



City of Bellevue

Aquatic Center Feasibility Study Update

(Originally presented to City Council April 22, 2019)

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Parks & Community Services Board
July 9, 2019



Direction Needed from Council

Information Only: Staff seeks to update Council on progress to date and future policy and financial decisions related to the Aquatic Center Feasibility Study. Staff seeks feedback on the information being developed and next steps to inform future Council decisions.

AGENDA



Background



Partnership Interests



Feasibility Study Update



Site Needs/Preferred Locations



Future Decisions/Next Steps

Background

- Existing Bellevue Aquatic Center is nearly 50 years old and no longer meets current/future demand for community of 140,000 residents.
- Following 2009 study, Council supported need for a contemporary, regional aquatic facility. Severe recession and lack of partner interest stalled progress at that time.
- In 2017, regional interest was renewed and Bellevue continues to participate in King County Regional aquatics study.
- In November 2018, Bellevue approved a consultant agreement with ARC Architects to help inform Council decisions on whether to proceed with a new aquatic center.
- Council Vision 2018-2020: Following staff report, determine whether to explore possibility of a regional aquatic center.



Partnership Interests

Partnership Interests

- Bellevue School District: BSD has submitted a letter of interest to meet needs of student athletes and is exploring capital funding options
- Bellevue College: Discussing campus site and potential student center with BC Board of Trustees on April 24
- Healthcare/Wellness: Potential interest in water therapy and wellness elements once better defined
- King County Regional: Continuing to discuss benefits of coordinated approach and potential funding mechanisms.
- Aquatics Advocacy Groups: SplashForward





Feasibility Study Update

Feasibility Study Update

Scope is to help inform Council decisions on whether to proceed with an aquatics center and includes the following tasks:

- Finalize the scale and scope of the program elements and prepare a schematic drawing and architectural rendering.
- Update the estimated capital costs by program element and identify potential cost recovery strategies.
- Update the estimated operating cost performance by program element.
- Conduct a site feasibility analysis.
- Develop a financing / operational plan that may include public/private/nonprofit partnerships.
- Prepare communication tools and conduct a public outreach meeting and presentation.
- Provide information on how existing pools and aquatic facilities in the region may be impacted by a new aquatics center.

Feasibility Study Update

Consulting Team includes:

- ARC Architects-Prime consultant and key member of 2009 Bellevue Study
- Ballard*King- Income statements, cost recovery, and business planning
- Aquatic Design Group- Sustainable aquatic center design to meet needs of partners

SplashForward/Isaac Sports Group
developing complimentary/supporting
information



Feasibility Study Update

Core principles of study:

- Bellevue is considering a contemporary, state-of-the-art facility to meet aquatics needs and promote community health and wellness.
- The facility will be culturally inclusive, operationally sustainable, and a vibrant hub for the entire community.
- The facility will serve the full-range of fitness, recreation, health, and programs for all ages, abilities, and backgrounds.
- Bellevue encourages partnerships with public, non-profit, and for-profit organizations that enhance the ability to meet demand and support universal public access.



Feasibility Study Update

Summary of Work to Date:

- User group outreach and program needs in coordination with SplashForward
- Evaluating capacity, sizing, and development issues at primary sites
- Developed framework for evaluating facility sizing, costs, and programs options
- Outreach with potential partners
- Participating in King County Regional process
- Gathering financial, market, and programming information from comparable facilities

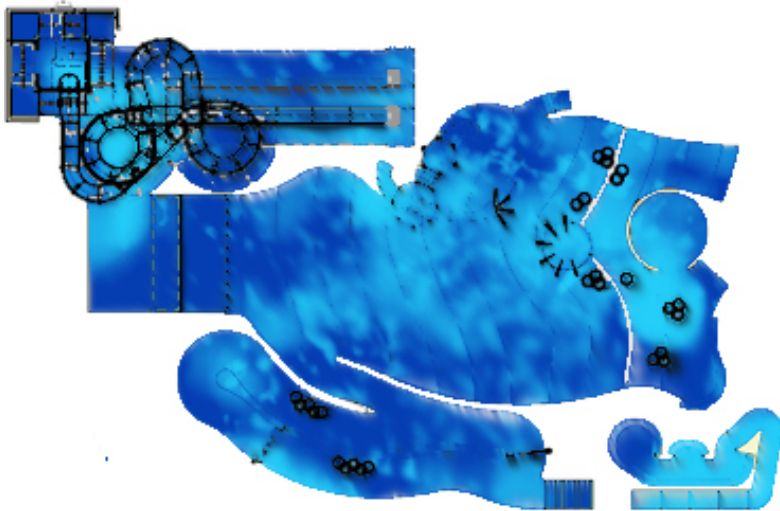
Feasibility Study Update

Lessons learned since 2009:

