

PERC Community Steering Committee Meeting #2 Summary

Meeting Date: Thursday, June 10, 2020 | 5:15-7:00 p.m.

www.cityofpoulsbo.com/perc

Meeting Video: <https://vimeo.com/561941545>

1. Welcome and Work to Date Update

Karla Boughton, Poulsbo Planning and Economic Development Director welcomed members and thanked them for their continued attendance and involvement. Peter Batuello, PERC Project Manager updated the Committee on work to date on the community open house and live zoom chats held in March 2021, the progress of the Market Analysis study, evaluating site options, and the City's partner in this feasibility study, the Kitsap Public Facilities District and their obligation for economic uplift and sales tax revenue generation.

2. Hopes and Dreams – ARC Architects Presentation

Peter Batuello introduced ARC Architects who were selected through a competitive process. Peter introduced Paul Curtis, Emily Wheeler and Ariel Jameson from ARC Architects, and Michael Faulkner from BD Associates (landscape architect). ARC consultants made a powerpoint presentation: introducing the firm, overview of schedule of their component of the feasibility study, discussed balancing of program needs (uses) and program means (costs), gave a preview of site opportunities, and concluded with next steps. Committee members asked questions and provided comments verbally and in chat box throughout the presentation. See comment summary.

3. Final Discussion and Next Steps

After ARC presentation and discussion, Peter Battuello asked if there was anything missing or to add that hadn't been already discussed. Discussion on funding and the site size limits how much can be accommodated. The meeting closed announcing the next Steering Committee with ARC is scheduled for Thursday, July 15th beginning at 5:15 p.m.

4. Adjourned at 6:51 pm



Poulsbo Events &
Recreation Center

PERC Steering Committee Meeting #2 Attendees June 10, 2021 – 5:15-7:00pm

First Name	Last Name	Organization/Affiliation	Work Group Assignment*
Catherine	Ahl	Kitsap League of Women Voters	Management Plan Work Group
Peter	Batuello	Project consultant to City of Poulsbo	Executive Team
Peter	Blue	New Life Poulsbo	Management Plan Work Group
Karla	Boughton	City of Poulsbo (Planning and Economic Development)	Executive Team
Paul	Curtis	ARC Architects	Consultant
Greg	Enright	Cultural Arts Foundation	Management Plan Work Group
Becky	Erickson	Poulsbo Mayor	Financial Plan Work Group
EGW		Guest	
Michael	Faulkner	Bruce Dees Associates	Consultant
Kathi	Foresee	Poulsbo Chamber of Commerce	Financial Analysis Work Group
Rob	Gelder	North Kitsap Commissioner	Site Concept Work Group
Holly	Hill	Western WA University on the Peninsulas	Market Analysis Work Group
Diane	Lenius	City of Poulsbo (Engineering)	Site Concept Plan Work Group
Gary	Lindsey	Civic Leader	Site Concept Work Group
Ariel	Jameson	ARC Architects	Consultant
Tim	Morgan	Sports management/events	Market Analysis Work Group
Irene	Moyer	Community Member	Market Analysis Work Group
Doug	Newell	CK School District Finance & Support/Community Member	Market Analysis Work Group
Jessie	Palmer	YMCA	Market Analysis Work Group
Andrew	Phillips	City Councilmember	Site Concept Work Group
Jess	Rae	City of Poulsbo	Exec Team Support
Jason	Rhodes	North Kitsap School District	Financial Analysis Work Group



**PERC Steering Committee
Meeting #2 Attendees
June 10, 2021 – 5:15-7:00pm**

Chris	Rieland	PNW Title	Market Analysis Work Group
Dan	Schoonmaker	City of Poulsbo (Parks & Recreation)	Executive Team
John	Vaughan	Olympic College	Financial Analysis Work Group
Mike	Walton	Kitsap Public Facilities District	Financial Analysis Work Group
Michael	Walz	WWU on the Peninsulas	Site Concept Work Group
Emily	Wheeler	ARC Architects	Consultant

**Steering Committee members are invited to attend all work group meetings, not only their 'assigned' work group.*



PERC STEERING COMMITTEE MEETING #2

COMMENTS SUMMARY

June 10, 2021 - 5:15-7:00pm

Meeting Video: <https://vimeo.com/561941545>

The City of Poulsbo convened the PERC Steering Committee on June 10, 2021, for the Committee's second meeting on the PERC Feasibility Study. ARC Architects presented a PowerPoint and discussed each slide. Committee members asked questions and provided comments throughout the meeting verbally and in the chat box. PowerPoint key points and comments are as follows:

- ARC presented the overall approach to the project and schedule, and the purpose and outcome of today's Steering Committee meeting. The meeting is big picture and hopes and dreams, building on the community survey and open house comments.
- Consideration of programming of uses started with community survey and the uses BERK consulting are using for the market study. ARC has added additional uses for consideration based on their experience.
- ARC presented slides on 1) Indoor Spaces – Event Spaces/Rooms, Fitness Area/Classes/Courts, Gymnasium, and Aquatics; and 2) Outdoor Spaces – Fields, Walking/Running trails, Amphitheater, Plaza, Ancillary Courts, Playground, Water Feature, Picnic Area.
- Question from SC Member: Has there been a gap analysis completed and does that identify what is or is not already available in the community?
 - Response: BERK Consulting's Demand Analysis does tackle a bit of a gap analysis, identifying similar uses and facilities in Kitsap that provide the uses contemplated for the PERC.
- Question from SC Member: Has spectator seating been designed into the layout?
 - Response: ARC responded that they are not near the point of designing spectator seating but looking for ideas from the group on how much seating antidotally would be a good number.
- Discussion on event space attendance, 200-300 persons. Chat comments on events in the community that could use the PERC, such as the Chamber of Commerce Annual Gala.
- Chat discussion on flexibility and multi-use spaces. Find the 'niche' or 'feel' that cannot be achieved at the other event spaces.
- Portable stage and collapsible seating should be considered as a flexible way to provide performing arts without designing a performing arts facility.

- Discussion on use a gymnasium: how courts and cross courts are set up, and potential use as meeting space, and concerns about that.
- Discussion: ensure all elements that are necessary if we want to use the space for tournaments are included, otherwise they are expensive to added afterward.
- Discussion: by adding height to the gymnasium for volleyball, an indoor track becomes feasible. Is an indoor track important? Yes, it is important, and the community survey also supports a desire for indoor walking.
- Comment from SC Member: the fitness and classrooms are the most needed as the current recreation center is in dire need. Need to take into account the City's parks and recreation programming offered pre-COVID and see what was offered. The community will be upset if these programs are not part of future programming.
- Discussion: Class and smaller scale activities, types of classes and how they can be multi-use – for example for younger ages during the day and for teens in the evenings.
- Question from SC Member: Will preschool be offered at the PERC?
 - Response: The City ceased the preschool program last year due to COVID, and the City is considering whether to restart the program.
- Question from SC Member: How are the rooms being used?
 - Response: Programming of the rooms and renting of the rooms will be managed by the City's Parks and Recreation programmers.
- Discussion: Fitness room and equipment, is this important element of the PERC? This could support the students at the adjacent OC/WWU.
- Discussion: Another element that could both support students and the community is a Makers space. There was sense from the colleges that a Makers space would be used by students.
- Discussion: What are the desired elements of an aquatic facility? Cool water for lap swimming, or warmer water for a community/family pool? There is the NKSD pool and pool at Bangor Naval Base, as well as other nearby pools. There has been interest in splash pad as well.
- Concerns: About cost estimates of an aquatic facility and long-term operating and maintenance costs. The community has spent a lot of time and money to keep the NKSD pool open.
- Concerns: Two pools (one cool water, one warm water) double the amount of water to heat, dehumidify and purchase. Pools usually operate at a loss, and should be considered versus a community center, which can get close to breaking even.

