Lake City Community Center

Landmark Certificate of Approval June 25, 2026

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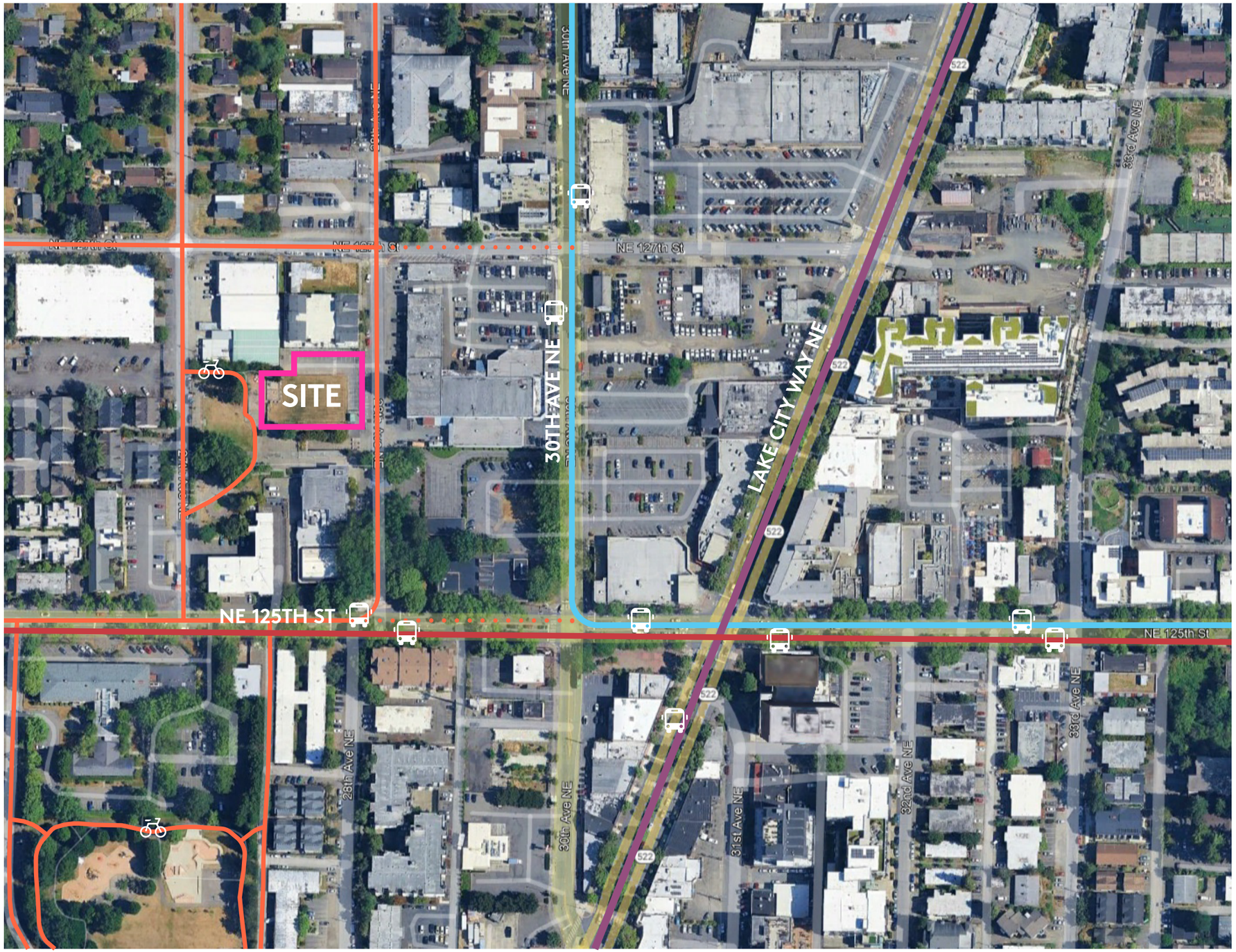
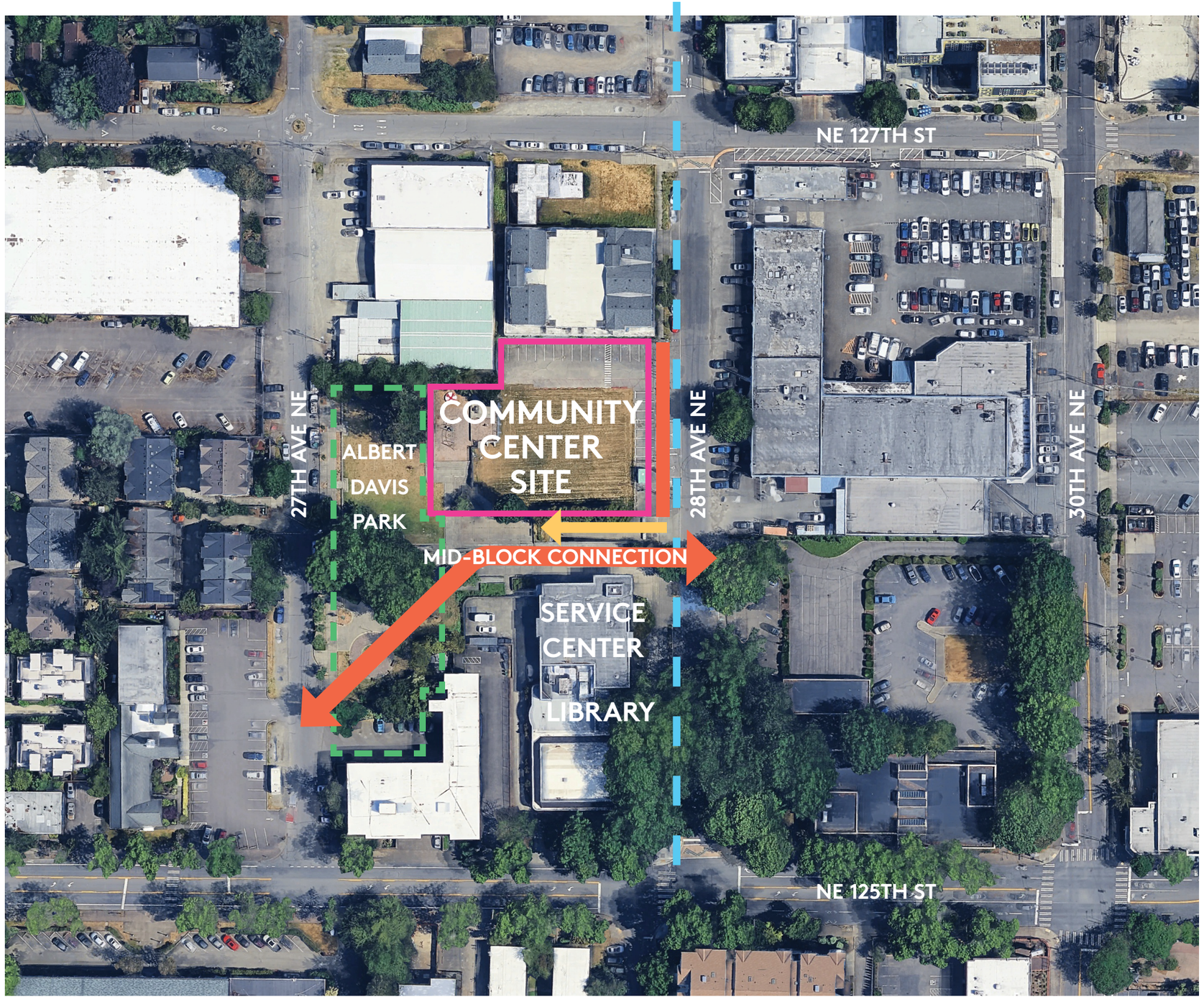
URBAN CONTEXT



LEGEND

- COMMUNITY CENTER SITE
- BUS ROUTE - 65
- BUS ROUTE - 322
- BUS ROUTE - 75
- BIKE ROUTES

OPPORTUNITIES & CHALLENGES



Opportunities

- Co-location with Affordable housing
- Integration with Park
- Integration with mid-block connection

Challenges

- Housing over Community Center over parking
- Tight site
- Existing parking ramp & Library underground parking garage
- Only one street frontage
- Site elevation change
- Overhead power line

PARCEL LINE DIAGRAM



PROPOSED LOT BOUNDARY ADJUSTMENT
ENCROACHMENT ON LOT 6

LANDMARK SITE

LANDMARK SITE LEGAL DESCRIPTION:

KENWOOD DIVISION

NO. 2, BLOCK 7, LOTS 6, 7, 8, 9 & 10

CONTEXT SITE PHOTOS



Looking at Project Site from Albert Davis Park



Looking within western portion of Project Site





Looking at Project Site from mid-block connection

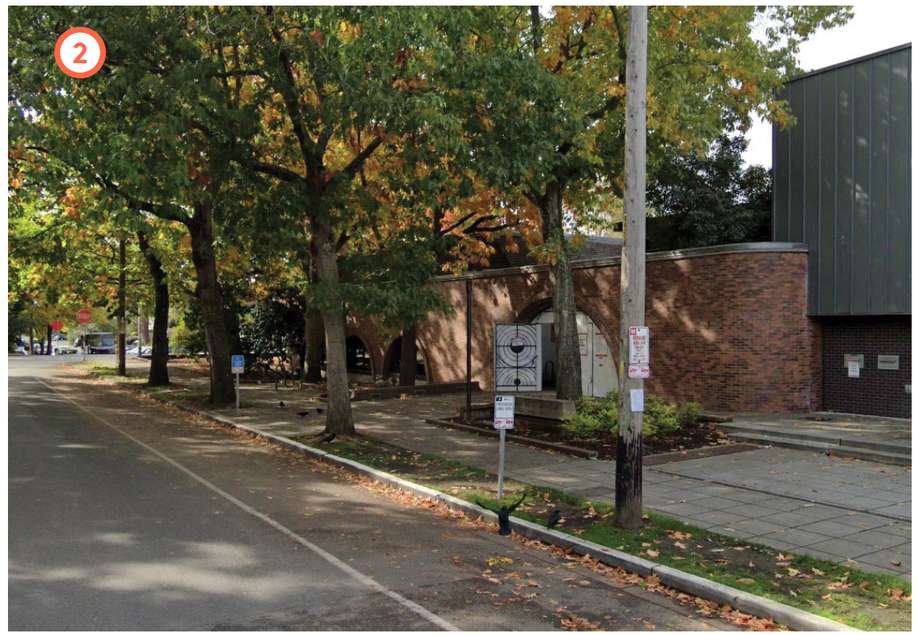


Looking at Project Site from 28th Ave NE

CONTEXT PHOTOS - ALONG 28TH AVE NE



Lake City Library



Lake City Library





Lake City Customer Service Center



Looking at Mid-block Connection from 28th Ave NE



Looking at Project Site from 28th Ave NE

CONTEXT PHOTOS - MID-BLOCK CONNECTION



Looking East



Looking East





Existing Parking Ramp



Farmer's Market

CONTEXT PHOTOS - ALBERT DAVIS PARK



Looking West from Mid-Block Connection



Looking Southwest





Looking Southwest from Project Site

Imagine Lake City together

25 years of community planning efforts

LESSONS FROM PREVIOUS PLANNING EFFORTS

Lake City has a rich history of community planning efforts stretching over the last 25 years. These plans have responded to their contemporary issues, but some broad themes are still priorities in Lake City today.



