

WELCOME

Skyway-Westhill Community Center Planning
Community Meeting #1

Site Analysis and Recreation Program

July 10, 2024



SKYWAY-WESTHILL COMMUNITY CENTER STUDY

PUBLIC MEETING - JULY 2024

ar|c
architecture resource collaborator

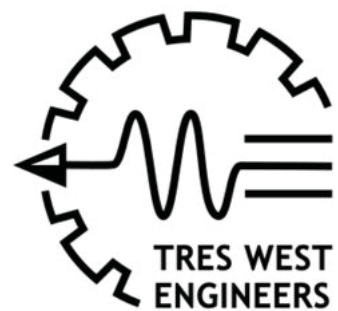
Today's Agenda

Skyway-Westhill Community Center Planning

- Introductions
- Project Background
- Project Information
- Site analysis
- Market analysis
- Program activities
- Discussion



Design Team



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Architect - Design - Planning



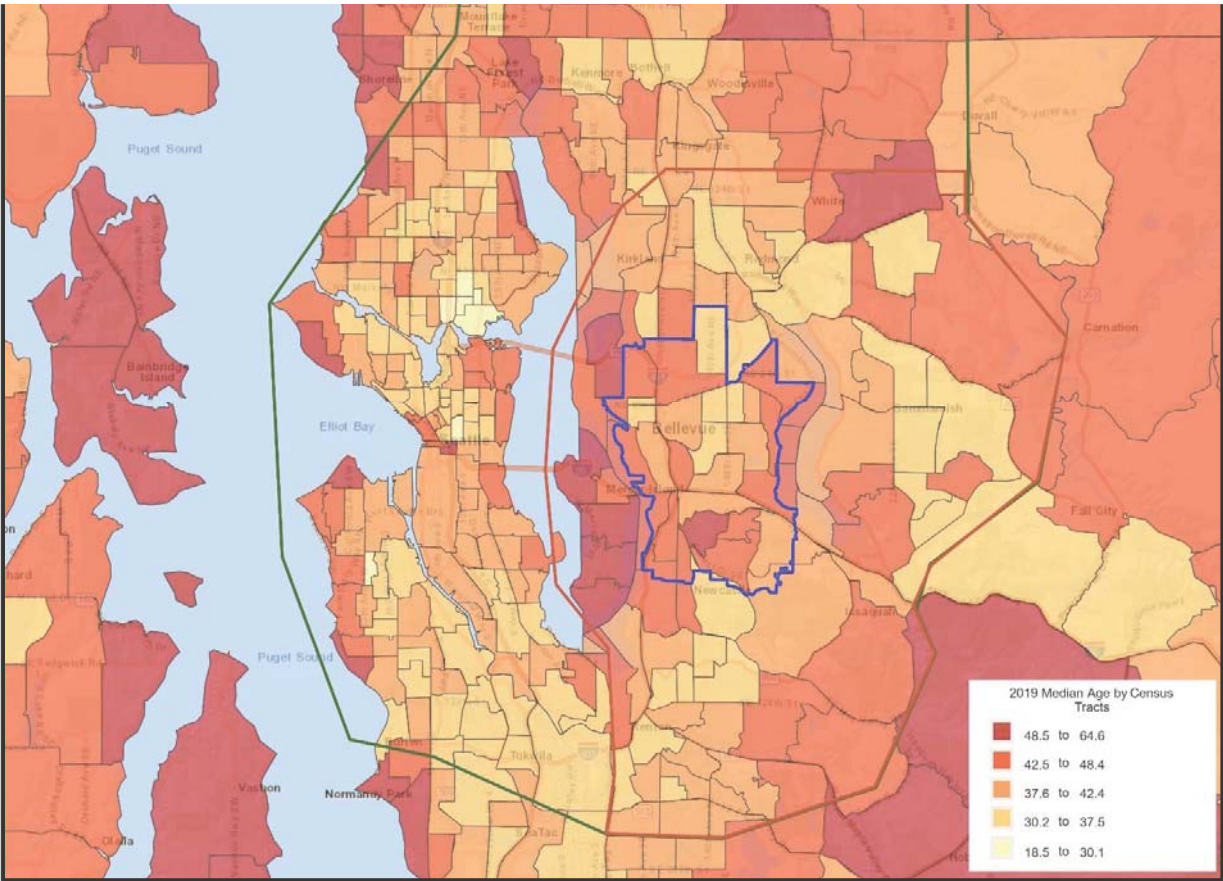
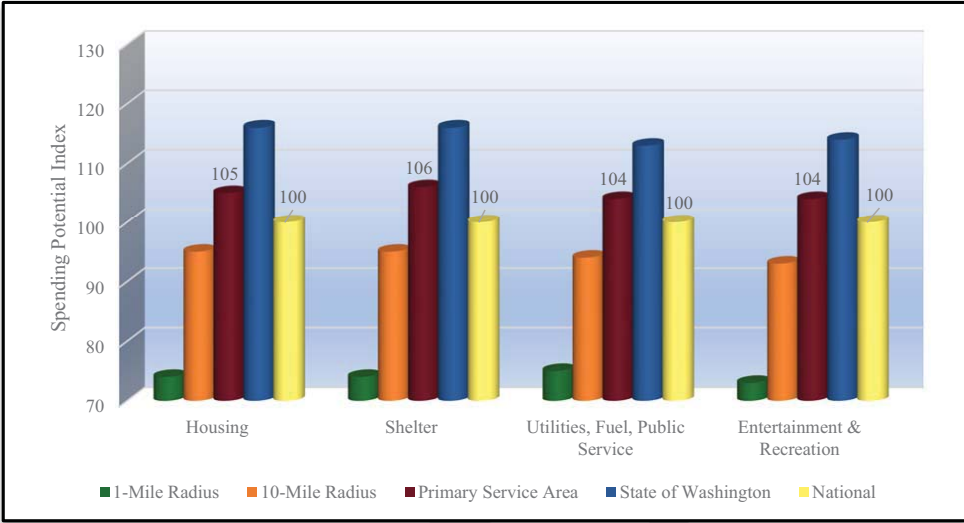
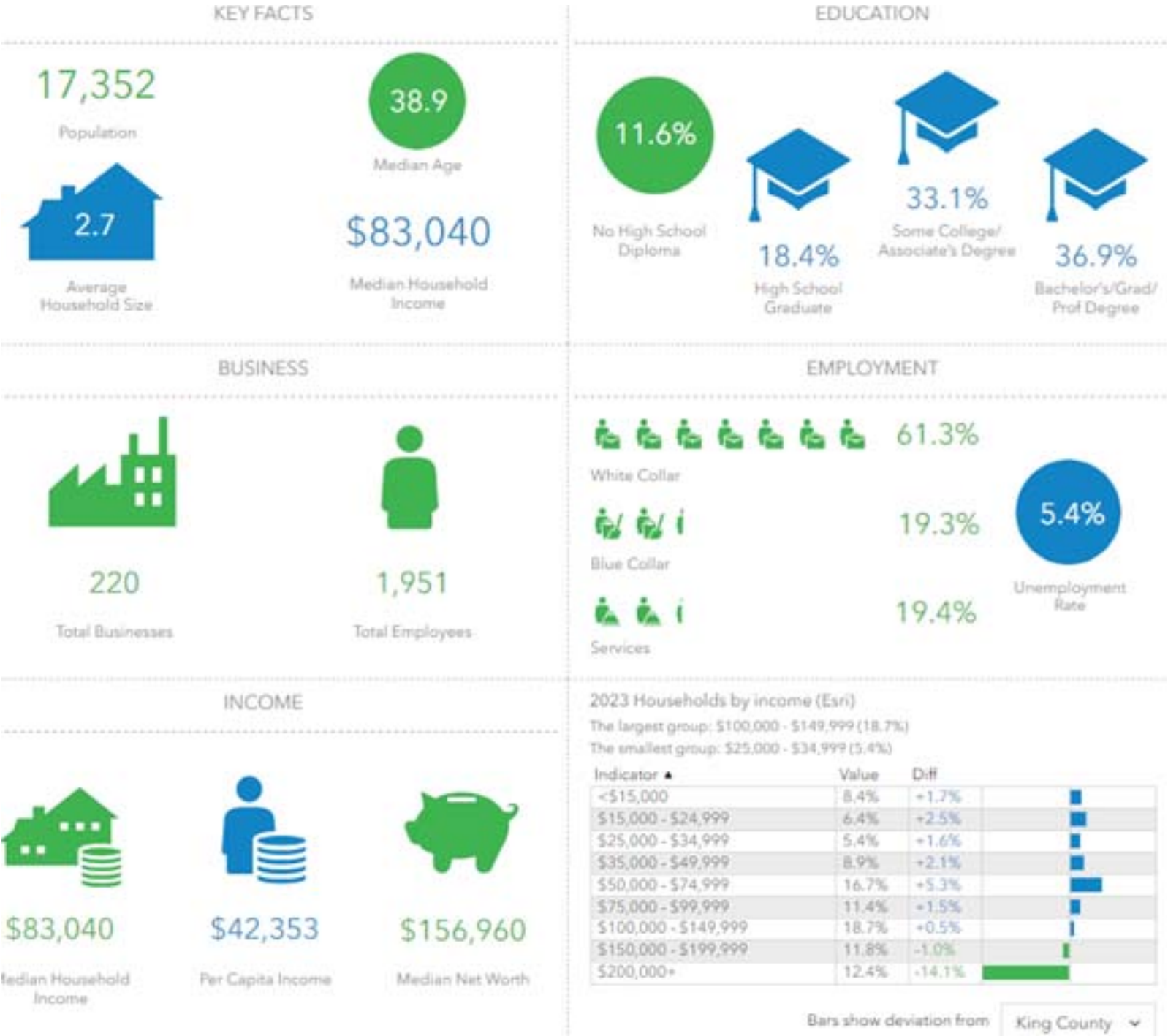
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Market Survey - Programming



