

Lake City Community Center and Affordable Housing Redevelopment

Legislative Package 1: Lake City Parking Garage and
Plaza Transfer of Jurisdiction



Purpose and Agenda

Provide a Lake City Community Center + Affordable Housing project update and request approval of Legislative Package 1: Transfer of Jurisdiction (TOJ) of Lake City Parking Garage and Plaza.

- Project Update
 - Project Overview
 - Project Partners and Roles
 - Project Schedule and Budget
 - Project Site Plan
- Legislative Overview
 - **Package 1: Transfer of Jurisdiction (TOJ)**
 - Package 2: Project Agreement Approvals (Upcoming)
- Q&A



Project Timeline

- **1957:** Lions Club built and operated the Lake City CC.
- **1964:** Lions Club deeded the property to SPR.
- **2017 – 2023:** SPR took on operation of the site.
- **2018:** SPR completed feasibility study for a new community center with affordable housing.
- **2023:** The building was demolished following a major fire.
- **2024:** SPR and DON conducted a building needs assessment with community.
- **2025:** Mercy Housing NW selected via RFP to lead redevelopment of the property.
- **2026:** Design and permitting underway
- Community engaged throughout



Project Overview: LCCC and Affordable Housing Redevelopment

SPR, the Office of Housing (OH), and Mercy Housing Northwest are collaborating to build a new Lake City Community Center with co-located affordable housing.

Project Overview

- Unique partnership between SPR, OH, and Mercy Housing Northwest.
- Combines community center with 112 affordable housing units. Mostly family sized units (2+ bedrooms).
- Community advisory group providing ongoing feedback and dialogue with the design team.

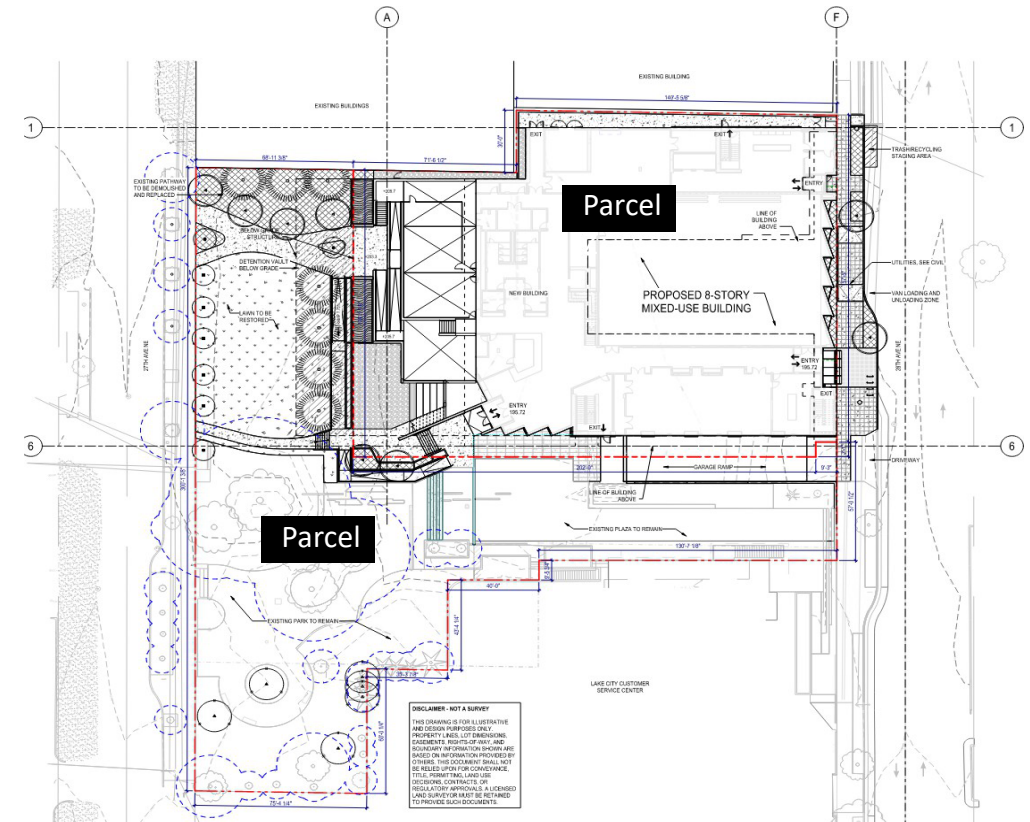


Project Partners: LCCC and Affordable Housing Redevelopment

Multiple partners engaged to build a new Lake City Community Center (LCCC) with co-located affordable housing.

