



Redmond
SENIOR & COMMUNITY CENTER
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Stakeholder Meeting #2

Redmond Senior and Community Center

January 25, 2021



Participating in Today's Meeting



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- Stay **on mute** unless you are speaking
- Be prepared to listen, learn and contribute and **make space for others** to do so
- Drop thoughts or comments into the **chat box**
- There will be a **5-min break** halfway through

Purpose of Today's Meeting



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- **Hear** what's been happening since our last meeting
- **Review** and give input on project site
- **Refine priorities** for the indoor and outdoor space program



Icebreaker



**Recap of what's
happened since we
met**

What's been happening:



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- City Council approved the architecture and design contract
- Two workshops with Redmond Parks staff and other departments
- Briefings with Council, boards & commissions
- Promoting project website and inbox



Campus / Master Plan



Partnership Update

City update:



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- Submittals
- Evaluation Process
 - Timing
 - Financing
 - Alignment

From the Request: *"A prospective partner will propose a complementary use to the Senior and Community Center and would work with the City Project Manager to finalize the project concept, partnership terms, and timing. The City seeks a creative partner that will enhance this facility and provide demonstrable community benefits."*

Other considerations:

- + City's sustainability ordinance
- + Vertical expansion or an expanded footprint?





Site Analysis

What we want to cover today:



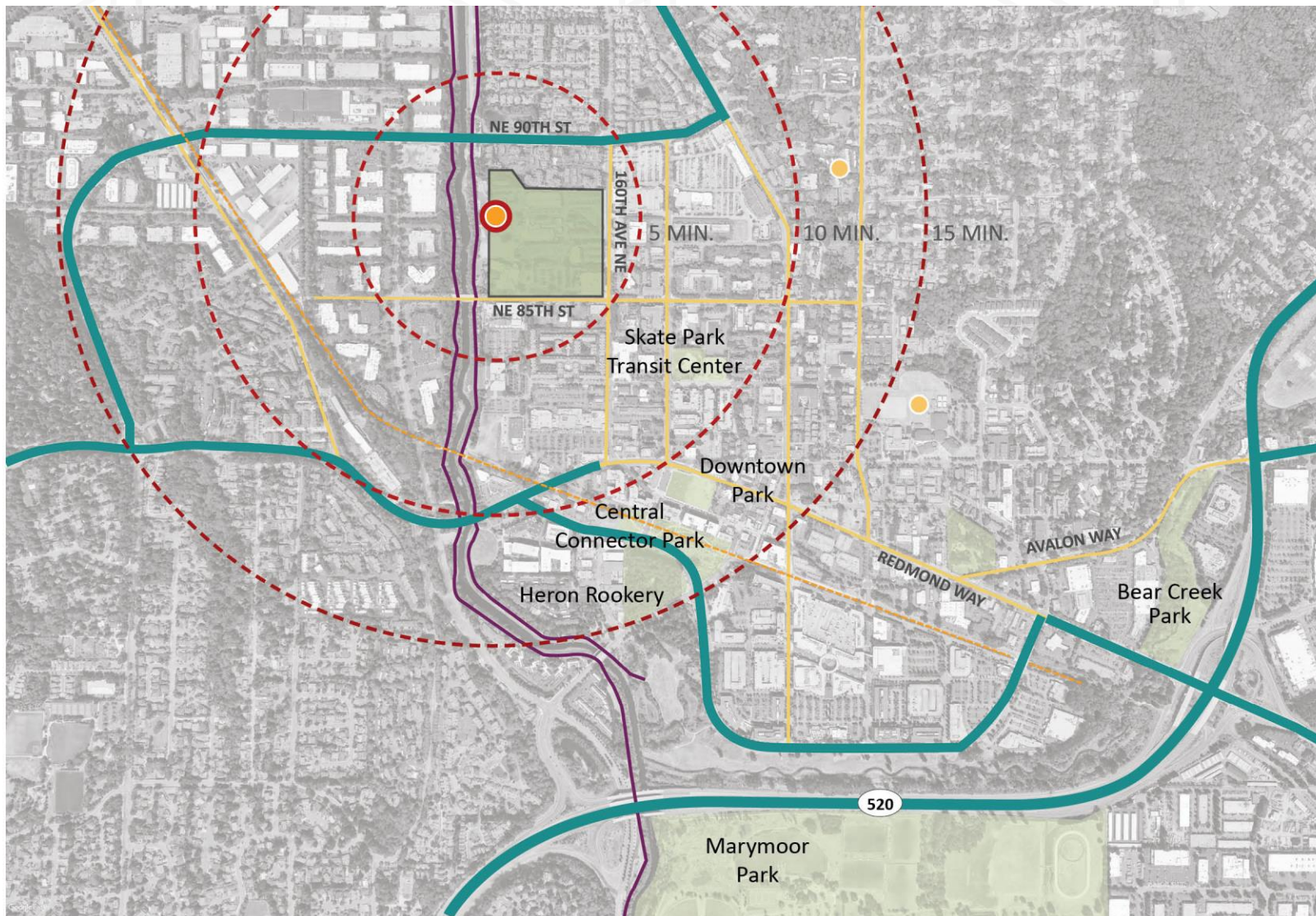
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- What factors will influence the building and site design
- How the project site and building expands
- Summarize what we've been hearing on program spaces (indoor & outdoor) and cost recovery and hear your ideas on outstanding questions

City Context



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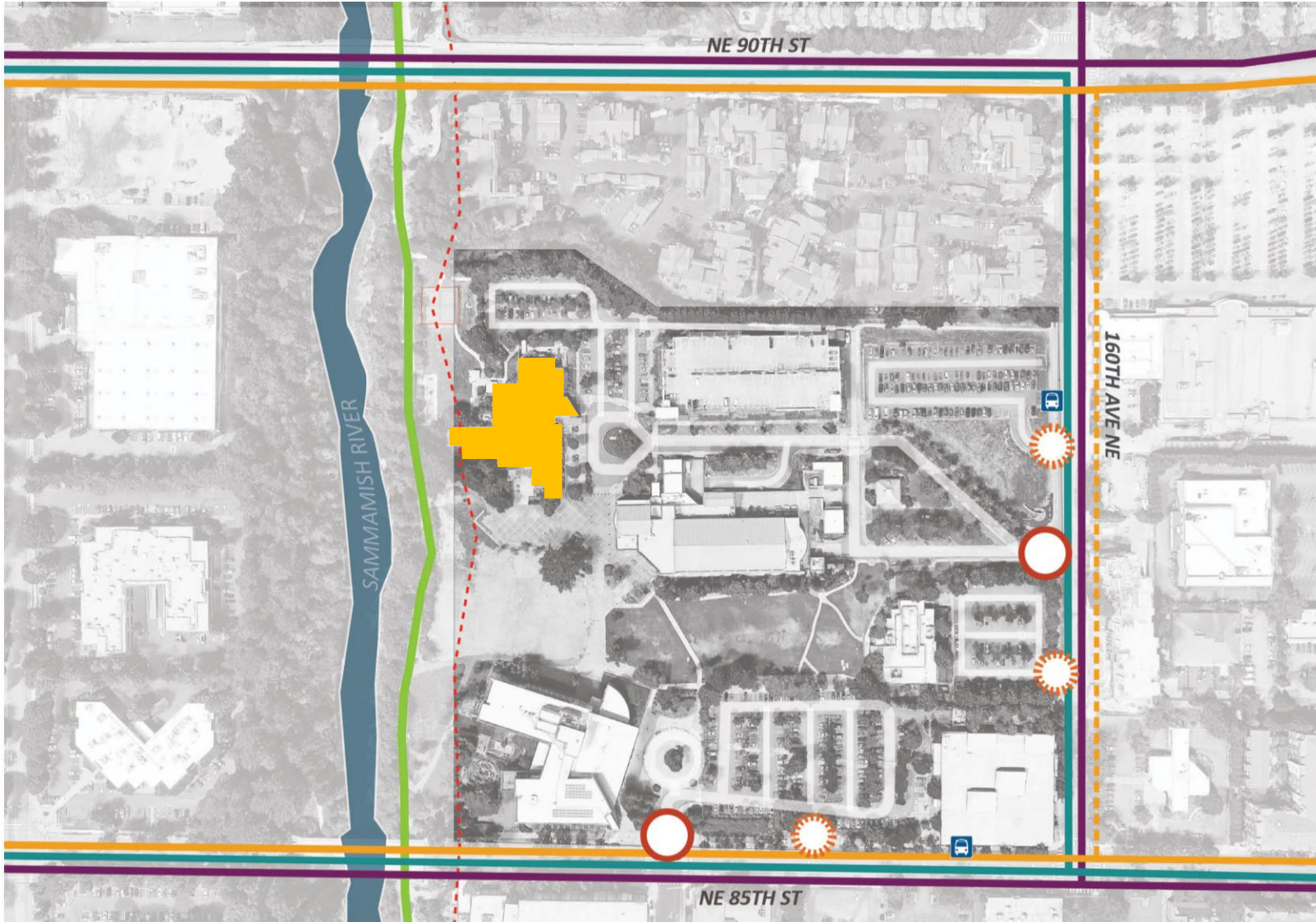


