

PERC Community Steering Committee Meeting #4

Thursday, September 9, 2021 | 5:15-7:00 p.m.

www.cityofpoulsbo.com/perc

Remote Meeting Information:

- Join Zoom Meeting <https://us06web.zoom.us/j/89645681982>
- **or by phone: 1(253)215 8782** Meeting ID: 896 4568 1982

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| 1. Welcome | 5:15 |
| 2. Update since last Steering Committee Meeting | 5:20 |
| – Draft Market Analysis Report available online
https://cityofpoulsbo.com/wp-content/uploads/2021/07/Poulsbo-PERC-Market-Analysis-FINAL-DRAFT-2021_0719.pdf | |
| 3. ARC Architects | 5:30 |
| – PERC Program and Site Design Focus and Refinement | |
| 4. Steering Committee Discussion | 5:50 |
| 5. Closing | 7:00 |
| – Final Comments + Next Meeting | |



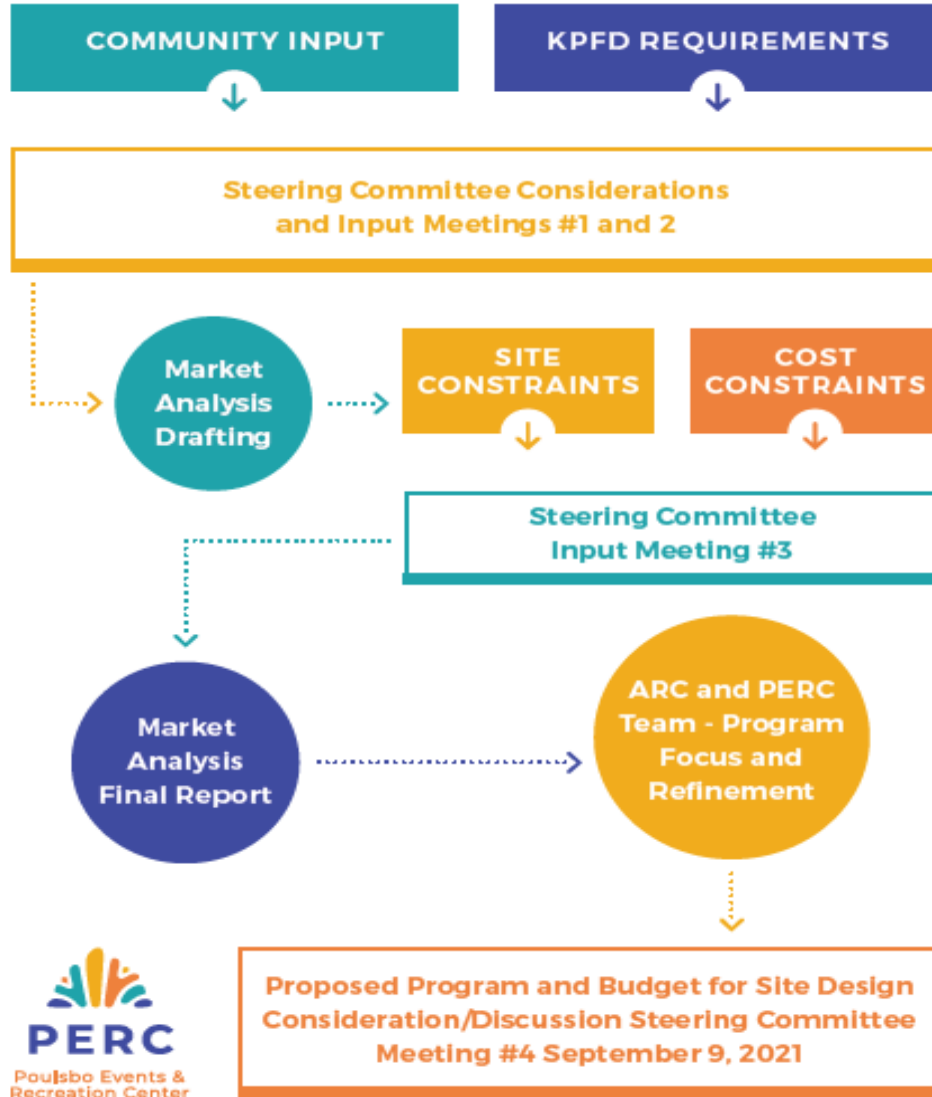
September 3, 2021

PERC Steering Committee Members

Subject: Proposed PERC Program and Site Design Focus and Refinement

At the September 9th Steering Committee meeting, PERC architect consultants ARC will be presenting a focused and refined program and site design based upon the culmination of input received from the community, Steering Committee members, and the findings from the Market Analysis Final Draft Report. This memo summarizes what we heard over the past 10 months and how a program focus and refinement was reached. We look forward to hearing your thoughts and input at the September 9th meeting on the proposed approach.

