



**BURIEN COMMUNITY
RECREATION CENTER
MASTER PLAN**

Supplemental Information

February 2008

opsis architecture

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BURIEN COMMUNITY RECREATION CENTER

BURIEN COMMUNITY RECREATION CENTER SURVEY 2007

FINAL RESULTS
JANUARY 2008

PREPARED FOR

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INTRODUCTION / METHODOLOGY

The Burien Community Recreation Center Survey was conducted through a combination of mailback and Internet-based methodologies by RRC Associates, a research, planning and design firm located in Boulder, Colorado. A random sampling of Burien residents were surveyed, with the mail survey originally sent to 6,000 randomly selected households throughout the Burien area. Surveys were mailed in two waves of 3,000 questionnaires each, with the first mailing occurring in late November 2007 and the second mailing occurring in early January 2008. Recipients of the mail survey were given the option of either completing the questionnaire on paper and mailing it back to RRC postage paid, or by going to a password secure, invitation only web-based version of the questionnaire and completing it online.

Additionally, a third, open-link version of the online questionnaire was made available to all residents of Burien, who could complete the questionnaire if they did not receive one by invitation in the mail. As responses to the open-link version of the questionnaire are “self-selected” and not a part of the randomly selected sample of residents, results from this questionnaire are kept separate from the mail and invitation web versions of the survey. The discussion and graphic illustrations of results that follow focuses only on results from the randomly selected sample of residents, although results to the open-link version are provided in the tables included as appendix sections to the report.

For all versions of the questionnaire, supporting graphics and illustrations of the proposed community center were incorporated into the questionnaire in the effort to better inform the respondent as to the details of the project before they provided an answer to any question. A total of 320 completed questionnaires were received from the random mail/invitation web survey combination out of a net estimated 5,780 surveys delivered (approximately 220 surveys out of the 6,000 originally mailed were returned "undeliverable" due to invalid addresses and/or residents who have moved and no longer reside at a particular address). This represents a response rate of approximately 5.5%. A total of 120 completed questionnaires were received from the open-link version of the survey, providing another source of information for review.

The primary list source used for the mailing was a third party list purchased from Equifax, one of the three largest credit reporting agencies in the world. Use of the Equifax list also includes renters in the sample who are frequently missed in other list sources such as utility billing lists (survey results show 16% of respondents to be renters). The rigorous list management process employed in the survey provides us with the most accurate, up-to-date, representative list possible based upon all available sources.

Based upon the total sample size of 320 responses received from the random sample, overall results have a margin of error of approximately +/- 5.5 percentage points calculated for questions at 50% response¹.

¹ For the total random sample size of 320, margin of error is +/- 5.48 percent calculated for questions at 50% response (if the response for a particular question is “50%”—the standard way to generalize margin of error is to state the larger margin, which occurs for responses at 50%). Note that the margin of error is different for every single question response on the survey depending on the resultant sample sizes, proportion of responses, and number of answer categories for each question. Comparison of differences in the data between various segments, therefore, should take into consideration these factors. As a general comment, it is sometimes more appropriate to focus attention on the general trends and patterns in the data rather than on the individual percentages.

Key findings from the study are summarized below. Additionally, several of the questions on the survey form allowed respondents to “write in” their response or comment. Major themes that emerge from the comments are summarized in the report, while a complete set of the comments is provided as an appendix section.

In addition to overall responses, results are also segmented comparing respondents by location of residence, registered voters vs. not registered to vote in Burien, by age of respondent, and by family-marital status (additional cross tabulations of the data can also be provided upon request). This segmentation of the results helps to further “explain” local opinions and provides additional insight to recreation issues in Burien.

OVERVIEW OF RESULTS

Initially, it should be noted that the survey respondent profile skewed slightly older than the actual population of Burien. Although the survey data were not “re-weighted” to reflect the actual population, if the data were to be normalized, the results would tend to show slightly more support for the recreation center and for funding than as indicated in the tables, graphs, and discussion that follows due to the fact that stronger support tends to exist among younger residents in the sample than it does among older residents. As such, the results that follow represent a more conservative estimate of support for the center and for funding.

Before reviewing results, we direct the reader to review the questionnaire language in detail (included as an appendix section), as it contains extensive background information about the proposed community center beyond what can be summarized here and throughout the report.

In summary, a moderately high level of support for an additional property tax to build the facility exists, with 31 percent of respondents overall saying they would “definitely” vote yes and 30 percent saying they would “probably” vote yes if such a proposal were to appear on a future City ballot (61 percent altogether would definitely/probably vote yes). One-third of all respondents (33 percent altogether) would definitely (25 percent) or probably (8 percent) vote no, while 6 percent are uncertain. Sixty-four percent of currently registered voters would definitely/probably vote yes.

At the same time, a proposal to include an additional tax for other neighborhood park facility improvements throughout the community and for recreation center facility operations does not necessarily help the attractiveness of the initiative (it would probably be less likely to pass if this were done). Support drops to 52 percent overall supporting a ballot initiative that includes additional money for other parks improvements, and 56 percent supporting a ballot initiative that includes money for recreation center operations costs. Among currently registered voters, however, those figures are 54 percent and 59 percent, respectively.

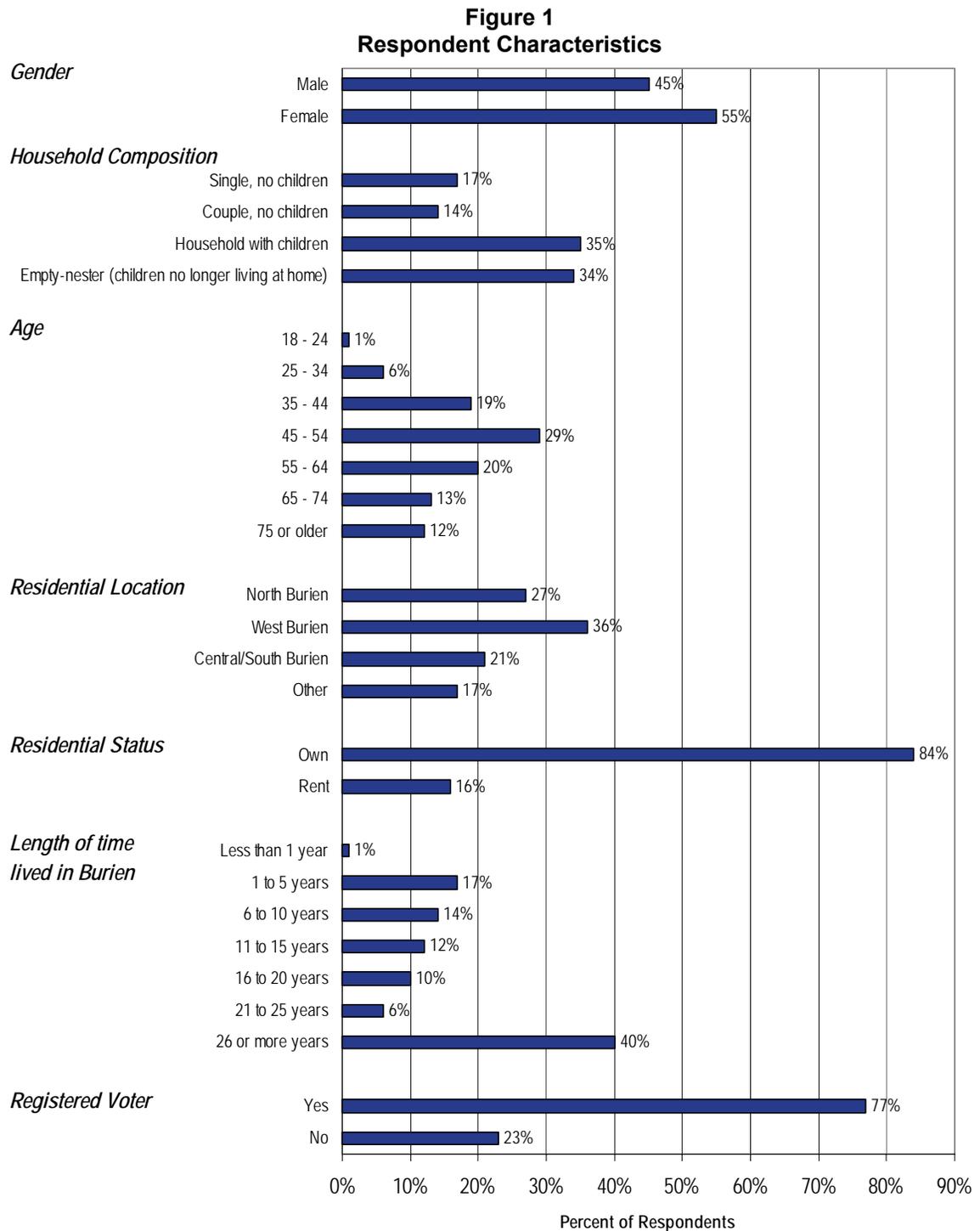
Some of the open-ended comments against the proposed ballot measure are quite strong, with many commenting that taxes are already way too high in Burien. On the positive side, many residents recognize the benefits such a facility would provide—a place for young and old people alike to come to and socialize (in particular, giving young people a place to go and something positive to do to help them stay out of trouble). Residents also comment that such a facility would “add to the revitalization of Burien” and it is something that is needed—“it is past due,” one resident commented.

If the facility were to be built, respondents overwhelmingly say they would prefer that the City “build the entire center at once” and not in phases, as tested in the survey. Overall, 69 percent of residents indicated this preference with only 7 percent favoring a phased approach.

Concluding, the Burien Community Recreation Center Survey provides crucial information from the community on the desire and willingness to pay for a new community recreation center facility, not only from the potential users of the facilities and programs, but from the non-users who are also taxpayers and voters. While a moderately high level of support for the facility and for funding would appear to exist based on the survey results, we caution that, with the margin of error the study possesses, the actual outcome of an election could be different (possibly even closer to a 50/50 proposition). However, a concerted, aggressive public relations initiative to expound the benefits a community center could help to sway public opinion and build voter support for the facility. As such, the passage of the measure would seem to have a reasonable chance of succeeding provided that additional earmarks for center operations and other City parks improvements/repairs are not included in the measure.

RESPONDENT PROFILE

The following figure represents the overall profile of mail and web invitation survey respondents.

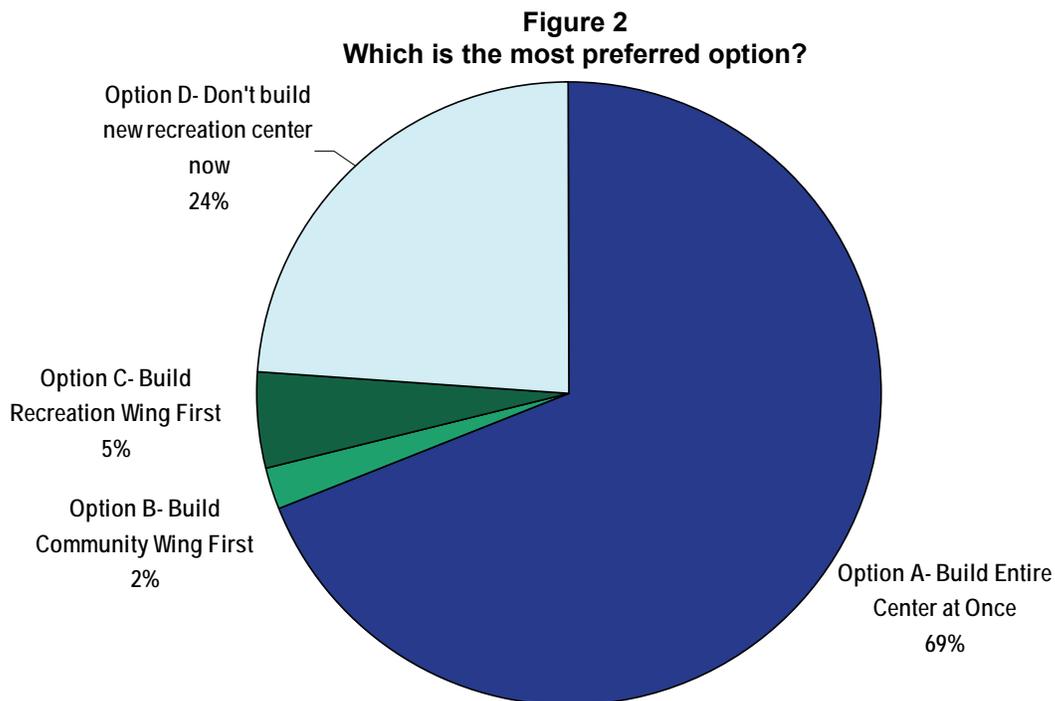


CONSTRUCTING THE CENTER: GETTING IT BUILT

Which would be your most preferred option of how to build the new facility?

The survey listed four options of how the new facility could be built, along with the costs and tax increases associated with each option (see details of this language contained in the questionnaire provided in the appendix). In summary, the four options include:

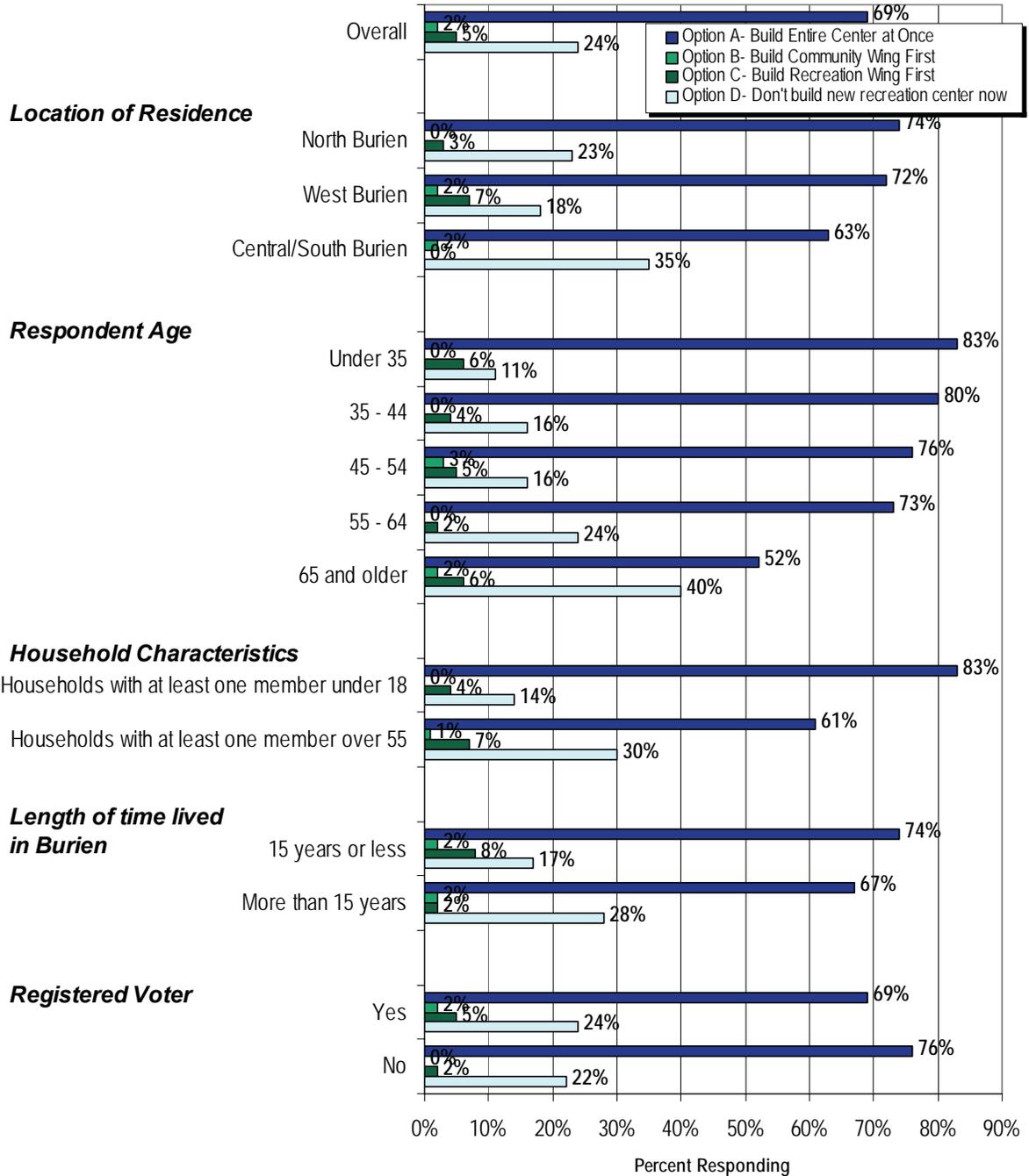
- Option A – Build the entire center all at once; \$35 million total cost; estimated \$15/month per household property tax increase based on a typical Burien home’s assessed value of \$300,000
 - Option B – Build the community wing first; then build the recreation wing later; \$44 million total cost; \$22/month per household property tax
 - Option C – Build the recreation wing first; then build the community wing later; \$40 million total cost; \$20.50/month per household property tax
 - Option D – Don’t build a new recreation center, relocate to another building; unknown cost.
- The majority of respondents (69 percent) indicated that they would like to see the center built all at once. The two options which included a phased building plan were the least identified by respondents (2 percent in favor of Option B; 5 percent in favor of Option C), while almost a quarter of respondents prefer not to build a new facility.



- When looking at these preferences more closely by respondent type, Option A remained as the top choice among all respondent segmentations, followed by Option D, with very little support indicated for Options B and C. The results (shown in the following figure) show varying levels of support for Options A and D among the different respondent types.

- Greater support for building the entire center at once was apparent among North and West Burien residents, younger residents (respondents under the age of 65), households with at least one member under the age of 18, and respondents who have lived in the area for less than 15 years. Older residents (generally over age 65) are most likely to be opposed to building the center (40 percent).
- Support for not building the center now was greater among Central/South Burien residents, respondents 65 years and older, households with at least one member over the age of 55, and respondents who have lived in Burien for more than 15 years.

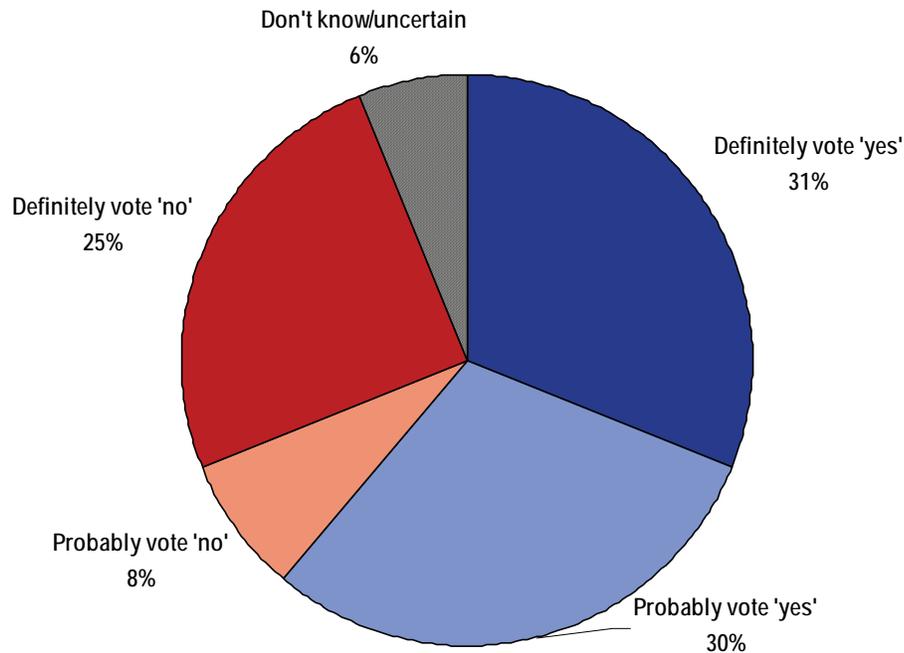
Figure 3
Which is the most preferred option?



Would you support a property tax increase/bond levy for the purpose of BUILDING a new community recreation center if such a proposal were to appear on a future City ballot?

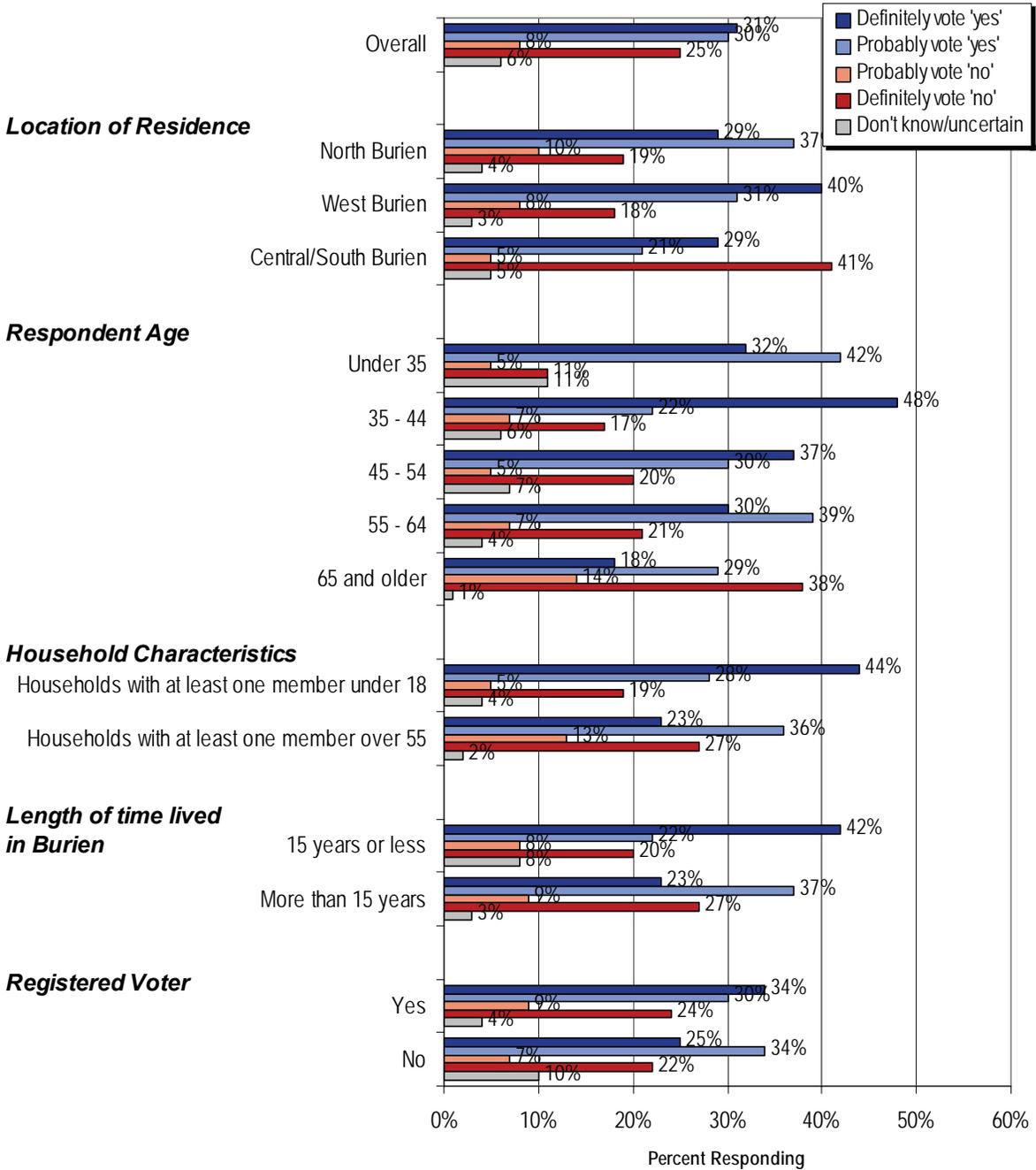
- Overall, 31 percent of respondents would “definitely” vote yes, while 30 percent would “probably” vote yes if such a proposal were to appear on a future City ballot (61 percent altogether definitely/probably voting yes). One-third of respondents (33 percent altogether) would definitely (25 percent) or probably (8 percent) vote no, while 6 percent are uncertain. Sixty-four percent of registered voters would definitely/probably vote yes.

Figure 4
Support a property tax increase to build a new center



- Similar to the support shown for building the entire facility at once, support for a property tax increase/bond levy for the purpose of building a new community recreation center was clearly stronger among North and West Burien residents, respondents under the age of 65, households with at least one member under the age of 18, and respondents who have lived in Burien for 15 years or less. Residents aged 35-44 are particularly enthusiastic, with 48% definitely voting yes and 22% probably voting yes (70% altogether voting yes).
- Central/South Burien residents and respondents 65 years or older indicated the most opposition to such a measure.

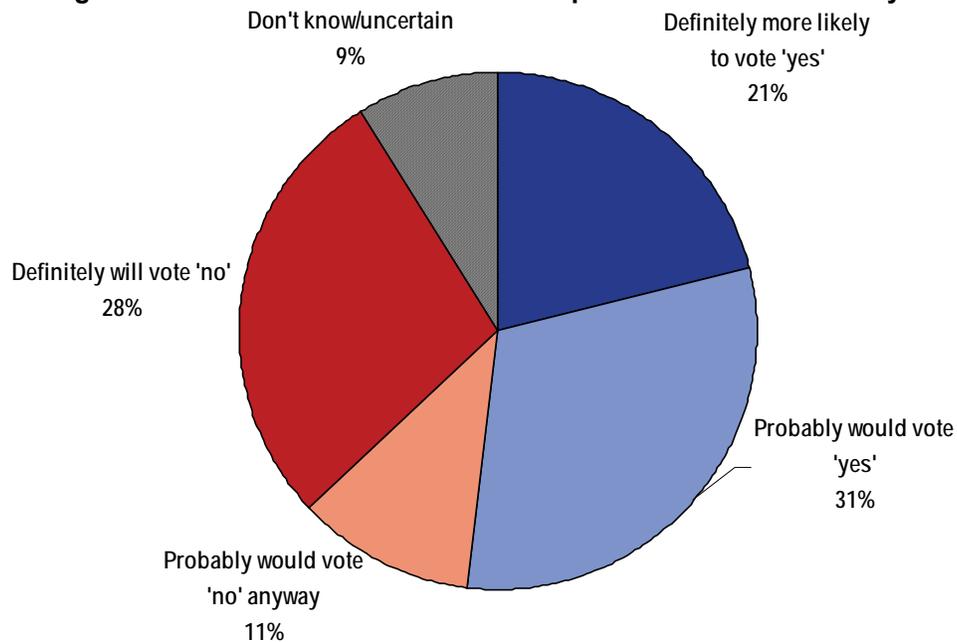
Figure 5
Support a property tax increase to build a new center



Many of the City's neighborhood parks need improvements and repairs. These could include new playgrounds, playground repairs, trail improvements, restrooms, etc. Would you be more likely to support a larger bond measure if funds were included to make these improvements?

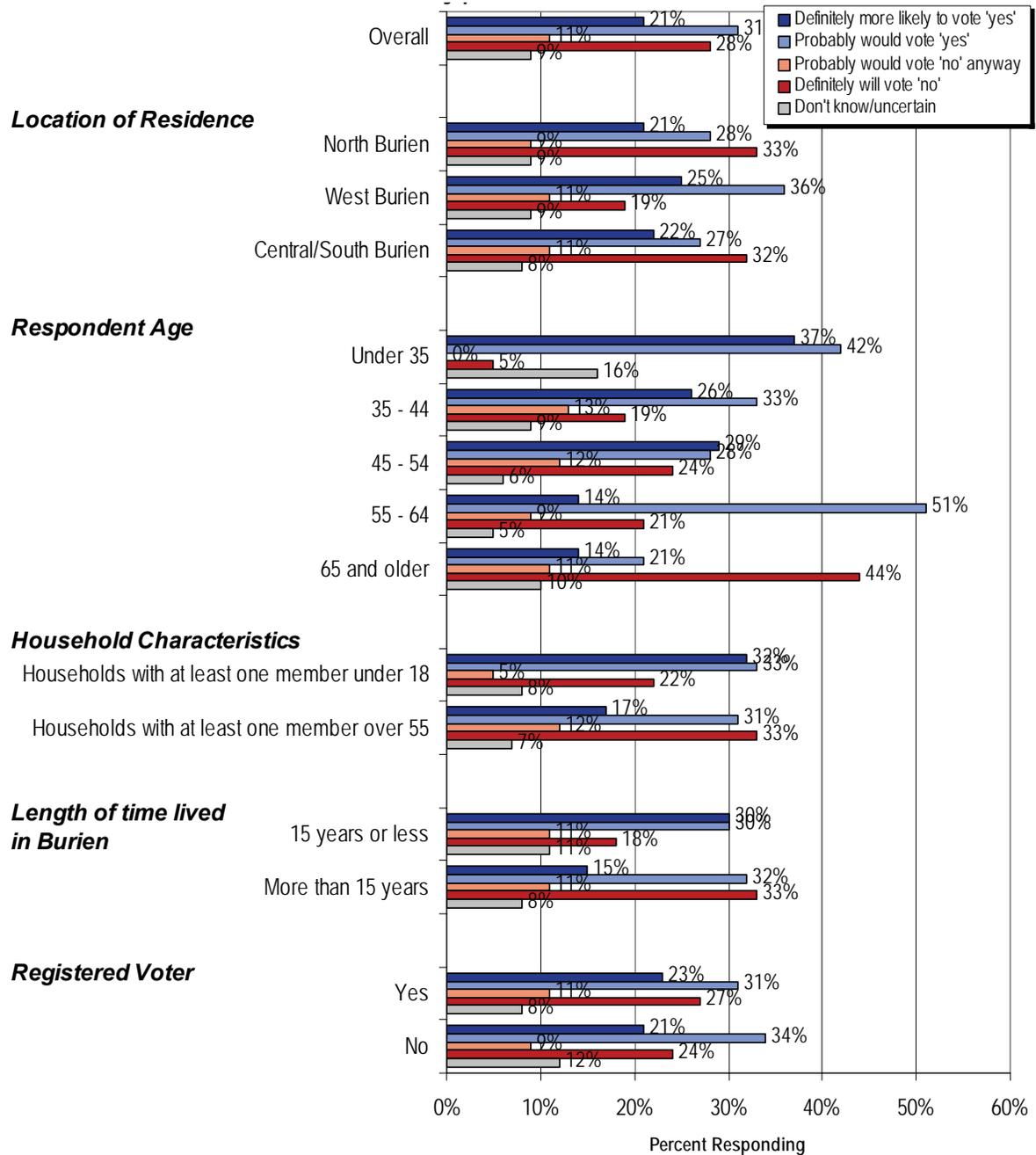
- Overall, 52 percent of all respondents would support such an initiative (21 percent would definitely vote yes and 31 percent would probably vote yes), 39 percent would oppose such a measure (28 percent would definitely vote no and 11 percent would probably vote no), while 9 percent don't know (Figure 6). Fifty-four percent of registered voters would support this initiative.

Figure 6
Support larger bond measure if funds included improvements for other City Parks facilities?