- MAJOR ARTERIAL
- MINOR ARTERIAL
- SAMMAMISH RIVER TRAIL
- CENTRAL CONNECTOR TRAIL
- SCHOOLS
- PARKS
- WALKING RADII
- SENIOR COMM. CENTER

Transportation



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Walk Score
79

Very Walkable

Most errands can be accomplished on foot.

Transit Score
52

Good Transit

Many nearby public transportation options.

Bike Score
91

Biker's Paradise

Daily errands can be accomplished on a bike.



PRIMARY ENTRANCE



SECONDARY ENTRANCE



VEHICULAR



TRANSIT



BIKE LANE



BIKE FRIENDLY ROAD



MULTI-USE TRAIL



CRITICAL AREAS BUFFER - 150'

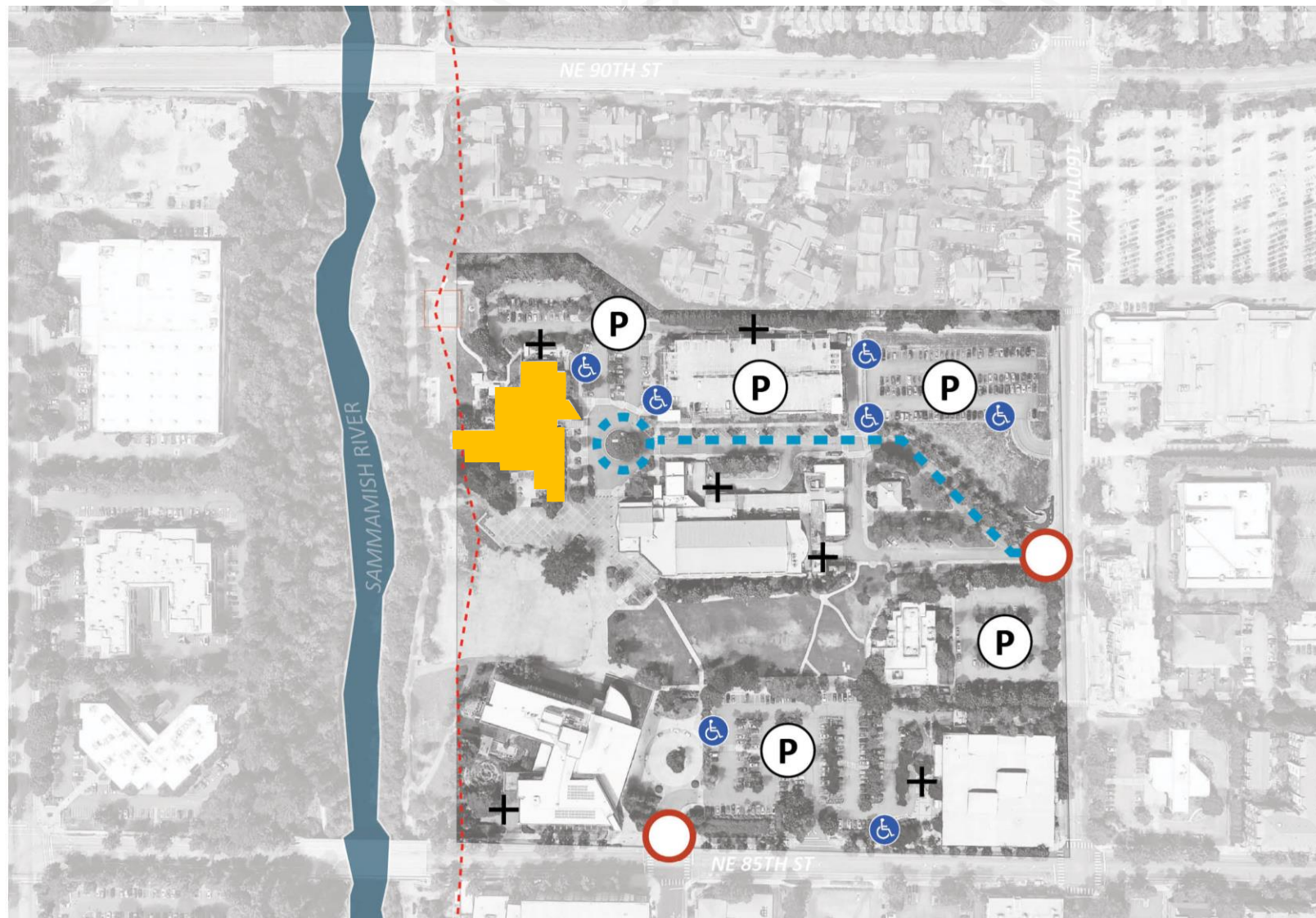


BUS STOP

Parking



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PRIMARY ENTRANCE



SERVICE



PARKING



ADA PARKING



ARRIVAL SEQUENCE

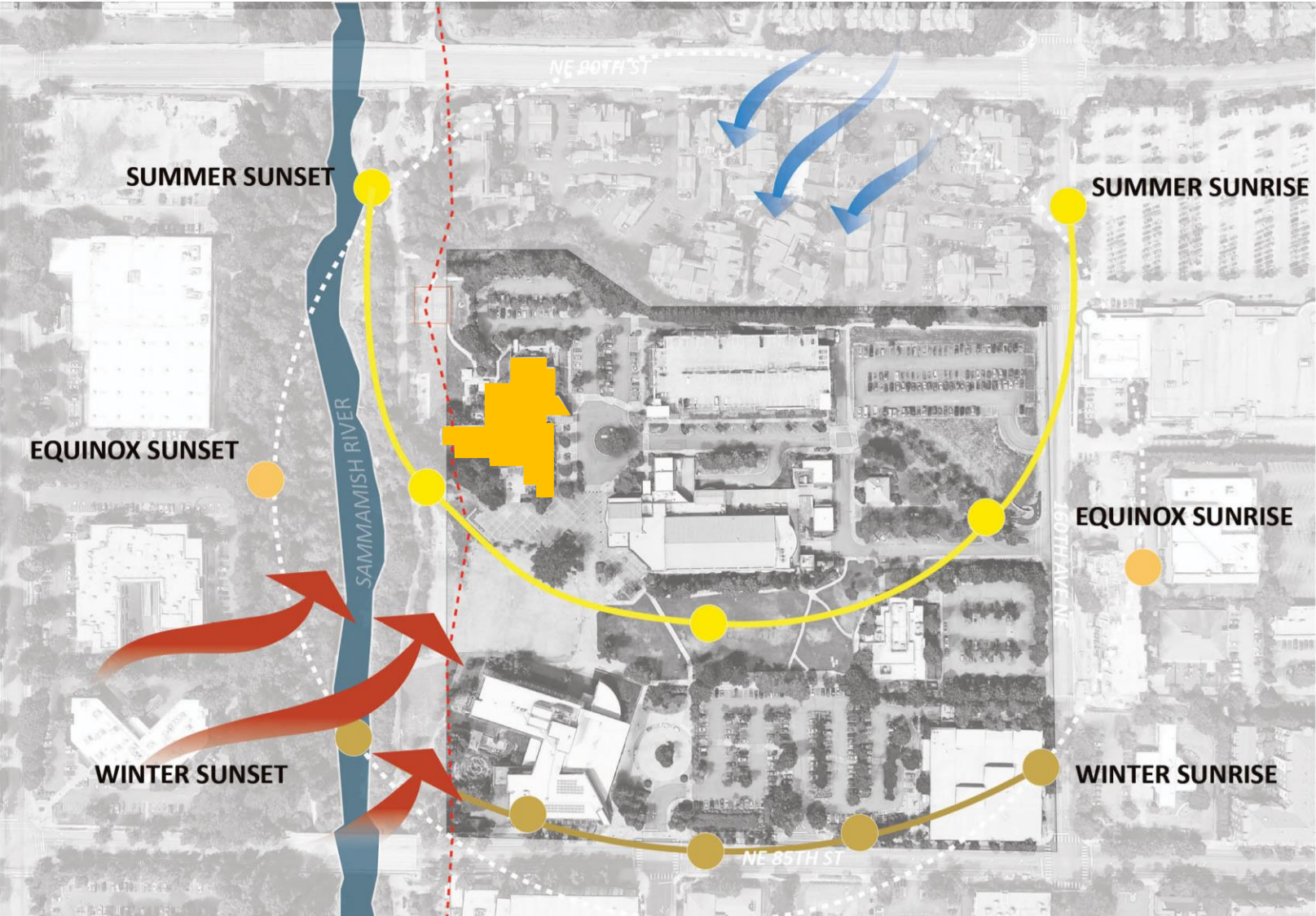








CRITICAL AREAS BUFFER - 150'

Climate and Environment

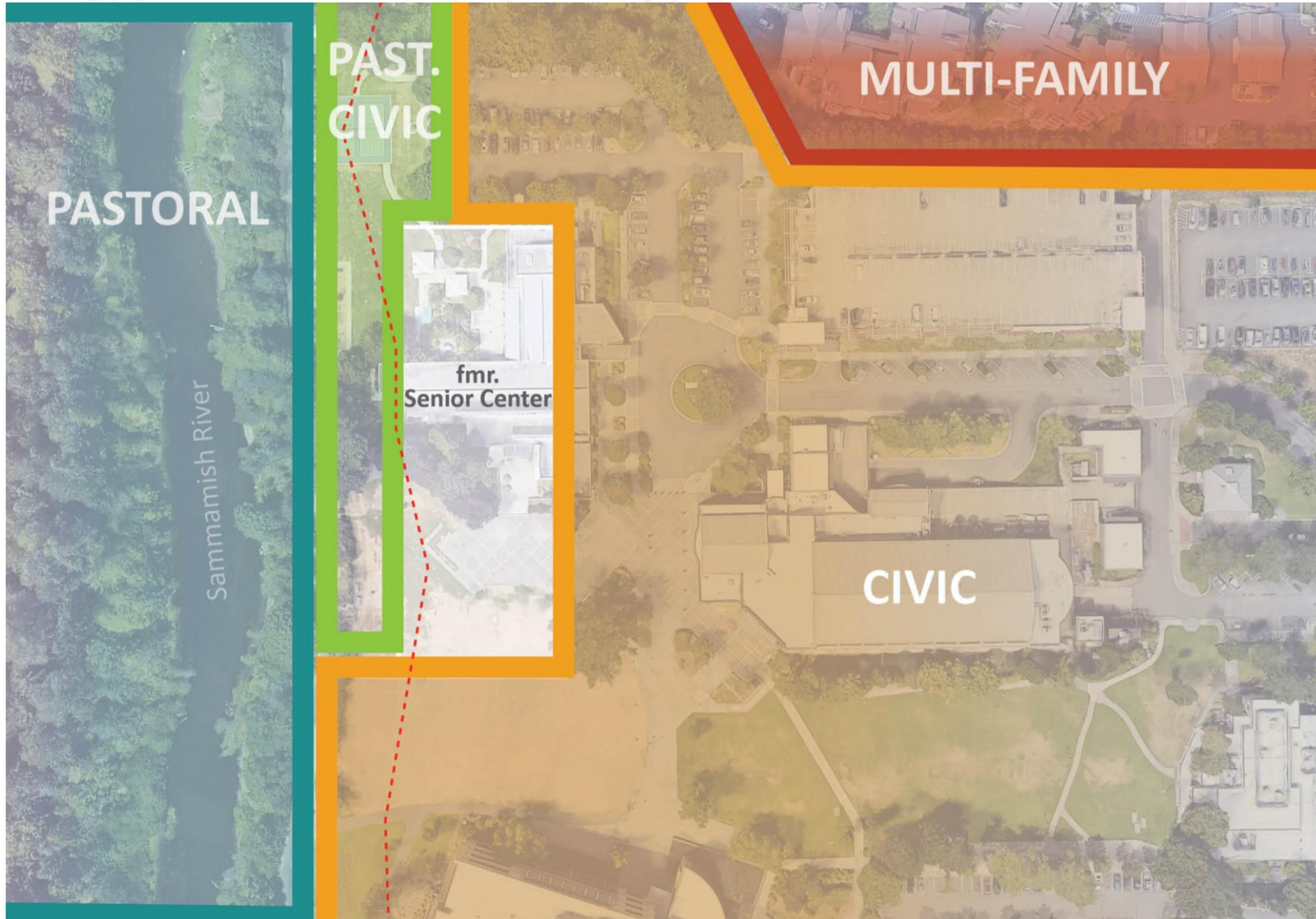


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-  SUMMER SUN
-  EQUINOX SUN
-  WINTER SUN
-  PREVAILING WINDS
-  WINTER WINDS
-  CRITICAL AREAS BUFFER - 150'

