



CITY OF KIRKLAND
**RECREATION & AQUATICS
CENTERS FEASIBILITY STUDY**

FINAL REPORT | MARCH 31, 2023

opsis





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EXECUTIVE SUMMARY

The Recreation and Aquatics Centers Feasibility Study (RAFS) is a comprehensive and fundamental planning effort for the City of Kirkland to develop and further document the need for recreation and aquatic opportunities for its community members. The City of Kirkland has been pursuing the construction of an aquatics and recreation center since 2001, most recently in November 2015 when voters declined to establish a Metropolitan Park District (MPD) to fund a facility, primarily due to concerns with the MPD structure. The Kirkland community continues to express interest in aquatics and recreation centers.

The ongoing needs and interests for additional aquatics and recreation centers were recently documented through community feedback during the 2022 update to the Parks, Recreation and Open Space (PROS) Plan. The PROS Plan process included completion of a community needs assessment survey that received over 3,000 responses. Additional feedback was gathered through various stakeholder and community group meetings, open houses, and public hearings. Aquatics and recreation centers emerged as one of the highest needs of the community during that process.

The Kirkland City Council has expressed the desire to pursue a potential ballot measure in November of 2023 to invest in aquatics and recreational facilities and other parks amenities and programs. In preparation for the ballot measure City Council recognized that additional planning and design is necessary in determining the size, configuration, features and costs of construction/operations for future recreation and aquatics facilities.

The framework for this study is built upon the PROS Plan and the multiple efforts by city leadership to deliver a better quality of life through health and wellness opportunities for everyone in Kirkland's diverse and vibrant community. In July 2022 Opsis and its design partners, initiated work with the Parks and Community Services Department (PCS) to develop a robust facility feasibility study to identify, evaluate and select potential site locations and develop design concepts for five recreation and aquatic facilities. Background information produced for the study include market analysis, preliminary geotechnical, environmental, traffic and parking evaluations. The information developed by the consultant team helped inform the site selection process and was foundational in the development of the concept designs and costs outlined in the study.

SITE SELECTION AND ANALYSIS

Site selection was an integral part of the planning process. Four sites located within Kirkland were evaluated to support recreation and aquatic facilities. The four sites offered for analysis by Opsis included: Houghton Park and Ride (which the City is intending to acquire with funds included in the Preliminary 2023-2024 budget), North Kirkland Community Center and Park, Peter Kirk Community Center and Park, and Juanita Beach Park. These four sites were chosen because they are publicly owned, or soon to be publicly owned, spaces that are large enough for development of facilities. Also, they are in different areas of the city, located close to current or future public transportation, and are easy to access.

Site evaluation criteria was developed to provide a framework for comparing the sites to one another. The criteria included

development capacity, economic viability, stewardship of funding, support of diversity, equity, inclusion & belonging and regulatory approval. The primary criteria categories were further defined with sub-categories providing 18 areas of comparison. The criteria was evaluated on a 4-point scale with "excellent" being the highest score and "poor" being the lowest. Utilizing this methodology revealed that Houghton Park & Ride and North Kirkland Community Center Park were best suited to support the development of recreation and aquatics facilities. Greater detail regarding the site selection process is contained within the body of this report.

DEMOGRAPHIC AND MARKET ANALYSIS

The initial demographics and market analysis was developed in parallel with the site selection process to help inform the evaluation site criteria and provide data driven information to assist the design and PCS team in making informed decisions. Nationally recognized sports and recreation consultant Ballard*King & Associates used their years of experience working with communities throughout the country to quantify and qualify the various needs of the Kirkland community as well as what types of facilities can be supported. Their analysis highlighted that a growing number of families, adults, and seniors need more indoor places to play, recreate, and swim and that Kirkland is a stable and growing community with community members that have the ability to pay for the programs and services outlined in this study. Looking at national benchmarks reveals that the City is comparatively behind other communities of its size in terms of providing recreation and aquatic opportunities for its population.

STAKEHOLDER INPUT AND ENGAGEMENT

The robust community engagement included in the PROS Plan provided the impetus for this feasibility work. Community engagement and input for this study was sought through City staff and the Parks Funding and Exploratory Committee (PFEC). The design team had two touch points with PFEC during the study including a virtual meeting in October 2022 and an in-person presentation with questions and answers in January 2023. During the October meeting, a preference for the Houghton Park and Ride site and North Kirkland Community Center and Park site was revealed. Both Peter Kirk Park and Juanita Beach sites were eliminated from further consideration at that time due to site complexity, nostalgia and low scores from the criteria review. The PFEC and City Council provided input and feedback on the types of programs proposed for the facilities. This input and final site selections informed the concept designs developed for the study. The January meeting included a review of the final concept designs at each site including, capital, operating and potential annual costs to Kirkland taxpayers.

FACILITY CONCEPT DESIGN

The concept designs were developed using program data refined through a month's long iterative process with PCS. The final program and required space needs are a direct reflection of the market analysis and seek to provide needed opportunities and activities for the Kirkland community. The concepts embrace the idea of creating equitable allocation of recreation, aquatic and community activities by providing complementary services at Houghton Park & Ride and North Kirkland Community Center/Park.

A total of five concept options were developed which include:

- **Houghton Park and Ride**
 - Option A – Recreation/Aquatics/Community (103,000 square foot facility)
 - Option B – Recreation/Aquatics/Community (86,000 square foot facility)
- **North Kirkland Community Center Park**
 - Option A - Recreation/Aquatics/Community (74,000 square foot facility)
 - Option B1 - Recreation/Community (45,000 square foot facility)
 - Option B2 - Aquatics/Community (45,000 square foot facility)

The larger Houghton Park and Ride (HPR) site and location, allows for access to multimodal transportation and is adjacent to major arterial roadways including I-405, making it best suited to accommodate the larger build out of both program areas and parking identified for both concept options. The major differences between HPR Options A and B are the utilization of a 3-court gym verses a 2-court gym and a lap pool with 8-lanes verses 6-lanes. The larger area in Option A also requires the program areas be distributed over 3 levels in lieu of 2 levels. Building upward in lieu of outward allowed for a more cost-effective parking garage footprint and provides opportunity for westward views of Lake Washington from the upper level community rooms.

The North Kirkland Community Center Park (NKCC) site presents both challenges and opportunities. The site is in a residential neighborhood but has access to multimodal transportation along NE 124th St. and access east to I-405. The sloping site provides the opportunity to recess program areas and parking into the

topography and maintain a residential scale of building above grade. The program for NKCC Option A includes a 2-court gym, recreational and community focused programming, and a recreation pool. Option B1 and B2 are identical in size and configuration. The primary difference between the options is that Option B1 has a 2-court gym while Option B2 has a recreation pool in lieu of the gym.

All NKCC options will require frontage improvements along 103rd Ave. NE. The frontage improvements are necessary to provide traffic calming for vehicles entering the facility. Traffic calming devices such as a raised crosswalk and longer left-hand queuing lane on 103rd Ave. NE. will provide safe pedestrian access to and from the children's play area located on the east section of the park. A traffic signal will also be required at the corner of NE 124th St. and 103rd Ave. NE. to accommodate the increased vehicular and pedestrian traffic to the site.

CAPITAL AND OPERATIONAL COST ANALYSIS

Preliminary project cost estimates were provided by DCW Cost Management for the five concept designs outlined in the study. The feasibility cost plan was developed by analyzing the concept designs, architectural narrative, geotechnical, environmental and traffic analysis. The costs for each option include design and construction contingencies as well as escalation through May 2025.

The total project cost summary includes both construction costs, indirect construction costs, and escalation. The entirety of the feasibility cost plan is included in the appendix of this report. Operational costs were developed using the concept design program and plans. As part of the feasibility study process, Ballard*King

(B*K) developed an independent third-party plan for each of the concept options Kirkland is considering. Development of the operational plans is based on the market, the PCS cost recovery goals, and B*K's familiarity with operating similar facilities in the region. The operational analysis assumes a conservative approach to the development of each plan to not underestimate the funding required to operate and maintain the facilities. The operational plans are included in the appendix.

RECOMMENDATIONS

The Recreation and Aquatics Centers Feasibility Study is one component of the potential 2023 Parks Ballot Measure(s) exploratory process. This feasibility study and report concludes with five (5) viable options for consideration. These final options were shared with PFEC in January and City Council in February. Results and recommendations regarding these facility options and other elements from the PFEC process will be shared with City Council in March 2023.

PLANNING PROCESS

The planning process involved City staff and was initiated over a two-day workshop which included an initial on-site meeting with tours of the potential Recreation and Aquatics Centers sites. The City identified four sites as having the greatest potential to support new recreation and aquatic programming. The main site considerations focused on city-owned or soon-to-be owned city properties that are geographically equitable for the community. The four sites included Houghton Park & Ride, Juanita Beach Park, North Kirkland Community Center Park and Peter Kirk Park. During the workshop the design team and City staff collaborated on the creation of site evaluation criteria to be used in the site selection process and outlined the geotechnical, environmental and traffic information needed to inform the evaluation effort.

Once the evaluation criteria was established, GeoEngineers, Station 10 Engineering and TENW provided preliminary evaluations of geotechnical, environmental, civil and traffic conditions at the proposed sites.

GeoEngineers - Geotechnical: performed a site visit to each of the four proposed sites, and reviewed existing information, including geologic maps, previous geotechnical reports, available nearby well logs, and geologic hazard maps. Their findings were summarized for each of the four proposed sites. Project specific subsurface explorations were not advanced as part of their evaluation; however, preliminary geotechnical findings did provide quantifiable metrics to evaluate the sites under consideration.

GeoEngineers - Environmental: conducted a study to be used to help develop a short-list of preferred sites. Their engineers completed background data research on existing mapped critical areas on or adjacent to each of the four potential sites. Critical areas that were considered include wetlands, streams, lakes, wildlife habitat areas, frequently flooded areas, and associated buffers. They also reviewed jurisdiction under the Shoreline Management Act but did not include geologic hazard areas (steep slopes, landslide hazards, etc.), critical aquifer recharge areas, or tree management/landscape requirements in this study.

Station 10 Engineering - Civil: documented existing conditions at all the sites which included evaluation of existing infrastructure, utility connections, storm water mitigation, right of way and grading/topography conditions.

TENW – Traffic: provided an initial assessment on existing roadway conditions, parking demand, general site access and potential frontage improvements which may be required for future build out of the selected sites.

The information listed above is preliminary in nature but is adequate for establishing a rough order of magnitude from which the four sites could be evaluated. All geotechnical, environmental, civil and traffic information produced for the planning effort is included in the appendix of this report.



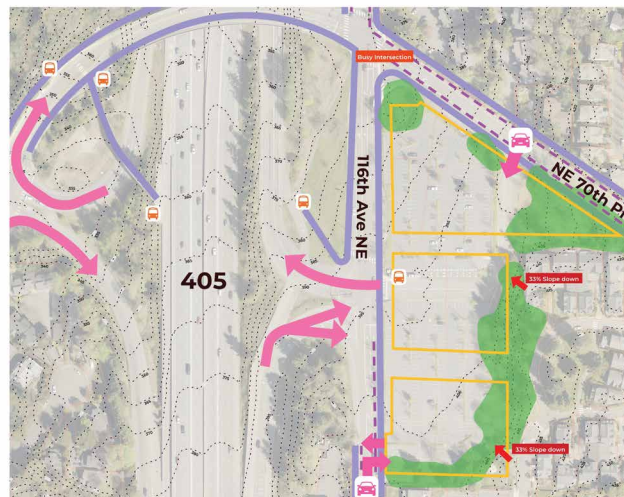
SITE SELECTION PROCESS

The site selection analysis sought to identify the sites that are best suited for the development of recreation and aquatics centers. Each site has its own unique characteristics, challenges and opportunities. The existing site conditions and analysis, developed and documented by Site Workshop provided a framework for both evaluation and comparison of the potential sites.

HOUGHTON PARK AND RIDE (4.8 AC)

Existing park and ride is easy to access via car and public transit with a site that is paved, relatively flat and includes strong buffer plantings separating it from the adjacent single family neighborhood.

- Site is easily accessible by car and transit with its proximity to I-405 and associated neighborhood networks
- Trees along east and south edge buffer site from surrounding neighborhood
- Relatively large and flat site is home to existing parking lots
- Potential views to the western sun and Lake Washington
- Property is soon to be owned by the City of Kirkland



JUANITA BEACH PARK NORTH (9 AC)

Large, under-utilized site adjacent to popular waterfront park of the same name but across a busy arterial. Site is further constrained by Juanita Creek and its buffer as well as soils unsuitable for cost efficient development.

