



City of Bellevue

Aquatic Center Feasibility Study Update

Originally Presented to City Council on
August 3, 2020

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October 13, 2020



Direction Needed from Board

Information Only: Staff will report the results of the 2020 Aquatic Center Feasibility Study Update, including final program options, capital and operating cost estimates, and site analysis.

AGENDA



Background



Current Status



Facility Options and Costs



Site Evaluation



Economic Impacts, Partnerships,
Financing Options



Background



Background



- 1968** - Forward Thrust Bond – 16 Pools Built
- 2006** - SPLASH established to promote aquatics
- 2009** - Original COB Aquatic Feasibility Study Completed
- 2017** - Renewed regional interest, including the formation of *SPLASHForward*
- 2018** - King County - Initiates Regional Aquatics Report
- 2019** - Council – Initiates COB Aquatic Feasibility Study Update
- 2020** - Council – Aquatic Feasibility Study Update



Current Status

State of the Eastside Aquatic Facilities

- Eastside Competitive aquatic needs are not well served
- Bellevue School District aquatic needs are limited due to existing pools
- Recreational swim needs are underserved
- Demand exceeds availability



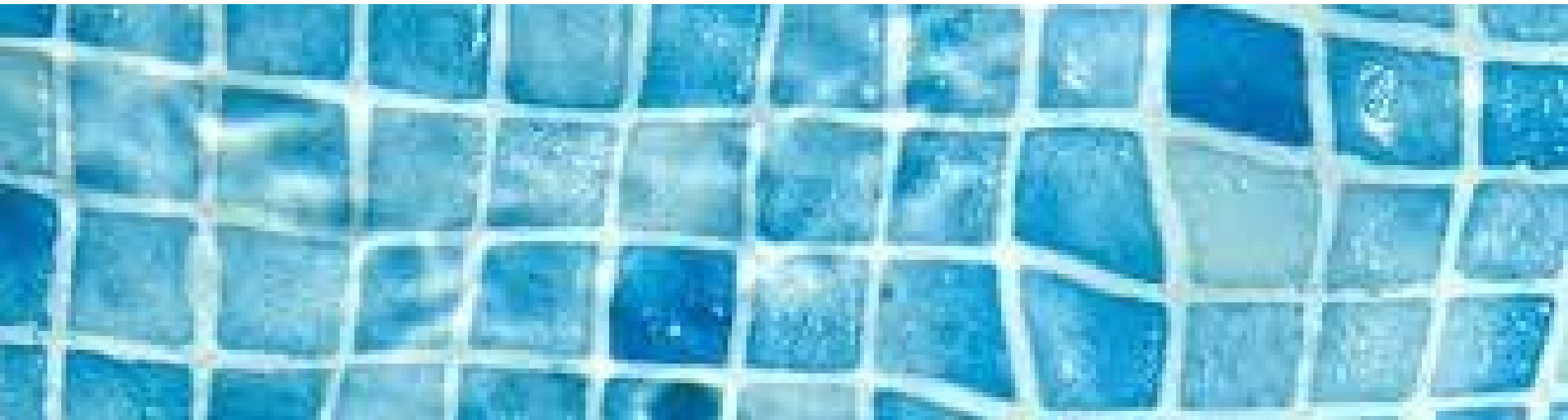
What Is a Feasibility Study?

- Analyzes relevant factors
 - Technical
 - Operating
 - Economic Impacts
 - Financial Options
- Identifies potential issues and concerns
- Informs policy decisions on viability

