

Lake City Community Center

CIP

February 19, 2026 | 9:30am – 11:00pm | Final Approval

This Meeting:

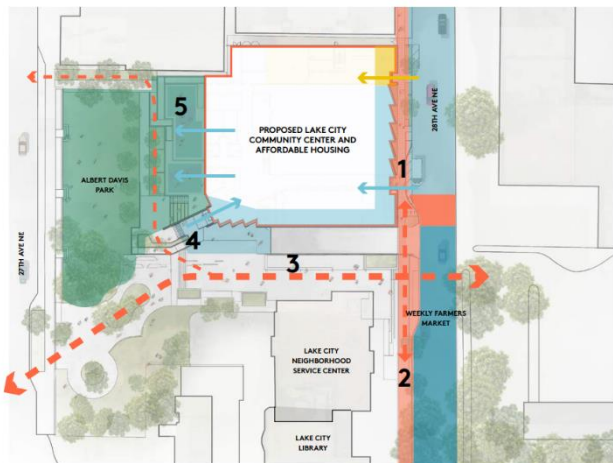
At this meeting the project team will present responses to the twelve recommendations from the Design Commission’s first meeting on September 4, 2025. The presentation addresses entry design, park integration, circulation, cultural art, bike infrastructure, landscape, coordination with adjacent uses, and microgrid opportunities. Barring major issues, this is the Commission’s final full review of this project. The Commission should evaluate whether the design revisions adequately address the prior recommendations and identify areas requiring further development.

Project Description:

The Lake City Community Center project is a mixed-use development combining a new community center with affordable housing on a tight urban site at 28th Ave NE and NE 127th St. The community center program includes a gymnasium, multipurpose room with kitchen, fitness and crafts rooms, teen and game rooms, childcare classrooms with outdoor play areas, and administrative offices. Affordable housing units are located above the community center, with parking below. The project is designed by Mithūn.

The Commission’s review focuses on the public outdoor spaces and how the building connects with these spaces and the surrounding neighborhood.

Location and Context:



The site is located in the Lake City neighborhood adjacent to Albert Davis Park, the Lake City Library, and the Lake City Neighborhood Service Center. The mid-block connection between 28th Ave NE and 27th Ave NE links these civic uses and accommodates a weekly farmers market. The building has a single primary street frontage on 28th Ave NE,

with secondary access through the park to 27th Ave NE. An existing underground parking garage for the Library constrains subsurface construction in the mid-block connection area.

Project Title

Review type: Final Approval

Previous reviews: 9/4/2025

Applicant: SPR

Consultants: Mithun

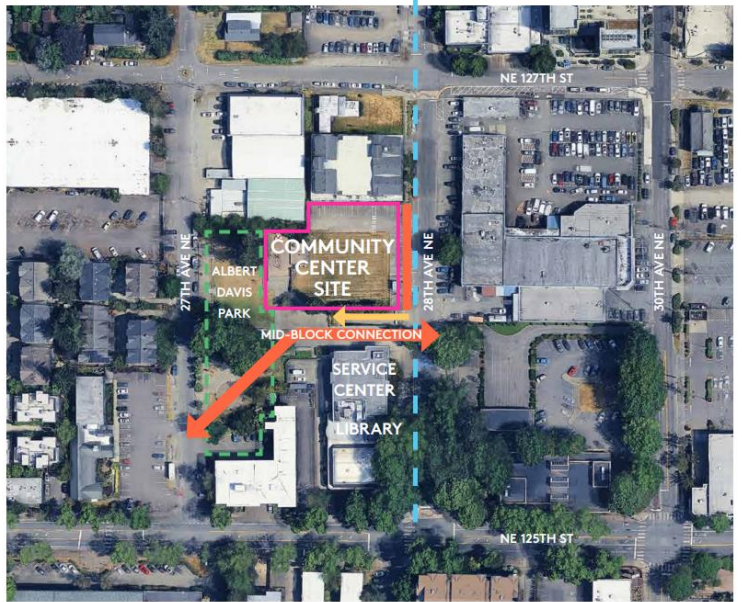
The **Seattle Design Commission** champions design excellence in the public realm; promotes design practices that serve as a catalyst for innovative sustainable development, equal opportunity, and social inclusion; and ensures that the city’s built environment makes Seattle a world-class example of sustainable urban design that strengthens community, public life, and economic prosperity.