- Connection to Juanita Beach Park South
- Large existing canopy trees with a range of health conditions
- Constrained site with adjacent natural areas and associated buffers (estimated 100' buffer from Juanita Creek) and soils with medium/high liquefaction potential
- Opportunity for shared parking between north and south sites
- Existing buildings/resources on site
 - Historic Forbes House on north end of site
 - Opportunity for indoor/outdoor event space and better integration of the house into the broader park.
- Interim off leash dog area at north edge
- Tennis courts
- 2 substandard grass baseball diamonds
- Gravel parking lot in SE corner



SITE SELECTION PROCESS

The site selection analysis sought to identify the sites that are best suited for the development of recreation and aquatics centers. Each site has its own unique characteristics, challenges and opportunities. The existing site conditions and analysis, developed and documented by Site Workshop provided a framework for both evaluation and comparison of the potential sites.

NORTH KIRKLAND COMMUNITY CENTER PARK (5.49 AC TOTAL - 3.82 AC WEST HALF)

Home to an existing 11,942 square foot community center, housed in a former church building. Site includes existing amenities like basketball courts, picnic area and a playground. However, use of these amenities is constrained by site topography and the presence of a neighborhood street bifurcating the property.

- Significant grade moving east to west on site
- Site is bifurcated by 103rd Ave (not a through street), separating existing playground and existing community center
- Site is bordered by NE 124th St—busy street, may require traffic signal
- Existing buildings/resources on site
 - North Kirkland Community Center and parking lot
 - Playground
 - Basketball court
 - BBQs/picnic table
- Site feels much quieter/more wooded/smaller scale than other sites
- Large trees scattered next to parking lot, forested buffer along west, north, and NE edges, small path/trail connection to adjacent neighborhood at NW corner of site
- Very close to Juanita High School



PETER KIRK PARK (13.08 AC)

Large, prominent downtown site that is home to several places important to the City including the Library, Kirkland's only outdoor swimming pool, Lee Johnson Field and several community buildings.

- Prominent site in Downtown Kirkland
 - Connection to commercial corridor leading to waterfront (Park Ln.)
 - Located adjacent to Kirkland Urban and Google development
- Existing buildings/resources on site
 - Library + parking structure
 - Peter Kirk Pool
 - Kirkland Teen Union Building (KTUB) / Peter Kirk Community Center
 - Kirkland Performance Center
 - Lee Johnson Field (Baseball)
 - Tennis courts / Basketball court
 - Skate park and Playground
- Possible FEMA 100 year floodplain (according to King County iMap)
- West edge of site along 3rd St. has impermeable pedestrian edge (limited access) to the south and bus stops to the north—elevation difference separates site from 3rd St.
- Significant grading east to west which makes building connections cumbersome
- Park lacks coherent identity and placemaking beyond the footprint of the baseball field. Various amenities are scattered around the park some of which may not be highest and best use of prime downtown open space.



EVALUATION CRITERIA

Providing a framework for comparing the sites to one another was achieved using a criteria matrix comprised of five categories. This methodology provided a means by which multiple aspects of each site could be evaluated against one another.

1. Development Capacity

- Accommodates program space needs
- Accommodates parking requirements
- Enhances park amenities and experience
- Optimal and effective use of site

2. Economic Viability

- Cost recovery potential
- Prominent frontage on major arterial
- Proximity to compatible amenities
- Partnership potential

3. Stewardship of Funding

- Site development cost (on-site / off-site improvements)
- Challenging site conditions (soils / topography)
- Land acquisition (if applicable)
- Project development cost
- Value added design

4. Supports Diversity, Equity, Inclusion & Belonging

- Balanced and complementary services to all
- Preserves and enhances outdoor recreation amenities
- Provides access to variety of transportation modes

5. Regulatory Approval

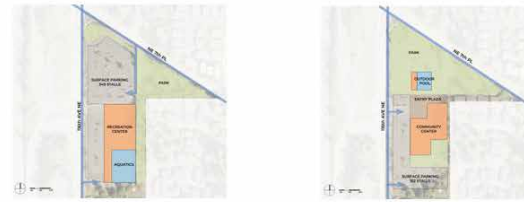
- Avoids wetlands, streams and steep slopes
- No lengthy permit and approval process

The following exhibits show the initial site evaluations conducted for Houghton Park & Ride, Juanita Beach Park, North Kirkland Community Center & Park and Peter Kirk Park.

Houghton Park & Ride

Site evaluation criteria is rated on a scale of 1-4

80%-100%	4	Excellent
60%-79%	3	Good
40%-59%	2	Fair
0%-39%	1	Poor



	Large Recreation & Aquatics	Medium Community Recreation
Development Capacity	Excellent	Excellent
Accommodates Space Program Needs	105,000 sf in 2 levels 4	45,000 sf in 2 levels 4
Accommodates Parking Requirements	349 surface parking stalls 4	154 surface parking stalls 4
Enhances Park Amenities & Experience	Indoor recreation focused 4	Provides new park area 4
Optimal & Effective Use of Site	Suited for destination recreation facility 4	Underdeveloped site for location 1
Economic Viability	Excellent	Good
Cost Recovery Potential	High 4	Medium / High 3
Prominent Frontage on Major Arterial	Transportation hub 4	Transportation hub 4
Proximity to Compatible Amenities	Proximity to I-405 3	Proximity to I-405 3
Partnership Potential	Medium / High 3	Medium 2
Stewardship of Funding	Excellent	Good
Site Development Cost (on-site / off-site improvements)	Frontage Improvements + \$1 million 4	Frontage Improvements + \$1 million 4
Challenging Site Conditions (soils / topography)	Minimal slope, soilier piles 4	Minimal Slope, soilier piles 4
Land Acquisition (if applicable)	TBC 1	TBC 1
Project Development Cost	\$105 - \$129 million 3	\$48 - \$59 million 3
Value Added Design	Appropriate program for large flat site 4	Remote site for community programs 2
Supports Diversity, Equity & Inclusion	Excellent	Excellent
Balanced & Complementary Services to All	Site suited for destination recreation 4	Remote site for community programs 2
Preserves & Enhances Outdoor Recreation Amenities	Potential for limited outdoor activities 3	Provides outdoor park space 4
Provides Access to Variety of Transportation Modes	Multi-modal access 4	Multi-modal access 4
Regulatory Approval	Excellent	Excellent
Avoids Wetlands, Streams and Steep Slopes	No critical areas 4	No critical areas 4
No Lengthy Permit and Approval Process	Zoning Change, SEPA and Parking Review 4	Zoning Change, SEPA and Parking Review 4

Juanita Beach Park

Site evaluation criteria is rated on a scale of 1-4

80%-100%	4	Excellent
60%-79%	3	Good
40%-59%	2	Fair
0%-39%	1	Poor



	Large Recreation & Aquatics	Medium Community Recreation & Aquatics
Development Capacity	Good	Excellent
Accommodates Space Program Needs	105,000 sf in 2 levels 4	45,000 sf in 2 levels 4
Accommodates Parking Requirements	349 parking stalls (2 levels) 4	154 surface parking stalls 4
Enhances Park Amenities & Experience	Limits park redevelopment / amenities 2	Limits park redevelopment / amenities 3
Optimal & Effective Use of Site	Reduces outdoor park area 1	Reduces outdoor park area 2
Economic Viability	Fair	Fair
Cost Recovery Potential	Medium 3	Medium / Low 2
Prominent Frontage on Major Arterial	Lacks frontage on major arterial 3	Lacks frontage on major arterial 3
Proximity to Compatible Amenities	Potential competition w/ local fitness club 1	Potential competition w/ local fitness club 1
Partnership Potential	Medium / Low 2	Medium / Low 2
Stewardship of Funding	Fair	Fair
Site Development Cost (on-site / off-site improvements)	Frontage Improvements + \$4 million 1	Frontage Improvements + \$2 million 3
Challenging Site Conditions (soils / topography)	100' shoreline setback, medium liquefaction 1	100' shoreline setback, medium liquefaction 1
Land Acquisition (if applicable)	None 4	None 4
Project Development Cost	\$153 - \$187 million 1	\$56 - \$72 million 2
Value Added Design	Over-development of site 1	Over-development of site 1
Supports Diversity, Equity & Inclusion	Fair	Good
Balanced & Complementary Services to All	Emphasis on building vs. park 4	Emphasis on building vs. park 4
Preserves & Enhances Outdoor Recreation Amenities	Removes 2.6 acres of park 1	Removes 2.1 acre of park 2
Provides Access to Variety of Transportation Modes	No mass transit connections 2	No mass transit connections 2
Regulatory Approval	Good	Good
Avoids Wetlands, Streams and Steep Slopes	Design concurrent with critical area review 3	Design concurrent with critical area review 3
No Lengthy Permit and Approval Process	Removal of historical building 2	Removal of historical building 2

Peter Kirk Community Center & Park

Site evaluation criteria is rated on a scale of 1-4

80%-100%	4	Excellent
60%-79%	3	Good
40%-59%	2	Fair
0%-39%	1	Poor

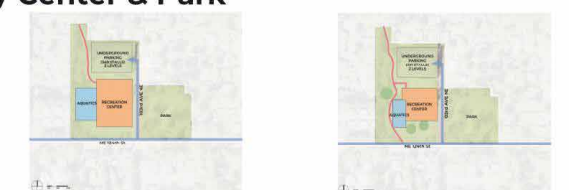


	Large Recreation & Aquatics	Medium Community Recreation & Aquatics
Development Capacity	Good	Excellent
Accommodates Space Program Needs	105,000 sf in 2 levels 4	45,000 sf in 2 levels 4
Accommodates Parking Requirements	349 parking stalls (2 levels) 4	110 parking stalls (1 level) 4
Enhances Park Amenities & Experience	Limits park presence and amenities 2	Maximizes park presence and amenities 4
Optimal & Effective Use of Site	Reduce available park land 2	Increases available park land 4
Economic Viability	Excellent	Good
Cost Recovery Potential	Medium 3	Medium 3
Prominent Frontage on Major Arterial	Traffic impacts and parking access 2	Existing traffic flow and parking access 4
Proximity to Compatible Amenities	Park Lane and Kirkland Urban 4	Park Lane and Kirkland Urban 4
Partnership Potential	High 4	High 4
Stewardship of Funding	Fair	Good
Site Development Cost (on-site / off-site improvements)	Frontage Improvements + \$4 million 1	Frontage Improvements + \$2 million 3
Challenging Site Conditions (soils / topography)	Flood plain, med-high liquefaction 1	Moderate slope, med-high liquefaction 2
Land Acquisition (if applicable)	None 4	None 4
Project Development Cost	\$157 - \$191 million 1	\$56 - \$68 million 2
Value Added Design	Compromises park redevelopment 4	Balances civic and park development 4
Supports Diversity, Equity & Inclusion	Good	Excellent
Balanced & Complementary Services to All	Indoor recreation and aquatics emphasis 3	Cultural and community emphasis 4
Preserves & Enhances Outdoor Recreation Amenities	Removes 2.3 acres of park 2	New amenities and outdoor pool 4
Provides Access to Variety of Transportation Modes	Multi-modal access 3	Multi-modal access 4
Regulatory Approval	Excellent	Excellent
Avoids Wetlands, Streams and Steep Slopes	Building in flood plain FEMA map revision 3	Structures out of flood plan 4
No Lengthy Permit and Approval Process	SEPA and Parking Review 4	SEPA and Parking Review 4

North Kirkland Community Center & Park

Site evaluation criteria is rated on a scale of 1-4

80%-100%	4	Excellent
60%-79%	3	Good
40%-59%	2	Fair
0%-39%	1	Poor



	Large Recreation & Aquatics	Medium/Large Community Recreation & Aquatics
Development Capacity	Fair	Good
Accommodates Space Program Needs	105,000 sf in 2 levels 4	70,000 sf in 2 levels 4
Accommodates Parking Requirements	349 parking stalls (2 levels) 1	231 parking stalls (2 levels) 2
Enhances Park Amenities & Experience	Over scale for site 1	Woven into park context 3
Optimal & Effective Use of Site	Eliminates park trail and landmark trees 1	Maintains park trail and landmark trees 3
Economic Viability	Fair	Good
Cost Recovery Potential	Medium 2	Medium / High 3
Prominent Frontage on Major Arterial	Fronts major access on NE 124th St. 3	Fronts major access on NE 124th St. 3
Proximity to Compatible Amenities	Close to Juanita High School 3	Close to Juanita High School 3
Partnership Potential	Low 1	Low / Medium 2
Stewardship of Funding	Fair	Excellent
Site Development Cost (on-site / off-site improvements)	Frontage Improvements + \$4 million 1	Frontage Improvements + \$2 million 3
Challenging Site Conditions (soils / topography)	Site slope 7.5%, liquefaction-medium 2	Site slope 7.5%, liquefaction-medium 2
Land Acquisition (if applicable)	None 4	None 4
Project Development Cost	\$147 - \$180 million 1	\$101 - \$124 million 3
Value Added Design	Over-development of site 2	Appropriate scale and use of site 4
Supports Diversity, Equity & Inclusion	Fair	Excellent
Balanced & Complementary Services to All	Recreation focused 3	Community and recreation focus 4
Preserves & Enhances Outdoor Recreation Amenities	Removes 2.6 acres of park 1	Removes 1.6 acres of park 2
Provides Access to Variety of Transportation Modes	Multi-modal / Potential Traffic Impact 4	Multi-modal access 4
Regulatory Approval	Good	Excellent
Avoids Wetlands, Streams and Steep Slopes	No critical areas; potential geological impacts 3	No critical areas; potential geological impacts 3
No Lengthy Permit and Approval Process	SEPA and Parking Review 4	SEPA and Parking Review 4

CONSIDERED SITES & RECOMMENDATIONS

Site evaluations were presented to PFEC in October 2022. Online polling during the meeting suggested a preference for the Houghton Park and Ride and North Kirkland Community Center Park sites. In November, staff made a recommendation to City Council to remove both Peter Kirk Park and Juanita Beach sites from further consideration at this time due to site complexity, nostalgia and low scores from the criteria review. **City Council supported this recommendation and the project scope was revised to two sites: Houghton Park & Ride and North Kirkland Community Center Park.**

PROGRAMMING

RECREATION, AQUATICS & COMMUNITY

At the initiation of this study an overarching program was developed based on community needs outlined in the 2022 PROS Plan. The program included area allocation based on historical data and the potential for maximizing revenue generation. The outcome was the creation of a working document that provided a baseline for multiple iterations with input and feedback from City staff.