Department of Natural Resources and Parks

Department of Local Services

Project Contact:

Heidi Kandathil, DNRP, Parks and Recreation

Heidi.Kandathil@kingcounty.gov

Project Background & Information

- West Hill Community Plan (1994)
- Community Vision for Revitalization (2009)
- Skyway Community Center: Conceptual Design Report (2014)
- Skyway- West Hill Action Plan (2016, not adopted)
- Skyway 2022 Community Service Area Subarea Plan and 2022 Skyway- West Hill Priorities Survey



Perspective image from 2014
Conceptual Design Report

Project Funding

- \$10M in 2021-2022 budget for Skyway-Westhill Community Center
- \$2M for renovation of US Bank building for Resource Center - under construction
- Remaining funding for Skyway-Westhill Community Center Project Costs (project feasibility, design, project staff and more)



Fircrest Community Center

Resource Center - Opening Fall 2024

- Housing assistance
- Workforce development
- Finance / budgeting
- Small biz support
- Tool rental
- Education workshops
- Mental health counseling
- Drug & substance abuse
- General healthcare
- Youth development
- Professional networking



CONCEPTUAL RENDERING BY SCHEMATA WORKSHOP

Project Schedule

Dates	
December - April 2024	Site Analysis
January - May 2024	Recreation Demand & Program Plan
July 10, 2024	Public Meeting #1 (TODAY!)
July - October 2024	Alternative Analysis
October 2024	Public Meeting #2
July - December 2024	Finance Analysis
December – April 2025	Schematic Design
February 2025	Public Meeting #3