- Question from ARC: Is there interest in an outdoor pool? They get closer to breaking even because the cost of heating and cooling a building is a big part of the expense.
- Discussion on Outdoor Activities: multiple sports can be played on same field – soccer, football, lacrosse, rugby, ultimate frisbee, possible to overlay softball and baseball. Basketball, tennis and pickleball can be combined. What about playgrounds, plaza, water feature? Multi use outdoor space for public gatherings such as concerts, guest speakers, ceremonies, Shakespeare in the Park, public art
- Discussion: It seems like we are considering everything to go on the PERC site. There are other City parks where some of these elements can be sited?
 - Response: Yes, there are City parks where some of the elements can be improved at. The PERC is an addition, not a replacement. It will be key to prioritize the outdoor activities.
- Discussion on other outdoor activities: walking trails connecting to other areas at College MarketPlace; concessions or food trucks for event days?; water feature as part of plaza; outdoor concerts and plays; outdoor movie screen.
- Adjacency considerations: a multiuse room for events could be designed to open up to the amphitheater or open outside area and double the event space.
- ARC discussed generally how costs estimates are calculated and translated into a \$ amount per square footage.
- ARC discussed the site features of the PERC parcel. They showed a slide of with elements to scale, like fields, building, courts, parking, plaza, amphitheater and seats, access to site, and others.
- Concerns: ensuring adequate parking for the day-to-day activities and the events that may generate more parking demand. Cannot underestimate the parking demand.
- Funding consideration: Look for corporate sponsorship and family sponsorship; buy a room or buy an outdoor movie screen.
- Discussion: There may not be enough room for two tournament size soccer fields and there will be a decision to make that the site does not fit everything wanted. ARC will come back in July with options to begin the discussion of priorities.

- Next Steps: ARC will take comments and begin to define the program in terms of area of the site and in terms of costs. Two parts of the puzzle; the inside programming and how the outside elements fit on the site.
- Final comments/questions:
 - There is a lot of desires and a finite parcel of land. It cannot be all things to all people.
 - How is this going to be funded? Who is going to be asked to fund it? The Financial Analysis is a component of the Feasibility Study and that will be addressed there. Voted bonds or a park district are likely necessary to fund and maintain the PERC. There is limited, potentially competing geographies for the formation of a park district.
 - Next Steering Committee Meeting with ARC is Thursday, July 15th beginning at 5:15 p.m.



PERC

Poulsbo Events &
Recreation Center



STEERING COMMITTEE MEETING #2 June 10, 2021

Welcome



Poulsbo Events &
Recreation Center

PERC Community Steering Committee Meeting

Thursday, June 10, 2021 | 5:15-7:00 p.m.

www.cityofpoulsbo.com/perc

Remote Meeting Information:

- Link to the video conference and view the screen share:
<https://zoom.us/j/94608944911>
- To participate by phone only: **+1 (253)215-8782**
and enter the Webinar ID: **946 0894 4911**

1. <u>Welcome</u>	5:15
2. Update since last Steering Committee Meeting	5:20
• Community Open House summary • Market Analysis Consultant work • KPFD expectations and commitments	
3. Hope and Dreams Discussion - ARC Architects	5:30
4. Poll Questions	6:20
5. Next Steps: Steering Committee #3	6:30
6. Closing	7:00
• Market Analysis Work Group Meeting – June 17, 2021 • Final Comments	



Meeting Goals

- Share new information
- Discuss “Hopes and Dreams” for spaces, uses, and areas at the PERC
- Ask for additional thoughts from the Steering Committee on important questions
- Move toward more detailed Site Concepts



Updates

- Community Open House
- Technical Analysis
 - Market assessment
 - Site concept planning
- Evaluating use options
- KPFD Expectations



Updates

Market Analysis

- Comparable facility assessment
- Community engagement
- Demand analysis



Hopes and Dreams

ARC – Architects for Site Planning

- Competitively selected
- Quality experience

Paul, Emily, and Ariel

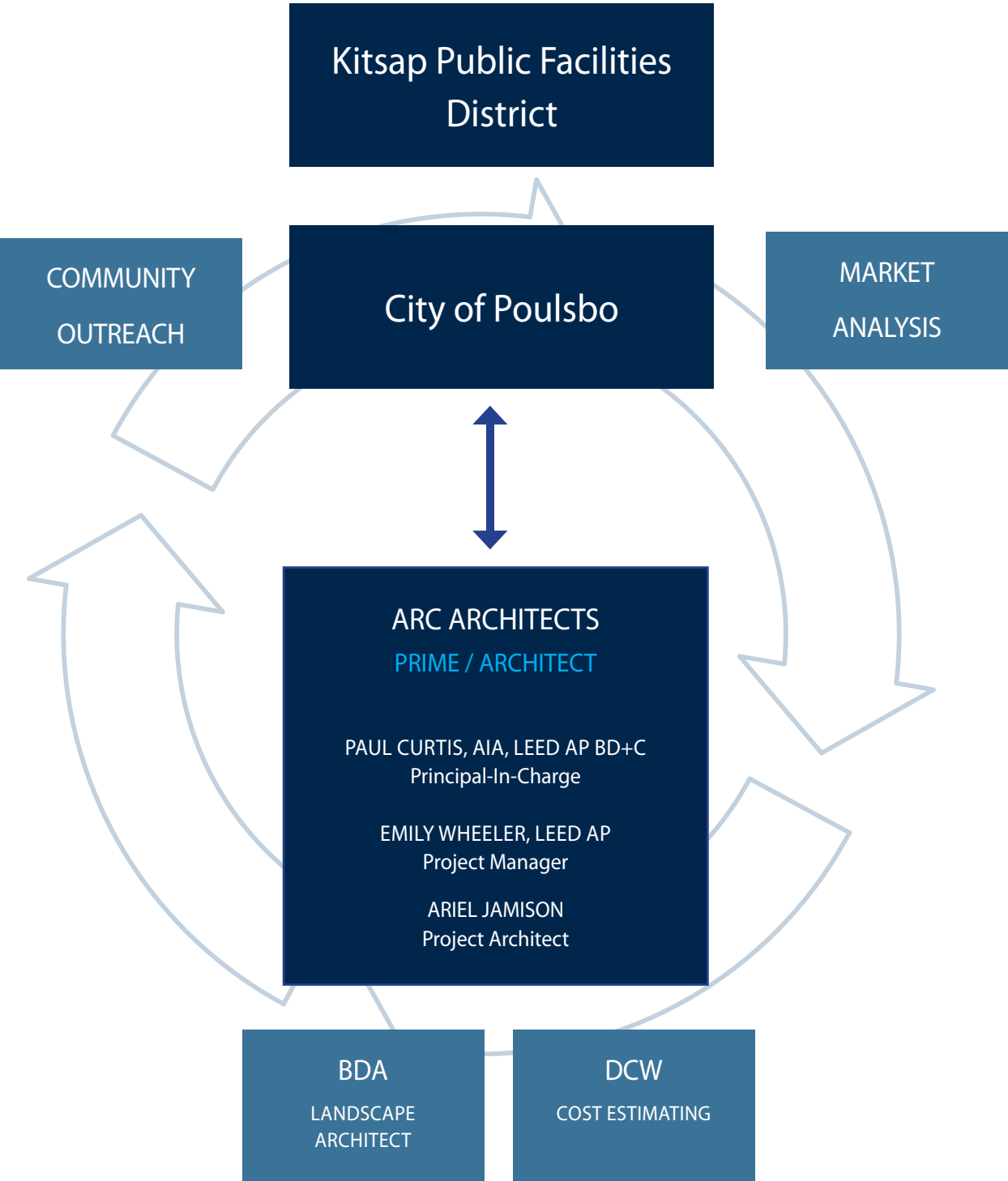


ARC PRESENTATION

STEERING COMMITTEE MTG - JUNE 10, 2021

- INTRODUCTIONS
- SCHEDULE
- PROGRAM BALANCING (ROOMS & ACTIVITIES)
 - PROGRAM NEEDS
 - PROGRAM MEANS
- SITE PREVIEW
- NEXT STEPS