A total of 12 versions were explored throughout the course of the study. Starting initially with a comparison of community focused programming and recreation-based programming, the scope and development was refined into the final programs that were used as the basis for the concept designs. The various programs have been tailored for each site with a focus on providing complementary services at two locations in Kirkland to best address the community needs.



HOUGHTON PARK & RIDE

The programming at Houghton Park & Ride (HPR) seeks to leverage the sites vehicular and multimodal means of access as well as size to provide a larger buildout of potential program area. With input from City staff, the design team developed programs for HPR Option A and HPR Option B. Both options feature the largest amount of recreation, aquatics and community space included in this study.

Option A

The indoor aquatics program includes a large warm water recreation pool with a slide and zero entry children’s play area with water features. The ramped entry provides ease of access for community members with mobility needs and a variety of pool depths can accommodate multiple activities from open swim to water aerobics and general rehabilitation exercises. The natatorium also includes an 8-lane 25-meter lap pool for general fitness and training.

The recreation spaces include a multi-purpose gym with 3-courts which can host a variety of recreation and community events. A walk/jog track encircles the upper level of the gym and provides 1 mile of exercise for every 9 laps. The fitness room is sized to accommodate cardio, free weight and cross training activities. A large and medium sized multi-purpose exercise and activity room rounds out the collection of spaces provided for the recreation area.

Community focused program areas include a 300 seat community / events room which can be subdivided into three separate event spaces for a multitude of activities. A commercial / catering kitchen is located adjacent to the community

Option A	103,000 sf
Recreation Space	32,200 sf
Multi-Purpose Gym - 3 court (17,899 sf)	
Walk /Jog Track - 9 laps / mile (5,514 sf)	
Fitness Room (5,931 sf)	
Multi-Purpose Exercise / Activity Room (1,646 sf)	
Multi-Purpose Exercise / Activity Room (1,202 sf)	
Aquatics Space	23,300 sf
Indoor Recreation Pool (water area 6,256 sf)	
Indoor Lap Pool - 8 lane 25 yard (5,000 sf)	
Community Space	12,500 sf
Community / Event Room - 300 seats (3,424 sf)	
Commercial / Catering Kitchen (1,092 sf)	
Stage / Classroom (1,149 sf)	
Childwatch (1,013 sf)	
Multi-Cultural Center (1,015 sf)	
Arts / Crafts Studio (1,277sf)	
Makerspace (1,330 sf)	
Support Space	9,000 sf
Administration (2,010 sf)	
Lockers / Universal Changing (3,460 sf)	
Support / Storage	

room to provide food service for events. The kitchen can also be used to host cultural events and serves as a demonstration kitchen for teaching and learning. Opposite the kitchen is the stage / classroom which consists of a raised platform that can serve as a performance platform for dance, music, presentations and any variety of performance events. When not being used for performances, the space can be utilized as a classroom to maximize programming

opportunities. Community spaces also include a childwatch area, multi-cultural center, arts & crafts studio and a makerspace.

Support areas such as locker rooms, universal changing rooms, storage and administrative offices are also included to round out the program.



Houghton Recreation & Aquatic Center - Option A

Option B

The program areas contained in Option B are similar to Option A with a slight reduction or reallocation of some program components. Variations in the program include a reduction of the community / events room to a 200 seat community / events room which can be subdivided into two separate event spaces but still can accommodate a multitude of activities. The commercial / catering kitchen is smaller but adequately sized to provide food service for events. Like Option A, the kitchen can also be used to host cultural events and serves as a demonstration kitchen for teaching and learning. The stage / classroom functions do not vary between options. Community spaces also include a childwatch area, multi-cultural center and makerspace but the arts & crafts studio is replaced with a game room.

The indoor aquatics program includes a larger warm water recreation pool with all of the same features as Option A. The lap pool is reduced by two lanes to a 6-lane 25-meter pool. The reduction of lap pool lanes provides more recreation water while reducing the overall area of the natatorium.

The recreation spaces include a multi-purpose gym with 2-courts which still provides ample space for hosting a variety of recreation and community events. The reduced gym volume also reduces the length of the walk/jog track increasing the amounts of laps to achieve 1 mile of exercise to 12. The fitness room is approximately 900 sf smaller but can still accommodate cardio, free weight and cross training activities. The multi-purpose exercise and activity rooms vary slightly in size but function the same as Option A.

The overall support areas are reduced proportionally to align with the reduced program areas in this option.

Option B	86,000 sf
Recreation Space	28,270 sf
Multi-Purpose Gym - 2 court (13,542 sf)	
Walk /Jog Track - 12 laps per mile (4,951 sf)	
Fitness Room (5,072 sf)	
Multi-Purpose Exercise / Activity Room (1,810 sf)	
Multi-Purpose Exercise / Activity Room (1,146 sf)	
Aquatics Space	18,560 sf
Indoor Recreation Pool (water area 8,108 sf)	
Indoor Lap Pool - 6 lane 25 yard (3,194 sf)	
Community Space	10,200 sf
Community / Event Room - 200 seats (2,380 sf)	
Commercial / Catering Kitchen (790 sf)	
Stage / Classroom (1,115 sf)	
Childwatch (856 sf)	
Multi-Cultural Center (1,154 sf)	
Makerspace (1,400 sf)	
Game Room (905 sf)	
Support Space	7,820 sf
Administration (1,822 sf)	
Lockers / Universal Changing (3,105 sf)	
Support / Storage	



Houghton Recreation & Aquatic Center - Option B

NORTH KIRKLAND COMMUNITY CENTER PARK

The programming for North Kirkland Community Center Park (NKCC) provides complementary functions to Houghton Park and Ride but the program offerings of any one of the three options are viable on their own. The program has been refined to address the sloping nature of the site and provides a “right sized” facility that can exist harmoniously with the surrounding residential neighborhood and park setting. Larger program areas are envisioned to be located on the lower level of the facility to reduce the overall height and size of the building. Similar to Houghton Park & Ride, input from the PCS staff informed the developed programs for NKCC Option A, NKCC Option B1 and NKCC Option B2.

Option A

The indoor aquatics program includes a warm water recreation pool with a slide and zero entry children’s play area with water features. The ramped entry provides ease of access for community members with mobility needs and a variety of pool depths can accommodate multiple activities from open swim to water aerobics and general rehabilitation exercises.

The recreation spaces include a multi-purpose gym with 2-courts which can host a variety of recreation and community events. A walk/jog track encircles the upper level of the gym and provides 1 mile of exercise for every 12 laps. The fitness room is sized to accommodate cardio and free weight training activities. A large and medium sized multi-purpose exercise and activity room rounds out the collection of spaces provided for the recreation area.

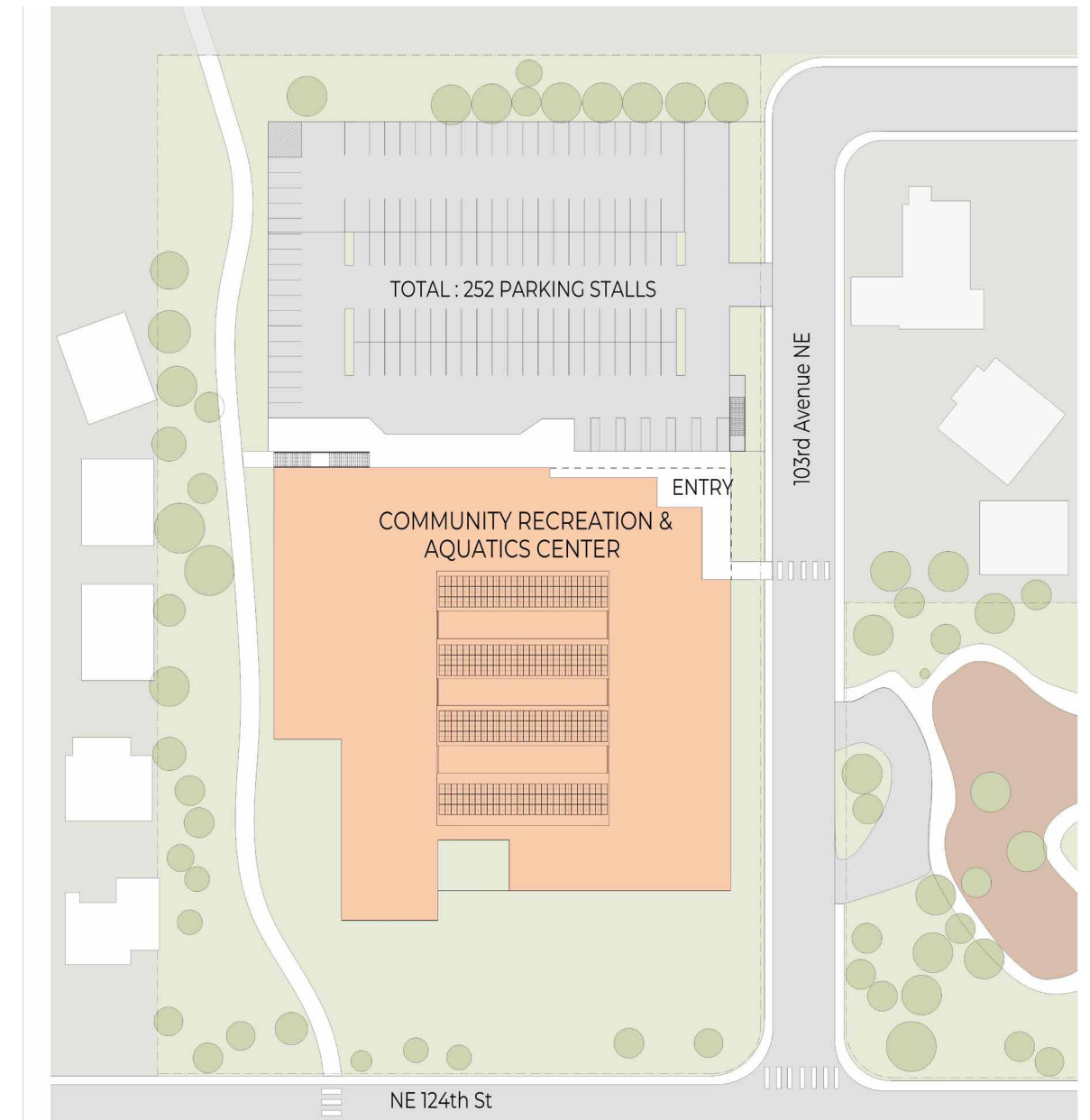
Option A	74,000 sf
Recreation Space	24,960 sf
Multi-Purpose Gym - 2 court (12,276sf)	
Walk /Jog Track - 12 laps / mile (4,409 sf)	
Fitness Room (3,629 sf)	
Multi-Purpose Exercise / Activity Room (1,761sf)	
Multi-Purpose Exercise / Activity Room (1,205sf)	
Aquatics Space	8,840 sf
Indoor Recreation Pool (water area 3,440 sf)	
Community Space	15,460 sf
Community / Event Room - 200 seats (2,390 sf)	
Commercial / Catering Kitchen (717 sf)	
Stage / Classroom (1,109 sf)	
Multi-Purpose Classroom (920 sf)	
Childwatch (1,042 sf)	
Senior Lounge (1,420 sf)	
Multi-Cultural Center (1,688 sf)	
Teen Center (1,116 sf)	
Arts / Crafts Studio (1,278 sf)	
Music Room (1,000 sf)	
Game Room (959 sf)	
Support Space	7,280 sf
Administration (1,710 sf)	
Lockers / Universal Changing (3,223 sf)	
Support / Storage	

Community focused program areas include a 200 seat community / events room which can be subdivided into two separate event spaces for a multitude of activities. The commercial / catering kitchen is located adjacent to the community room to provide food service for events. The kitchen can also be used to host cultural events and serves as a demonstration kitchen for teaching and learning. Opposite the

kitchen is the stage / classroom which consists of a raised platform that can serve as a performance platform for dance, music, presentations and any variety of performance events. When not being used for performances, the space can be utilized as a classroom. The program also features a senior lounge, teen center, music room, game room and multi-purpose classroom to provide multi-generational opportunities and activities.

