



**FALL CITY
COMMUNITY
ASSOCIATION**

**FALL CITY
COMMUNITY CENTER
FEASIBILITY**

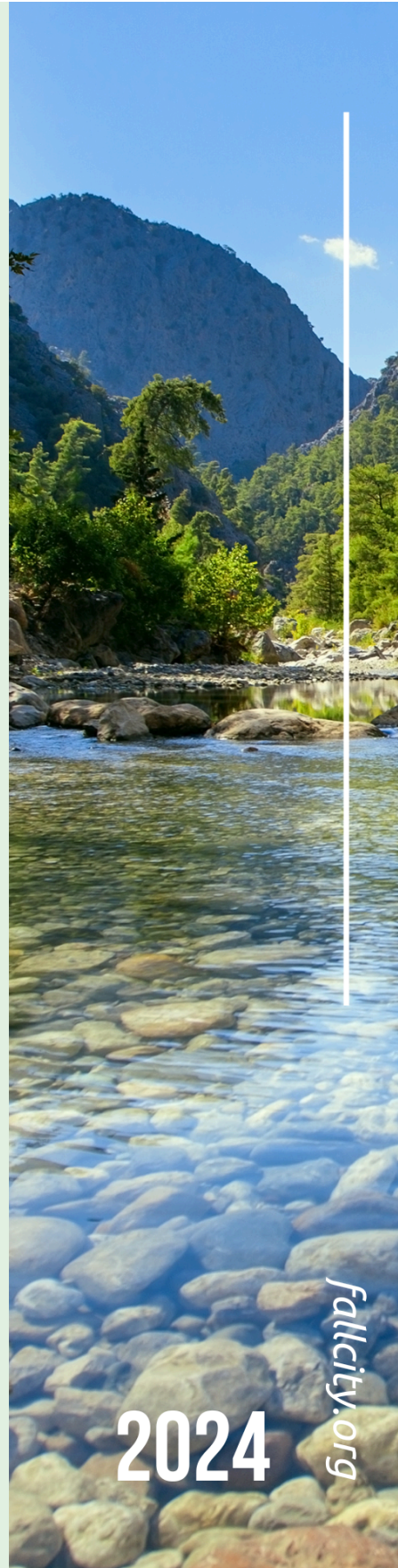
COMMUNITY ENGAGEMENT SUMMARY

FOR FALL CITY
AND SURROUNDING
COMMUNITY



PO BOX 1171
FALL CITY, WA 98024

[FALLCITY.ORG/COMMUNITYCENTER](https://fallcity.org/communitycenter)



2024

fallcity.org

Fall City Community Center Feasibility Committee

Community Engagement Summary

Table of Contents

Coordinators and Leads	<u>Page 3</u>
Introduction to the Fall City Community Center Feasibility Study	<u>Page 4</u>
Fall City Snapshot	<u>Page 5</u>
History of the Fall City Community Association	<u>Page 6</u>
Understanding our Service Area and Demographics	<u>Page 7</u>
Community Engagement	<u>Page 8</u>
Community Survey Process	<u>Page 8</u>
Community Survey Demographics	<u>Page 8</u>
Community Survey Results	<u>Pages 9-10</u>
Community Center Town Hall	<u>Page 11</u>
Partner & Community Member Interviews	<u>Page 12-13</u>
Needs Analysis	<u>Pages 14-16</u>
Next Steps	<u>Page 17</u>

Project Coordinators and Leads

Fall City Community Center Committee for 2024

*Todd Brown, Co-Chair
Mary Butler, Co-Chair
Chelley Patterson
Sarah Kieffer
Blake Reeves
Krimsey Lilleth, Original Logo Designer*

Fall City Community Association Board Members for 2024

*Rachel Sheppard, President
Open Seat, Vice President
Laurie Hauglie, Treasurer
Mary Butler, Secretary
Sarah Kieffer, Correspondence Secretary*

Fall City Community Association Board Members for 2025

*Rachel Sheppard, President
Sarah Kieffer, Vice President
Laurie Hauglie, Treasurer
Adam Grossman, Secretary
Open Seat, Correspondence Secretary*

