



**STAFF REPORT**

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TO: City Council  
THRU: Pete Rose, City Manager   
FROM: Lane Youngblood, Director of Parks and Recreation   
RE: Master Plan for Civic Center  
MEETING OF: January 16, 2001

**ISSUE:**

Shall the City Council approve conceptual drawings, text, a schedule for conducting public outreach, and the format for a final report in preparation for final consideration of the Master Plan for the Civic Center and shall the Council authorize the staff to prepare all necessary documents in preparation for discussion at the Council retreat and formal adoption of the plan at the Council meeting of Monday, March 19?

**STAFF RECOMMENDATION:**

That the City Council approve conceptual drawings, text, a schedule for conducting public outreach, and the format for a final report in preparation for final consideration of the Master Plan for the Civic Center and that the Council authorize the staff to prepare all necessary documents in preparation for discussion at the Council retreat and formal adoption at the meeting of Monday, March 19.

**BACKGROUND:**

**The Sorenson Master Plan consists of four major phases:**

1. Initial Investigation and Public Input-June 2000-October 2000
2. Draft Conceptual Master Plan Development-October 2000-December 2000
3. Public Input, Cost Accounting, and Finance Strategy-January 2001-March 2001
4. Implementation Strategy-March 2001

In the **(1) Initial Investigation and Public Input**, the Carlson Architects did the following work:

- ▶ Investigation of the current status of the buildings on the site.
- ▶ Investigation of Comprehensive Planning goals and objectives.
- ▶ Investigation of Parks Recreation and Open Space goals and objectives.
- ▶ Review of public input provided by statistical survey, stakeholder meetings, and focus groups regarding recreation needs and Sorenson site.
- ▶ Investigation of community economic development patterns, land use, and zoning.

The results were then consolidated into a **(2) Draft Conceptual Master Plan**, which the Council reviewed on Dec. 11, 2001.

We are now ready to consider the **(3) Public Input, Cost Accounting, and Finance Strategy** Phase of the project. During this period, a number of important tasks will be undertaken. The Council Steering Committee has directed staff to prepare for this stage by drafting the four documents attached to this staff report.

An extensive public outreach strategy is proposed to take the draft plan back to the community for a "check" to see if we got it right. While this is occurring, the architects will be busy with programming study to determine the footprint of the various buildings, the potential appearance of the site, and estimated costs of development. In addition, the options for phasing the project and financing will be developed and shaped for Council consideration.

The entire package, including drawings that lend perspective and communicate the major concepts, will then be wrapped into a final report, which summarizes all work to date. This report will be used during the Council consideration of the plan. At that point, the Council may ask the staff or consultant to do additional work, amend the master plan, or approve the master plan.

**KEY ISSUES THAT EMERGED DURING THE INITIAL INVESTIGATION AND WERE WORKED OUT IN THE DRAFT CONCEPTUAL PLAN:**

- **Regional versus Local Needs:** The Plan as proposed does not attempt to solve large regional problems such as the siting of a regional aquatics center or the site for the Northshore Performing Arts Center. It does create placeholder sites for both a small community theatre in the range of 200-250 seats, and the possible development of a future community pool serving

primarily the local community. Partnerships with other providers and private donors are critical to the development of these two future uses.

- **Preservation of the Old School Building:** The Plan calls for the building to be preserved for community uses. A strict historical renovation is not part of this plan; however, it would be renovated in a way that would preserve the building façade as an icon of historical significance. The interior would be made useful to the community for a variety of uses such as meeting rooms, classroom, and the potential for a future historical museum and/or tourist component.
- **Public/Private:** The Plan does not have intensive private sector collaboration other than the possible theatre or pool components. The Plan does not preclude the possibility of retail uses, but those would be subject to their contribution toward meeting community goals or operational objectives.
- **Phasing:** The Plan calls for demolition of existing structures, with the exception of the old school building, in order to accommodate the planned service delivery. Options for phasing of the construction will be included in the final report.
- **Fields:** The fields are assumed to be an important element of the future civic site. Although minor alterations in layout or in the type of field users served may be allowed, the Plan calls for the fields to be improved through parking enhancements and linkages with other recreation components on the site. The fields may “float” on the site, but active field use is presumed to be an important component of the long-range plan.
- **Parking:** The site as proposed will support a variety of recreation and civic purposes. The Plan calls for underground parking in order to preserve open space and landscaping, maximize the value of scarce downtown land, and preserve flexibility for future uses. In particular, the theatre and pool components require underground parking.
- **Land acquisition:** The Plan calls for the purchase of land at the intersection of NE 175<sup>th</sup> Street and 131 Avenue NE. It considers the consolidation of land at this key entrance to the civic campus as essential to the vision. This acquisition also maximizes the ability to “float” the fields in order to solve the Wilmot Park parking dilemma.