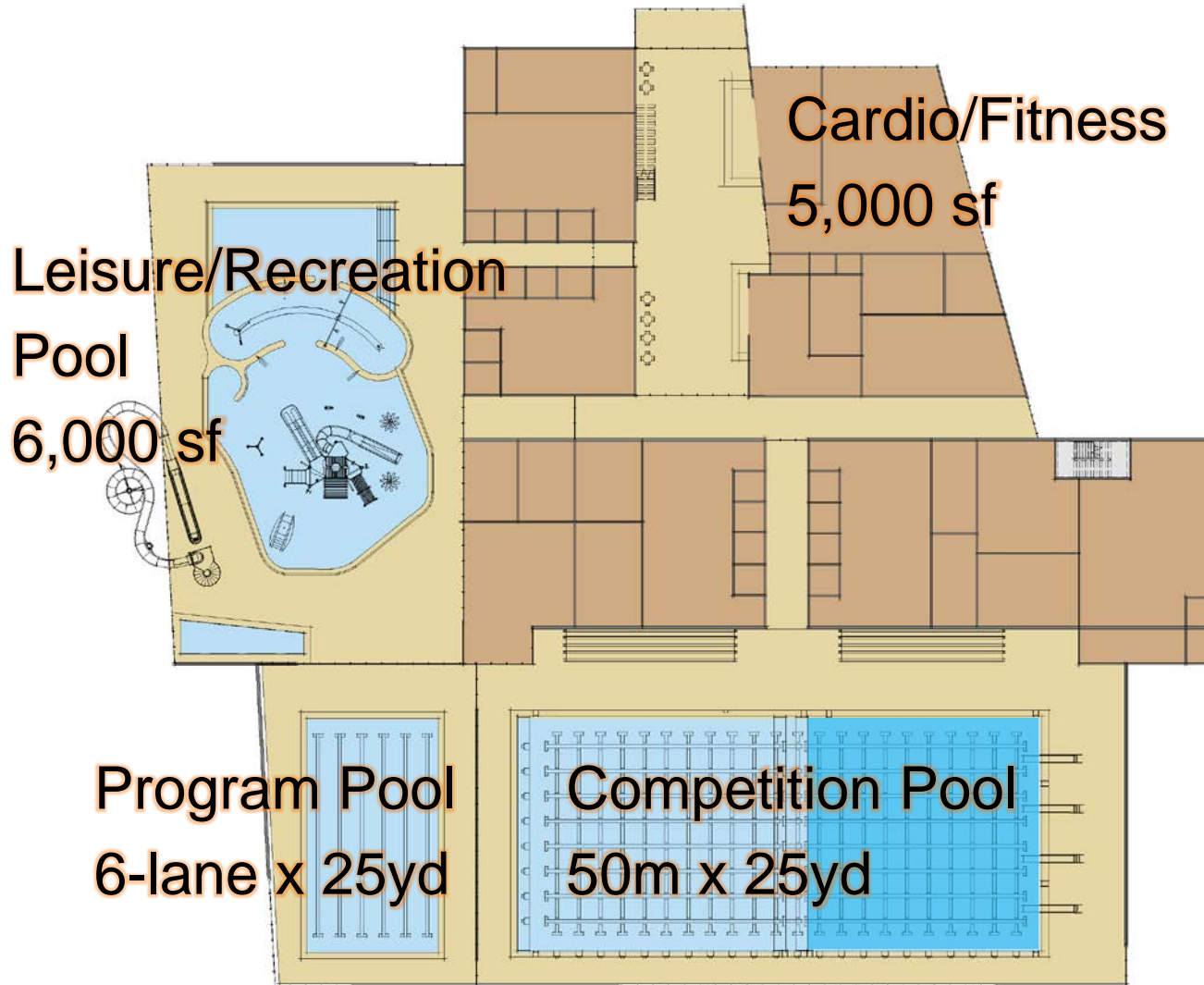




Facility Options and Costs



Option 1: Dual School/Club Meets



Option 1:

