



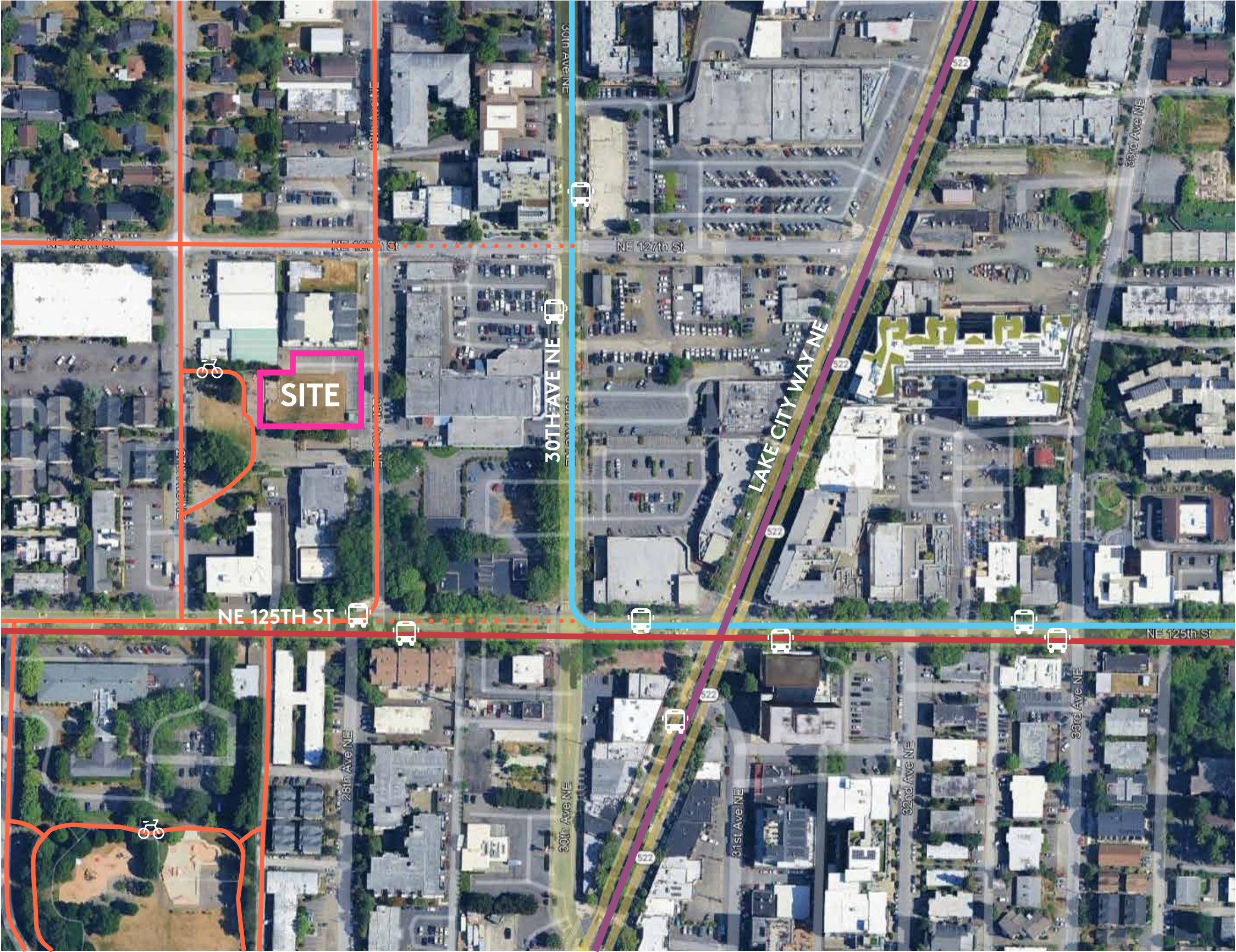
Lake City Community Center

Design Commission #1 September 04, 2025

MITHŪN

Project Overview

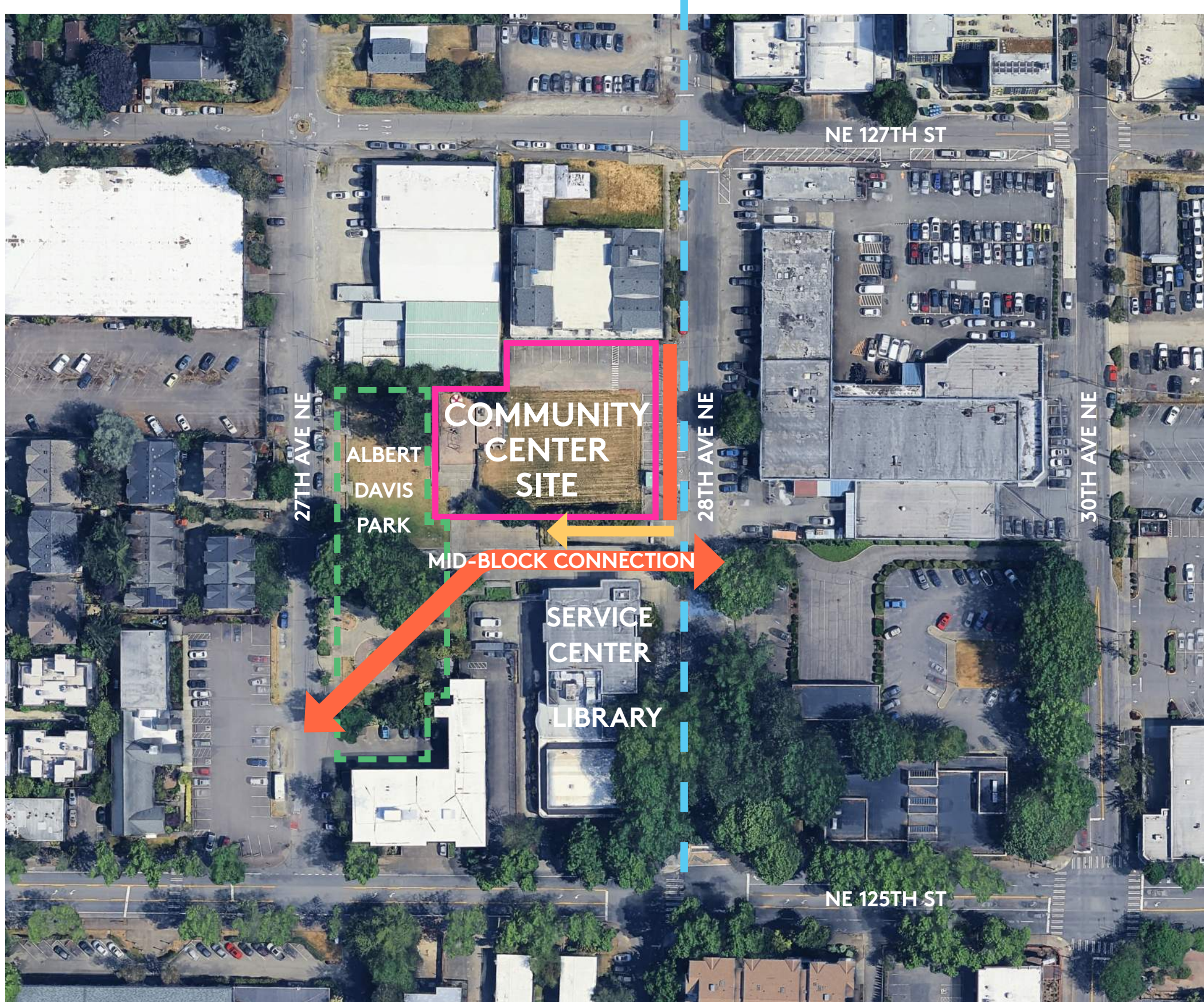
URBAN CONTEXT



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

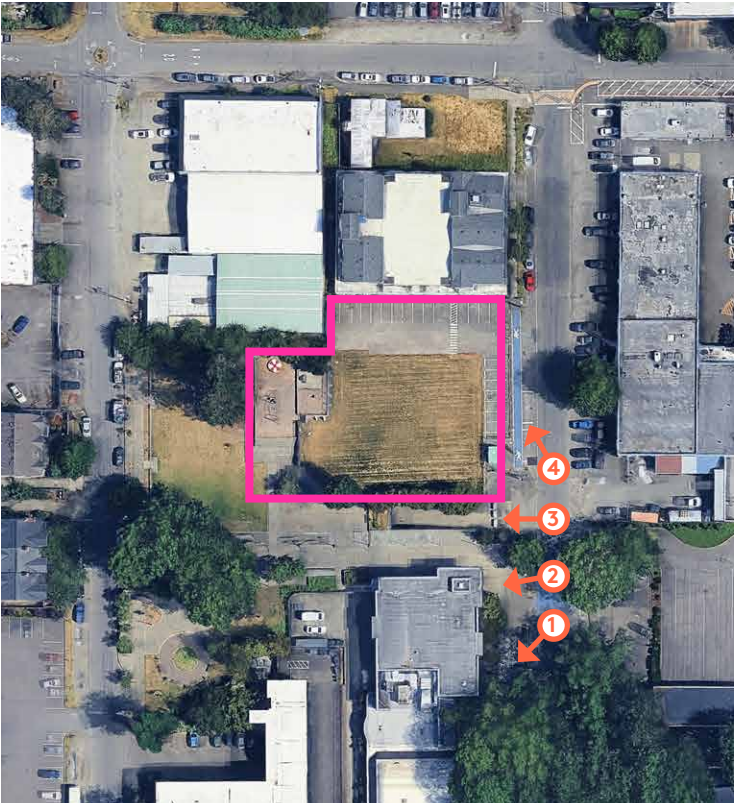
CONTEXT PHOTOS - ALONG 28TH AVE NE



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

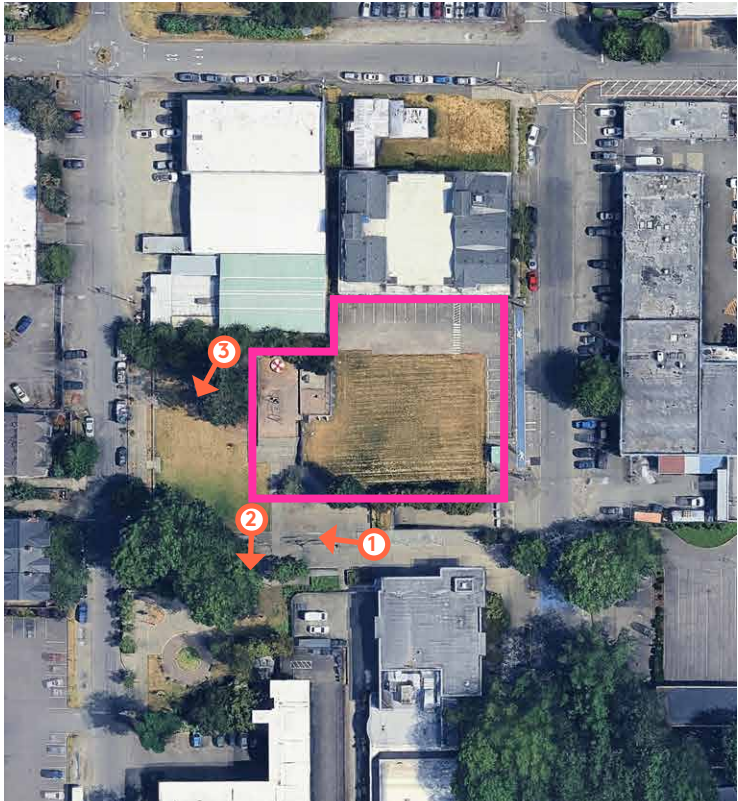
CONTEXT PHOTOS - ALBERT DAVIS PARK



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.



KEY THEMES:

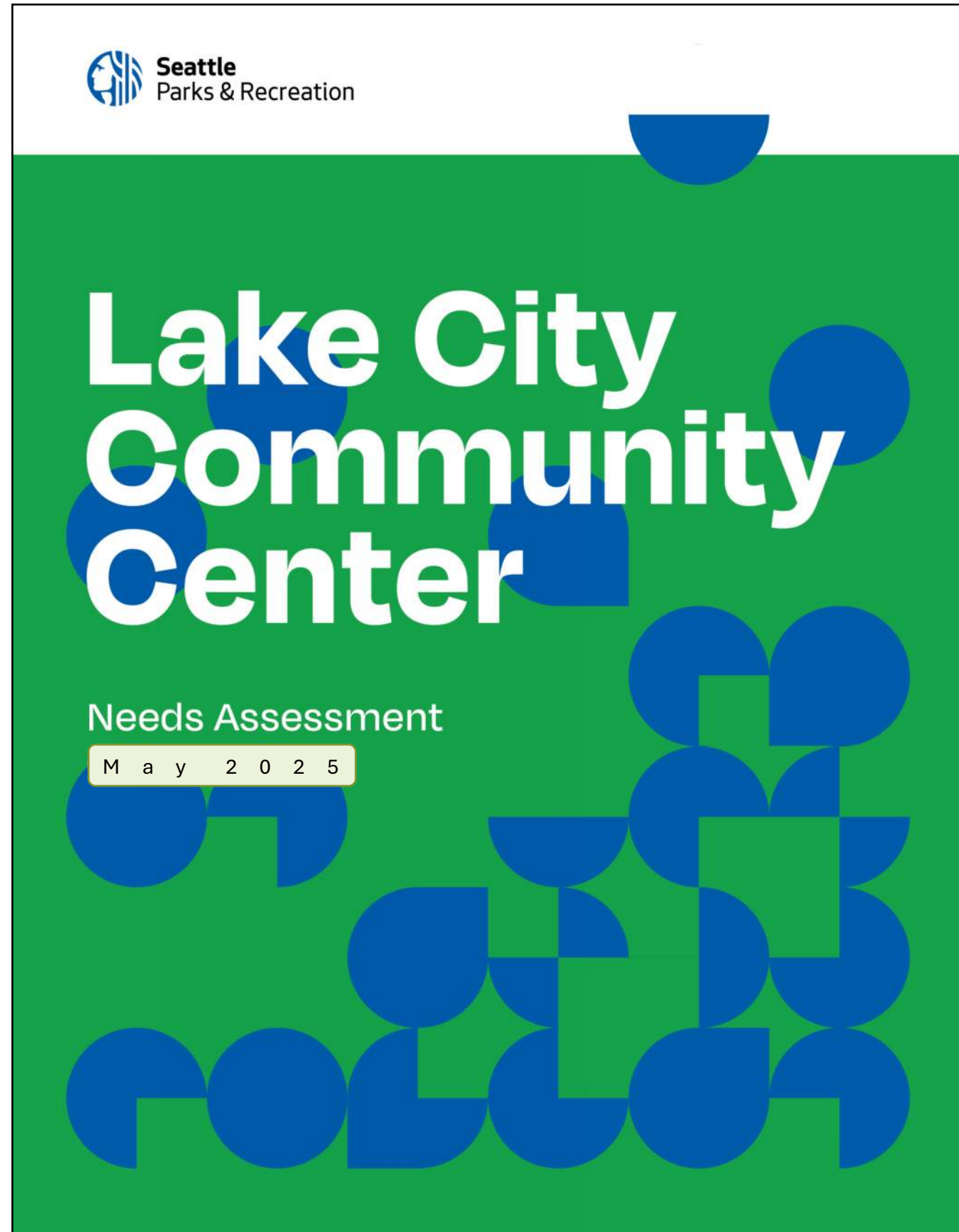
- » Pedestrian scale (sidewalks, mid-blocks, cross-walks, setbacks, beautification)
