

Parks Funding Advisory Committee Meeting #4 Summary



November 14, 2018 7:00 – 9:00 p.m.
Shoreline City Hall Council Chamber

PFAC Attendees

Bill Franklin, Philip Herold, Joan Herrick, Carolyn Hope, Julian Larson, Esaac Mazengia, Sara Raab McInerney, Yvette Perez, Jeff Potter, Sally Wolf, Betsy Robertson, Cecelia Romero, Jean Hilde, Nan Skinner, David Chen

Absent: Don Bell, Jean Hilde

Meeting Goals

The committee will become familiar with the development process for the community & aquatic center concept designs and have the opportunity to review current concept designs, ask questions, and provide feedback.

Welcome

Allegra Calder from BERK Consulting welcomed everyone and provided an overview of the agenda. Members introduced themselves by describing their involvement in Shoreline's current community center & aquatics programs. Those who attended the October 27 park tour shared their impressions:

- It was a helpful exercise to begin identifying top priorities
- Seeing Brugger's Bog's playground under water evoked a sense of immediacy
- It was helpful to see the parks that need improvements
- For some members, it was their first visit to some of the parks
- The need feels endless compared to the available resources
- The amount of off-leash activity provided evidence of the need for places where people can let their dogs play
- Westminster Triangle is bigger than it looks on paper, but it is still a small space

Community & Aquatics Center Project Background

Why are we proposing a new facility?

Eric Friedli and Mary Reidy

Reasons why a new community and aquatics center is being considered were described. Main points included:

- Spartan Recreation Center is owned by the School District
- The Shoreline Pool is owned by the City, but sits on land owned by the School District
- The future of both properties is uncertain
- The pool needs major upgrades and operating costs are very high

History of the pool

Constructed in 1971 as a Forward Thrust pool intended for school use, the Shoreline Pool was transferred to the City of Shoreline in 1997. It has undergone numerous repairs and upgrades over the years. A 2014 assessment concluded that the pool needs substantial renovations to keep it operational. Based on that assessment, the City Council voted in 2015 to invest \$750,000 to keep the pool going through 2022. The 2017-2023 PROS Plan includes placing a new community/aquatics center proposal before the voters by 2020 with the goal of opening a new facility in 2022. The PROS Plan was adopted by the City Council on July 31, 2017.

How the preferred site was selected

Determining the location of a new community/aquatics center was based on the following criteria:

1. Central location within Shoreline
2. City development goals
3. Frequent transit opportunities
4. Vehicle accessibility
5. Pedestrian and bike accessibility
6. Visibility
7. Ease of land assembly
8. Ownership

Using these criteria, a site just down the street from City Hall on Midvale where Storage Court is currently located was selected. It is also adjacent to the Park at Town Center and will help further develop a Civic Center in Shoreline. Developing site-specific facility designs is critical to generate cost estimates.

How the program of use was developed

Having two separate facilities is an inefficient use of staff resources and not cost effective. Centralizing services is easier for the customer and easier to maintain. It also allows for a more multi-generational experience with something for everyone under one roof.

A 2016 Citizen Survey revealed that the most important indoor programming spaces were a walking and jogging track, an exercise facility for adults 50 years or older, a leisure pool, and lanes for lap swimming.

In 2018 WRNS Studio and staff attended summer events to gauge public preferences regarding indoor and outdoor recreation elements. Roughly 800 individuals participated in a dot exercise. Favorite

elements included play structures, nature play, a farmers' market, lap swimming, bubble couch, swim lessons, ground spray, aqua aerobics, and more. Complete results can be reviewed at www.shorelinewa.gov/cac The results from these 2018 public outreach efforts were consistent with the general findings of the 2016 survey.

Concept Design

Mitch Fine and Edward Kim, WRNS Studio

Design

The facility design is centered around a courtyard that has the potential to interface with the Park at Town Center. The design contains a lobby, two-court gym, a community room, natatorium (a leisure pool and separate competitive pool), exercise spaces, an administrative suite, a stair and elevator that leads to a second floor with a jogging track that has a view of the gym and courtyard, a work out room, and restrooms.