1999 - 2014
PLAN FOR THE NEIGHBORHOODS OF THE LAKE CITY COMMUNITY



2012
LAKE CITY VISIONING TOOLKIT



2013
LAKE CITY VISIONING FOR THE PIERRE PROPERTIES



2014
LAKE CITY URBAN DESIGN FRAMEWORK

KEY THEMES:

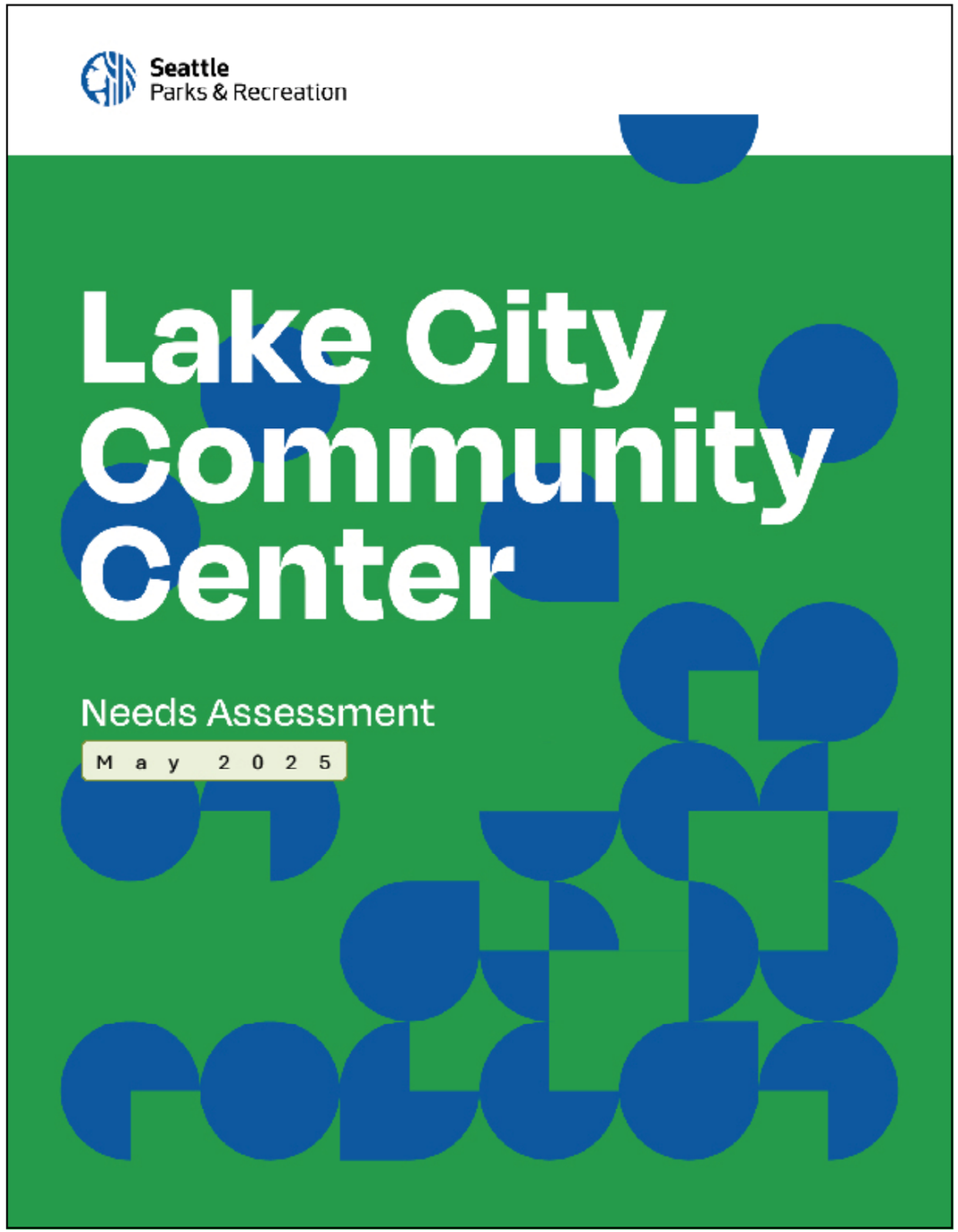
- Pedestrian scale (sidewalks, mid-blocks, cross-walks, setbacks, beautification)
- Massing buildings for increased height and density (infill, setbacks, mixed use)
- Connectivity (parks & trails, residential access to commercial/business, TOD, bikeability)
- Reduce auto-centrism (reduce surface parking, decongestion, Pierre properties)
- Protect natural features (reduce impermeable surfaces, stormwater features, vegetation planning, highlighting Lake Washington & Thornton Creek)

Develop a Lake City **"civic hub"**

New **community center**

A **community gathering Space** accessible to all

Building community through common space



Key Considerations for LCCC Design

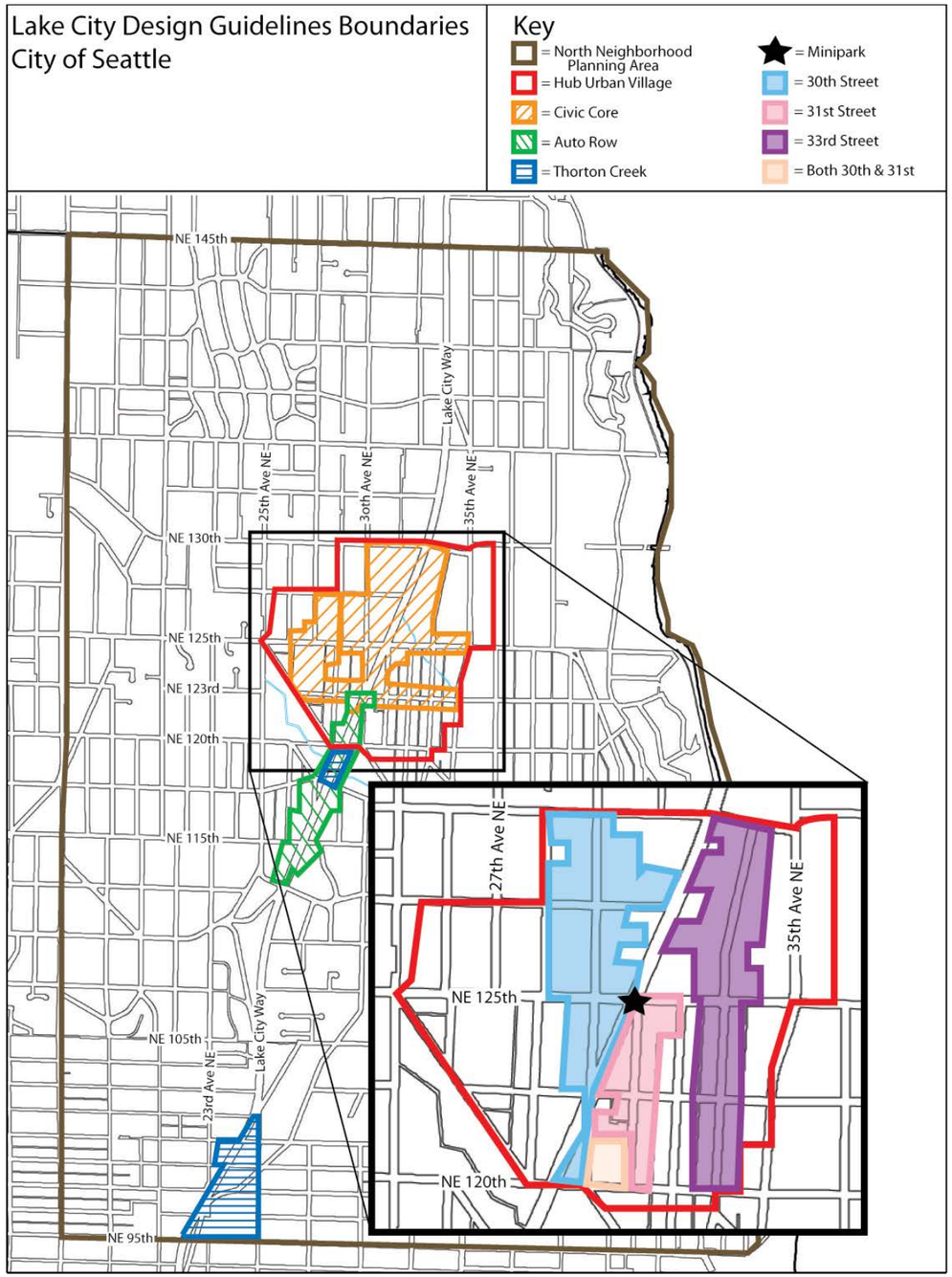
Prioritizing flexible, multi-use spaces

Incorporating both indoor and outdoor recreation areas

Ensuring accessibility and cultural competence

Emphasizing intergenerational activities and spaces

Including facilities for food preparation and community meals



Civic core

Emphasize connections to mid-block passages
Building to define & orient to open spaces

Pedestrian open spaces & entrances

Orient building entrances to public open spaces
Incorporate civic art

28th Avenue NE

Provide wider sidewalks, limited vehicle access, street trees, planting strips, street furnishings, lighting and public art

Exterior material

Brick is the preferred material to lend a sense of strength and permanence, and promote cohesiveness with existing brick structure

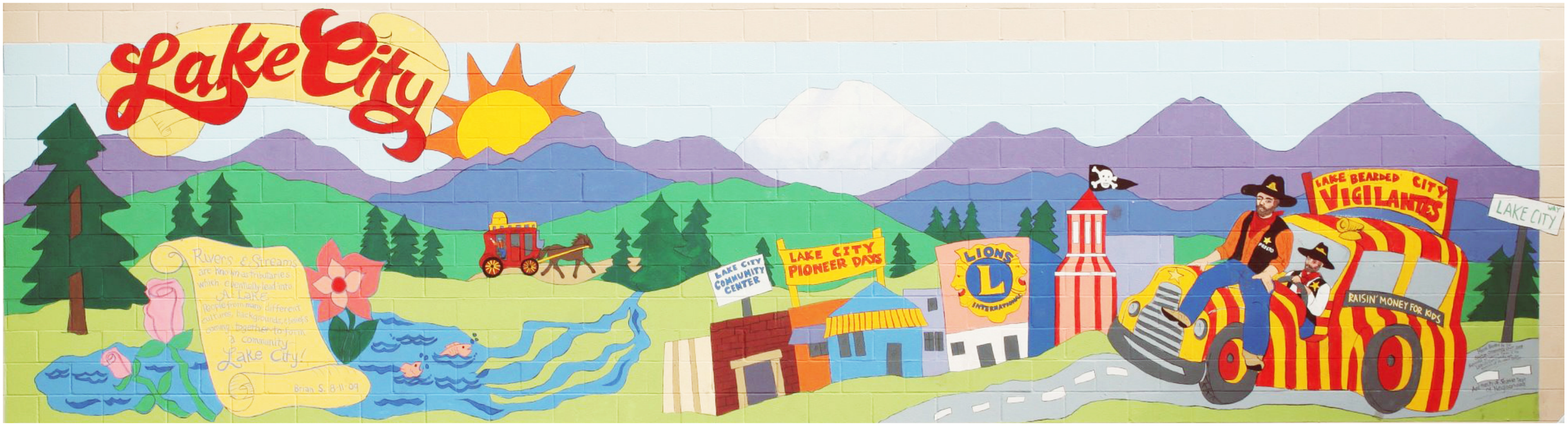
Honor the vision, history, and diversity of the community

Respond to community priorities

Enhance the Lake City civic core

Integrate community center with affordable housing & park

Create a sustainable, healthy and resilient building



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LAKE CITY COMMUNITY CENTER & AFFORDABLE HOUSING

MERCY HOUSING NW
12531 28TH AVE NE
SEATTLE, WA 98125

BUILDING PERMIT
3/24/2026

ORIGINAL SHEET SIZE 36X48
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IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 21, TOWNSHIP 26 N., RANGE 04 E., W.M.

