



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Motion 16823

Proposed No. 2025-0113.1

Sponsors Zahilay

1 A MOTION relating to the Skyway-West Hill Community
2 Center project; acknowledging receipt of the parks
3 community center plan relating to the Skyway-West Hill
4 Community Center project as required by the 2023-2024
5 Biennial Budget Ordinance, Ordinance 19546, Section 101,
6 Proviso P1, as amended by Ordinance 19633, Section 75.

7 WHEREAS, by the 2023-2024 Biennial Budget Ordinance, Ordinance 19546,
8 Section 101, Proviso P1, as amended by Ordinance 19633, Section 75, the King County
9 council adopted and the executive approved a proviso encumbering a total of one
10 hundred and five thousand dollars from the parks and recreation division of the
11 department of natural resources and parks fund and requiring a parks community center
12 plan relating to a proposed Skyway Community Center, and a motion acknowledging
13 receipt of the report to be filed by May 31, 2024, and

14 WHEREAS, the parks and recreation division of the department of natural
15 resources and parks has submitted the parks community center plan including an analysis
16 of the role the parks and recreation division would play in operating community centers
17 in unincorporated King County, an analysis of the number of full-time equivalent staff
18 ("FTEs") and additional funding needed to develop a Skyway Community Center, an
19 analysis of the number of FTEs and moneys needed for annual operation of the Skyway

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20 Community Center, and an analysis of all possible funding sources that could be used for
21 development, operation, and maintenance of the Skyway Community Center;

22 NOW, THEREFORE, BE IT MOVED by the Council of King County:

23 The King County council hereby acknowledges receipt of the community center

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- 24 plan, Attachment A to this motion, as required by Ordinance 19546, Section 101, Proviso
25 P1, as amended by Ordinance 19633, Section 75.

Motion 16823 was introduced on 4/8/2025 and passed by the Metropolitan King County Council on 6/3/2025, by the following vote:

Yes: 8 - Balducci, Barón, Dembowski, Dunn, Mosqueda, Quinn,
von Reichbauer and Zahilay
Excused: 1 - Perry

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Signed by:

Girmay Zahilay

1AEA3C5077F8485...

Girmay Zahilay, Chair

ATTEST:

DocuSigned by:

Melani Hay

8DE1BB375AD3422...

Melani Hay, Clerk of the Council

Attachments: A. Skyway-West Hill Community Center Project Plan

Skyway-West Hill Community Center Project

March 31, 2025



King County

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I. Proviso Text

P1 PROVIDED THAT:

Of this appropriation, \$105,000 shall not be expended or encumbered until the Department of Natural Resources and Parks transmits a parks community center plan and a motion that should acknowledge receipt of the plan and a motion acknowledging receipt of the plan is passed by the Council. The motion should reference the subject matter, the proviso's ordinance number, ordinance section, and proviso number in both the title and body of the motion.

The plan shall be developed in collaboration with the Department of Local Services and include, but not be limited to, the following:

- A. An analysis of the role the Parks Division of the Department of Natural Resources and Parks would play in operating community centers in unincorporated King County, including a survey of how other parks departments in King County operate community centers in their own jurisdictions;
- B. The number of FTEs that would be needed to complete design, community engagement, land acquisition, and construction of the Skyway Community Center, in partnership with the Department of Local Services;
- C. Whether additional funding would be needed to complete the work identified in subsection A.2. of this proviso and, if so, how much would be needed and potential sources for that funding;
- D. An analysis of the moneys and number of FTEs needed for:
 1. Annual operation and maintenance of the Skyway Community Center, once constructed; and
 2. Annual operation and maintenance of other community centers if the Department of Natural Resources and Parks, in collaboration with the Department of Local Services, were to expand the community center program to operate community centers throughout unincorporated King County; and
- E. An analysis of all possible funding sources that could be used for the purposes identified in subsection D of this proviso, including, but not limited to, moneys from the current parks levy and any future parks levy, if approved by voters, and bond funding.

The Executive should electronically file the plan and motion required by this proviso no later than July 6, 2023, with the clerk of the council, who shall retain an electronic copy and provide an electronic copy to all councilmembers, the council chief of staff, and the lead staff for the local services and land use committee, or its successor.

Ordinance 19546, Section 101, Department of Natural Resources and Parks, Pg 93 ¹

II. Executive Summary

The Parks and Recreation Division (Parks) of the King County Department of Natural Resources and Parks (DNRP) is currently in the process of completing the planning and design stages of a community center to be constructed in Skyway Park in Skyway-West Hill. This initiative is supported by a dedicated allocation of approximately \$7.8 million in the 2025 adopted King County budget..

Parks has engaged the services of the consultant firm ARC Architects (ARC). ARC is working closely with King County staff members to ensure that the proposed plan will align with the vision and objectives of the Skyway neighborhood. ARC is contracted to complete schematic design of a site-specific building by the summer of 2025.

When confronted with the 2002 General Fund crisis, the County transferred ownership , operations, and maintenance of facilities (i.e. community centers) within cities to the cities or nonprofit groups that would operate a facility and provide programming (such as the Boys and Girls Club). This new way of doing business helped the County navigate economically challenging times while protecting and investing in the legacy of the Parks system for future generations of King County residents. Parks currently oversees the operation and programming of one community center in unincorporated King County – the White Center Teen Program at Steve Cox Memorial Park.

¹ Ordinance 19546

[\[https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5853313&GUID=F6192C85-2562-418F-8276-C64CEFB14DEF&Options=ID|Text|&Search=19546\]](https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5853313&GUID=F6192C85-2562-418F-8276-C64CEFB14DEF&Options=ID|Text|&Search=19546)

Parks estimates that one to-3.8 full-time equivalent (FTE) positions would be needed each year for five years to design and construct the Skyway Community Center, for an estimated range of five to 13.7 FTE years over five years.² This estimate was developed by Parks staff, including Parks Capital Improvement Project staff with expertise in project managing facilities construction projects. Based on analysis from the consultant, at least \$28 million in additional funds will be needed to develop the Skyway Community Center. King County could consider financing the development of the Skyway Community Center with a combination of grants, cash, an interfund loan by the County, parks levy monies, non-voted Limited Tax General Obligation Bonds, and voter approved Unlimited Tax General Obligation Bonds.

Based on preliminary information, operation and maintenance of a Skyway Community Center would likely require six FTEs and an annual operating budget close to \$1.4 million. If additional community centers of similar size and with similar programming are developed in other areas in unincorporated King County, they will most likely each have similar annual operation and maintenance costs to what is anticipated for the Skyway Community Center. Financing for the operation and maintenance of the Skyway Community Center could be with grants, partnerships, County funding, or some combination of those.

Most consultant deliverables are not yet complete as it will be impacted by the selected design alternative. Much of the information included in this report is preliminary, based on high level planning estimates the consultants provided Parks verbally before the building and site design are complete. Parks and the design team are currently awaiting for a consultant to provide geotechnical information to be incorporated into the design of structural elements of the building. Parks and the design team are currently incorporating information from a round of community input in January and February. There will be one more round of community input before schematic design is complete. More complete and accurate information will be available by September 2025, when ARC will complete its contracted scope of work, including schematic design of the community center. At that time, Parks will offer briefings to interested Council offices.

Barriers have impacted the project timeline. Early on, the project was transferred to Parks from the Department of Local Services. After Parks became lead, the procurement process took six months. Negotiations to get notice to proceed with the contract took another six months. When Skyway Park was identified as the preferred site, Parks initiated a contract amendment to allow another contractor to gather technical information to inform site feasibility, which took four months. This project is very important to the Skyway community and Parks has been intentional about the community engagement process to ensure King County understands what site works best and is feasible. The planning and design process includes three rigorous rounds of public input to inform site selection and design. Such an involved community engagement process has been time consuming but will lead to a more successful project.

III. Background

Department Overview: The King County Department of Natural Resources and Parks (DNRP) works to support sustainable and livable communities and a clean and healthy natural environment. Its mission is to foster environmental stewardship and strengthen communities by providing regional parks, protecting the region's water, air, land, and natural habitats, and reducing, safely disposing of, and creating resources from wastewater and solid waste.

² 'FTE year' is the number of hours one FTE would work in a single year.

The Parks and Recreation Division (Parks) of DNRP operates and maintains a vast parks and recreation system with more than 205 local parks, 175 miles of regional trails, 215 miles of backcountry trails, and close to 32,000 acres of open space, including such regional treasures as Marymoor Park, Cougar Mountain Regional Wildland Park, and the world-class Weyerhaeuser King County Aquatic Center.

Parks provides recreational opportunities for King County residents and protects our region's public lands, leaving a legacy for future generations, with most funding coming from voter-approved property tax measures.

