

**\*\*\*DRAFT\*\*\***

## Chapter 8: Recreation

City recreation programs provide physical and mental health benefits as well as educational and social value. Recreation programming takes many forms such as classes, leagues, workshops, camps, and social activities. These programs must adapt to the City's changing demographics and needs, as well as trends in the industry.



## Chapter 8: Recreation

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# Chapter 8: Recreation



### 8.0 Introduction:

The Parks and Recreation Department provides a variety of health and wellness and lifelong learning programs. The City is responsible for developing, staffing, and providing facilities for many of the programs.

Recreation programs are offered at a variety of City facilities including the Old Redmond Schoolhouse Community Center (ORSCC), the Redmond Senior Center (RSC), the Old Fire House Teen Center (OFH), the Redmond Pool, and many parks and schools within the City. The most well programmed park in the city is Farrel-McWhirter Park, which hosts two pre-schools, a robust equestrian program, and many summer camps.

The recreation staff relies heavily on advice from the Parks and Trails Commission on the development of park and recreation facilities for recreation programs. The Youth Advisory Board & Advocacy (YABA) provides programming recommendations for the OFH and it advocates for positive change and serves the community through volunteerism. The Senior Advisory Committee provides programming recommendations for the RSC and promotes volunteerism at the RSC.

### 8.1 Goals:

Community members provided direction to staff as part of the PARCC Plan visioning process during public meetings, focus groups, and surveys. The following is a summary of their key priorities:

- Provide a variety of programming for our diverse community (age, ethnicity, varied interests).
- Provide sports field space for more types of sports including lacrosse and cricket.
- Replace the ORSCC and pool and provide more fitness facilities and community gathering spaces (e.g.; picnic shelters, rooms, pavilions)
- Provide affordable programs for all residents
- Expand the adaptive recreation program

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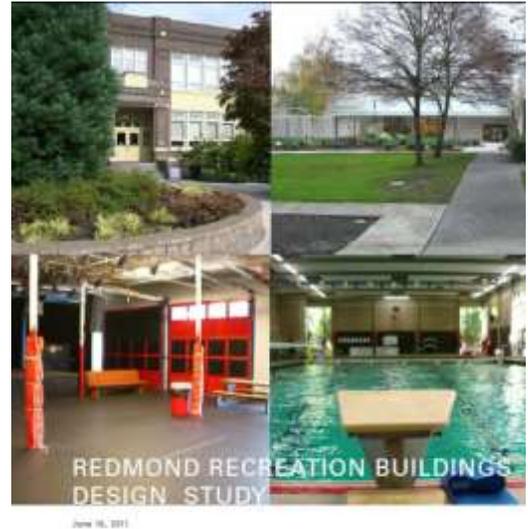
### 8.2 Inventory:

The recreation program is dependent upon recreation buildings designed for indoor recreational activities as well as parks equipped with a variety of amenities to support programs. An inventory of all recreation amenities and facilities is provided here.

#### 8.2.1 Recreation Centers:

As mentioned earlier, there are four primary facilities that the City controls and uses for recreation programming including ORSCC, the OFH, the RSC, and the pool. The City has been evaluating the condition and potential need to renovate, expand or replace these facilities since 2008 through these studies:

- Redmond Recreation Buildings Design Study (2008-2011)
- Facility Condition Assessment (2014)
- Recreation Buildings Master Plan (2013-2014)
- Facilities Strategic Management Plan (2015-2016, ongoing)

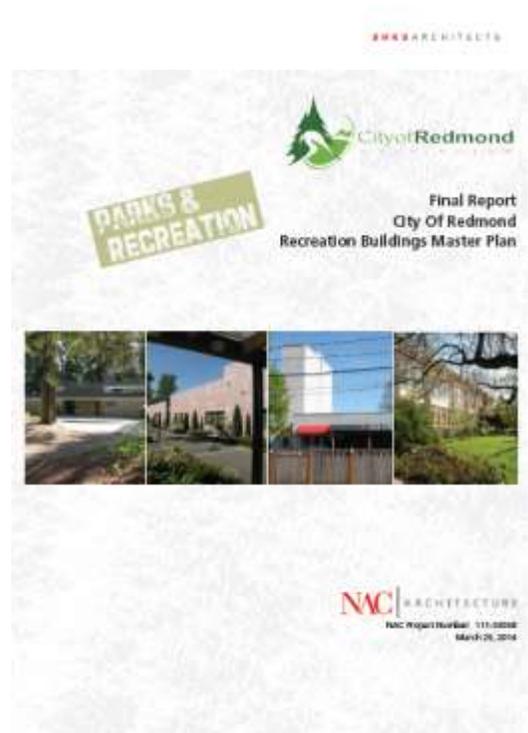


The current condition and proposals for each center are described in this section.

#### Old Redmond Schoolhouse Community Center (ORSCC)

The ORSCC is a 41,700 square foot former schoolhouse built in 1922, with an addition in the 1940s. This historic landmark is leased to the City by the Lake Washington School District (LWSD) on a 40-year term, which began in 1997. The two-story building is the primary location for the city’s general recreation programs. It contains 11 general classrooms, a pottery studio, dance studio, commercial-grade kitchen, auditorium, and gymnasium. In addition, there are offices, restrooms, and storage space. Some of the classroom space is leased to the local historical society and the Boys & Girls Club operates an after-school program in the facility.

The building is located on approximately 3 acres, including a parking area with 87 spaces to the west, a landscaped area to the south and service access and several parking spaces to the east. The parking area is insufficient for peak use, and is shared with the adjacent elementary school. Playfields to the north are used by the Redmond Elementary School, located on the same parcel, and the City does not currently have access to the playfields.



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To date, the City has invested approximately \$4M into this leased space during a series of renovations that occurred in 1997, 2003 and 2007. It is anticipated that the ORSCC will require approximately \$2M in boiler and related infrastructure repairs in the next two years and nearly another \$3M in investments will also be necessary for observed deficiencies over the next five years according to the 2013 Facilities Condition Assessment.

Various consultants have recommended against a major retrofit of this building to meet current recreation programming needs, which would include fitness facilities, more community gathering spaces, and a new aquatics center. The rationale for this recommendation was in part that the City does not own the building and also due to the significance of the impacts on the historical structure. In addition, the LWSD is evaluating the possibility of terminating the City's lease on the building in order to use the schoolhouse for school district needs. If the LWSD decides to reoccupy the building, which will likely be determined in 2016, the City may need to expedite planning for a new recreation building.

### Old Firehouse Teen Center (OFH)

The OFH is an 8,600 square foot building was constructed in 1952, purportedly by volunteer labor for the volunteer fire department. It later served as City Hall and a police department. The building was converted to a teen center with an arts and music focus in 1994. A limited renovation and seismic upgrade was completed in 2004.

The OFH is located Downtown. The site includes a limited parking lot with 8 spaces and a sports court to the east, a lawn to the west, City-owned parking to the north and a fenced courtyard or outdoor gathering space to the south.

