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## Real Estate

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### Grand opening for McDermott Place

By [JOURNAL STAFF](#)

A grand opening celebration will be held Dec. 12 for McDermott Place in Seattle's Lake City neighborhood. McDermott Place will provide 75 permanent affordable units for homeless individuals, with 38 units designated for veterans.

The project was developed by the Low Income Housing Institute, designed by Runberg Architecture Group and Schemata Workshop, and built by Walsh Construction Co.



Photo courtesy of the Low Income Housing Institute [\[enlarge\]](#)

North Helpline, a nonprofit organization based in Lake City, is the ground floor tenant and will own a portion of the building. It will operate the Lake City/Northgate Food Bank and an emergency services program for low-income residents.

North Helpline will also offer a free medical clinic with RotaCare and Neighborcare Health as service providers and partners. North Helpline's funders include the U.S. Department of Housing and Urban Development, King County, the city of Seattle and others.

LIHI is partnering with Sound Mental Health to provide supportive services at McDermott Place, including employment and job training.

McDermott Place meets Washington state's Evergreen standard, and is equivalent to being LEED-certified. Reflective material on the roof minimizes heat gain, and the building has a rain garden to treat stormwater before it enters a detention vault, and bike racks and bike storage. Smoking is not allowed to preserve air quality.

The building was named in honor of U.S. Congressman Jim McDermott. Sharon Lee, executive director of LIHI, said McDermott has been a champion for low-income and homeless people.

Funding comes through tax credits from Key Community Development Corp. and Washington State Housing Finance Commission. Other capital and operating funds are from King County Veterans & Human Services Levy, the city of Seattle, Seattle Housing Authority, United Way of King County, Washington State Housing Trust Fund, Federal Home Loan Bank of Cincinnati, a construction loan from KeyBank, and land loans from Sterling Savings Bank and US Bank.

The celebration will be at 12740 33rd Ave. N.E., across the street from the Lake City Fred Meyer store, from 10 a.m. to noon.

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