

# WELCOME

## **Skyway-Westhill Community Center Planning Community Meeting #2**

### **Community Center Design**

**January 27th, 2025**



SKYWAY-WESTHILL COMMUNITY CENTER STUDY

PUBLIC MEETING #2 - JANUARY 27th, 2025

ar|c  
architecture resource collaborator



# Today's Agenda

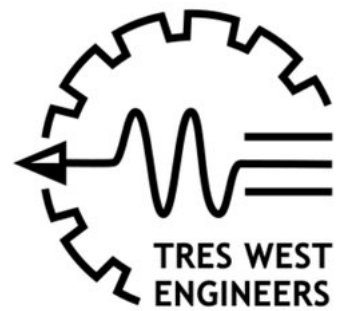
## Skyway-Westhill Community Center Planning

- / Introductions
- / Project Background
- / Schedule
- / Site Discussion
- / Survey #1 Results & Program
- / Building Design
- / Site Features





# Design Team



## SKYWAY-WESTHILL COMMUNITY CENTER STUDY

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# Architect - Design - Planning



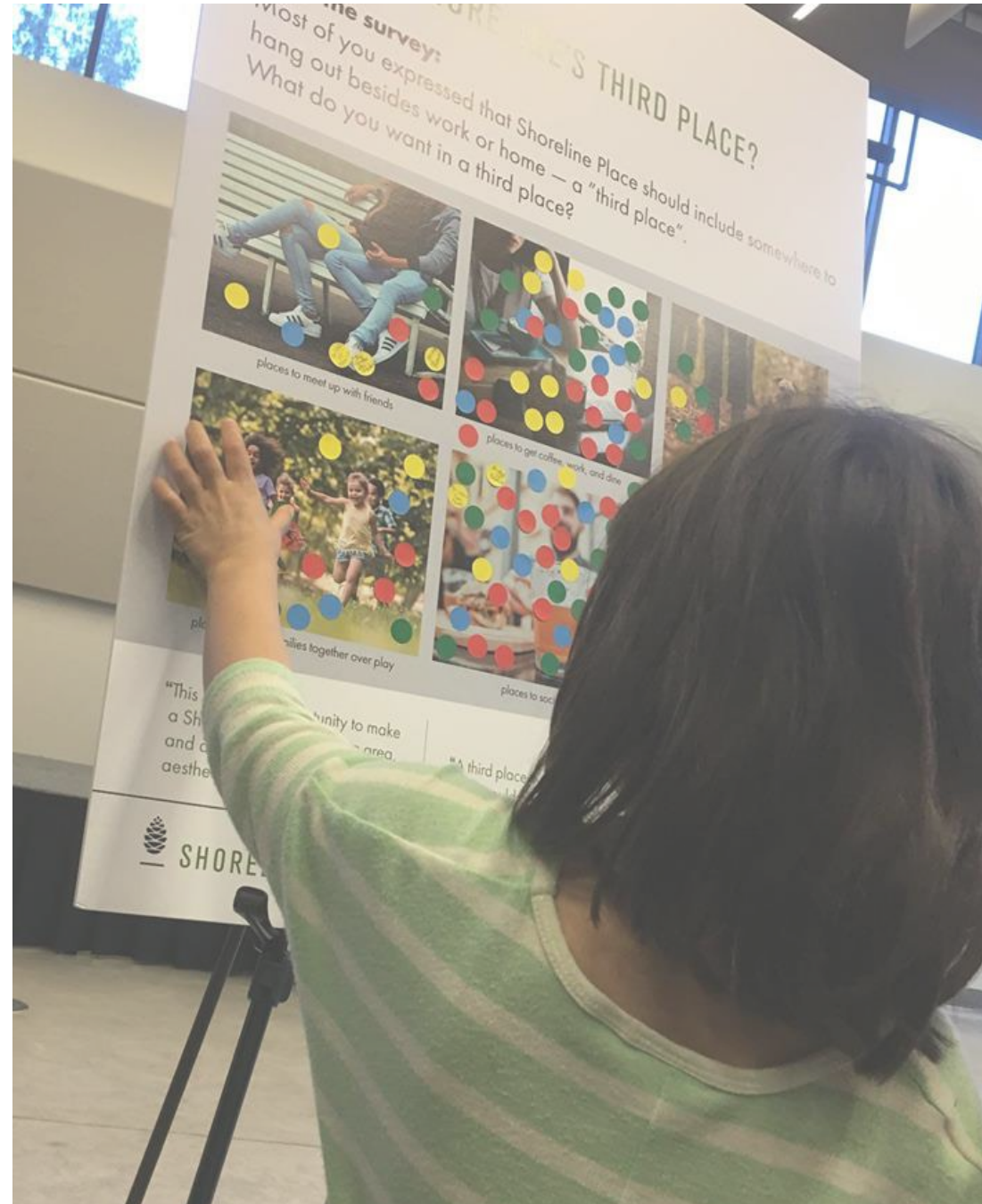
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# Public Outreach - Planning



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OSBORN  
CONSULTING  
INCORPORATED

# Landscape Architect & Civil Engineering



ALICE BALL PARK



MUCKLESHOOT FIELDS PARK



COTTAGE GROVE PARK



WING LUKE ELEMENTARY

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# King County Team



## Department of Natural Resources and Parks

## Department of Local Services

**Project Contact:**

**Regina Wandler - [rwandler@kingcounty.gov](mailto:rwandler@kingcounty.gov)**

**David Dahl - [ddahl@kingcounty.gov](mailto:ddahl@kingcounty.gov)**

# SKYWAY-WESTHILL COMMUNITY CENTER STUDY

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# 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

- \$7.8M budget for Skyway-Westhill Community Center
- Additional funding will need to be secured for construction. Current planning includes review of funding opportunities.



Fircrest Community Center



# Project Schedule

DATES	
Aug - Dec 2024	Survey #1 + Concepts
January 10, 2025	Survey #2 (Closes on February 10)
January 27, 2025	Public Meeting #2 (TODAY!)
Feb - Apr 2025	Preferred Option and Estimate
May 2025	Public Meeting #3
Aug 2025	Finalize Schematic Design
2026 - 2027	Building Design and Permitting

SKYWAY-WESTHILL COMMUNITY CENTER STUDY

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# AGENDA

**/ Market Study & Survey #1 Summary**

**/ Project Site**

**/ Building Program**

**/ Building Design Concepts**

**/ Site Features Discussion**





# Market Analysis - Key Takeaways

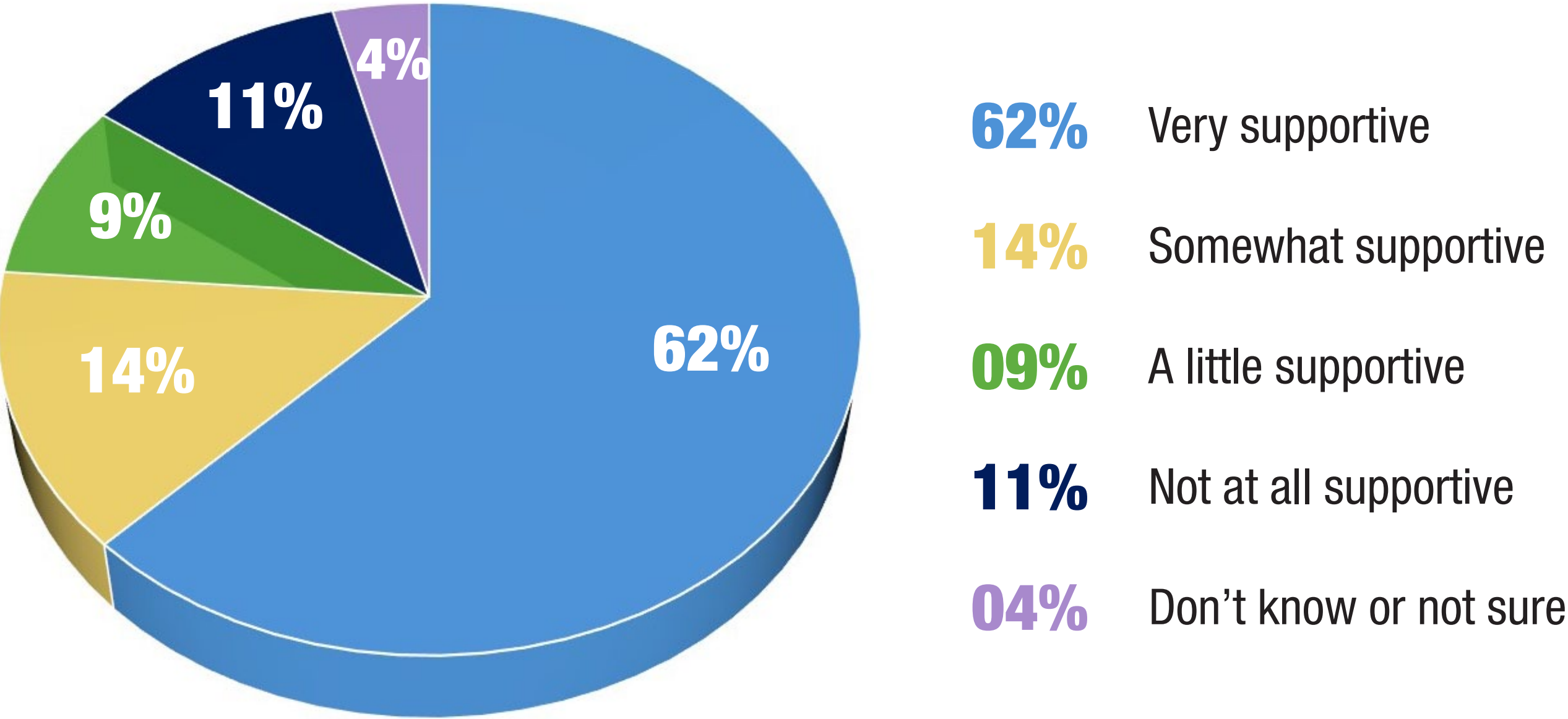
## This region's data indicates:

- 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



# Survey #1 Results

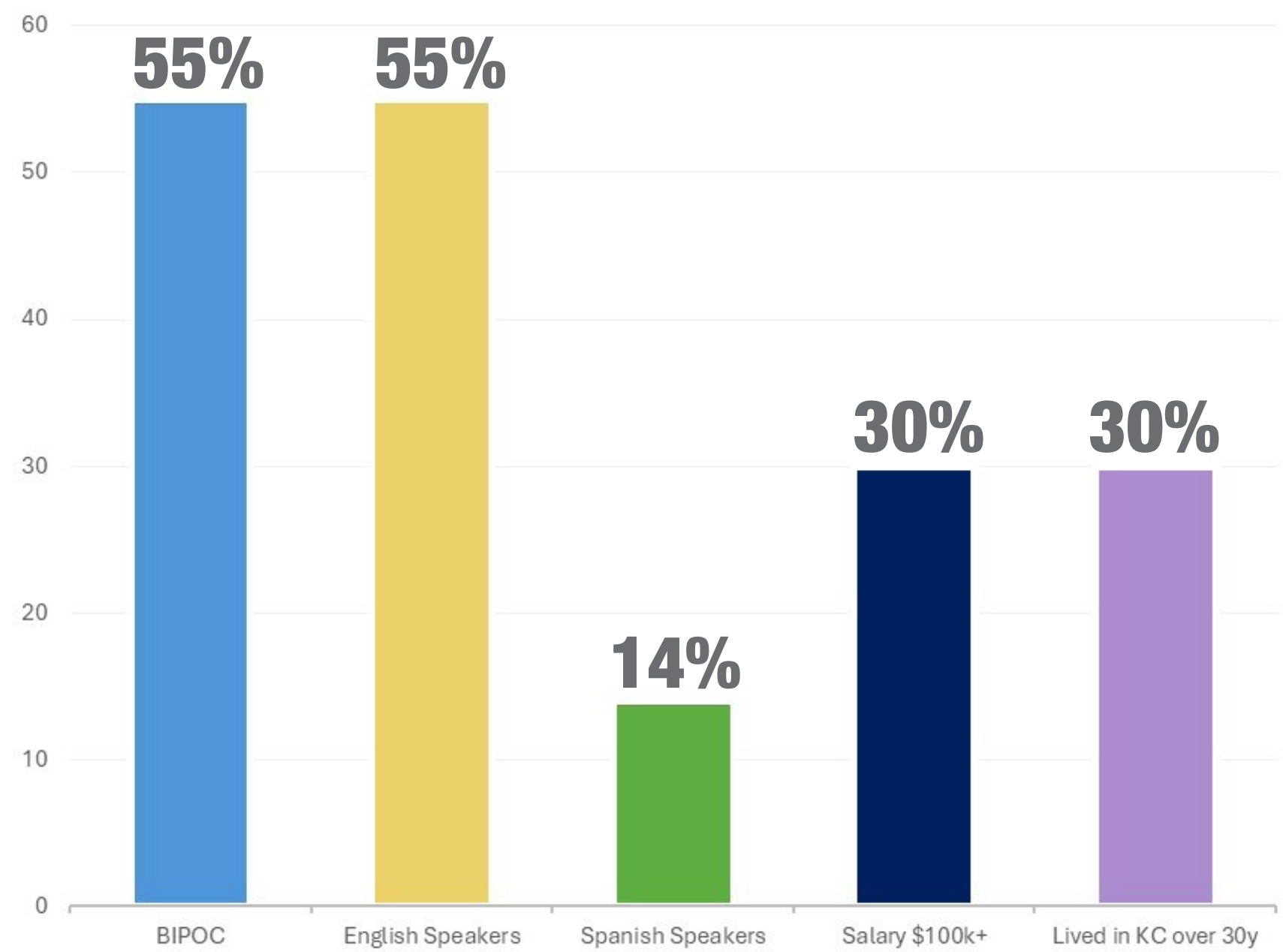
Q1: How much do you support a community center at Skyway Park?





# Survey #1 Results

## Respondents



**55%** of respondents are BIPOC

**55%** of respondents speak English at home

**14%** of respondents speak Spanish at home

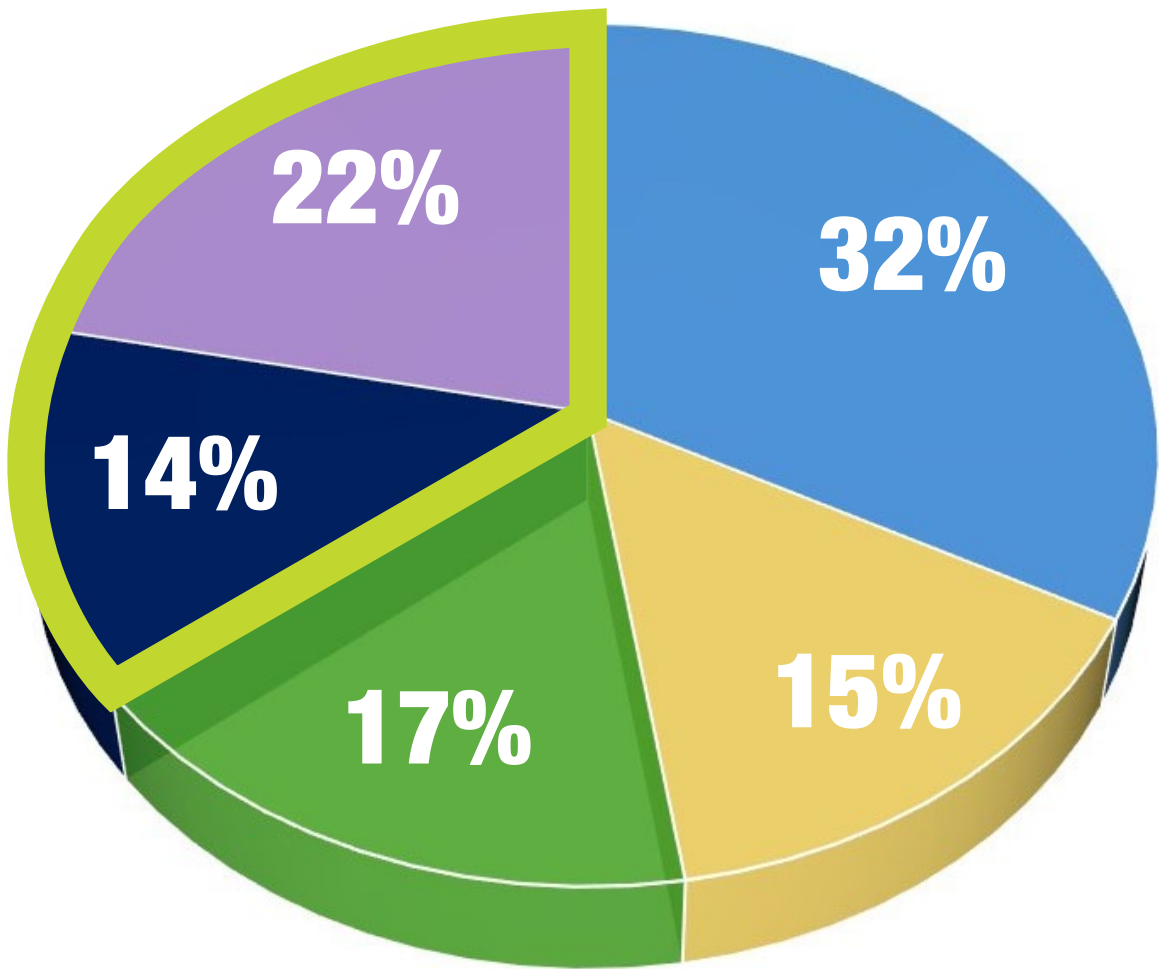
**30%** of their households make \$100K+ per year

**30%** have lived in King County for over 30 years

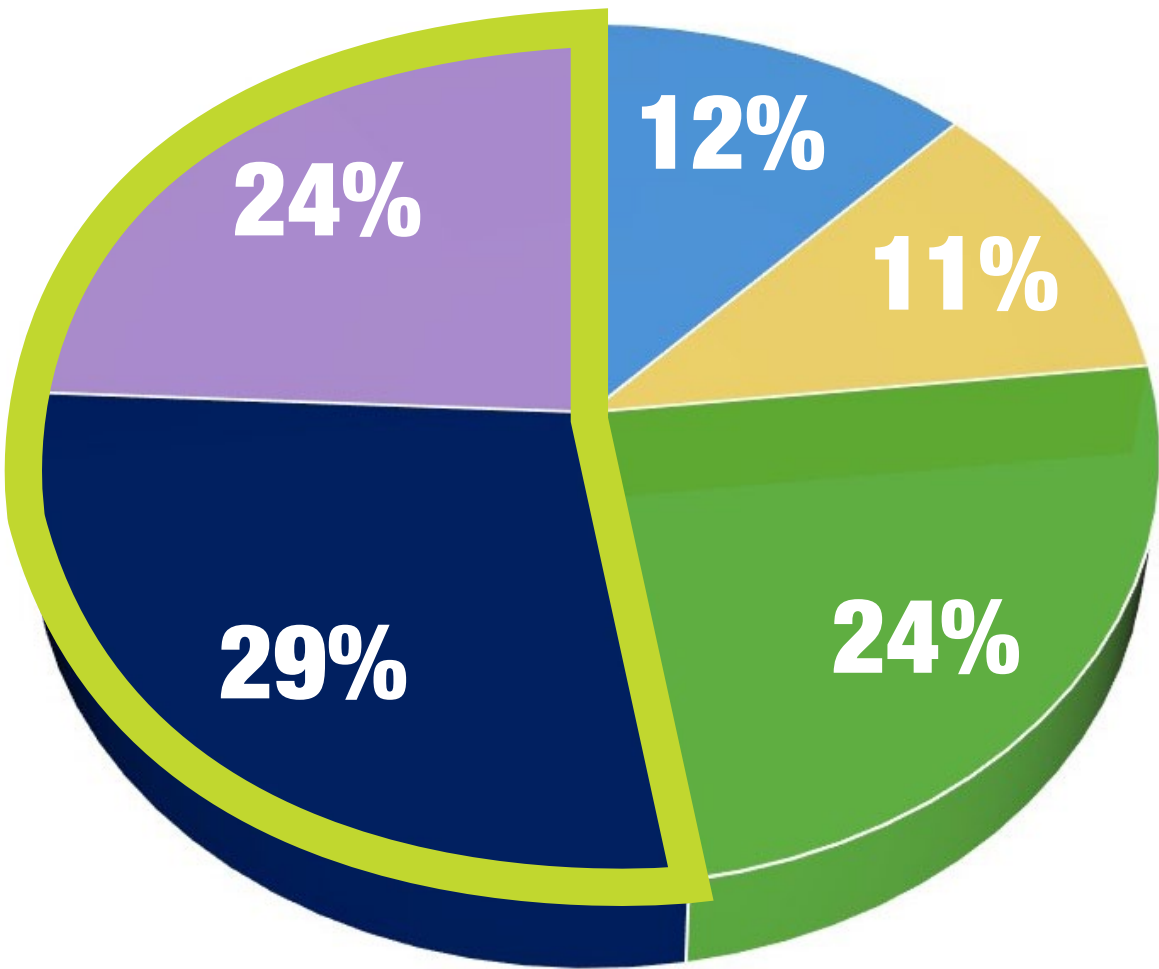


# Survey #1 Results

Q2: How often do you currently use Skyway Park?



Q3: If Skyway Park had a community center, how often do you think you or someone in your household would use the center?