NE 127TH ST
(A DEDICATED PUBLIC RIGHT OF WAY)

28TH AVE NE
(A DEDICATED PUBLIC RIGHT OF WAY)

27TH AVE NE
(A DEDICATED PUBLIC RIGHT OF WAY)

NE 125TH ST
(A DEDICATED PUBLIC RIGHT OF WAY)

LOT 6

MATCHLINE

MATCHLINE

LEGEND

⊕	AREA DRAIN	⟩	GUY ANCHOR
ABAN/RET	ABANDONED/RETIRED		HANDRAIL/GUARDRAIL
	ASPHALT (ASPH)	IE	INVERT ELEVATION
BLRD	BOLLARD		LIGHT POLE (METAL)
	CONCRETE PAVERS		LIGHT POLE (WOOD)
	BUILDING LINE		LIGHT POLE (DECORATIVE)
BC	BUILDING CORNER	LSCAPE /PA	LANDSCAPE/PLANTER
BR	BIKE RACK		MANHOLE
	CATCH BASIN (CB)		MAILBOX (FEDERAL/PRIVATE)
	CONCRETE SURFACE	MW	MONITOR WELL
		OHP/OHT	OVERHEAD POWER/TELEPHONE
CW/BW	CONCRETE/BRICK WALK	OHG/OHB	OVERHEAD GUYWIRE/BUS (TROLLEY)
CRW/WRW	CONCRETE/WOOD RETAINING WALL	P.S.	PARKING SPACE(S)
CC/XC	CONCRETE/EXTRUDED CURB	P	PROPERTY LINE (PL)
CP/IP	CONCRETE/IRON PIPE	(P)	PAINTED UTILITY LOCATION
	CHAIN LINK FENCE (CLF)		PIPE FLOW DIRECTION
CTV	CABLE TV	PE	POLYETHYLENE
COL	COLUMN	PS/PSS	COMBINED/SANITARY SEWER
℄/M	CENTERLINE/MONUMENT LINE	PSD	STORM DRAIN
CS/WS	CONCRETE/WOOD STAIRS		PRIVATE CATCH BASIN
	H/C PARKING SPACE	(M)	RECORD DATA
CON	CONIFEROUS TREE		GRAVEL SURFACE
DEC	DECIDUOUS TREE		ROCKERY
CMP	CORRUGATED METAL PIPE		
C.O.C.	CENTER OF CHANNEL	SD	SERVICE DRAIN (STORM)
DWY	DRIVEWAY	CO	CLEANOUT
ECD	ELECTRICAL CONDUIT	SSS	SANITARY SIDE SEWER (RECORD)
ED	ELECTRICAL DUCT		SIGN/STREET NAME SIGN
EHH	ELECTRICAL HANDHOLE	TCHD	TRENCH DRAIN
EMH	ELECTRICAL MANHOLE		TEMPORARY BENCHMARK (TBM)
EM	ELECTRICAL METER	UP	UTILITY POLE (WOOD)
EV/ET	ELECTRICAL VAULT/TRANSFORMER	WV	WATER VAULT
	FOUND SURVEY MONUMENT (AS NOTED)	W	WATER MAIN
	FIRE HYDRANT	WM	WATER METER
FDC	FIRE DEPT. CONNECTION (FDC)	⋈	WATER VALVE
G	GAS MAIN		WATER GATE VALVE/CHAMBER
GM	GAS METER	VO/CO	VACATION/CONDEMNATION ORDINANCE
GV	GAS VAULT		WOOD FENCE (WF)
			BRASS DISC

N
20 0 10 20
(IN FEET)
1 inch = 20 ft.

TBM "B"
CHISELED "+" IN CURB BACK AT SOUTH END OF CURB AT NE CORNER OF SITE
EL: 196.04

TBM "A"
CHISELED "+" IN CURB BACK AT NORTH WING OF DRIVEWAY
EL: 195.22

TBM "C"
CHISELED "+" IN CURB BACK AT NW CORNER OF BANK OF AMERICA PARKING LOT
EL: 195.73

FOUND SURFACE MON, PUNCHED 2"BRASS DISC VISIT 05/2025

FOUND MON IN CASE, 3-1/4" PIPE WITH PUNCHED 3"BRASS DISC, DOWN 0.3
VISIT 05/2025

FOUND CONC MON IN CASE, WITH PUNCHED 1/4" PLUG, DOWN 0.75
VISIT 05/2025

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
15400 SE 30TH PL, STE 100
BELLEVUE, Washington
98007-6546
(206) 323-4144
1-800-935-0508
WWW.BRHINC.COM

TOPOGRAPHIC & BOUNDARY SURVEY
MERCY HOUSING
12531 28TH AVE NE
SEATTLE KING COUNTY WASHINGTON

drawn by	checked by
HAK	TRS
scale	date
1" = 20'	6/11/25
job no	
2025061.00	
sheet 2 of 2	

NO. REVISION DATE

22"x34" 8/7/2025 J:\C3D\2025\2025061\SURVEY\NO\DWG\XS-SUR-00.DWG

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ABBREVIATIONS

A	
ABV	ABOVE
ADJ	ADJUST, ADJACENT
AD	AREA DRAIN
AGG	AGGREGATE
ALUM	ALUMINUM
ARCH	ARCHITECTURE
B	
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
BR	BIORETENTION AREA
C	
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CNTR	CENTER
CONC	CONCRETE
CONT	CONTINUOUS
CONN	CONNECTION
CRZ	CRITICAL ROOT ZONE
D	
DBH	DIAMETER AT BREAT HEIGHT
DIA	DIAMETER
DICA	DRILLED IN CONCRETE ANCHOR
DN	DOWN
E	
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
F	
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FIN	FINISH
FO	FACE OF
FTG	FOOTING
G	
GALV	GALVANIZED
GB	GRADE BREAK
GL	GRID LINE
H	
H	HEIGHT
HD	HOT DIPPED
HSS	HOLLOW STRUCTURAL STEEL
I	
INCL	INCLUDE(D)
J	
JNT	JOINT
L	
LB	LINE BEGINNING
LE	LINE END
LED	LIGHT EMITTING DIODE
LOD	LIMITS OF DISTURBANCE
LOW	LIMIT OF WORK
M	
MA X	MAXIMUM
MIN	MINIMUM
MFR	MANUFACTURER
MFG	MANUFACTURING
N	
NIC	NOT IN CONTRACT
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	
PA	PLANTED AREA
PC	POINT OF CURVATURE
PI	POINT OF INTERSECT
PL	PROPERTY LINE
POB	POINT OF BEGINNING
PREFIN	PREFINISHED
PT	POINT
PTD	PAINTED
PVR	PAVER
Q	
QTY	QUANTITY
R	
R	RISER
REINF	REINFORCED
REF	REFERENCE
S	
SIM	SIMILAR
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STD	STANDARD
STRUC	STRUCTURE(AL)
T	
T	TREAD
TH	THICK
THRU	THROUGH
TBD	TO BE DETERMINED
TC	TOP OF CURB
TO	TOP OF
TPZ	TREE PROTECTION ZONE
TR	TOP OF RAMP
TS	STOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS OTHERWISE NOTED
V	
VAR	VARIES
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W/	WITH
WD	WOOD
WID	WIDTH
W/O	WITHOUT
WP	WATERPROOFING

DRAWING SYMBOLS

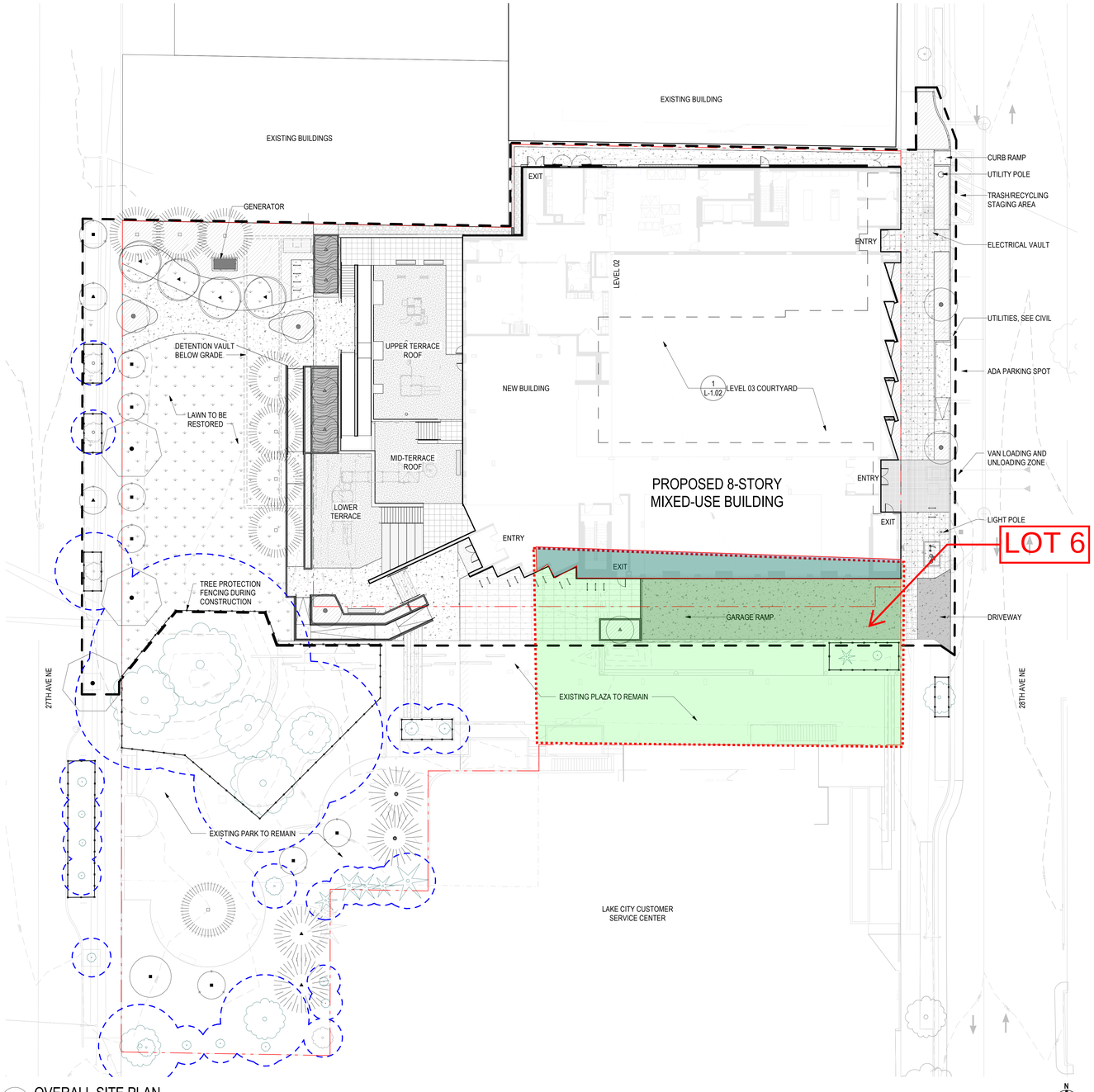
- PAV-XX — FLOOR TAG
- W(X) — WALL TAG
- F-1 — RAILING TAG
- F-1 — FENCE TAG
- 1 — REVISION NUMBER
- 1 / A10.01 — ELEVATION VIEW
- 1 / A10.01 — SECTION VIEW
- 1 / A10.01 — DETAIL CALLOUT
- LEVEL NAME / ELEVATION — ELEVATION DATUM
- 10.8 — GRID LINE
- ℄ — CENTERLINE
- N — NORTH ARROW
- FLUSH SYMBOL
- DS — DOWN SPOUT
- FD — FLOOR AREA DRAIN