Dual School/Club Meets

Size: 94,000 sf

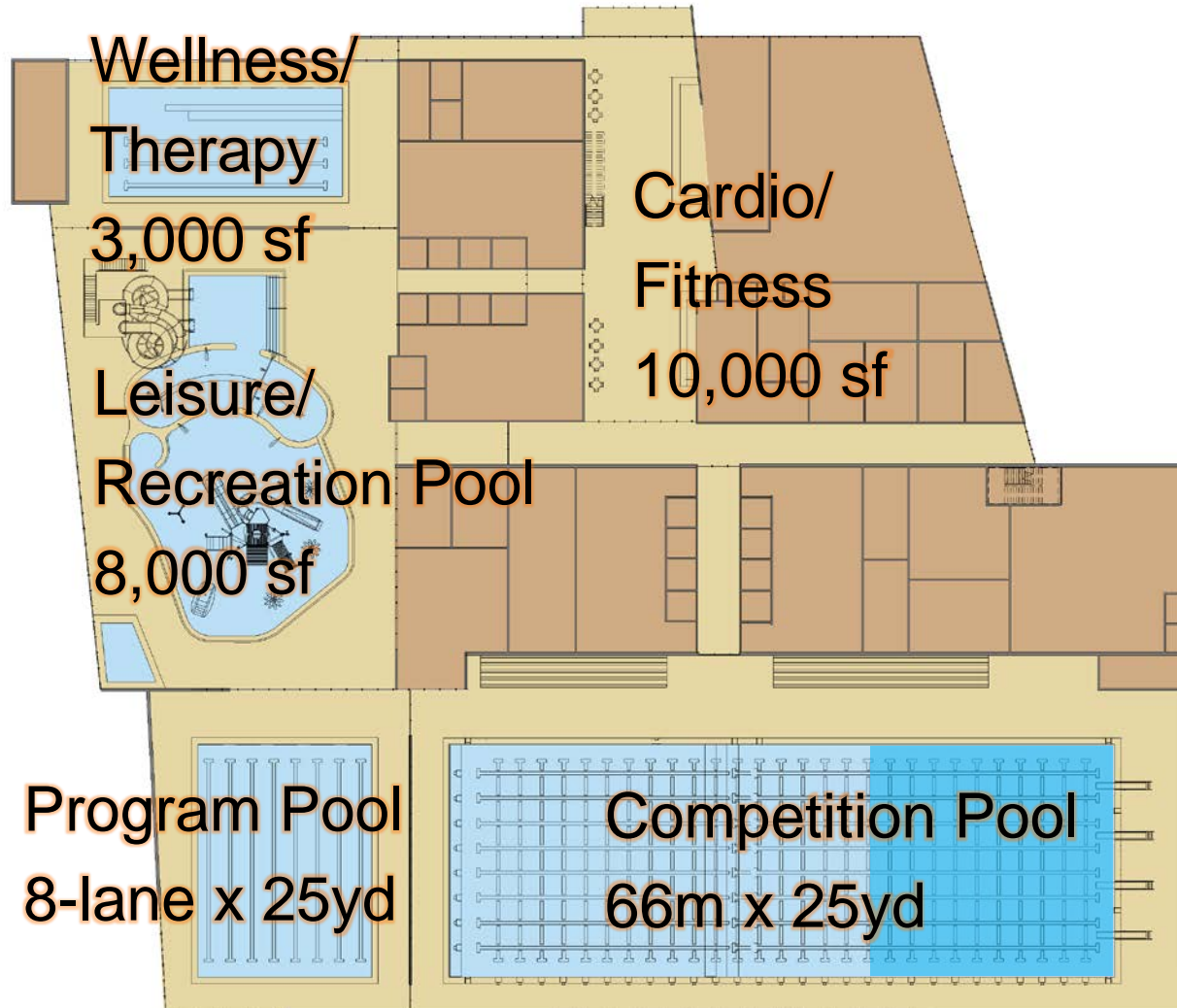
Capital Cost Estimate: \$70M

Annual Operating Subsidy: \$1.4M

Cost Recovery: 72%



Option 2: Conference/District Meets



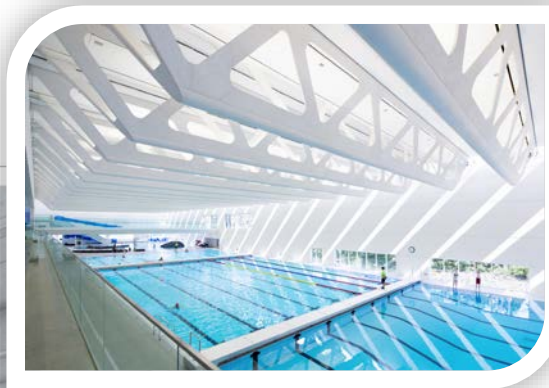
