4 September 2018

Seattle Parks & Recreation
800 Maynard Avenue S, 3rd Floor
Seattle, WA 98134

Attention: Susanne Rockwell, Interim Planning Manager

Re: Lake City Community Center and Affordable Housing Feasibility

Dear Susanne:

INNOVA Architects is pleased to present the Lake City Community Center and Affordable Housing Replacement Feasibility Study.

The objective of this feasibility study is to explore how the City of Seattle can be innovative and resourceful with the resources of its various departments serving the community. Seattle Parks & Recreation is heading up the effort to explore redeveloping the Lake City Community Center site as a new Community center combined with Affordable Housing. The entire projects would be on property owned by the City of Seattle, with the development partners representing the Office of Housing. Additionally, Seattle is partnered with Enterprise Community Partners as a consultant that specializes in envisioning affordable and livable communities.

The replacement building assumes to take advantage of the existing site features, and adjacencies to maximize its potential. This includes sharing access to parking access via the existing driveway ramp and making minor modifications to the park to improve accessibility and overall circulation.

Property Description

The site can be perceived as a transition space between the busy commercial strip of Lake City Way to the east and the residential neighborhood to the west. The Community center building, along with the Lake City Public Library and Neighborhood Service Center share an important public space around the Albert Davis Park. All together this is a “civic campus” for the Lake City community.

Improvements to the Library/Neighborhood Services building and park were made in 2005, but the Community center remains outdated, (refer to prior condition assessments from 2015).

The overall site, with Albert Davis Park and the community programmed buildings, desires to act as a civic campus and gateway for the neighborhood. Evidence of this is apparent by the choice of this location for the neighborhood Farmers Market.

This feasibility study reflects what might be possible within the goals and objectives of Seattle’s Housing Affordability and Livability Agenda (HALA), and therefore assumes that the city’s proposed zoning change to NC3-75 will be adopted.

Programming

See attached Programming Document. The concepts for a replacement facility designed to meet current Seattle Parks Community Center Building Programs.

- Community Center:
  - 26,764 SF
- Childcare Center:
  - Office

- (1) Childcare – 700 SF / 35 SF/child = 20 children
- (2) Preschool – 700 SF (each) / 35 SF/child = 20 children x 2 = 40 children
- Staff – assume 7-8 staff

- Housing: 100 Units
  - Studio – 25 Units
  - 1-Bed – 50 Units
  - 2-Bed – 15 Units
  - 3-Bed – 10 Units

Parking Requirements

This Feasibility Study assumes that the existing ramp down to underground parking for the library can be expanded to access underground parking under the community center also. It is located between the two buildings and adjacent to the community center property line. Both properties are under the jurisdiction of the City of Seattle and it would seem wasteful to build another ramp when the one that exists appears to be perfectly suited to accommodate access to both sides. For the purposes of the feasibility study we assumed that the full lot would be excavated 2 levels down for maximum underground parking spaces.

Parking Requirements per City of Seattle Municipal Code:

Table B for 23.54.015
Required Parking for Residential Uses

III. Multifamily residential use requirements with rent and income criteria		
P.	For each dwelling unit rent and income-restricted at or below 80 percent of the median income	No minimum requirement

For the purposes of this feasibility study the requested parking requirement for the residential units is to assume 0.3 to 0.4 stalls per unit.

- 100 units x 0.3 = 30 parking spaces requested min.
  100 units x 0.4 = 40 parking spaces requested max.

  44 designated below grade spaces provided (Level 2)

Table C for 23.54.015
Required Parking for Public Uses and Institutions

B.	Child care centers	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children

- 60 children / 10 = 6 parking spaces required
- 8 staff 8 parking spaces required

  8 designated below grade spaces provided (Level 2)

D.	Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR)	1 space for each 555 square feet; or for family support centers, 1 space for each 100 square feet

- 26,764 SF / 555 SF = 48 parking spaces required

  54 designated below grade spaces provided (Level 1)

Table E for 23.54.015
Parking for Bicycles, Bike parking requirements

	Use	Long-term	Short-term
B.2.	Child care centers	1 per 4,000 square feet	1 per 20 children. 2 spaces minimum
B.4.	Community clubs or centers	1 per 4,000 square feet	1 per 4,000 square feet
D.2.	Multi-family structures	1 per dwelling unit and 1 per small efficiency dwelling unit	1 per 20 dwelling units

- Childcare = 1 Bike parking spaces 3 bike spaces minimum
- Community Center = 7 Bike parking spaces 7 bike spaces minimum
- Multi-family = 100 Bike Parking Spaces 5 bike spaces minimum

  TOTALS 108 Bike Parking Spaces 15 bike spaces minimum

The 108 long-term bicycle parking spaces can be accommodated in the parking garage

The 15 short-term bicycle parking spaces could be accommodated in various places around the building near entries and in the park as well as in the garage.