- » Massing buildings for increased height and density (infill, setbacks, mixed use)
- » Connectivity (parks & trails, residential access to commercial/business, TOD, bikeability)
- » Reduce auto-centrism (reduce surface 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

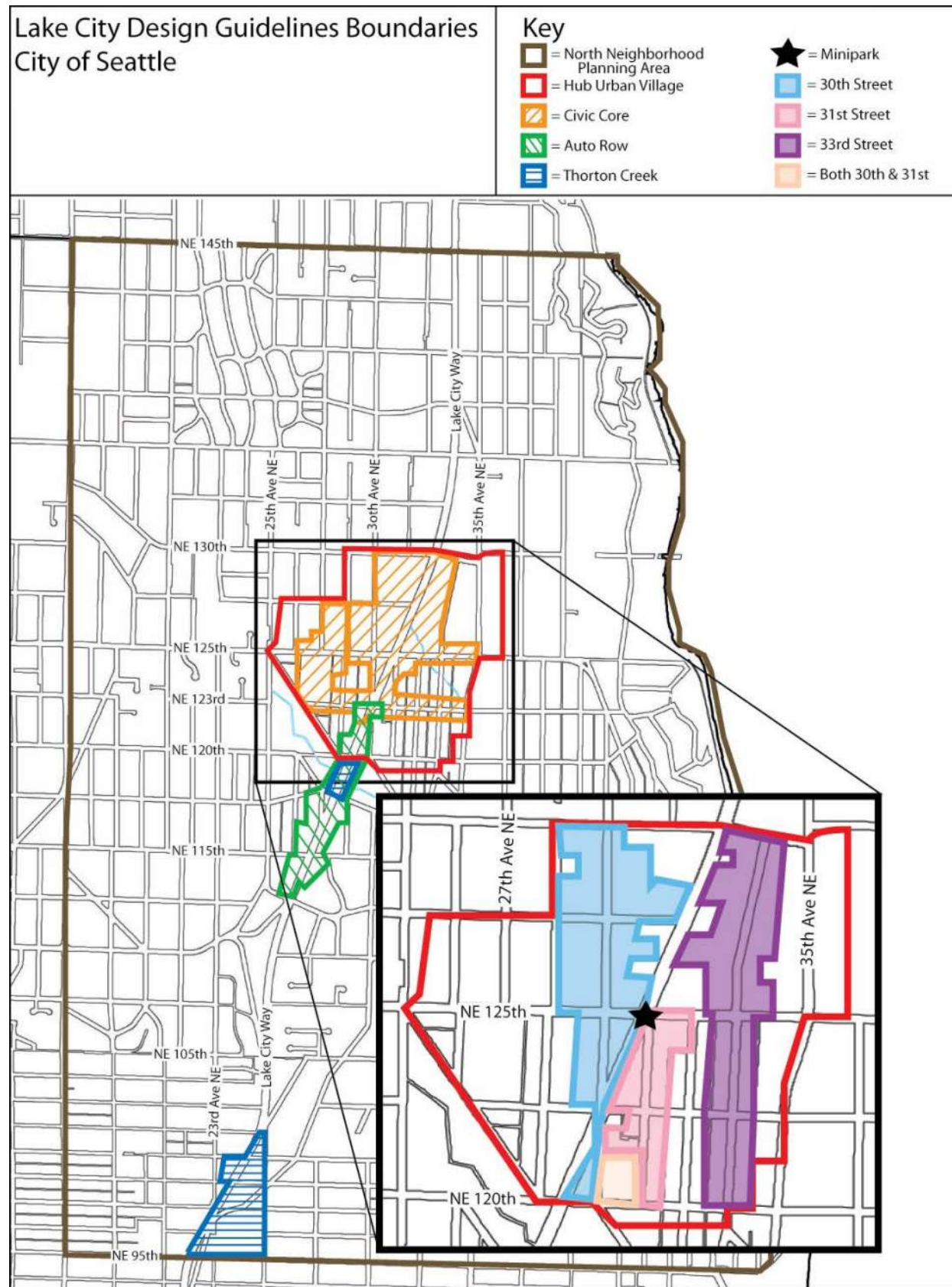
Ensuring accessibility and cultural competence

Emphasizing intergenerational activities and spaces

Including facilities for food preparation and community meals

LAKE CITY NEIGHBORHOOD DESIGN GUIDELINES

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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

