



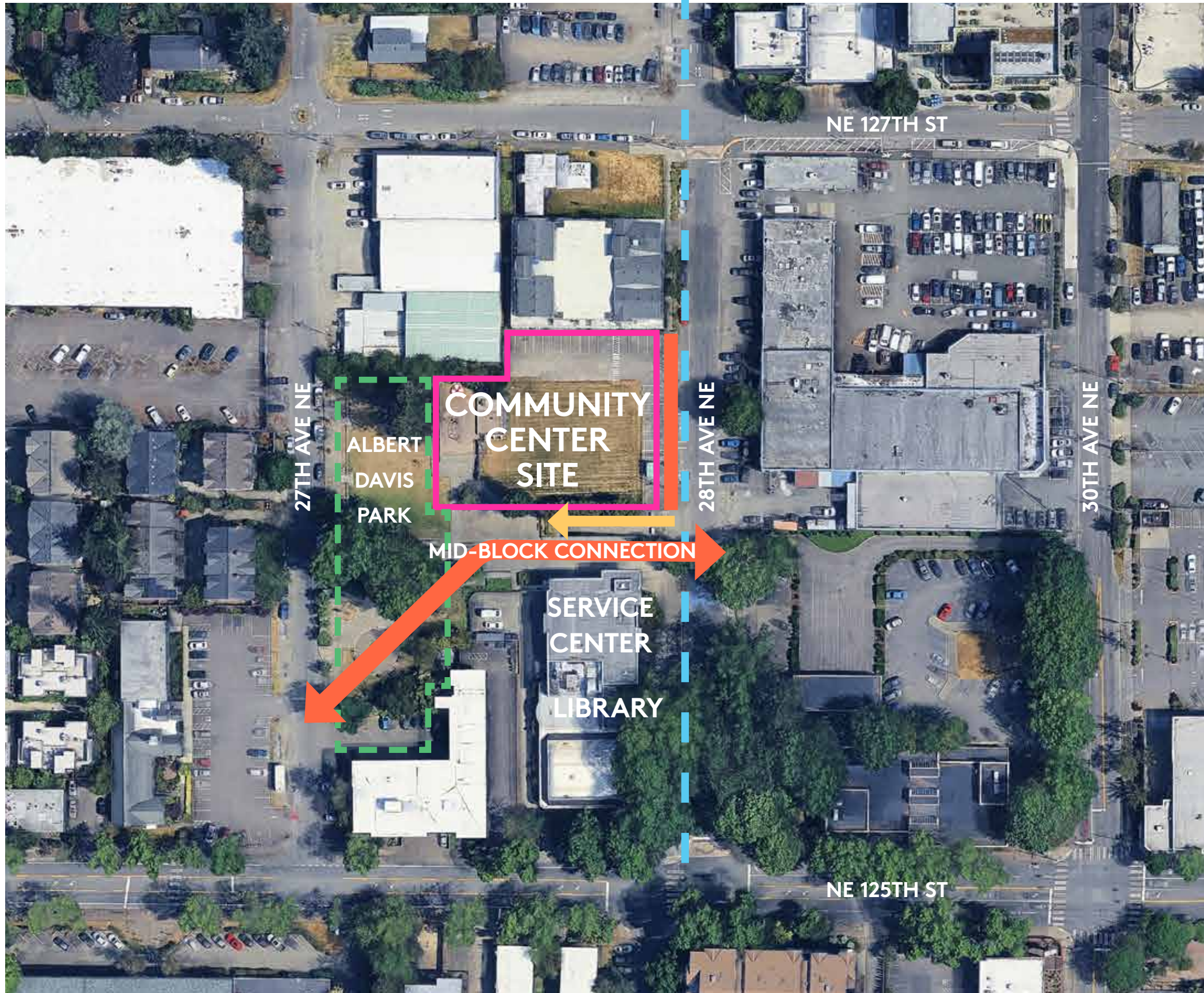
Lake City Community Center

Design Commission #2 February 19, 2026

MITHŪN

Project Overview

OPPORTUNITIES & CHALLENGES



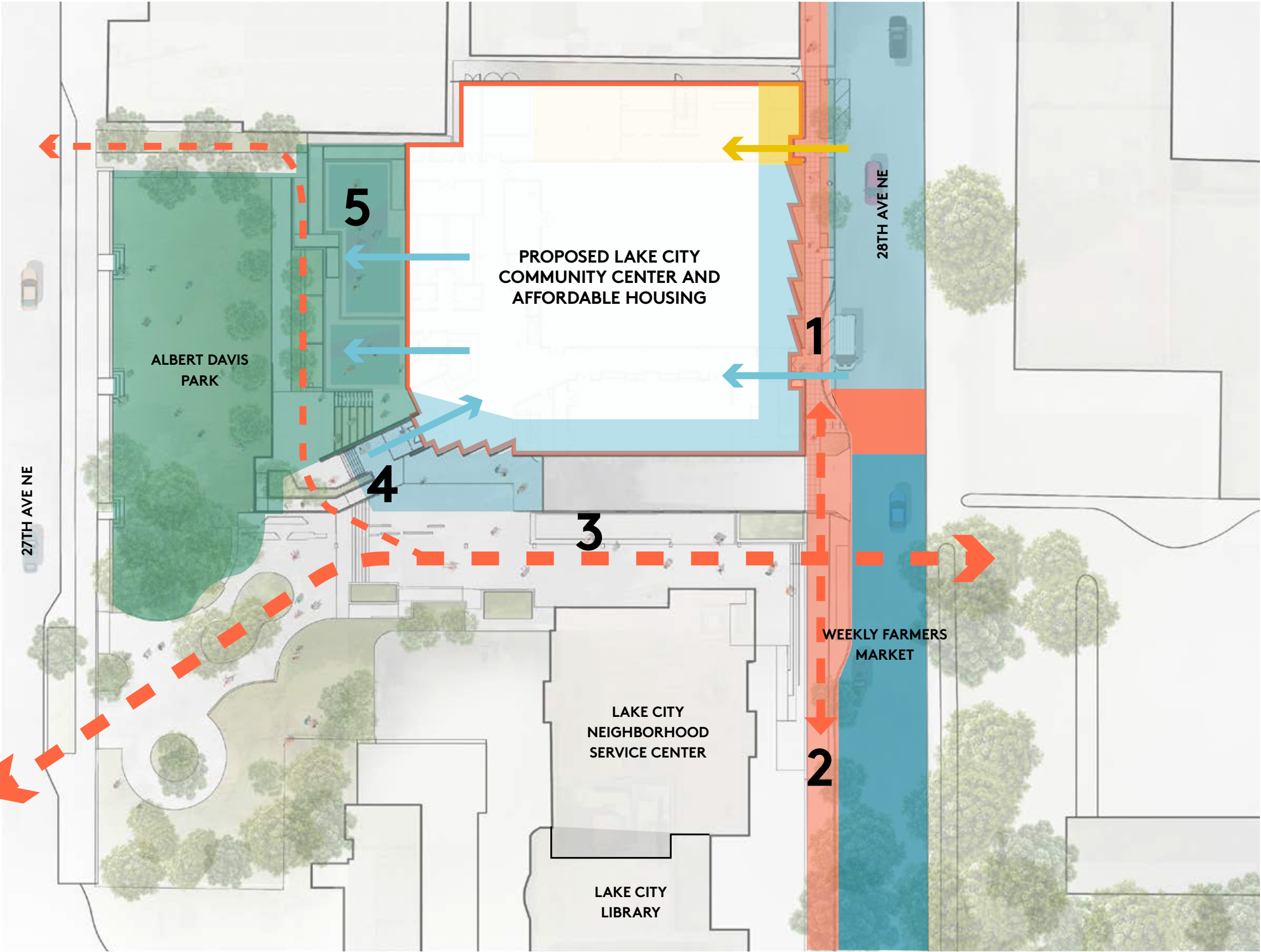
Opportunities

- Co-location with Affordable housing
- Integration with Park
- Integration with mid-block connection

Challenges

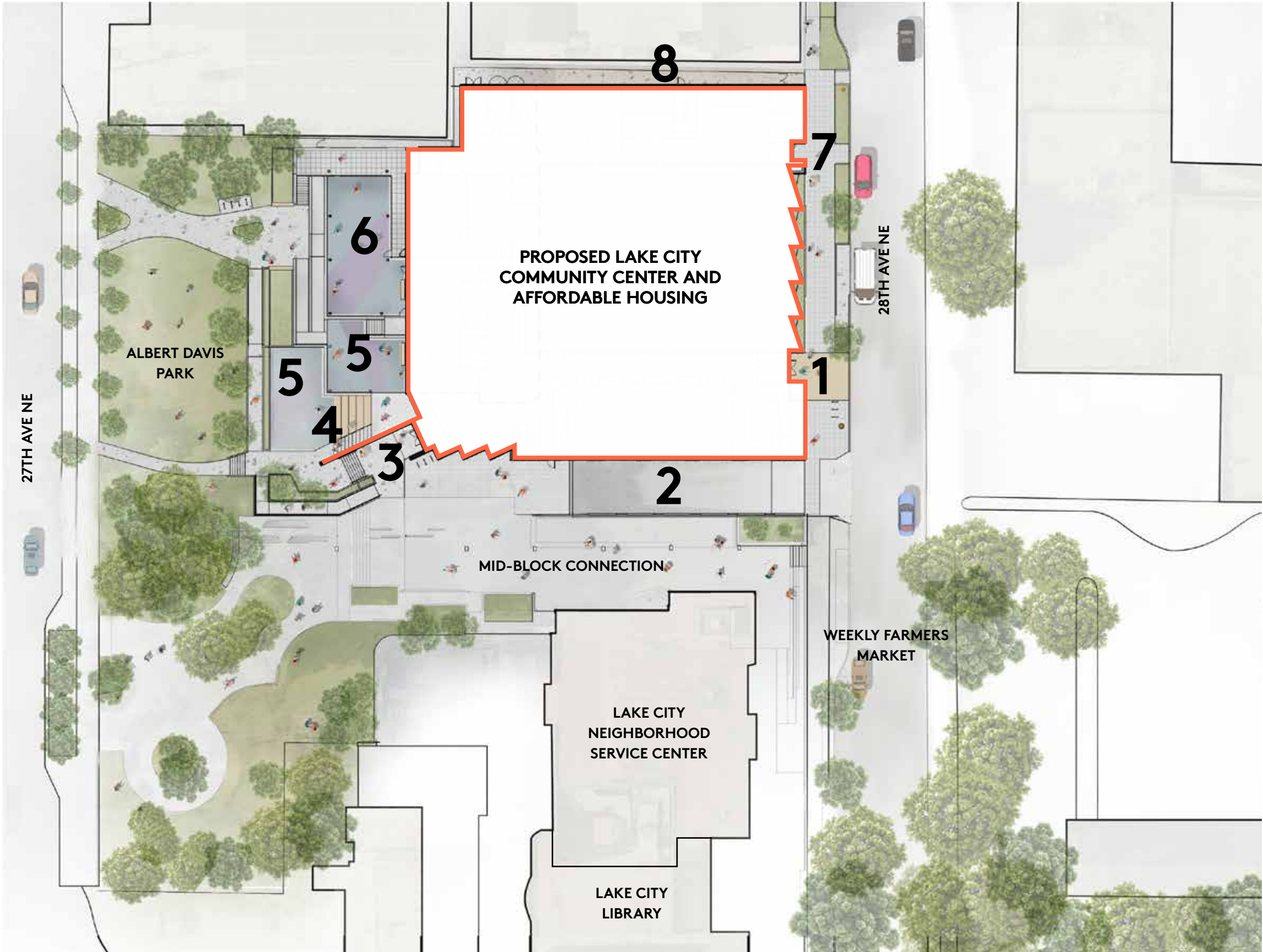
- Housing over Community Center over parking
- Tight site
- Existing parking ramp & Library underground parking garage
- Only one street frontage
- Site elevation change
- Overhead power line

