



# Community Center Feasibility Study

City Council/ Parks Commission  
Presentation  
May 10, 2011





City Council  
City of Sammamish Park & Recreation Board  
City of Sammamish Staff  
Stakeholders & Users  
Citizens of Sammamish

**TEAM LEADER / PROJECT MANAGER**

**Barker Rinker Seacat Architecture**

**Craig Bouck**, Principal in Charge, LEED AP

**Keith Hayes**, Consulting Principal, LEED AP

**OPERATIONS & FEASIBILITY**

**Ballard \* King & Associates**

**Ken Ballard**, CPRP, President

**AQUATIC DESIGN**

**Water Technology, Inc**

**Doug Whiteaker**, Principal

**CIVIL ENGINEERING**

**Dowl HKM**

**LANDSCAPE DESIGN**

**Site Workshop**

**COST ESTIMATING**

**Architectural Cost  
Consultants**

**Team Building**

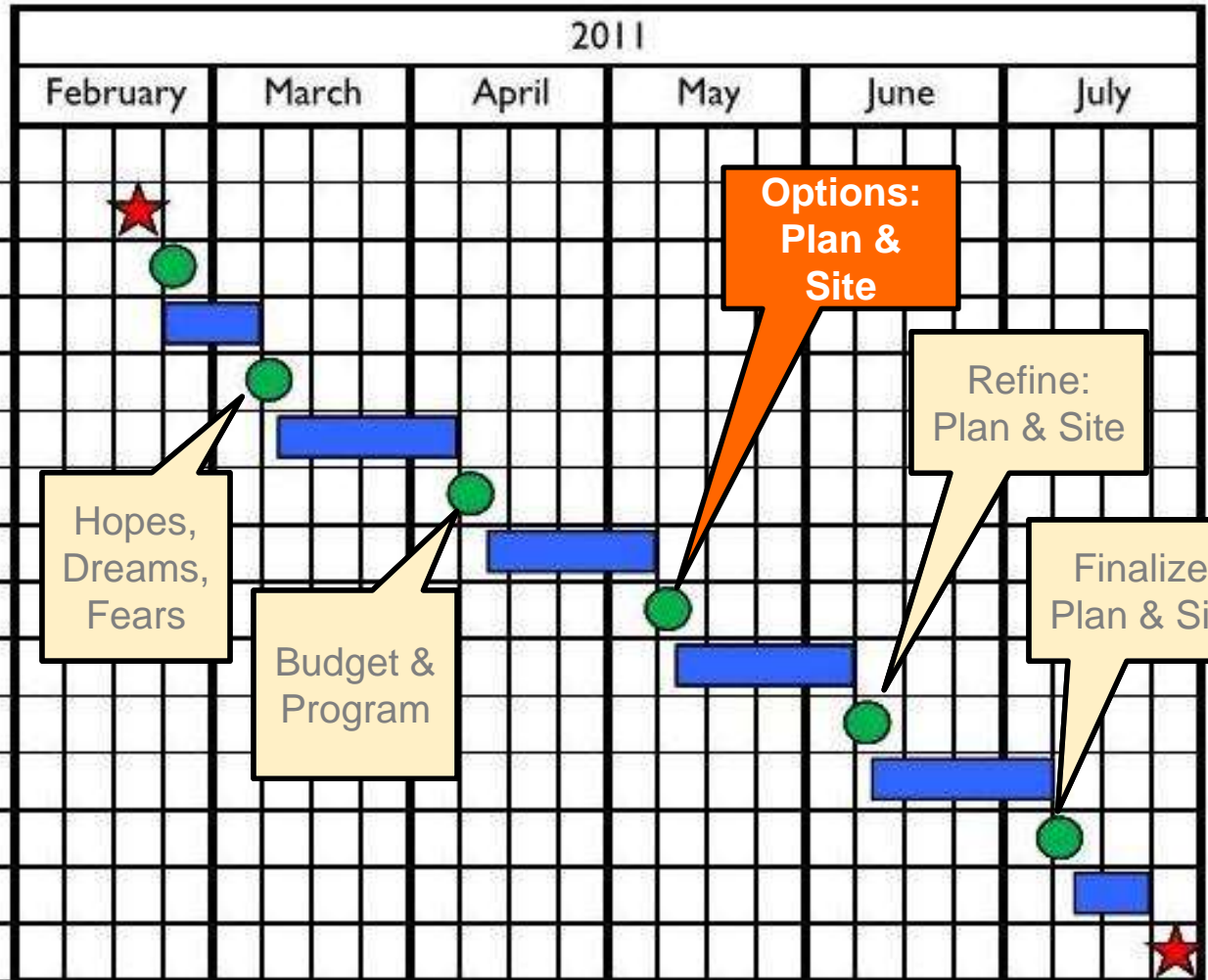
# Agenda:

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

# 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**

# Project Schedule



## 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.**

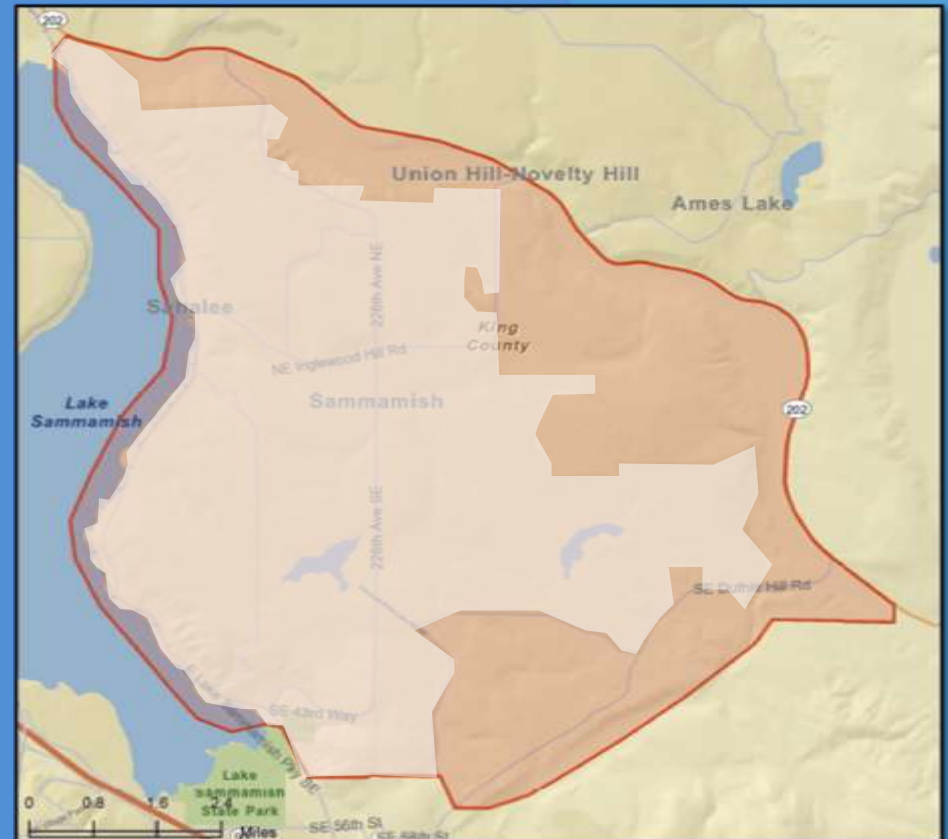
The Center will capture the **outdoor character of the Sammamish lifestyle** and reflect its positive attributes and excellent quality of life. The design of the facility will provide a **strong relationship between indoor and outdoor spaces** and complement existing recreation amenities as much as possible.

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.



