

NORTH KING COUNTY REGIONAL AQUATIC CENTERS FEASIBILITY STUDY

**Lake Forest Park
City Council Meeting**

01.25.2024

NAC

INTRODUCTIONS



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Principal-in-Charge
AIA, LEED AP



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Project Manager
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TEAM

North King County Regional Aquatic Centers

Cities of Kenmore, Kirkland,
Shoreline, & Lake Forest Park

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Cost Consulting //
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Civil Engineer //
Red Barn Group
Rebekah Weston

Landscape Architect //
Berger Partnership
Guy Michaelson

FEASIBILITY STUDY GRANTS

- › As 1970s Forward Thrust pools age, close, or become privatized, public access to indoor aquatics has been reduced as demand continues to increase
- › King County had grant funds for cities to study feasibility of expanding public access to aquatics
- › 2 groups of cities combined grant resources – Lake Forest Park, Shoreline, Kenmore & Kenmore, Kirkland



FEASIBILITY STUDY GOALS

GOALS:

- › Identify potential aquatic center locations
- › Evaluate market demand
- › Develop design concepts
- › Determine capital and operation cost budgets



FEASIBILITY STUDY PROCESS

KEY COMPONENTS:

- › Site Identification & Assessment
- › Partnership Assessment
- › Market Analysis
- › Aquatic Center Program
- › Concept Design Options
- › Feasibility Cost Estimates
- › Operations Analysis
- › Conclusions & Recommendations



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FEASIBILITY SUMMARY

Opportunities:

- › Viable sites were identified
- › Market analysis suggests 2-3 new community aquatic centers can be supported in north King County
- › Feasible design concepts & budgets were created



FEASIBILITY SUMMARY

Challenges:

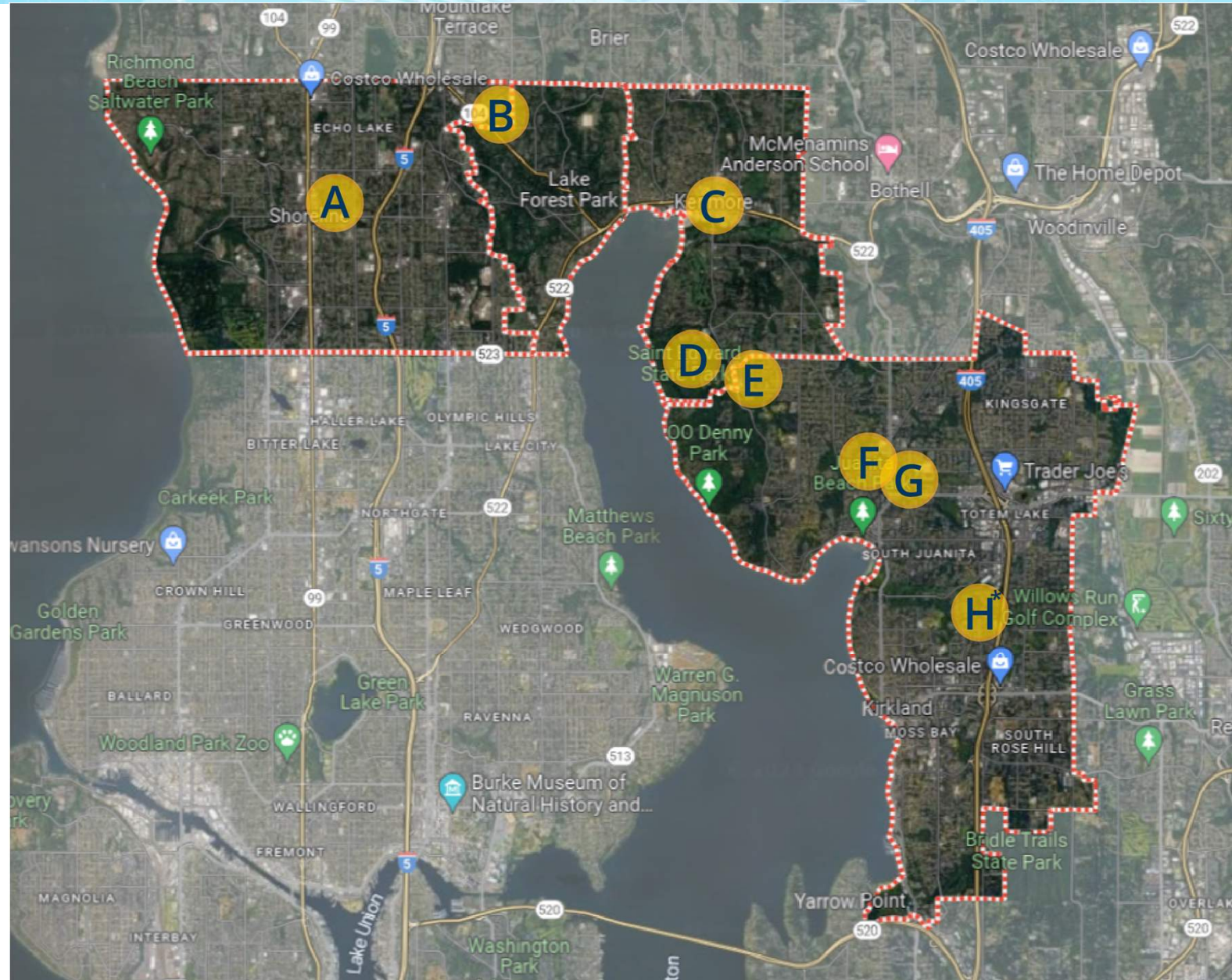
- › City of Lake Forest Park does not currently own a site that could accommodate a center
- › Funding partnerships between cities would need additional definition and agreements
- › Aquatic centers are generally expensive to build and operate; most require public funding of some kind