- Campus setting: The Plan calls for landscaping, parking, and other features to be integrated across the entire 10 acre site and to be seamless with regard to the new City Hall.

### **ANALYSIS:**

The conceptual plan under review at this meeting is a distillation of the public opinion gathered during the initial investigation. It also has been modified to address each of the major issues addressed by the Council during informal discussion.

If the Council approves of the attached draft documents, the staff will subject the plan to the final stage of public outreach prior to formal adoption. Four separate items are presented for Council review:

Attachment A: Drawings to be used for Public Outreach, Existing and Proposed

Attachment B: Accompanying Text, with Postcard Mailer

Attachment C: Proposed Outreach Schedule

Attachment D: Proposed Table of Contents for Final Report

### **NEXT STEPS:**

- Subject to Council approval, the Plan will be distributed and tested again with the public using the Attachments.
- The Consultant and Steering Committee will analyze the public opinions derived from the public outreach and from feedback from the Parks and Recreation and Planning Commissions.
- The Architect will conduct programming and cost estimating on the results of the plan, incorporating any important issues emerging from the public outreach.
- The Architect will prepare a final report to the Council for a decision at the March 17 Council retreat.
- The Council will formally adopt the Plan and Report at the March 19 Meeting.
- The Plan will be celebrated and unveiled at the City Hall Opening on March 31.

### **RECOMMENDATION:**

That the City Council review Attachment A, B, C, and D and approve the attached conceptual drawings, text, a proposed plan and schedule for conducting public outreach, and the format for a final report in preparation for final

consideration of the Master Plan for the Civic Center. It is further recommended that the Council authorize the staff to prepare all necessary documents in preparation for discussion at the Council retreat and formal adoption at the meeting of Monday, March 19.

**OPTIONS:**

1. **The Council may choose to modify any aspect of the proposed plan, text, schedule, or outline.**
2. **The Council may approve the proposed plan, text, schedule, and outline.**

**RECOMMENDED MOTION:**

I move that we approve the attached conceptual drawings, text, proposed plan and schedule for conducting public outreach, and the final report format in preparation for final consideration of the Master Plan for the Civic Center. I further move that we authorize the staff to prepare all necessary documents in preparation for discussion at the Council retreat and formal adoption at the meeting of Monday, March 19.

**Attachments:**

*A-Draft Master Plan Drawing for Public Outreach (Existing Site and Proposed Master Plan)*