*This is the briefing summary for the Seattle Design Commission. It is intended for exchanging deliberative documents, often in draft form, among Commissioners to prepare for upcoming meetings

Site Condition:

The site presents both challenges and opportunities for creating quality public outdoor space. The stacked building program (housing over community center over parking) limits the ground-level footprint available for outdoor use. The single street frontage on 28th Ave NE concentrates entry, service, and drop-off functions along one edge. Elevation changes across the site shape how terraces and pathways connect the building to Albert Davis Park. The existing Library underground parking garage constrains planting depth and below-grade construction in the mid-block connection. Overhead power lines affect the western edge of the site.

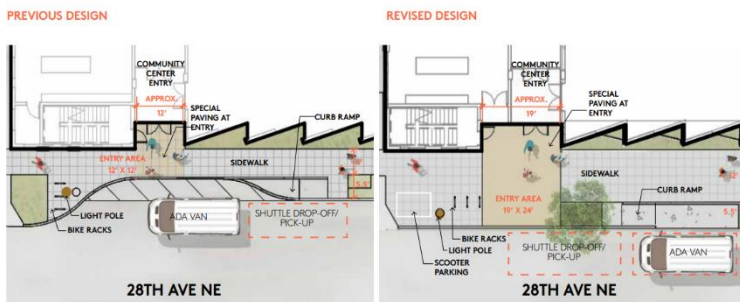
Opportunities include direct adjacency to Albert Davis Park, the mid-block pedestrian connection linking the community center to the Library and Service Center, and the potential to create a cohesive public realm across these co-located civic uses.



Design Commission Meeting #1 Recommendations

At the September 4, 2025 meeting, the Commission provided twelve recommendations. The project team's responses are organized into the following groups:

Group 1: Entry Area, Prominence, and SDOT Coordination (Recommendations #1, #2, #8)