SITE IDENTIFICATION & ASSESSMENT

Evaluation Criteria for Viable Sites:

- › Available for use as Aquatic Center
- › City-Owned or Acquirable
- › Appropriate Size
- › Buildable
- › Travel Time & Traffic



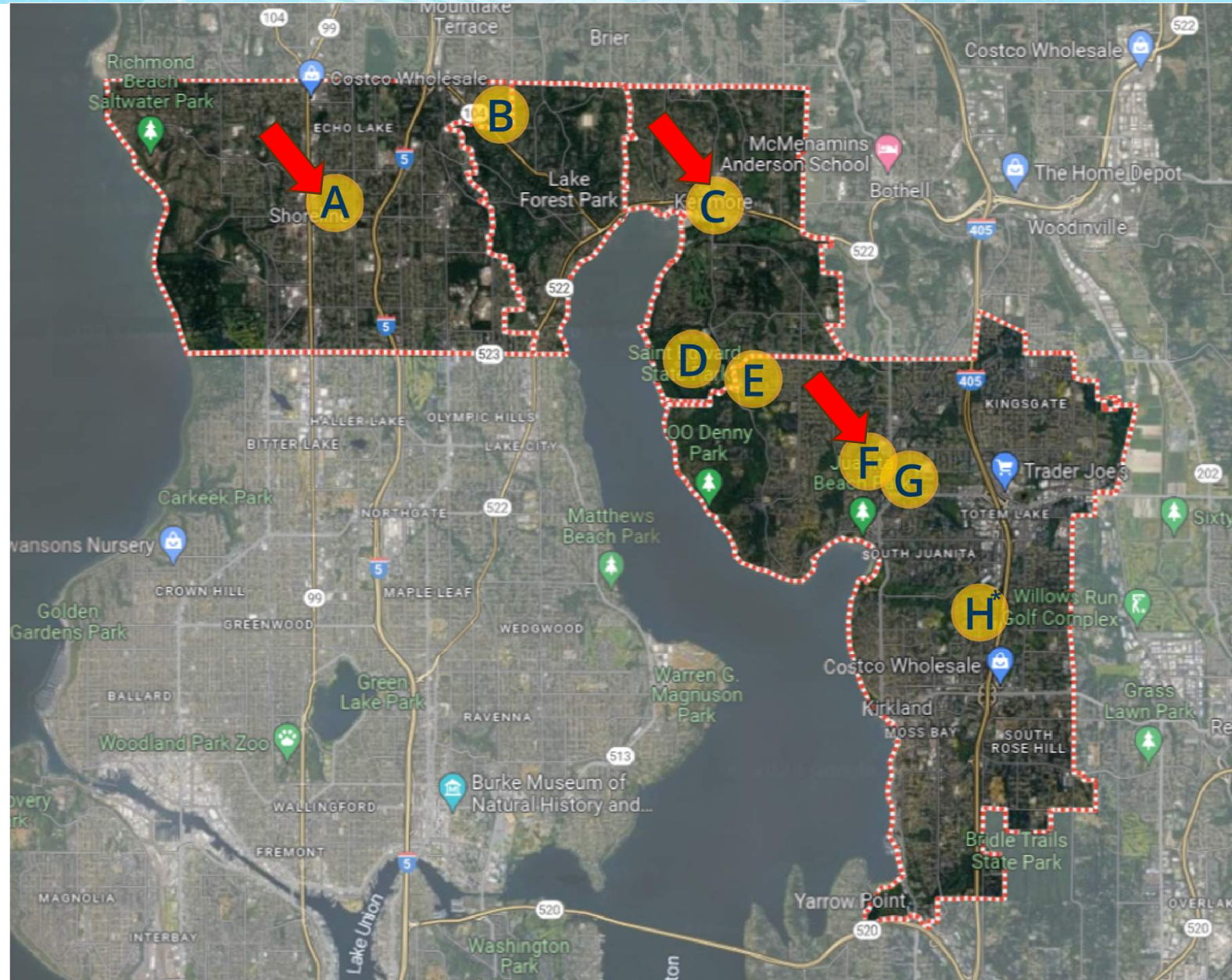
SITE IDENTIFICATION & ASSESSMENT

Selected sites for further study:

A - Shoreline Secure Storage

F - North Kirkland Community Center

C - Downtown Kenmore



SITE IDENTIFICATION & ASSESSMENT

Shoreline & Kirkland Sites:

- › **City Owned**
- › Appropriate Size
- › Buildable
- › Reasonable travel distance from Kenmore



Kenmore Site:

- › **Land purchase required**
- › Appropriate Size
- › Buildable
- › Central location



CITY PARTNERSHIP ASSESSMENT

Possible locations

Two Selected Locations for Study - Shoreline Secure Storage & North Kirkland Community Center



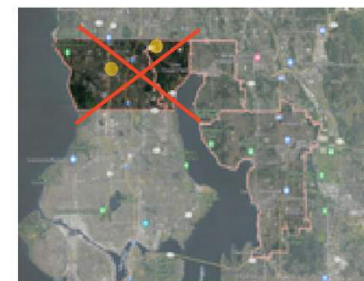
Former Kellogg MS (Shoreline)



