



City of Burien

Program and Facilities Plan Final Recommendations



October 3, 2005

Long Term Strategies for Parks and Recreation Facilities

BURIEN FACILITIES PLAN

City of Burien

FINAL RECOMMENDATIONS

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Long Term Strategies for Parks and Recreation Facilities

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BURIEN FACILITIES PLAN

INTRODUCTION

The facilities and programs of the Parks, Recreation and Cultural Services Department of the City of Burien play a crucial role in shaping the community's identity, vitality and regional image. The City is committed to making ongoing improvements to its facilities and programs to advance the Council's vision for "programs that serve people of all ages" and "quality community services and facilities". This commitment has been demonstrated in the redevelopment of Town Square, 4th Avenue Southwest, Southwest 152nd Street, a new City Hall, several new parks and other projects.

In the fall of 2003, the City hired a consultant team to consider several factors and, working with a steering committee, make recommendations for the future development of facilities and programs. This Program and Facilities Plan examines existing facilities, programs and properties and makes recommendations to align the facilities with the programs and future programs they will serve. The team considered

- A new demographic analysis prepared after the 2000 census
- National and local trends in recreation and performing arts facilities
- Demand/need established in directed conversations with the steering committee members who represent most of the independent service delivery groups in the city.

Testing public commitment for the recommendations is to be included in a public telephone and questionnaire survey to be conducted as part of the Park, Recreation and Open Space Plan Update, commencing at the end of this planning process.

EXECUTIVE SUMMARY

Burien began parks, recreation and cultural services delivery in 1993 after incorporation. At that time, King County transferred three facilities to the City; a former elementary school building that is now the Burien Community Center (BCC), a former King County Maintenance Facility that is now Moshier Art Center; and a small house in Dottie Harper Park that is now leased to a non-profit for an art gallery.

In 2002, the Department of Parks, Recreation and Cultural Services took over management of the Burien/Highline Senior Program, and with it, a lease with Highline School District for another former elementary school that houses the program.

Summary of Existing Facility Conditions

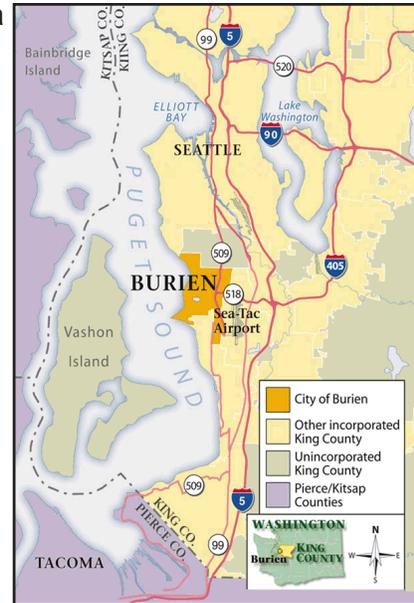
Burien has made some cosmetic and functional improvements to BCC and Moshier to extend their life, enhance their usability for existing programs and project a positive community image. BCC has been painted, the roof has been patched, and mechanical and electrical equipment has been repaired. Site improvements have been made to the park around the facility and a skateboard facility has been installed at the southwest corner of the property. However, the condition and function of the BCC building is marginal to poor and it will require replacement in the near future. (See appendix for expanded discussion of facilities.)

Moshier Art Center houses visual art instructional programs for preschoolers through senior-aged participants, pottery rooms and artist studio rental space. The building will not require significant financial investment in the near term.

Though it is not owned by the City, the facility housing the Senior Program is in very poor condition, and requires constant upkeep from the City to stay operable. The building regularly experiences failure of plumbing, roofing and mechanical/electrical systems. In addition, lack of ADA access limits programs, as some of the areas of the school are inaccessible. As a result of building failure at the Senior Program site, the lease with the Highline School District has now been terminated. The Senior Programs are currently being housed at the community center on an interim basis.