INTRODUCTIONS



ARC ARCHITECTS



PRINCIPAL IN CHARGE
PAUL CURTIS

ARC ARCHITECTS



PROJECT MANAGER
EMILY WHEELER

ARC ARCHITECTS



PROJECT ARCHITECT
ARIEL JAMISON

BDA LANDSCAPE



LANDSCAPE ARCHITECT
BRUCE DEES

BDA LANDSCAPE



LANDSCAPE ARCHITECT
SHAWN JENSEN

BDA LANDSCAPE



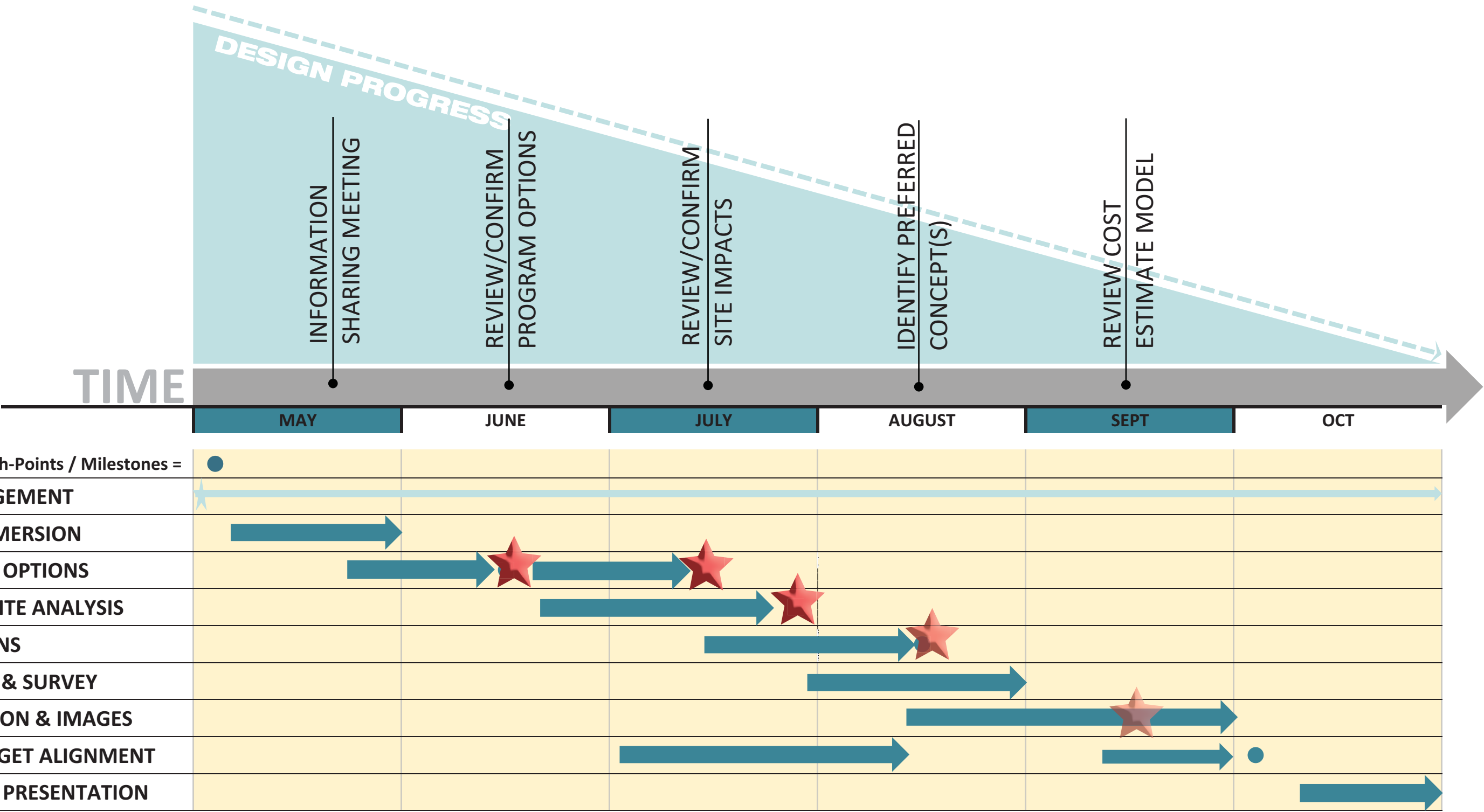
LANDSCAPE ARCHITECT
MICHAEL FAULKNER

DCW ESTIMATING



COST ESTIMATING
TRISH DREW

PROJECT SCHEDULE - STUDY



POULSBO PERC

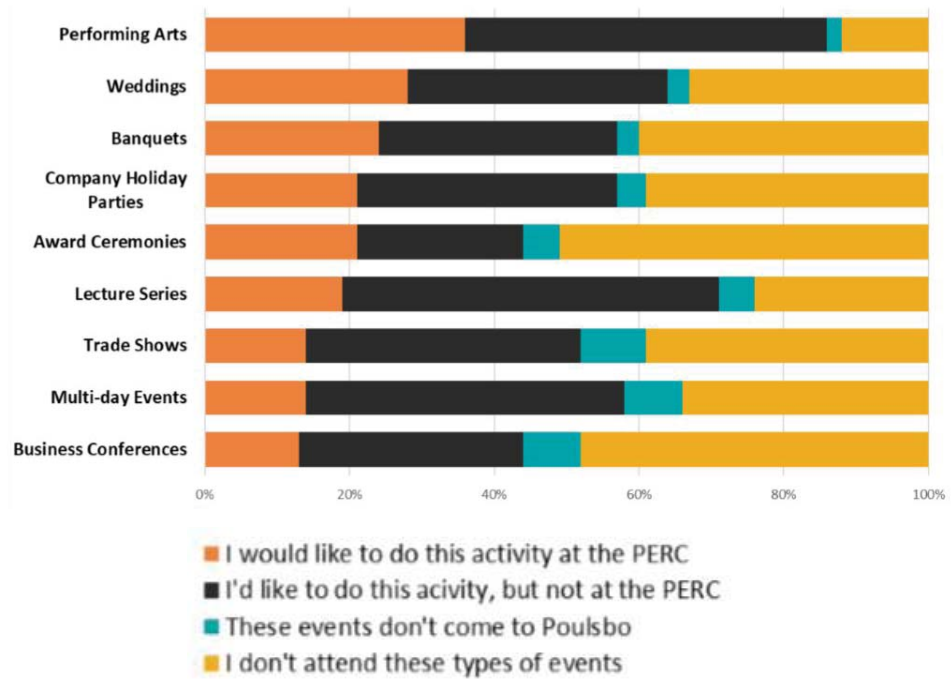
PROGRAM - BALANCING

PROGRAM (NEEDS DRIVEN)

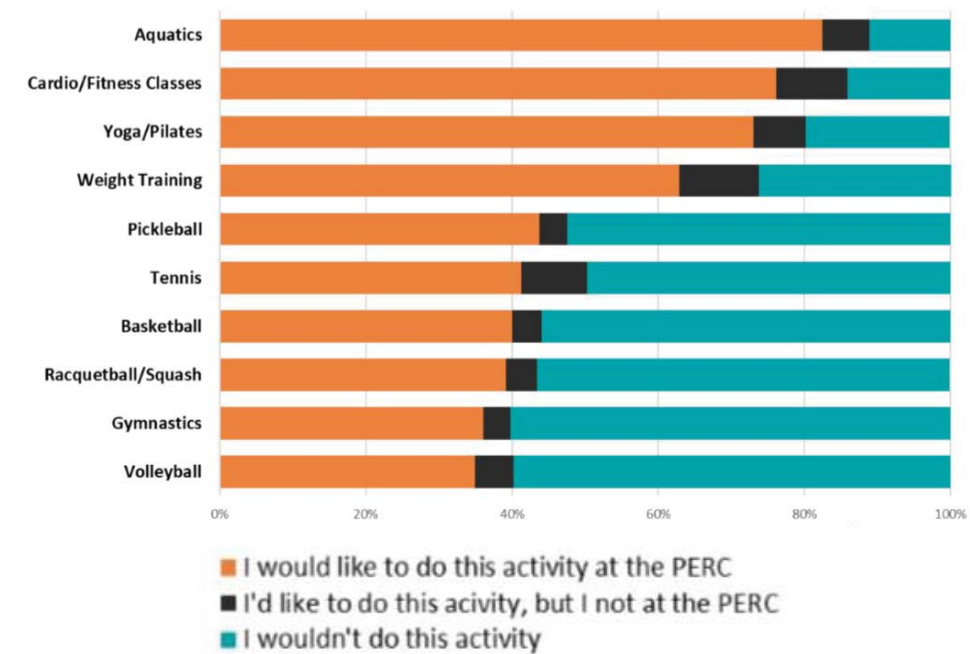
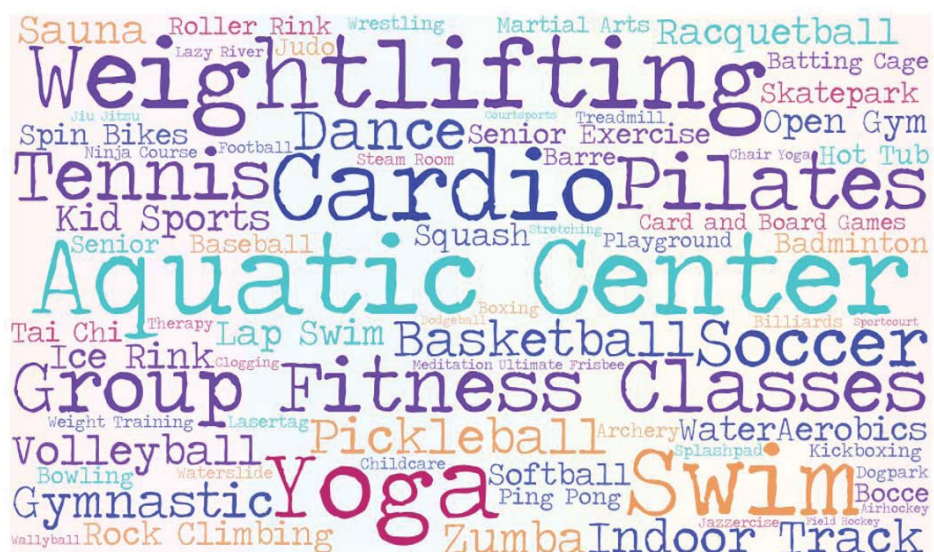