Like HPR community spaces, NKCC also included a childwatch area, multi-cultural center and arts & crafts studio.

Support areas such as locker rooms, universal changing rooms, storage and administrative offices are also included to round out the program.



North Kirkland Community Center Park - Option A

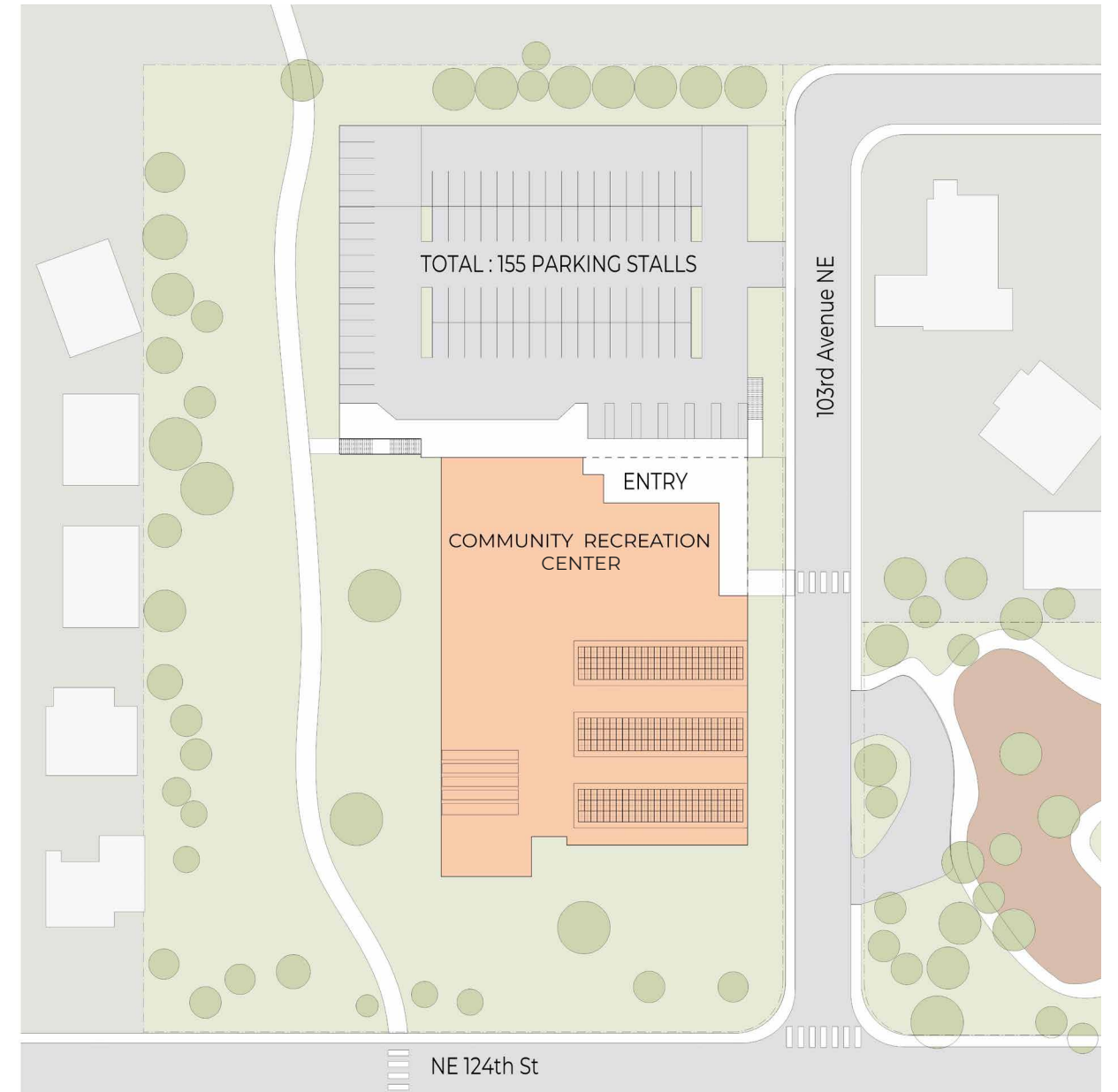
Option B1

Like Option A, community focused program areas include a 200 seat community / event room which can be subdivided into two separate event spaces for a multitude of activities. The commercial / catering kitchen is located adjacent to the community room to provide food service for events. The kitchen can also be used to host cultural events and serves as a demonstration kitchen for teaching and learning. Opposite the kitchen is the stage / classroom which consists of a raised platform that can serve as a performance platform for dance, music, presentations and any variety of performance events. When not being used for performances, the space can be utilized as a classroom. Other community spaces include a childwatch area, game room and arts & crafts studio.

Aquatics programming is not included in this option, but similar to the previous options, support areas such as locker rooms, universal changing rooms, storage and administrative offices are included to round out the program.

The recreation spaces include a multi-purpose gym with 2-courts which can host a variety of recreation and community events. The fitness room is sized to accommodate cardio and free weight training. A large and medium sized multi-purpose exercise and activity room rounds out the collection of spaces provided for the recreation area.

Option B1	45,000 sf
Recreation Space	19,500 sf
Multi-Purpose Gym - 2 court (12,250sf)	
Fitness Room (3,552 sf)	
Multi-Purpose Exercise / Activity Room (1,793sf)	
Multi-Purpose Exercise / Activity Room (1,045sf)	
Aquatics Space	
Community Space	9,000 sf
Community / Event Room - 200 seats (2,534 sf)	
Commercial / Catering Kitchen (766 sf)	
Stage / Classroom (1,420 sf)	
Childwatch (1,186 sf)	
Arts / Crafts Studio (1,355 sf)	
Game Room (1,023 sf)	
Support Space	5,030 sf
Administration (1,916 sf)	
Lockers / Universal Changing (1,930 sf)	
Support / Storage	



North Kirkland Community Center Park - Option B1

Option B2

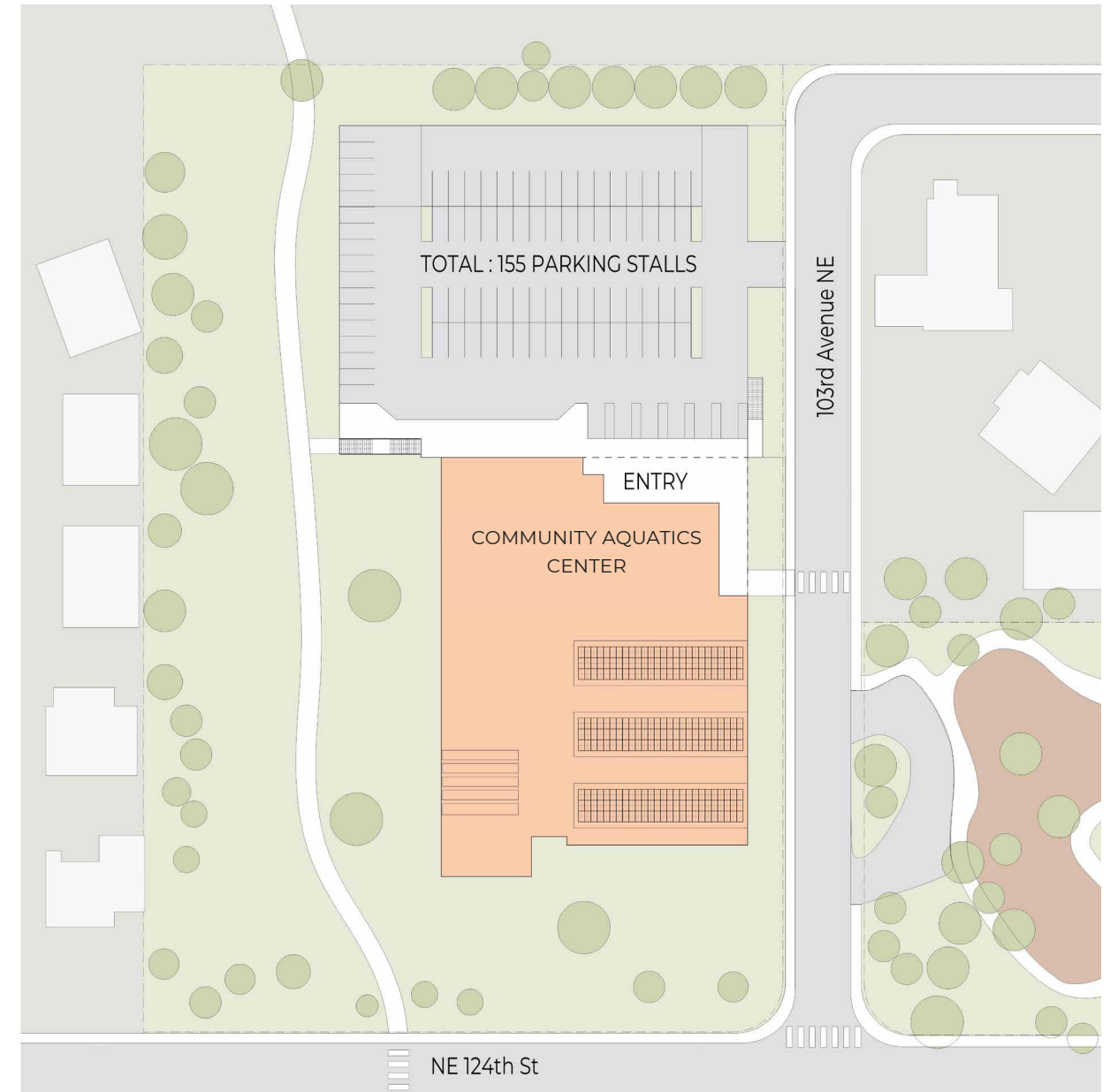
The community-based program areas in Option B2 are identical to option B1. The primary difference between the options is that the multi-purpose gym with 2-courts is replaced by an indoor recreation pool.

The indoor aquatics program includes a warm water recreation pool with a slide and zero entry children’s play area with water features. The ramped entry provides ease of access for community members with mobility needs and a variety of pool depths can accommodate multiple activities from open swim to water aerobics and general rehabilitation exercises.

The recreation spaces still include a fitness room sized to accommodate cardio and free weight training and a large and medium sized multi-purpose exercise and activity room.

Support areas such as locker rooms, universal changing rooms, storage and administrative offices are also included to round out the program.

Option B2	45,000 sf
Recreation Space	6,800 sf
Fitness Room (3,531 sf) Multi-Purpose Exercise / Activity Room (1,805 sf) Multi-Purpose Exercise / Activity Room (1,058 sf)	
Aquatics Space	11,820 sf
Indoor Recreation Pool (water area 5,450 sf)	
Community Space	9,580 sf
Community / Event Room - 200 seats (2,534 sf) Commercial / Catering Kitchen (766 sf) Stage / Classroom (1,420 sf) Childwatch (1,048 sf) Arts / Crafts Studio (1,355 sf) Game Room (1,029 sf)	
Support Space	7,650 sf
Administration (1,909 sf) Lockers / Universal Changing (3,734 sf) Support / Storage	



North Kirkland Community Center Park - Option B2

MARKET ANALYSIS

DEMOGRAPHICS

The demographics and market analysis highlighted that a growing number of families, adults, and seniors need more indoor places to play, recreate, and swim and that Kirkland is a stable and growing community with community members that have the ability to pay for the programs and services outlined in this study. Looking at National Recreation and Parks Association (NRPA) benchmarks reveals that the City is comparatively behind other communities of its size in terms of providing recreation and aquatic opportunities for its population.

