

Lake City Area Rezone & Community Center Redevelopment

Land Use Committee Briefing
August 6, 2025



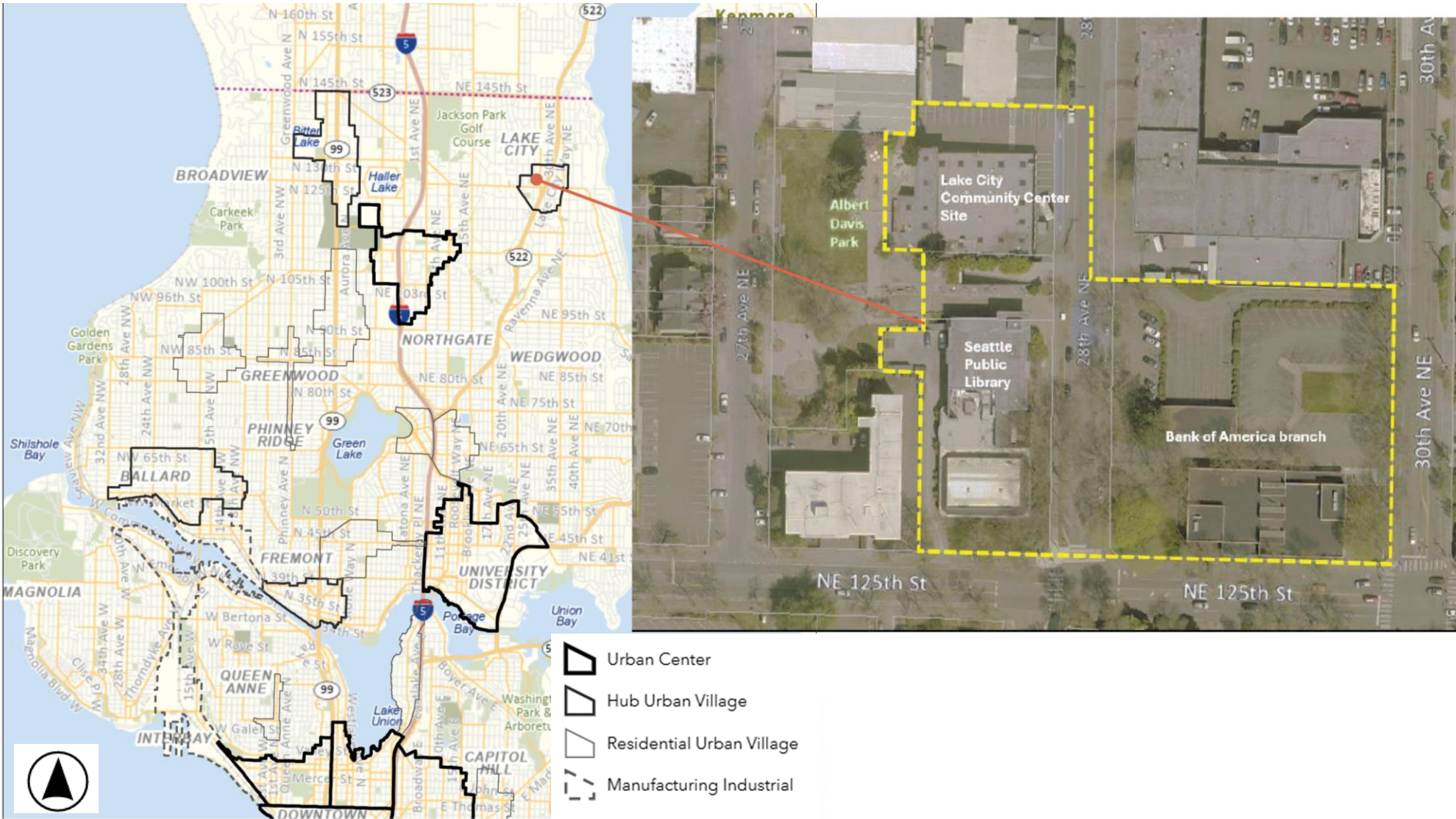
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Purpose

Staff will present rezone proposal on select parcels in Lake City, which will help facilitate future infill development potential, including on City-owned property.