2020 - SURVEY RESULTS

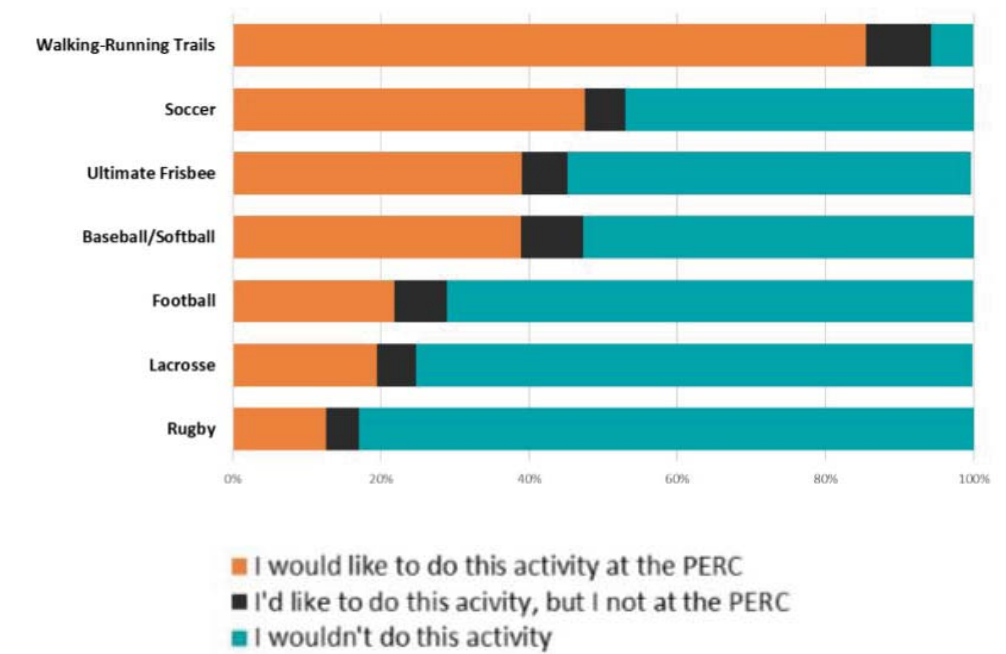
EVENT SPACES



INDOOR RECREATION



OUTDOOR SPACES



2021 - BERK MARKET STUDY

EVENT SPACES

- Multi-Use Events:
- Black box performance venue
 - Flex floor space for multiple concurrent events
 - Executive meeting room(s)
 - USES:
 - o Business conference
 - o Public meetings
 - o Lectures
 - o Performances
 - o Trade shows
 - o Weddings
 - o Tournament Events
 - o Community Meetings
 - o Training
 - o Business functions (parties/retreats)

INDOOR RECREATION

- Gymnasium (multi-use)
- Indoor track
- Fitness Area
- Aquatics
- Classrooms
- Commercial Kitchen (for events / cooking classes)

SUPPORT SPACES

- Offices
- Storage
- Utilities
- Locker Rooms

OUTDOOR SPACES

- Tournament Fields (either 1 or 2 to be paired with Sf)
 - o All season, Lighted
 - o Multi-use
 - * Soccer
 - * Rugby
 - * Ultimate
 - * Lacrosse
 - * Football
 - * Softball
- Fitness Trails
- Amphitheater
- Plaza
- Ancillary features
 - o Walking paths
 - o Multi-use ancillary areas (volley ball, tennis, etc)

ADDITIONAL INDOOR PROGRAMMING IDEAS

SURVEY ACTIVITIES

EVENT/INDOOR USES:

- Art Performances
- Weddings
- Banquets
- Company/Holiday Parties
- Award Ceremonies
- Lecture Series
- Trade Shows
- Multi-day Events
- Business Conference
- Aquatics
- Fitness Classes
- Yoga/Pilates
- Weight Training
- Pickleball
- Tennis
- Basketball
- Racquetball/Squash
- Gymnastics
- Volleyball

BERK STUDY

EVENT/INDOOR USES:

- Aquatic Recreation
- Art Performances
- Music/Theater
- Business Conferences
- Public Meetings
- Lectures
- Trade Shows
- Weddings
- Tournament Events
- Community Meetings
- Trainings
- Business Parties/Retreats
- Catering/Culinary
- Cooking Classes
- Gymnasium Sports
- Classes

ARC SUGGESTIONS

EVENT/INDOOR USES:

- Yoga / Pilates
- Dance / Martial Arts
- Teen Room
- Tech Room
- Lounge / Coffee Bar
- Senior Room
- Game Hall
- Child Watch
- Arts & Crafts Room
- Other?

COMMUNITY CENTER ROOMS - EVENT SPACE



CONFERENCES



PERFORMANCES



TRADESHOWS



WEDDINGS / PARTIES



GAME HALL



COMMUNITY EVENTS

SUPPORT SPACES:
KITCHEN
STORAGE
AV EQUIPMENT



CLASSES / TRAINING



AWARD CEREMONIES



CELEBRATIONS



COOKING CLASSES

STEERING COMMITTEE MEETING - JUNE 10, 2021
POULSBO EVENT & RECREATION CENTER STUDY

COMMUNITY CENTER ROOMS - GYMNASIUM



BASKETBALL



CELEBRATIONS



BANQUETS



INDOOR SOCCER



TODDLER TIME



PICKLEBALL

TALLER CEILINGS
REQUIRED



VOLLEYBALL



BADMINTON



INDOOR TRACK

SUPPORT SPACES:
STORAGE
EQUIPMENT ROOM
LOCKER ROOM

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POULSBO EVENT & RECREATION CENTER STUDY

COMMUNITY CENTER ROOMS - FITNESS & CLASSROOMS



RECORDING STUDIO



TEEN ROOM



YOGA



MARTIAL ARTS



ELDER EXERCISE



CARDIO CLASSES



ARTS & CRAFTS



TECH ROOM



LOUNGE / CAFE

FITNESS ROOM
SIZE TBD



FITNESS ROOM



CHILDWATCH



DANCE

SUPPORT SPACES:
STORAGE
EQUIPMENT ROOM
LOCKER ROOM

COMMUNITY CENTER ROOMS - NATATORIUM



LAP POOL



WATER AEROBICS



SPRAY FEATURES



SPA



LAZY RIVER/ VORTEX



WADING POOL



PARTY ROOMS



SWIM CLASSES



DIVING BOARD

SUPPORT SPACES:
STORAGE
PUMP ROOM
MECH ROOM
LOCKER ROOM

OUTDOOR PROGRAMMING IDEAS

SURVEY ACTIVITIES

OUTDOOR USES:

- Walking / Running Trails
- Soccer
- Ultimate Frisbee
- Baseball / Softball
- Football
- Lacrosse
- Rugby

BERK STUDY

OUTDOOR USES:

- Tournaments (day & night use)
 - Soccer*
 - Lacrosse*
 - Football*
 - Rugby*
 - Ultimate*
 - Softball*
- Fitness Trails
- Amphitheater
- Plaza
- Ancillary courts
 - Volleyball*
 - Tennis*