AGENDA

- Site analysis
- Market analysis
- Program activities
- Discussion

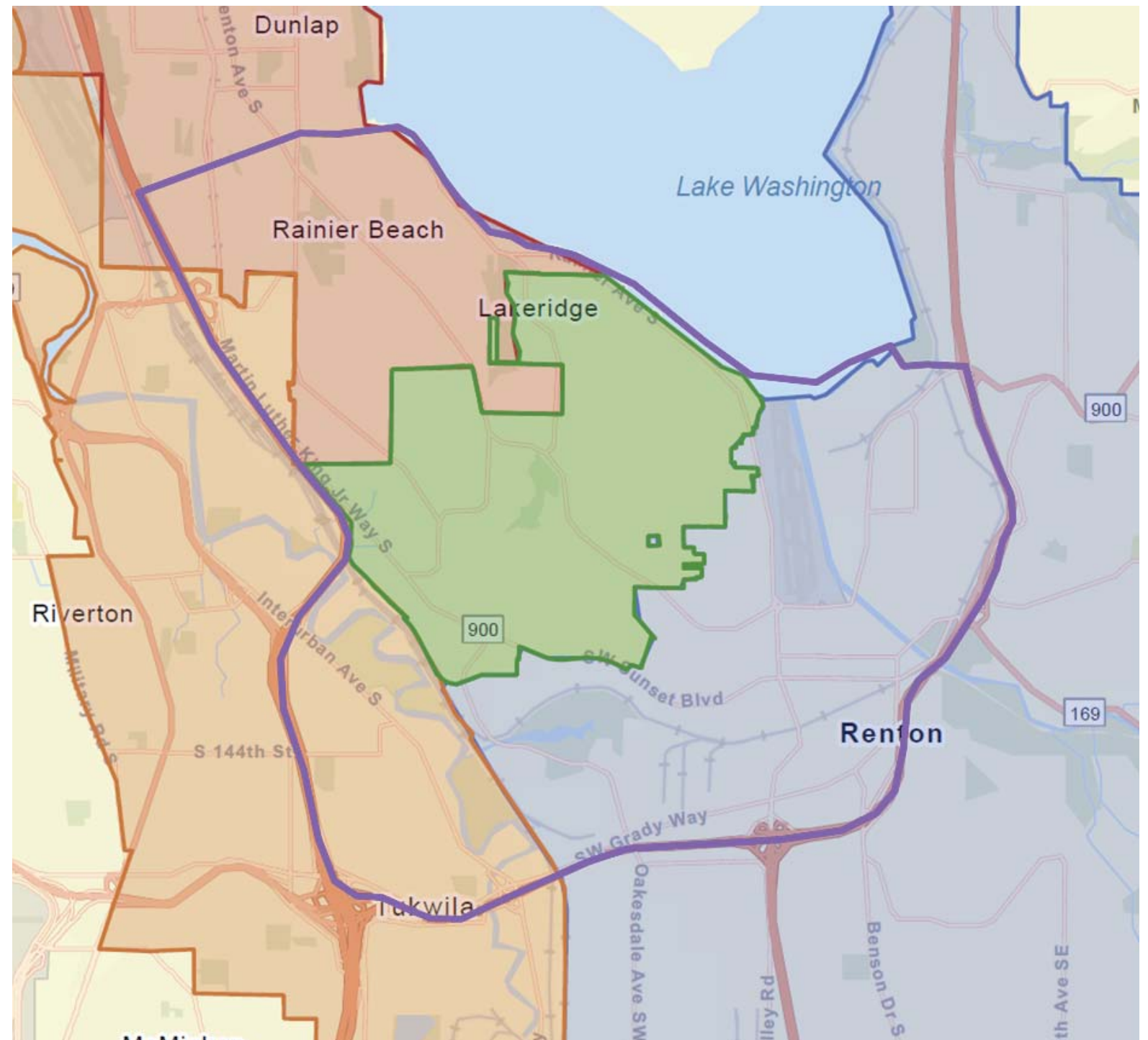


Skyway-Westhill Community

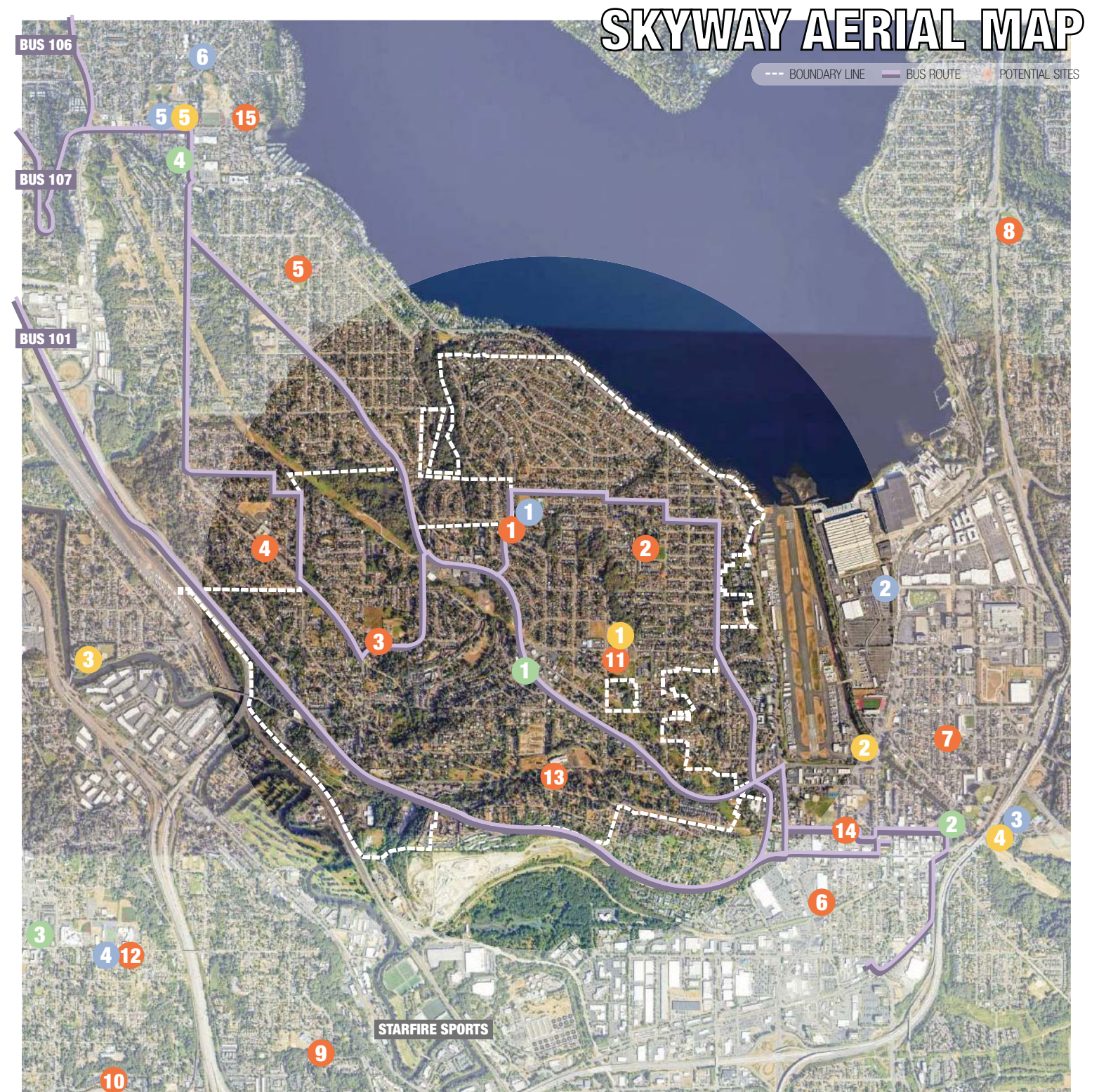
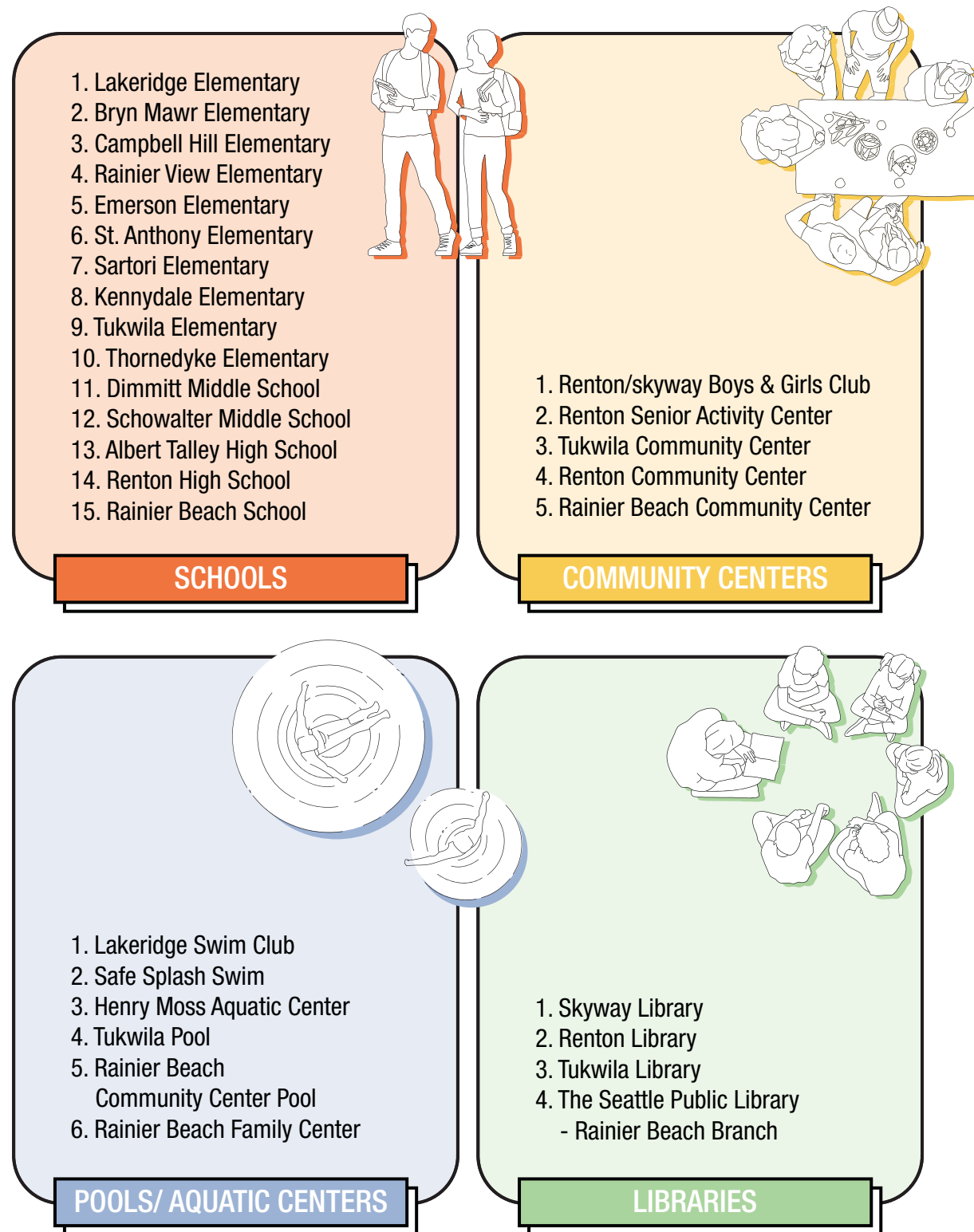
Community Center

Service Areas

- Primary service area
 - green boundary
- Secondary service area
 - purple boundary



Existing Recreation, Schools, Libraries



Site Analysis - Criteria

Site Considerations:

- Size for building & parking
- Close to neighborhood
- Access to major roads
- Access to public transit
- Accessibility
- Access to outdoor spaces
- Can we buy the site?



