



MOUNT BAKER STATION AREA DEVELOPMENT UPDATE AND SITE IDEAS

JUNE 2021



City of Seattle



IN THIS VIDEO



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- **HEAR DRAFT IDEAS FOR REDEVELOPMENT**

Building locations and features, and open space locations and types

- **LEARN HOW TO GIVE FEEDBACK**

Online survey and Q&A session

OFFICE OF HOUSING

- **DEVELOPS AND PRESERVES AFFORDABLE HOUSING**

Rental and homeownership opportunities, incentive programs, low-income homeowner stabilization

- **CONTINUED INVESTMENT IN MOUNT BAKER**

ArtSpace Lofts, Mount Baker Village, Gardner House, The Estelle



SOUND TRANSIT'S TOD PROGRAM

- **PARTNERSHIPS**

Partners with private and non-profit developers to build transit-oriented development (TOD) throughout the Puget Sound region.

- **SURPLUS PROPERTIES**

Offers surplus properties, those acquired for building and operating the transit system, as development opportunities for affordable housing or other developments benefitting the public.

- **MORE THAN 2,100 HOMES BUILT OR PLANNED**

Most of these housing units are affordable to those earning 80% of Area Median Income or below.



MOUNT BAKER STATION AREA

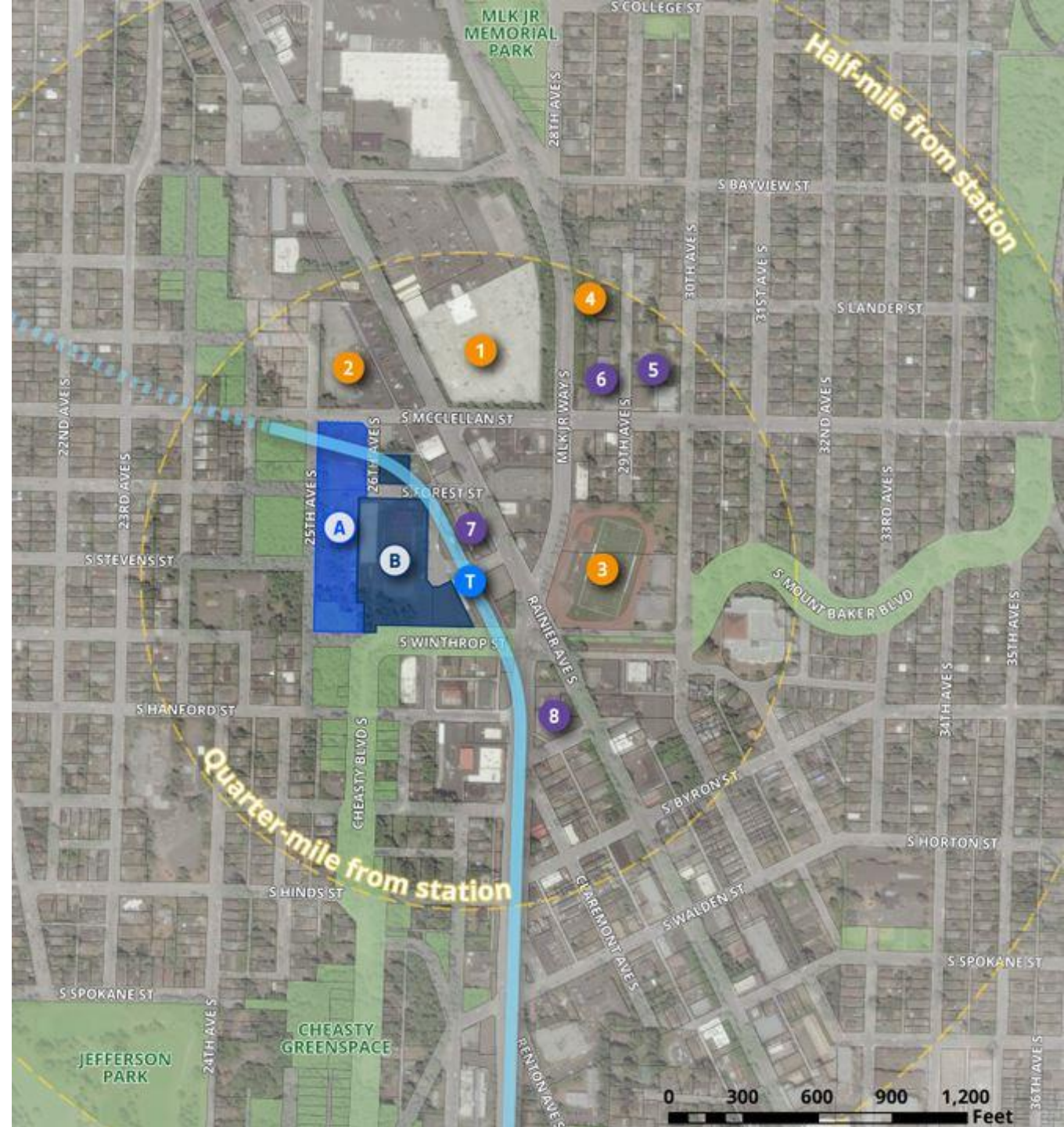
Neighborhood sites

- 1 Lowe's
- 2 QFC & Rite Aid
- 3 Franklin HS
- 4 Hillside Garden P-Patch

Affordable housing investments

- 5 Mount Baker Village
- 6 The Maddux
- 7 ArtSpace Lofts
- 8 Gardner House

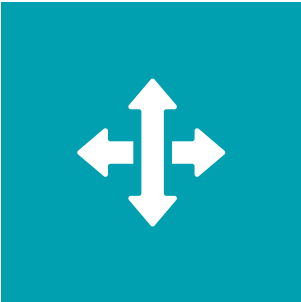
- A Sound Transit East Portal Site
- B City of Seattle Mount Baker Sites