The committee viewed massing diagrams of the proposed facility.

Questions/comments:

- Have we considered a retractable roof on the natatorium?
- The Park at Town Center could serve as the “front room” for the building
- Make Midvale a pedestrian-oriented street
- Give attention to the drop-off area
- Physical facility longevity is generally 50-75 years, depending on materials and building maintenance practices.
- Consider the leisure pool waiting line as a program because the line is sure to be long if Lynnwood is any guide.

Initial landscape designs for the courtyard and storm water retention were explored conceptually.

Cost Estimates

A professional cost estimator compared similar facilities and produced a benchmark cost estimate average of \$441/sf. Factors such as escalation, design contingency, contractor fees, and others led to a final estimate of \$560/sf. The directive from the City Manager has been to stay within an \$80 million budget. When the cost of the land, soft costs and building costs are combined, the project total equals \$79.8 million.

The designers explained that the \$560/sf is composed of costs related to substructure, shell and interiors of the facility, demolition, sitework, and below-the-lines costs and escalation.

Next Steps:

- Final touches on the conceptual design
- Public meeting on November 28 from 6:00 – 8:00 in Council Chambers to review the design

- WRNS Studio’s work will be complete by the end of the year
- The PFAC will make a funding recommendation to the City Manager by the end of March

Panel discussion

Angie Ramirez, James McCrackin, Mitch Fine, Edward Kim

The committee was invited to ask questions of the panel. Questions are in italics.

- *Angie and James: What is your highest priority?*
Angie: more programmable space
James: bringing everything together under one roof to maximize staff resources
- Is this facility sized appropriately for the growth in this area and the current demand? The consensus of regional pool facilities’ staff is that the pool can never be big enough to meet demand. One solution is to design for growth. Another is to program the facility to mitigate crowding and offer reduced rates for Shoreline residents.
- *How do we reassure the public that their investment will generate more revenue?* Staff is projecting revenue and cost projections for the new facility which should be available in December. Right now, the general fund subsidizes \$1.2 million of the pool and Spartan’s services. Staff anticipates that the new facility will reduce this subsidy.
- Life cycle cost scenarios project savings over time to determine at what point investments pay for themselves. WRNS is calculating those.
- *What are some potential energy saving measures for the pool?*
 - Heat recovery systems
 - Electric systems as opposed to gas
 - Regenerative filter systems
- Work has already gone into “value engineering” the design to make the facility more affordable.
- The \$80 million price tag came from 2016 preliminary design estimates. A price range of between \$67 and \$82 million was preliminarily approved by the City Council as part of the 2018 budget without a revenue source to pay for it. The budget development has been an iterative, cyclical process between staff and the consultants to arrive at this budget and design.
- Options have been considered to lower costs including designing a facility without a gym.
- *What do we know about the school district’s plans and what is the current use agreement?*
- The school district has not indicated any future plans for the current sites.
- The pool is used by the Shoreline School District, but also heavily used for swim lessons and lap swimming.
- The relationship between the City and Shoreline School District will change when a City-owned facility is constructed. The terms of that relationship are not yet known.
- *How much stadium seating is available?*
- The new pool seating capacity may not accommodate a competitive swim meet.
- Angie and James: Is there anything that didn’t make the cut that feels like a sacrifice? Only the size. Ultimately this design will produce a highly functioning, beautiful building for Shoreline.

Wrapping Up

WRNS Studio expressed their enthusiasm and gratitude for the privilege of working on this project.

Upcoming Meetings/Opportunities

- November 28 Public Open House, 6:00 – 8:00 p.m. City Hall Council Chamber
- December 5 PFAC meeting will focus on funding options and prioritizing criteria
- January 28 will be a dinner meeting with the City Council
- January 30 meeting will focus on preparing priority recommendations

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Project webpage: www.shorelinewa.gov/pfac