

1 EXECUTIVE SUMMARY

1.1 PROBLEM STATEMENT

1.1.1 INTRODUCTION

Si View Metropolitan Park District was formed in 2003 when the historic Si View Community Center and Pool faced closure by King County due to budget shortfall. As an independent, regional unit of government similar to a fire, hospital or school district, formation of the District allowed local control of Si View Park, Pool and Community Center. Si View Metropolitan Park District was formed with the primary mission of improving the quality of life for all residents of the Snoqualmie Valley region regardless of age or ability through partnership with the community and recreational programs and parks. Members of the Si View Metropolitan Park District include the residents of the City of North Bend and unincorporated areas of the Cities of North Bend and Snoqualmie. Si View Metro Parks facilities are open to use by all individuals whether located within the district or the surrounding area.

1.1.2 PROBLEM STATEMENT

The Si View Metro Park District Comprehensive Plan was updated in 2017. As part of this process, residents of the District were surveyed via a statistically valid survey in order to evaluate Si View Metro Park's performance, priorities for future park and recreation facilities, level of potential support / opposition to various improvements under consideration by SVMPD, and overall satisfaction with the value delivered by the Si View Metro Park District to taxpayers. An additional statistically valid survey was conducted for City of Snoqualmie residents (who are not part of Si View Metro Park District) to determine Snoqualmie Residents' usage of SVMPD facilities, opinion about the need for a new swimming pool in the region, and opinions about funding a new pool. Both surveys uncovered a need for a regional aquatic facility. Based on the results of these surveys and in service of Si View Metro Parks' mission to improve the lives of residents of the Snoqualmie Valley area, Si View's Board of Commissioners identified further study for the potential construction of an Aquatic Center as a high priority for 2018-2019. Si View Metro Parks began the selection process for a team to conduct an Aquatic Center Feasibility Study in September of 2018.

The current pool owned and operated by the Si View Metropolitan Park District located in the historic Si View Community Center is too small to support many of the aquatic programs desired by the District and Snoqualmie Valley residents. Early in the feasibility study process it was determined that because the existing pool is housed in a historic structure, and because of site constraints on parking and development at the Si View Community Center, enlarging the current pool or constructing a new pool as an addition to the Community Center is not tenable. More information about the goals for the new aquatic center can be found in the Chapter 2 Problem Statement.

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1.1.3 MARKET ANALYSIS

A market analysis was conducted by Ballard*King (B*K), the feasibility study team's Recreational Facilities Planning Consultant. As is typical with any project of this scale the market analysis uncovered both opportunities and challenges for the project. Based on a demographic analysis and analysis of recreation participation, trends and providers in the region the market analysis suggested the following direction of the project:

-The facility will need to emphasize its ability to serve all age groups including youth, seniors and most importantly families.

-The center must be seen as a facility that features a variety of aquatic uses.

-The facility has to be perceived as being affordable for the amenities and services that are going to be provided.

-The site has to be visualized as being easily accessible for the entire Secondary Service Area.

The demographic analysis and analysis of recreation participation, trends and providers portions of the Market Analysis can be found in Chapter 3 Market Analysis. The full original text of the market analysis document can be found in Appendix 8.9.

1.1.4 PUBLIC OUTREACH PROCESS, ESTABLISHMENT OF FACILITY GOALS & PROGRAM ELEMENTS

In addition to the specific needs and program elements uncovered during demographics and market research as well as goals associated with Si View Metro Parks overall mission, specific program elements and aspirations were identified through a public outreach process conducted by the feasibility study team's Outreach Consultant, BERK Consulting. The public outreach process consisted of two public outreach workshops with the public and an online survey.

First Public Outreach Workshop & Online Survey

The purpose of the first public outreach workshop was to confirm community support for a new aquatic center, hear community opinions about the future location for the facility, and conduct visioning exercises with attendees to determine desired features for the building program.

The first workshop was followed by an online survey to help confirm the results of the market analysis, ask specific questions about respondents' preferences for specific aquatic center program elements that were collected at the first workshop, and also to ask questions about respondents willingness to pay for a facility. Attendees of the first workshop

and respondents on the online survey were primarily from the greater Snoqualmie Valley region (City of Snoqualmie, City of North Bend or the surrounding unincorporated area). 141 people attended the first workshop and the survey received 940 respondents.

The results of the first workshop and the online survey indicated that a facility with both a recreational pool and a competitive pool was desirable. Public responses collected indicated that a recreational pool should have spaces to accommodate recreation for toddlers, children and teens as well as be usable for therapy and aqua exercise. A water slide with a separate runout flume was also identified as desirable. For the competitive pool a 25-meter by 25-yard or larger pool was desirable, with a deep end to accommodate diving, and possibly fixed or floating cage water polo. Elevated spectator seating was identified as being preferred. Non-water uses identified as desirable included party / classrooms that could be used separately or together with the pool for training and birthday parties, a weights and cardio area, and a group exercise room.