The OFH is a free-standing, one-story structure. The original fire house equipment bay is now an assembly space used for concerts and dances. A small kitchenette provides space for teens to cook and for staging a "teen feed" partly supported by outside organizations. The computer room, a small studio for silk screening, and a game room with pool tables are all actively used. A small meeting room provides informal gathering and meeting space. The music lab is available for recording music and classes.

The OFH was considered the 24<sup>th</sup> worst condition of 26 buildings in the 2013 Facilities Condition Assessment. It will require more than \$500K in observed deficiencies in the next five years and another \$900K in infrastructure renewal projects during that time period. These costs do not account for renovations or other changes to the building structure or interior to improve programming such as improving the location of the front desk, enlarging the kitchen and computer rooms, and improving staff visibility of the various rooms within the building. In addition, the neighborhood around the teen center will be gentrifying quickly over the next two



*Old Redmond Schoolhouse Community Center*



*Old Firehouse Teen Center*

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years, with six story mixed use residential buildings developing on all sides. With all of these factors, the 2013 Recreation Buildings Master Plan proposes building a new teen facility either within a new Recreation and Aquatics Center, adjacent to it, or an alternative location.

### Redmond Senior Center

The RSC is a 22,000 square foot building constructed in 1990 to provide social, educational, and cultural meeting spaces for Redmond's senior population. It is located on Municipal Campus in Downtown directly off the Sammamish River Trail. It has direct access to the Municipal Campus parking garage and surface parking immediately adjacent to the building.



*Redmond Senior Center*

The one-story building is L-shaped with a stage and auditorium to the north and activities spaces to the south and west. The principal entry faces the parking lot to the east. A courtyard opens to the west toward the Sammamish River. The center includes two classrooms that can be separated that are generally used for card playing, a billiards room, computer room, an arts and crafts room, a small library, a café and living room area for gathering, a gift shop and a stage, auditorium, kitchen and meeting room area. In addition, there are administrative spaces for staff, a wellness room and private offices for visiting healthcare and legal professionals who consult with community members.

The RSC has observed deficiencies that require immediate condition including the roof and building envelope, which are anticipated to cost \$2.1M. The Facilities Condition Assessment identified another \$4.6M in observed deficiencies that should be addressed in the next five years.

The 2013 Recreation Buildings Master Plan recommends immediately addressing all the observed deficiencies and expanding the RSC by 4,000 square feet to address programming demands that include wellness and fitness facilities such as weight and cardio fitness training. This will provide more appropriate fitness space, including flooring, ventilation, acoustics, and mirrors. In addition, it will move such programs from the large auditorium and allow for more appropriate programming and community rentals within the auditorium.

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### Redmond Pool

The City owns the Redmond Pool located at Hartman Park, which is operated by WAVE Aquatics. The pool was built by King County using Forward Thrust funds in 1972 and ownership of the pool was transferred to the City in 2010. The building is 13,000 square feet and features a stretch 6 lane tank (120 feet x 45 feet) with a moveable bulkhead, a 1 and 3 meter diving board, a small pool deck without sufficient seating for meets, a small office and reception area, locker rooms, and mechanical room. There is a patio outside on the southeast corner of the building. Parking is limited.

The pool has a conventional design with a competitive orientation; as a result, the focus is on lessons and swim team use. The water is too deep for many youth uses. The Pool is used for training (WAVE Aquatics, Redmond and East Lake High Schools), water exercise classes (intensive, Senior and Deep Water Exercise), swim instruction, lap swimming and as a venue for occasional films. There is insufficient space for dryland training or team meetings. While available for parties, the building lacks a party room or other amenities that make the pool a success.



*Redmond Pool*

### 8.2.2 Gymnasiums:

The only City controlled gymnasium is located at the ORSCC. The gymnasium is 6,588 square feet. It has one full-sized court, two half-courts, 2 volleyball nets, and there are no partitions. This gymnasium is used 75 percent of the time it is available and nearly 100 percent of the time during peak hours. The gymnasium can only support one recreational activity at a time.

The gymnasiums are used for athletics such as basketball, volleyball, gymnastics, yoga, aerobics, and martial arts classes. The Gymnasium is also available for rent to community groups. Due to the gym's heavy use, there is little time for drop-in activities, other than limited hours set aside for volleyball and basketball.

The City also has a contract with the LWSD to use many of the Redmond school gymnasiums for programming including: Redmond Junior High School, Rose Hill Junior High School, Redmond Elementary School, Audubon Elementary School, Rush Elementary School, Rockwell Elementary School, Mann Elementary School, and Einstein Elementary School. The City uses these school gymnasiums to the maximum extent possible. However, the hours available for the City to program at eight school gymnasiums are less than half of the hours available in the Community Center gym, due to school operations and after school activities. Based on the demand for programs, the City needs more gymnasium space.



*Gymnasium at ORSCC*

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### 8.2.3 Facility Condition Assessment

As part of the inventory, it is important to evaluate the condition of Redmond's community centers. Assessments of the building condition were conducted three times in this planning period, including:

- 2009 Recreation Building Design Study (SHKS Architects)
- 2013 Facilities Condition Assessment (Meng)
- 2015 Facilities Strategic Management Plan (Makers Architecture & Urban Design & McKinistry)

A summary of the observed deficiencies (outstanding repairs) and projected renewals (anticipated repairs and systems replacements) are shown in the following exhibit.

#### ***Exhibit 8.1: Condition of Redmond's Community Centers***



##### **Pool – 1974**

- \$3.1M Observed Deficiencies
- \$2.7M in 20YR renewals



##### **Senior Center – 1990**

- \$1.5M Observed Deficiencies
- \$4.4M in 20YR renewals



##### **Teen Center – 1952**

- \$0.5M Observed Deficiencies
- \$2M in 20YR renewals



##### **ORSCC – 1922**

- \$3M Observed Deficiencies
- \$9M in 20YR renewals

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### 8.3 Need:

Every community has a variety of needs for recreational services that include:

- Health & Wellness
- Social Enrichment & Lifelong Learning
- Social Equity
- Community Safety

#### 8.3.1 Health & Wellness:

The Parks & Recreation Department provides programs and facilities that improve the overall health and wellness of the community by:

- Providing programming and recreational spaces for people of all abilities, ages, socio-economic backgrounds, and ethnicities,
- Reducing obesity and incidence of chronic disease by providing opportunities to increase rigorous physical activity in a variety of forms,
- Educating people in nutritious food options through programs, classes, and community gardens,
- Fostering overall wellness and healthful habits and engaging in enrichment opportunities that add balance to life.<sup>1</sup>

The National Recreation and Parks Association studied the benefits of recreation programs and facilities on health. Some of the findings include:

- Living close to parks and other recreation facilities is consistently related to higher physical activity levels for both adults and youth.
- Adolescents with easy access to multiple recreation facilities were more physically active and less likely to be overweight or obese than adolescents without access to such facilities.
- Organized park programs and supervision may increase use of parks and playgrounds and may also increase physical activity, particularly among youths.<sup>2</sup>



*Swimming*



*Adult Softball Leagues*



*Cooking at the teen center*

<sup>1</sup> NRPA Platform on Health & Wellness, 2015. <http://www.nrpa.org/About-NRPA/Position-Statements/Role-of-Parks-and-Recreation-on-Health-and-Wellness/>