Demographic information from Environmental Systems Research Institute (ESRI) utilizes 2020 Census data and their demographers for 2022-2027 projections. In addition to demographics, ESRI also provides data on housing, recreation, and entertainment spending and adult participation in activities. B*K also uses information produced by the National Sporting Goods Association (NSGA) to overlay onto the demographic profile to determine potential participation in various activities.

Service Areas: The information provided includes the basic demographics and data for the Primary Service Area with comparison data for the State of Washington and the United States.

Primary Service Areas are defined as the distance people will travel on a regular basis (a minimum of once a week) to utilize recreation facilities. Use by individuals outside of this area will be much more limited and will focus more on special activities or events.

Service areas can flex or contract based upon a facility's proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can influence participation, membership, daily admissions and the associated penetration rates for programs and services.

National Facility Benchmarks indicate a population of Kirkland's size would generally have:

FACILITY TYPE	AVERAGE INVENTORY	CURRENT INVENTORY
Recreation Center	2.3	0
Community Center	2.3	2 (PK & NK)
Senior Center	1.4	0
Aquatic Center	1.5	0
Outdoor Pools	2.2	1

AQUATICS & INDOOR RECREATION NEEDS ANALYSIS

Population	95,253
Total Households	39,349
Family Households	23,648
Median Age	39.9
Median Income	\$144,799

- Growing number of families, adults, and seniors who need more places to play, recreate, and swim.
- Very stable market in terms of population.
- Income points to the ability to pay for programs and services.
- Spending patterns suggest residents are currently paying for similar services.
- Full community profile supports multiple indoor facilities.

DEMOGRAPHIC SUMMARY

Primary Service Area

Population:	
2020 Census	92,175 ¹
2022 Estimate	95,253
2027 Estimate	98,472
Households:	
2020 Census	38,037
2022 Estimate	39,349
2027 Estimate	40,467
Families:	
2020 Census	23,357
2022 Estimate	23,648
2027 Estimate	24,540
Average Household Size:	
2020 Census	2.39
2022 Estimate	2.39
2027 Estimate	2.40
Ethnicity (2022 Estimate):	
Hispanic	7.9%
White	64.8%
Black	2.1%
American Indian	0.5%
Asian	18.5%
Pacific Islander	0.2%
Other	3.6%
Multiple	10.4%
Median Age:	
2020 Census	37.9
2022 Estimate	39.9
2027 Estimate	41.1
Median Income:	
2022 Estimate	\$144,799
2027 Estimate	\$162,497

- **The median age of the City points to a community that has a significant number of families with children.** This age group are significant users of indoor recreation facilities. However, it is important to note that modern recreation facilities have a multi-generational and multi-cultural approach to both the facility and programs within the facility.
- **The income level suggests that residents would have the ability to pay for recreation services and facilities.** The caveat to that is that the cost of living, as reflected in the household budget expenditures is significantly higher in the City. It is also important when looking at rates of spending for recreation to consider that those dollars are already being spent.

- **Age distribution points to 21.7% of the population being under the age of 18 and 17.4% being over the age of 65.** Both groups will be significant users of facilities.
- **18.5% of the population in the City is Asian with another 10.4% of the population in the City as Multiple races.** While the topic of race can be uncomfortable it should be acknowledged that one's race can impact participation rates for various activities. It is also important to note that these group within the City will need further engagement to understand how they might use a facility.

Anticipated Participation Number:

Utilizing the average percentage from Table-A above plus the 2020 census information and census estimates for 2022 and 2027 (over age 7) the following comparisons are available.

Indoor Activities	Average	2020 Population	2022 Population	2027 Population	Difference
Aerobics	17.6%	14,818	15,486	16,023	1,205
Basketball	7.3%	6,183	6,462	6,686	503
Bicycle Riding	14.7%	12,391	12,950	13,399	1,008
Boxing	1.5%	1,269	1,327	1,373	103
Exercise Walking	43.9%	36,982	38,649	39,989	3,007
Exercise w/ Equipment	19.2%	16,227	16,958	17,546	1,319
Gymnastics	2.0%	1,657	1,731	1,791	135
Martial Arts/MMA	1.7%	1,416	1,480	1,531	115
Pickleball	1.4%	1,172	1,225	1,268	95
Pilates	2.0%	1,726	1,804	1,866	140
Running/Jogging	16.2%	13,677	14,293	14,789	1,112
Swimming	15.9%	13,367	13,970	14,454	1,087
Table Tennis/Ping Pong	4.0%	3,363	3,514	3,636	273
Volleyball	3.8%	3,207	3,351	3,468	261
Weightlifting	13.2%	11,101	11,601	12,004	903
Workout @ Clubs	8.7%	7,371	7,703	7,970	599
Wrestling	1.1%	900	940	973	73
Yoga	10.9%	9,167	9,580	9,912	745

	Average	2020 Population	2022 Population	2027 Population	Difference
Did Not Participate	21.0%	17,708	18,506	19,147	1,440

Arts Participation:

In contrast to the National Sporting Goods Association (NSGA), it is difficult to locate one source for all information on participation in the arts. An added challenge is that participants are not surveyed with the frequency of those participating in the NSGA survey. The National Endowment for the Arts (NEA) is the source that B*K uses to provide insight into how Americans are spending their time with art and art-like activities.

It is important to note that the information that is produced by the NEA is not as specific as the information from the NSGA by comparison. As such, all the participation numbers that are reflected in this section of the report are national participation numbers and reflective of national trends.

A trend that is important for the reader to understand is that more and more, parks and recreation departments are becoming the home for arts and enrichment programming in communities. Through no fault of their own many school districts are having to make the hard decision to limit or eliminate art, music, theater, and the like from their curriculum. Subsequently, it has created an opportunity for many agencies to provide those programs. Many agencies have embraced this opportunity.

Important art footnotes and key takeaway findings from the 2017 survey instrument:

- In comparison to the 2012 findings the 2017 findings are much more positive.
 - Adults attending visual or performing arts activities grew by 3.6%.
- An area of substantial growth in the 2017 findings is reading poetry.
 - 18-24 year old who read poetry doubled.
 - Women showed notable gains.
 - Hispanic readers increased from 4.9% to 9.7%.
- The top three forms of arts attendance in the performing arts are:
 - Outdoor performing arts festivals.
 - Musicals.
 - Other performing arts events.

NEEDS ANALYSIS / MARKET CONCLUSION

The market analysis conducted under this study confirmed and quantified previous assumptions outlined in the 2022 community survey and PROS Plan. Primarily, the community survey revealed the following findings:

INDOOR AQUATIC & RECREATION CENTER

Most important need:

- Indoor aquatics center rated 1st
- Indoor recreation center rated 3rd
- Indoor Facility will increase participation
- 36% participants said recreation center or indoor aquatics would increase their participation

FACILITIES CREATE PROGRAMS AND SERVICES

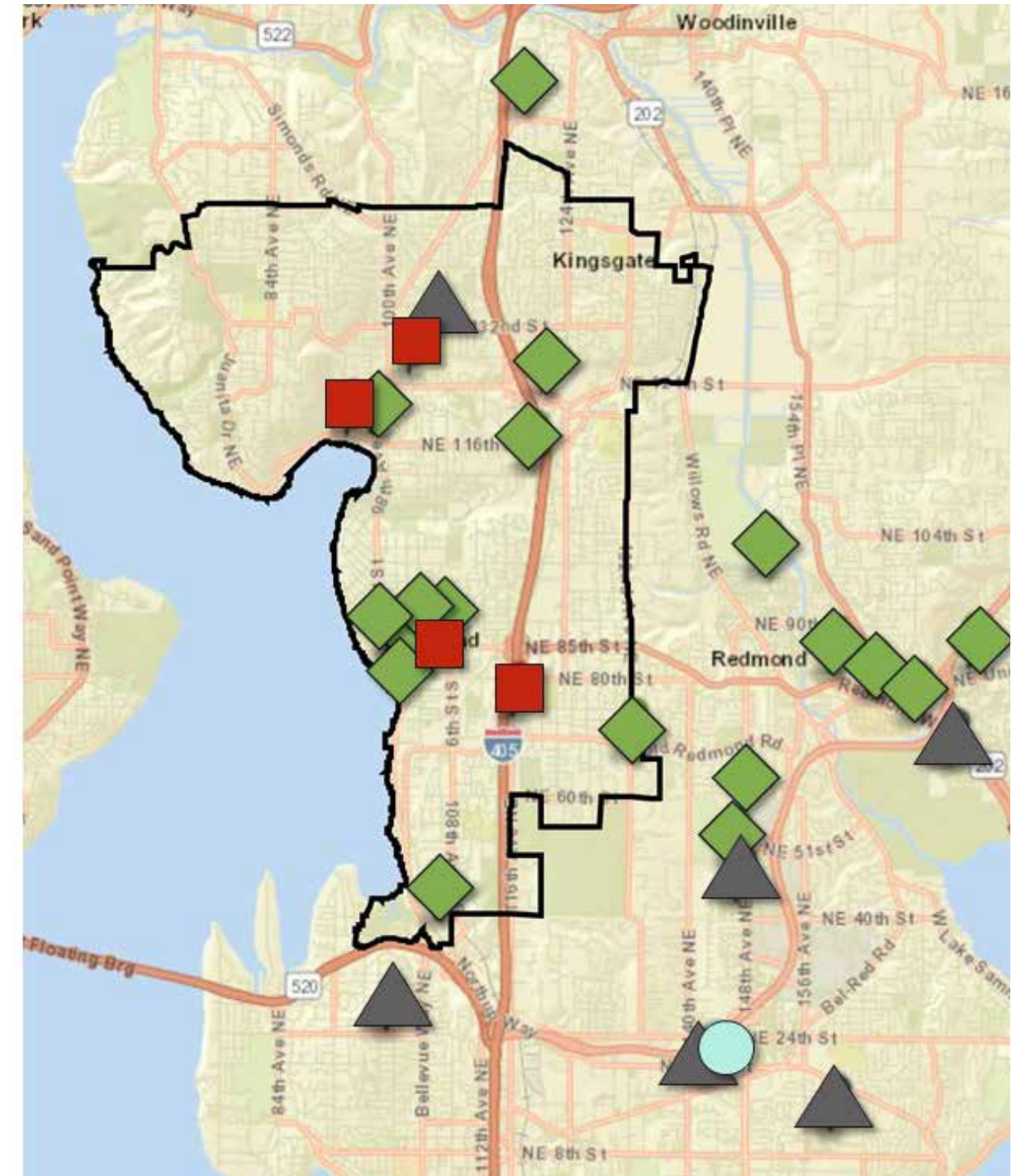
Most important programs and services (PROS):

- Special events
- Environmental and outdoor programs
- Fitness programs
- Aquatics programs
- Health and wellness programs
- Sports programs

Needs that are not being met (PROS):

- Adaptive/special needs programs
- Culturally-specific programming
- Environmental & outdoor programs
- After-school & camps
- Special interest/education programs
- Swim lesson needs (Summer 2022)
- 2,800 swim lesson slots (1,400 unique participants)
- 10,850 swim lesson waitlist entries (1,475 unique individuals)
 - 826 (56%) of individuals on waitlist never received a swim lesson spot

Our market analysis confirmed that Kirkland's community needs and population can support multiple indoor and aquatic facilities. The design of facilities should vary in size and focus to provide the greatest amount of opportunity to the community and all facilities should include a fitness component. It is recommended that all facilities should include some level of multi-generational / multi-cultural programming.



CONCEPT DESIGN

The concept design phase was initiated after completing the market needs analysis, programming and site selection. The work completed in the analysis phase provided a collective understanding about the types of activities, spaces and locations requiring development to best leverage Kirkland's assets and enhance opportunities for the community.

Two sites, located at the north and south ends of Kirkland, were selected and developed with concept designs and visualization along with operational and capital estimates. These included 103,000sf and 86,000sf community, recreation and aquatic center options located at the Houghton Park & Ride site and 74,000sf and 45,000sf options at the existing North Kirkland Community Center site.



FACILITIES GUIDING PRINCIPLES

Creating a framework to guide the development of the recreation and aquatic centers was key to maintaining a focus on overarching goals of this study. The guiding principles provide a benchmark from which success of the concept design can be measured.