Introduction

Fall City is a small, unincorporated, rural town along the banks of the Snoqualmie and Raging Rivers and at the intersection of highways 202 and 203. Population of 2,022 as of 2024. For decades the folks of Fall City have talked about the possibility of a community center. King County leaders determined a Community Center in Fall City would provide “significant and unique opportunities” for residents of the County. In 2019 King County Parks and Recreation allocated \$250,000 of their “Community Partnerships and Grants” funds to the Fall City Community Association (FCCA) to be spent to explore feasibility – including community engagement, potential site identification, and preliminary design costs. Any surplus funds could potentially be applied to acquisition and development costs. In addition, King County earmarked \$500,000 of Performance, Strategy & Budget Grant/Procurement Funds for the acquisition of a Community Center. Note: As of the date of this report total spending under the \$250,000 grant is \$3,135.

In February 2024, the Fall City Community Association (FCCA) announced the formation of a Community Center Feasibility Committee. Rather than hire a third party to conduct the community engagement part of the Feasibility Study, it was decided to have local volunteers familiar with Fall City conduct the community engagement portion, preserving funds for a third party to complete the remaining aspects of the Feasibility Study and for acquisition and development costs. The County supported this approach. Committee members worked closely with the County to develop a *Milestones & Deliverables* timeline for community engagement. (Appendix I). Later an *Interagency Agreement* between King County Parks and Recreation Division and the Fall City Community Association was signed.

As detailed later in this report, the Committee undertook a Community Engagement phase from February through November 2024. They also began scouting potential properties for new construction or for lease / purchase with tenant improvements for the focus of a third-party feasibility analysis. The committee identified potentially buildable land on a portion of the former wood recycling property at 33216 Redmond-Fall City Road (parcel 1524079108) now owned by King County’s Water and Land Resources Division (WLRD). The committee identified two seldom-used civic halls (Mason’s and Odd Fellow’s) as candidates for lease / purchase feasibility analysis pending confirmation of potential interest from and access to the civic hall site owners.

The next step includes a request-for-proposals and selection of a third party contractor to complete the Feasibility Analysis of the identified sites. A meeting with King County Council Member for District 3, Sarah Perry, is being scheduled for January to report progress.

Fall City Snapshot

Fall City lies between the upper and lower Snoqualmie Valley, which also includes North Bend, Snoqualmie, Preston, Carnation and Duvall. The Valley is known for its beautiful natural landscape and abundance of natural resources. In 1872, at the confluence of the Snoqualmie and Raging rivers, settlers formed present-day Fall City As a trading post for farmers, loggers and those working the rivers. For time immemorial, the confluence of these two rivers was a trading spot for Salish tribes; indeed, the Snoqualmie (sduk^walbix^w) Tribe had a longhouse where Fall City lies today.

In addition to being situated at the confluence of two rivers, Fall City lies at the intersection of three thoroughfares – State Routes 202 and 203 and the Preston-Fall City Road. Within our rural town there are approximately 520 homes, two schools, a business district, library, fire station and a few churches. The Snoqualmie Valley Agricultural Production District abuts Fall City to the north. The surrounding area consists of open space and forested areas and rural zoned lands to the east, west, and south. Fall City is approximately 26 miles east of Seattle. During summer and fall months, Fall City hosts thousands of visitors who descend upon our town to float the river, play along the river bank, visit farm stands for fresh flowers and produce, cycle the pastoral county roads, and mountain bike or hike local trails on surrounding hills.

Fall City is built on volunteerism – we work together to keep our town vibrant. When something needs to be done, someone will step up to do it! Fall City has an energized and active arts community that hosts a variety of family and fine arts programs throughout the year as well as an active historical society that promotes and preserves the elements that make Fall City special. The Fall City Metropolitan Parks Department, formed in 2009, is working hard to preserve and improve recreational opportunities, and the Fall City Community Association strives to improve the quality of life for Fall City residents

History of the Fall City Community Association (FCCA)

The Fall City Community Association was originally formed as the Fall City Business and Professional Association (BPA) in 1970. The Association offered a forum for open discussion and for airing all sides of issues of public concern. It sponsored the Fall City Day and Logging Show, planted cherry trees along the south bank of the Snoqualmie River, and provided support for the riding arena and the preservation of the Hop Shed.