DESIGN OBJECTIVES

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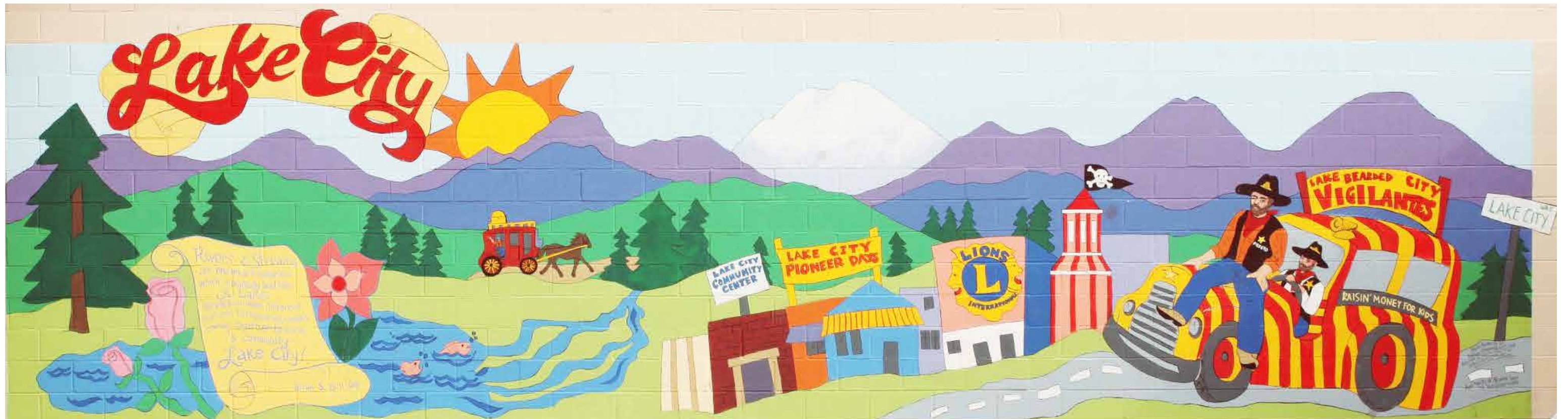
Honor the vision, history, and diversity of the community

Respond to community priorities

Enhance the Lake City civic core

Integrate community center with affordable housing & park

Create a sustainable, healthy and resilient building



WHAT WE HEARD FROM COMMUNITY

12

To make the **28th Avenue NE entry** prominent and welcoming.

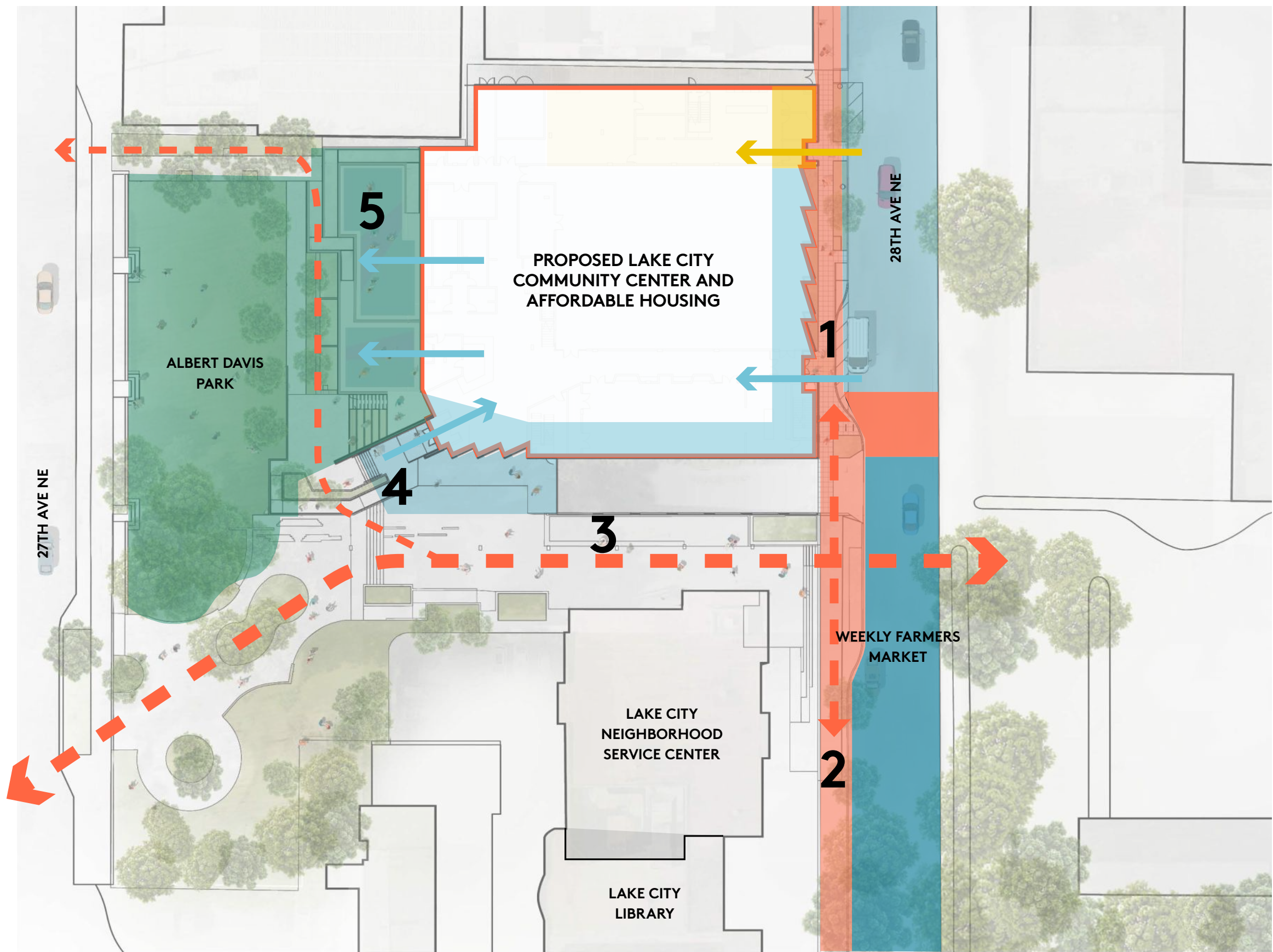
A **commercial-grade kitchen** is essential to support daily senior meals and broader food programs.

To maximize the **capacity of the multipurpose room**, to support community meals, events, and meetings.

The **shared outdoor spaces**, smooth transitions between buildings, and functional overlap in programming are important.

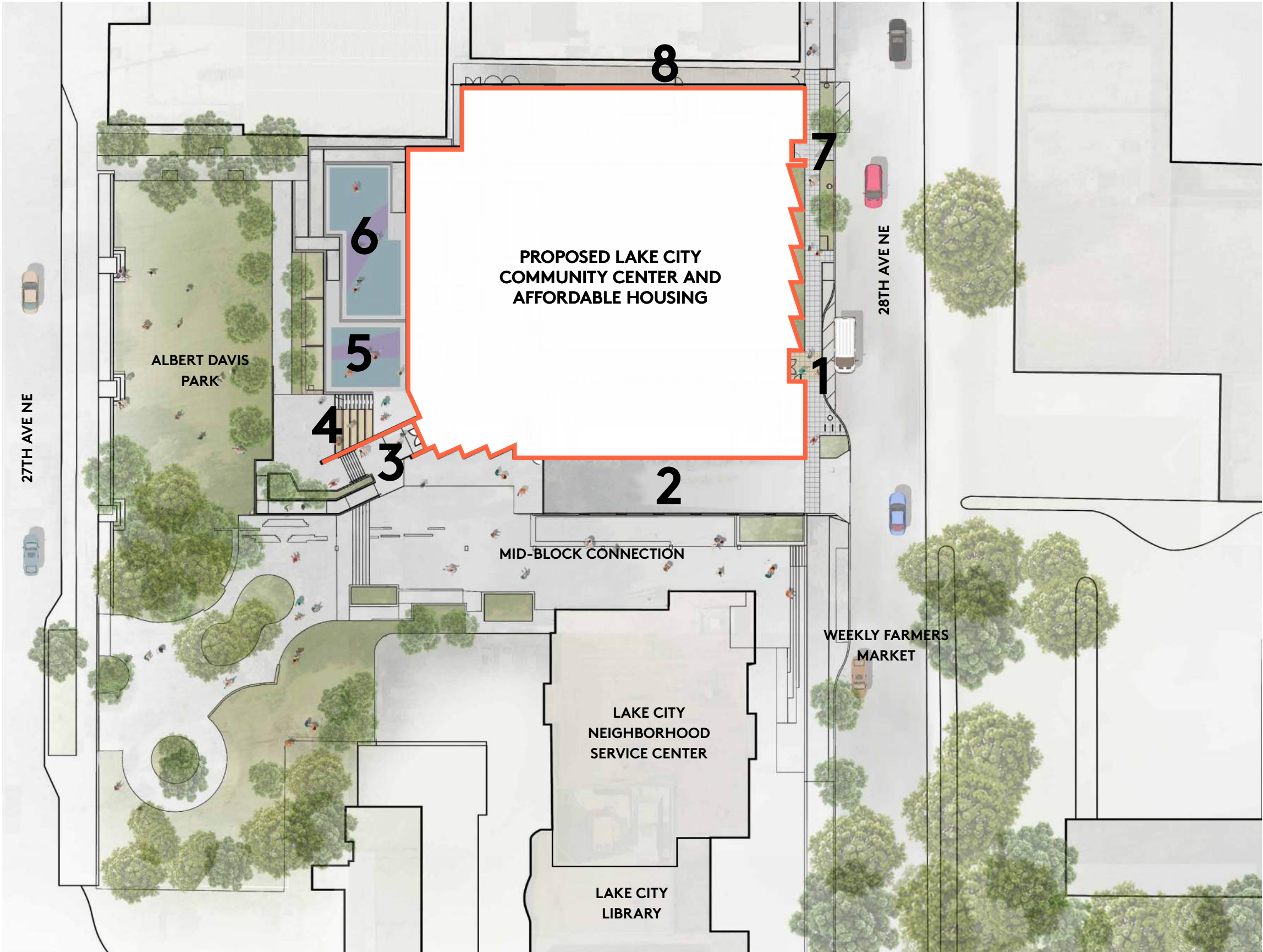
Circulation paths must be intuitive and accessible, with adequate lighting and signage to support safe movement, especially for families, seniors, and residents with mobility needs.

