



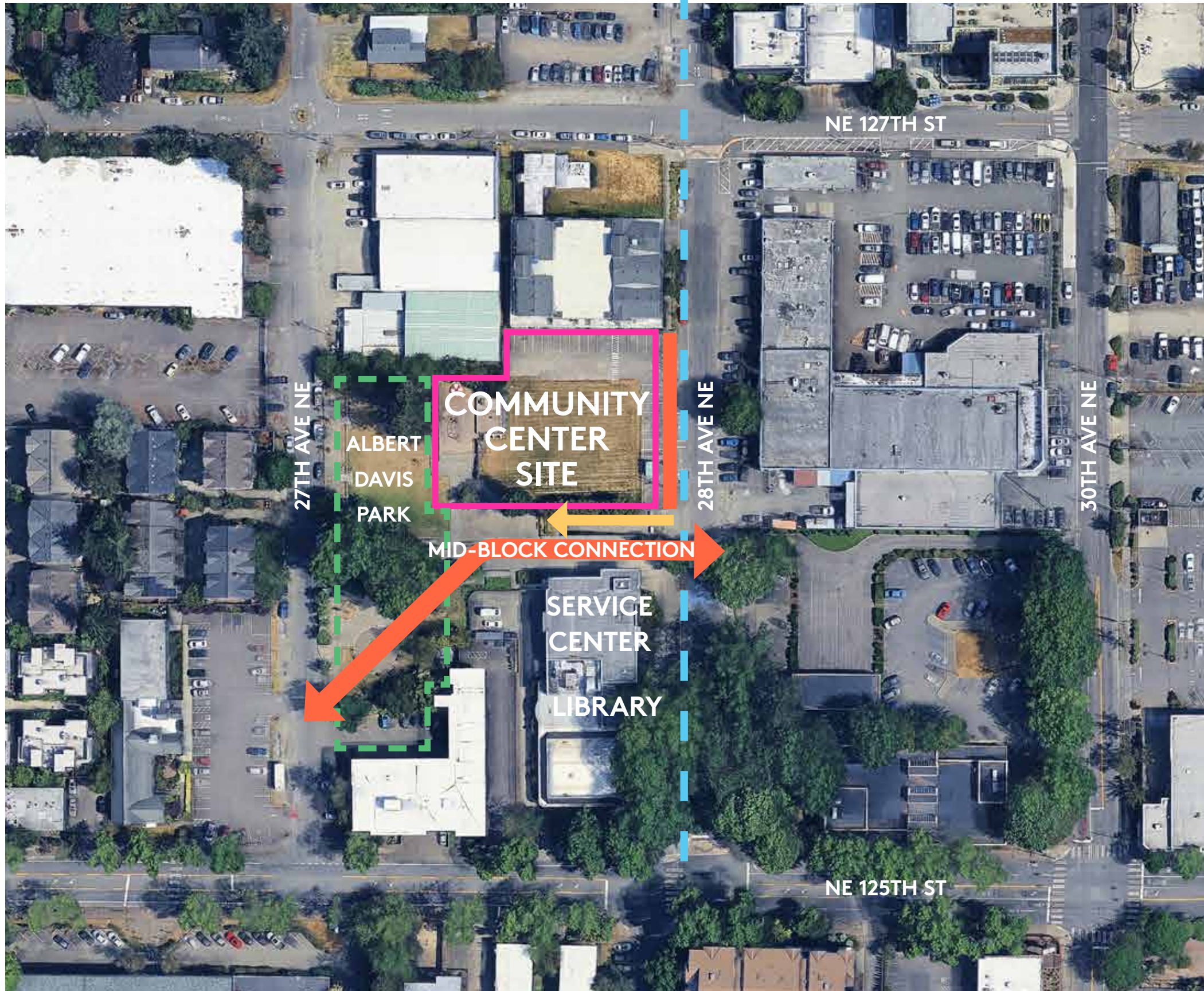
Lake City Community Center

Project Advisory Team Meeting #3 October 22, 2025

MITHŪN

Last Meeting

OPPORTUNITIES & CHALLENGES



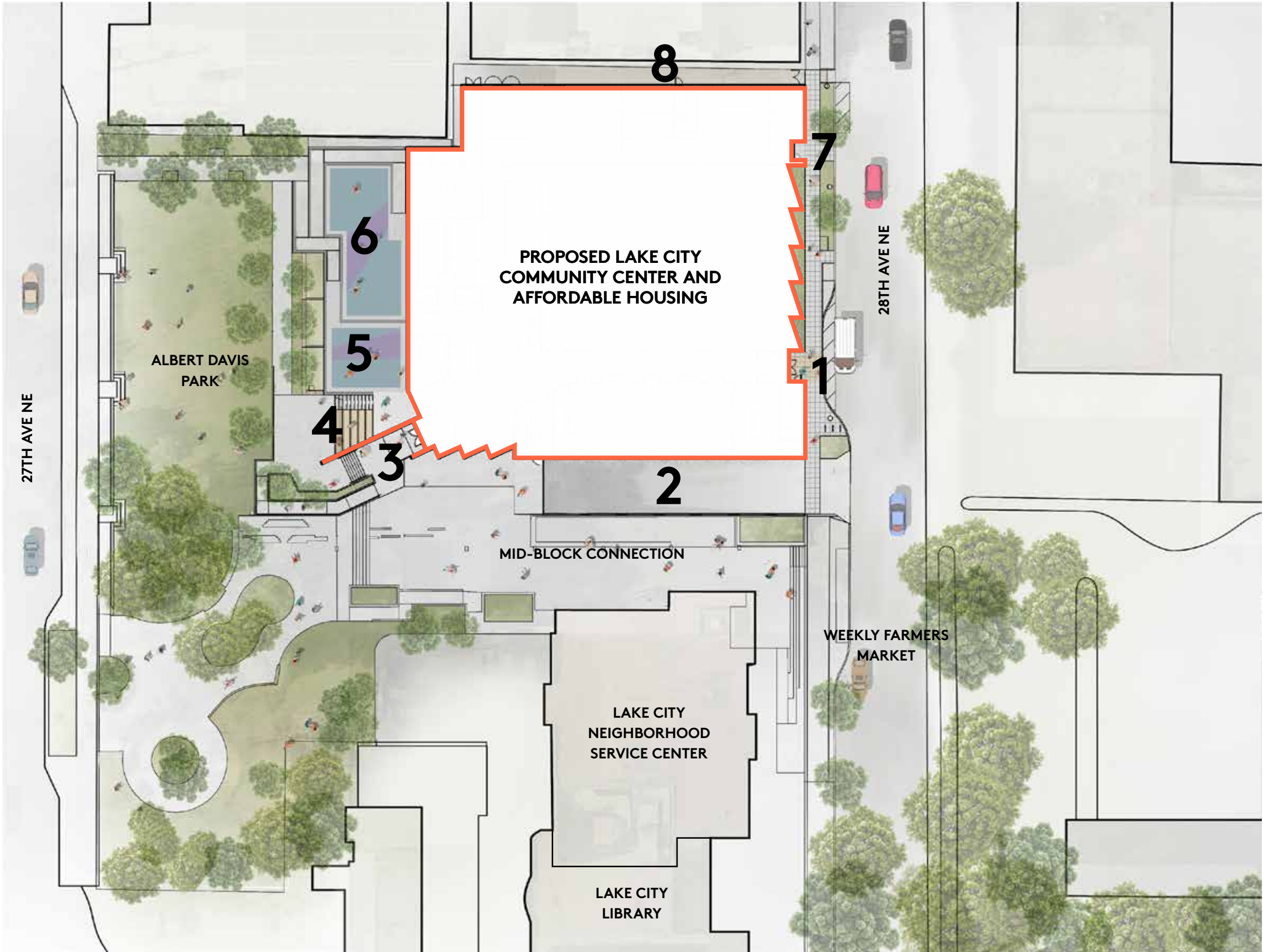
Opportunities

- 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

SITE PLAN



1. Community Center
main entry

2. Community
Center parking ramp
(existing)

3. Community Center
entry

4. Community Center
terrace

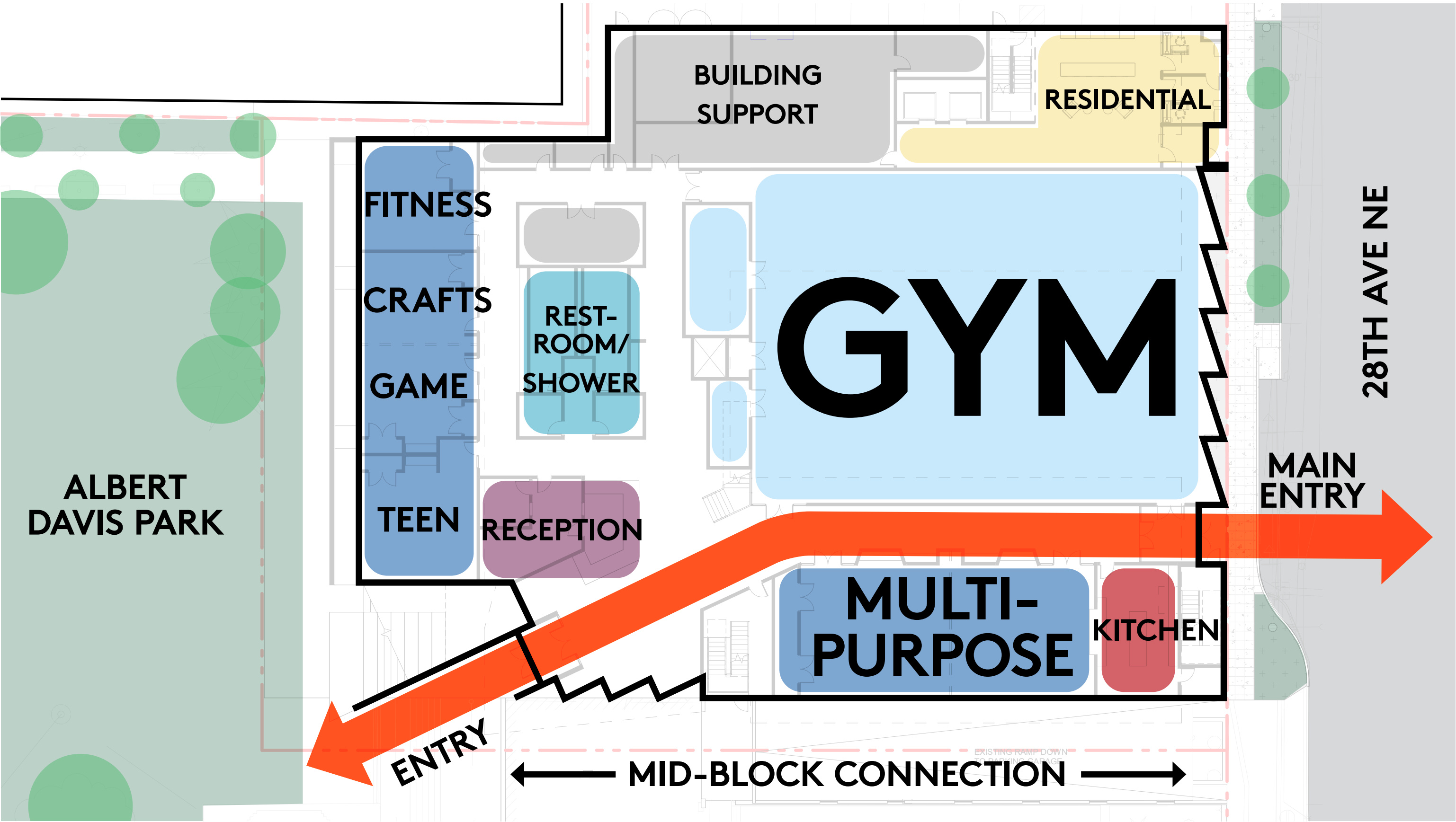
5. New park play
ground

6. Community Center
Childcare outdoor play
