The background of the slide consists of horizontal wooden planks with a natural wood grain pattern, ranging in color from light tan to medium brown. The planks are arranged in a slightly staggered fashion, creating a textured, layered appearance. At the bottom of the slide, there is a decorative graphic element consisting of a blue, wavy, textured shape that resembles a stylized wave or a piece of fabric, set against a black background.

Structural Assessment of the Hal Moe Pool Site

November 18, 2014
Council Workshop

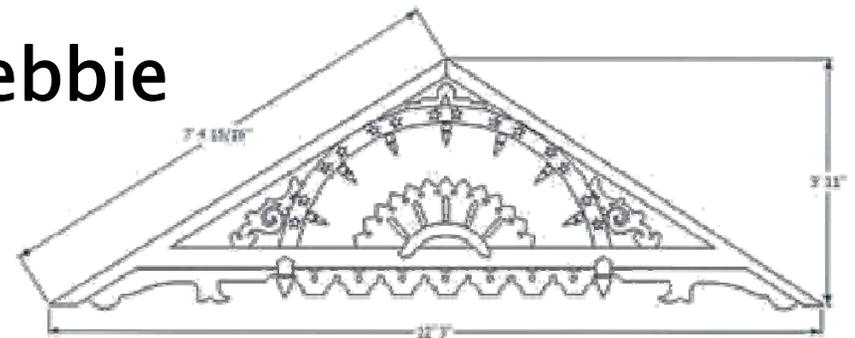
Workshop Agenda

- ▶ **COMMUNITY INPUT (July 2014) – Ann**

“Old pool site redevelopment into a park has the most support, with a noticeably higher ‘great idea’ than other items.” (EMC Research)

