

January 21, 2022

Volunteers of America Western Washington
2802 Broadway
Everett, WA 98201

Dear Mr. Loch,

As you know, Volunteers of America Western Washington is pursuing the construction of the Lynnwood Neighborhood Center. This project will provide a range of community services and programs including preschool, afterschool care for ages 5-12, adult daycare, teen recreation and classes, continuing education classes and training, sports and recreation for all ages, and counseling services. It will also serve as a town meeting hall for City of Lynnwood residents, providing space for community meetings, political outreach, educational events, and community celebrations. Our aim for this project is to be able to provide diverse, multi-cultural, and multi-generational programming that will strive to solve the challenges surrounding social determinants of health faced by the local community.

The full project cost is estimated at \$20,000,000 and VOAWW has secured approximately half the funding to date. One significant expense we are facing relates to the requirement of impact fees. These are estimated at the following amounts:

- Traffic Impact Fees: \$345,620
- Parks and Recreation Fees: \$79,000
- Permit fees: \$84,561

VOAWW would like to respectfully request that the City of Lynnwood consider a grant contribution of \$500,000 that would greatly assist with our continued efforts on this project.

We thank you for your ongoing partnership and look forward to continuing our joint efforts toward solving the social service needs of Lynnwood residents.

Sincerely,



Brian Smith
Chief Operating Officer
Volunteers of America Western Washington
bsmith@voaww.org

memorandum



Date: April 24, 2019

Project: Lynnwood Neighborhood Center

Topic: Project costs relevant to City

To: VOA and City of Lynnwood

The Lynnwood Neighborhood Center will be located at the corner of 64th Ave W and 194th Street SW on property owned by Trinity Lutheran Church. Volunteers of America Western WA will own the building and manage the non-profit organizations that will provide services and events at the new Center.

The Lynnwood Neighborhood Center will provide a range of community services and programs including preschool, afterschool care for ages 5-12, adult daycare, teen recreation and classes, continuing education classes and training, sports and recreation for all ages, and counseling services. It will also serve as a town meeting hall for City of Lynnwood residents, providing space for community meetings, political outreach, educational events, and community celebrations.

This memo is to outline the project costs that are a direct result or benefit to the City of Lynnwood. These costs are estimates based on City forms and professional cost estimator.

- Traffic Impact Fees: \$345,620
- Parks and Recreation Fees: \$79,000
- Tree replacement fees: \$9,650.
- Permit fees: \$84,561

Non-Fee Potential Areas of Support:

- Playground construction est cost \$100,000
- Right of way construction est cost \$58,000

The full project cost is estimated at \$20,000,000 and VOA has secured approximately half the funding to date. VOA requests that the City of Lynnwood consider contributing a grant to this important project as well as waiving the traffic impact and other permit fees.

October 2020

City of Lynnwood
Mayor and City Council

DRAFT; NOT SENT. PROVIDED
FOR BACKGROUND
INFORMATION ONLY.

Re: Lynnwood Neighborhood Center Developer Agreement
Public Benefits and Potential Partnering

The Lynnwood Neighborhood Center (LNC) will be located at the corner of 64th Ave W and 194th Street SW on property owned by Trinity Lutheran Church. Volunteers of America Western Washington (VOAWW) will own and manage the building and lease space to local non-profit organizations that will provide services and events at the new Center alongside VOAWW programming.

The LNC project is a partnership between the public, private, nonprofit, and faith communities. The State of Washington has vetted the project and believes in the public benefit that the center will provide. The LNC has received two Local Community Project Members Request grants totaling \$3.21 million and a Building Communities Fund grant for \$2 million for a total of \$5.21 million from Washington State. The public benefit of the LNC project is clear and Washington State is making a strong statement of support with grants.

The Lynnwood Neighborhood Center will provide a range of community services and programs including walk-in 211 referral services, counseling and tenant dispute resolution services, two ECEAP preschool classrooms, afterschool care for ages 5-12, adult daycare, teen recreation and classes, continuing education classes and training, sports and recreation for all ages. It will also serve as an event hall for City of Lynnwood residents, providing space for community meetings, political outreach, educational events, and community celebrations.

The area around the intersection of Hwy 99 and 196th St is a perfect location for the Lynnwood Neighborhood Center. The residents in South Snohomish County are experiencing many struggles that the LNC would provide several layers of support for. There are 1,500 households with children run by a single parent, 33% of seniors around the center are living below 200% of the federal poverty level, and every year hundreds of students in the Edmonds School District are experiencing homelessness. The LNC will provide needed infrastructure to address the needs of these families in coming years. It will provide a home base to reduce the burden on low-income families and walk with them towards a self-sustaining and full life.

This memorandum identifies project elements that benefit the City, services that VOAWW and its partners will be providing to the community, and potential City investment opportunities. This is a brief introduction with an overview of the benefits of this facility, its future impact on the community, and VOA's commitment to Lynnwood. In addition to finding a way for City of Lynnwood to contribute to this development, we also request to reduce the zoning code required sidewalk depths to allow for better urban design and protect existing city infrastructure.

The following program elements are critical to the project and VOAWW is committed to seeing these areas of engagement be present in the LNC.

