

Lake City Area Rezone & Community Center Redevelopment

Land Use Committee Public Hearing
September 3, 2025

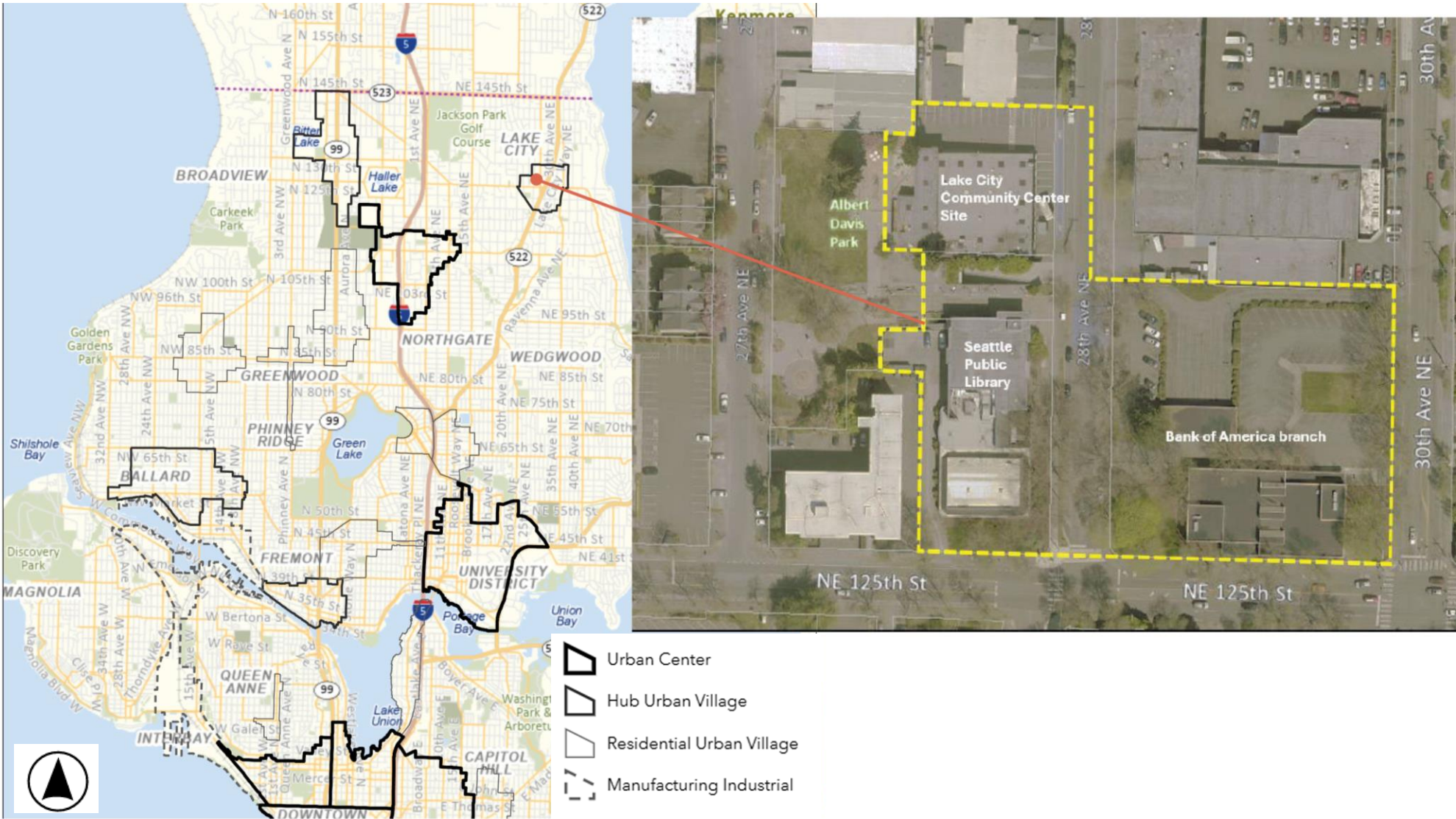


Purpose

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

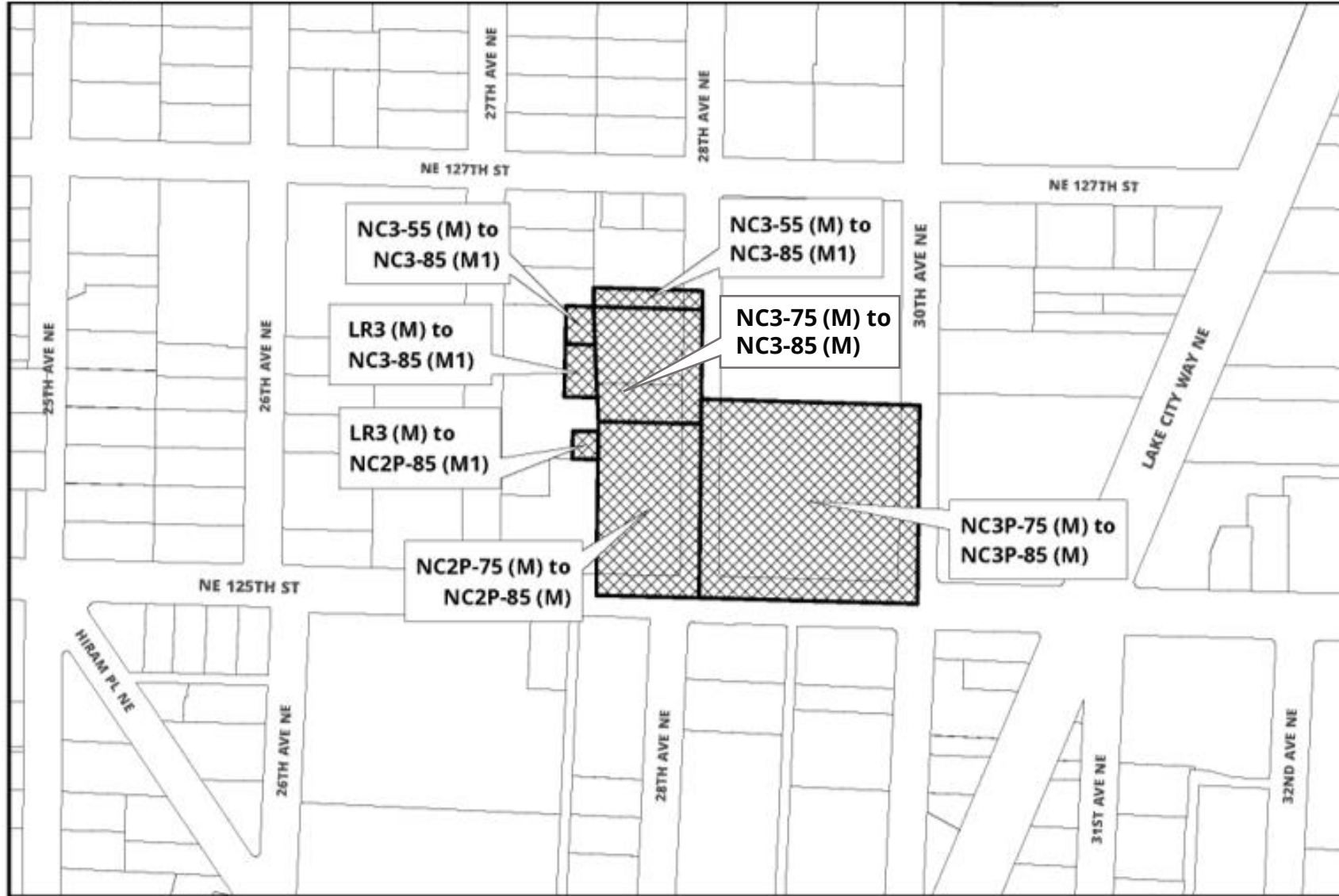


Rezone area

- 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)



City of Seattle

Lake City Community Center Redevelopment



Mercy Housing selected to redevelop site

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



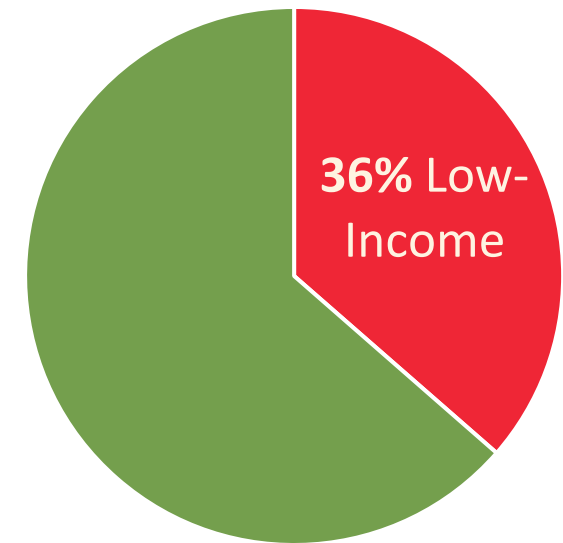
What does 'low income' mean?

Area Median Income (AMI) is a measure established by HUD, used to determine eligibility for various human services and housing.

- **Low-income** households make less than 80% AMI
- **Very low-income** households make less than 50% AMI
- **Extremely low-income** households make less than 30% AMI

Over 1/3 of Seattle households are low-income.

Percentage of low-income households in Seattle



Source: US Department of HUD, CHAS 2015-2019, ACS 5-Year Estimates, Seattle

Who is likely to live in affordable housing?



Richie and Renee are expecting a baby. They'd like a 2-bedroom but are struggling to afford market rent.