<sup>2</sup> NRPA, <http://www.nrpa.org/About-NRPA/Position-Statements/Social-Equity-and-Parks-and-Recreation/>

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### Physical Fitness

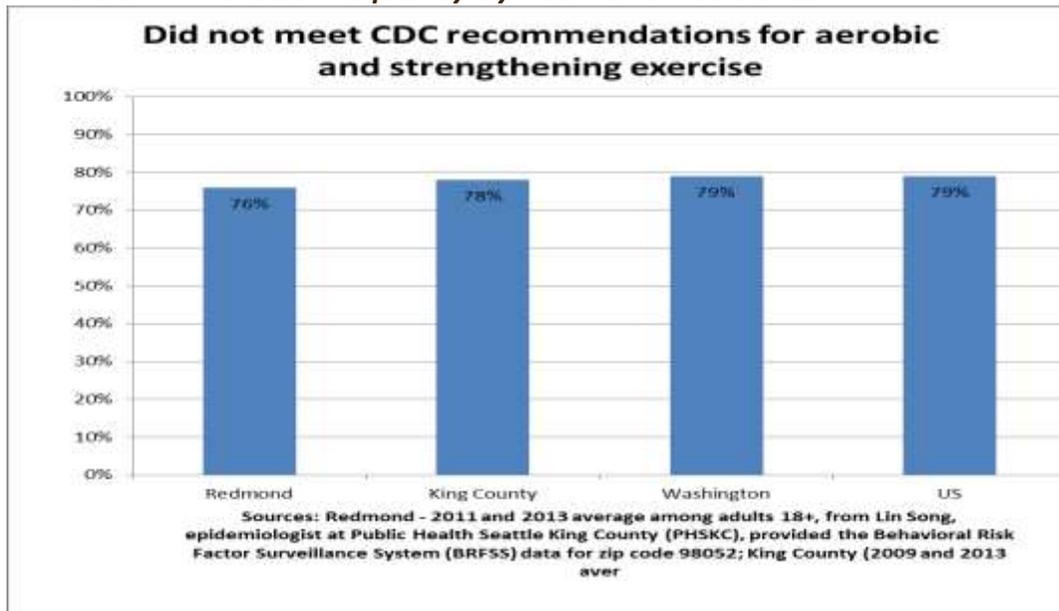
Physical inactivity is a major risk factor for developing coronary artery disease, obesity, high blood pressure, high triglycerides, a low level of HDL ("good") cholesterol and diabetes. People of all ages need physical activity, which also provides the benefits of remaining mobile, flexible and maintaining or improving cognitive abilities.

In addition, Public Health Seattle - King County produced Health Assessment data showing that **41 percent** of Redmond residents are overweight or obese.<sup>3</sup>

### Mental Health

The various studies document the positive impacts that recreation can have on mental health such as reducing depression, relieving stress, and helping people to feel better about both their surroundings and themselves.<sup>4</sup> Rest, relaxation and revitalization through recreation activity are essential to managing stress in today's busy and demanding world. Positive and enjoyable recreation experiences whether they are fitness related or not, can decrease stress, anxiety and psychological tensions.

**Exhibit 8.2: Exercise Frequency by Redmond Residents<sup>5</sup>**



Source: PHSKC, 2015. CDC, 2016.

CDC Recommendations for adults: 2 hours and 30 minutes (150 minutes) of moderate-intensity aerobic activity (i.e., brisk walking)

<sup>3</sup> Ibid.

<sup>4</sup> State of California, 2005. The Health and Social Benefits of Recreation, An Element of the California Outdoor Recreation Planning Program.

<sup>5</sup> PHSKC, 2015. <http://www.kingcounty.gov/healthservices/health/data/indicators.asp>  
CDC, <http://www.cdc.gov/physicalactivity/basics/adults/>

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### 8.3.2 Social Enrichment & Lifelong Learning:

#### Social Enrichment

Many people use City recreation programs as a way to socialize and meet new people. These relationships help build our community and provide vital energy to our community members. Parks and recreation opportunities encourage citizens to be engaged in their communities and families. Recreation activities promote feelings of loyalty, trust, harmony, teamwork and goodwill, which can improve existing relationships and help grow new ones. Recreation activities provide socialization opportunities and help keep seniors and disabled people of all ages active in the community, who are often cut off from the community mainstream.

Redmond is growing more diverse every year with people moving to the area from all regions of the world. Recreational opportunities provide a means for social interaction that can help to break down the barriers of unfamiliarity, fear and isolation. In addition, programs can improve cultural awareness by celebrating various holidays and traditions through events and programming.

Participation in recreation activities also promotes volunteerism. Park and recreation agencies rely on volunteers to ensure the delivery of programs and services.

#### Lifelong Learning

Recreational activities have also been shown to have a positive effect on learning and many recreation programs are educational in nature. Programs often provide opportunities for people to learn to act fairly, plan proactively, and develop a moral code of behavior. These activities can enhance cognitive and motor skills. Specific lifelong learning programs can provide benefits such as:

- Higher levels of social and civic engagement
- Better health
- Increased self-esteem and self-efficacy, sense of agency and confidence
- Greater resilience in the face of crisis
- Less depression
- More income over time<sup>6</sup>

*Active ageing allows people to realize their potential for physical, social, and mental well-being throughout the life course and to participate in society, while providing them with adequate protection, security and care when they need.* ~World Health Organization  
([http://www.who.int/ageing/active\\_ageing/en/](http://www.who.int/ageing/active_ageing/en/))

<sup>6</sup> Springer, Dordrecht, 2012. David Aspin, Judith Chapman, Karen Evans and Richard Bagnall (eds.) Second International Handbook of Lifelong Learning. 'Is lifelong learning making a difference? Research-based evidence on the impact of adult learning', John Field.

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### Social Equity

The NRPA encourages park and recreation agencies to provide equal access to parks and recreation and actively cultivate community ties through programs and services, making communities livable and desirable. Social equity assures that all populations within a community are served and all benefit from improvement of mental and physical health, realize measurable decreases in rates of crime and other detrimental activities, and have access to a social network to support them through life.<sup>7</sup>

### Community Safety

Recreation programs can help keep children on the right track.

Working parents and single parents need assistance with childcare after school and during the summer. Studies show greater instances of truancy, dropping out of school, drug abuse, and depression among children who come home to an empty house. Recreations programs help provide an outlet for youth by providing after-school activities, social interactions, skill development, and education about real-world issues, and conflict management skills.<sup>8</sup>

Participating in recreation activities helps develop our youth and deters them from negative behaviors.<sup>9</sup> Community leaders nationwide believe that recreation areas and programs have a direct effect on reducing crime and juvenile delinquency in their communities.



*Teen Center Programs Provide Leadership Skills and new opportunities for teens*

<sup>7</sup> NRPA Platform on Social Equity, 2015. <http://www.nrpa.org/About-NRPA/Impacting-Communities/Social-Equity/>

<sup>8</sup> Pennsylvania State University, 1992. The Benefits of Local Recreation and Park Services - A Nationwide Study of the Perceptions of the American Public.