Site Analysis - Top Ranked Sites

A

Skyway Park



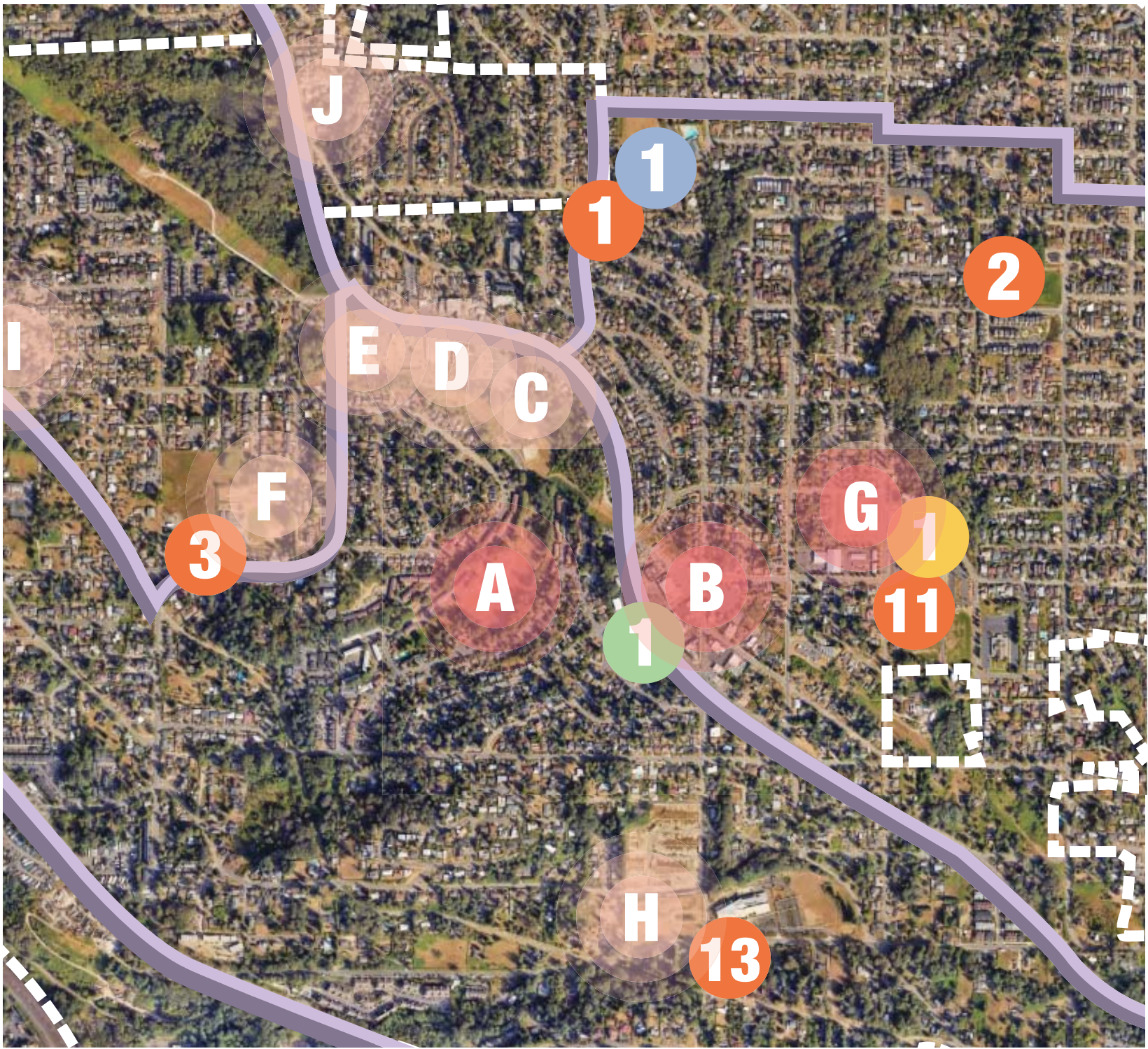
B

Market - Holy Temple



G

Dimmitt School Field



Proposed Site - Skyway Park



Playground and fields at north end of park



Parking and baseball at north end of park



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Proposed Site - Skyway Park



Parking and restrooms at south end of park



Playfields and basketball at south end of park



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AGENDA

- Site analysis
- **Market analysis**
- Program activities
- Discussion



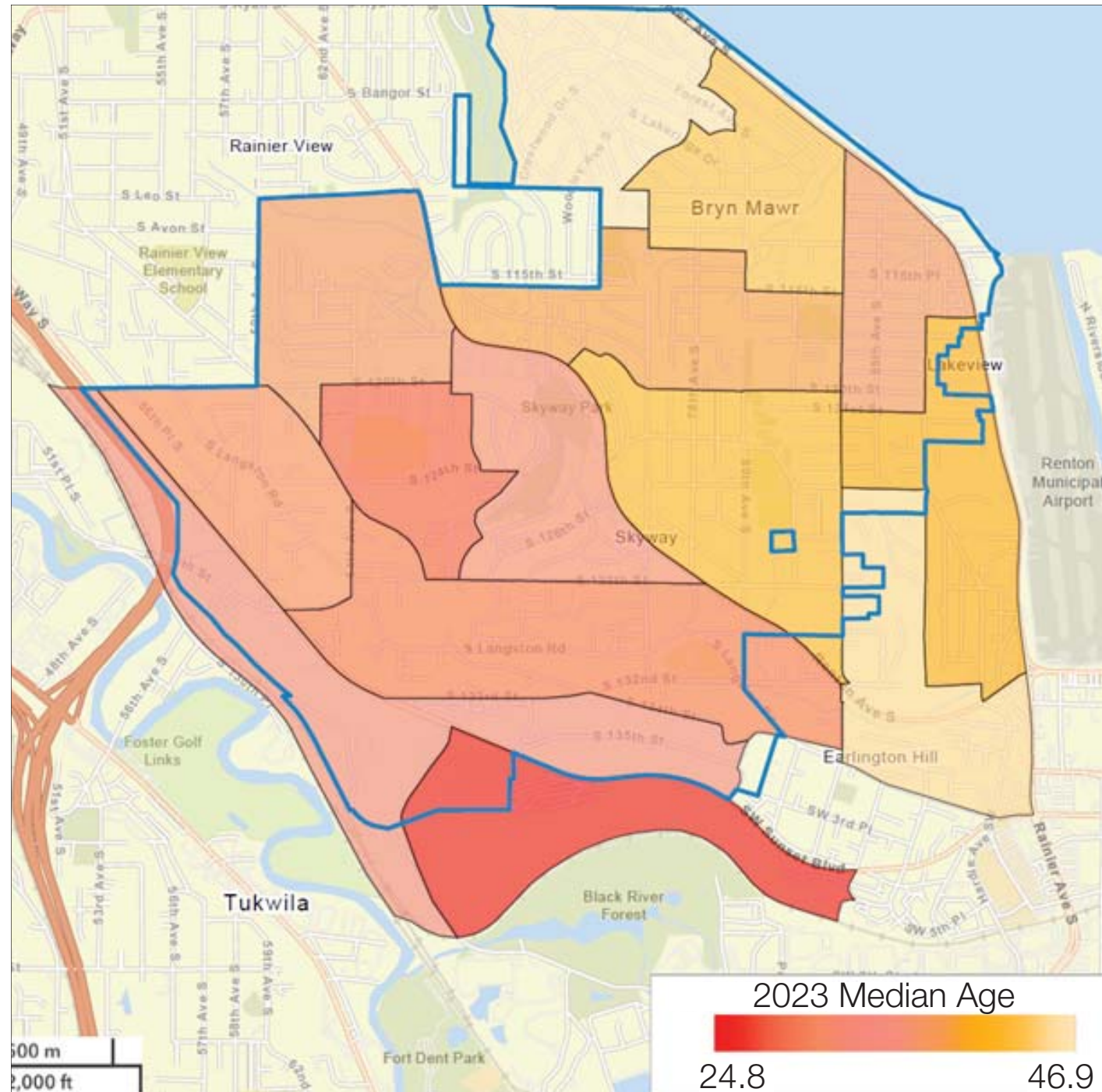
Market Analysis Process

- Market Analysis
 - Demographics
 - Age and Income Data
 - Participation Estimates
 - Activity Trends
- Public Engagement
- Alternative Providers
- Program Recommendations