- T Mount Baker Station



MOUNT BAKER STATION AREA VISION



A vibrant and welcoming gateway



Safety, connectivity, and accessibility



An inviting central public space

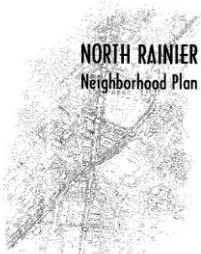


Equitable development without displacement

MOUNT BAKER PLANNING EFFORTS

NORTH RAINIER NEIGHBORHOOD PLAN

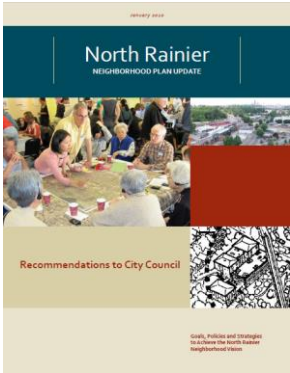
1999



February 1999

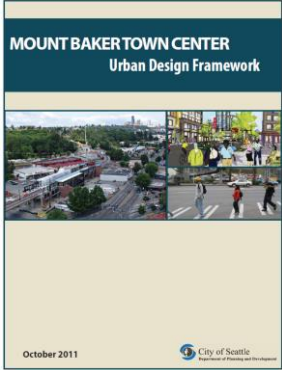
NORTH RAINIER NEIGHBORHOOD PLAN UPDATE

2010



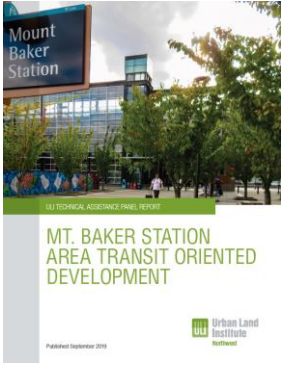
MOUNT BAKER TOWN CENTER URBAN DESIGN FRAMEWORK

2011



URBAN LAND INSTITUTE TECHNICAL ADVISORY PANEL

2019



ACCESSIBLE MOUNT BAKER

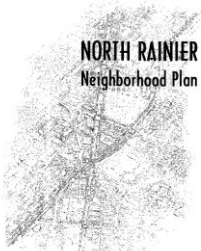
2015–present



MOUNT BAKER PLANNING EFFORTS

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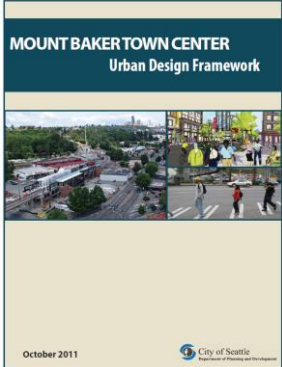
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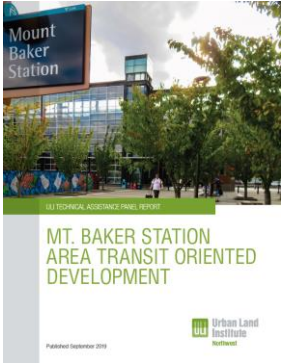
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October 2011

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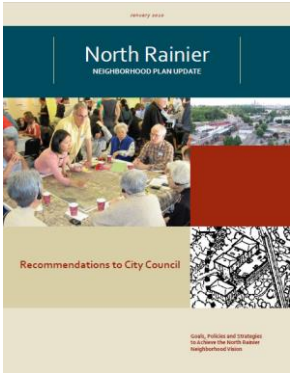
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Published September 2019

NORTH RAINIER NEIGHBORHOOD PLAN UPDATE

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Goals, policies and strategies to achieve the North Rainier neighborhood vision

ACCESSIBLE MOUNT BAKER

2015–present



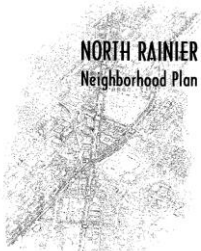
December 2014 - December 2015 DRAFT

SDOT

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NORTH RAINIER NEIGHBORHOOD PLAN