Existing Programs

Park programs are operated by the department recreation staff and by non-profit groups that lease space in BCC. Para los Ninos, Burien Live Theater and Burien Co-op Preschool utilize space in the BCC facility on an ongoing and scheduled basis. City recreation staff design, develop and provide programs such as dance, health and exercise, day camps and a large number of other special interest classes for all age groups.



Planned future Programs

The City is currently partnering with the Environmental Science Center Foundation (ESC) to construct a classroom facility in Seahurst Park. The ESC has already raised most of the capital funds. Construction is currently planned for 2007, depending on further fundraising.

Burien Demographic Highlights

Burien is home to 31,040 people. Burien ranks 29th in state population and 11th in King County. The largest, and fastest growing demographic group in the city is young people in their family-forming years. Fifty percent of the population is between 20 and 54 years of age, 25% are 19 years and below and 14% are retired. Burien is 75% white, 11 % Hispanic with the balance being African American (5%) , Native American (1.3%) or Asian (4%). *City of*

Burien 2000 Census Demographic Profile

Median income in Burien is \$41,577, slightly below the County average. One third of Burien households have income from social security and 6% from Public Assistance. Highline School District reports that greater than 50% of its students are enrolled in the Free or Reduced Lunch programs. In Burien Schools, 2,254 or 48% of the total 4,787 students meet this criteria.

Study Process

The study process used a framework of meetings to build on past policies adopted by the City Council. A steering committee was appointed by the Council to represent various community groups and interests. The committee worked with a consultant team and city staff throughout the study to create recommendations for Council and community review.

Assessment of needs for park facilities and programs consisted of discussions with the Parks Director and staff, the steering committee and two town meetings with members of the public. The Steering Committee identified the following *guiding principles* for the facilities and programs planning process:

Community Involvement

- Conduct thoughtful and inclusive decision processes when addressing park and recreation programs and facilities.
- Facilitate active community involvement in development of programs
- Build upon current programs.
- Recognize changing demographics and allow them to shape programming

Programs

- Encourage multi-generational uses to attract families
- Provide activities that appeal to people of all physical abilities
- Prioritize access to facilities by Burien residents.
- Maintain support for existing programs
- Build on prior planning efforts such as the Comprehensive Plan and Town Square vision
- Partner with public and private groups for sharing facilities

- Support artistic and cultural expression

Facilities

- Provide/improve performing arts venue(s)
- Provide active indoor recreation facility
- Provide concessions and kitchen facilities
- Provide friendly, inviting, multipurpose spaces
- Provide flexible space for existing and future programs
- Provide facilities that
 - o Have a warm, small-town feel and a welcoming spirit
 - o Create community
 - o Support healthy lifestyles
 - o Enrich personal experiences
 - o Follow LEED Principles (Leadership in Energy and Environmental Design) in developing sustainable facilities.
- Develop cost recovery objectives to assist in offsetting operating expenses.



Key Findings

1. A period of significant changes is affecting Burien

This is a very active and exciting time for Burien, with many long-standing goals and objectives becoming realities. After many years, Town Square is in design and preparing for construction. Highline School District passed a long-needed construction bond for new schools, and is under a new administration, the King County Library System notified Burien of the intent to surplus the Burien Library and co-locate a new regional library with the new Burien City Hall in Town Square. In addition, the potential annexation of the North Highline area north of the city is being studied by both Burien and Seattle. As a result of the number of annexation options and their speculative nature, this plan addresses only the park and recreation programs and facilities of Burien as they currently exist.

2. Park, Arts and Recreation facilities are in very poor condition

Assessment of existing facilities led to the conclusion that the two key facilities, the Senior Center and the Community Center, would need a great deal of attention in the near future. Both are inherited Highline School District schools. The BCC is owned by the City. The Senior Center is leased. The Senior Center is particularly inadequate to its present uses, physically limiting access to programs, with plumbing and heating problems, and many other needs. Since the study was completed, failures in the building have caused the Senior Program to vacate the building and move into the BCC.