area

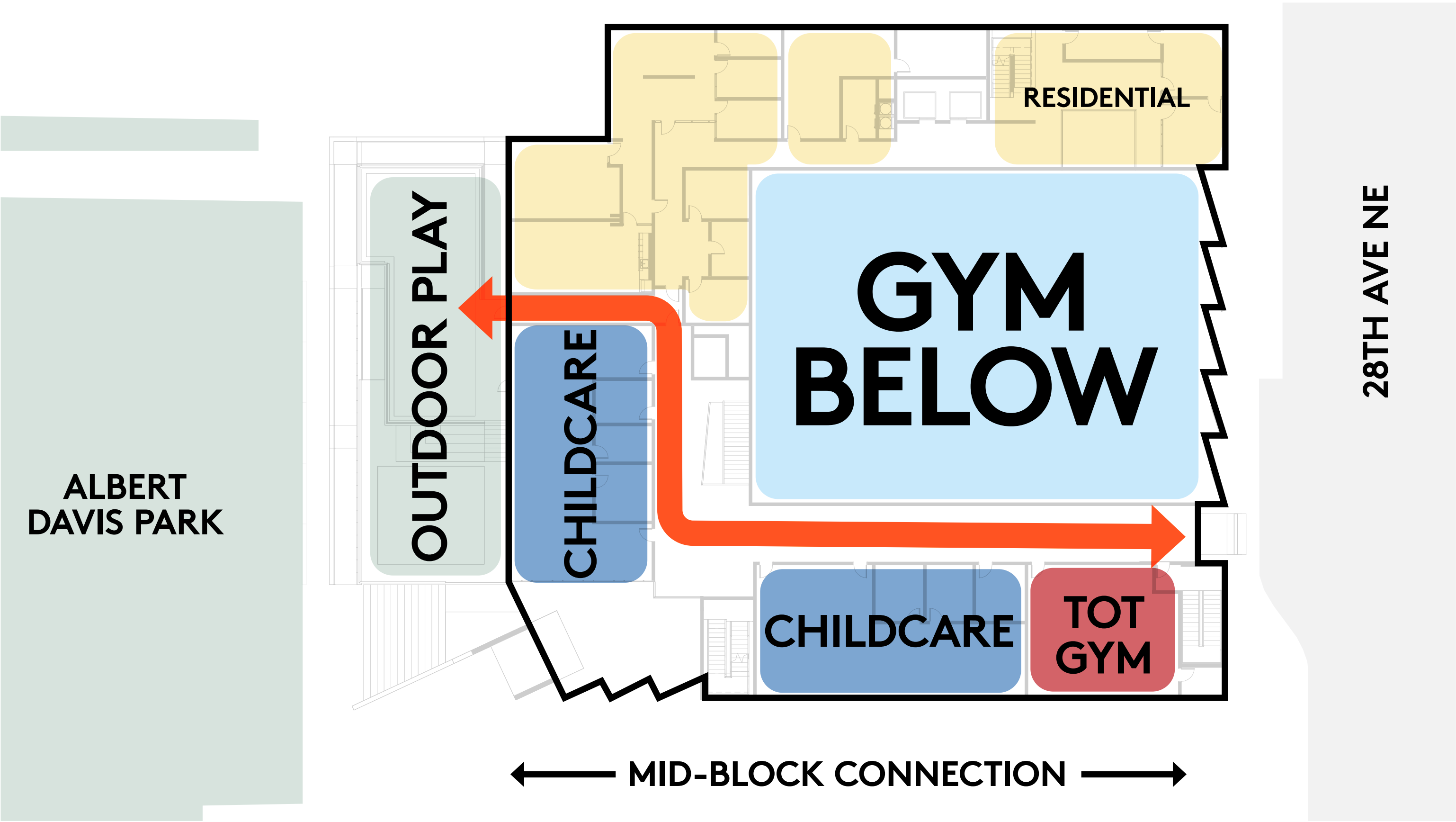
7. Housing entry

8. Building service
access

LEVEL 1 PLAN DIAGRAM



LEVEL 2 PLAN DIAGRAM



UNDERGROUND PARKING LEVEL PLAN DIAGRAM

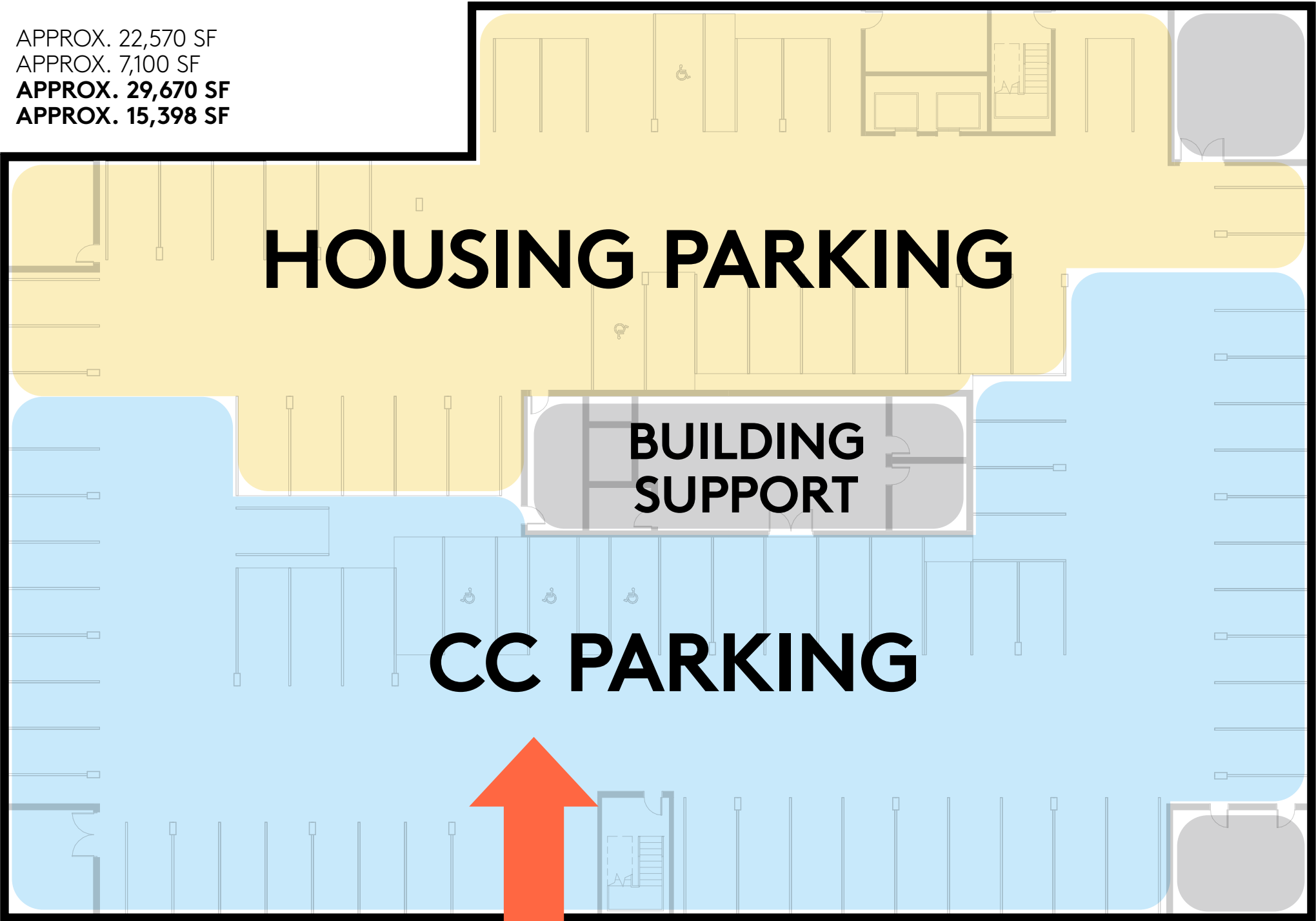
COMMUNITY CENTER BUILDING AREA

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

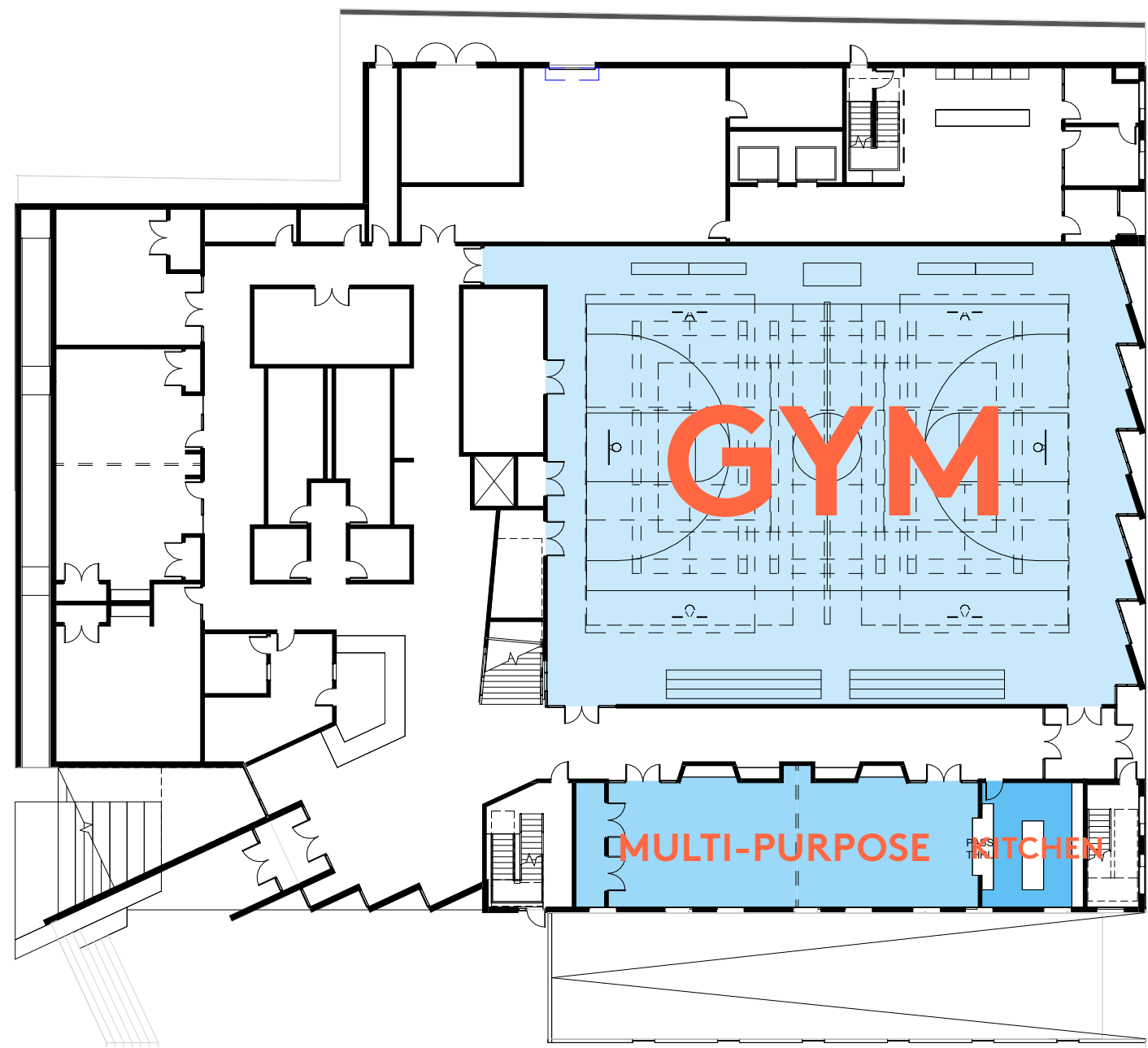
APPROX. 22,570 SF
APPROX. 7,100 SF
APPROX. 29,670 SF
APPROX. 15,398 SF

PARKING COUNT

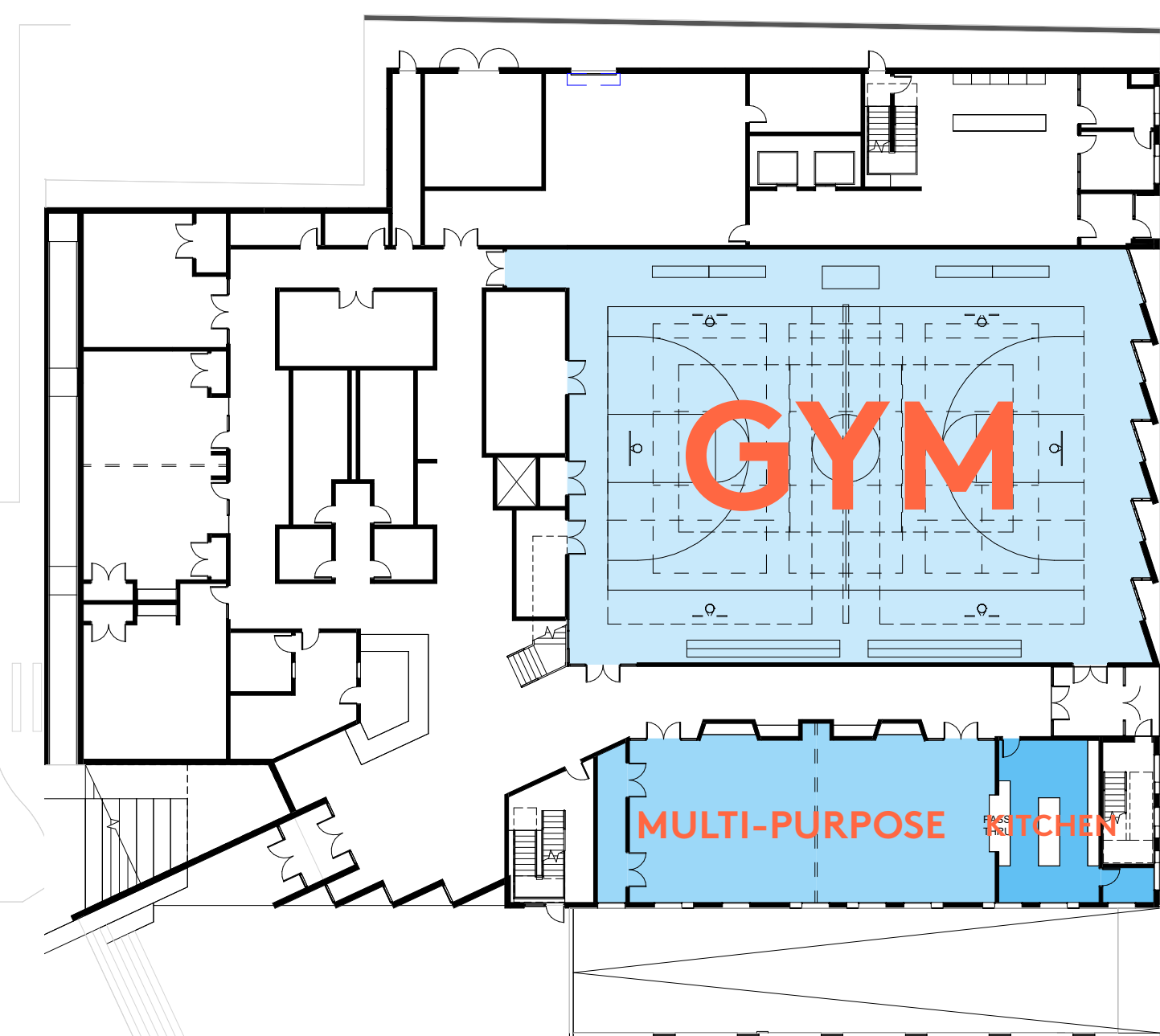
HOUSING - 27 STALLS
CC - 52 STALLS
TOTAL - 79 STALLS



