

# **Sammamish Community Center Feasibility Study**

Meeting Summary – Public Meeting #1, March 9, 2011

## **Introduction:**

Jessi Richardson, Director of Parks & Recreation introduced the Feasibility Study Project and BRS Architecture, the prime consultant from Denver, Colorado.

BRS Architecture introduced their team, consisting of the following attendees:

- Craig Bouck and Keith Hayes, BRS Architecture, Prime Consultant
- Ken Ballard, Ballard King Associates, Community Recreation Marketing Specialists

## **Presentation of the components of a Feasibility Study and national trends of a Community Center :**

Refer to slide presentation posted online

**Exercises:** Approximately 60 attendees were divided into 9 teams and asked to comment on 3 topics listed below. Scanned responses are included at the end of this summary.

1. What 3 Key elements that define the Quality of Life in Sammamish?
2. What Characteristics and Qualities distinguish Sammamish from other Seattle suburbs?
3. What should the Primary Goals for your Community Center be?

**Questions:** Below is a list of questions from citizens with responses from the consultants.

Q1: If Sammamish cannot afford a community center is there a plan to building something simple?

A: Yes you will have a master plan at the end of the study and it can be phased out.

Q2: Will the study project the life of the facility?

A: Yes, a 5 year modeling is typically done. If adequate funds are not allocated towards maintaining the facility, then it will deteriorate.

Q3: Will the City look into a privately run facility or a partnership?

A: Yes

Q4: Do you have hard data about accessibility to facilities and amenities to help community decide what Sammamish needs?

A: Ken Ballard addressed public facilities in neighboring cities of Redmond and Issaquah.

Q5: Will it be one facility?

A: Right now we don't know if we have a project.

Q6: What is budget for the feasibility study?

A: A total of \$125,000

Q7: Will there be a public vote?

A: Some form of vote is expected based on the leanings of the City Council.

Q8: Will this feasibility study look at the studies for Redmond and Issaquah?  
A: Redmond has four public facilities that are currently being analyzed. Issaquah has looked into options to improve the existing Boehm pool or build a new one, but no next steps have been identified.

Q9: Why can't there be a facility common to Redmond/Issaquah and Sammamish?  
A: The challenge is where such a facility will be located?

Q10: When will discussions with focus groups begin?  
A: Jessi Richardson explained that the focus groups will consist of a random selection from the community probably when some initial analysis is complete or concepts are ready to solicit input. They will also be used to discuss topics like financing and partnerships.

Q11: Will there be a survey (statistically valid)?  
A: Not sure if we will do another one.

Q12: What percentage of feasibility studies end in projects that actually get built?  
A: Approximately 25 to 30%

Q13: We don't know what everything costs to know if we will be able to afford it. Will our taxes go up and how for long will the community have to support the operational costs?  
A: It typically takes a couple of years to reach the goals for revenues.

Q14: Do you as a 'consultant' have the ability to encourage/discourage us from what we want for this facility with all your expertise.  
A: Yes

Q15: Are there any businesses that would be affected by this facility? Will they be road blocks?  
A: The intent is to make the process inclusive and to involve these businesses in the process. We don't want to duplicate amenities.

**Next Steps:** The next public meeting will be held on April 11, 2011.

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

Clean Environment  
 Trees  
 Water  
 \* Parks & Trails  
 Near Big City  
 Lakes  
 No big box stores  
 Good schools  
 \* Community w/ Involvement  
 \* Safe  
 Beginning of City Center  
 Residential Community  
 Lots of Children  
 Diversity (Sam walk)  
 Events - Night mare / Ice / Ice Athlon / Market  
 Spacing Eagle / 4th of July / Concert / Symphony  
 Close to Back Country - trails - Skiing  
 Car City

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

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

\* BRINK OF WILDERNESS

Events - see question #1

LAKES - WATER BOATING

Not strong on commercial

Big Box Store - none

Outdoor gathering places

Low crime rate

Schools - good

near I-90

\* Trees

Beaver Lake preserve

Baby steps to sustainability

Volunteer &amp; Civic community

Active - adults wouldn't need to leave city

Senior Center

new game - water - SKWIM

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

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

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

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

A lot of friends here - Great friends

Good Schools

Lots of parks with open space

Safe community

Lakes / Pretty nature

People who care about community

Not a lot of strip malls - retail is useful

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

Focus on youth activities

4<sup>th</sup> of July

Dog - friendly

Farmers' Market

Fair laws

"Community Ownership"

Good Hiking Trails

Quiet areas - not dominated by traffic

Community feel

Good jobs for people (nearby)

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

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

Sammamish is more neighborhood-oriented

We have more trees + animals.

Views - Sense of connection w nature

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

Would

Would like to see paths + trails connecting neighborhoods

→ Very large population of children

No Post Office

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

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

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

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

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

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

- ② Gathering Place

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

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

Cooking classes - ?





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

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

LACK OF QUALITY RESTAURANTS.

LACK OF BUSINESS'S

BAD TRAFFIC

\* POOR TRAFFIC CONNECTIVITY

RELATIVELY YOUNG COMMUNITY

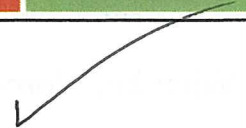
\* AVAILABILITY TO LAKES

ACCESS TO PARKS / TRAILS.

AFFLUENT.



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



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





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

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





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

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

Source of civic pride

\*

High usage

Maximize opportunity - plug high demand gaps

• Bang for buck

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

• Minimize subsidy (ideally zero)

Accessibility - central - ~~good~~

- proximity of parking

- bus routes

- near schools

Event center - multipurpose

not merely athletics

multipurpose spaces for flex use.

eg meeting spaces

party spaces

theater groups / performance.

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

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

affordable, sustainable  
lakes - nature  
safety - low crime

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

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

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

strong schools

close link to nature

strong sense of community

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

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

Facilities

## 1. Aquatics

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

## 2. food service

Overall

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

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

2 Have low density outdoors

open spaces

trees & trails, parks, lakes, eagles

1 (family activities

community activities - market, 4th...)

multi-generational

multi-cultural

varied socio-economic lifestyles

attempting to be a "green community"

quiet

3) Close to nature - reasonably accessible to

urban amenities

- Feeling of security & safety

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

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

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

\* open space

\* suburban bedroom community

restaurant-less

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

\* phenomenal geography.

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

working on connected parks.

CHANGE

— more meeting people together.

— more enriched activities.

— cool, wholesome place for kids

## Bakes Place

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

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

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

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

WE HAVE

\*\* Sense of community

knowing neighbors

great school

fantastic sports - kids + adults

safety

\*\* open space, preserved trees, trails

wonderful lakes

clean

wholesome

young families

award winning quality of life.

kind people

~~educati~~ educated + professional community.



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

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

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

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

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

- \* AFFORDABLE FAMILY ACTIVITIES FOR ALL AGES
- \* POOLS
  - NO Redundancy of facility & Programs at Youth Ctr.
  - legitimate budget swim
  - AFFORDABLE Leisure & SWIMTEAM PROGRAMS
  - ~~INDOOR WALKING TRACK~~
- \* PARTNERING WITH YMCA TO CREATE & RUN A COMMUNITY CENTER.