Project Partners

- Mercy Housing Northwest leading design including building core and shell and community center tenant improvements.
 - Partnership with mixed use design consultant to ensure integration with surrounding amenities including Albert Davis Park.
- Mercy Housing Northwest leading construction with Walsh Construction.
- Community partner Family Works



Schedule and Budget: LCCC and Affordable Housing Redevelopment

Work is progressing to build a new Lake City Community Center with co-located affordable housing.

Project Schedule

- **Design/Permitting:** Q1 – Q4 2026
- **Legal Agreements:** Q1 – Q4 2026
- **Financing (Mercy Housing):** by end of 2026
- **Financing (City):** Q1 2027 (bonds)
- **Construction:** Q4 2026 - Q4 2028

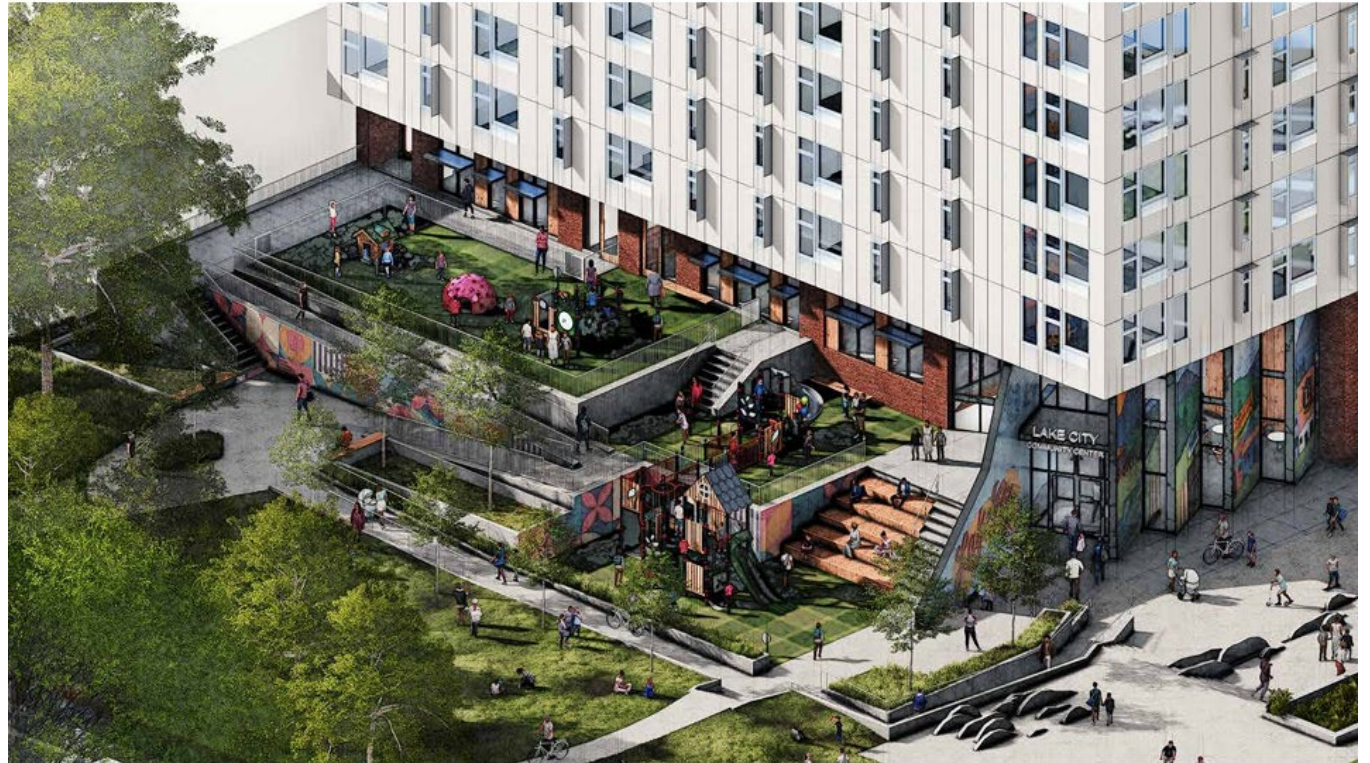
Project Budget: \$124M (Estimated)