SITE DESIGN



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

SITE PLAN



1. Community Center main entry

2. Community Center parking ramp (existing)

3. Community Center entry

4. Community Center terrace

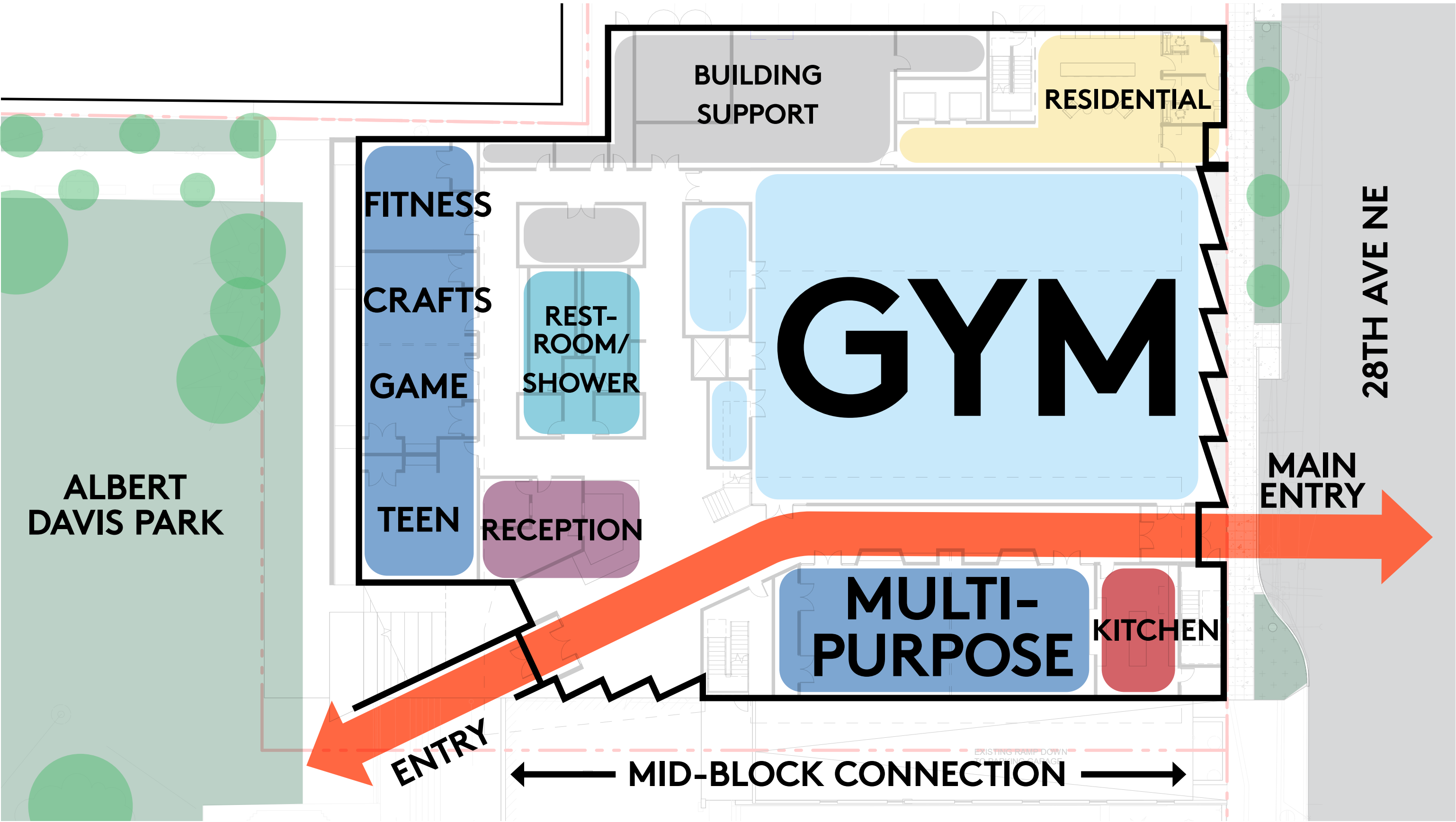
5. New park play ground

6. Community Center Childcare outdoor play area

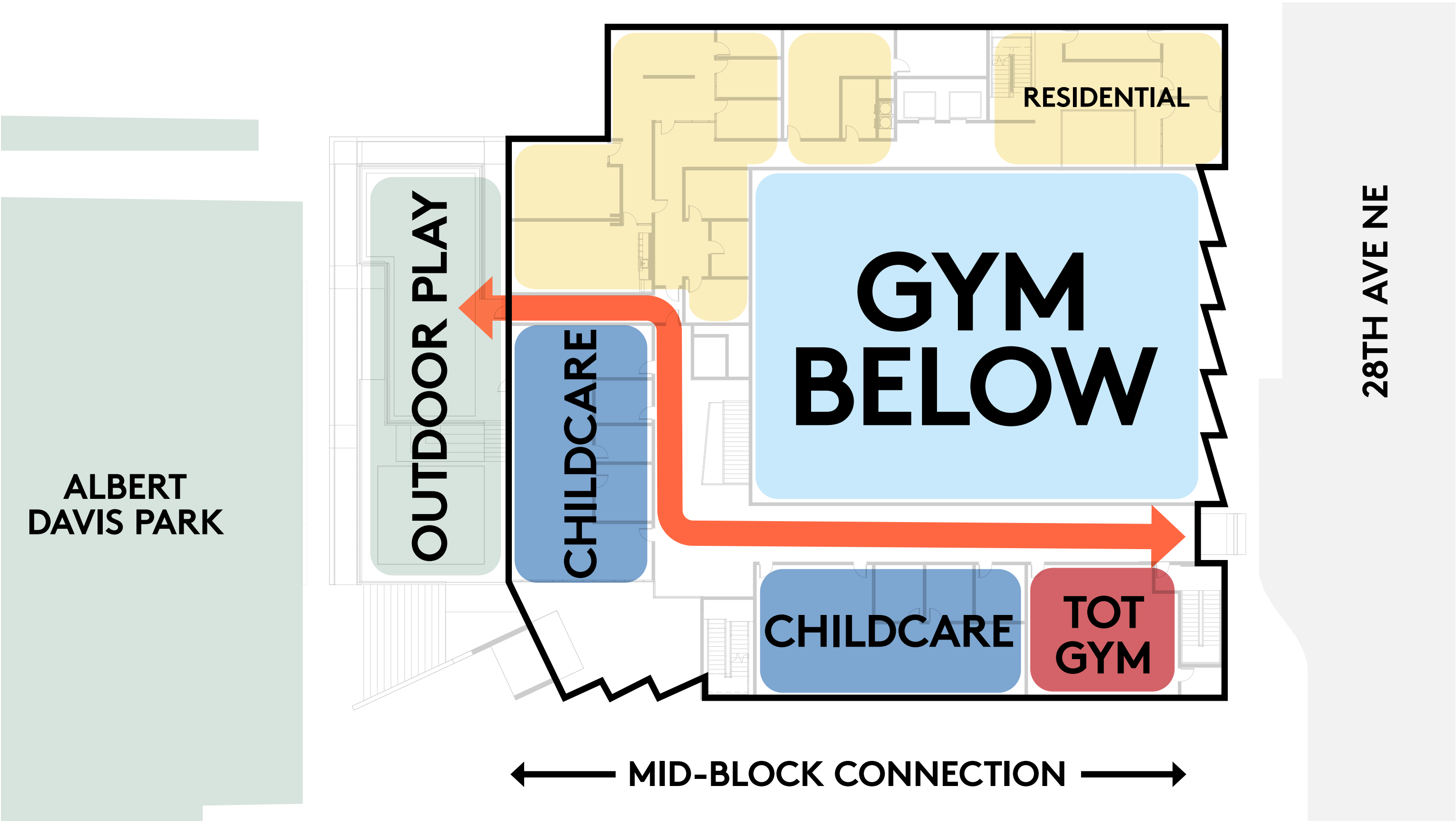
7. Housing entry

8. Building service access

LEVEL 1 PLAN DIAGRAM



LEVEL 2 PLAN DIAGRAM



UNDERGROUND PARKING LEVEL PLAN DIAGRAM

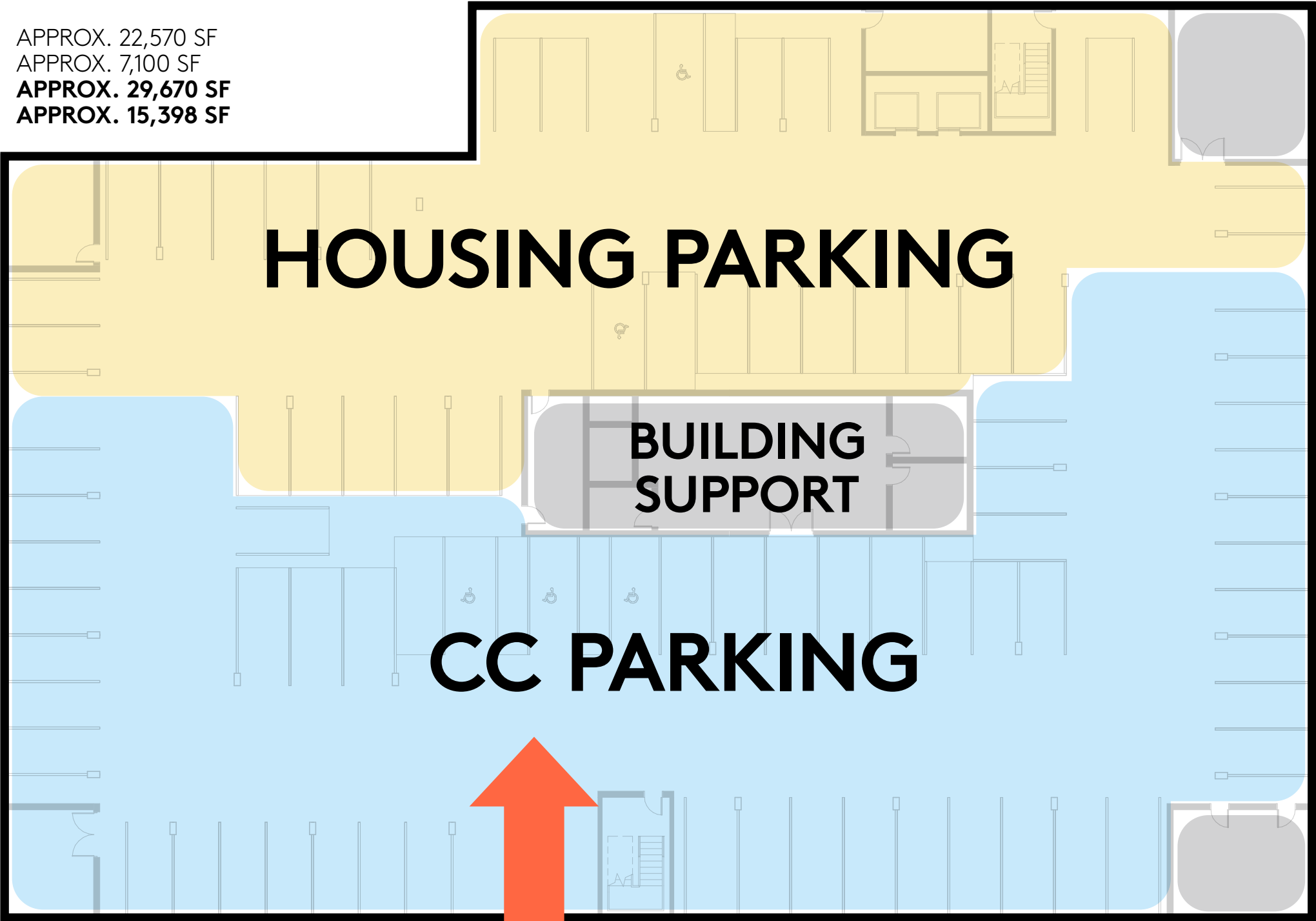
COMMUNITY CENTER BUILDING AREA

LEVEL 1
LEVEL 2