<sup>9</sup> State of California, 2005. The Health and Social Benefits of Recreation: An Element of the California Outdoor Recreation Planning Program.

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### 8.4 Demand:

The demand for recreation programs and events can be tracked by participant registration, event attendance and feedback from participants, survey results, and input from citizen committees. The data is described separately for programs and capital facilities.

#### Programs

Recreation programming can include classes in a variety of forms including fitness and exercise, social, hobbies, educational and related summer camps. There is considerable market potential for recreation programs in the area, with the most interest in recreational programs such as swimming, weight lifting, aerobics, and yoga.

**Exhibit 8.3: Market Potential Index for Adult Participation in Activities, City of Redmond**

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Aerobics	6,047	13.9%	139
Basketball	4,932	11.3%	121
Jogging/Running	7,825	18.0%	168
Pilates	2,066	4.7%	143
Swimming	10,745	24.7%	127
Volleyball	1,862	4.3%	122
Walking for Exercise	15,433	35.4%	119
Weight Lifting	7,698	17.7%	149
Yoga	4,327	9.9%	169

**Expected # of Adults:** Number of adults, 18 years of age and older, participating in the activity.  
**Percent of Population:** Percent of the City of Redmond that participates in the activity.  
**MPI:** Market potential index as compared to the national number of 100.

Source: 2013 Recreation Buildings Master Plan, City of Redmond

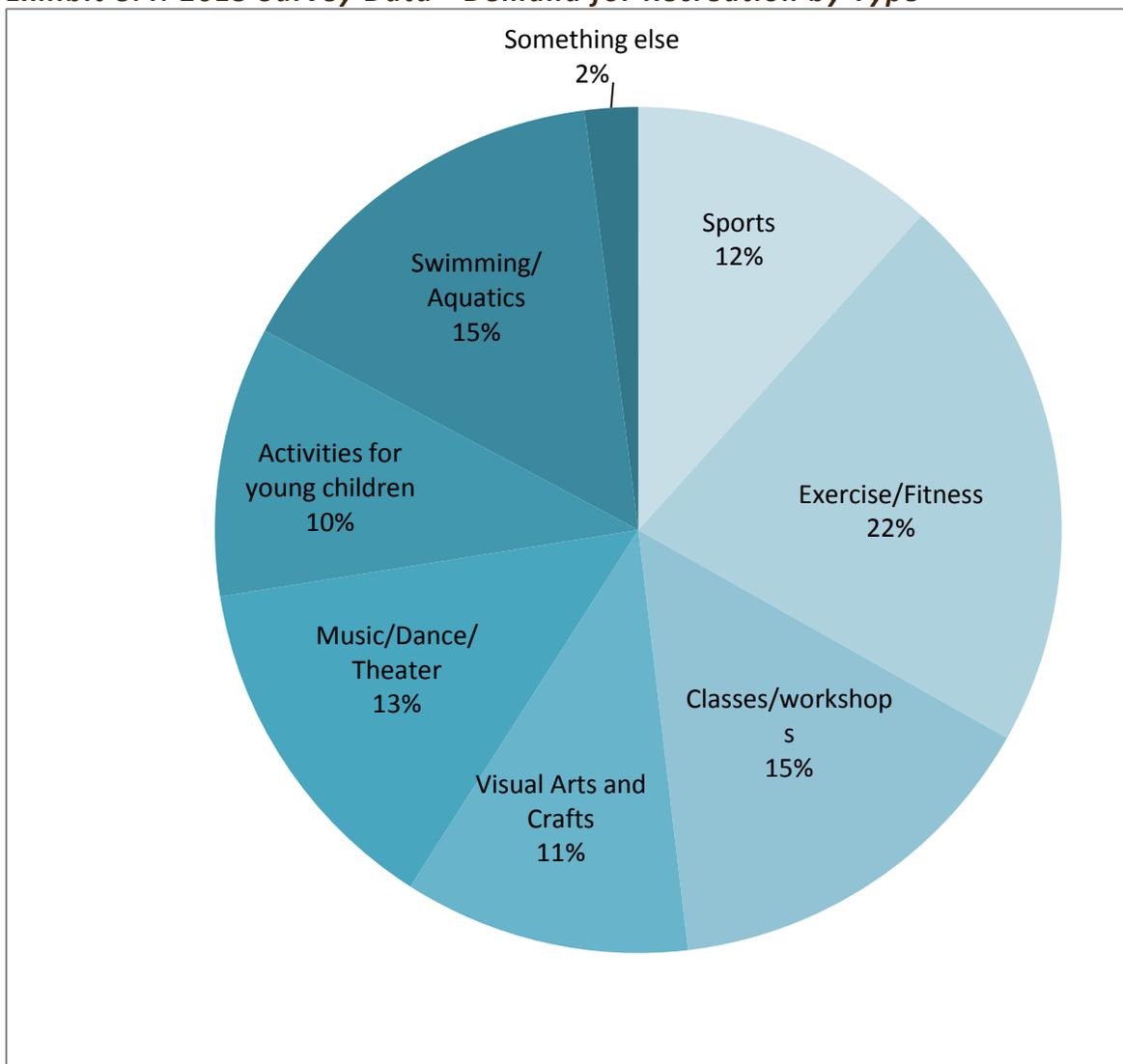
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These market trends were re-affirmed with a City of Redmond statistically valid survey conducted for the purposes of this plan in 2015.

The amenities that respondents feel are most needed in Redmond are:

- Exercise and fitness,
- Indoor swimming and aquatic center, and
- Classes and workshops.