Market Analysis - Median Age

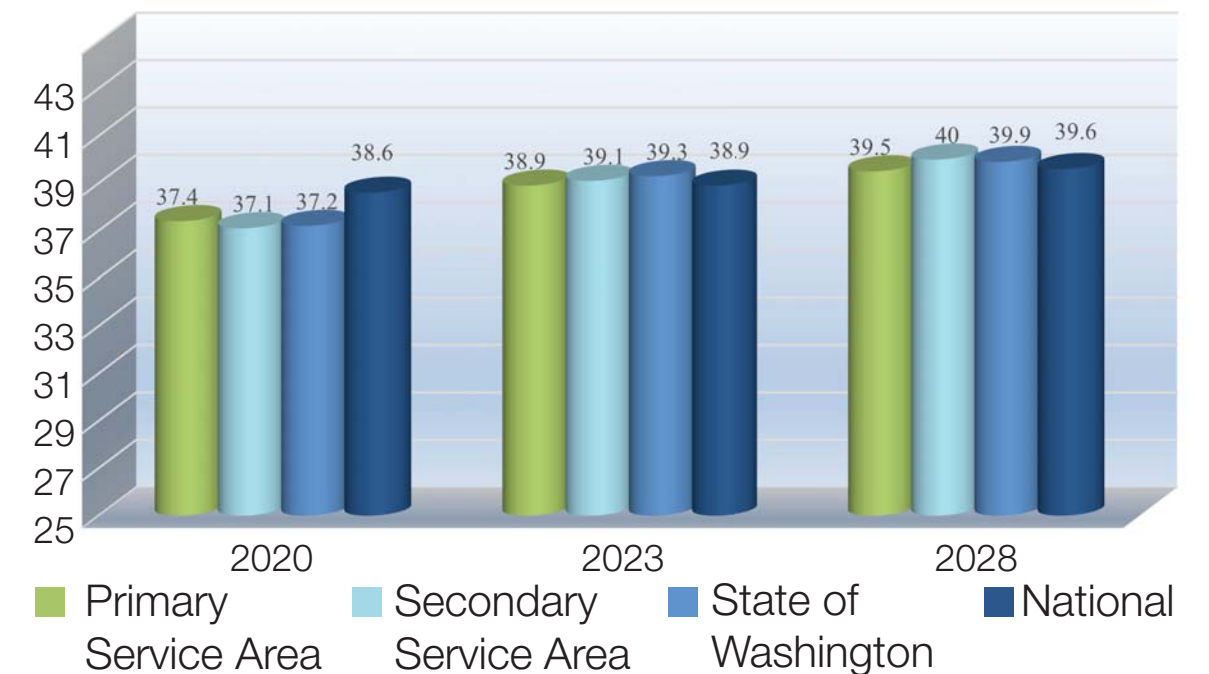
MEDIAN AGE MAP



AGE & FAMILY STATISTICS SUMMARY

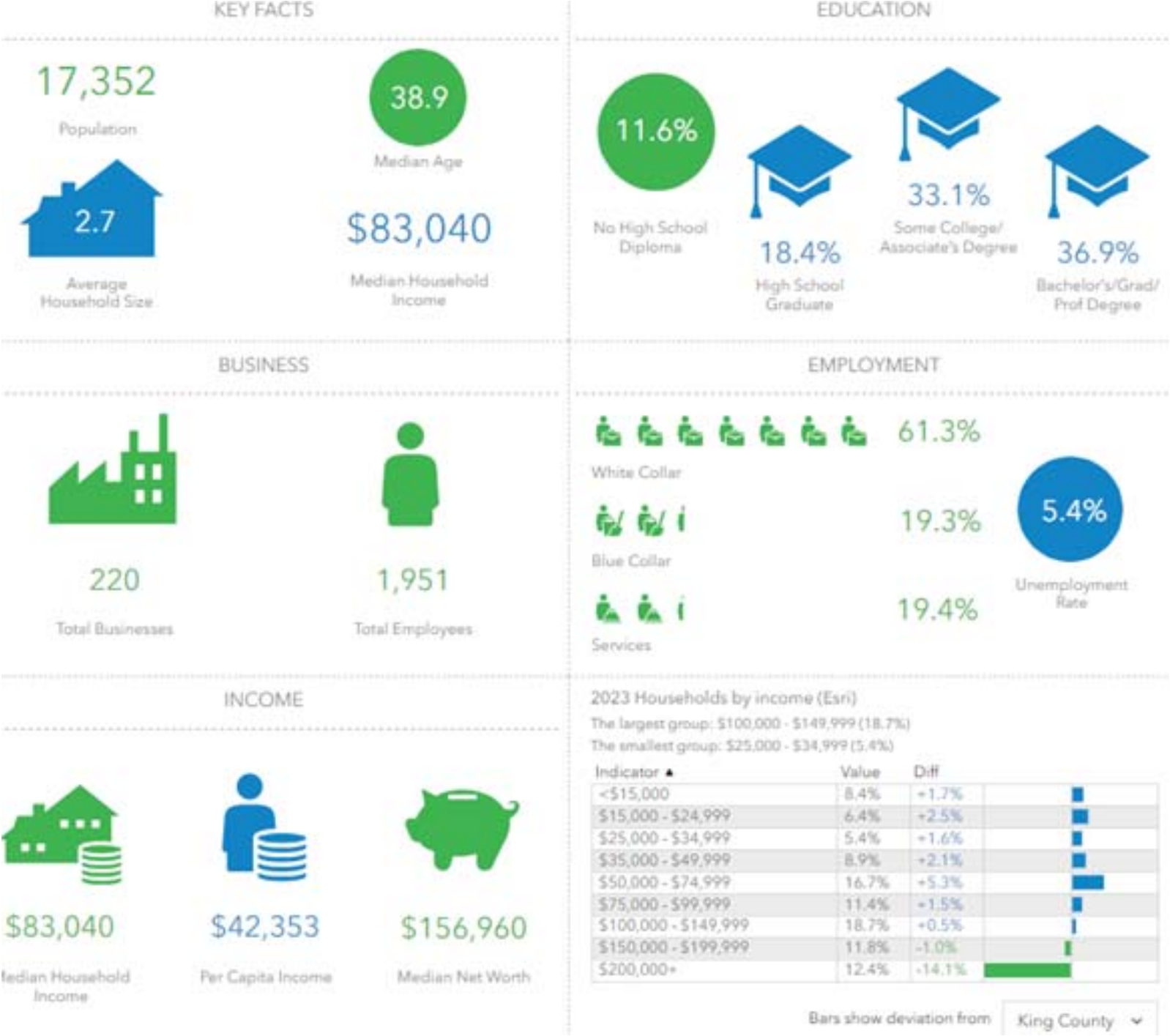
- Percentage of households with children:
 - Skyway-Westhill: 34.6%
 - State of WA: 30.4%
- Average household size: 2.68
- Median age: 38.9
- Under age 18: 22.7%
- Over age 55: 29.1%