Key Historical Conditions: Confronted with a \$52 million General Fund crisis in 2002, King County faced the possibility of closing its large system of parks, pools, and recreational programs. Informed by extensive outreach, the Parks Business Transition Plan was adopted by the King County Council and became the blueprint for restoring stability to the County's parks system.^{3, 4} This stability was achieved through new business practices that emphasize community and corporate partnerships and by greatly reducing the division's dependence on King County's general fund. Parks reoriented its mission to focus on providing regional trails, regional recreational facilities, regional natural-area parks, and local rural parks.

The County divested of facilities (i.e. community centers) within cities by transferring the ownership, operations, and maintenance of them to the cities or nonprofit groups would operate a facility and provide programming (such as the Boys and Girls Club). This new way of doing business helped Parks navigate economically challenging times while protecting and investing in the legacy of the Parks system for future generations of King County residents.

Residents of the Skyway-West Hill community have long expressed interest in a community center to serve youth as well as the broader community. King County and local community-based organizations in Skyway-West Hill have collaborated on various engagement initiatives to ascertain the community's priorities regarding the establishment of a community center.

After a community center was identified as a priority in the West Hill Community Plan in 1993, the West Hill Community Recreation Center was designed in partnership with the community, based on planning sessions conducted in 1996. The 5,200-square-foot West Hill Community Center was opened in April 1998 on the grounds of Dimmitt Middle School, providing a space for youth programming. An innovative partnership between King County and the Renton School District (RSD) made it possible for this project to be completed in less than one year. Through the partnership, the school district supplied the land and the County funded construction of the building. Parks operated a teen program out of the community center until 2002, when the West Hill Community Recreation Center lease was assigned to the Boys and Girls Club. The Boys and Girls Club utilized the West Hill Community Recreation Center to offer programming for Skyway's youth through spring of 2024.

³ Business Transition Plan Phase II Report

[\[https://www.kingcounty.gov/~media/recreation/parks/documents/about/2002_Parks_Bus_Plan_Final_PhaseII.ashx?la=en\]](https://www.kingcounty.gov/~media/recreation/parks/documents/about/2002_Parks_Bus_Plan_Final_PhaseII.ashx?la=en)

⁴ Ordinance 14509

[\[https://aqua.kingcounty.gov/council/clerk/OldOrdsMotions/Ordinance%2014509.pdf\]](https://aqua.kingcounty.gov/council/clerk/OldOrdsMotions/Ordinance%2014509.pdf)

The existing West Hill Community Recreation Center, however, is no longer able to meet the communities' expressed needs. The building will be transferred to RSD in 2028 in accordance with the original agreement. RSD is interested in utilizing the building to support youth programming. Given changes in school safety considerations since the center was constructed, RSD is not comfortable with opening its grounds for consistent use by nonstudents. The building is also of insufficient size to support the broad range of community center programming now desired by the Skyway community.

In 2008, King County's Enhancement Initiation enabled Pomegranate Center to work with Skyway residents through a series of workshops to develop a Community Vision for Revitalization plan.⁵ One action identified in this plan was to "create momentum to build a Community Center to serve as the glue to hold the community together and become a home away from home for many young people," to support a goal to "foster youth development and engage young people in community life."

In 2013, Skyway Solutions (a community-based organization) hired Schemata Workshop to develop a conceptual design and construction cost estimate to inform the next steps towards funding the design and construction of a community center to serve as a social hub for the community.⁶ Community members were invited to engage in three workshops. Based on community input, a non-site-specific building plan was developed, representing a wish list of spaces. No site in the Skyway-West Hill community was readily identifiable as an appropriate and available location for a community center, although several ideas were contributed by the community.

In 2019, King County completed a community center feasibility study in compliance with the 2019-2020 Biennial Budget Ordinance 18835, Section 84, Proviso P5 B. The study report was prepared by the King County Department of Local Services (DLS) and Parks and addressed (1) potential sites for a community center, (2) cost estimates for a community center, and (3) barriers to development of a community center and methods to overcome those barriers.

The study relied on information from previous community engagement and design efforts, particularly the work done by Skyway Solutions and its consultant in 2013-2014. King County evaluated six potential sites, but, as in 2013-2014, no site in the Skyway-West Hill community was readily identifiable as an appropriate and available location for a community center. The study estimated that the 2019 cost to develop a Skyway-West Hill community center would, at minimum, be in the range of \$35 million to \$50 million in total project costs. The report also included a section identifying several barriers and potential methods to overcome them in the context of the economic climate at that time.

King County has explored many potential community center sites in Skyway over the years and has unsuccessfully attempted to purchase multiple sites to host a new Skyway Community Center.

Key Current Conditions: Parks is currently in the process of completing the planning and design stages of a community center to be constructed in Skyway Park in Skyway-West Hill.

⁵ Skyway Solutions: A Community Agenda for Revitalization [https://www.kingcounty.gov/~media/depts/local-services/permits/community-service-areas/skyway-solutions-vision-action-plan-2009.ashx?la=en]

⁶ Skyway Community Vision [https://www.schemataworkshop.com/blog/2013/12/skyway-community-vision]

This is supported by a dedicated allocation of \$10 million from the King County Council budget, spearheaded by Councilmember Girmay Zahilay. This allocation underscores King County's significant financial commitment to the project's success. Approximately \$2.2 million of those funds were utilized for the renovation of a former US Bank building, located across from the Skyway Library, to serve as a resource hub. The resource center's primary objective is to facilitate access to essential services, such as healthcare, housing assistance, education on home buying, employment resources, parenting support networks, and assistance for small businesses.

Establishing a Skyway-West Hill community center aligns with King County's strategic plan health and human services goal to improve the health and well-being of all people in each community. Establishing a community center also aligns with the King County Strategic Plan's efficient, accountable regional and local government goal to (1) align funding, policy, and operational goals of King County government with community priorities, and (2) deliver consistent, responsible, equitable, high-quality services to residents, cities, and districts.

King County's 2016-2022 Equity and Social Justice (ESJ) Strategic Plan established a strategy of investing upstream and where needs are greatest. Skyway is part of the Sunset Parks Maintenance District, which the Parks Division 2024 ESJ Action Plan identifies as containing higher numbers of underserved priority ESJ populations than other districts. In the Sunset District, 60 percent of residents are Black, Indigenous, or people of color and 30 percent of residents have a household income below 200 percent of the federal poverty level. Eight percent of residents reside in limited English-speaking households and 38 percent speak a language other than English at home.

Organizations like the Skyway Coalition have advocated for increased funding to the area, resulting in the current project funding. Making progress on this project aligns with Executive's True North values, particularly (1) we are racially just, (2) we solve problems, (3) we drive for results, (4) we lead the way, and (5) we respect all people.

King County requires new construction to be built to LEED Platinum or a similar certification.⁷ New construction will also be required to meet ADA requirements.⁸ Skyway Park is adjacent to dense apartment buildings that house residents who could easily walk to a community center there. Parks will explore improving pedestrian trail connections to Skyway Park and improving or changing outdoor recreational infrastructure to complement development of a community center.

Report Methodology: This report was assembled by Parks division staff.

Parks has engaged the services of the consultant firm ARC Architects (ARC). ARC served as the subject matter expert and provided necessary information to Parks. ARC is working closely with King County to ensure that the proposed plan will align with the vision and objectives of the Skyway neighborhood. ARC is contracted to complete schematic design of a site-specific building by the summer of 2025. By leveraging the collective expertise and input from these subject matter experts, Parks aims to plan for a

⁷ Green Building Ordinance and resources [<https://kingcounty.gov/so-so/dept/dnrp/buildings-property/green-sustainable-building/green-building/green-building-ordinance-resources>]

⁸ ADA Standards for Accessible Design [<https://www.ada.gov/law-and-regs/design-standards/>]

facility to meet the immediate needs of the community and to serve as a catalyst for positive social and recreational outcomes for years to come.

ARC's work includes preparing several deliverables, which informed this Proviso. A technical memo summarizing existing information from previous community engagement, planning, and design efforts has already been completed by ARC. The following deliverables called for in the Proviso that are currently in progress include:

- A recreation demand and program plan for the Skyway community center,
- A concept development report,
- Schematic design documents,
- An operation and management model technical memorandum,
- A sustainable infrastructure scorecard, and
- A finance analysis memorandum.

The concept development report will serve as a record of the alternatives analysis conducted by ARC in 2023-2024. Building on past efforts, ARC identified and reviewed 10 different locations, looking at availability, size, access to parks and transit, location in the community, and site characteristics. Skyway Park came out on top in this assessment. King County is currently gathering more information on the site to confirm it as a feasible location for a community center. The site has some complicating factors, but there appears to be a viable path forward. King County does not have a clear pathway to acquiring any other suitable locations.