General Location and Vicinity Map - Lake City Rezone Area



Proposed Rezone in Lake City



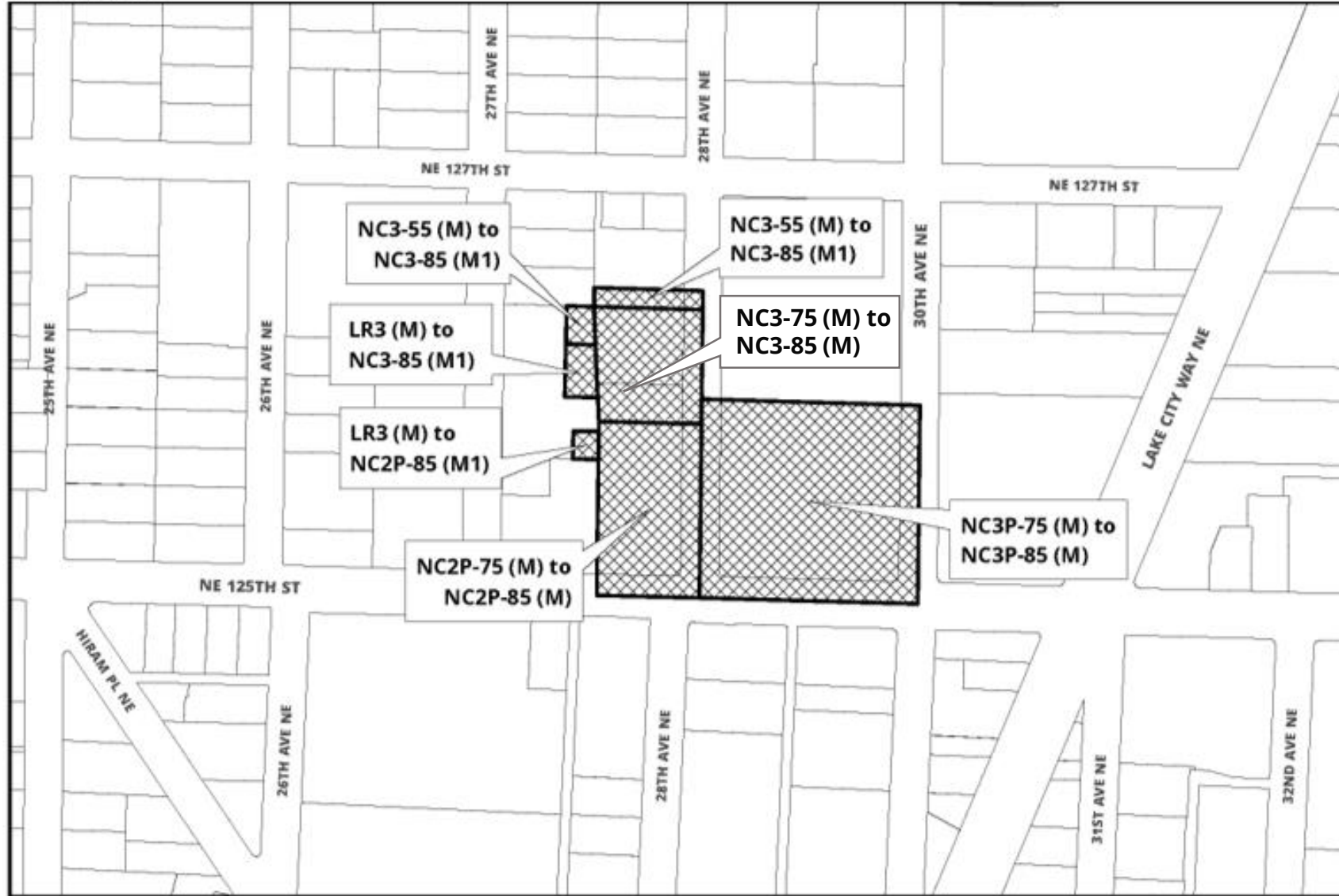
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Rezone area

- Collection of 4 parcels (totaling 3 acres) rezoned to NC2-85 and NC3-85.
- Three (3) of the parcels are City-owned (SPR, FAS, SPL) and one (1) is privately owned by Bank of America (BoA).
- For the SPR parcel, this proposal only seeks to rezone the area that will be redeveloped, excluding Albert Davis Park.
- Proposed rezone area allows for clean transitions from abutting land uses/zoning, and opportunities for future infill development, including on BoA site.



Proposed Rezone



Rezone area

Map prepared by
OPCD, June 2025



Overview

- Meets area-wide rezone criteria
- Unifies proposed zoning heights at 85'
- Rectifies split zoned parcel
- Provides for infill development opportunity, including existing Lake City Community Center site
- Maintains transitions from NC-95 to NC-55 (east to west)



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Lake City Community Center Redevelopment



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Mercy Housing Selected to Redevelop Site