MEDIAN AGE DISTRIBUTION

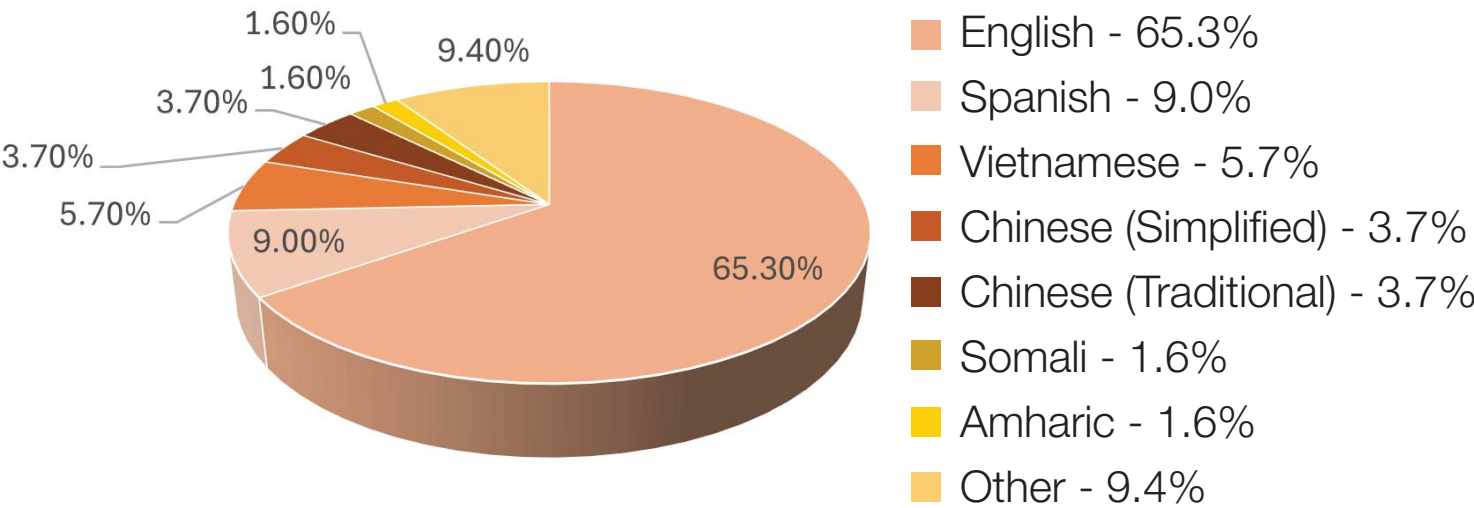


Market Analysis - Demographics

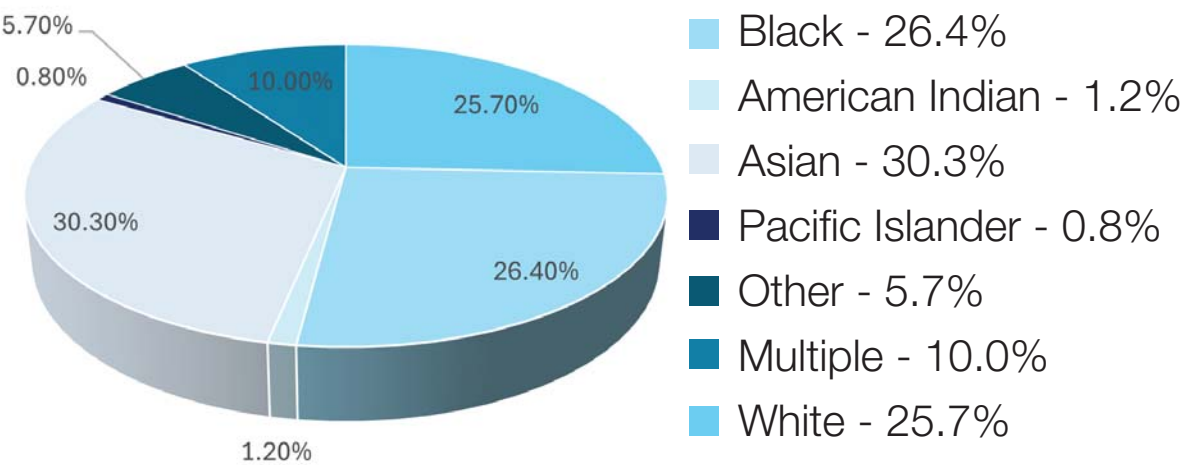
SUMMARY INFORMATION



LANGUAGES

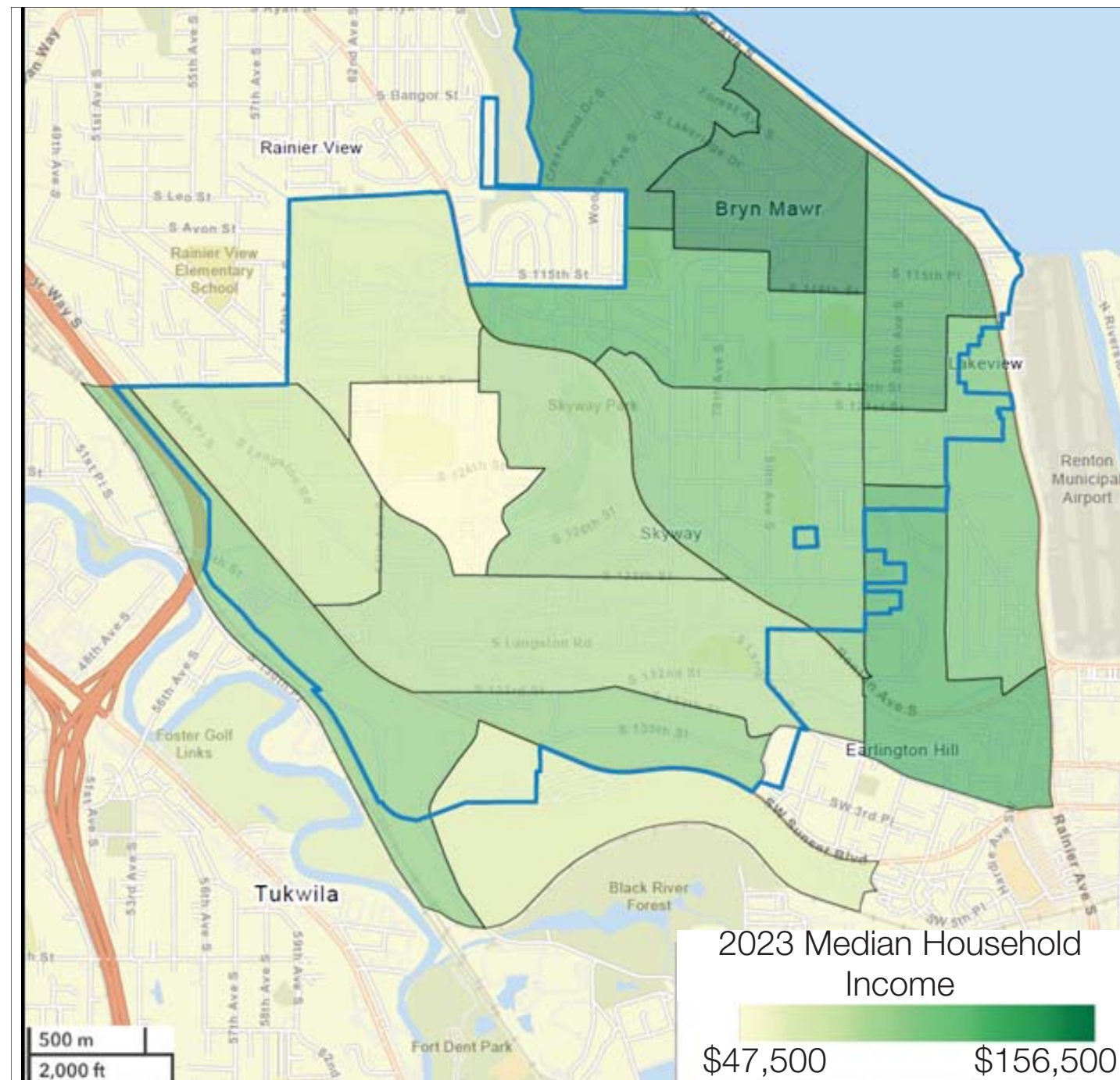


ETHNIC & RACIAL DISTRIBUTION



Market Analysis - Median Income

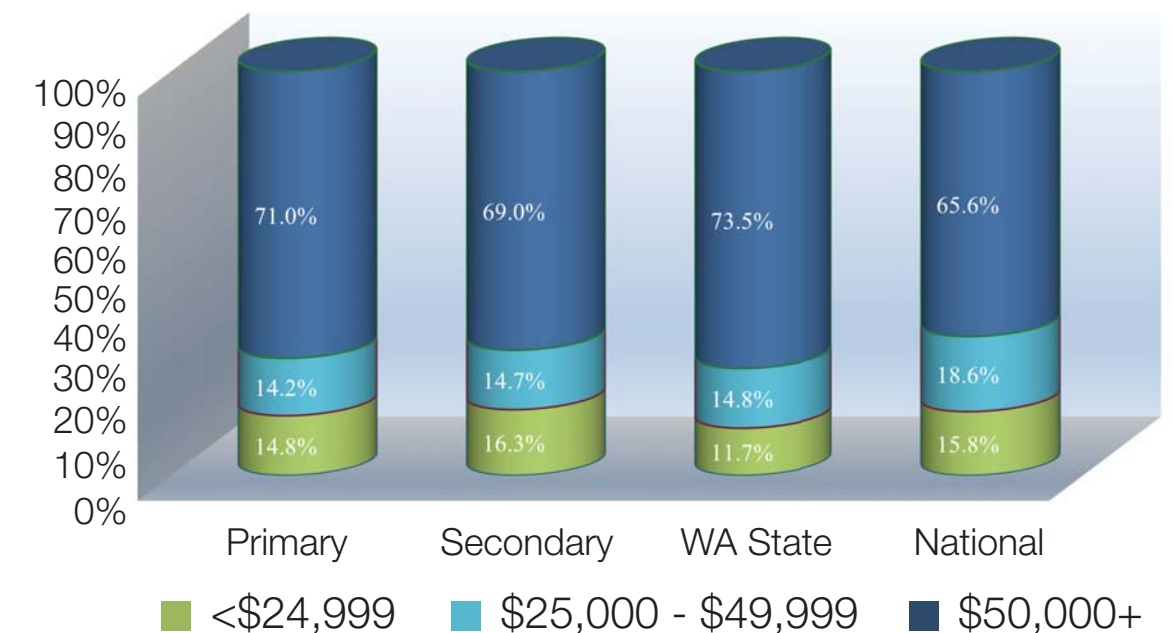