Option 2: Conference/District Meets

Size: 121,000 sf

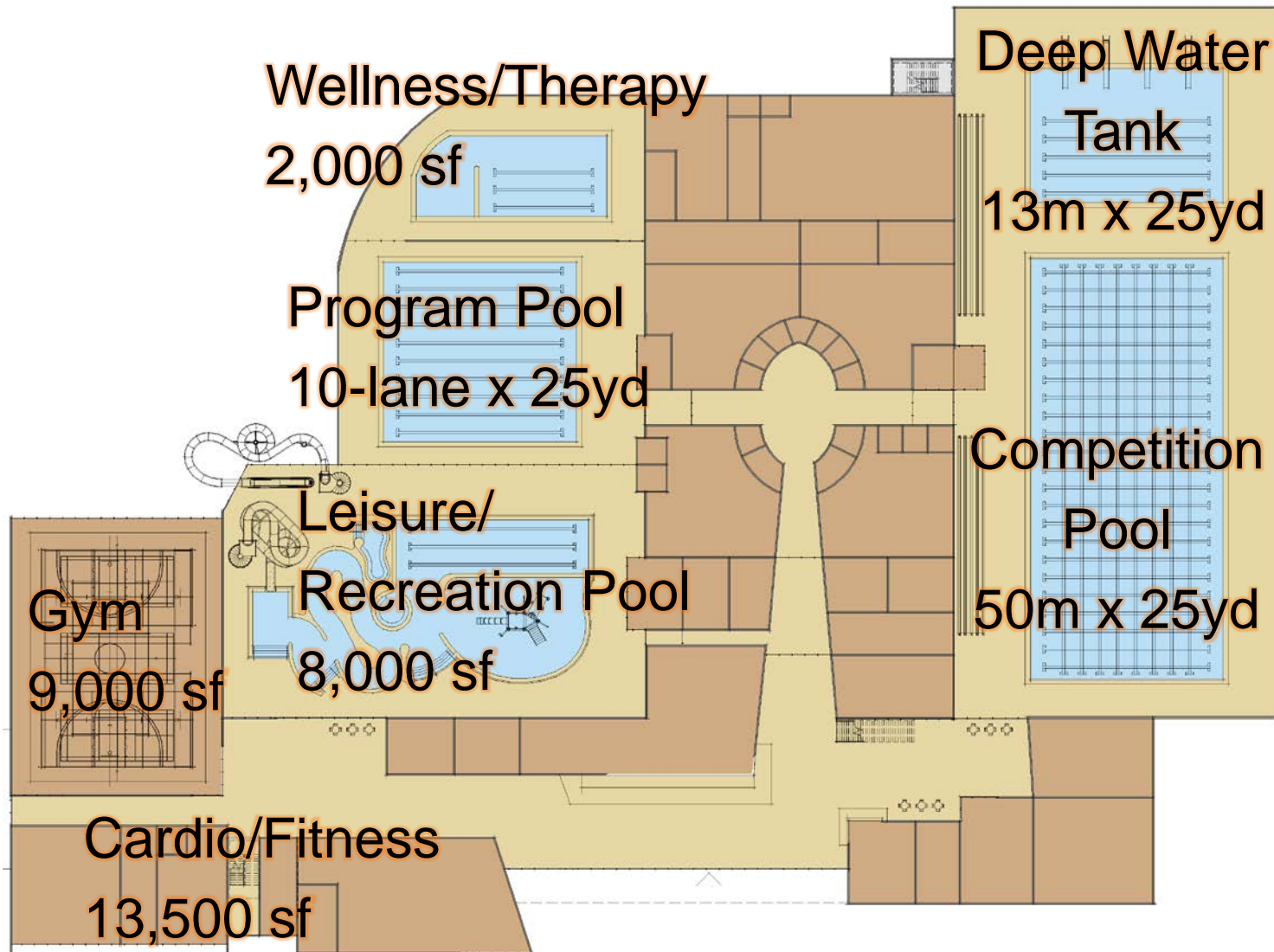
Capital Estimate Cost: \$89M

Annual Operating Subsidy: \$1.1M

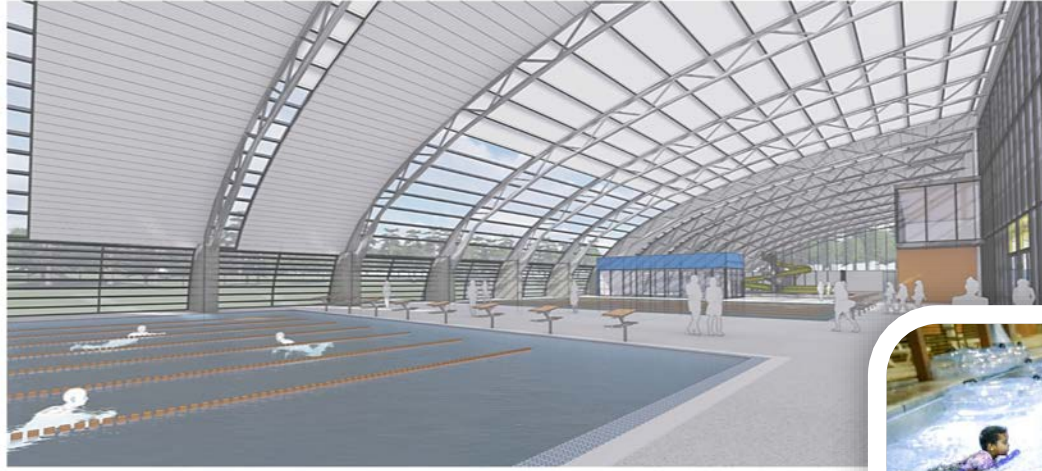
Cost Recovery: 82%