Community Center: \$38M

- \$10M REET/Grants
- \$28M City Issued Bond

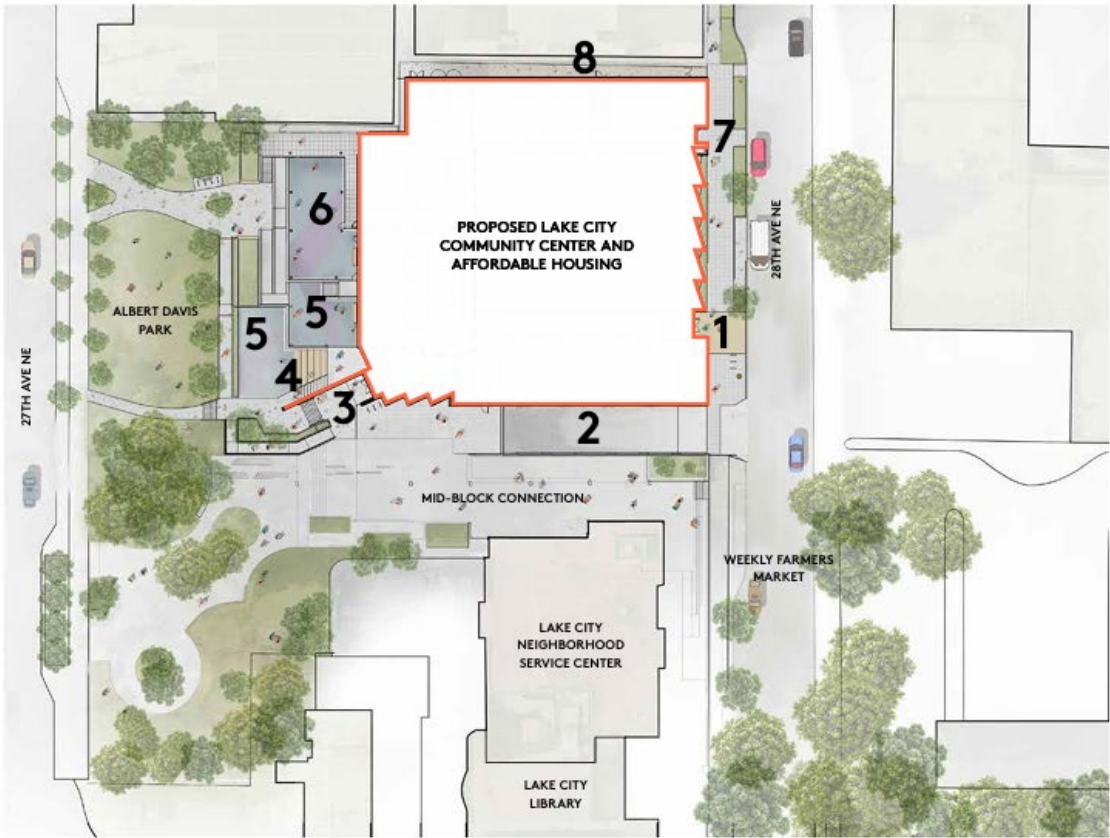
Housing: ~\$86M

- Office of Housing and other public funders



Site Plan: LCCC and Affordable Housing Redevelopment

SITE PLAN

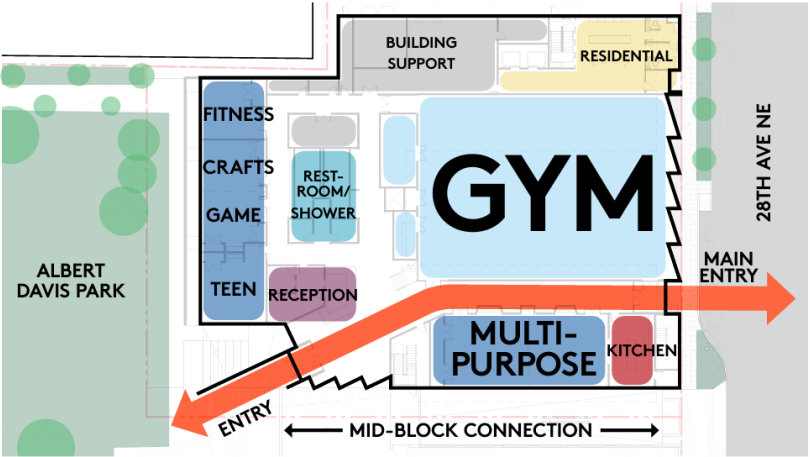


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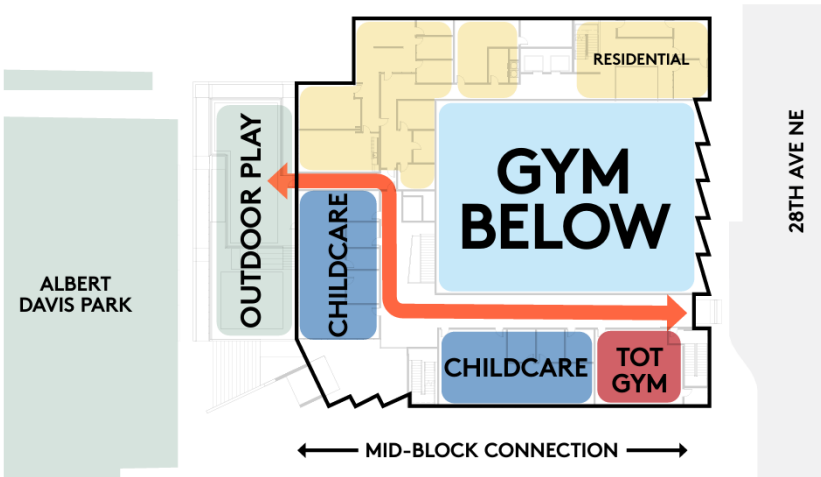
- 1. Community Center main entry
