



PERC

Poulsbo Events &
Recreation Center



STEERING COMMITTEE MEETING #1 | January 28, 2021

PERC HISTORY

Culmination of many years of work

- Olhava Development Agreement
- PROS Plan Community Survey
- YMCA Market Study
- Support for a new community recreation and fitness center
- Need for event space

KPFD called for proposals in 2018

Ranked 2nd out of 7 projects in July 2019

KPFD/Council approved Feasibility Study in
Dec 2019



What's Important about the PERC?

A True Public – Public Project

Consistent with Public Facilities Legislation

- A "regional center" with convention, conference, and special events center
- A special events center available to the public, used for community events, sporting events, trade shows, and artistic presentations or performances

Proposes new fields and multi-use recreation

Provides economic uplift to local businesses



The Feasibility Study

Our Commitments

- Community Outreach
- Market Analysis
- Draft Management Plan
- Site Concept/Space Plan
- Financial Analysis

Work to Date

Web Page, Survey, Steering Committee, Public Outreach

Comparable Sites; Demographics; Stakeholder Interviews

Report Outline

Preliminary impact fee assessment; Consultant RFQ

Waiting on data



The Development Process

FEASIBILITY STUDY

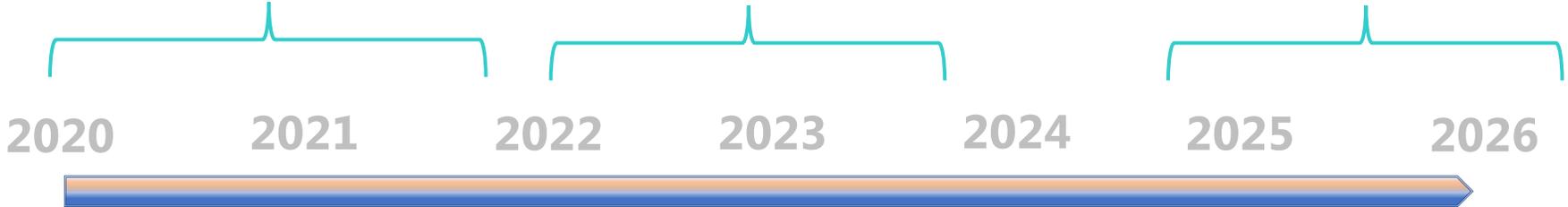
- Community Input on uses
- Market Studies to identify viable uses
- Management Planning to define operating requirements
- Concept plans to fit desired to the site
- Financial planning for capital funding

DESIGN & DEVELOPMENT

- Master Plan Approval
- Architectural Plans
- Recreation Facility Plans
- Site Engineering
- Capital Funding Strategies
- Partner Agreements
- Construction Plans and Specifications

CONSTRUCTION

- Events Center
- Parks and Recreation Facilities
- Indoor Recreation
- Lighted all-season fields
- PERC amenities



PHASE II REQUEST TO KPFD

- City Council resolves to move forward and pursue Phase II funding.
- PERC request to KPFD Board for \$1.75M to \$2.0M for Phase II – Design and Development

PHASE III REQUEST TO KPFD

- City Council resolves to forward with Phase III
- Community vote for City share of construction
- PERC request to KPFD Board for remaining share of construction

The
Timeline:
PERC
phased
approach

The Funding Process



Steering Committee Charter

Advisory Board to the City

Provide Input on Feasibility Study Elements

Develop Recommendations on PERC Feasibility

Staff Proposal for Consideration

Organize working groups to provide input to and review of key feasibility study elements



Steering Committee Proposed Work Groups

The Market Analysis: review market research and, provide input on the preliminary market analysis findings.

The Draft Management Plan: review and provide input on the PERC facility Management Plan Framework.

Site Concept Plan: Provide input on site constraints and opportunities and site design/layout.

Financial Analysis: Discuss capital funding strategies and provide input to a financial plan.



Steering Committee Engagement

Three Steering Committee Meetings - culminates in September 2021

Up to three (3) meetings each of work groups – between March and September 2021

Open invitation to two (2) public meetings

Assist staff with outreach requests



Steering Committee Charter

- Questions about the Charter?
- Action on Staff Recommendation
- Work Group Preferences Live Poll

