

South End Community Center *Feasibility Study*

Community Advisory Group: Meeting #2

5/12/26 | 5:30 PM-7 PM
Moore Library



Parks Tacoma acknowledges that we operate on the traditional homelands of the Puyallup and Nisqually Tribes, and on lands with deep significance to other Coast Salish tribes. Coast Salish people have lived on and stewarded these lands since time immemorial and continue to do so today. We recognize that this land acknowledgement is one small step toward true allyship and we commit to uplifting the voices, experiences, and histories of the Indigenous people of this land and beyond.

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Today's Agenda

- **5:30-5:45 PM:** Social Dinner
- **5:45-7 PM**
 - Tech Check, Around the Room (20 min) (Delia)
 - Feasibility Study +CAG's Role with the Solicitation: Deep Dive (20 min) (Erin)
 - South End CC: Vision Discussion (20 min) (Delia + Erin)
 - Logistics Check In, Next Steps (10 min) (Erin)



Around the Room

- Share **Name** and **Pronouns**
- What is a favorite summertime activity in the South End?



Ground Rules

1. We will respect one another's time.
2. We prioritize prompt and intentional communication.
3. Every voice matters in this space.
4. We agree that impact outweighs the intention of our actions.
5. We will approach one another with curiosity and an open mind.
6. We will use "I" statements when sharing.

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Guiding Values

1. This work will center the inclusion of all living in the South End.
2. Adopt a solution-oriented posture.
3. Transparency
4. Accountability
5. We will engage in courageous conversations.

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Elephant in the Room

- **Parks Tacoma 2026 Budget**
 - Public Hearing (Board Meeting) on Monday, May 18 at HQ
- **Operating (General Fund) v. Bond**
- **WA DOC Grant Funding**
- **More information:** [Budget, Performance & Data - Parks Tacoma](#)



South End Community Center Feasibility Study

- **Budget**

- \$194K; Awarded from WA State Budget

- **Project Management**

- Parks Tacoma to manage the study
- Community Advisory Group to advise solicitation and study
- Hired team will prepare the Feasibility Study (technical) with Parks Tacoma and community direction

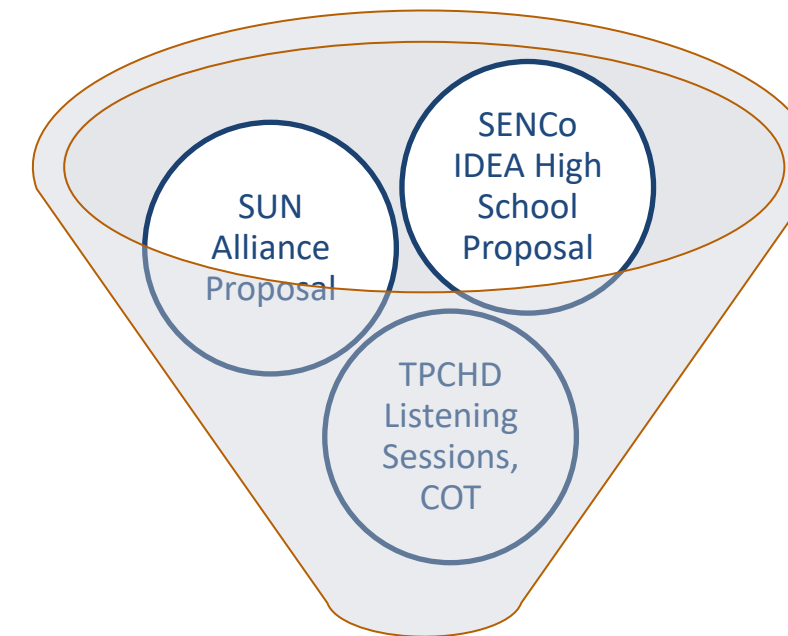
- **Timeline**

- ~1 year



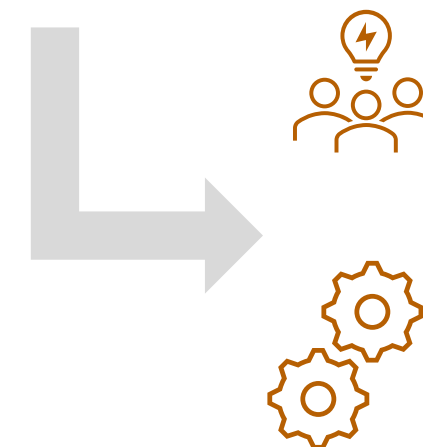
What is a feasibility study?