- When looking at responses by various respondent types, support was again strongest among younger residents, households with at least one member under the age of 18, and respondents who have lived in Burien for 15 years or less.
- While support remains stronger among West Burien residents, North Burien and Central/South Burien residents were not as likely to support a larger bond measure that included funds to make improvements to existing parks.
- Respondents 65 years and older indicated the highest likelihood of voting no on this initiative.

Figure 7
Support larger bond measure if funds included improvements for other City Parks facilities?



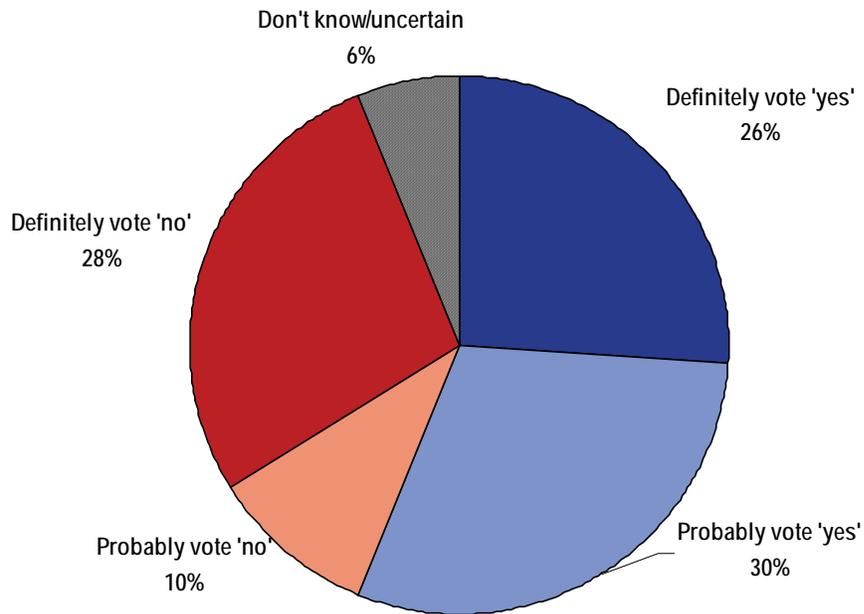
RUNNING THE CENTER: OPERATING AND MAINTAINING IT

The business plan for the new community recreation center indicates that the new facility would require an additional \$500,000 per year of operating subsidy beyond that provided to the existing Community Center.

In addition to an increase in property taxes to BUILD the Center, would you be in favor of a 13-cent increase to the existing property tax rate of \$1.51 to provide added operating support?

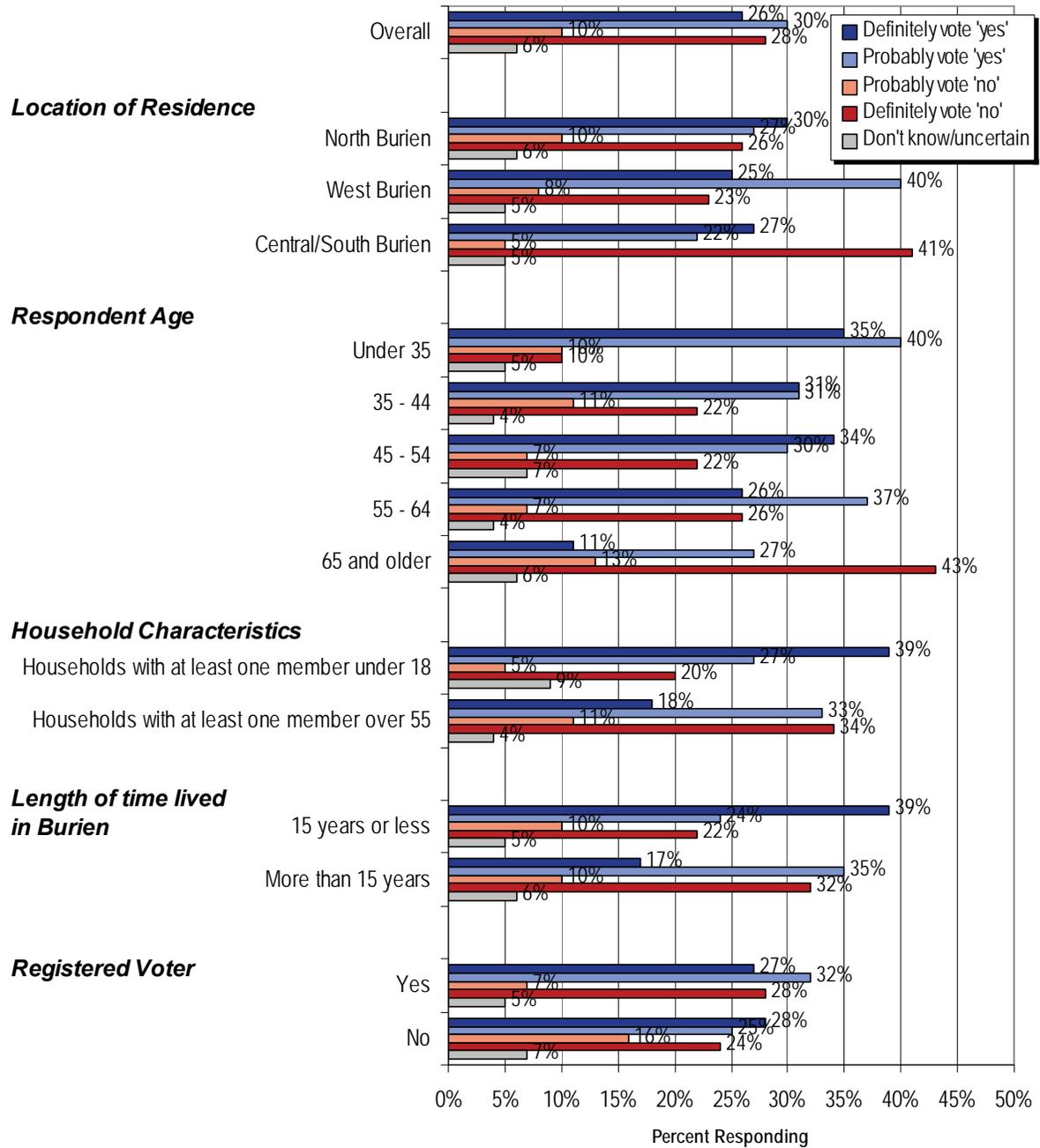
- Overall, 56 percent of all respondents would support such an initiative (26 percent would definitely vote yes and 30 percent would probably vote yes), 38 percent would oppose such a measure (28 percent would definitely vote no and 10 percent would probably vote no), while 6 percent don't know (Figure 8).

Figure 8
In addition to building the center, would you be in favor of a property tax increase to provide added operational support?



- Consistent with support for the initiatives described in previous sections of this report, support for a property tax increase for operations was highest among younger residents, households with children living at home, and respondents who have lived in Burien for 15 years or less.
- While support is relatively consistent among respondents from all areas in Burien, the strongest opposition to a property tax increase was again seen among Central/South Burien residents.

Figure 9
In addition to building the center, would you be in favor of a property tax increase to provide added operational support?



USING THE CENTER: “PAY-TO-PLAY” USER FEES

To participate in programs at the existing center and the new center, people pay fees for certain programs and rental fees for meeting rooms. In addition, “pay-to-play” fees would be charged to use the new leisure pool, gym, fitness rooms and walking track. The business plan indicates that the new center will need to generate almost \$250,000 per year in admission or user fees.

City of Burien residents will receive a discounted rate on these user fees. Possible daily use fees are shown below. Also, frequent users will receive discounts on monthly and annual passes and multi-use punch cards. Those on fixed or low incomes will not be denied access and there will be options for scholarships and volunteerism to offset fees.

Possible User Fee Rates	Resident Per Day Fee	Non-resident Per Day Fee
Adult Resident	\$5.00.....	\$7.50
Youth Resident	\$3.00.....	\$4.50
Senior Resident (65+).....	\$3.00.....	\$3.50

Feelings on the proposed user fee structure

- Overall, 70 percent of all respondents were in favor of this fee structure (40 percent indicated they were “definitely” okay with it and 30 percent were “probably” okay with it), 23 percent were not in favor of the fee structure (15 percent were “definitely” not in favor of it and 8 percent were “probably” not in favor of it), while 7 percent don’t know (Figure 10). These results were relatively consistent across all respondent types.

Figure 10
Feelings on the proposed user fee structure

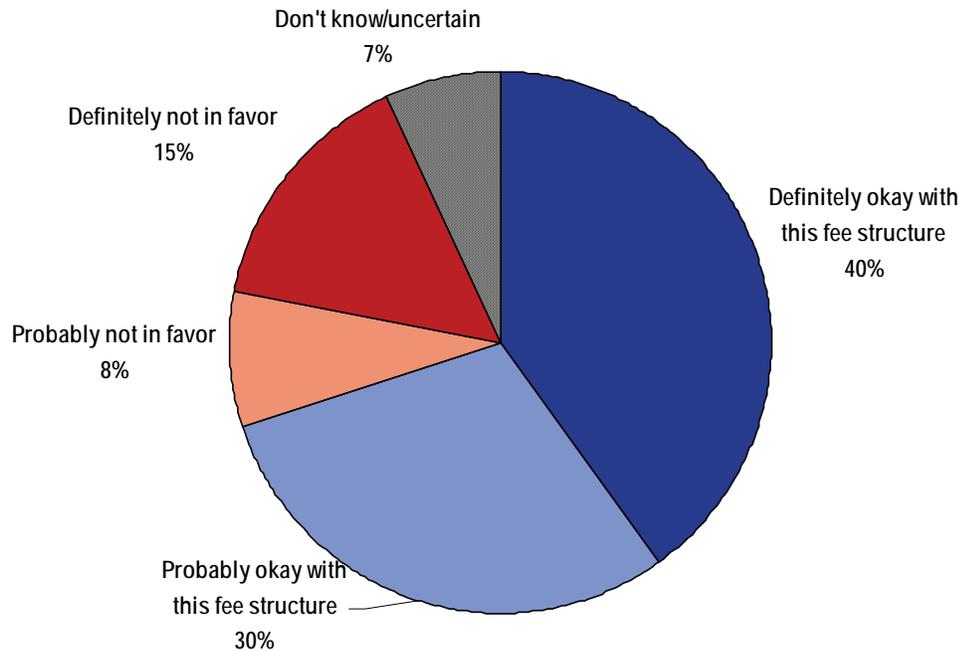
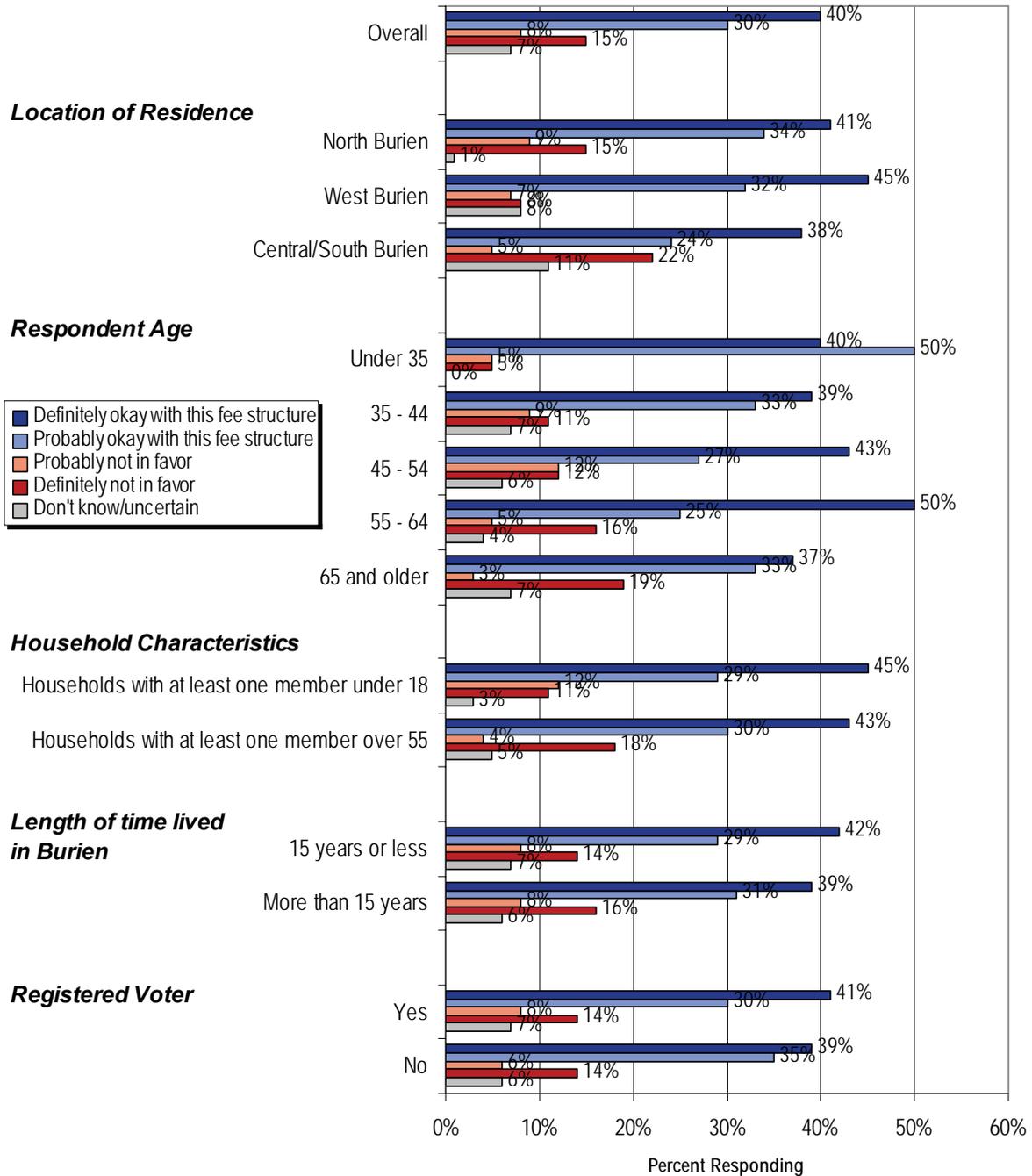


Figure11
Feelings on the proposed user fee structure



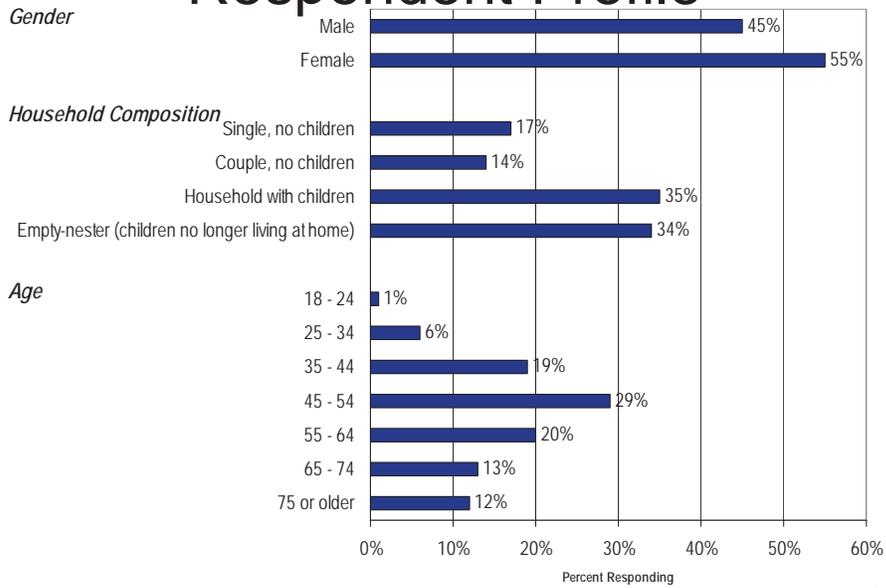
Burien Community Recreation Center Survey

Final Results
January 2008



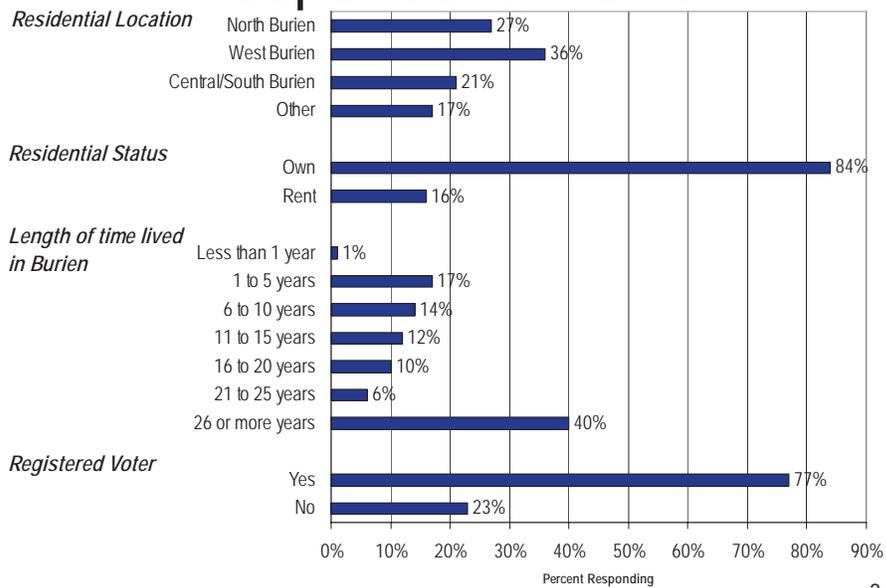
Completed by RRC Associates, Inc.

Respondent Profile



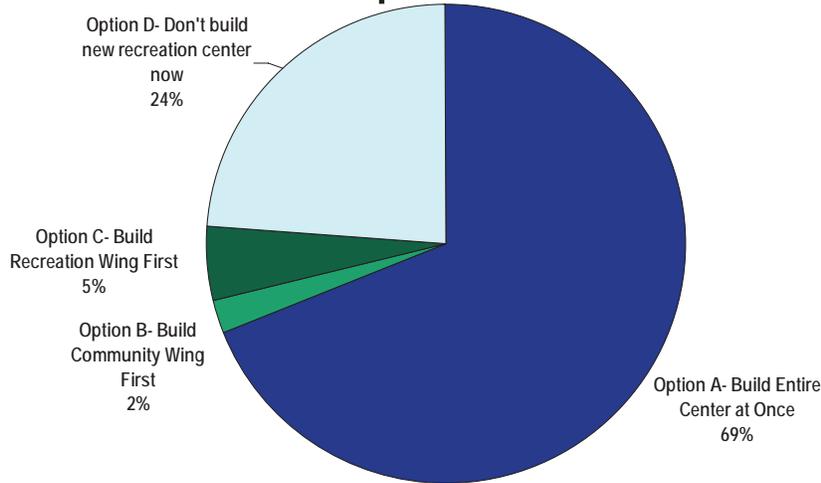
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Respondent Profile



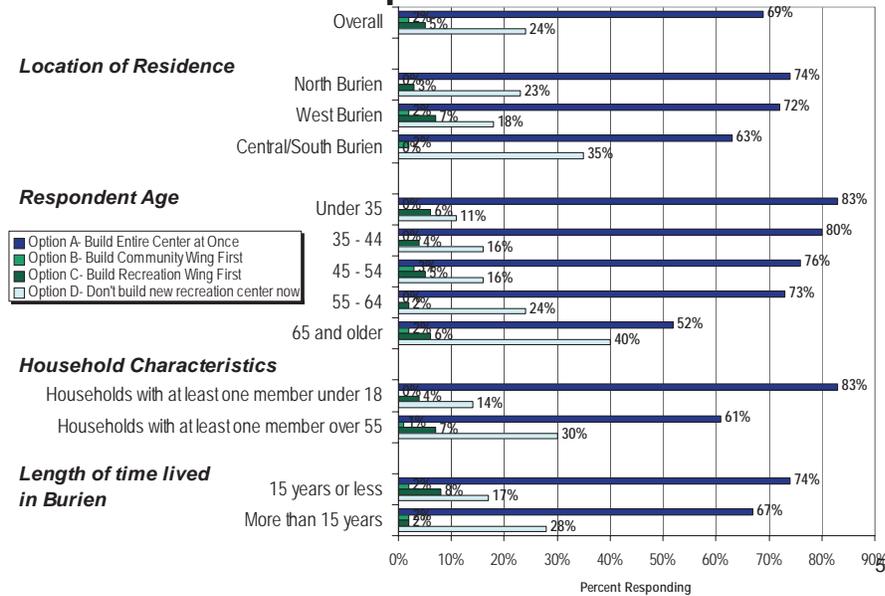
3

Which is the most preferred option?

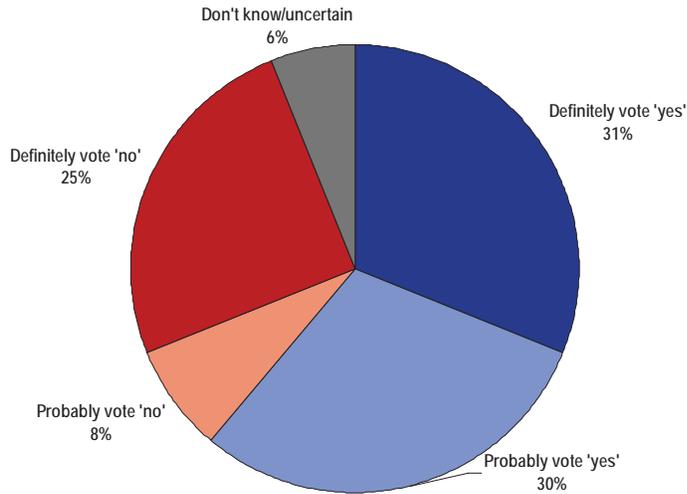


4

Which is the most preferred option?

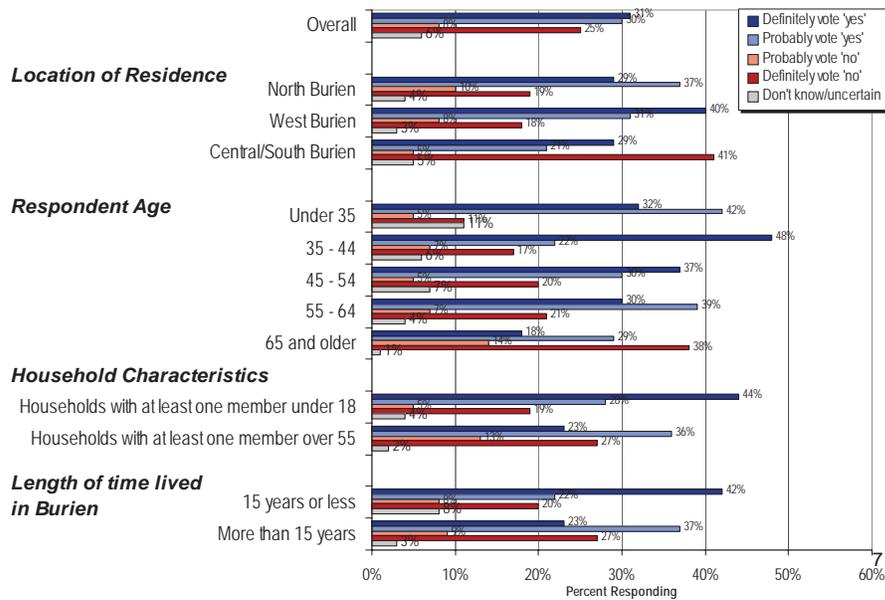


Support of a property tax increase to build a new center

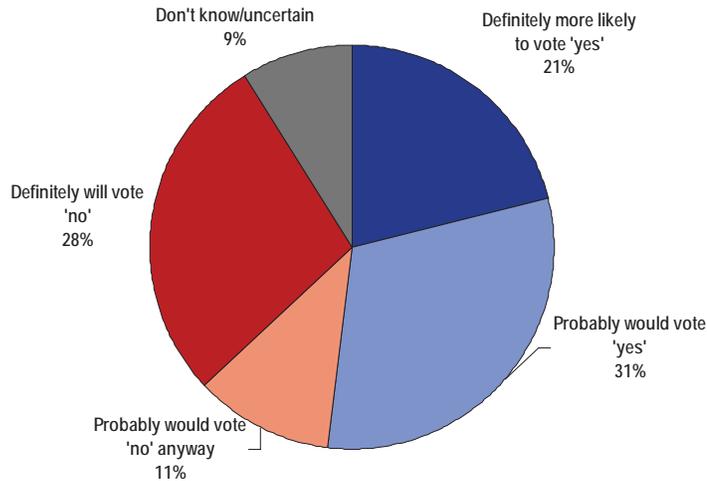


• 61 percent of overall respondents would definitely or probably vote "yes"

Support of a property tax increase to build a new center



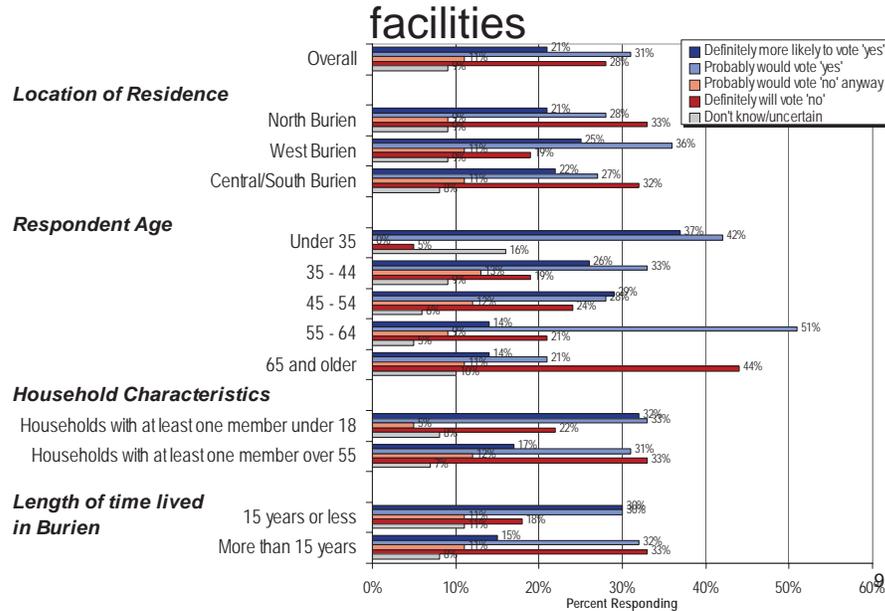
More likely to support a larger bond measure if funds include improvements for other city parks/facilities



• 52 percent of overall respondents are definitely more likely or would probably vote “yes”

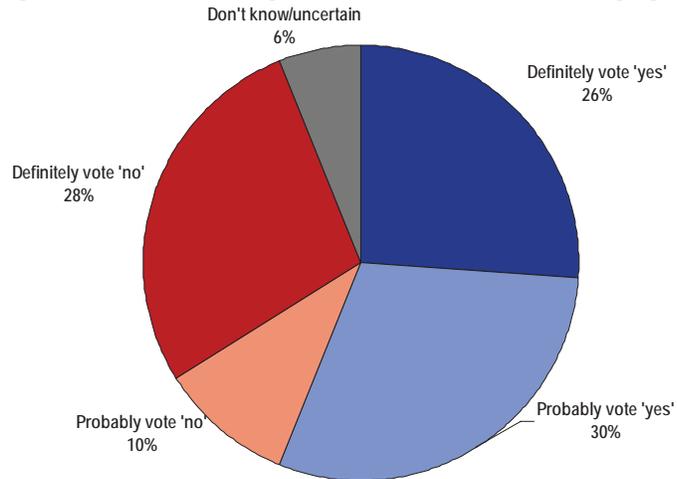
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More likely to support a larger bond measure if funds include improvements for other city parks/facilities



9

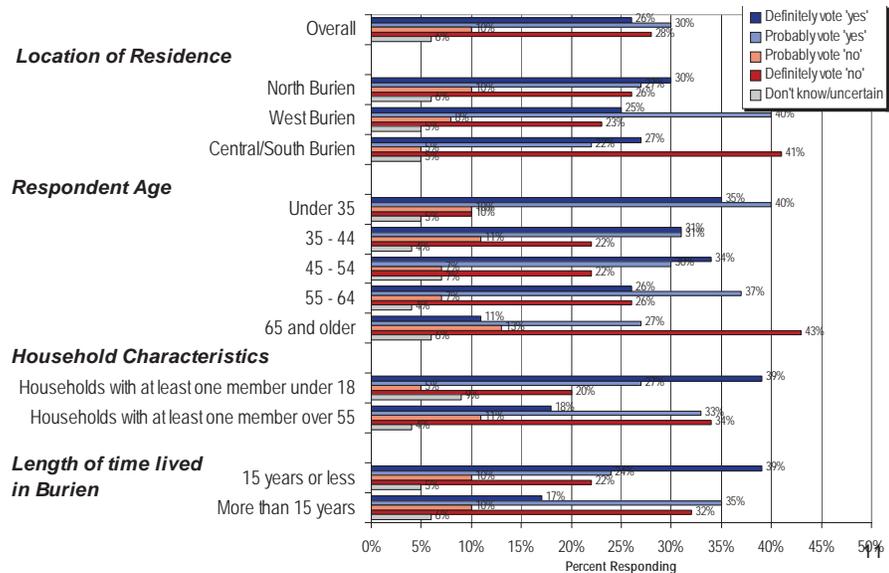
Support of a property tax increase to provide operational support



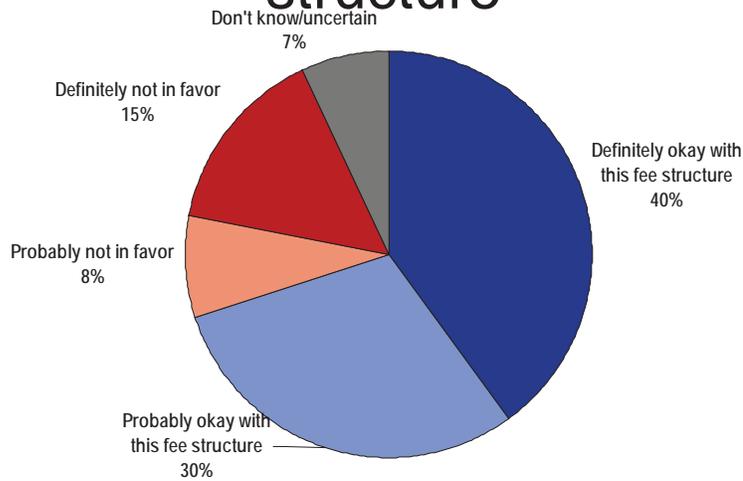
• 56 percent of overall respondents would definitely or probably vote “yes”

10

Support of a property tax increase to provide operational support



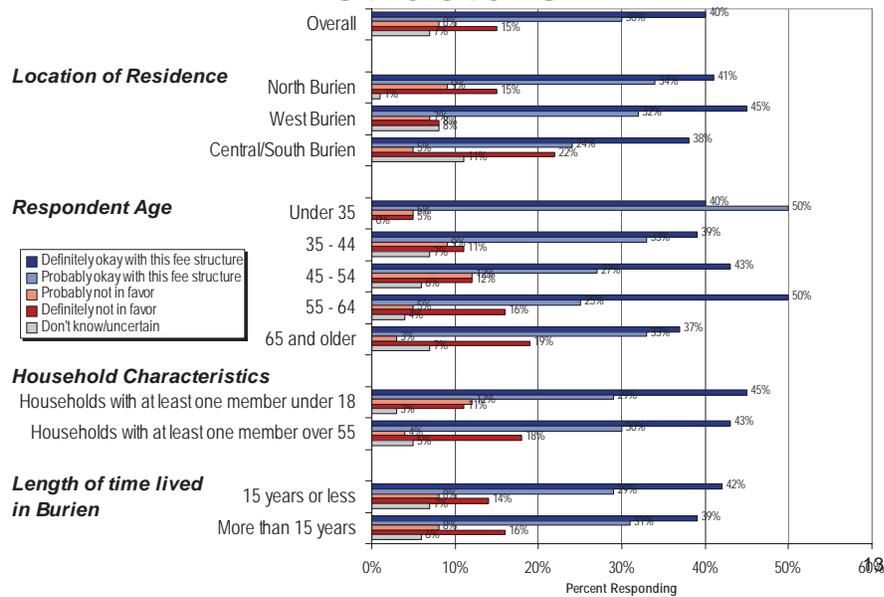
Feelings on proposed fee structure



• 70 percent of overall respondents are definitely or probably okay with the proposed fee structure

12

Feelings on proposed fee structure



BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center?