**TOTAL LEVEL 1 & 2
PARKING**

APPROX. 22,570 SF
APPROX. 7,100 SF
APPROX. 29,670 SF
APPROX. 15,398 SF

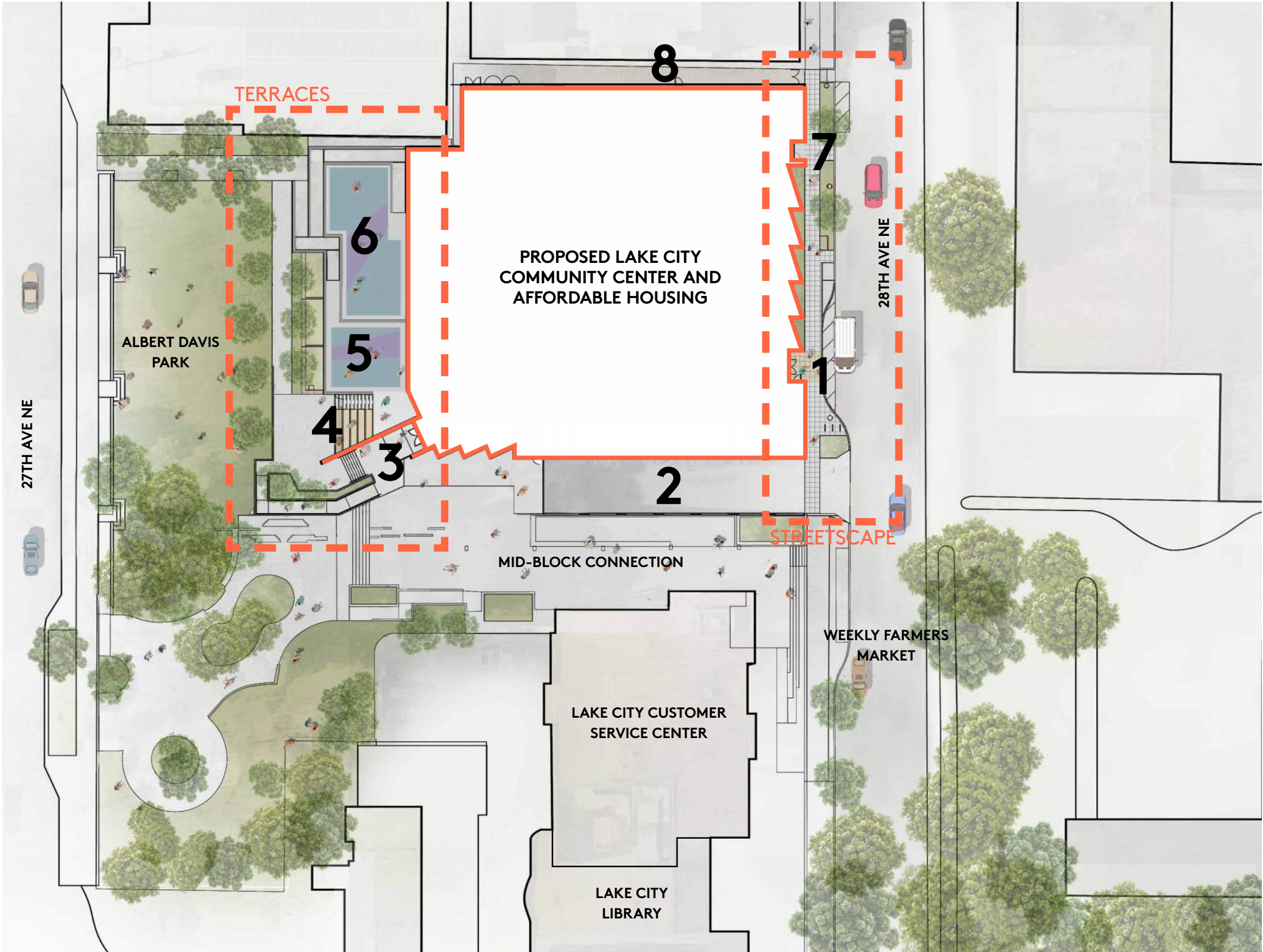
PARKING COUNT

HOUSING - 27 STALLS
CC - 52 STALLS
TOTAL - 79 STALLS



Streetscape & Site Design

SITE PLAN



1. Community Center main entry

2. Community Center parking ramp (existing)

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STREET-LEVEL VIEW - LOOKING FROM 28TH AVENUE NE



28TH AVENUE NE STREET FRONTAGE DESIGN



STREET TREES



STREETSCAPE PLANTINGS

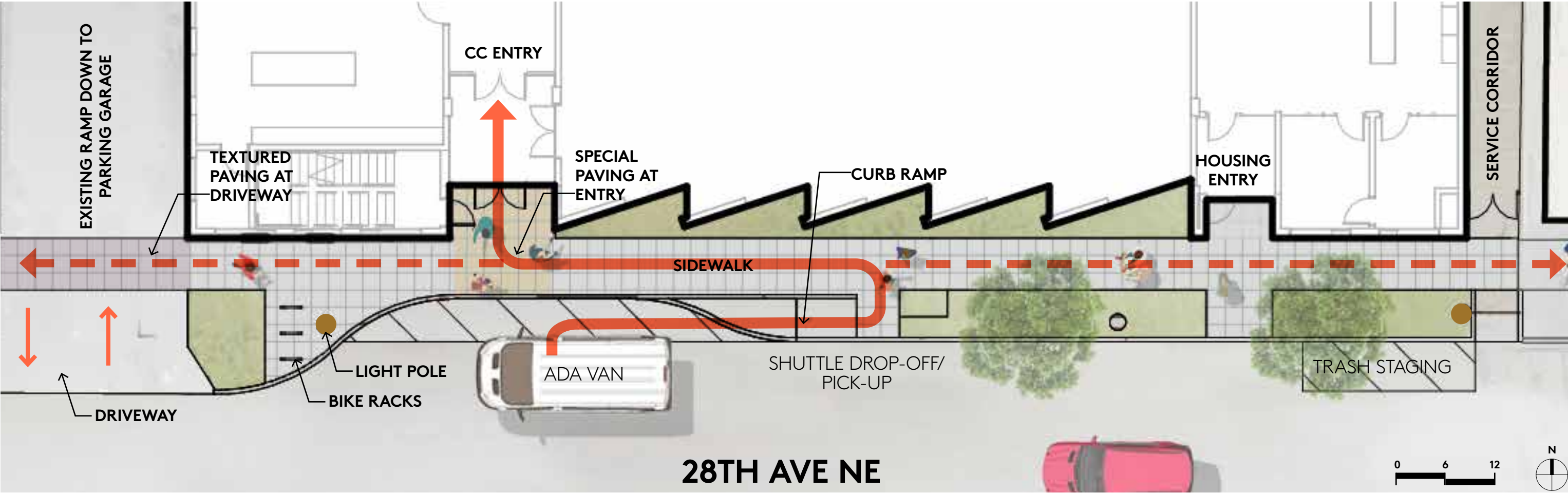


STREETSCAPE PLANTINGS



BIKE RACK (SDOT APPROVED)

