



Seattle Parks & Recreation

MEMORANDUM

Date: September 23, 2021
To: Board of Park and Recreation Commissioners
From: David Graves, Strategic Advisor, Planning, Development and Maintenance Division
Subject: Lake City Community Center Redevelopment

Requested Board Action: Request for Board recommendation on pursuing the Lake City Community Center redevelopment as a co-development project with the Office of Housing.

Background: The existing Lake City Community Center at 12531 28th Avenue NE, abuts Albert Davis Park and the Lake City Public Library. The 14,000-square-foot building is in poor condition, is relatively small and has limited use (does not include a full gym or licensed childcare facilities). The policy decision to replace this facility rather than renovate was made during the Community Center Strategic Plan process and associated SLI response in 2015. This redevelopment project is in Council District 5 and will be a priority for SPR and Councilmember Juarez in the next Park District Cycle.

There is also strong interest in building more affordable housing in Seattle. Furthering this goal has been the mission of the Office of Housing (and other governmental and non-profit funders), who work with private developers to implement housing development projects throughout the city. Like all other real estate development projects, these involve acquiring land or other property rights on which to build housing units. The Community Center is uniquely situated in that the underlying zoning (NC3-75) would allow a large structure up to 75-feet tall where both residential and commercial development are allowed.

The decision to redevelop the Community Center allows the City to consider a wider range of options and in 2018, Seattle Parks and Recreation (SPR) and Office of Housing (OH) commissioned a feasibility study to co-development of a new Lake City CC with housing above. Results of the Feasibility Study are summarized below:

- **Project Overview:** Develop a new two-story Lake City CC that would be combined with 100 housing units (estimated five floors) above the CC. The project would provide below-grade parking serving both functions (study assumed utilization of the existing entry way to the underground parking beneath the library for this purpose).
- **Relation to Current Footprint / Albert Davis Park:** A larger facility would go beyond the existing building footprint and therefore the size of Albert Davis Park would be slightly reduced. In addition, the multi-story building would result in shading of the park.

- **Community Center Elements:** Assumed 31,000 square feet including an 8,000 sq ft gymnasium, multi-purpose room, expanded childcare (4 rooms), teen room and kitchens (one for the childcare portion of the CC).¹
- **Housing Elements:** 100 affordable housing units with additional parking level, elevators, separate entrance and bike storage.

While the feasibility study showed the scope and scale of the project works on the site, the key terms of this project will not be known until the City requests and reviews proposals from developers including development costs, property parameters, timeline, etc.²

Current Status: SPR and OH have drafted an MOA to guide roles and responsibilities for redeveloping Lake City Community Center with housing above. The approach envisioned is similar to the development of International District /Chinatown Community Center in which a housing developer constructs the core and shell of the building and the housing portion. The community center would then be built out by SPR as a tenant improvement project. The team is beginning to consider the RFP parameters.

Potential Next Steps

Q4 2021	Brief Board of Park and Recreation Commissioners and seek recommendation
Q4 2021	Superintendent considers Board recommendation and includes topic in Mayoral transition documents
Q1 2022	Confirm policy direction with Mayor and Council
Q2 2022	Issue RFP
Q3 2022	Review RFP responses and establish project timeline with OH including public involvement approach for community center / building design
Q3 2022	Align project schedule with Park District funding for Community Center Elements

Financial Considerations: The community center redevelopment will require significant financial resources for capital development and additional operating expenses (upon reopening). The community center capital project has \$16.5 million identified in the SPR CIP between what is currently appropriated (\$11.5M) and identified in future years (\$5M). The next cycle of the Park District would support additional capital and operating.

RSJI Considerations: Building a new community center is a major capital investment. As such, the team will evaluate how this design and programming will serve those who have been traditionally underserved. Utilizing this investment to also support expanding affordable housing also furthers the City’s equity objectives and could mitigate “green displacement” and other unintended consequences of park and recreation development projects.

Staff Recommendation: Pursue redevelopment of Lake City Community Center in partnership with Office of Housing.

¹ The community center footprint aligns with providing 100 housing units on 5 floors above; most SPR centers have one dedicated childcare space and are closer to 20,000 square feet.

² Depending on the property transaction proposed by the developer, Initiative 42 considerations may apply.