



## Staff Report

*October 15, 2018 Council Workshop Meeting*

### Community Center Update

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**SUMMARY:** The City of Camas Community Center Ad-Hoc Committee consists of Council Members Deanna Rusch, Melissa Smith and Shannon Turk. Council Member Rusch is the assigned member of the Camas-Washougal Community Center Advisory Team. The Ad-Hoc Committee met once before the first Community Center Advisory Team Meeting. The Ad-Hoc Committee discussed the desire to have a pool, fitness spaces and community spaces in the facility. They liked the Georgia Pacific Non-Woven Mill site as a possible location. They agreed that the City should follow up with Lacamas Athletic Club to indicate that Camas is exploring options with the City of Washougal and will not consider their proposal to build a swimming pool in Crown Park until the joint Community Center has been considered.

The first Community Center Advisory Team Meeting was held on September 5, 2018. The meeting was led by the consulting team of Mark Stoller and Jim Kalvelage from Opsis Architecture. The meeting included the following:

- Introductions of Committee Members and an opportunity for them to share their individual vision for the center.
- City Administrators, Pete Capell and Dave Scott, discussed the goals and charge for the Committee
  - Recommending a preferred location
  - Recommending the programs to be included at the center
  - Recommended funding for the project
- The consultants provided a summary of the work previously completed for Washougal, before Camas was presented by Opsis.
- A discussion of possible locations was held. Many of the sites considered previously for Washougal were not suitable for a joint project because they are located too far east or are too small. The three sites that looked viable were:
  - Port of Camas Washougal Waterfront Property, subsequently eliminated by the Port Commissioners for consideration
  - The Vancouver Clinic and Goodwill Property, near the roundabout at 219 C Street in Washougal
  - The Georgia Pacific Non-Woven Mill Site

The second Community Center Advisory Team Meeting was held on October 3, 2018. The consulting team reviewed their field trips to the sites.

- The consultants felt the Non-Woven Mill, as a structure, would not be suitable for a Community Center. The structure would need to be demolished. The remaining site would be suitable for a Community Center with the connection to trails, downtown and future mill property development.
- The Goodwill/Vancouver Clinic site is flat, with one concrete slab that would need to be demolished.
- Acquisition, demolition and future construction costs will be compared in the evaluation of the sites.

Program Details – The consultant discussed typical programs that go into a Community Center.

- A pool is high priority, possibly a recreation pool with a separate competitive pool
- Gymnasium
- Fitness
- Community Rooms
- Classrooms

The consultant's next step is to layout the desired programs on the sites to determine feasibility of the two considered sites and bring that back to the next meeting. The Committee recommended exploring a facility similar to Firstenberg Center plus a competitive pool in addition to a recreation pool. The Committee felt it was easier to eliminate programs to manage costs. If the site allows, programs could be added in later years during a separate phase of construction.

They will have their subconsultant, Ballard and King, update the Market Analysis Study to determine what programs are important to our community and will make the facility financially viable. It will also include preliminary consideration of operating costs.

The consultant team has a large body of work to complete before the next meeting, so the November 7, 2018, meeting has been cancelled. The next meeting will be held on December 5, 2018.

## **DISCUSSION AND QUESTIONS**