The following flow chart depicts the process the PERC Feasibility Study has undergone:



Based on the input received from the community surveys and comments, PERC Steering Committee members, and the Market Analysis Report, the PERC team and ARC convened after Steering Committee Meeting #3, to focus and refine the PERC program with the following priorities:

- Determine the elements that best define the PERC is and focus on that
- Consider the results of the Market Analysis and conclusions related to aquatic facilities and number of fields
 - Indoor lap pools market is saturated and expensive to operate.
 - There is not enough room on the PERC site for the minimum number of fields to be competitive as a tournament destination.
- Consider the Steering Committee Meeting #3 comments -
 - Can outdoor recreation be enhanced by eliminating formal tournament field uses?
 - Focus the building on a multi-use event space as much as possible. The event space should be large enough for larger events (gala, performing arts), but also accessible for smaller events.
 - Ensure the building supports economic development, but the site/project feels like a community gathering space.
- Costs need to be reflective of the City of Poulsbo and affordable to the community
- If a pool is to be included, it needs to be family friendly, unique, and designed as a destination.
- Fitness/Gym and Parks and Recreation offices could be located at other facilities in the City, and therefore the focus of the building could be on multi-use event space.
- Consider and identify commercialization/rental opportunities of the event space and outdoor recreation activities that can support PERC operations. These will be further defined and evaluated within the management plan and financial plan portions of the feasibility study.

Proposed Program:

- The PERC building is an event center designed as a two-story building.
 - The top floor will be a large dividable event spaces, with a commercial/teaching kitchen, green and dressing room (which can also be meeting spaces). Views from this floor toward Liberty Bay and Mount Rainier.
 - Bottom floor (daylite basement) has a gathering room that can be divided into three spaces. A café/lounge space are also located on this floor.
 - The top floor can be secured so the bottom floor's gathering room/café/lounge can be open and available for longer periods of the day (support WWU/OC students, teens, classes/meetings).
- Outside site design is to accommodate many outdoor activities that can be accessed year-round, independent of the event center, to meet the needs of outdoor recreation and events.
 - Plaza with water feature
 - Sports courts

- Walking path
- Amphitheater
- Playground
- Large open grassed area
- Outdoor recreation pool designed with resort feel to be a destination.
- Adequate on-site parking designed to serve each of the spaces on the site, including area for food truck parking.
- Amphitheater, grassed area, sports courts can also support outdoor events and features, such as farmers markets, car shows, outdoor movies, flea markets, etc.

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Specific input and data for each of the flow chart elements are described below with links to the PERC website to the relevant documents:

Community Input: Online Surveys October/November 2020 and March 2021

- Community Top Preferences
 - Aquatics/Pool
 - Walking/Running Paths
 - Recreational programming for all ages
 - Event Space performing arts and community events

- Strong support for
 - Multi use facilities
 - Place and activities for all ages
 - Don't duplicate what's already offered in community
 - Spaces for gatherings, meetings, social events and flexibility in sizing
 - Make it affordable, avoid membership fees
 - Indoor recreational court facilities are desirable (all types)

- Concerns expressed in the survey comments
 - Funding strategy and what tax obligation
 - Need for the PERC facility?
 - What are the priorities for the facility?
 - Is this a wise investment of public dollars?

- https://cityofpoulsbo.com/wp-content/uploads/2021/01/Community-Survey-1_Summary.pdf
- <https://cityofpoulsbo.com/wp-content/uploads/2021/04/7-Final-Community-Chat-Summary-1.pdf>
- https://cityofpoulsbo.com/wp-content/uploads/2021/04/2-For-website-posting_-PERC-Community-Online-Open-House-1-1.pdf

KFPD Requirements

- Kitsap Public Facilities District receives sales tax rebate funds from Washington State and provides financial support for public facilities with the following principles:
 - Economic development
 - Efficient use of public and private monies
 - Innovative
 - Multiple use
- KFPD conducted a competitive process to evaluate projects for finance support and funding in 2019. The PERC was selected as one of the projects for KFPD funding.
- The City entered into an Interlocal Agreement with the KFPD that defines the tasks and milestones for the current PERC Feasibility Study.
- The KFPD funding for the PERC must align with the four principles and must demonstrate it supports economic development.
- <https://cityofpoulsbo.com/wp-content/uploads/2020/10/Kitsap-Public-Facilities-District-ILA-CN-2019-050-Regional-Center-2020.pdf>