DESIGN OPTIONS - OPTION 1 & 2 - SUMMARY COMPARISON



OPTION 1



OPTION 2



Project Updates

WHAT WE HEARD

FROM PUBLIC SURVEY (August - September, 2025)

Community Center entry preference

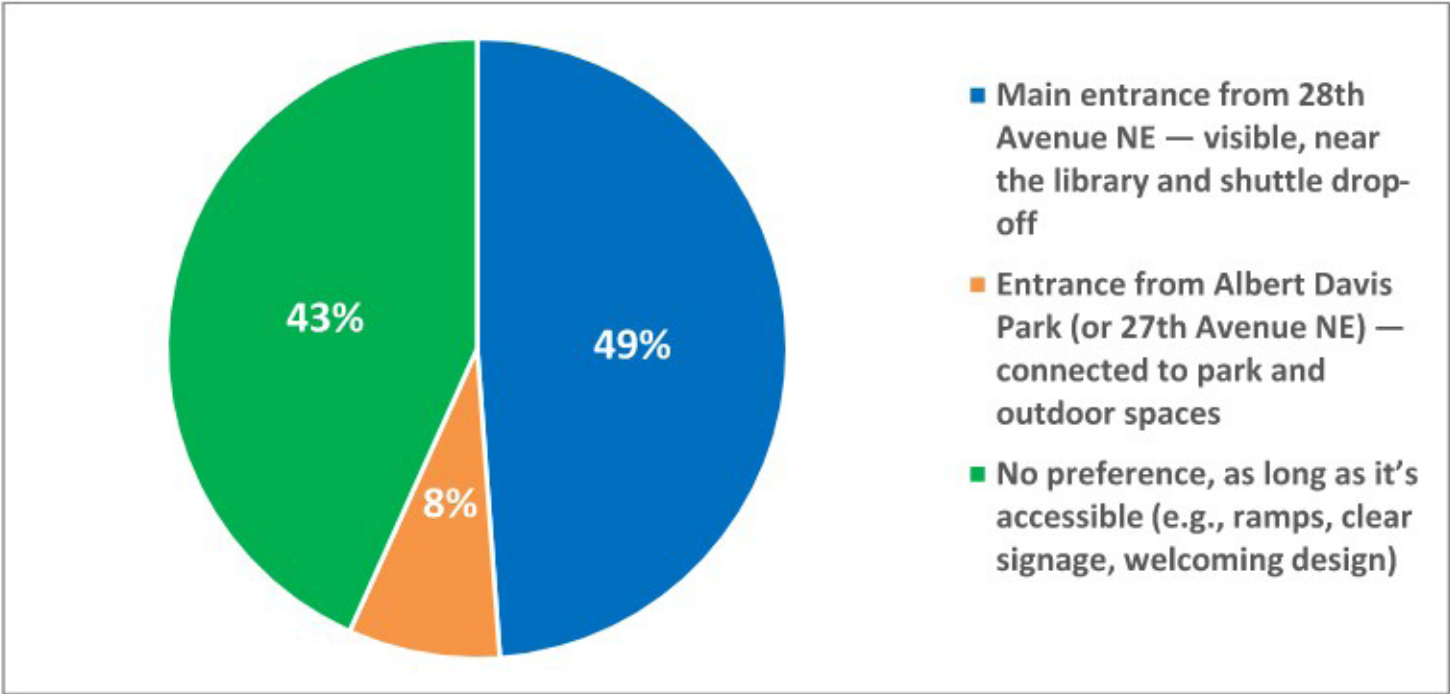


Figure 1: Community Preferences for Entry to the New Lake City Community Center

The pie chart above shows how community members responded when given multiple entry options for the new facility. Many favored a main entrance from 28th Avenue NE, noting its visibility and easy access for pick-up and drop-off near the library and shuttle stop. Others preferred an entrance from Albert Davis Park, while some expressed no specific preference as long as the design was accessible and welcoming.

FROM PUBLIC MEETING (August 15, 2025)

- Maximize size of fitness room & teen room
- Provide site amenities: outdoor areas, seating and flexible green space

Preferred design option: slightly narrower gym and larger multi-purpose room and kitchen

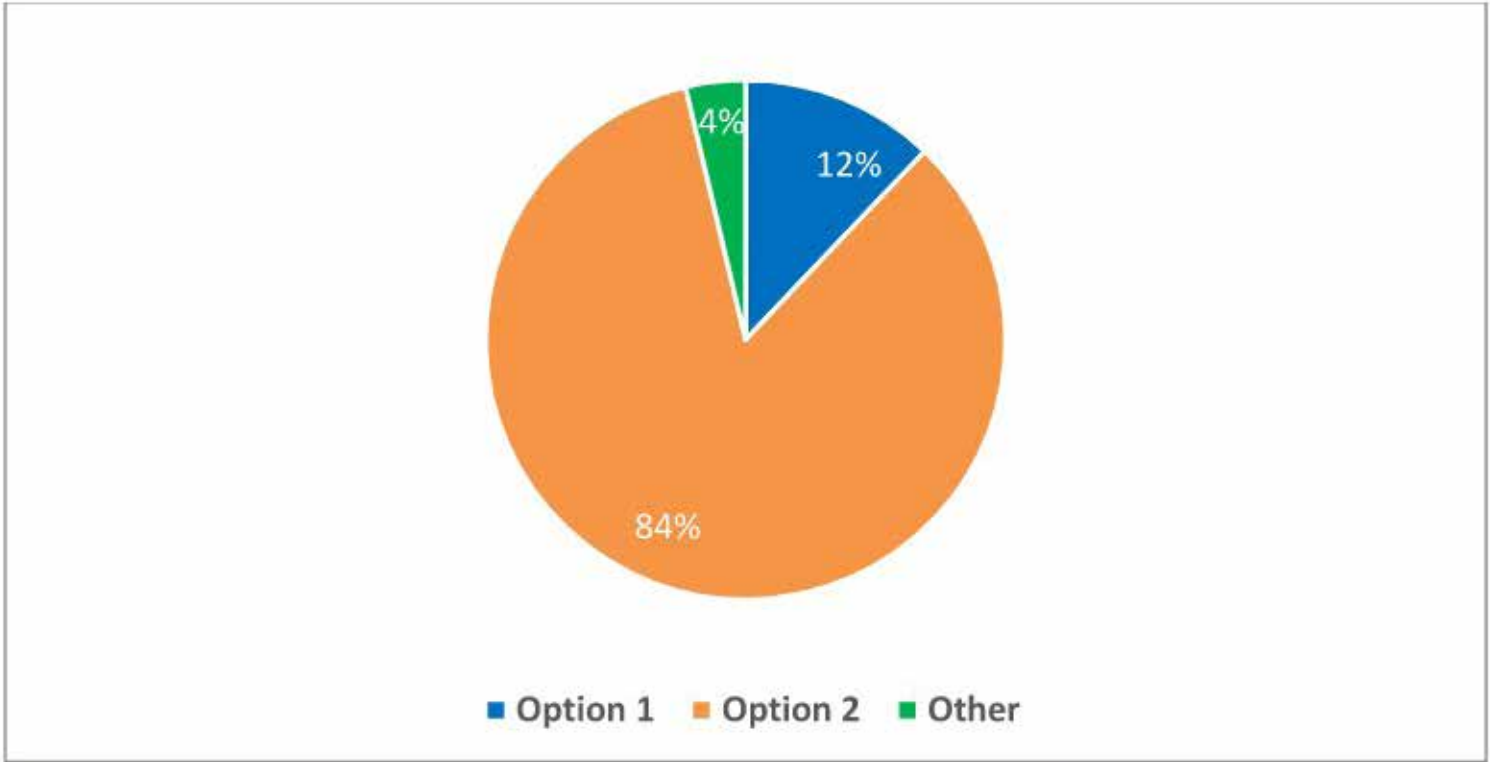


Figure 4: Community Preferences Between Design Layout Options.

WHAT WE HEARD

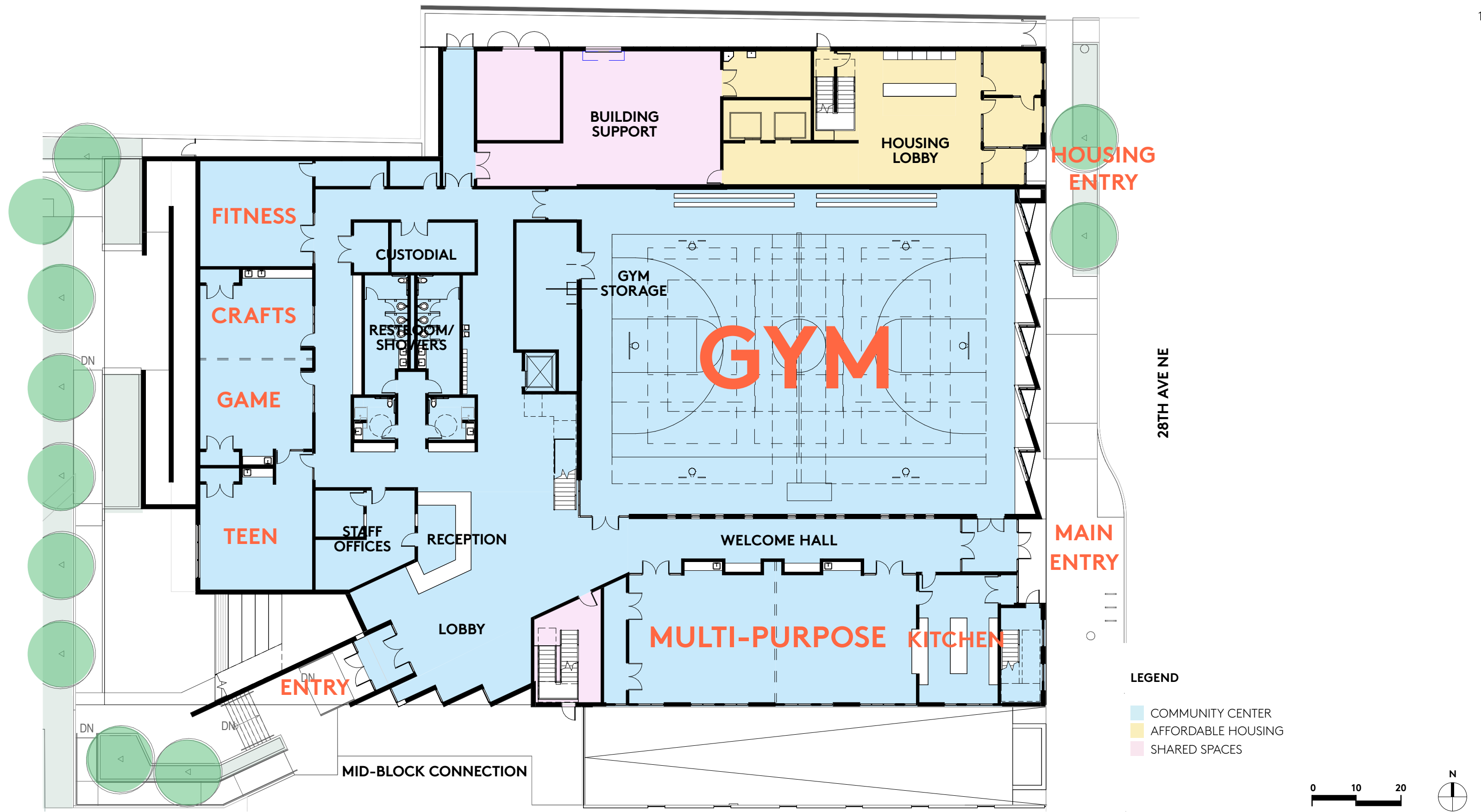
FROM DESIGN COMMISSION MEETING #1 (September 4, 2025)