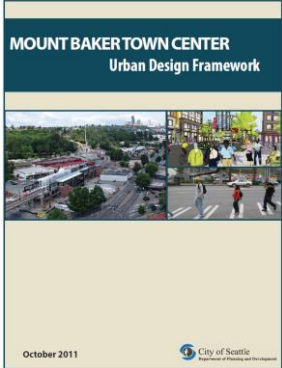
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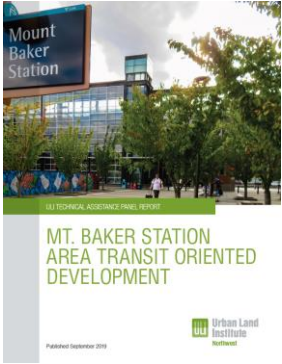


October 2011

City of Seattle

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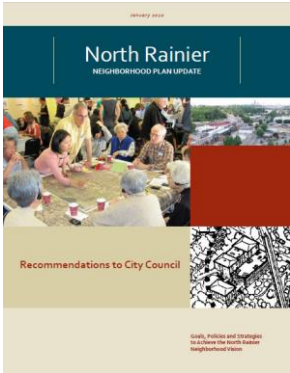


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Urban Land Institute

NORTH RAINIER NEIGHBORHOOD PLAN UPDATE

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Goals, Policies and Strategies to Advance the North Rainier Neighborhood Plan

ACCESSIBLE MOUNT BAKER

2015–present

ACCESSIBLE MT. BAKER PUBLIC OUTREACH REPORT



December 2014 - December 2015

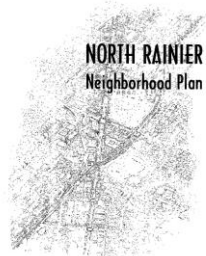
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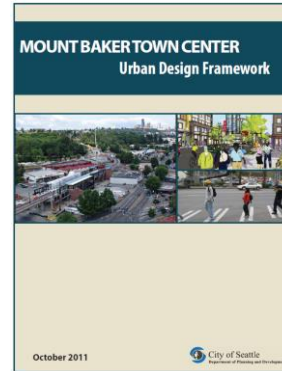
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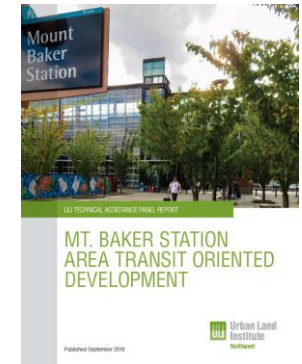


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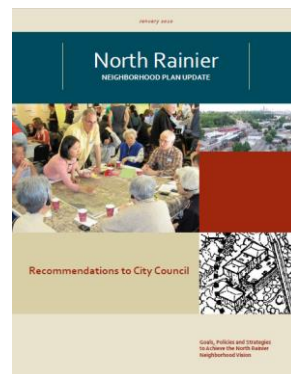


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NORTH RAINIER NEIGHBORHOOD PLAN UPDATE