The facility location visioning exercise conducted as part of the first workshop indicated a clear preference for a site located between North Bend and the City of Snoqualmie. Online survey responses indicated a preference for a facility walkable to the City of North Bend.

1.2 PROGRAM ALTERNATIVES DEVELOPED

As a result of information gathered through the outreach process and from market research, small (Deer), medium (Elk) and large (Moose) building program alternatives were developed. The "Deer" option consists of a small facility, with a recreational pool only. The goal of the "Deer" option was to define an aquatic center that Si View Metro Parks could construct without the help of a partner organization. The medium sized "Elk" option is a larger facility with both a recreational pool and a 25-meter x 25-yard competitive pool. The goal of the "Elk" option was to define an aquatic center that Si View Metro Parks could construct with the help of one partner organization, or lesser contributions from multiple partners. The "Moose" option is a much larger facility with a recreational pool and 33-meter x 25-yard competitive pool, larger support spaces, and an additional 3000 square foot multi-purpose room. The goal of the "Moose" option was to define an aquatic center that Si View Metro Parks could construct with the help of two or more partner organizations.

Second Public Outreach Workshop

The second public outreach workshop had two goals: to present possible configurations of amenities and rough order of magnitude cost estimates for a new aquatic center and to hear community opinions about the three program alternatives before they are presented to the Si View Board of Commissioners. The presentation introduced participants to the three alternatives, explained the purpose of the workshop, and clarified how feedback will be used. Participants were asked to think in terms of broad preferences and priorities rather than amenity details such as floor plan or colors.

The three options were presented to the public along with rough order of magnitude cost ranges, photos of the types of spaces that an aquatic center might include, and a narrative about how the space could be used. After the presentation feasibility study team members staffed tables w/ poster of the “Deer”, “Elk”, and “Moose” options and were available for discussion and note taking.

A clear preference was shown for a larger facility with both a recreational pool and a competitive pool, the “Elk” scheme received the most support and was seen as the most attainable option with both types of pools desired. Many respondents felt the “Deer” option was too similar to the current pool, and did not meet competitive needs. Many respondents felt that the “Moose” option was too large, will have high operating costs, and will require partnering and therefore a loss of local control. More information about the public outreach process associated with the design and program options can be found in Chapter 2 Problem Statement.

1.3 PREFERRED PROGRAM AND CONCEPT DESIGN

1.3.1 SELECTION OF A PREFERRED PROGRAM OPTION

After reviewing the results from the public outreach meetings and the online survey, the Si View Metro Parks Board of Commissioners met and considered the alternative schemes. The "Elk" scheme was selected by the commissioners for the feasibility study team to continue to develop to a schematic design / concept design level. The commissioners also determined that in addition to the "Elk" program elements the scheme should be further developed with the addition of the 3000 square foot multi-purpose exercise room program element that was previously part of the "Moose" program alternative. Direction was also given to study the preferred program option on two conceptual sites, as a full build out option and phased build out option.

1.3.2 CONCEPT DESIGN LEVEL BUILDING DESIGN

The design for the concept design level building was inspired and organized around the landscape forms of North Bend and the Snoqualmie Valley region. The team looked up to the ridges of the adjacent Cascade Mountains, the iconic Mount Si, the winding rivers and their valleys, and forests of the region; the design of the new aquatic center is intended as a built distillation of these natural forms (pictured figure 1-1, section 1.3.9).

An exposed to view Mass Timber structural system composed of a dowel-laminated timber (DLT) roof deck supported by a structural frame composed of glulam beams and trusses is proposed by the feasibility study team for the primary structure of the aquatic center natatorium space. Mass Timber and trussed roof forms in addition to providing a strong and low carbon footprint solution for structure also relate back to the logging history of North Bend and the Snoqualmie Valley region.

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1.3.3 CONCEPT DESIGN LEVEL BUILDING BASIC CONFIGURATION

The preferred "Elk" program alternative developed to a schematic design / concept design level is a 46,495 square foot aquatic facility. The facility houses a 4,600 square foot recreational pool and a 6,216 square foot 25-meter x 25-yard competitive pool.

Support spaces include universal and family locker rooms with private changing / shower / restroom compartments, wet and dry classrooms situated between the two pool spaces, and second floor mezzanine seating for spectators and parents. Basic arrangement of the facility spaces consists of a larger high-ceilinged natatorium volume with a lower service bar along one side of the natatorium space.

1.3.4 AQUATIC FEATURES

Aquatic Design Group, the feasibility study team's Aquatic Consultant, designed pools and other aquatic features for the preferred option design. The schematic design / concept design features four distinct aquatic amenities: an indoor Competition Pool, an indoor Recreation Pool, an outdoor Splashpad, and a slide that starts indoors before exiting the building and coming back indoors. The Competition Pool will be a 25-meter x 25-yard pool (82' x 75') (pictured figure 1-3, section 1.3.9). The Recreation Pool will have a 25-yard lane lap area, a river current with water features and sprays, and a beach entry area with interactive water features (pictured figure 1-2, section 1.3.9). The Splashpad will have a variety of water and spray features as well as age appropriate zones. The Water Slide will be a body slide that leaves the building and returns with a separate run-out flume.