SITE DESIGN



- 1. Consistent street experience with Library & Service Center on 28th Ave NE
- 2. Pedestrian connection to Farmer's Market
- 3. Mid-block connection uniting 28th Ave NE, Service Center/Library, Community Center & Park
- 4. Connection to Park
- 5. Childcare connection to Park

SITE PLAN



1. Community Center
main entry

2. Community
Center parking ramp
(existing)

3. Community Center
entry

4. Community Center
terrace

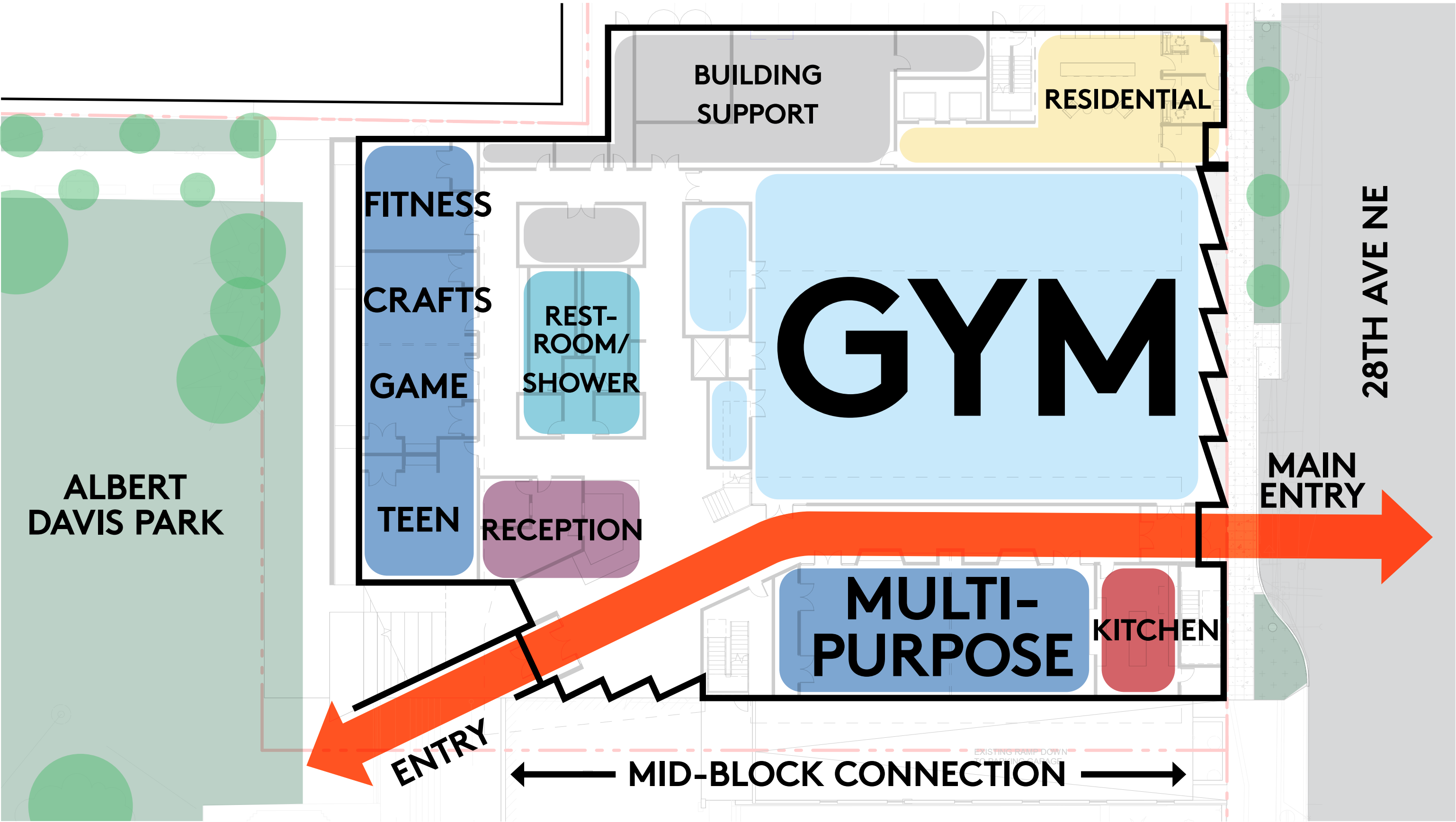
5. New park play
ground

6. Community Center
Childcare outdoor play
area

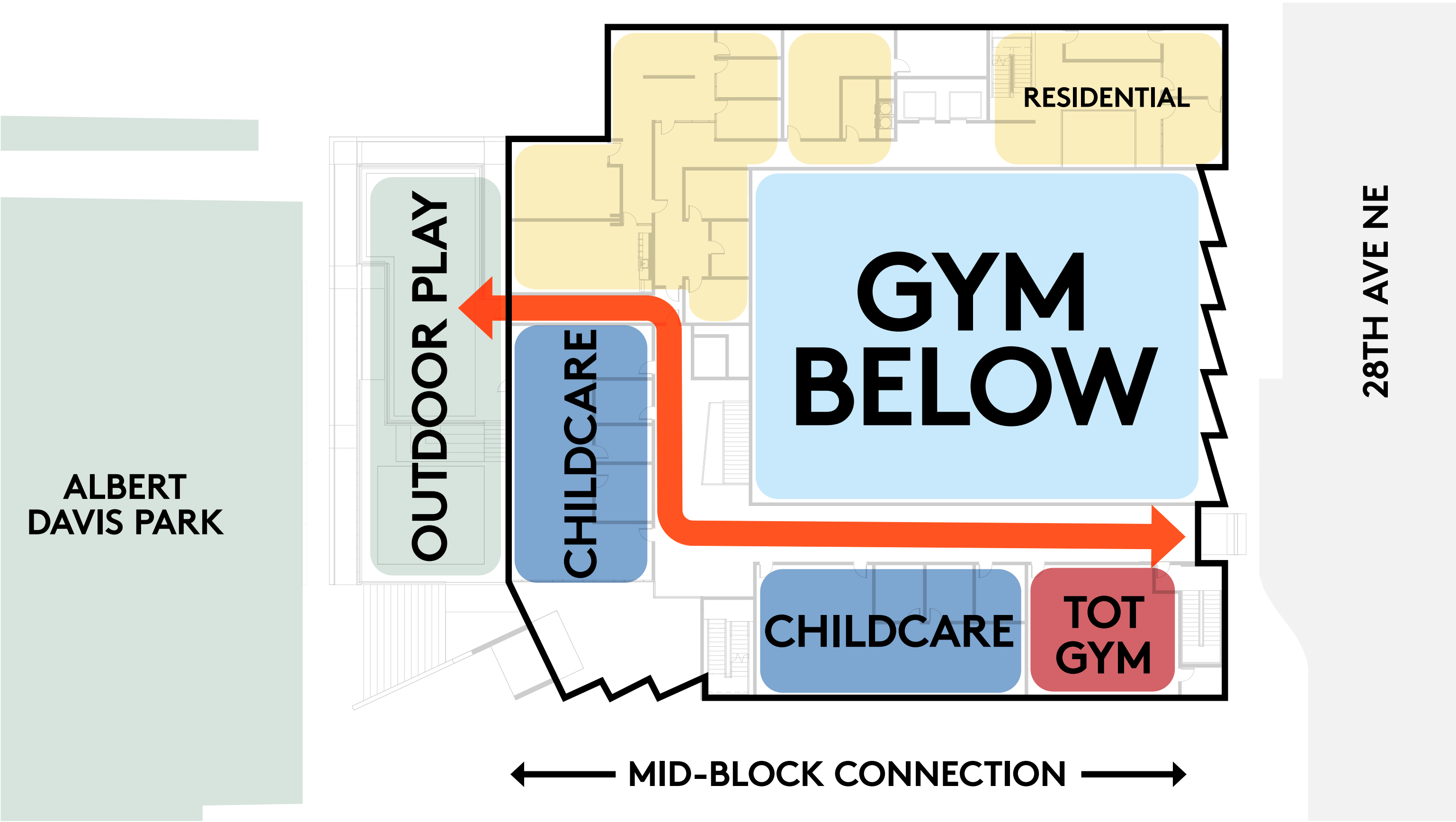
7. Housing entry

8. Building service
access

LEVEL 1 PLAN DIAGRAM



LEVEL 2 PLAN DIAGRAM



Responses to Design Commission Meeting #1 Recommendations

DESIGN COMMISSION MEETING #1 (SEPTEMBER 4, 2025) RECOMMENDATIONS

9

1. **Expand entry area on 28th Avenue NE** - Explore building setbacks, street modifications, or relocated loading for more generous public space at and near the community center entrance
2. **Enhance entry prominence** - Develop architectural features (canopy, materiality, massing) for better identification of entry to community center
3. **Simplify circulation** - Reduce ramp complexity on side of building that connects community center to Albert Davis Park; improve wayfinding
4. **Improve integration with park** - Study relocating the community center playground area to a location closer to Albert Davis Park
5. **Coordinate with adjacent uses** - Better integrate exterior programming areas with library, service center, and mid-block connection
6. **Continue cultural integration** - Work with Headwater People on wayfinding and cultural competence
7. **Collaborate on public art** - Coordinate with Office of Arts & Culture on placement opportunities