2010



Recommendations to City Council

Goals, Policies and Strategies to Advance the North Rainier Neighborhood Plan

ACCESSIBLE MOUNT BAKER

2015–present

Seattle Department of Transportation
ACCESSIBLE MT. BAKER
PUBLIC OUTREACH REPORT



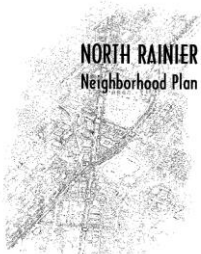
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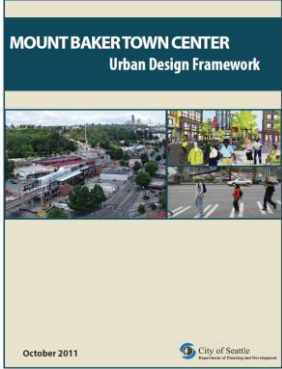
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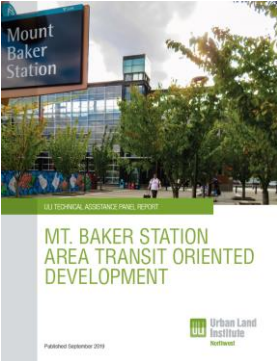
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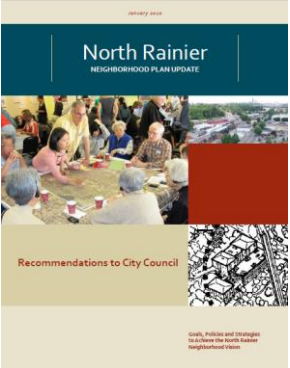
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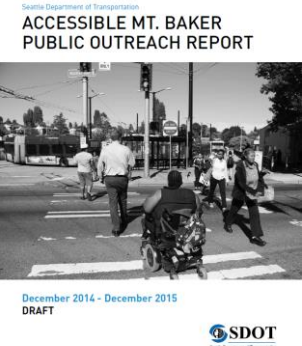
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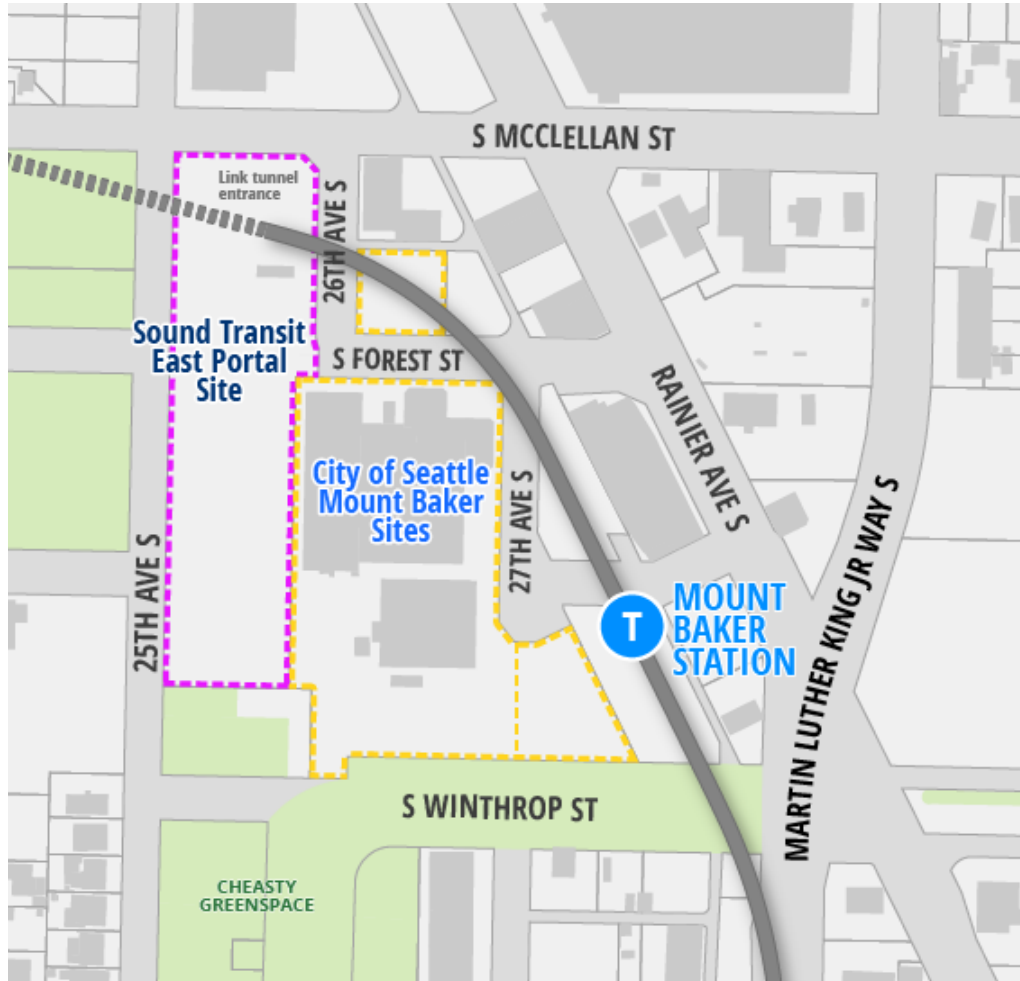


ACCESSIBLE MOUNT BAKER

2015–present



PROJECT OVERVIEW



- **UW TRANSFERRED SITES TO CITY OF SEATTLE**

In June 2020, the University of Washington transferred three sites to the City of Seattle, including the former UW Laundry site

- **AFFORDABLE HOUSING, CHILDCARE, EARLY LEARNING**

Terms of transfer state redevelopment is for affordable housing, childcare, and an early learning research facility