11

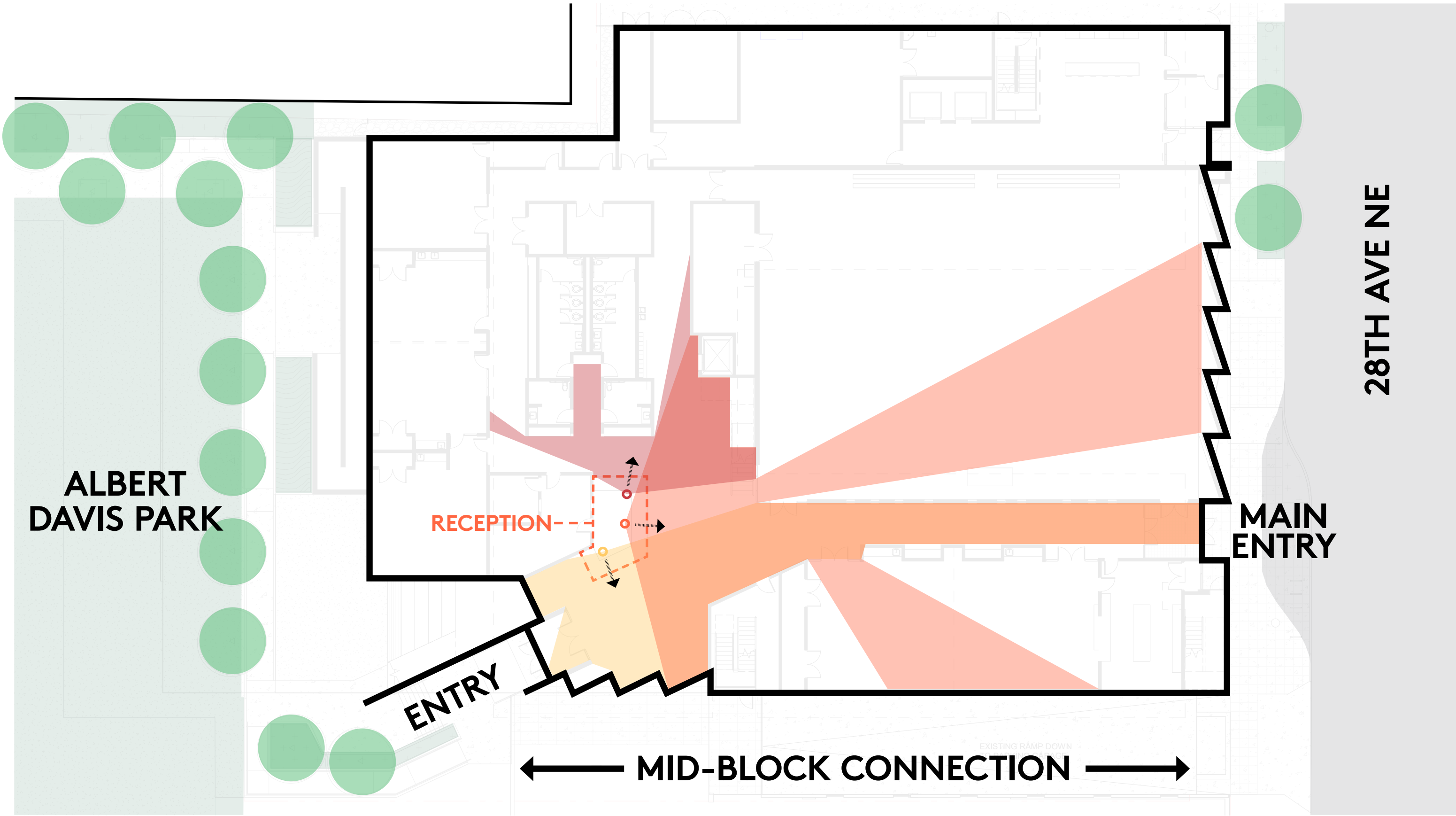
Recommendations:

1. **Expand entry area on 28th Avenue NE** - for more generous public space at and near the community center entrance
2. **Enhance entry prominence** - for better identification of entry to community center
3. **Simplify circulation** - Reduce ramp complexity on side of building that connects community center to Albert Davis Park; improve wayfinding
4. **Improve integration with park** - Study relocating the community center playground area to a location closer to Albert Davis Park
5. Coordinate with adjacent uses - Better integrate exterior programming areas with library, service center, and mid-block connection
6. Continue cultural integration - Work with Headwater People on wayfinding and cultural competence
7. Collaborate on public art - Coordinate with Office of Arts & Culture on placement opportunities
8. Coordinate with SDOT - Explore curb line modifications for additional entry space at 28th Ave NE and crosswalk mural opportunities
9. Consider microgrid opportunities - Study partnership with Seattle City Light
10. Enhance bike infrastructure - Study expanded bike parking and micromobility accommodations
11. Extend landscape integration - Explore vegetation extension into mid-block connection between 27th Ave NE and community center
12. Address circulation and potential street improvements on 27th Ave NE