- **Site Analysis:** what locations best serve the South End community, including land-use, zoning, transportation and urban planning considerations; refining service area
- **Program & Sizing Analysis:** explore strategies to maximize benefit of this facility for flexible indoor and outdoor recreation, quantify the recreational programmatic needs within the South End Community, evaluate the potential for addressing other community needs
- **Partnership Development:** partners and organizations to consider including in a future community center
- **Pro Forma Business Plan:** how the center can maintain itself financially over time
- **Project Funding Plan & Schedule:** costs, funding considerations, and timeline



Strong Foundation of Community Advocacy

to inform the South End Community Center Feasibility Study



Feasibility Study

Parks Tacoma Staff will lead and manage:

- Community engagement & outreach
- Study production, direction

Hired Consultant Team will produce the technical analysis for the feasibility study

CAG will advise the solicitation and study process



Future Phases determined by the Feasibility Study, 2026 Park Bond

Eastside Community Center Feasibility Study

Timeline*

- Feasibility Study: 2013-2014
- Design : 2015-2017
- Construction: 2017-2018
- *Funding strategy and advocacy occurring before and during



Eastside Community Center Feasibility Study

FEBRUARY 2014

CITY OF TACOMA

TACOMA SCHOOL DISTRICT

TACOMA HOUSING AUTHORITY

METRO PARKS TACOMA

Defining the Service Area + Neighborhood Analysis

- Primary Service Area
 - General geographic area considered for the center
- Immediate Service Area
 - Smaller and more focused



Primary Service Area



Immediate Service Area



Primary Locations of Services

Schools within Project Vicinity:

1. Tacoma Baptist High School
2. Stewart Middle School
3. Baker Middle School
4. Concordia Lutheran School
- (4.1) Ford Middle School
- (4.2) Holy Rosary School
5. First Creek Middle School
- (5.1) Grace Christian Academy
6. Gladrone Middle School
7. Jennie Reed Elementary School
8. Mann Elementary School
9. Rose Elementary School



Local Schools

12. Stafford Elementary School
13. Lyon Elementary School
14. Sheridan Elementary School
15. Waller Rd. Elementary School
16. Tacoma Elementary School
17. Fernhill Elementary School
18. Lister Elementary School
19. Fawcett Elementary School
20. Puget Sound Christian School
21. Blix Elementary School
22. Birney Elementary School
23. Whitman Elementary School
24. Roosevelt Elementary School