*B1-Draft Text with (Choose One of the Following:)*

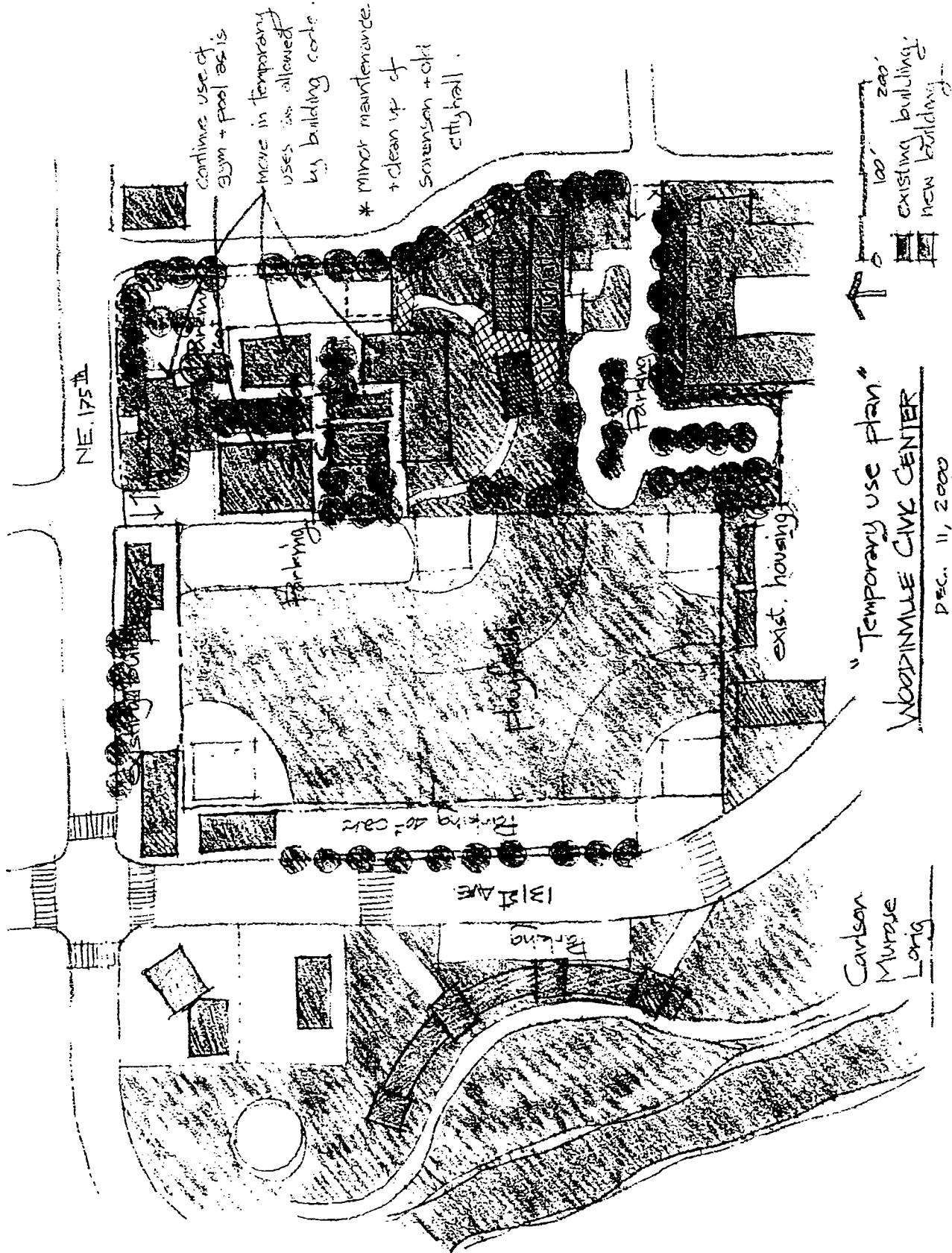
*B2- (square footage only) or*

*B3- (square footage and costs)*

*C-Proposed Schedule for Public Outreach*

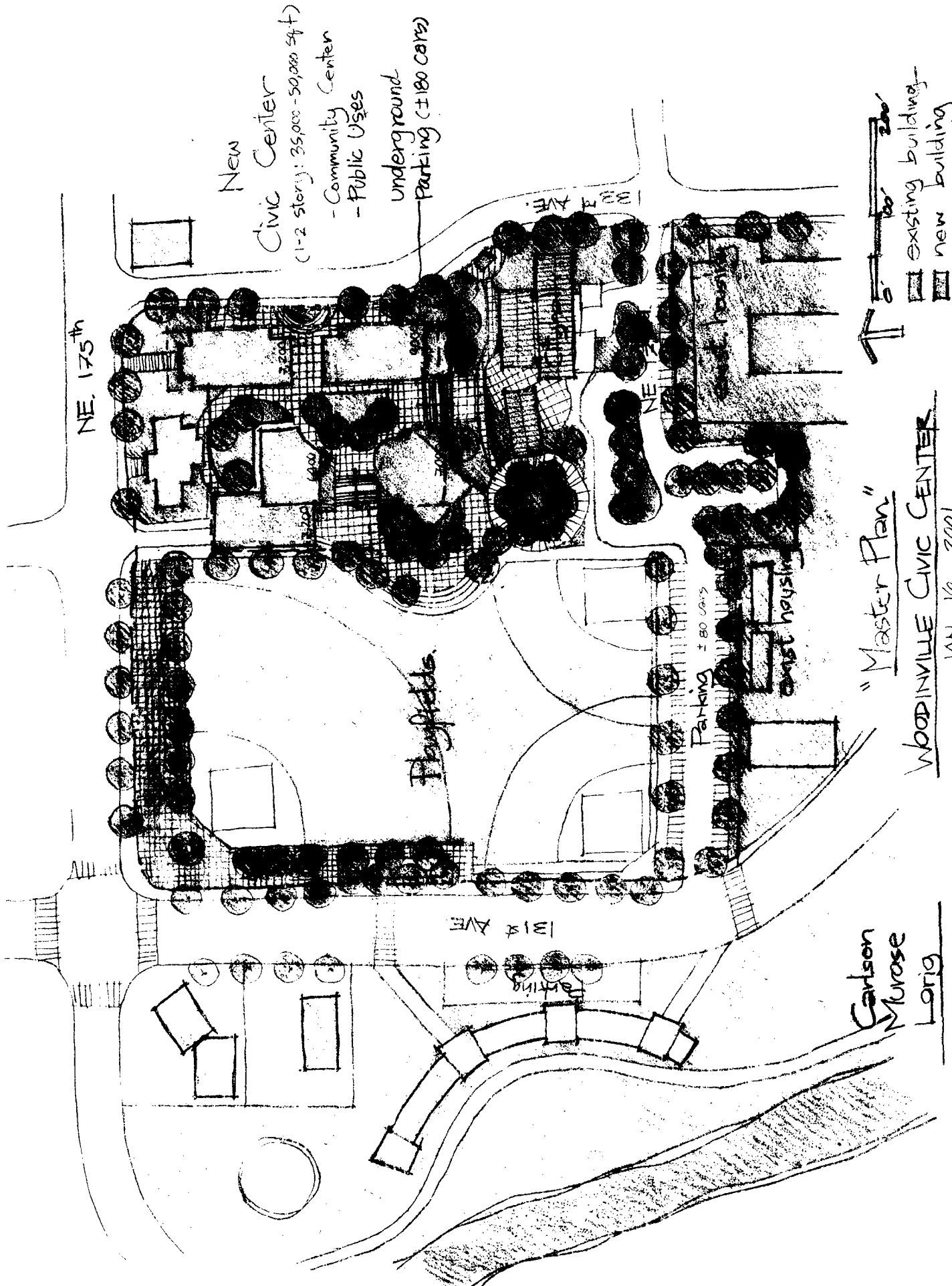
*D-Proposed Table of Contents for Final Report*

# Existing Facilities



"Temporary use plan"  
 WOODINVILLE CIVIC CENTER

DEC. 11, 2000



New  
 Civic Center  
 (1-2 story; 35,000 - 50,000 sq ft)  
 - Community Center  
 - Public Uses  
 underground  
 Parking (± 180 cars)

existing building  
 new building

"Master Plan"

WOODINVILLE CIVIC CENTER

JAN. 16, 2001

Carlson  
 Murose  
 Lorig



# Civic Center (Sorenson) Master Plan

Thanks for  
your input!

THANKS to all of you who told us what you would like to see in the way of a Civic Center at the any 10+ acres located in downtown commonly known as the Sorenson property. Citizens of Woodinville feel strongly about this site, and we heard from many of you about what you did and did not want us to include. After we collected survey results, collated your e-mails, read all your letters, and heard from all of you who are stakeholders in this project, we went to work with the firm of Carlson Architects to get a basic plan that would, over time, meet the needs you identified as most important.

Here's what  
we heard.

- Renovation of the historic City Hall building to accommodate recreation classes, community meetings, and historical displays.
- Construction of a Basic Community Center to provide full size gym, multi-purpose rooms, classrooms for arts and crafts, senior activities, and teen center.
  - Underground parking to maximize use of scarce land and to create an open campus with plazas, pathways, and landscaped areas.
- A beautiful new entry or gateway feature at the intersection of NE 175<sup>th</sup> Street and 131<sup>st</sup> Avenue NE to create a welcoming and important vista across the civic campus.
- Preservation of the play fields for league, community, and family use.
- Paved parking for play fields, City Hall, Wilmot Park and Community Center uses.
- Reserved space for possible future Community Theatre and Small Community Pool. (Both these facilities will require partnerships with private or non-profit sectors or other jurisdictions.)