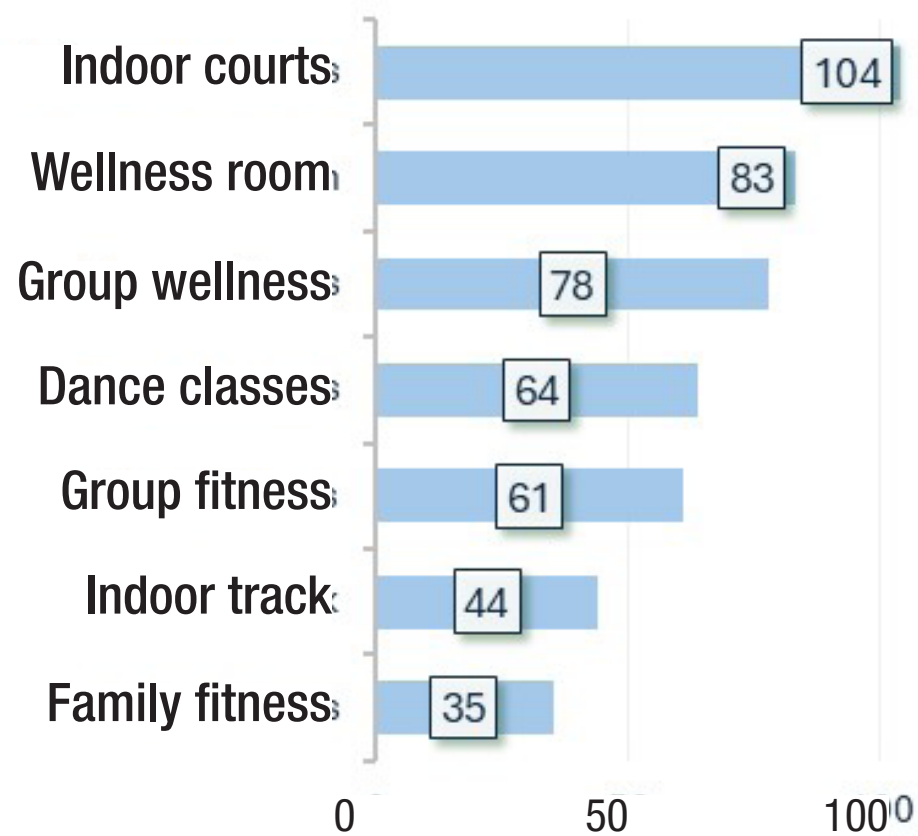
■ Very rarely or never   ■ About once a year   ■ About once a month   ■ About once a week   ■ Multiple times a week



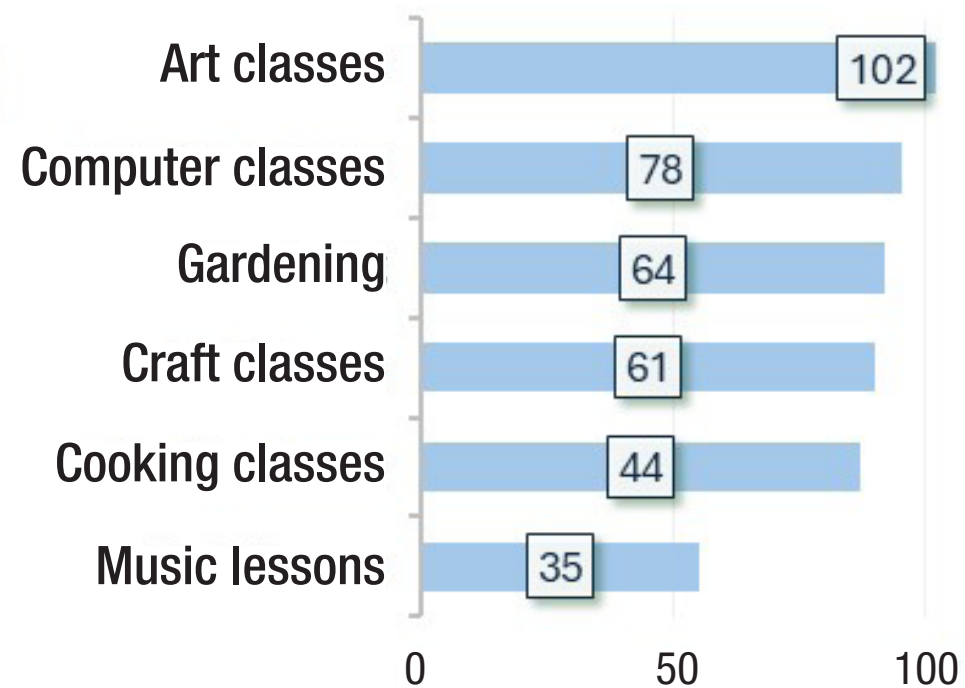
# Survey #1 Results

Interest in types of activities

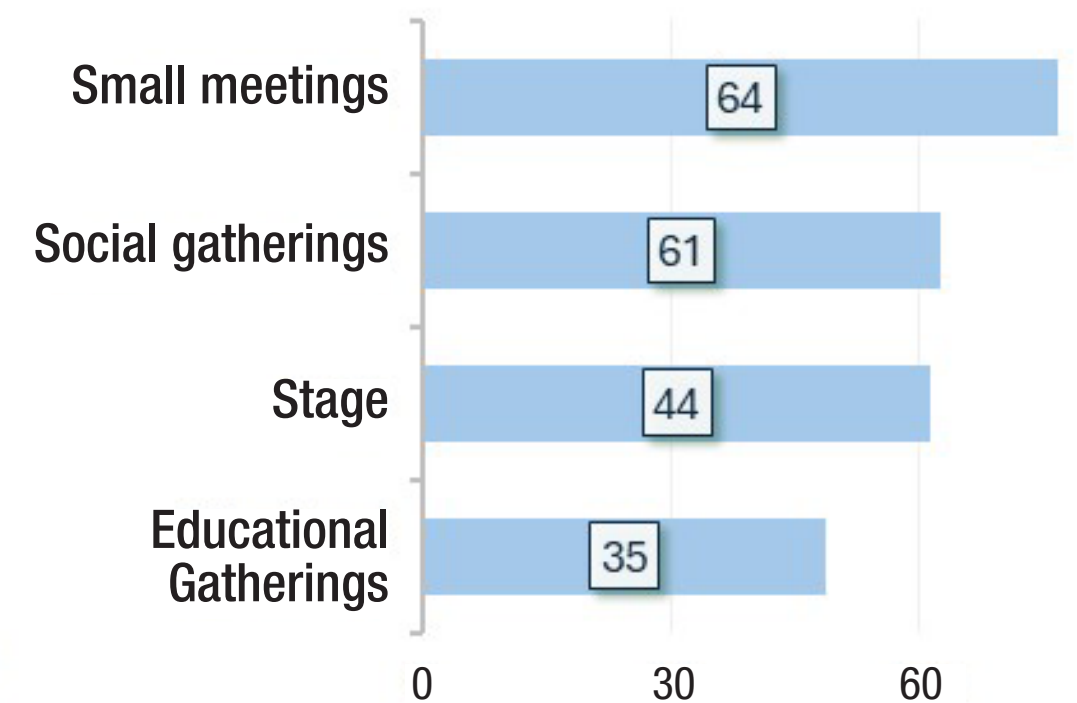
## Question 1. RECREATION & WELLNESS



## Question 2. ART & EDUCATION



## Question 3. COMMUNITY & CULTURE



**\*RESULTS ARE RELATIVE TO EACH CATEGORY**



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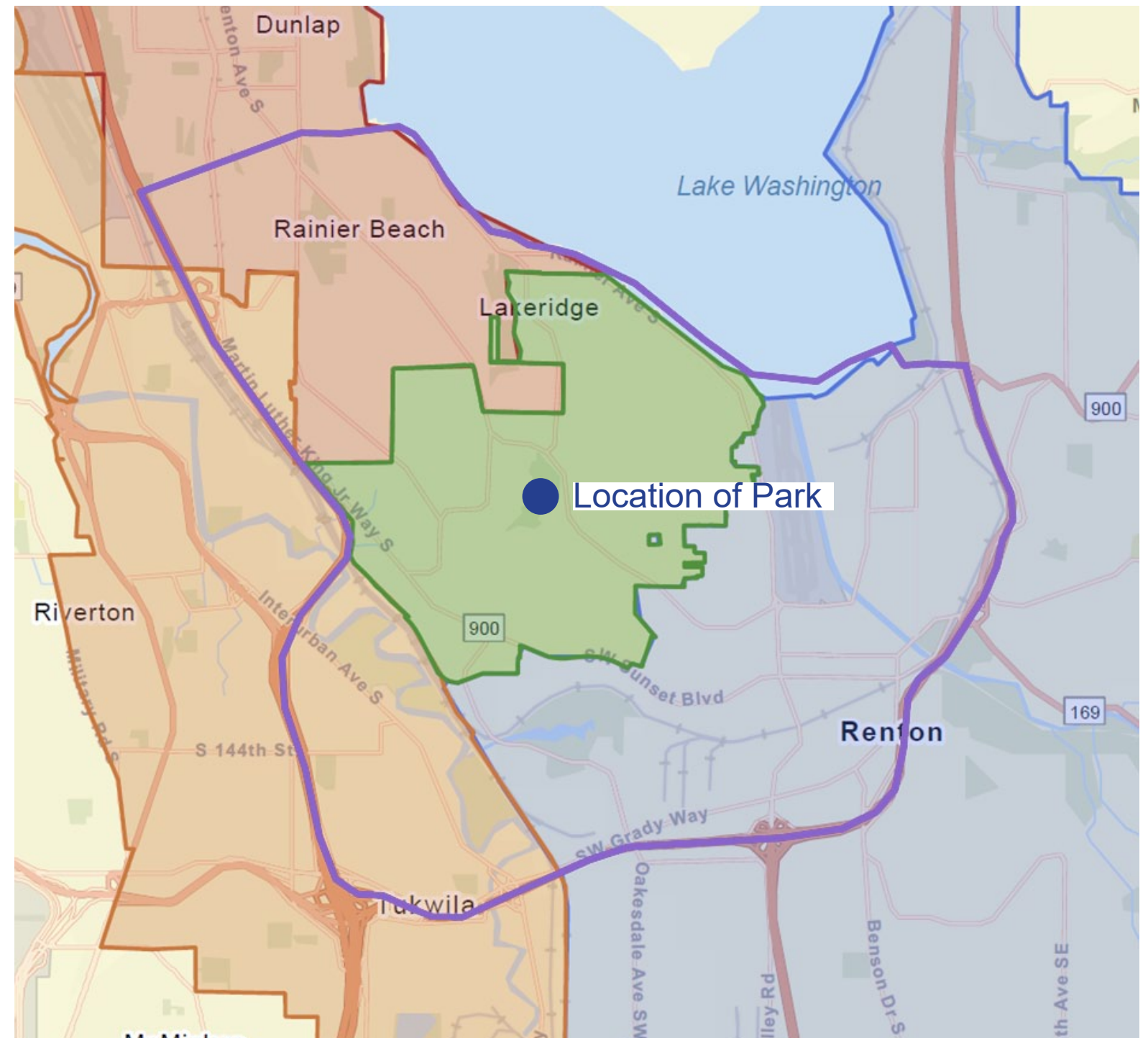