MEDIAN HOUSEHOLD INCOME MAP



MEDIAN INCOME STATISTICS SUMMARY

- Median household income:
 - Primary: \$83,040
 - Secondary: \$81,200
 - Statewide: \$89,067
 - National: \$72,603

MEDIAN HOUSEHOLD INCOME DISTRIBUTION

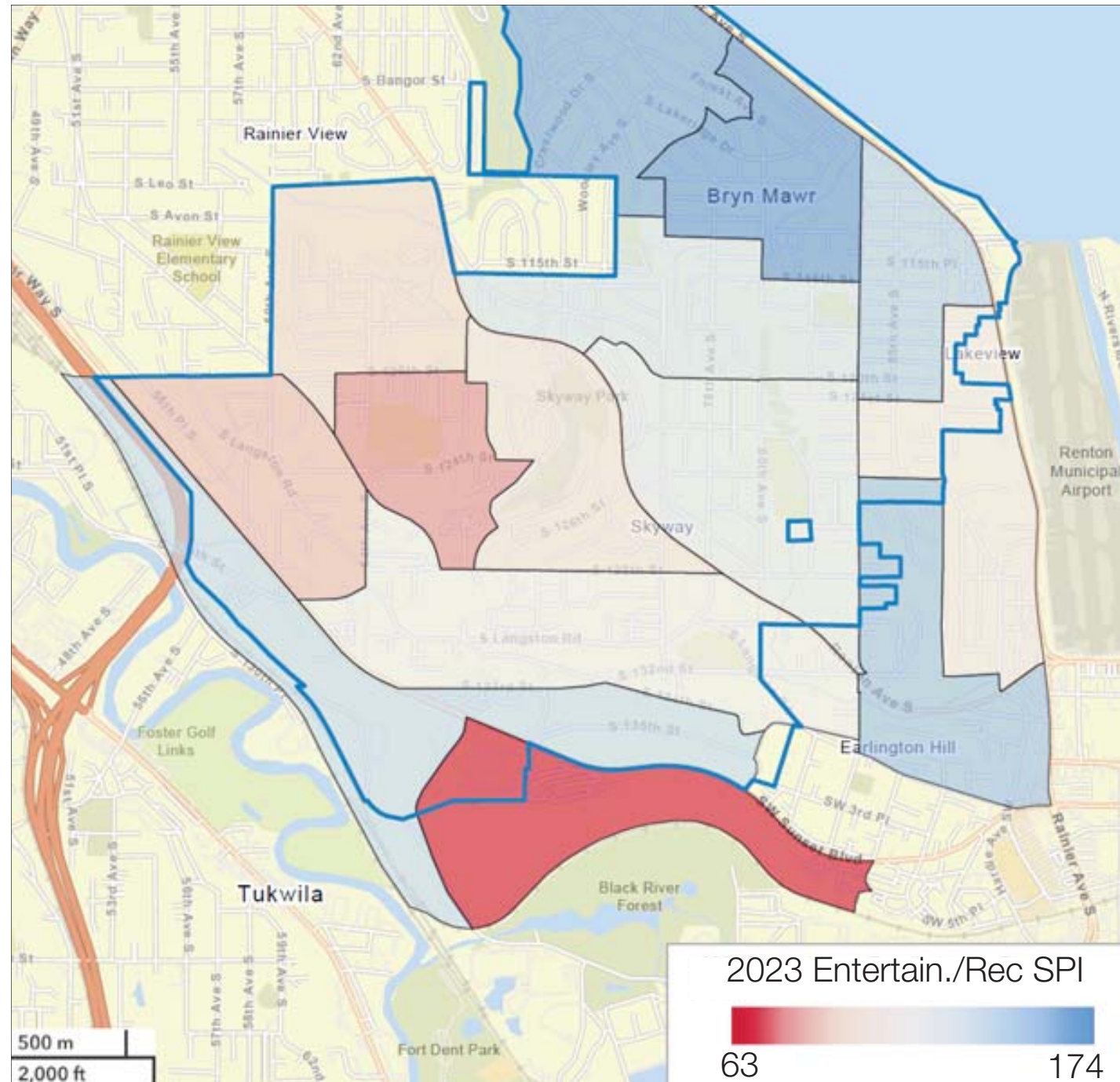


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Market Analysis - Recreation Spending