ARC SUGGESTIONS

OUTDOOR USES:

- Playground
- Plaza
- Water feature
- Concessions
- Picnic Area
- Public Restrooms
- Ancillary courts
 - Basketball*
 - Pickleball*

COMMUNITY CENTER OUTDOOR - FIELDS



SOCCER



LACROSSE



BASEBALL



ULITMATE FRISBEE



RUGBY



PICKLEBALL



SOFTBALL



FOOTBALL



BASKETBALL

SUPPORT SPACES:
STORAGE
EQUIPMENT ROOM
MAINTENANCE

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COMMUNITY CENTER OUTDOOR - AMENITITES



SEATING



PLAZA



SCULPTURE/ART



RUNNING PATHS



AMPHITHEATRE



WATER FEATURE



PLAYGROUND



PICNIC AREAS



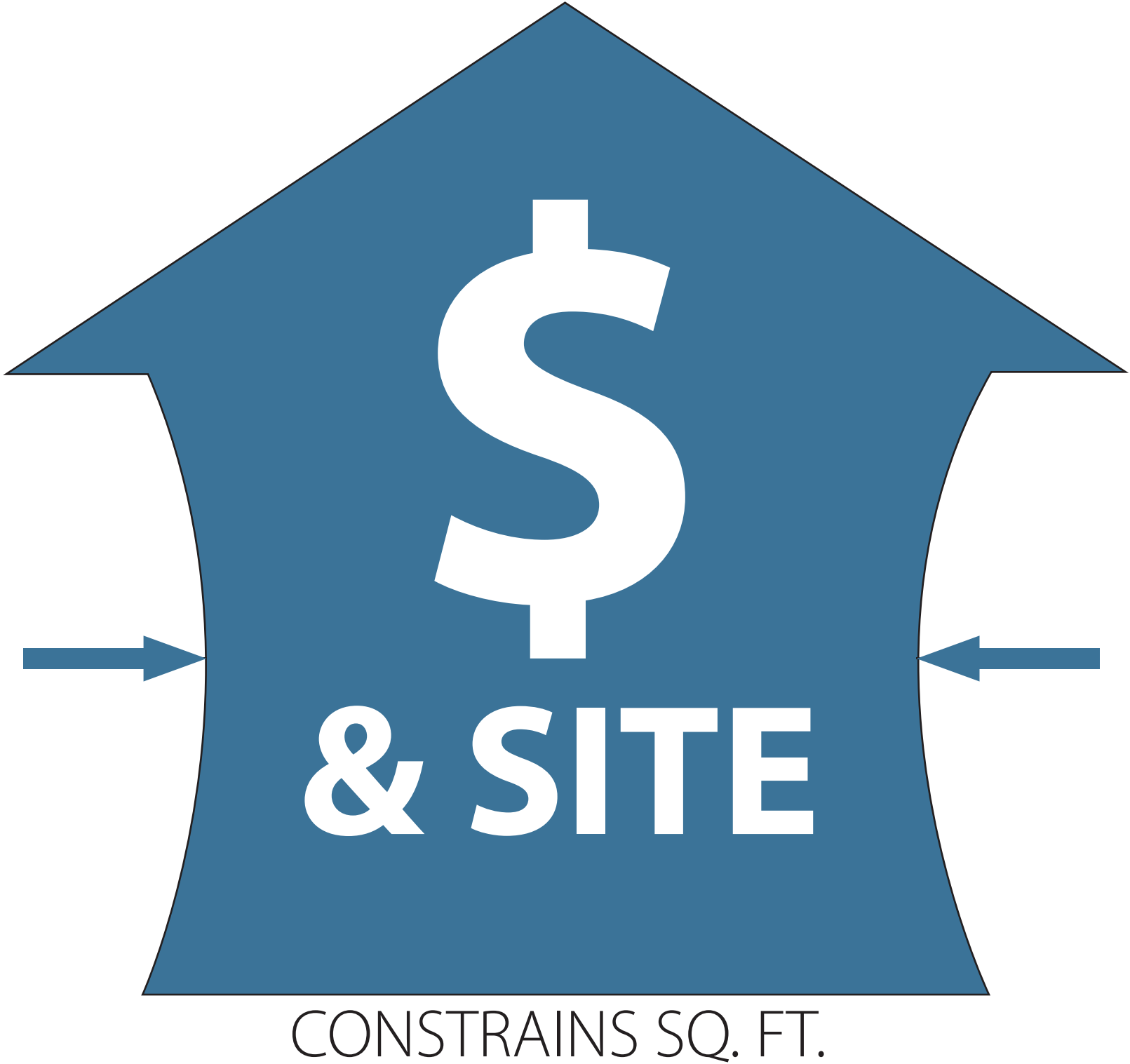
CONCESSIONS

SUPPORT:
RESTROOMS
STORAGE
MAINTENANCE

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POULSBO EVENT & RECREATION CENTER STUDY

PROGRAM - BALANCING

PROGRAM (MEANS DRIVEN)

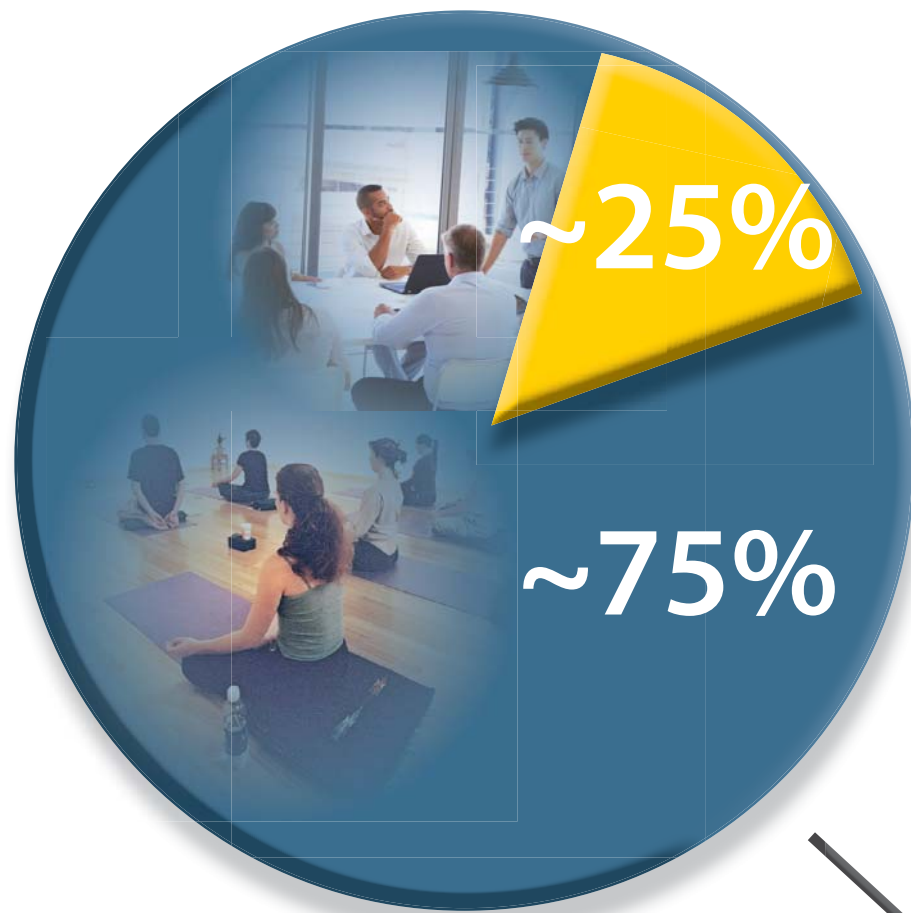


COST - PROGRAM FORMULA

$$(\text{BUDGET} \times 75\% - \text{SITE COSTS}) / \frac{(\$ \text{COST/SQ.FT.})}{\text{NTGR (80\%)}} = \text{PROGRAM AREA}$$

COST - PROGRAM FORMULA

$$(\text{BUDGET X 75\% - SITE COSTS}) / \frac{(\$ \text{COST/SQ.FT.})}{\text{NTGR (80\%)}} = \text{PROGRAM AREA}$$



SOFT COSTS:

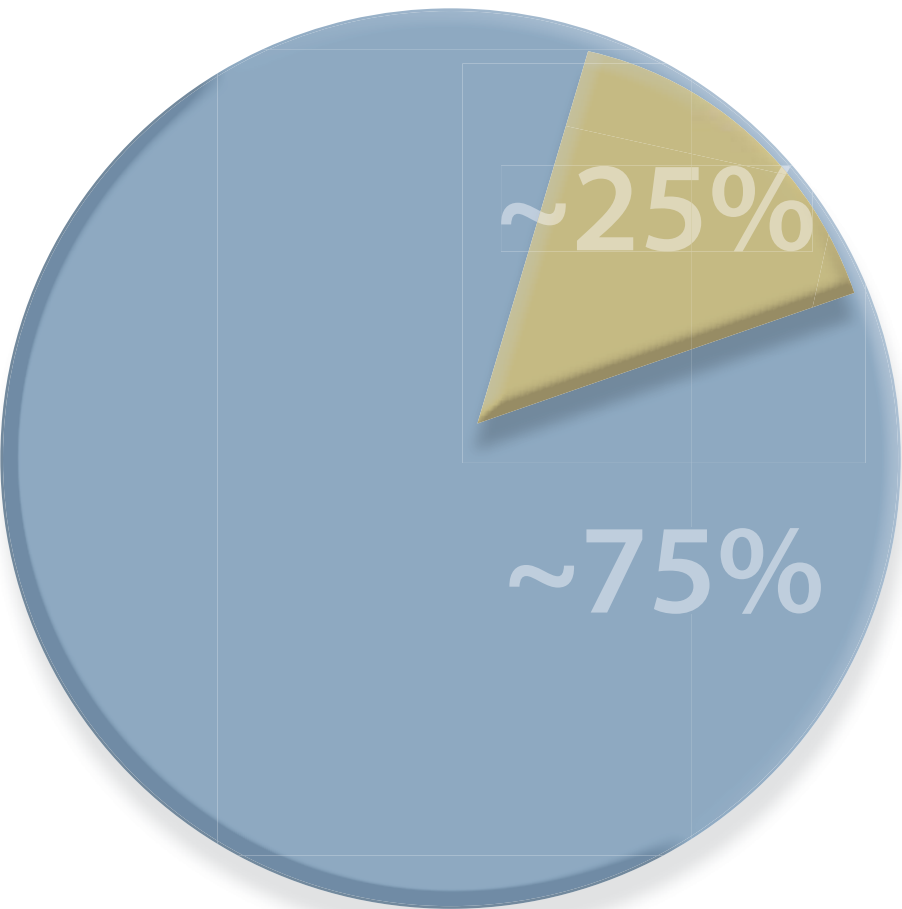
FF&E, DESIGN FEES,
ART, WSST, INSPECTIONS,
FINANCING COSTS

HARD COSTS:

MAXIMUM ALLOWABLE
CONSTRUCTION COST
(MACC) FOR LAND AND
BUILDING DEVELOPMENT

COST - PROGRAM FORMULA

$$\frac{(\text{BUDGET} \times 75\% - \text{SITE COSTS})}{\frac{(\$ \text{COST/SQ.FT.})}{\text{NTGR (80\%)}}} = \text{PROGRAM AREA}$$



EVENTS / PARTIES



CARDIO CLASSES

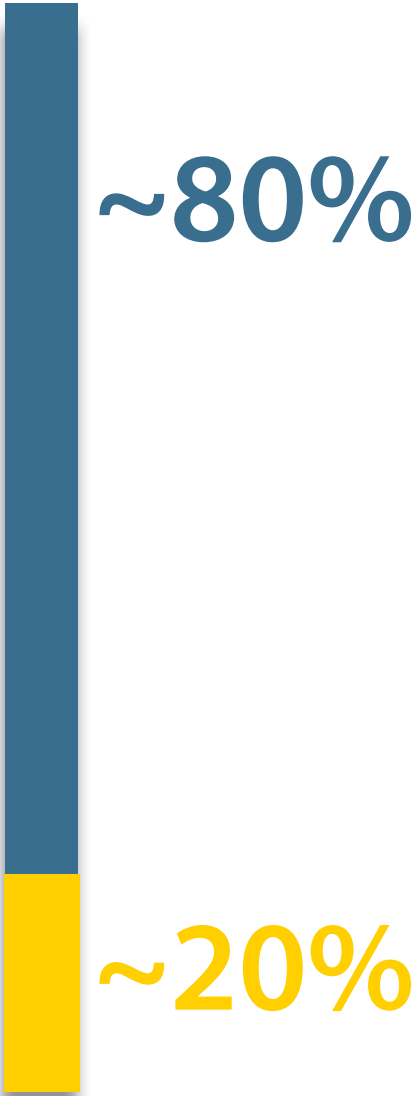


YOGA



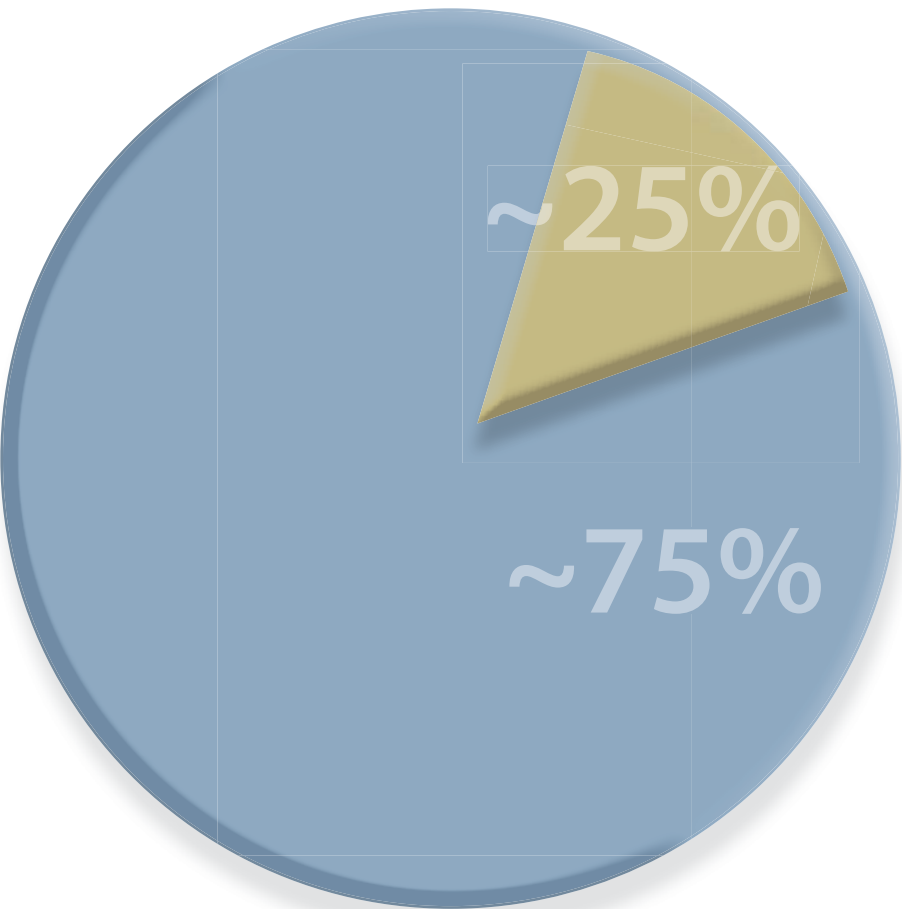
FITNESS / WEIGHTS

- UTILITY (MECHANICAL/COMMS)
- CIRCULATION (HALLS/STAIRS)
- CUSTODIAL (STORAGE)
- WALL THICKNESSES



COST - PROGRAM FORMULA

$$(\text{BUDGET} \times 75\% - \text{SITE COSTS}) / \frac{(\$ \text{COST} / \text{SQ. FT.})}{\text{NTGR (80\%)}} = \text{PROGRAM AREA}$$