Steering Committee Meetings

Steering Committee Meetings #1 Jan. 28th & #2 June 10th

Needs to fit the Poulsbo community's desires and aesthetic

- Needs to include an economic development element that brings \$ to community
- Consider future phasing/expansion
- Multi use space/facility is essential
- Must be able to generate revenue
- Provide spaces that can support WWU and OC campus
- The facility needs to find its 'niche' that makes it different
- Flexibility should be considered to allow for performing arts
- Indoor fitness/courts – how much should be provided? Is this essential?
- What is the status of the current Parks and Recreation facility?
- What is the recreational programming plans?
- What are desired elements of an aquatic facility? Cool water for lap swimming or a community/family pool? There are nearby pools and pools on the military bases.
- Concern on the cost estimate of an aquatic facility and long-term operating and maintenance costs. Pools usually operate at a loss.
- Is there interest/support of an outdoor pool? They get closer to breaking even.
- Outdoor activities – multiple sports on same field? Other features, such as a plaza, water feature, playgrounds, outdoor space for concerts, outdoor gatherings? Walking paths desirable.
- Are we trying to consider everything to go on the PERC site? Are there other City parks/facilities where some of these elements can be sited?

- Site is likely too small to be able to fit all desired element and parking on it.
- There are a lot of desires and finite parcel of land. The PERC cannot be all things to all people.
- <https://cityofpoulsbo.com/wp-content/uploads/2021/02/2-SC-1-Meeting-Comments.pdf>
- <https://cityofpoulsbo.com/wp-content/uploads/2021/06/6-FINAL-Meeting-2-Summary-Packet .pdf>

Steering Committee #3 – July 15, 2021

Site Constraints

- 6 acres, rectangular shape
- Fit only 2 fields with no building
- 1 field and building and outdoor features
- Adequate parking on-site challenging depending on how much fit on site
- Site expansion opportunities with adjacent owners did not align with PERC/KFPD feasibility study schedule

Cost Considerations

- Costs can range from \$8 million to \$58 million depending on the size of the building and whether an indoor pool is included
- Small, Medium and Large building sizes and activities were presented
 - General cost estimates made for each size of building and activities that could be supported
 - Different options and costs for pool presented

Steering Committee Input

- Large building and price tag is too big for Poulsbo.
- Event space should be big enough to accommodate a large group (i.e. Chamber gala) but dividable into smaller rooms that could be rentable
 - Event space should be sized to accommodate local events
- Event space is what is supported for KFPD funding
- Indoor versus outdoor pool? Indoor pool is a really high cost (short and long-term) and an outdoor pool is limited to a few months but is more affordable.
 - Outdoor pool is an amenity for families and could be revenue neutral
 - Indoor pool would be used year-round
- Fields take up too much real estate on the limited site size, and one field will not be a draw for tournaments. Without a field (even one), the outdoor elements would have more space and could really focus on having a number of activities where there would be an energy of “let’s go to the PERC because there’s probably something going on.”

- Without a field, the site could include outdoor courts (basketball, pickleball), amphitheater, running/walking track, playground
- Without a field, adequate on-site parking could be accomplished
- Fields could be considered in a future phase if additional property could be acquired?
- An indoor gym will likely be a community recreation gym.
- Concern trying to be all things to all people. Scale down the project and do a few things well rather than trying to do several different things.
- The event space is most important to the KPFD because it brings in revenue. If the PERC can combine need to generate revenue with community gathering component, that is the ideal.
- <https://cityofpoulsbo.com/wp-content/uploads/2021/08/6-FINAL-Meeting-3-Summary-Packet.pdf>

Market Analysis July 19, 2021 Final Draft

- PERC needs to serve two purposes: 1) serve local residents and 2) draw outsider visitors
- Despite high desire for an aquatic center, lap pools are a saturated market with the accessibility for 40% of population to pools on military bases and other nearby facilities.
- However, a pool that has unique features and/or speaks to the community's identity could be a destination facility. Pools generally are expensive and need to ensure it can generate enough revenue to cover operations and maintenance.
- Sports Fields – will need at least four to six fields to support tournaments
- There is strong competition regionally with larger sport fields facilities
- Event spaces are also a competitive landscape but niche market and adaptable multi-use facilities that accommodate a variety of use could be supported
- Know what type of facility you want to be and focus on that; do not try to be everything
- https://cityofpoulsbo.com/wp-content/uploads/2021/07/Poulsbo-PERC-Market-Analysis-FINAL-DRAFT-2021_0719.pdf