BCC is also in poor condition. Heating, plumbing, windows, room size and building layout are inadequate to meet the current and future program needs. Analysis concluded that replacement of the facility would be less costly than a remodel, and had a greater likelihood of meeting program needs.

Moshier Art Center is in a former King County Maintenance Facility located several miles from the BCC. The building is reasonably well-suited in its present condition to house the creative art education programs. Assessment of this facility concluded that it will not require significant financial resources for approximately 10 years.

Burien Art Gallery leases space in the small residence in Dottie Harper park. The gallery is run by the Burien Arts Association. The house was built in 19___. It is in poor condition and will require significant repair or replacement in the near future.

3. Currently owned park and recreation properties are well-sited, valuable and conducive to campus planning

Assessment of existing facilities and land led to the conclusion that the siting and quality of underlying properties owned by the City is superior to anything that the city could purchase as replacements. The existing BCC site is well situated on a major street, near to the core commercial district and zoned for its existing use. In addition, directly across 146th is a city park, Dottie Harper, with a small art gallery in the original home. A large wooded area in the park provides shade and a small outdoor amphitheater between the park building and the existing King County Library – which is to be acquired as a senior and community services

center. These three sites, considered together, could, in the future, form a campus for arts, recreation and community services. Preliminary diagrammatic program layouts for the BCC and the Library site are presented in the study. The campus opportunity should be considered in the Park, Recreation and Cultural Services Plan Update of 2005-2006. The public process associated with gaining input as to the public's perception of all three properties will also occur in the Plan Update.

4. The Burien Library should be remodelled and made available for seniors and multipurpose programs scheduled at appropriate times

The current branch library site is very attractive for acquisition and development as a multi-purpose community center facility. The King County Library System is in the design phase of moving into a new building within the Town Square. The current library building is ideally situated for senior and community program uses. It is also close to downtown, with ample parking, program space (20,000 s.f.) and good accessibility. Certain parts of the facility may be remodelled to provide rehearsal space and/or meeting space for community groups and arts organizations.

5. Performing and visual arts facilities and venues are vital to a healthy community

There is keen interest in nourishing cultural and performing arts in Burien, though some arts groups in Burien are non-profit and struggle to raise funds for productions and shows or to meet financial and facility goals.

The City is a direct service provider for many visual and creative arts through Moshier Arts Center. The City also supports non-profit groups by providing gallery space in Dottie Harper Park for the Burien Arts Association and shared performing art space at the Burien Community Center's Auditorium for the Burien Live Theater. The space provided, however, especially for performing arts, is reused gymnasium space, and not well suited to large productions. A facility that is more suited to the needs of a versatile performing arts program – a "black box theater" - was examined as part of this study, and forms the basis of one of the recommendations. A final determination of an appropriate venue is to be made in the future.

It was found that some non-profits have great difficulty sustaining staff to succeed in consistent outreach and fundraising efforts that are essential to their success, and they also lack the resources to develop consistent, comprehensive promotion and marketing to grow their audiences.

6. Resources go a lot further with partnerships and cooperative relationships

Burien's approach to some types of service delivery has been to contract with private providers and or partner for services wherever possible. Retaining and developing partnerships with local organizations and non-profits has proven very cost effective for the City.

The relationship with Highline School District could build upon the recent success of a joint program with Hazel Valley, Seahurst and Sylvester Schools that allow Burien access to

those school facilities. This relationship is especially important in outdoor sports facilities,

as duplication of those facilities would be cost-prohibitive for the city. A cooperative relationship for access to School District facilities also would ensure a balanced distribution of these services throughout the neighborhoods

Burien now maintains excellent cooperative relationships with the Preschool Co-op, the Burien Arts Association and the Burien Live Theater groups. Some relationships, however, have been lost in the past, such as one with the Boys and Girls Clubs, Headstart and other non-profit service providers.