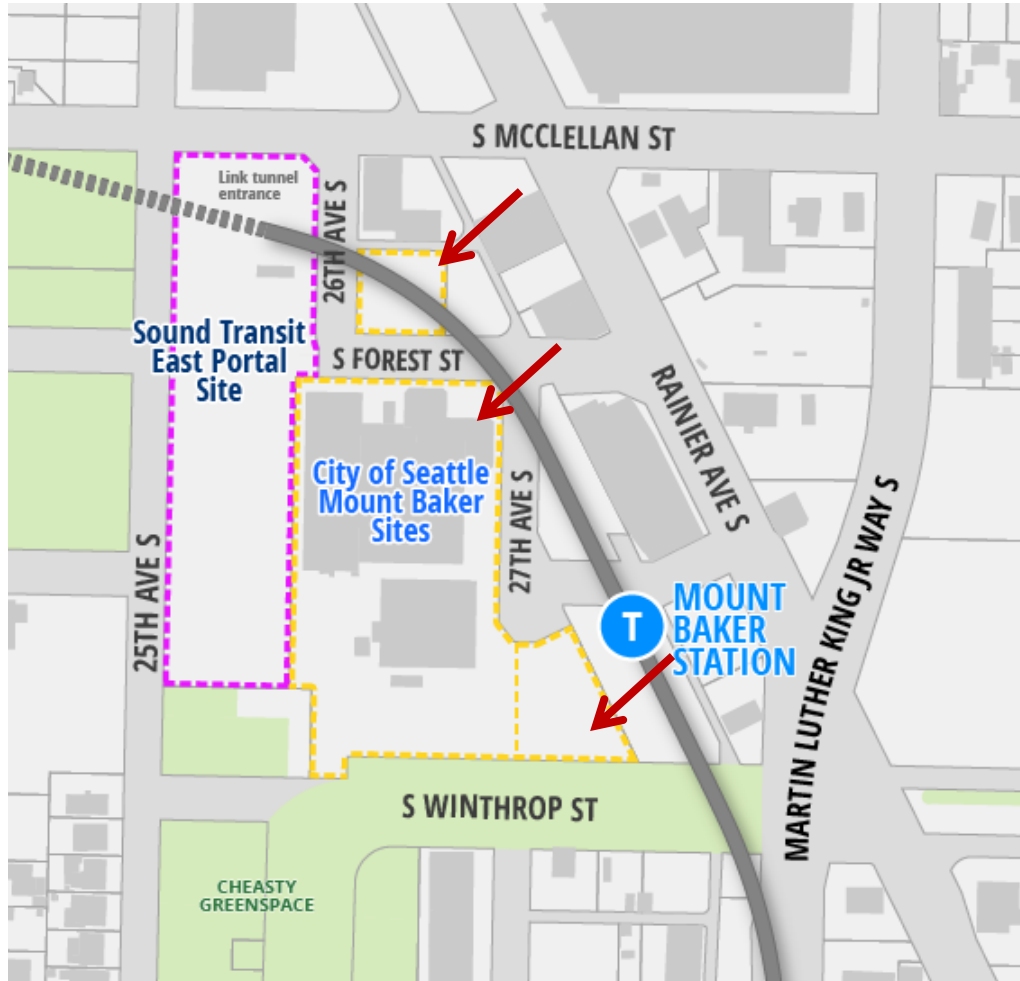
- **ADJACENT SOUND TRANSIT SITE**

Sound Transit plans to redevelop East Portal site as affordable housing

- **POTENTIAL OPPORTUNITY FOR OPEN SPACE**

Fulfill park gap and longstanding neighborhood goal

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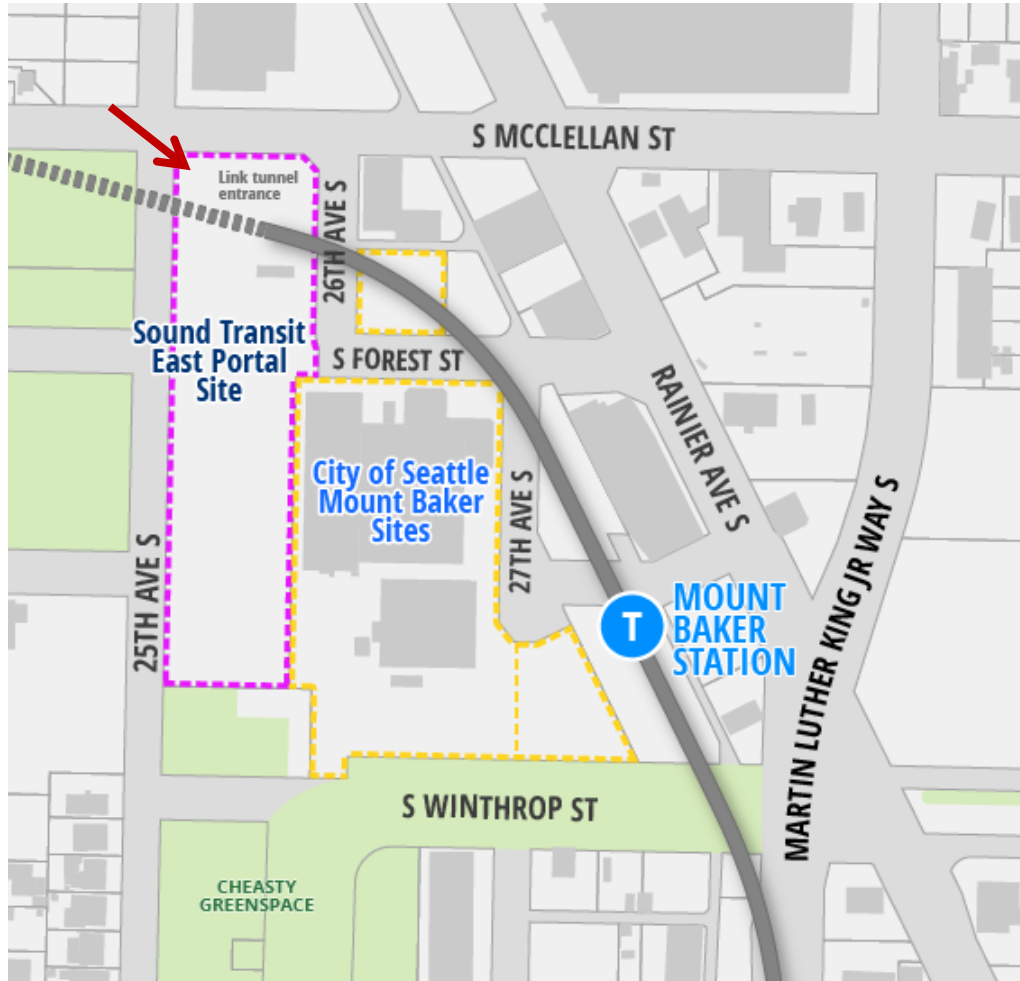
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SITE PLANNING AND URBAN DESIGN STRATEGY STUDY