# Market Analysis

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



# 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**.



# 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**.

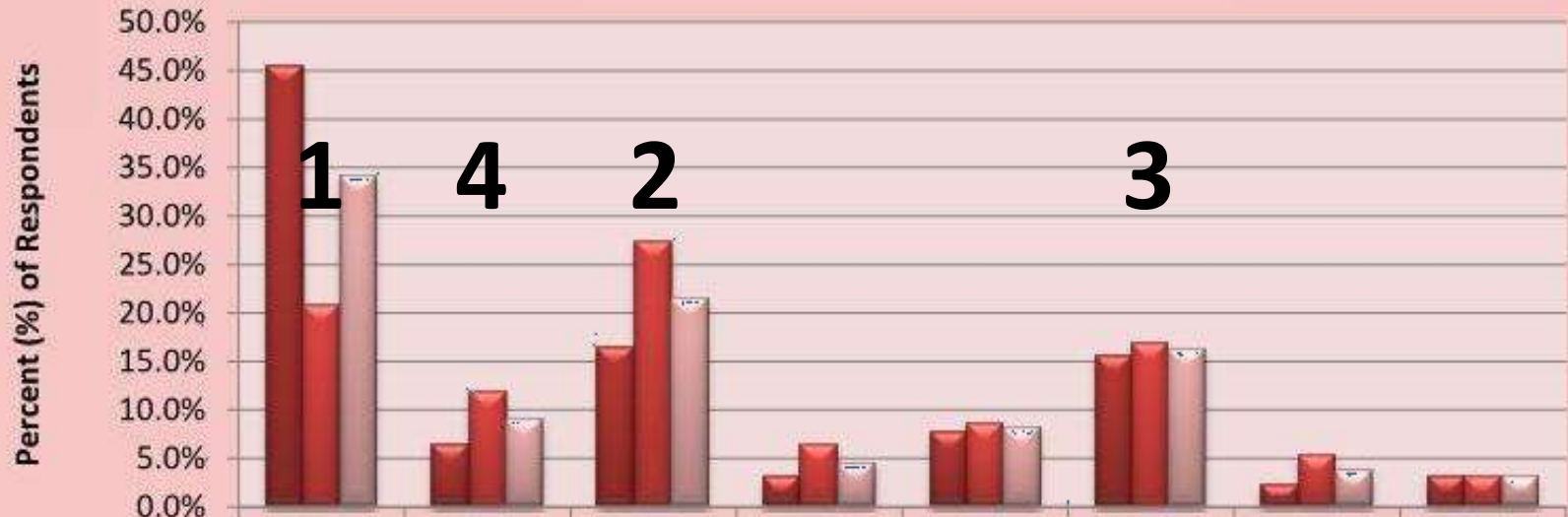
# Market Conclusions

## 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.

# Survey Says:

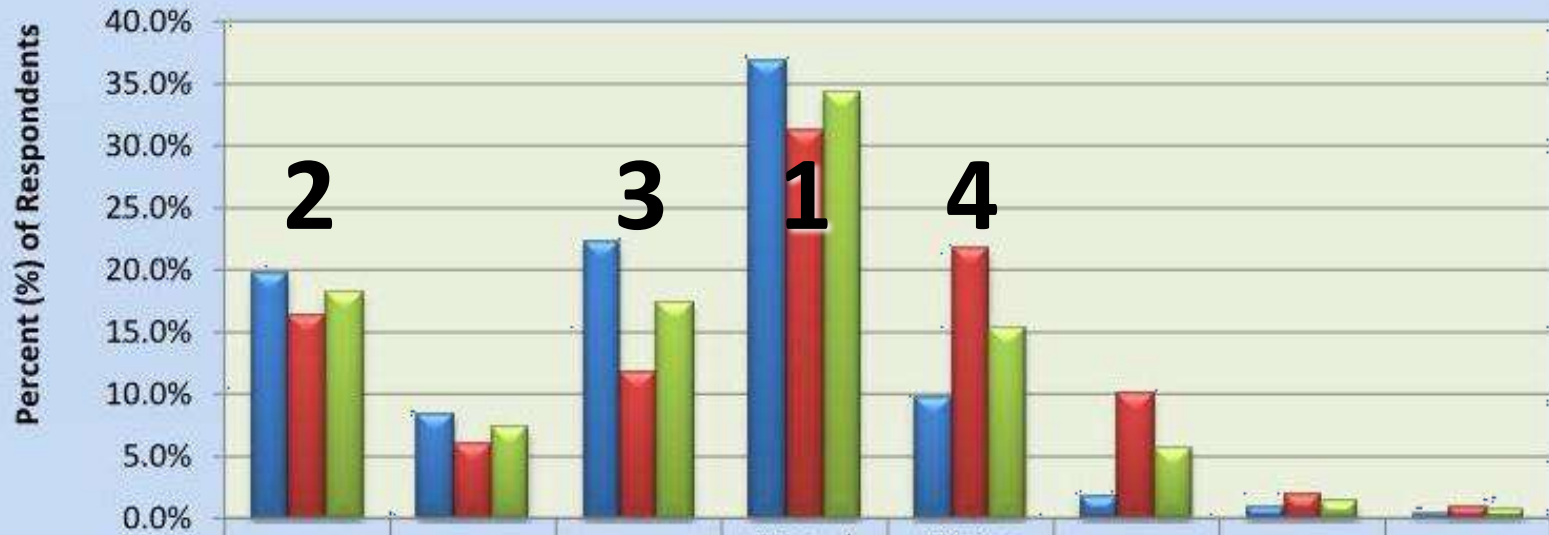
## Most Important Features to Include in Community Center



	Fitness/Sports/Track	Arts & Crafts Facilities	Gymnasium	Dance Studio	Rock Climbing Wall	Banquet & Meeting Facilities	Space for Child-care	Other
■ First Choice	45.4%	6.5%	16.5%	3.0%	7.6%	15.6%	2.2%	3.1%
■ Second Choice	20.8%	11.8%	27.4%	6.3%	8.6%	16.8%	5.3%	3.0%
■ Combined	34.2%	8.9%	21.5%	4.5%	8.1%	16.1%	3.6%	3.1%

# Survey Says:

## Aquatic Center Programs Most Likely to Be Used



	Swim Lessons	Comp. Swim.	Lap Swim.	Open/Family Swim	Water Exercise Classes	Rehab/Therapy	Water Polo	Other
■ First Choice	19.8%	8.4%	22.4%	36.9%	9.7%	1.7%	0.9%	0.4%
■ Second Choice	16.4%	6.0%	11.8%	31.2%	21.7%	10.1%	2.0%	1.0%
■ Combined	18.2%	7.3%	17.4%	34.2%	15.4%	5.6%	1.4%	0.6%

**Program Area Name/  
Size**

**Construction Cost**

**Operations Cost  
and Revenue**

**Gross Area**

**Characteristics**

Sammamish Community and Aquatics Center Feasibility Study  
Have a say in how we play!

**30 Person Classroom** \$173,000

854 g.s.f.

- One 650 n.s.f. classroom
- Classes and meetings
- Special functions
- Can act as stage if adjacent to Community Room
- Room seats 30 (classroom style)
- 50 sq. Storage

High Medium Low  
Revenue Expense

BARKER RINKER SEACAT  
© 2011 Barker Rinker Seocat Architecture

Sammamish Community and Aquatics Center Feasibility Study  
Have a say in how we play!

**Café /Juice Bar** \$139,000

610 g.s.f.

- Locate proximate to Lobby
- Amenity for Guests
- Seating in Lounge
- Concession operation
- Storage
- Does not include equipment

High Medium Low  
Revenue Expense

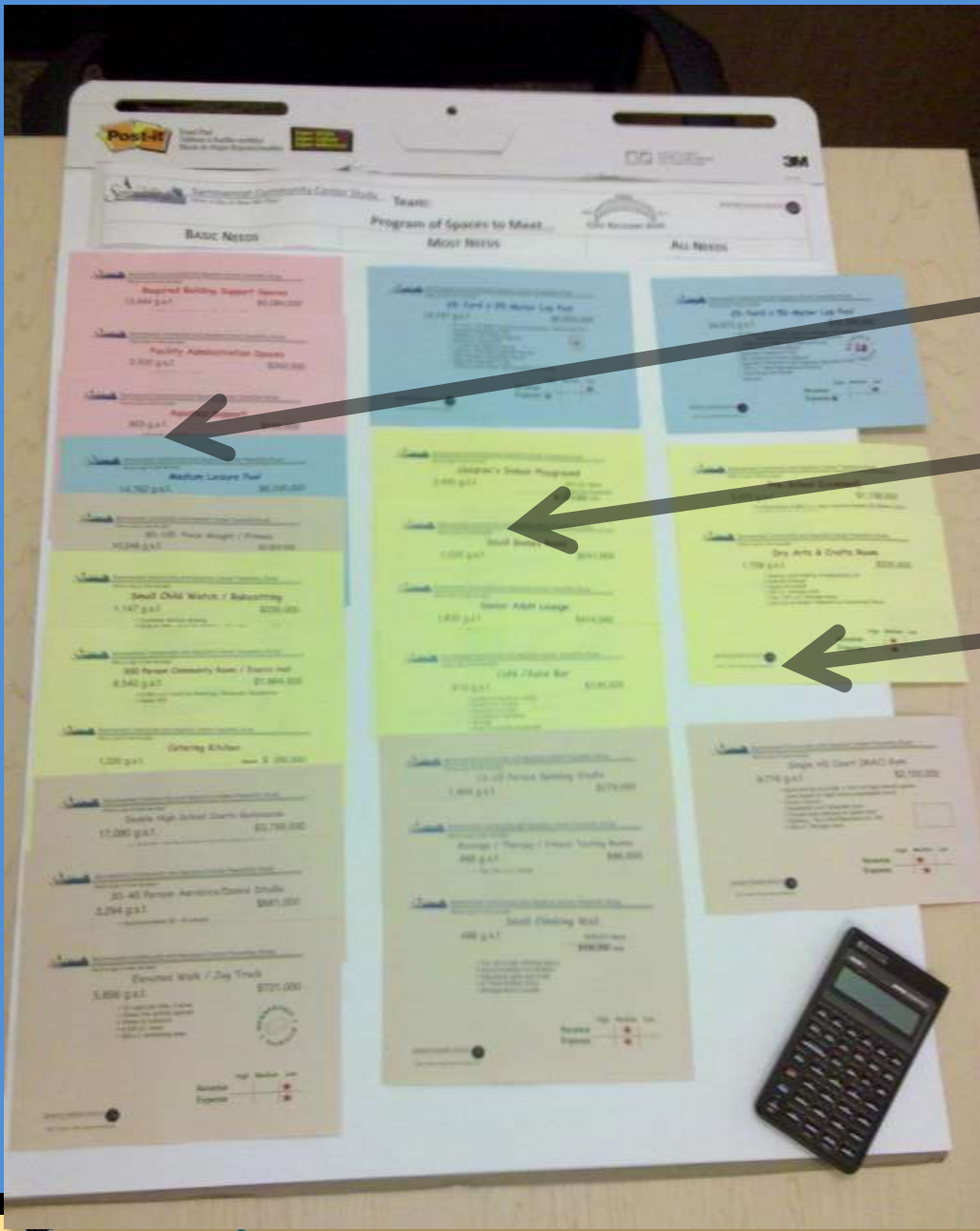
BARKER RINKER SEACAT  
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# Spaces that Meet . . .