Option 3: Invitational Meets



Option 3: Invitational Meets



Size: 162,000 sf

Capital Estimate Cost: \$110M

Annual Operating Subsidy: \$1.4M

Cost Recovery: 77%

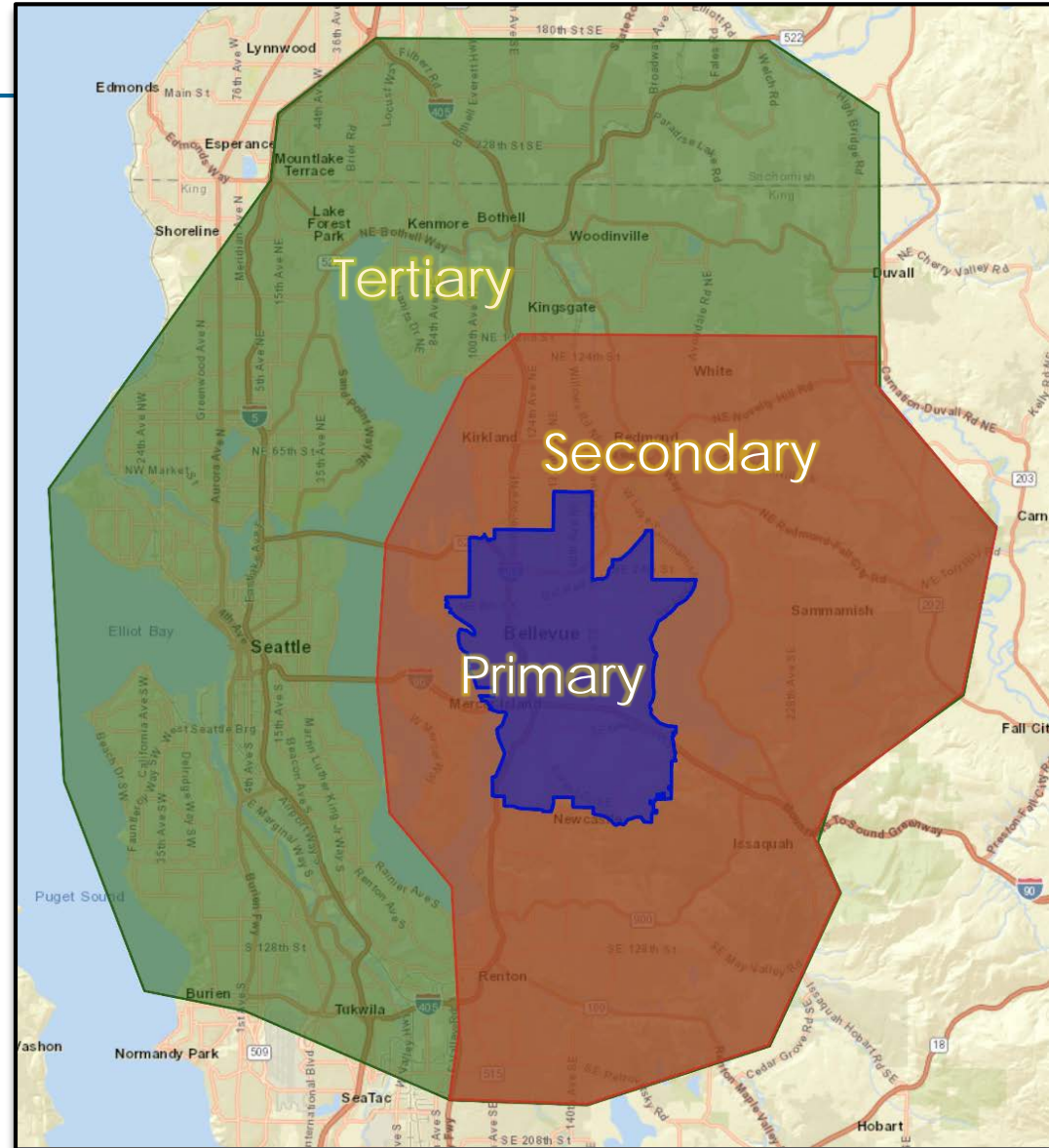


Site Evaluation