In 1993, the BPA officially became the Fall City Community Association. Today the FCCA serves as a nonprofit umbrella organization for the award-winning Neighbors Newsletter, Fall City Day and Sanctioned 5k and 10k Run, Festival of Lights, National Night Out, and the Town Clean Up as well as efforts such as subarea planning and river safety. The FCCA works closely with nonprofits such as Fall City Arts, Fall City Sustainable Growth, the Fall City Historical Society, and the Fall City Cemetery. The FCCA has a reputation throughout King County as an organization that “makes things happen!”.

Understanding our Service Area and Demographics

Along with the Demographics study provided by King County (Table below), primary and secondary service areas (see map on page 9) were established by the committee, approved by King County and shared with the FCCA at their April 2024 meeting. The primary service area mirrors the FCCA's membership map consisting of the and the 98024 zip code and a portion of the Snoqualmie Valley School District to the northeast encompassing Ames Lake. The secondary service area extends to Preston, the lower part of Tokul Hill, and an area south of Carnation. Demographics throughout the primary and wider Snoqualmie Valley are similar. 2022 data shows an average age in Fall City of 39 and an average household size of 2.9, 84% of our population are 64 or younger, 11% of our population identify as multiracial, and 80% as white; 6% of our population is below the poverty level.

Table: Comparison of Fall City and wider Snoqualmie Valley Demographics

Demographics	Fall City		Snoqualmie Valley Unincorporated NE King County	
Year	2022		2022	
Total Population	2,018		23,900	
Age				
Median Age				
Under 18	440	22%	5,5150	22%
18-34	340	17%	3,740	16%
35-64	840	42%	11,090	45%
65+	390	19%	3,920	16%
Households				
Total	587	100%	8,970	100%
Family	559	81%	6,820	76%
Average HH Size	2.9		2.6	
Race / Ethnicity				
Multiracial	230	11%	980	4%
Hispanic	80	4%	1,050	4%
Black, Native, Asian, Other	90	5%	1,810	7%
White	1610	80%	20,050	84%
Other				
Limited English proficiency		<1%		28%
Veteran	160	8%		6%
% below poverty level		6%		4%
Persons with disabilities	260	13%		8%

Community Engagement

The committee, working with King County, defined community engagement activities that would determine the community's support for adding a community center to Fall City. The Engagement activities included a community survey, a booth at Fall City Day staffed by committee members, a community center Town Hall, as well as interviews with potential partner organizations and key community members.