**BASIC Needs**

**MOST Needs**

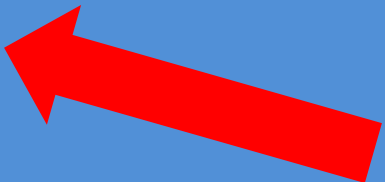
**ALL Needs**



# Community Center Budget



**~50%**



**Building**

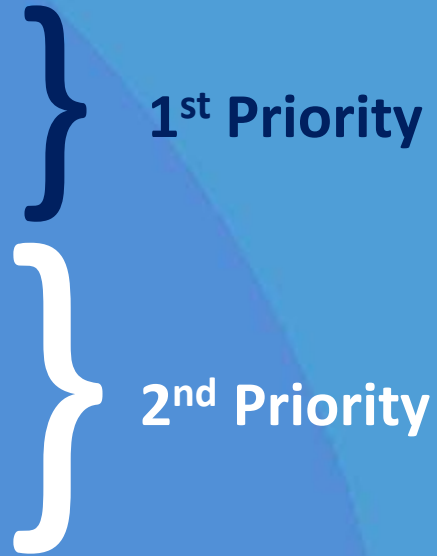
**Structured Parking**

**Site Improvements,  
Landscape**

**Equipment, Fees, Sales Tax,  
Contingency**

# 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



# Program Refinement:

• Administration and Building Support Spaces		\$3.7M
• Child Watch	}	\$3.8M
• Adult Lounge		
• Indoor Playground		
• Classroom		
• Community Room and Kitchen		
• Gymnasium (2 HS Courts)	}	\$8.6M
• Indoor Jog/ Walk Track		
• Weight and Fitness Area		
• Group Exercise Studio (2)		
• Leisure Pool	}	\$11.4M
• Birthday Party Room		
• 8-lane by 25-yard Lap Pool		
		98,000 SF
		<b>\$29.1M building cost</b>

# Sites

SE 4<sup>th</sup> Street



SE 4th

228<sup>th</sup> Street

Kellman



City Hall



LWSD



Eastside Catholic



North

# LWSD Property

228<sup>th</sup> Street

232<sup>nd</sup>



Eastside Catholic HS Parking

Eastside Catholic

Street Improvements

SE 4<sup>th</sup> Street





North



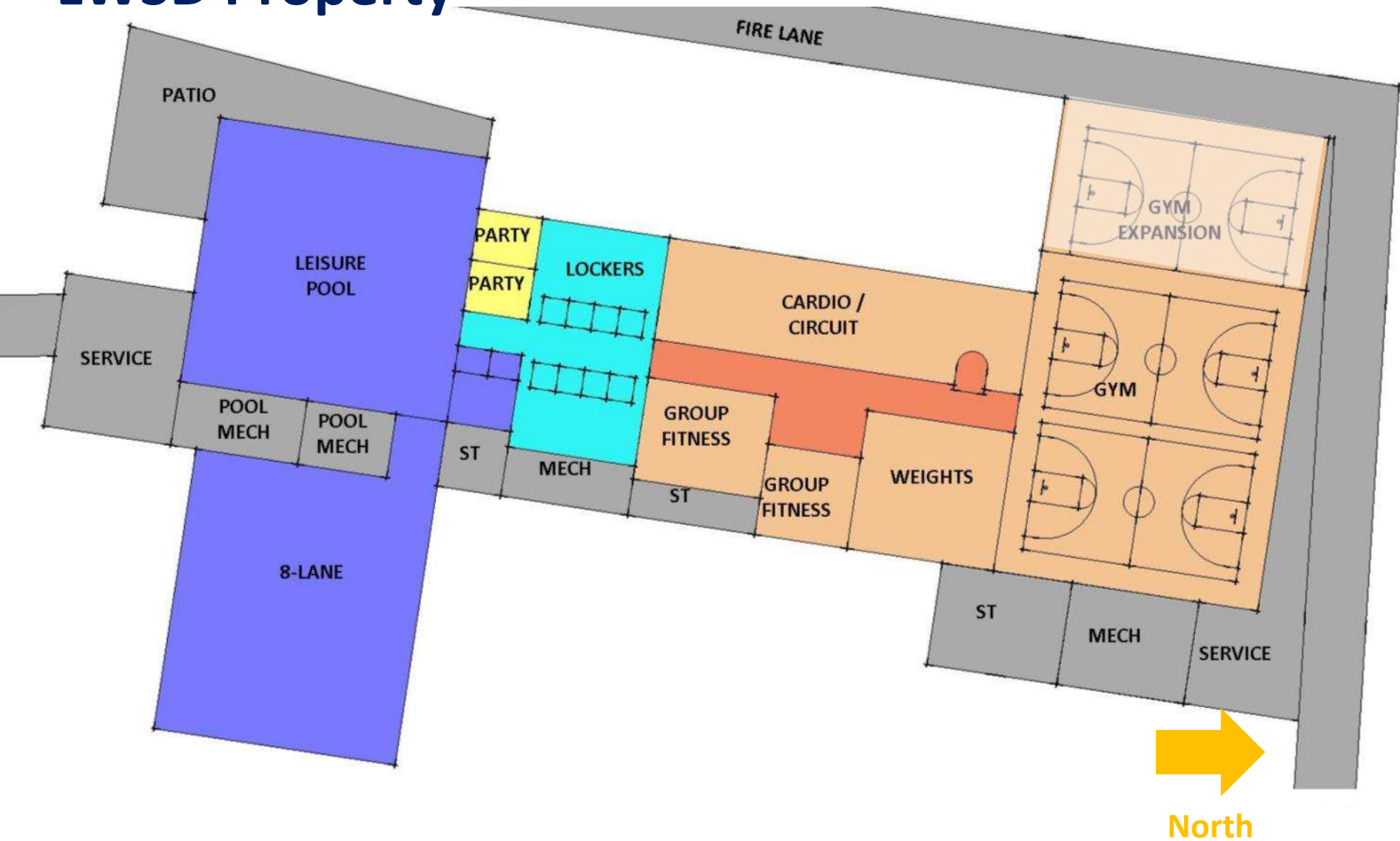
# LWSD Property

## Upper Level Plan



# LWSD Property

Lower Level Plan



# LWSD Property

## Site Analysis – Massing Perspective



# Lake Washington School District Budget

## Facility Construction

Building	\$29,133,686
Parking	\$10,847,089
Off-Site Construction*	\$5,100,000
Site Construction	\$4,202,009
Soft Costs	
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
<u>Contingency (10%)</u>	<u>\$5,929,768</u>
<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.