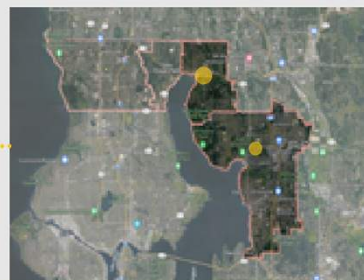
Downtown Kenmore



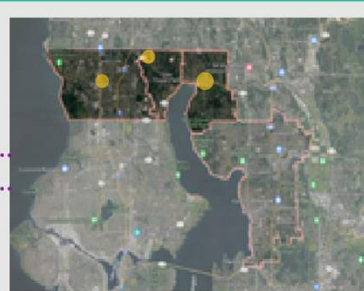
North Kirkland Community Center



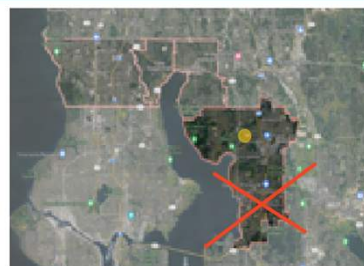
LFP & Shoreline



Kenmore & Kirkland

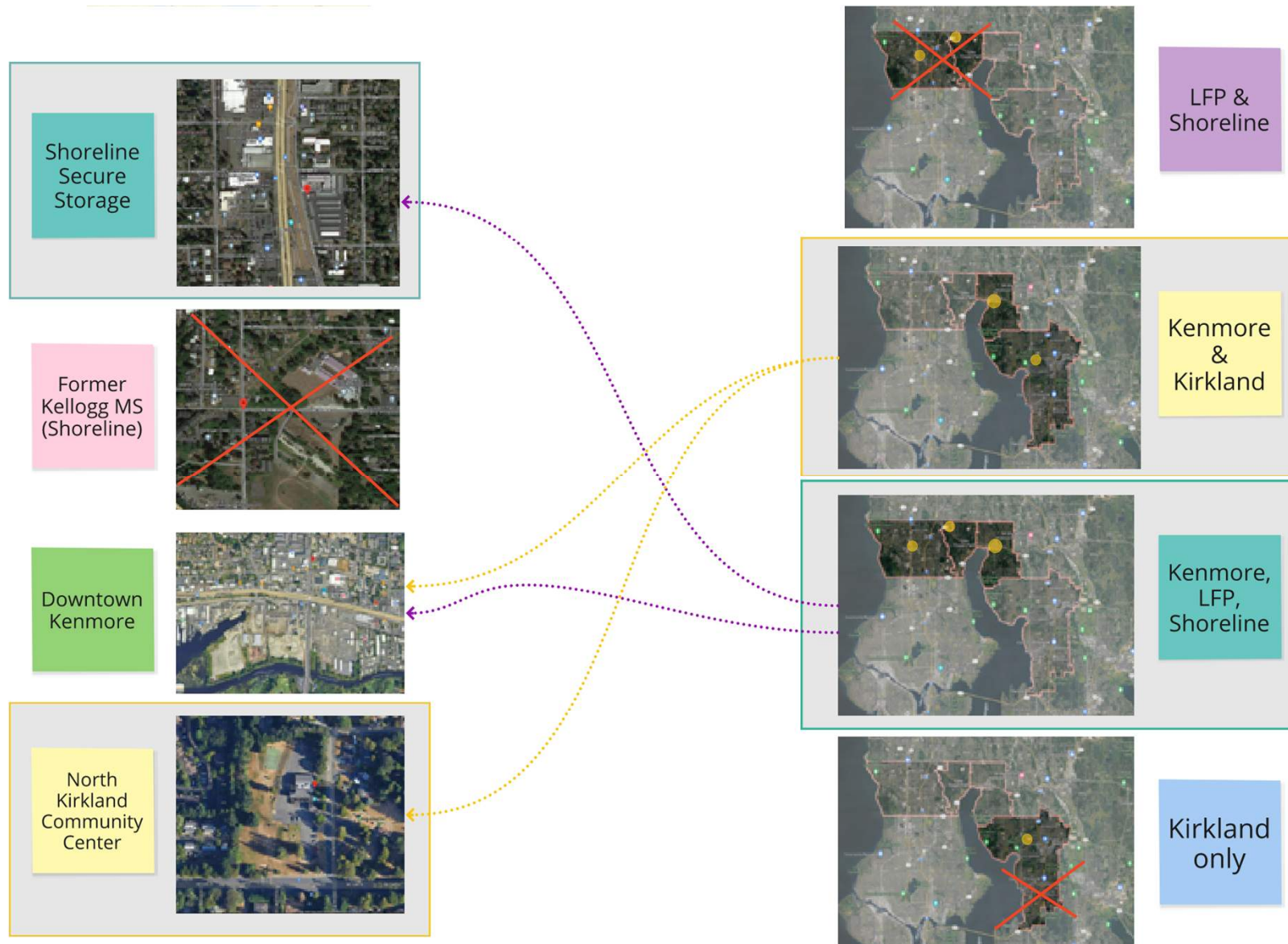


Kenmore, LFP, Shoreline



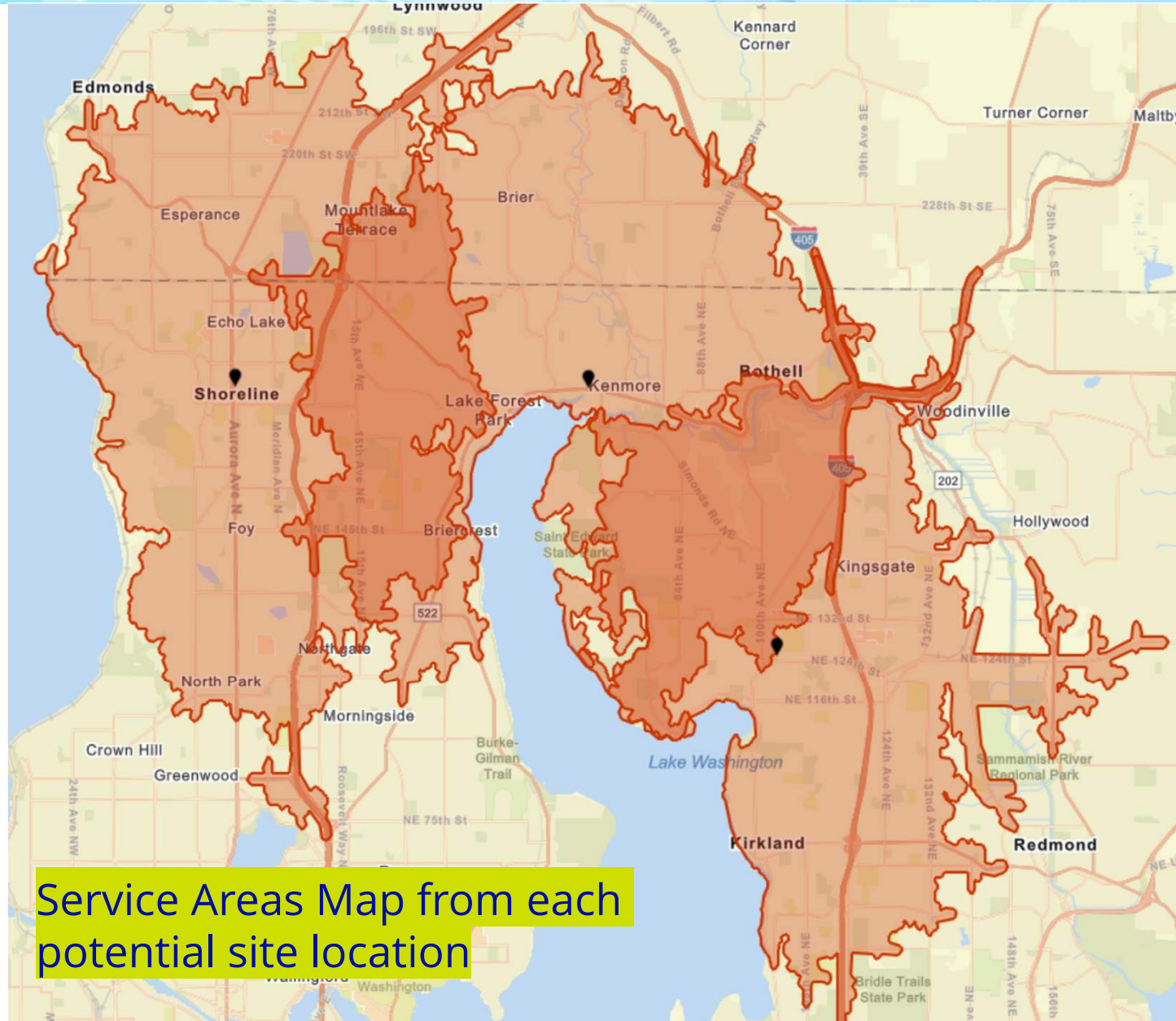
Kirkland only

Possible Owner Partnerships



MARKET ANALYSIS

- › Service Areas identified within reasonable travel distances to selected sites
- › Market Potential Index for swimming is 3-6% higher than national average – swimming is a desirable activity in the region
- › Population & Income Levels of cities would support multiple new aquatic centers in current market conditions
