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May 9, 2018

Dear Mayor Durkan,

The Lake City Neighborhood Alliance (LCNA) is an alliance of 24 Lake City groups including neighborhood, business, service-provider, school, faith-based, political, philanthropic, and special issue organizations. LCNA has been actively advocating for a new, full-service, Parks-operated Lake City Community Center for years. We are delighted and relieved that this project will be moving forward, with funding in the current budget to get the planning phase started. But at our April 12th meeting, LCNA member organizations urged that we express to you our concerns about the approved scope, incomplete resource recognition, and lack of early involvement of the Lake City community and other stakeholders in defining our new replacement Lake City Community Center.

APPROVED SCOPE. The adopted 2018 capital budget reflected a scope definition that was part of a City Council green-sheet process that defined the project as “design and partial construction of new recreation spaces at the Lake City Community Center (\$3 million)”. This scope definition differs greatly from one in Mayor Murray’s recommended capital budget (page 25) as part of the introductory comments under the section of “Managing and Preparing for Growth” that defines the scope of the project as:

“A similar situation has arisen in Lake City. The existing Community Center is no longer sufficient for the needs of this growing neighborhood. In support of the development of a new Lake City facility, the budget includes \$3 million in 2018. Per the plans set out in the proposed 2018-2023 Capital Improvement Plan (CIP), an additional \$2 million of City funding is anticipated in 2019 and there is the prospect of additional state and private funding. With the City’s funding commitment in place, the DPR will begin to work with the community to design an appropriate facility.”

The latter scope description for a new facility is consistent with the desires and expectations of the Lake City Community.

INCOMPLETE RESOURCE RECOGNITION. We are aware of your directive to Interim Superintendent Christopher Williams to analyze options for the use of the \$5 million budgeted for the Lake City Community Center in consultation with the Mayor’s Office, Office of Housing, and the City Council. There is overwhelming support from the Lake City community for retaining the original REET budget allocation of \$3 million in 2018 and \$2 million in 2019. We are concerned that efforts to change the scope were based upon the incorrect perception that there was only \$5 million of City funds available for this project. The three 46th District Delegates (Senator David Frockt, Representative Jessyn Farrell, and Representative Gerry Pollet) sent a letter dated November 14, 2016 to the City Council providing a conceptual financing proposal where the State might be willing to provide up to \$5,000,000 over

several bienniums in matching funds if an equal amount was provided by the City for a new Lake City Community Center. A copy of that letter is attached.

The State has just approved \$500,000 exclusively towards a new Lake City Community Center and another \$2 million to provide joint project financing of the Lake City Community Center and the Magnuson Community Center expansion. The Magnuson Project, based upon a recent Parks feasibility study, is fully funded between City funds and a contribution by King County. Assuming no additional funding is needed for the Magnuson Project, the entire \$2 million dollars of State funding could be applied to the Lake City Community Center. This \$2.5 million equals half of the State's \$5 million commitment. There are other sources of revenue including King County that provided \$1 million for Magnuson. Plus there are other uses of potential spaces in a new Lake City Community Center given the current zoning of NC2-65 that could contribute funding for the project. Examples of those uses are additional affordable, family, workforce housing similar to LIHI's Lake City Project currently under construction at the old Fire Station 39 site, and the Children's Home Society of WA headquarters and potential Service Hub. These ideas are under discussion as part of the Wells Fargo Regional Foundation Neighborhood Implementation Grant BUILD LAKE CITY TOGETHER. In both cases these uses could provide additional funding through a 50-year lease similar to the recently signed lease for Seattle Art Museum's expansion in Volunteer Park. The lease compensation for the affordable housing could come from a REET allocation. Both uses would also provide additional funding as part of shared construction cost for the building.

Additional funding could be generated if the current Park District Assessment rate of 24.5 cents per \$1000 of assessed property value was extended through 2020, which would generate an additional \$7 million of revenue to the current Park District Spending Plan. This action would require a change to the Park District Operations Resolution allowing for midterm revisions of the Park District Spending Plan. If this change is not possible, certainly the next 6-year Park District Funding Cycle could include funding for a new Lake City Community Center in 2021. Additional REET allocations after 2019 might be matched by the State above their current commitment of \$5 million. These are all sources that could add significant amounts of revenue to this project to allow for the funding a new, full-service, Lake City Community Center on the current site.

LACK OF EARLY INVOLVEMENT OF THE LAKE CITY COMMUNITY AND OTHER STAKEHOLDERS. The Lake City community and other stakeholders are not being included in the initial planning for this project. LCNA has a standing Parks, Open-Space, and Community Center Committee. The Wells Fargo Regional Foundation Neighborhood Implementation Grant also has a major focus on a new Lake City Community Center. Social service agency representatives, representatives of other across-the-lifespan community center users, and members of our very diverse community must be included in the planning process. In partnership with the City, committed community stake holders, if involved early, can ensure that the community's vision for a new Lake City Community Center becomes a reality within a reasonable time.

Thank you for your ongoing support of Lake City. Please do not hesitate to contact us if you have any questions about our concerns.

Very sincerely,



Philip Shack,
Chair, LCNA
206.954.8179, philip.shack@gmail.com



Tim Motzer,
Chair, LCNA Parks, Open-Space and Community Center Committee
206.363.4140, timmotzer@aol.com

cc: Council Member Debora Juarez; Interim of DPR Christopher Williams; Budget Director Ben Noble; Deputy Director for Operations David Moseley; Senior Policy Advisor Julia Reed