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

Intersection Improvements

SE 4<sup>th</sup> Street

Street Improvements

Wetland

Urban Green

228<sup>th</sup> Street

North

Commons Park

City Hall

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

Site Analysis



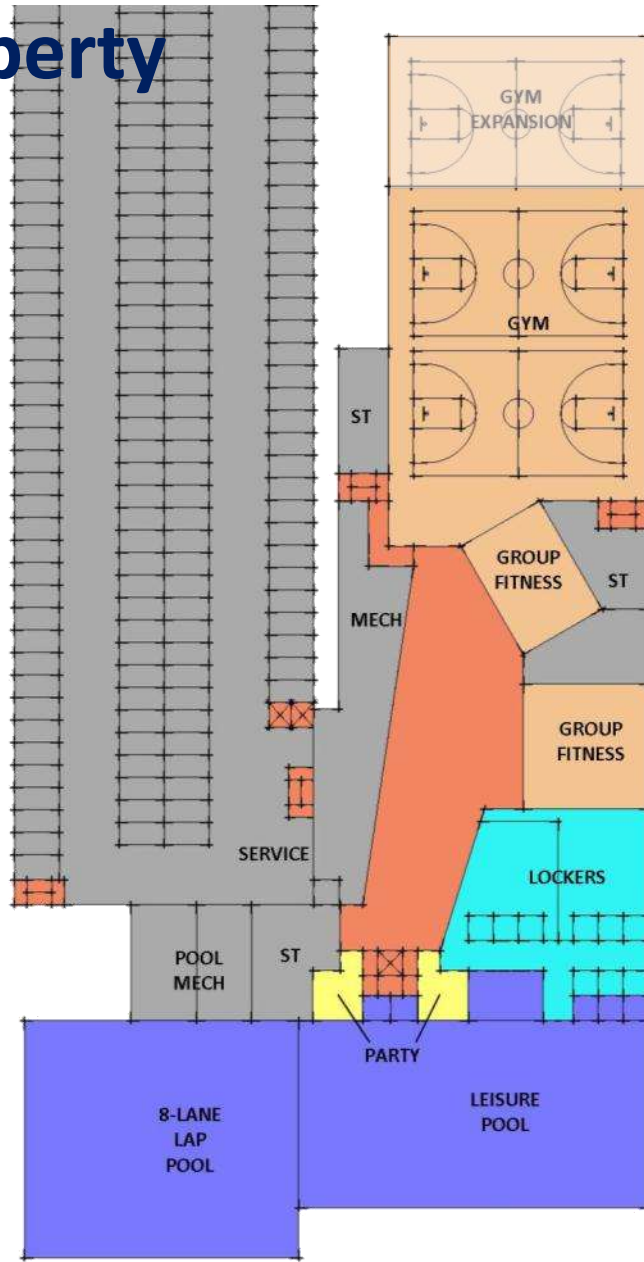
# SE 4<sup>th</sup> Property

## Site Analysis – Entry Level Plan



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

## Site Analysis – Lower Level Plan



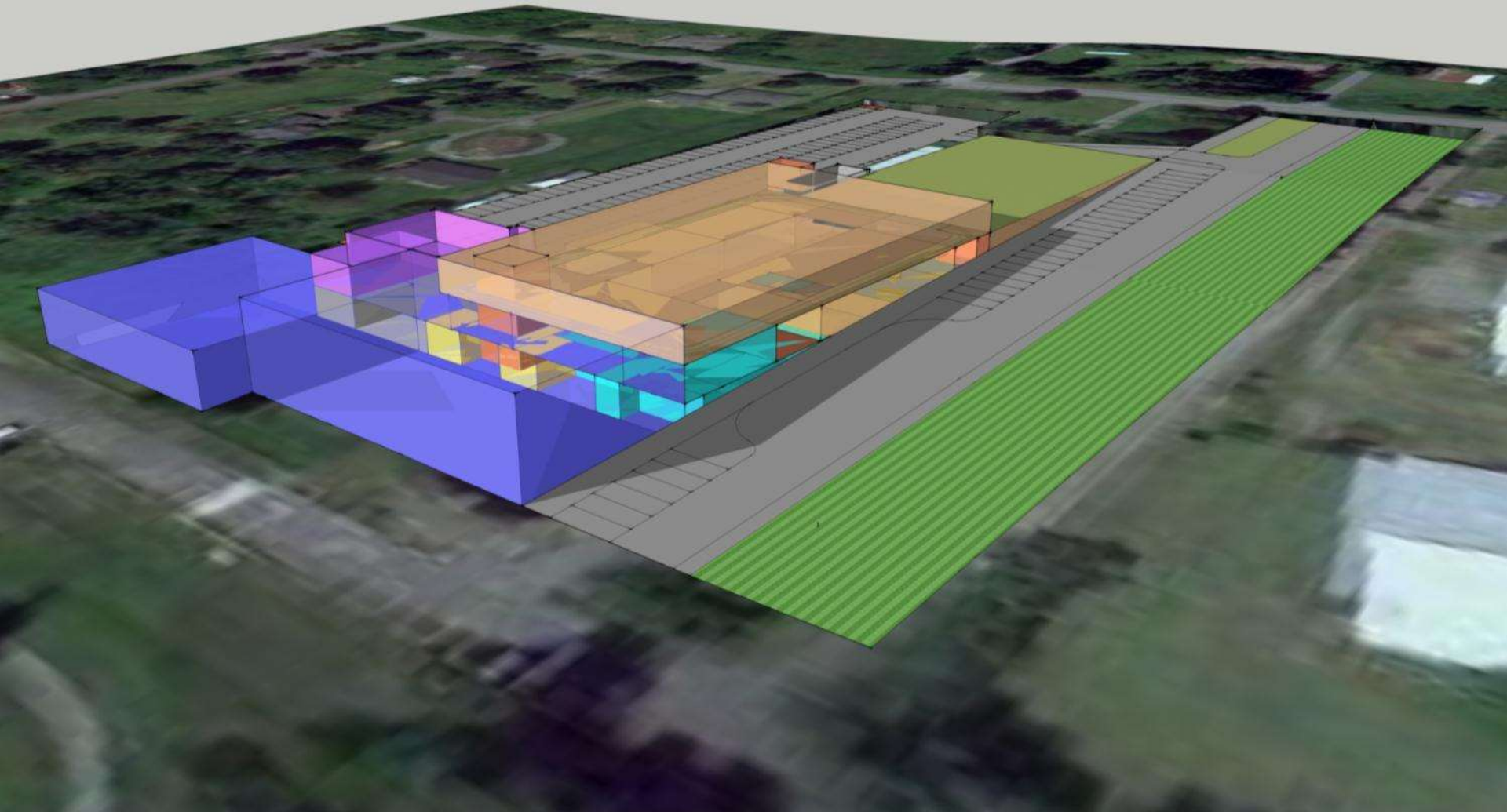
# SE 4<sup>th</sup> Property

## Site Analysis – Upper Level Plan



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

*Site Analysis – Massing Perspective*



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

*Site Analysis – Massing Perspective*





# 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%) \$5,573,034

**Total \$67,614,372**

\*Includes design and contingency for this line item

# SE 4th: Benefits and Challenges

## Benefits

- Investment in new Town Center
- Commitment to long-term vision
- Spreads City facilities
- View back to City Center
- Adjacent to Commons Park, green spine
- Access off SE 4th