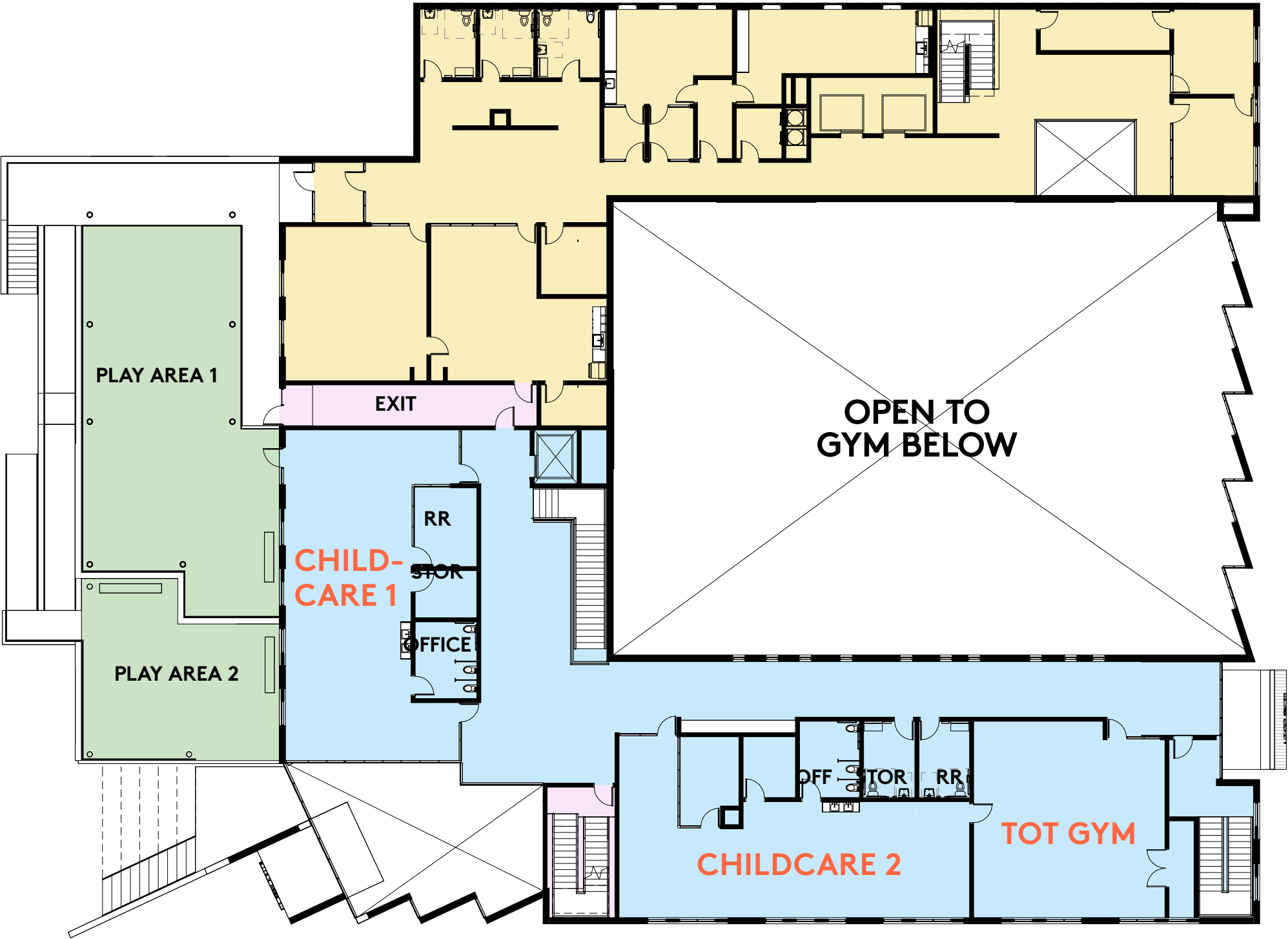
LEVEL 1 FLOOR PLAN



RECEPTION SIGHTLINE DIAGRAM



LEVEL 2 FLOOR PLAN



LEGEND

- COMMUNITY CENTER
- AFFORDABLE HOUSING
- SHARED SPACES



STREET-LEVEL VIEW - LOOKING FROM 28TH AVENUE NE



STREET-LEVEL VIEW - LOOKING FROM 28TH AVENUE NE

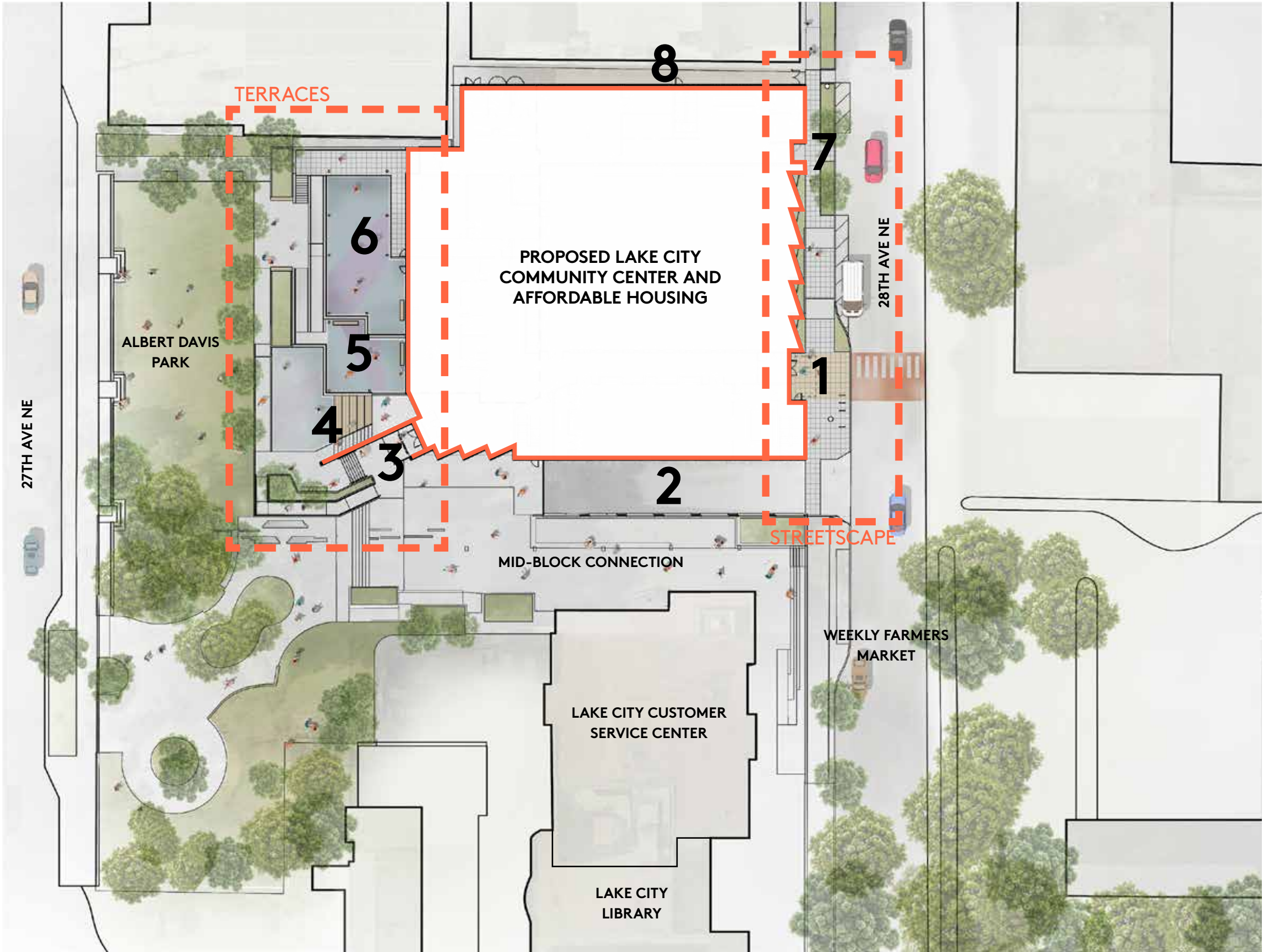


STREET-LEVEL VIEW - MAIN ENTRY LOOKING FROM 28TH AVENUE NE



Streetscape & Site Design

SITE PLAN



1. Community Center main entry

2. Community Center parking ramp (existing)

3. Community Center entry

4. Community Center terrace

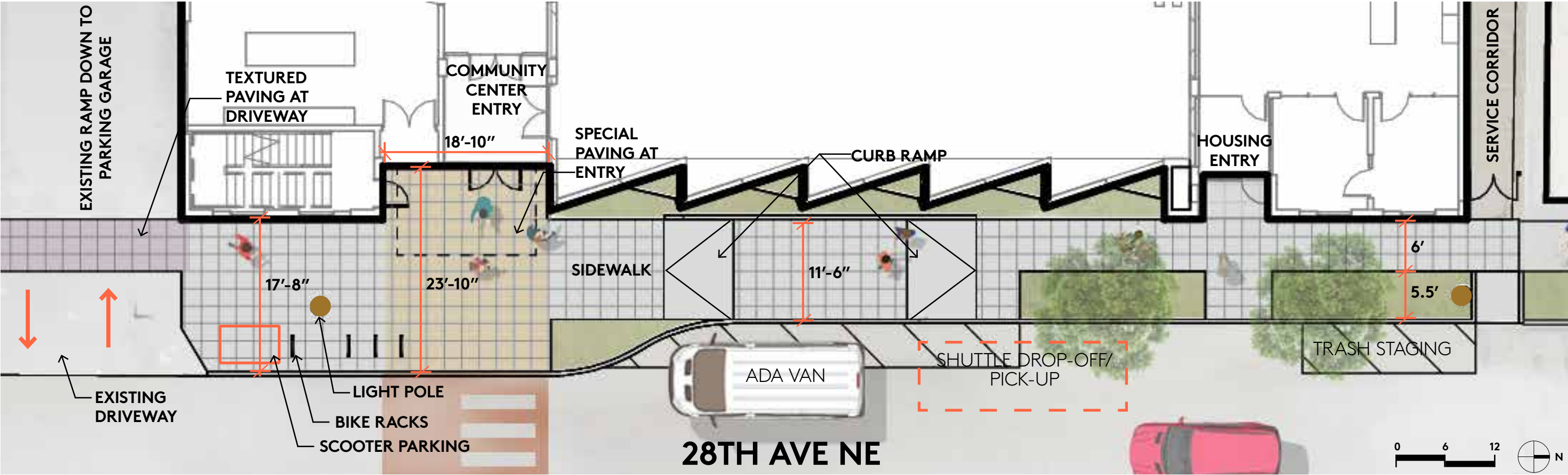
5. New park play ground

6. Community Center Childcare outdoor play area

7. Housing entry

8. Building service access

28TH AVENUE NE STREETSCAPE DESIGN



STREET TREES



STREETSCAPE PLANTINGS

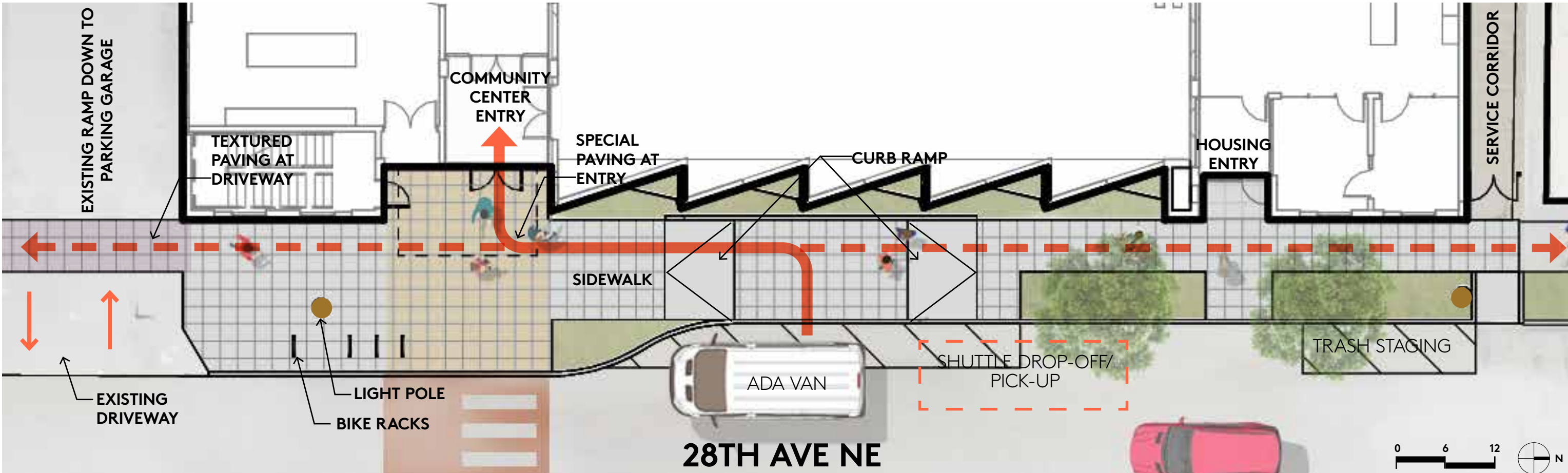


STREETSCAPE PLANTINGS



BIKE RACK (SDOT APPROVED)

28TH AVENUE NE STREETSCAPE DESIGN - ACCESSIBLE ROUTE



STREET TREES



STREETSCAPE PLANTINGS



STREETSCAPE PLANTINGS



BIKE RACK (SDOT APPROVED)