Edges



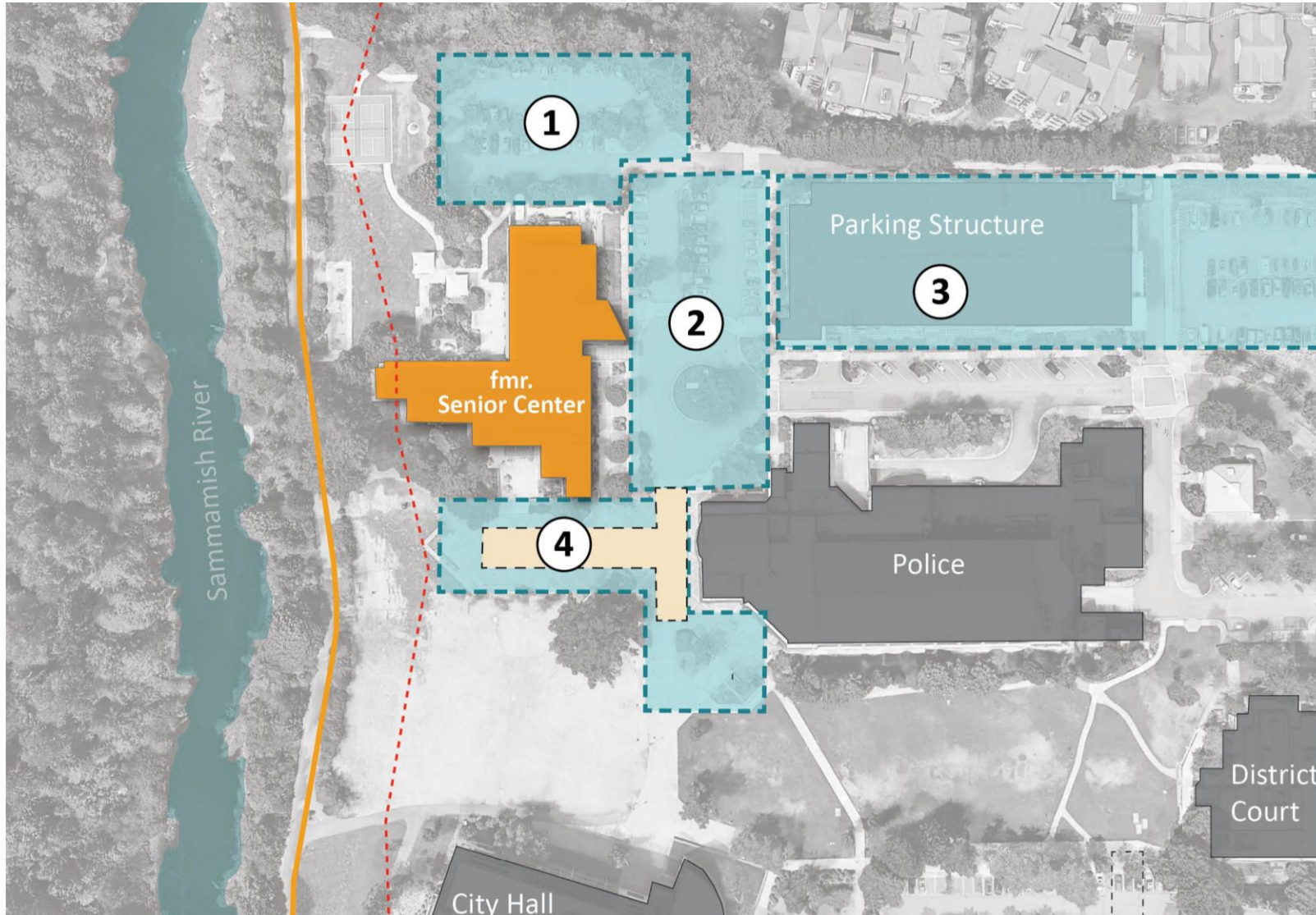
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Site Inefficiencies



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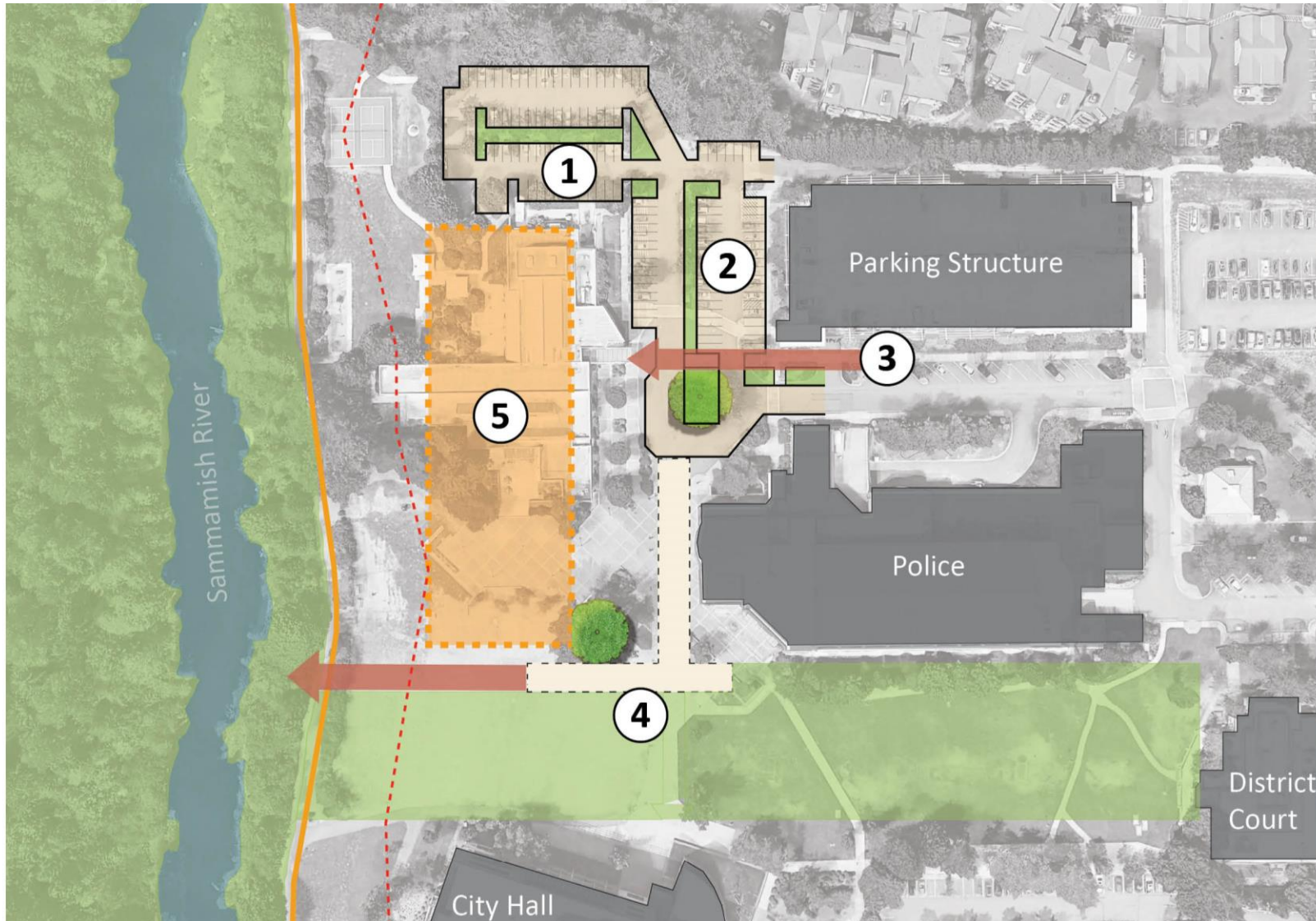