## Challenges

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

# Kellman Property



Loop Road

City Hall

228th Street



North

Wetland

New Traffic Circles

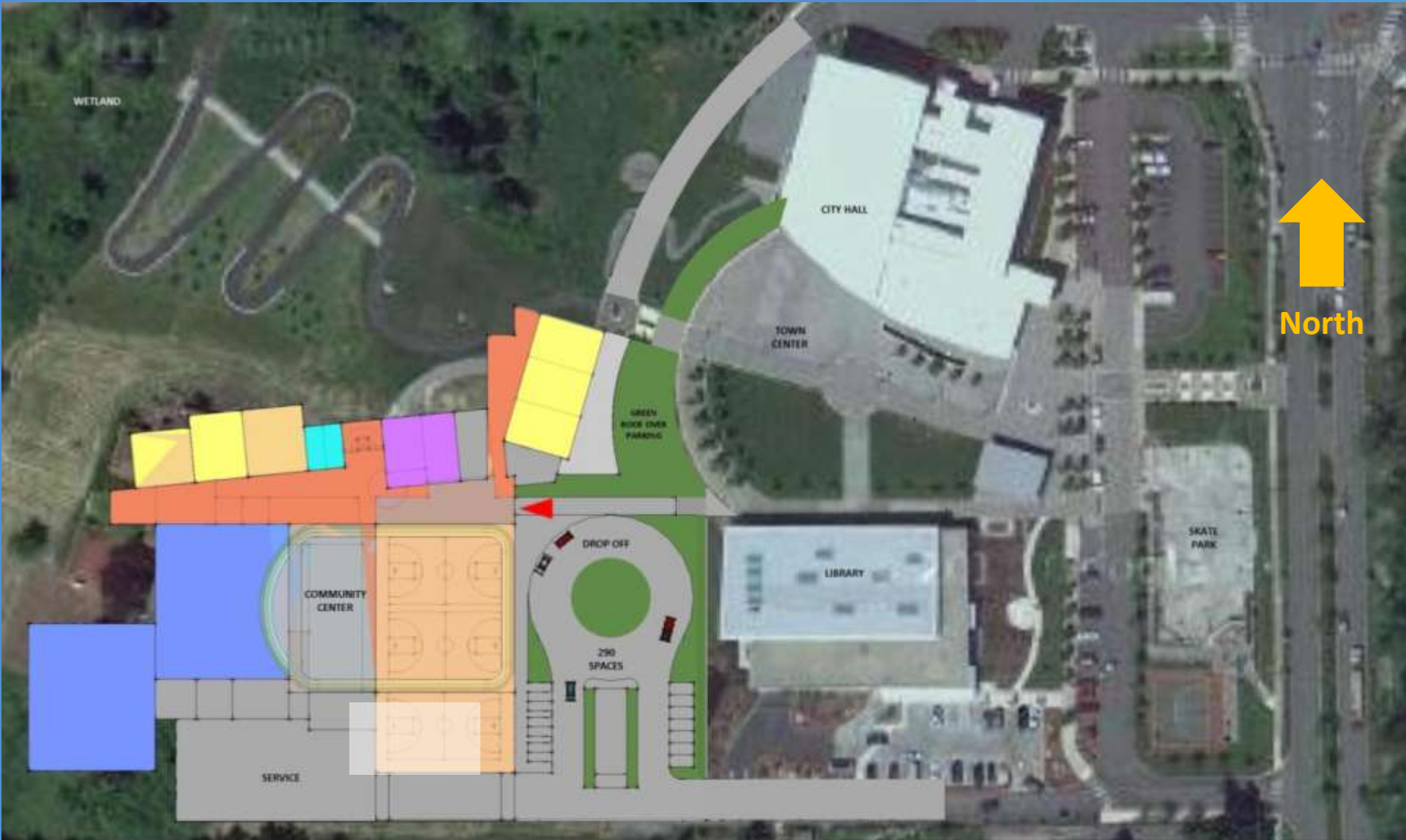
Library

Arbor School

Mary Queen of Peace

# Kellman Property

Site Analysis



# Kellman Property

## Site Analysis – Entry Level



# Kellman Property

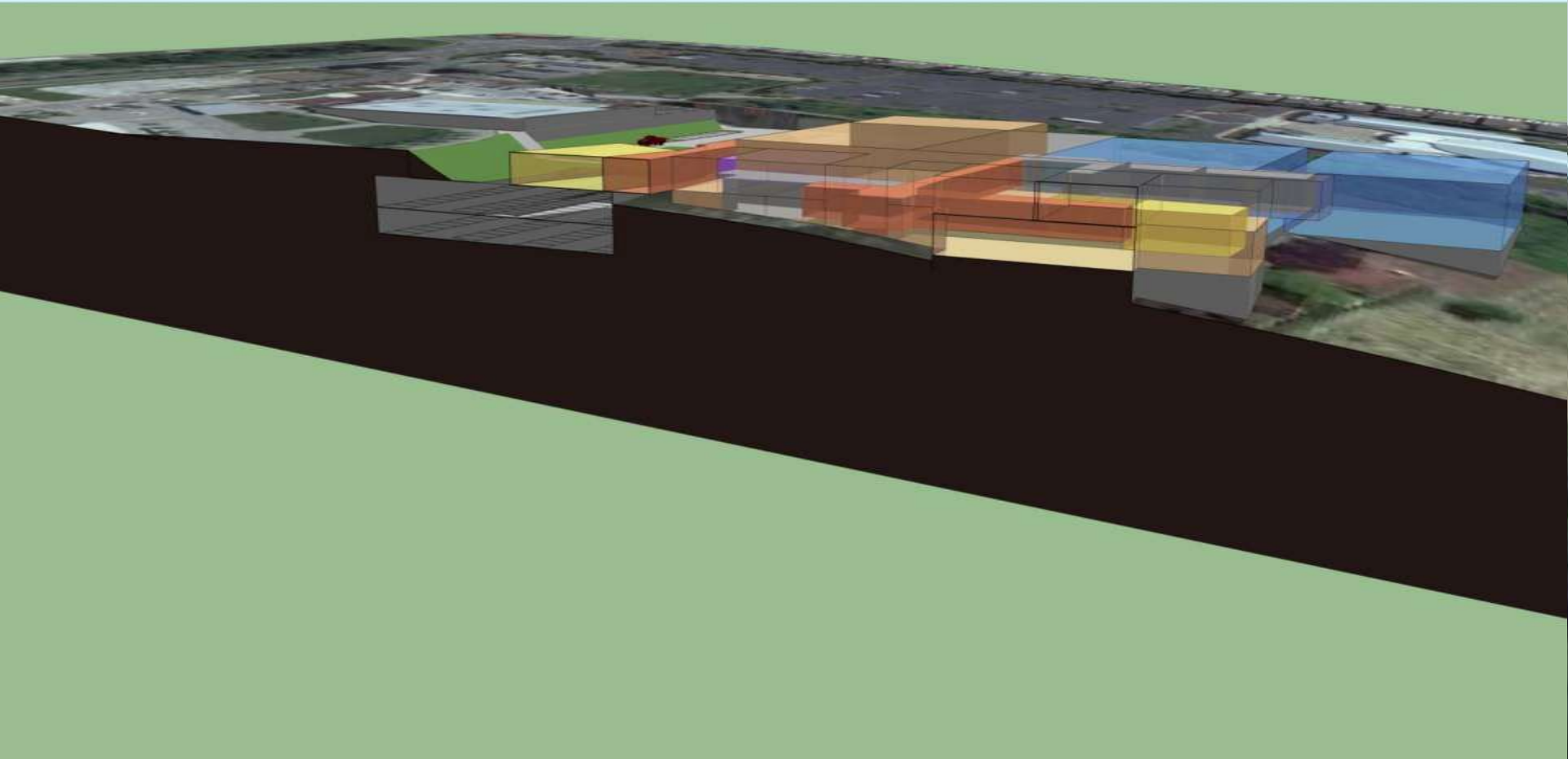
Site Analysis – Lower Level



# Kellman Property

*Site Analysis – Massing Perspective*







# Kellman Property

*Site Analysis – Massing Perspective*



# 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

**Total \$64,424,248**

\*Includes design and contingency for this line item

# 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>	\$5,100,000	\$7,120,000	\$3,160,000
<b>Site Construction</b>	\$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
<b>Sales Tax (9.5%)</b>	\$4,420,379	\$4,276,422	\$4,538,200
<b>Contingency (10%)</b>	\$5,929,768	\$5,573,034	\$5,569,477
<b>Total</b>	\$67,727,453	\$67,614,372	\$64,424,248
	+ \$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



## Programming Worksheet

Traditional Indoor Waterpark Aquatic Rides & Attractions	Target Age Groups								Entertainment Level				Low	
	1 to 3 years	3 to 5 years	5 to 8 years	Youth	Young Adult	Adult	Parents	Grandparents	Low	Medium	High	Very High		
Body Waterslide														180*
Inner-tube, "Cannon Bowl" Waterslide														
Inner-tube, "Crosswater" Waterslides														
"Octopus" Mat Racer Waterslide														
Children's Waterslide														150*
Themed Play Structure														
Two Body-flume Waterslides														
Interactive Sprays and Features														
Large Dumping Bucket														
Children's Pool														125*
Interactive Spray Elements														
Activity Pool														
Net Walk														
Water Basketball Area														
Floatables														
Whirlpool														50
"Lazy" River														
Adventure Channel														
Passive Channel														
Water Sprays & Features														

\*Estimated Hourly Capacity



# HOW TO MAXIMIZE USAGE

Many Aquatic Purposes and Programs

Memorable Experiences

Learn to Swim Development

Water Fitness

Wellness & Therapy

Relaxation

Social Interaction



Competition and Practice

Family Togetherness





# 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 watertainment at a different time of day



# WHY- AQUATIC MULTI-PLEX COMPONENTS

Multi-faceted Aquatic Elements

Water Walking

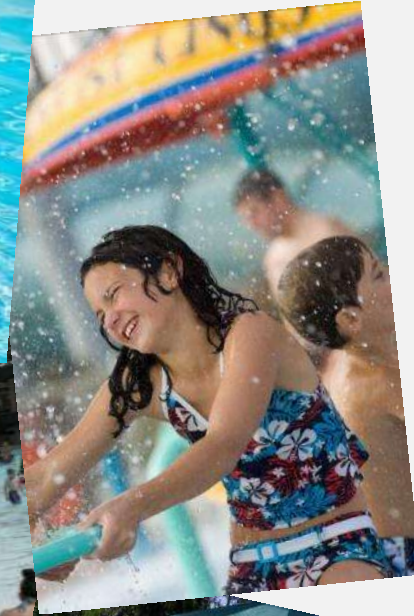
Providing Fitness Activities

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

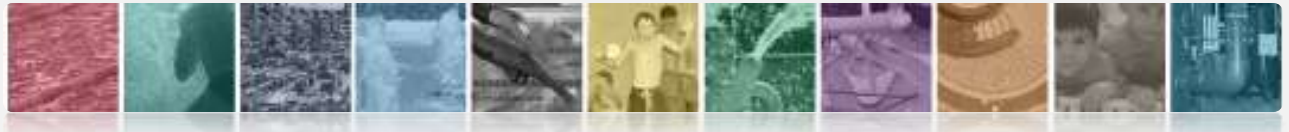
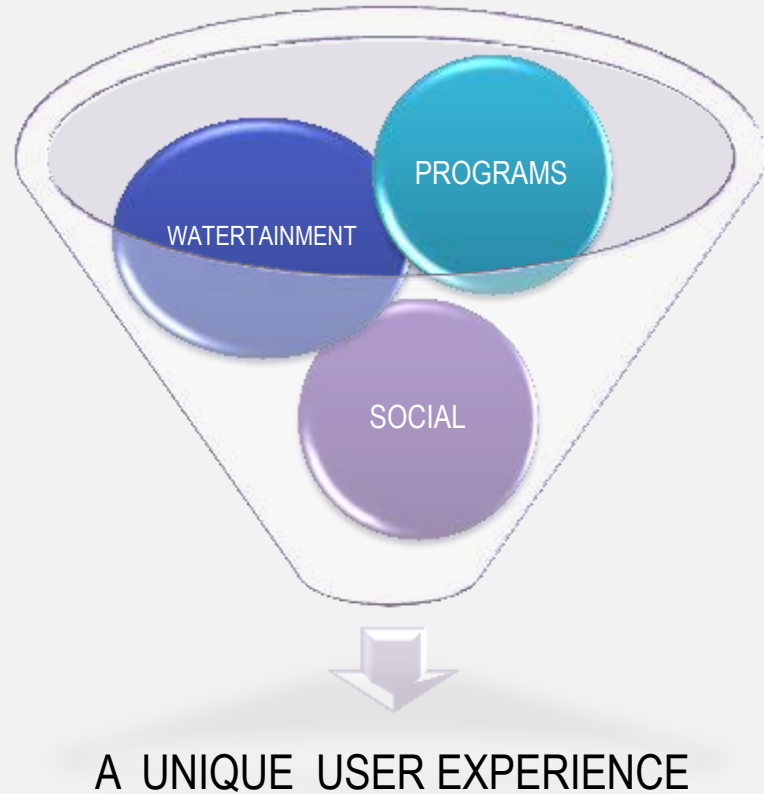




# ALL AREAS OF AQUATICS

## 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

<b>Component</b>	<b>Water Depths</b>	<b>Age Group Appeal</b>	<b>Desired Water Temperature</b>
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



Aquacise



Water Walking



Wellness



# WATER-TAINMENT

- WATER PLAY
- FRIENDLY COMPETITION
- RELAXATION

<b>Component</b>	<b>Water Depths</b>	<b>Age Group Appeal</b>	<b>Desired Water Temperature</b>
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 <ul style="list-style-type: none"><li>•Basketball</li><li>•Volley ball</li></ul>	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