Parks and ARC reviewed outcomes of previous community engagement efforts. Parks and ARC are conducting additional community engagement activities to involve the public in parts of the decision-making process. Parks has regularly met with Skyway Coalition. There will be three distinct opportunities for public input during the contracted planning and design work, two of which have already taken place. Each opportunity for public input involves a public meeting and an online survey.

- July 10, 2024: Parks and ARC presented information on the alternatives analysis. In a survey open to the public from July to August 2024, 86 percent of 202 respondents were supportive of siting the community center at Skyway Park.
- January 27, 2025: Parks and ARC presented information on conceptual building and site designs.
- June 2025: Parks and ARC plan on holding a final public meeting to solicit community input on the schematic design.

IV. Report Requirements

The following section is organized to align with the Proviso, which identified the five requirements outlined below:

- 1) An analysis of the role the parks division of the department of natural resources and parks would play in operating community centers in unincorporated King County, including a survey of how other parks departments in King County operate community centers in their own jurisdictions;
- 2) The number of FTEs that would be needed to complete design, community engagement, land acquisition and construction of the Skyway community center, in partnership with DLS;

- 3) Determine whether additional funding would be needed to complete the work identified in subsection A.2. of the Proviso and, if so, how much would be needed and potential sources for that funding;
- 4)
 - A. An analysis of the cost and number of FTEs needed for annual operation and maintenance of the Skyway Community Center, once constructed;
 - B. Annual operation and maintenance of other community centers if DNRP, in collaboration with DLS, were to expand the community center program to operate community centers throughout unincorporated King County;
- 5) An analysis of all possible funding sources that could be used for the purposes identified in subsection A.4. of this Proviso, including, but not limited to, moneys from the current parks levy and any future parks levy, if approved by voters, and bond funding.

1. Parks Division Role in Operating Community Centers in Unincorporated King County

A “Community center” can mean many things. There are simple community centers that provide a single room for community events, and more complex community centers with spaces accommodating varied specialized recreational programs and which provide different spaces for community and private events. Such community centers serve as essential hubs for recreational, social, and cultural activities. Organizations or agencies may also offer free or fee-based programming at these community centers for the benefit of community members.

Parks mission is to steward, enhance, and acquire parks to inspire healthy communities. The 2002 Parks Business Transition Plan Phase II Report recommended that Parks limit its future role with respect to active recreation facilities to that of facilitating acquisition and development through convening potential partners and providing capital funding when appropriate, rather than assuming ongoing operation and maintenance obligations of old or new facilities.⁹

The Parks Community Partnerships and Grants (CPG) Program was developed in 2004 to work with community organizations to develop a wide range of projects on Parks property. Many such partnerships have been facilitated through this program. For CPG projects, King County contributes the use of land and, as available, may provide a small grant or funding for the project. Community partners contribute the other necessary resources. Partners often take on an element of maintenance and programming of the facility through a long-term agreement with Parks. Parks has developed several other buildings or spaces supporting community recreation on park sites in partnership with various community-based organizations. Examples of such projects include the Sammamish Rowing Association Boathouse, the Technology Access Foundation Bethaday Community Learning Center, and the Kirkland Lacrosse Center.

Parks’ existing community centers have typically been oriented primarily towards recreation rather than social services or resources. Parks has several indoor spaces available for community members and organizations to rent (the Jim Ellis Preston Community Center and the Banquet Hall at the Weyerhaeuser KC Aquatic Center) but only offers extensive community-centered programming at one—the White Center Teen Program at Steve Cox Memorial Park. As described in more detail in the

⁹ Ordinance 14509

[\[https://aqua.kingcounty.gov/council/clerk/OldOrdsMotions/Ordinance%2014509.pdf\]](https://aqua.kingcounty.gov/council/clerk/OldOrdsMotions/Ordinance%2014509.pdf)

Background section, Parks assigned its lease for the Skyway-West Hill Community Center (developed in 1998) at Dimmit Middle School to the Boys and Girls Club in 2002.

For comparison purposes, the consultants completed a survey of how other municipal parks departments in King County operate community centers in their own jurisdictions, shown below in Table 1.

Table 1: Survey of how other park departments in King County operate community centers

Municipality	Indoor Facility	Operator	Amenities	Classification
Algona	Algona Community Center (located on the 1st floor of City Hall building)	Municipal	Rooms that can be rented: Community Room, Kitchen (access only), Meeting Rooms	Community Center
Auburn	Auburn Community & Event Center	Municipal	Three community rooms; classroom & lobby	Community Center
Auburn	Gymnasium at Les Gove Park	Municipal	Gymnasium, Climbing Wall	Gymnasium
Auburn	Senior Activity Center	Municipal	Kitchen, Community Room	Senior Center
Beaux Arts Village	NA	NA	NA	NA
Bellevue	Crossroads Community Center	Municipal	Conference Room, Mirror Room, Theatre, Community Room, Gymnasium, Art Room	Community Center
Bellevue	Highland Community Center	Municipal	Multi-Purpose Room, Fireside Room, Art Room, Resource Room, Kitchen, Gymnasium, Fitness Center	Community Center
Bellevue	North Bellevue Community Center	Municipal	Banquet Room, Multipurpose Room, Craft Room, Meeting Room A, Meeting Room B, Meeting Room C, Meeting Room D, Fitness Center	Community Center
Bellevue	South Bellevue Community Center	Municipal	Community Room, Bellevue Climbing Wall, Gymnasium, Fitness Center	Community Center
Black Diamond	NA	NA	NA	NA
Bothell	NA	NA	NA	NA
Burien	Burien Community Center	Municipal	Seahurst Banquet Hall, Meeting Rooms	Community Center
Carnation	NA	NA	NA	NA
Clyde Hill	NA	NA	NA	NA
Covington	Covington City Hall and Community Room	Municipal	Community Room	Community Room
Des Moines	Rental Spaces	Municipal	Auditorium, Dining Hall	NA
Duvall	NA	NA	NA	NA
Enumclaw	Proposed Community Center	NA	NA	Community Center
Federal Way	Federal Way Community Center	Municipal	Largest public recreational pool, Six-lane lap pool, Leisure pool with a two-story water slide, 110-foot current channel, Fitness center, 27-foot climbing pinnacle, Indoor track, Gymnasium, The Banquet Hall, Forest Lounge, Maple room,	Community Center
Hunts Point	NA	NA	NA	NA
Issaquah	The Community Center	Municipal	Fitness Room, Indoor Track	Community Center
Issaquah	The Issaquah Senior Center	Municipal	Kitchen, Community Room	Senior Center
Kenmore	NA	NA	NA	NA

Municipality	Indoor Facility	Operator	Amenities	Classification
Kent	Kent Senior Activity Center	Municipal	Dining hall, four meeting rooms, Social Area/Meeting Rooms	Senior Center
Kirkland	North Kirkland Community Center	Municipal	Multi-Purpose Room, Classroom	Community Center
Kirkland	Peter Kirk Community Center	Municipal	Multi-Purpose Room and Kitchen, Meeting Rooms	Community Center
Lake Forest Park	NA	NA	NA	NA
Maple Valley	NA	NA	NA	NA
Medina	NA	NA	NA	NA
Mercer Island	NA	NA	NA	NA
Milton	NA	NA	NA	NA
Newcastle	NA	NA	NA	NA
Normandy Park	NA	NA	NA	NA
North Bend	NA	NA	NA	NA
Pacific	Pacific Senior Community Center	Municipal	Kitchen, Community Room	Senior Center
Pacific	Pacific Youth Community Center	Municipal	Gymnasium and East Room	Youth Center
Redmond	Old Fire House Teen Center	Municipal	Gymnasium, Clay studio, and two flexible spaces	Teen Center
Redmond	Redmond Community Center at Marymoor Village		Over 20,000 square feet facility, Meeting rooms, two multi-purpose rooms, A tiered lecture classroom for groups up to 83, 1,700 square-foot drop-in fitness studio with cardio and strength equipment, Open atrium with comfortable seating and Wi-Fi, Outdoor patio	Community Center
Redmond	Redmond Pool	Municipal	Indoor Pool	Pool
Renton	Family First Community Center	Private	Gymnasium, three rooms	Community Center
Renton	Highlands Park and Neighborhood Center	Municipal	Gymnasium with spectator seating, Dividable Multipurpose Room with Kitchenette (no oven)	Rec Center
Renton	Renton Community Center	Municipal	Banquet room with a full kitchen (3,000 sq. ft.), Classrooms/Meeting rooms, Two Full-sized Gymnasiums, Dance/Yoga Studio	Community Center
Renton	Renton Senior Activity Center	Municipal	Kitchen, Community Room, Fitness Room, Stage	Senior Center
Sammamish	See YMCA Below	NA	NA	NA
SeaTac	SeaTac Community Center	Municipal	Banquet Room (maximum occupancy 200), Arts & Craft Room (maximum occupancy 29), Multi-purpose Room (maximum occupancy 20), Gymnasium (available for sports events only)	Community Center
Seattle	Alki Community Center (Closed)	Municipal	Multipurpose room, a childcare room, a kitchen, office space, and a lobby with a pool table and seating area.	Community Center
Seattle	Ballard Community Center	Municipal	Meeting Rooms, Basketball Court, Art Studio, Playground, Gym, Kitchen	Community Center
Seattle	Bitter Lake Community Center	Municipal	Gym, Kitchen, Basketball Court, Meeting Rooms, Playground, Game Room	Community Center