# Skyway-Westhill Community

## Community Center

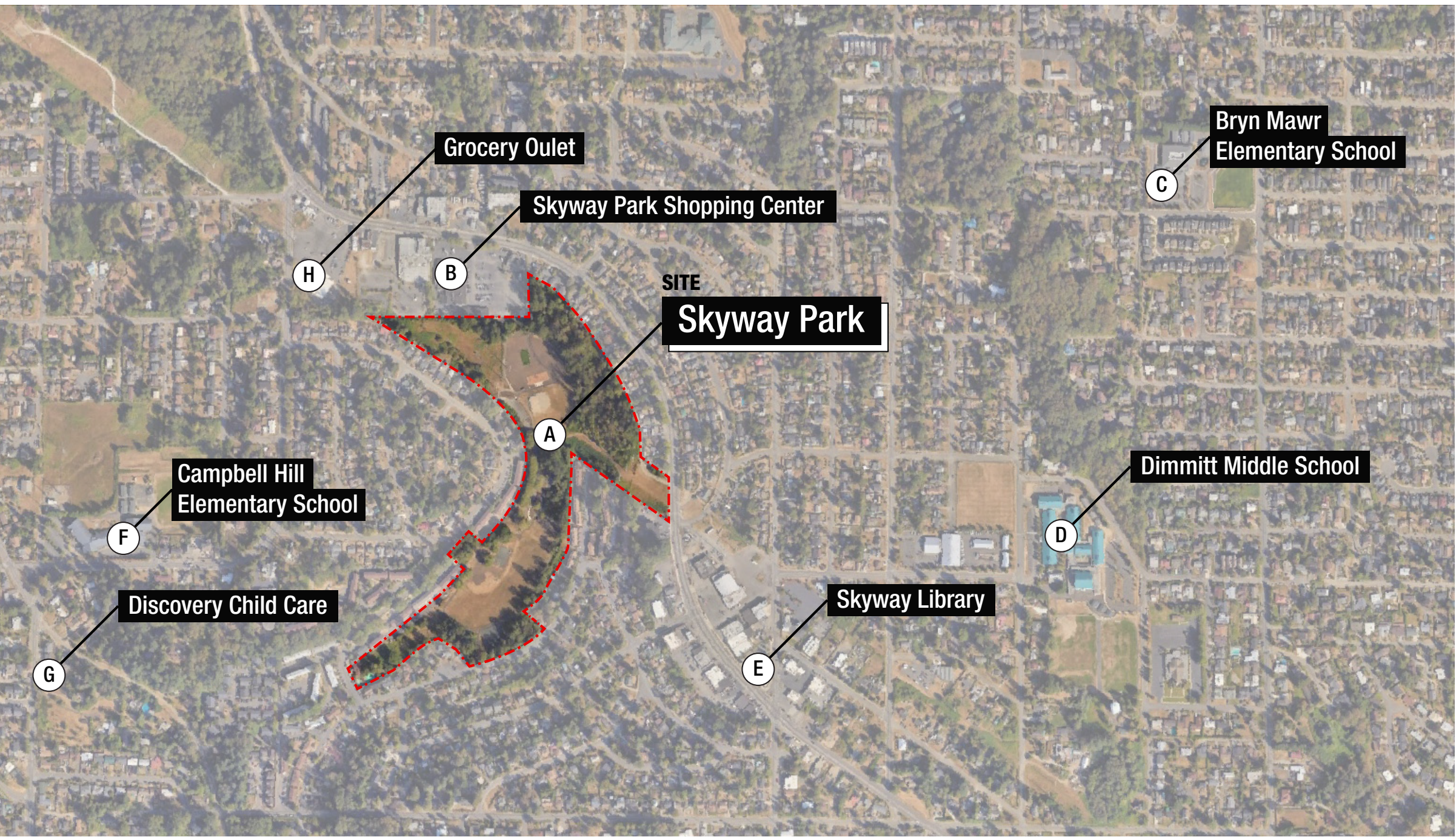
## Service Areas

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





# Site Surroundings



- ① Skyway Park
- ② Skyway Park Shopping Center
- ③ Bryn Mawr Elementary School
- ④ Dimmitt Middle School
- ⑤ Skyway Library
- ⑥ Campbell Hill Elementary School
- ⑦ Discovery Child Care
- ⑧ Grocery Outlet

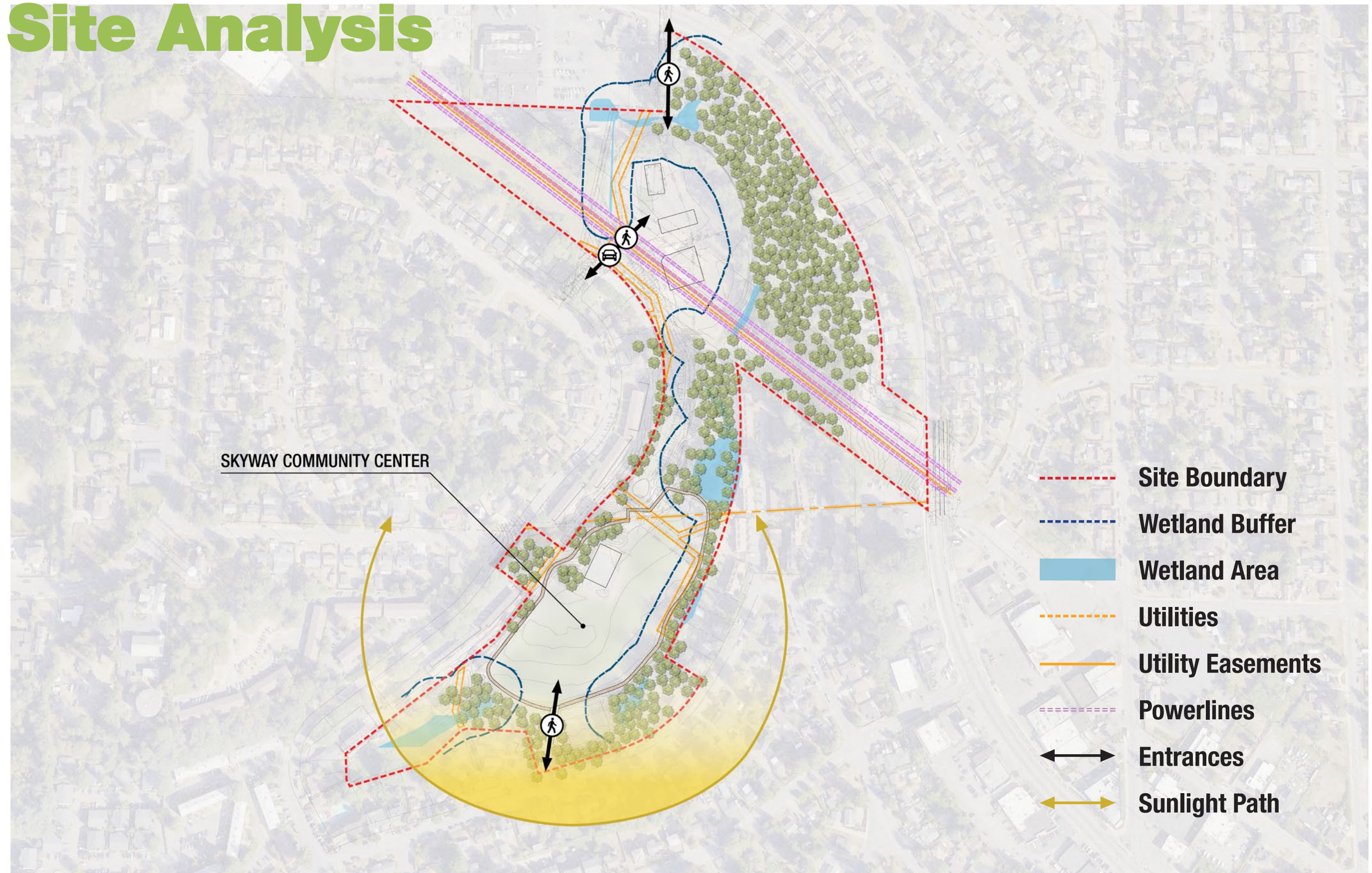


# Existing Features





# Site Analysis



## SKYWAY-WESTHILL COMMUNITY CENTER STUDY

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# AGENDA

/ Market Study & Survey #1 Summary

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/ **Building Program**

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# Program: based on market analysis & survey #1

## Recreation & Wellness

Gymnasium

Fitness/ Weights

Childcare/ Child Watch

## Arts & Education

Arts & Computer

Classrooms

Focus Room / Small Instruction

Lounge

## Community & Culture

Community Room

Kitchen

Stage / Studio / Meeting Room

RECREATION  
& WELLNESS

ARTS &  
EDUCATION

COMMUNITY  
& CULTURAL



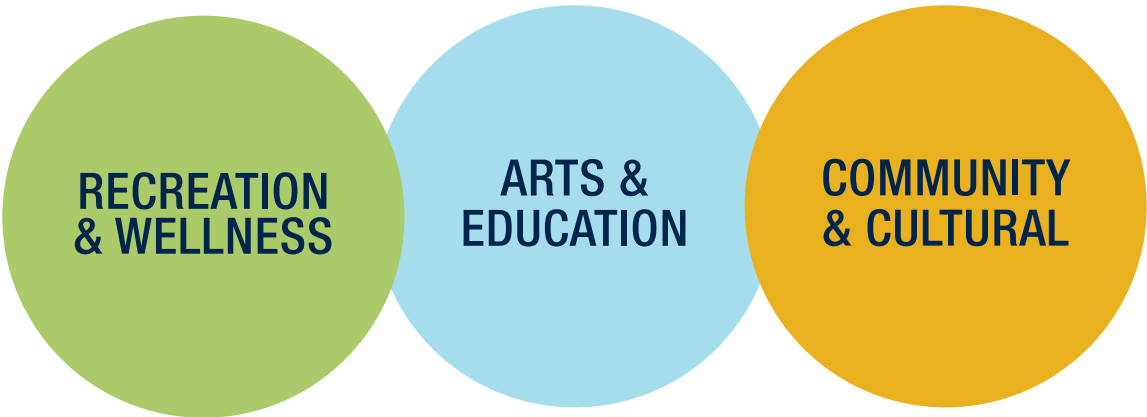
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# Proposed Building Program

Program	Square Feet		
<b>RECREATION</b>	<b>TOTAL 10,950</b>	<b>EDUCATION</b>	<b>TOTAL 1,900</b>
Gymnasiums (250 people)	7,600	Arts & Computer (25 people)	1,000
Fitness / Weights (40 people)	2,500	Classroom (25 people)	500
Childcare / Child Watch (20 people)	850	(4) Focus Rooms / Small Meeting Rooms	400
<b>COMMUNITY</b>	<b>TOTAL 5,000</b>	<b>ADMINISTRATIVE</b>	<b>TOTAL 2,250</b>
Community Room (140 people)	2,500	Offices & Admin (4 people)	750
Kitchen (6 people)	750	Conference Room (10 people)	250
Stage / Studio / Meeting Room (35 people)	1,000	Staff Workspace (2 people)	250
Lounge	750	Front Desk	250
		Lobby	750
<b>BUILDING SUPPORT</b>	<b>TOTAL 2,190</b>		
		<b>SUBTOTAL</b>	<b>22,290</b>
		Circulation & Mechanical (15%)	3,344
		<b>TOTAL</b>	<b>25,634</b>