YES

- ♦ "If you build it they shall come" and that is the problem - overpopulation. Quit building more structures and freeways!
- ♦ A new community center would improve the area, but additional property taxes may dissuade me.
- ♦ An inviting center with pride, safety and fun for all ages - youth, middle and elder to interact together
- ♦ Anything that betters a city dwelling is money well spent.
- ♦ As many voters as possible should join together to get this built
- ♦ Because Burien needs a new recreation center
- ♦ Because Burien's community center facility is an embarrassment to all of us. It is old and has very few amenities that attract the youth and help to increase a feeling of community.
- ♦ Because it is needed.
- ♦ Because our senior citizens need a safe place to socialize and our young people need positive activities to keep them busy and out of gangs.
- ♦ Burien is up and coming. Needs a clean up to date community center for everyone. Let's continue to clean up Burien!
- ♦ Burien needs it.
- ♦ But would like the "activities" fees affordable, and discounted to residents do not make these fees too high!
- ♦ Community center essential to revitalizing Burien and keeping people occupied in positive activities away from their couches and drugs
- ♦ Concentrate fully on one issue and get it done
- ♦ Construction costs will only go up in time. I work construction, I vote 'yes' on all construction. I want Burien to grow!
- ♦ Definitely past due
- ♦ Depending on what the tax will cost the homeowner
- ♦ Depends on how much property taxes would go up, for the whole project
- ♦ Don't know the inflation projections but too often they are underestimated. Delays always seem to cost more.
- ♦ Get it done at the same time
- ♦ Good concepts
- ♦ Good for the community
- ♦ Good for the community - would want to make sure the cost estimates would not inflate too much.
- ♦ Good investment for the community
- ♦ I believe it would be a great addition to Burien, more lap lanes in the pool would be great.
- ♦ I believe that rebuilding a community will be a positive addition to people's lives. It will give them a new place to go and exercise when the weather is crummy.
- ♦ I feel community centers are great for ALL people in the area. It doesn't matter what age group either.
- ♦ I know is very important to have a modern and up to code rec/community center for all ages, but how many of us can afford \$180 more for taxes. It's like a double-edged sword.
- ♦ I like the idea of a new community center, but there are important issues not addressed in this long brochure.
- ♦ I support the plan.
- ♦ I think a community center is a great idea BUT!! we're being taxed to death
- ♦ I think a community that is rebuilding and remodeling as Burien, needs a modern functioning community center
- ♦ I think this is great and would help out a lot of people

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center?

- ♦ I worry that once a levy is charged, the city will always want money, even though that project is over.
- ♦ I would enjoy the inside jogging track and the pool. We need more indoor facilities with extended hours.
- ♦ I would use it. Need to if a lap pool is included.
- ♦ If it's built with sustainable materials and in an environmentally proactive manner, then I approve.
- ♦ I'm all for improvement of community center, helps to make Burien a premier city in a so king county.
- ♦ I'm tired of long drawn out projects. Let's jump in and get it done ASAP.
- ♦ In favor of community improvements
- ♦ It is long overdue, we need a quality community center to enhance the new Burien.
- ♦ It is needed. It would be an asset to the Burien Community.
- ♦ It makes sense and is a good plan, Plan A saves money.
- ♦ It sounds like a GREAT investment for our community!
- ♦ It's badly needed, won't get any cheaper!
- ♦ It's near my home and needs update
- ♦ It's needed.
- ♦ It's okay to use some tax money this way as long as the ratio to other expenditures.
- ♦ Length of increase, based on assess value? With value going down, is that best funding option?
- ♦ Lots of money to pay for
- ♦ Need good gym
- ♦ Need info on final proposed funding for entire project
- ♦ Needs to be built
- ♦ New building is needed.
- ♦ New facilities would benefit Burien residents. Current facilities are inadequate.
- ♦ Old building needs update and offer better venues
- ♦ Our community needs updating badly
- ♦ Parks and rec facilities in Burien are almost non-existent (sic). This facility would provide for all ages.
- ♦ Probably because the new center is needed and the sooner, the better. Why do you hyphenate property tax increase bond measures? (one or the other)
- ♦ Provide safe environment at lowest cost.
- ♦ Seems right
- ♦ Sounds great, excellent use for property taxes
- ♦ Sounds like new building is needed.
- ♦ Such a building is very necessary to our community and should be done all at once
- ♦ The city needs this
- ♦ The city needs this project - especially a pool
- ♦ The community needs to pay for this, not anyone else.
- ♦ The new center would have facilities to cover more people's interests and needs
- ♦ The older I get, the more I see that we have a need for this facility
- ♦ The proposed center uses tax money to compete with existing private Burien facilities available at a similar cost to tax amount.
- ♦ The rest of the town is getting a facelift, why not this?
- ♦ These amenities are an important part of a revitalized Burien, more families moving in area need them
- ♦ Things change. Looks good now.
- ♦ This center and the programs housed there will add to the quality of our community
- ♦ This is the type of facility Burien needs - not a new library!

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center?

- ♦ This type of center is a vital need for this city and its citizens
- ♦ This would certainly add to the revitalization of Burien and I'm very supportive and hopeful of the entire effort - plus, facilities are needed
- ♦ Want community center to be good
- ♦ Watching Seahurst transform itself it exciting, all for adding amenities to the city, adding vibrancy

- ♦ We are a large city. Burien is being rebuilt. We need this to make our city a great place to live. The old community center is not inviting.
- ♦ We are in need of a nice community center
- ♦ We have three children and there are no facilities close to our house which has a swimming and pool facility. We have to drive to the West Seattle YMCA.
- ♦ We live in unincorporated North Highline and would prefer annexation to Burien - not Seattle.
- ♦ We need a community center, later add recreation, too many taxes will scare folks away.
- ♦ We need a public recreation that is up to date and be proud of.
- ♦ We need to continue to promote health and wellness in our community.
- ♦ We would like a recreation facility in town and know that we as homeowners would need to pay for it

- ♦ We would use community center
- ♦ Would benefit the recreational use for the Burien community
- ♦ Would create more for youth and elderly to participate in, also increase home value
- ♦ Would improve the "feel" and culture of Burien
- ♦ Would make Burien a better place to live and increase property taxes
- ♦ Would want to look around area where it is to be built to see how the entire area looks
- ♦ Yes!! This would increase the value of our home by having such an attractive city - a new recreation facility is a must!!

NO

- ♦ As a senior citizen, we cannot afford additional taxes on property.
- ♦ Because although the idea is great that means higher tax increase and that's why I would say "no."

- ♦ Because of my limited income in 2008 due to retirement
- ♦ Because we are being taxed too! much now. Why don't you charge the future owners of Town Square property taxes to pay for this building!
- ♦ Can't afford any more additional taxes - will not be able to live in Burien
- ♦ City needs to show current community center is being used everyday to its maximum capacity. \$15/mo = \$180/year!!! Outrageous! prop tax increase. \$180/yr is more than my current 24 hr gym membership!
- ♦ City of Burien needs to develop commercial and business oriented facilities to generate tax income not spend money it does not have on recreational properties that create more cost in maintenance

- ♦ Costs always escalate - as a person on a fixed income - any increase in tax takes food off my table!!

- ♦ Dislike tax increases, let me join a club if I desire a recreation facility
- ♦ Don't use center, current economic outlook is poor.
- ♦ Excessive taxation
- ♦ Exhaustive search of existing alternative sites, e.g. use Highline H.S., Sylvester Middle School, etc.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center?

- ♦ Feel it's not needed
- ♦ Greatest need is NOT for recreation
- ♦ I am a senior and a fixed income and tax increases are high enough as is, this is not a necessity.

- ♦ I am on Social Security
- ♦ I am sick of taxes - levys are the bulk amount owing on prop. taxes
- ♦ I can't afford my house tax now!
- ♦ I don't live in Burien and I wouldn't support the facility by an increase in my taxes.
- ♦ I feel we don't need one.
- ♦ I live on my social security check in a HUD building, every time property taxes goes up, so does my rent.
- ♦ I would want extra money to go to schools!
- ♦ I'm tired of property owners footing the bill for everyone in Burien. I'd rather see an increase in sales tax so all of the apartment dwellers can feel the pain too.
- ♦ In all my years here - I have not had the need or desire to use a community center
- ♦ Increase sales tax! Everyone pays. Business tax, profit pays! I'm selling my house this spring I can not afford 6,000 per year tax and going up. (sic)
- ♦ Let's finish what we've started with town square and roads before adding more taxes
- ♦ Let's fix all the bumpy roads, there is no reason for all the bad contractors.
- ♦ Looks like poor design - flat roof?!?! What guarantee that construction won't be faulty and result in costly repairs? Like many of the schools.
- ♦ More efficient use of existing funds
- ♦ My property taxes are already too high and it's unlikely my family would use the facility.
- ♦ My taxes escalate every year. I need to control the only way I know how.
- ♦ No additional property taxes
- ♦ Our taxes are already too high
- ♦ Property tax already to (sic) high and we are on a limited income
- ♦ Property taxes are already to high (sic)
- ♦ State income tax! Be fair!
- ♦ Taxes are too high now.
- ♦ Taxes are too high now. Community center should be re-evaluated - too extravagant for area.
- ♦ Term of such/evy
- ♦ The old building has been just fine for many years
- ♦ Think we are funding too much as it is. Roads could use this funding more.
- ♦ This sound like luxury spending, it could be used on better items like sidewalks for stronger communities.
- ♦ This would raise my property tax around \$20/month
- ♦ Too expensive for a town like Burien with its limited tax base - a Taj Mahal - maybe 8.1 million
- ♦ Too many property taxes already! Take some off, then I might consider voting for new ones.
- ♦ Too many taxes already
- ♦ Too many tax's - not getting enough for the money
- ♦ Town Square costs are not firm. Would not agree on bond until Town Square is complete.
- ♦ Underground utilities and sidewalks should be done first
- ♦ Use your YMCA and other
- ♦ We already pay more than enough. Burien must seek ways to lower our taxes, not raise them.

- ♦ We already pay too much property tax, don't need other information
- ♦ We are busy building new schools and my present taxes are over \$1000 per month
- ♦ We cannot afford any more taxes. This must stop now.
- ♦ We do not feel the City, the council/Mayor knows how to manage and spend money wisely. The First Ave. construction has been handled poorly.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center?

- ♦ We have enough property tax now! Would like to stay in our home until we die.
- ♦ We need practical additions to Burien. All the additions are for city officials or library which is fine, the old one is still good - people in Burien are middle to poor and you only offer things to the wealthy.

- ♦ What about using "city center" buildings? Not sure we'd currently use it unless plays or events were held there. Therefore, why pay for something I might not use vs. good of community, a tax dilemma?

- ♦ Why no option without water pool?? Evergreen, Mt. Rainier and new YMCA will have pool - too big an expense for Burien.
- ♦ Why when you are tearing down good buildings to build others do you think I would raise my taxes for this!
- ♦ Would not use facility, do not want higher taxes

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center?

UNCERTAIN

- ♦ \$15 a month seems high. I would like to know how many months would the tax increase be for.

- ♦ Because most community center located in south offices are not multicultural, we need employment inclusive as well as activities that represent community in Burien.
- ♦ Currently don't own a home, but if I didn I'd want to know how it affects my total property tax.
- ♦ I would not vote for this facility as outlined. We need a new facility, but I do not support any water feature in the facility and I do not understand with such a facility was not even suggested.

- ♦ I would very much like to see this new facility for our community, however this will cost me about \$50 a month which is ten times more than I can afford. This region (state) needs to find a better taxing system. My property taxes over the last 4 years have increased at a rate of \$1200 a year - NO MORE.
- ♦ I would vote either way until the city specifies plan D alternate sites.
- ♦ I would want to know exactly how much my taxes would go up in order to decide if I could afford to support it
- ♦ It's the most economical.
- ♦ Live in Normandy Part is that in the taxing district?
- ♦ More detail info of ADA requirement services better clear enlarged pictures. Accessibility to rooms, pools.
- ♦ My taxes are WAY too high right now!
- ♦ Pool is superfluous and costly. What are anticipated fees for use of facilities?
- ♦ Property taxes are already high and we are taxed on everything. I feel taxed out!!!

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Would you be more likely to support a bond measure if funds were included for parks/rec improvements?

YES

- ♦ A new community center would improve the area, but additional property taxes may dissuade me.
- ♦ A whole improvement plan would be great but needs to include all neighborhoods.
- ♦ Again, conscious decision on green building please!
- ♦ Again, I need to see the community represented meaning knowledgement of immigrant community especially African, there is large population in Burien.
- ♦ Again, I think Burien as a whole would benefit from all upgrades in the park system.
- ♦ All the parks need restroom improvement!
- ♦ Another great investment for our community!
- ♦ Because it would improve the parks for future citizens
- ♦ Better for community
- ♦ Build center first, use any leftover money to repair current parks.
- ♦ Burien and surrounding communities have been neglected way too long - need to change "perception" of South...!
- ♦ Community center needs to be #1 priority. Parks are great, but serve small portion of city.
- ♦ Cost to each tax payer
- ♦ Depends upon overall cost for taxpayers
- ♦ Do it at once - timing is in keeping with other improvements in Burien.
- ♦ Higher home value
- ♦ How much more per month on top of the \$22 - ?
- ♦ I can't afford my house tax now!
- ♦ I do not take my son to parks because I consider them unsafe
- ♦ I enjoy the parks, Seahurst, etc. I believe families would benefit from improved facilities.
- ♦ I enjoy the space and be physically active and restrooms are always needed away from home.
- ♦ I support a better Burien
- ♦ I think we should find other ways to do this like volunteer campaigns and such and get the community involved
- ♦ I took my kids to park by library and it was scary and dirty, with needles - need SAFE spaces for families outside
- ♦ I use parks as part of exercise program.
- ♦ I use the park, dog parks would be needed also.
- ♦ I use the parks and support all parks in general for healthy family activities outside in the fresh air.
- ♦ I will support more money for native plant restoration of our parks. I will also support money to buy more open space.
- ♦ I would definitely support parks and improvements thereof, but not if linked to this facility as it has been proposed.
- ♦ I would like to live in a nice and safe environment.
- ♦ I would need detail like this to help me decide.
- ♦ If needed
- ♦ Improved opportunities for quality of neighborhood life
- ♦ Improvements need to be done all the time. Let them go for a while and the problem gets much more expensive.
- ♦ In favor of community improvements
- ♦ Kids love parks and it's a wonderful place to take them. Would like them clean and secure!
- ♦ Makes the city nicer
- ♦ My current economic outlook
- ♦ Need more specifics
- ♦ Need to be annexed to Burien, already utilize Burien services, recreations and businesses
- ♦ Neighborhood parks are important to support communities recreational amenities.
- ♦ No kidding. Take a look at other communities around Puget Sound. Burien is sorely-lacking.
- ♦ Open spaces for all especially children are important

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Would you be more likely to support a bond measure if funds were included for parks/rec improvements?

- ♦ Parks and playgrounds are an important part of daily life
- ♦ Parks are the link to bringing a community together and promote the health and well being of the people

- ♦ Parks can use updating, especially anticipating a population increase.
- ♦ Parks do need improvement
- ♦ Seahurst Park definitely needs upgraded restrooms.
- ♦ The city needs this
- ♦ The cost is lower earlier than later due to inflation
- ♦ The improvements are needed and help everyone
- ♦ The money barrel for the city never fills up - the money just keeps getting sucked out.
- ♦ The more upgrading and positive public offerings a community has, the more desirable the community

- ♦ The public amenities are great for the city.
- ♦ There should be minor costs included in normal operating budgets.
- ♦ They need to improve parks/restrooms and also make more security on-site to stop "gang" shootings, etc.
- ♦ This is too large a tax increase, we might have to move! King County taxes are already too high!
- ♦ We are outdoor people and will benefit from these
- ♦ We live near Chelsea Park, it is a well used park thanks to the bathrooms, ball diamond and playground. Its upgrade is wonderful for all of us.
- ♦ We need safe places for our children to play.
- ♦ We use local parks with our children
- ♦ We use the parks/playgrounds weekly around Burien - PLEASE build a new rec center and improve our neighborhood parks!!
- ♦ We would use these amenities. I'd most likely vote yes if it were only the above improvements/repairs and not the new rec center.
- ♦ Why not?
- ♦ Why wait? Prices just go up, get it done now
- ♦ Would benefit the recreational use for the Burien community, safer walking trails
- ♦ Would vote for repairs. New improvements might need to wait. Can't have it all.
- ♦ Yes, Burien also needs a boat launch giving access to Puget Sound at Seahurst Park
- ♦ Young and old people of all need a place to go that's in good conditions hopefully it will pass and teens would use and keep them off the streets and head in the right direction. Seniors need to keep active and people to visit.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Would you be more likely to support a bond measure if funds were included for parks/rec improvements?

NO

- ♦ "Need?" Stop wasting money on parks no one uses. I live 1 block from the new Ambaum Park - empty!
- ♦ A lot of these parks could be improved with neighborhood work parties and minimal \$ support for supplies.
- ♦ Add really not interested. The new playground down the street is now attracting litter, noise and vandalism.
- ♦ Although admirable eagle landing is a stairway to nowhere, too steep for seniors, impossible for dogs, no usable beach at bottom
- ♦ Believe Burien is way over expended on costs.
- ♦ Cost too high
- ♦ Do not increase the size of parks, these are a \$ pit
- ♦ Don't package them in with this building! Vote on those items separately!
- ♦ Don't use center, current economic outlook is poor.
- ♦ Economy slowdown
- ♦ Every year taxes go up and I'm sick of it.
- ♦ Everything recreational for "show" only! Let's get real! We have no department store, hardware, dollar, family meals or many other rents are too high/
- ♦ I feel we don't need one.
- ♦ I think a park bond should be separate from the center bond
- ♦ I would pass on this \$50/mo tax increase to my renters. I can afford a private club for the cost of this public one.
- ♦ I'm being tax (sic) out of my home now
- ♦ I'm tired of property owners footing the bill for everyone in Burien. I'd rather see an increase in sales tax so all of the apartment dwellers can feel the pain too.
- ♦ Let me know how much it will cost to maintain present parks etc. and will make judgment on that alone
- ♦ Let's do one issue for one measure!
- ♦ Let's focus on what this survey's about
- ♦ Limited income
- ♦ Mixing funds and usage means less accountability for either prospect.
- ♦ Money raised is not used wisely or where they are necessary.
- ♦ Monies never go where the voters want, so why keep trying to fund any improvements
- ♦ My taxes are too high already - if they get much higher, I will have to move
- ♦ Other things are more important to me!
- ♦ Our property taxes are SO high now that these repairs should already be covered!
- ♦ Our property taxes are too high now.
- ♦ Park improvements should be separate! "Bundling" makes it easy to manipulate funds and cause cost overruns.
- ♦ Parks should have own bond measure and choice of items to be funded
- ♦ Should be on separate bonds. More likely to pass that way.
- ♦ State income tax! Be fair!
- ♦ Tax the people who are for it, not those who don't want it.
- ♦ Taxed to death
- ♦ Taxed to death
- ♦ The above issues need to be taken care of whether we get a new center or not. Please don't confuse the note on the center by throwing in other issues.
- ♦ The current parks need repair in part to vandals - I don't take my kids to playgrounds any more due to the number of needles and condoms on the ground - need to stop the problem before repairing
- ♦ The property taxes will drive me out of my home

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Would you be more likely to support a bond measure if funds were included for parks/rec improvements?

- ◆ There is so much being done now with Gran Bridge project.
- ◆ These things I support being done, but should be a separate issue. Keep in focus.
- ◆ They are 2 separate issues. I would like to know exactly what I'm paying for. If you want my money, I want to see/understand what the benefit will be. How long will the improvements last.
- ◆ This local government has known for how many years that this issue was out there - and failed to plan for it! So government take the money out of your salaries to pay for it!
- ◆ This should come from separate areas.
- ◆ To have accountability for \$\$ being spent I like to see bond measures separate
- ◆ Too many other concerns for us old folks to think about
- ◆ Too many taxes
- ◆ Too much like an open door to spend, spend, spend
- ◆ Too much to ask for one time
- ◆ Wait till the recession is over
- ◆ We already pay for this - where is the money and why are they not kept up?
- ◆ We already pay more than enough. Burien must seek ways to lower our taxes, not raise them.
- ◆ We already pay too much property tax, don't need other information
- ◆ We are being taxed to death - I'm tired of paying for other people's recreations - I must move! I've lived here 75 years.
- ◆ We cannot afford any more taxes. This must stop now.
- ◆ We have enough parks in Burien
- ◆ We need to watch our tax's (sic) - \$15 per month is a large increase without adding more tax's
- ◆ When too many items are added, people are inclined to vote no such as for the Roads and Transit Initiative.
- ◆ Would not use facility, do not want higher taxes
- ◆ You bought the property for Mathison Park. I've only seen about four people there all summer?

UNCERTAIN

- ◆ Again, I would love to support any measured tax increase, but with other costs increasing, i.e. heating oil, I would need to know exact dollars and cents
- ◆ City parks are good now.
- ◆ Cost (tax)
- ◆ First things first. Let us concentrate on the community center first then work the other projects in later.
- ◆ How much would it add to project? Taxes?
- ◆ I don't think I would want to raise the cost to taxpayers
- ◆ I need more information - what neighborhood parks
- ◆ I would need to see a list of the top unmet needs in Parks and Recreation or for Burien in general. I need some sense of prioritizing, not just individual needs/projects in a vacuum.
- ◆ If they had the funds needed, I don't see why not, but yes there's some unsureness
- ◆ More info on cost and what improvements
- ◆ Parks and playgrounds are important, but money could be spent in other areas.
- ◆ Taxes are already too high, but divided or uncertain until I learn more.
- ◆ Timeframes and secure budgets which are all well managed and provide accountability are essential.
- ◆ What are the specific costs?
- ◆ Would like to see a plan before supporting it - and make sure it's efficient

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Why you would likely vote this way on a property tax increase to OPERATE a new center?

YES

- ♦ 8% increase seems a bit steep for maintenance of the recreation center?
- ♦ Again - adds to quality of community; cannot let building deteriorate
- ♦ Again, I think Burien as a whole would benefit from all upgrades in the park system.
- ♦ Always wary of tax increases but these changes are necessary
- ♦ Are there other areas where we can added operating support besides increasing existing property tax.
- ♦ Because it's necessary for Burien's future expansion
- ♦ Bottom - what would these operating fees include and why so much? I suggest volunteers from community.
- ♦ Center needs to retain quality staff
- ♦ Creates jobs, keeps property running well
- ♦ Current staff is doing double duty. Need new people to take some of the workload.
- ♦ Don't build it if you can't maintain it. Fees, user and rentals, should help.
- ♦ For improvement for the children
- ♦ Good for the neighborhood improvement
- ♦ I am in support of the whole concept and understand that funding is necessary to make it happen and flourish
- ♦ I really believe in a community center.
- ♦ I strongly feel we need to support programs that offer needed activities for our youth and seniors

- ♦ I would like to live in a nice and safe environment.
- ♦ I would prefer another method besides property taxes. Paying more for property taxes is not favorable.
- ♦ If maintenance tax was after build tax
- ♦ If needed
- ♦ If you build it, you have to run it.
- ♦ I'll support since staff would be necessary.
- ♦ I'm trusting you to not waste the money.
- ♦ Is the Burien Live Theatre included in space plans for the new center? We volunteer there.
- ♦ It could not be a community center if no one was operating or/and maintaining it.
- ♦ It sees reasonable to pay extra 13 cents.
- ♦ It's best if the center works well for it to get its full usage and benefit the community.
- ♦ It's not that much for the support to be given.
- ♦ It's worth the benefits received in the long run.
- ♦ Need to maintain once built
- ♦ Need to operate it once it's built
- ♦ Needs new venues
- ♦ No point in building if it can't be run
- ♦ No sense building something if we don't maintain it
- ♦ Obviously someone is needed to run the show, so I would be in favor if this tax increase.
- ♦ Only if all inclusive
- ♦ Operating fees increase each year
- ♦ Seems a good "small" enough amount that would help out, but not take too much from the resident

- ♦ Seems a reasonable amount of money for operating support
- ♦ Sound like this would create jobs - maybe a position for myself. We need work for residents of Burien.
- ♦ Staff is a priority to run a safe and productive center.
- ♦ The proposed center uses tax money to compete with existing private Burien facilities available at a similar cost to tax amount.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

- ♦ Things need to be maintained - would like to see proposal before "definitely" approving.
- ♦ This is a 9% increase in city taxes. This question would have been a lot easier to answer if you related it to cost per 1000 of assessment like in the other illustrations.
- ♦ This one's worth it
- ♦ This will probably "sting" most of us financially, but it is something the community needs.
- ♦ Understand need to operate and new building would need more attention to keep it nice.
- ♦ We always have to give more, more, more. Your egos are never satisfied. You get into office and start spending millions of dollars, our dollars when will we ever get someone to go into office and just say - let's keep things?
- ♦ We live in a rainy climate and we need more facilities to keep our kids active.
- ♦ We need it.
- ♦ We need the center
- ♦ We would like to see additional options to cover this cost
- ♦ What good is a new and improved community center if there is no one to run its daily operations?

- ♦ Why more for a building that is new and functions better? I'd need details.
- ♦ Would like to see more specifics as to what makes up the 500K
- ♦ Yes, because this project is so desperately needed. Let's get people away from their TV's and physically active!
- ♦ You/we need some operating staff
- ♦ You're going to spend this kind of money to build it you darn well better spend the money to operate and maintain it.

NO

-
- ♦ 13 cents sounds insignificant - it's an 8% increase in property tax rate
 - ♦ Centers never manage well and fall in disrepair, let the YMCA or something that knows how to manage one do it.
 - ♦ Cost estimate seems very high.
 - ♦ Economy slowdown
 - ♦ Expenses never stop going up
 - ♦ Geez! You've already increased the tax package 3 times in this survey! Definitely voting no!
 - ♦ Government bureaucracy (sic) does not operate in a dollar and cents efficient manner to much overhead
 - ♦ How about an accounting of all the money being spent? All we hear is "gimmie-gimmie!" I need an accounting before I vote for more taxes!
 - ♦ I feel we don't need one.
 - ♦ I know I'm lucky to be a property owner but it seems property owners bear a lot of the burden when paying for things.
 - ♦ If this facility is the only proposal, I don not support it.
 - ♦ Income tax! The only fair tax!
 - ♦ Increases in property taxes out of line already
 - ♦ It sounds like too big of a percent of increase compared to the existing rate.
 - ♦ Let the people who use it pay for it! We did that for our family years ago.
 - ♦ More amenities means more people moving here to an already overcrowded urban area.
 - ♦ Need to do bond or tax increase - two potential property tax increases is too much
 - ♦ Not on this project
 - ♦ Proposed funding too extravagant
 - ♦ Should be paid with the user fees collected. Increase if necessary user fee to do so.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

- ♦ Simply times are tough, it's hard enough to make the house payment.
- ♦ Taxes are already too high.
- ♦ Taxes are too high without this addition.
- ♦ The center lends nothing for the residents with incomes the level of the people living there. Wish you people would get real.
- ♦ The cost is huge. A state of the art health club fully subsidized by land owners who will then have to pay full cost to use it while people who do nothing for it use it free or at no cost is a horrible decision.

- ♦ The property owning public is tax poor, find another way
- ♦ The tax payer would subsidize the non taxpayer. The lower income non taxpayer would be the major user,
- ♦ There is no need, this is a waste!
- ♦ This is a 9% increase just to operate the community center - sounds high to me.
- ♦ Too many taxes
- ♦ Too much administration now - reshuffle existing admin.
- ♦ Too much money would be coming out of people's pockets.
- ♦ Unless there is a full sized pool, with open programs for adults, I don't want anything to do with it (\$)

- ♦ User fees should pay upkeep.
- ♦ We already pay more than enough. Burien must seek ways to lower our taxes, not raise them.

- ♦ We already pay too much property tax, don't need other information
- ♦ When I have sanitary sewers and storm drains in my area then I might consider this
- ♦ Would not use facility, do not want higher taxes

UNCERTAIN

- ♦ As long as it was 13 cents or less
- ♦ If you remove the aquatic portion do we still need a staff increase?
- ♦ Let the people who use the facility pay for it.
- ♦ Taxes keep going up but my paycheck stays the same.
- ♦ What is the \$1.51 based on? \$1.51 tax per \$1,000 property tax?