- › Region is significantly deficient in indoor aquatic centers (public or private providers)



Service Areas Map from each potential site location

CONCEPT PROGRAMS

Aquatic Center Program Options:

- › Variety of building sizes explored to provide scalable options for community depending on needs
- › 35,000 SF & 48,000 SF for aquatics-only facilities
- › 58,000 SF & 90,000 SF facilities that also include community, fitness, or recreation spaces



CONCEPT DESIGN & COSTS

35,000 SF Program at Shoreline Site

Total Projected Cost: \$54.7 Million



Projected Operation Subsidy: \$650K to \$750K per year

Cost Recovery Rate: 71-77%

CONCEPT DESIGN & COSTS

48,000 SF Program at
Shoreline Site

Total Projected Cost
\$69.4 Million



Projected Operation Subsidy:
\$600K to \$780K per year

Cost Recovery Rate:
73-81%

CONCEPT DESIGN & COSTS

35,000 SF Program at
Kirkland Site

Total Projected Cost
\$56.8 Million



Projected Operation Subsidy:
\$600K to \$730K per year

Cost Recovery Rate:
73-79%

CONCEPT DESIGN & COSTS

58,000 SF Program at
Kirkland Site

Total Projected Cost
\$78.5 Million



Projected Operation Subsidy:
\$530K to \$660K per year

Cost Recovery Rate:
79-84%

CONCLUSIONS

Specific to Lake Forest Park:

- › Lake Forest Park could develop defined partnerships to financially support the development of aquatic center(s) in neighboring cities
- › Community engagement process could be initiated to determine public interest in pursuing a partnership with neighboring cities



QUESTIONS?

NAC