults	82 to 88
Lazy Rivers	3'6"	All	86 to 88
Activity Area •Basketball •Volley ball	3'6" to 4'6"	Tweens to Adults	86 to 88
Diving Boards	Code	Tweens to Adults	79 to 86
Floatables	3'6"	Toddlers to Teens	86 to 88
Crossing Activity	4' 8"	Children to Teens	86 to 88
Iconic Activity	Varies	Teens to Adults	Varies

### Water-tainment

Play Structure  
Water Slide Plunge  
Zero Depth Entry  
Run out Flume  
Lazy River

### SOCIAL

- CONVERSATION
- TOGETHERNESS
- RELAXATION

Component	Water Depths	Age Group Appeal	Desired Water Temperature
Zero Depth Entry	0 – 2'	All	86 to 88
Interactive Water Sprays	0 – 4'	Toddlers-Tweens	86 to 88
Water Play Structures	0 – 4'	Children to Tweens	86 to 88
Underwater Benches	3'6"	All	86 to 103
Lazy Rivers	3'6"	Tweens- Adults	86 to 88
Stair Area	0- 3'6"	All	79 to 103
Pool Edge	0	All	79 to 103
Deck Lounge Area	0	All	Room Temperature
Adult Whirlpool	3'6"	Teens to Adults	103
Family Whirlpool	3'6"	Toddlers to Adults	95

### Social

Conversation  
Relaxation  
Togetherness

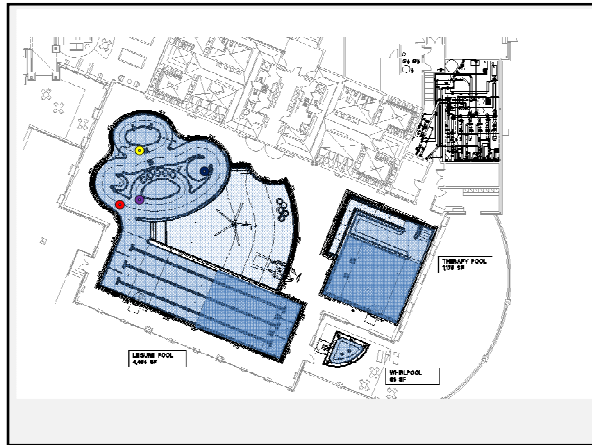
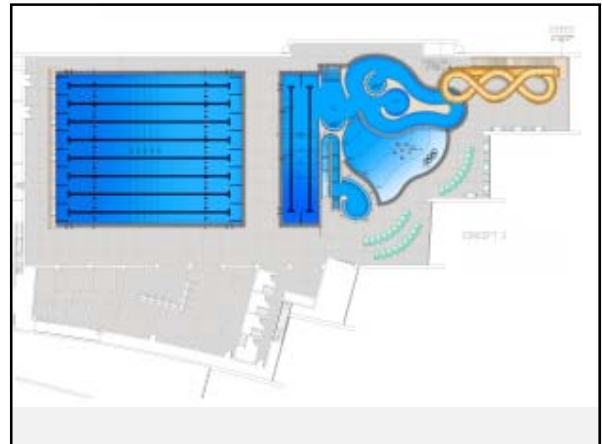
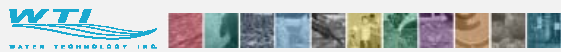
### FACILITY TOUR CONCEPTION TO OPERATION

LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

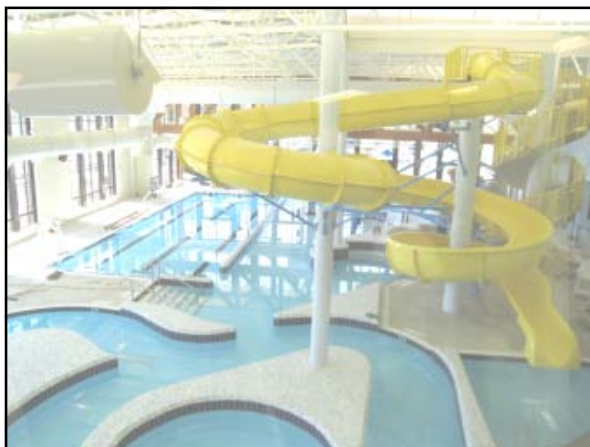
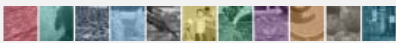
BARKER RINKER SEACAT ARCHITECTURE



Individual Pools  
Multiple Water Temperatures  
Located in same room



Separated Pools  
Multiple Water Temperatures  
Located in different rooms





### REPRESENTS OF ALL AREAS OF AQUATICS

Balanced Aquatic Components

- Community Focused aquatic solutions
- Balance all facets of design
- Sustainability
  - Environmental
  - Financial
  - Social

A UNIQUE USER EXPERIENCE

**City of Seacat**  
**Summish**

**Community Center Feasibility Study**  
Aquatic Components Preferences  
Workshop #1, May 19, 2011

Group Members: \_\_\_\_\_

Rank Top-5	Feature	Cost	Revenue	Water-Lanes	Program	Social
	Zero Depth Entry	Low	\$\$\$	4	2	4
	Interactive Water Sprink	Low	\$	0	0	2
	Water Play Structure	Mid	\$	0	0	1
	Water Slide	High	\$\$\$	9	0	1
	Lazy River	High	\$\$\$	3	4	3
	Activity Area	Mid	\$	5	3	2
	Volley	Low	\$	0	0	2
	Crossing Activity	High	\$	7	0	3
	Linkwater/Benches	Lo	\$	5	2	5
	Iconic Attraction	Extreme	\$\$\$	0	0	2
	Warm Water Lap Lanes	Mid	\$	2	7	1
	Cool Water Lap Lanes	Mid	\$	1	8	1
	Springboard Diving	High	\$	4	4	2
	Diving Tower	Extreme	\$	1	9	0
	Adult Whirlpool	High	\$\$\$	5	0	5
	Family Whirlpool	High	\$\$\$	4	2	4
	Walkway Pool	Mid	\$\$\$	0	7	3
	Splash Pad	Mid	\$\$\$	0	0	2
	<b>Total</b>					

W  
P  
S

**PREFERENCE MAP**

**WFF** WALKER FINCH SCALY ARCHITECTURE

**Next Steps:**

- Select Site
- Refine Facility Program
- Refine Building and Site Plan for Selected Site
- Architectural Character Options
- Detailed Aquatic Options
- Project Budgeting and Phasing Potential of Options
- Operational Analysis of Options
- **Next Public Meeting June 13<sup>th</sup>**



**Thank You!**