Program Analysis

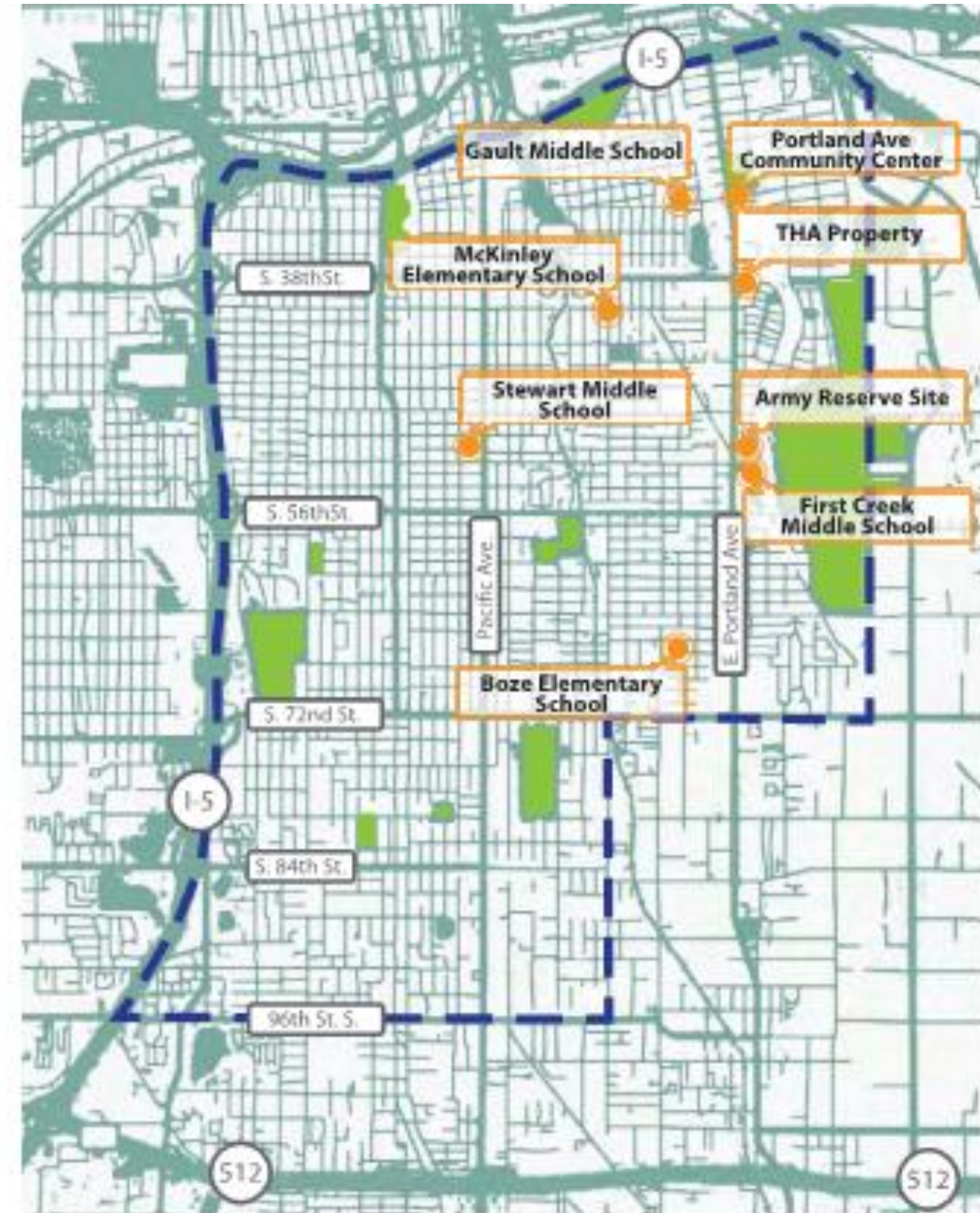
- Driven by market analysis, trends, public outreach, and viable center model
- Community Center Uses (like culture and arts, health and recreation, social, services, etc.)
- Site Uses (like parking, rain gardens, outdoor sports, walking path, etc.)

PROPOSED USE PROGRAM

COMMUNITY CENTER			
	square feet	subtotal	notes
ADMINISTRATION			
Lobby / Lounge	300		
Reception	200		
Center Admin - Private Offices	400		
Center Admin - Open Offices	500		
Small Conference Room	150		
Workroom / Storage	150		
COMMUNITY SPACES			
Social Hall	3,300		includes storage
Kitchen	750		
Games	1,000		
Arts & Crafts	1,000		
Child Care	1,000		
Cafe/Food Service	500		
Community Partners	1,000		to be confirmed
Classroom / Meeting	0		accommodated in social hall
Computer / Technology	0		spread throughout, Wi-Fi
Educational Resource Center	0		assume with adjacent school
Black Box Theatre	0		assume with adjacent school
Music Recording	0		assume with adjacent school
FITNESS			
Gym	7,900		includes storage
Weights / Cardio	4,700		includes storage
Dance / Aerobics / Exercise	2,200		includes storage
SUPPORT			
Restrooms / Family Changing	1,100		
Storage / Custodial	700		
Mechanical / Electrical / IT	1,350		
Subtotal		28,200	
Net to Gross	12.5%	3,525	halls, walls, etc.
Estimated Community Ctr Area		31,725	
AQUATICS			
	square feet	subtotal	notes
Natatorium	16,000		
Party	800		
Manager and Lifeguards	850		work areas and storage
Lockers and Family Changing	3,400		
Pool Mechanical and Storage	2,750		
Subtotal		23,800	
Net to Gross	12.5%	2,975	halls, walls, etc.
Estimated Aquatics Area		26,775	
Total Estimated Area		58,500	

Defining Potential Sites

- **8 sites** considered for Eastside Community Center



Site Selection

- Based on criteria defined by Park staff, steering committee (like CAG), public outreach, partners