GENERAL NOTES

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS
2. DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 30" x 42"
3. INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DRAWINGS HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.
4. ALL IMPROVEMENTS DESCRIBED HEREIN SHALL CONFORM WITH CITY OF SEATTLE CODES.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR CONTRACTOR'S OWN WORK.
6. CONTRACTOR SHALL REFER TO ALL PAVEMENT, WALLS AND SITE FURNISHING PLANS, THE PROJECT MANUAL, AND SPECIFICATIONS FOR FURTHER AND COMPLETE INFORMATION.
7. REFER TO CIVIL DRAWINGS FOR LAYOUT OF ALL OFF-SITE WORK, PARKING, PAVEMENT MARKING, SIGNAGE, CURBS, CURB RAMPS AND ASSOCIATED ITEMS
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL/PROTECTION BY LOCALLY APPROVED MEANS. CONTRACTOR SHALL ADHERE TO ALL GOVERNING CODES AND REQUIREMENTS
9. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

SHEET INDEX

NUMBER	TITLE
L-0.01	OVERALL SITE PLAN + GENERAL NOTES
L-0.10	TREE RETENTION PLAN
L-1.01	LANDSCAPE SITE PLAN
L-1.02	LANDSCAPE SITE PLAN - LEVEL 03 COURTYARD
L-2.11	SITE SECTIONS
L-3.01	SITE DETAILS
L-3.02	SITE DETAILS
L-4.00	OVERALL TREE PLAN + PLANTING AND IRRIGATION NOTES
L-4.01	PLANTING PLAN
L-4.02	PLANTING PLAN - LEVEL 03 COURTYARD
L-4.10	PLANTING DETAILS
L-5.00	OVERALL IRRIGATION
L-5.01	IRRIGATION PLAN ENLARGEMENT
L-5.02	IRRIGATION PLAN LEVEL 03
L-6.00	GREEN FACTOR PLAN AND WORKSHEETS



3 OVERALL SITE PLAN
1/16" = 1'-0"

LEGEND

- PROPERTY LINE
- LIMIT OF WORK LINE
- ARTIFICIAL PLAY SURFACING, UNDER SEPARATE PERMIT
- CONCRETE PAVEMENT
- CONCRETE PAVEMENT - SIDEWALK
- CONCRETE PAVEMENT - VEHICULAR
- CONCRETE PAVEMENT - INTEGRAL COLOR
- PAVERS OVER EXISTING PARKING STRUCTURE (RESTORATION)
- PRE-CAST CONCRETE PAVERS ON PEDESTAL SYSTEM
- BIORETENTION PLANTING AREA
- GRAVEL PATH
- LAWN TO BE RESTORED
- PLANTING AREA
- CONCRETE RETAINING WALL
- WOOD TOP BENCH
- EXISTING TREES
- TREE CRITICAL ROOT ZONE MASSING OUTLINE
- PROPOSED TREES

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PROJECT
LAKE CITY COMMUNITY CENTER & AFFORDABLE HOUSING

LOCATION
12531 28TH AVE NE SEATTLE, WA 98125

PREPARED FOR
MERCY HOUSING NW

KEYNAP DATE | ISSUE

NO. | DATE | REVISION

PARTNER IN CHARGE
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

TITLE
OVERALL SITE PLAN + GENERAL NOTES

PROJECT NO.
2523400
DATE
03/24/2026

SHEET NUMBER
L-0.01
PERMIT SET

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ORIGINAL SHEET SIZE 36" x 48"

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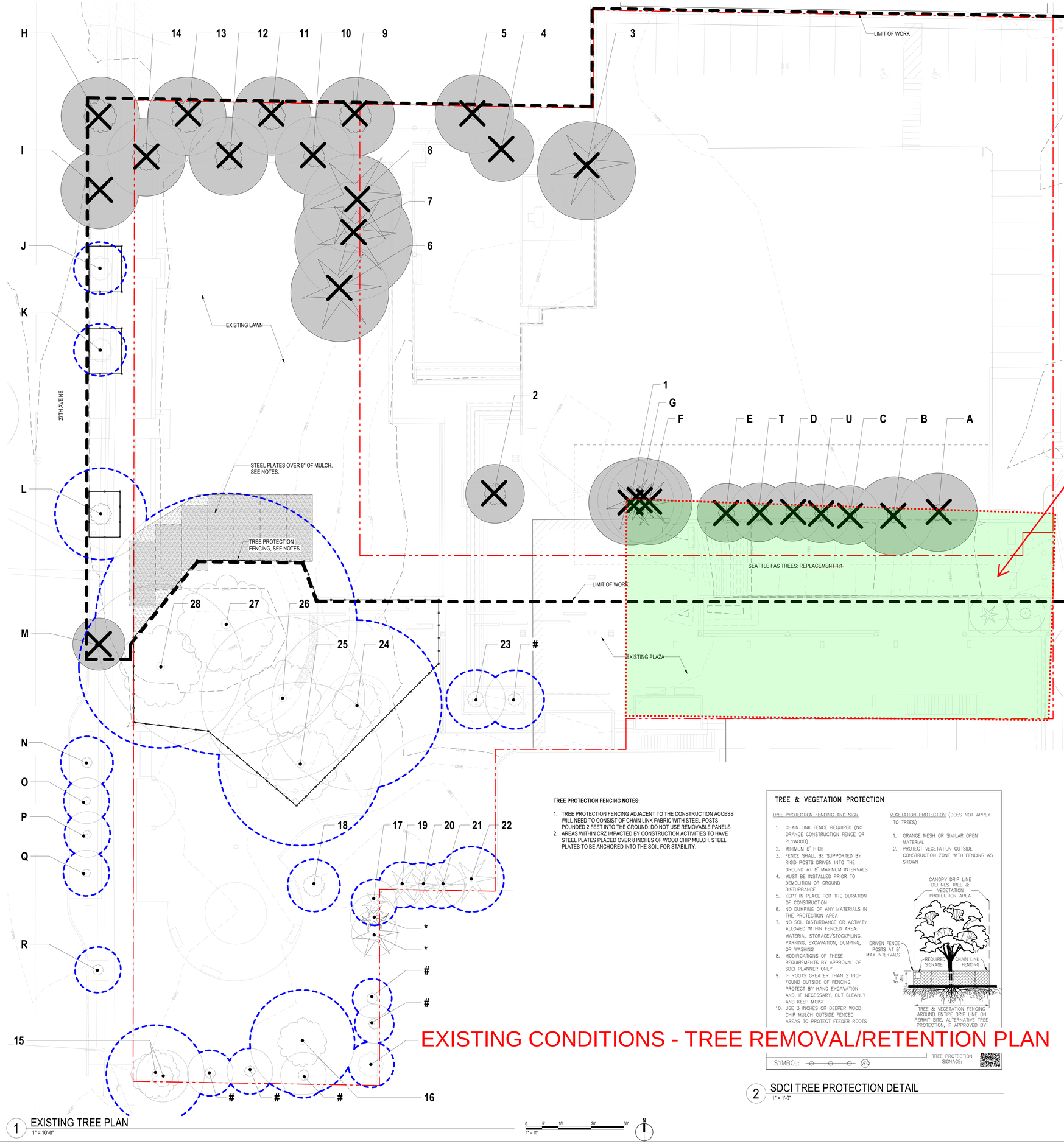


1 EXISTING TREE PLAN
1" = 10'-0"

0 5' 10' 20' 30'
1" = 10'