7. Increased recreation leads to good health

When the consultant team looked into types of facilities that are being built to replace the typical “community center” around the country and the region, and at the currently available facilities in and around Burien, it was evident that national trends favor bringing families together to recreate in multi-purpose indoor facilities, and that Burien currently has none of these types of facilities.

Such facilities were found to appeal to a variety of ages and physical abilities, and to include a range of sports and exercise options in order to appeal to families with children of varying ages and other participants of any age. In addition, these facilities were found to include such things as concession areas so family members can wait for one another comfortably, and some had day care facilities as well.

Such a shift from meeting and classroom space to a more recreation-focused facility would require that Burien find replacement space for the meetings and classes in nearby facilities or design it into new facilities. The replacement facility is proposed to include an expanded program to address family oriented recreation activities for this growing population sector in Burien. A variety of active and passive uses appeal to a broader range of users. This facility may include more active programs like a gymnasium, fitness and dance rooms, locker rooms, youth center, preschool, indoor playground and other amenities such as an indoor climbing wall and potentially a family aquatics element.





Burien Community Center



Dottie Harper Park



Burien King County Library



Town Square Concept

Town Square & Parks, Arts and Recreation Campus (P.A.R.C.)

Recommendations

1. Create a campus to serve recreation, arts and community needs

Dottie Harper Park, the Burien Community Center site and the Burien Library site are three parcels in public ownership adjacent to the heart of downtown Burien. With the acquisition by Burien of the Library, the City will have the opportunity to develop a campus that can serve a broad range of community needs.

Strategy	Priority in years		
	1-3	3-8	8+
1. Survey public willingness to support replacement of the existing BCC, remodel the King county Library and evaluate Dottie Harper Park	x		
2. Develop a funding package to address renovation, replacement and upgrades of the various facilities over a fixed amount of time	x		
3. Plan the three sites together, creating common design elements and pedestrian linkages, so they can become a campus	x		

2. Replace the Burien Community Center in Phases

Replace the existing Burien Community Center with a multipurpose facility that includes family-oriented recreation activities and services for people of many ages. Phase this replacement in order to keep consistent programming in the existing facility:

Phase I	Gymnasium and related space 10,000 square feet	\$5.5 million
Phase II	North Building, 35,000 square feet	\$8 million
Phase III	(Optional) Aquatic/Natatorium, 10,000 square feet	\$5 million

Strategy	Priority in years		
	1-3	3-8	8+
1. Develop a preliminary facility design and phasing plan	x		
2. Adopt a financing plan	x	x	
3. Develop bond issue campaign	x		
4. Expand the existing Burien Community Center site over time as parcels to be west become available.			x

3. Acquire King County Library Site and Redevelop

Acquire King County Library System Burien Public Library. Prepare plans for remodel of existing facility to accommodate programs for seniors as well as arts, recreation and community services.

Strategy	Priority in years		
	1-3	3-8	8+
1. Purchase existing library when it is surplus by the King County Library System	x		
2. Design a facility renovation to house appropriate uses including senior, cultural arts and related programs	x		
3. Seek private funding and public grants to assist with financing and renovation of the facility	x		

4. Support Cultural and Performing Arts

Support the development of arts programs to ensure their financial viability as a central component to the Town Square and further the unique cultural identity of Burien.

Strategy	Priority in years		
	1-3	3-8	8+
1. Fund an Arts Coordinator to serve as key staff to guide the development of Burien's identity and regional reputation as a creative, arts oriented community.	x		
2. Work with the arts community to develop a long term plan for providing a 250-350 seat performing arts facility with adequate support space in or adjacent to the Town Square.		x	
3. Work to develop interim venues such as a 'black box theater' or other appropriate venue in or near the downtown core. The ideal size, identified in the Plan, is approximately 250-350 seat capacity.	x		
4. Work with the arts community to identify possible locations for visual art displays in all new City owned indoor and outdoor public space.	x		
5. Plan for integrating existing and new visual and creative arts programs, such as Moshier Art programs, into campus.	x		