● GOALS

- Brainstorm ideas for how to lay out the site
- Develop preferred site features
- Create recommendations for how the site could look and feel

● IMPACT

Inform future redevelopment Request for Proposals (RFP) and long-term station area vision

● INTERAGENCY PARTNERS

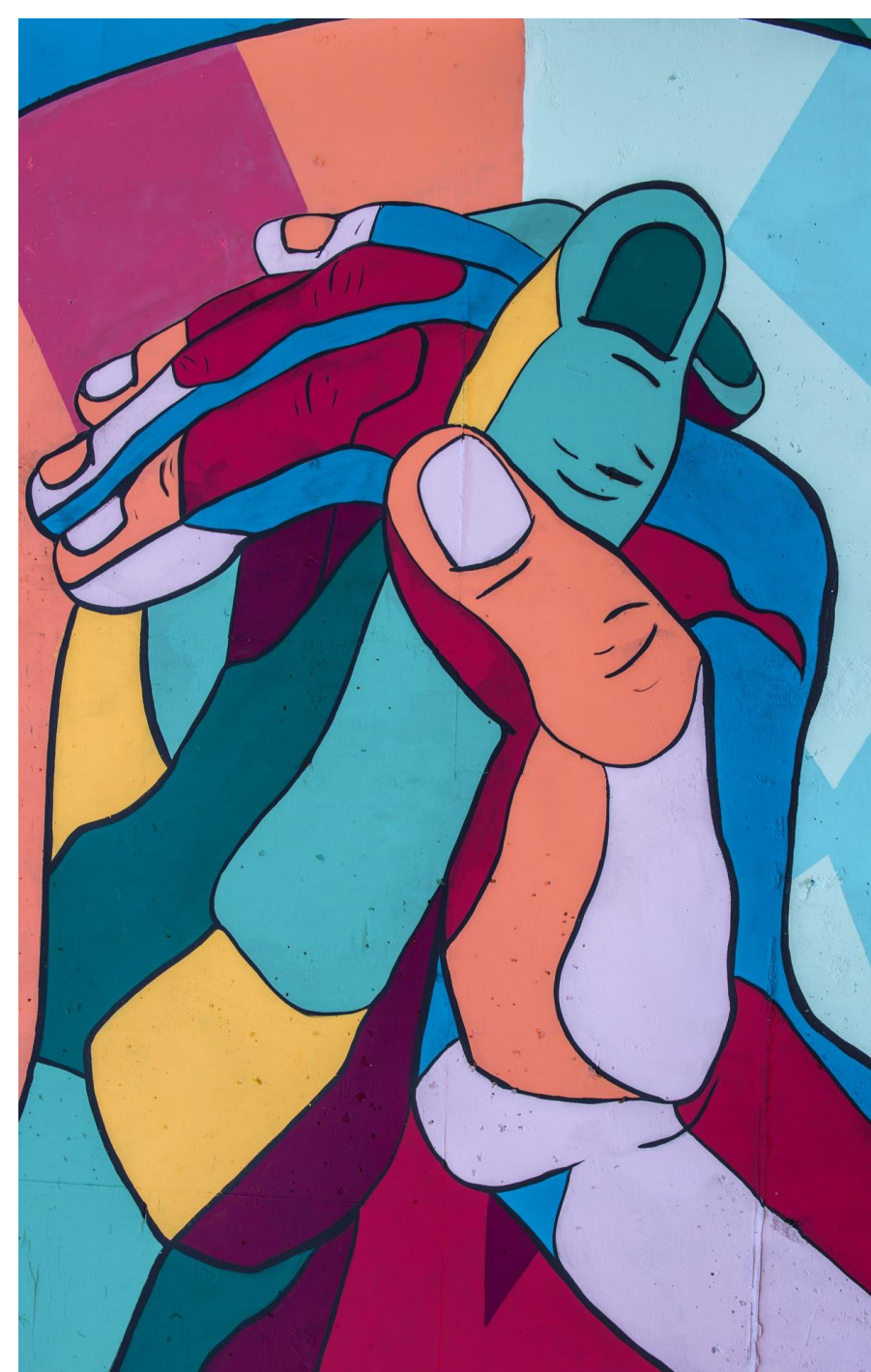
- City agencies: OH, OPCD, SPR, DON
- Sound Transit
- Enterprise Community Partners' Home & Hope Initiative