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Please tell us why you are in favor of, against or uncertain about the fee structure

YES

- ♦ \$5.00 for residents seems reasonable.
- ♦ A fee structure might be something better decided later
- ♦ A monthly fee option should be available.
- ♦ At this point, it seems reasonable.
- ♦ Cost
- ♦ Covers people. What about hall rentals for parties? dinners?
- ♦ Create some fee for people with disabilities.
- ♦ Depends on residency status of the North Highline area
- ♦ Facility pass with classes sign up, etc. Other options? Passes frequent user discounts
- ♦ Favor of fees seems reasonable for usage of center
- ♦ Fees sound very reasonable, worth the money to have something fun near by
- ♦ Good idea, help pay for center and employees
- ♦ I am a senior and low user fee would be good
- ♦ I can use Sea-Tac without these fees
- ♦ I like it.
- ♦ I like the idea of monthly and annual passes
- ♦ I like the option of monthly membership discounts, and as long as low-income. Attendees are allowed discounts I feel it will work well.
- ♦ I like the volunteer option and not denying because you have limited funds.
- ♦ I lived in Oregon before moving to Seattle. They had wonderful facilities with user fees. It makes sense to charge to users.
- ♦ I think the user fees are acceptable but I would please ask that you would allow the senior rate to include disabled folks
- ♦ I won't be using the place.
- ♦ I would not use many of those features but I know others would
- ♦ I'd like to see what the frequent use fee would be,
- ♦ I'm fully supportive of what ever is necessary to make this a success.
- ♦ I'm in favor as long as it doesn't get above \$5
- ♦ In comparison, for these kinds of facilities these are fair fees
- ♦ It helps keep the place in top conditions and it's a fair proposition.
- ♦ It is fair and appropriate for the users to pay. Some "scholarship" funding should be made available for low income, disadvantaged youth so they could use the facility.
- ♦ It looks competitive with private facilities.
- ♦ It seems that when Burien tax dollars build it that user fees should be less.
- ♦ It should support itself.
- ♦ It takes money to run facilities.
- ♦ It will encourage people to use private facilities.
- ♦ It's reasonable and helps offset the cost by those using the center.
- ♦ It's fair, people who use facilities pay for them and inexpensive.
- ♦ It's more than reasonable, very inexpensive.
- ♦ It's reasonable.
- ♦ I've been taking, and now assist in teaching a class at the current facility. Our class has been here for most of the last 10 years. How will the new facility effect the cost of our class? Will we still have a reasonable priced place in the new facility?
- ♦ Looks reasonable, maybe reduce adult from \$5 to \$4.
- ♦ More user fees - stop burdening property owners for everything
- ♦ Need to pay operations of upkeep
- ♦ Need to recover some of the expenses (sic)
- ♦ Needs to be competitive
- ♦ No free lunch!

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Please tell us why you are in favor of, against or uncertain about the fee structure

- ♦ Nothing's free.
- ♦ Our family would be more interested in obtaining a yearly pass for an entire family.
- ♦ People that use the center pay for it
- ♦ People use it, pay for it
- ♦ People who use facilities should bear costs.
- ♦ Persons who use facility should pay for use
- ♦ Prices are fair and everyone should be able to afford.
- ♦ Prices seem reasonable, but shouldn't apply to participants paying for a class or activity.
- ♦ Pursuing other operating revenue sources
- ♦ Reasonable fee for gym and pool
- ♦ Reasonable price. How about annual fees?
- ♦ Resident 5/day, nonresident 10/day
- ♦ Seems affordable for people to have a place to use
- ♦ Seems fair
- ♦ Seems fair
- ♦ Should also have an annual or monthly membership fee option
- ♦ Should be higher for non-residents and nothing for seniors!
- ♦ Someone has to pay - why not those who use it
- ♦ Sounds fair to me
- ♦ Sounds like a good idea for those who use it to pay for it
- ♦ Sounds reasonable
- ♦ Start now - using fees to fund new center
- ♦ Strong believer in user fees for operational expenses
- ♦ Subject to usage, for one activity it may be high.
- ♦ That's a pretty reasonable fee
- ♦ The fee schedule is pretty low considering the options, although most people that live in the area would probably be able to afford a day for of \$2.00.
- ♦ The fee seems reasonable, should have a monthly rate
- ♦ The fee structure seems very fair
- ♦ The fees are very reasonable
- ♦ The fees could be reduced some with regards to using the facility several times a week and for families.
- ♦ The fees should be structured differently for use of basketball, walking, etc. \$3 for adult, \$1.50 youth/senior, \$4.50 for pool, etc.
- ♦ The ones who use the program the most will help pay for it and those who can't afford it can still use the facilities
- ♦ The per day fee needs to be very affordable
- ♦ The prices are fair.
- ♦ The user fee seems similar to other parks dept. programs in other cities that we have used
- ♦ The whole Seattle area does not have a pool like this for kids.
- ♦ They seem fair - perhaps there can be some kind of discount if people buy a monthly pass or punch ticket kind of offering
- ♦ They seem reasonable.
- ♦ This would offset upkeep. Also would put cost on those who use.
- ♦ Those that can need to pay. We will need some sort of subsidy for low income children and seniors.

- ♦ Those who use it should pay for it!
- ♦ Too expensive, senior rate should apply to ages over 55 and what rates for fixed or low incomes? Walking track should be free.
- ♦ User fee would make it more self supporting.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Please tell us why you are in favor of, against or uncertain about the fee structure

- ◆ Users should support limited usage! Users that pay will be "better" (less damage) users. It too many scholarships, likely for vandalism.
- ◆ Very fair price for use of facilities
- ◆ Very reasonable
- ◆ Very reasonable costs
- ◆ Very reasonable fees as shown
- ◆ We do not and have never used the Burien Community Center.
- ◆ We would use the facility this way we would not be under a contract. Looking forward to the new community center - we have never used a community center, never thought about it before.

- ◆ When you use the facility you support it. I would also favor a yearly membership fee, perhaps pro-rated for families, seniors, students, city employees, teachers, Microsoft employees.
- ◆ Would like to see a higher differential for non residents since they are no paying for the bond issue.

- ◆ You need revenue.
- ◆ Young people need some free and fun places to go/

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Please tell us why you are in favor of, against or uncertain about the fee structure

NO

- ♦ A little high for adult resident
- ♦ Already to be paying taxes \$15 p/m
- ♦ As a homeowner being asked to pay for this center, I feel the resident fee is to high. We have already paid for the center, it belongs to us.
- ♦ Because there are many of us who can not afford the fee, Burien, represent poor community as well as rich.
- ♦ Collect tax money, save up enough to start slowly
- ♦ Community center should be provided classes separate charge - weight or machines - maybe charge

- ♦ Cost too much money
- ♦ Fees are too low.
- ♦ I am a senior and a fixed income and tax increases are high enough as is, this is not a necessity.

- ♦ I am concerned that people in Burien do not have money to pay fees
- ♦ I can see charging for meeting room, to a point - depending how many people etc., but you are going to have to be careful on how much you charge or people won't come to these places. As far as parks, etc. go that's one of the few places people can afford to go.
- ♦ I presently pay for classes and would be happy to do so again, but a community center should be open to citizens, just to meet, socialize, etc. without a fee.
- ♦ I think 65+ and youth should be free.
- ♦ I would not be able to afford access
- ♦ I would rather pay a larger fee when and if I decide to use
- ♦ I wouldn't have the money.
- ♦ If residents of Burien are paying an additional 13-cent increase to property taxes, why do we have to pay a user fee? The pool, gym, fitness rooms and track should be free to residents. Otherwise, don't request more property taxes. I won't vote for both.
- ♦ If tax is to be collected over 30 years by every household then this should be enough
- ♦ If this is built (what a waste of money) than it should be free for kids.
- ♦ If you are going to have this thing then no fees should be charged. This is a waste of time and money to implement. The overhead should just be part of our city property taxes.
- ♦ If you build this Taj Mahal, fees should be double than those proposed.
- ♦ I'm okay with the fee structure except for the senior residents (65+). I feel it should be lower.
- ♦ It should be for public use with no fee
- ♦ Need details of "business plan"
- ♦ No free bee's
- ♦ Not everyone can afford to pay
- ♦ Not sure how many people would be interested in community center
- ♦ People that live in Burien should pay nothing of 1/2 suggest fee and non-residents should pick up the differences.
- ♦ People with low income will not be able to use the facility.
- ♦ Per day fee is great than existing "for profit" facilities in Burien now!
- ♦ Seniors have already paid their fair share of taxes/they should be exempt
- ♦ Seniors have limited income and this extra charge is too much
- ♦ Should be \$4 for adult, \$2.50 youth, \$2 senior. You can belong to a club and only have to pay \$29 for the whole month - please do not have too pricey of user fees.
- ♦ The citizens of this state are over-taxed as it is.
- ♦ The cost should be offset at least 80% by those using it. 100% is what all other health clubs have to do.
- ♦ These fees are not high enough to amortize the cost to build, plus the cost to operate and maintain.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Please tell us why you are in favor of, against or uncertain about the fee structure

- ♦ Too high! We want people to use it and enjoy. Don't price us out. Reduce each fee a couple of bucks. \$1.50 for youth and senior.
- ♦ Too much, can increase fees later!
- ♦ User fees are not a solution. Better management is better.
- ♦ We are already paying for such with property taxes.
- ♦ Will be filled with unsupervised kids who have no respect for adults - no thanks!
- ♦ With 100 people - resident or nonresident - at 50% utilization would generate \$12,000 per month -this will barely pay upkeep
- ♦ Would favor lower senior rate
- ♦ Would like to see the fee be about \$3 a day/resident and maybe \$5-6/nonresident
- ♦ Would likely eliminate many young and elderly users. Would annual/monthly memberships be possible?
- ♦ Would need to see monthly/yearly costs, this is way more than any local gym.

UNCERTAIN

- ♦ A fee structure is necessary, at this time it is impossible to estimate.
- ♦ Being a non-resident, I'd like to see info on the annual/monthly passes. I use the center a lot now and don't want to be priced out.
- ♦ Create impact fees charged to developers. Establish fees reflective of actual cost. Look for ways to create multiple use, i.e. school/comm. center.
- ♦ Don't know costs to run and maintain center.
- ♦ General youth activities should be free - such as existing skateboard park
- ♦ How does this match with a predominantly low income area?
- ♦ I think the whole Town Square is a great big mistake.
- ♦ I would like to have a monthly charge.
- ♦ No knowledge of how adequate these fees will be to raise the needed amount or what the estimate of users is.
- ♦ Pay for use is reasonable - providing a lower fee for those who are retired
- ♦ Seniors should not have to pay, especially over age 70.
- ♦ What would the rate be to make it self-sustaining?

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Additional suggestions or comments

- ♦ Are there other sources of funding besides property tax?
- ♦ Burien needs new improvements.
- ♦ Can't afford any more taxes
- ♦ Care should be taken not to duplicate services with new Highline YMCA
- ♦ City of Burien doesn't seem to do much to support or promote the BLTheater.
- ♦ City of Burien needs movie theatre!!! Burien is the only city in King Co. without one!
- ♦ City of Tukwila has about half the population of Burien and their community center is huge with lots of programs.
- ♦ Community theater has been a part of Burien and the community center for years. Are they not part of our new center? The performing arts are an important part of Burien. A 200 seat theater area could accommodate BLT, dance schools, jazz hands, chorus, orchestra, church programs.
- ♦ Create ways to get there that are "green" paths to bike or walk to it, frequent/easy bus access.
- ♦ Delay any construction until after the multiple projects currently underway are completed. It is stressing local businesses and citizens to have so much of Burien torn up in the area of 1st Ave to 4th Ave. There are fewer and fewer uninterrupted routes through town anymore. Some days, it's impossible to get to the post office! Too much construction, going on at the same time and for too long of a period of time. Tearing up the Burien Com Center would increase the challenge even more.

- ♦ Do it the cheapest way. Something worth paying for.
- ♦ Don't include the pool facility. I work in maintaining large buildings and have found pools to be very expensive to maintain and are prone to problems.
- ♦ Eliminate pool, exercise room.
- ♦ Every vibrant city needs a great community center.
- ♦ Finish your other projects first and see they are functional
Fix the bumpy road, repairs, who are the contractors?
- ♦ Good luck I love the layout of the center.
- ♦ Great way to make Burien more attractive to families! You are headed in the right direction!
- ♦ Have you considered a design/build contract? Have you considered a fund raising committee?
Develop a new taxing system based on income and size of family. Rather bold concept for this state.

- ♦ Hope it works
- ♦ Hope that there will be space and instructors for water aerobics classes, very important for seniors, especially those with arthritis.
- ♦ Hopefully you will keep the skate board park. I like pools but aren't there several in the area already? How much would this pool be utilized. Are you examining the cost to the city for this kind of benefit. Pools are expensive and need repairs more frequently than other services.
- ♦ How about letting our taxes sit in the bank for a few years and let interest build up and then build a small recreation building. Why such excess consulting?
- ♦ I am fed up and disgusted with my tax dollars for politically correct "ethnic diversity interest" get it? (sic)
- ♦ I am totally for it. We have been in need of a new community center for years.
- ♦ I don't believe the community center needs an indoor pool (huge maint.) and an indoor walking track. Plenty of outdoor tracks.
- ♦ I don't want an increase in property taxes
- ♦ I feel if the area is clean and maintained more people will use it. Clean up Burien!! 1st Ave is driving us crazy. But we know it is for the better.
- ♦ I hope you will offer weekend or evening Jazzercise for us working women. I really enjoyed it when you offered these classes before.
- ♦ I like the idea but the property tax for funding is scary. We pay a lot for taxes already.
- ♦ I like to support community development, but building and maintaining it would cost me \$300/year. Adding in usage fees would price it about DOUBLE the cost of a fitness club.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Additional suggestions or comments

- ♦ I love the direction Burien is headed, but are we trying to do too much at once
- ♦ I really never visited the community center, my opinion may not count to you. I am on disability and I will visit the center soon! Thank you for asking me!
- ♦ I think it would be cheaper to subsidize membership in private gyms, pools, etc.
- ♦ I think it's a wonderful idea to have a superb community center, but I don't own my home so I'm not really sure how that will affect my neighbors that do. I will tell you that in the last many years I HAVE NOT been able to afford any of the classes. I have a disabled daughter....please think about discounts for the disabled.
- ♦ I think the whole Town Square is a great big mistake.
- ♦ I think we are trying to do more than we should all at the same time - new, new, new
- ♦ I wish you had spend less money on this survey. The paper quality is too costly and colored photos are not necessary. Also, it's not on a mail-in format. I have to tear it apart to mail it in.
- ♦ I would be more inclined to come to the new center if there were substantially more children AND baby programs
- ♦ I would enjoy a new center but too often I am ask (sic) to pay for more through my taxes. The trend needs to begin to shift where homeowners are always asked to pay. Unfortunately it will mean some projects are not complete.
- ♦ I'd be more in favor of improving/expanding trails, parks, and playgrounds.
- ♦ If our schools are build and funded properly we don't need a community center.
- ♦ I'm all for it. It helps for a stronger community!
- ♦ Include cardio machines and some machines for strengthening muscles and muscle tone
- ♦ Is good idea to have community center but it needs to be inclusive of all the community that reside in Burien not only white/
- ♦ It's a great asset to our community and I support improvements.
- ♦ Keep the skate park - connection to new plaza area, library, etc.?
- ♦ Keep user fees down. This is for the community, not a private gym! Everyone should be able to afford to go! If I went 3 times a week at proposed user fee, my monthly bill would be \$60 - kinda high! I would love to have this proposed facility. We need it!
- ♦ Let's now spend any more tax money until the town center is successful. Normandy pk town center is complete now and still empty! Let's wait and see. Easy to spend tough when you go broke.

- ♦ Little gift shops and high priced condos are not the answer. You people are living in fairly land.
- ♦ Looking forward to a lovely community center that Burien can be proud of
- ♦ Looks like a great idea.
- ♦ Love the concept
- ♦ Make it top of the line - go all out! Don't settle for anything less than the best.
- ♦ Make sure the multi-purpose room could be rented out for weddings and parties - both form a furnishing appearance for greater revenue producing to offset expenses.
- ♦ Many people are tired of the grandiose, ego-driven agendas of our council members and city management. Heck, you can't even provide good police service. It's time to get back to basics!

- ♦ Many residents probably would enjoy having all of these options, but not the 2 of us
- ♦ Natural lighting (sunlight), "green" building practices, there are several good choices in conscious building
- ♦ Need to have swimming available and racquetball courts; art studio
- ♦ No but we appreciate this is being considered.
- ♦ No more high taxes!!
- ♦ No more taxes
- ♦ Only a minority of the people ever uses this stuff
- ♦ Our friends and we would likely not use these - do we really need them? Use the current library as is - we do not need a new one!

BURIEN COMMUNITY CENTER SURVEY 2007-08
Mail Survey Comments

Additional suggestions or comments

- ♦ Please, we need a new facility, decent rooms/bathrooms, a gym, activity room = not a water park. The new Highline YMCA will meet all those needs at a cost families can afford. Build our new facility, as a community center, I don't believe all the needs of seniors will be represented with completion from youth. I think you will find the seniors going elsewhere if there is too much turmoil, but if there is enough room for all activities, then there would be less problem.
- ♦ Pride of community with various activities for all ages such as garden club, quilters, Audubon information, hobby center
- ♦ Putting utilities underground to avoid our annual power outages benefits everyone. Sidewalks are a safety issue. Health clubs are a luxury.
- ♦ Question: What happened to the idea of using the existing library as a senior/community center?
- ♦ Raising the school and building a full center costs less - however, to tax every homeowner whether or not they use the center seems unfair to the elderly and low income. You have said that if they are exempt they will remain so - BUT some elders, out of embarrassment, do not ask for exemptions. Granted some elders are better off financially than "the working poor." So maybe a sliding scale....would be a better way of assessing who pays what. Pay as you use is also a good idea.

- ♦ Remodel what you have now. We have 2 other nice pools in the area.
- ♦ So far, Burien City Council is not credible.
- ♦ Sorry, am not impressed with the citizenry (sic) of Burien, especially the new immigrants that I want to give my hard-earned tax dollars to support (sic)
- ♦ Stop right now
- ♦ Thank you for sending this survey, this new community center sounds great for people of all diversity!

- ♦ The center would need to meet the community. Early and late hours and maybe onsite daycare.
- ♦ The new Highline YMCA would be competing for the same business. Would you do anything differently given that they will have similar facilities at cheaper prices?
- ♦ Too much too fast, no one will be able to afford to live here
- ♦ Try using local consultants who might be more knowledgeable about Burien and needs. Why Colorado folks?
- ♦ Use the existing library as the nucleus of the new center
- ♦ Very excited about our new Burien. It's coming back to life, being reborn, exciting times for young and old. Keep up the good work.
- ♦ Volunteers should help maintain and operate facilities. We need to encourage volunteers to participate.
- ♦ We need more activities for kids. Burien has no movie theater (the one for Town Square was eliminated), and we only have one ancient bowling alley.
- ♦ What a wonderful way to support our community. Maybe private donors could help offset some of the costs to the taxpayers?
- ♦ What about a yearly fee that would be discounted or even a monthly fee for residents
- ♦ Where is the revenue for theatre?
- ♦ Why wasn't there different options for facility. This is only one plan = so no choice - but yes or no = so no!
- ♦ Would also like to see a possibly reduced rate punchcard or reduced rate monthly option
- ♦ Would like to see a "Silver Sneakers" senior exercise program offered - I have friends who participate in other areas and they are very positive about it
- ♦ Would like to see more open space at parks for metal detecting (sic) use, both our kids love to use theirs and this keeps them away from the computers, etc. and out in the fresh air
- ♦ Wouldn't mind building it but there are to (sic) many other projects money has already been committed to

BURIEN COMMUNITY CENTER SURVEY 2007-08
Invitation Web Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center

YES

- ♦ Burien needs an updated community center! It will provide a gathering place for all residents; provide recreation opportunities for everyone, especially teens and seniors who need low-cost, easy-to-access services; and gives the community a "heart" and sense of pride. Yes...definitely!
- ♦ I believe Burien needs such a facility for our kids, seniors and our own recreation and I'm willing to pay for that.
- ♦ I enjoy the local recreational programs, and want more!
- ♦ I think it would improve the feeling of connectedness to this community by more of the community. Would be nice to have an estimate of the property tax increase size.
- ♦ Improve the city.
- ♦ IT WOULD NEED TO BE A 100% UNION PROJECT WITH APPRENTICESHIP UTILIZATION. If so I would vote yes
- ♦ People want to live and recreate in their communities. Burien lacks in diverse parks and rec. Sooner than later is better
- ♦ This would be a great facility for all ages offering something for everyone without having to join a club with regular club fees. I especially like the recreation wing with pay-to-play accessibility.
- ♦ We need it! As a new homeowner, believe me that I'm worried about how I will pay for tax increases - but I also accept the current facility is not sustainable and that a new one will be a good thing overall for the community. I'll make use of the rec facilities for sure!
- ♦ what would be the structure of typical user fees?
- ♦ Community buildings in decline must be repaired or replaced. These efforts are worth paying for...
- ♦ Depends on how much of a tax increase.
- ♦ Final confirmation reserved until the measure is on the ballot for confirmation of actual costs.
- ♦ I support this project because this space is important for a vital community. I question the need for a swimming pool when there are already several in the area. Swimming pools add a lot to the building and operation costs of this project.
- ♦ I would like to attend the meetings and perhaps get involved in the logistical planning - I am uncomfortable leaving the planning to an architectural firm without recourse.
- ♦ I would like to know if the tax would go back down after the money was raised and the center built. or would this be a permanent increase?
- ♦ I would probably vote yes if you remove the pool. I would vote no if the pool is included.
- ♦ It would be desirable to have an estimate of the total project time-frame.
- ♦ It would depend upon the reviewing the strategy and future ability to raise funds to help support this.
- ♦ Revenue producing but what is the present usage? Teens vs older generation?
- ♦ There are a lot of "may also require...". Without a firm plan I can't say for certain how I would vote.
- ♦ Would hope that grants from state, county, country were pursued first before property owners.

NO

- ♦ Approximately \$15.00 per month per household is a bit steep for the economics of our community. I do not believe it is fair for the few to be carried by the many. Raise the membership/usage fees for the amenities for the local residence and double the fees for the non-residence.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Invitation Web Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center

- ◆ Regarding the Burien Proposed community center.; 1.☐The people who use the center now do not seem to be accommodated. Where is the Burien Little Theater? Where are the public restrooms?; 2.☐The pool is not for swimming—it appears to be a soaking pool. We
- ◆ I understand there is no suitable place for a theater in this plan. I also do not understand why there is so much "water park" in the plan.
- ◆ OUR PROPERTY TAXES ARE WAY TOO HIGH AS IS AND MORE TAXES ARE JUST ; NOT AFFORDABLE. IF YOU WERE TO GO AHEAD AND BUILD THIS STRUCTURE, I FEEL THAT THOSE WHO WOULD USE IT SHOULD PAY FOR IT THROUGH USER FEES. DON'T JUST ADD TAXES TO THE GENERAL PUBLIC, IF IT'S NOT SOMETHING THAT THEY WILL TAKE ADVANTAGE OF. IN MY OPINION, THE CITY OF BURIEN HAS WASTED THOUSANDS TAX DOLLARS OVER THE YEARS. AND WITH THE "NEW TOWN SQUARE DEVELOPEMENT GOING ON, ENOUGH IS ENOUGH.
- ◆ Property taxes are already too high. I suggest corporate sponsorship.... ie: "The Starbucks Center". Or, since I would never EVER use this facility...it should be pay per use.
- ◆ Too much govt. Senior exemption to pay when they receive most direct benefit. Let us find our own activities. Did that before City of Burien came into being.
- ◆ We are overtaxed as it is and thus far our taxes have not been used wisely, so I would definitely not support paying even more with little to no accountability.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Invitation Web Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center

UNCERTAIN

- ♦ The cost of the tax increase/bond levy.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Invitation Web Survey Comments

Would you be more likely to support a bond measure if funds were included for parks/rec improvements?

YES

- ♦ As a user of many of the parks I would like to see these maintained. These maintenance efforts are worth paying for.
- ♦ If the City used Responsible Contractors or did the work in house. Prohibit the use of independant 1099 contractors
- ♦ Our neighborhood was built many years ago and our services need to be updated. I am a lifetime member of this community and wholeheartedly support improvements to all of these facilities and services. Improvements to the parks and the recreation center would greatly improve accessibility and enhance enjoyment of these facilities for every member of the community.
- ♦ Parks and recreation are for everyone in Burien. People should be able to WALK to the park closest to their home. Not being kept up invites crime. We do not want that.
- ♦ The maintenance of parks and publicly owned facilities is extremely important for the face of the city - unmaintained facilities says to everyone, this is a shithole. I prefer not to live in one.
- ♦ Yes!!! Bathrooms!!! Dottie Harper park needs a vision!!
- ♦ Final confirmation reserved until the measure is on the ballot for confirmation of actual costs.
- ♦ I would like to have usage information on each neighborhood park.
- ♦ I would need more information about new projects before I could give full support.
- ♦ It would depend on how much our taxes increased. A reasonable amount I would still be willing to support.
- ♦ More information first please.
- ♦ Parks are really important and since I grew up in Seahurst/Burien I've seen the new parks be added but also, trees and facilities needing replacement or repairs. ; ; By the way - what is going on with the trees at Lk Burien Elementary School park? There was a study 9 months ago to replace these!

- ♦ See explanation on previous answer
- ♦ The better we keep up these public spaces, the more pride there is in the community.
- ♦ which parks? what specific improvements?

BURIEN COMMUNITY CENTER SURVEY 2007-08
Invitation Web Survey Comments

Would you be more likely to support a bond measure if funds were included for parks/rec improvements?

NO

- ♦ I feel that the Community Center project will cost us enough.
- ♦ Improvements to the parks is great, but not at the loss of the only small theater space near Burien. The Little Theater is an asset to the Burien community.
- ♦ Money can be obtained from other sources. Fines for vandalism to the parks should be increased. Charge groups for using park facilities.
- ♦ NO BONDS OF ANY KIND. AND I'M AGAINST THE CITY TAKING ON THE NORTH HIGHLINE AREA ALSO. WE HAVE SO MANY LOW INCOME FAMILIES IN OUR AREA AND THEY WOULD BE THE ONES EXEMPTED FROM PAYING THEIR SHARE AND WOULD BE THE ONES TO USE ALL THE FACILITIES.
- ♦ Perfect example of govt expansion. Your statement "need improvement and repairs", yet next few words state "NEW" playgrounds. I've been in Burien 32 years and very acle to find my own activities, thank you.
- ♦ Read the second sentence... the word "COULD" should have been the word "WILL" include...
- ♦ See my previous statement.
- ♦ Trying to use "parks" as a Trojan Horse to get funding for other pet projects(community center) doesn't work.Look at what happened to Sound transit and the Prop. 1 measure.

UNCERTAIN

- ♦ I would rather it go to the community center
- ♦ The return on the investment.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Invitation Web Survey Comments

Why you would likely vote this way on a property tax increase to OPERATE a new center

YES

- ♦ Absolutely. How can you build it with out staffing it.
- ♦ Again it would have to be a 100% Union Project so that I knew I was getting my monies worth. I don't feel that way with any of the Town Square Projects.
- ♦ Community Centers must have some source for operating costs. This increase is a good way to help this.
- ♦ I know it's a crazy idea, but I am willing to pay for services. Even if I don't use them directly I benefit from the higher standard.
- ♦ I vote locally, where it makes the most difference. These are important things for our local community.
- ♦ I'm willing to pay for the on-going support of this facility.
- ♦ These are the types of facilities a community needs to have available to all of its members. I strongly support building and operating a recreation center of this size and quality.
- ♦ Final confirmation reserved until the measure is on the ballot for confirmation of actual costs.
- ♦ I would like more citizen involvement in how we spend our dollars ~ for example, we are being charged for Burien Parks and Rec on our utility bills - how did this happen?
- ♦ I would not support an increase in taxes to pay pool operating costs.
- ♦ it would be worth it if they had the really nice pool. and the user fees where low enuf that our low income familys that really need it would be able to use it.
- ♦ My bit of uncertainty comes with the planning. Is the building planned efficiently, low maintenance, etc.? I want to trust my leaders that they have thought this through. I want to see a green building, healthy building, (rain, sun, natural materials...have they all been considered?)
- ♦ My property taxes (and all others, for that matter) continue to rise, while my income does not.
- ♦ See previous explanations

NO

- ♦ I think that there should be a membership charge for the use of the recreational facility and revenue from the renting of the community portion would be what I would support. Paid for by those who use it.
- ♦ It costs more to operate a swimming pool than other aspects of the new facility. I would support taxes for general operating costs, but not for a swimming pool.
- ♦ I'M NOT IN FAVOR OF ANY BOND MEASURE TO BUILD THIS CENTER OR A RAISE IN PROPERTY TAXES TO KEEP ONE GOING.
- ♦ More expansion of govt bureaucrats just what we don't need nor want.
- ♦ Property taxes are already too high. There have to be priorities. Charge "per use" for this facility. Involve local businesses for funds.... ie: "The Bartell Center"...."The Starbucks Center".
- ♦ See previous statement.
- ♦ The need for money operating appears to come from a lavish "water park," that seems like much more than is necessary.

UNCERTAIN

BURIEN COMMUNITY CENTER SURVEY 2007-08
Invitation Web Survey Comments

- ♦ Need more info! I love the new rec/community center plans. But if we are building something that user fees + current levels of City funding won't support - even considering that with new and expanded programs, user fees at the center will increase, then we need to rethink. I believe in supporting rec/community center programs but another half a million each year from property taxes instead of sharing that a bit more with user fees, seems excessive. I appreciate that many potential users in Burien can't afford fees. Can we not explore grant-funding possibilities to help low-income households get access to the programs the new Center will have? Just a thought! (I'm a grantwriter - I'm sure there are possible sources for this).
- ♦ Would like a better idea of what goes into "operation"

BURIEN COMMUNITY CENTER SURVEY 2007-08
Invitation Web Survey Comments

Please tell us why you are in favor of, against or uncertain about the fee structure

YES

- ♦ I believe user fees are the proper way to support a program so that those who benefit most pay the cost
- ♦ I believe users need to pay a portion of the costs for these facilities.
- ♦ It looks like a reasonable cost for the benefit. Compare this to almost ten bucks for a movie or dinner or a few minutes at an arcade.
- ♦ These sound reasonable. Monthly and annual passes should be available to residents only.
- ♦ They are reasonable daily fees. With discounts for monthly and annual passes it's fair.
- ♦ THOSE WHO USE IT SHOULD PAY FOR THEIR USE THROUGH USER FEES, BUT AGAIN I SAY I'M NOT FOR USING TAX DOLLARS OF BURIEN CITIZENS FOR A FACILITY THAT I'M NOT GOING TO USE OR HAVE ANY ONE IN MY FAMILY USE.
- ♦ Very fair, compared to the rest of the community centers.
- ♦ Fair to me
- ♦ I am not a resident of Burien. In fact I live in the "Black Hole" neighborhood that some Burien and Seattle residents DO NOT want annexed. If fee structures are based on resident status I can understand... however, I would at this time not be benefitting from this.
- ♦ I voted "probably okay" because I am unfamiliar with fees charged by other facilities.
- ♦ I would like to see non resident pay slightly higher.
- ♦ I would prefer annual subscriptions; however, for those who only use these services occasionally, pay-to-play is ideal!
- ♦ if that fee would cover doing anything from jogging to playing in the pool I think that is very fair.
- ♦ I'm in favor of the fee structure assuming a monthly or annual pass would be cheaper than say compared to my gym membership
- ♦ should be cheaper especially with tax increase
- ♦ The fees are okay depending on the services they are receiving. If it's for the pool/gym, that's too much as they could go to a nicer gym for less.
- ♦ There should be a separate fee for organized sports for kids. Or a yearly pass
- ♦ Would like to see the fees for rental of rooms/kitchen or other fees
- ♦ Would rather see increase in tax to lower fees

**BURIEN COMMUNITY CENTER SURVEY 2007-08
Invitation Web Survey Comments**

Please tell us why you are in favor of, against or uncertain about the fee structure

NO

- ♦ It seems your trying to build a athletic club. Cities shouldn't be in the buisness of clubs. Make the fees for classes, pools, meetings. But, I wouldn't count on 250K in user fees a year.
- ♦ Looks pretty high to me for a daily use. So if I wanted to walk around the recreational track I would have to pay \$5? Kids don't have any money. The pool would be a high maintenance so it should be chargeable but other things should be very low or free.
- ♦ prices seem a little high.
- ♦ Seniors should have free use of this facility. They have been paying taxes for their entire lives, and deserve to have the option to stay healthy. I would also request that a drivers' license or proof of citizenship is required to show that the user pays taxes into the system.
- ♦ After paying \$5,400 per lot worth \$300,000 to build the center (\$15/month x 12 months x 30 years) the public should not be required to use the center. It is free to use it now.
- ♦ It's way too cheap. The YMCA is much more. I would double the fees and get rid of the idea of raising property taxes.
- ♦ The youth fees are too low. Most of the damage to the existing facility is caused not only by years of wear and tear, but by the destruction of property caused by uncaring youth. Charge a daily skate-park fee. Off set some of the cost by adding a recycling fee for all "Liquid Products" that are sold from local merchants and machines.
- ♦ Too rigid a fee structure, and too high a cost for regular users, which form the core of the community that makes centers such as this work.