Municipality	Indoor Facility	Operator	Amenities	Classification
Seattle	Delridge Community Center	Municipal	Gym, Kitchen, Basketball Court, Playground, Game Room, Meeting Rooms	Community Center
Seattle	Garfield Community Center	Municipal	Kitchen, Gym, Playground, Game Room, Meeting Rooms, Basketball Court, Fitness Facilities	Community Center
Seattle	Green Lake Community Center	Municipal	Gym, Meeting Rooms, Art Studio, Basketball Court	Community Center
Seattle	Hiawatha Community Center (Closed)	Municipal	Gym, Kitchen, Meeting Rooms, Auditorium, Playground	Community Center
Seattle	High Point Community Center	Municipal	Gym, Kitchen, Meeting Rooms, Playground	Community Center
Seattle	International District/Chinatown Community Center	Municipal	Gym, Kitchen, Basketball Court, Meeting Rooms	Community Center
Seattle	Jefferson Community Center	Municipal	Kitchen, Gym, Basketball Court, Art Studio, Meeting Rooms	Community Center
Seattle	Lake City Community Center (Closed)	Municipal	Kitchen, Meeting Rooms	Community Center
Seattle	Laurelhurst Community Center (Newly reopened after ADA Renovations)	Municipal	Kitchen, Community Room, Pottery Room and Kiln	Community Center
Seattle	Loyal Heights Community Center	Municipal	Gym, Kitchen, Basketball Court, Meeting Rooms, Fitness Facilities	Community Center
Seattle	Magnolia Community Center (Closed)	Municipal	Gym, Kitchen, Basketball Court, Meeting Rooms, Playground, Art Studio	Community Center
Seattle	Magnuson Community Center	Municipal	Basketball Court, Meeting Rooms	Community Center
Seattle	Meadowbrook Community Center	Municipal	Kitchen, Gym, Basketball Court, Meeting Rooms, Playground	Community Center
Seattle	Miller Community Center	Municipal	Gym, Kitchen, Basketball Court, Meeting Rooms, Playground	Community Center
Seattle	Montlake Community Center (closed for an ADA improvement project)	Municipal	Gym, Kitchen, Basketball Court, Meeting Rooms, Art Studio, Playground	Community Center
Seattle	Northgate Community Center	Municipal	Basketball Court, Playground, Kitchen, Gym, Meeting Rooms, Game Room, Fitness Facilities	Community Center
Seattle	Queen Anne Community Center	Municipal	Gym, Kitchen, Basketball Court, Meeting Rooms, Playground, Game Room	Community Center
Seattle	Rainier Community Center	Municipal	Gym, Kitchen, Meeting Rooms, Basketball Court, Game Room, Fitness Facilities, Playground	Community Center
Seattle	Ravenna-Eckstein Community Center	Municipal	Kitchen, Gym, Basketball Court, Meeting Rooms, Playground	Community Center
Seattle	South Park Community Center (Closed)	Municipal	Meeting Rooms, Game Room, Playground, Kitchen, Gym, Basketball Court	Community Center
Seattle	Van Asselt Community Center	Municipal	Gym, Kitchen, Basketball Court, Meeting Rooms, Playground, Game Room	Community Center
Seattle	Yesler Community Center	Municipal	Gym, Kitchen, Basketball Court, Meeting Rooms, Playground	Community Center
Seattle	Rainier Beach Community Center	Municipal	Gym, Kitchen, Meeting Rooms, Playground, Game Room	Community Center
Shoreline	Richmond Highlands Recreation Center	Municipal	Small gym with stage, Game room with billiard table, Meeting room with kitchen and tables for 48	Rec Center

Municipality	Indoor Facility	Operator	Amenities	Classification
Shoreline	Spartan Recreation Center	Municipal	Competition-size gym, Gymnastics/fitness room, Aerobics/dance room, Two multi-purpose rooms	Rec Center
Skykomish	NA	NA	NA	NA
Snoqualmie	NA	NA	NA	NA
Tukwila	Tukwila Community Center	Municipal	Gymnasium (non-athletic), Banquet Hall, Social Hall/Fireside Lounge, Meeting Rooms/Classrooms, Executive Conference Room, Full Gym (athletic use), Dance Studio	Community Center
Woodinville	NA	NA	NA	NA
Yarrow Point	NA	NA	NA	NA
YMCA	Auburn Valley YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center
YMCA	Bellevue Family YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center
YMCA	Coal Creek Family YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center
YMCA	Dale Turner Family YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center
YMCA	Downtown Seattle YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center
YMCA	Gordon Family YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center
YMCA	Kent YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center
YMCA	Matt Griffin YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center
YMCA	Northshore YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center
YMCA	Sammamish Community YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center

Municipality	Indoor Facility	Operator	Amenities	Classification
YMCA	Snoqualmie Valley YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center
YMCA	University Family YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center
YMCA	West Seattle & Fautleroy YMCA	Nonprofit	State-of-the-art cardio and strength equipment, Kids Zone activity centers, Group exercise and cycling studios, Full-size gymnasiums, Indoor running tracks, and World-class aquatics centers	Rec Center

2. FTEs Needed to Develop the Skyway Community Center

Parks estimates that 1.0-3.8 FTEs would be needed each year for five years to design and construct the Skyway Community Center.¹⁰ This estimate:

- Assumes that King County would continue to contract skilled consultants to handle project design and construction work (architects, landscape architects, engineers, construction professionals, etc.), not hire FTEs to handle those elements directly.
- Does not include staff time for land acquisition since Parks already owns Skyway Park. Project managers would secure various easement and deed approvals necessary due to existing land use restrictions on land Parks already owns.
- Does not include staff time for King County DLS staff involvement, as it would likely be minimal.
- Was developed by Parks staff, including Parks Capital Improvement Project staff with expertise in project managing facilities construction projects.

Table 2: FTE years needed, by categories identified in Proviso

	Design	Community Engagement	Land Acquisition	Construction	TOTAL FTE YEARS NEEDED
FTE Year Needs	5.4 FTE Years	0.4 FTE Years	--	7.9 FTE Years	13.7 FTE Years

Developing a community center is a capital project that would have several distinct phases of work (procurement, design, construction). Some form of community engagement would occur during each phase. Each phase would require different types and quantities of FTE support. Table 2 (above) illustrates anticipated staffing needs over the full project in a simplified way, as was requested in the Proviso. Table 3 (below) provides additional details about the FTE support needed for various phases of work.

¹⁰ 'FTE year' is the number of hours one FTE would work in a single year.

Table 3: FTEs needed for each Skyway community center development phase

	Procurement	Design		Procurement	Construction	
		30-60%	60-100% Permitting, Bid document preparation			Operation Preparation
<i>Phase Duration (Years)</i>	.5	1	1	.5	1	1
Project Manager	.25 FTE	.5 FTE	2 FTE	.25 FTE	2 FTE	2 FTE
Contract Administrator	.25 FTE	.5 FTE	.5 FTE	.25 FTE	.5 FTE	.5 FTE
Architect Reviewer	--	--	1 FTE	--	1 FTE	1 FTE
Communication & Community Engagement	--	.1 FTE	.1 FTE	--	.1 FTE	.1 FTE
Finance Staff	--	.1 FTE	.1 FTE	--	.1 FTE	.1 FTE
Operations Staff		.1 FTE	.1 FTE	--	.1 FTE	.1 FTE
FTE / Phase	.5 FTE	1.3 FTE	3.8 FTE	.5 FTE	3.8 FTE	3.8 FTE

If Parks operates the community center, an additional 1.5 FTEs would be needed in the last year of construction to prepare for operation before the center opens. Preparation for programming, staffing, facility operations, and facility maintenance would initiate approximately one year prior to facility completion.

Table 4: Additional FTEs needed to prepare if Parks operates community center

	Procurement	Design		Procurement	Construction	
		30-60%	60-100% Permitting, Bid document preparation			Operation Preparation
<i>Phase Duration (Years)</i>	.5	1	1	.5	1	1
Community Center Coordinator		--	--	--	--	1 FTE
Communication & Community Engagement		--	--	--	--	.5 FTE
FTE / Phase						1.5 FTE

3. Additional Funding Needs to Develop Skyway Community Center

Significant additional funds are needed to develop a Skyway Community Center. Preliminary estimates suggest that at least \$28 million in additional funds will be needed to develop the Skyway Community Center. The following estimates include anticipated hard and soft costs, including King County staff time. Estimates could be significantly influenced by several factors that could impact permitting and site preparation costs.