28TH AVENUE NE STREET FRONTAGE DESIGN



STREET TREES



STREETSCAPE PLANTINGS



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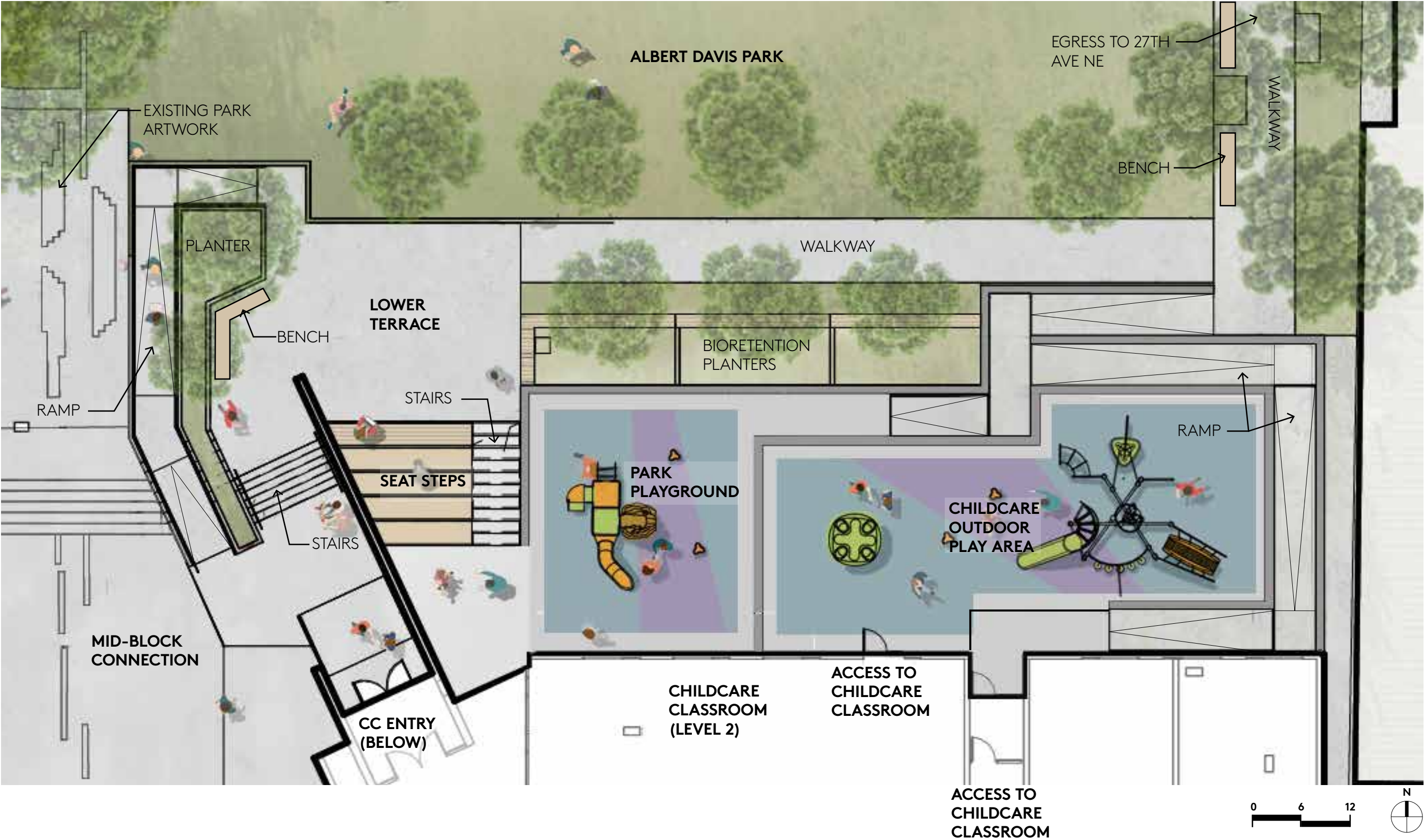


BIKE RACK (SDOT APPROVED)

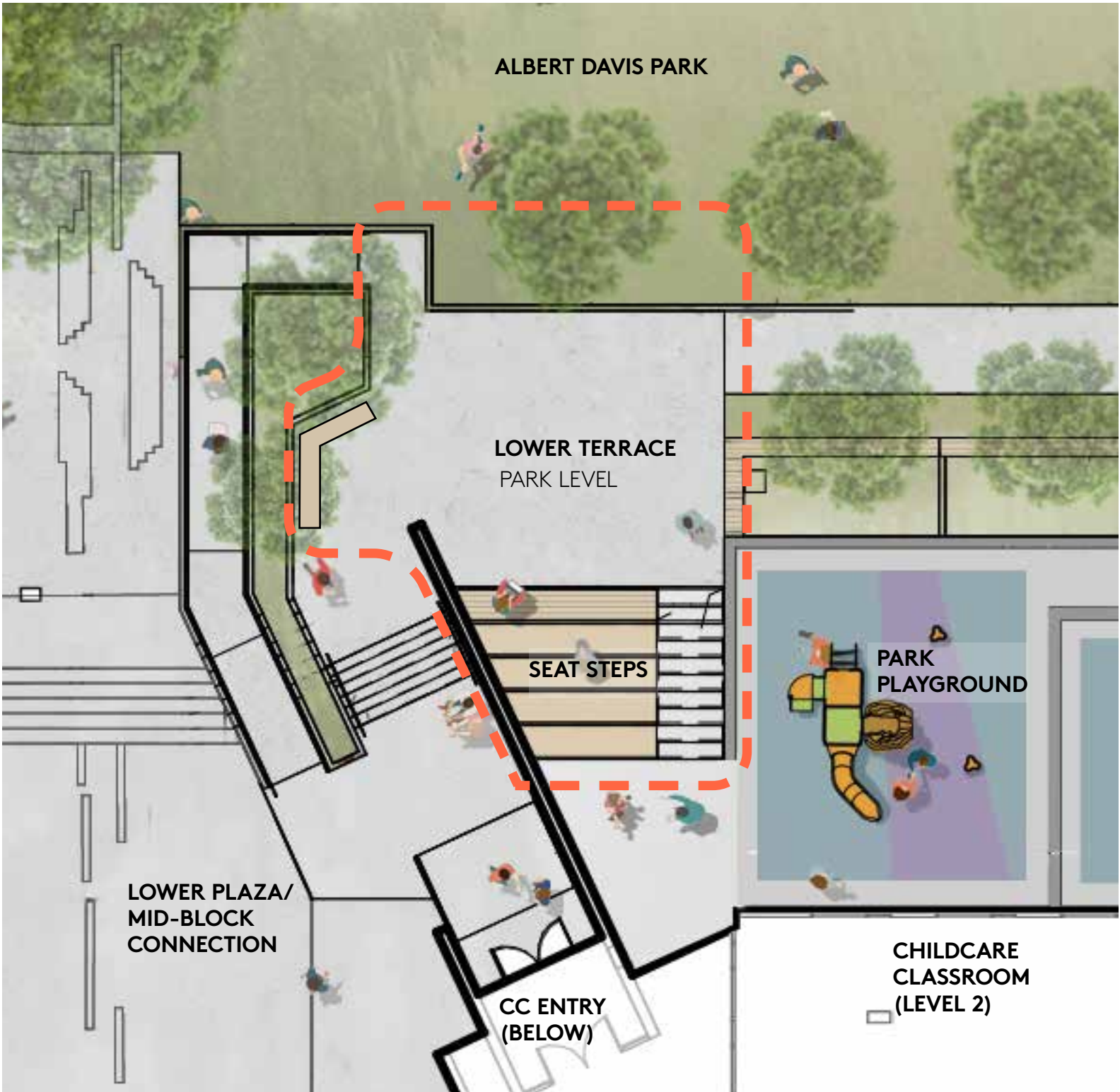
STREET-LEVEL VIEW LOOKING FROM ALBERT DAVIS PARK



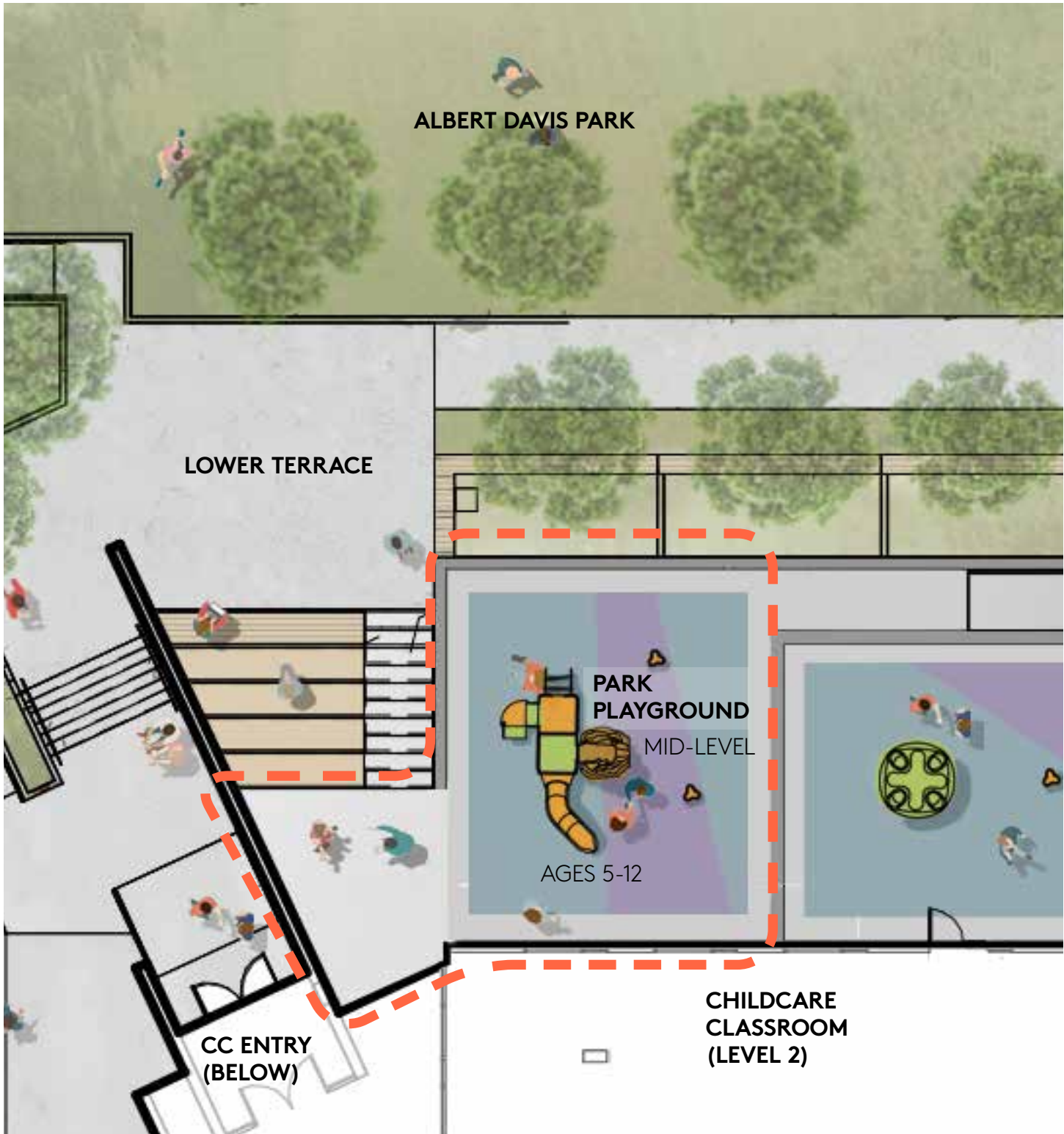
COMMUNITY CENTER TERRACE & PARK INTEGRATION