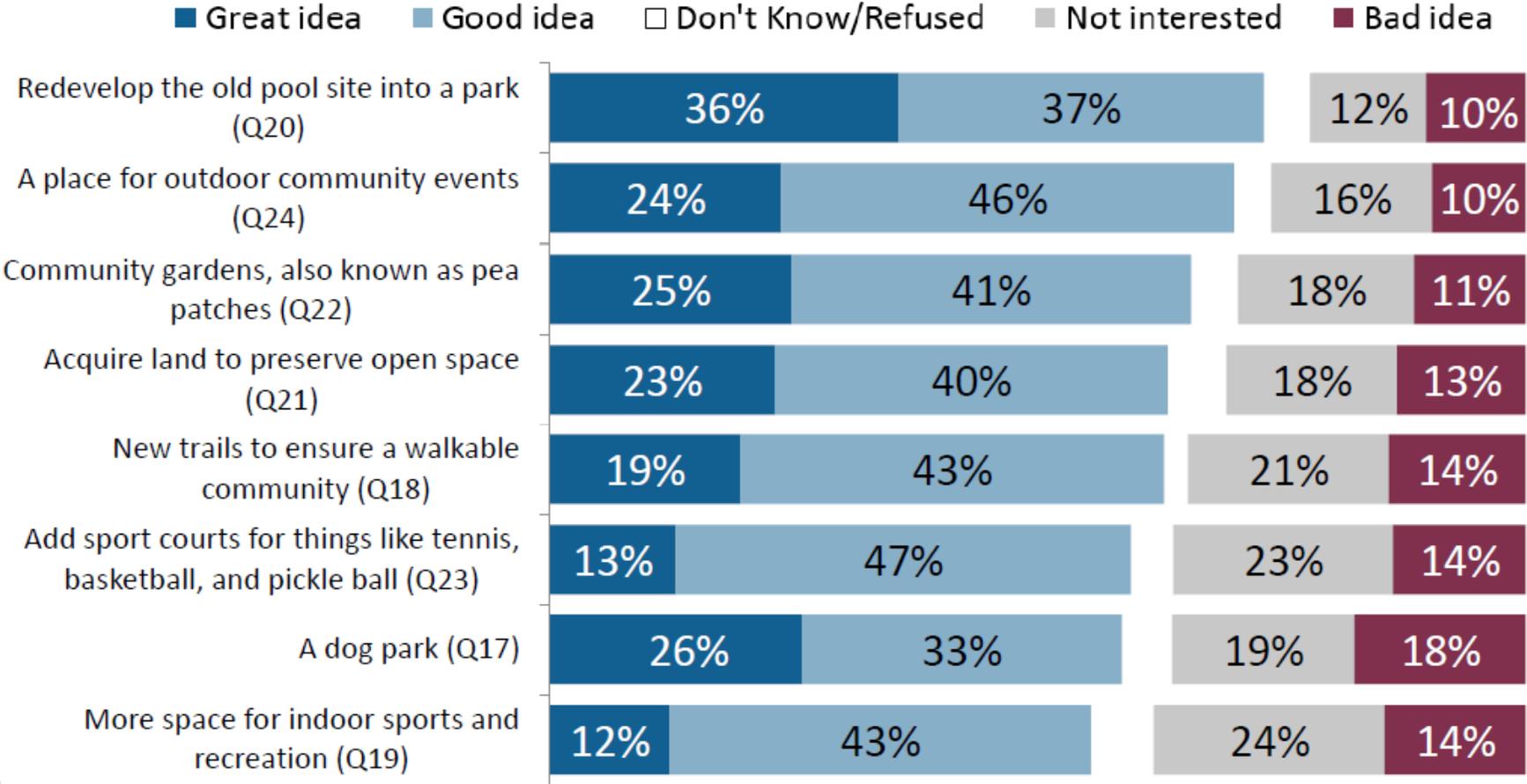
- ▶ **STRUCTURAL ASSESSMENT – Steve**

- ▶ **ECONOMIC ANALYSIS – Debbie**



Potential New Programs and Facilities for the City of Snohomish

The old pool site redevelopment has the most support, with a noticeably higher “great idea” than the other items. However, every one of these items has a majority saying it is either a great or good idea.

