



TOWN OF FAIRFAX

STAFF REPORT

November 5, 2014

TO: Mayor and Town Council

FROM: Garrett Toy, Town Manager 

SUBJECT: Discussion/consideration of the concept of expanding the Fairfax Youth Center

RECOMMENDATION

Discuss and consider the concept of expanding the youth center and direct staff as appropriate.

DISCUSSION

The Council initially discussed this item in October and continued the matter to this meeting to allow staff time to follow-up on specific issues.

One of the Council goals for 2014 is to "Expand Youth Programs." Towards that end, the Council increased the FY14-15 recreation budget for FOCAS youth programs by \$12,000. With the additional funding, FOCAS has contracted with Roots-2-Branches to expand their after school programs for pre-teens and teens at the Community Center. The long term vision is to convert the Community Center back into a dedicated Youth Center. However, the only way to accomplish that goal would require moving Finance out of the building. The vacated space could then be used for permanent programming and recreational equipment such as a ping pong table and pool table.

Staff has evaluated several options, but determined that the financial and operational costs associated with moving Finance far outweigh the benefits. The options considered included moving Finance into a trailer behind Town Hall, converting the Town Hall conference room into office space, converting some space in the Fire Station, and renovating the Public Works offices. These options were deemed impractical for a variety of financial and operational issues. The preferred short term option would be to rent space for Finance in commercial office space downtown. The long term, cost effective option would be to expand Town Hall or construct an addition to the Pavilion to provide for offices. These long term options are currently financially infeasible without significant grant funding. Staff will continue to pursue those opportunities as they arise, but it is a long term process.

At the meeting, the Council requested staff explore the concept of physically expanding the Youth Center. The significant barrier to expansion is that the Youth Center is located in the flood plain. An expansion to the rear of the building is prohibited because it would be in the creek setback area and floodway. Any expansions to the side would need to be elevated out of the flood plain which would create ADA issues and either impact the play area or parking. Adding a second story would be very costly and trigger ADA requirements for the entire facility. The existing covered area in front of the youth center can be enclosed which is the most viable option, but it would impact existing FOCAS programs. It would probably be more cost effective to expand Town Hall than to build an addition to the Youth Center.

Staff is seeking direction as to the Council's desire to expand the Youth Center's operations. Based on the Council's direction, staff would report back to the Council with its preliminary findings in Spring 2015.

FISCAL IMPACT

None at this time.

AGENDA ITEM # 23