How did  
we do?

PLEASE review the drawing (see reverse side) and this brief description and send us your comments on the Civic Center Master Plan Feedback Postcard. You can drop it off at City Hall, fill it out on-line or mail it in (the postage is on us!). For a schedule of sites where you can get another peek at the Plan, call us at 425-489-2700 or log onto [www.woodinville-city.com](http://www.woodinville-city.com).



Master Plan

Send us your  
comments!

## Tell Us What You Think!

### Size Range of Possible Uses

Possible Community Center Uses	Size Range	
	From	To
Gymnasium	9000	11000
Exercise/Fitness/Weight Room	1500	2500
Teen Center	3000	5000
Senior Program Area	2500	3000
Drop-in Child Day Care	1250	2500
Arts/Crafts Rooms	1250	2000
Multi-purpose Rooms	2500	4000
Kitchen/Food Area	1200	1700
Human Services Resource Center	250	300
Computer/Library Resource Center	350	500
Music/ Performance/Dance/Banquet	5250	7700
Administration	700	1000
Lobby/Gallery/Reception Area	1000	1300
Circulation/Storage/Restrooms	5250	7500
<b>Total in Square Feet</b>	<b>35,000</b>	<b>50,000</b>

Size Range of Possible Uses & Costs

Possible Uses	Size Range		Est. \$/S.F.	From To	
	From	To		From	To
Gymnasium	9000	11000	\$180	\$1,620,000	\$1,980,000
Exercise/Fitness/Weight Room	1500	2500	\$150	\$225,000	\$375,000
Teen Center	3000	5000	\$150	\$450,000	\$750,000
Senior Program Area	2500	3000	\$150	\$375,000	\$450,000
Drop-in Child Day Care	1250	2500	\$180	\$225,000	\$450,000
Arts/Crafts Rooms	1250	2000	\$200	\$250,000	\$400,000
Multi-purpose Rooms	2500	4000	\$150	\$375,000	\$600,000
Kitchen/Food Area	1200	1700	\$300	\$360,000	\$510,000
Human Services Resource Center	250	300	\$180	\$45,000	\$54,000
Computer/Library Resource Center	350	500	\$180	\$63,000	\$90,000
Music/ Performance/Dance/Banquet	5250	7700	\$200	\$1,050,000	\$1,540,000
Administration	700	1000	\$110	\$77,000	\$110,000
Lobby/Gallery/Reception Area	1000	1300	\$180	\$180,000	\$234,000
Circulation/Storage/Restrooms at 15%	5250	7500	\$200	\$1,050,000	\$1,500,000
<b>Total in Square Feet</b>	<b>35,000</b>	<b>50,000</b>		<b>\$6,345,000</b>	<b>\$9,043,000</b>
<b>Average \$/S.F.</b>				<b>\$181</b>	<b>\$181</b>
			<b>\$/space</b>		
<b>Underground parking</b>	<b>130</b>	<b>180</b>	<b>\$25,000</b>	<b>\$3,250,000</b>	<b>\$4,500,000</b>

# Proposed MAIL-IN Questionnaire



**Here's What I Think**  
**About the Civic Center**  
**(Sorenson) Master Plan**

What part of the Plan will serve the community best?

What part of the Plan should be included in Phase I (if we can't do it all at one time?)

Other comments?

What part of the Plan are you most interested in? Why?

What's missing?



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(Pre-Paid Postage Postcard)



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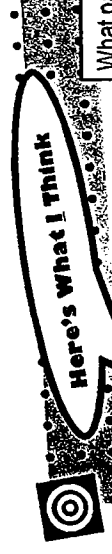
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What's missing?