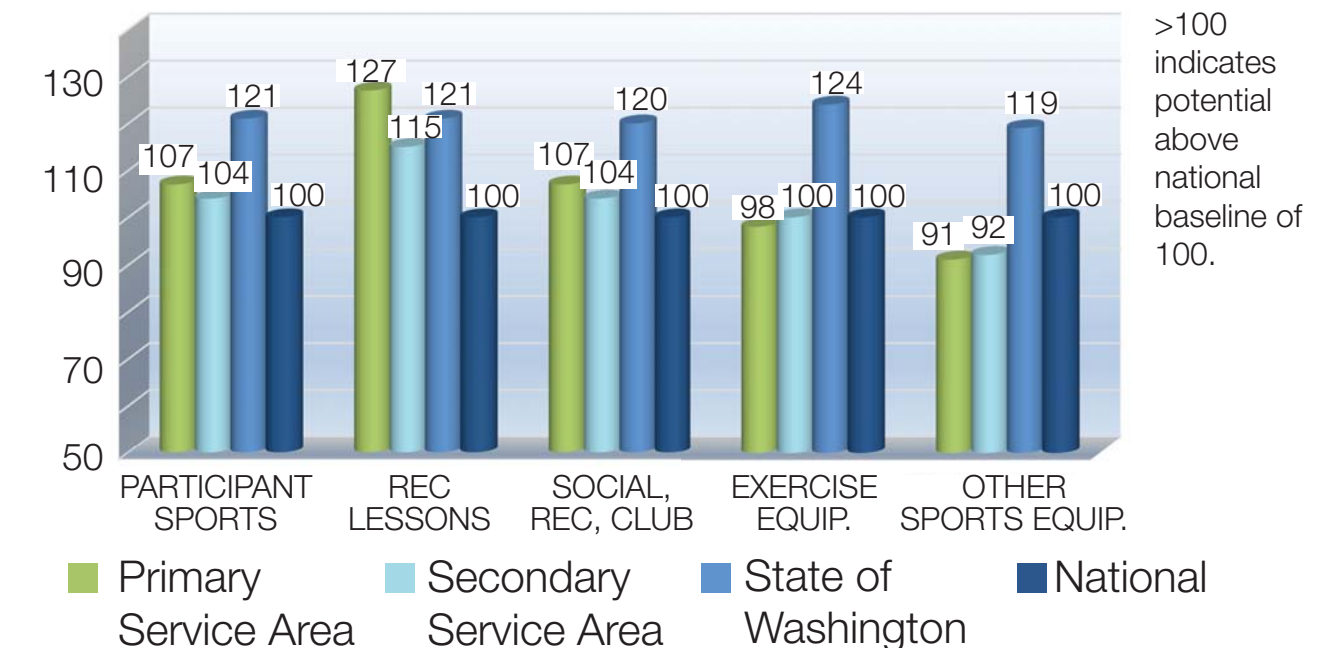
RECREATION SPENDING POTENTIAL MAP



RECREATION SPENDING POTENTIAL SUMMARY

- Skyway-Westhill region displays lower recreation spending in most areas (red and pink areas) when compared to the national numbers for participant sports, recreation lessons, and social club activities.

RECREATION SPENDING POTENTIAL INDEX (SPI)



Market Analysis - Activity Participation

PARTICIPATION BY AGE GROUP

Activity	Largest Age Group	Second Largest
Aerobics	35-44	25-34
Basketball	12-17	25-34
Bicycle Riding	55-64	45-54
Billiards/Pool	25-34	34-44
Bowling	25-34	35-44
Cheerleading	12-17	7-11
Exercise Walking	55-64	65-74
Exercise w/ Equipment	25-34	45-54
Gymnastics	7-11	12-17
Martial Arts MMA	7-11	25-34
Pickleball	12-17	65-74
Pilates	25-34	35-44
Running/Jogging	25-34	35-44
Table Tennis	25-34	18-24
Volleyball	12-17	25-34
Weight Lifting	25-34	45-54
Workout at Clubs	25-34	35-44
Yoga	25-34	35-44
Wrestling	12-17	25-34

MARKET POTENTIAL INDEX (PARTICIPATION)

- Skyway-Westhill tracks higher rates of participation in recreation activities than the national average. Some notable activities listed in the market data include:
 - Aerobic exercise
 - Basketball
 - Cycling
 - Exercise walking/running
 - Martial Arts
 - Pickleball
 - Table Tennis
 - Weight lifting
 - Yoga
- Non-sports activities w/ notable national participation include:
 - Outdoor performing arts festivals
 - Musical plays
 - Dance classes
 - Parks
 - Poetry readings
 - Visual arts classes

Market Analysis - Key Takeaways

This region's data indicates:

- Need for **multi-generational & multi-cultural** activities
- High participation in **drop-in participation and programs**
- Median **household income lower** than state levels
- Larger percentage of **families with children** than state average
- High percentage of **under-18** and **over-55** age groups

AGENDA

- Site analysis
- Market analysis
- **Program activities**
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DLS Skyway Community Center Survey 2022

1. Learning space/ tutoring

2. Active recreation space

(yoga, dance, etc.)

3. Teen/family health space

4. Childcare

5. Open community space

(reading/social space)

6. Playground

7. Small group gathering

8. Large group gathering

rooms (banquet space)

9. Weight room/fitness center

10. Commercial kitchen

11. Indoor basketball court

12. Administrative offices

13. Outdoor basketball court



Program: based on market analysis & past studies

Recreation & Wellness

Gymnasium
Fitness/ Dance Studio
Indoor Play
Childcare/ Child Watch

Arts & Education

Classrooms
Meet-up Rooms
Tech Lab

Community & Culture

Community Room
Kitchen
Stage / Meeting Room



POTENTIALLY 3 TIMES THE SIZE OF THE LIBRARY



Program: based on market analysis & past studies

Recreation & Wellness

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Recreation & Wellness - Activities

- Basketball
- Volleyball
- Pickleball
- Badminton
- Yoga
- Meditation
- Tai chi
- Martial arts
- Zumba
- Aerobics
- Spin class
- Family fitness
- Stroller strides
- Toddler music
- Dance classes
- Weight machines
- Free weights
- Stretching
- Walking
- Jogging



Art & Education - Activities

- Arts classes
- Drawing
- Painting
- Sculpture
- Photography
- Paper-making
- Sewing
- Knitting
- Basket weaving
- Woodworking
- Computer classes
- Pottery
- Music lessons
- Recording
- Production
- Cooking class
- Nutrition
- Gardening
- Outdoor activities



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Community & Cultural - Activities

- Performances
- Dance
- Theater
- Weddings
- Holiday parties
- Lunar New Year
- Juneteenth
- Quinceañeras
- Pride events
- Language classes
- Retirement parties
- Social gatherings
- Conferences
- Workshops
- Book clubs
- Youth group
- Movie night
- Cultural performances



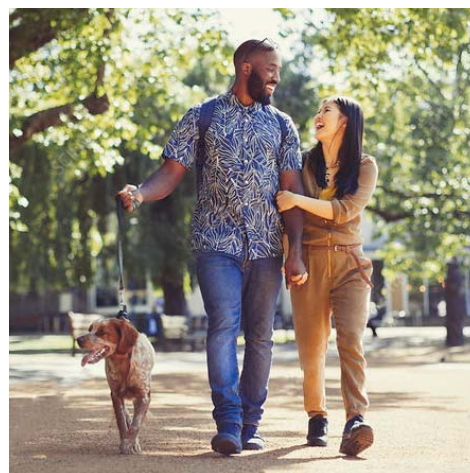
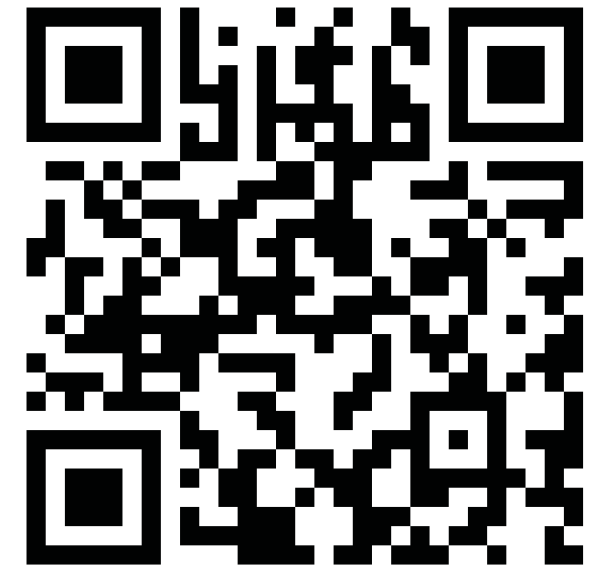
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Please take the Survey !

You can also provide input on the building spaces, activities, and proposed site in a short survey at the QR Code to the right.



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Next Steps

- Review Survey Results
- Site Topographic Survey
- Site Geotechnical Analysis
- Site and Building Plan
Design Options
- Public Meeting #2 - Fall 2024



Thank you!



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