

Date: June 22, 2016
Meeting On: June 21, 2016
Project: Lonsdale Community Center Feasibility Study

The third public meeting for the Lonsdale Community Center Feasibility Study was held at Lonsdale City Hall on June 21st at 6:30pm. The intent of the meeting was to discuss and evaluate potential locations for a community center. Eight sites had been identified and 292 Design Group toured the sites prior to the meeting.

Diagrams illustrating the location of the potential sites were posted as tools for discussion. 292 Design Group gave an overview of each site, and noted that all were of sufficient size to accommodate a community center, associated parking, greenspace and circulation. Meeting participants asked for 292's impression of the sites and followed with general discussion about each site regarding safe access for children, potential acquisition costs, property tax implications, utilities, development costs, and adjacencies of commercial, educational, residential or industrial facilities. As the discussion continued, the list of potential sites was narrowed down to one – the open space at the intersection of Main Street S and Idaho Street SW. Feedback related to this site included:

- Lack of a sidewalk at that section of Main Street S
- There may be potential redevelopment costs for the road and sidewalk along Main Street S
- Close to the elementary school
- Kids can get there more safely, children coming from the north could cross in low speed area
- Already owned by the city, no expectation of future tax base
- Existing retention pond, depending upon the capacity it was designed for, could potentially handle community center stormwater needs
- The retention pond location leaves a narrow site for building, but it could also be an amenity for the community center site
- Soils correction may be needed, soil boring needed
- Was designated as the site for a community center in a previous study

In addition to the site location discussion, the meeting participants addressed the building component / budget implications, stressing the need to include components that can be used for multiple activities and for all ages, that don't compete with private sector businesses or existing facilities, and that can serve everyone in the community. An ice arena component, specifically, was considered. The consensus was to eliminate the ice component from consideration for the community center program; although it would be a nice amenity in the City, the cost of the ice arena would comprise other components of the potential center. The cost of an ice arena, in combination with other components (community rooms, craft rooms, senior center, teen center, gym and group exercise spaces) would exceed the \$14.2 million designated by the City.

Other business at the meeting:

- Ballard*King, a national recreation consultant out of Colorado, has been retained to prepare a market and operations analysis for the potential community center. The market analysis will identify the service area for the potential community center, the demographics in that service area, and the alternative service providers. They will also provide an operations analysis including a line-item budget that takes into account items such as staffing, contractual services and capital improvement. The budget will also include revenue projections.

- The meeting participants discussed how best to inform residents of the potential community center, its components, cost and benefits. Suggestions included a Facebook page, guest column in the News Review, letters to the editor, information booths at various locations, flyers, and a door-to-door campaign.

The next public meeting will be held on July 5th. 292 Design Group will prepare a draft building program (list of spaces within the proposed community center), concept floor plan and concept site plan. The concept site plan will illustrate how the center – in addition to parking and green space – fit on the proposed site. 292 Design Group will also be meeting with City staff and police to determine potential police station needs that could be incorporated into the potential community center.