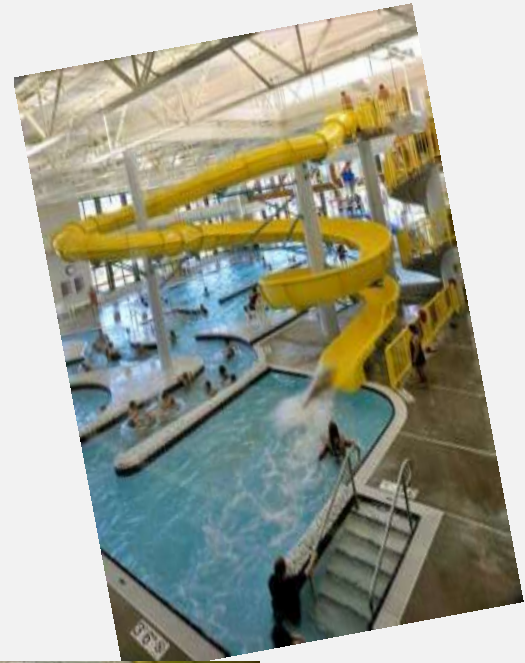


# Water-tainment

Play Structure



Water Slide Plunge



Zero Depth Entry

Run out Flume



Lazy River

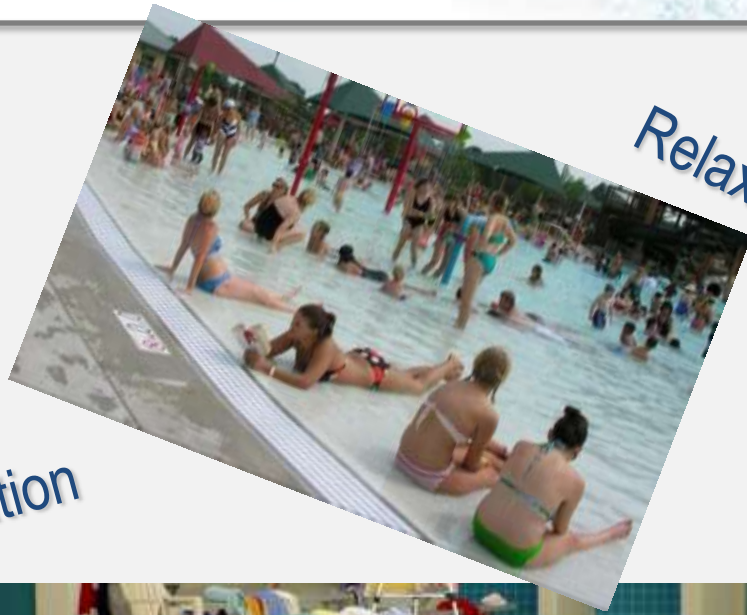


# SOCIAL

- CONVERSATION
- TOGETHERNESS
- RELAXATION

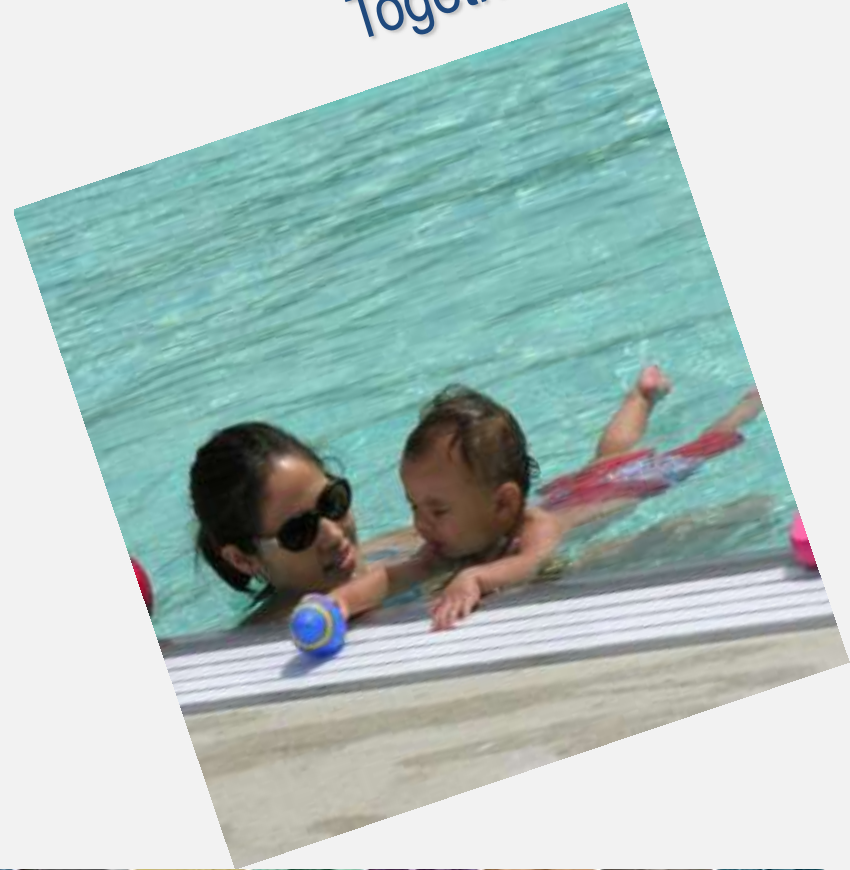
<b>Component</b>	<b>Water Depths</b>	<b>Age Group Appeal</b>	<b>Desired Water Temperature</b>
Zero Depth Entry	0 – 2'	All	86 to 88
Interactive Water Sprays	0 – 4'	Toddlers-Tweens	86 to 88
Water Play Structures	0 --4'	Children toTweens	86 to 88
Underwater Benches	3'6"	All	86 to 103
Lazy Rivers	3'6"	Tweens- 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



Relaxation

Conversation



Togetherness



# FACILITY TOUR CONCEPTION TO OPERATION



LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

**WTI**

WATER TECHNOLOGY INC.