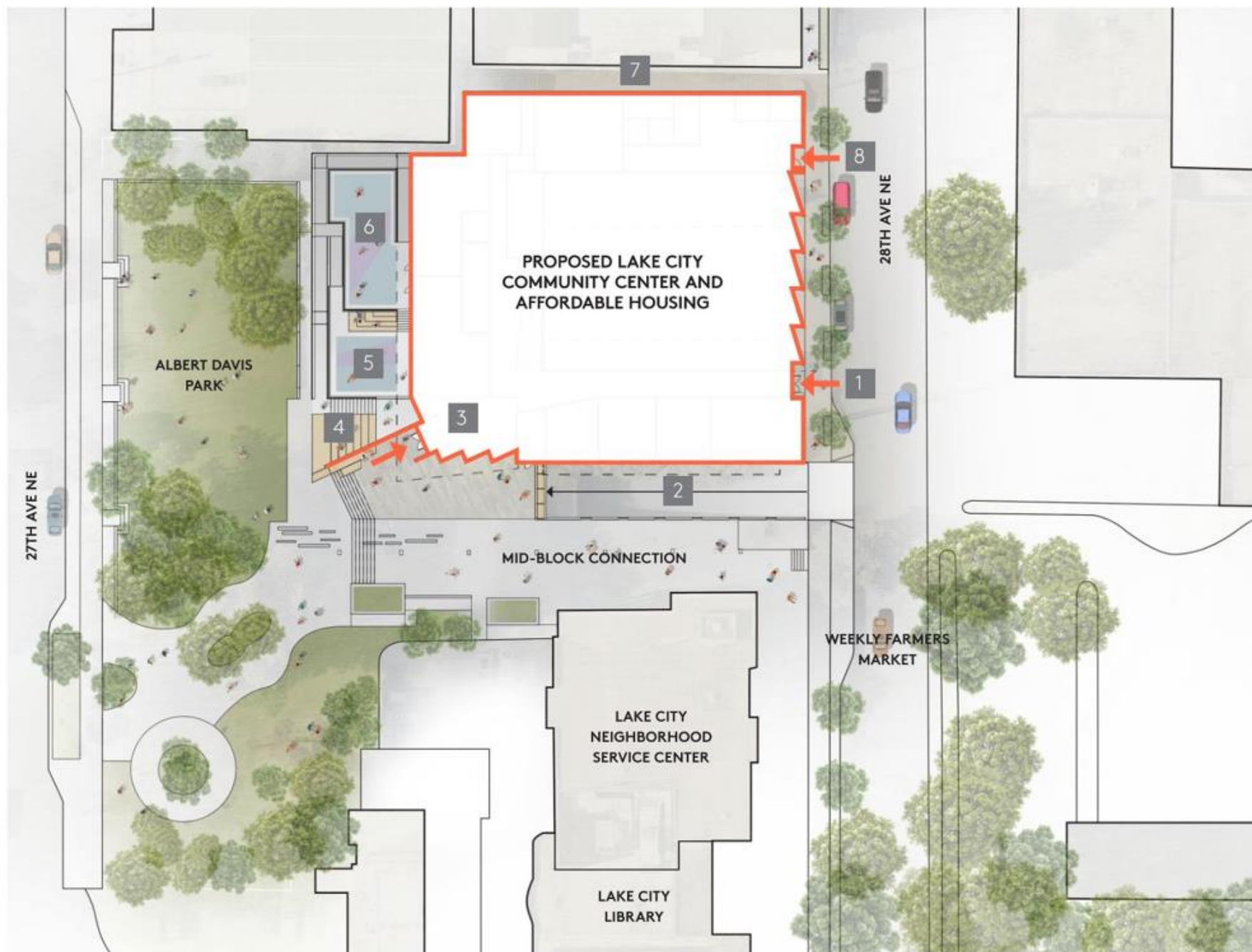
- New community center on first two floors with housing above
- 113 new homes serving a mix of incomes (30%, 50%, 60% AMI)
 - Average affordability ~49% AMI
- Large share of homes set aside for families in 2, 3, and 4-bedroom apartments (68%)
- FamilyWorks will provide on-site services
- Childcare



VIEW FROM 28TH AVENUE NE



Proposed Site Plan



KEYNOTES

- 1 COMMUNITY CENTER MAIN ENTRY
- 2 EXISTING PARKING RAMP
- 3 COMMUNITY CENTER ENTRY
- 4 COMMUNITY CENTER TERRACE
- 5 NEW PARK PLAYGROUND
- 6 COMMUNITY CENTER CHILDCARE PLAY AREA
- 7 BUILDING SERVICE ACCESS
- 8 AFFORDABLE HOUSING ENTRY



Project Timeline

Predevelopment (Q1 2025 - Q2 2027)

- Rezoning, design and permitting
- Securing financing
- Community engagement (SPR & DON)

Construction (Q2 2027 - Q4 2028)

Project Completion (Q1 2029)

- Lease up of homes
- Community center opens



Next Steps

Rezone Process:

- Public Hearing – *anticipated* September 3, 2025
- Full Council Vote – *tentatively* September 9, 2025

Lake City Community Center Redevelopment:

- Future entitlement process, including permits
- Next year: Council approval needed on future agreements i.e., ground lease, purchase and sale agreement, condo documents, etc.