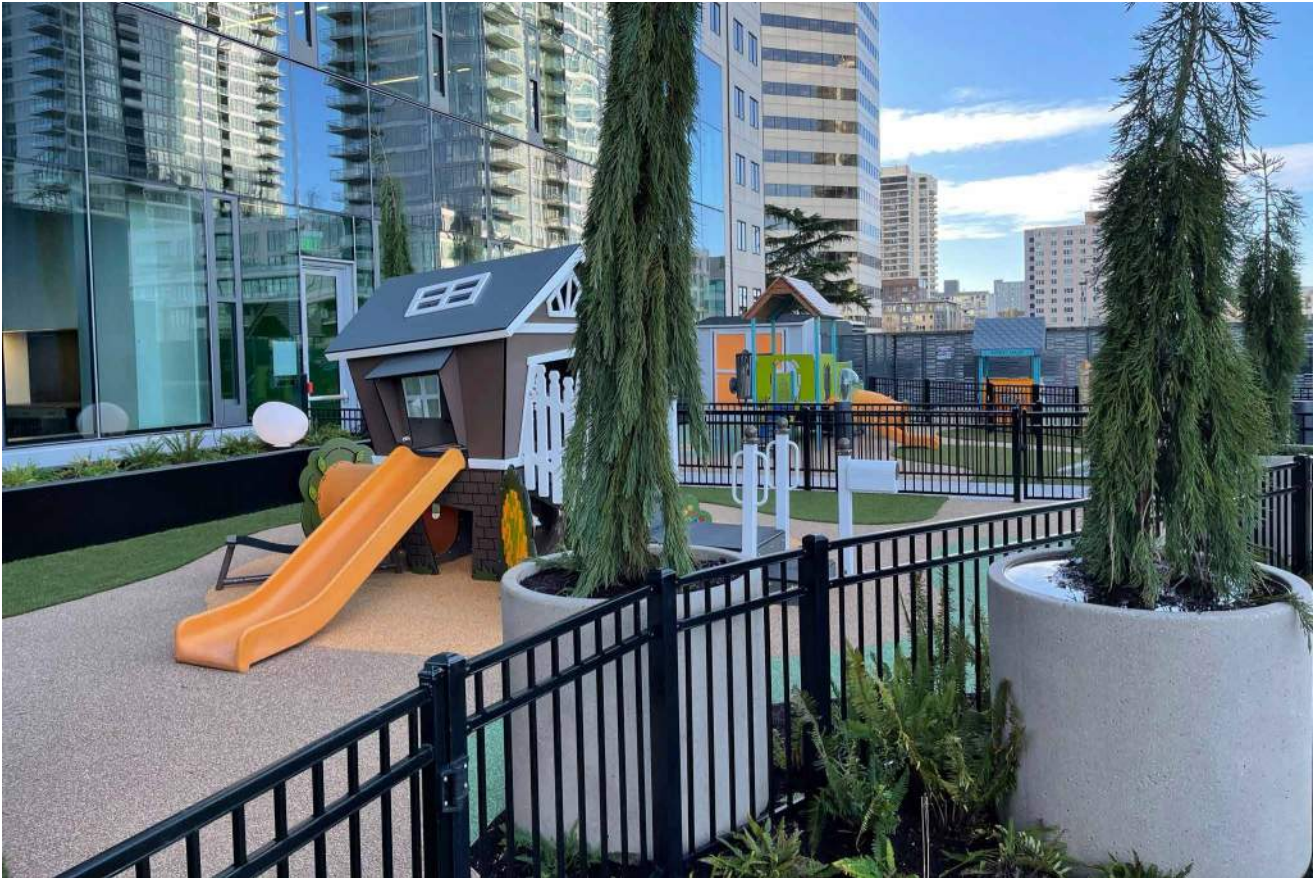
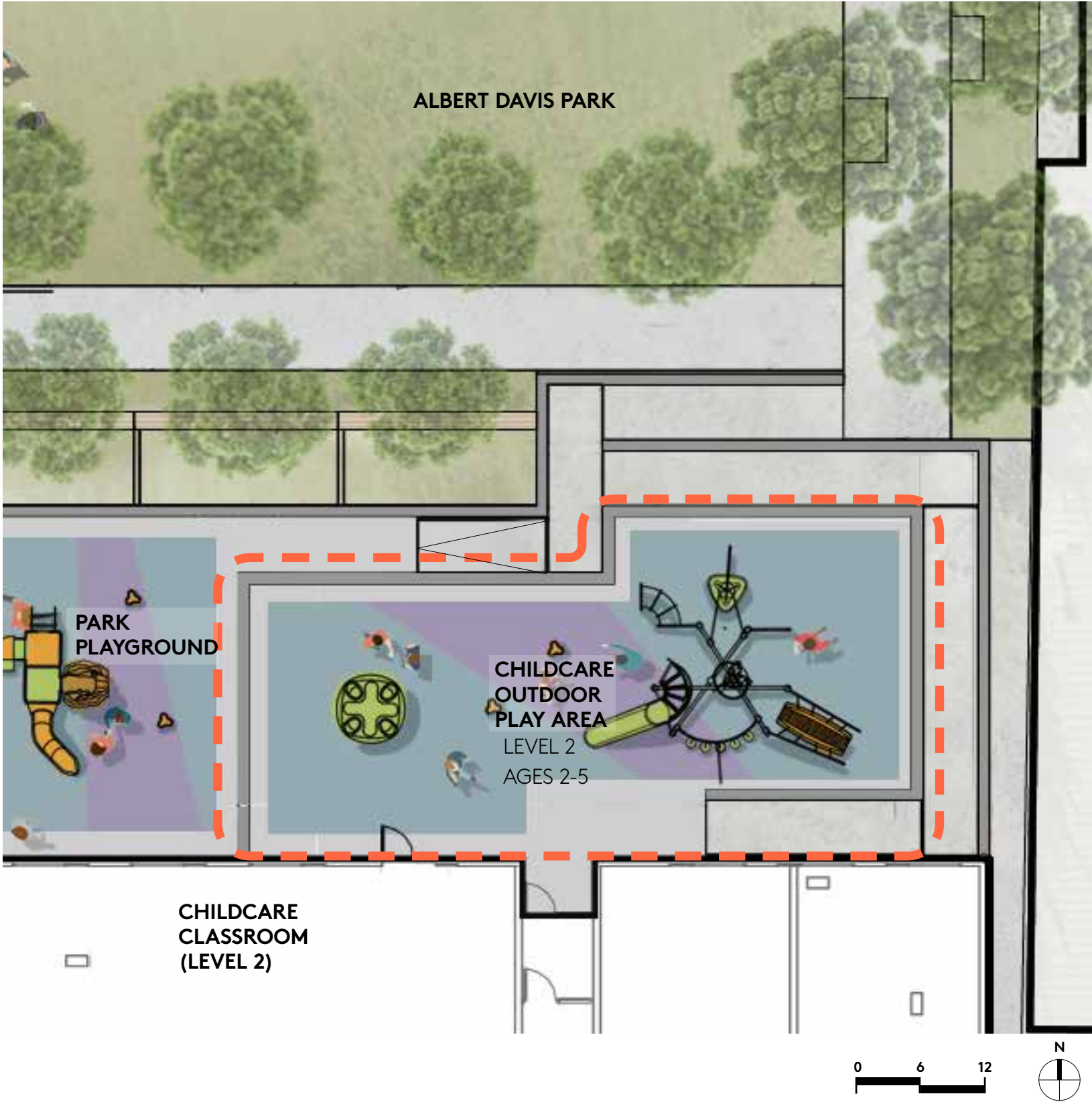
COMMUNITY CENTER TERRACE & PARK INTEGRATION - LOWER TERRACE