Planning through 30 percent design costs (in progress)

Parks anticipates that planning through 30 percent design will cost roughly \$1.2 million. Approximately \$700,000 have been committed to consultant contracts to complete planning, site scoping (surveys and geotechnical work), and schematic design to 30 percent. Park staff time and other miscellaneous project costs will be approximately \$500,000. Parks anticipates that \$6.6 million will remain of the \$7.8 million already allocated to the Skyway Community Center project after 30 percent design is complete.

Design through 100 percent costs

Parks anticipates that design procurement and design to 100 percent (including permitting and the preparation of construction bid documents) will cost \$4.3 million in current dollars. A design contract may cost approximately \$2.5 million. Additional construction and utility contracts during design may cost \$300,000. Park staff time may cost approximately \$1.5 million. Parks anticipates that design to 100 percent costs can be fully covered with funds remaining from the \$7.8 million already allocated to this project. Parks anticipates that roughly \$2.3 million will remain of the \$7.8 million already allocated to the Skyway Community Center project after design is complete.

Construction costs

Parks anticipates that construction procurement and construction will cost \$30 million in current dollars.

Preliminary cost estimates indicate that construction of a 25,000 sq ft community center will cost approximately \$650/sq. ft., or \$16 million.¹¹ Parks believes site preparation and improvements may cost approximately \$6M, for a total construction estimate of \$22 million. During construction, costs for design and construction management consultants will add an additional approximately \$2.5 million. Parks staff and other administrative costs will add an additional approximately \$2.5 million during this phase. Construction and consultant costs could be significantly influenced by several site conditions with currently unknown cost impacts, including numerous major utility lines located in the vicinity of the project area, poor soil conditions, potential wetland mitigation, new driveway connection to existing roads, and development of associated site amenities to meet community needs (some of which may be funded via other sources). A contingency of about 10 percent adds another \$3 million. This creates a total estimated cost of \$30 million for the construction phase.

The anticipated remaining \$2.3 million of the \$7.8 million already allocated to the Skyway Community Center project would cover a small portion of anticipated construction costs.

Given the time needed to achieve final project design and to secure funding, it is unlikely that construction would commence prior to 2028. Inflation and other market conditions, such as tariffs, could significantly increase project costs over the next several years.

A more complete and accurate construction cost estimate will be available by September 2025, when ARC will complete its contract scope of work and schematic design of the community center.

¹¹ Conversation with ARC Architects about preliminary estimate, November 18, 2024

4. Potential Funding Sources to Develop Skyway Community Center

Based on preliminary information, King County could consider the following financing options to develop the Skyway community center:

1. Grants;
2. Parks levy funds;¹²
3. County funding such as real estate Excise tax;¹³
4. Limited tax general obligation bonds secured by the County's General Fund;¹⁴ or,
5. Combination of the financing options listed above.

If the project moves forward, the Office of Performance, Management, and Budget along with the King County Finance and Business Operations Division would need to provide input on financing options. to be considered for the \$28 million in additional funding still needed for the Skyway Community Center project.

On February 12, 2025, the Executive transmitted to the Council a proposal to renew the Parks Levy property tax lid lift for 2026-2031. This proposal includes funding for Skyway Park planning and the planning, design and construction of a Skyway-West Hill community center.

A consultant is in the process of completing a community center design and construction finance analysis. This analysis will be available by September 2025, when ARC will complete its contract scope of work.

5. Cost and Number of FTEs Needed for Operation and Maintenance of Community Centers

A. Operations and Maintenance Needs of Skyway Community Center

Based on preliminary information, operation and maintenance of a Skyway Community Center would likely require six FTEs and an annual operating budget close to \$1.4 million in current dollars.¹⁵ ARC believes Parks could plan on 30 percent cost recovery of the operating budget.¹⁶

Consultants are in the process of completing an Operations and Management Model Technical Memorandum. This memorandum will include two scenarios to help with decision making around operation and maintenance of a Skyway Community Center — one scenario in which King County operates the community center and one scenario in which a community-based organization operates the community center. Parks anticipates receiving that memorandum from consultants by April.

¹² Parks Levy – King County webpage [<https://kingcounty.gov/en/dept/dnrp/nature-recreation/parks-recreation/king-county-parks/about-us/parks-levy>]

¹³ Real Estate Excise Tax (REET) webpage [<https://kingcounty.gov/en/dept/executive-services/certificates-permits-licenses/records-licensing/recorders-office/real-estate-excise-tax>]

¹⁴ Bonds, Documents, Resources King County, Washington Bondlink [<https://www.kingcountybonds.com/king-county-wa-investor-relations-wa/i2489>]

¹⁵ Conversation with ARC Architects about preliminary estimates from Ballard*King & Associates, January 30, 2025

¹⁶ Conversation with ARC Architects about preliminary estimates from Ballard*King & Associates, January 31, 2025

A more complete and accurate operation finance analysis will be available by September 2025, when ARC will complete its contract scope of work, including preparing tables indicating the range of annual costs under various funding scenarios.

B. Operation and Maintenance Needs if Additional Community Centers Are Developed

Many other unincorporated areas within King County are a similar size and density to Skyway-West Hill. Parks anticipates a similar or slightly smaller size community center may be of interest to those communities. If additional community centers of similar size and with similar programming are developed in those areas in unincorporated King County, they will most likely each have similar annual operation and maintenance costs to what is anticipated for Skyway Community Center.

6. Analysis of All Possible Funding for Operation and Maintenance

Based on preliminary information, King County could consider the following financing options to operate and maintain the Skyway community center:

1. Grants;
2. Parks levy funds;¹⁷
3. County funding such as real estate excise tax;¹⁸ or
4. Some combination of the financing options listed above.

Consultants outlined a draft strategic framework to secure institutional funding, establish fundraising priorities, and identify actionable next steps to fund operations, maintenance, and administrative costs of the preferred alternative for the Skyway Community Center. Consultants recommend that King County or a nonprofit partner pursue a robust and diverse pipeline of institutional funding opportunities and establish a structured and sustainable grants program. They have identified several potential sources for institutional funding, including public funding sources, private foundation funding sources, and corporate giving sources. Some of these funding sources may only provide funds directly to nonprofit partners.

The Executive proposed 2026-2031 Parks Levy renewal transmittal includes funding for operation and maintenance of a Skyway-West Hill community center.

A more complete and accurate community center operation and maintenance finance analysis will be available by September 2025, when ARC will complete its contract scope of work.

V. Conclusion/Next Steps

Most consultant deliverables are not yet complete as they will be impacted by the selected design alternative. Parks is currently working with the consultant to gather both technical information and community input to inform design. More complete and accurate information will be available by September 2025, when ARC will complete its contracted scope of work, including schematic design of the community center.

¹⁷ Parks Levy – King County webpage [<https://kingcounty.gov/en/dept/dnrp/nature-recreation/parks-recreation/king-county-parks/about-us/parks-levy>]

¹⁸ Real Estate Excise Tax (REET) webpage [<https://kingcounty.gov/en/dept/executive-services/certificates-permits-licenses/records-licensing/recorders-office/real-estate-excise-tax>]

VI. Appendices

Appendix A: Skyway-West Hill Community Center Existing Conditions Technical Memo

Appendix B: Ostara Draft Strategic Fundraising Memo January 2025

Skyway-West Hill Community Center: Existing Conditions Technical Memorandum

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Background and Purpose

King County is gathering input for the design & construction of a community center in Skyway-West Hill, an unincorporated King County community. The project is funded by a dedicated resource of \$10M from King County Council budget, sponsored by King County Council member Girmay Zahilay. A portion of the funds (approx. \$2M) are being used to fund the renovation of the local US Bank building, across the street from the library, for use as a resource center. The primary focus of the resource center will be connecting community with supportive services such as healthcare resources, housing assistance and home buyer education, career connections and job skills programming, parent support groups, and small business support.

Since 2009, King County and Skyway-West Hill community organizations have led several engagement efforts to understand priorities for a community center. This memorandum is a high-level analysis of previous findings aimed at guiding programming for the new center, as well as future engagement and decision-making.

The Skyway-West Hill community has experienced demographic and economic shifts over the past 25 years, prompting a consistent desire among residents for a community center. The 2014 Skyway Conceptual Design Report emphasized the residents' vision of the center as a welcoming space for all ages. While the report's cost estimates were accurate for the economic conditions at the time, they were provided during a recession and didn't encompass the full scope of expenses for this intricate project.

The 2019 feasibility study explored the potential for a community center in Skyway-West Hill, considering alternative sites and addressing potential obstacles. Factors such as building and property size, site characteristics, and zoning designations were considered.