- ① INCREASE ADA & SENIOR PARKING
 - ② INCREASE PARKING CAPACITY
 - ③ ASSESS PARKING GARAGE TO INCREASE PUBLIC USE
 - ④ UNDERUTILIZED PLAZA & FIRE LANE
- SAMMAMISH RIVER TRAIL
- - - CRITICAL AREAS BUFFER - 150'

Site Opportunities



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- ① SENIOR PARKING LOT
- ② INCREASE PARKING
- ③ STRENGTHEN PATHWAY
- ④ RELOCATED FIRELANE
- ⑤ DEVELOPABLE AREA
- SAMMAMISH RIVER TRAIL
- - - CRITICAL AREAS BUFFER - 150'



Q&A / Discussion on the Site

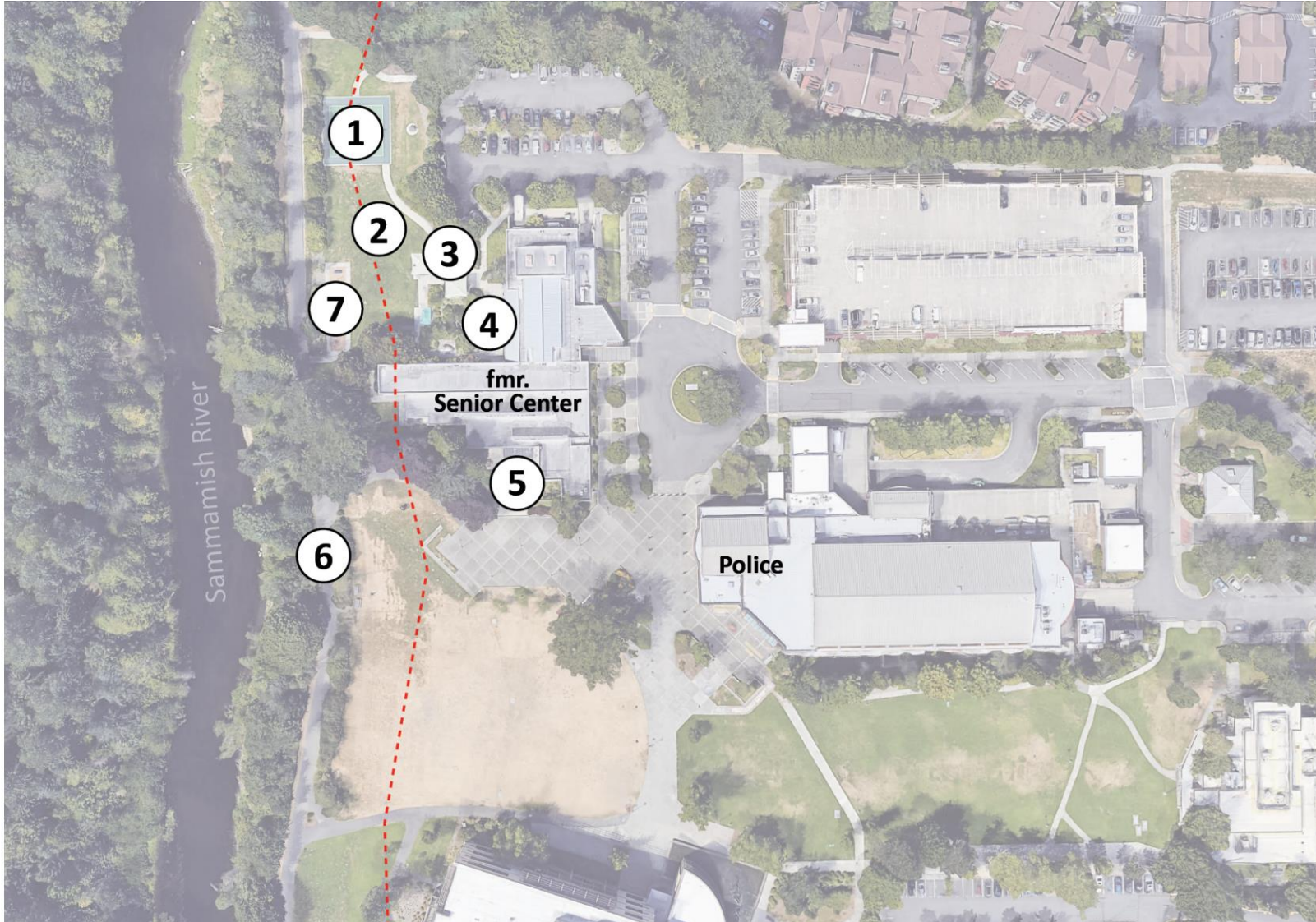


Outdoor Program

Outdoor Program Areas



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- ① PICKLEBALL
- ② OPEN LAWN ACTIVITY SPACE
- ③ COVERED AREA
- ④ DINING
- ⑤ GARDEN AND GREENHOUSE
- ⑥ SAMMAMISH RIVER TRAIL
- ⑦ EXERCISE EQUIPMENT
- CRITICAL AREAS BUFFER - 150'

Dining Terrace



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Gardening



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Open Lawn Activity Space



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Outdoor Concerts and Activities



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Priority Outdoor Program Elements

- Dining Terrace
- Covered Area
- Gardening
- Open Lawn Activity Space
- Pickleball Court