EAST-WEST SITE SECTION

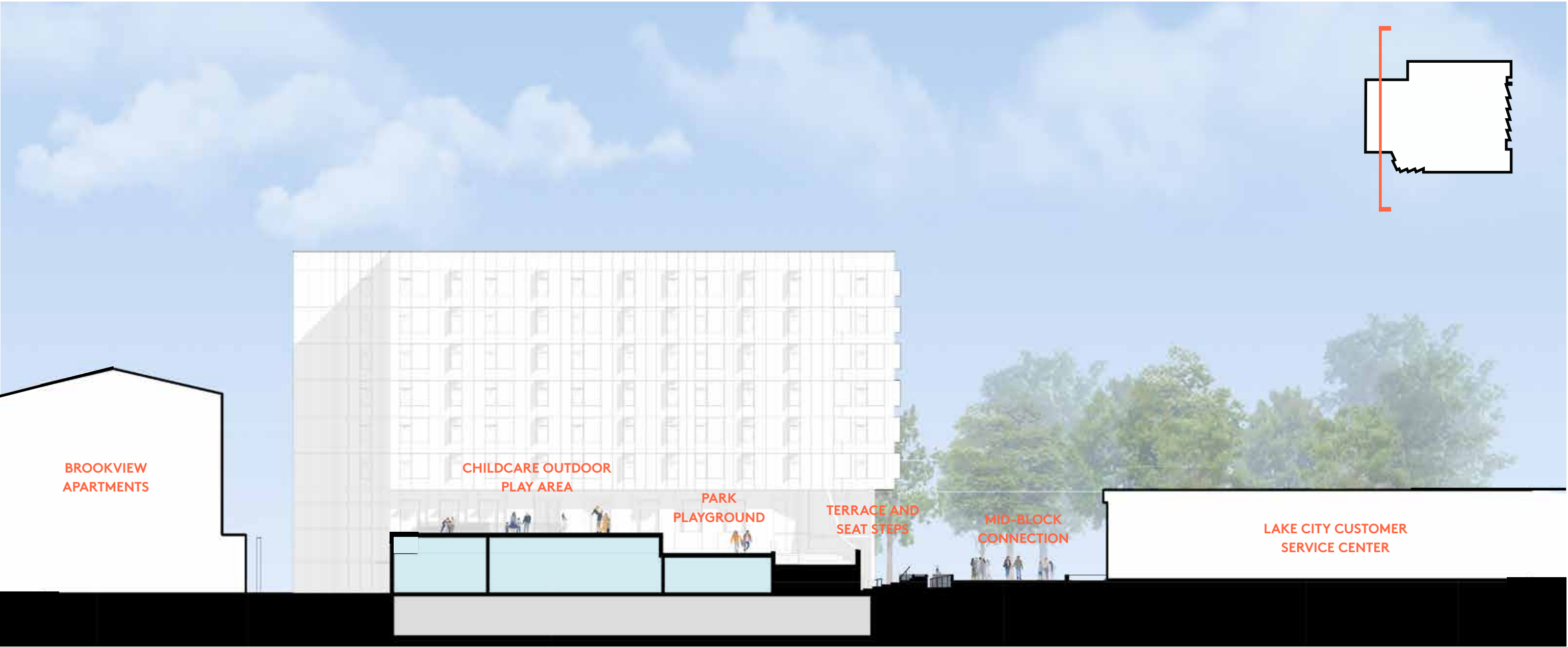


LEGEND

- COMMUNITY CENTER
- AFFORDABLE HOUSING
- PARKING

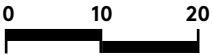


NORTH-SOUTH SITE SECTION



LEGEND

- COMMUNITY CENTER
- AFFORDABLE HOUSING
- PARKING

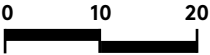


NORTH-SOUTH SITE SECTION

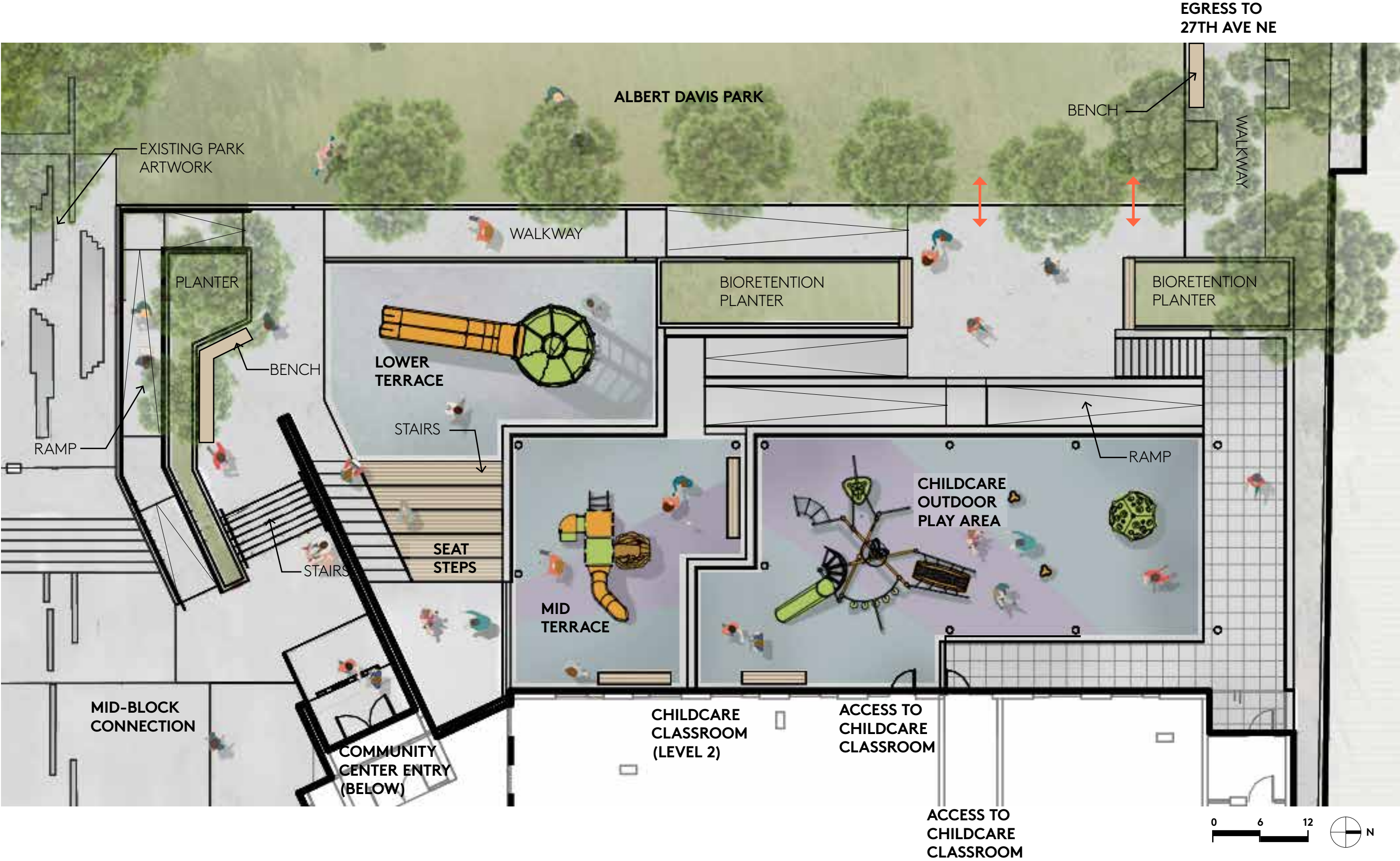


LEGEND

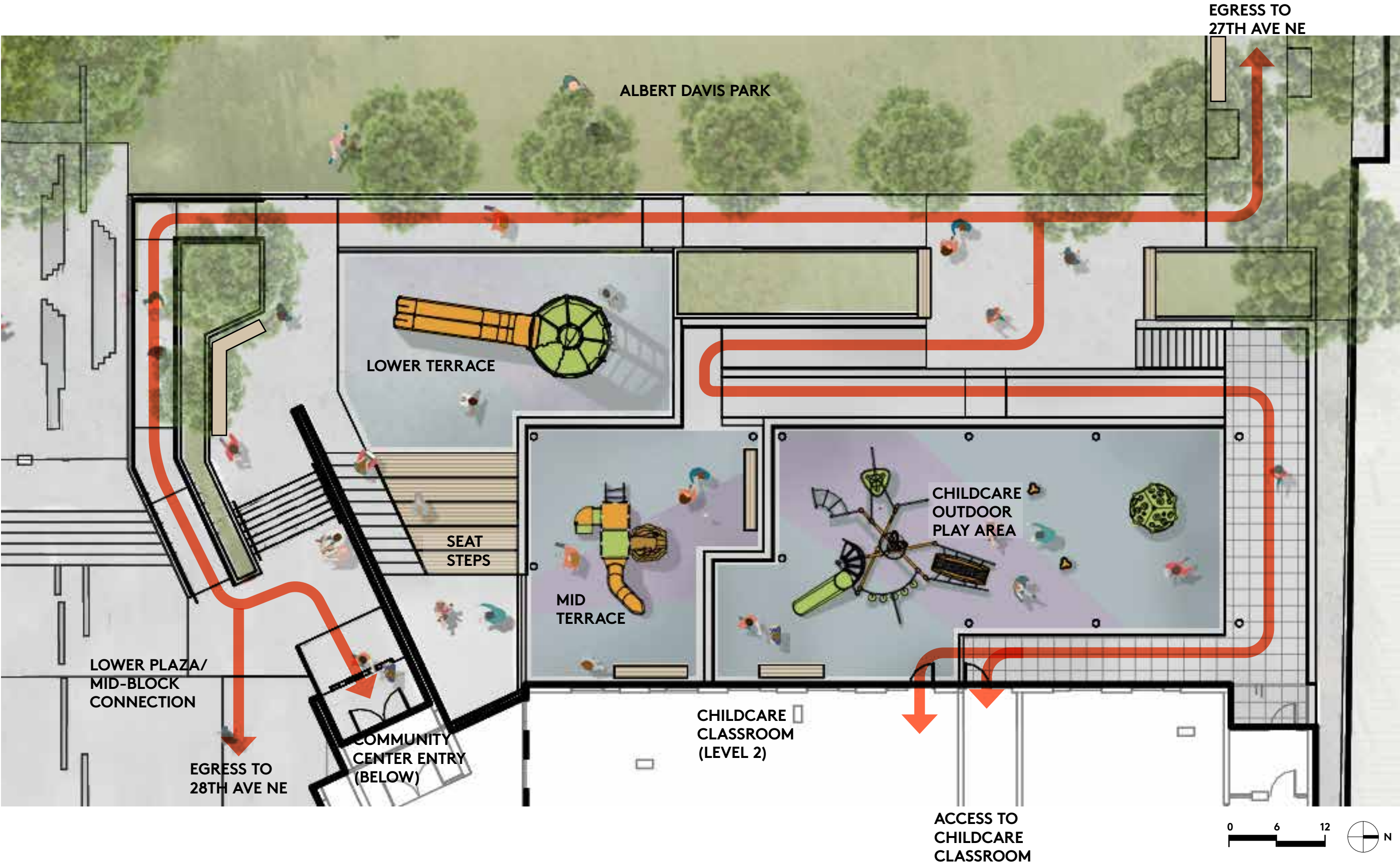
- COMMUNITY CENTER
- AFFORDABLE HOUSING
- PARKING



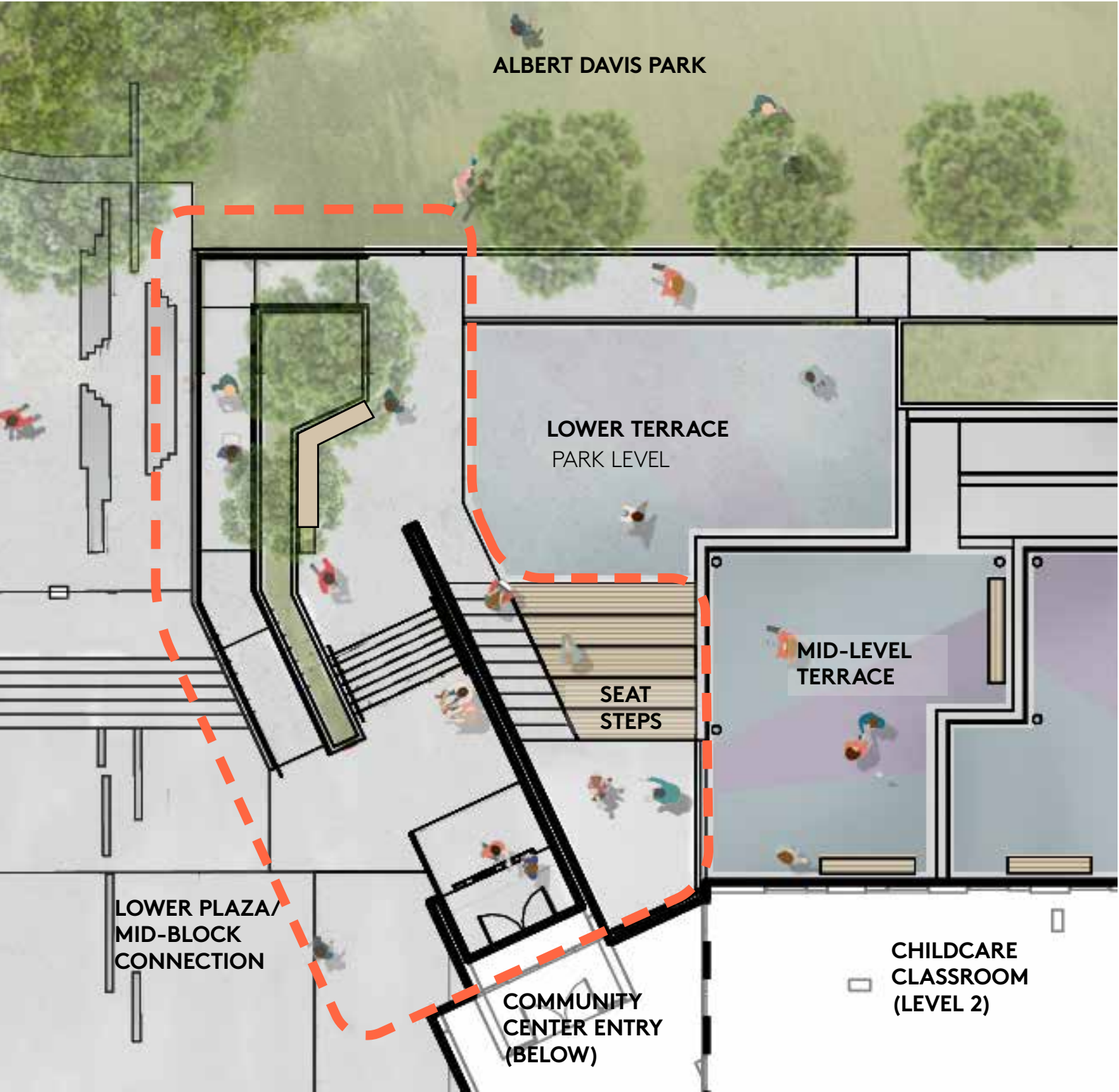
COMMUNITY CENTER TERRACE & PARK PLAYGROUND INTEGRATION



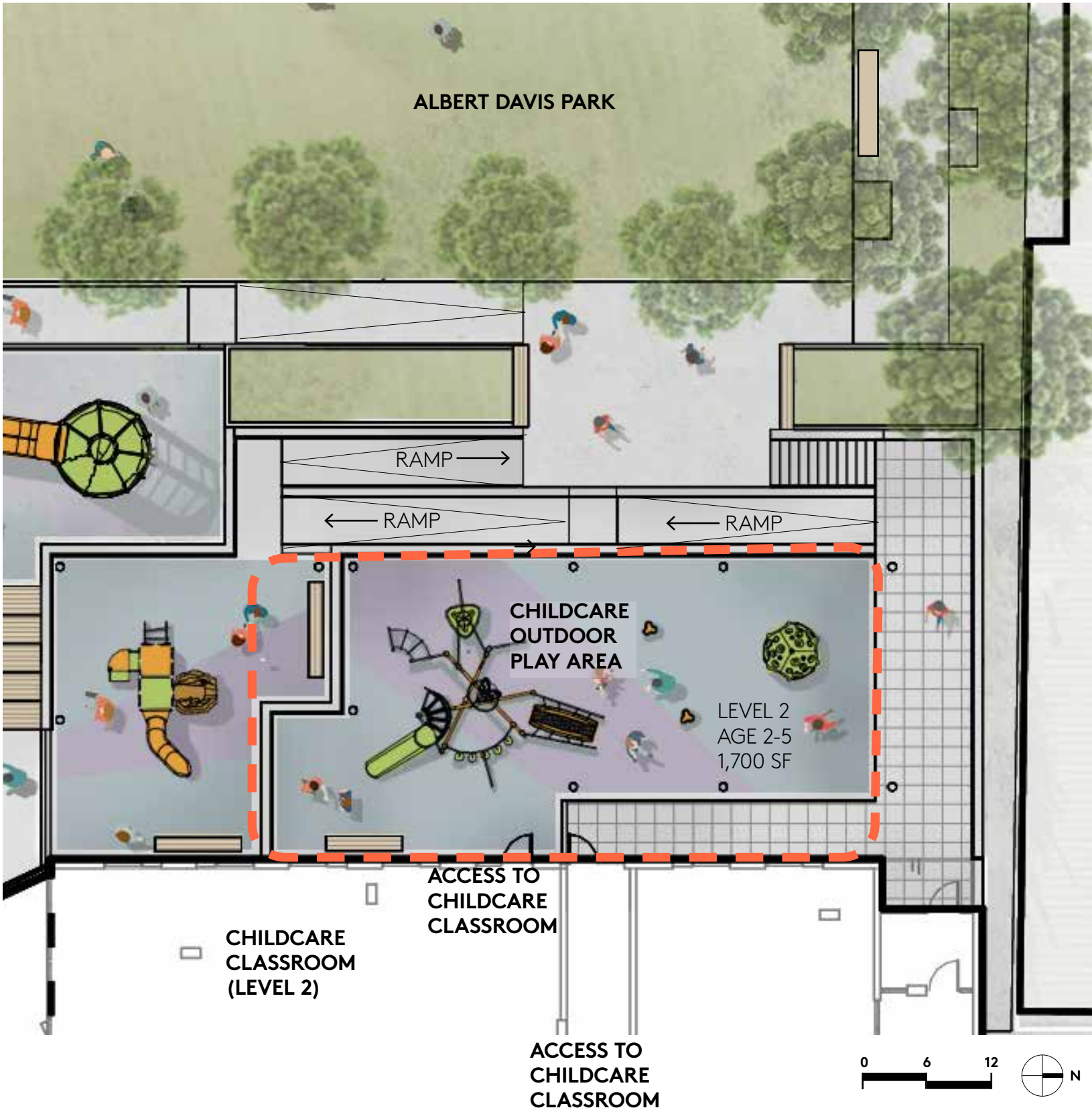
COMMUNITY CENTER TERRACE & PARK PLAYGROUND INTEGRATION - ACCESSIBLE ROUTE