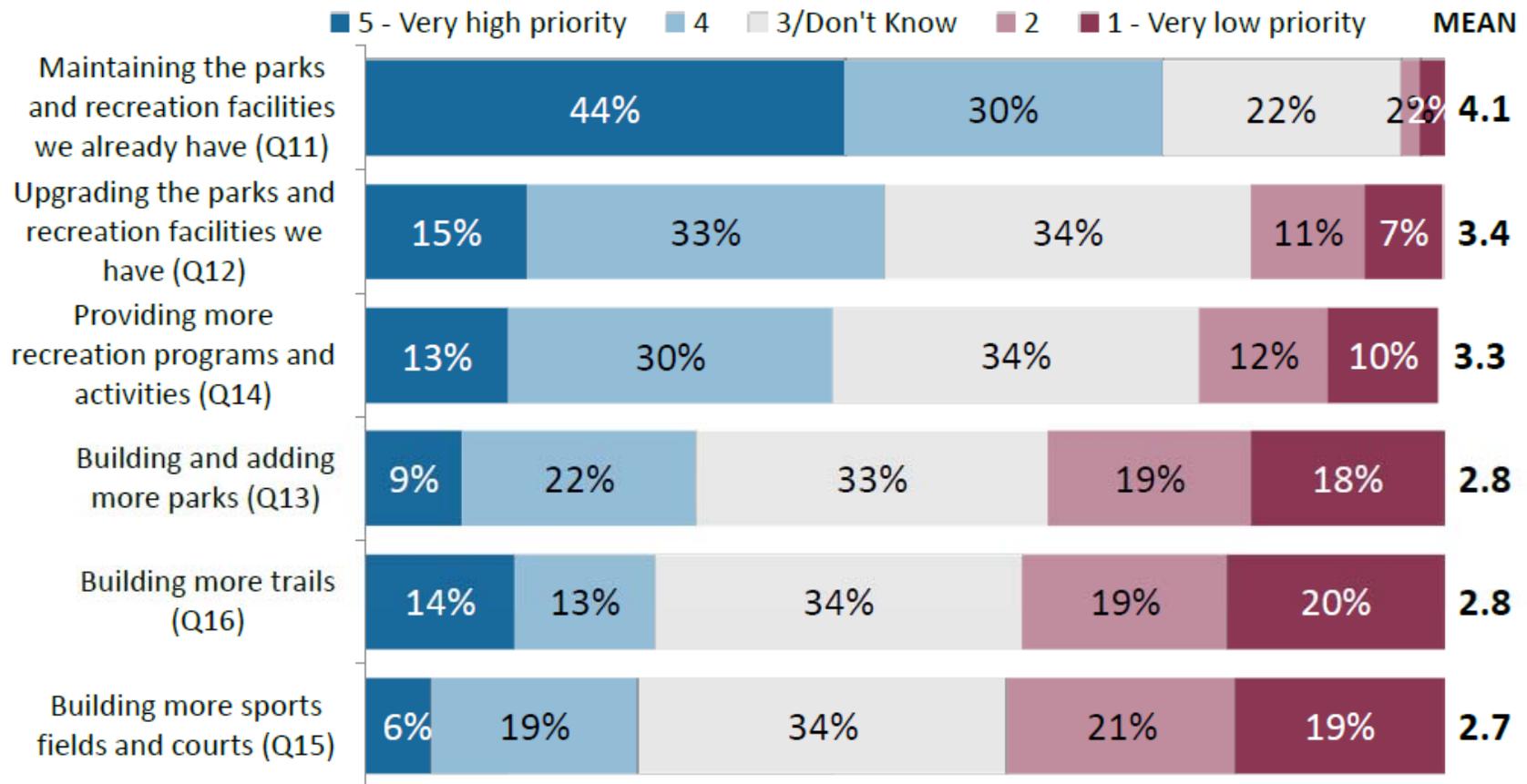


Q17-24. I'm going to read you some potential new programs and facilities that could be offered in Snohomish. For each one, please tell me if that is something you think would be a great idea, a good idea, or is an idea that isn't good or bad but doesn't interest you.



Specific Funding Priorities for Parks and Recreation

The maintenance of parks and recreation facilities is clearly a higher priority than the other items on the list; note the intensity of the ratings in the "5" category for maintenance. Adding services, while still a priority, are not nearly as high a priority as maintenance.

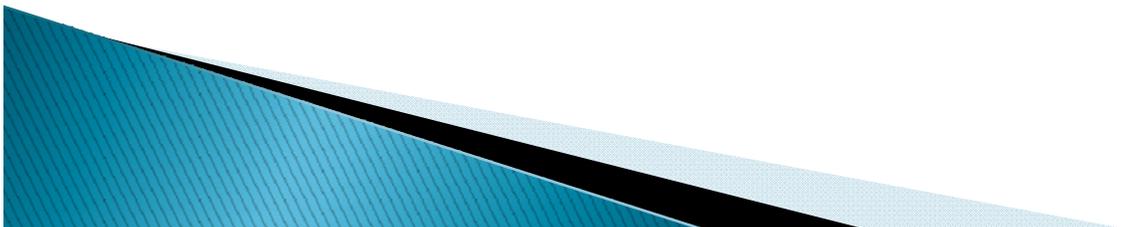


Q11-16. Now I'd like you to think about priorities in Snohomish and the surrounding area as it relates to parks and recreation needs. For each one I read, please tell me whether that should be a low priority or a high priority. Use a scale of 1 to 5, where 1 means that it is "a very low priority" and 5 means it is "a very high priority."



Suggested Uses – Citizen Input

- ▶ Farmers Market
- ▶ Teen Center
- ▶ Indoor Climbing Center
- ▶ Basketball Courts
- ▶ Pickleball Courts
- ▶ Tennis Courts
- ▶ Dog Park
- ▶ Train depot



City of Snohomish "Block"

3 Parcels
plus portions
of the
Centennial
Trail parcel

Approximately
4.4 Acres



Property restrictions for public use only

- ▶ School District Purchase & Sales Agreement
September 26, 2013
- ▶ Historic Covenants

From Boys & Girls Club parcel:

Covenants, conditions and restrictions contained in instrument:

Recorded:	June 20, 1923
Recording Number:	317455
Which are as follows:	For Playground Purposes Only

- ▶ Recommend Chain of Title research if any purpose other than current public use