**Exhibit 8.4: 2015 Survey Data - Demand for Recreation by Type**

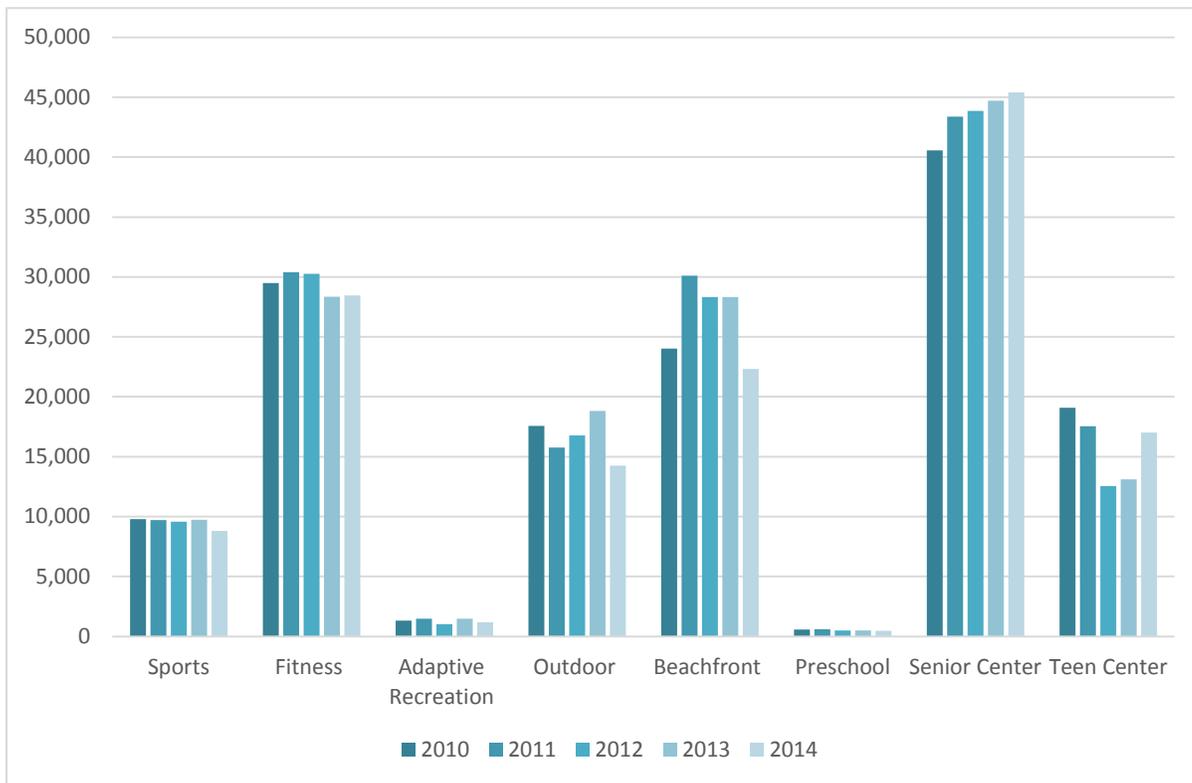


Source: COR PARCC Plan Survey 2015

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The trends in people participating in Redmond’s recreation programs, drop in activities, and partner leagues since 2010 are shown in the following exhibit.

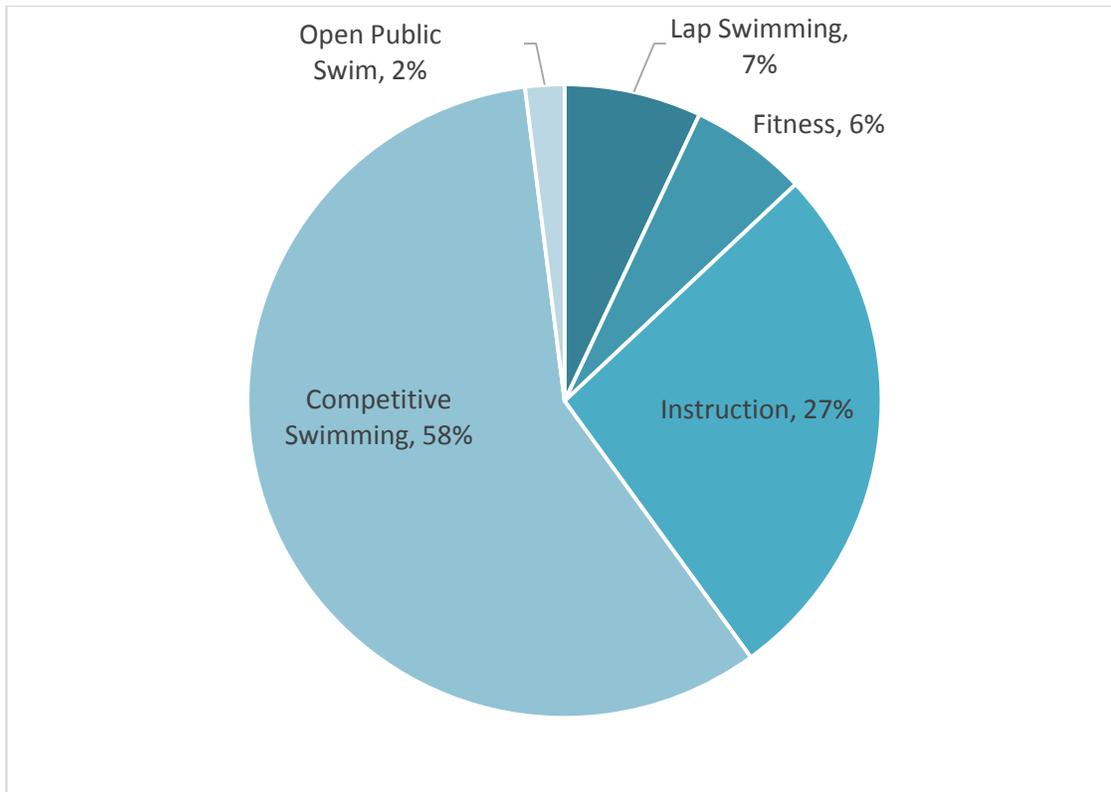
**Exhibit 8.5: Trends in Recreation Programming & Drop In Activities**



The Redmond Pool is operated by WAVE Aquatics, who reports more than 40,500 visits per year, 90 percent of which are by residents of Redmond. WAVE schedules the pool and manages all programming at the pool. The following exhibit shows how the pool is used:

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**Exhibit 8.9: Trends in Pool Use**

