

Summary and Fiscal Note

1. Legislation Summary

Department: Finance and Administrative Services (FAS)

Title: An ordinance relating to City-owned real property known as Lake City Garage and Plaza; transferring jurisdiction and management authority from the Department of Finance and Administrative Services to Seattle Parks and Recreation for municipal purposes; and ratifying and confirming certain prior acts.

Background: In 2025, Seattle Parks and Recreation (SPR) requested the property transfer of Department of Finance and Administrative Services (FAS) Lake City Garage and Plaza (PMA 4344) to augment a planned, joint redevelopment of the adjacent Lake City Community Center with Office of Housing-sponsored affordable rental housing on top of the Community Center. FAS conducted due diligence on the property to inform decision making about the transfer, negotiated transfer terms with SPR and circulated internal notice to other City property managing departments per Resolution 31837. This legislation transfers jurisdiction of the garage, adjacent stairs and elevator serving the garage, and the plaza from FAS to SPR, which is a necessary step in the process of building the Lake City Community center + Affordable Housing project. This legislation also provides SPR Superintendent the authority to contract with a parking lot management company.

The Lake City Community Center has been an integral part of Lake City's neighborhood history, serving as a hub for community activities and bringing together people of all ages and cultures. In 2023, a fire destroyed a major portion of the building, and the community center was demolished. In 2024, SPR, in partnership with the Department of Neighborhoods, conducted a building needs assessment to better understand the community's priorities for the new center. In 2025, the city selected Mercy Housing to collaborate on the redevelopment of the former Lake City Community Center site located on SPR property immediately north of the Plaza. The new mixed-use building will include 113 affordable rental homes on the top six floors (to be operated by Mercy Housing), and a community center on the bottom two floors. This unprecedented, innovative design will be the first of its kind for the City of Seattle by combining affordable housing, essential services, and shared community spaces to create a welcoming place where residents can live, gather, and thrive. The garage and plaza will increase the property available for SPR's redevelopment, expanding the surface and subterranean footprint of the new development and enhancing SPR's ability to meet related development code compliance requirements necessary to achieve a Certificate of Occupancy. This property transfer of jurisdiction legislation is one of several pieces of legislation needed for the co-development project which is currently under permit review by Seattle Department of Construction and Inspections (SDCI). Construction is targeted for December 2026 through 2028, pending permit approval.

For several decades, the garage was open to the public and shared by Seattle Public Library (SPL) and FAS for staff and customer use, serving both the Lake City Library and the FAS Customer Service Center located within the library. However, in recent

years the garage was closed due to security concerns. FAS has determined the property is excess to its needs and supports the property transfer to SPR to serve a public purpose and community need for recreational facilities and affordable rental housing in a historically underserved neighborhood. In the short term, the garage and plaza will be used for construction staging. In the long term, taking advantage of the existing ramp and existing curb cut alleviates the need for short term construction of a second access ramp to serve the new garage under the SPR community center and OH-funded affordable housing structure. The transfer of jurisdiction of the existing garage from FAS to SPR will facilitate overflow parking for the community center and affordable housing. Once the property is transferred, SPR will also be collaborating with the FAS Customer Service Center (CSC) and SPL to accommodate their future parking demands.

Summary Attachments:

Summary Attachment A – Property Map of Lake City Civic Center Plaza and Garage

2. Capital Improvement Program (CIP)

Does this legislation create, fund, or amend a CIP Project?

☐ Yes

☒ No

3. Summary of Financial Implications

Does this legislation have financial impacts to the City?

☐ Yes

☒ No

3d. Other Financial Impacts

a. Does this legislation create any other financial impacts for The City of Seattle, such as direct or indirect costs, one-time or ongoing, that aren't mentioned above? If yes, please explain these impacts.

Responsibility for operating and maintenance costs would be transferred from FAS to SPR. This legislation does not change appropriations for either Department.

b. If the legislation has costs that can be covered within the current budget, explain how. Does the department have extra resources in its budget to handle these costs? Or does the department need to shift resources away from other work to handle these costs?

The garage is currently closed, and the elevator is currently only accessible to the public from the plaza level with assistance from staff from the FAS Customer Service Center. Therefore, SPR does not anticipate significant costs of maintenance and upkeep of the garage and elevator during construction. While SPR is, upon property transfer, assuming the future operation and maintenance of the facility, it is understood that SPR may charge the FAS Customer Service Center, a tenant of SPL, and SPL for usage of the garage and elevator. FAS is coordinating with SPL on the development of an Interdepartmental Agreement (IDA) for continued use of the space for the FAS Customer Service Center. Any financial impacts that cannot be covered with existing SPR budget will be raised as part of a future budget process.

c. What financial costs or other impacts might happen if this legislation is not implemented?

If not implemented, FAS would retain ownership of the garage and plaza property and continue to fund all annual expenses for maintenance and upkeep. If this legislation is not implemented, then the construction costs for the Lake City Community Center +

Affordable Housing project may increase, and the construction timeline may be extended.

d. How might this legislation affect other City departments besides the one that proposed it?

SPR envisions this property transfer will meet multiple needs. In the short term, the existing Property will be used for construction staging. In the long term, taking advantage of the existing ramp and existing curb cut alleviates the need for the construction of a second access ramp to serve the new garage under the SPR community center and OH-funded affordable housing structure. The transfer of jurisdiction of the existing garage from FAS to SPR will facilitate overflow parking for the community center and affordable housing and allow SPR to collaborate with the FAS Customer Service Center (CSC) and SPL to accommodate their parking demands.

4. Other Impacts

a. Does this legislation require a public hearing?

☒ Yes

☒ No

b. Does this legislation require a notice to be published in The Daily Journal of Commerce and/or The Seattle Times?

☐ Yes

☒ No

c. Does this legislation affect a piece of property?

Yes – FAS Lake City Civic Center Plaza and Garage. See Map attached.

d. Race and Social Justice Initiative impacts:

1. How does this legislation affect vulnerable or historically disadvantaged communities? How did you come to this conclusion? Please consider both impacts within City government (like employees and internal programs) and in the broader community.

FAS Lake City property falls in a second-highest equity priority area when mapped on the City's GIS Race and Social Justice Index layer, based on census

demographics. Transferring the garage and plaza to SPR jurisdiction will ensure continued public use and will better serve community needs. SPR will be using the property to replace the Lake City Community Center, which is an important and much-needed recreation facility in the long-underserved Lake City neighborhood.

2. Please attach any Racial Equity Toolkits or other racial equity analyses used to develop or assess this legislation.

Not applicable. Legislation is just about the internal transfer of City property.

3. What is the Language Access Plan for communicating with the public about this legislation?

Not applicable. Legislation is just about the internal transfer of City property.

e. Climate change impacts:

1. Emissions: Will this legislation significantly increase or decrease carbon emissions? Attach any studies or materials that inform your answer.

Not applicable.

2. Resiliency: Will this legislation make Seattle more or less able to adapt to climate change? If it reduces resiliency, explain what can be done to lessen the impact.

Not applicable

f. If this legislation creates a new program or expands an existing one, what are the long-term, measurable goals? How will this legislation help achieve those goals? What methods will be used to track progress?

Not applicable

FAS to SPR Lake City Transfer of Jurisdiction SUM
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g. Does this legislation create a non-utility CIP that involves shared funding with a non-City partner or organization?

No