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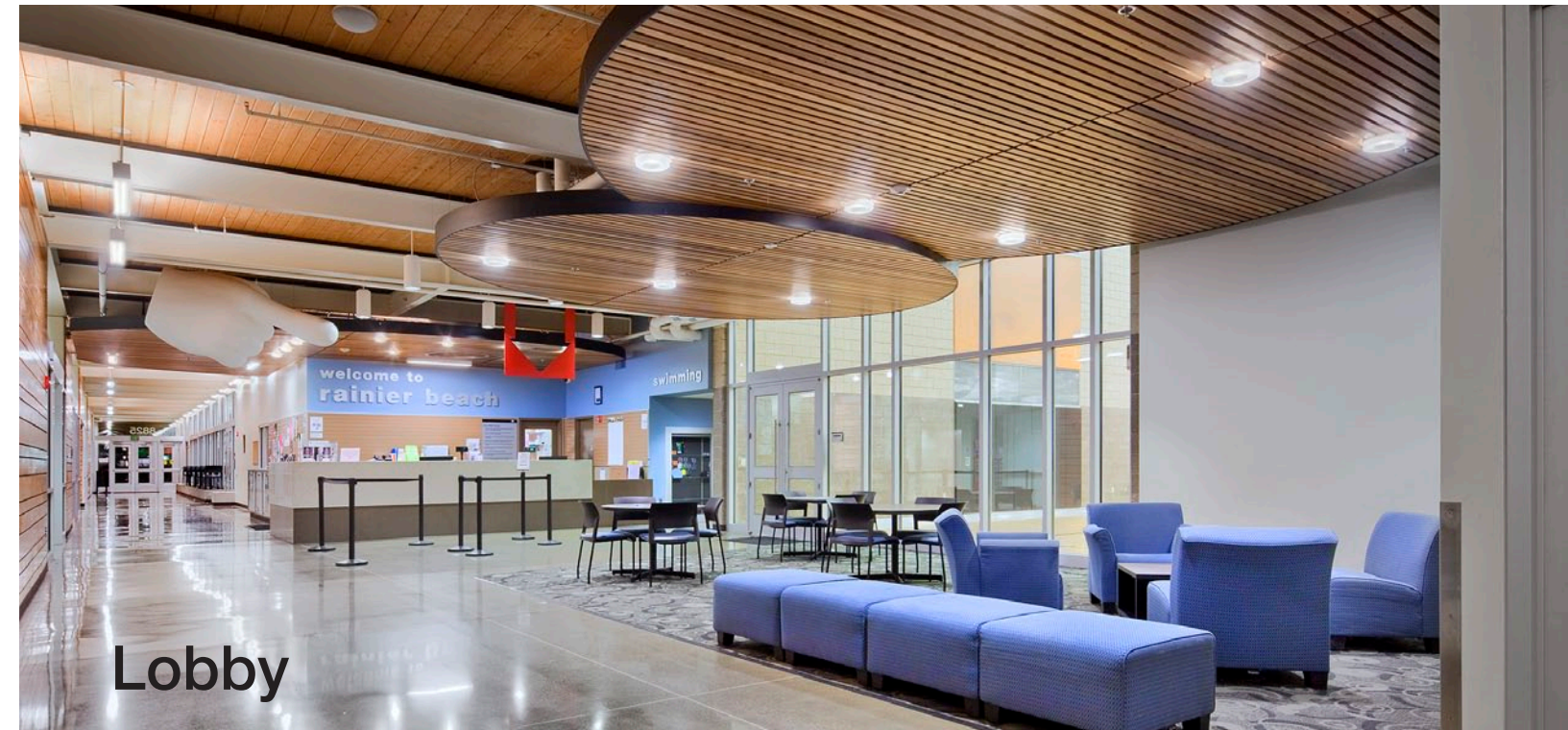




# Example - Rainier Beach Community Center



Entry Outdoor Gathering



Lobby



Community Room



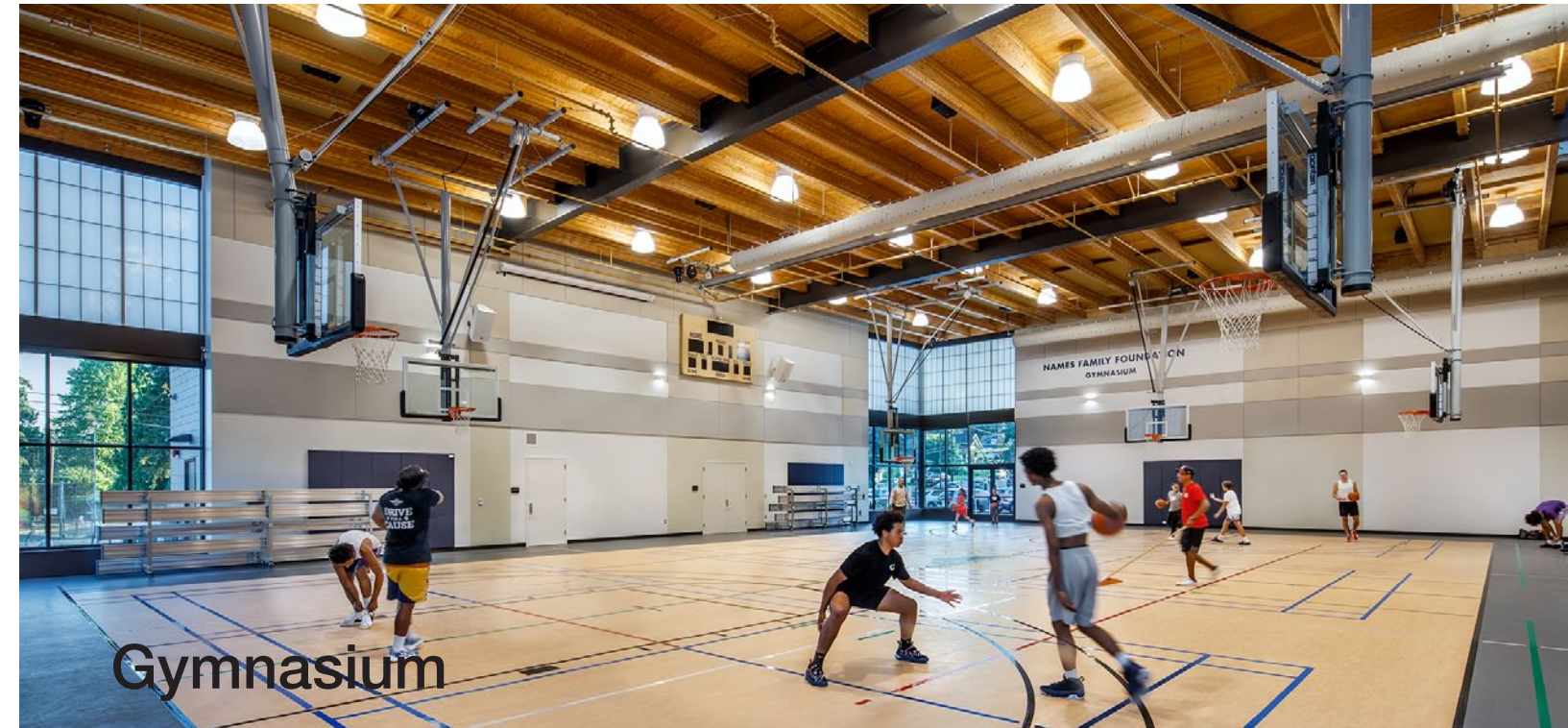
Gymnasium

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# Example - Fircrest Community Center

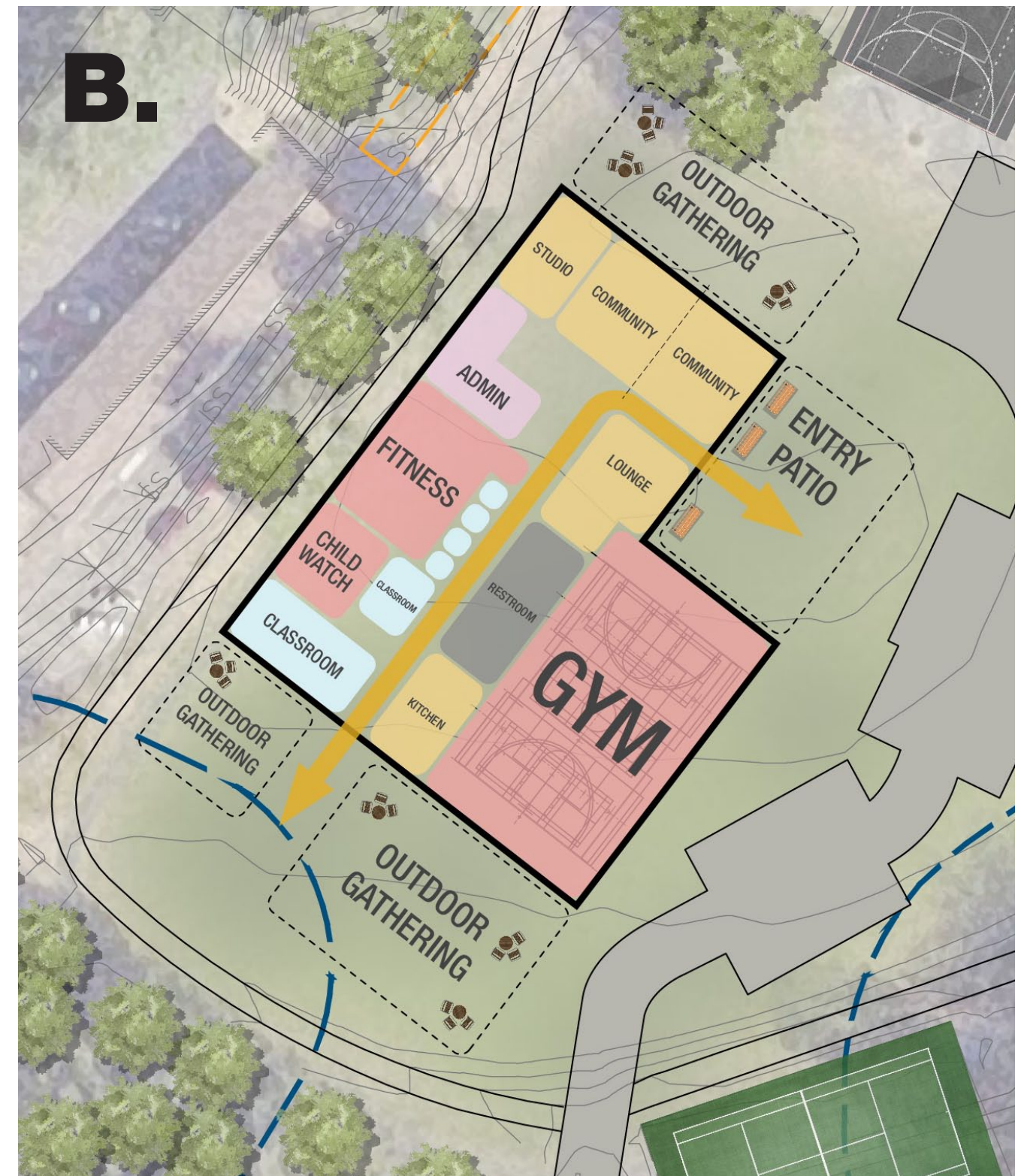
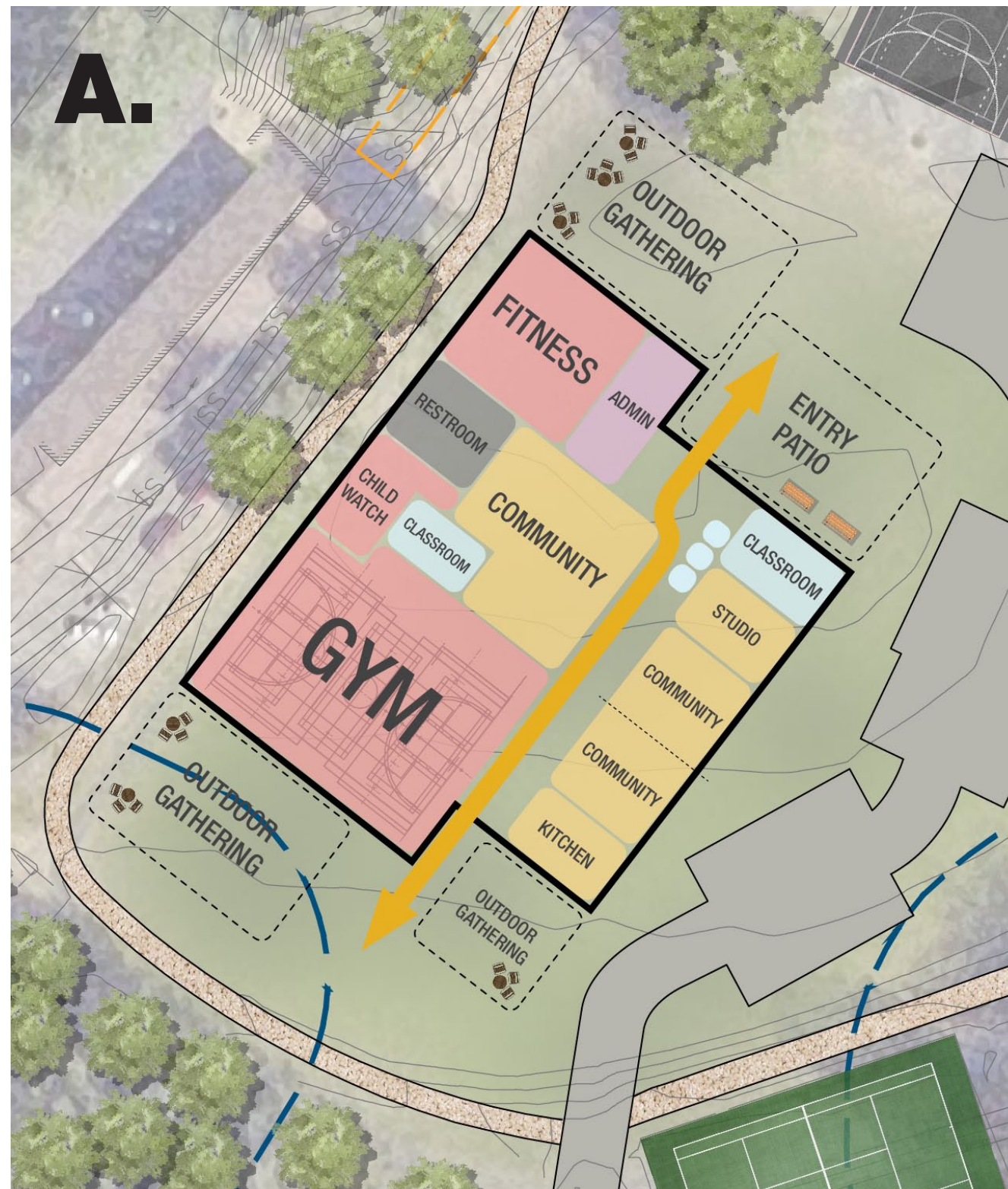