UNCERTAIN

- ♦ Compare \$5/day to daily fees for use of private gym facilities - seems like many will opt to not use the center if all they want to do is say, use the walking track for an hour. I know it's more complicated but I suggest a fee not per day but per actual cost of using/maintaining the different facilities - pools, \$5 or even \$7 makes sense. Walking track? \$2 or \$3 makes more sense. At least to me.
- ♦ This seems like a reasonable fee structure but it doesn't tell me what I get for the fee - is the pool, gym, fitness rooms, etc included in this fee? How about meeting room rentals, etc?
- ♦ Your monthly and annual rates would have to be in line with the fact that health club rates are about \$200 to \$300 per year (excluding HAC which has a pool.)
- ♦
- ♦
- ♦
- ♦
- ♦
- ♦
- ♦
- ♦
- ♦

BURIEN COMMUNITY CENTER SURVEY 2007-08
Invitation Web Survey Comments

Additional suggestions or comments

- ♦ I would like to request that the pool is looked at by professional aquatic personnel. The Firstenberg pool in Vancouver was incorrectly concreted, and they lost an entire foot of depth, which puts their clients at risk when using the pool for exercise. The pool depth must be not less for 4.5 feet at the deep end for exercise classes.
- ♦ Burien Little Theater? Where is that going to be? Just believe that what we have in our community should continue on.
- ♦ Emphasis community and less recreation. I think the pool is nice, but there are a lot of pools around here already.
- ♦ I am against getting rid of existing programs like the Little Theater.
- ♦ Have the front of the Center facing the skate-park. Make everyone walk by or thru the skate-park area so that we can keep the garbage, alcohol and drug use down. Access from both 146th and 144 are great ideas. Keep it off 4th ave SW.
- ♦ I think you should be polling people on use and see how much it will actually be utilized before you start charging everyone.
- ♦ I would donate my time and energy to defeat any attempt to raise property taxes for a fancy community center. Raise fees! Gain local business support!
- ♦ It is quite evident in the language of the survey (improvement, repair - NEW) that regardless of what the resident voters of Burien want something suggested by the survey (planning firm) will be pushed forward. Please don't waste more taxpayer dollars on exorbitant surveys leading to either more paper weights or to higher taxes.
- ♦ Lose the pool and I am a whole-hearted supporter!
- ♦ I am all for it. Even though I am not involved in anything, I know the value of it for the area as a whole and this kind of endeavor encourages the overall esteem of everyone living here.
- ♦ I love to swim and there is not a lot of swimming pools in the area.; Burien needs one.
- ♦ STOP WASTING THE TAX DOLLARS THAT YOU ARE GETTING FROM US TAX PAYERS.; WHAT WILL THE OLD LIBRARY BE USED FOR WHEN THE NEW ONE IS BUILT?
- ♦ I am for the new community center. I believe that these centers are very beneficial to the entire community. Good luck with all your efforts!

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center

YES

- ♦ A new community center will help build a better community. It will be money well spent to support a larger group of people.
- ♦ Because we need to spend some of our tax dollars for the purpose of bringing a positive and useful structure into our city. Tax money appears to gear towards many things that do not always promote a safe and positive environment where our community can prosper.
- ♦ Because it would displace the activities happening there now for less time and cost less
- ♦ Believe new community center is needed. Would like to see the center, along with the new town center, be a focus of activities in Burien.
- ♦ Burien is in the midst of becoming more of a community and therefore needs a center to support that feel...
- ♦ Burien needs a lap pool in the worst way!
- ♦ Burien needs an updated Community Center for all to enjoy.
- ♦ Burien needs to build a stronger community. We need to have a place for people of all backgrounds culturally and socioeconomically to come together. Please please please build a new community recreation center. Currently we go to the Sea Tac community center and love it, however Burien needs our own!
- ♦ Burien's children this generation need something to do, something positive. I think this would be a great thing to start this.
- ♦ Even though it would be inconvenient for a few years, building all at once is the most cost effective solution, and would give us a whole new community center all at once. I live just a few blocks away, and am expecting my first baby, so of COURSE I'm all for a new Community Center
- ♦ I believe the City REALLY needs this new facility. I would be willing to relocate my class while construction is underway.
- ♦ I fully support a new community center and I think it is important to provide these types of services to the diverse population in Burien. I also like things to get done quickly and efficiently.
- ♦ I have a one year old and a three year old and would love to have a place like the center to bring them to enrich their lives.
- ♦ I think it adds to the city's draw, it's a great way to improve our community, and an "upgrade" to Burien.
- ♦ I think the community center is important for the citizens of Burien and think that all of the proposals in the full center are important. If the entire project isn't built at once, there's a chance the rest would never get built. Let's have the entire area torn up at once instead of ongoing construction phases.
- ♦ I think the community center would be a great thing for the community, and my family would use it a lot.
- ♦ I TOTALLY SUPPORT THE BUILDING OF A NEW FACILITY! BEING A MOTHER OF 3 SMALL CHILDREN I THINK IT IS WHAT BURIEN NEEDS! I KNOW WE WOULD FREQUENT IT A LOT AND WOULD STAY IN THE CITY OF BURIEN INSTEAD OF TRAVELING ELSEWHERE FOR ACTIVITIES! I WOULD LIKE TO SUPPORT BURIEN FIRST!
- ♦ I use the center now and would definitely use the new one more. Burien is growing so the community center needs to grow too.
- ♦ I use the recreation center and take classes there. I love the community center and find that it adds so much to the community. I would like to take classes in a modern facility where there are changing rooms with lockers and room for several different classes.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center

- ♦ I would definitely vote yes because I believe a new community center is vital for our growing community. I also happen to live directly across from the Current community center on 4th ave and I DO NOT want this project to drag out until 2014!! Not only will it be inconvenient, but very costly. I would also like to see the parking lot moved to the back of the building so off of our residential street.
- ♦ It will never be cheaper than building it now. It will be a great adjunct to our new town center.
- ♦ My family is a frequent customer of the current Burien Community Center. We are willing to commit money to a new facility.
- ♦ Our family often takes classes and attends other events through Burien Parks. It's clear the facilities are outdated and not to required capacity. Furthermore, we also use Sea-Tac's community center for other classes, and we love this facility. (I especially love the botanical garden, although I realize this site does not have enough space for this.) It adds a lot to the community both functionally and from an aesthetic standpoint. Also, I think Burien really could make good use of the pool facility, and we have been in need of a decent recreational pool for some time.
- ♦ Replace the entire facility at once and be done with it is the right way to do it and the quick way to do it.
- ♦ The building is old. Why waste money on any more repairs and upkeep? The population (all ages) is growing and needs more services. It won't get any cheaper.
- ♦ The city needs something like this and I would really like a safe place to exercise and swim.
- ♦ This is going to add to the overall property values to the city of Burien and surrounding areas. without a doubt a very smart move.
- ♦ this looks great!
- ♦ Unless a bucket of money falls from the heavens, this is the most direct way to fund the project.
- ♦ We are creating a "new vibrant" city, a city full of inspiring places to go and do...This center fits in w/ that philosophy; a world class community center for a world class city. It'll also stand us in good stead as a gathering place in case of emergencies, power outages and days that are way toooo hot!
- ♦ We love the community center now and we would love to see more options. We definitely love the diversity in use of the community center now but we feel that this will give more of a chance for all ages to make use of its facilities. This will give more opportunities for us to stay in our community instead of going to other cities to use their facilities. We think this is a fine time to expand because of the new development in Burien.
- ♦ We need a new community Center badly
- ♦ We need this facility in Burien
- ♦ Buildings are old and need updates. Not sure if rebuilding is best idea, or updating existing would be better.
- ♦ Cost is very high for the community demographics - would most likely need additional funding to staff and maintain center of this magnitude. User fees especially for the recreation side of the center; could be real barriers for participation to families with lower income levels - a robust scholarship program that is well marketed would need to be in place. If user fees are equal to private fitness centers and pools in the area, I would question public benefit unless there were significant scholarship opportunities in place.
- ♦ For those of us on a fixed income every dollar counts.
- ♦ I don't want to wait forever for the improvements to be done. I would pay \$15/mth to have it done as soon as possible. Assuming there will still be opportunities for classes, such as yoga, painting, drawing, etc. That's why I would use the facility.
- ♦ i love burien and would like to see it have the types of community center activities that other communities have

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center

- ♦ I think more pools are needed in the area. I also think children need places that are safe to blow off energy.
- ♦ I was a working grandparent in the Burien Co-op Preschool for the last 6 years. I love the building the way it is now and I don't like change. I don't know if I would use the new building but, hopefully, I would.
- ♦ I would vote in favor of a rec. center, because Burien needs a more up to date facility that can accomodate a wide range of activities. The city has taken bold moves in the short time since incorporation (e.g., Town Square, 152 ST & 1 AV S projects), and a facility like this would compliment the city core quite nicely. The only reservations I have about the scope of the project, is the large aquatic component. While this would be really cool to have and I would most likely take advantage of it, aquatic facilities are rarely self-supporting. But, it appears from the conceptual drawings, that the pool would be much more than a rectangular lap pool. Slides, a small child area and other fun components would make for a destination type pool--one that people would travel to use.
- ♦ It depends on what other measures and taxes/levies will be on the ballot that year.
- ♦ IT is a long term solution to building and enhancing the community. It makes the most sense to pay the least amount for the entire project.
- ♦ It is great mission, but I am a bit confused why it would only be a recreational pool. Since swimming teams are struggling for lane space in surrounding pools, why not allow lap swimming? Also, there are many dance studios in the area. Why do we need the city to have some as well? Though I know you are past the planning stage, I would rather have an indoor tennis area (even somewhere in Burien) since the only place to play tennis in the winter is at the private Boeing facility in Kent or Seattle's community tennis (that is always full) off 1-90. There is nothing close by.
- ♦ It is important to have a facility for the community to gather, enjoy, benefit, and contribute to a sense of community pride. If the city is changing its view on the map, then it should also reflect in the community activities.
- ♦ The city needs to do something to modernize.
- ♦ The current building is so unappealing, we never go there. A new facility would be great
- ♦ The money MUST go to the building of the Center only.. No other stipulations.
- ♦ There are many people with limited incomes in the area that would be greatly impacted by a \$180+ tax increase. Hopefully, something would be planned to help people out in such situations. There should be some discount for Burien residents as well and annual members. When the time comes, I would be interested in purchasing the bonds to support this project.
- ♦ What will happen to Burien Little Theater?

NO

- ♦ 1. Cost, have to pay property taxes for 30 years to build the building. Then pay to use recreational facilities and take classes. From a use stand point/cost, there are better deals that already exist in the community for gym /recreation facilities. Plus they do not carry a thirty year tax burden and you can terminate if not using with no additional cost. 2. We are not sold on the water features. Expensive to build and expensive to maintain. 3. We support building of the Community Center portion and eliminating the recreation portion and willing to vote for and pay the property taxes.
- ♦ Community center alone will meet Burien's needs. Recreation facilities should be fee-based or provided by private sector.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center

- ♦ I question the need or a \$35 million facility - especially the water feature. I believe, with the new YMCA planned in Sea-Tac and the Evergreen and Mt. Rainier pools, that this is a luxury we can't afford.
- ♦ I understand that people who buy into the new Town Center don't pay property taxes for ten years! So we would be supporting them. Plus, if we incorporate areas to the north, we would be supporting them as well. The Burien resident can't afford to support everyone and a community center too.
- ♦ The pool is a luxury we can and should do without.
- ♦ The seniors that are the majority of the users would be dislocated and out of touch - that's just too cruel!! They love the companionship the center offers and if you disrupt it, they will never get back what they enjoy now. The YMCA is building a huge complex, let that answer the needs you are trying to fulfill.
- ♦ unless I misunderstand, the increase would be to property tax and isn't stated as a fixed increase. if it is a percentage increase, those with larger properties would be paying more, which seems counterintuitive to the purpose of a rec center for the city. I think the city should come up with the majority of the funds, and the increase can be done to those of us who would use the facilities. Not everyone who owns property in the city will actually be using the rec center - another reason to not hit property taxes. There is also the old tiresome adage that whenever any gov't funds are needed, property taxes get hit first. The city is rebuilding the downtown area - funds are coming from where? property taxes? other? Seems there should be other means of financing/grants for the upgrade to a very necessary facility for the city.
- ♦ Between the fire dept. and the schools -- and now the city trying to build a community center -- homeowners in Burien are being taxed out of their homes. We are on a fixed income and cannot afford more taxes. The vast majority of the citizens in Burien are renters, and there is no penalty to them for voting to increase property taxes for those of us who have actually worked to afford our homes. STOP THESE EXCESS PROPERTY TAXES IMMEDIATELY. It is too bad if the city can't afford a new community center, but I'd rather be able to stay in my home where I can barely afford the taxes I pay now.
- ♦ Burien is not taking care of the parks and facilities it already has. If we vote to tax ourselves, it should be to improve our existing parks.
- ♦ I vote "yes" for schools, police and fire services. I pay 24 dollars a year for use of a gym. I will not vote for a facility based on home property taxes.
- ♦ I would like to see more use made of the schools in the area. They are mostly unused after 3p.m. and a lot could go on in this space.
- ♦ In my opinion the majority of the people who will use this center do not pay property tax!
- ♦ Living on a fixed income makes it difficult to pay any increased taxes. Don't need fancy community center.
- ♦ Property taxes are already a great burden. If you can't find another way, don't build it !
- ♦ Providing recreation is not a legitimate function of government.
- ♦ retrofit existing structures and area or relocate to another structure
- ♦ Taxes along with prices on everything else (gas, food, etc) are going up so fast it is hard for the average person to keep up. Now the the School system can pass new levies with a simple majority, I suspect our taxes will increase even more. There has got to be a better way than always looking to the property owner for more money. How will the average citizen ever get ahead? Just because you own a home, does not mean you have a pocket that keeps replenishing a supply of money.
- ♦ The city of Burien is already going thru so much. Why should everyone pay for a place that only a few use. We pay too much in taxes already. This will never fly as Burien is a older community and efforts should be made to raise the quality of education in our community. Look how highline only graduates less than 50% of its high school seniors. Lets fix that first.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center

- ♦ With the new YMCA being built in Highline I don't think we need TWO structures that are so similar - give some of the money to the Y and save Burien \$ for another project. Lets not duplicate limited resources.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Why you would likely vote this way on a property tax increase/bond levy to BUILD a new center

UNCERTAIN

- ♦ I cannot say I would use this facility- I think we need some parks in the North Burien area as the current city council does not seem to think north burien needs any ammenities.
- ♦ I would like to have more information about the project:: 1. Detail overview of programs that include budget to build and sustain; 2. A campaign strategy plan that includes a timeline with bench mark goals and potential partnership opportunities; 3. List
- ♦ The plans look great, EXCEPT, there is no weight Gym! I'm shocked that there's no weight gym anywhere. I would use the facility regularly if there were a weight gym, expecially since there is a lap pool. I think the pool is too small and there will be a HIGH demand for lap swimming both by seniors and adults. Our area has a high percentage of Senior Citizens, and speaking from my prior experience as a lifeguard at Fife Pool, the MAJORITY of the pool customers are senior citizens doing lap swimming.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Would you be more likely to support a bond measure if funds were included for parks/rec improvements?

YES

- ♦ A healthy park/trail system is a healthy community.
- ♦ Children need more exercise - lets get them away from video games.
- ♦ For now, building is sufficient; outdoor facilities are insufficient.
- ♦ I am an avid parks and rec user, I would definitely vote to support this.
- ♦ I have an infant daughter that will one day make use of these improvements to our community. We all need to support activities that we intend to make use of.
- ♦ I tend to vote yes on public projects. I guess I'm a socialist at heart.
- ♦ I want to live in a community that takes care of its parks. What is the point of having a park if it is run down and shabby? It only attracts criminal activity. I care about my community.
- ♦ I'm willing to pay more for improvements I can see in my community.
- ♦ Love Burien parks!!
- ♦ Parks are very important for the quality of life for all of the people who live and visit here.
- ♦ Same response as previous
- ♦ Well I have a two year old, and we have a hard time finding a park with a playground that's nasty, or vandilized in one way or another. So i would definitely support this.
- ♦ YES! Two parks that I frequent come to mind, with regards to upgrades. Lake Burien School Park has been a great park to use, but it has grown in popularity in recent years, and the playground area is WAY too small. Additionally, the park could stand to have some covered shelters and picnic tables. The park is a bit sparten. Seahurst Park is a great place, but the location of the play area is very inconvenient. Additionally, once you walk all the way to the playground area, you are met with an aging playground structure that seems to be a remnant of when King County owned the park. The structure is old and not that fun for most kids (mine included). We rarely use that part of the park, simply because the playground equipment is so run-down. The rest of the park is awesome.
- ♦ Again, it depends on how much we will be taxed by the city, state, government the year it is proposed. Expense is a huge consideration
- ♦ Don't tie the center to larger issues. Learn the lesson of the recent roads and rails debacle.
- ♦ I support improvements in the City's parks
- ♦ I would need more detail about the costs and the benefits.
- ♦ I would need more information about what would be funded and which parks.
- ♦ I would rather focus the funding on the new community center and use other ways to repair existing parks or even sell some park property to help fund the new recreation center.
- ♦ I would vote yes even if the bond were higher, but I think a lot of people will balk at the idea of paying more taxes if something else is added onto this bond.
- ♦ I'd need details to know for sure.
- ♦ If it didn't get too unreasonable! (As stated earlier, I would definitely be a strong supporter if there was an indoor tennis place!)
- ♦ Improvements and repairs will never be cheaper than now. Given Burien's location to downtown Seattle, the city's property values will increase, even moreso if such amenities as indicated above are part of the community. I would like to see the bike/pedestrial plan implemented.
- ♦ It would depend on specific proposal.
- ♦ Parks and playgrounds in decent condition are fundamentals in a "good neighborhood" city.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Would you be more likely to support a bond measure if funds were included for parks/rec improvements?

NO

- ♦ Don't overload the bond issue! Look at the hiway issue last election. Show the people what you can do with this money, then plan for future upgrades. Do a good job of maintenance from P & R budget.
- ♦ Fix the parks first, and hire park rangers. After the parks are clean, safe, and restored to a natural and native state, then we can think about a new recreation center.
- ♦ Focussed bonds lead to greater accountability.
- ♦ for the same reasons as stated above. The city should focus on funding these sorts of maintenance items.
- ♦ I DONT FEEL SAFE OUT WITH MY CHILDREN IN THESE TYPES OF SETTINGS SO I WOULD NOT VOTE FOR THEM. THAT IS WHY I LOVE THE IDEA OF THE NEW COMMUNITY CENTER. INDOORS IN A SAFE SETTING!
- ♦ I think we need some parks in the North Burien area as the current city council does not seem to think north burien needs any ammenities.Supporting a levy on the parks means I would be supporting a levy for others and one that I could not use myself
- ♦ i use the parks a lot and find them adequate
- ♦ The project is already WAYYYYYY too costly.
- ♦ why more taxes? Where are my current taxes going now?
- ♦ \$15 dollars a month is a pretty steep tax burden for elderly home owners and Burien has many.
- ♦ Don't confuse the issues. The bond measure should be for the community center only.
- ♦ Don't raise property taxes !
- ♦ Have us vote for one thing at a time. Do the community center right, on budget and on time and we will vote for other improvements. Just ask the Highline School District.
- ♦ I would prefer to focus on a new recreational facility and the revenue it would generate before addressing the above projects.
- ♦ If existing parks cannot be maintained with the existing budget we should find new management for the parks department capable of doing its job.
- ♦ Make that a separate bond issue.
- ♦ money should be conserved for safety measures, flood control, road repairs etc.
- ♦ No more taxes and no more big bonds. If there is a need to tax to make repairs than keep it to a minimum and make someone accountable for how and where the money is spent
- ♦ Pay for maintaince and improvements of existing facilities first. Don't hold maintance issues hostage to a new project.
- ♦ Same as before.
- ♦ Stick to the one project for the bond issue. These multiple projects votes don't seem to be successful. The additional park improvements should be paid for out of the regular budgeting and capital improvement moneys. I would vote for the community center by itself though. As we are fixed income seniors we wouldn't be able to handle much more than the projected taxes for the community center.

UNCERTAIN

- ♦ again, more detail...i'm not sure what a "larger bond measure" is or how it would effects the projected plans for burien
- ♦ Believe these improvements should have priority over the centralized option.
- ♦ Do not know, until I understand what kind tax increases you are asking for and the scope you are proposing.
- ♦ Don't want higher taxes

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Would you be more likely to support a bond measure if funds were included for parks/rec improvements?

- ♦ I think reaching out to the public for volunteering and fundraising might be a better idea. I feel if the people where the parks are located have a hand in improving their parks might want to keep in order. Clean up Burien seems to be getting better and increasing in amounts of volunteers each year.
- ♦ I would like to see EXACTLY what improvements the city plans on making before I make my decision
- ♦ I would prefer funding sidewalks and to get to these parks. But, among other higher priorities I would likely support these projects
- ♦ It would depend on how much it would cost me.
- ♦ My daughter, her three children and I live in Burien. We are struggling in this economy. My daughter is losing her home. We can't afford to pay for improvements in parks.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Why you would likely vote this way on a property tax increase to OPERATE a new center

YES

- ♦ 13 cents is not enough money to complain about, although I realize that some people will still object. I would definitely vote to provide this additional subsidy.
- ♦ Everyone, regardless of income level should be able to access and enjoy Parks & Rec services. I am willing to subsidize that.
- ♦ It will be very important to maintain the new facility and to be able to hire the staff necessary to operate a first rate recreation center. It would be terrible if the center and the programs were not successful due to the City's inability to provide the customer service and a clean facility.
- ♦ It's a minimum amount compared to what we will need to pay in the future if we do not offer resources for children, teens, adults, and elderly now!
- ♦ Maintaining the facility is a responsibility we have if we want it built...
- ♦ Please use the money wisely, that is all I ask.
- ♦ We need a new community Center
- ♦ I presume the \$1.51 is a monthly tax per _____? of home value? Given the property owners are statistically more affluent than renters, it is a fair way to allow the entire community, including low-income families and seniors, to enjoy a lovely facility that is affordable for all.
- ♦ I think it is important to not provide free services to users of the facility. The city needs to ensure that others who may not pay taxes in the community also are contributing to the benefits.

- ♦ I would like to know what is involved in these costs.
- ♦ I would want more information about why the new facility would need so much more money.
- ♦ If we build it, we should support it.
- ♦ is this an annual increase?
- ♦ Is this per \$1,000. value?
- ♦ It's a token contribution to a facility that will offer so much to the community.
- ♦ Just not sure at this time.
- ♦ Reluctantly
- ♦ To support my community.
- ♦ What would be the point of building it if we can't take care of it. User fees should play a major part too.
- ♦ Would like to research more options for funding other than just taxation of property owners.

NO

- ♦ again if I don't deem that I will use the facility I will probably vote no to a tax increase.
- ♦ I don't own property and my daughter and son-in-law are losing their property.
- ♦ i think these extra costs should be met in increased user fees so that people who don't use the facilities will not be charged more
- ♦ The center needs to support itself
- ♦ We really need a new Burien Community Center; however, if the cost of a new Shorewood School is only \$12 million, then I question the projected cost under the current plan. The current BCC classes are more expensive than what I currently pay at local fitness center, so I won't be using the fitness facility or the pool. I would support a more modest(?) plan of \$12-15 million, for classrooms, teen and senior center, fitness center and indoor track, but not \$35 million plus maintenance expenses to include a pool.
- ♦ Again, stop taxing all of the home owners to a point where they can't even manage.
- ♦ An 8% increase in property tax? In addition to the increase to build the project? I don't think this will fly...
- ♦ Don't raise property taxes !
- ♦ I hate to think of you types sitting around thinking of more ways you can spend our money.
- ♦ I will not vote for the property tax funding of the building.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

- ♦ I wouldn't use the recreation center. I can already get most of these functions at a private fitness club if I wanted to pay for it.
- ♦ If you are replacing the facility then you need to run it for what you are running the current facility. Half a million dollars per year is a ridiculous increase. Trim the pork off of this project.
- ♦ Property taxes already too high
- ♦ Same as before
- ♦ This will never work. We never can pass school bond levies
- ♦ User fees and rental revenue should be used and not an increased tax burden.

UNCERTAIN

- ♦ Building only the Community Center portion, the answer would be yes. Is the \$1.51 per month added to the \$15 per month on a \$300k valued home?
- ♦ I WOULD LIKE A LITTLE MORE INFO ON THIS ONE. I REALIZE BIGGER FACILITY MORE MONEY, BUT THAT IS QUITE AN INCREASE FOR ONE YEAR!
- ♦ I would most likely agree to pay additional regular taxes to help offset the cost of operation, but not at the expense of public safety. If I have to choose between more police units (through contract with the KCSO) or between the community/rec center, I will choose police.
- ♦ I would need more information on what the future revenue streams would look like for the community center to see if it couldn't be fully funded from that.
- ♦ It would depend on how much this amounted to on our property taxes which are already very high.
- ♦ would need to see the breakdown of the \$500,000 increase per year. Seems pretty high from an outside glance.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Please tell us why you are in favor of, against or uncertain about the fee structure

YES

- ♦ A movie costs more and is less healthy.
- ♦ actually it is not high enough in my estimation. I am assuming your team that analyzed data and came up with this structure, expects it is the most someone would pay. I live near the 8thAveS and S 196th St intersection, so technically I'm 2 blocks from the burien city line (according to the sign). I will definitely use the pool facilities & lockers and walking track and I'd pay \$10 per day or look for a discount and pay for a year.
- ♦ At \$25 a week, if used daily, a person can't belong to a gym for that price. I also support the scholarship plan and am glad to see it mentioned. People in our community need a place to gather, learn, and stay fit - together.
- ♦ City of Burien residents are already paying taxes for this and should get a break on the use fee. The Cove in Normandy Park is not available to anyone at any cost if you don't live there and they have police guarding the beach that ticket you if you set foot there.
- ♦ I can afford that fee, but I would want to make sure that those on low incomes would have access to the facilities.
- ♦ I think that is a very reasonable price!
- ♦ If you use you pay.
- ♦ It is reasonable and creates respect and value for the facility.
- ♦ it looks reasonable to me
- ♦ It seems fair, and it is less expensive for city residents, who already pay taxes in the community.

- ♦ It seems reasonable for those that can pay and if you are not denying those that can't, I appreciate that.
- ♦ It would help offset the costs for those who don't use the facility a
- ♦ I've used the Federal Way Center. These are the fees they charge there.
- ♦ Pay as you use the facility rather than tax all the property owners right out of their homes. This seems the best answer.
- ♦ Pay per use is fair.
- ♦ residents who pay the taxes should get a break.
- ♦ Seems to be a very reasonable rate for per day.
- ♦ Should increase fees to fully cover costs of recreational facility.
- ♦ These fees are reasonable. It is quit a bit less than a gym membership. The proposed facility is beautiful. I am hoping the fees will keep the facility beautiful.
- ♦ This seems affordable to me.
- ♦ We need to pay for staff
- ♦ As long as no one is left out of using the center that tax payers have funded. Also, the money collected needs to be properly appropriated and not squandered away by the elected officials.
- ♦ Fees seem in line with other (private business) activities.
- ♦ I am also in favor of a monthly fee for a family of around \$20 to \$30. This way a family can budget, and attend regularly even if they don't have the few dollars at the time. This is what Federal Way is doing.
- ♦ I can see these fees for the pools but I think they may be a little high if you just want to use the walk track.
- ♦ I doubt that I - and others - would use the facility if each time we had to pay.
- ♦ I like the punch card idea. If you sign up for a class is the user fee included? If so can you wander into the pool or up to the running track?
- ♦ I think people currently signed up for exercise classes should be given special consideration for access to the fitness room and walking as these could be used as part of the class. But for people just using the facility occasionaly I think the fees are more than reasonable.
- ♦ I would also like to see discounts for long-term tenants of the facility, ie a class instructor getting a discount on a separate facility rental (not part of the regular class)

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Please tell us why you are in favor of, against or uncertain about the fee structure

- ♦ I would be in favor for a monthly membership fee for the "Rec Center" and would pay for additional programs and services in the "Community Wing"
- ♦ I would be interested in comparing the overall fees with private fitness centers and clubs - not just a daily drop-in fee. I am curious if people would pay a drop-in fee if they only wanted to access the running track or the gym - the all or nothing access is potentially problematic as happened at the new Federal Way Community Center.
- ♦ I would have liked to see a yearly rate proposed. Also some facilities like gym and pool might be something that the community might use strictly, what would the cost be then. Individual use? Also the cost of class plus facility fee? might be an idea?
- ♦ I would want to find out what a family pass would cost.
- ♦ I would want to see more additional information before making any final decision
- ♦ IS THAT \$5 FOR THE WHOLE PLACE OR \$5 JUST FOR THE POOL AND \$5 JUST FOR THE TRACK?
- ♦ It appears reasonable!
- ♦ It will depend on what services are offered!
- ♦ Let those who use it pay for it
- ♦ Maybe a student and senior rate too. Also maybe a lower fee for single rental or program use, multi day punch cards, annual "membership", etc.
- ♦ Perhaps adding a category for 'family' that would discount the individual rates, or having kids free under a certain age (3 maybe)
- ♦ The gym at Sea Tac Community center has a monthly rate in place...for seniors \$20.00/month. I think you need monthly fees for some of the facility
- ♦ We currently have a adult couple YMCA membership which is less expensive, so we would not use. Since we have so many low-income families in the community, I am afraid most of the users will not be paying and you will then have a big revenue gap???
- ♦ While I don't live in the city of Burien, I would be happy to pay an extra user fee for out of city residents. I live in the Arbor Heights area.
- ♦ Would like opportunity to compare these fees with other communities which are demographically similar to Burien's rec center fees.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Please tell us why you are in favor of, against or uncertain about the fee structure

NO

- ♦ I don't want to be paying for something I wouldn't use, nor do I want to subsidize something the future residents of Lora Lake apartments would over-run.
- ♦ I think that everyone in the community needs to contribute to operating costs. I fear that those who can afford the fees would be carrying those who don't contribute anything. I believe our seniors should definately pay a lower fee than anyone else.
- ♦ I think that the fees may be too steep for a majority of the residents in Burien, based on median household income demographics for our city.
- ♦ If I am paying for this in taxes/bonds/etc, why am I going to pay more?
- ♦ If I can't swim laps for exercise, I probably wouldn't bother at that price unless my kids were bored on a summer day. Also, what are the hours? It would be more inticing to have something open very early (5am) so people could exercise before the day's demands begin.
- ♦ less for residents.
- ♦ The cost is too much.
- ♦ The fee for adult resident is too expensive and not user friendly. I believe the communities of Renton and Seatac have free facilities for residents (or more reduced than what is proposed).
- ♦ The fees seem to high. Burien has many low income people. I know I'd be hesitant to use it at 5 dollars per visit.
- ♦ too expensive compared to fees charged by other locations for similar uses
- ♦ Too expensive for me. I probably would only use the walking path and possibly the pool occasionally.