PROJECT VISION

- Project serves significant unmet needs for aquatic, recreation, and community space in Kirkland
- Legacy projects for the Kirkland community
- Welcoming, safe & accessible environment for all
- Encourages diversity, equity, inclusion & belonging
- Achieves community priorities and city's vision
- Right sized designs with complementary features between facilities
- Versatility to maximize facility use

ENVIRONMENTAL

- Creates synergy between facility and park space
- Offers indoor & outdoor programming opportunities
- Environmentally sound, energy efficient & designed to support sustainable practices

FINANCIAL

- Optimizes value of budget (capital & operational)
- Financially sustainable
- Offers potential for partnership opportunities
- Provides phased implementation plan for continuous service to the community
- Vision supports successful ballot measure(s)

HOUGHTON PARK & RIDE

OPTION A

The HPR site encompasses approximately 4.8 acres on a long linear rectangular parcel on a north / south axis. The building location within the site was predicated on creating a highly visible anchor in the southeast corner to maximize available space for parking on the sites north and west edges. The buildings location provides a primary entry in the heart of the site which is easily accessible from the adjacent parking areas. To accommodate the anticipated parking needs, a sloped parking structure is provided to the north. Sloping the structure minimizes the visual impact of the structure and blends the parking area into the existing landscape.

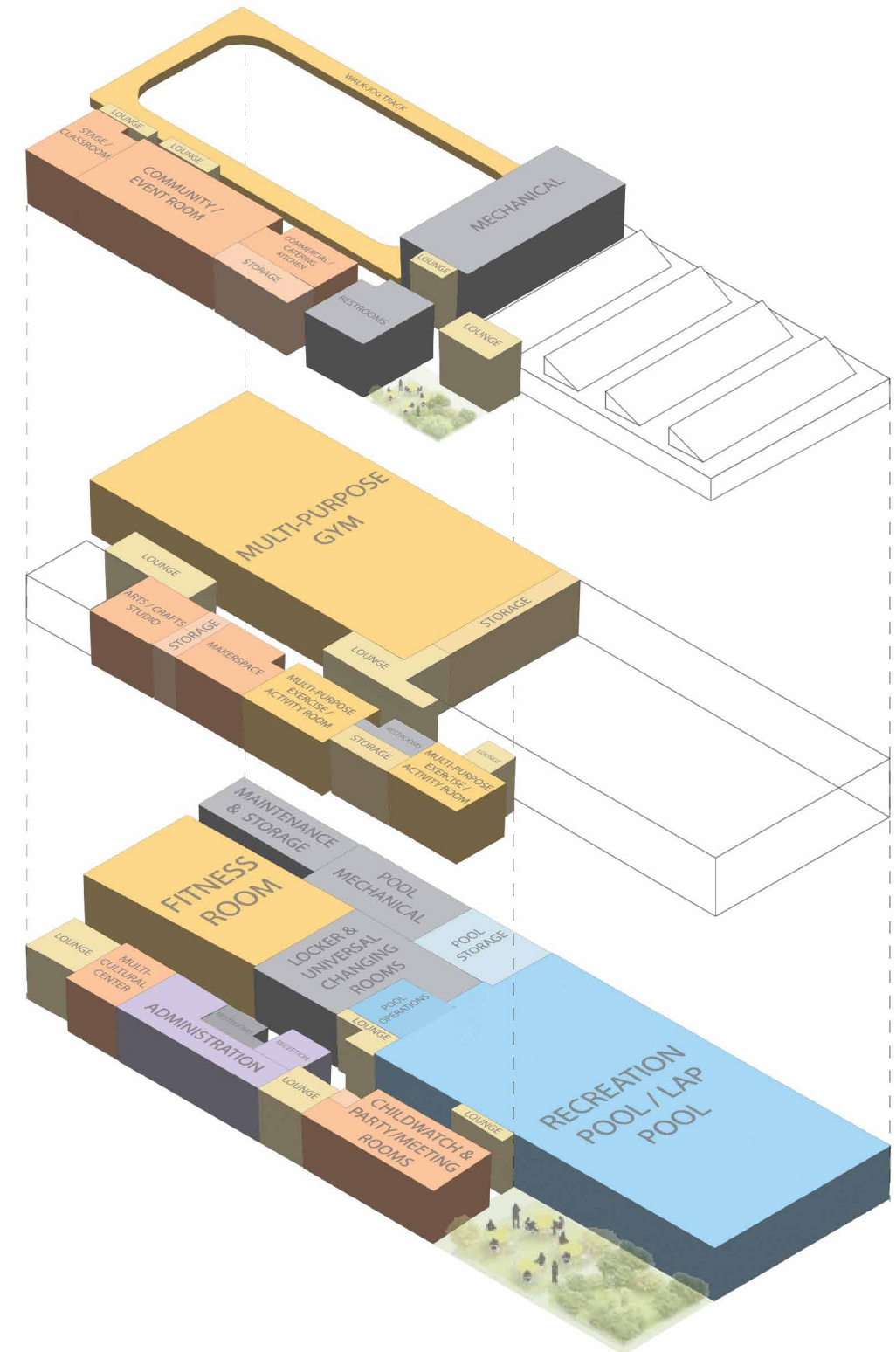
The three-story building program is organized along a central circulation spine. Upon entry, visitors are greeted by a large entry lounge where the community can congregate and come together. A multi-cultural center opens onto the entry lobby and anchors the northwest corner of the building. Across the lobby, the fitness room and all its activity is on display through a glass wall extending from the floor to the ceiling.

The administration area is located towards the center of the building and the reception desk provides controlled access to recreation and aquatic functions. The strategic location of the reception desk provides direct line of sight for supervision throughout the entry level. The locker and universal changing area is located directly

across from the reception desk. This area is centered between the aquatics and recreational program areas to provide ease of access.

Glass windows at the natatorium provide views in and out of the pool area to enhance the feeling of connection as one moves through the space. The childwatch area and party rooms are located close to the pools and recessed alcoves provide informal gathering areas between the primary program spaces. A sheltered courtyard on the southwest corner provides a garden like setting which can be enjoyed from the pool or accessed from the main circulation spine.

A set of elevators and stairs provide access to the second level. Similar to the entry level, the primary program areas are organized and accessed from a central circulation spine. Multiple lounge areas are placed throughout the circulation area where people can wait for upcoming classes, watch activities or just simply relax. The second level is anchored by a 3-court gymnasium. The gym would be striped for a multitude of activities like basketball, volleyball, pickleball and futsal. Divider curtains in the gym allow for multiple activities to be conducted simultaneously. Opposite the gym is an arts & crafts studio and makerspace which have large windows that look west to Lake Washington. Directly south of these community spaces are the multipurpose exercise and activity rooms which also take advantage of the views to the west.



A large community events space is located on the third level along with a walk jog track that circumnavigates the gym floor. The community event room can accommodate large gatherings and it also can be subdivided into three separate events spaces. Large floor to ceiling windows are envisioned for the west wall of the events space to embrace the panoramic views of Lake Washington. The commercial catering kitchen adjacent to the event space enhances program opportunities on this level and throughout the building. A roof top terrace on the south end of the building provides a tranquil overlook that can be used for anything from morning yoga classes to receptions.



The buildings form and appearance is born out of the programs and spaces contained within the confines of its walls. Glass is strategically used to provide daylight and views to the surrounding land, lake and cityscapes. Maximizing daylight and minimizing the need for artificial light is one of the sustainability goals of the project. The large north facing daylight monitors located above the gym and natatorium will reduce energy usage and the sloped back side of the monitors are perfectly oriented for solar panels and the production of renewable energy on site.



HOUGHTON PARK & RIDE

OPTION B

The site considerations for HPR Option B utilizes many of the same strategies outlined for Option A. The primary difference between the options is that the reduced program area in Option B reduces the parking needs of the facility which eliminates the need for a parking structure.

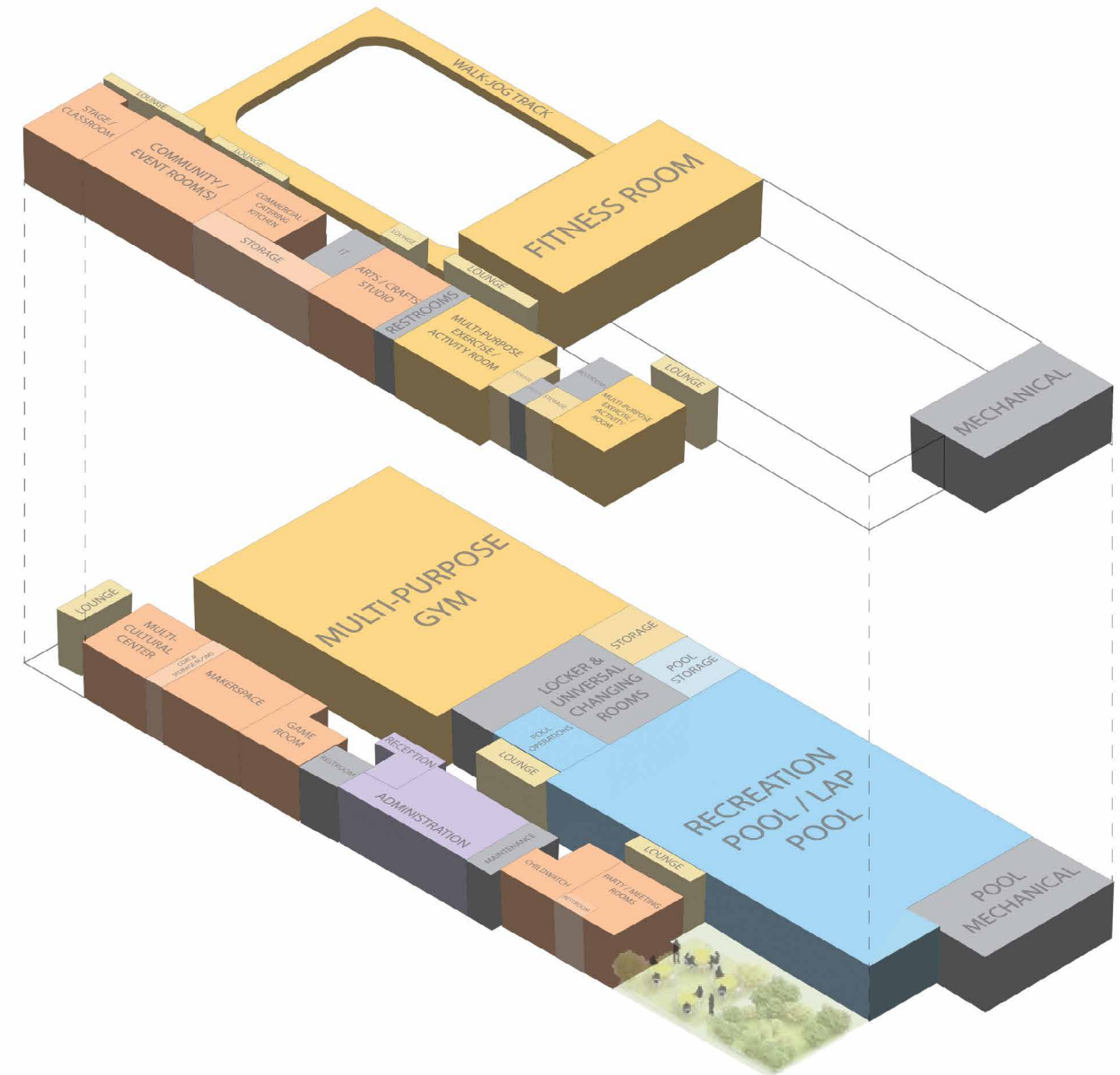
The two-story building program is organized along a central circulation spine. Upon entry, visitors are greeted by a large entry lounge where the community can congregate and come together. A multi-cultural center opens onto the entry lobby and anchors the northwest corner of the building. A two-court multi-purpose gym is located across the lobby. The gym would be striped for a multitude of activities like basketball, volleyball, pickleball and futsal. Divider curtains in the gym allow for multiple activities to be conducted simultaneously. The open circulation provides views into the gym as well as the makerspace and game room located on the west side of the circulation core. Large openings and glass walls frame vignettes of both community and recreational activities.

Like Option A, the administration area is located towards the center of the building and the reception desk provides controlled access to recreation and aquatic functions. The strategic location of the reception desk provides direct line of sight for supervision throughout the entry level. The locker and universal changing area is located

directly across from the reception desk. This area is centered between the aquatics and recreational program areas to provide ease of access.

Glass windows at the natatorium provide views in and out of the pool area to enhance the feeling of connection as one moves through the space. The childwatch area and party rooms are located close to the pools and recessed alcoves provide informal gathering areas between the primary program spaces. A sheltered courtyard on the southwest corner provides a garden like setting which can be enjoyed from the pool or accessed from the main circulation spine.