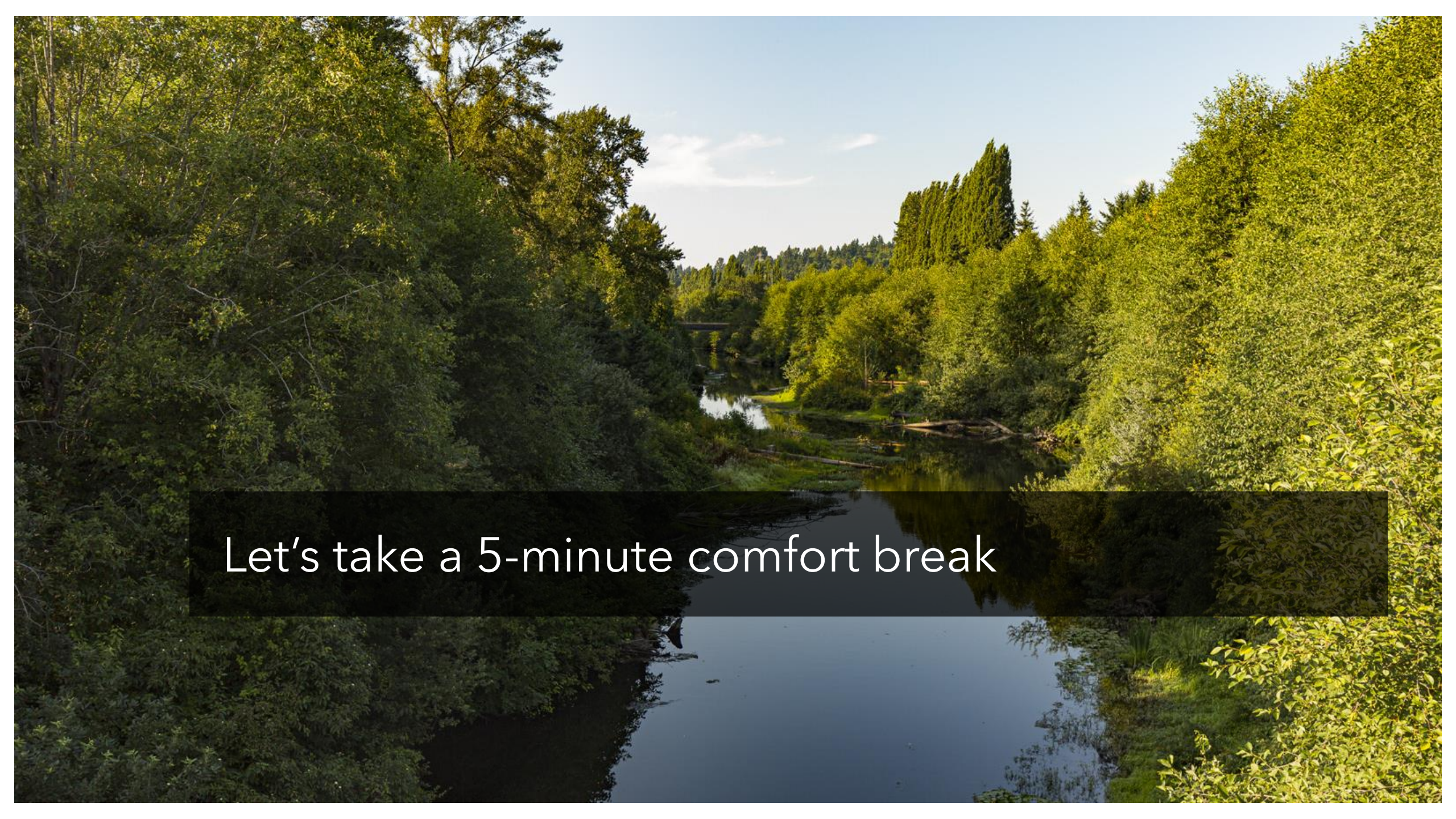
Wishlist

- Greenhouse
- Bocce Court



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Let's take a 5-minute comfort break



Indoor Program

Types of spaces



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Senior
Dedicated
Spaces

Community
Shared
Spaces

Recreation
Spaces

Outdoor
Spaces

Space Program & Operational Costs



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Potential High Revenues

Group Exercise Room

Fitness Studio

**Active Recreation
Space**

**Strength & Weight
Training Area**

Potential Medium Revenues

Arts & Crafts Room

Music Room

Wellness Space

**Multi-Purpose
Community Room**

Walk/Jog Track

Outdoor Space

Potential Low Revenues

Senior Lounge

Library Room

Card and Activity Area

Kids Zone

Commercial Kitchen

Games Space

Meeting Rooms

Space Program & Operational Costs



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Potential Space Program

Community Center Living Room
Senior Lounge, Library Room & Card Game Area
**Multi-Use Community Room (divisible 3) w/
Permanent Performance Stage**
Commercial Kitchen
Multi-Use Room (divisible 2)
Wellness Space
Arts & Crafts Room
Music Room
Active Recreation Space
Games Area
Group Exercise Room & Fitness Studio
Strength & Weight Training Area
Walk / Jog Track
Kids Zone
Outdoor Spaces

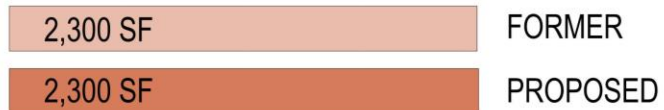
Total Area **42,000-48,000 gsf**
COST RECOVERY 65-75%

Overall Space Program

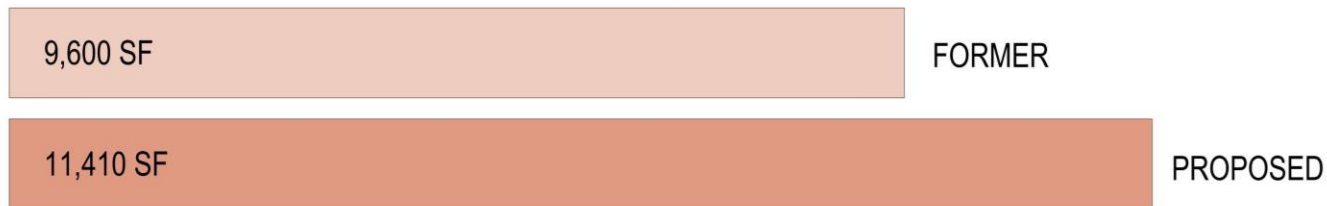


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Senior Dedicated Spaces



Senior and Shared Community Spaces



Flexible Activity Spaces



Operations - Facility Administration



Operations - Building Support

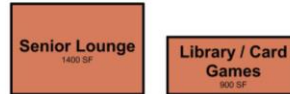


Space Program Elements

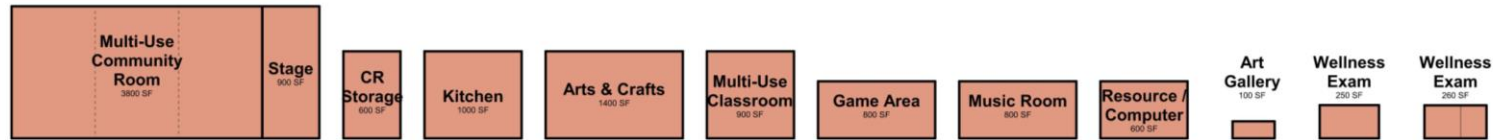


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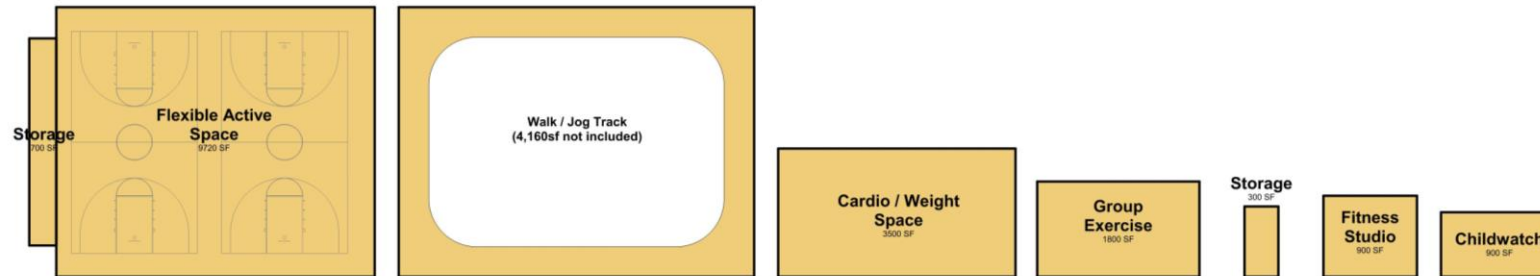
Senior Dedicated Spaces: 2,300 sf