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# Building Layout Options

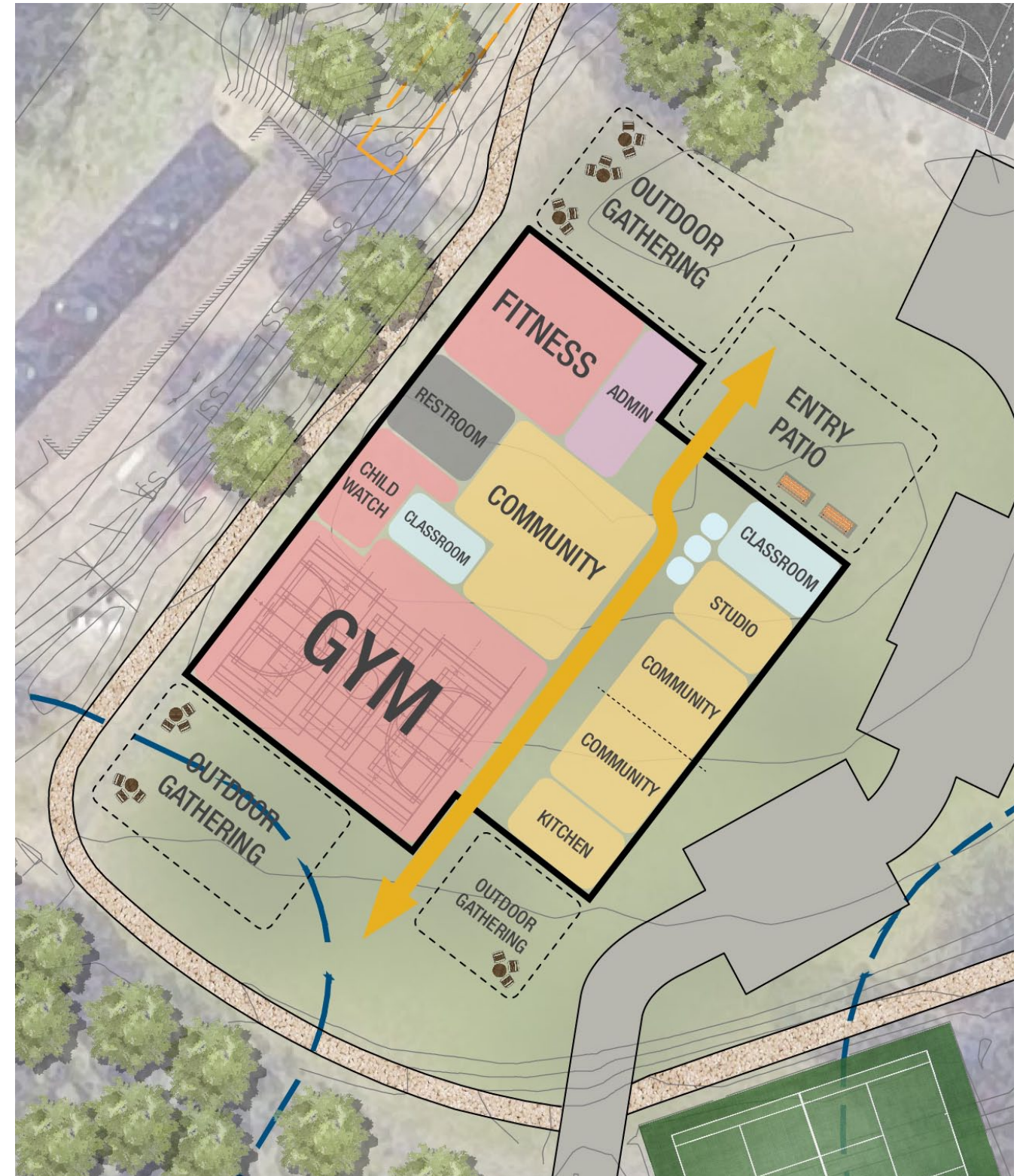
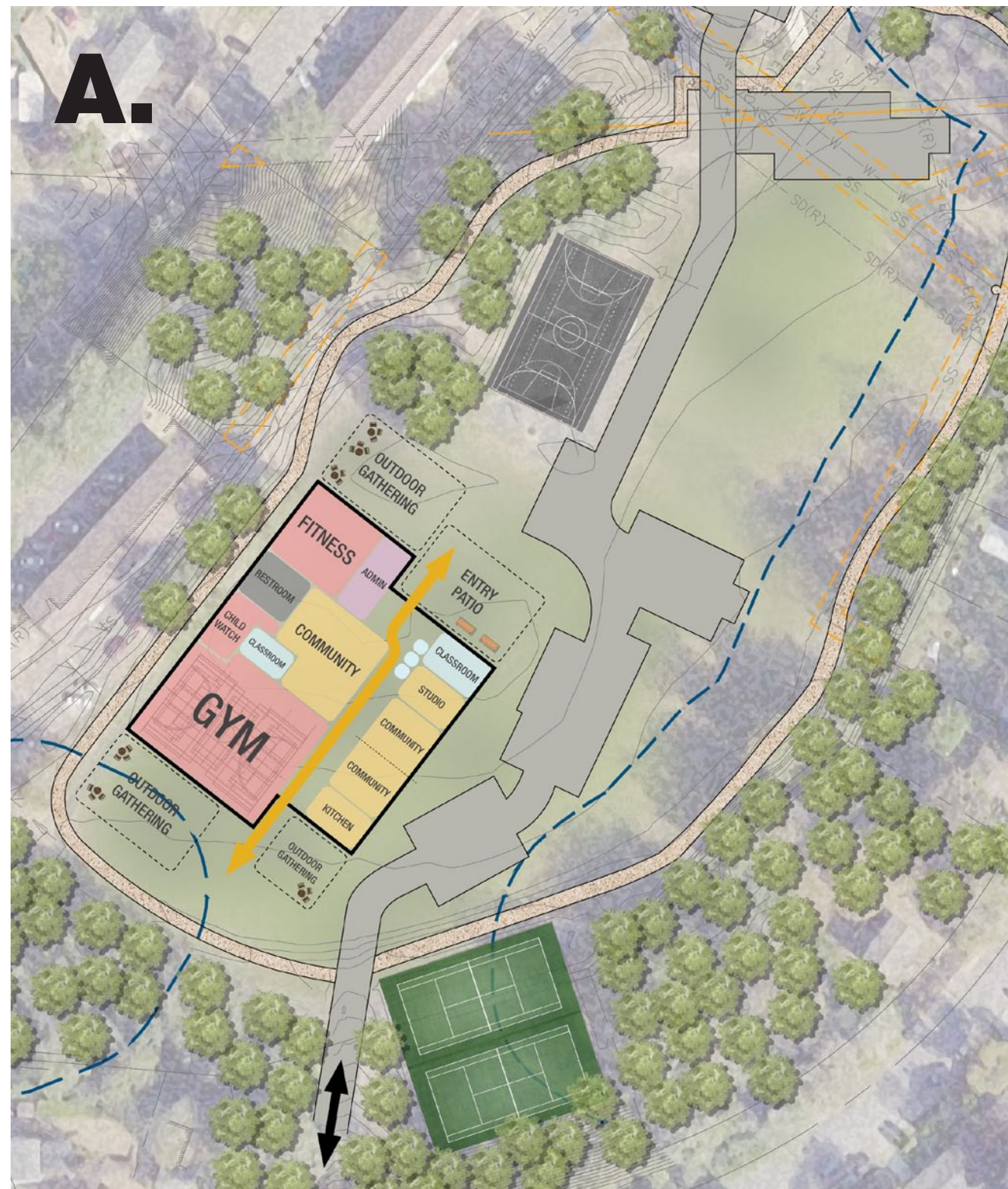


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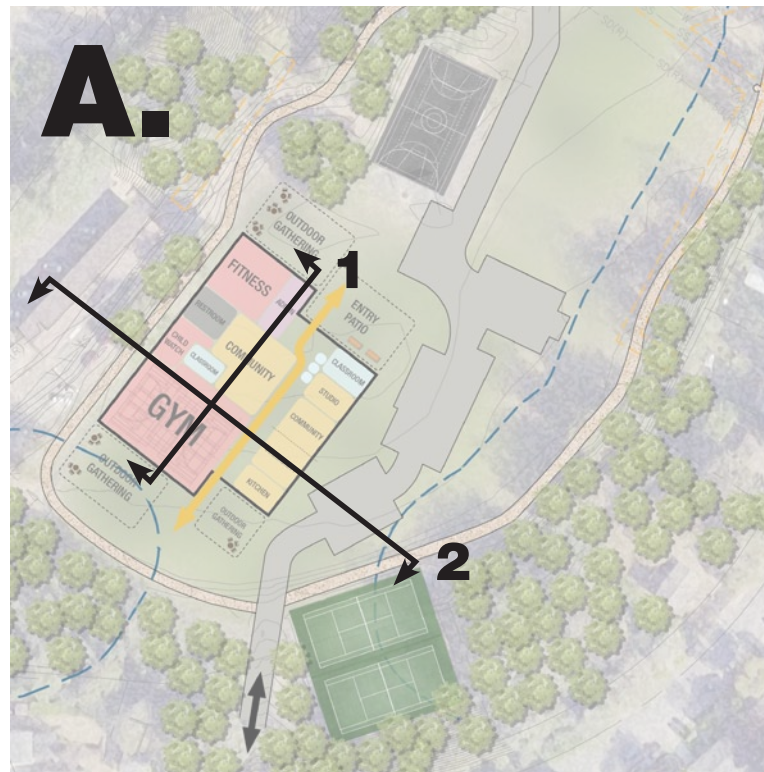