Boze Elementary School

- TPS is renovating and expanding the school
- Site is too small for the proposed building and parking



Gault Middle School

- Existing gym, pool, fields, and auditorium meet many program needs
- Relatively central to East Tacoma, and gentrification of the neighborhood would be beneficial
- The pool is well used but old and inadequate for the proposed aquatic program
- TPS has an interested buyer
- Renovating schools to meet community center needs and efficient staffing is challenging, and there are typically substantial costs in meeting current energy, ADA, seismic and building codes



McKinley Elementary School

- TPS will be using McKinley as a swing school for the next two or three years
- Site is too small for the proposed building and parking
- A historic structure that might end up on a historic register, which could limit renovation options

Site Selection



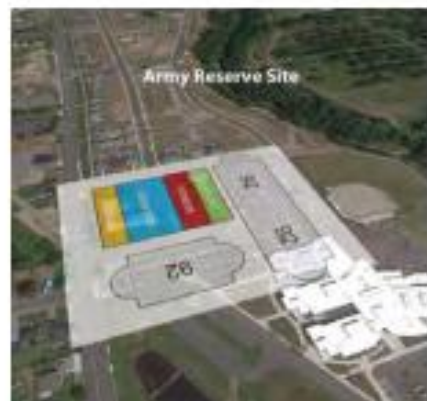
Stewart Middle School

- TPS is renovating and expanding the school
- Site is too small for the proposed building and parking
- Site is not in "East Tacoma"



Portland Avenue Community Center

- Site can accommodate the proposed building and parking
- Not located near a school; shared uses more difficult
- Doesn't feel connected to East Tacoma
- MPT is considering other uses for the site
- Pedestrian safety is accommodated, particularly with internal paths that could connect to Salishan



Army Reserve Center, Victor & Kandle

- Site can accommodate the proposed building and parking
- Shared uses with school are possible
- Pedestrian safety needs to be accommodated; Salishan well accommodated in this regard
- Wetlands mitigation may be required, but will be limited based on wetlands classification
- Transfer of ownership scheduled to begin 2017 at the earliest
- Site could be future sports fields, helping in development of a community campus



First Creek Middle School

- Site can accommodate the proposed building and parking
- Shared uses with school are possible
- Pedestrian safety needs to be accommodated; Salishan well accommodated in this regard
- Safety at the intersection of E. 56th Street and Portland Avenue needs study
- Wetlands mitigation will be required, but should be relatively easy based on wetland classifications
- Impacts on school access and parking need study and written agreements
- Location not central to East Tacoma; may need to consider additional programming at other sites



THA Property at intersection of Portland Avenue and East 38th

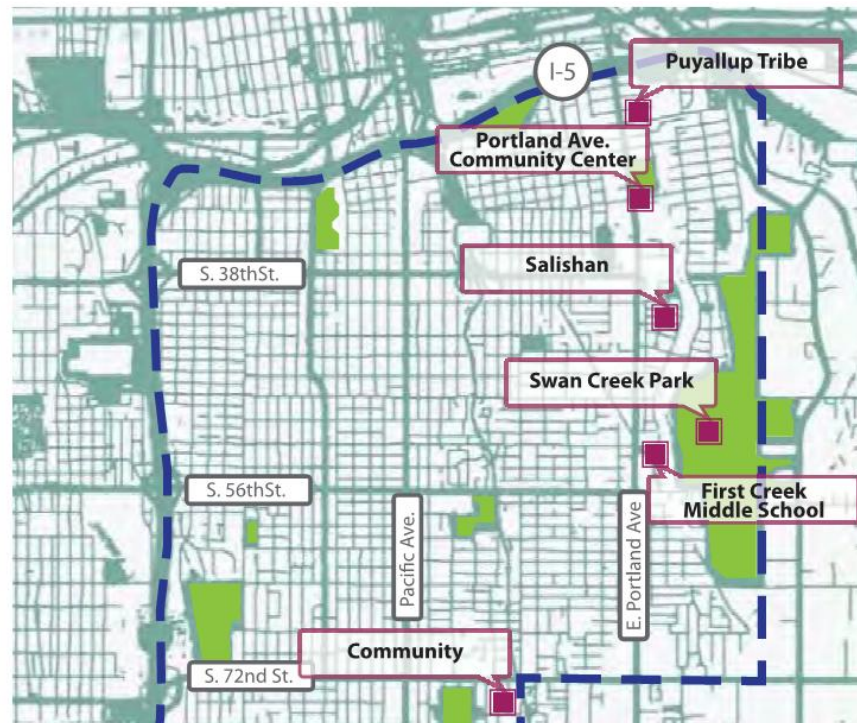
- Site can accommodate the proposed building and parking
- Not located near a school; shared uses more difficult
- THA has other plans for the site
- Pedestrian safety is accommodated for Salishan, particularly with internal paths that could connect to Salishan