Service Area

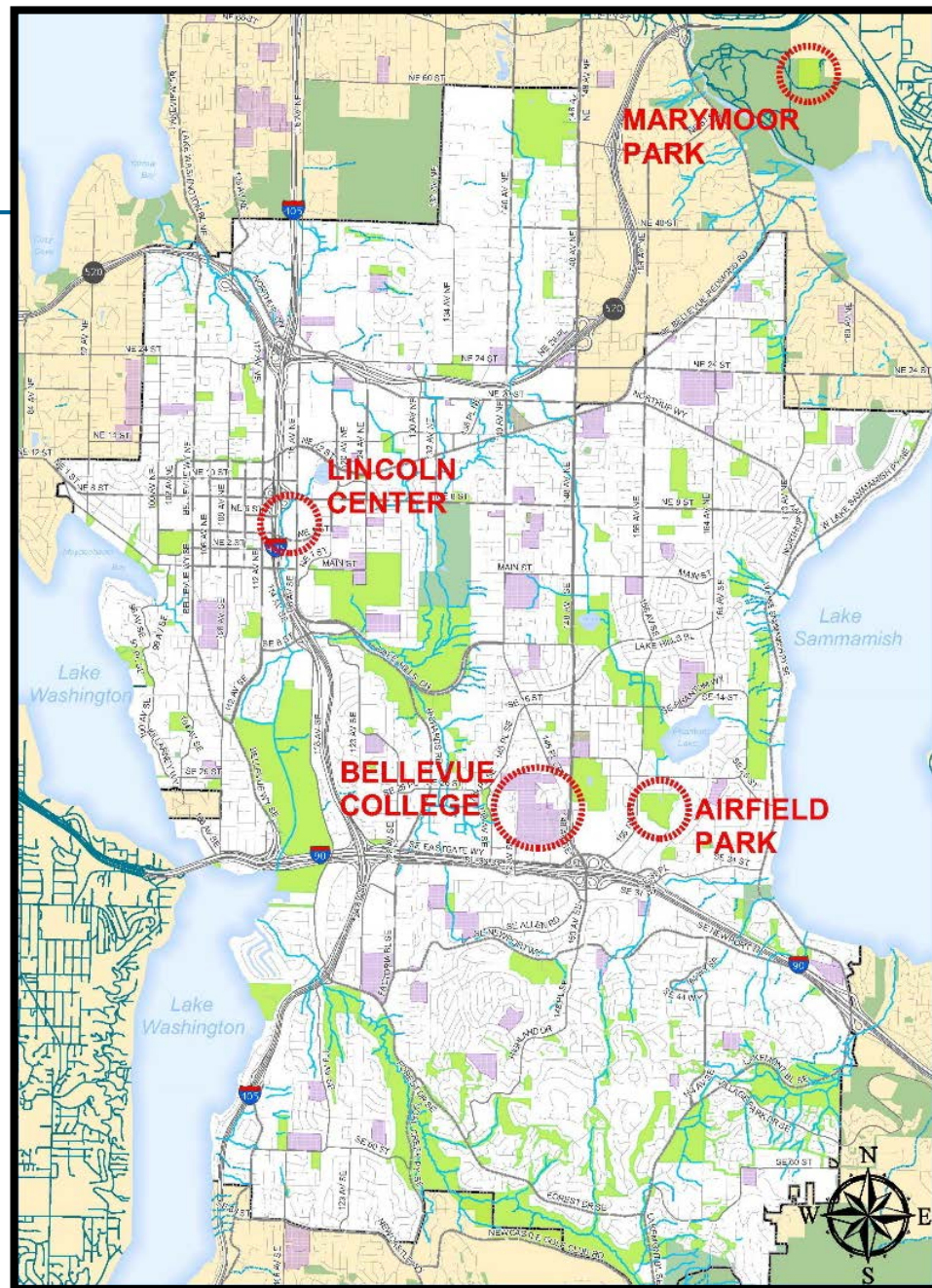
- Primary: Bellevue City limits
- Secondary: extends to Kingsgate (N); Carnation (E); SeaTac (S); Lake Washington (W)
- Tertiary: extends to Mill Creek (N); Puget Sound (W)