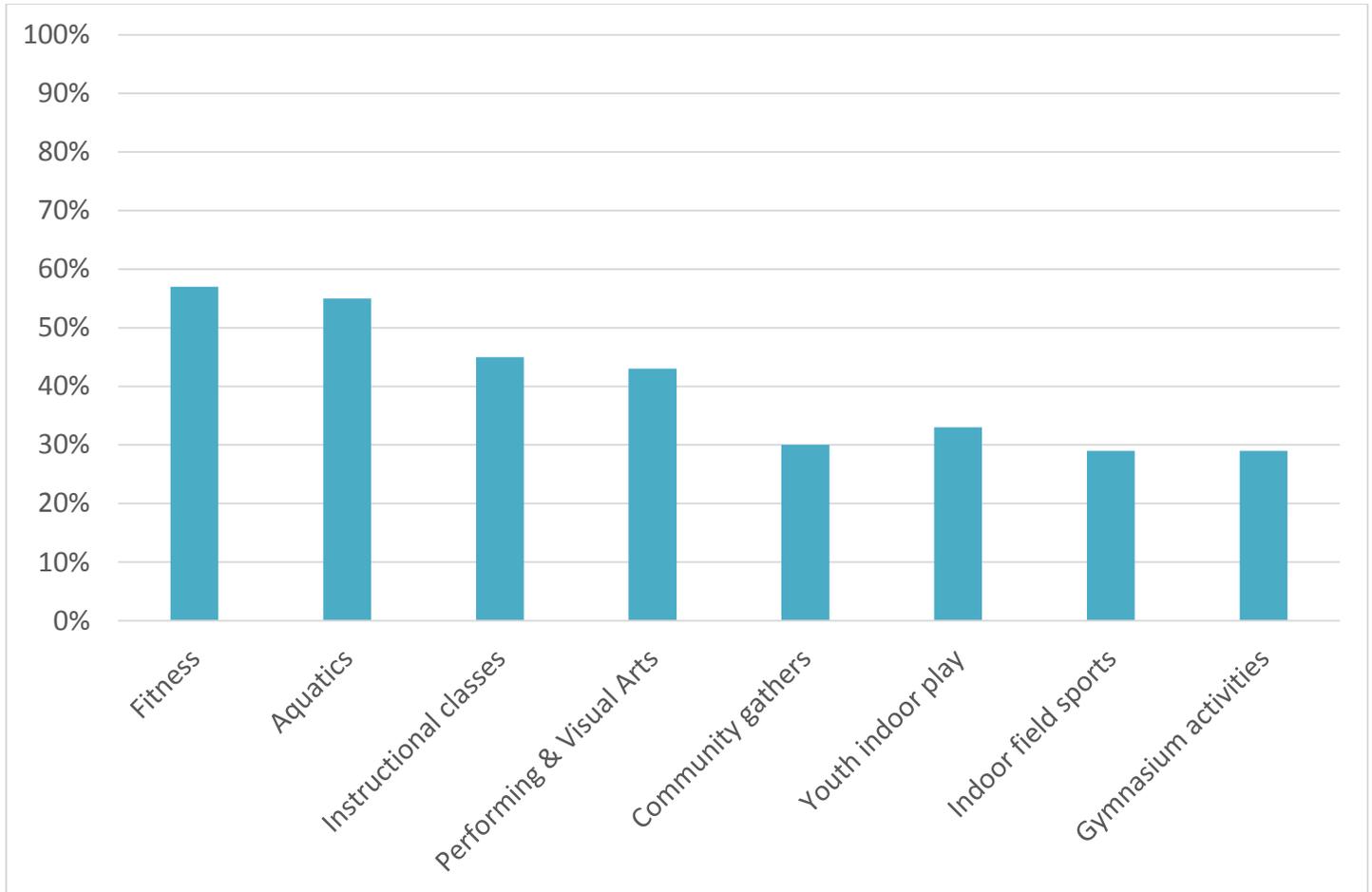


Of the 23,500 competitive swimmers, 5,700 are part of high school swim teams. Swim instruction makes up 62% of the revenue and has a long wait list.

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As part of a survey conducted as part of the Recreation Buildings Design Study in 2009 the following types of recreation were prioritized for indoor recreational facilities.

**Exhibit 8.10: Survey Data: Prioritize indoor recreational amenities that your household would use**



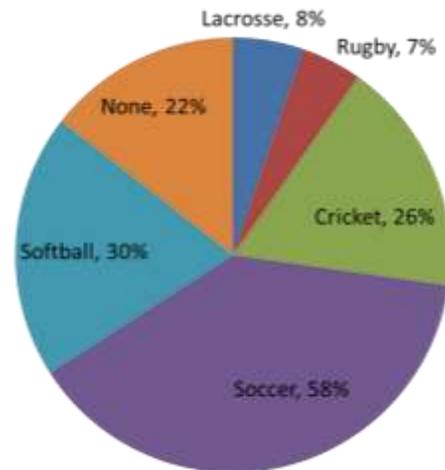
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## Demand for Facilities

In 2015, the department conducted a statistically valid survey of Redmond residents to evaluate satisfaction with and demand for recreational programs.

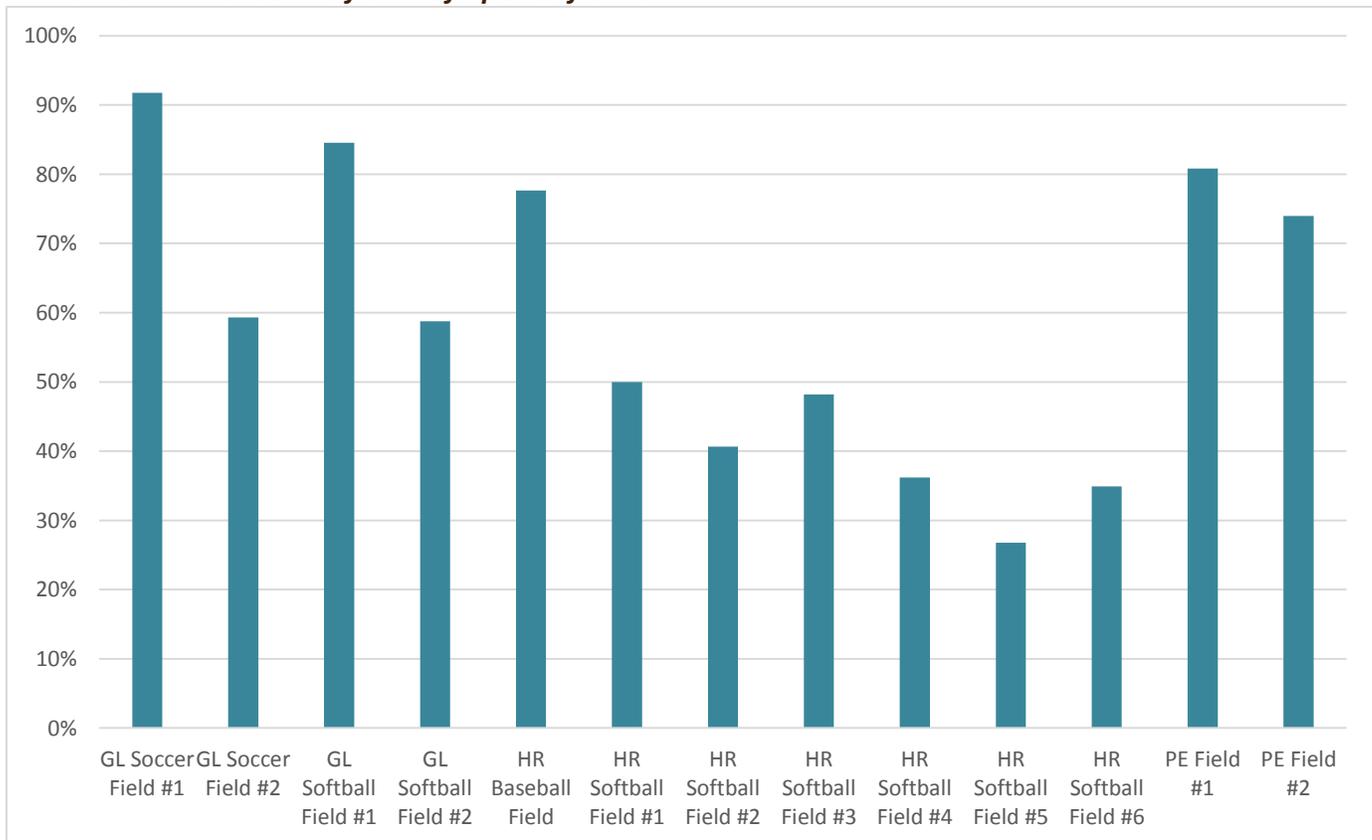
- More than 40 percent of households said they have used a City recreation facility or program in the past year.
- Approximately 24 percent of respondents use indoor recreational facilities at least once a week.
- 73 percent of people are satisfied with Redmond’s indoor recreational facilities.
- There is high demand for soccer, softball and cricket.

**Exhibit 8.11: Demand for Sports Fields by Type**



In addition to tracking the demand for specific programs, it is important to look at facility as a whole, because facilities provide space for programmed and un-programmed activities, as well as rental space. When evaluating how much a facility is used, we refer to its capacity, which means how many hours of activity can the facility accommodate in a year. For example, if a facility is available for use 1,000 hours a year and is used 800 hours a year, then it is at 80 percent capacity.