BARKER RINKER SEACAT  
ARCHITECTURE

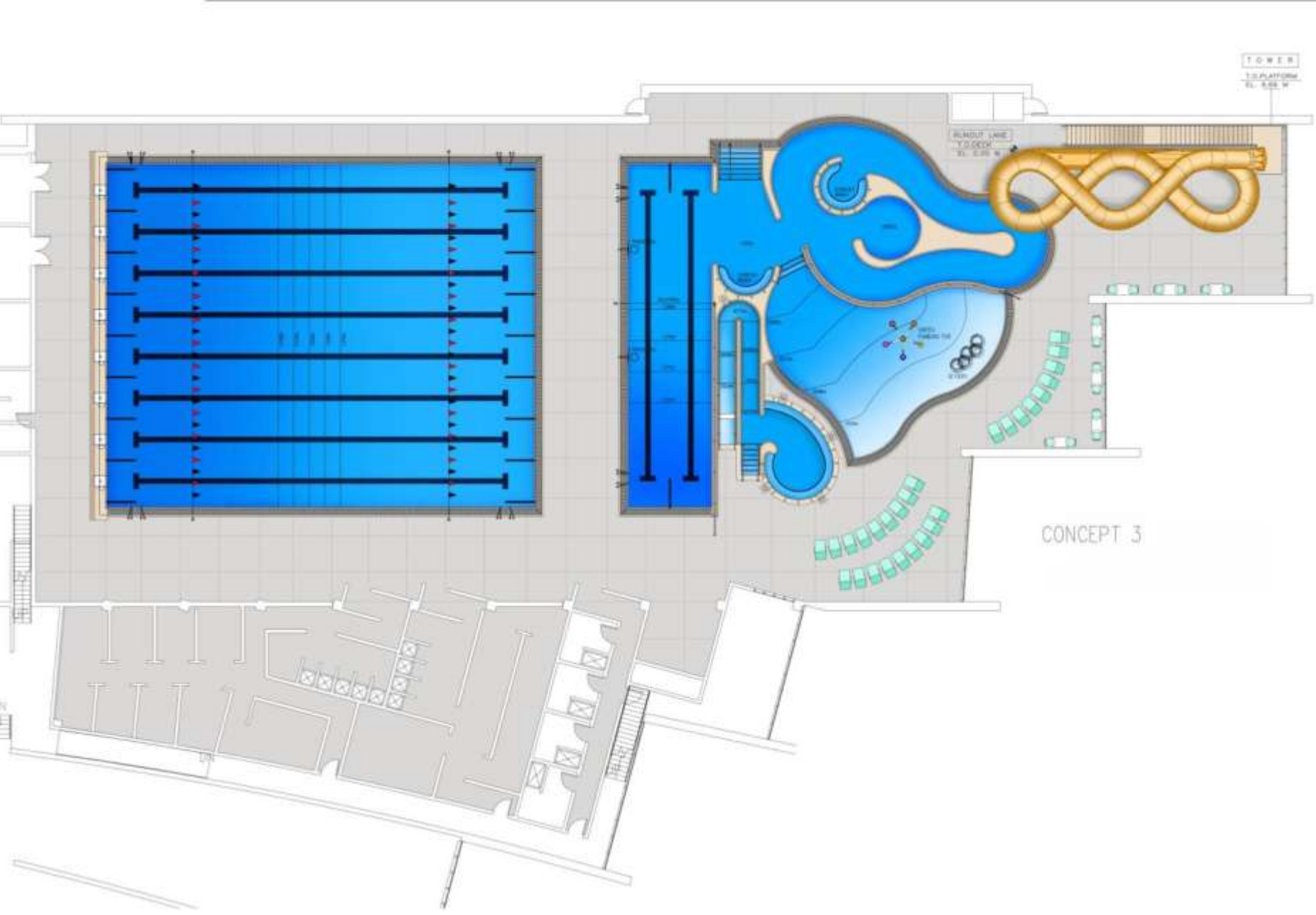


# Individual Pools

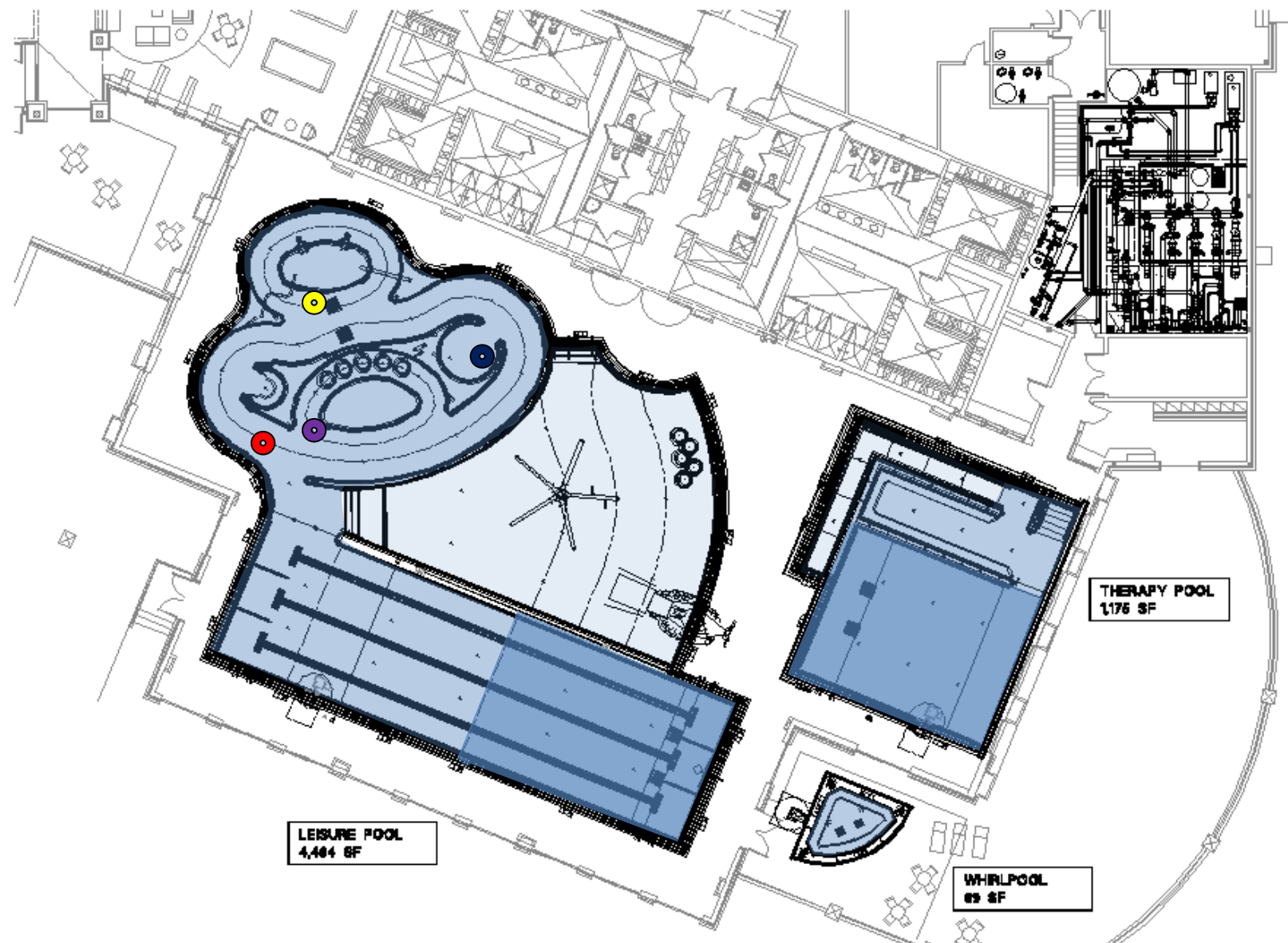
## Multiple Water Temperatures

### Located in same room





CONCEPT 3



**LEISURE POOL**  
4,464 SF

**THERAPY POOL**  
1,176 SF

**WHIRLPOOL**  
69 SF









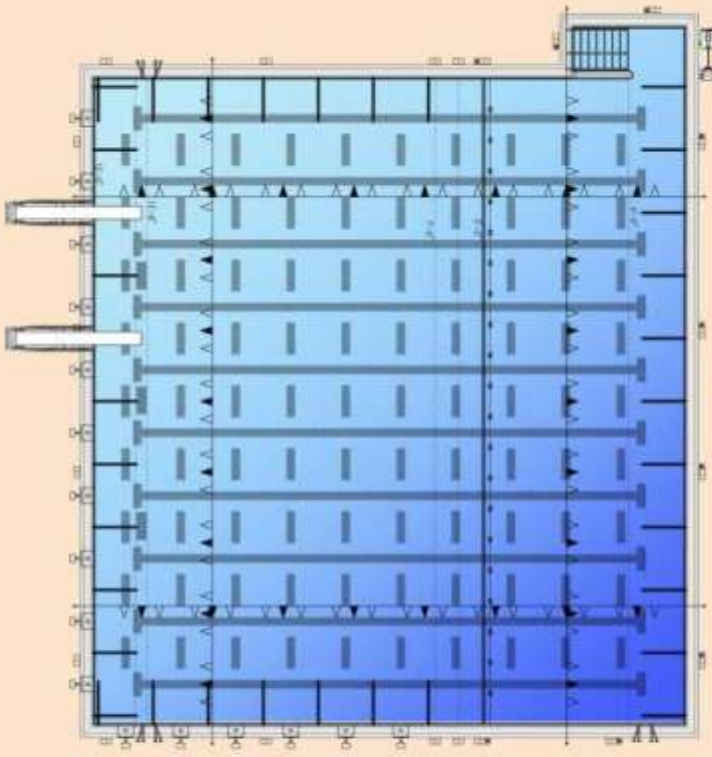
# Separated Pools

## Multiple Water Temperatures

### Located in different rooms

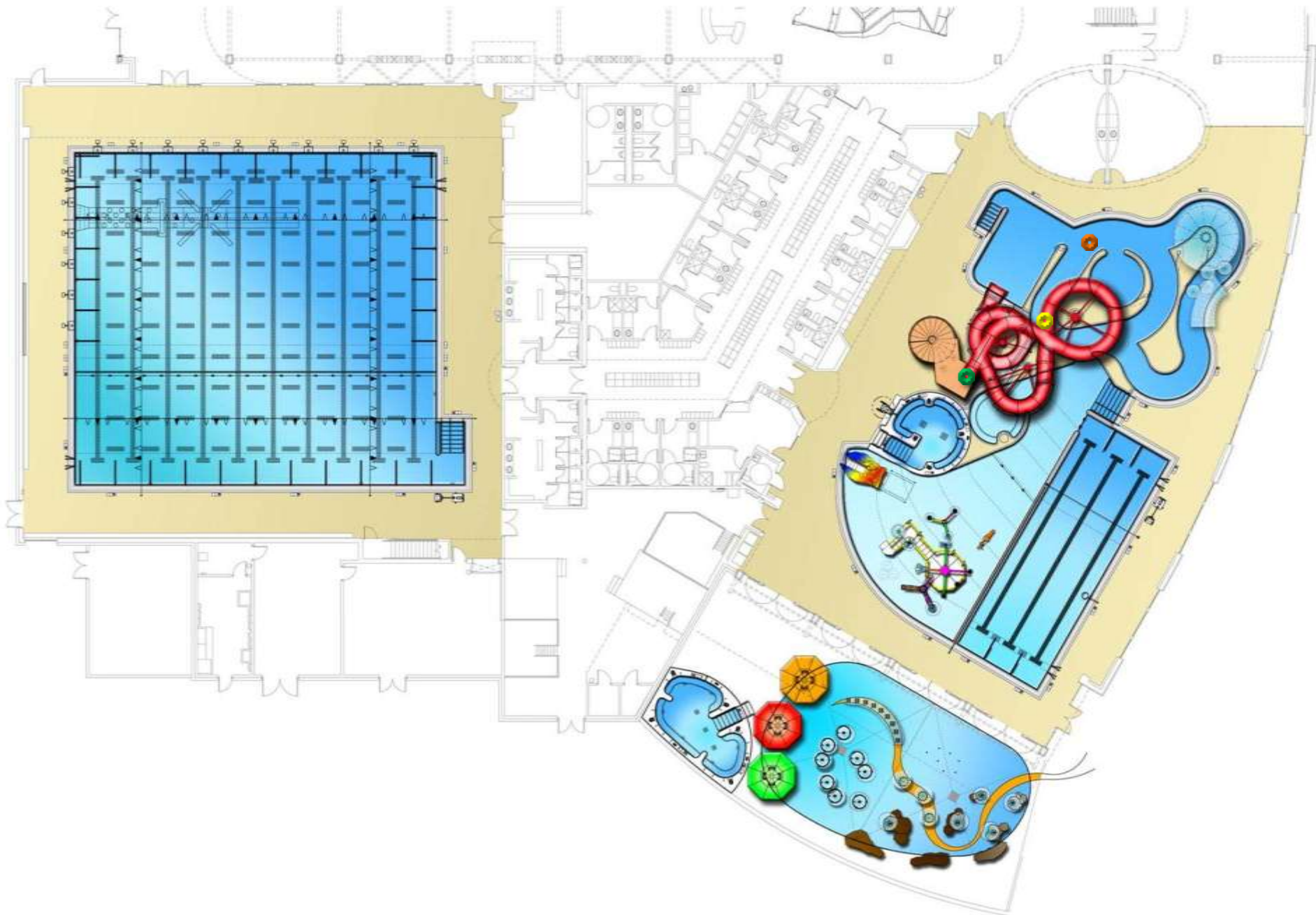






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2. 1000 3.0-1.0-1.5  
3. 1000 3.0-1.0-1.5