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# Building Sections



**1. West**

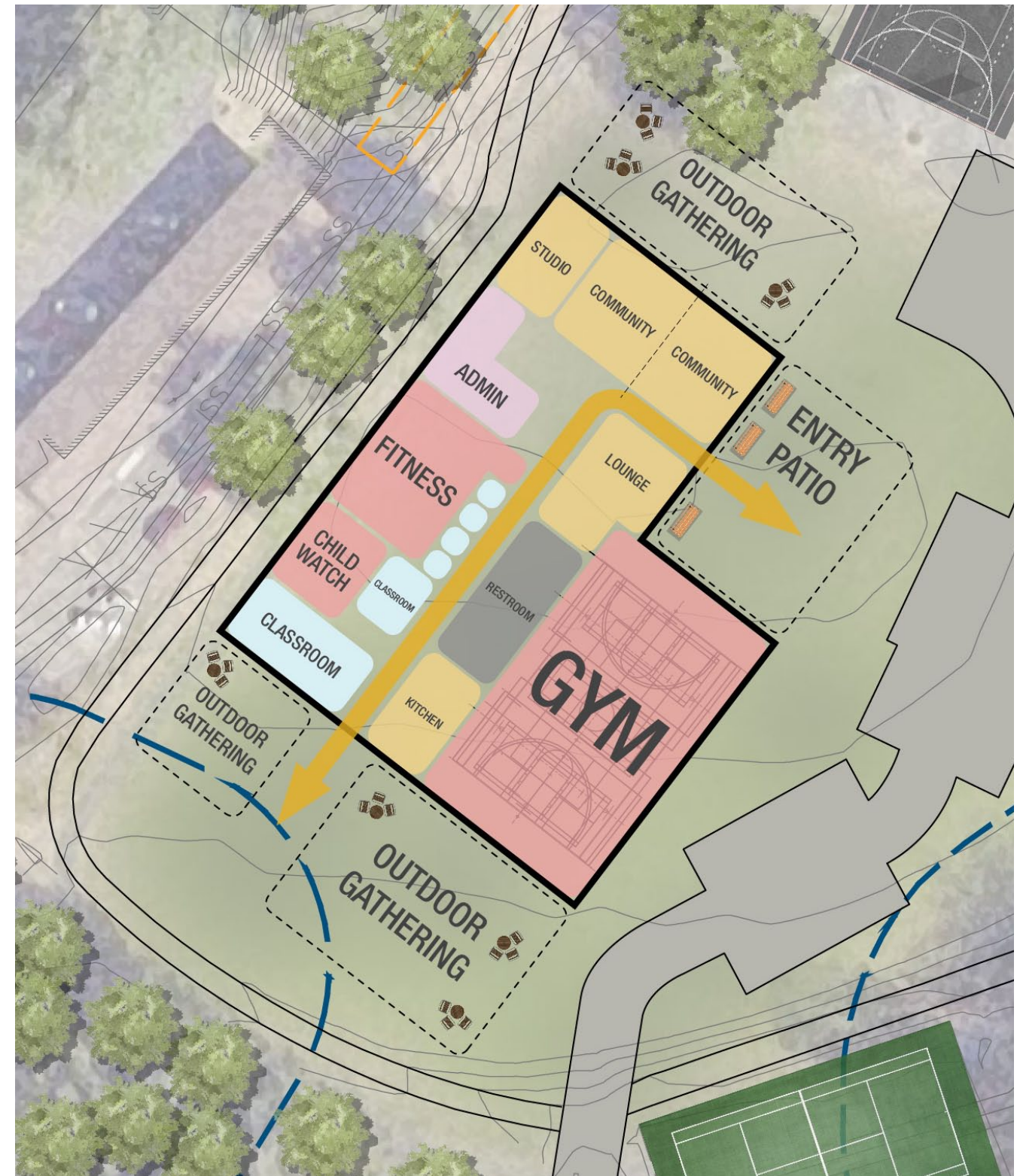
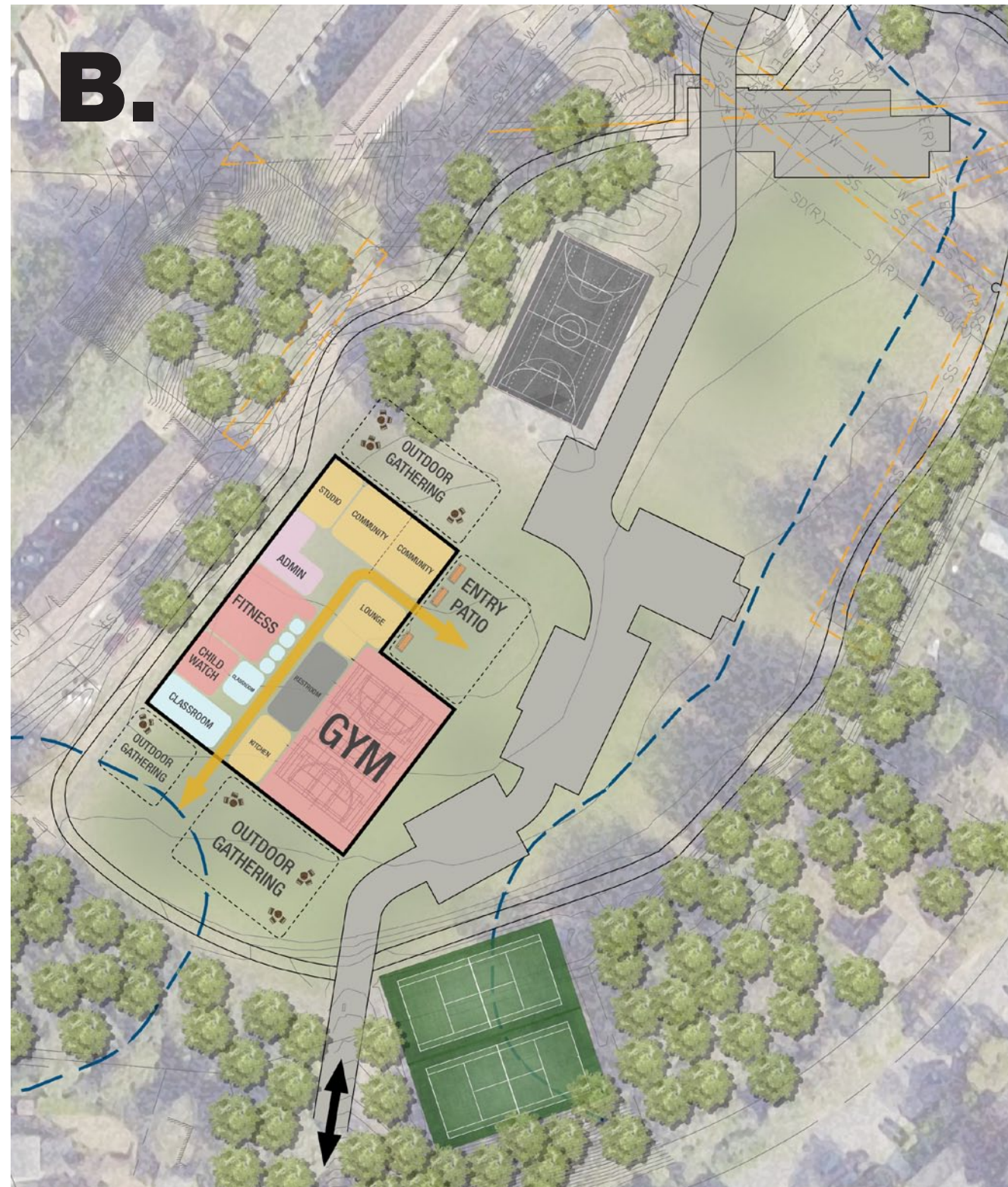