8. **Coordinate with SDOT** - Explore curb line modifications for additional entry space at 28th Ave NE and crosswalk mural opportunities
9. **Consider microgrid opportunities** - Study partnership with Seattle City Light
10. **Enhance bike infrastructure** - Study expanded bike parking and micromobility accommodations
11. **Extend landscape integration** - Explore vegetation extension into mid-block connection between 27th Ave NE and community center
12. **Address circulation and potential street improvements on 27th Ave NE as well as 28th Ave NE.** Additional study is needed to provide clear connections from 27th Ave NE to the community center and its entrance oriented to Albert Davis Park. Better visibility from 27th Ave NE could relieve some of the pressure that the building needs to perform along 28th Ave NE.

Responses to Recommendations #1, 2 & 8

#1 Expand entry area on 28th Avenue NE

Explore building setbacks, street modifications, or relocated loading for more generous public space at and near the community center entrance

#2 Enhance entry prominence

Develop architectural features (canopy, materiality, massing) for better identification of entry to community center

#8 Coordinate with SDOT

Explore curb line modifications for additional entry space at 28th Ave NE and crosswalk mural opportunities

DESIGN COMMISSION MEETING #1 - 28TH AVENUE NE STREET FRONTAGE DESIGN



STREET TREES



STREETSCAPE PLANTINGS



STREETSCAPE PLANTINGS



BIKE RACK (SDOT APPROVED)

RESPONSE TO RECOMMENDATION #1, 2 & 8 - EXPAND ENTRY AREA ON 28TH AVENUE NE



STREET TREES



STREETSCAPE PLANTINGS



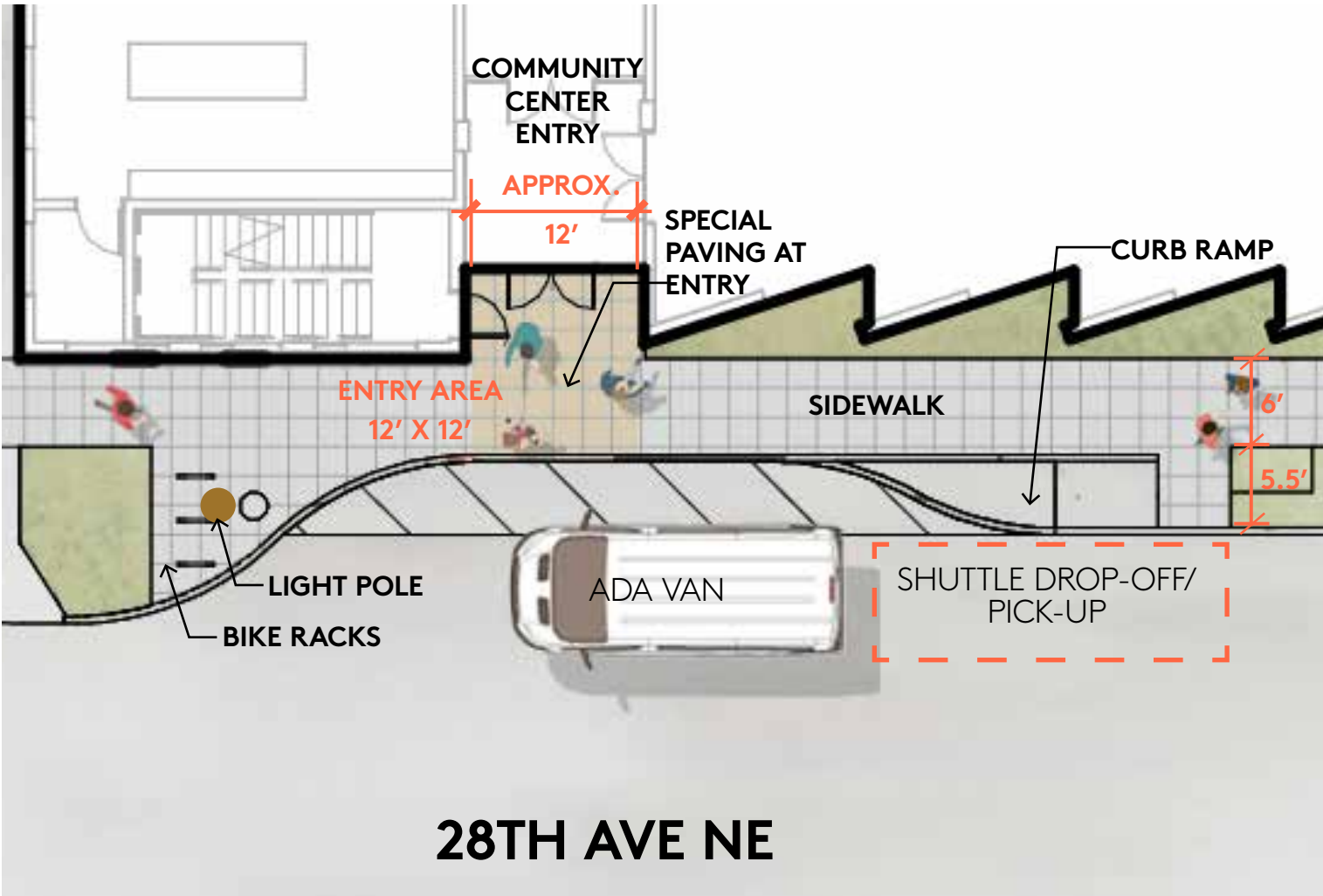
STREETSCAPE PLANTINGS



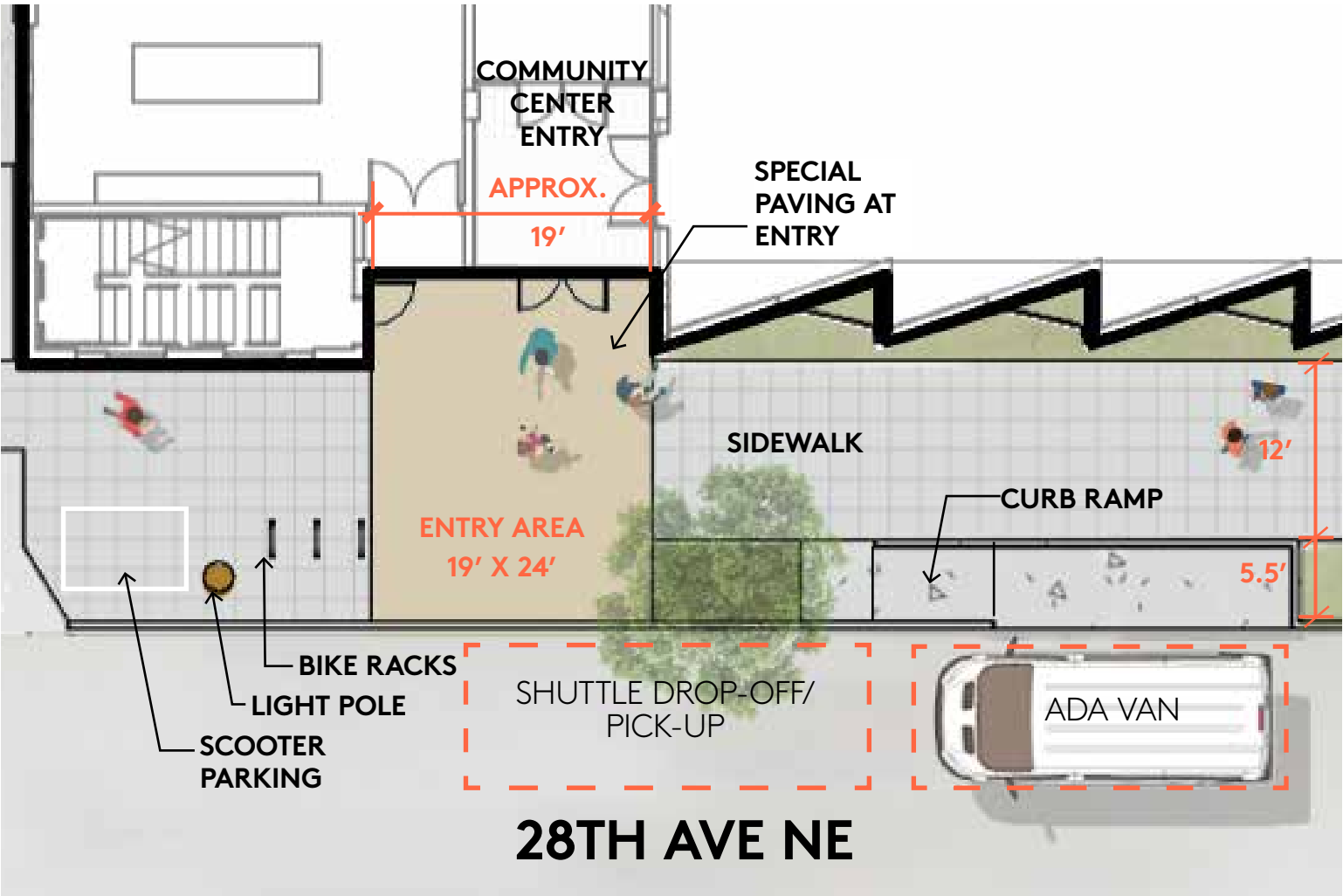
BIKE RACK (SDOT APPROVED)

