



Lake City Community Center Redevelopment RFP

Frequently Asked Questions

October 18, 2024

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I. Site Documents and Reports

- 1. Can the Office of Housing (OH) and Seattle Parks and Recreation (SPR) share the as-built plans for library, park, and community center?**

The drawings of the park, former community center and civic parking garage are now posted online. The library plans are not shared but colleagues at Seattle Public Library can answer specific questions as needed about the library building.

- 2. Does the city have an arborist report for the trees in Albert Davis Park?**

There is no arborist report for the park available.

- 3. Can SPR provide specs for the community center such as vertical clearance requirements for a gymnasium, multipurpose room, etc.?**

Yes, please find the SPR design guidelines uploaded to the RFP website.

- 4. Can the survey that was provided in the RFP be distributed in CAD format?**

The CAD file is not available. The newest survey available is from 2005. We don't have a newer survey available but the city can coordinate with the selected development team to have a new survey completed if necessary.

II. Site-Specific Questions

- 5. Can the existing property lines be adjusted?**

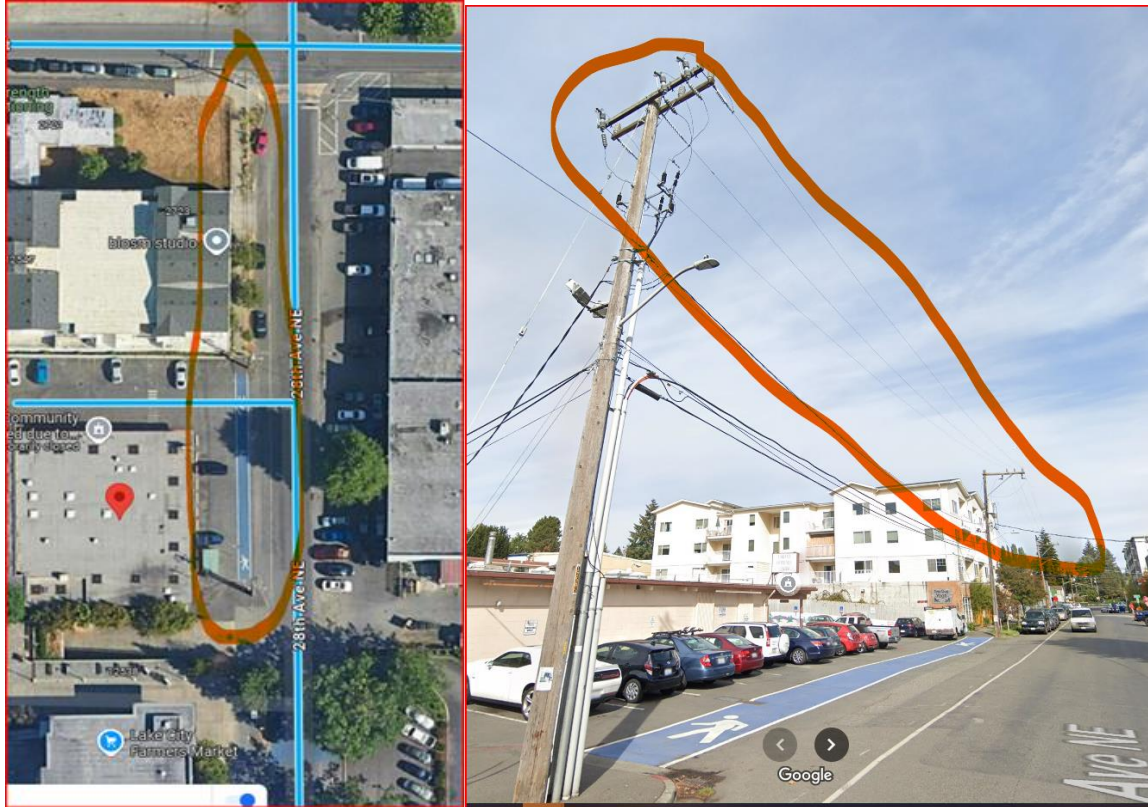
Yes. The ground lease will be limited to the land being redeveloped (i.e., approximately the footprint of the new building plus any required setbacks) and will not include Albert Davis Park or other areas of the parcel that are not part of the redevelopment. The leasable area will be further delineated through a lot boundary adjustment (subject to SDCI approval) or segregating tax parcels via King County Assessor. The appropriate strategy will be finalized with SPR and the selected development team. The ground lease will also be subject to City Council approval.

- 6. Will the City lead the rezoning process?**

The majority of the community center site is zoned NC3-75 but a portion of Albert Davis Park is zoned for less density (LR-3). Seattle Parks and Recreation (SPR), Office of Housing (OH), and Seattle Department of Construction & Inspections (SDCI) will collaborate with the chosen development team to propose a rezone of the area of the site that is currently zoned LR-3 to accommodate denser development if necessary for the proposed project. Rezoning may not be necessary depending on the design proposed. Any rezoning would be subject to City Council approval.

7. Are the overhead Power lines on 28th Avenue high or low voltage?

The overhead lines on 28th Ave NE are high voltage (26kV) from about mid-block and extending north to the corner. Overhead high voltage lines are also located along NE 127th St and 27th Ave NE.