**2. South**





# Building Layout Options

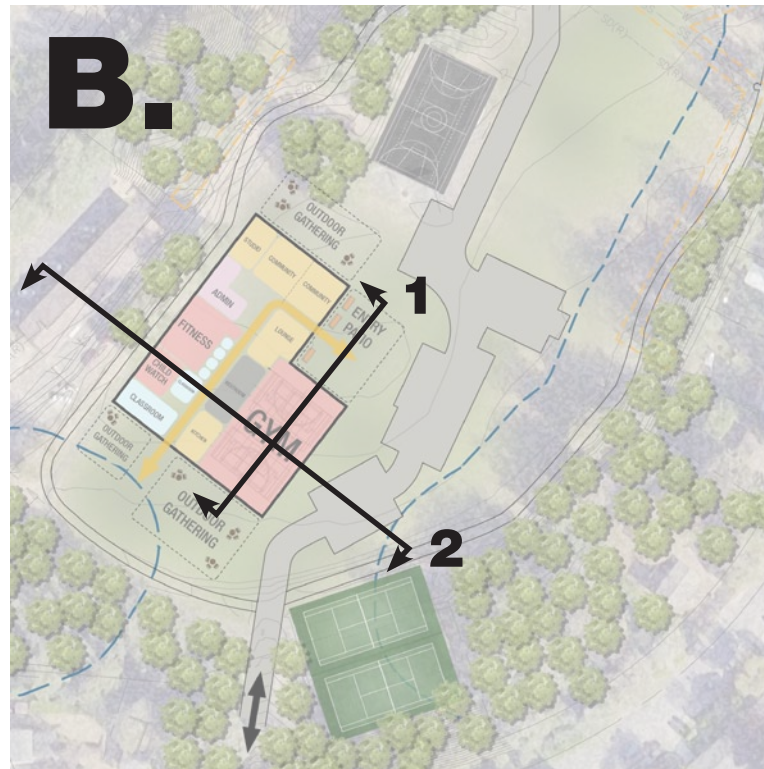


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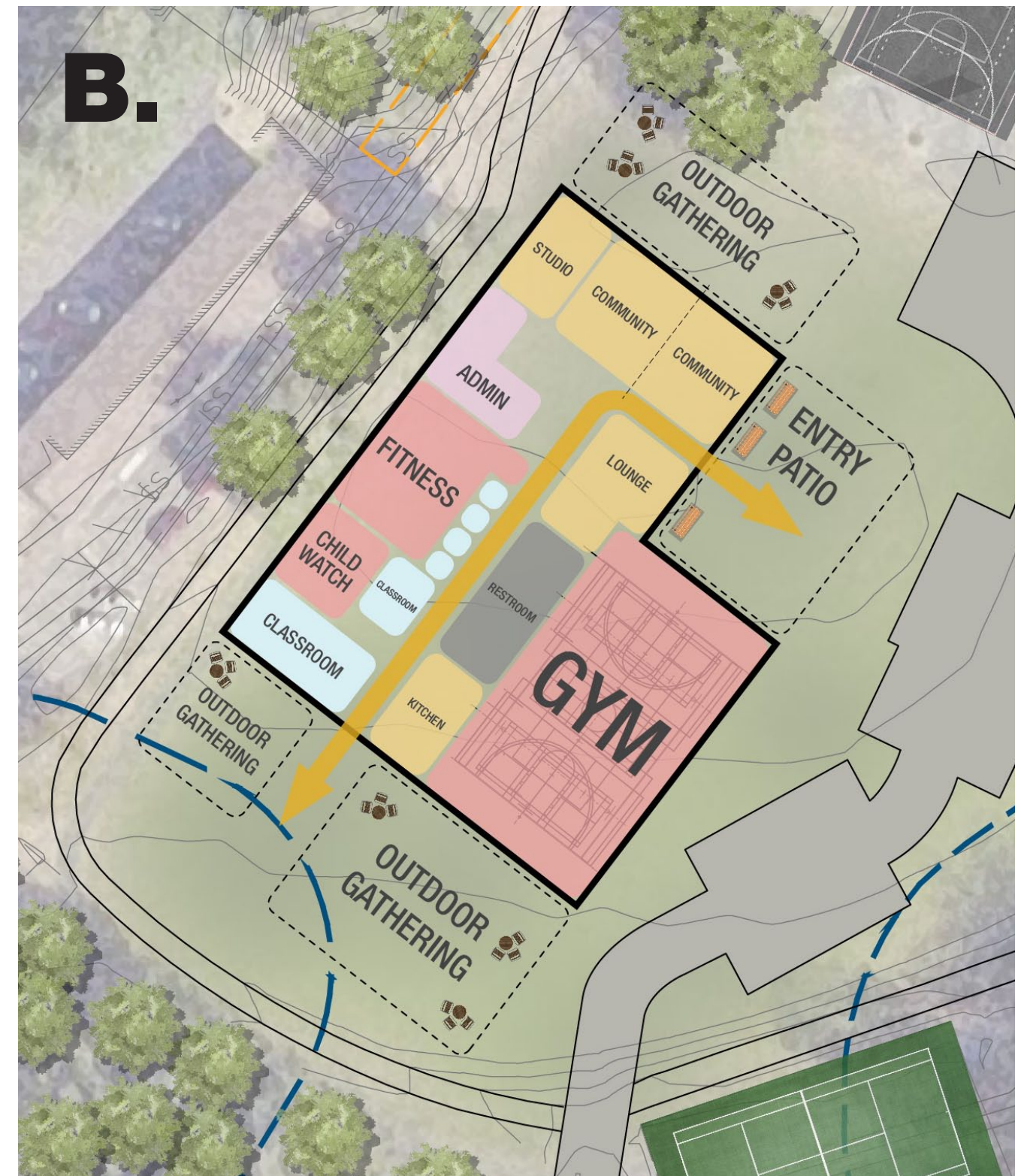
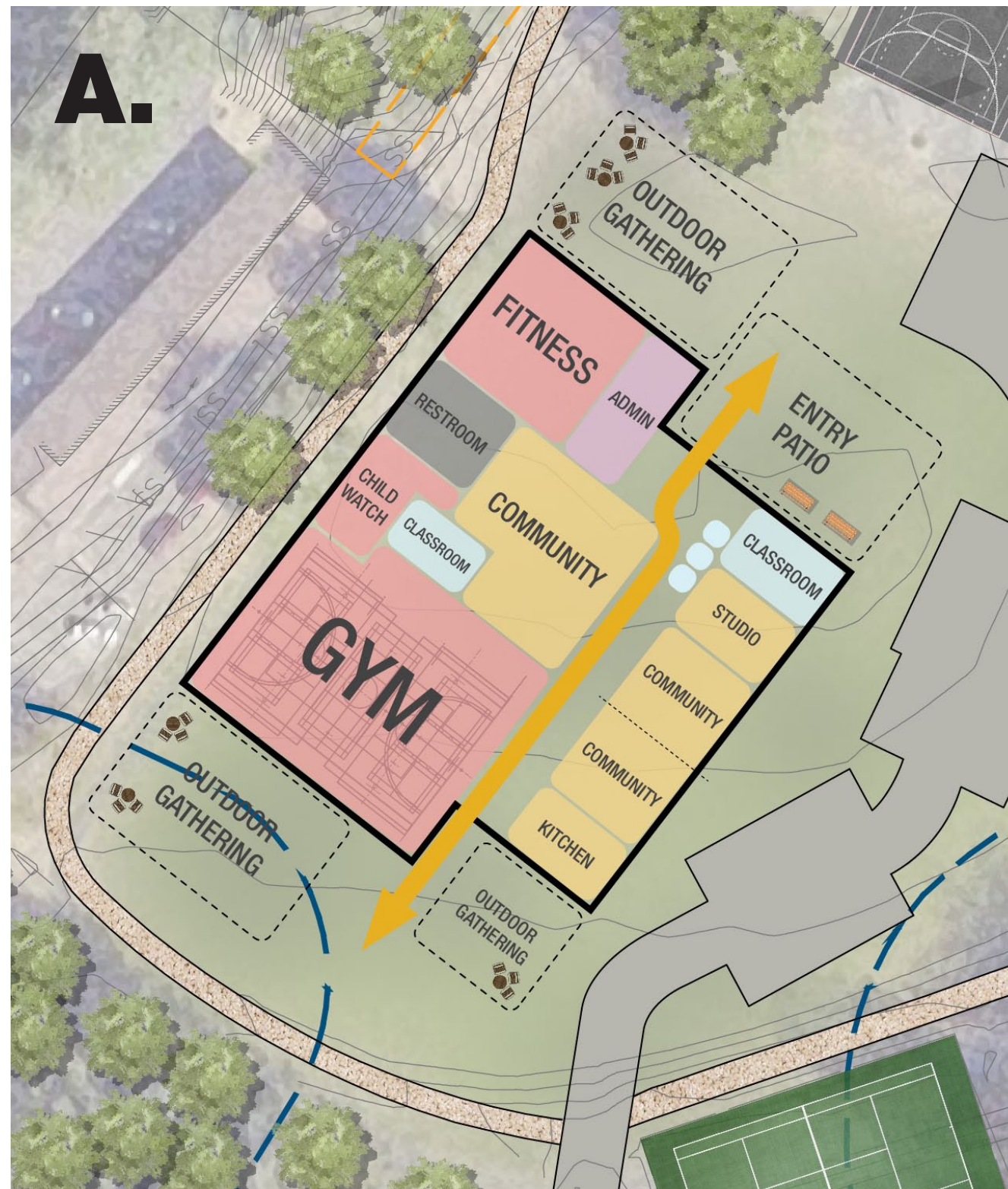


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# Building Layout Options



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# Potential Site Features

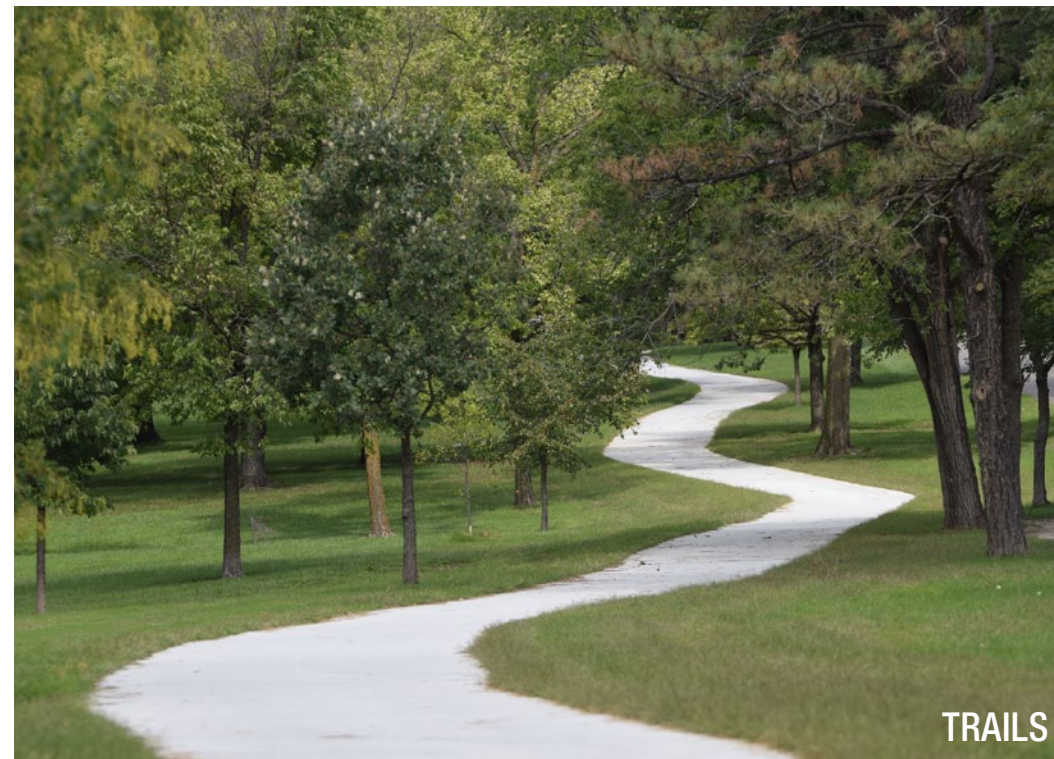


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# Potential Site Features



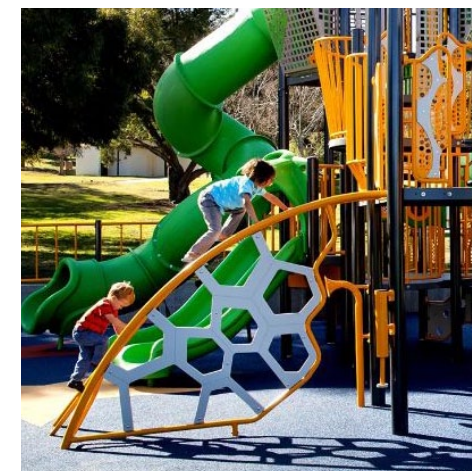
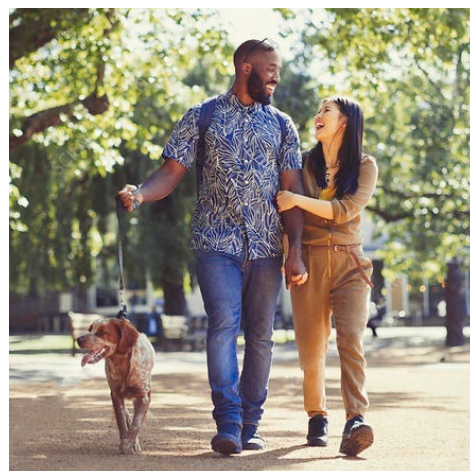
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# Please take the Survey !

You can also provide input on the building spaces, activities, and site features in a 10-minute survey at the QR Code to the right.



## SKYWAY-WESTHILL COMMUNITY CENTER STUDY

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# Next Steps

- Review Survey#2 Results
- Building Concept Development
- Site Plan Options
- Public Meeting #3 -  
Spring 2025





# Thank you!



## Project Contact:

**Regina Wandler - [rwandler@kingcounty.gov](mailto:rwandler@kingcounty.gov)**

**David Dahl - [ddahl@kingcounty.gov](mailto:ddahl@kingcounty.gov)**



# Resource Center - under construction

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



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