- 2. Community Center parking ramp (existing)
- 3. Community Center entry
- 4. Community Center terrace
- 5. New park play ground
- 6. Community Center Childcare outdoor play area
- 7. Housing entry
- 8. Building service access



LEVEL 1 PLAN DIAGRAM



LEVEL 2 PLAN DIAGRAM



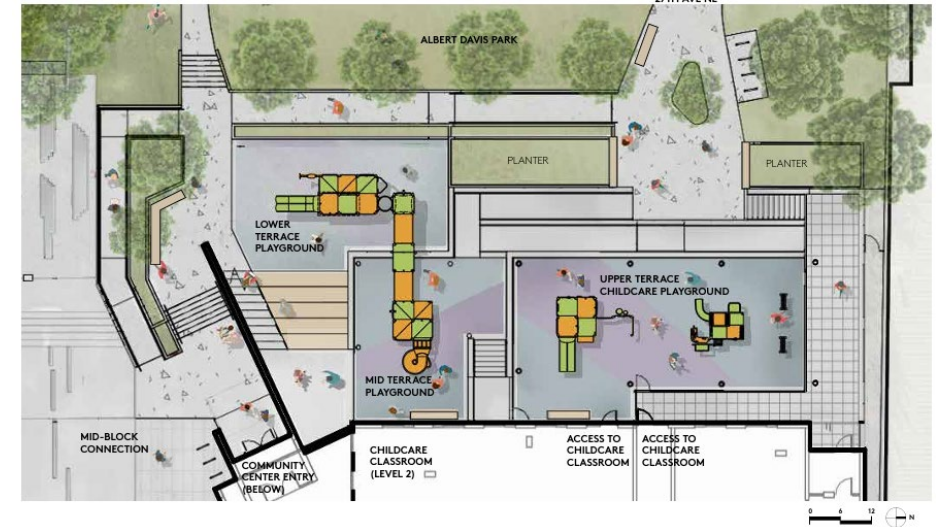
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Legislative Overview: LCCC and Affordable Housing Redevelopment