The economic success of the community center relies on accessibility, community presence, and attractiveness. Integrating site concept planning and analysis with existing community survey data will ensure an inclusive approach to programming needs.

West Hill Community Recreation Center

After a community center was identified as a priority in the West Hill Community Plan in 1993, the West Hill Community Recreation Center was designed in partnership with the community based on planning sessions conducted in 1996. The 5,200-square-foot Westhill Community Center was opened in April 1998 on the grounds of Dimmitt Middle School. An innovative partnership between King County and the Renton School District made it possible for this project to be completed in less than one year. Through the partnership, the school district supplied the land, and the county funded construction of the building. King County Parks operated a Teen Program out of the Community Center until 2002, when the lease was assigned to the Boys and Girls Club due to unprecedented KC budget shortfalls and associated

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changes in Parks policy regarding programming. As of fall 2024, the Boys and Girls Club is no longer providing programs at the Dimmitt Middle School location.

Previous Community Planning Efforts and Reports

This summary considered comments shared by community members between 2009 and 2022 in community planning and engagement efforts, listed in the table below, adapted from Skyway’s 2022 Community Service Area Subarea Plan. A decade of engagement has underscored the Skyway-West Hill community’s need for a community center and identified desired programming, design elements, and activities for the space.

Plan/Author	Description
West Hill Community Plan (1994) / King County, adopted via Ordinance 11166	<ul style="list-style-type: none"> • Cited in economic development, human services, and implementation sections • Suggested programming: counseling, job assistance, childcare, elderly/handicapped services, arts and cultural events, and community outreach
Community Vision for Revitalization (2009)/ Skyway Solutions	<ul style="list-style-type: none"> • Community center listed in overall community vision • Identified youth development as a priority
Skyway Community Center: Conceptual Design Report (2014) / Skyway Solutions	<ul style="list-style-type: none"> • Gathered community feedback on design, size, priorities, and costs for a community center • Included site visits to several other community center with community feedback
Skyway- West Hill Action Plan (2016, not adopted)/ Skyway Solutions and the community	<ul style="list-style-type: none"> • Cited as actions in the “Healthy, Connected Neighborhoods” and “Thriving, Educated Youth and Community” goal areas
Skyway’s 2022 Community Service Area Subarea Plan and 2022 Skyway-West Hill Priorities Survey / King County, An Element of the King County Comprehensive Plan, Attachment B to Ordinance 19555	<ul style="list-style-type: none"> • Reiterated the community center as a priority, as well as parks and recreation space • Identified top 14 prioritized actions/services for the community center • Residents expressed concern about limited recreation and open space and need to improve access to Skyway Park from Renton Ave South.
2022 Subarea Plan –Appendix C Community Center Feasibility / King County, Department of Local Services and the Parks and Recreation Division of the Department of Natural Resources and Parks	<ul style="list-style-type: none"> • Reviewed previous documents and outreach • Considered 5 potential sites • Provided potential budget and size for planning

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Community Vision for Revitalization (2009)/ Skyway Solutions:

In 2008, King County's Enhancement Initiation enabled Pomegranate Center to work with Skyway residents to conduct a series of workshops to develop a community-driven revitalization plan. In their final report, Goal #5 was identified as "Foster youth development and engage young people in community life." As a specific action of this goal, the community wanted to "create momentum to build a Community Center to serve as the glue to hold the community together and become a home away from home for many young people."

Skyway Community Center: Conceptual Design Report (2014):

Skyway Solutions, a non-profit community development organization, hired Schemata Workshop to develop a conceptual design and construction cost estimate so that Skyway Solutions could determine the next steps towards funding the design and construction of a Community Center to serve as a social hub of the community.

Members of the community were invited to participate in three community workshops conducted in the fall of 2013. The workshops were highly interactive and allowed participants to express their hopes and desires. The focus of the first workshop, and simultaneous online survey, was to learn what kinds of activities the community envisioned taking place in a community center, to prioritize those activities, and then to group activities into general categories. At the second workshop survey results were reviewed and participants asked to visualize how spaces should be arranged. The third workshop reviewed floor plan options and discussed positive and critical comments on the plans. Some of the more common and recurring themes for the community center were: welcoming, inclusive, family-oriented, diverse, hopeful, and skyward.

Based on community input a non-site-specific one-story 32,000 SF building plan (including 7,000 SF for space for a pool) was developed. The plan represents a wish list of spaces - the intent was to aim high and reduce spaces as needed based on available funding. In 2014, the construction cost of a 32,000 SF building with a pool was estimated to be \$10M, at about \$300-\$350/sf. Soft costs were not included, which add 40% to the cost of a project. Including soft costs, Schemata's construction estimate for the 25,000 SF building without a pool translates to \$22M in 2024 dollars. Including a pool raises the 2024 adjusted estimate to \$36M.

The following spaces were included in the conceptual building plan in 2014:

- play (including children's area): 1,000 sf
- small groups: 210 sf
- learning space: 2,250 sf
- large gatherings: 6,000 sf
- administrative offices: 4 at 120 sf = 480 sf
- kitchen area: 800 sf
- basketball/ gymnasium: 5,040 sf

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- swimming pool: 7,200 sf – lap pool
- gathering areas: roughly 5% of overall square footage
- circulation and support: 15% of overall square footage



Concept rendering from 2014 Study by Schemata Architects.

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Skyway's 2022 Community Service Area Subarea Plan:

From the Executive Summary:

"The goal of the Skyway-West Hill Subarea Plan is to make real, equitable improvements to the quality of life for everyone who lives, works, and plays in Skyway-West Hill. The Subarea Plan is a 20-year plan that establishes a community vision and policies to help achieve that vision. Implementation of the Subarea Plan happens through the County's land use and zoning maps and application of development regulations, budget decisions, and a Community Needs List.

The Subarea Plan was developed by King County over several years with a robust community engagement effort. That engagement focused on building capacity, creating opportunities for meaningful input, and facilitating participation in the planning process by Skyway-West Hill residents and businesses, especially those that have not participated in community planning processes."

The report chapters include chapter 1 with a community generated vision statement, chapter 2 with a description of the Skyway-West Hill existing conditions (geography, population, demographics, government agencies, and existing services), and chapters 3-8 which are organized by topics that address specific conditions and needs of the community.

Vision Statement: "Skyway-West Hill will grow into a vibrant, walkable neighborhood where housing is affordable and local, community-based businesses are thriving. Skyway-West Hill will be an ethnically diverse and civically engaged community where the collective voice, wisdom, and expertise of its residents and business owners are vital in ongoing civic decision-making."

Subarea Plan chapters include:

- Land Use
- Housing and Human Services
- Parks, Open Space and Cultural Resources
- Transportation
- Services and Utilities
- Economic Development

Subarea Plan implementation measures and actions can be found in chapter 9 including a community center section.

The Subarea Plan includes three appendices:

- Appendix A is a collection of supporting maps and tables that cover a variety of technical topics in the Subarea Plan.

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- Appendix B is an equity impact review of the Subarea Plan. This equity impact review identifies, evaluates, and communicates potential impacts associated with the development and implementation of the Subarea Plan.
- Appendix C is a summary of the community outreach efforts completed during the development of the Subarea Plan. This summary describes the major themes and priorities expressed by the community.

Skyway's 2022 Community Service Area Subarea Plan Appendix C:

Beginning in the summer of 2018, during the first phase of the Skyway-West Hill Community Service Area Subarea Plan process, King County engaged with the public, including residents and key stakeholders such as business owners and non-profits, to identify land use issues in the community and update the Community Plan to reflect current needs and the current planning framework.

Then, in August of 2020, following adoption of the 2020 Skyway-West Hill Land Use Strategy: Phase 1 of the Skyway-West Hill Community Service Area Subarea Plan, an updated community engagement plan was drafted.

The second phase of the subarea planning included several engagement efforts:

- Starting during the COVID-19 pandemic, virtual community meetings, attendance at existing community-based organization meetings, phone interviews, and online engagement to distribute the subarea plan information and encourage community participation.
- Department of Local Services cooperated with the Department of Community and Human Services on an Anti-displacement Strategy Report and recommendations for the communities of Skyway-West Hill and North Highline. This project involved a series of 8 community workshops.
- April 2021, the Skyway Community Voices contract was signed with Urban Family, a local community-based organization to assist further with community engagement on the Subarea Plan and Community Needs List.

From the stakeholder interviews, the following key themes emerged which influenced how the Department of Local Services staff structured the focus groups and ongoing outreach with the community. One of the themes was a community center.

- Gentrification and Displacement
- Pros and Cons of New Development
- Affordable Housing
- Community Investments
- Sidewalks and Walkability
- Community Center: "A community center for Skyway-West Hill has been a long-articulated need by the community and groups representing residents. A feasibility study of a Skyway-West Hill community center was attached to the Land Use Strategy as Appendix C."