EVENTS / PARTIES



CARDIO CLASSES

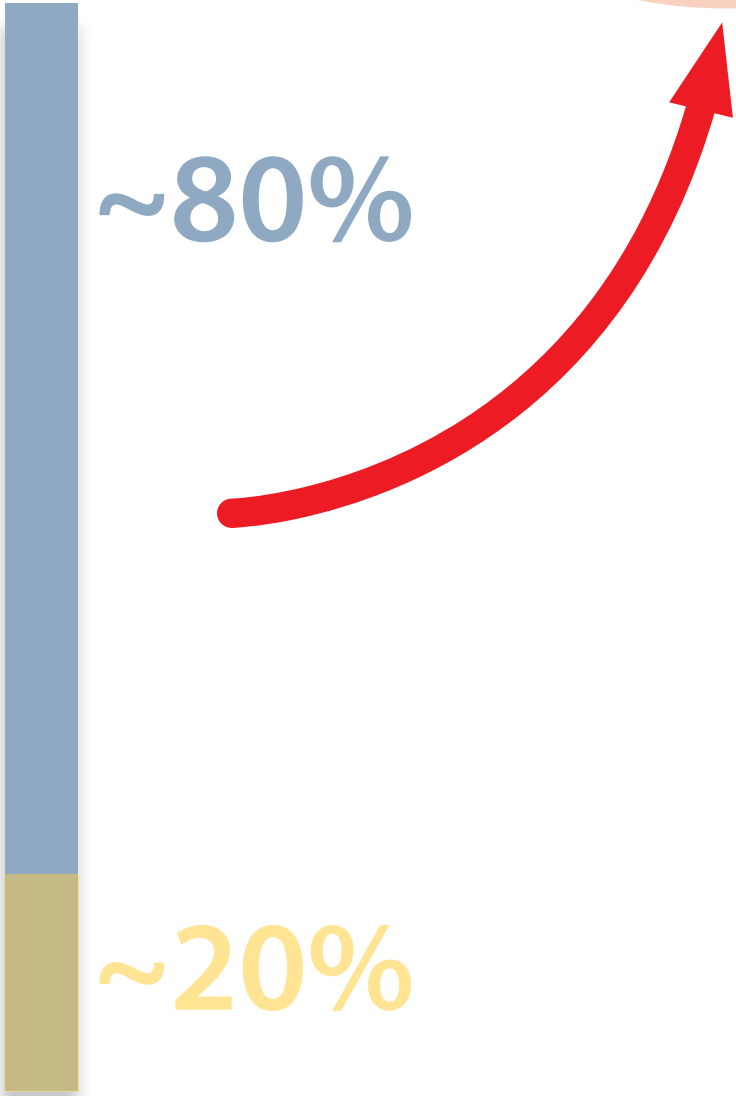


YOGA



FITNESS / WEIGHTS

- UTILITY (MECHANICAL/COMMS)
- CIRCULATION (HALLS/STAIRS)
- CUSTODIAL (STORAGE)
- WALL THICKNESS



PROGRAMMING - COST BASE



EASTSIDE COMMUNITY CENTER & POOL

55,400 SF CENTER BUILT IN 2018

ESCALATED CONSTRUCTION COST: \$32,900,000(2022)

BUILDING COST PER SQUARE FOOT: \$529

GC/ CM WITH KORSMO CONSTRUCTION



RAINIER BEACH COMMUNITY CENTER & POOL

48,000 SF CENTER BUILT IN 2013

ESCALATED CONSTRUCTION COST: \$23,500,000 (2022)

BUILDING COST PER SQUARE FOOT: \$490

LOW BID IN 2011 - CE&C CONSTRUCTION



SUQUAMISH TRIBE FITNESS & YOUTH CENTER

35,400 SF CENTER BUILT IN 2015

ESCALATED CONSTRUCTION COST: \$14,380,000 (2022)

BUILDING COST PER SQUARE FOOT: \$353

GC/CM WITH KORSMO CONSTRUCTION



ROSEHILL COMMUNITY CENTER

30,000 SF CENTER BUILT IN 2011

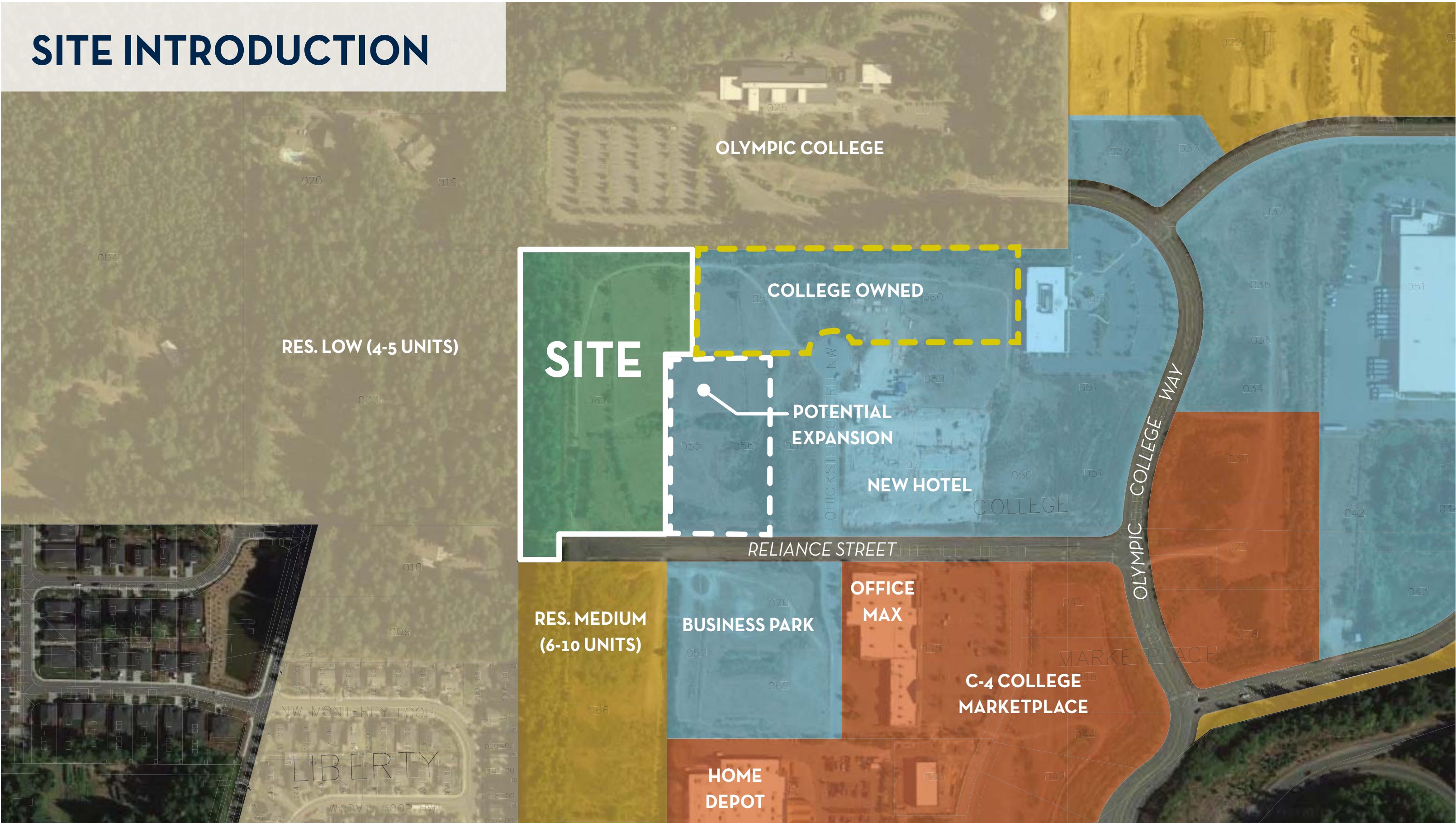
ESCALATED CONSTRUCTION COST: \$13,560,000 (2022)