- ♦ Would prefer to pay a "membership" rate instead. \$5 is a bit pricey.
- ♦ After the public pays to build a new community center it should not be just a play area fro those who can afford to pay to play.
- ♦ The pools don't pay for themselves look at Mt. Rainer pool, and the Foster pool, you need to charge enough so that it can pay for itself
- ♦ these facilities are for the use of the young and old, groups who have either earned the right to a few freebies or have not yet lived long enough to have to pay. i suggest you find funds from available coffers by eliminating spending on less functional and noble causes; i think you all know where these funds might be hiding.
- ♦ You must be kidding. These fees in addition to property taxes!!!!
- ♦ You want to increase taxes to build a facility that will host a tax subsidized business that then charges fees to the taxpayers who made the whole scheme possible? The whole idea is absurd.

UNCERTAIN

- ♦ Does the fee cover fitness classes? or do you have to pay additional money to take fitness classes? If the answer is yes, we would not be in favor of the fee structure and probably would not use facilities. If we did use the facilities, it would be on a very limited basis.
- ♦ I always worry about access to low income populations.
- ♦ We should offer annual memberships as well.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Additional suggestions or comments

- ♦ \$2.00 for kids under 5
- ♦ \$35 million is probably too expensive of a price tag given the demographics of the Burien community.

- ♦ A place to walk dogs indoors. Can we do that on the walking track?
- ♦ again more lap lanes, and a weight gym would get my vote.
- ♦ can you build it faster!?
- ♦ Discounted rates for PrePay of Multi punch cards would be great.
- ♦ Funny you use 65 as a senior here, but on the next page you use 55.
- ♦ Get it done right, don't play around, don't turn it into a pork barrel project.
- ♦ I believe the rebuild of the center is an excellent project. I hope to see the city step up to helping and maybe find some business sponsors to help with the cost. Grants might be another option. Good Luck! I look forward to using the facilities.
- ♦ I did not see a place to the Burien Little Theater. We greatly enjoy the plays and cannot see building a new center if there is no place for the plays to be performed.
- ♦ I like the idea. It seems the pool has lap lanes. This is important to me. I'm not sure I'll support the center without a pool with lap lanes.
- ♦ I support the proposed center for the future of my daughter and her generation that needs all of the positive influences in this society that we reside in.
- ♦ I think it is really important to establish and adhere to strict guidelines, policies, and rules for all participants and not allow the center to become a place where people don't want to gather.
- ♦ I think the preschool area should be exclusively for the use of the preschool, not mixed-use
- ♦ I would like to have the opportunity to have someone come speak to my Early Bird Exercise class once a decision is made. Since we meet so early in the day, it is hard to get together at another time to get information about the process and to answer all their questions.
I would really like to see a swimming pool for lap swimming and for water aerobics. This is one advantage of the Highline Athletic Club. Also, will the gym be striped for pickle ball. Will there be a room for a stationary bike class?
- ♦ I'd like to see the estimated projections of those that may use the facility
- ♦ Is this a sneaky way to build an ornate senior center or will all residents be able to use this center

- ♦ I've already taken the survey, but forgot to suggest that The Burien Little Theatre be included in the plan for a community center. We have attended performances for over 30 years and feel it is an integral part of our community.
- ♦ Keep user fees as low as possible. Center should be accessible to all.
- ♦ Like I have been saying, spend the energy and time for the great good for our children, spend the money on education, lets see the city of Burien getting involved in that area not on some swimming pool that can't pay for itself, will always be a stress button on fees and there will never be enough money to pay for everything.
- ♦ Need to rethink this proposal. The community has not fully considered the alternatives. Before coming forward with a very large financing proposal, you need much more community education and involvement.
- ♦ No.
- ♦ offer a long-term (year at a time) pool only membership around \$250 per year.
- ♦ Please stop trying to be Bellevue or Kirkland. It would be nice to have all the amenities of wealthy communities, but in reality Burien residents are middle income, blue collar (at best) or low-income renters(at worst). If you continue to put forth bond issues that force people out of their homes because of increased taxes, who is going to be left to pay for your programs?
- ♦ Possibly splitting up the fee schedule to a more use based fee...ie a fee for the pool, or gym... Add a lap pool, or a few lanes in the pool for exercise swimming.
- ♦ Recreation center is nice, but not a must have item. Institute monthly or yearly fees for high usage if center is built.

BURIEN COMMUNITY CENTER SURVEY 2007-08
Open Link Web Survey Comments

Additional suggestions or comments

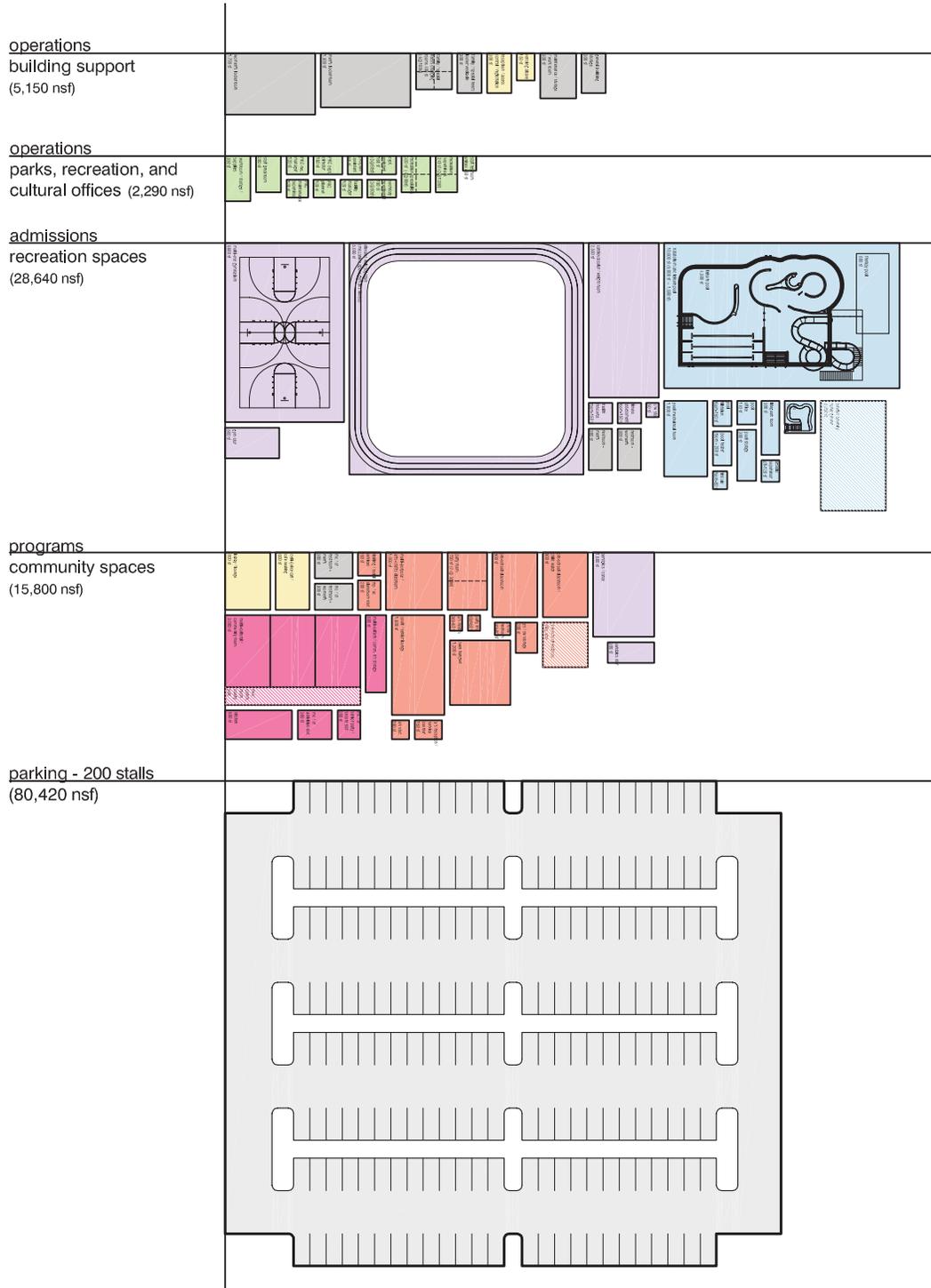
- ♦ See earlier comments about the YMCA.
- ♦ Stop diddling around and wasting money and get back to governing.
- ♦ stop spending our money we have a war to pay for.
- ♦ That school building is so old we need a new structure to compete within our community and in the surrounding areas. People go to other cities like Tukwila, SeaTac and the YMCA because there is no other option close.
- ♦ This was a great tool to get feedback from the community. I am proud of you for doing this and thank you for taking care of our community.
- ♦ Update to the current facility is a necessity... but is it really in the community's best interest to tear down & build new? There is a pool in Tukwila, which is not that far away... does every community require one? Per square foot, aren't they most costly to upkeep?
- ♦ We totally love the Renton outdoor water park. We are often there during the summer. I would love to see Burien have something similar to this, where it could be outdoors during the summer.

- ♦ What about monthly fee based on a annual membership rate that include access to all recreational facilities and classes. Debit members VISA/Mastercharge cards automatical on a monthly basis.

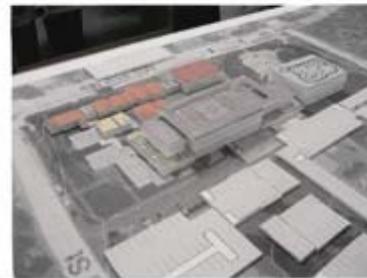
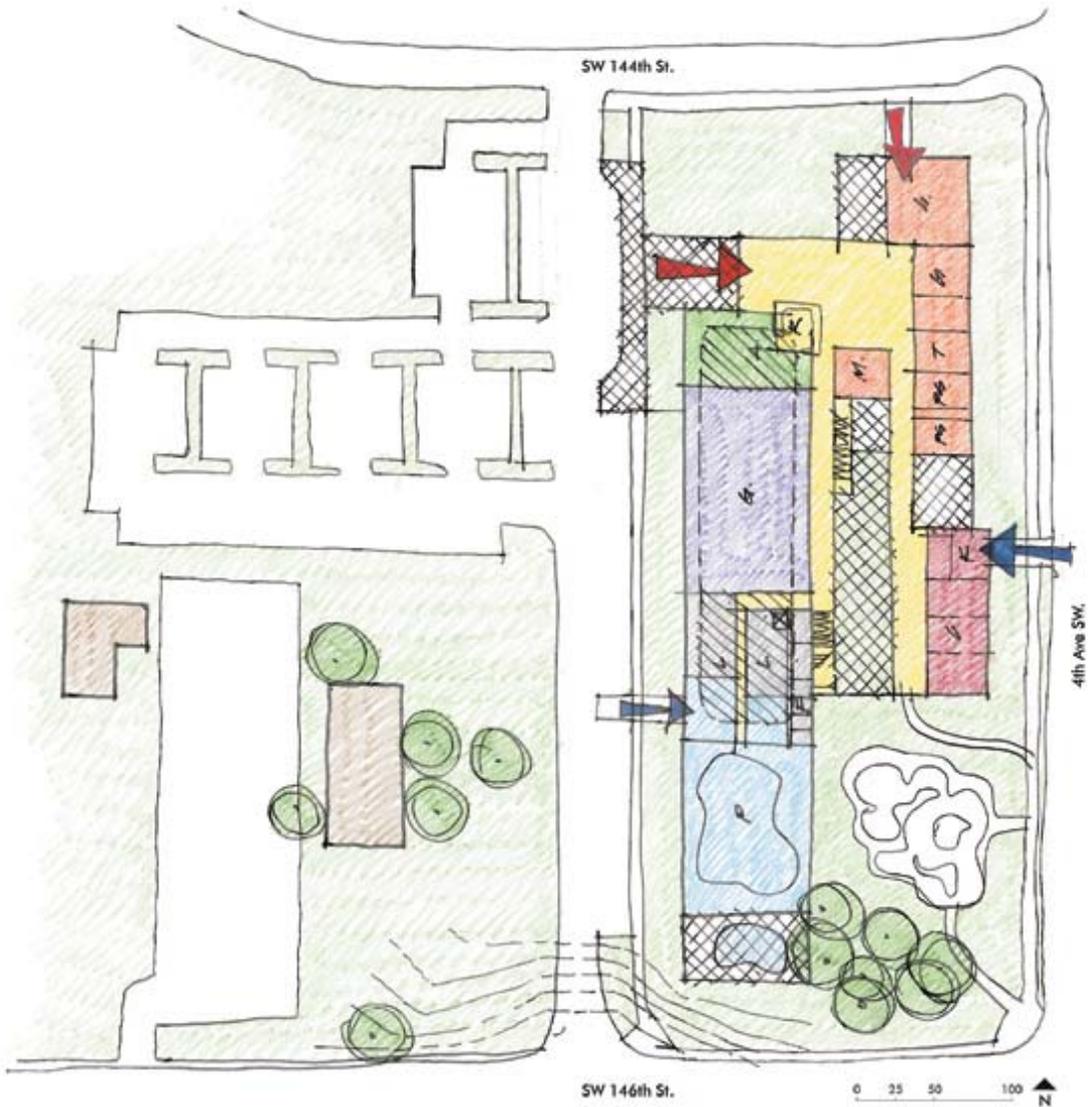
- ♦ What would it cost to minimally repair/upgrade the existing center? Do we need this expensive, high end structure to provide dance and yoga classes? There are existing pools and gyms in the community, which can be accessed for about the same fees you are suggesting.

- ♦ Why dont you create a sales tax to cover residents fees on the rec center? Then charge non residents fees.
- ♦ Would like to see the community center reach out to all income levels & ethnic groups--to be a true gathering space like the Seattle Center.
- ♦ Would rather spread the cost in property taxes that be charged everytime I use the community center.

GRAPHIC SPACE COMPONENT PROGRAM



ALTERNATIVE SITE PLAN Scheme A

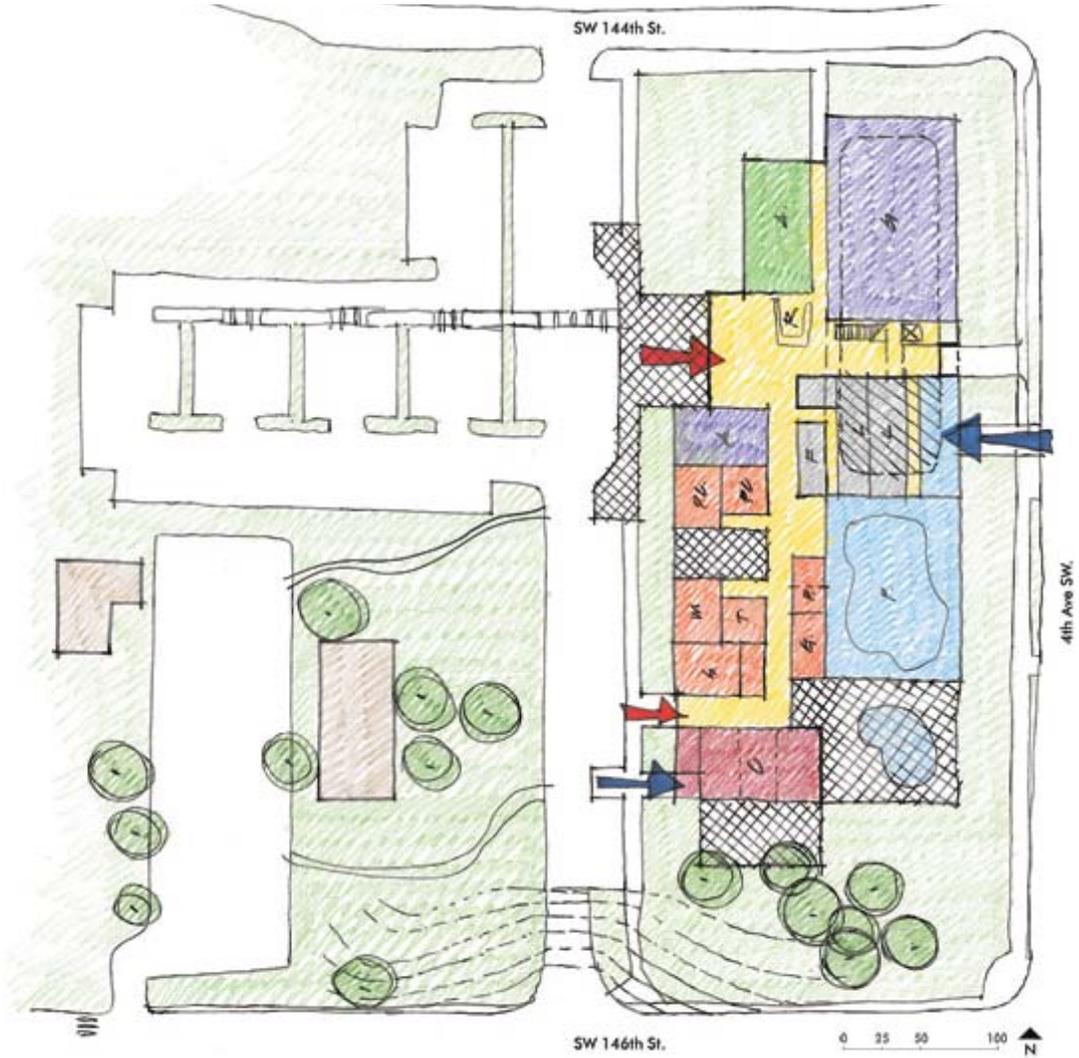


ALTERNATIVE SITE PLAN

Scheme B

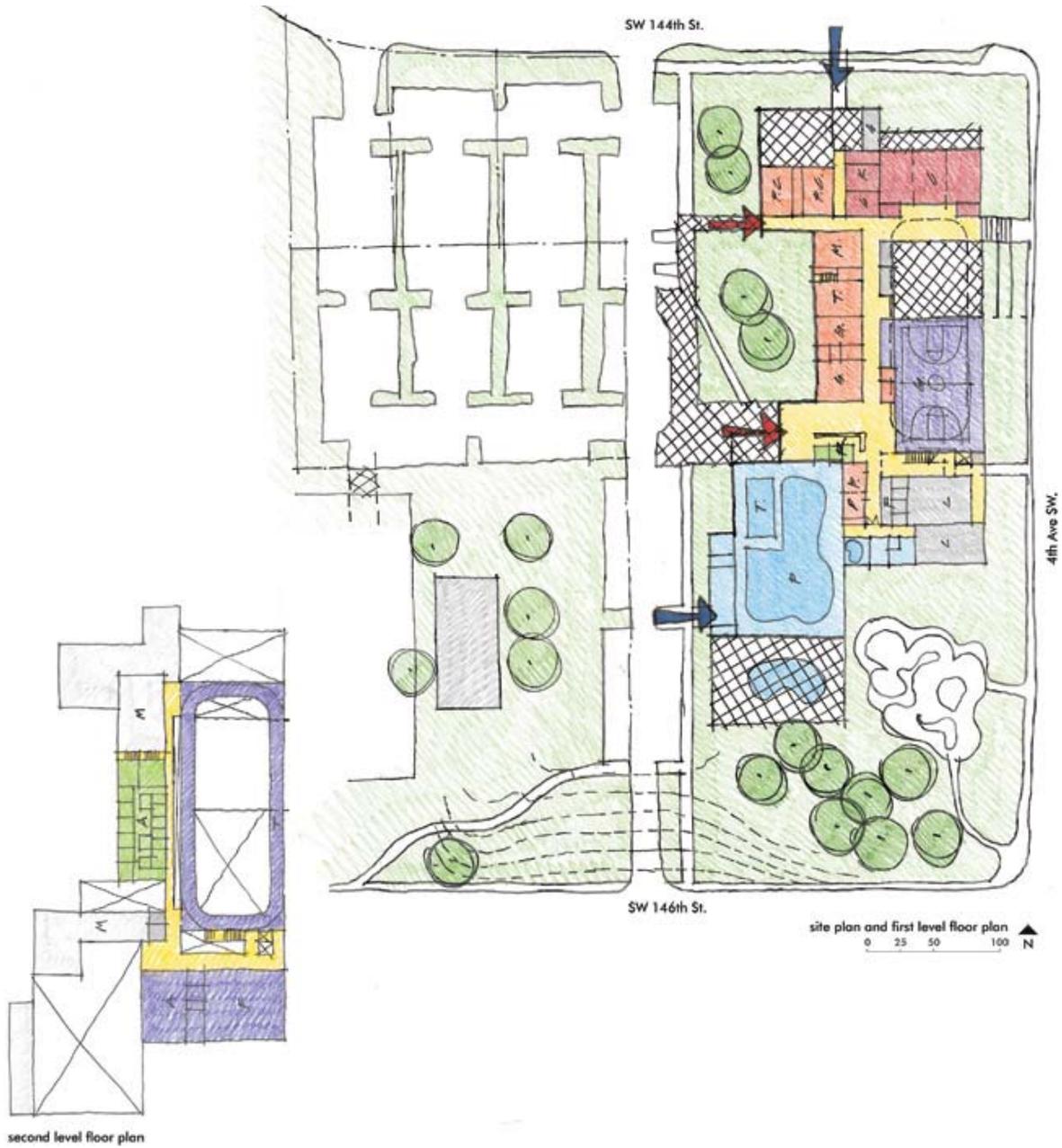


ALTERNATIVE SITE PLAN Scheme C

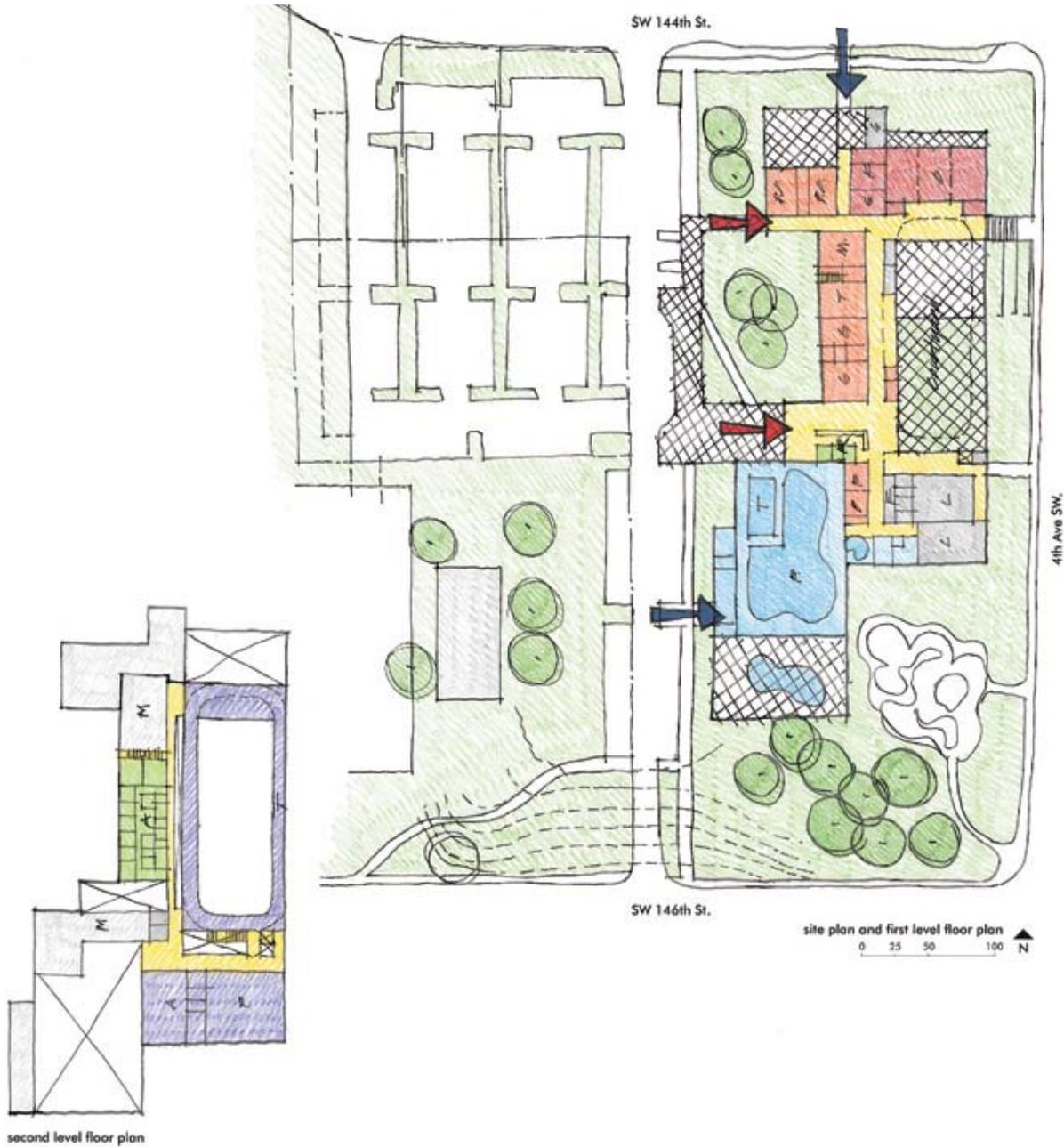


ALTERNATIVE SITE PLAN

Scheme D1

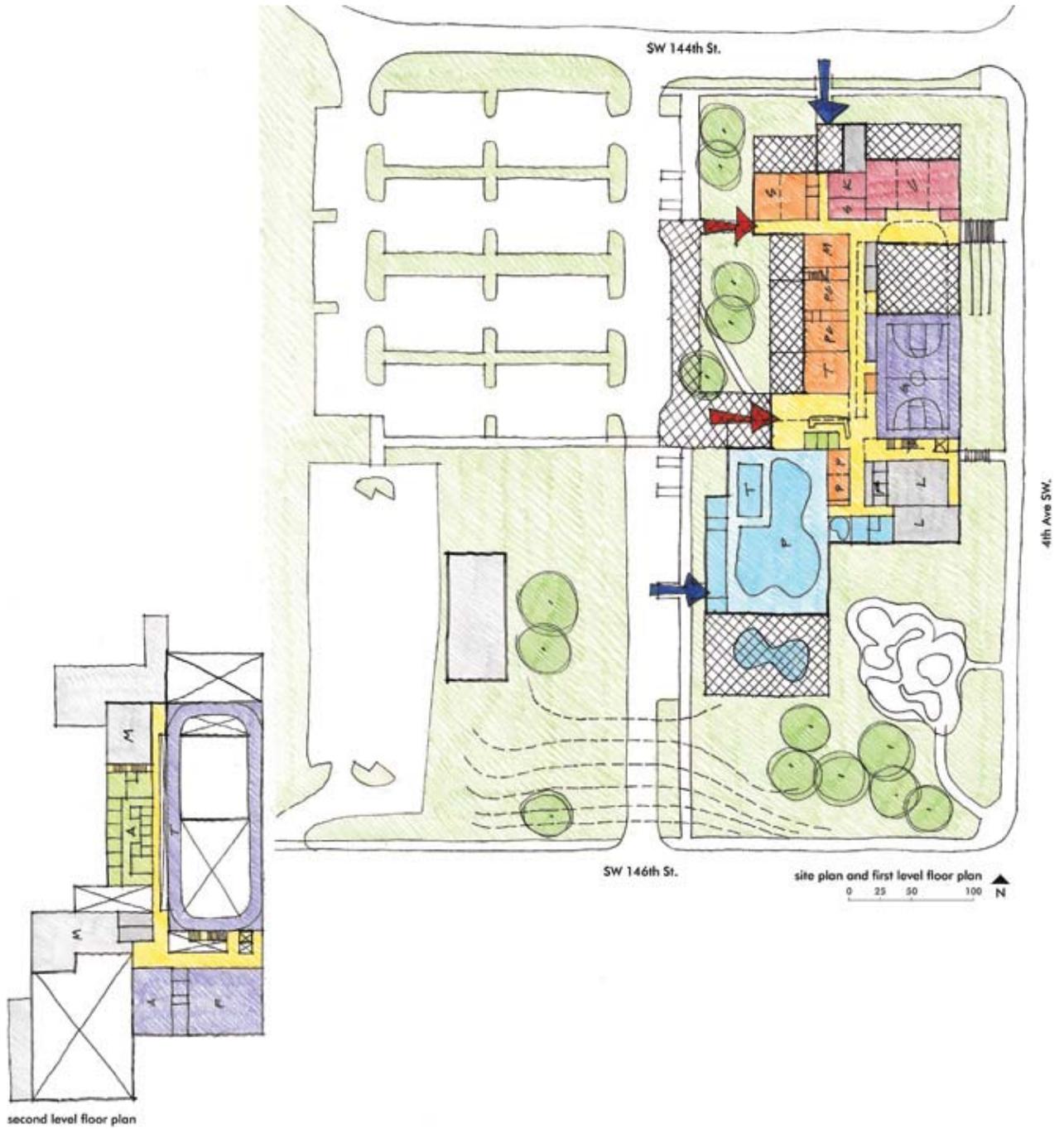


ALTERNATIVE SITE PLAN Scheme D2

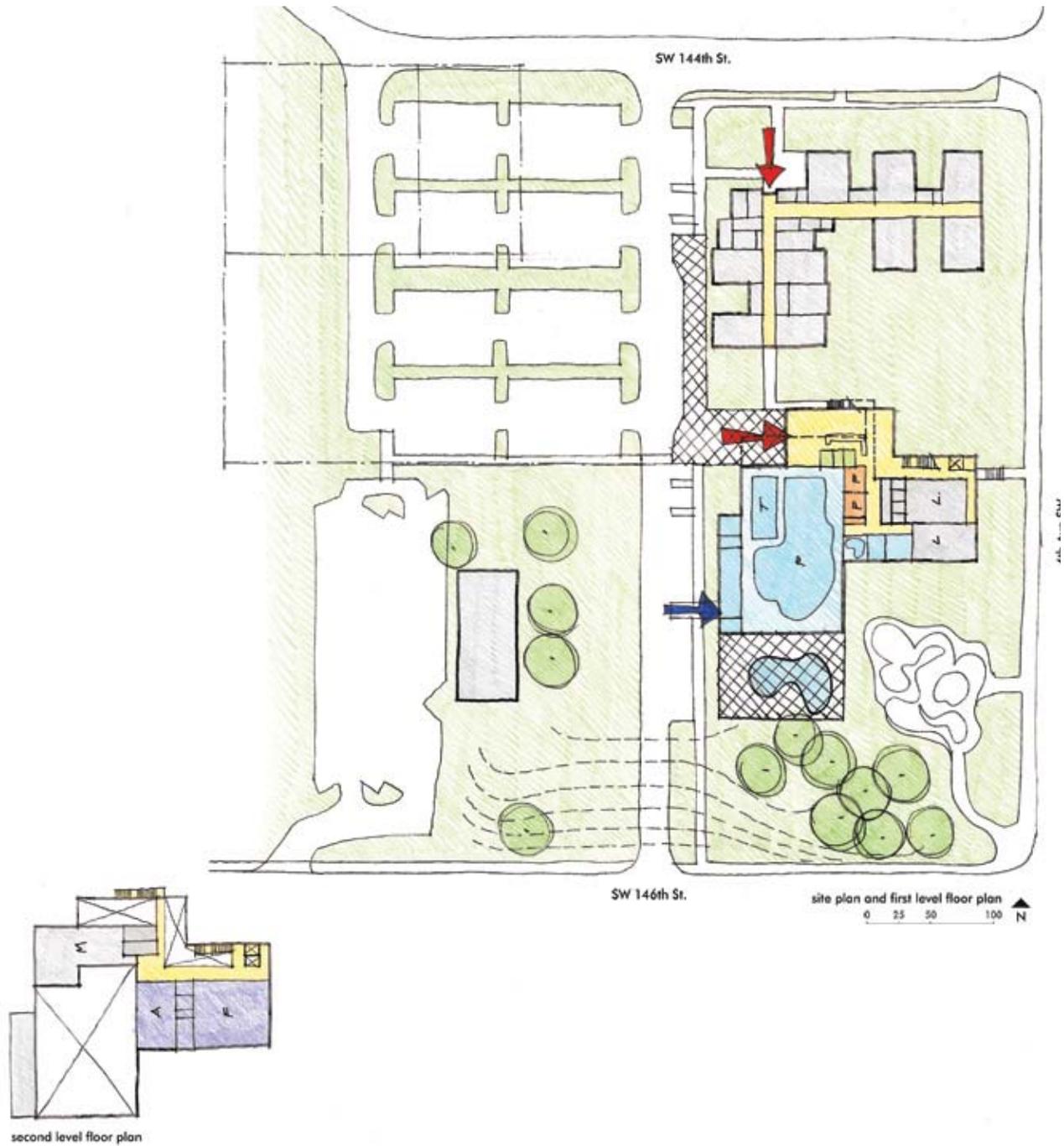


ALTERNATIVE SITE PLAN

Scheme E1



ALTERNATIVE SITE PLAN Scheme E2



DETAILED COST ESTIMATE

Summary

TOTAL PROJECT COSTS			
OPTION E1 (FULL BUILD-OUT)			
TOTAL	Constr. Start	July 2009	\$35,144,742
OPTION E2 (STAGED)			
STAGE 1	Constr. Start	July 2009	\$23,340,091
STAGE 2	Constr. Start	July 2014	<u>16,482,802</u>
TOTAL			\$39,822,893
OPTION E3 (STAGED)			
STAGE 1	Constr. Start	July 2009	\$15,917,301
STAGE 2	Constr. Start	July 2014	<u>27,892,577</u>
TOTAL			\$43,809,878
<p>The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.</p> <p>The above estimates assume a construction start date of: 01-Jul-09 If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 6-10% per year compounded.</p>			