Senior and Shared Community Spaces: 11,410 sf



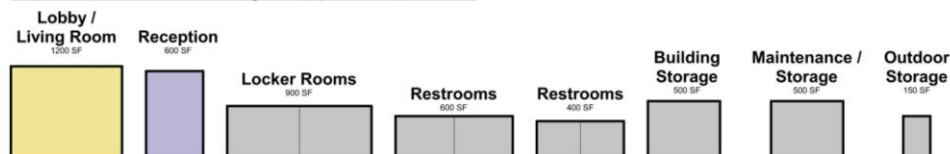
Flexible Activity Space 18,040 sf



Operations - Facility Administration: 2,600 sf



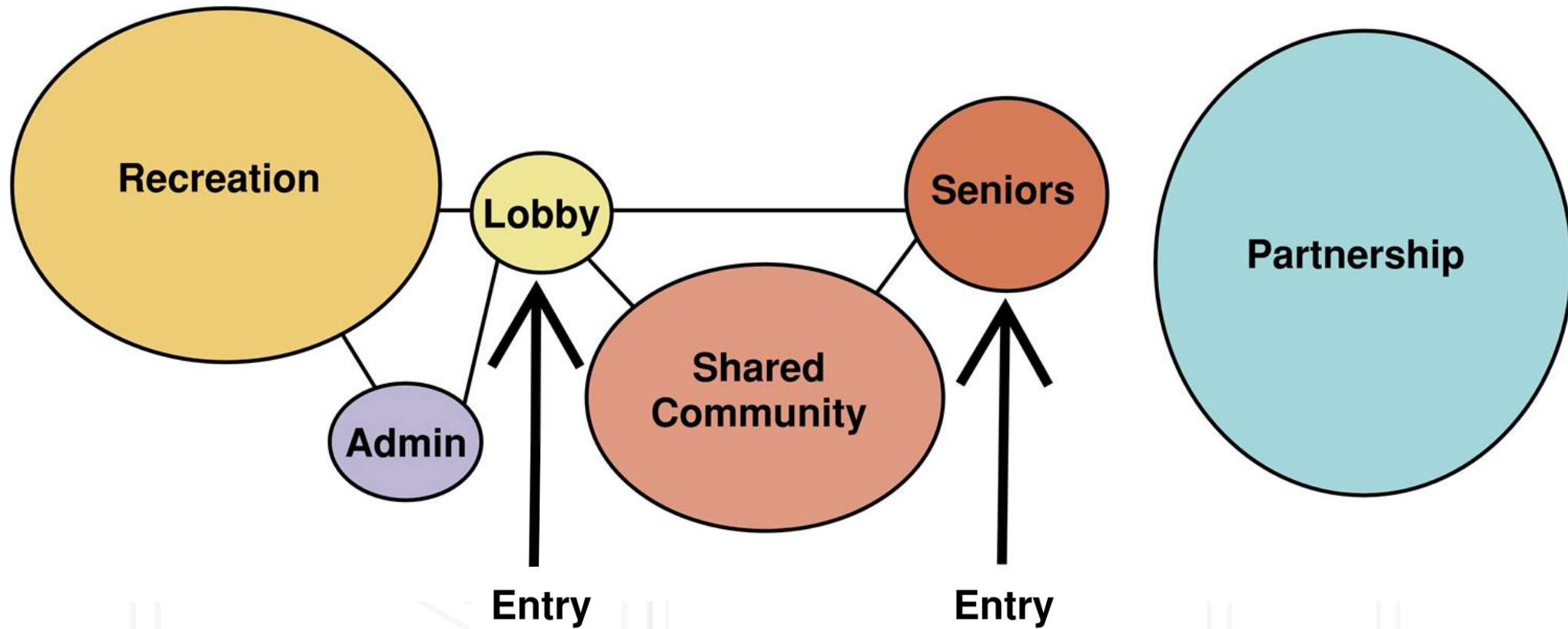
Operations - Building Support: 4,550 sf



Potential Program Adjacencies



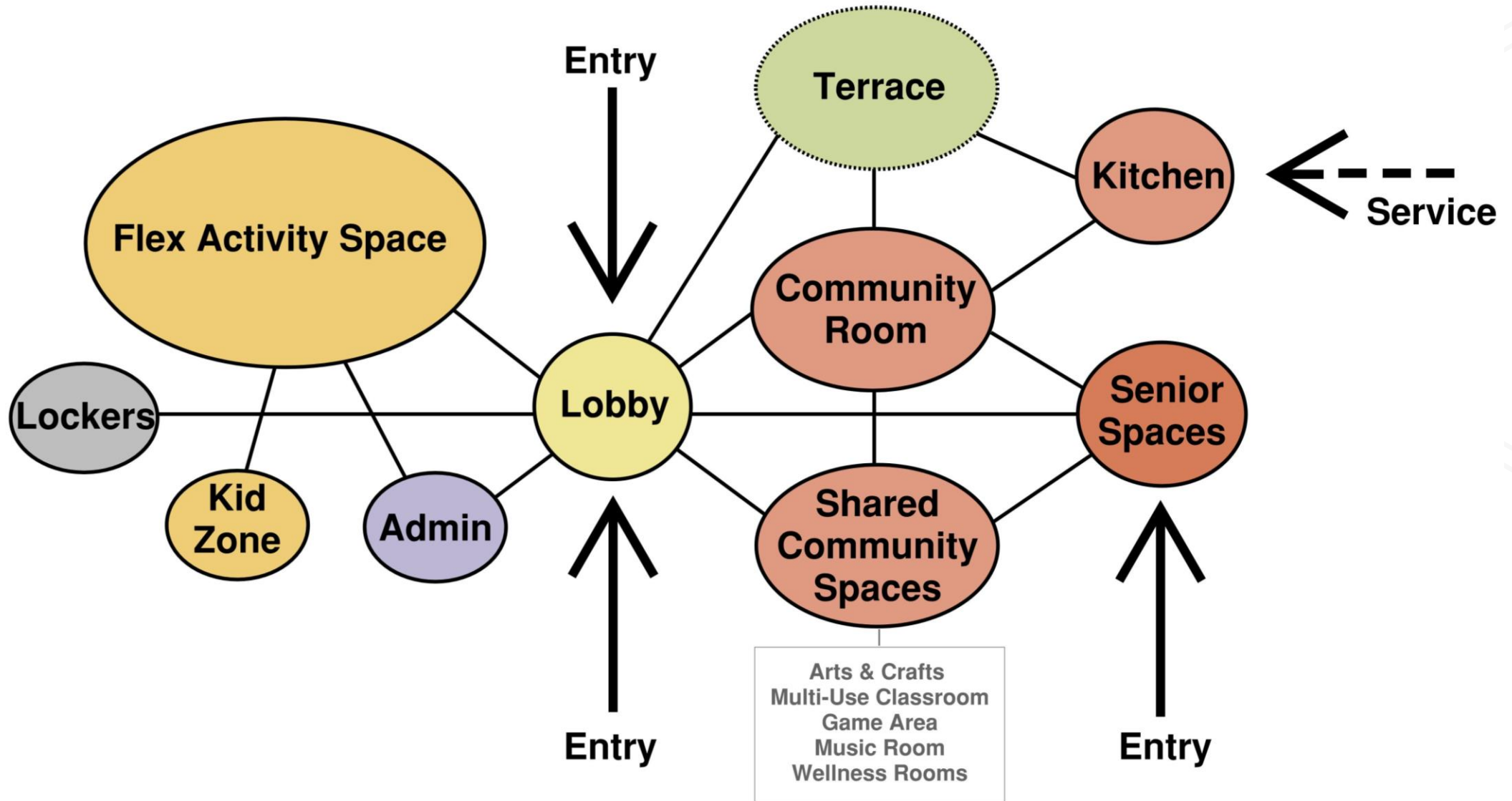
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Level 1 Potential Program Adjacencies