III. Parking

8. What is the parking count at the library and can any of it be shared with the future community center to meet its 50-stall requirement?

The Lake City Civic Garage has 62 stalls and is owned and operated by the City's Department of Finance and Administrative Services (FAS). Drawings of the garage are posted on the OH website for this project. Shared use of the garage driveway/ramp may be negotiated with FAS should this be proposed.

The spaces in the garage cannot count for the required parking for both the library and the community center, unless they have different operating hours, pursuant to 23.54.020.G. If there are extra spaces beyond what is required for the library in the garage, the Community Center could theoretically use those spaces for required parking as off-site parking pursuant to 23.54.025. However, the Seattle Parks Department (SPR) does not prefer to share the existing library parking stalls. Any plans to share the parking stalls would also need to be negotiated with the library.

9. We have heard that sharing the library driveway ramp will be allowed. In that case, how will responsibility for security be shared/allocated?

The Department of Financial and Administrative Services (FAS) owns and operates the garage currently and will most likely continue to be responsible for securing the garage. Any new garage spaces built for the community center will be operated by SPR. Parking for residents of the affordable housing (if proposed) will be the responsibility of the developer. Sharing the Library driveway is supported by SPR; SPR will work with the selected team to negotiate that shared use with FAS.

10. Did the former community center share the driveway and/or the underground parking that is part of the adjacent Library?

No, the former community center did not share the driveway or parking garage with the library garage. The former community center visitors used the available street parking and surface parking on the north side of the building.

11. Does Library garage access need to be maintained during construction?

The library garage is currently closed. Access during construction will need to be negotiated with the City of Seattle's Financial and Administrative Services Department (FAS) and the library.

IV. Albert Davis Park

12. Can proposed developments extend into Albert Davis Park? What are the City's expectations for the park?

Any proposals with a footprint that extends into Albert Davis Park should clearly articulate the benefit of doing so. The City envisions a strong connection between the park and the new community center and housing development.

13. Can applicants assume that the early learning center outdoor play area required by licensing can be provided in Albert Davis Park (fenced as required by licensing)?

Yes, this is an option.

14. Could Beyond Code Stormwater planters be provided in Albert Davis Park?

Yes.

15. Will the Community Center need to provide public restrooms for Albert Davis Park?

The public restrooms provided in the community center will also serve park users. Additional restrooms explicitly for park users are not required.

V. Community Center Design and Programming

16. Exhibit H shows 32,000 SF as the maximum program for the community center but 20,000 SF is a typical program. What should respondents assume in our design?

Development teams should propose a design that works best for the space and meets the needs identified in the RFP and the needs assessment. The design, layout and functionality of the space is more important than total square footage.

The square footage referenced in Exhibit H is a maximum space requirement. The Yesler Community Center and Northgate Community Center are two examples of newer community centers that are approximately 20,000 square feet.

17. What are the requirements for the childcare at the community center? What age are the kids and what kind of classrooms are needed?

The City's community centers owned and operated by SPR typically provide licensed childcare for pre-school aged children but not infant care. Proposals should prioritize flexible spaces when designing the shell and core of the community center building.

18. Will the development team or City need to coordinate with the Farmers Market during and after construction?

Yes – SPR will work with the development team to coordinate with the Farmer's Market both during construction and during the design of the new community center. The Farmer's Market has historically operated adjacent to the community center and Farmer's Market vendors have used the community center facilities and the Library parking garage. SPR expects this relationship to continue post construction of the new community center

VI. Affordable Housing

19. Will projects that don't meet 100 units be penalized in the evaluation criteria, if family-sized units are being prioritized?

No. The 100 units identified in the feasibility study is a hypothetical development concept for the site. The City also recognizes that larger family-sized units in a development will reduce the overall per-unit count in a project.

20. Please confirm the City is prioritizing awarding 4% bond / tax credits to this project.

OH is leaving the decision to pursue 4%, 9% or a combination of 4%/9% housing tax credits up to the proposal teams.

VII. Financing

21. Where will the funding for the CC come from? Has funding been allocated?

OH will gap finance this development but has not specified an amount in this RFP. OH funding will be awarded at the time the winning proposal is selected. Other funding sources for the affordable housing component may include Low-Income Housing Tax Credit equity, and financing or grants from public or private sources.

Subject to City Council approval, Seattle Parks and Recreation will ground lease the site to the developer for a nominal cost, subsidizing the cost of land for the development. Funding sources for the community center construction include grant(s) from the State of Washington, and a combination of SPR funds, bonds and debt service included in the Seattle Parks and Recreation budget.

22. What is the overall budget for the project or is there a target construction amount.

A feasibility study conducted in 2022 estimated the project to cost approximately \$105,002,000 (refer to RFP Attachment E). Project costs have increased since the feasibility study was completed.

The RFP emphasizes the construction of family-sized homes which have a higher per-unit cost compared to one-bedroom and studio apartments. Labor equity requirements may carry associated costs. OH seeks to balance these cost and design factors with the goals of the RFP when making a funding award.

23. How will the financial proposals be evaluated?

Financing and affordability evaluation criteria are detailed on page 15 of the RFP. Project cost is one of several factors being considered during the evaluation process.