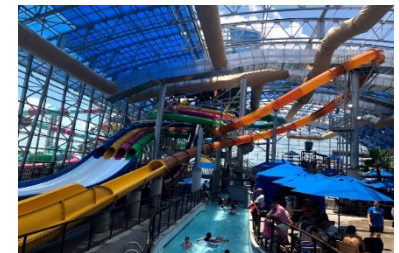
- Importance of creating inviting, exciting, and memorable spaces.
- Number of visitors/participants directly drives operating revenue and improves cost recovery.
- Requires multitude of activities featuring variety and serving all ages and abilities.
- Strong trend for creating platform for health, wellness, rehabilitation for community.

Feasibility Study Update

Leisure/Recreation- Flexible size and shape featuring interactive play and variety of features to entertain participants of all ages. Generally shallow, warmer water with zero-entry, lazy river, and slides.

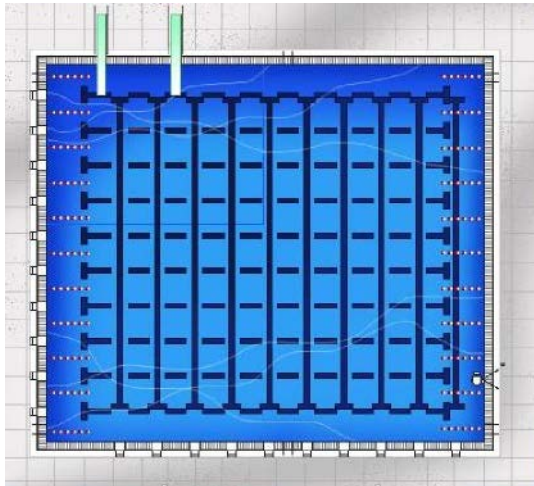


Leisure Pool
7,500 sf



Feasibility Study Update

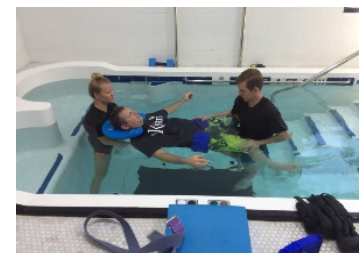
Instruction/Fitness- Features deeper water (4-5 ft) and generous deck space for learn-to-swim, lifesaving certification, fitness classes, and lap swimming.



Program Pool
25 – Yard x 25-Meter
6,727 sf
(11) 25-yd Lanes
(10) 25-m Lanes

Feasibility Study Update

Wellness/Fitness/Rehab- Key component of state-of-the-art, medically-integrated health and fitness facility. Requires 90-92 degree water, shallow/gradual entry, and dry land amenities.