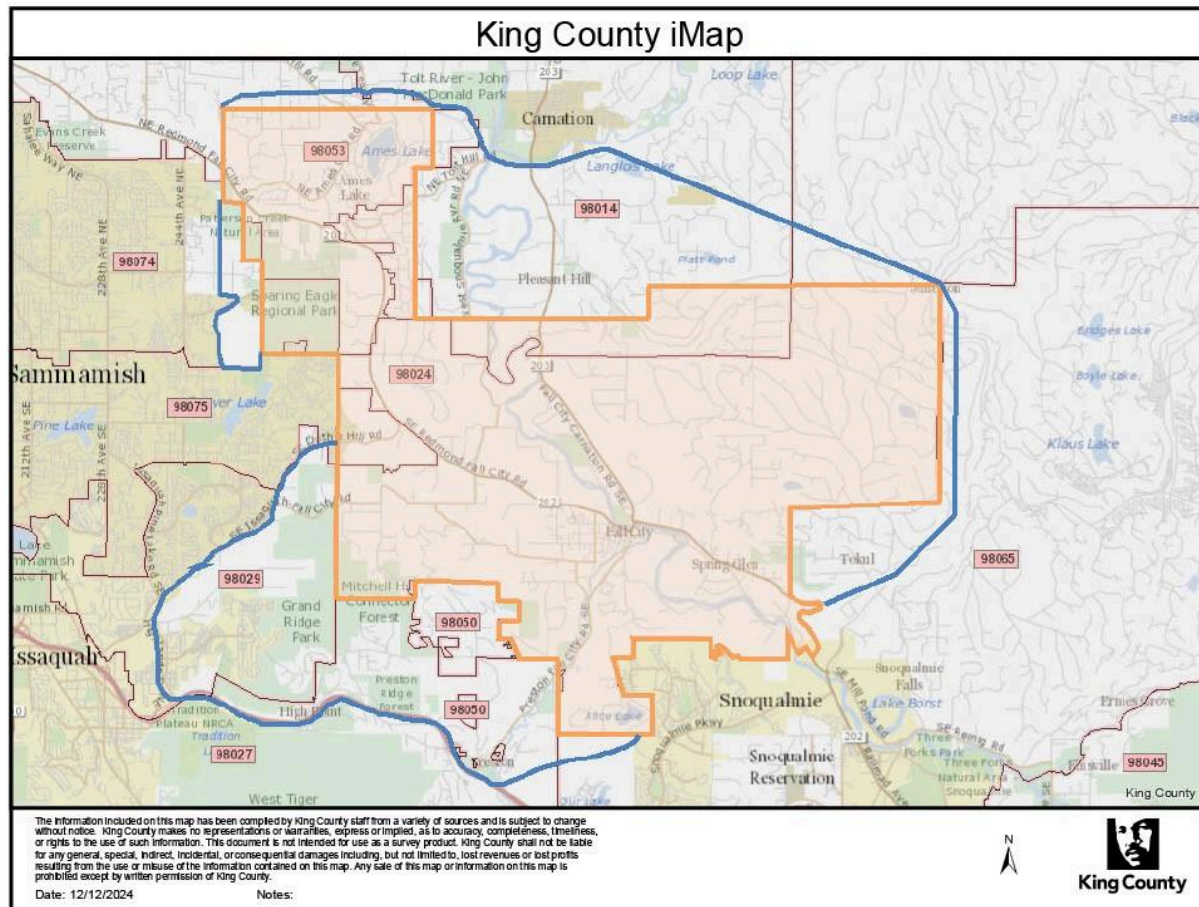
Community Survey Process

The purpose of the survey was to determine the community's support for a community center, the activities and programs residents would pursue, and how often they would participate in a set of potential activities. The survey requested some demographic information and asked respondents for their suggestions and comments.

In early June approximately 4,500 postcards (attachment 4) were sent to residents along mail routes in the primary and secondary service area requesting they visit the website or use a QR code to complete a survey. In addition, the QR code and link were available on fliers in downtown Fall City, at FCCA meetings and websites, and in the Neighbors Newsletter. Postcards were also available at the Fall City Day booth as were surveys that could be completed by hand and a timeline display (attachment 5). Krimsey Lilleth contributed the artwork for the postcard.

Community Survey Response Rates & Demographics

276 individuals completed the survey. One way to consider whether a survey sample is representative of a population is to look at response rates. If we assume only one person per household from the Fall City population ($N_{HH}=587$) completed the survey, this is a 47% response rate. which is good for mailed surveys. If we assume only one person per household completed the survey and use total occupied households in the 98024 zip code area outlined in the map below ($N_{zip}=2,079$), this is a 13% response rate. Using the number of cards sent in the primary and secondary service ($N=4,500$), the response rate drops to 6%.



Key: Orange = Primary Service Area (most of 98024 Zip plus CKMS and SES outside Zip).
 Blue Outline = Secondary Service Area based on mail route used for survey.

Another way to assess whether a sample represents the population is to compare demographics. The demographics of those completing surveys are comparable to the Fall City demographics provided by King County.