COMMUNITY CENTER TERRACE & PARK PLAYGROUND INTEGRATION - ENTRY AREA

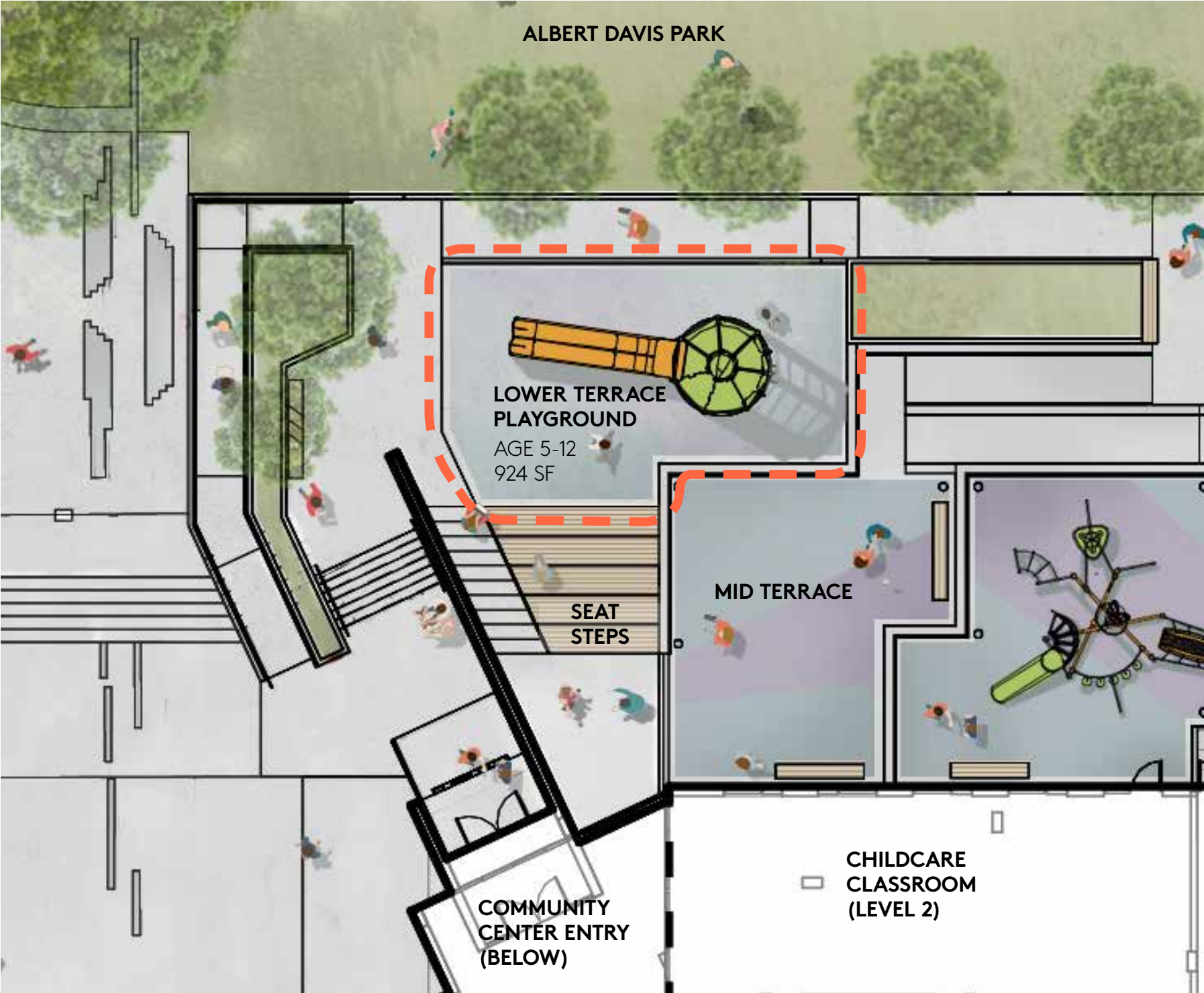


COMMUNITY CENTER TERRACE & PARK PLAYGROUND INTEGRATION - CHILDCARE TERRACE



COMMUNITY CENTER TERRACE & PARK PLAYGROUND - OPTION 1

OPTION 1 - PLAYGROUND AT LOWER TERRACE

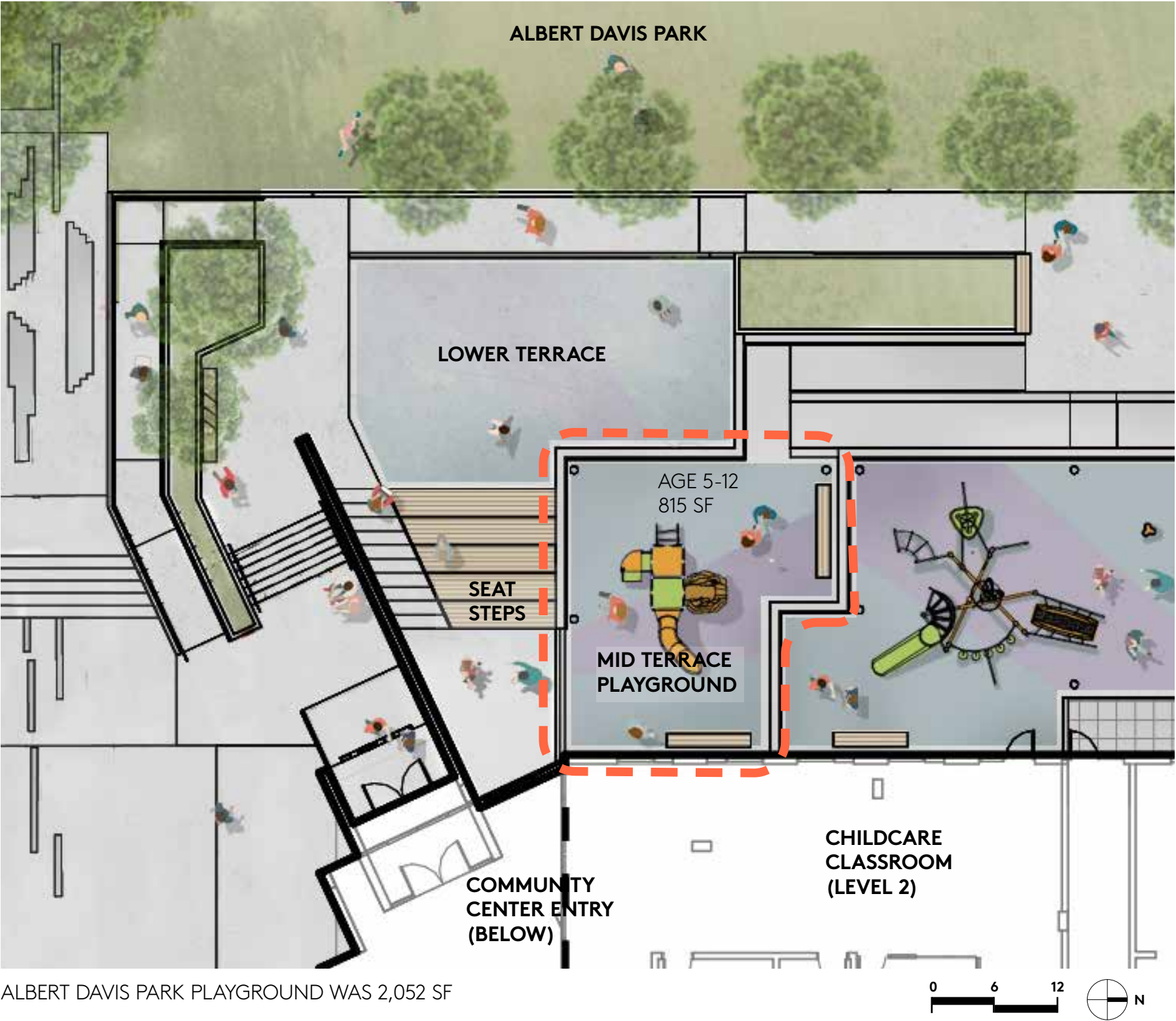


ALBERT DAVIS PARK PLAYGROUND WAS 2,052 SF



COMMUNITY CENTER TERRACE & PARK PLAYGROUND - OPTION 2

OPTION 2 - PLAYGROUND AT MID TERRACE

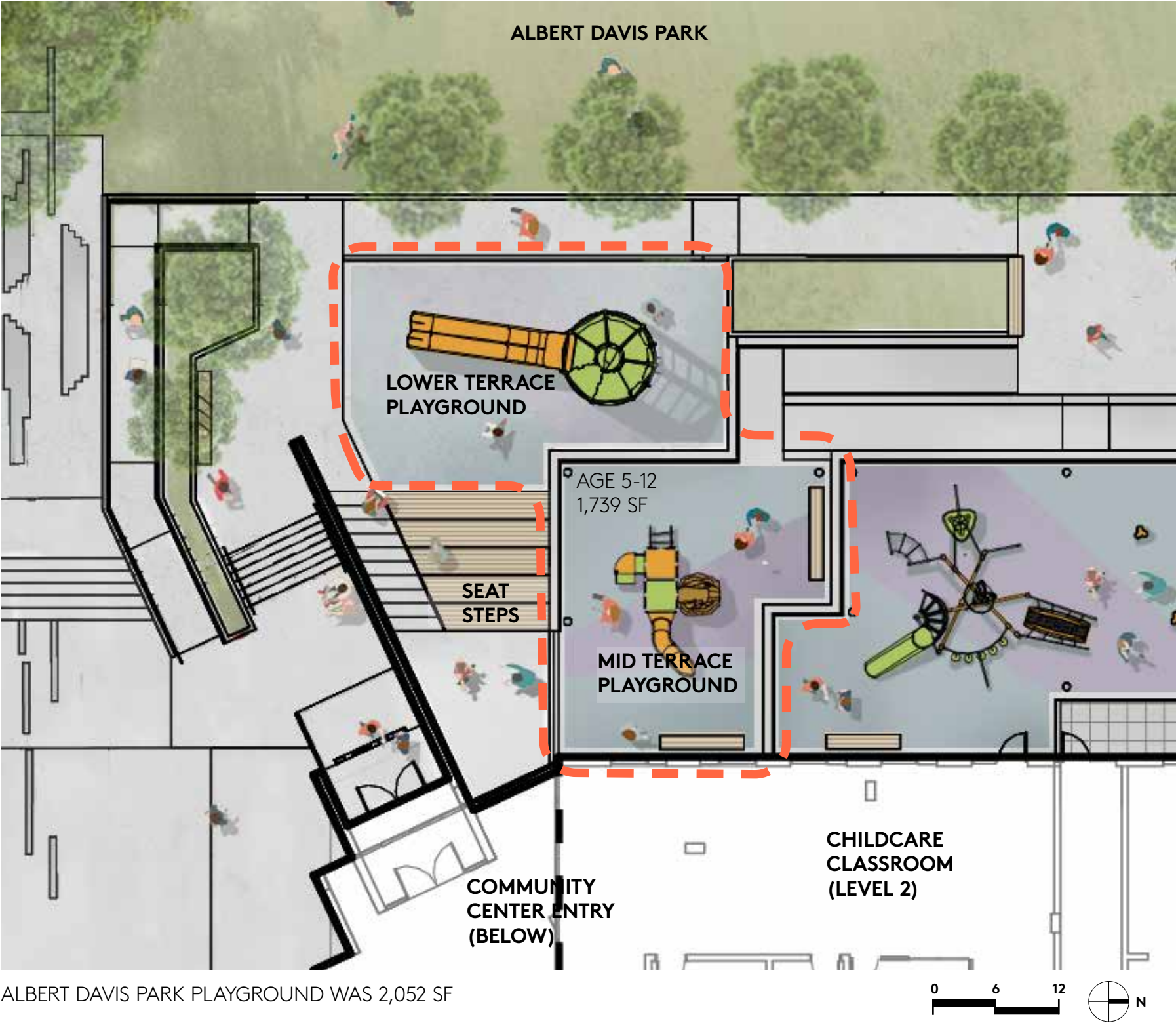


ALBERT DAVIS PARK PLAYGROUND WAS 2,052 SF



COMMUNITY CENTER TERRACE & PARK PLAYGROUND - OPTION 3

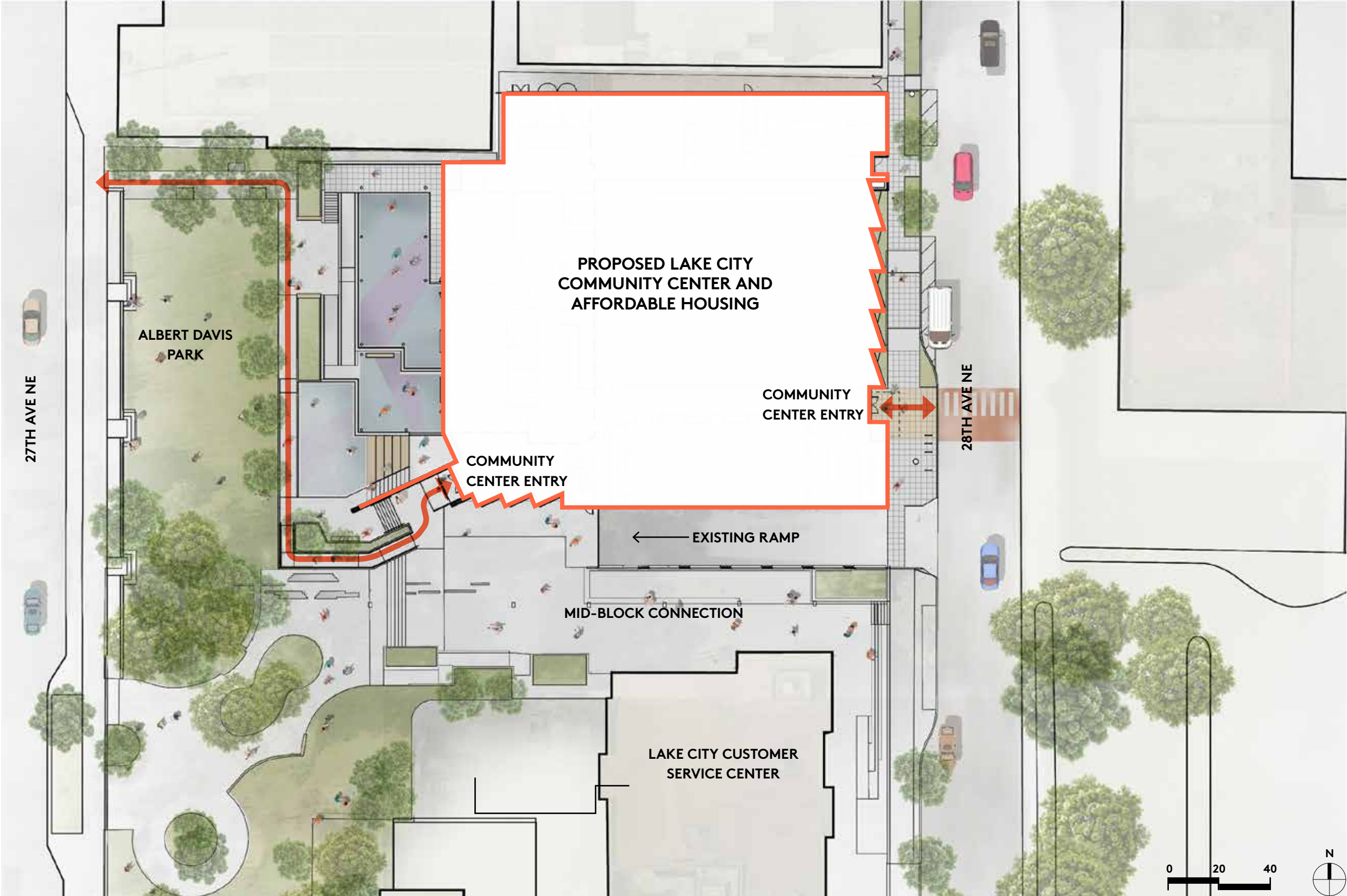
OPTION 3 - PLAYGROUND AT LOWER AND MID TERRACE