*Proposed Schedule*

# Civic Center (Sorenson) Master Plan

**January**

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

**February**

S	M	T	W	T	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

**March**

S	M	T	W	T	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

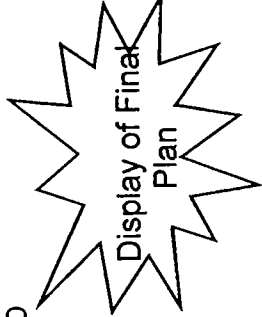
**Staff Contact:**  
**Lane Youngblood**  
**Parks & Recreation Director**  
**425-398-9327 ext 246**



## Public Outreach Calendar

Draft Plan

- **Tuesday, Jan 16:** City Council meeting, 6:30 p.m.. Location: Council Chambers, 13203 NE 175th St. Action: Approval of outreach plan and material.
- **Thursday, Feb. 1-** Joint Planning and Parks & Recreation Commission, 7:30 p.m., City Council Chambers, 13203 NE 175th St. Action:
- **Monday, Feb. 12-** City Council Meeting, 6:30 p.m.. Location: Council Chambers, 13203 NE 175th St, Action: Approve Public Outreach Plan
- **February 13-March 10-Public Outreach**
  - **Feb. 13-March 10:** Display at City Hall when not at other locations listed below. Time: 8-5 p.m.
  - **Feb 15:** Chamber of Commerce Network Breakfast, Wyndham Gardens Hotel, 19333 N. Creek Pkway, Bothell, Time: 7:30-9:30 a.m.
  - **Feb. 16:** Brittany Park Retirement Comm. Ctr., 17143-133rd Ave NE. Time: TBD
  - **Feb. 19:** Display at Top Foods, 17641 Garden Way NE. Time: 6-8 p.m.
  - **Feb 20:** Display at Grocery Store (?), address Time: ??
  - **Feb. 23:** Display at Frontier Bank, 17922-140th Ave. Time: 3-5 p.m.
  - **Feb. 27:** "Make the Connection." Location: TBD Time: 9-11 a.m.
- **March 1:** Parks & Rec Commission Open House, 7 p.m., Council Chambers, 13203 NE 175th Street
- **March 3:** "Make the Connection" Location: TBD Time: 9-11 a.m.
- **Wednesday, March 7:** Planning Commission meeting, 7:00 p.m., Location: Council Chambers, 13203 NE 175th Street
- **Monday, March 19:** City Council meeting, Time: 6:30 p.m., Council Chambers (at new City Hall), 17301 133rd Ave NE. Action: Approve Civic Center Master Plan
- **Saturday, March 31:** Dedication Ceremony; Final Display. Time: 1-4 p.m. Location: Council Chambers at new City Hall, 17301 133rd Ave NE.



# Woodinville Civic Center Plan

## Final Report Outline

Title Page

Table of Contents

- I. **Executive Report** – This will be a one to two page summary that will briefly explain the purpose of the project, the process, and the recommended action.
- II. **Background** – The background section will discuss the purchase of the Sorenson property from the School District, describe the property, describe the City's goals for the property, and discuss the schedule relative to the new City Hall and Sorenson School.
- III. **Outreach and Planning Process** – This section will describe the surveys, focus groups and other public meetings, and the steering committee. It will also describe the relationship to the Parks and Recreation Needs Update.
- IV. **Outreach Results and Conclusions** – The results of the outreach efforts will be discussed as they relate to the Sorenson site. The conclusions will discuss what activities and facilities (that would be appropriate for the Sorenson site) got the strongest support. *Should we discuss the responses from the Draggoo study regarding support of the Sorenson site?*
- V. **Master Plan Alternatives** – *Themes more than alternatives* We will graphically show the alternatives that were presented to the joint Planning and Parks Commission meeting and verbally discuss the logic and intent of each of the alternatives. This discussion will include the consideration of public/private partnerships in the development. We will discuss the comments from the commission members and the resulting changes in the plans.
- VI. **Preferred Alternatives and Programming** – We will discuss the alternatives that were presented to the City Council and the program for the proposed community center buildings. *Is this where we discuss the code limitations on the Annex building and the Lorig conclusion that there is not a critical mass of private uses to make private re-use viable?* We will also discuss other features of the Master Plan, including the purchase of the L, movement of the fields, new parking, improvements at 131<sup>st</sup>/175<sup>th</sup> entry corner, connections etc.
- VII. **Implementation** – This will need some discussion regarding steering committee preferences. We will do some very rough cost estimates with the strongly stated caveat that these are only rough estimates not based on actual design or engineering and that actual detailed estimates will differ. Do we want to discuss funding mechanisms? Implementation phasing and schedule? Short-term use of Annex and Sorenson Buildings?

*Address -  
upfront*