N

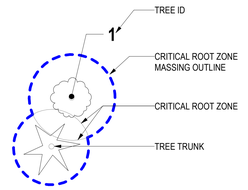
LEGEND

PROPERTY LINE

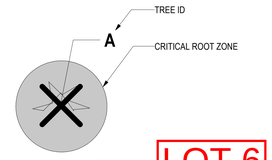
TREE PROTECTION FENCING

EXISTING TREES

EXISTING TREES TO BE RETAINED: PROTECT IN PLACE PER DETAIL 2/L0-10
REFER TO EXISTING TREE SCHEDULE FOR SIZE AND TYPE



EXISTING TREES TO BE REMOVED: REFER TO EXISTING TREE SCHEDULE FOR DETAIL OF TREE SIZE AND TYPE



LOT 6

EXISTING TREE SCHEDULE

EXISTING TREES TO REMAIN

TREE ID	BOTANICAL NAME	COMMON NAME	DSH (IN.)	HEALTH CONDITION	STRUCTURAL CONDITION	BASIC TREE PROTECTION DIA (FT.)	TIER	JURISDICTION
15	*Robinia pseudoacacia*	BLACK LOCUST	19.7	GOOD	GOOD	20	3	SDCI
16	*Prunus serrulata*	FLOWERING CHERRY	18.2	GOOD	GOOD	18	3	SDCI
17	*Chamaecyparis pisifera*	SAWARA CYPRESS	8.6	FAIR	FAIR	9	4	SDCI
18	*Cornus nuttallii*	PACIFIC DOGWOOD	9.5	FAIR	FAIR	10	2	SDCI
19	*Chamaecyparis lawsoniana*	LAWSON CYPRESS	8.0	GOOD	GOOD	8	4	SDCI
20	*Chamaecyparis lawsoniana*	LAWSON CYPRESS	8.0	GOOD	GOOD	8	4	SDCI
21	*Chamaecyparis lawsoniana*	LAWSON CYPRESS	6.0	GOOD	GOOD	6	4	SDCI
22	*Chamaecyparis pisifera*	SAWARA CYPRESS	12.0	GOOD	FAIR	12	3	SDCI
23	*Magnolia x soulangiana*	SAUCER MAGNOLIA	6.4	GOOD	GOOD	6	4	SDCI
24	*Quercus rubra*	RED OAK	18.6	GOOD	GOOD	19	3	SDCI
25	*Quercus rubra*	RED OAK	28.7	GOOD	FAIR	29	2	SDCI
26	*Quercus rubra*	RED OAK	25.6	GOOD	GOOD	26	2	SDCI
27	*Quercus rubra*	RED OAK	34.2	GOOD	GOOD	34	2	SDCI
28	*Quercus rubra*	RED OAK	30.2	GOOD	GOOD	30	2	SDCI
J	*Lagerstroemia indica*	CRAPE MYRTLE	1.6	GOOD	GOOD	-	-	SDOT
K	*Lagerstroemia indica*	CRAPE MYRTLE	1.6	GOOD	GOOD	-	-	SDOT
L	*Fraxinus americana*	WHITE ASH	9.1	GOOD	GOOD	-	-	SDOT
N	*Amelanchier alnifolia*	SERVICEBERRY	3.8	GOOD	GOOD	-	-	SDOT
O	*Amelanchier alnifolia*	SERVICEBERRY	3.1	GOOD	GOOD	-	-	SDOT
P	*Amelanchier alnifolia*	SERVICEBERRY	2.8	GOOD	GOOD	-	-	SDOT
Q	*Amelanchier alnifolia*	SERVICEBERRY	3.4	GOOD	GOOD	-	-	SDOT
R	*Fraxinus americana*	WHITE ASH	4.3	GOOD	GOOD	-	-	SDOT
S	*Acer palmatum*	JAPANESE MAPLE	14.0	GOOD	GOOD	14	2	SDCI
*	*(Dead tree / snag)*	-	-			-	-	
#	*(Not significant tree / under 6" DSH)*	-	-				-	
		TOTAL DBH:	**277.4**		**TOTAL EXISTING TREES TO REMAIN**		**23**	

EXISTING TREES TO REMOVE

TREE ID	BOTANICAL NAME	COMMON NAME	DSH (IN.)	HEALTH CONDITION	STRUCTURAL CONDITION	BASIC TREE PROTECTION DIA (FT.)	TIER	JURISDICTION	MITIGATION TREE (MI) REQ'D REPLACEMENT
1	*X Cuprocyparis leylandii*	LEYLAND CYPRESS	15.8	GOOD	GOOD	16	3	FAS	1
2	*Cercidphyllum japonicum*	KATSURA	8.9	FAIR	GOOD	9	4	SDCI	3
3	*Taxus baccata*	ENGLISH YEW	14.7	GOOD	GOOD	15	3	SDCI	3
4	*Parrotia persica*	PERSIAN IRONWOOD	9.0	GOOD	GOOD	9	4	SDCI	3
5	*Prunus serrulata*	FLOWERING CHERRY	10.4	GOOD	GOOD	10	4	SDCI	3
6	*Pseudotsuga menziesii*	DOUGLAS-FIR	26.6	GOOD	GOOD	27	2	SDCI	3
7	*Pseudotsuga menziesii*	DOUGLAS-FIR	24.1	GOOD	GOOD	24	2	SDCI	3
8	*Pseudotsuga menziesii*	DOUGLAS-FIR	28.0	GOOD	GOOD	28	2	SDCI	3
9	*Prunus serrulata*	FLOWERING CHERRY	12.1	GOOD	GOOD	12	3	SDCI	3
10	*Prunus serrulata*	FLOWERING CHERRY	7.3	GOOD	GOOD	7	4	SDCI	3
11	*Prunus serrulata*	FLOWERING CHERRY	11.1	GOOD	GOOD	11	4	SDCI	3
12	*Prunus serrulata*	FLOWERING CHERRY	9.4	GOOD	GOOD	9	4	SDCI	3
13	*Prunus serrulata*	FLOWERING CHERRY	9.3	GOOD	GOOD	9	4	SDCI	3
14	*Prunus serrulata*	FLOWERING CHERRY	10.2	GOOD	GOOD	10	4	SDCI	3
A	*Acer palmatum*	JAPANESE MAPLE	12.3	GOOD	GOOD	12	2	FAS	1
B	*Acer palmatum*	JAPANESE MAPLE	7.5	GOOD	GOOD	8	4	FAS	1
C	*Acer palmatum*	JAPANESE MAPLE	6.4	GOOD	GOOD	6	4	FAS	1
D	*Acer palmatum*	JAPANESE MAPLE	6.8	GOOD	FAIR	7	4	FAS	1
E	*Acer palmatum*	JAPANESE MAPLE	8.3	FAIR	GOOD	8	4	FAS	1
F	*X Cuprocyparis leylandii*	LEYLAND CYPRESS	17.7	GOOD	GOOD	18	3	FAS	1
G	*X Cuprocyparis leylandii*	LEYLAND CYPRESS	12.7	GOOD	GOOD	13	3	FAS	1
H	*Prunus serrulata*	FLOWERING CHERRY	10.9	GOOD	GOOD	-	-	SDOT	1
I	*Lagerstroemia indica*	CRAPE MYRTLE	1.5	GOOD	GOOD	-	-	SDOT	1
M	*Fraxinus americana*	WHITE ASH	2.8	FAIR	FAIR	-	-	SDOT	1
T	6" DECIDUOUS		6			-	-	FAS	0
U	5" DECIDUOUS		5			-	-	FAS	0
*	*(Dead tree / snag)*	-	-	-	-	-	-	SDCI	0
						TOTAL MITIGATION TREES REQUIRED			**50**
						TOTAL EXISTING TREES TO REMOVE			**26**

TREE MITIGATION CALCULATIONS FOR FEE-IN-LIEU, IF APPLICABLE:

Mt	**TOTAL MITIGATION TREES REQUIRED**	**50**
Pt	**TOTAL NEW PROPOSED TREES, PER L-4.00**	**40**
	TOTAL TREE MITIGATION FEE IN-LIEU = (Mi - Pt)	**10**

TREE PROTECTION FENCING NOTES:

1. TREE PROTECTION FENCING ADJACENT TO THE CONSTRUCTION ACCESS WILL NEED TO CONSIST OF CHAIN LINK FABRIC WITH STEEL POSTS POUNDED 2 FEET INTO THE GROUND. DO NOT USE REMOVABLE PANELS.
2. AREAS WITHIN CRZ IMPACTED BY CONSTRUCTION ACTIVITIES TO HAVE STEEL PLATES PLACED OVER 8 INCHES OF WOOD CHIP MULCH. STEEL PLATES TO BE ANCHORED INTO THE SOIL FOR STABILITY.

TREE & VEGETATION PROTECTION

TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK FENCE REQUIRED (NO ORANGE CONSTRUCTION FENCE OR PLYWOOD)
2. MINIMUM 6' HIGH
3. FENCE SHALL BE SUPPORTED BY RIGID POSTS DRIVEN INTO THE GROUND AT 8' MAXIMUM INTERVALS
4. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
5. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
6. NO DUMPING OF ANY MATERIALS IN THE PROTECTION AREA
7. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
8. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
9. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
10. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION (DOES NOT APPLY TO TREES)

1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN

SYMBOL: TREE PROTECTION SIGNAGE:

2 SDCI TREE PROTECTION DETAIL
1" = 1'-0"

EXISTING CONDITIONS - TREE REMOVAL/RETENTION PLAN

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PROJECT
LAKE CITY COMMUNITY CENTER & AFFORDABLE HOUSING

LOCATION
12531 28TH AVE NE SEATTLE, WA 98125

PREPARED FOR
MERCY HOUSING

KEYNAP
DATE
ISSUE

NO DATE REVISION

PARTNER IN CHARGE
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

STATE OF WASHINGTON — DARRYL SWANSON — 22746 — REGISTERED LANDSCAPE ARCHITECT

TITLE
TREE RETENTION PLAN

PROJECT NO.
2523400
DATE
03/24/2026

SHEET NUMBER
L-0.10
PERMIT SET

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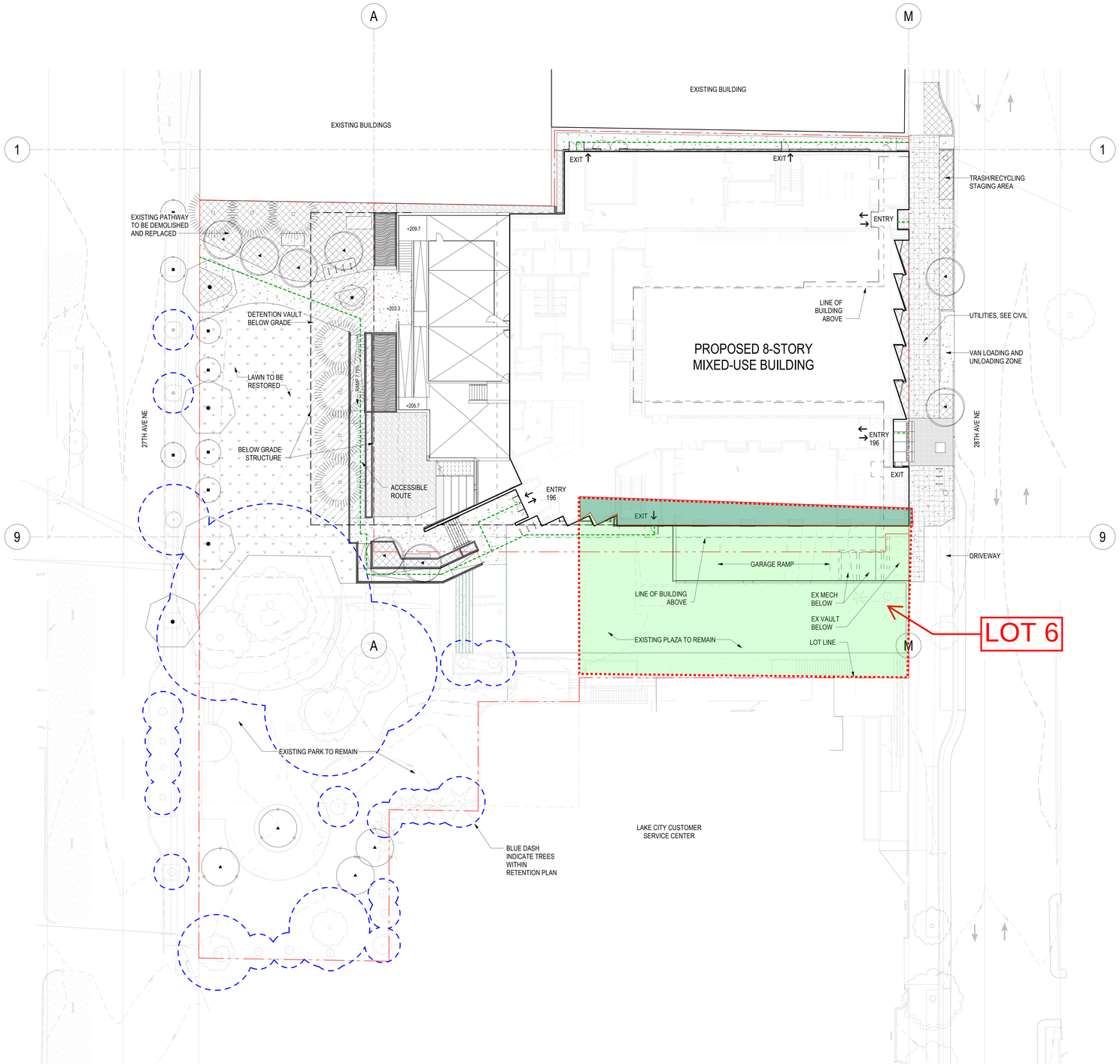