A set of elevators and stairs provide access to the second level. Like the entry level, the primary program areas are organized and accessed from a central circulation spine. Multiple lounge areas are placed throughout the circulation area where people can wait for upcoming classes, watch activities or just simply relax. The second level contains a mix of recreation and community programs. A large central fitness area is located on the east side of the primary circulation zone. This location provides direct access to the elevated walk/jog track and enhances cross training and fitness opportunities through their adjacency. Opposite the fitness room is an arts & crafts studio and multipurpose exercise and activity rooms all of which have large windows that look west to Lake Washington.



The community events space is also located west of the fitness room and walk jog track. The community event room can accommodate large gatherings and it also can be subdivided into two separate events spaces. Large floor to ceiling windows are envisioned for the west wall of the events space to embrace the panoramic views of Lake Washington.. The commercial catering kitchen adjacent to the event space enhances program opportunities on this level and throughout the building.

The buildings form and appearance is born out of the programs and spaces contained within the confines of its walls. Glass is strategically used to provide daylight and views to the surrounding land, lake and cityscapes. Maximizing daylight and minimizing the need for artificial light is one of the sustainability goals of the project. The large north facing daylight monitors located above the gym and natatorium will reduce energy usage and the sloped back side of the monitors are perfectly oriented for solar panels and the production of renewable energy on site.



NORTH KIRKLAND COMMUNITY CENTER PARK

OPTION A

The concept designs for NKCC focused on developing the 3.8-acre parcel west of 103rd Ave. NE. The sloped site provides a unique opportunity to leverage the sites topography in concealing a large portion of the buildings mass below grade. This strategy creates a building smaller in appearance and is in keeping with the residential scaled buildings in the surrounding neighborhood. The building is located on the southern half of the site for a higher degree of public visibility to NE 124th Street. The parking structure is tucked behind the main building structure on the north side of the site to help traffic flow and minimize the presence of the parking area. The parking level entry is located at grade which diminishes its physical presence and provides easy access to the drop off zone and accessible parking stalls.

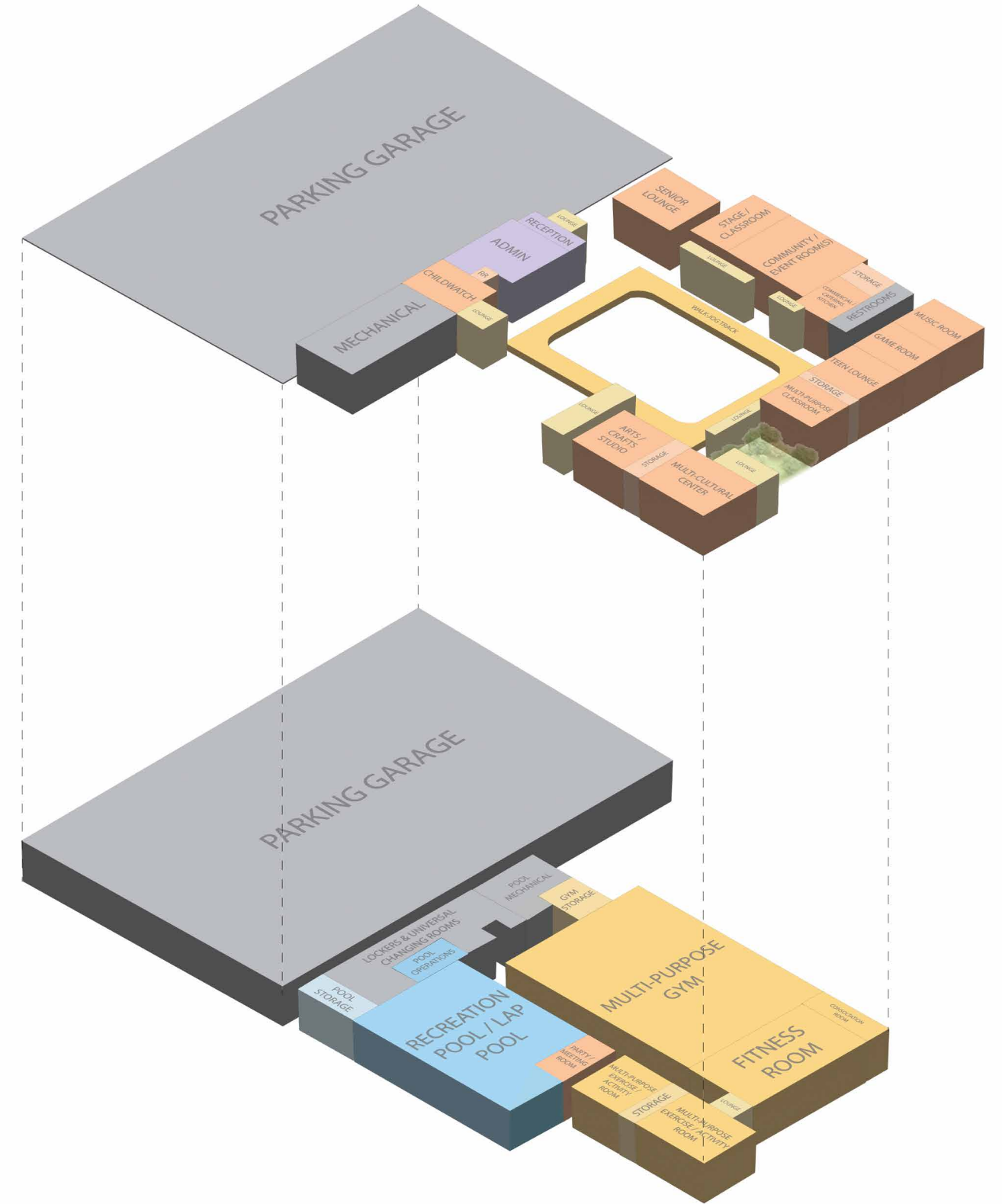
The building entry is located adjacent to the parking area and accommodates pedestrian access across 103rd Ave. NE. to the children's play area on the east park parcel. A continuous band of landscaping provides a buffer between the street edge and the one-story volume of the entry level. The program areas and parking stalls not on the entry level are tucked below the primary structure to minimize the visual impact of the building by integrating the building mass into the surrounding residential neighborhood.

The program is organized around a central two story multi-purpose gym that filters natural light into the heart of the building. The administrative

offices and reception desk are located at the main entry. From this location access can be monitored to the active recreation and aquatics programs on the lower level or the community focused programing on the entry level. Visitors arrive at an entry lounge where the community can congregate and the senior lounge expresses the community focused functions on this level. An active walk/jog track encircles the gym opening with open views to the activities below.

The community events space is located along the primary circulation loop and several lounge seating areas have been incorporated to provide space for informal gathering. The community event room can accommodate large gatherings and it also can be subdivided into two separate events spaces. Large floor to ceiling windows are envisioned for the east wall of the events space to create a visual connection to the buffered landscape and to provide views of the program activities. The commercial catering kitchen adjacent to the event space enhances program opportunities on this level and throughout the building.

A music room, game room, teen lounge and multi-purpose classroom are located on the south side of the building and they take advantage of views out into the park. Adjacent to these areas is a roof top terrace that can serve as an outdoor classroom, yoga studio or host a multitude of community functions. The multi-cultural center, arts & crafts studio and childwatch round out the community focused programs on the entry level.



The lower level is accessed by a central stair and elevator across from the reception area. The locker and universal changing rooms anchor the north edge of the lower level. A two story, 2-court gym sits below the ground level but is open to the entry level above and the fitness room on the south edge of the building. The gym would be striped for a multitude of activities like basketball, volleyball, pickleball and futsal. Divider curtains in the gym allow for multiple activities to be conducted simultaneously. Full height glass windows at the fitness room provide daylight and views out into the park for both gym and fitness room users. The multi-purpose exercise /activity rooms also take advantage of park views as they anchor the southwest corner into the landscape.

The recreation pool is located on the west side of the lower level adjacent to the aquatic offices and pool storage. The pool area has direct access to the locker and universal changing rooms. Glass windows at the natatorium provide views in and out of the pool area to enhance the feeling of connection as one moves through the lower level. Large windows on the west side of the natatorium look out into the tree lined edge of the park for an enhanced visual connection to the natural surroundings. The party room adjacent to the natatorium provides direct access to the pool deck.

Like other options, the buildings form and appearance are born out of the programs and spaces contained within the confines of its walls. Open and opaque walls are used to blend into the landscape. Windows are strategically used to provide daylight and views to the surrounding park. Maximizing daylight and minimizing the need for artificial light is one of the sustainability goals of the project. The large north facing daylight monitors located above the gym will reduce energy usage and the sloped back side of the monitors are perfectly oriented for solar panels and the production of renewable energy on site.



NORTH KIRKLAND COMMUNITY CENTER PARK

OPTION B1

The site considerations for NKCC Option B1 utilizes many of the same strategies outlined for Option A. The primary difference between the options is that the reduced program area in Option B1 does not include aquatics and the community functions are smaller in scale.

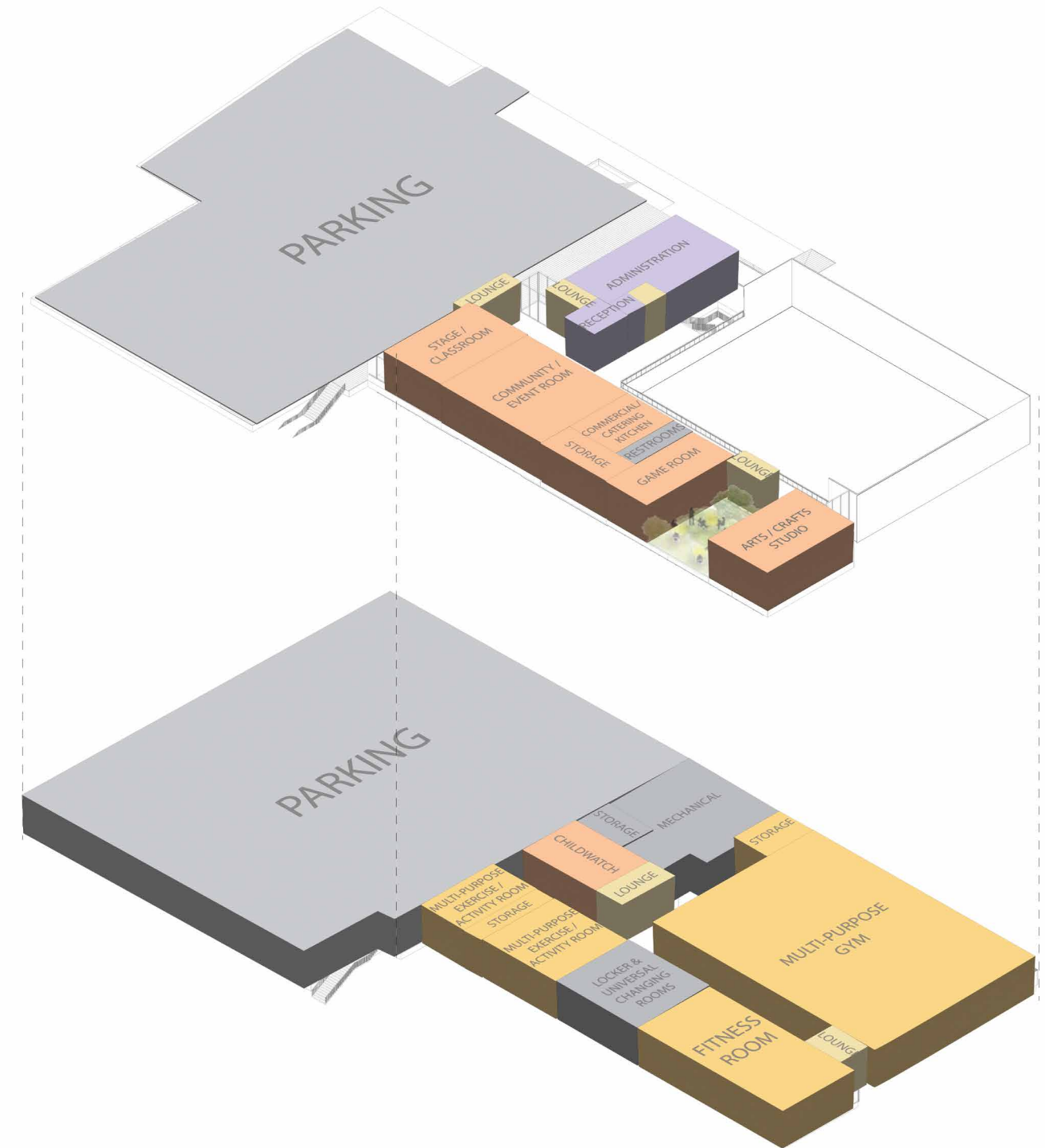
Like option A the building entry is located adjacent to the parking area and accommodates pedestrian access across 103rd Ave. NE. to the children's play area on the east park parcel. A continuous band of landscaping provides a buffer between the street edge and the one-story volume of the entry level. The program areas and parking stalls not on the entry level are tucked below the primary structure to minimize the visual impact of the building by integrating the building mass into the surrounding residential neighborhood.