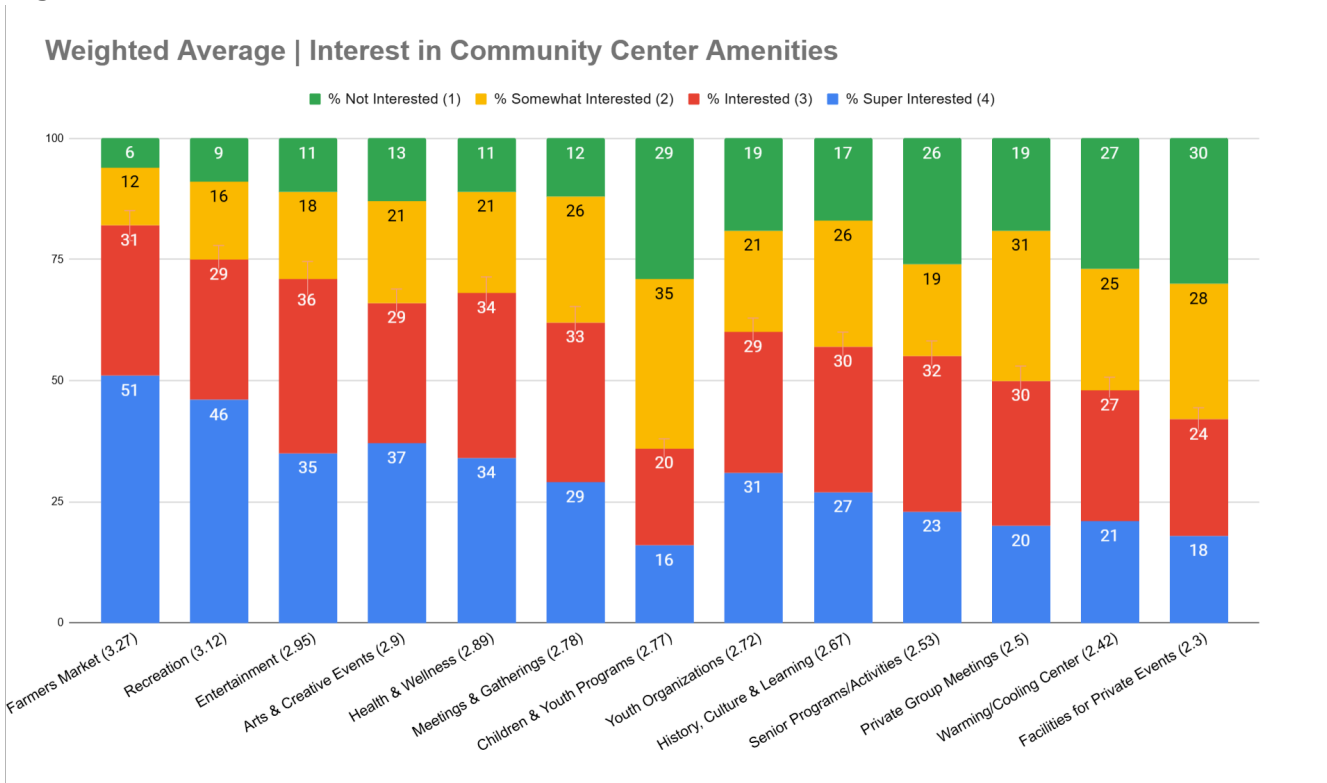
- 75% of those completing a survey live in a household of 2-4 people (FC demographic is 2.9); 17% live in a household of 4-6 people
- 79% of those completing a survey are 64 or younger (FC demographic is 84%)
- 77% identify as white (FC demographic is 80%)
- 9% are veterans (FC demographic is 8%)
- 56% are between the ages of 25 and 54 (FC average age demographic is 39)

Community Survey Results

Results showed **86% of survey participants support the addition of a community center** in Fall City while 8% oppose and 6% are undecided.

When looking at specific uses, the top two interests were for **outdoor spaces** – a farmer’s market (3.27) and outdoor recreation (3.12). The top four interest ratings for **indoor space** use included entertainment, arts events and classes, health and wellness classes, and community meetings & gatherings. While a warming and cooling center did not rate highly in terms of anticipated use, comments shared the importance of this offering to the community.

Below is the survey data sorted by the weighted average of interest scores as an indicator of degree of interest:



In addition to the survey above, 74 Fall City Elementary School 3rd graders in Ms. Egbert’s government class participated in their own survey with 93% in favor of a community center in Fall City. They are passionate about a fitness gym, arts and crafts, game and movie nights, gardening, firepit gatherings, Scouts, Encompass, Empower Youth Network and a museum display. 79% of the third graders were in favor of the community center to serve as a warming and cooling center.