PROPOSED BUILDING - SITE PLAN

1 OVERALL SITE PLAN
1/16" = 1'-0" | 1/A3.11

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PROJECT
LAKE CITY COMMUNITY CENTER & AFFORDABLE HOUSING

LOCATION
12531 28TH AVE NE
SEATTLE, WA 98125

PREPARED FOR
MERCY HOUSING NW

KEYMAP
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ISSUE

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AC, QB
CHECK

9876
REGISTERED ARCHITECT
HUANG NAO
STATE OF WASHINGTON

TITLE
OVERALL SITE PLAN

PROJECT NO.
2523400
DATE
3/24/2026

SHEET NUMBER
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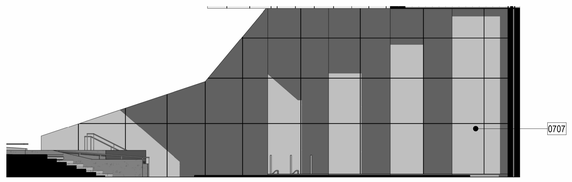
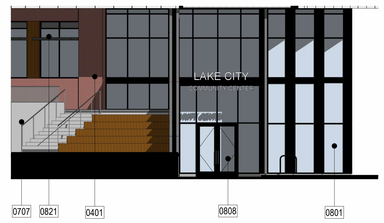
1 EAST ELEVATION
1/8" = 1'-0" | 1/A2.00



3 PARK ENTRY SOUTH
1/8" = 1'-0" | 1/A2.01



4 PARK ENTRY WEST
1/8" = 1'-0" | 1/A2.01



2 SOUTH ELEVATION
1/8" = 1'-0" | 1/A2.00

Sheet Keynotes

NO.	DESCRIPTION
0305	CONCRETE CURB, TYPICAL
0401	BRICK VENEER, TYPICAL
0408	EXPANSION JOINT AT BRICK VENEER, TYPICAL
0501	SHEET METAL COPING, PREFINISHED TO BE CONSISTENT WITH ADJACENT WALL COLOR
0505	CANOPY ASSEMBLY, WITH STEEL FRAME AND SUPPORT, WITH WOOD SOFFIT, STAINED
0506	CANOPY ASSEMBLY, STEEL PLATE WITH STEEL FRAME AND SUPPORT, PAINTED ALL SIDES
0507	ALUM GUARDRAIL ASSEMBLY, TYPICAL
0516	METAL GATE, TYPICAL
0702	HORIZONTAL THRU WALL FLASHING, ALIGN WITH WINDOW HEAD FLASHING AT EACH LEVEL
0705	FIBER CEMENT PANEL, FCP-1, PAINTED, P-1
0707	FIBER CEMENT PANEL, FCP-1, PRIMED, READY FOR ART
0709	VERTICAL FIBER CEMENT SIDING, FCP-2, PAINTED, P-4 (WOOD-LIKE COLOR)
0712	WOOD SIDING, STAINED, TYPICAL
0714	SHEET METAL WINDOW SHROUD, INSIDE SURFACES PAINTED, P-4; OUTSIDE SURFACES PAINTED, P-1 TO MATCH ADJACENT FCP COLOR
0801	ALUMINUM STOREFRONT SYSTEM, PREFINISHED, TYPICAL
0803	VINYL WINDOW SYSTEM, TYPICAL
0807	ALUMINUM WALL LOUVER, PREFINISHED TO MATCH ADJACENT SURFACE COLOR
0808	ALUMINUM EXTERIOR DOOR, PRE-FINISHED WITH CUSTOM COLOR
0810	HM DOOR & FRAME, PAINTED TO MATCH ADJACENT WALL COLOR
0821	ALUMINUM SUNSHADE, INTEGRATED WITH STOREFRONT SYSTEM, PREFINISHED TO MATCH STOREFRONT
0822	ALUMINUM ENTRANCE DOOR, PREFINISHED WITH CUSTOM COLOR

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LAKE CITY COMMUNITY CENTER & AFFORDABLE HOUSING

LOCATION
12531 28TH AVE NE SEATTLE, WA 98125

PREPARED FOR
MERCY HOUSING NW

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9876 REGISTERED ARCHITECT
HUANG HAO
STATE OF WASHINGTON

TITLE
BUILDING ELEVATIONS

PROJECT NO.
2523400
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1 WEST ELEVATION
1/8" = 1'-0" | 1/A2.00



2 NORTH ELEVATION
1/8" = 1'-0" | 1/A2.00

Sheet Keynotes

NO.	DESCRIPTION
0305	CONCRETE CURB, TYPICAL
0306	CONCRETE WALL WITH VERTICAL JOINTS, TYPICAL
0401	BRICK VENEER, TYPICAL
0501	SHEET METAL COPING, PREFINISHED TO BE CONSISTENT WITH ADJACENT WALL COLOR
0505	CANOPY ASSEMBLY, WITH STEEL FRAME AND SUPPORT, WITH WOOD SOFFIT, STAINED
0507	ALUM GUARDRAIL ASSEMBLY, TYPICAL
0702	HORIZONTAL THRU WALL FLASHING, ALIGN WITH WINDOW HEAD FLASHING AT EACH LEVEL
0705	FIBER CEMENT PANEL, FCP-1, PAINTED, P-1
0706	FIBER CEMENT PANEL, FCP-1, PAINTED, P-2 (TO MATCH BRICK)
0707	FIBER CEMENT PANEL, FCP-1, PRIMED, READY FOR ART
0708	FIBER CEMENT PANEL, FCP-1, PAINTED, P-3 (TO MATCH ADJACENT CONC)
0709	VERTICAL FIBER CEMENT SIDING, FCP-2, PAINTED, P-4 (WOOD-LIKE COLOR)
0712	WOOD SIDING, STAINED, TYPICAL
0714	SHEET METAL WINDOW SHROUD, INSIDE SURFACES PAINTED, P-4; OUTSIDE SURFACES PAINTED, P-1 TO MATCH ADJACENT FCP COLOR
0801	ALUMINUM STOREFRONT SYSTEM, PREFINISHED, TYPICAL
0803	VINYL WINDOW SYSTEM, TYPICAL
0805	OVERHEAD COILING DOOR, PAINTED TO MATCH ADJACENT WALL COLOR
0807	ALUMINUM WALL LOUVER, PREFINISHED TO MATCH ADJACENT SURFACE COLOR
0812	HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT WALL COLOR
0821	ALUMINUM SUNSHADE, INTEGRATED WITH STOREFRONT SYSTEM, PREFINISHED TO MATCH STOREFRONT

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LOCATION
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PREPARED FOR
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1 COURTYARD EAST
1/8" = 1'-0" | 1/A2.03



2 COURTYARD NORTH
1/8" = 1'-0" | 1/A2.03



3 COURTYARD SOUTH
1/8" = 1'-0" | 1/A2.03

Sheet Keynotes

NO.	DESCRIPTION
0501	SHEET METAL COPING, PREFINISHED TO BE CONSISTENT WITH ADJACENT WALL COLOR
0507	ALUM GUARDRAIL ASSEMBLY, TYPICAL
0702	HORIZONTAL THRU WALL FLASHING, ALIGN WITH WINDOW HEAD FLASHING AT EACH LEVEL
0705	FIBER CEMENT PANEL, FCP-1, PAINTED, P-1
0709	VERTICAL FIBER CEMENT SIDING, FCP-2, PAINTED, P-4 (WOOD-LIKE COLOR)
0801	ALUMINUM STOREFRONT SYSTEM, PREFINISHED, TYPICAL
0803	VINYL WINDOW SYSTEM, TYPICAL
0810	HM DOOR & FRAME, PAINTED TO MATCH ADJACENT WALL COLOR
0817	ALUMINUM FOLDING DOOR SYSTEM, PRE-FINISHED TO MATCH STOREFRONT COLOR
0822	ALUMINUM ENTRANCE DOOR, PREFINISHED WITH CUSTOM COLOR

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LOCATION
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KEYMAP