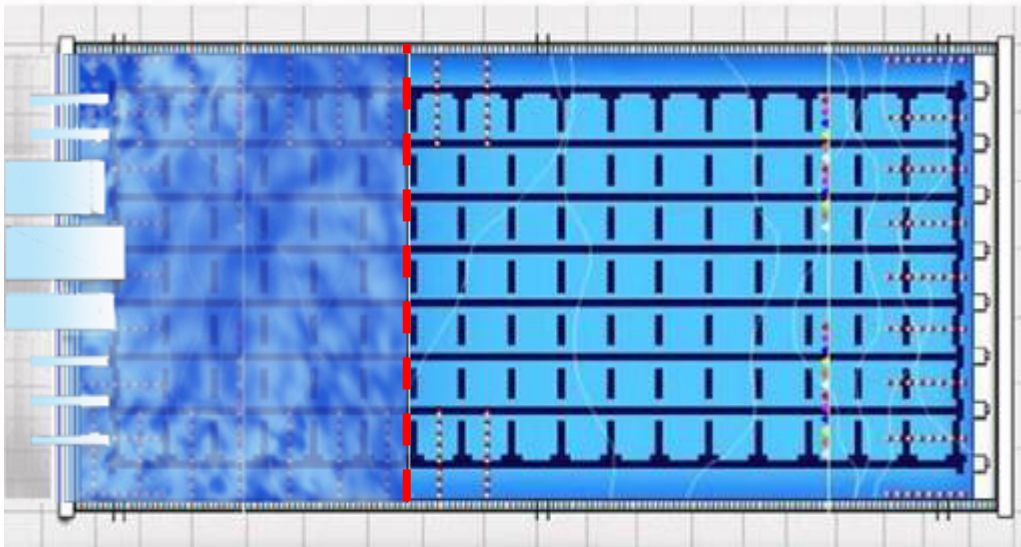
Therapy Pool

Adult whirlpool – 300 sf

Wellness Pool - 1,750

Feasibility Study Update

Aquatic Sports- Features 50M pool with movable bulkheads, deep water, diving to serve training and competition for multiple aquatics sports. May include separate deep water tank.



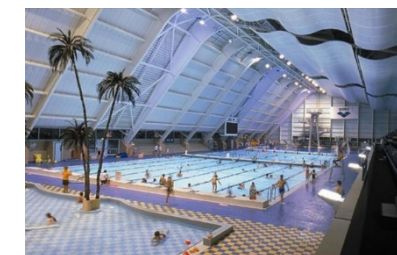
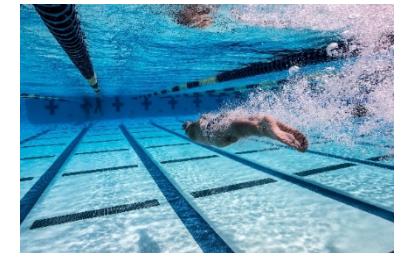
50 Meter Pool w/ or without Deep Water

50-Meter x 25 - Yard

12,600 sf

(8-10) 50-m Lanes

(17-22) 25-yd Lanes (cross course lanes)



Feasibility Study Update

Dry Side Amenities— Recreation and Leisure



Feasibility Study Update

Dry Side Amenities– Fitness and Wellness



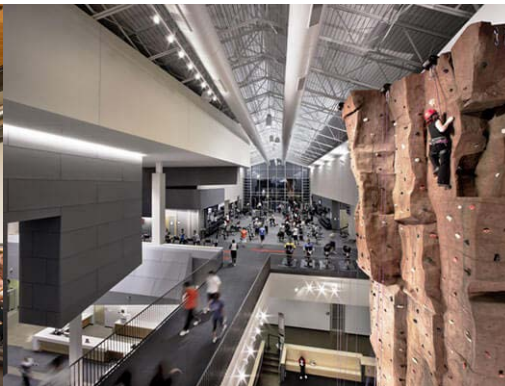
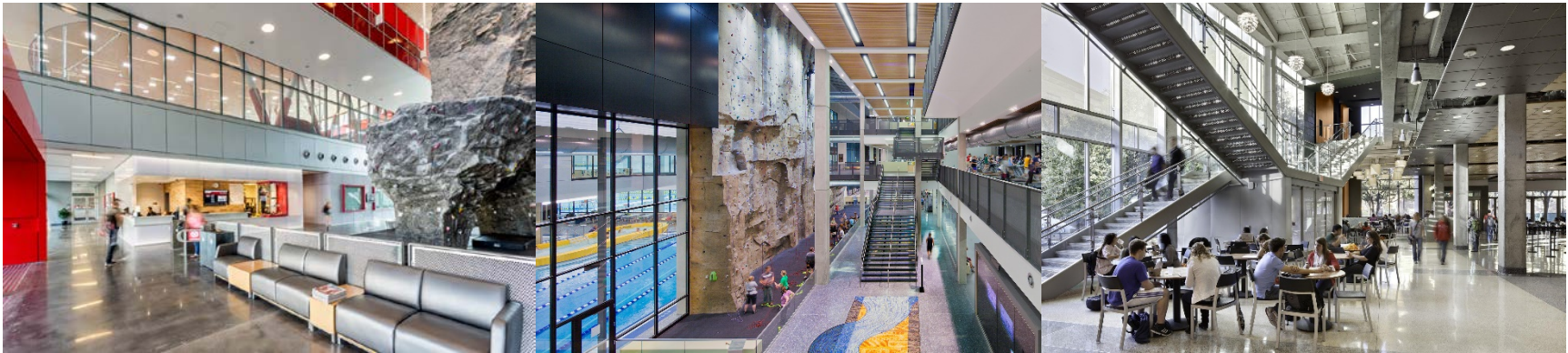
Feasibility Study Update