Community Center Town Hall

On Tuesday, September 17, 2024, a small group of long-time committed Fall City residents gathered for an update from the Committee and to share their “Wishes, Worries and Wonders” about a Fall City Community Center.

“Wishes” shared by the Town Hall attendees include the programs mentioned above, the importance of a downtown, walkable location, ability to rent for private parties, Historical Society Museum, dance floor, informal community events, partnerships with schools for shared use of fields, a place to bring garden produce to share, a group firepit, monthly potlucks, heating-cooling center, and a big screen for movie nights.

“Worries” included parking, ensuring objections and concerns are addressed, the wrong location, paying for operations, project costs, and funding.

“Wonders” included how we will decide to use an existing building or build something new, having an on-line calendar, coordinating grants for creative districts, emergencies, culture, etc., hours of operation, could we acquire the post office, importance of an online calendar, who would own and manage the community center, coordination with other venues such as the new Preston Mill park with pickleball in the Kiln building, swimming pool in Snoqualmie, Tolt Commons, etc.

Potential Partner and “Pillar” Community Member Interviews

The committee met with five nonprofit organizations offering a variety of services, classes, and activities in the Snoqualmie Valley. These potential partner groups provided an overview of their organizations, their target demographics and programs, and were asked if they were interested in partnering by offering programs at a Fall Center Community Center. Each of the organizations expressed interest in having a community center as a “satellite” location where their programs could be hosted. We also asked what they would need from the community center for their programs. This information is summarized below.

<i>Name</i>	<i>Budget (\$K)</i>	<i>Ages Served</i>	<i>Programs</i>	<i>Community Center should provide:</i>
<i>Empower Youth Network</i>	\$1,213	K-12 students and their families	Youth Suicide Prevention, Youth Substance Use Prevention, Pathways to Employment Success, Youth Mentoring, Weekend Power Pack (supplemental food), Youth Engagement, Trace Care Team	After school multi-purpose space for lectures, performances, recreation, homework, etc. restroom, food, dividable space
<i>Encompass</i>	\$8,162	Ages 0-8 and their families	Early Learning, Pediatric Therapy and Family Enrichment	Space for Parent-Tot and Parent Ed activities.
<i>Sno-Valley Senior Center</i>	\$910	60+	Fitness, Recreation, Trips, Classes, Games, Groups, Lunch, Health Services, Transportation,	Meeting/activity rooms with tables & chairs, kitchen, limited storage
<i>Fall City Historical Society</i>	\$13	School Age & Above	Historic Tours, Pop Up Museum, Collection, Community Programs and Events	Display Area, Elevated Stage, Screen Projector, AV set-up, microphone, kitchen, limited storage
<i>Fall City Arts</i>	\$12 (est.)	Kids & Adults	variety of art, culture and music classes for all ages	Stage platform, lighting, okay to be loud, exhibit/gallery space, indoor movie screening

In addition to the partner interviews mentioned above, members of the committee reached out to five recognized community leaders and community-based businesses referred to collectively as “pillars” asking for their questions, concerns and suggestions. All of those interviewed supported a community center and noted the lack of currently available space. Their questions, concerns and suggestions included:

Facilities:

- A Fall City community center should include a large (40-100 person) multi-purpose room
- 1 or 2 other meeting/classrooms
- Kitchen
- Restrooms
- Storage room. Storage for existing FCCA equipment and supplies is also desirable.
- Outdoor space for a farmer's market.
- Sport courts and walking trails are very desirable.

Programs:

- Programs that attract our teen and young adult populations are desperately needed. There is currently no place in Fall City for teens and young adults to congregate. This will allow our younger generation to find entertainment, community connections, and relationships within Fall City rather than having to go outside of the community. Programs like table-top gaming, basketball, and a skate park can support these goals.
- It was suggested to bring back dances to Fall City
- Provide BINGO and meal assistance, similar to those programs supported by local senior centers.
- Consider sport courts to support pickleball, basketball, volleyball, and badminton
- If space allows, include horseshoe pits, a batting cage, and soccer nets (for practice)

Concerns:

- Recurring maintenance and operating costs, and how to fund those costs, were a common theme among interviewees.