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9876 REGISTERED ARCHITECT
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TITLE
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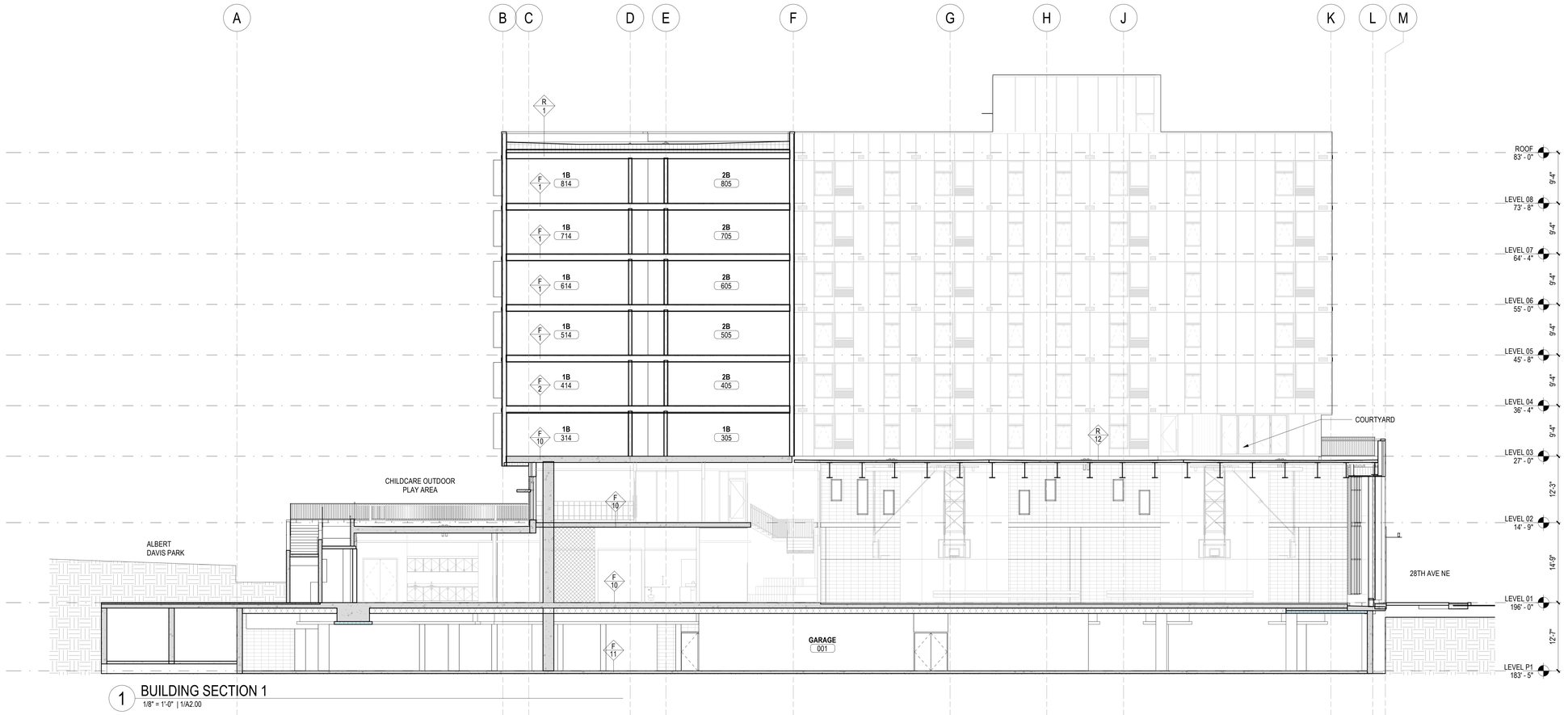
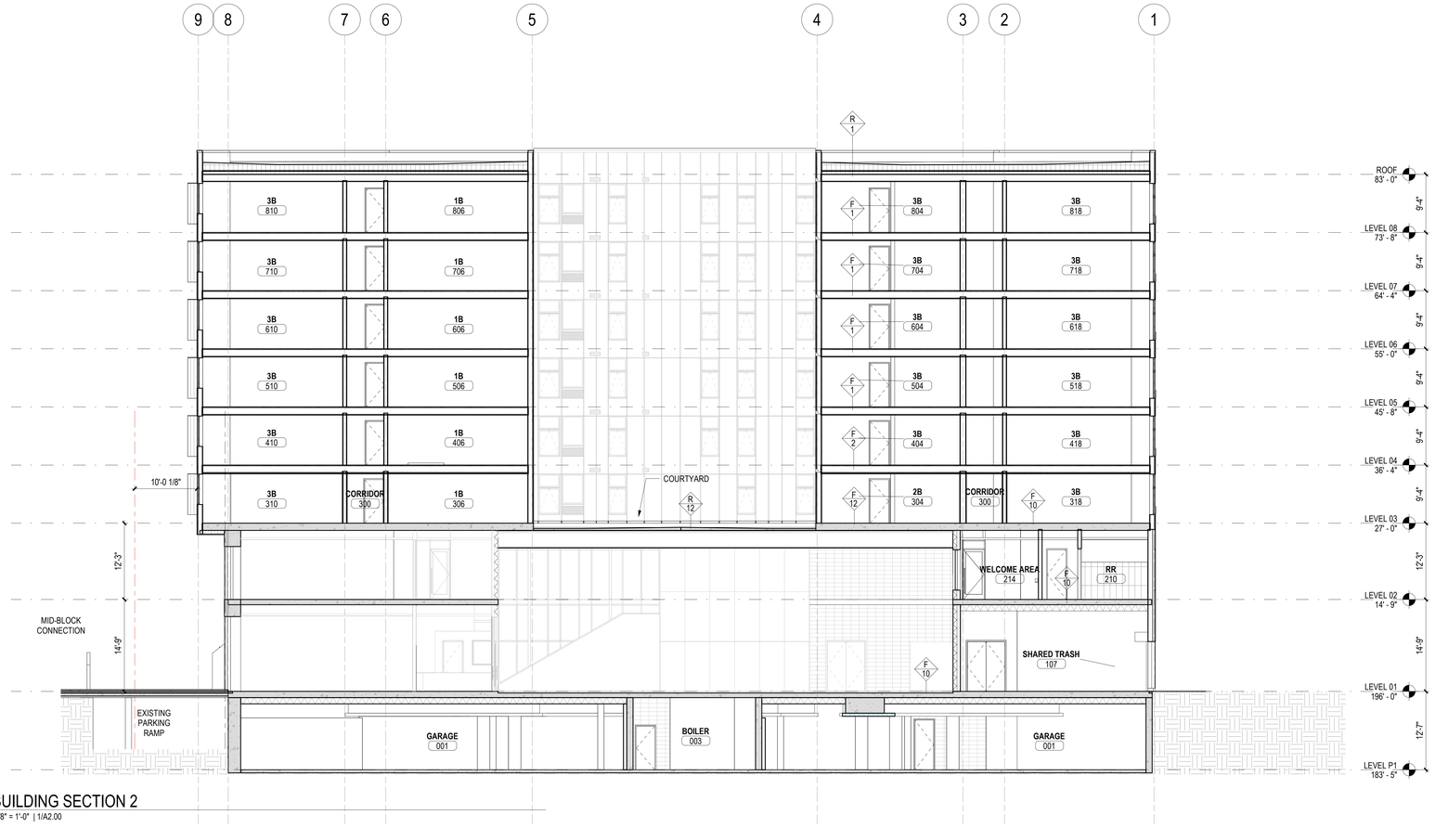


1 BUILDING SECTION 1
1/8" = 1'-0" | 1/A2.00



2 BUILDING SECTION 2
1/8" = 1'-0" | 1/A2.00

MITHŪN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

PROJECT
LAKE CITY COMMUNITY CENTER & AFFORDABLE HOUSING

LOCATION
12531 28TH AVE NE
SEATTLE, WA 98125

PREPARED FOR
MERCY HOUSING NW

KEYMAP
DATE ISSUE

NO. DATE REVISION

PARTNER IN CHARGE
CH
PROJECT MANAGER
DL
PROJECT ARCHITECT
MO
PROJECT DESIGNER
EB
PROJECT TEAM MEMBERS
AC, QB
CHECK

9876
REGISTERED ARCHITECT
HUANG HAO
STATE OF WASHINGTON

TITLE
BUILDING SECTIONS

PROJECT NO.
2523400
DATE
3/24/2026

SHEET NUMBER
A3.11

BUILDING PERMIT

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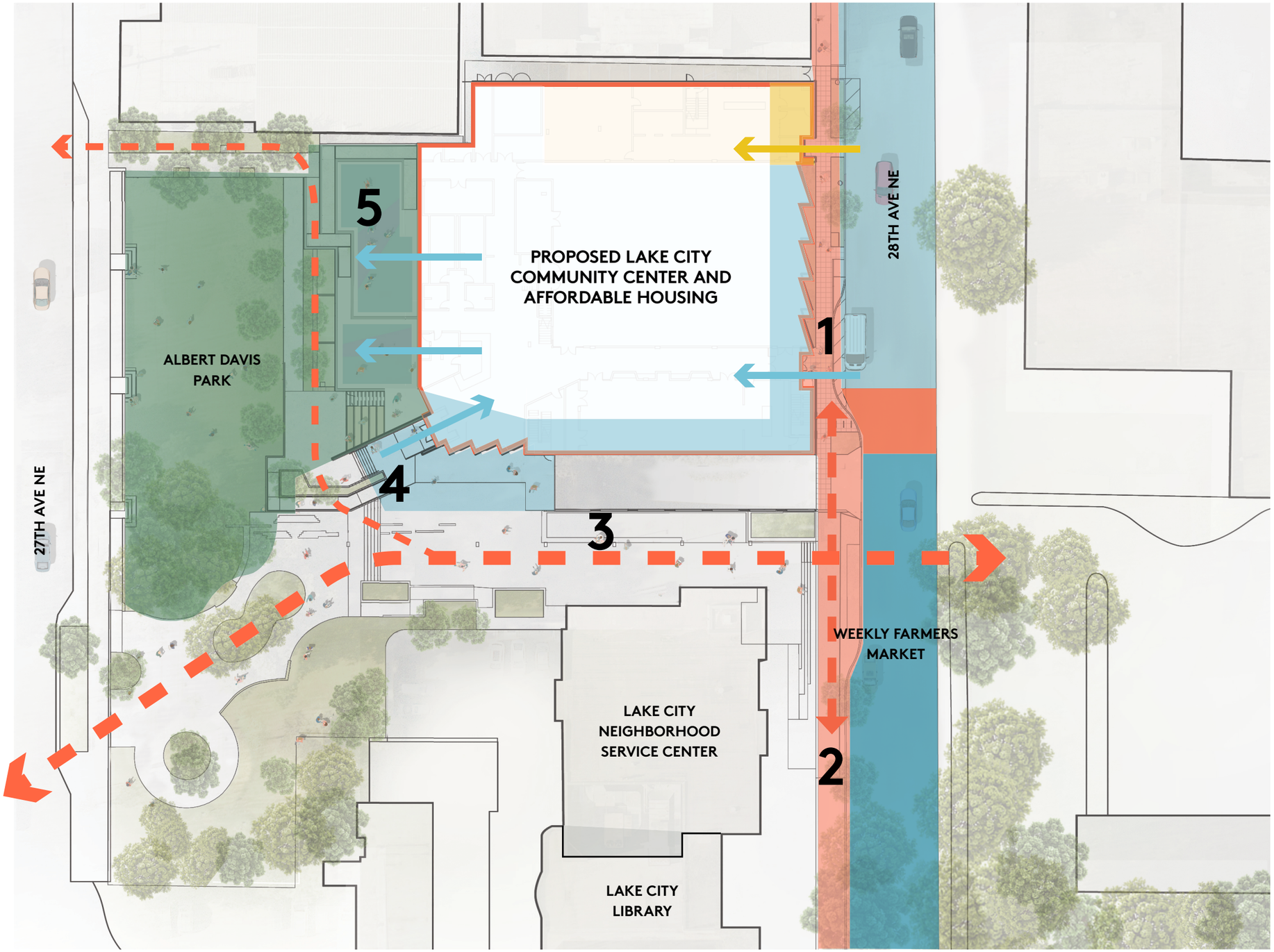
ORIGINAL SHEET SIZE 36" x 48"