Site Evaluation

Sites:

- Lincoln Center
- Marymoor Park
- Airfield Park
- Bellevue College Campus



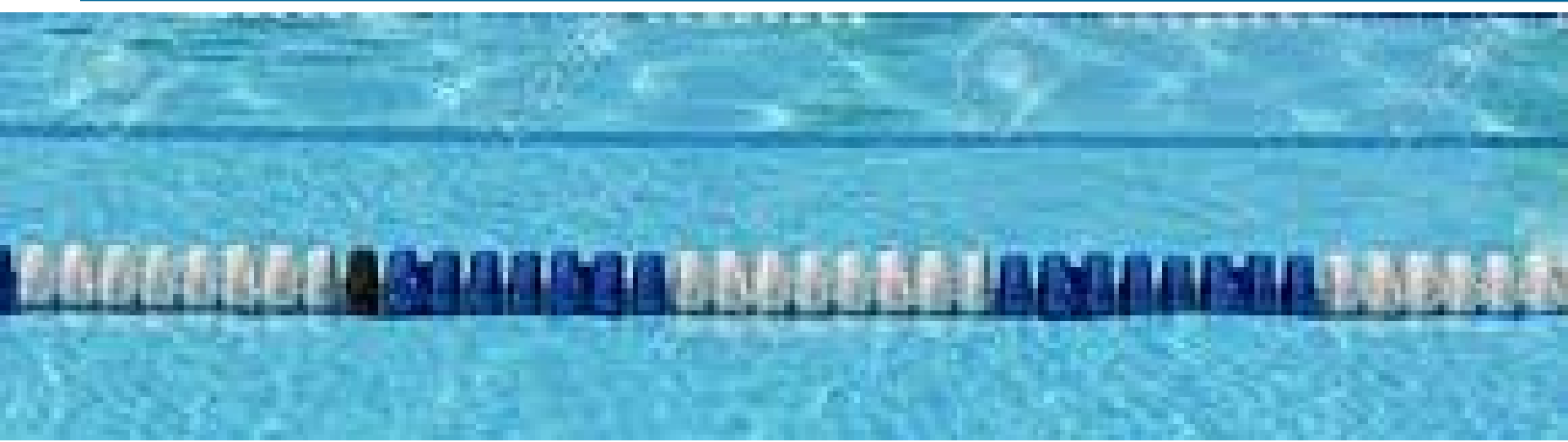
Site Related Cost Premiums

	Lincoln Center	Marymoor Park	Airfield Park	Bellevue College
Environmental Remediation	-	\$	\$\$\$\$	-
Structured Parking	\$\$\$	-	-	\$\$\$\$
Multi-Story Premium	\$	-	\$	-
Property Complications	\$	\$	-	-
Property Acquisition	\$\$	\$\$\$	-	-

Key: \$ ≤ 5M \$\$ 5-10M \$\$\$ 10-20M \$\$\$\$ ≥ 20M



Economic Impacts, Partnerships, Financing Options



Economic Impacts

- Factors that will alter the economic impact include:
 - Final site and design
 - Number and types of events held at the facility
- The overall spending increase is estimated at \$6.4 - \$8.4 million
- The incremental tax revenue impact is estimated at \$84,000 per year



Potential Partnerships

- Aquatics Advocacy Groups
- Bellevue School District
- Bellevue College
- King County
- Kirkland and Redmond
- Healthcare/Wellness Industry
- Corporate Sponsorships



SPLASHForward

Water for ALL | Water for Life



Financing Options

Several different funding sources will likely be needed, including:

- Property Tax Levies
- Metropolitan Park District
- Park Impact Fees
- Public Facilities District
- Lodging Tax
- State and Local Grants
- Partnerships and Fundraising



City Council Presentation

August 3, 2020



City Council Feedback



- Support for proposed approach, including financial analysis and partnership models
- Explore the future of BAC/Odle Pool
- Return to Council with Staff recommended:
 - Site
 - Program
 - Refined Financial Statement
 - Potential Partnerships and Operational Model