DETAILED COST ESTIMATE

Scheme E1

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total	
OPTION E1 - FULL BUILDOUT				
BASE BUILDING	65,900 sf	\$236.98	\$15,616,955	assumes LEEDs Silver
BASE SITE WORK			1,878,634	
SUB-TOTAL	65,900 sf	\$265.49	\$17,495,589	
DESIGN CONTINGENCY	10.00% sf		1,749,559	
SUB-TOTAL	65,900 sf	\$292.04	\$19,245,148	this used to generate soft costs
DEMOLITION				
SCHOOL	30,192 sf	3.25	98,124	
HOUSES	4 ea	12,000.00	48,000	
			\$146,124	
TOTAL DIRECT CONSTRUCTION COST				
OPTION E1 - FULL BUILDOUT	65,900 sf	\$294.25	\$19,391,272	
OWNER CONTINGENCY	10.00%		\$1,939,127	
SALES TAX	8.90%		\$1,898,406	
TOTAL w/SALES TAX			\$23,228,805	
SOFT COSTS				
FIXTURES, FURNISHINGS & EQUIPME	6.50%	\$1,250,935		
SALES TAX ON FF&E	8.90%	111,333		
PROFESSIONAL FEES	13.00%	2,501,869		
CONSTRUCTION MANAGER	0.80%	153,961		
OWNER COSTS, PERMITS, ETC.	1.00%	192,451		
SUB-TOTAL SOFT COSTS	21.71%		\$4,210,550	
LEASE			\$200,000	Allowance
RELOCATION/MOVE-IN			\$400,000	
EASEMENT/LAND ACQUISITION			\$1,000,000	
SITE MODIFICATIONS			\$500,000	
TOTAL PROJECT COST				
OPTION E1 - FULL BUILDOUT			\$29,539,354	
2007 DOLLARS				
ESCALATION			\$5,605,388	
AUGUST 2007 TO JANUARY 2008	4.00%	\$1,181,574		
JANUARY 2008 TO JANUARY 2009	10.00%	\$3,072,093		
JANUARY 2009 TO JULY 2009	4.00%	\$1,351,721		
TOTAL PROJECT COST - OPTION D1			\$35,144,742	
(Incl. escalation & land acquisition cost)				

DETAILED COST ESTIMATE

Scheme E1

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total
ADD ALTERNATES			
SPRAY AREA WATER FEATURE		\$351,750	2007 prices
TOWER SLIDE		\$293,125	2007 prices
<p>The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.</p> <p>The above estimates assume a construction start date of: 01-Jul-09 If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 6-10% per year compounded.</p>			

DETAILED COST ESTIMATE

Scheme E1

DIRECT CONSTRUCTION COST				
Building related earthwork				
excavation & backfill for new footings	65,900	sf	1.00	65,900
gravel below slabs on grade	1,119	cy	32.00	35,793
vapor barrier below slabs on grade	69,460	sf	0.35	24,311
perimeter drainage system	1,400	lf	15.00	21,000
miscellaneous	1	sum	10,000.00	10,000
Sub-total	65,900	sf	2.38 /sf	157,004
Foundations & slab on grade				
footings & stemwalls	65,900	sf	2.40	158,160
slab on grade	60,400	sf	5.00	302,000
miscellaneous	65,900	sf	1.00	65,900
Sub-total	65,900	sf	7.98 /sf	526,060
Structural system				
columns, beams & joists	264	ton	4,200.00	1,107,120
metal floor decking	17,760	sf	3.50	62,160
concrete metal deck fill	17,760	sf	3.75	66,600
metal roof decking	48,334	sf	3.10	149,835
roof decking - natatorium	11,050	sf	8.00	88,400
acoustic metal roof decking - gym	7,566	sf	10.00	75,660
main stair	1	flt	25,000.00	25,000
egress stair	1	flt	12,500.00	12,500
Sub-total	65,900	sf	24.09 /sf	1,587,275
Envelope				
exterior wall framing	21,579	sf	4.75	102,500
sheathing	21,579	sf	2.00	43,158
wall insulation	21,579	sf	1.50	32,369
interior gyp. bd. finish	21,579	sf	2.50	53,948
cedar rainscreen	10,559	sf	16.00	168,944
stucco rainscreen	11,020	sf	20.00	220,400
windows, storefront & curtainwall	26,880	sf	65.00	1,747,200
wood & metal vertical sunscreen	4,193	sf	50.00	209,650
exterior soffit	2,404	sf	10.00	24,040
exterior doors	4	ea	1,500.00	6,000
	16	pr	4,500.00	72,000
paint/stain				
stain exterior cedar siding	10,559	sf	0.75	7,919
stucco rainscreen	11,020	sf	0.75	8,265
mechanical roof screens	4,350	sf	20.00	87,000
Sub-total	65,900	sf	42.24 /sf	2,783,393
Roofing & moisture protection				
built-up / membrane footing	48,334	sf	3.75	181,253
rigid insulation	48,334	sf	3.50	169,169
flashing	65,900	sf	0.50	32,950
caulking	65,900	sf	0.40	26,360
Sub-total	65,900	sf	6.22 /sf	409,732

8.00 lb/sf
wood decking

DETAILED COST ESTIMATE

Scheme E1

DIRECT CONSTRUCTION COST - Continued				
Interior finishes				
partitions				
metal stud & gyp. bd.	65,900	sf	8.00	527,200
cmu partitions in locker areas	1	sum	300,000.00	300,000
relights & sidelights	1	sum	40,000.00	40,000
movable partitions	800	sf	50.00	40,000
doors				
allowance	65,900	sf	1.50	98,850
ceilings 59,193				
susp. gyp. bd.	4,500	sf	6.50	29,250
linear wood	9,250	sf	20.00	185,000
susp. act.	26,827	sf	3.50	93,895
exposed decking	18,616	sf	0.00	0
acoustical baffles in natatorium	1	sum	20,000.00	20,000
flooring				
stained concrete, linoleum or carpet	45,196	sf	4.50	203,384
wood @ gym.	7,566	sf	10.00	75,660
rubber or similiar @ fitness/aerobics	5,940	sf	8.00	47,520
ceramic tile @ locker rooms	4,212	sf	14.00	58,968
running track	5,286	sf	8.00	42,288
railings				
guardrails @ track & atruims	895	lf	135.00	120,825
guardrails/handrails @ main stair	50	lf	170.00	8,500
handrails @ main stair wm	50	lf	35.00	1,750
painting & wall coverings				
wood wall panels	1,000	sf	30.00	30,000
ceramic tile walls	6,000	sf	14.00	84,000
paint interior	65,900	sf	2.00	131,800
Sub-total	65,900	sf	32.46 /sf	2,138,890
Specialties				
toilet partitions & accessories	1	sum	60,000.00	60,000
lockers - phenolic	250	ea	500.00	125,000
visual display systems	1	sum	20,000.00	20,000
signage systems	1	sum	50,000.00	50,000
fec	1	sum	10,000.00	10,000
miscellaneous	1	sum	30,000.00	30,000
Sub-total	65,900	sf	4.48 /sf	295,000
Equipment				
a/v equipment, incl. projection screens	1	sum	20,000.00	20,000
appliances	1	sum	5,000.00	5,000
gym equipment	1	sum	50,000.00	50,000
Sub-total	65,900	sf	1.14 /sf	75,000
Furnishings				
casework	1	sum	200,000.00	200,000
window treatments	1	sum	100,000.00	100,000
Sub-total	65,900	sf	4.55 /sf	300,000

DETAILED COST ESTIMATE

Scheme E1

DIRECT CONSTRUCTION COST - Continued					
Special construction					
pools	lap pool	4,500 sf	1 sum	900,000.00	900,000
	therapy pool	800 sf	1 sum	180,000.00	180,000
	spa	200 sf	1 sum	75,000.00	75,000
	pool accessories		1 sum	200,000.00	200,000
	premium for saline system		1 sum	90,000.00	90,000
Sub-total		65,900 sf		21.93 /sf	1,445,000
Conveying systems					
passenger elevator			1 ea	55,000.00	55,000
cab finishes			1 sum	5,000.00	5,000
Sub-total		65,900 sf		0.91 /sf	60,000
Mechanical					
HVAC		65,900 sf		23.00	1,515,700
plumbing		65,900 sf		8.00	527,200
fire sprinklers		65,900 sf		2.75	181,225
Sub-total		65,900 sf		33.75 /sf	2,224,125
Electrical					
power & lighting		65,900 sf		15.00	988,500
communications		65,900 sf		3.00	197,700
fire alarm & security		65,900 sf		2.00	131,800
Sub-total		65,900 sf		20.00 /sf	1,318,000
TOTAL - DIRECT CONSTRUCTION COST		65,900 sf		202.12 /sf	\$13,319,478
SUB-TOTAL - BASE BLDG - OPTION E1					
		65,900 sf		\$202.12	13,319,478
\$13,319,478					
Estimating Contingency				0.00%	0
Index to Construction Start	01-Aug-07			0.00%	0
General Conditions				10.00%	1,331,948
Insurance & bonds				2.00%	293,029
General Contractor's Fee				4.50%	672,500
\$2,297,477					17.25%
TOTAL DIRECT CONSTRUCTION COST					
BASE BLDG - OPTION E1 (Full Build-out)		65,900 sf +/-		\$236.98 /sf	\$15,616,955
main floor		48,140 sf		\$41,204.00	
second floor		17,760 sf			5,042
mech. on roof		4,976 sf		screened area	

DETAILED COST ESTIMATE

Scheme E1

DEMOLITION				
Site				
basketball court	1	sum	\$1,500.00	\$1,500
paving	57,260	sf	1.00	57,260
miscellaneous	1	sum	20,000.00	20,000
haul & dispose	1	sum	5,000.00	5,000
Sub-total				\$83,760
Buildings				
see summary sheet	1	sum	0.00	0
Sub-total				0
Hazardous & toxic materials				
allowance	1	sum	0.00	0
Sub-total				0
TOTAL - DEMOLITION				\$83,760

SITE WORK				
Earthwork				
cut @ entry area	2,507	cy	17.50	43,878
rough grading	217,031	sf	0.50	108,516
erosion control	1	sum	15,000.00	15,000
construction entry	1	sum	20,000.00	20,000
Sub-total				187,394
Utilities				
storm drainage	1	sum	120,000.00	120,000
sanitary sewer	1	sum	30,000.00	30,000
water	1	sum	100,000.00	100,000
gas	1	sum	0.00	0
Sub-total				250,000
Hardscape				
concrete curbs	4,341	lf	16.00	69,456
ac paving	81,816	sf	2.35	192,268
sidewalk/walkway	10,656	sf	4.50	47,952
plaza paving	22,900	sf	5.50	125,950
parking striping	226	ea	22.00	4,972
ada signs & logos	4	ea	275.00	1,100
miscellaneous	1	sum	100,000.00	100,000
Sub-total				541,698
Site structures				
retaining walls	200	lf	100.00	20,000
stairs	500	lf	35.00	17,500
railing	60	lf	80.00	4,800
Sub-total				42,300
Water feature				
spray area	1	sum	0.00	0
Sub-total				0

DETAILED COST ESTIMATE

Scheme E1

SITE WORK - Continued				
Fences				
cedar fences	5,837 sf	6.00	35,022	
Sub-total				35,022
Landscape & irrigation				
general	68,192 sf	4.00	272,768	
parking islands	29,126 sf	6.50	189,319	
Sub-total				462,087
TOTAL - SITE WORK				\$1,518,500
SUB-TOTAL - SITE WORK - OPTION E1 (Full Build-out)				
			1,602,260	\$1,602,260
Estimating Contingency		0.00%	0	
Index to Construction Start	01-Aug-07	0.00%	0	see summary sheet
General Conditions		10.00%	160,226	
Insurance & bonds		2.00%	35,250	
General Contractor's Fee		4.50%	80,898	17.25%
				\$276,374
TOTAL DIRECT CONSTRUCTION COST				
SITE WORK - OPTION E1 (Full Build-out)	220,000 sf +/-	\$8.54 /sf		\$1,878,634

DETAILED COST ESTIMATE

Scheme E2

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total	
OPTION E2 (STAGE 1)				
BASE BUILDING	32,683 sf	\$284.98	\$9,314,077	assumes LEEDs Silver
BASE SITE WORK			1,862,412	
SUB-TOTAL	32,683 sf	\$341.97	\$11,176,489	
DESIGN CONTINGENCY	10.00% sf		1,117,649	
SUB-TOTAL	32,683 sf	\$376.16	\$12,294,138	this used to generate soft costs
DEMOLITION				
SCHOOL	11,060 sf	3.25	35,945	19,132 sf to remain
HOUSES	4 ea	12,000.00	48,000	
			\$83,945	
TOTAL DIRECT CONSTRUCTION COST OPTION E2 (STAGE 1)	32,683 sf	\$378.73	\$12,378,083	
OWNER CONTINGENCY	10.00%		\$1,237,808	
SALES TAX	8.90%		\$1,211,814	
TOTAL w/SALES TAX			\$14,827,705	
SOFT COSTS				
FIXTURES, FURNISHINGS & EQUIPME	6.50%		\$799,119	
SALES TAX ON FF&E	8.90%		71,122	
PROFESSIONAL FEES	13.00%		1,598,238	
CONSTRUCTION MANAGER	0.80%		98,353	
OWNER COSTS, PERMITS, ETC.	1.00%		122,941	
SUB-TOTAL SOFT COSTS	21.73%		\$2,689,773	
LEASE			\$200,000	Allowance
RELOCATION/MOVE-IN			\$400,000	
EASEMENT/LAND ACQUISITION			\$1,000,000	
SITE MODIFICATIONS			\$500,000	
TOTAL PROJECT COST OPTION E2 (STAGE 1) 2007 DOLLARS			\$19,617,478	
ESCALATION			\$3,722,613	
AUGUST 2007 TO JANUARY 2008	4.00%		\$784,699	
JANUARY 2008 TO JANUARY 2009	10.00%		\$2,040,218	
JANUARY 2009 TO JULY 2009	4.00%		\$897,696	
TOTAL PROJECT COST OPTION E2 (STAGE 1) (Incl. escalation & land acquisition cost)			\$23,340,091	

DETAILED COST ESTIMATE

Scheme E2

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total	
OPTION E2 (STAGE 2)				
BASE BUILDING	33,217 sf	\$189.75	\$6,302,878	assumes LEEDs Silver
BASE SITE WORK			50,000	
REMODEL/INTERFACE W/PHASE 1			50,000	
SUB-TOTAL	33,217 sf	\$192.76	\$6,402,878	
DESIGN CONTINGENCY	10.00% sf		640,288	
SUB-TOTAL	33,217 sf	\$212.03	\$7,043,165	this used to generate soft costs
DEMOLITION				
SCHOOL	19,132 sf	3.25	62,179	
			\$62,179	
TOTAL DIRECT CONSTRUCTION COST	33,217 sf	\$213.91	\$7,105,344	
OPTION E2 (STAGE 2)				
OWNER CONTINGENCY	10.00%		\$710,534	
SALES TAX	8.90%		\$695,613	
TOTAL w/SALES TAX			\$8,511,492	
SOFT COSTS				
FIXTURES, FURNISHINGS & EQUIPME	6.50%		\$457,806	
SALES TAX ON FF&E	8.90%		40,745	
PROFESSIONAL FEES	13.00%		915,612	
CONSTRUCTION MANAGER	0.80%		56,345	
OWNER COSTS, PERMITS, ETC.	1.00%		70,432	
SUB-TOTAL SOFT COSTS	21.69%		\$1,540,939	
LEASE			\$300,000	Allowance
SITE MODIFICATIONS			\$0	
TOTAL PROJECT COST			\$10,352,431	
OPTION E2 (STAGE 2)				
2007 DOLLARS			\$10,352,431	
ESCALATION			\$6,130,371	
AUGUST 2007 TO JANUARY 2008	4.00%		\$414,097	
JANUARY 2008 TO JANUARY 2009	10.00%		\$1,076,653	
JANUARY 2009 TO JULY 2009	4.00%		\$473,727	
JULY 2009 TO JULY 2010	6.00%		\$739,014	
JULY 2010 TO JULY 2011	6.00%		\$783,355	
JULY 2011 TO JULY 2012	6.00%		\$830,357	
JULY 2012 TO JULY 2013	6.00%		\$880,178	
JULY 2013 TO JULY 2014	6.00%		\$932,989	
TOTAL PROJECT COST			\$16,482,802	
OPTION E2 (STAGE 2)				
TOTAL IF DONE IN TWO PHASES			\$39,822,893	

DETAILED COST ESTIMATE

Scheme E2

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total
ADD ALTERNATES			
SPRAY AREA WATER FEATURE		\$351,750	2007 prices
TOWER SLIDE		\$293,125	2007 prices
<p>The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.</p> <p>The above estimates assume a construction start date of: 01-Jul-09 If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 6-10% per year compounded.</p>			

DETAILED COST ESTIMATE

Scheme E2

DIRECT CONSTRUCTION COST				
Building related earthwork				
excavation & backfill for new footings	32,683	sf	1.00	32,683
gravel below slabs on grade	503	cy	32.00	16,108
vapor barrier below slabs on grade	31,260	sf	0.35	10,941
perimeter drainage system	1,400	lf	15.00	21,000
miscellaneous	1	sum	10,000.00	10,000
Sub-total	32,683	sf	2.78 /sf	90,733
Foundations & slab on grade				
footings & stemwalls	32,683	sf	2.40	78,439
slab on grade	27,183	sf	5.00	135,915
miscellaneous	32,683	sf	1.00	32,683
Sub-total	32,683	sf	7.56 /sf	247,037
Structural system				
columns, beams & joists	131	ton	4,200.00	549,074
metal floor decking	8,322	sf	3.50	29,127
concrete metal deck fill	8,322	sf	3.75	31,208
metal roof decking	22,683	sf	3.10	70,317
roof decking - natatorium	11,050	sf	8.00	88,400
main stair	1	flt	25,000.00	25,000
egress stair	1	flt	12,500.00	12,500
Sub-total	32,683	sf	24.65 /sf	805,626
Envelope				
exterior wall framing	12,541	sf	4.75	59,570
sheathing	12,541	sf	2.00	25,082
wall insulation	12,541	sf	1.50	18,812
interior gyp. bd. finish	12,541	sf	2.50	31,353
cedar rainscreen	5,548	sf	16.00	88,768
stucco rainscreen	6,993	sf	20.00	139,860
windows, storefront & curtainwall	13,865	sf	65.00	901,225
wood & metal vertical sunscreen	4,193	sf	50.00	209,650
exterior soffit	1,025	sf	10.00	10,250
exterior doors	2	ea	1,500.00	3,000
	7	pr	4,500.00	31,500
paint/stain				
stain exterior cedar siding	5,548	sf	0.75	4,161
stucco rainscreen	6,993	sf	0.75	5,245
mechanical roof screens	1,230	sf	20.00	24,600
Sub-total	32,683	sf	47.52 /sf	1,553,075
Roofing & moisture protection				
built-up / membrane footing	22,683	sf	3.75	85,061
rigid insulation	22,683	sf	3.50	79,391
flashing	32,683	sf	0.50	16,342
caulking	32,683	sf	0.40	13,073
Sub-total	32,683	sf	5.93 /sf	193,866

8.00 lb/sf
wood decking

DETAILED COST ESTIMATE

Scheme E2

DIRECT CONSTRUCTION COST - Continued					
Interior finishes					
partitions					
	metal stud & gyp. bd.	32,683	sf	8.00	261,464
	cmu partitions in locker areas	1	sum	300,000.00	300,000
xxx	relights & sidelights	1	sum	40,000.00	40,000
xxx	movable partitions	800	sf	50.00	40,000
doors					
	allowance	32,683	sf	1.35	44,122
ceilings					
		31,106			
	susp. gyp. bd.	4,500	sf	6.50	29,250
	linear wood	9,250	sf	20.00	185,000
	susp. act.	6,306	sf	3.50	22,072
	exposed decking	11,050	sf	0.00	0
	acoustical baffles in natatorium	1	sum	20,000.00	20,000
flooring					
	stained concrete, linoleum or carpet	23,546	sf	4.50	105,958
	rubber or similiar @ fitness/aerobics	5,940	sf	8.00	47,520
	ceramic tile @ locker rooms	4,212	sf	14.00	58,968
railings					
xxx	guardrails @ track & atruims	895	lf	135.00	120,825
	guardrails/handrails @ main stair	50	lf	170.00	8,500
	handrails @ main stair	50	lf	35.00	1,750
	painting & wall coverings				
	wood wall panels	1,000	sf	30.00	30,000
	ceramic tile walls	6,000	sf	14.00	84,000
	paint interior	32,683	sf	2.00	65,366
	Sub-total	32,683	sf	44.82	1,464,795
Specialties					
	toilet partitions & accessories	1	sum	40,000.00	40,000
	lockers - phenolic	250	ea	500.00	125,000
	visual display systems	1	sum	10,000.00	10,000
	signage systems	1	sum	30,000.00	30,000
	fec	1	sum	5,000.00	5,000
	miscellaneous	1	sum	20,000.00	20,000
	Sub-total	32,683	sf	7.04	230,000
Equipment					
	a/v equipment, incl. projection screens	1	sum	5,000.00	5,000
	appliances	1	sum	2,000.00	2,000
	Sub-total	32,683	sf	0.21	7,000
Furnishings					
	casework	1	sum	50,000.00	50,000
	window treatments	1	sum	40,000.00	40,000
	Sub-total	32,683	sf	2.75	90,000

DETAILED COST ESTIMATE

Scheme E2

DIRECT CONSTRUCTION COST - Continued						
Special construction						
pools	lap pool	4,500 sf	1 sum	900,000.00	900,000	\$200.00 /sf
	therapy pool	800 sf	1 sum	180,000.00	180,000	\$225.00 /sf
	spa	200 sf	1 sum	75,000.00	75,000	
	pool accessories		1 sum	200,000.00	200,000	
	premium for saline system		1 sum	90,000.00	90,000	
Sub-total			32,683 sf	44.21 /sf	1,445,000	
Conveying systems						
	passenger elevator		1 ea	55,000.00	55,000	
	cab finishes		1 sum	5,000.00	5,000	
Sub-total			32,683 sf	1.84 /sf	60,000	
Mechanical						
	HVAC		32,683 sf	23.00	751,709	
	plumbing		32,683 sf	8.00	261,464	
	fire sprinklers		32,683 sf	2.75	89,878	
Sub-total			32,683 sf	33.75 /sf	1,103,051	
Electrical						
	power & lighting		32,683 sf	15.00	490,245	
	communications		32,683 sf	3.00	98,049	
	fire alarm & security		32,683 sf	2.00	65,366	
Sub-total			32,683 sf	20.00 /sf	653,660	
TOTAL - DIRECT CONSTRUCTION COST			32,683 sf	243.06 /sf	\$7,943,844	
SUB-TOTAL - BASE BUILDING - OPTION E2 (Stage 1)						
Estimating Contingency			01-Aug-07	0.00%	0	see summary sheet
Index to Construction Start				0.00%	0	
General Conditions				10.00%	794,384	
Insurance & bonds				2.00%	174,765	
General Contractor's Fee				4.50%	401,085	17.25%
TOTAL DIRECT CONSTRUCTION COST BASE BUILDING - OPTION E2 (Stage 1)			32,683 sf +/-	\$284.98 /sf	\$9,314,077	
	main floor		24,361 sf	\$41,204.00		
	second floor		8,322 sf		5,042	
	mech. on roof		4,976 sf	screened area		
TOTAL DIRECT CONSTRUCTION COST BASE BUILDING - OPTION E2 (Stage 2)			33,217 sf +/-	\$189.75 /sf	\$6,302,878	

DETAILED COST ESTIMATE

Scheme E2

DEMOLITION				
Site				
basketball court	1	sum	\$1,500.00	\$1,500
paving	57,260	sf	1.00	57,260
miscellaneous	1	sum	20,000.00	20,000
haul & dispose	1	sum	5,000.00	5,000
Sub-total				\$83,760
Buildings				
see summary sheet	1	sum	0.00	0
Sub-total				0
Hazardous & toxic materials				
allowance	1	sum	0.00	0
Sub-total				0
TOTAL - DEMOLITION				\$83,760

SITE WORK				
Earthwork				
cut @ entry area	2,507	cy	17.50	43,878
rough grading	212,751	sf	0.50	106,376
erosion control	1	sum	15,000.00	15,000
construction entry	1	sum	20,000.00	20,000
Sub-total				185,254
Utilities				
storm drainage	1	sum	120,000.00	120,000
sanitary sewer	1	sum	30,000.00	30,000
water	1	sum	100,000.00	100,000
gas	1	sum	0.00	0
Sub-total				250,000
Hardscape				
concrete curbs	4,221	lf	16.00	67,536
ac paving	77,656	sf	2.35	182,492
sidewalk/walkway	10,656	sf	4.50	47,952
plaza paving	22,900	sf	5.50	125,950
parking striping	226	ea	22.00	4,972
ada signs & logos	4	ea	275.00	1,100
miscellaneous	1	sum	100,000.00	100,000
Sub-total				530,002
Site structures				
retaining walls	200	lf	100.00	20,000
stairs	500	lf	35.00	17,500
railing	60	lf	80.00	4,800
Sub-total				42,300
Water feature				
spray area	1	sum	0.00	0
Sub-total				0

DETAILED COST ESTIMATE

Scheme E2

SITE WORK - Continued				
Fences				
cedar fences	5,837 sf	6.00	35,022	
Sub-total				35,022
Landscape & irrigation				
general	68,192 sf	4.00	272,768	
parking islands	29,126 sf	6.50	189,319	
Sub-total				462,087
TOTAL - SITE WORK				\$1,504,664
SUB-TOTAL - SITE WORK - OPTION E2 (Stage 1)				
			1,588,424	\$1,588,424
Estimating Contingency		0.00%	0	see summary sheet
Index to Construction Start	01-Aug-07	0.00%	0	
General Conditions		10.00%	158,842	
Insurance & bonds		2.00%	34,945	
General Contractor's Fee		4.50%	80,200	
			\$273,987	17.25%
TOTAL DIRECT CONSTRUCTION COST SITE WORK - OPTION E2 (Stage 1)	220,000 sf +/-	\$8.47 /sf	\$1,862,412	

DETAILED COST ESTIMATE

Scheme E3

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total	
OPTION E3 (STAGE 1)				
BASE BUILDING	26,337 sf	\$196.00	\$5,162,052	assumes LEEDs Silver
BASE SITE WORK			1,862,412	
SUB-TOTAL	26,337 sf	\$266.71	\$7,024,464	
DESIGN CONTINGENCY	10.00% sf		702,446	
SUB-TOTAL	26,337 sf	\$293.39	\$7,726,910	this used to generate soft costs
DEMOLITION				
SCHOOL	19,132 sf	3.25	62,179	11,060 sf to remain
HOUSES	4 ea	12,000.00	48,000	
			\$110,179	
TOTAL DIRECT CONSTRUCTION COST OPTION E3 (STAGE 1)	26,337 sf	\$297.57	\$7,837,089	
OWNER CONTINGENCY	10.00%		\$783,709	
SALES TAX	8.90%		\$767,251	
TOTAL w/SALES TAX			\$9,388,049	
SOFT COSTS				
FIXTURES, FURNISHINGS & EQUIPMENT	6.50%		\$502,249	
SALES TAX ON FF&E	8.90%		44,700	
PROFESSIONAL FEES	13.00%		1,004,498	
CONSTRUCTION MANAGER	0.80%		61,815	
OWNER COSTS, PERMITS, ETC.	1.00%		77,269	
SUB-TOTAL SOFT COSTS	21.57%		\$1,690,532	
LEASE			\$400,000	Allowance
RELOCATION/MOVE-IN			\$400,000	
EASEMENT/LAND ACQUISITION			\$1,000,000	
SITE MODIFICATIONS			\$500,000	
TOTAL PROJECT COST OPTION E3 (STAGE 1) 2007 DOLLARS			\$13,378,581	
ESCALATION				
AUGUST 2007 TO JANUARY 2008	4.00%		\$535,143	
JANUARY 2008 TO JANUARY 2009	10.00%		\$1,391,372	
JANUARY 2009 TO JULY 2009	4.00%		\$612,204	
TOTAL PROJECT COST OPTION E3 (STAGE 1) (Incl. escalation & land acquisition cost)			\$15,917,301	

DETAILED COST ESTIMATE

Scheme E3

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total	
OPTION E3 (STAGE 2)				
BASE BUILDING	36,652 sf	\$280.00	\$10,262,560	assumes LEEDs Silver
BASE SITE WORK			50,000	
REMODEL STAGE 1	12,887 sf	60.00	773,220	
SUB-TOTAL	36,652 sf	\$302.46	\$11,085,780	
DESIGN CONTINGENCY	10.00% sf		1,108,578	
SUB-TOTAL	36,652 sf	\$332.71	\$12,194,358	this used to generate soft costs
DEMOLITION				
SCHOOL	11,060 sf	3.25	35,945	
TOTAL DIRECT CONSTRUCTION COST				
OPTION E3 (STAGE 2)	36,652 sf	\$333.69	\$12,230,303	
OWNER CONTINGENCY	10.00%		\$1,223,030	
SALES TAX	8.90%		\$1,197,347	
TOTAL w/SALES TAX			\$14,650,680	
SOFT COSTS				
FIXTURES, FURNISHINGS & EQUIPMENT	6.50%		\$792,633	
SALES TAX ON FF&E	8.90%		70,544	
PROFESSIONAL FEES	13.00%		1,585,267	
CONSTRUCTION MANAGER	0.80%		97,555	
OWNER COSTS, PERMITS, ETC.	1.00%		121,944	
SUB-TOTAL SOFT COSTS	21.81%		\$2,667,943	
LEASE			\$200,000	Allowance
SITE MODIFICATIONS			\$0	
TOTAL PROJECT COST				
OPTION E3 (STAGE 2)			\$17,518,623	
2007 DOLLARS				
ESCALATION			\$10,373,955	
AUGUST 2007 TO DECEMBER 2007	4.00%		\$700,745	
JANUARY 2008 TO JANUARY 2009	10.00%		\$1,821,937	
JANUARY 2009 TO JULY 2009	4.00%		\$801,652	
JULY 2009 TO JULY 2010	6.00%		\$1,250,577	
JULY 2010 TO JULY 2011	6.00%		\$1,325,612	
JULY 2011 TO JULY 2012	6.00%		\$1,405,149	
JULY 2012 TO JULY 2013	6.00%		\$1,489,458	
JULY 2013 TO JULY 2014	6.00%		\$1,578,825	
TOTAL PROJECT COST				
OPTION E3 (STAGE 2)			\$27,892,577	
TOTAL IF DONE IN TWO PHASES			\$43,809,878	

DETAILED COST ESTIMATE

Scheme E3

DIRECT CONSTRUCTION COST	Area	Cost / Sf	Total
ADD ALTERNATES			
SPRAY AREA WATER FEATURE		\$351,750	2007 prices
TOWER SLIDE		\$293,125	2007 prices
<p>The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.</p> <p>The above estimates assume a construction start date of: 01-Jul-09 If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 6-10% per year compounded.</p>			

PRECEDENT FOR PARKING DEMAND ANALYSIS



KITTELSON & ASSOCIATES, INC.