3/23/2026 1:46:08 PM

SITE DESIGN



1. Consistent street experience with Library & Service Center on 28th Ave NE

2. Pedestrain connection to Farmer's Market

3. Mid-block connection uniting 28th Ave NE, Service Center/Library, Community Center & Park

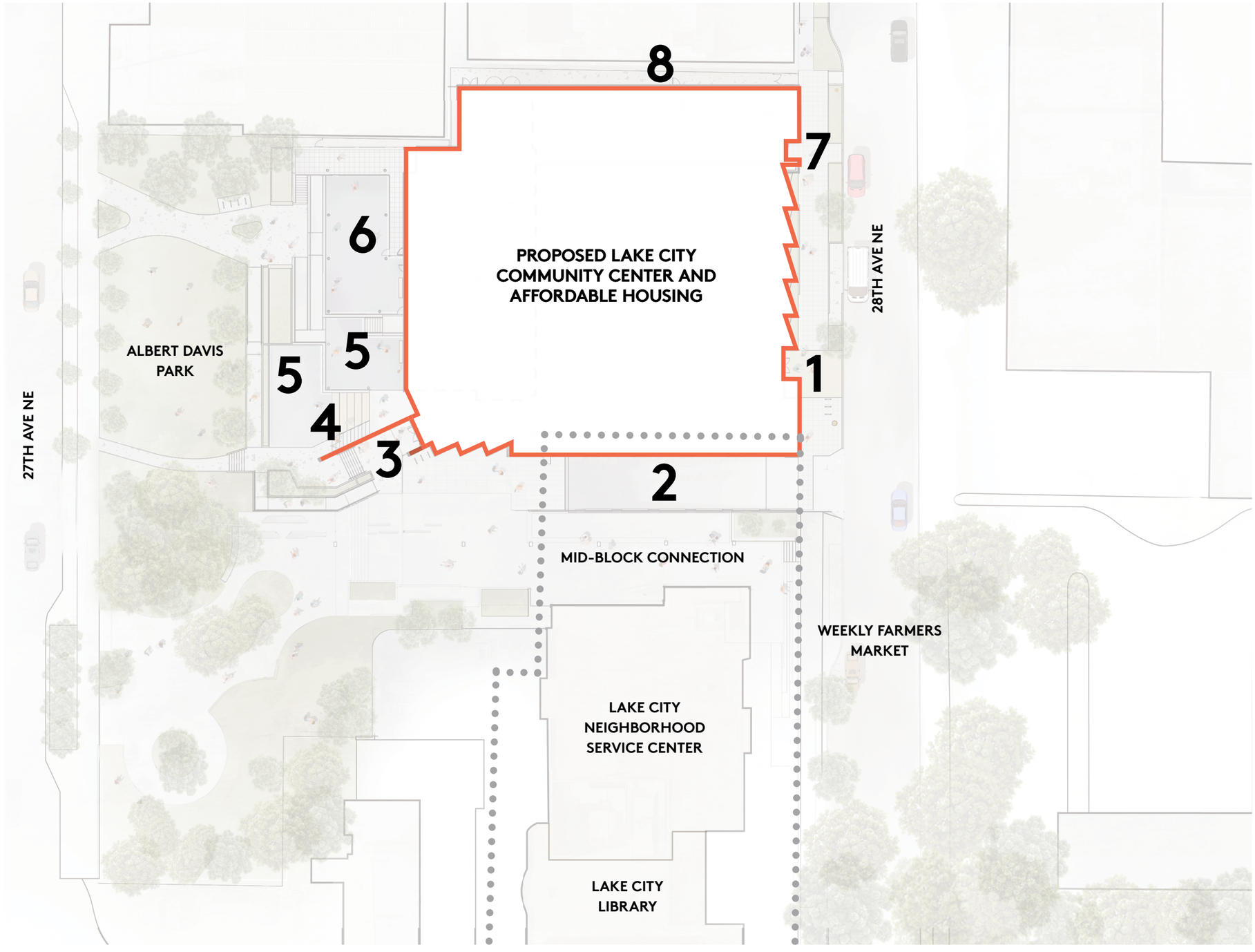
4. Connection to Park

5. Childcare connection to Park

0 20 40

N

SITE PLAN



1. Community Center main entry

2. Community Center parking ramp (existing)

3. Community Center entry

4. Community Center terrace

5. New park play ground

6. Community Center Childcare outdoor play area

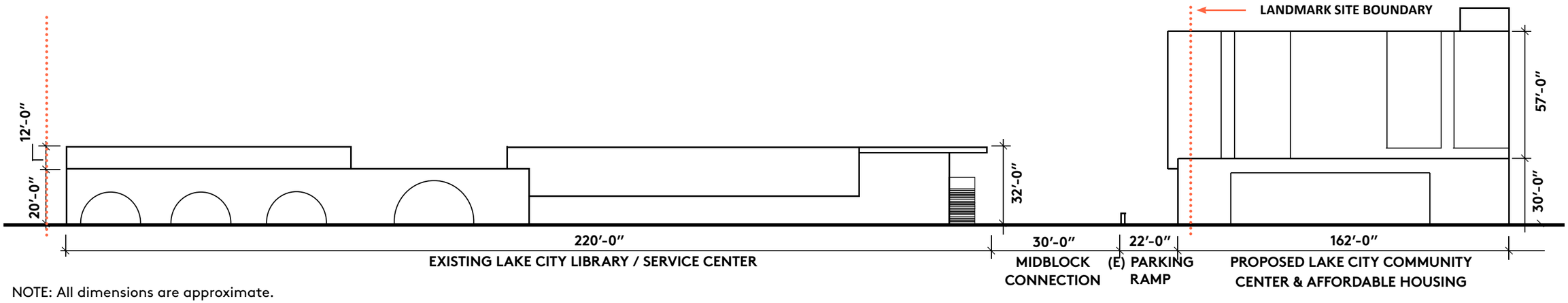
7. Housing entry

8. Building service access

0 20 40

N

28TH AVENUE NE STREET BUILDING ELEVATION DIAGRAM



NOTE: All dimensions are approximate.



STREET-LEVEL VIEW - LOOKING FROM 28TH AVENUE NE



STREET-LEVEL VIEW - LOOKING FROM 28TH AVENUE NE



STREET-LEVEL VIEW - MAIN ENTRY LOOKING FROM 28TH AVENUE NE



STREET-LEVEL VIEW - LOOKING FROM ALBERT DAVIS PARK



STREET-LEVEL VIEW - LOOKING FROM MID-BLOCK CONNECTION



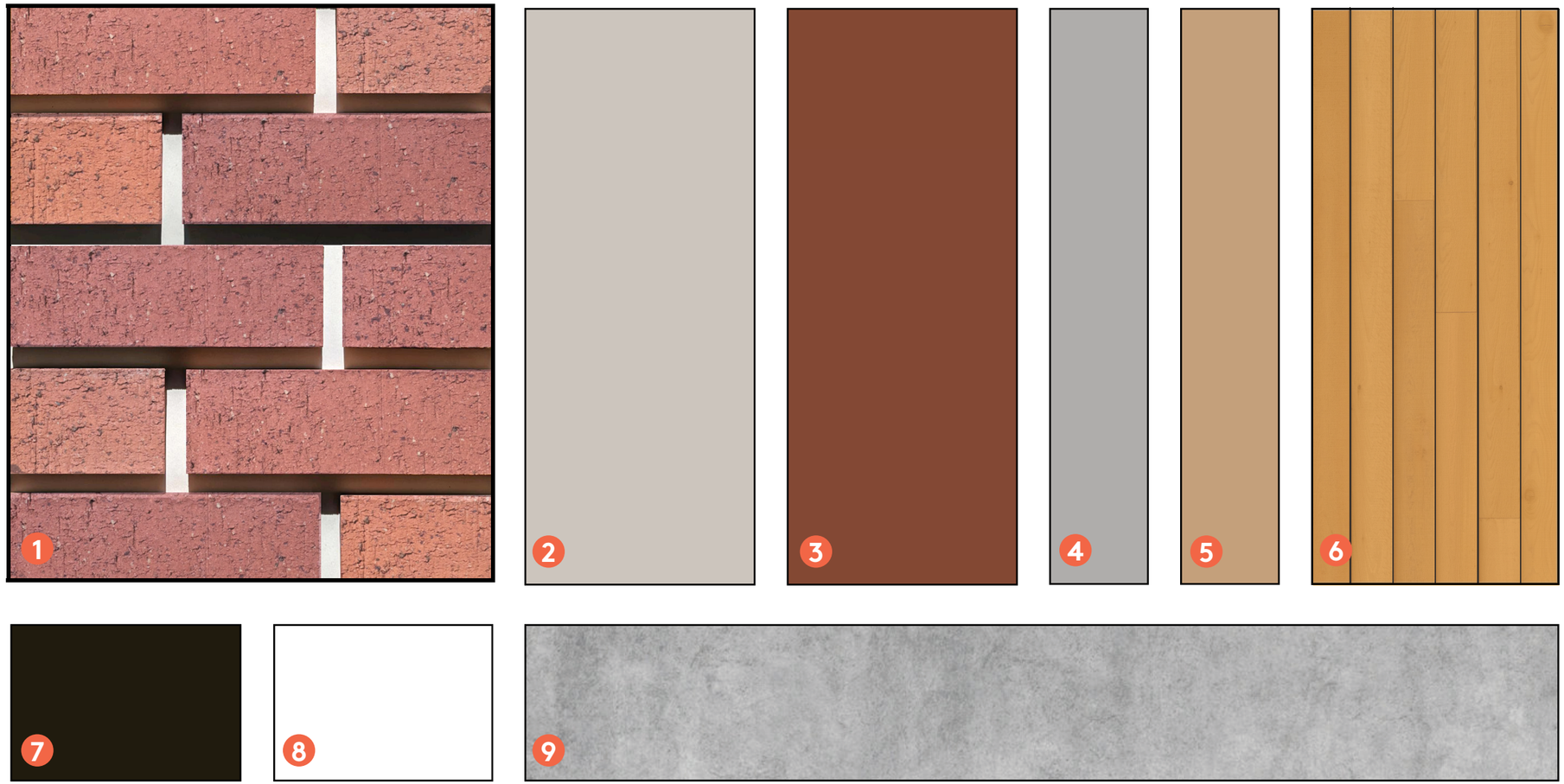
AERIAL VIEW - COMMUNITY CENTER TERRACE & PLAYGROUND



STREET-LEVEL VIEW - TERRACE & PLAYGROUND



BUILDING MATERIALS



LEGEND

1. BRICK VENEER, "MUTUAL MATERIALS" 70% INCA & 30% RED VARITONE RUNNING BOND, MISSION TEXTURE
2. FIBER CEMENT SIDING, PAINTED, P1
3. FIBER CEMENT SIDING, PAINTED, P2
4. FIBER CEMENT SIDING, PAINTED, P3
5. FIBER CEMENT SIDING & METAL WINDOW SHROUD, P4
6. WOOD SOFFIT & WALL SIDING, STAINED
7. ALUM STOREFRONT MULLION COLOR, DARK BRONZE
8. VINYL WINDOW, WHITE
9. CONCRETE

POTENTIAL ART INSTALLATIONS

4 VERTICAL WALL MURAL AT 6-STORY TALL VERTICAL RECESS, 3 LOCATIONS



4 VERTICAL WALL MURAL AT 6-STORY TALL VERTICAL RECESS, 3 LOCATIONS

3 FRITTED GLASS ART NEXT TO MAIN ENTRY

1 2-STORY TALL WALL MURAL, 9 LOCATIONS, ART TO REFLECT MULTI-CULTURE

POTENTIAL ART INSTALLATIONS



4 VERTICAL WALL MURAL AT 6-STORY TALL VERTICAL RECESS, 3 LOCATIONS

2

WALL MURAL, REFLECT MURAL ART ON FORMER LAKE CITY COMMUNITY CENTER

1 2-STORY TALL WALL MURAL, 9 LOCATIONS, ART TO REFLECT MULTI-CULTURE