Having multiple pools allows for variable temperatures and more clearly defined programs to be run simultaneously without concern of overlapping or interference. Another benefit of multiple pools is that if for any reason one pool needs to be shut down, the other pool can remain open and potentially accommodate overlapping programs. Having 25-yard lap lanes in the Recreation Pool also allows for warm up and warm down when competitions are being held in the Competition Pool.

The Recreation Pool offers diverse and fun amenities for young children and bathers of all ages. The Splashpad serves children of all ages and swimming abilities. The Water Slide offers a fun option for adults and children of all swimming abilities. The pools are situated in a manner that will allow for a phased approach if necessary. The Competition Pool is located in a separate part of the building from the other pools to facilitate disparate programs and enhance air quality and user experience. The competition pool will have the necessary depth and clearance to allow diving.

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1.3.5 SITE DESIGN METHODOLOGY

The feasibility study team was directed to study the building on two conceptual sites, a smaller site simulating a more urban setting within North Bend (Site A) and larger site simulating a more rural setting between North Bend and Snoqualmie (Site B). Direction was also given to study the building as a phased and a full build-out option. The phased building approach was studied on the smaller urban site (Site A), the full build-out build approach was studied on the larger more rural site (Site B).

A complete description of the concept level preferred option building and site design can be found in Chapter 5 Detailed Analysis of Preferred Alternative Concept Design.

1.3.6 SCHEDULE AND PHASING

Direction was given to study the preferred program option as a full build-out option and a phased build-out option. As a framework for costing and escalation two different schedules were developed for phased and full build-out options:

Schedule - Full Build-out Option, Rural Site (Site B)

Description	Start	Complete
Full Build-out Option	August 2021	August 2023

Schedule - Phased Build-out Option, Urban Site (Site A)

Description	Start	Complete
Phase 1 + Site Work	August 2021	December 2022
Phase 2 + Site Work	August 2025	August 2026

1.3.7 PROJECT COST

The probable total project costs with the selected site features can be found in Chapter 6 Estimated Project Cost for Preferred Alternative Concept Design.

1.3.8 OPERATING MODEL AND BUDGET

Operating Model and Budget, as well as an analysis of potential financial partners for the project were explored by Ballard*King & Associates, the feasibility study team's Recreational Facilities Planning Consultant, and can be found in Chapter 7 Operating Model and Budget. The full original text of the Market Analysis document (which includes these sections) can be found in Appendix 8.9.

1.3.9 IMAGES FOR THE CONCEPT DESIGN LEVEL PREFERRED ALTERNATIVE



Figure 1-1- Exterior Perspective



Figure 1-2- Interior Perspective of the Recreational Pool

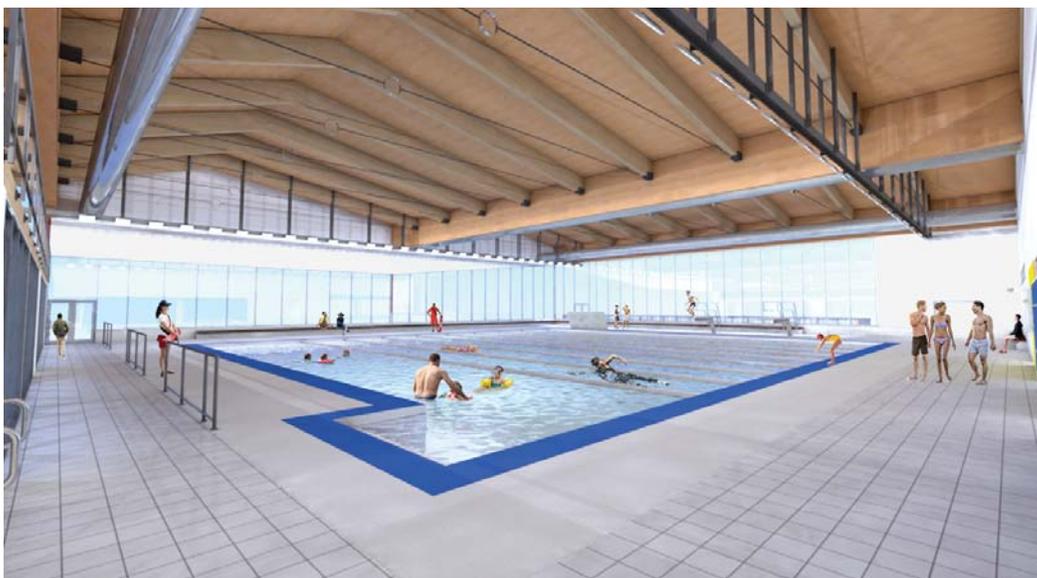


Figure 1-3- Interior Perspective of the Competitive Pool