



February 09, 2023

Project No.	Project Name	Meeting
4885 -01	Healthier Together Center	Steering Committee Interviews

Attendees

<input checked="" type="checkbox"/> Carrie Hite – Dir. – Parks & Recreation Strategy	<input checked="" type="checkbox"/> Jim Kalvelage – Opsis Architecture
<input type="checkbox"/> John Mauro – City Manager	<input checked="" type="checkbox"/> Erica Dunn – Opsis Architecture
<input checked="" type="checkbox"/> Mark McCauley – County Administrator	<input type="checkbox"/> Chris Jones - Groundswell
<input checked="" type="checkbox"/> Mike Glenn – CEO Jefferson Healthcare	<input checked="" type="checkbox"/> Ken Ballard – Ballard *King
<input checked="" type="checkbox"/> Wendy Bart – Ex. Dir. YMCA Olympic Peninsula	<input checked="" type="checkbox"/> Morgan Shook - ECONorthwest
<input checked="" type="checkbox"/> Rich Childers – President JeffCo Aquatic Coalition	<input checked="" type="checkbox"/> Ryan Nachreiner – Water Technology, Inc.
<input checked="" type="checkbox"/> Linda Rosenbury – Superintendent PTSD	<input checked="" type="checkbox"/> Kirsten Justice – Opsis Architecture
<input checked="" type="checkbox"/> John Nowak – PTSD Board of Directors	
<input checked="" type="checkbox"/> Eron Berg – Ex. Dir. Port of Port Townsend	
<input checked="" type="checkbox"/> Kate Dean – District 1 County Commissioner	

Submitted By

Erica Dunn

Distribution

Carrie Hite

MEETING MINUTES

The following meeting minutes represent my understanding of the discussions and directions during the meeting. Attendees should communicate any revisions to Opsis Architecture (hereby Opsis).

Kate Dean – County Commissioner

- **Project Goals:**
 - Engaged in previous efforts and excited to see it come to fruition
 - Important to benefit the whole community including those living outside of PT.
- **Location:**
 - Locate near transit or near places people already go in Port Townsend for ease of access
 - Consider the Evans Vista site since it is located at the edge of Port Townsend and would be closer to residents coming in from other towns.
- **Funding:**
 - If MPD is necessary, incorporate other improvements to county facilities outside of PT

- If MPD is necessary, coordinate timing with other asks like School District Vision 2027
- County can help with Federal and State funding from multiple sources up to \$6-\$9 M.
- **Program:**
 - Youth Recreation opportunities are key
 - Senior Fitness
 - Childcare
 - A gymnasium may be perceived as duplicative
 - Group fitness has been slow to return to the area since the pandemic
 - Could waste heat from the Paper Mill be used to heat the pool water?

Eron Berg – Port of Port Townsend

- **Project Goals:**
 - Key for a place surrounded by water on three sides to have a community resource for teaching children how to swim, water safety, SCUBA, etc.
 - The pool is the Ports central interest in the project.
- **Location:**
 - Golf course timing isn't right; whatever happens there will evolve over 10-15 years.
 - Likes current location at Mountain View Commons.
 - Hospital site seems too far away for the High School students to easily access it.
 - Siting it in Port Townsend seems like it will capture the most people who can access it not by car – kids on bikes, etc.
- **Funding:**
 - The Port can be a supporter and a cheerleader but not a financial partner
 - The county is well positioned for State and Federal funding
 - Could a resiliency approach help? Currently not much money available for resiliency.
- **Program:**
 - Competition lap pool and warm water recreation pool
 - Diving – requires 12' instead of 7' pool; impacts construction and operational costs.
 - Childcare
 - Community/Birthday Party Room
 - Inclusive changing facilities
 - Likes the idea of waste heat from the paper mill if distance is not too far from the site

Mark McCauley – County Commissioner

Chris Goy – Central Services Director

- **Project Goals:**
 - Important to create a county-wide amenity
- **Location:**
 - Important to consider impact of location on private health club business – studies show community recreation facilities are entry point to health and wellness and will ultimately increase membership at private health clubs
 - South County feels less recognized and supported.
 - Chimacum is likely southern-most town that would still come to PT to use facility
 - Port Ludlow has their own pool and would not likely come to Port Townsend
- **Funding:**
 - Need to be cognizant of other efforts impacting property taxes. East Jeff. Co. will see property tax increase from merger of Jeff. Co, Fire and Port Ludlow Fire & Rescue.
 - If MPD necessary, consider how membership fee structure differs if in or out of MPD.
 - No park impact fees in Jefferson County
- **Program:**
 - Jacuzzi, Sauna, Steam Room attractive amenities not common in other facilities.
 - Proximity cards provide greater access; can use facility earlier than staff arrives.

- Primary users are likely families and kids, could also see use by the Marine Trades
- 25-meter pool
- Important to balance cost and amenities
- Review inventory of existing facilities to make sure meeting an unmet need
- Walking popular for older demographic. Dry warm place to walk in winter is nice.