● CONSULTANT TEAM

- Walker Macy
- Weinstein AU
- Perteet

COMMUNITY ENGAGEMENT

- Online survey
- Online Q&A sessions
- Presentations to community-based organizations
- Small business and resident outreach
- In-language focus groups



TIMELINE



NOVEMBER 2020

Begin Site Planning and Urban Design study

FEBRUARY 2021

- Host Goals and Priorities survey
- Community provides early guidance on how new development could look and feel

JUNE 2021

- Host Site Ideas survey
- Hold online Q&A sessions, in-language focus groups, and community presentations
- Community provides feedback on site plan ideas and features

JULY 2021

Release final report with recommendations and engagement summary

FALL 2021

- Release Phase I redevelopment Request for Proposals (RFP)
- Multi-year, multi-phase redevelopment begins

SPRING 2022 AND BEYOND

- Development team is identified
- Community engagement continues

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WHAT WE HEARD IN FEBRUARY

“The number one thing I am looking for is improvements in safety around the area.”

“I hope that it turns out to be an attractive and safe place that offers an opportunity for people from diverse backgrounds to mingle and interact.”

“I would love to see more BIPOC (Black, Indigenous, and People of Color) art, language, music, and culture in the area.”

“For me, it would be important that any new development not hurt existing businesses, which have been at the forefront of development in this neighborhood for years, and have already been adversely impacted by the pandemic.”

SITE IDEAS OVERVIEW



Ideas for building
locations and features



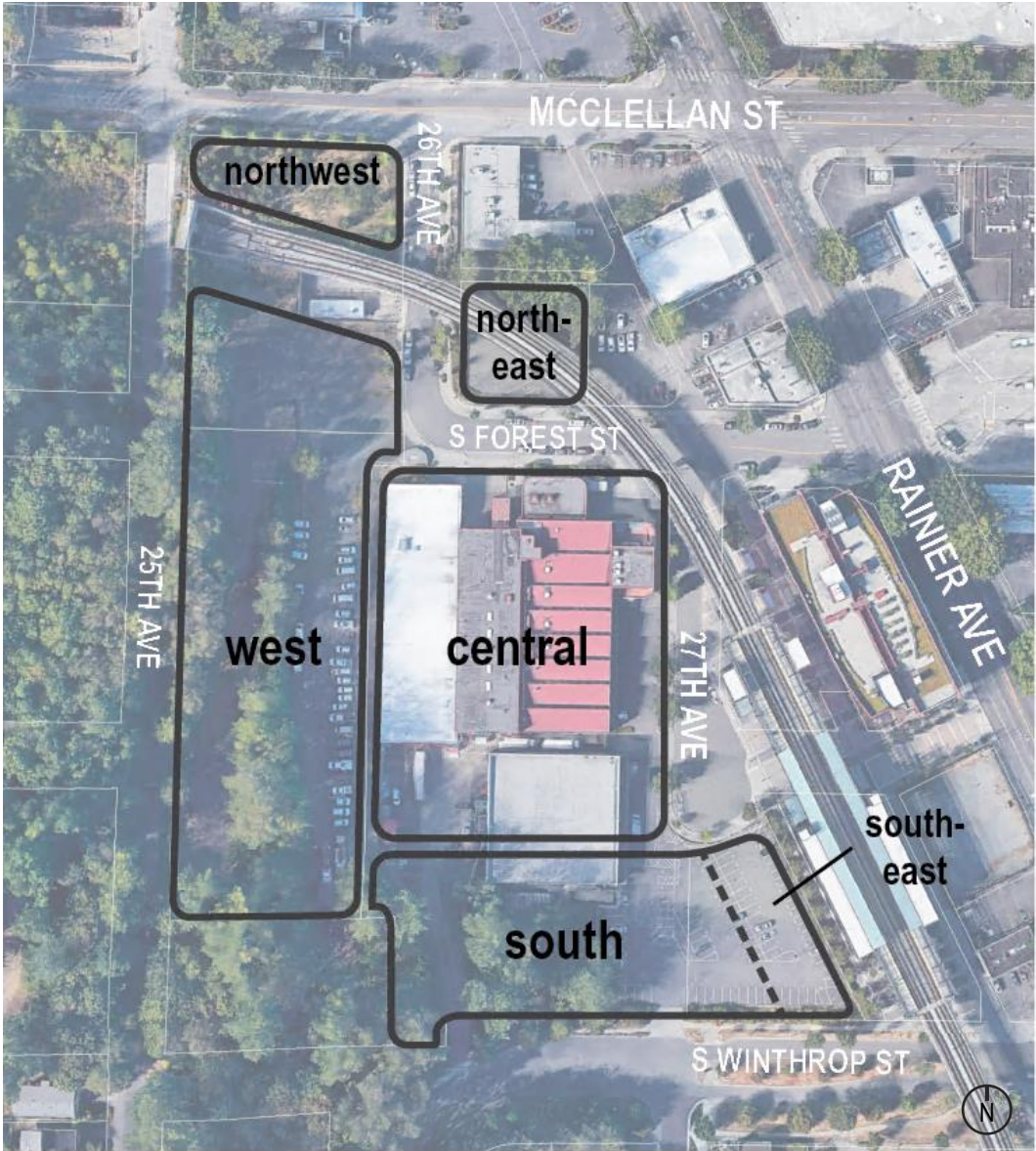
Ideas for open space
locations and types