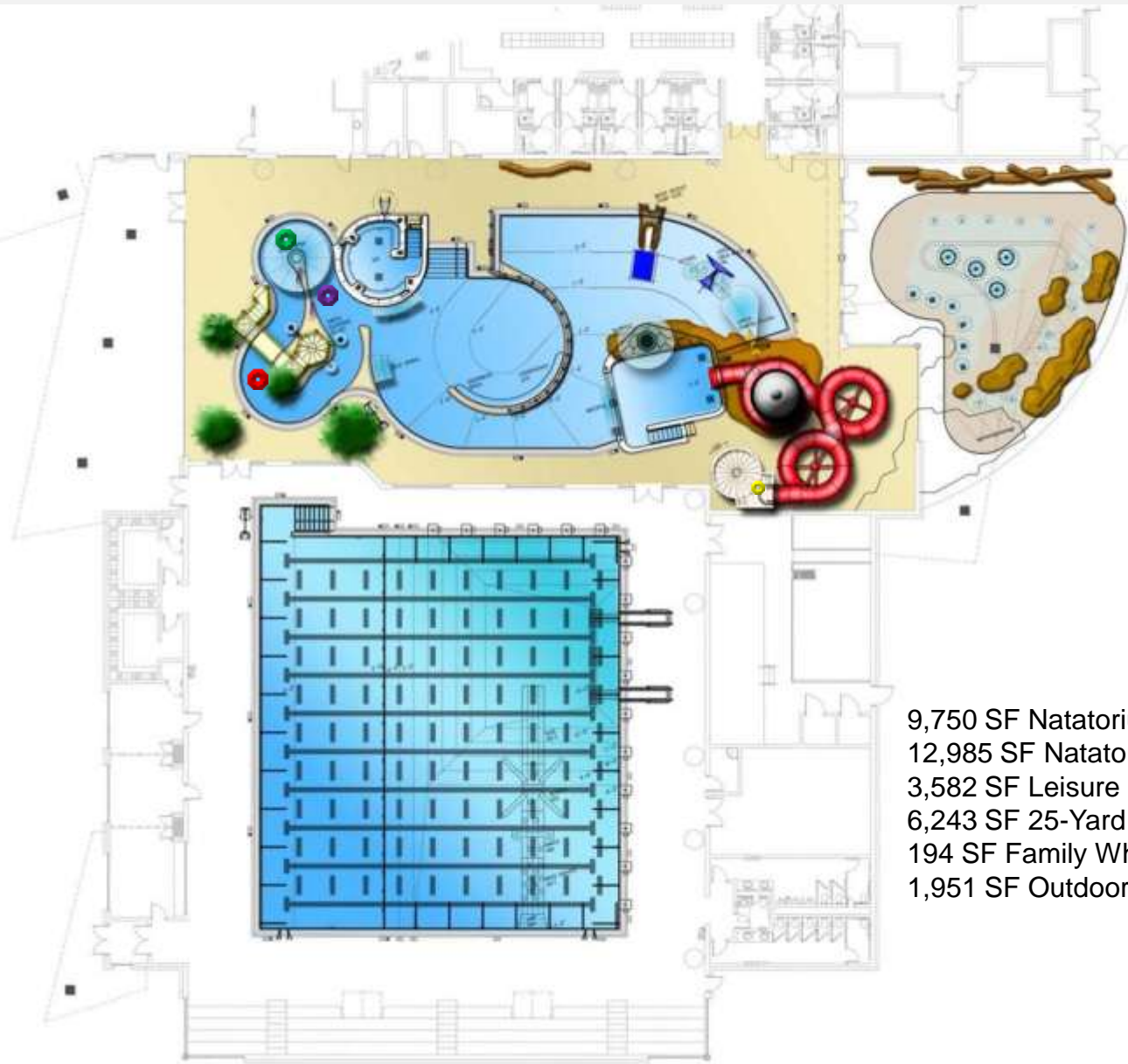












- 9,750 SF Natatorium (leisure)
- 12,985 SF Natatorium (competition)
- 3,582 SF Leisure Pool
- 6,243 SF 25-Yard X 25-Meter Competition Pool
- 194 SF Family Whirlpool
- 1,951 SF Outdoor Spray Pad





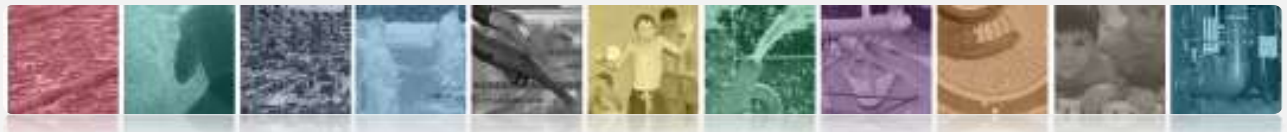
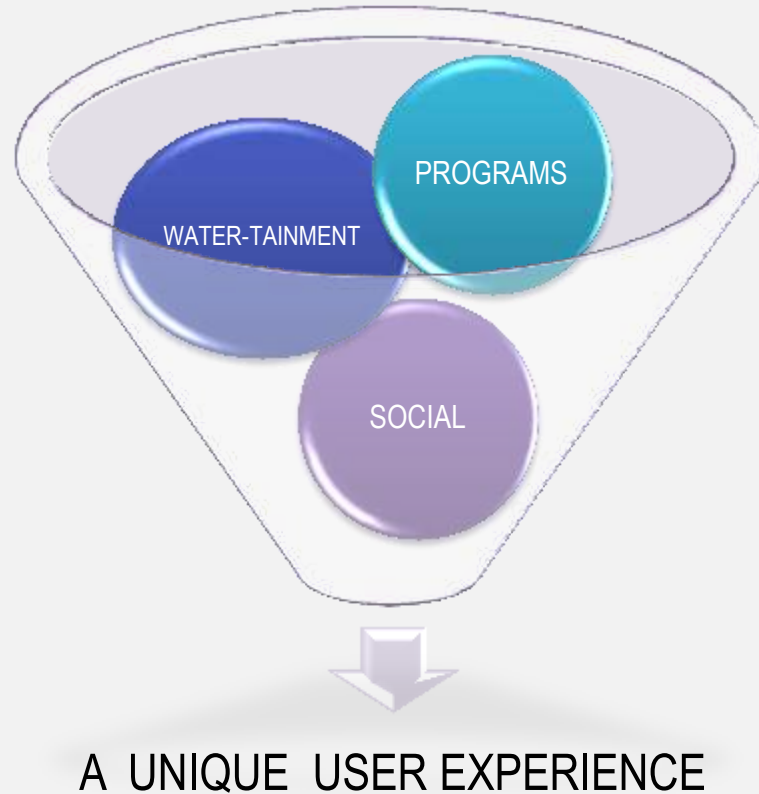
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# REPRESENTS OF ALL AREAS OF AQUATICS

## Balanced Aquatic Components

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





## Community Center Feasibility Study

### Aquatic Components Preferences

Workshop #3, May 9, 2011

Rank Top 5	Feature	Cost	Revenue	Water-tainment	Program	Social
	Zero Depth Entry	Low	\$\$\$	4	2	4
	Interactive Water Sprays	Low	\$\$	8	0	2
	Water Play Structure	Mid	\$\$	9	0	1
	Water Slide	High	\$\$\$	9	0	1
	Lazy River	High	\$\$\$	3	4	3
	Activity Area	Mid	\$\$	5	3	2
	Vortex	Low	\$	8	0	2
	Crossing Activity	High	\$\$	7	0	3
	Underwater Benches	Lo	\$\$	3	2	5
	Iconic Attraction	Extreme	\$\$\$	8	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
	Wellness Pool	Mid	\$\$\$	0	7	3
	Splash Pad	Mid	\$\$\$	8	0	2
<b>Total</b>						

Group Members:

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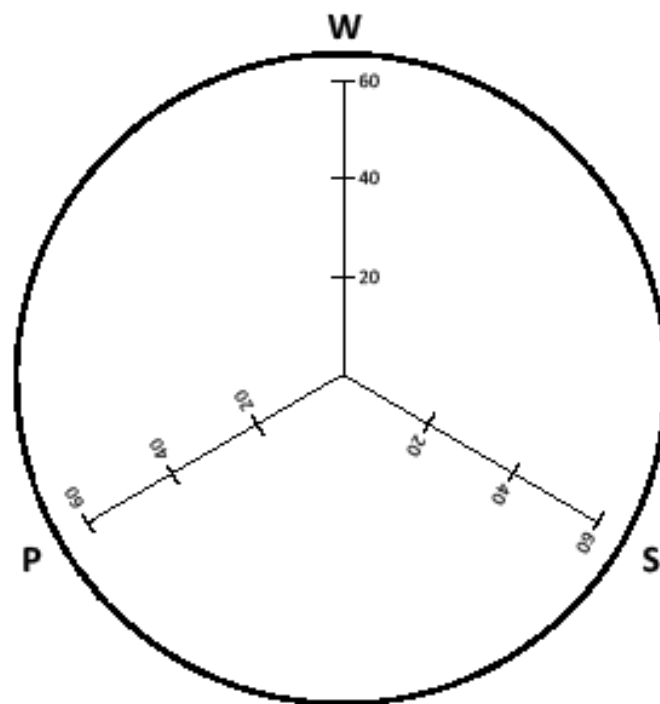
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**PREFERENCE MAP**



# 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>**



*Thank You!*