

Lake City Community Center Redevelopment RFP

Information Session

9/12/2024

Seattle Office of Housing | Seattle Parks and Recreation



City of Seattle

Agenda

- Introductions
- Overview of the RFP
 - Success
 - Requirements
 - Needs assessment
 - Legal
 - Evaluation
 - Interview
- Next Steps



12531 28th Ave NE, Seattle, WA 98125

Development teams



How will we know this RFP was successful?

- ❖ Development that meets families' needs in a holistic way
housing | community space | recreation | programs
- ❖ Residents have housing stability and proximity to resources,
contributing to better life outcomes
health | economic security | education | quality of life
- ❖ A safe, welcoming and joyful place for Lake City residents to
live, gather and thrive

Requirements

- Efficient use of city funding to maximize leverage
- Homes income-restricted to households earning up to 50% and 60% of AMI, depending on home size
- Community center space & use requirements (Attachment H)
- Community workforce agreement (CWA)



Needs Assessment

- Draft needs assessment emailed on 9/3
- Final version expected this month & shared publicly
- Implications for LCCC Design and Programming
 - Prioritizing flexible, multi-use spaces to accommodate diverse programming needs
 - Incorporating both indoor and outdoor recreation areas
 - Ensuring accessibility and cultural competence in all aspects of design and programming
 - Integrating social services and community resources into the LCCC's offerings
 - Developing strong partnerships with local organizations to provide comprehensive programming
 - Emphasizing intergenerational activities and spaces
 - Including facilities for food preparation and community meals



Legal

- **Ground lease** of 99 years, subject to City Council approval, limited to the land area being developed (i.e., approximately the footprint of the new building plus any required setbacks). Will likely require lot boundary adjustment.
- **Condominium** structure, with separate condo unit for community center and housing component. SPR will acquire the community center condo unit.
- The City is working with King County on resolving a **deed restriction** on the property concerning use.
- **Rezoning** may not be necessary, depending on proposal. If rezoning needed, OH and SPR will collaborate with the developer to propose a rezone, subject to City Council approval.



Evaluation

Criteria

- A. Development Team and Experience
- B. Financing and Affordability
- C. Development Program and Outcomes
- D. Planning and Design

Process

- Evaluation panel will meet to discuss the proposals and prepare interview questions
- After interviews, panelists will score each competitive criteria based on this rubric:

Does not meet Expectation	Partially Meets Expectations	Meets Expectations	Exceeds Expectations
0	1	2	3

- Average scores for each section of the competitive criteria will be added together to determine final proposal score



Interview

- **For the city:** opportunity for the evaluation panel to learn more about the proposal; fill in any gaps; & get answers to questions
- **For the development team:** opportunity to champion their proposal through a short presentation (10-15 minutes); respond to questions



Interview

- 1 hour allotted
- Virtual
- Development team gives 10 to 15-minute presentation
- Interview questions shared 1 week in advance of interview
- Questions are specific to the proposal.
- City staff will make every effort to provide clear and direct questions



Next Steps

- Get your questions in by September 30th
- The City will publish FAQ responses by October 15th



FAQ

- 1. Can you share the as-built plans for library, park, and community center?**
- 2. 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?**
- 3. 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?**
- 4. Would the City be open to adjusting the existing property lines?**
- 5. Does the City plan to lead the rezoning process?**