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- Open Space and Recreation
- Community Outreach / Focus Group Suggestions

Skyway-West Hill Land Use Strategy Appendix C:

A feasibility analysis was completed in 2019 (Skyway-West Hill Land Use Strategy Appendix C, Attachment G to Ordinance 19146). This study was developed in compliance with the 2019-2020 Biennial Budget Ordinance 18835, Section 84, Proviso P5 B. The report was prepared by the Department of Local Services and the Parks and Recreation Division of the Department of Natural Resources and Parks.

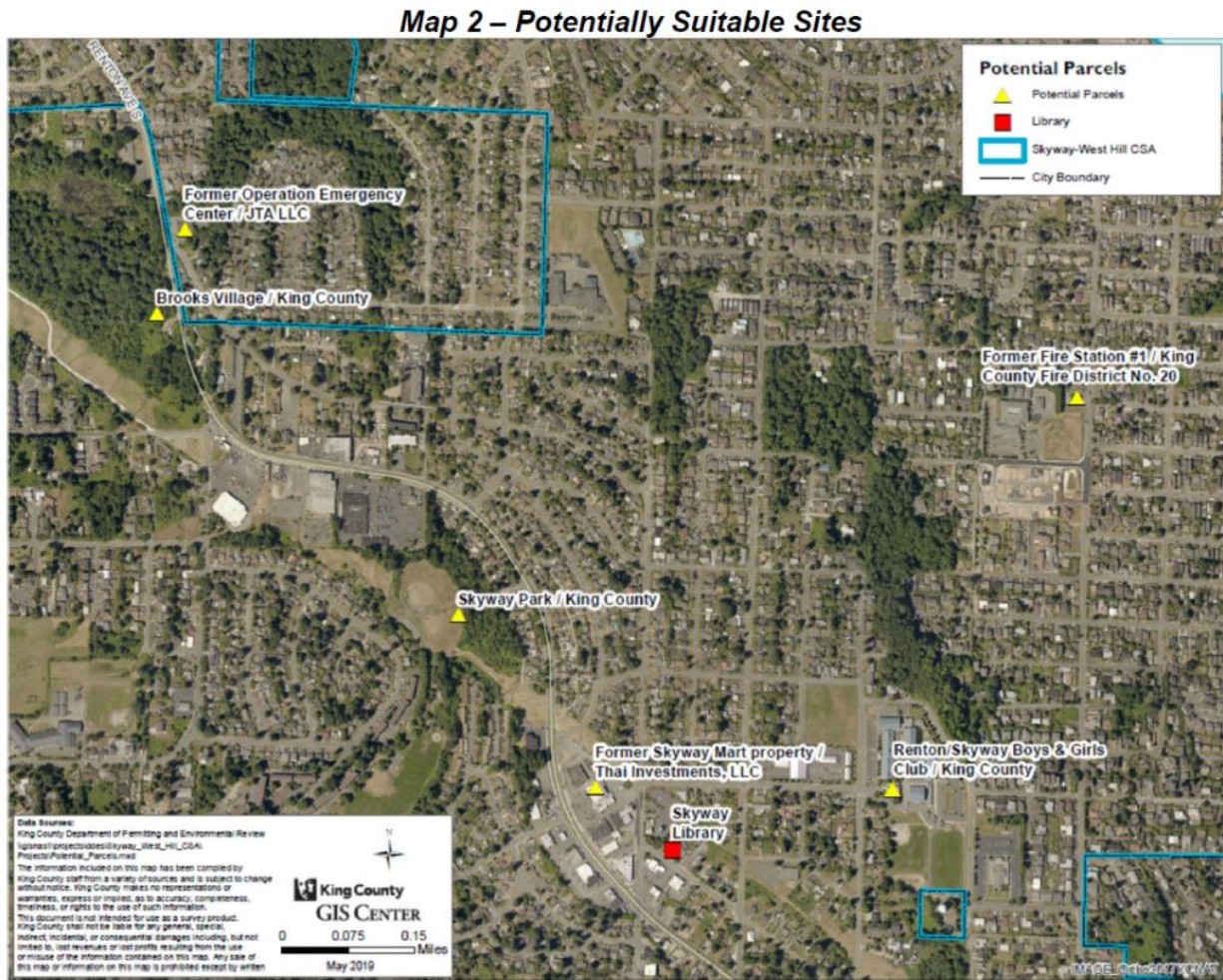
The study looked at the previous report and engagement from the Skyway Community Center: Conceptual Design Report completed in 2014, reviewed inventory of current public and non-profit community centers located within a 3 mile radius, and studied the current economic climate and construction costs.

Site selection process for surrounding jurisdictions was reviewed to shape the site selection process for the feasibility study. In 2013, when the Skyway Solutions planning effort was in progress, no site in the Skyway-West Hill community was readily identifiable as an appropriate and available location for a community center, although several ideas were contributed by the community.

The study estimated that the 2019 cost to develop a Skyway-West Hill community Center would cost in the range of \$35-\$50 million in total project costs, including soft costs. The report also included a section identifying barriers and potential methods to overcome them in the context of the economic climate at that time.

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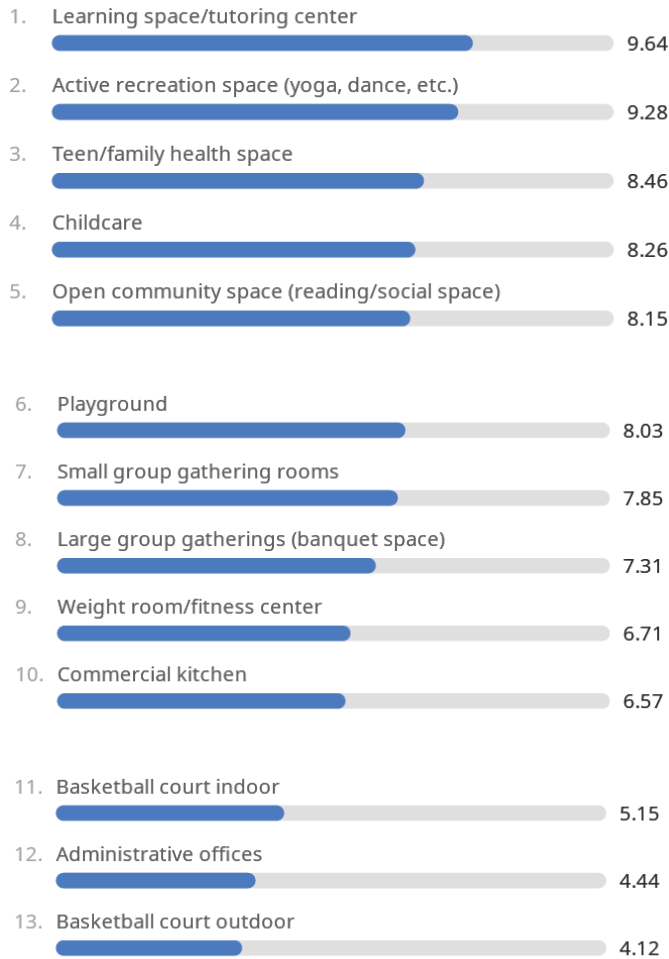
Potentially suitable sites from 2019 feasibility analysis.

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2022 Skyway-West Hill Priorities Survey:

The poll was completed by 65 residents and included both structured and open ended questions. The following were ranked in importance from 1 to 13 with 1 being most important to 13 least important.



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Previously Identified Community Priorities

The top priority areas are identified from prior engagement efforts summarized in the table above. Efforts included community interviews, meetings, workshops, and surveys. The most recent effort was the 2022 Skyway-West Hill Priorities Survey, which was summarized above.

Community Building

- Kitchen/dining space
- Gathering spaces for small and large groups
- Emphasis on supporting youth
- Cultural programming and events

Health/Fitness

- Gymnasium
- Swimming pool (indoor)
- Active recreation classes
- Weightlifting/fitness space
- Showers and locker rooms for fitness space
- Health resources, esp. for teens/families

Learning

- Tutoring space for students
- Opportunities for adult learning/ continuing education
- Access to technology

Connection to Resources

- Job training/employment supports
- Linkage to community services
- Resource center for teens and young adults
- Intra-community skill share

Play

- Kid-friendly activities and spaces
- Playground
- Basketball court/gymnasium
- Music, arts, and culture for all ages
- Childcare

Community Center Trends

Based on the public input that was received over time primary spaces were identified for a Community Center Program. The following identifies trends that existed with those components at the time of data collection.