Walk In Services:

The Lynnwood Neighborhood Center will have 2 entries that meet in the central atrium of the building. The Center will be staffed with a Community Resource Advocate (CRA). The CRA will be able to refer residents to opportunities for rental assistance, landlord tenant dispute resolution, job training, support groups, shelter, and basic needs. The CRA will be available for referral to services located both within the LNC and in the broader community.

VOA is exploring the LNC being a certified Envision Center which will increase access to self-sufficiency and economic development programs through HUD. VOA plans to provide an onsite Foundational Community Support personnel to offer supportive housing and supported employment services.

Multicultural Focus:

VOAWW values all people from all backgrounds and cultures. An intentional effort has been made to include service providers that prioritize equity and focus on the variety of cultures found in South Snohomish County. The multicultural value for the LNC has produced emerging relationships with three local organizations that share similar values, the Latino Educational Training Institute, Korean Community Service Center, and the Habesha Community.

Preschool:

The preschool will provide classes and care for up to 60 kids (1 full day program and 2 half day programs) through the Early Childhood Education Assistance Program of Washington (ECEAP). ECEAP is a program that reaches out to families making less than 110% of the Federal Poverty Level and offers free preschool services. Estimates are that nearly 500 children in the Edmonds School District qualify for ECEAP and do not have access.

Before and after-school care:

The Boys & Girls Club (BGC) is an affordable subsidized quality care program for our community's kids. This brand-new Boys and Girls Club projects to serve 2,500 children per year with a wide variety of programming. Scholarship programs allow BGC to offer very reduced cost care.

Medical services:

Two organizations have expressed interest in offering services that will be highly accessible for low-income families. Mobile clinics will have access to power in the parking lot and could be set up as needed. The flexibility provided by the mobile model will highly benefit the community during periods of extreme uncertainty like Covid-19.

Senior Activities:

The LNC will host an Adult Day Program that will be targeted at older adults that need a safe space to spend the day. As well as this program several potential tenants of the facility offer programming for older adults. VOA currently manages a very successful adult day program in Everett and is looking to expand to Lynnwood community.

Park Space:

The LNC will provide park space that could be made available to the public for a portion of each day and on weekends. The park space will be designed for children up to age 6 and will cover 2,100sqft.

Opportunities for investment by City of Lynnwood:

The Impact Fees

Waiving the impact fees (approximately \$450,000) is a great opportunity for the City to ensure that this project is fully funded without long term debt attached. If operations progress without a debt service passed on to tenants, the flexibility and accessibility of the LNC will be greatly improved.

Direct Capital Investment Opportunities

Playground: \$94,000 construction cost + sales tax = \$103,000

The playground is required by the preschool until 4pm. The playground could be made available to the community after 4pm and on weekends.

Waiving of the parks and recreation fees could also contribute to the project development.

Sidewalks and Right-of Way Work: \$180,000 + sales tax = \$198,000

The current sidewalk design of 8 feet wide along 64th Ave W and along 194th Street will provide a great improvement to the streets, which currently have 5' sidewalk along 64th and no sidewalk on 194th. This project will be replacing the sidewalk, curb and gutter at a large expense to this non-profit project.

The developer requests the City to consider 2 things:

- 1.) Provide the sidewalks and street improvements that are in the City's right-of way. OR provide a grant to the developer to build these as a part of the project.
- 2.) Provide an agreement to reduce the required depths of the sidewalks. Zoning requires a 12' sidewalk on both streets, which reduces greatly the amount of available landscaping and does not benefit the public. 12 foot sidewalks are out of scale now and in the future and these sidewalks would be partially or fully on private property. In addition, the existing slope of the street creates a less friendly ADA accessible entry if the sidewalk is 12' wide. The zoning allows zero setback and a 12' sidewalk encroaches on the property by 2 feet along 64th. Along 194th, the property line is at the curb and there is a 10' easement for City infrastructure.

Street Tree Request:

At no cost to the City, the VOAWW recommends and requests flexibility in location of the zoning code required street trees. The City waterline is below the sidewalk and the power lines are very low above the sidewalk. Planting trees and landscaping between the building and sidewalk instead of in tree grates in the sidewalk will protect existing infrastructure.

Multi-purpose Room: \$1,250,600 + sales tax = \$1,375,660 const costs

This large room will be able to host events and seminars for large groups. With full media capability and access to a commercial kitchen a wide variety of community events could be hosted.

Gymnasium: \$2,275,000 + sales tax = \$2,502,500 construction costs

The full high-school size gym will also contain room for bleachers and be able to host gym sports leagues throughout the week and on the weekend.

Reception: 500sf x \$325 = \$162,000 + sales tax = \$178,000 construction costs

The reception area will include walk up services through VOA's 211 program and provide information about all programs and services happening in the LNC.

The full project cost is estimated at \$20,000,000 and VOA has secured about half the funding to date. VOA requests that the City of Lynnwood consider making a direct capital investment to

this important project as well as waiving the traffic impact and other permit fees. VOAWW is open to discussing a shared use agreement that would allow city programs to operate out of the LNC as well as recognizing the generosity of Lynnwood residents within the facility and on the facility website.

We envision this facility to be a long-term investment and a symbol of partnership with the City of Lynnwood.

We appreciate your time and consideration of this important project. Please let us know if you have any questions.

Thank you.