RESPONSE TO RECOMMENDATION #1, 2 & 8 - EXPAND ENTRY AREA ON 28TH AVENUE NE

PREVIOUS DESIGN



REVISED DESIGN



DESIGN COMMISSION MEETING #1 - STREET-LEVEL VIEW - LOOKING FROM 28TH AVENUE NE



14

RESPONSE TO RECOMMENDATION #2 - ENHANCE ENTRY PROMINENCE



RESPONSE TO RECOMMENDATION #2 - ENHANCE ENTRY PROMINENCE



RESPONSE TO RECOMMENDATION #2 - ENHANCE ENTRY PROMINENCE



RESPONSE TO RECOMMENDATION #2 - ENHANCE ENTRY PROMINENCE



Responses to Recommendations #3 & 4

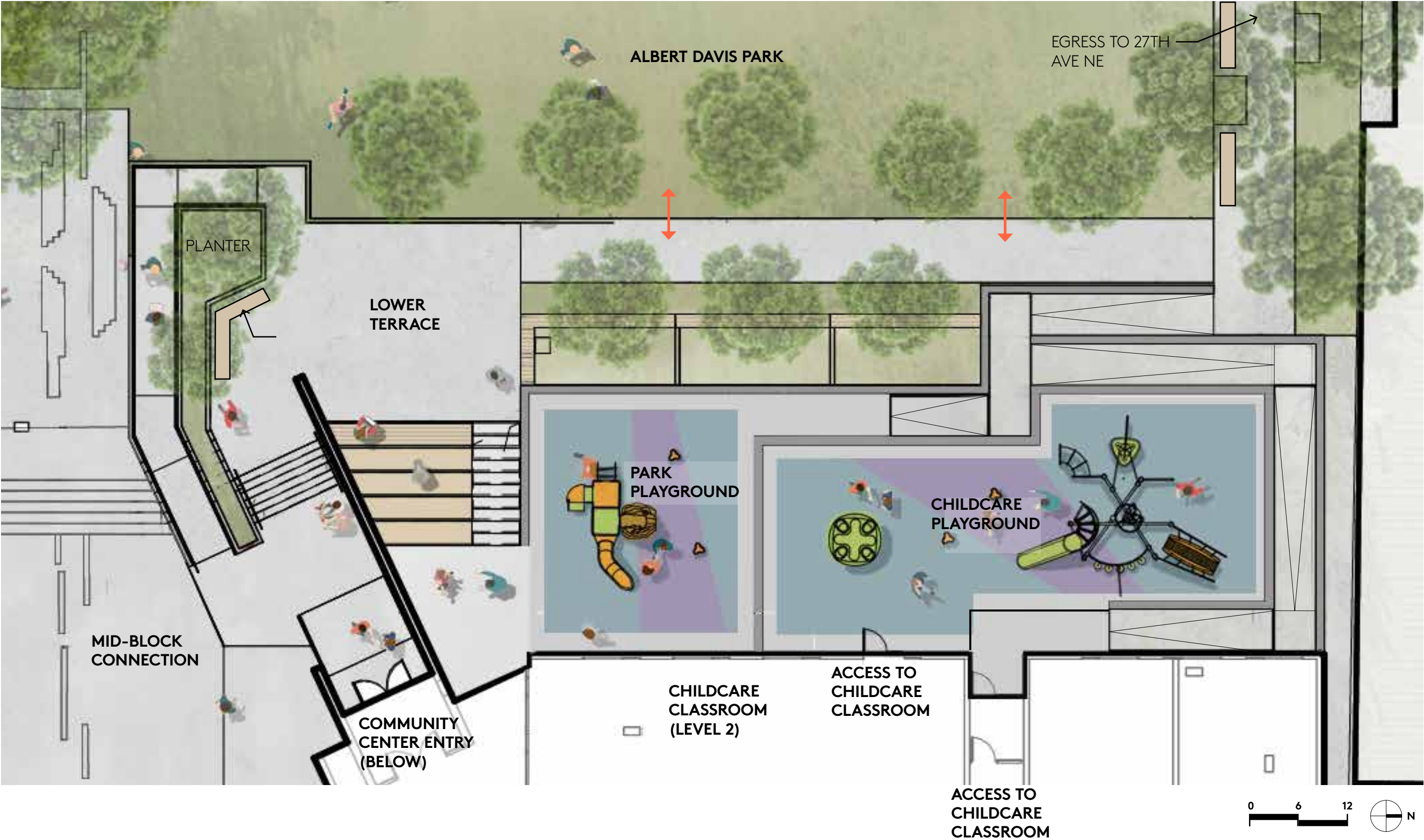
#3 Simplify circulation

Reduce ramp complexity on side of building that connects community center to Albert Davis Park;
improve wayfinding

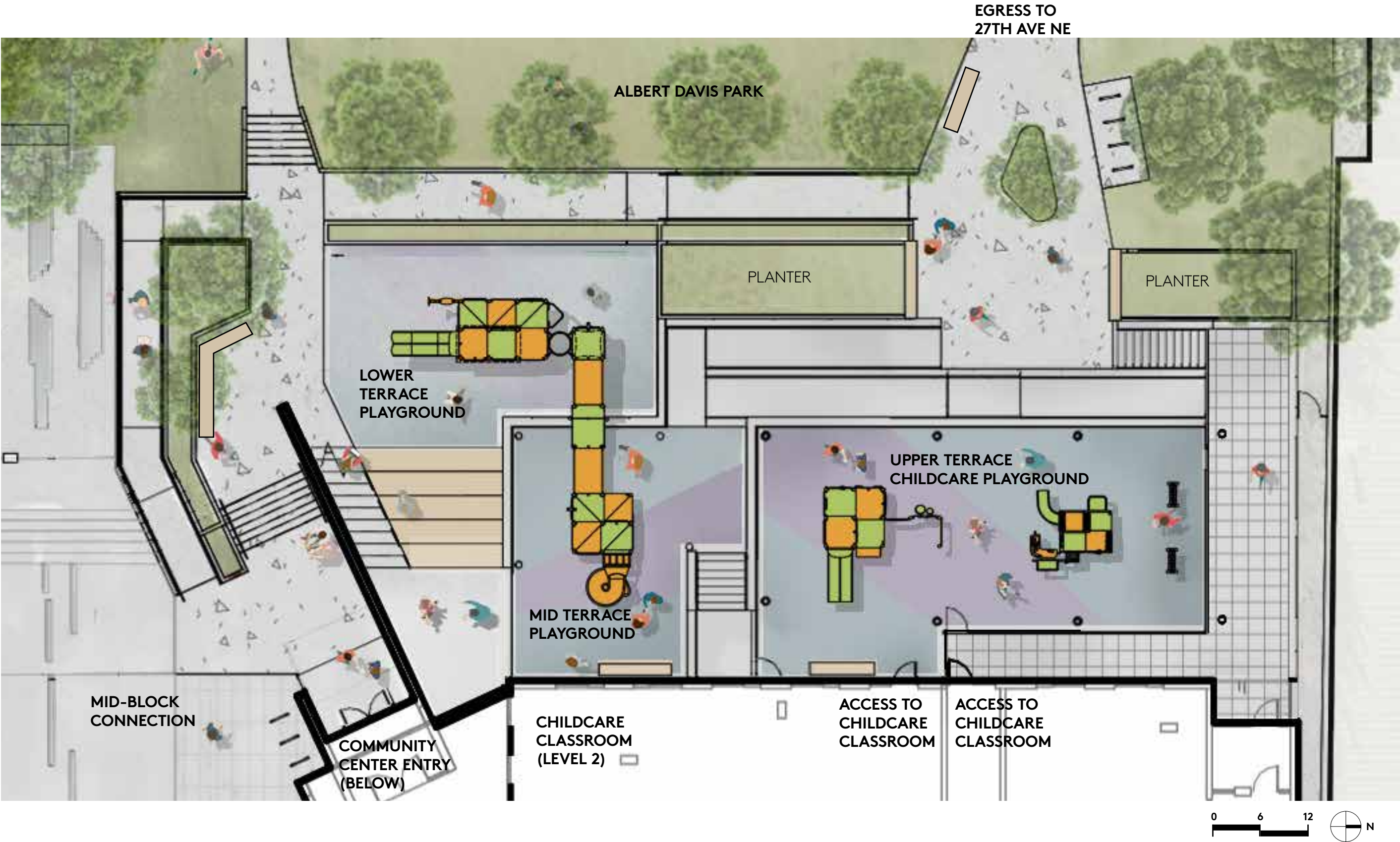
#4 Improve integration with park

Study relocating the community center playground area to a location closer to Albert Davis Park

