

Lake City Community Center Redevelopment Request for Qualifications

April 23, 2024 Information Session Question and Answer

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). How will the City address rezoning the site? Will the developer be responsible for the rezoning process?

Seattle Parks and Recreation (SPR), Office of Housing (OH), and Seattle Department of Construction & Inspections (SDCI) will collaborate with the chosen development team to rezone the area of the site that is currently zoned LR-3 to accommodate denser development if necessary.

How is OH collaborating with the Washington State Housing Finance Commission and other public funders on this RFP?

OH will dedicate financing for the affordable housing development. SPR will fund the community center construction and provide the land through a low-cost land lease. Like other affordable housing developments funded by OH, RFP respondents are encouraged, but not required to, leverage public and private funding sources in addition to city investment. The project sponsor will be responsible for identifying and securing these sources. OH and SPR will advocate for the Lake City redevelopment project but do not control other public funding processes or outcomes. Budgets and requests should be reasonable.

Are family-sized homes a higher priority than the overall number of homes in this RFP?

Affordable family-sized apartments are a high priority for this RFP and need in the city. Proposals should seek to balance the overall count of affordable homes with the priority for larger family-sized homes.

Are apartments with more than two bedrooms encouraged?

Yes. Two-bedrooms is the minimum number of bedrooms that OH considers family-sized. Two or more bedrooms are encouraged.

Does OH envision a 4% or a 9% project at this site?

OH is leaving the decision to pursue 4% or 9% housing tax credits up to the proposal teams.

Is OH partnering with the Seattle Housing Authority to use project-based vouchers on this redevelopment?

The Seattle Housing Authority has committed vouchers to support 2023 Housing Levy-funded developments. Allocations are made through a separate review process and this project may be eligible.

Will SPR pursue a separate RFP for the community center build-out or will SPR hire the same general contractor working on the core and shell?

SPR is reserving the right to decide to either issue a separate RFP for the design and construction of the tenant improvements of the community center or to contract directly with the selected design team and general contractor building the core and shell of the center. It may be simpler and more cost effective to contract with the same design team and general contractor; the decision will depend on the qualifications and experience of the selected design team and general contractor.

The feasibility study considered a new childcare center at this site. Is SPR anticipating that a childcare center will be part of the redevelopment?

SPR is working with a consultant on a needs assessment for the community and the future community center. The needs assessment will inform this priority. The needs assessment should be ready by July 2024 and will be shared on the website with the RFP.

Would it be possible for the future development to share use of the ramp for the underground garage? (There is a below-grade parking garage on the site for the library and city services center).

Yes, this is a possibility.

What is the history behind the feasibility study?

SPR identified this site for redevelopment several years ago because the underlying zoning would support this scale of development. The feasibility study was commissioned for informational purposes and should not be viewed as prescriptive for the RFP.