TRANSPORTATION PLANNING/TRAFFIC ENGINEERING

610 SW ALDER, SUITE 700 • PORTLAND, OR 97205 • (503) 228-5230 • FAX (503) 273-8169

July 21, 2003

Project #: 5673.4

Vicki Vanneman
Vancouver-Clark Parks & Recreation
610 Esther Street
Vancouver, WA 98668-1995

RE: Community Center Parking Demand Analysis/Projected Needs

Dear Vicki,

Pursuant to your request, Kittelson & Associates, Inc. has conducted a parking study at two local community centers to better assess the potential future parking demand for the Firstenburg Community Center to be located in Vancouver, Washington. This letter documents the parking study methodology and findings, as well as a recommended parking ratio for the proposed facility.

Summary of the Data Collection

Parking demand was studied at the Southwest Portland Community Center and East Portland Community Center. These facilities were selected for data collection based on direction provided by the Vancouver-Clark Parks & Recreation Department. The Southwest Portland Community Center was specifically selected because it incorporates a pool similar to that proposed for the Firstenburg Community Center. No similar facilities currently exist in the Vancouver/Clark County area. The Southwest Portland Community Center encompasses approximately 48,000 square-feet of space, including the pool facility, a gymnasium, a workout facility, several classrooms, fitness and dance rooms, and a preschool room. The East Portland Community Center is approximately 36,000 square-feet in size and includes a double gymnasium, workout facility, classrooms, and a preschool room; however, it does not include a pool.

Based on the information provided by the Southwest Portland Community Center Director¹, the center's peak hours of activity typically occur on Saturdays between 2:00 and 5:00 p.m. Weekday parking demand typically peaks before 10:00 a.m. and between 4:00 and 7:00 p.m. Based on this information, parking demand studies were performed on Saturday, May 31, between 2:00 and 5:00 p.m., and also on Tuesday, June 3, between 9:00 and 11:00 a.m.

¹ May 19, 2003, telephone conversation with Terry Davis

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According to the Director at the East Portland Community Center², the center typically experiences peak parking demands weekdays between 3:00 and 5:00 p.m. Accordingly, the parking study at East Portland Community Center was performed on Wednesday, June 4, between 2:00 and 6:00 p.m.

At each site, the parking study was performed by counting the number of parked cars at the servicing lot and any that appeared to overflow into adjacent on-street parking or adjacent parking lots. The number of parked cars were counted every fifteen minutes throughout the respective study periods to better identify peaks within the study period. In addition, the total parking capacity of the facility was counted at both the on-site and estimated off-site (off-site parking included on-street parking and designated areas on adjacent properties) locations.

Results of Data Collection

From the data collected, it was determined that the Southwest Portland Community Center provides parking for 104 vehicles in its main parking lot (6 handicap accessible) and approximately 66 cars off-site. East Portland Community Center accommodates 103 vehicles on-site (10 handicap accessible), and approximately 15 on the adjacent street, SE 106th Avenue. The results from the data collected at both community centers are shown below in Table 1.

Table 1
Average Occupancy of On- and Off-Site Parking (Full Study Period)

Location	Occupied Spaces in Main Lot	Main Lot Percent Occupied	Occupied Spaces in Off-Site Parking	Off-Site Percent Occupied
SWPCC (Saturday) 2:00-5:00 p.m.	63	60.6%	9	13.6%
SWPCC (Tuesday) 9:00-11:00 a.m.	74	71.2%	24	36.4%
ECC (Wednesday) 2:00-6:00 p.m.	19	18.4%	5	33.3%

As shown in Table 1, the average utilization of on-site parking was below capacity during the study periods. Although not at capacity, users at both sites still utilized a fair amount of off-site parking. Southwest Portland Community Center requires that all of their employees park off-site due to the inability to accommodate all of their patron parking on-site during peak time periods.

The summary of the highest occupancy experienced during the study at both sites was also analyzed and is shown below in Table 2.

² May 19, 2003, telephone conversation with Nancy Walsh

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Table 2
Peak Occupancy of On- and Off-Site Parking

Location	Occupied Spaces in Main Lot	Main Lot Percent Occupied	Occupied Spaces in Off-Site Parking	Off-Site Percent Occupied
SWPCC (Saturday) 3:30-3:45 p.m.	73	70.2%	11	16.7%
SWPCC (Tuesday) 9:30-9:45 a.m.	86	82.7%	26	39.4%
EPCC (Wednesday) 2:45-3:00 p.m.	27	26.2%	5	33.3%

As shown in Table 2, the peak utilization at the Southwest Portland Community Center occurred on Tuesday morning, when the site reached an occupancy of 82.7 percent, with only 14 non-handicap spaces available. Also, Tuesday's study showed that the combined total of the on- and off-site parking at the time of peak demand was 112, or 107.7 percent of the available on-site spaces. As the parking study results show, neither study site experienced a situation where on-site demand exceeded capacity during the study periods (in part because employees are required to park off-site). However, employees at both facilities reported that both parking sites are at or exceed capacity on a daily basis during other parts of the year.

Table 3 provides a summary of the peak parking rate at the two Portland community centers as a function of building size.

Table 3
Parking Demand Profile

Facility	Parking Capacity (Spaces On- and Off-Site)	Building Size (Square-Feet)	Parking Rate (Spaces/1,000 Square-Feet)
SWPCC	170	48,000	3.5
EPCC	118*	36,000	3.3
Average	144	42,000	3.4

*Does not include off-site spaces at a nearby shopping center which are reported to be used but were not counted because no firm estimate could be made.

As shown in Table 3, the average parking rate at the two facilities was 3.4 spaces per 1,000 square-feet.

In addition to requiring their employees to park off-site, the Southwest Portland Community Center also has an on-going arrangement with a nearby shopping center to use their parking field for overflow parking on weekends and on weekdays after 5:00 p.m. East Portland Community Center reported that patrons sometimes park at a shopping center two blocks away from the center. Both facilities reported a higher extent of facility usage during the winter and spring months, a time during which indoor activity is more appealing. It should be noted that all three of the studies were performed on warm, clear, summer days and thus do not reflect peak seasonal parking demand.

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Application to Firstenburg Community Center:

Based on the conversations with employees from the two Portland community centers, it is understood that the parking provided at both facilities is inadequate to accommodate peak demand. Given that the Firstenburg Community Center will be the only community center in Vancouver with a swimming pool and the level of activity that such a facility is likely to create, it is important to realize that there will be a need for a greater parking capacity at the Firstenburg Community Center than the two community centers studied.

Applying the average parking rate experienced at the two Portland Community Centers to the first phase of the Firstenburg Community Center (3.4 trips/1,000 sq. ft. x 75,500 sq. ft.), a parking allocation of 257 stalls is yielded.

Library Parking

In the event that a library is developed on the Firstenburg Community Center site, it is recommended that a minimum of an additional 50 parking spaces be provided on-site based on other local libraries. This would result in a total of 307 parking spaces on-site.

Potential Community Center Expansion

Based on the current site planning process, it is understood that an additional 20,043 square-feet of building space may be added to the community center in the future. This additional building area is planned to tentatively include a walk/jog track, lap pool, arts and craft space, and a wellness center/retail addition. Based on the type of proposed land uses, the previously identified trip rate of 3.4 trips/1,000 sq. ft. of building space would be inappropriate to use in estimating parking demand associated with the addition. Instead, the parking demand for the addition was estimated using an average parking generation rate of 2.16 parking spaces/1,000 sq. ft. of building space based on parking studies of other community centers in the Portland metropolitan area³. Accordingly, the expansion of the community center is estimated to require an additional 43 parking spaces (2.16 trips/1,000 sq. ft. x 20,043 sq. ft.).

With the addition, total parking demand is estimated at 350 parking spaces for full site build-out.

Potential Overflow Parking

It should be recognized that, during peak periods of site use, additional parking might be needed. Ideally, a fifteen percent buffer is often considered to accommodate parking turn-over and circulation. If implemented, this would require an additional 52 spaces to be provided on-site (403 total parking spaces). Given the uncertainties associated with shared parking between the community center and the library as well as physical site constraints, it is recommended that the Vancouver-Clark Parks and Recreation District review potential off-site shared parking arrangements with adjacent properties. There may be an opportunity to develop shared parking

³ Parking rate obtained from the *Peak Parking Space Demand Study* prepared by JHK & Associates, Inc. in June 1995 for the Oregon Department of Environmental Quality based on data from five community centers in the Portland, Oregon metropolitan area (N. Clackamas Aquatic Center, Matt Dishman Center, Garden Home Recreation Center, Cedar Hills Recreation Center, and Tualatin Hills Recreation Center).

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with future adjacent developments that maximizes overall parking supply in the area by taking advantage of different parking demands by time of day.

Also, since the library and addition will not be constructed at the same time as the community center, the center will have an opportunity to gauge the actual parking demand at the community center. The parking demand for the full center including the addition of the library can then be re-evaluated to ensure that the parking facilities are not over-sized. Further, it should be recognized that the scheduling of programs and events at the center will influence peak parking demand and thus can be used as a mechanism to minimize the need for off-site parking.

We trust this letter addresses your inquiry regarding projected parking needs at the proposed Firstenburg Community Center. Should you have any questions regarding the parking study methodology or findings, please call us at (503) 228-5230.

Sincerely,
KITTELSON & ASSOCIATES, INC.

Chris Brehmer, P.E.
Senior Engineer

Stephen Hartrich
Engineering Intern

EXISTING SITE CONSTRAINTS

Utility/Fire Access Information

King County Fire District #2

Bill Harm, Fire Marshall, Burien / Normandy Park Fire Department

Fire Protection and Access to Site

Burien Community Center: 70,000 sf, 2 levels, sprinkler system in building

The building will require a fire access lane around the entire building, no less than 20' wide with access to hydrants. The hydrants are to be located no less than 5' from the fire lane and no more than 350' from adjacent hydrants. The current fire lane access to the site is from SW 144th Ave, the fire lane continues along the west side of the site. He said we can use the onsite hydrants, or not, but he was unaware of the current locations of the onsite hydrants. The sprinklers should have an off-building connection, but he's unsure of the existing location, although he told us that they are spaced evenly along 4th and 144th. Sprinkler supply requires a post indicator valve to be located near a mechanical room positioned on an outside wall of the building with access to the fire lane. It needs to be located near a hydrant. The FDC should also be located within 50' of this hydrant on the same side of the fire lane. The water district 49 doesn't like dead end hydrants, due to issues with maintenance; therefore, he believes that they would request a looped system. He would expect that we would use a 6" sprinkler riser room piped out with connections to the existing lines, it needs a 6" line in and 4" line out.

The Fire Marshall wanted to make sure that as we begin site planning, we would keep in mind the dimensions for the ladder rig trucks. They require a 40' radius on a street of 20' diameter; although

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they can tighten the turning dimensions if needed by going to a slightly wider street. The Burien fire department is very small, and they mostly use a single “ladder rig” truck for emergency calls. The “ladder rig” truck requires a larger turning radius than a standard truck that some larger fire departments have available.

Seattle City Lights

Ann Albertson, Electrical Services Representative

For the existing Burien Community Center, the main building is currently fed underground. There is a pole on the north side of SW 144th St, located approximately in the middle of the parcel that goes underground to a below grade vault that feeds the main building.

There is a smaller building at the south end of the site that is fed overhead from a private pole on the property. That pole is fed from another pole with two transformers on it, it is located on the north side of SW 146th St, east of the serving pole for the building.

Puget Sound Energy

Cody Olson

The Burien Community Center site is served by Seattle City Lights for electricity due to its location on the north side of Sylvester Road in Burien, WA. PSE only provides gas to the site. The gas meter for property ‘425 SW 144th Ave’ is located out right on the northwest corner of the building. PSE also provided us with two out of date drawings that showed the site before the community center was added to it, Appendix A.

EXISTING SITE CONSTRAINTS

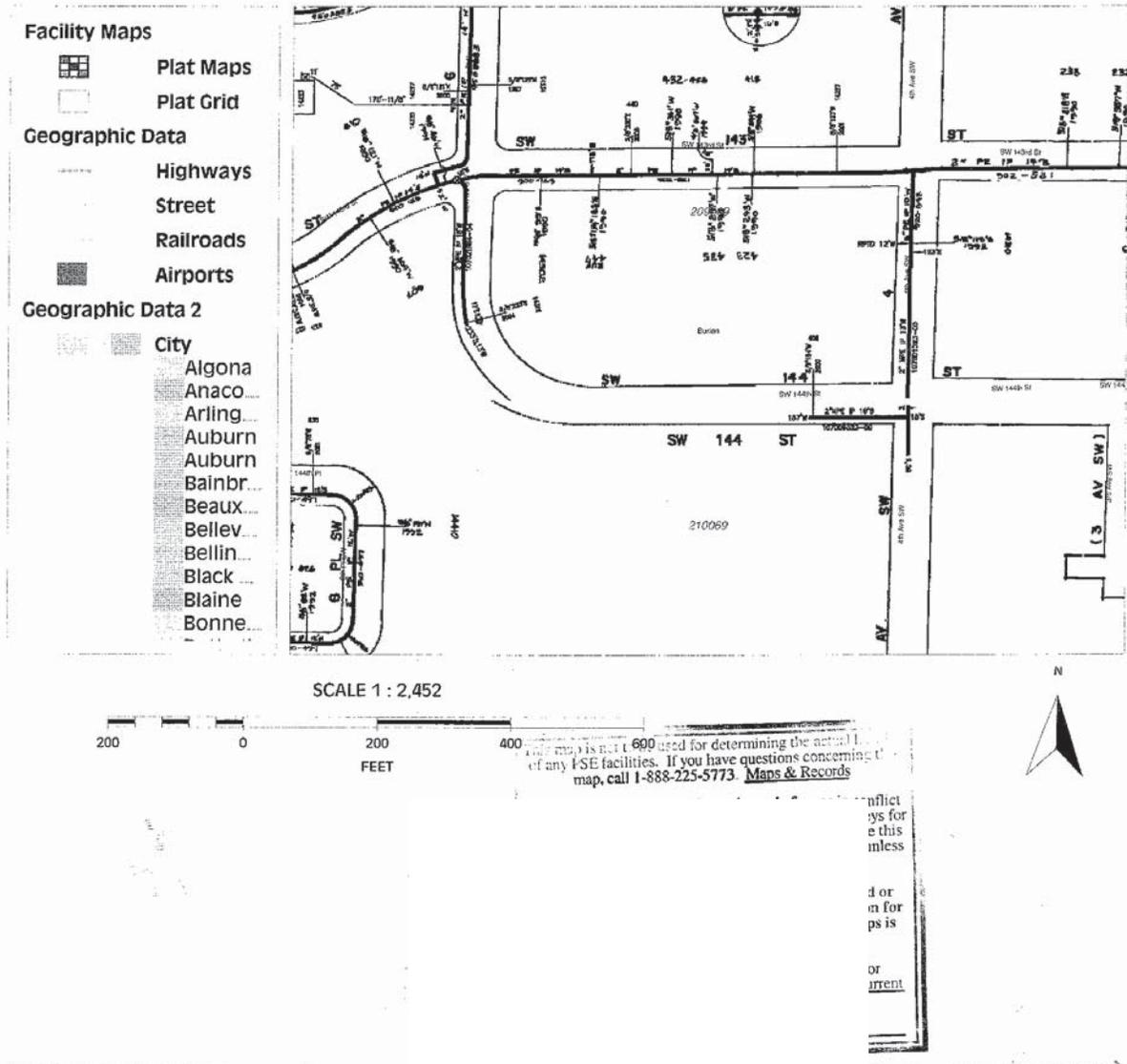
Southwest Suburban Sewer District
Adam Gallion, Inspector

Data for existing site conditions was limited to two drawing that the inspector provided us. Appendix B and C are provided by Southwest Suburban Sewer District.

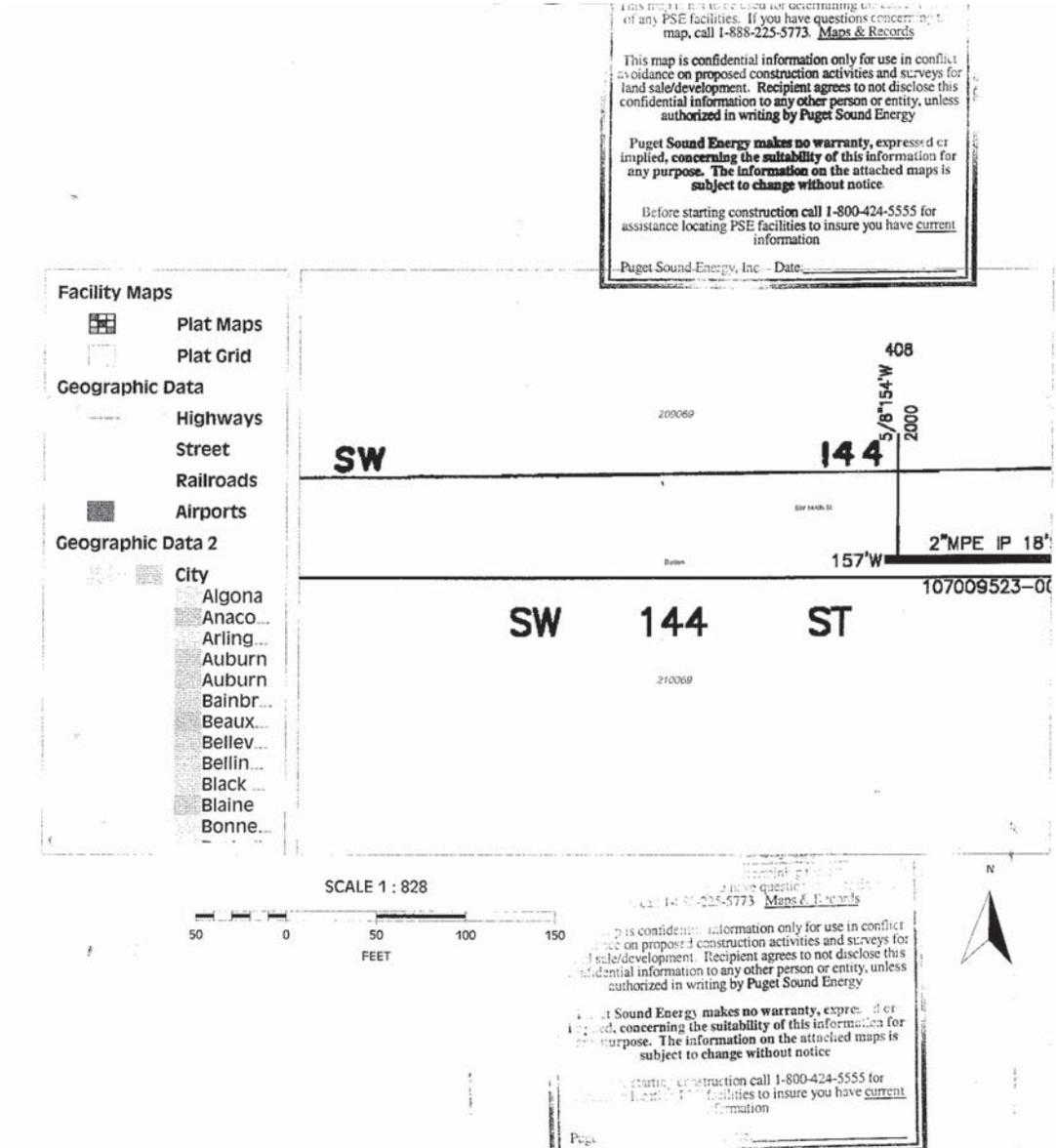
Water District 49
Mike Harris

The Water District provided us with drawings showing existing conditions at the site, seen in Appendix D.

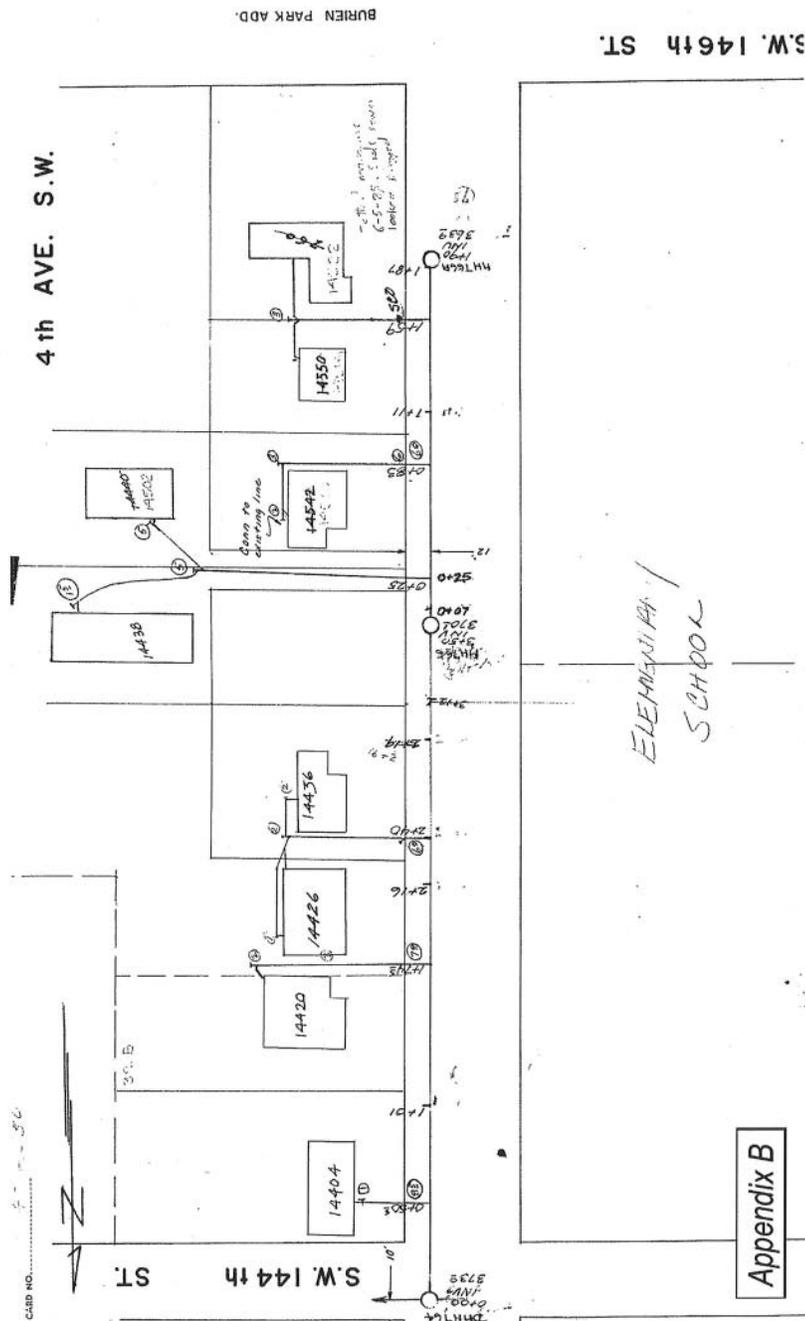
EXISTING SITE CONSTRAINTS



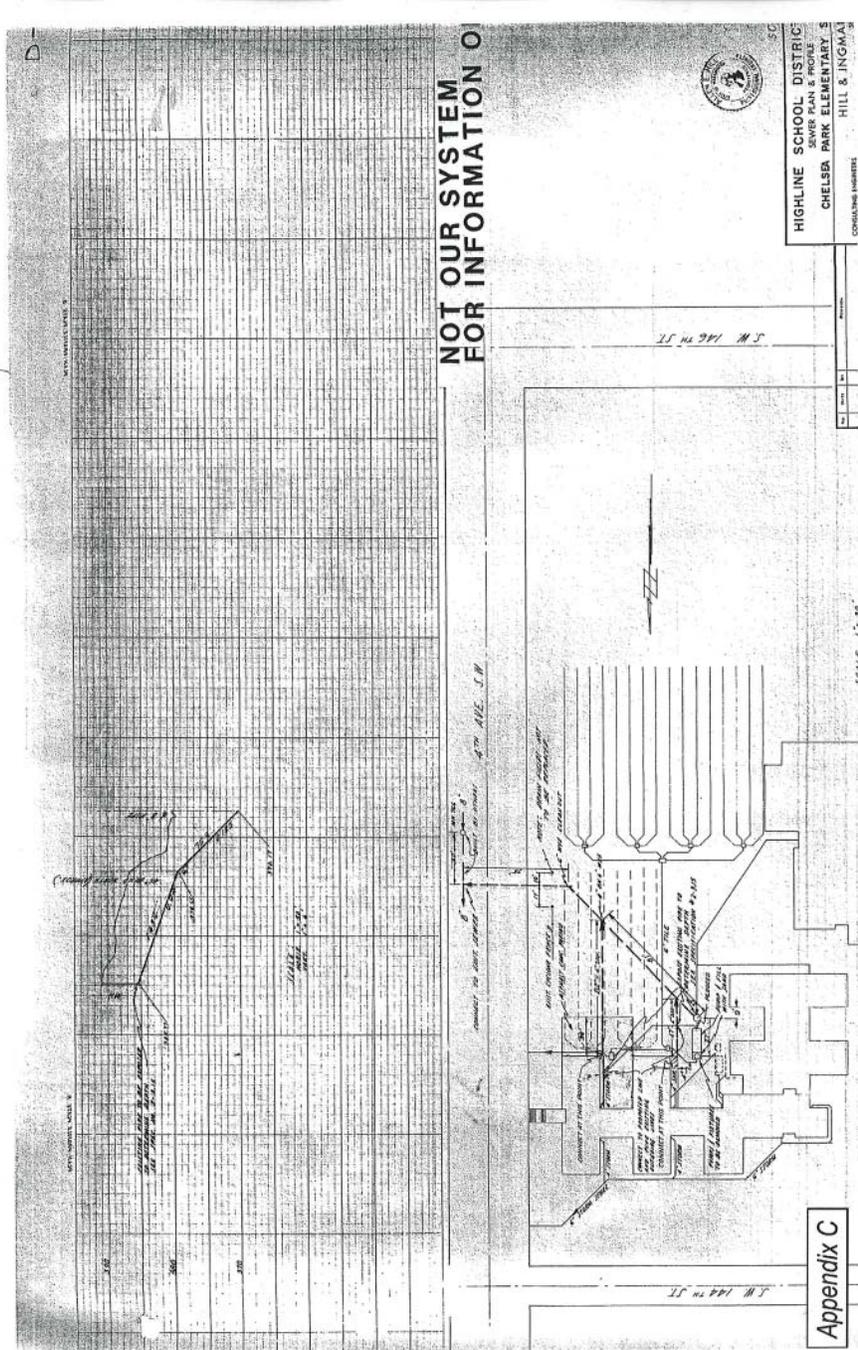
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