Linda Rosenbury – Superintendent Port Townsend School District

John Nowak – Board of Directors Port Townsend School District

• **Project Goals:**

- Existing facility widely used by school district with a Girls Swim Team
- PT tends to be an older community and want to advocate for children's needs
- Facility needs to be inclusive – Engage students in the design process. Students are more racially diverse than PT population and there are several BIPOC student groups that could engage with the project. Engagement by communities of color should be compensated for their time.
- Communicate early and often. PTSD can help with communication around the project. Can communicate with 1100 families over email or text (one big push, not multiple)

• **Location:**

- Location near transit that doesn't require a transfer is critical
- South part of county feels disenfranchised but important to PTSD to be within walking distance of their schools.
- Golf course will be a difficult site to gain community support.
- Chimacum school team would benefit from the pool.

• **Funding:**

- There is concern that a ballot measure to fund the pool could impact the school's ability to maintain their current level of levy funding which is needed to provide basic services. Levy vote is needed every 3 years and next one will be in 2025.
- Concern that long-time residents will not be able to stay in their homes if property taxes keep increasing
- Quilcene rejected a bond for a new school twice.
- Important to have conversations with other taxing districts to coordinate efforts.
- Benefit of the Y running the facility is their ability for a capital campaign but some concern on their ability to run it because salaries are not living wage which makes staffing more difficult.

• **Program:**

- Excited by focus on health and wellness (major part of school's programs around positive identify development and mental health awareness b/c PT has higher rates of alcohol and vaping abuse and higher rates of suicidal ideation).
- Standard competition pool (25 yards)
- Rehab Capacity
- School has robust strength conditioning program and wants to keep it at the school.
- Currently there are 7 gyms in town and a new gym does not seem necessary.

Wendy Bart – Executive Director YMCA Olympic Peninsula

Project Goals:

- Legacy project, designed in phases with a vision for the future. How does this project bring the community together
- Community resource campus – maintain food bank, police, YMCA. Could also include childcare in a separate building with affordable housing above.

- **Location:**
 - Mountain View site has the most flexibility but also feels unfortunately feels very Port Townsend centric. The dog park would need to be relocated (anecdotally it isn't the preferred dog park in town).
 - The community really wants the golf course to remain an open space
- **Funding:**
 - The Y can be a capital partner. Fundraising within the community was previously seen as limited to \$6M but open to exploring if there is more potential.
 - Not interested in being key fundraiser if not going to be the operators of the facility
 - Concerned about being sole operator if there is no city subsidy.
 - Donor Fatigue and tax fatigue are critical issues.
- **Program:**
 - 6-lane, 25 yard pool
 - Warm water pool – zero entry, therapy, some swim lessons, and splash toys in the middle. (Lazy River feels like too big a lift)
 - The pool is the number one reason people join but not the most used amenity
 - Group Exercise Room and strength training room
 - Birthday party room /community room
 - Inclusive changing room
 - Aquatic Staff to run facility
 - Outdoor space off pool
 - Childwatch is important but Childcare has a lot of rules and regulations.
 - Gym

Rich Childers, Katelyn Bosley, Rena Murman, Mary Metzger

– JeffCo Aquatic

Coalition

Project Goals:

- Small non-profit representing the aquatic needs of Jefferson County.
- Biggest goal is to simply make sure the project is successful.
- **Funding:**
 - Funding the facility will greatest challenge; will need to come from multiple sources
 - Needs to come from greater area than just Port Townsend
- **Program:**
 - Concerned that if just focused on aquatics, can't make the lift.
 - Competition Pool:
 - Saline pool is preferred
 - 25-yard 6 lane lap pool min., 8 lanes preferred
 - 1 meter springboard ideal for diving (although diving can make it more expensive to build and operate)
 - Warm Water pool
 - Zero energy
 - Lazy River
 - Climbing Wall potential
 - Sauna and steam room, whirlpool
 - Deck space for swim meets and events and possibly bleachers
 - Reception area and community room
 - Classroom that can be divided
 - Day Care
 - Food sales
 - 2 group exercise rooms
 - Indoor Walking Track
 - Multi-use gym with 4-6 pickle ball courts

- Weight Room
- Top 3 program elements – Competition swim, Zero Entry Pool, Weights
- Inclusive Changing Rooms

Mike Glenn – CEO Jefferson Healthcare

Project Goals:

- Would like to move some or all physical therapy (2,500-7,500sf) to the new facility. Great for continuity of patients to maintain healthy activities after physical therapy is complete.
- Previous efforts were not big and bold enough or new enough.
- Want community amenities that will attract families to family-wage jobs like schools, healthcare, Parks & Rec. Have lost staff previously because felt PT was not committed to families
- **Location:**
 - Will need to be mindful of where it's sited if hospital leasing physical therapy space.
 - Mountain View site is close enough
- **Funding:**
 - Currently not in a position to contribute to capital cost but interested in 30-year lease back on the physical therapy space
 - Could help identify community benefactors
- **Program:**
 - Physical Therapy Space- do not need a certified physical therapy pool, just a warm water pool for doctor recommended therapy
 - Childcare – even if not on hospital site; PT is chronically underserved for childcare
 - Teaching Kitchen; Chef Adam Stark – local cooking celebrity teaching healthy cooking
 - If located on hospital site would love to see a future phase of primary care offices on 4th floor – located near wellness not sickness services preferred.