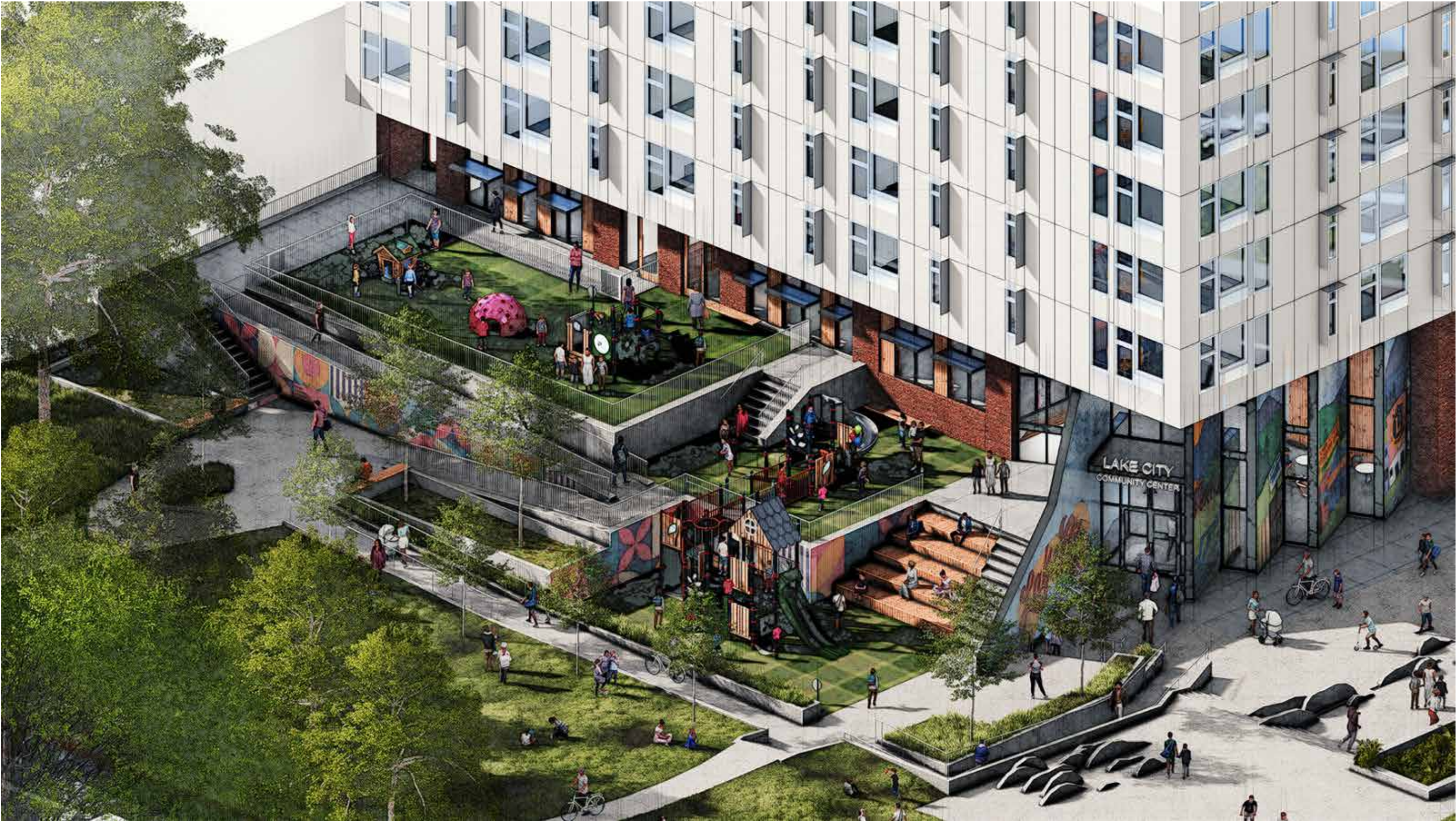
DESIGN COMMISSION MEETING #1 - COMMUNITY CENTER TERRACE & PARK INTEGRATION



RESPONSES TO RECOMMENDATIONS #3 & 4 - COMMUNITY CENTER TERRACE & PARK INTEGRATION



RESPONSES TO RECOMMENDATIONS #3 & 4 - AERIAL VIEW - TERRACE & PARK PLAYGROUND



RESPONSES TO RECOMMENDATIONS #3 & 4 - STREET-LEVEL VIEW - TERRACE & PARK PLAYGROUND

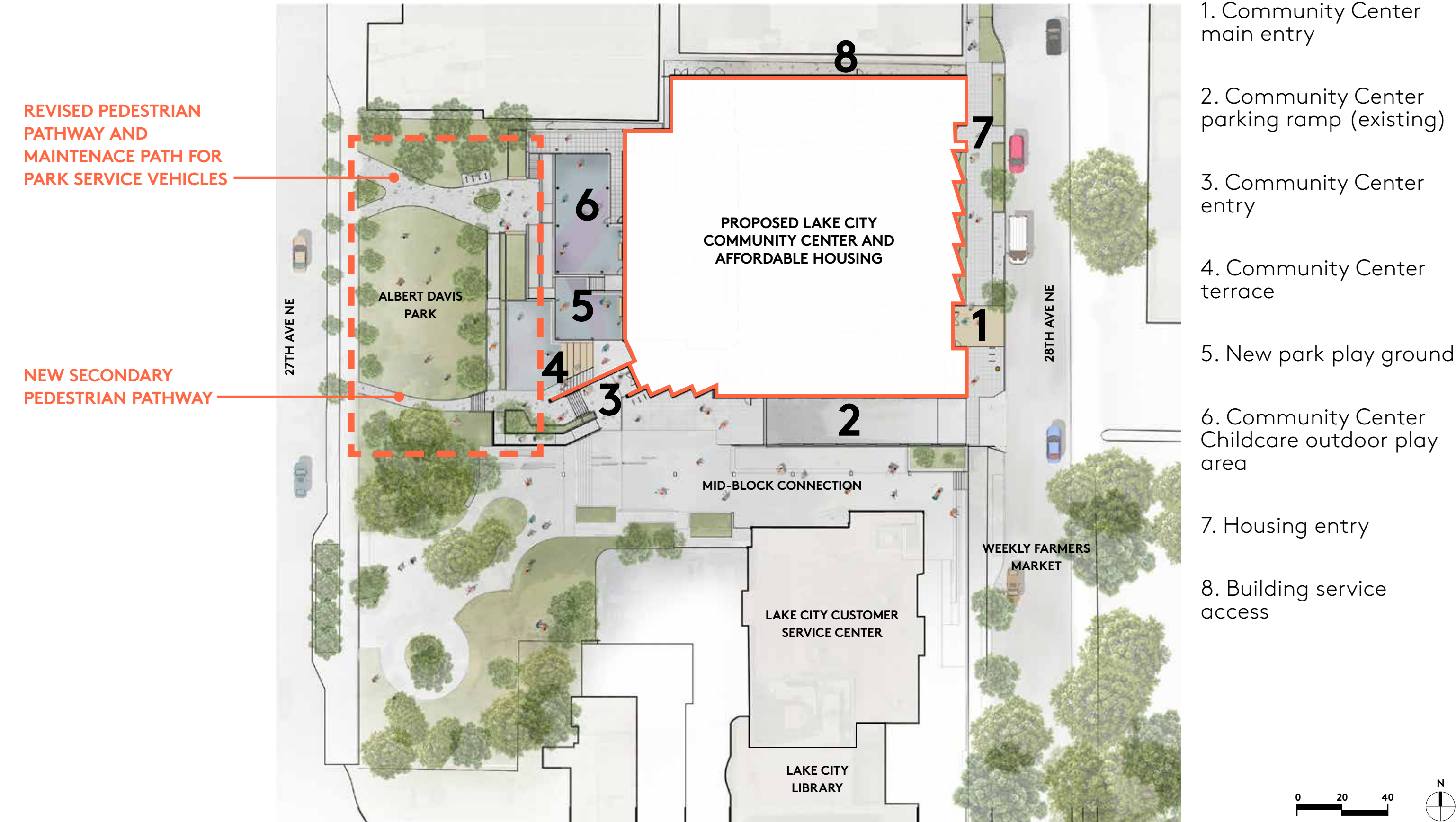


Responses to Recommendations #12

Address circulation and potential street improvements on 27th Ave NE as well as 28th Ave NE

Additional study is needed to provide clear connections from 27th Ave NE to the community center and its entrance oriented to Albert Davis Park. Better visibility from 27th Ave NE could relieve some of the pressure that the building needs to perform along 28th Ave NE.