Feasibility Concept

The Concept Plan for the community center building with housing above looks to take advantage of the existing site, and, in particular, the adjacency to the Albert Davis Park. The park space allows for multiple approaches to the building, which we exploit to our advantage for providing access to the multiple uses/programs.

The main frontage for the building is at 28th Ave NE, where the building site has street access. This is where the driveway entry to the parking garage is located. It's also where, it is important to locate entries to the community center and the residential portion of the building.

The north edge of the property abuts and existing apartment building, which has a 1-story concrete wall right at the property line. Our concept would also abut this property line wall, but step back after the fist floor to preserve some of the natural light and air-space which faces our site.

The south and west edges face the park and pedestrian walkways serving as the gateway between the Lake City neighborhoods and commercial business areas. This is also a significant grade change from west edge of the park to 28th Ave NE. This affords the opportunity to have access directly to the 2nd floor level at the Childcare use, as described below.

Since this building occupies the whole site, and the parking requirements cannot be accommodated otherwise, all of the parking spaces are all located in the two levels of underground parking garage.

As with all projects we design, and as required by the City of Seattle, the assumption is that a replacement community center will comply with the USGBC's current LEED Silver requirements. Additionally, and in conjunction with LEED, the housing portion of the project will comply with the Evergreen Sustainable Development Standards (ESDS).

Community Center:

The community center is nearly 27,000 square feet, located on two stories, with a large indoor gymnasium serving as the focal point. The center includes all of the program spaces outlined in the scope of work, while also adhering to guidelines provided in the Seattle Parks & Recreation Community Center Building Programs documentation.

The layout is designed to accommodate entries from both 28th Ave NE as well as directly from the park. I single control point, with a service desk and offices, is located on the access of both entries with good visibility to both sets of doorways. Vertical circulation is also located adjacent to the reception area.

In addition to the gymnasium, the first level of the community center is where the various non-programmed (or low-programmed) activity rooms are located. Activity rooms for teens, games, arts & crafts, and fitness are located along the south elevation, facing the public access way to the park. This location also allows for casual observation from staff.

Because of the grade difference at the west and north edges, these first-floor areas do not have access to natural light and access. Therefore, they are ideal spaces for utility, mechanical, and storage uses.

The second floor of the community center has a multi-purpose room, (that can be sub-divided) an a meeting room that both have good daylight access to the public ways. The multi-purpose rooms even has an outdoor deck facing the deck at the Neighborhood Service Center. Also, on the second floor is a Commercial Kitchen that is adjacent to the childcare area and can serve both programs.

Childcare:

The childcare program area is designed to take advantage of direct access to the park and adjacent play areas. By modifying the grade at the existing playgrounds and improving the drop-off area from 27th Ave NE to the west, we allow for independent and secure access directly from the west. Access from the community center is also available, especially for use of the elevator, which links to the parking below grade.

The main entry for the childcare program would be at the second-floor level, directly from the park, facing west. The office is located directly adjacent to this entry control point. Each of the childcare/preschool rooms would have direct access to the park, although these would not be considered as entry points for the building. Each room also has a small girl's and boy's restroom to meet code requirements.

As noted in the community center program, there is a commercial kitchen located adjacent to this area that could be used as necessary.

Multi-Family Affordable Housing:

The concept plan calls for five stories of apartments above the community center. The housing is organized in two double-loaded corridor towers, connected with a central "bridge." This configuration allows for an efficient unit layout with good access to natural daylight, and even small balconies if desired. Additionally, this layout helps preserve the most daylight for the adjacent apartment building to the north.

Access to the residential portion of the building is at the north-east corner, off of 28th Ave NE. There is a private, secure entry area just for the housing with a housing/residential services office and the mailboxes.

Some space on the second-floor level have been set aside for residential service area, which are currently shown as the laundry rooms, and small storage rooms.

At the residential entry in the north-east portion of the building, there is a residential only elevator that serves the parking area up to all the residential units. The other elevator in the south-west portion of the building would serve all levels but require a card-key type system to access the residential floors separate from the community center spaces on the first and second levels.

Because of the layout of the residential building, it affords two courtyards that could be used a residential amenity space on the 3rd level, or roof of the community center. The south courtyard would be afforded lots of direct sunlight.

Concept Cost Estimate

The Concept Cost Estimate has been generated by our Cost Estimator, using current cost data. We also requested a second opinion from a local area General Contractor, who provided valuable input on current multi-family housing construction costs.

See the attached summary of Area of Magnitude Construction Costs summarized as follows:

Building Construction:

• Housing with Support Spaces & Parking Garage:	$51,540,000	
• Community Center & Parking Garage	$24,757,000	
• Daycare & Preschool	$1,877,000	
		$78,174,000
Site Development:		$6,046,000
Landscape:		$891,000
Total Estimated Project Cost:		$85,111,000

We are honored to be working with Seattle Parks & Recreation and the Office of Housing on this important Feasibility Study.

Regards,

Geoff E. Anderson, AIA
Principal