ALBERT DAVIS PARK PLAYGROUND WAS 2,052 SF



SITE PLAN - ACCESSIBLE ROUTE

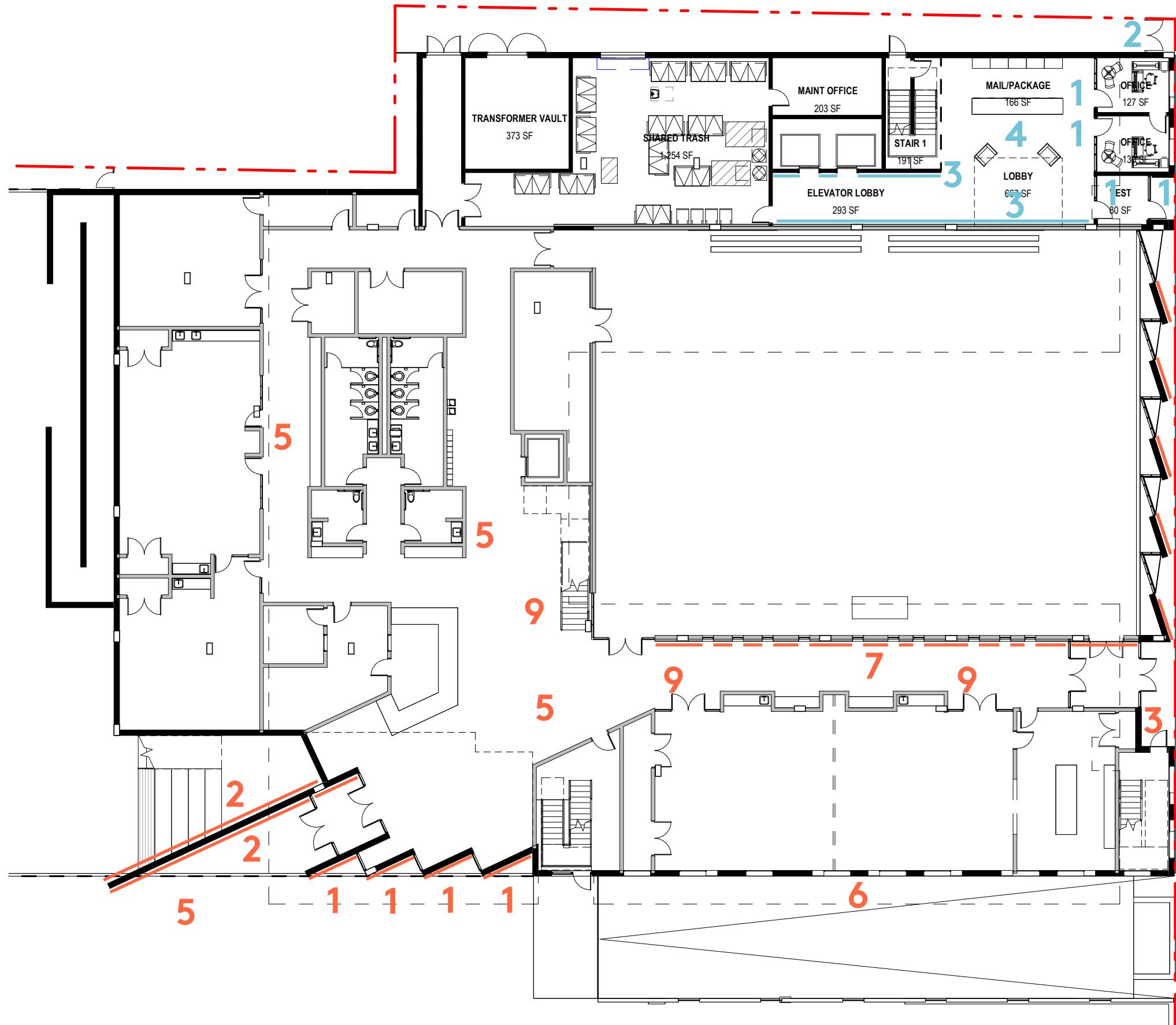


Art Integration

ART INSPIRATION FROM LAKE CITY NEIGHBORHOOD



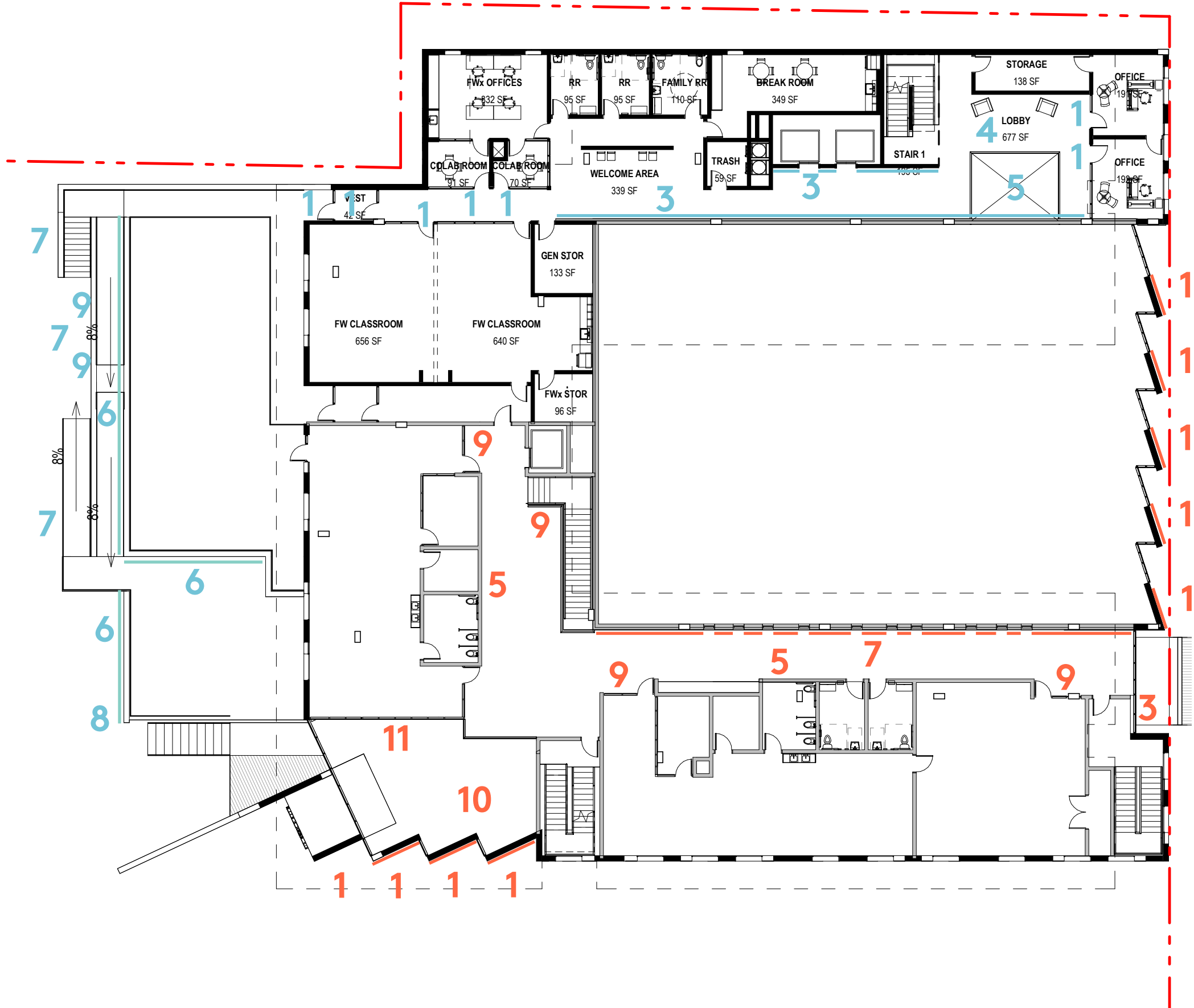
ART OPPORTUNITY PLAN - LEVEL 1



COMMUNITY CENTER

- 1 2-STORY TALL WALL MURAL,
9 LOCATIONS, ART TO REFLECT MULTI-CULTURE
- 2 WALL MURAL, REFLECT MURAL ART ON FORMER
LAKE CITY COMMUNITY CENTER
- 3 FRITTED GLASS ART NEXT TO MAIN ENTRY
- 4 CROSSWALK ART AT 28TH
- 5 ART IN CONCRETE FLOOR
- 6 MURAL ON CONCRETE WALL ALONG PARKING RAMP
- 7 WALL MURAL AT WELCOME HALL
- 9 SIGNAGE ART

ART OPPORTUNITY PLAN - LEVEL 2



COMMUNITY CENTER

- 1 2-STORY TALL WALL MURAL, 9 LOCATIONS, ART TO REFLECT MULTI-CULTURE
- 2 WALL MURAL, REFLECT MURAL ART ON FORMER LAKE CITY COMMUNITY CENTER
- 3 FRITTED GLASS ART NEXT TO MAIN ENTRY
- 4 CROSSWALK ART AT 28TH
- 5 ART IN CONCRETE FLOOR
- 6 MURAL ON CONCRETE WALL ALONG PARKING RAMP
- 7 WALL MURAL AT WELCOME HALL
- 9 SIGNAGE ART
- 10 SUSPENDED ART FROM CEILING
- 11 FRITTED GLASS ART AT CHILDCARE ROOM

ART INTEGRATION PRECEDENTS & IMAGES



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

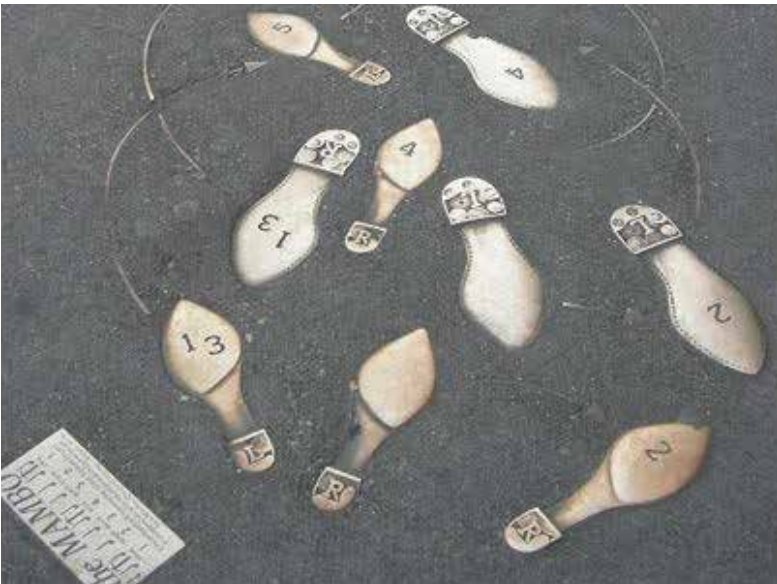


3 FRITTED GLASS ART NEXT TO MAIN ENTRY

ART INTEGRATION PRECEDENTS & IMAGES



4 CROSSWALK ART AT 28TH



5 ART IN CONCRETE

ART INTEGRATION PRECEDENTS & IMAGES



10 SUSPENDED ART FROM CEILING



11 FRITTED GLASS ART AT CHILDCARE ROOM

PROJECT TIMELINE

Spring 2025

PROJECT TEAM SELECTED

Mercy Housing & FamilyWorks selected by City of Seattle

Summer 2025 -
Winter 2026

DESIGN & PERMITTING

Design process for affordable housing and community center

December 2026 -
Winter 2028

BUILDING CONSTRUCTION

Construction of affordable housing and community center over approximately 24 month period

2029

BUILDING OPEN

Occupancy for affordable housing and Lake City Community Center open to public





Lake City Community Center

Project Advisory Team Meeting #3 October 22, 2025

MITHŪN