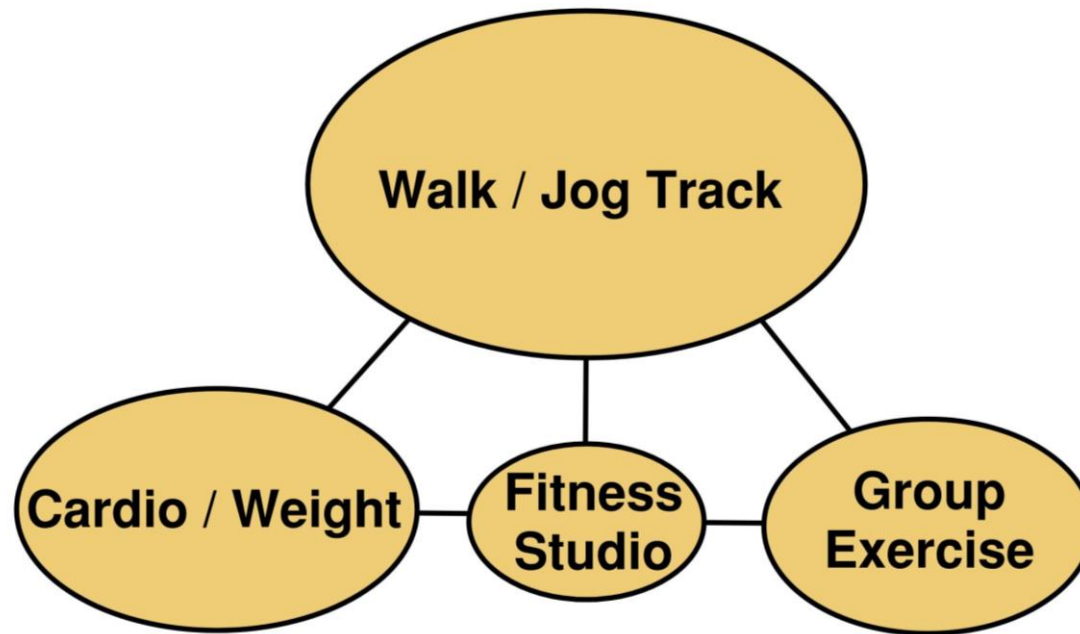
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Level 2 Potential Program Adjacencies




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Level 2 Option

Arts & Crafts
Multi-purpose Classroom
Music Room



Breakout Room Discussion

Discussion Groups



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We will split you into 4 groups. Each room has a facilitator: Jim, Chris, Alison & Aileen

Questions (these will go in the chat):

- What do you think about the program adjacencies?
- What program areas are most important to you and your organization?
- What criteria should we use to prioritize program areas?

Report Backs



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- We will come back as a full group and report back around 8:10 p.m.

What did we accomplish today?



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- (We will do this together as a group)

Next Meeting: March 1

- Review preliminary building concept
- Reflections on the public meeting from Feb. 24

Stakeholder Meeting Schedule 2021



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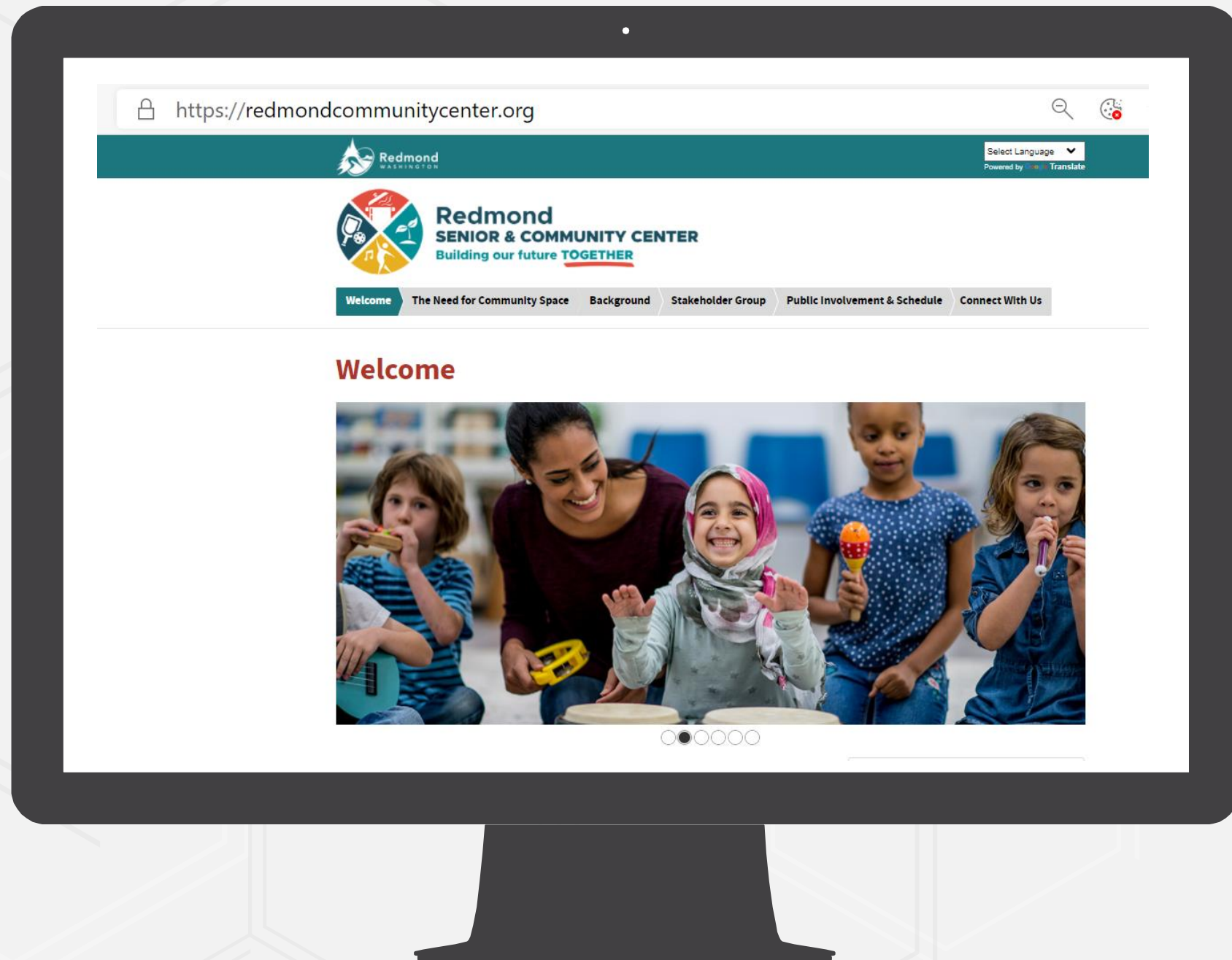
January 11	January 25	March 1	March 22	April 26
Discuss guiding principles, review program options and cost recovery	Discuss updated space program, site / parking analysis, and partnership update	Review final space program & cost recovery and preliminary concept options	Review refined concept options & select preferred concept design	Review preferred concept design & cost estimate

Public Meeting #1

February 24th

Seniors only: 1-3 p.m.

Public: 6:30-8:30 p.m.





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Thank you

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