**Exhibit 8.12: Percent of use of sports fields**



\* GL – Grass Lawn, HR – Hartman, PE - Perrigo

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### Community Centers

During peak times, afternoons, evenings, and weekends, the three community centers are near capacity. There are also limitations to use of some rooms while others are in use due to poor acoustics or ventilation or other amenities such as access to water.

The Old Redmond Schoolhouse Community Center provides space for a range of activities both on-going and occasional including a variety of classes - fitness, social, hobbies, arts and day camps. The rooms are often rented to the community for things such as a church, a childcare facility, and special events. There are eight community groups that have a long standing history of renting and/or a significant amount of rental space under contract in the Old Redmond Schoolhouse regularly and can't afford other available rental facilities, such as at hotels. One room is designated for the Redmond Historical Society, which also provides a free exhibition space, library and public programming to the community. This is the main facility where fitness programs are offered. However, there is not adequate ventilation and there are no locker rooms available at this building.

The Senior Center and Teen Center are near capacity and require some building modifications, renovations and expansion to meet current needs and use spaces to their highest and best use. For example, seniors use the large auditorium for dance and fitness as there is not another fitness room available. At the teen center, there is a need for a larger kitchen, to repurpose outdated spaces like the computer lab and dark room, and to improve the location of the welcome desk and the line of sight throughout the building for staff.

The pool primarily serves the needs of lap swimming and swim lessons. Lanes are over-crowded for team practices and meets. Learn to swim classes are significantly over-subscribed and multi-year wait lists are common. The pool deck is small making spectator seating is insufficient. Access for the disabled is compromised in several places. There are no facilities for parties, team meetings or dry-land training. Some additional amenities like these can help offset costs of such a facility.

## 8.5 Level of Service:

One of the most direct ways to determine the need for additional or modified facilities is through a level of service analysis.

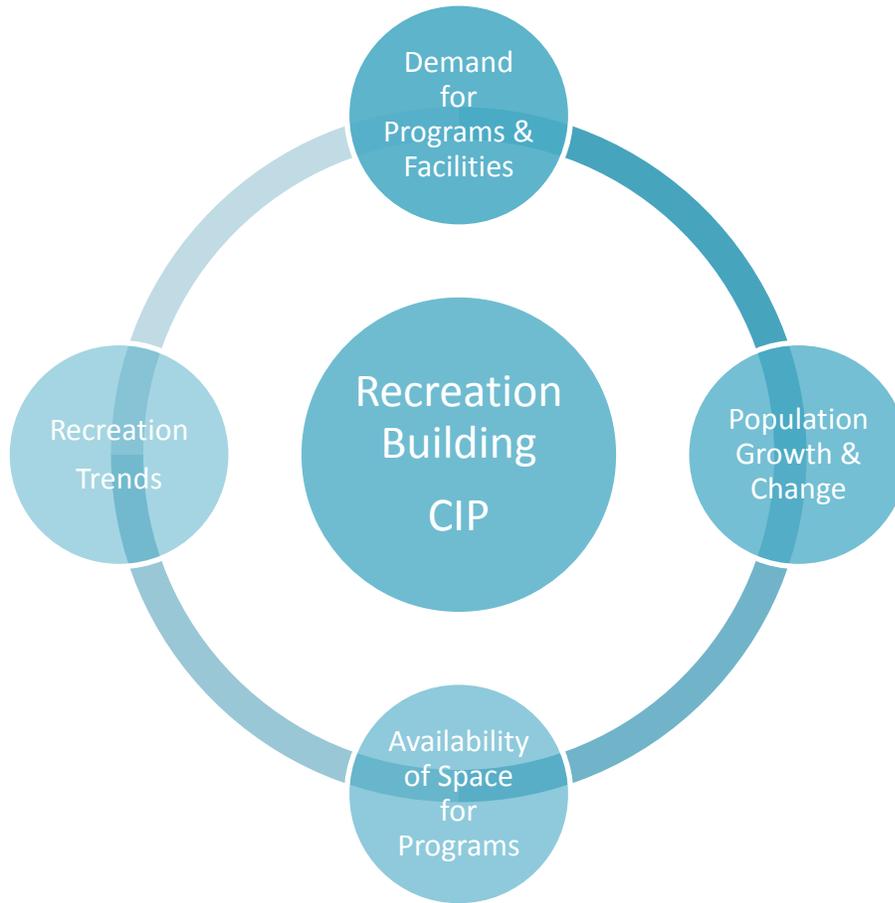
### Methodology

The recreation level of service is a qualitative evaluation of the following data:

- Existing registration data
- Availability of space (both city and partner spaces)
- Trends in programs, such as new activities that are not offered
- Demand for programs, including wait lists and declining registrations
- Population and demographic changes
- Availability of similar programs by other organizations nearby

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**Exhibit 8.13: Recreation Level of Service Methodology**



### Results

After evaluating registration data, trends, demand, and population and demographic changes, each program administrator projected program participation through 2022. These projections may change in the next two years after the City fully understands the status of the community center and pool.

**Exhibit 8.14: Trends & Projected Number of Participants in Programs**

Year	Exercise	Recreation	Special Events*	Arts Program**	Total People
Actual 2009	15,686	37,690	13,400	4,500	<b>113,279</b>
Projected 2016	20,104	47,002	16,598	5,373	<b>151,577</b>
Actual Average 2010-2015	38,907	104,507	27,660	4,542	<b>171,074</b>
Projected 2022***	40,770	109,733	33,192	6,391	<b>190,086</b>

\* Community Events include Derby Days, So Bazaar and Redmond Lights. So Bazaar began in 2013.

\*\* Arts programs are city produced arts performances and community engagement activities not including public art exhibits and art season grant partnerships.

Projections for 2022 are based on estimates from program administrators in 2016 (prior to preparing a transition plan for the ORSCC or Redmond Pool). These projections take into account current use and trends and availability of space.

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Exercise numbers have increased, because in 2010, the City took ownership of the Redmond Pool and in 2013, the City started a new fitness program and began offering running races, spinning classes, yoga and other fitness programs. The projections for the exercise programs are not proposed to increase significantly based on the limited additional capacity available at the pool and community center.

The recreation program also grew significantly over the past five years, with the addition of many new programs at the teen and senior centers, which almost doubled attendance in programs. The popular equestrian programming at Farrel-McWhirter Park is limited due to the capacity for workload of the equine herd.

The arts program is projected to grow with the opening of Downtown Park as a venue, growth of existing programs and partnerships with local arts organizations, and changing the model for arts education through a potential partnership with LWSD.

Community events such as Derby Days, Redmond Lights, and So Bazaar have the opportunity to grow through the opening of a new venue, Downtown Park in 2018, adding a night to Redmond Lights, and partnerships that add resources to these events.