- **Play:** The need for these spaces has been a constant in recreation center planning. Children's areas have fluctuated in terms of the definitions. Since the time of the public input the demand for licensed childcare has increased dramatically. Short-term (2-4 hour) child watch and/or care is a constant in recreation facility planning. In terms of revenue generation B*K typically refers to these areas as lost leaders. These areas provide a service that facilitates participation in other activities.
- **Small Groups:** These spaces fluctuate based on the location. As locations have identified themselves as small conference areas, they are prevalent. For those that are driven more by revenue generation these spaces are less desirable because they become difficult to monetize. In many instances they lend themselves to one v. one or small group instruction.
- **Learning Spaces:** Like the small group spaces these fluctuate based on the revenue generating goals of the facility. The learning space can support a great deal of what B*K would refer to as

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enrichment programming. At the time of this data gathering the National Endowment for the Arts was reporting significant increases in participation across a wide variety of activities.

Learning spaces like this can support enrichment programs, but also group exercise for a wide variety of age ranges and skill levels. The demand for group exercise was and continues to be strong.

- **Large Gathering:** These spaces are typically dividable into 2 or 3 independent spaces and are typically associated with a kitchen or catering kitchen. These have and continue to support community gatherings. Community gatherings have been supported by school district and other non-profits with facilities. Community Centers at this time continued to be a focus of community gathering opportunities.
- **Kitchen:** At the time of data gathering the focus of kitchens was to support the large gathering spaces adjacent to them. Since that time there has been an increased focus in community centers of healthy eating programs and teaching kitchen opportunities. There are also opportunities to monetize these spaces with private individuals or groups renting them out for personal use. Another area of focus are meal programs and their support.
- **Gymnasium:** There was an continues to be an accurate shortage of gymnasium space in most communities, King County included. The advantages of the large gymnasium space are that they can be programmed in conjunction with the large gathering space or independently. A gymnasium can support basketball, volleyball, pickleball, handball, badminton, etc. They support birthday parties and private rentals. The demand for these spaces has increased dramatically post-pandemic as access to school facilities has continued to decrease.
- **Swimming/ Pools:** The demand for pools in King County is very high. Swimming participation has been steady over the past 10-15 years and is typically one of the top 5 activities as reported by the National Sporting Goods Association.

Additional Considerations

For some residents, the lack of a community center is an example of how Skyway-West Hill has been underprioritized by King County ([The Seattle Times, 2022](#)). Organizations like the Skyway Coalition have advocated for increased funding to the area, resulting in the current project funding for site selection and design for the new community center.

Future engagement should recognize the past efforts and input from the community and acknowledge the advocacy efforts of the Skyway-West Hill community and communicate how they aim to overcome identified barriers.

The majority of community members living in the Skyway-West Hill are BIPOC and 36% speak a language other than English. The median household income was \$87,298, compared to \$116,340 in greater King County ([U.S. Census, 2020](#)). Over 30% of the population has a household income less than \$50,000. As housing prices increase across Seattle and King County, community members and businesses in Skyway-West Hill face an increasing potential for displacement and gentrification ([The Seattle Times, 2022](#)). As

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an unincorporated area of King County, Skyway-West Hill has less access to funding and social services than cities or towns. Given this information, future engagement should center equity and social justice with an awareness of Skyway-West Hill's demographics and needs.

Beekman, D. (2022, Aug. 13). Skyway fights for housing, parks and community at 'critical moment'. *The Seattle Times*. [seattletimes.com](https://www.seattletimes.com)

U.S. Census Bureau. (2020) *Quick Facts: Bryn- Mawr Skyway CDP*. U.S. Department of Commerce. Retrieved December 2023 from data.census.gov.

Ostara



Skyway - West Hill Community Center
Institutional Fundraising Strategy
January 2025

To: King County re: Skyway-West Hill Community Center
c/o Emily Wheeler, Principal
Lauren Powers, Project Manager
ARC Architects

From: The Ostara Group

Date: January 21, 2025

Subject: Skyway-West Hill Community Center Institutional Fundraising Strategy

Project Overview

The Skyway-West Hill Community Center presents a transformative opportunity to address critical community needs in the historically underserved Skyway-West Hill area. This memo outlines a strategic framework to secure institutional funding, establish fundraising priorities, and identify actionable next steps to ensure the project's \$28 million campaign goal is successfully achieved. With a focus on public funding, private foundations, and corporate giving, our approach emphasizes long-term sustainability and alignment with community priorities. Ostara's scope of work for this project did not include a strategy for individual giving, which Ostara recommends as part of any organizational fundraising portfolio.

At this juncture, the Skyway-West Hill Community Center is determining the types of programs and services it will provide to the community. Once the programs and services are finalized, The Ostara Group, as needed, can build out a robust and tailored pipeline of qualified prospects to support this project pre- and post-construction. The following strategic framework is based on The Ostara Group's extensive experience and success raising capital, operational, and program support funding for similar projects across the Puget Sound region. The funders identified present opportunity but need to be further qualified by project leadership to determine if they can and should be pursued.

Strategic Framework

I. Pursue a robust and diverse pipeline of institutional funding opportunities.

Public Funding

Public funding will provide a major source of revenue for capital and operational support for this project. Key public funding opportunities for consideration include:

- **Department of Commerce Grant Opportunities:** Building Communities Fund Program, Building for the Arts Program, Early Learning Facility Program, Youth



Recreational Facilities Program, Community Development Block Grants, Community Services Block Grants, and Clean Building Performance Grants.

[Programs, Groups and Resources - Washington State Department of Commerce - https://www.commerce.wa.gov/programs/](https://www.commerce.wa.gov/programs/)

- **Local and Community Project Funding Grant Opportunities:** Reach out to elected officials from Washington State’s 37th District and seek a sponsored funding request for the project.

Private Foundation Funding

Private foundations will provide opportunities to secure a broad range of grants to support pre- and post-construction expenses, including capital and ongoing operational, program support, and capacity-building needs. Key private foundations with a history of awarding major grants (\$100K - \$1M+) to support similar projects include:

- **Bill & Melinda Gates Foundation**
- **MJ Murdock Charitable Trust**
- **Norcliffe Foundation**
- **Joshua Green Foundation**
- **Seattle Foundation**
- **Sunderland Foundation**
- **Neukom Family Foundation**
- **TEW Foundation**
- **Ellison Foundation**
- **Medina Foundation**

Corporate Giving

Corporate giving will present an additional funding stream to support this project via traditional grant processes and/or Corporate Social Responsibility (CSR) initiatives. These opportunities can include a mix of national corporations with regional footprints, Washington-based corporations, and community businesses - with the largest funding opportunities being national and Washington-based corporations, including:

- **Amazon**
- **Microsoft**
- **Boeing**
- **Costco** (*Operational Support only*)
- **Starbucks**
- **Bank of America**
- **Paccar**
- **Premera**
- **Safeco**
- **Safeway**
- **Symetra**
- **First Federal Bank**

II. Establish a structured and sustainable grants program.

A structured and sustainable grants program is essential to securing and managing public funding, private foundation, and corporate giving opportunities for this project. It is important to note that the success of this project will also require additional, non-

capital investments to build up the Skyway-West Hill Community Center's fundraising capacity to effectively raise philanthropic revenue. Key elements include:

- **Dedicated staffing:** Assign a grants manager to oversee funder cultivations, grant applications, tracking, and reporting.
- **Funding pipeline development:** Leverage board and staff connections to identify and cultivate a prioritized list of major institutional funders.
- **Case for support:** Develop a compelling narrative emphasizing the Skyway-West Hill Community Center's vision, mission, impact, and sustainability.
- **Long-term relationship management:** Demonstrate transparency and build trust with funders to increase the likelihood of securing multi-year commitments that have the potential to increase over time.

III. Priorities and next steps

Develop a compelling case for support.

- Leverage insights and feedback from community and project stakeholders to identify critical service gaps and needs to inform the types of programs the Skyway-West Hill Community Center will provide (e.g., health and wellness, youth development and education, early childhood and family support, senior services, arts and culture).
- Develop a narrative centered on how the Skyway-West Hill Community Center will address the needs of individuals and families in the community that inspires ongoing support and engagement pre- and post-construction.

Identify and cultivate potential funders.

- Identify key internal and external connectors who can provide introductions to key funders.
- Develop tailored cultivation strategies and grant requests based on funder interests and grantmaking priorities that are aligned with the project's case for support.

Prioritize and tailor grant applications.

- Review grant eligibility requirements and prioritize based on cultivation and submission timelines.
- Ensure each application is tailored to the specific priorities for each funder.

Plan for long-term funding sustainability.

- Develop a cohesive plan to transition from capital funding requests to operational, program support, and capacity-building funding requests post-construction.
- Facilitate events and other engagement opportunities to inspire support from funders, stakeholders, and beneficiaries pre- and post-construction.

ostara

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	6/4/2025 11:00:24 AM
Signing Complete	Security Checked	6/4/2025 11:00:37 AM
Completed	Security Checked	6/4/2025 11:00:37 AM

Payment Events	Status	Timestamps
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