BUILDING COST PER SQUARE FOOT: \$322

LOW-BID IN 2010 - ALLIED CONSTRUCTION



SITE INTRODUCTION



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SITE OPPORTUNITIES

POTENTIAL
SHARED
PARKING

OLYMPIC COLLEGE

COLLEGE OWNED

PUBLIC TRAILS

RES. LOW

NEIGHBORHOOD
CONNECTION

MTN. VIEW

SUNLIGHT

SUNLIGHT

NEW HOTEL

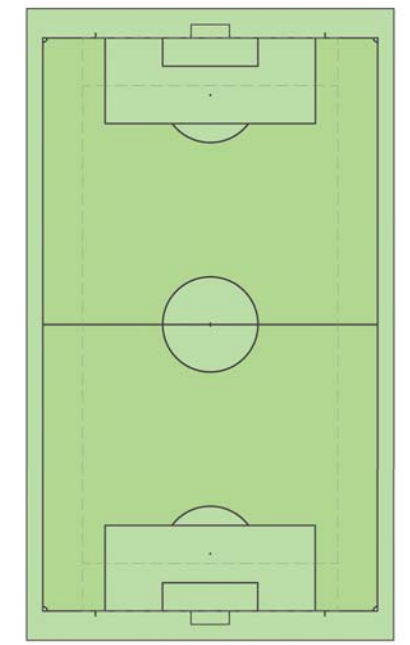
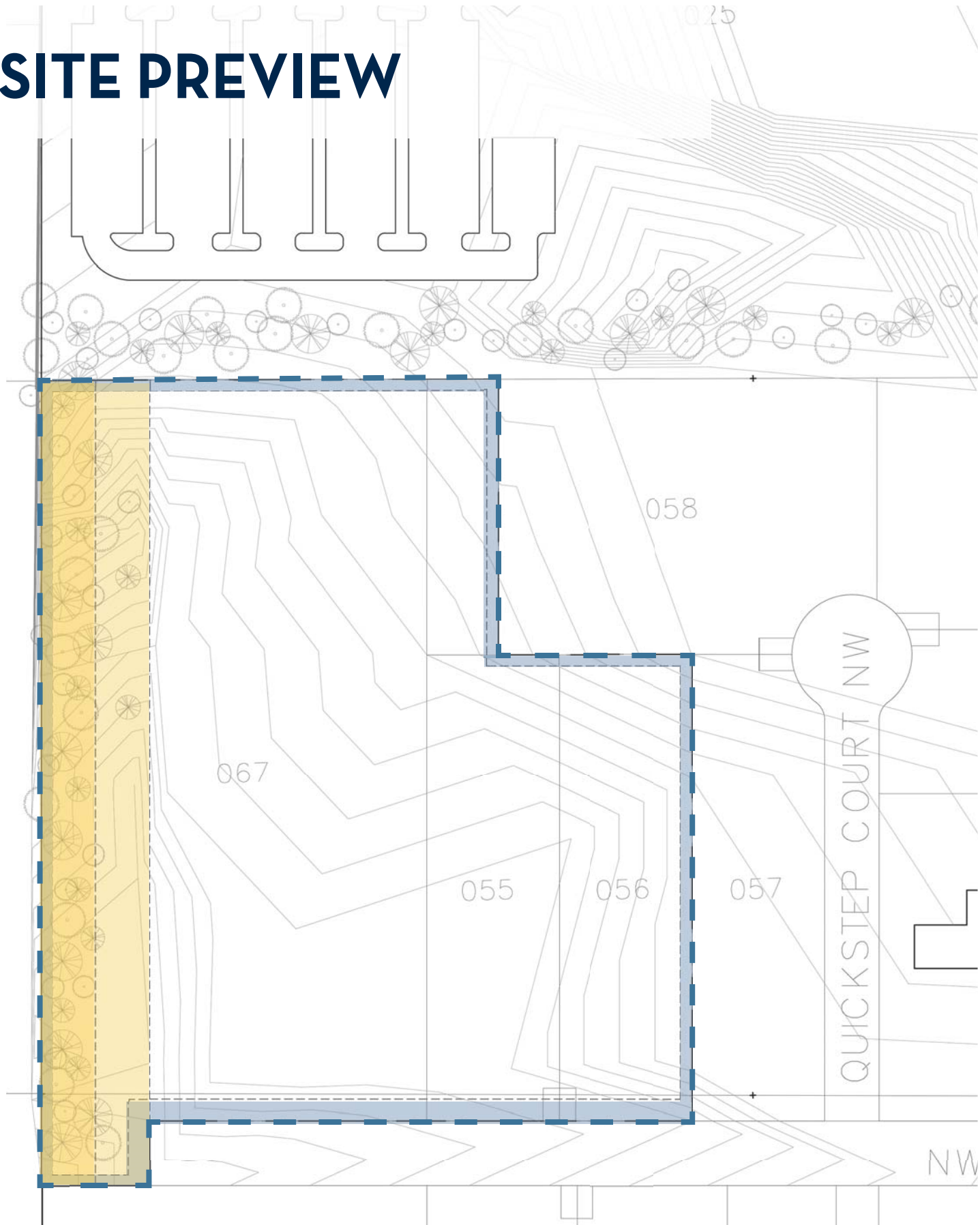
STREET PARKING

RELIANCE STREET

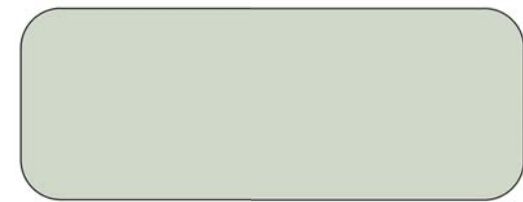
RES. MEDIUM

BUSINESS PARK

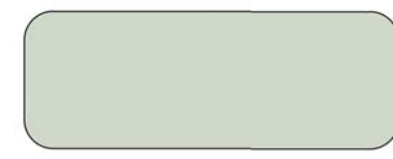
SITE PREVIEW



SOCCER / FOOTBALL
MULTI-USE FIELD



80 CAR PARKING LOT



40 CAR PARKING LOT



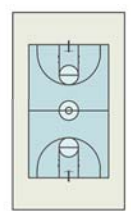
20,000 SQUARE FOOT PLAZA



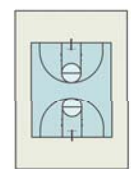
32,000 SQUARE FOOT
BUILDING



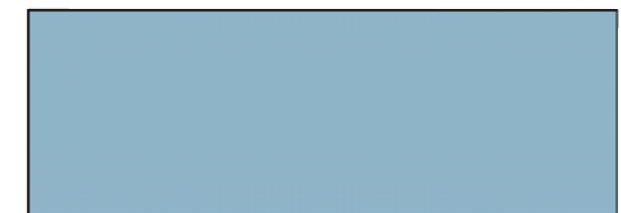
PICKLE BALL
COURT



HIGH SCHOOL
BASKETBALL COURT



RECREATIONAL
BASKETBALL COURT



50,000 SQUARE FOOT
BUILDING W/ POOL



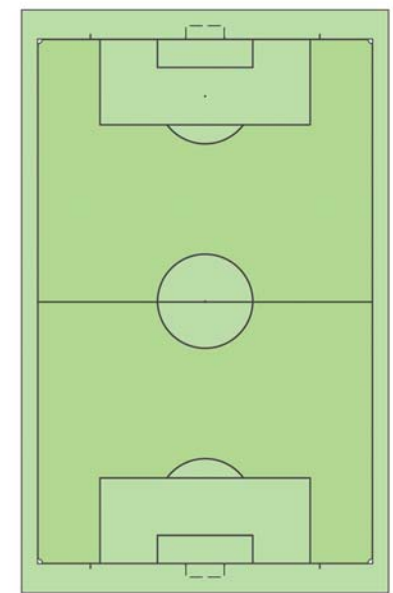
WATER
FEATURE



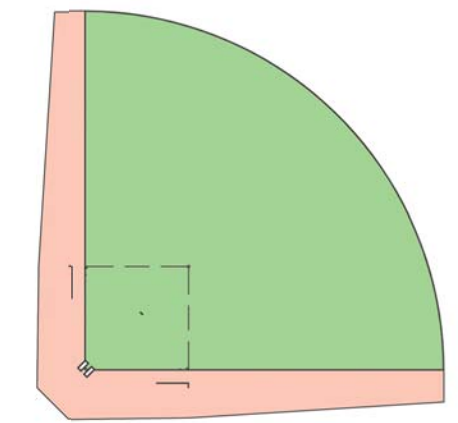
AMPHITHEATER
300 SEATS



AMPHITHEATER
100 SEATS



SOCCER FIELD



LITTLE LEAGUE FIELD



PLAYGROUND
(2-5 YRS)



PLAYGROUND
(5-12 YRS)

PROGRAM - BALANCING

PROGRAM DESIRES



PROGRAM MEANS



Poll Question

Considering tonight's
discussion and your
understanding of the PERC,

What are we missing ?



Closing

- Market Analysis Work Group – June 17
- KPFD Board Meeting June 28
- Site Concept Plan Update – July 15
- Community Outreach in August
- Distribute Summary by June 24



Anything Else?