RESPONSES TO RECOMMENDATIONS #12 - SITE PLAN



Responses to Recommendations #6 & 7

#6 Continue cultural integration

Work with Headwater People on wayfinding and cultural competence

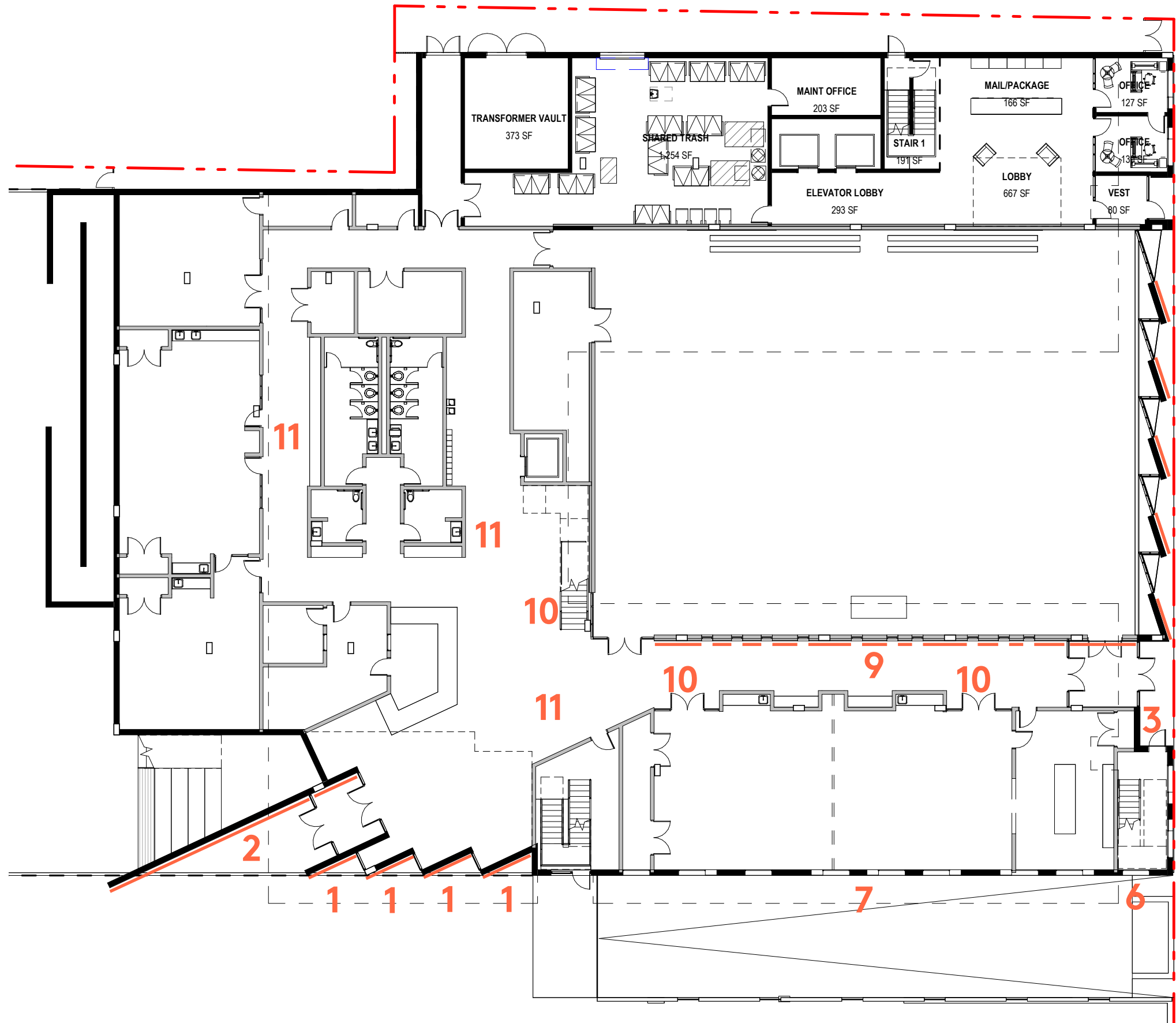
#7 Collaborate on public art

Coordinate with Office of Arts & Culture on placement opportunities

ART INSPIRATION FROM LAKE CITY NEIGHBORHOOD



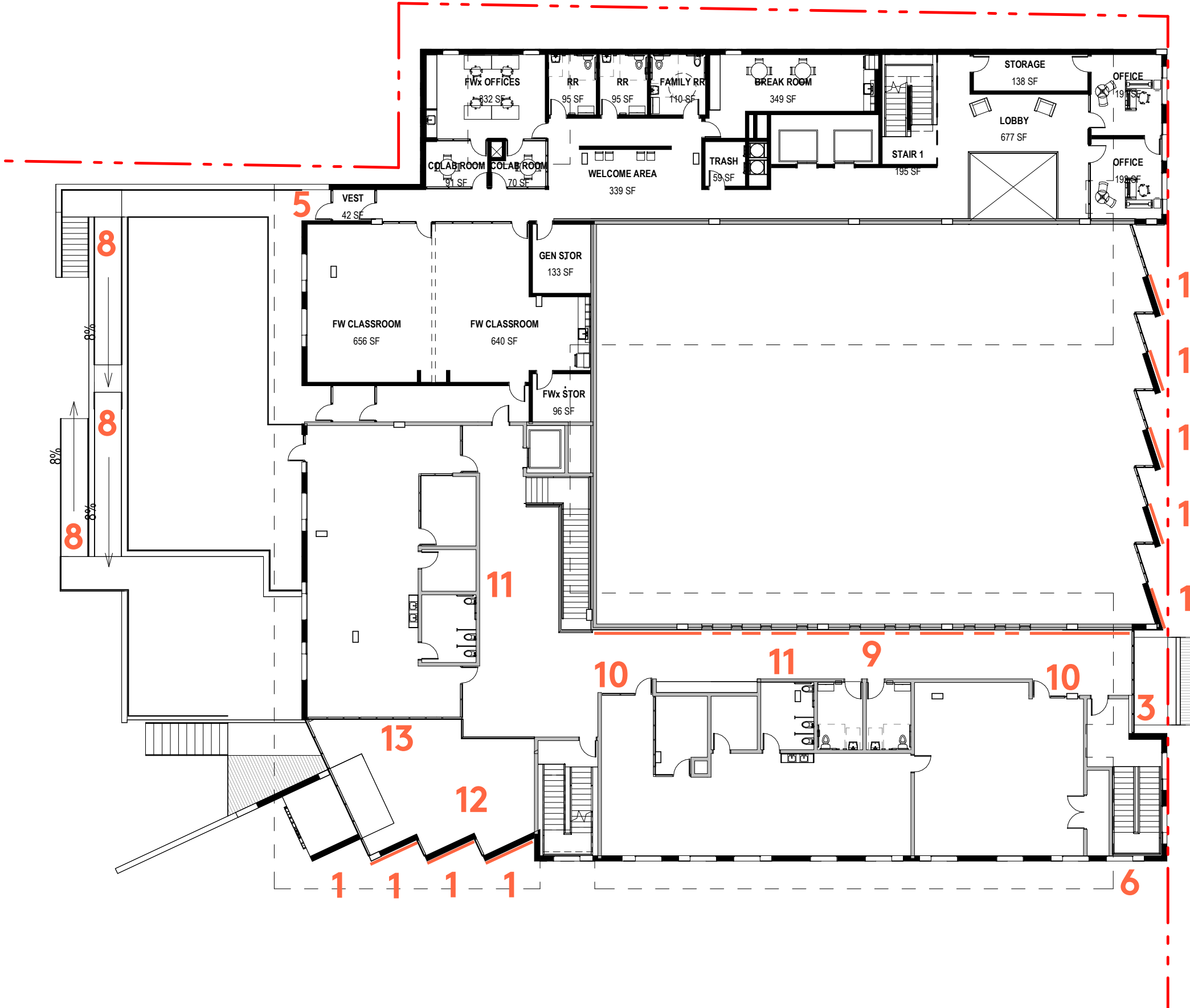
RESPONSES TO RECOMMENDATIONS #6 & 7 - ART OPPORTUNITY PLAN - LEVEL 1



POTENTIAL ART & OPPORTUNITIES

- 1 2-STORY TALL WALL MURAL, 9 LOCATIONS, ART TO REFLECT MULTI-CULTURE
- 2 WALL MURAL, REFLECT MURAL ART ON FORMER LAKE CITY COMMUNITY CENTER
- 3 FRITTED GLASS ART NEXT TO MAIN ENTRY
- 4 VERTICAL WALL MURAL AT 6-STORY TALL VERTICAL RECESS, 3 LOCATIONS
- 5 DOOR HANDLE ART
- 6 BRICK PATTERN ART
- 7 MURAL ON CONCRETE WALL ALONG PARKING RAMP
- 8 ART ON CONCRETE SURFACE AT TERRACE PLAYGROUND
- 9 WALL MURAL AT WELCOME HALL
- 10 SIGNAGE ART
- 11 ART ON CONCRETE FLOOR
- 12 SUSPENDED ART FROM CEILING
- 13 FRITTED GLASS ART AT CHILDCARE ROOM

RESPONSES TO RECOMMENDATIONS #6 & 7 - ART OPPORTUNITY PLAN - LEVEL 2



POTENTIAL ART & OPPORTUNITIES

- 1 2-STORY TALL WALL MURAL, 9 LOCATIONS, ART TO REFLECT MULTI-CULTURE
- 2 WALL MURAL, REFLECT MURAL ART ON FORMER LAKE CITY COMMUNITY CENTER
- 3 FRITTED GLASS ART NEXT TO MAIN ENTRY
- 4 VERTICAL WALL MURAL AT 6-STORY TALL VERTICAL RECESS, 3 LOCATIONS
- 5 DOOR HANDLE ART
- 6 BRICK PATTERN ART
- 7 MURAL ON CONCRETE WALL ALONG PARKING RAMP
- 8 ART ON CONCRETE SURFACE AT TERRACE PLAYGROUND
- 9 WALL MURAL AT WELCOME HALL
- 10 SIGNAGE ART
- 11 ART ON CONCRETE FLOOR
- 12 SUSPENDED ART FROM CEILING
- 13 FRITTED GLASS ART AT CHILDCARE ROOM