Needs Analysis

The three categories of desirable features were identified from the community survey, partner & pillar interviews, and town hall : A. Indoor Multipurpose Room, B. Indoor General, C. Outdoor.

A. Indoor Multipurpose Room Features		
Purpose	Interest Level	Primary Demographics Served
Entertainment	Very High	All
Comments: A large indoor meeting room which can support performing arts, movie nights, open mic events, dances, etc. Having a portable stage, a sound system, adjustable lighting, large flat panel display and/or projection system is required.		
Art classes, crafting, painting	Very High	All
Comments: A large indoor meeting room which can support art classes, crafting, painting, etc.		
Meetings and Gatherings	High	All
Comments: A large indoor meeting room which can support community meetings, group meetings, potlucks, and game nights.		
Exercise classes	High	Adults and Seniors
Comments: Yoga, jazzercise, fitness training, Pilates, and meditation classes.		
Enrichment and Counseling	High	Teens and young children
Comments: Includes programs hosted by Encompass, Empower Youth Network, and other groups. It may be desirable to have separate meeting rooms, or a room divider, to support multiple groups at the same time.		
Private rentals	Med	All
Comments: Rental income can be used to cover M&O costs. Includes private parties, weddings, business meetings, and conferences.		
Warming/cooling center	Med	All
Comments: Convert space into an emergency warming/cooling center during extreme temperatures, or extended power outages.		
Continuing education classes	Med	Adults and Seniors
Comments: Support mobile health and dental clinics, such as Carepoint, and vaccination events.		
Health and Wellness	Med	All

B. Indoor General Features Desired		
Purpose	Interest Level	Primary Demographics Served
Kitchen Community/ Group potlucks	High	Adults and Seniors
Comments: Include commercial sink, sanitary sink, refrigerator, freezer, and preparation surfaces. Stovetop/oven is highly desirable, but maybe not required.		
Kitchen Private Rentals	Med	All
Comments: A kitchen would be desirable to support catered food service and preparation.		
Public Bathrooms	Med	All
Comments: Fall City is lacking public bathrooms, which results in burdening businesses and the library when those services are needed by visitors. Fall City Floating does provide Sanicans during float season.		
Fitness Gym	Med	Teens, Adults and Seniors
Comments: Weight room with cardio equipment.		

C. Outdoor Features Desired		
Purpose	Interest Level	Primary Demographics Served
Farmer's Market Space	Very High	Adults and Seniors
Comments: An open space of ¼ acre or larger to support pop-ups and food trucks. Walkable base such as gravel, wood chips, or other smooth surfaces. Having a source of electricity and potable water nearby is desirable. Parking also needs to be considered.		
Playground	Med	Young Children, Teens
Comments: Outdoor playground equipment that serves both young children and teens.		
Outdoor Sports Court	Very High	All
Comments: Basketball, volleyball, pickleball, etc.		
Outdoor All-Wheel Park	Med	Teens
Comments: A skate park which can be shared by scooters, trick bikes, wheelchairs, etc..		
BMX Track	Med	Teens
Comments: None.		
Outdoor Picnic Shelter	Med	All
Comments: A covered shelter could be used by the public or small groups without reservation.		

Interest Level (medium, high, very high) is a subjective assessment made by the committee based on the number and consistency of mentions in and across the multiple engagement methods (e.g., survey, booth, interviews, town hall) as well as the degree of passion in written and live comments and suggestions made across these interactions.

Notably, desire for a swimming pool was also identified during the community engagement process, but it was not recommended by the committee for inclusion in community center planning.

The following factors make inclusion of a pool **out of scope**:

- Maintenance and Operations costs for public pools require a levy to support ongoing costs. A private pool (requiring membership or usage fees) is not in keeping with the community-oriented nature of this proposed project .
- The construction cost for the proposed Snoqualmie pool (expanding the current facility) is expected to be \$30M, well beyond the funding levels we could achieve for a Fall City community center itself without an increase in taxes.