### ***Exhibit 8.15: Level of Service Results***

<b>TRENDS &amp; DEMAND</b>	<b>AVAILABILITY OF SPACE (BOTH CITY AND PARTNER SPACES)</b>	<b>OUTCOMES</b>
<b>Exercise increased 75%</b>	Exercise and recreation may stagnate or decrease if space in the ORSCC is lost and due to growth of programs. Additional aquatics facilities are needed.	Need for fitness, aquatics and community rental spaces.
<b>Recreation programs increased 65%</b>	Rooms for general recreation classes and community rentals may stagnate or decrease if space in the ORSCC is lost.	Need for classrooms and community rental spaces.
<b>Arts programs stayed the same</b>	Arts programs could grow substantially with indoor venues. Currently all arts programming is outdoors and limited to a 5 month season. High demand for more arts.	Need for indoor cultural arts facility.
<b>Events increased 100%</b>	Community events need larger spaces or more spaces that can be used in a hub and spoke layout. High demand for more events.	The new Downtown Park will help fulfill that need.

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### 8.6 Implementation:

The implementation steps for capital projects include:

- Adding capital projects to the Capital Improvement Plan (CIP) with an estimated date of implementation and cost,
- Completing any planning level studies for the project that will be necessary for further cost estimating and fund raising,
- Identify funding for the project,
- Acquire or gain access to land necessary for the project
- Design and permit the project,
- Construct the project.

#### 8.6.1 Developing Capital Project List:

Capital improvement projects (CIP) were identified through the level of service analysis, the comprehensive planning policies, budgeting by Priorities goals, and the public process for this plan. Capital projects are projects that cost more than \$25,000 that can be appreciated over time and meet at least one of the following criteria:

- New facility or increases square footage of an existing facility
- Changes the function of a facility
- Increased the feasibility of a facility (i.e.; capacity).
- The following is a summary of the proposed arts CIP projects.

The following projects were recommended in the 2011 Recreation Buildings Design Study and 2014 Recreation Building Master Plan. However, the Parks and Trails Commission and City Council did not come to a consensus or final recommendation on the approach to move forward with. In 2016, Council approved a community outreach project to share the information from these two studies and the ongoing Facilities Strategic Management Plan to gain consensus about the future of Redmond's community centers. At that end of that project, this capital improvement plan may need to be updated.

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### Indoor Recreation and Aquatic Center

Currently, the City does not have a fitness center. The Community Center and Senior Center provide some fitness classes in classrooms without fixed equipment. There is also a need for more gymnasium space immediately for a variety of uses from organized team sports to larger fitness classes. There is strong demand for fixed fitness equipment and programming for people of all ages, a walking track and an aquatics center.

Although community members have access to the Redmond Pool; the pool is poor condition and does not meet the needs of the community. The pool requires significant investment to keep the pool operational and meeting regulatory standards. Additional demands for the pool include larger deck space, leisure pool, a therapy pool with ADA access, classroom and party room space, family change rooms, a meeting room and more office and storage space.

As a result of public engagement, a market analysis, and facility condition assessment, the consultants from the Recreation Buildings Design Study recommended a new fitness and aquatic center with the following amenities to meet these demands:

- Gymnasium with multiple courts and partitions
- Fitness equipment (free weights and other strength training equipment, aerobic exercise machines)
- Indoor walking track
- Fitness classrooms with appropriate flooring, mirrors, sound system, ventilation, and other amenities
- Locker rooms with showers
- General recreation classrooms and meeting rooms
- Childcare
- Indoor play area
- Café and general meeting space
- Competitive style lap pool with at least 6 lanes
- Children’s play pool
- Therapy pool

The center should accommodate people of all ages and ability levels, so families can go together and seniors can also benefit from the amenities (fitness and more). The community’s preference was to locate the facility in downtown to have access to transit and walking paths and have ample parking.

### Redevelop Community Center

During the Recreation Building Design Study, it was recommended that a major overhaul of the Community Center would not be the best alternative considering the limitations of its historical



*An example of a warm therapy and instructional pool with wide handicap ramp in Chapel Hill, NC*



*The newly constructed Grumbacher Sports and Fitness Center in York, Pennsylvania is an example of a competitive 25-yard lap pool with sufficient bleachers and deck space.*



*An example of a modern fitness equipment room*

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character, land availability for expansion, and the cost of rehabilitation. Therefore, it is likely that additional new space will be needed in the future for at least some of the recreation programs, if not all. There is a growing demand for artist studios and non-profit organization office space in such a building, if the City does not continue to use the building for recreation and LWSD extends the City a lease.

### Renovate Teen Center

The Recreation Building Design Study recommended that renovating and expanding the Teen Center is the best alternative, because of the ideal location of the Teen Center, teens are attracted to the funky character of the building and the significance of the building, as the first firehouse and later as city hall. However, the 2015 Recreation Buildings Master Plan recommended that a new teen center be constructed, likely on a separate site, in order to use the current property for its highest and best use. The community needs to decide on the approach, renovate the existing building or build a new teen center.

A number of potential capital improvements were recommended for the building, including improved HVAC systems and insulation, improved office conditions, exterior stucco repair, replacement of windows, repair of leaks in the hose drying tower, additional restrooms facilities, and expansion of the kitchen and computer room. New amenities sought for this space by users include new outdoor active recreation facilities.

### Senior Center Projects

The Recreation Building Design Study confirmed that the Senior Center is in good shape. A few potential capital improvements were recommended for the building, including repairs to the roof, greenhouse, exterior roof and building membrane, and interior movable partitions. There is demand for some new amenities at the Senior Center, some are program related and others are for drop-in, social uses, including fitness classroom space and equipment, a larger café area and computer area, and more storage.

### Satellite Community & Recreation Center

One of the fastest growing neighborhoods in the City is Overlake. The neighborhood is already the largest employment center in the city and is projected to move from the third largest residential neighborhood in the City to the first by 2020. Community members recognize this and have requested a satellite community center and recreation facility in the neighborhood as it grows. Overlake Village, the residential urban center, is located at the southern tip of the neighborhood, far from Downtown, making use of Downtown recreation centers unlikely for this planned pedestrian oriented community. This center is likely to include a gymnasium, fitness rooms, community meeting rooms, a general social living room area and other amenities. This could be a stand-alone facility or a partnership with a developer or another jurisdiction. It is estimated that the building would be approximately 20,000 square feet.

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### 8.6.2 Prioritizing CIP Projects:

Capital projects within parks were evaluated in the CIP Prioritization Process as shown in Chapter 10, the Capital Improvement Program. Capital projects relating to buildings are prioritized with all other city buildings in the Facilities Assessment Project and the Capital Improvement Strategy.

### 8.6.3 Funding:

Funding for recreational capital projects comes from a variety of places including:

- City General Fund
- Real Estate Excise Tax
- Development Impact Fees
- Grants

However, the amount of revenue from these sources has dropped considerably over the past year due to changes in state laws. Annual revenues are not sufficient to fund the development of projects as large as a new community center, but may be adequate for some of the proposed renovation and expansion projects. For a new proposed building, the City may need new possible sources of funding such as:

- Private funds
- Partnerships
- Park Districts
- Bond Measure

The City has been working on developing partnerships with local jurisdictions in preparation of this capital improvement program. Partnership discussions have been initiated with King County, LWSD, the City of Sammamish, the City of Kirkland, and the Bellevue-Redmond YMCA, and other private and non-profit organizations.