Third Street

Structure No. 1

Parking

27 Stalls

Structure No. 2

Centennial Trail

Playground

Skate Park

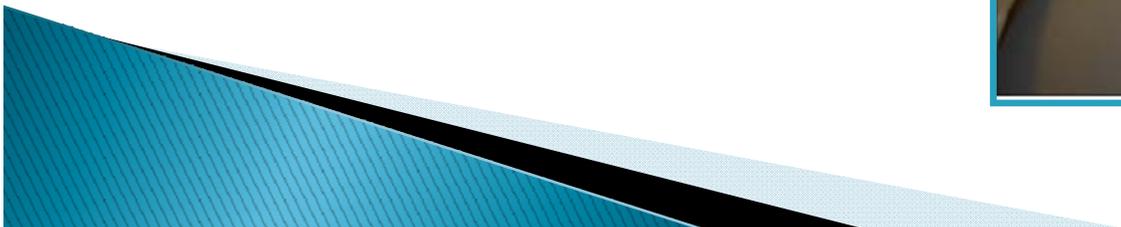
Interior - Structure No. 2

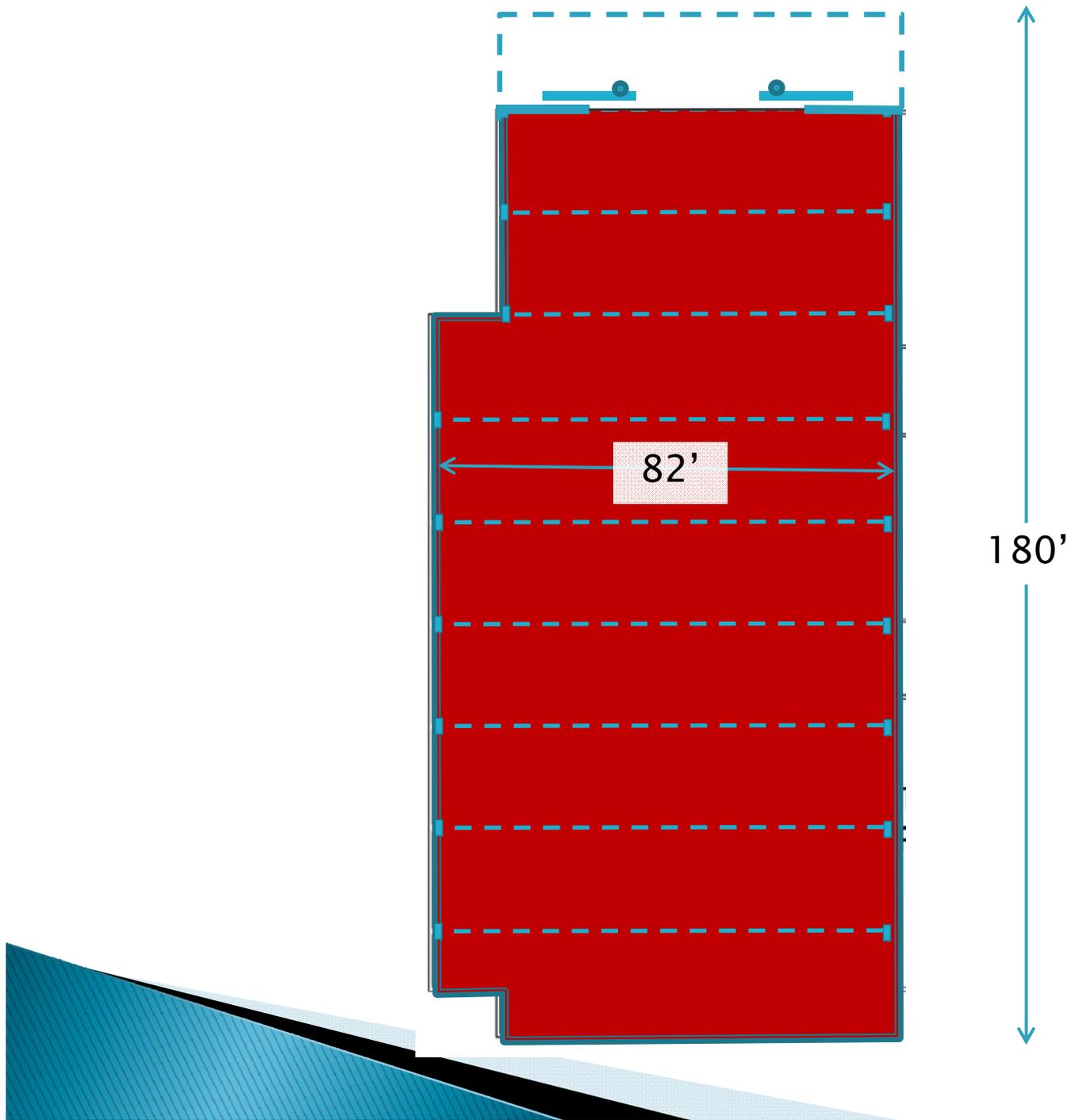


Structure has “Good Bones”