✓ **Legislative Package 1 (today's legislation):** Seeks authority to transfer jurisdiction of the existing Lake City Garage and Plaza from FAS to SPR.

❑ **Legislative Package 2 (upcoming legislation):** Seeks authority for the Superintendent of Parks and Recreation to execute and record all instruments necessary to implement the project.



Proposed Legislative Package 1: Background

Ordinance transfers the jurisdiction of the Lake City Parking Garage and Plaza, from FAS to SPR.

Parking Garage and Plaza

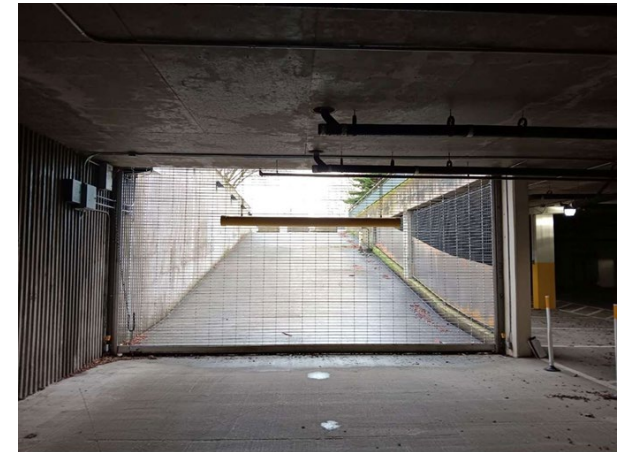
- Garage currently owned by FAS in partnership with Seattle Public Libraries including costs of maintenance. SPR manages the plaza area.
- After RFP awarded, SPR engaged with FAS to transfer jurisdiction of the parking garage and plaza property to support the project.
- FAS has determined it has no future need for the property and that it would best serve community needs through a transfer of jurisdiction to SPR to support the community center and housing development project.



Proposed Legislative Package 1: Transfer of Jurisdiction

Ordinance transfers the jurisdiction of the Lake City Parking Garage and Plaza, from FAS to SPR.

- **Recognizing community concerns about parking**, this legislation transfers jurisdiction of an existing parking garage (and plaza above) to serve community center, library, and customer service center visitors as well as support overflow for housing (lower right).
 - Existing Garage (59 stalls) will support community center, library and neighborhood service center visitors and overflow for housing.
 - New Garage: project also includes a new subterranean garage with 75 park stalls to accommodate residential parking and community center ADA access.
- **Existing ramp will provide access** to existing garage and new garage.
- Legislation also authorizes Superintendent to enter into agreement with a **future operator** of both garages (up to five-year terms).



Recap and Next Steps

- ✓ **Legislative Package 1 (today’s legislation):** Seek authority to transfer jurisdiction of the existing Lake City Garage and Plaza from FAS to SPR in support of the overall development project.

- ❑ **Legislative Package 2 (upcoming legislation):** Seek authority for the Superintendent of Parks and Recreation to execute and record all instruments related to the implementation of the Lake City Community Center and Affordable Housing redevelopment project.
 - ❑ Ground Lease
 - ✓ Term Sheet Complete
 - ❑ King County Deed Restriction Lift
 - ❑ Condo Documents and Conveyance
 - ❑ All other documents necessary to implement and complete the project



Questions?