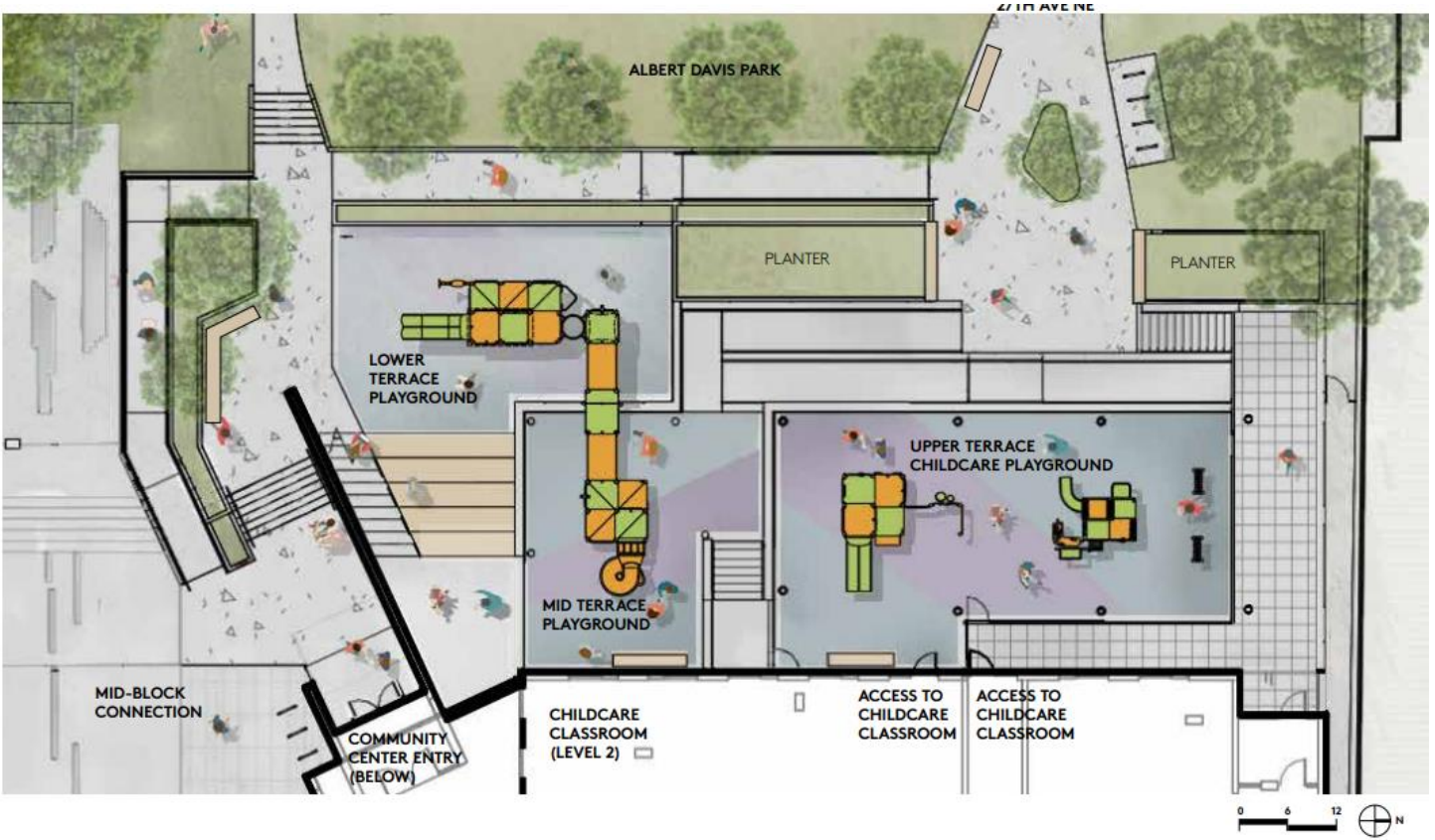
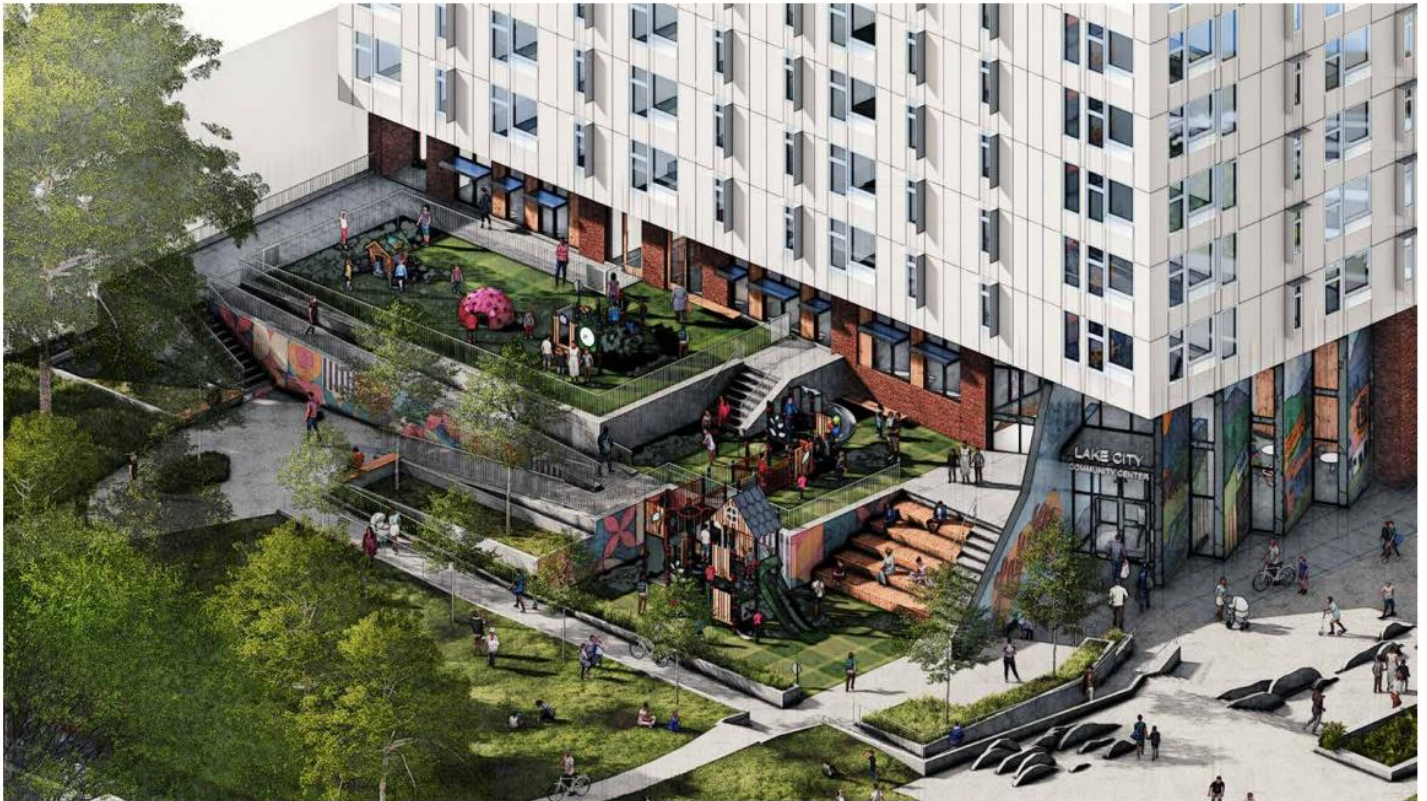
The design team has expanded the entry area on 28th Ave NE from approximately 144 square feet (12' x 12') to 456 square feet (19' x 24'), roughly three times the original size. The sidewalk width increases from 6 feet to 12 feet. Key changes include relocating ADA van and shuttle drop-off zones, adding scooter parking, incorporating special paving at the entry for visual prominence, and adding SDOT-approved bike racks and streetscape plantings.