Dry Side Amenities— Therapy and Rehab



Feasibility Study Update

Dry Side Amenities— Memorable Public Spaces

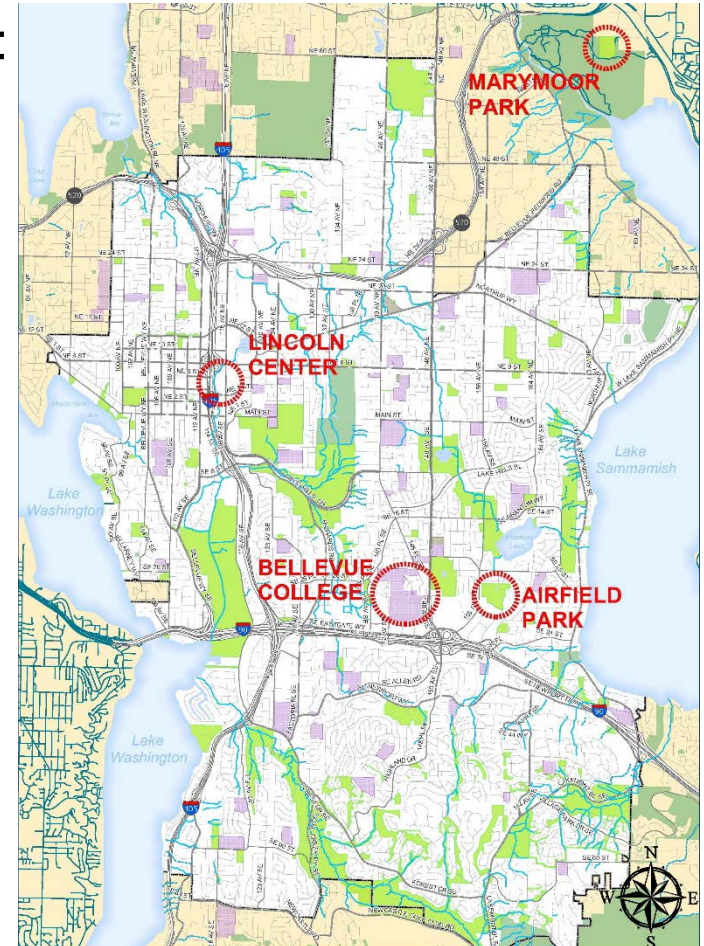




Site Needs/Preferred Location

Site Needs/Preferred Location

- Need: 4 acres (structured parking) to 7 acres (surface parking)
- Detailed site analysis for following sites:
 - Bellevue College Campus
 - Grand Connection/Lincoln Center
 - Marymoor Park
 - Airfield Park
- Additional sites could emerge based on King County regional study or to reflect partner interests





Future Decisions/Next Steps

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Future Council Decisions:	Information Being Developed:
Scale and Scope of Facility	<ul style="list-style-type: none"> • Capital and Operating costs by program element • Schematic drawings and architectural renderings • Public Outreach and Market Analysis
Preferred Location	<ul style="list-style-type: none"> • Analyze locations identified using scoring matrix of key factors
Operating Model/Governance Structure	<ul style="list-style-type: none"> • Review other facilities/best practices and develop proposed operational plan • Business Points/Partnership Agreements • Continue to participate in KC Regional Study
Funding Mechanisms	<ul style="list-style-type: none"> • Assessment of Financial Sustainability • Review potential funding mix including partnerships, voter initiatives, King County Park Levy

Future Decisions/Next Steps

City Council:

- Review Aquatic Center Technical Options (September-October 2019)
 - Preliminary Program/Design/Financials
- Review Final Study (December-January 2020)
 - Including Partnership, Business Model, Funding Alternatives
- Additional work on Partnership Agreements, Governance Structure, Funding Mix (TBD based on specific interest/timelines of partners)





Direction Needed from Council

Information Only: Staff seeks to update Council on progress to date and future policy and financial decisions related to the Aquatic Center Feasibility Study. Staff seeks feedback on the information being developed and next steps to inform future Council decisions.

Council Feedback (from April 22)

- General support for proposed approach, including financial analysis and partnership models
- Continue to study full-service facility: *“Go Big or Go Home”*
- Support need to evaluate separate deep water tank
- Explore the future of BAC/Odle Pool
- Explore impacts on Bellevue’s neighborhood pools and Weyerhaeuser King County Aquatic Center