RESPONSES TO RECOMMENDATIONS #6 & 7 - POTENTIAL ART INSTALLATIONS

4 VERTICAL WALL
MURAL AT 6-STORY
TALL VERTICAL
RECESS, 3 LOCATIONS



4 VERTICAL WALL
MURAL AT 6-STORY
TALL VERTICAL
RECESS, 3 LOCATIONS

3 FRITTED GLASS ART NEXT TO MAIN ENTRY

1 2-STORY TALL WALL MURAL, 9 LOCATIONS, ART TO REFLECT MULTI-CULTURE

RESPONSES TO RECOMMENDATIONS #6 & 7 - POTENTIAL ART INSTALLATIONS

2

WALL MURAL, REFLECT MURAL ART ON FORMER LAKE CITY COMMUNITY CENTER



4

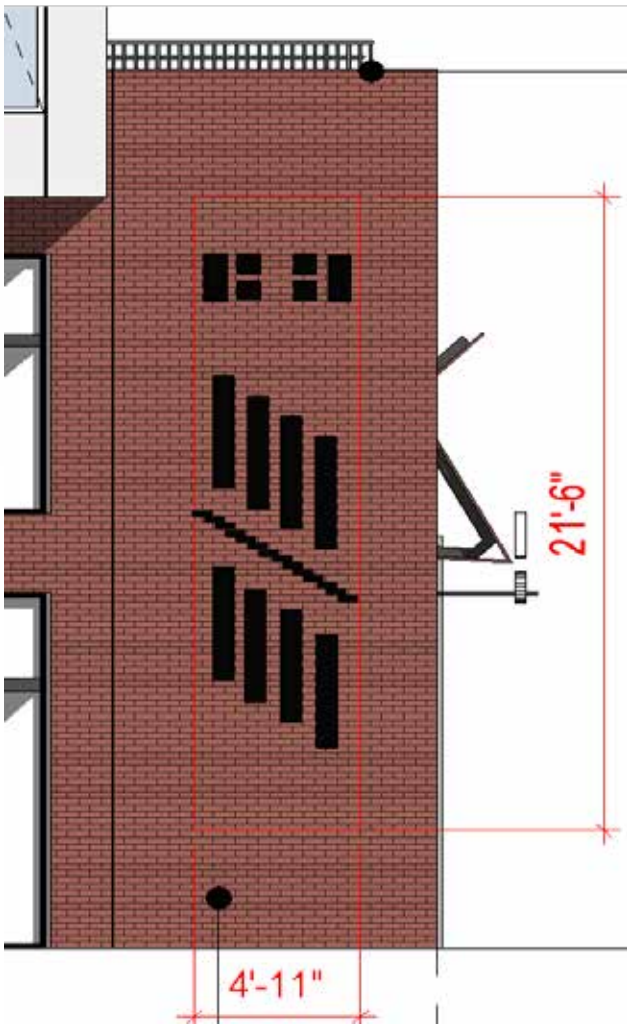
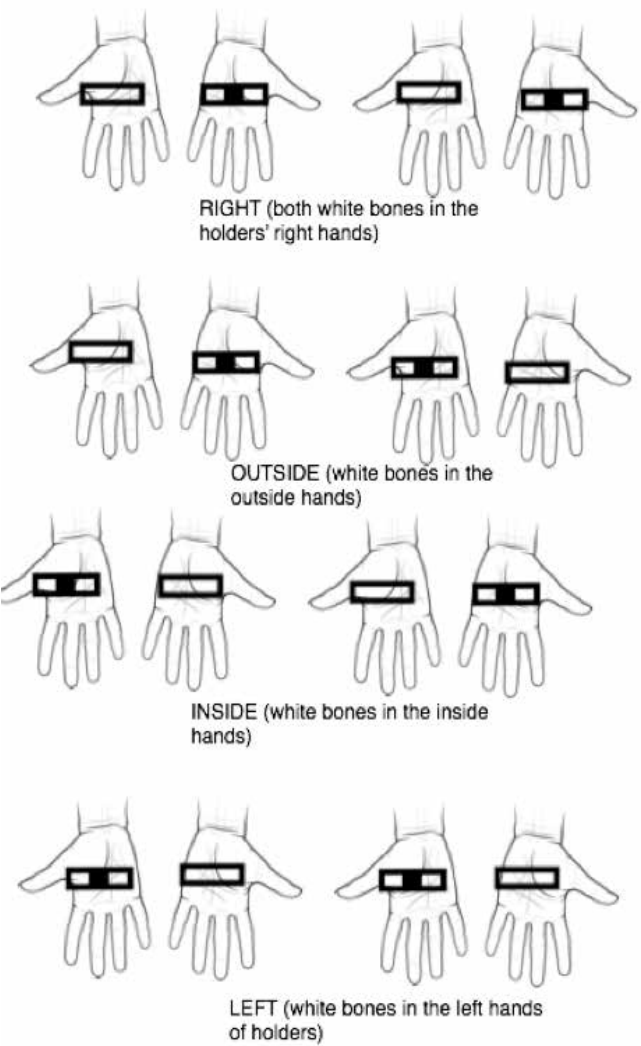
VERTICAL WALL MURAL AT 6-STORY TALL VERTICAL RECESS, 3 LOCATIONS

1

2-STORY TALL WALL MURAL, 9 LOCATIONS, ART TO REFLECT MULTI-CULTURE

RESPONSES TO RECOMMENDATIONS #6 & 7 - POTENTIAL ART INSTALLATIONS

Stick Game/Slahal

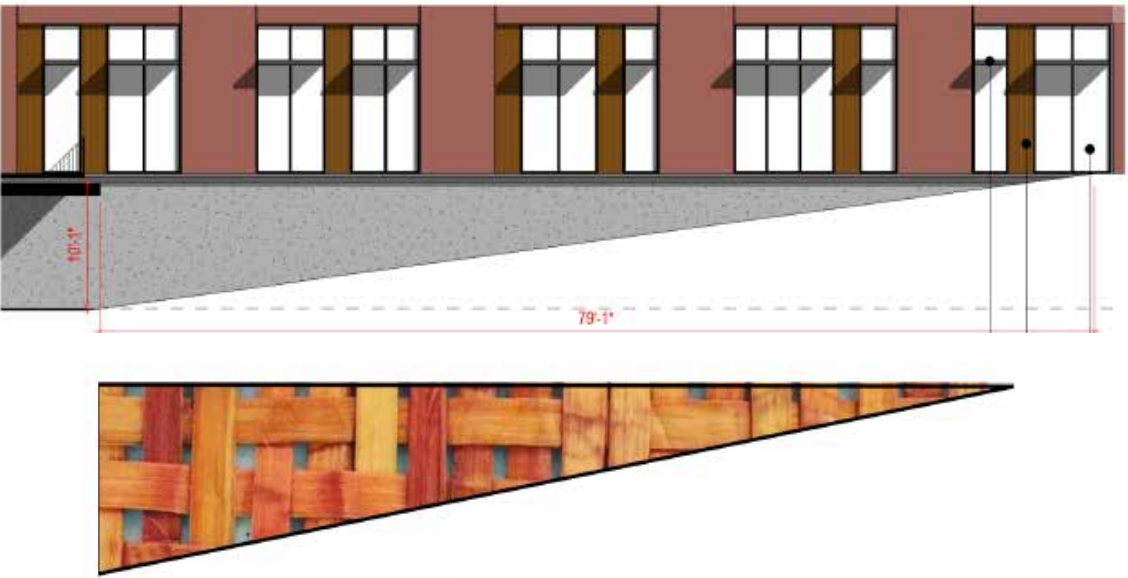


Coast Salish game

Looking and guessing where the bone is located in the opposing teams hand

Masonry motif connected to visuals of stick game

6 BRICK PATTERN ART

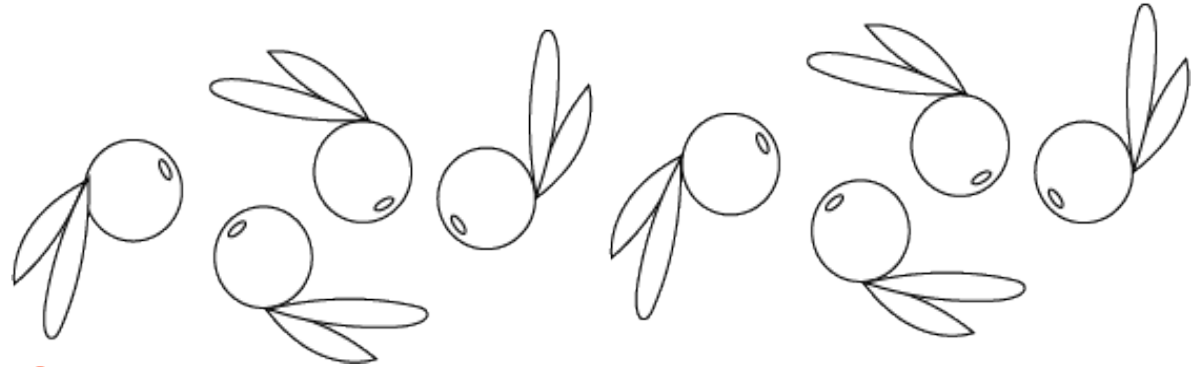


7 MURAL ON CONCRETE WALL ALONG PARKING RAMP AT MID-BLOCK CONNECTION



Sandblasting of Bog Cranberries

Relating to the traditional cranberry gathering places nearby



8 ART ON CONCRETE SURFACE AT TERRACE PLAYGROUND

What are some ways we can activate sense of place through Western Red Cedar?

Helping People understand their connection to place.

Woven cedar mural. Painted or vinyl. Protection from elements.