The program is organized around a central circulation spine with views down into the multi-purpose gym and access to community functions on the west side of the circulation area. Light monitors at the gym provide filtered natural light into the heart of the building. The administrative offices and reception desk are located at the main entry. From this location access can be monitored to the active recreation programs on the lower level or the community focused programming on the entry level. Visitors arrive at an entry lounge where the community can congregate and relax in several lounge areas.

The community events space is located along the primary circulation spine with lounge seating incorporated to provide space for informal gathering. The community event room can accommodate large gatherings and it also can be subdivided into two separate events spaces. Large floor to ceiling windows are envisioned for the west wall of the events space to create a visual connection to the park landscape and to provide views of the program activities. The commercial catering kitchen adjacent to the event space enhances program opportunities on this level and throughout the building.

A game room, roof terrace and arts & crafts studio are located on the west side of the building and they take advantage of views out into the park. The roof top terrace can serve as an outdoor classroom, yoga studio or host a multitude of community functions.

The lower level is accessed by a central stair and elevator behind the reception area. A two story, 2-court gym sits below the ground level but is open to the entry level above and clerestory windows provide natural light and views down into the gym. The gym would be striped for a multitude of activities like basketball, volleyball, pickleball and futsal. Divider curtains in the gym allow for multiple activities to be conducted simultaneously. The central location of the locker and universal changing rooms provide easy access to the active recreation spaces. The fitness



room and multi-purpose exercise /activity rooms on the west edge of the building are access from the central circulation spine. As with all of the NKCC options, full height glass windows are utilized to maximize daylighting opportunities and take advantage of park views into the landscape.

Like other options, the buildings form and appearance are born out of the programs and spaces contained within the confines of its walls. Open and opaque walls are used to blend into the landscape. Windows are strategically used to provide daylight and views to the surrounding park. Maximizing daylight and minimizing the need for artificial light is one of the sustainability goals of the project. The large north facing daylight monitors located above the gym will reduce energy usage and the sloped back side of the monitors are perfectly oriented for solar panels and the production of renewable energy on site.



NORTH KIRKLAND COMMUNITY CENTER PARK

OPTION B2

The site considerations for NKCC Option B2 are identical to Option B1. The primary difference between the options is that Option B2 has an indoor recreation pool in lieu of a multi-purpose gym.

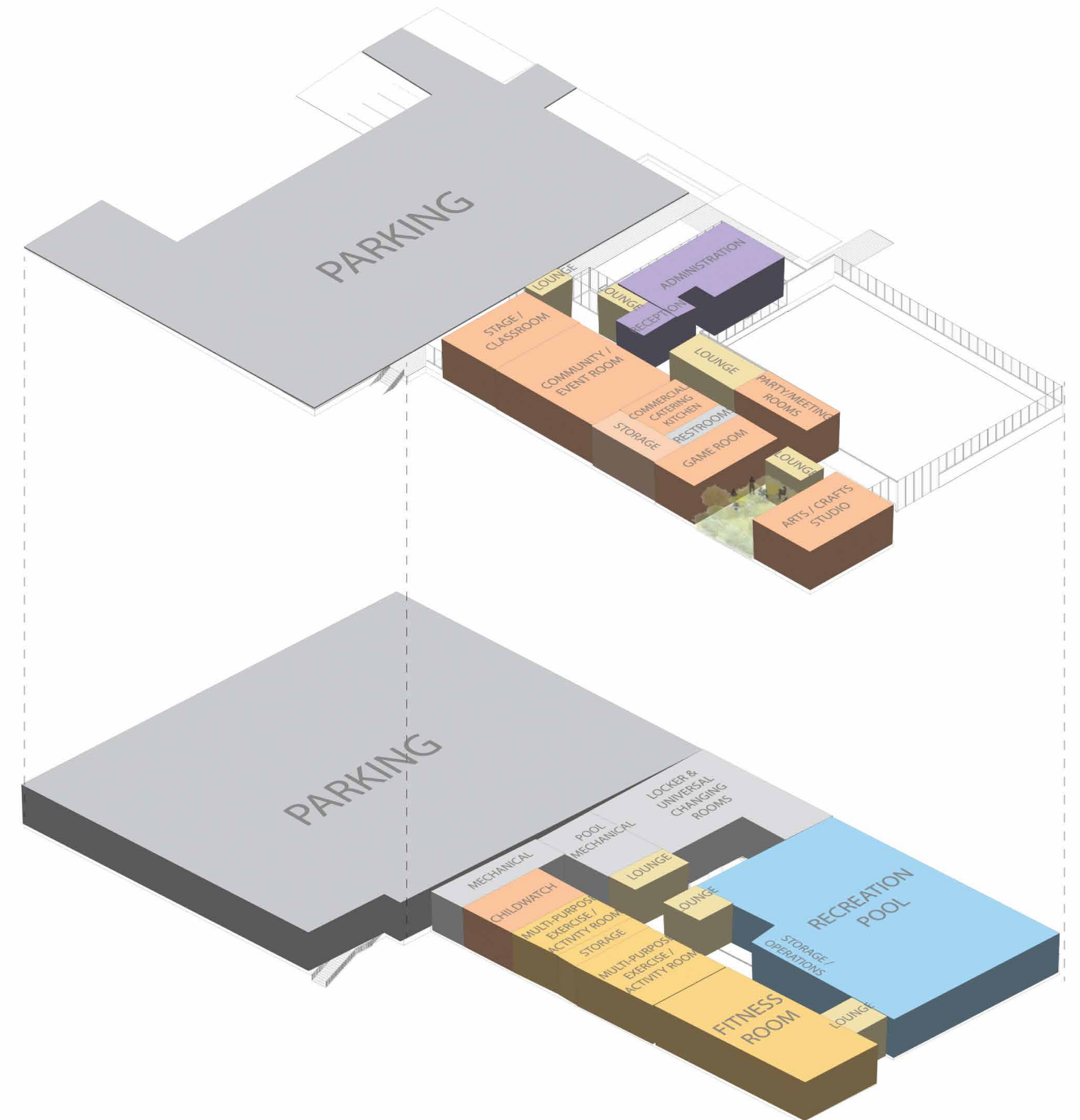
Like option B2 the building entry is located adjacent to the parking area and accommodates pedestrian access across 103rd Ave. NE. to the children's play area on the east park parcel. A continuous band of landscaping provides a buffer between the street edge and the one-story volume of the entry level. The program areas and parking stalls not on the entry level are tucked below the primary structure to minimize the visual impact of the building by integrating the building mass into the surrounding residential neighborhood.

The program is organized around a central circulation spine with views down into the natatorium. A lounge and party/meeting room are adjacent to the natatorium and provide view down into the pool activities. The community functions on the west side of the circulation area are identical to Option B1. Light monitors above the pool provide filtered natural light into the heart of the building. The administrative offices and reception desk are located at the main entry. From this location access can be monitored to the recreation and aquatics programs on the lower level or the community focused programming on the entry level. Visitors arrive at an entry lounge where the community can congregate and relax in several lounge areas.

The community events space is located along the primary circulation spine with lounge seating incorporated to provide space for informal gathering. The community event room can accommodate large gatherings and it also can be subdivided into two separate events spaces. Large floor to ceiling windows are envisioned for the west wall of the events space to create a visual connection to the park landscape and to provide views of the program activities. The commercial catering kitchen adjacent to the event space enhances program opportunities on this level and throughout the building.

A game room, roof terrace and arts & crafts studio are located on the west side of the building and they take advantage of views out into the park. The roof top terrace can serve as an outdoor classroom, yoga studio or host a multitude of community functions.

The lower level is accessed by a central stair and elevator behind the reception area. A two-story tall natatorium encloses the recreation pool and deck, which sits below the ground level but is visually open to the entry level above. Clerestory windows provide natural light and views down into the natatorium. The locker and universal changing rooms have direct access to the circulation spine and the natatorium. The fitness room and multi-purpose exercise /activity rooms on the west edge of the building are accessed from the central circulation spine. A childwatch area is also located



on the lower level. As with all of the NKCC options, full height glass windows are utilized to maximize daylighting opportunities and take advantage of park views into the landscape.

Like other options, the buildings form and appearance are born out of the programs and spaces contained within the confines of its walls. Open and opaque walls are used to blend into the landscape. Windows are strategically used to provide daylight and views to the surrounding park. Maximizing daylight and minimizing the need for artificial light is one of the sustainability goals of the project. The large north facing daylight monitors located above the gym will reduce energy usage and the sloped back side of the monitors are perfectly oriented for solar panels and the production of renewable energy on site.



CONCEPT COSTS

Capital building and site construction costs were developed by DCW Cost Management. The cost estimates for all options include design and construction contingencies and the estimates are escalated to a construction start date in May of 2025. The entirety of the feasibility study cost plan can be found in the appendix.

The soft costs were developed using an industry standard 30% mark-up of the construction costs. The costs include design and permitting fees, furniture, fixture and equipment procurement as well as taxes. The sum of the construction and soft costs equate to the total project costs needed to have a completed, fully functioning facility.

Operational costs were developed by Ballard*King. The expense costs outlined in the operational analysis include but are not limited to, staff compensation, supplies, maintenance and utilities. Revenues assumptions are based on current market rates and supplement the operational costs but do not cover the all of anticipated expenses. The net annual operating costs are include in the following charts and the entirety of the operational plans can be found in the appendix.

Capital Cost Summary

Houghton Park & Ride

Option A 103,000 sf	Option B 86,000 sf
Building \$88M Sitework \$14M Const. Cost \$102M Soft Cost \$30.5M	Building \$75M Sitework \$8M Const. Cost \$83M Soft Cost \$25.5M
Total Project \$132.5M	Total Project \$108.5M

North Kirkland

Option A 74,000 sf	Option B1 49,000 sf (gym)	Option B2 49,000 sf (pool)
Building \$61M Sitework \$22M Const. Cost \$83M Soft Cost \$25.5M	Building \$41M Sitework \$23M Const. Cost \$64M Soft Cost \$19M	Building \$44M Sitework \$23M Const. Cost \$67M Soft Cost \$20.5M
Total Project \$108.5M	Total Project \$83M	Total Project \$87.5M



Capital estimates are rounded to the nearest \$500,000

Capital Cost & Operational Cost Summary

Houghton Park & Ride

Option A 103,000 sf	Option B 86,000 sf
Building \$88M Sitework \$14M Const. Cost \$102M Soft Cost \$30.5M	Building \$75M Sitework \$8M Const. Cost \$83M Soft Cost \$25.5M
Total Project \$132.5M	Total Project \$108.5M

Expense \$5.9M Revenue \$4.3M *Subsidy \$1.6M	Expense \$5.4M Revenue \$4.0M *Subsidy \$1.4M
Cost Recovery 73%	Cost Recovery 74%

* Subsidy = Net Annual Operating Cost

North Kirkland

Option A 74,000 sf	Option B1 49,000 sf (gym)	Option B2 49,000 sf (pool)
Building \$61M Sitework \$22M Const. Cost \$83M Soft Cost \$25.5M	Building \$41M Sitework \$23M Const. Cost \$64M Soft Cost \$19M	Building \$44M Sitework \$23M Const. Cost \$67M Soft Cost \$20.5M
Total Project \$108.5M	Total Project \$83M	Total Project \$87.5M

Expense \$4.5M Revenue \$3.3M *Subsidy \$1.2M	Expense \$2.8M Revenue \$1.3M *Subsidy \$1.5M	Expense \$4.3M Revenue \$2.8M *Subsidy \$1.5M
Cost Recovery 73%	Cost Recovery 46%	Cost Recovery 65%

Capital estimates are rounded to the nearest \$500,000
Operating estimates are rounded to the nearest \$100,000

APPENDIX (UNDER SEPARATE COVER)

CONCEPT DESIGN GRAPHIC MATERIALS

FEASIBILITY STUDY COST PLAN (COST ESTIMATE)

MARKET ASSESSMENT

OPERATIONAL PLAN HOUGHTON PARK & RIDE

OPERATIONAL PLAN NORTH KIRKLAND COMMUNITY CENTER PARK

CIVIL SITE ASSESSMENT

PRELIMINARY GEOTECHNICAL FINDINGS

PRELIMINARY ENVIRONMENTAL REVIEW

TRAFFIC & PARKING REPORT