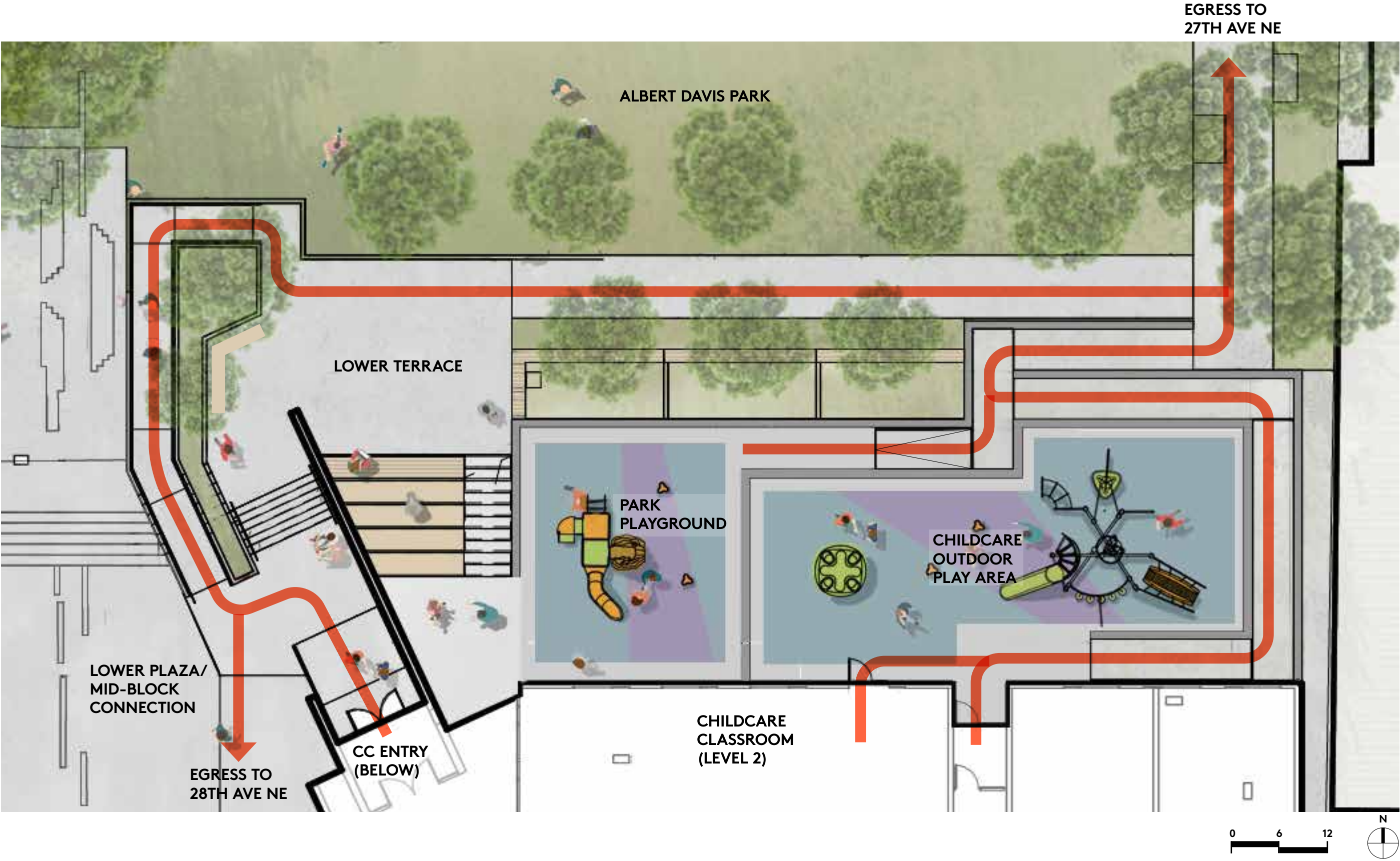
COMMUNITY CENTER TERRACE & PARK INTEGRATION - PARK PLAYGROUND TERRACE



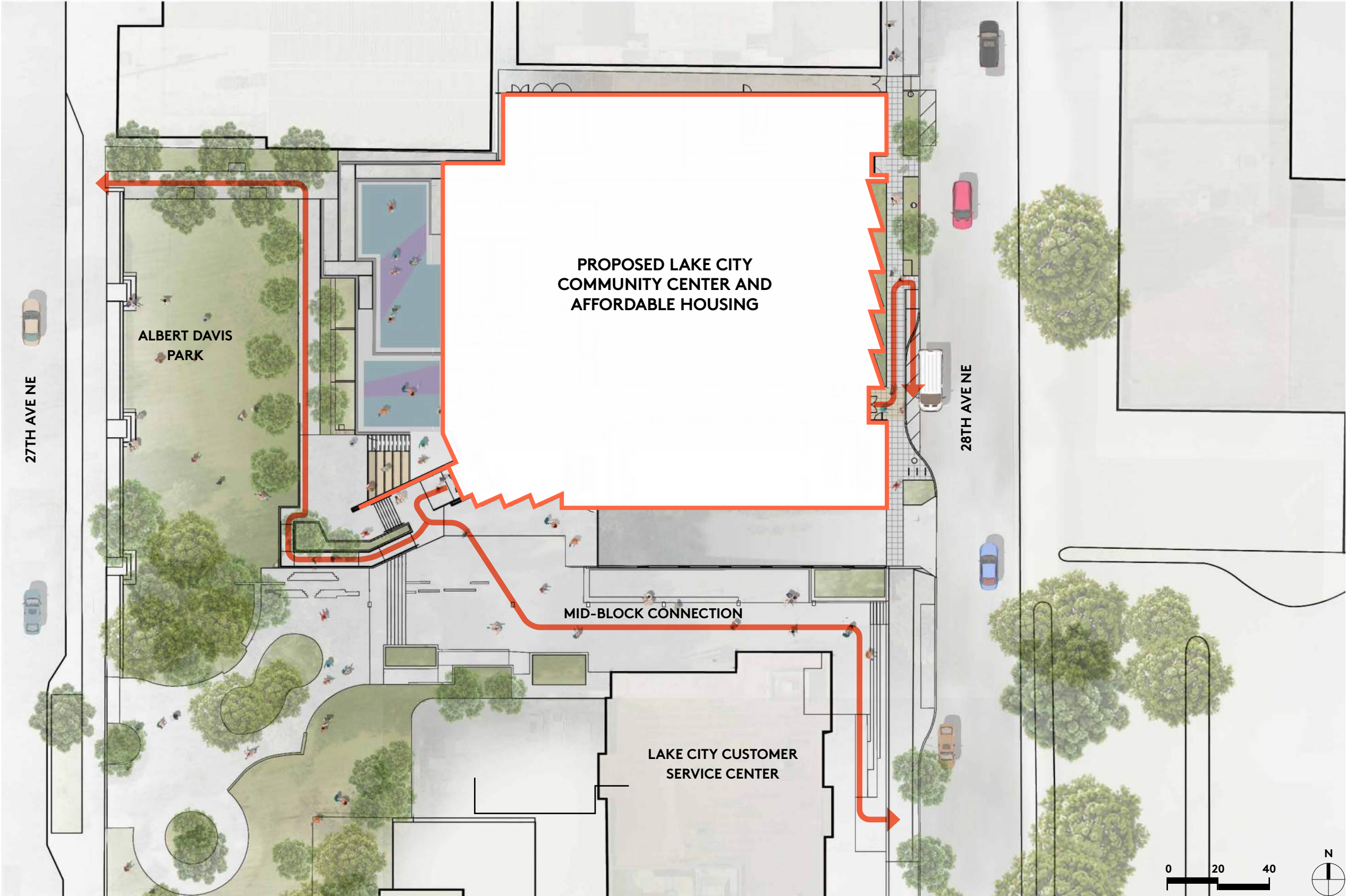
COMMUNITY CENTER TERRACE & PARK INTEGRATION - CHILDCARE TERRACE



COMMUNITY CENTER TERRACE & PARK INTEGRATION - ACCESSIBLE ROUTE



SITE PLAN - ACCESSIBLE ROUTE

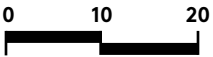


EAST-WEST SITE SECTION



LEGEND

- COMMUNITY CENTER
- AFFORDABLE HOUSING
- PARKING



NORTH-SOUTH SITE SECTION

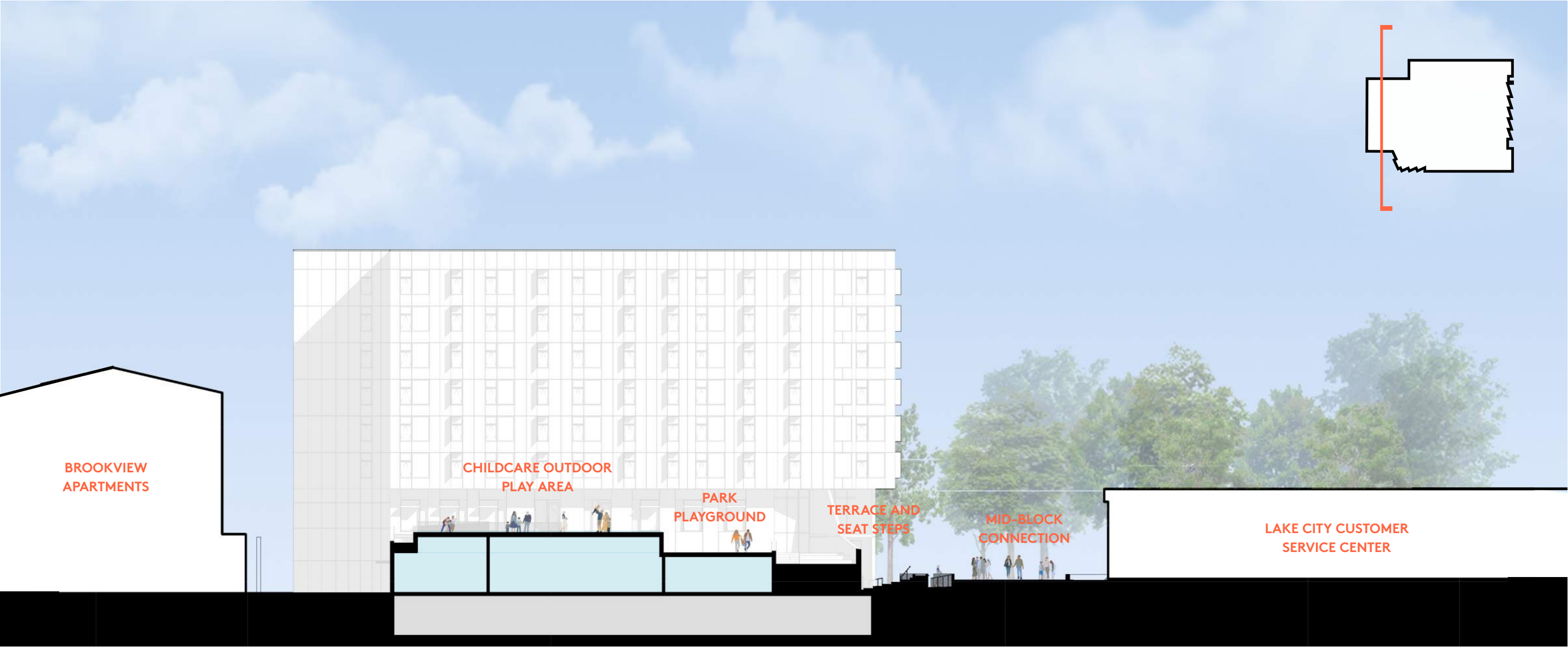


LEGEND

- COMMUNITY CENTER
- AFFORDABLE HOUSING
- PARKING



NORTH-SOUTH SITE SECTION



LEGEND

- COMMUNITY CENTER
- AFFORDABLE HOUSING
- PARKING





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