RECOMMENDED SITE

The consultant team's recommendation is the First Creek Middle School site, for reasons and observations noted in the next section "Design Concepts."

Design Concepts

• “String of Pearls”



One Story, Urban Lodge

This design could reflect the architecture of the Northwest and the building traditions of Native American and Japanese architecture: exposed structure, wood, simple forms.

- There are two entrances, one for those using the parking lot and drop-off area, the other linking the center and the school.
- A grand entry court announces the entrance from the parking area and has views into the leisure pool.
- The entry near the school is a two story dramatic space between the large volumes of the lap pool and gym, with views into each.
- There is a café / lobby space for informal gathering, or for working alone or in small groups.
- The multi-purpose, dance, fitness and classrooms face Portland Avenue and have views of landscaped areas.
- Repetitive structure, natural daylight, and brick (making a connection to the middle school architecture) define the building's aesthetic. A garden roof is a possibility.
- The location of the pools results in a service area visible at the main entry.



One Story - Campus



One Story - Plan

- | | |
|----------------------------|---------------------|
| 1. Fitness | 11. Pool Storage |
| 2. Dance | 12. Pool Mechanical |
| 3. Childcare | 13. Storage |
| 4. Arts/Crafts | 14. Kitchen |
| 5. Games | 15. Social Hall |
| 6. Education/Learning | |
| 7. Administration | |
| 8. Women's Lockers/Toilets | |
| 9. Men's Lockers/Toilets | |
| 10. Pool Staff | |

Concept - Two Story, City Icons

This option's form and architecture might reflect three Tacoma architectural icons: the Tacoma Art Museum, the Museum of Glass, and the Lemay / America's Car Museum.

- A grand entry court announces the main entrance. The progression from main entry to reception is a two story space that is overlooked by the fitness and dance areas on the second floor.
- There are views into the gym and fitness area from the school.
- The leisure pool is visible from the café / lobby.
- The multi-purpose room has access to an outdoor terrace with views of the wetlands.
- The two pools face south with views of the wetlands. The south orientation helps heat the pool rooms.
- Metal siding and roofing make an aesthetic connection to the three museums.
- The location of the pools results in a service area not visible at the main entry.



Two Story - Image



Two Story - Campus



Two Story - Plan

- | | |
|-----------------------|----------------------------|
| 1. Fitness | 8. Women's Lockers/Toilets |
| 2. Dance | 9. Men's Lockers/Toilets |
| 3. Childcare | 10. Pool Staff |
| 4. Arts/Crafts | 11. Pool Storage |
| 5. Education/Learning | 12. Pool Mechanical |
| 6. Games | 13. Storage |
| 7. Administration | 14. Kitchen |
| | 15. Social Hall |

Costs, Funding Strategies

- Estimated Construction Costs
- Operational Cost & Revenue Models

Community Center – 31,600 square feet

Construction Costs	\$10,000,000 - \$10,500,000
Soft Costs	\$4,000,000 - 4,200,000
Total	\$14,000,000 – \$14,700,000

Aquatic Center – 26,800 square feet

Construction	\$10,250,000 - \$10,750,000
Soft Costs	\$4,100,000 – 4,300,000
Total	\$14,350,000 – \$15,050,000

Creating a Campus

First Creek Middle School	\$250,000
Wayfinding	\$250,000
Wetland Mitigation	\$300,000
Soft Costs	\$200,000
Total	\$1,000,000

Estimated Project Costs \$29,350,000 – 30,750,000

Operation Cost Models:

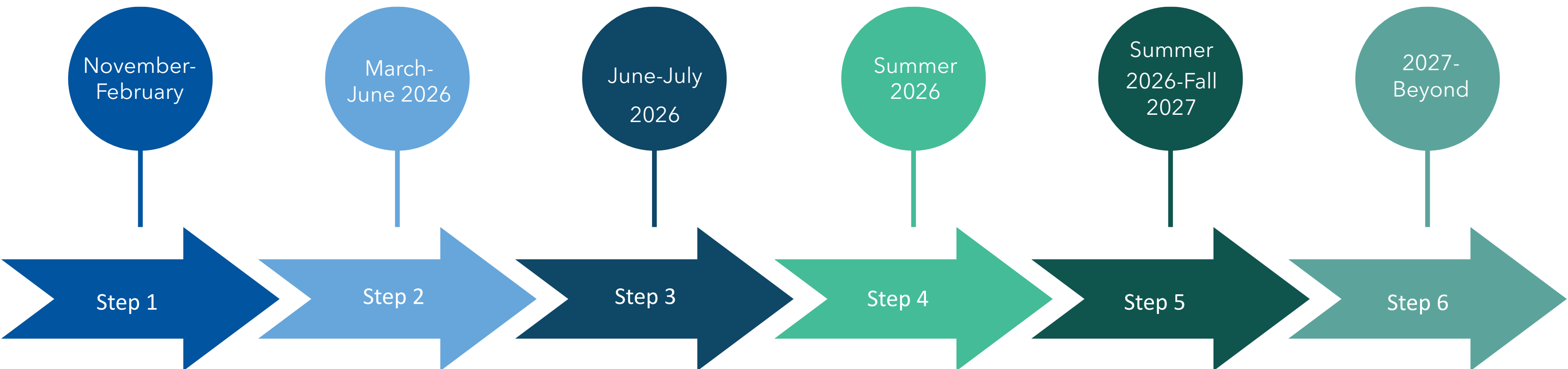
All Categories	Option 1	Option 2
Personnel	\$930,748	\$1,529,737
Commodities	\$128,000	\$199,000
Contractual	\$203,000	\$415,500
Capital	\$20,000	\$35,000
TOTAL EXPENSE	\$1,281,748	\$2,179,237

All Categories	Option 1	Option 2
Fees	\$428,555	\$943,892
Programs	\$222,219	\$391,904
Other	\$29,500	\$66,000
TOTAL REVENUE	\$680,274	\$1,401,796

Category	Option 1	Option 2
Expenditures	\$1,310,738	\$2,179,237
Revenues	\$680,274	\$1,401,796
Difference	(\$630,464)	(\$777,441)
Recovery Rate	52%	64%

- Option 1 Community Center – A center with a social hall, kitchen, game room, arts & crafts room, café, gym, weight/CV area, group exercise room, child care room, community partner space, lobby, rest rooms/changing area and administration area. – Approximately 31,600 SF
- Option 2 Community Center w/Aquatic Area – The center contains the same amenities as Option 1 but adds a 6 lane lap pool and leisure pool to the facility. Locker rooms and party rooms and other support spaces have also been added. – Approximately 58,400 SF

Project Timeline



Internal Staff Scoping,
Grant Admin, Partner
Agencies, Community
Conversations

Co-Author Solicitation
Draft with Community
Advisors

Request For
Qualifications
Development +
Advertisement
by end of July

Contract Award

Feasibility Study

Future Phases based
on Results of the
Feasibility Study, Park
Bond Passed- Design
Funding



We are here!

Question #1:
**When you think about the
South End community, what
comes to mind?**

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Question #2:

**You have a magic wand: what would
a South End Community Center be?**

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Community Advisory Meetings

Kickoff Meeting

Feasibility Study Process & Timeline, Role of the Community Advisory Group

Meeting # 2 -May 12

Project Narrative & Solicitation Framework for the Study

Meeting # 3 - 5:30-7:30 PM, June 9 - Moore Library

Project Narrative Draft & Solicitation Review

Meeting # 4 - 6-7:30 PM, July 8 - Fern Hill Library

Final Solicitation Draft + Panel Decision Meeting



THANK YOU!



Next Meeting:

Meeting notes and presentation will be shared via email and saved on our project webpage. Questions will be open for additional submissions until June 2.

Click here: [South End Community Center Feasibility Study | engage pierce county](#)