Interior - Glulam Details





Lynnwood Pool Prior to Remodel



Lynnwood Pool After Remodel

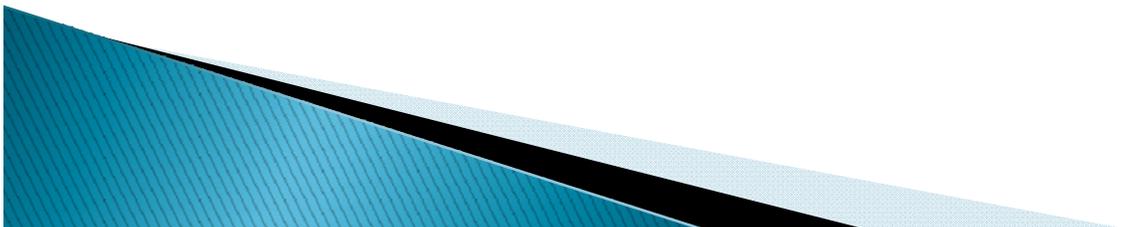


Construction Costs & Salvage Value

- ▶ **Repair Existing Building** **\$180,000**
Replacement of the roof framing, roofing, & exterior stud walls, & demolition of the locker rooms and lobby
- ▶ **Value of Existing Superstructure** **\$250,000**
Plus additional design, permitting and site development costs
- ▶ **Cost to Demolish Existing Building** **\$120,000**
Pool & Slab Demolition, Additional **\$180,000**
- ▶ **Salvage Value of Existing Glulams** **\$ 12,000**

Community Facility Opportunities

- ▶ Large Meeting & Event Space
- ▶ Sports Competition Space
- ▶ Other Community Needs



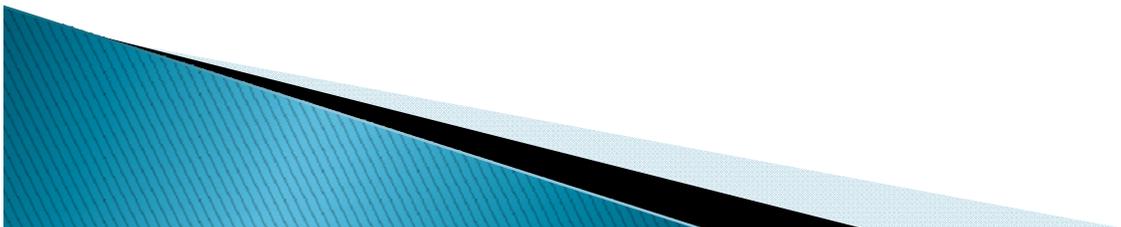
Economic Impacts

DIRECT IMPACTS

- ▶ Sales Tax (earned during reconstruction)
- ▶ Rental Revenue
- ▶ Sales Tax on rental revenue
- ▶ Utility Charges (City must pay for utilities)
- ▶ Utility Tax on the utility charges

INDIRECT IMPACTS

Visitor spending while in Snohomish at \$57/day
estimated by Snohomish County Tourism Bureau



Council Direction regarding the Existing Superstructure

- ▶ The site has been zoned and utilized for public use (specifically parks and recreation) for over 90 years;
- ▶ The existing superstructure has over ¼ million dollars in value, and is in good condition;
- ▶ The existing superstructure can be re-sized and re-styled to accommodate various multiple uses;
- ▶ The future uses can be focused on several levels of revenue generation as determined by the City Council;
- ▶ Therefore, staff recommends focusing the 2015 master planning on repurposing of this open clear-span structure.



Time Constraint

- ▶ Based on the City Council's further direction tonight, staff would advertise for planning services in late 2014; and
- ▶ Develop a preliminary master plan and graphics by June 2015, so that if the Metropolitan Parks District (MPD) is placed on the August 2015 primary ballot, that information would be available in a timely manner.