Next Steps

Having met the goals of the Community Engagement phase through an FCCA website posting, mailings, Fall City Days booth, online survey, Town Hall, and 'partner & pillar' interviews, the next step is assessing feasibility of the few potential options for siting a center in town that were known of or emerged in scouting efforts in parallel with community engagement. Statements of work for site feasibility studies are complete.

At this time, three sites are being considered for a potential community center:

- A. The former wood recycling property on Redmond-Fall City Road, now owned by King County. This is vacant land purchased by the County
 - B. The Masonic Hall on 337th Place SE. This is a 2-story wood structure built in 1895 with a kitchen, restrooms, and capacity of 160+ on the main floor. The second floor lodge chambers would remain off limits for Masonic use only.
 - C. The IOOF (International Order of Odd Fellows) Hall on 337th Place SE. This is a single-story cinder block building built in 1947 as the City's first Fire Hall with a kitchen, restrooms, hall, and yard area.
- Send Statement of Work and hire contractors to report on the following areas for the King County owned property (Site A).
 - Code Compliance
 - Permitting and Site Acquisition Issues
 - Parking Requirements
 - Utility Access
 - Environmental Requirements
 - Other recommended due diligence
 - Send Statement of Work and hire contractor to report on the following areas for Masonic Hall and/or IOOF Building (Sites B and C).
 - Evaluation of transportation, water, sewer and other utilities and services, including Fall City LOSS system
 - Evaluation of environmental assessments as needed
 - Development of cost estimates for required repairs and upgrades for IBC and ASCE 7 code compliance for feasibility
 - Development of anticipated maintenance costs and proforma
 - Evaluation of property title for exceptions and encumbrances
 - Develop plan to determine appraised value

While not a deliverable of the Community Center feasibility / development project, a quick win for the community includes finding a volunteer(s) to create and manage an information and reservation page on the FCCA website to centralize citizen search, selection, and booking efforts for existing event/class space in Fall City such as the Masonic Hall, Fire Station, Library, churches, restaurants, etc.

Appendix 1

STAGE	MILESTONE	DELIVERABLE	DUE DATE	Discussion	BUDGET
Strategic Planning					
	Define primary & secondary service areas	Detailed Map	3/28	DONE	\$0
	Determine service area demographics	Report from KC Demographics	3/22	DONE	\$0
	Present service area and demographics	Report for DNRP, FCCA	4/2	DONE	\$0
Community Engagement: Stakeholder Workshops & Surveys					
	Approval for FCCA to lead Community Engagement	Approval from DNRP	3/22	DONE	\$0
Surveys					
	Develop survey	Survey draft	5/7	DONE	\$0
	Print version available at Fall City Day booth		6/8	DONE	TBD
	Survey available at fallcity.org		6/8	DONE	\$0
	Postcard w/ QR to service area (5,000)		Aug.	DONE	\$3,200
Community Workshops					
	1-2 facilitated workshops to hear from community members		Aug-Sept	DONE	\$450 (supplies, snacks, facility)
Community Interviews					
	Determine format for community interviews			DONE	\$0
	Identify 5-7 local leaders and conduct interviews		Aug-Sept	DONE	\$100 supplies
	Identify 5-7 organizations that would likely be major users of community center and interview		Aug-Sept	DONE	\$100 supplies
					(over)
	Present Community Engagement Summary including CC Use, Programs, Events, etc. to DNRP/FCCA	Community Engagement Summary Report	Oct.	DECEMBER	\$0
Further details for the following work, including costs (if any) will be finalized by 11/5/24					
	Facility Requirements Definition & Evaluation*	Detailed report of facility requirements, including costs	January 2025		TBD
	Site search conducted	Report of candidate sites	February 2025		TBD
	Conduct weighted analysis of sites	Weighted analysis report	March 2025		TBD
	Financial Feasibility Determination*	Determine financing options	March 2025		TBD
		Provide detailed report of findings	May 2025		TBD
Project/Program Period					
		3/24 through 5/25			
Total Cost					\$XXX (through Community Engagement)

* The cost of these items is to be determined; we are hoping that qualified volunteers will support the work; if that is not possible, we will work with DNRP to obtain bids.