Entry prominence is enhanced through a larger canopy with "Lake City Community Center" signage, colorful murals on a glass curtain wall, fritted glass art panels adjacent to the main entry, and a projecting entry volume. Renderings show a visually distinctive entrance with generous plaza space.

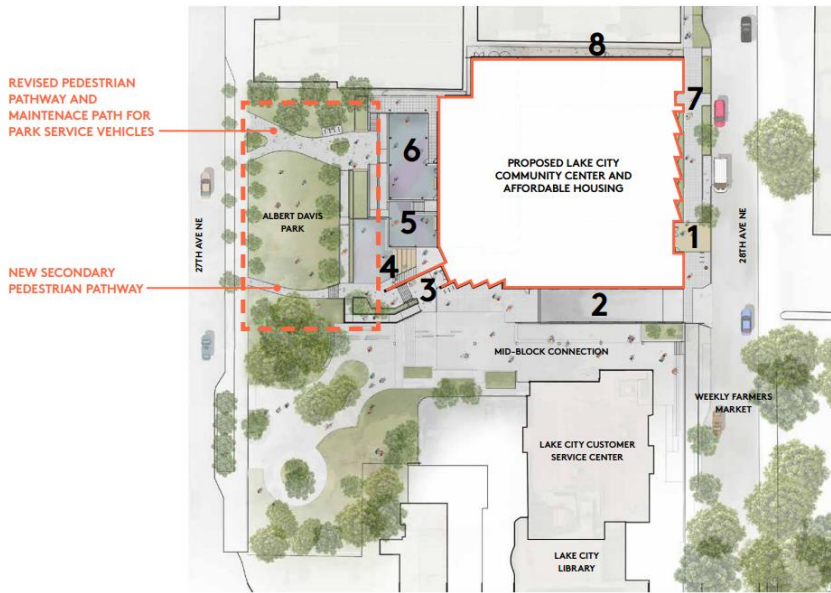
Group 2: Simplified Circulation and Park Integration (Recommendations #3, #4)

To simplify circulation (Recommendation #3), the design team has reduced ramp complexity on the side of the building connecting the community center to Albert Davis Park and improved wayfinding. The previous design involved multiple ramp turns; the revised design uses straighter paths with planters defining zones between levels.