Responses to Recommendations #10 & 11

#10 Enhance bike infrastructure

Study expanded bike parking and micromobility accommodations

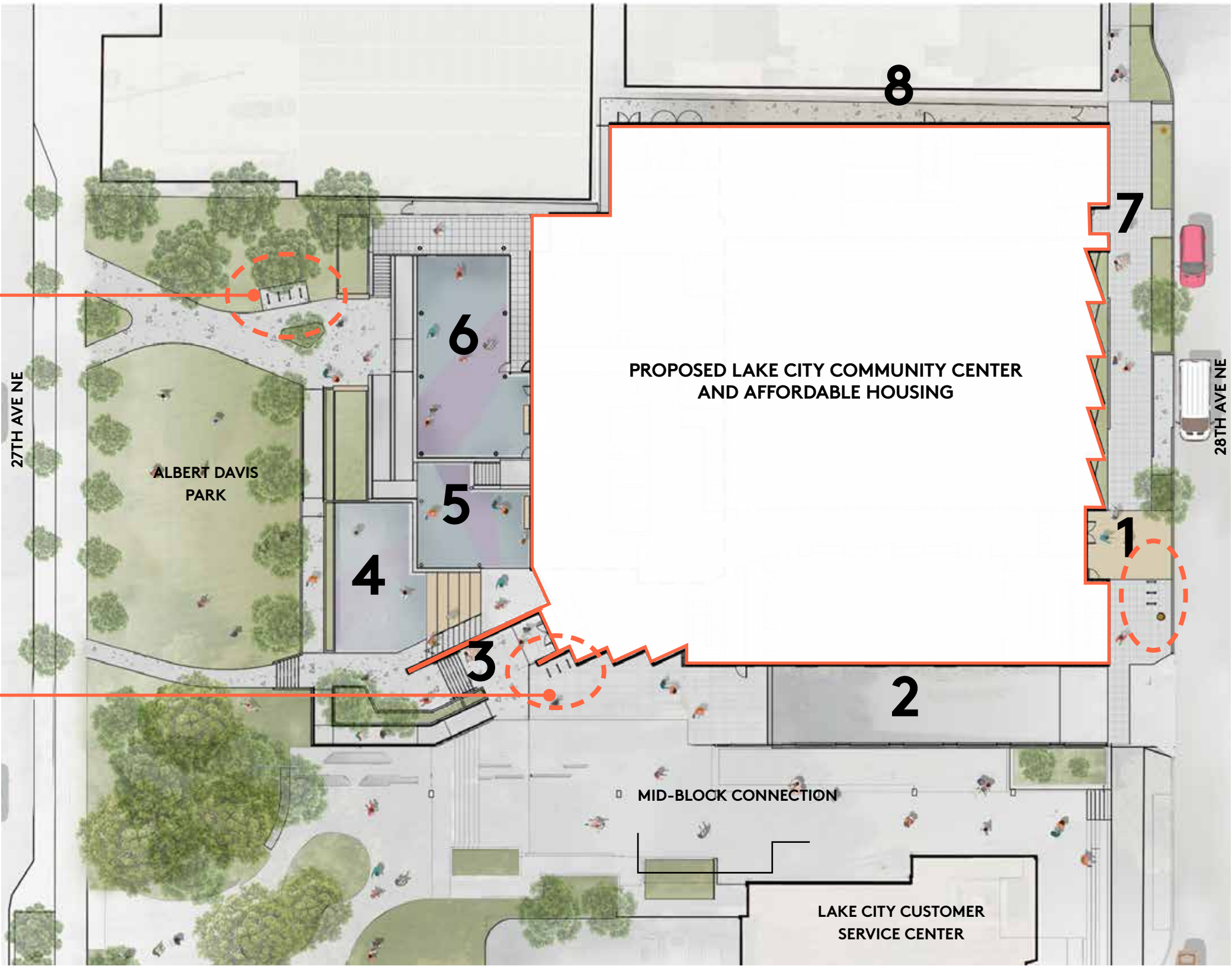
#11 Expand landscape integration

Explore vegetation extension into mid-block connection between 27th Ave NE and community center

RESPONSES TO RECOMMENDATIONS #10 - ENHANCE BIKE INFRASTRUCTURE

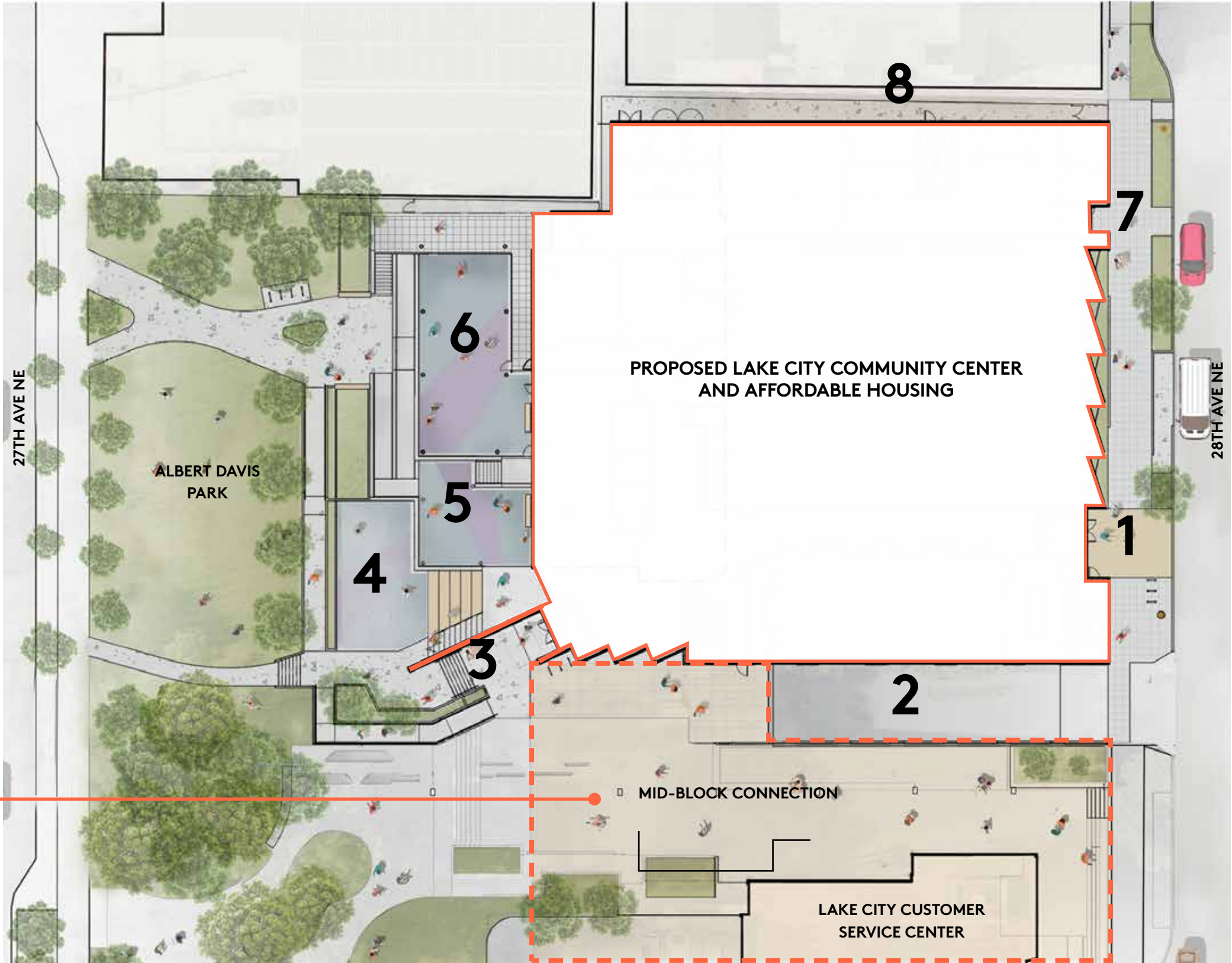
ADDED 4 BIKE
RACKS NEAR
CHILDCARE
ENTRY

ADDED 3 BIKE
RACKS NEXT
TO SOUTHWEST
ENTRY



- 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

RESPONSES TO RECOMMENDATIONS #11 - EXPAND LANDSCAPE INTEGRATION



- 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

Responses to Recommendations #5 & 9

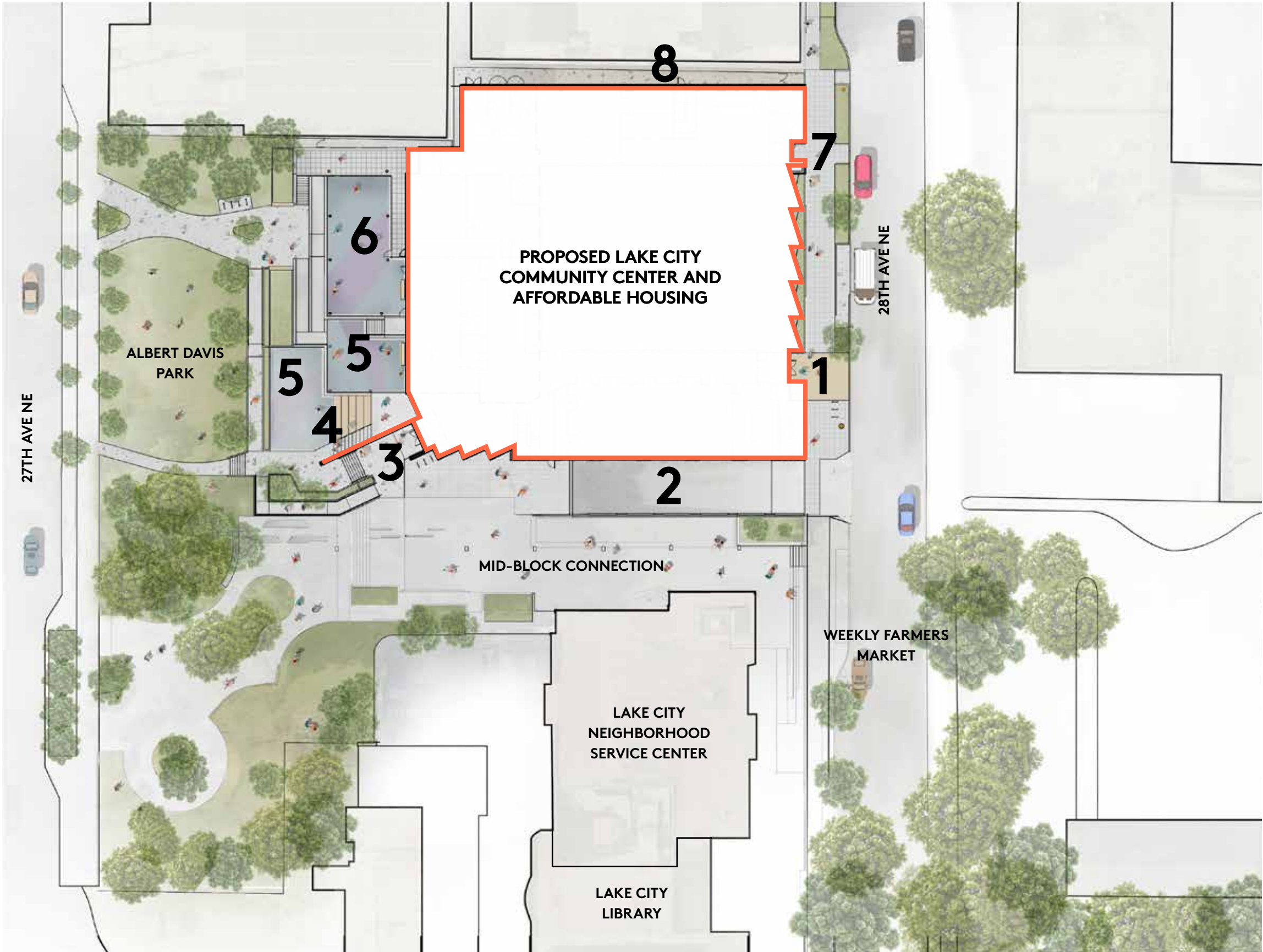
#5 Coordinate with adjacent uses

Better integrate exterior programming areas with library, service center, and mid-block connection

#9 Consider microgrid opportunities

Study partnership with Seattle City Light

RESPONSES TO RECOMMENDATIONS #5 & 9



- 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





Thank you!

Lake City Community Center

Design Commission #2 February 19, 2026

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