Richie, Grocery clerk: \$43,180
Renee, Barista: \$39,020
Household income: \$82,200

Affordable monthly rent: \$2,055

As a 3-person household, their household income is just below 60% AMI.

60% 2BR rent limit = \$2,121

Proposed rents and income limits

Bedrooms	30% AMI Rent	50% AMI Rent	60% AMI Rent
1-BR	\$883	\$1,473	\$1,767
2-BR	\$1,060	\$1,767	\$2,121
3- BR	\$1,225	\$2,042	\$2,451
4-BR	\$1,367	\$2,274	\$2,730
Household Size	30% AMI Income Limit	50% AMI Income Limit	60% AMI Income Limit
1 Person	\$33,000	\$55,000	\$66,000
2 People	\$37,710	\$62,850	\$75,420
3 People	\$42,420	\$70,700	\$84,840
4 People	\$47,130	\$78,550	\$94,260

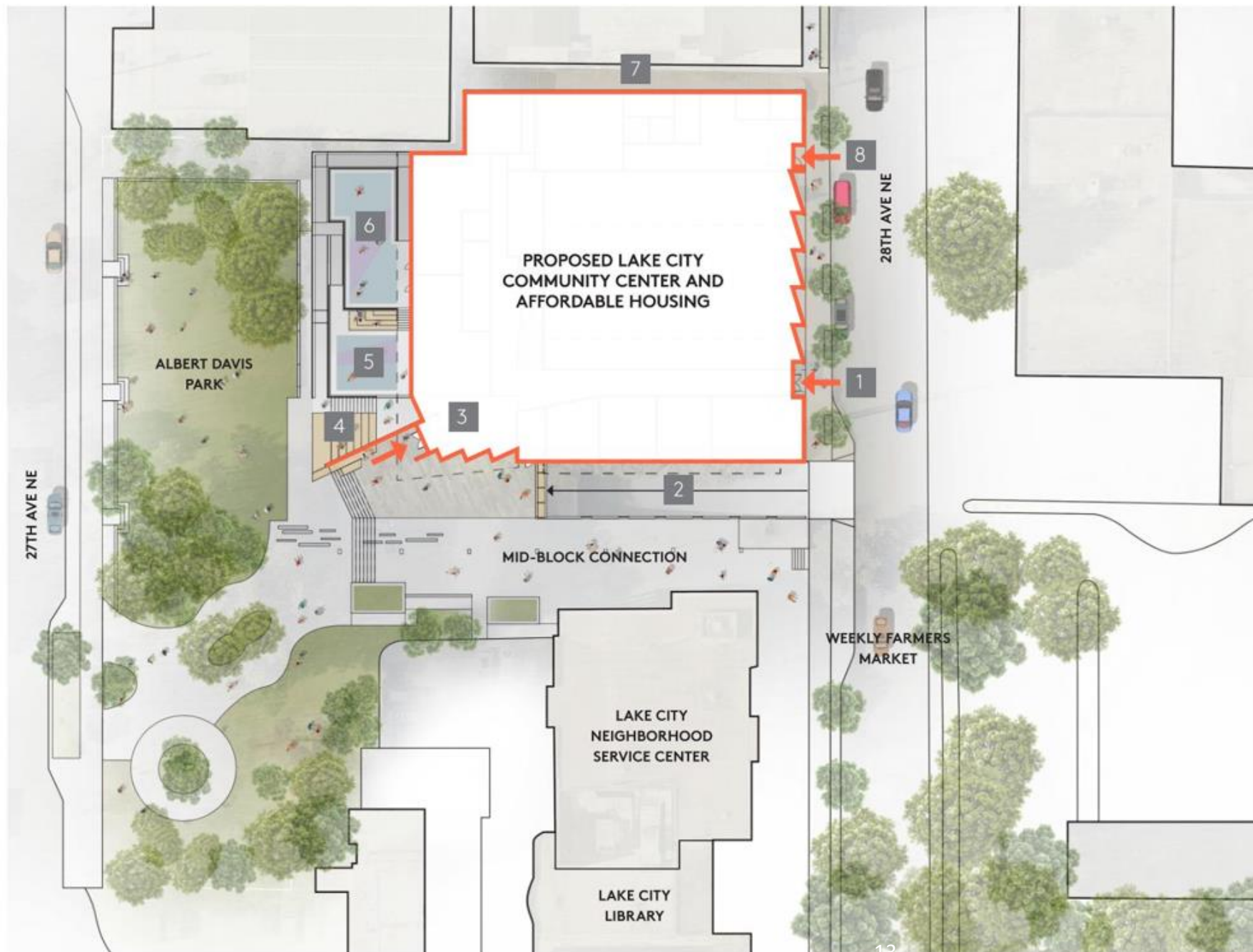
[2025 Seattle Office of Housing Income and Rent Limits](#)



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



Next Steps

Rezone Process:

- 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.