To improve integration with the park (Recommendation #4), the playground has been relocated closer to Albert Davis Park using a three-tiered terrace system: a lower terrace playground adjacent to the park, a mid terrace playground, and an upper terrace childcare playground. This arrangement brings the play areas into closer proximity with the park.



Group 3: 27th Ave NE Circulation (Recommendation #12)

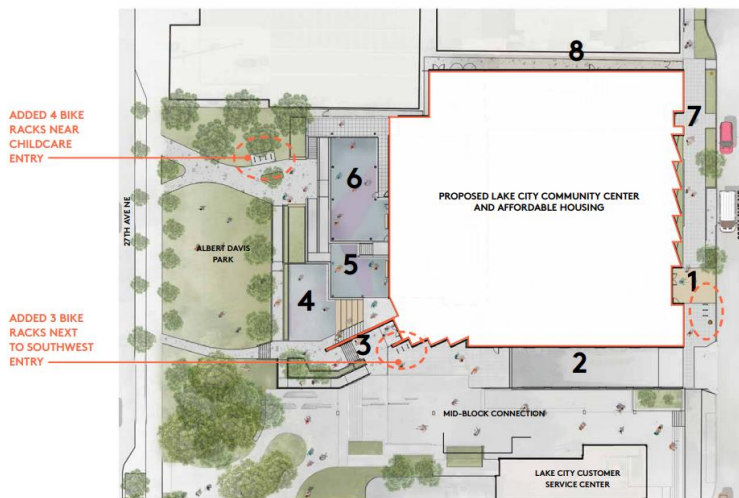


The team has added a new secondary pedestrian pathway from 27th Ave NE to the community center. The existing primary pathway has been revised to also serve as a maintenance path for park service vehicles. This dual-pathway approach improves visibility and access from 27th Ave NE, reducing pressure on the 28th Ave NE frontage.

Group 4: Cultural Integration and Public Art (Recommendations #6, #7)

Working with Headwater People and drawing inspiration from existing Lake City neighborhood murals, the team has identified thirteen art opportunity locations across the building's interior and exterior. Exterior opportunities include two-story wall murals reflecting multicultural themes, vertical murals at six-story recesses, fritted glass art at the main entry, brick pattern art incorporating Coast Salish stick game (Slahal) motifs, a woven Western Red Cedar mural along the parking ramp at the mid-block connection, and sandblasted bog cranberry designs on terrace playground surfaces relating to traditional cranberry gathering places nearby. Interior opportunities include murals, signage art, floor art, suspended ceiling art, door handle art, and fritted glass art at childcare rooms. Coordination with the Office of Arts & Culture on placement is ongoing.

Group 5: Bike Infrastructure and Landscape (Recommendations #10, #11)



Bike parking has been expanded with four racks added near the childcare entry on the 27th Ave NE side and three racks at the southwest entry near the mid-block connection. For landscape integration, the existing concrete slab over the Library underground parking garage limits planting depth in the mid-block connection. Vegetation has been extended where structurally feasible, with planters added at terrace levels.

Adjacent Uses and Microgrid (Recommendations #5, #9)

The mid-block connection is designed as a shared pedestrian space linking the Library, Service Center, Community Center, and Farmers Market. The terrace system creates visual and physical connections to Albert Davis Park, and consistent streetscape design along 28th Ave NE unifies the civic buildings. Coordination with Seattle City Light on microgrid partnership opportunities is ongoing.