Ideas for moving around

SITE OPPORTUNITIES AND CHALLENGES

OPPORTUNITIES



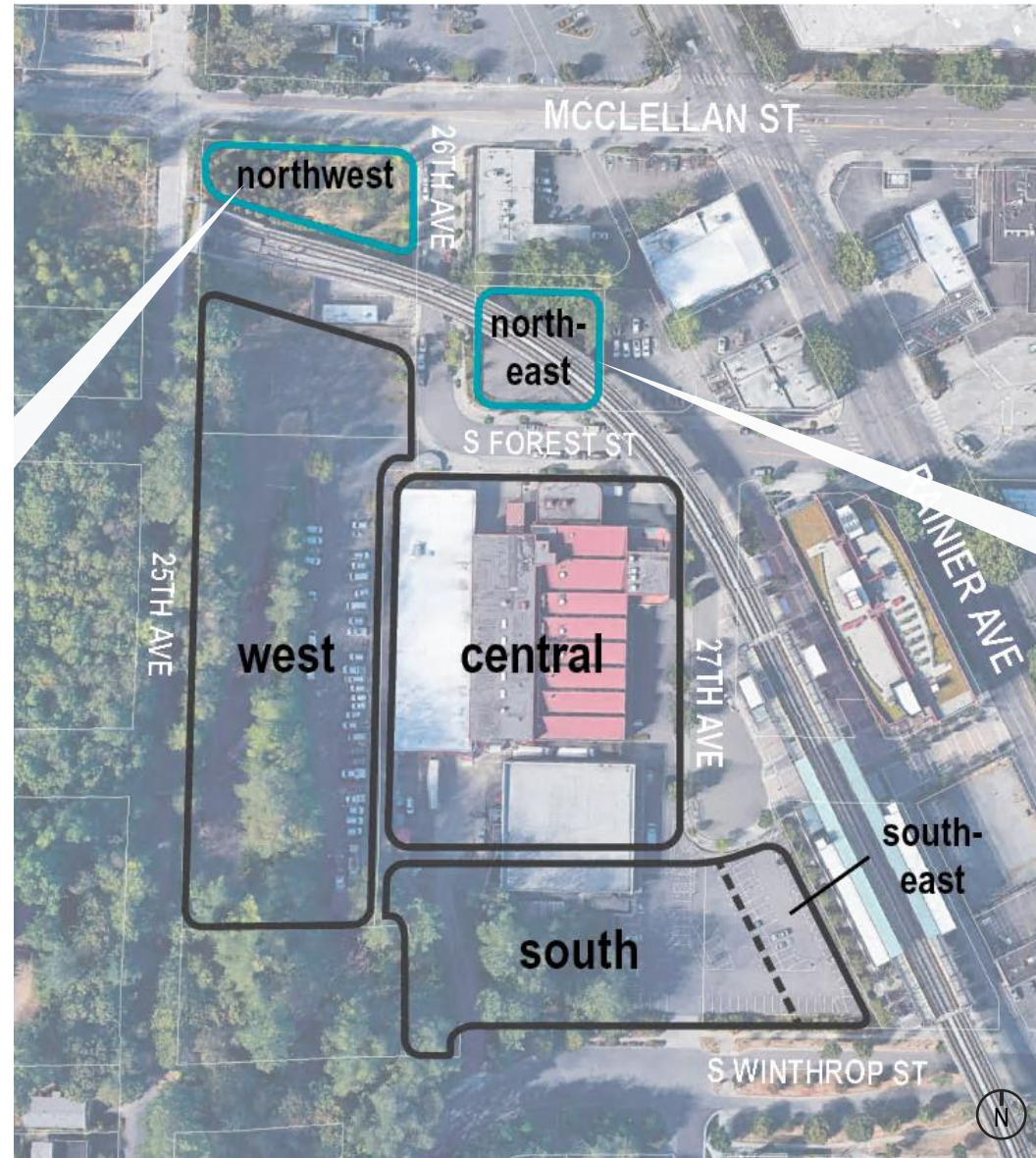
CHALLENGES

SITE OPPORTUNITIES AND CHALLENGES

OPPORTUNITIES

NORTHWEST AND NORTHEAST

- Safer experience for people walking or biking.
- Smaller areas for activities.
- Easily accessible from existing streets.



CHALLENGES

NORTHWEST AND NORTHEAST

- Northwest section is very steep.
- Smaller sites difficult for development.
- Heavy car traffic and loud noise from light rail.
- Next to/underneath light rail tracks.

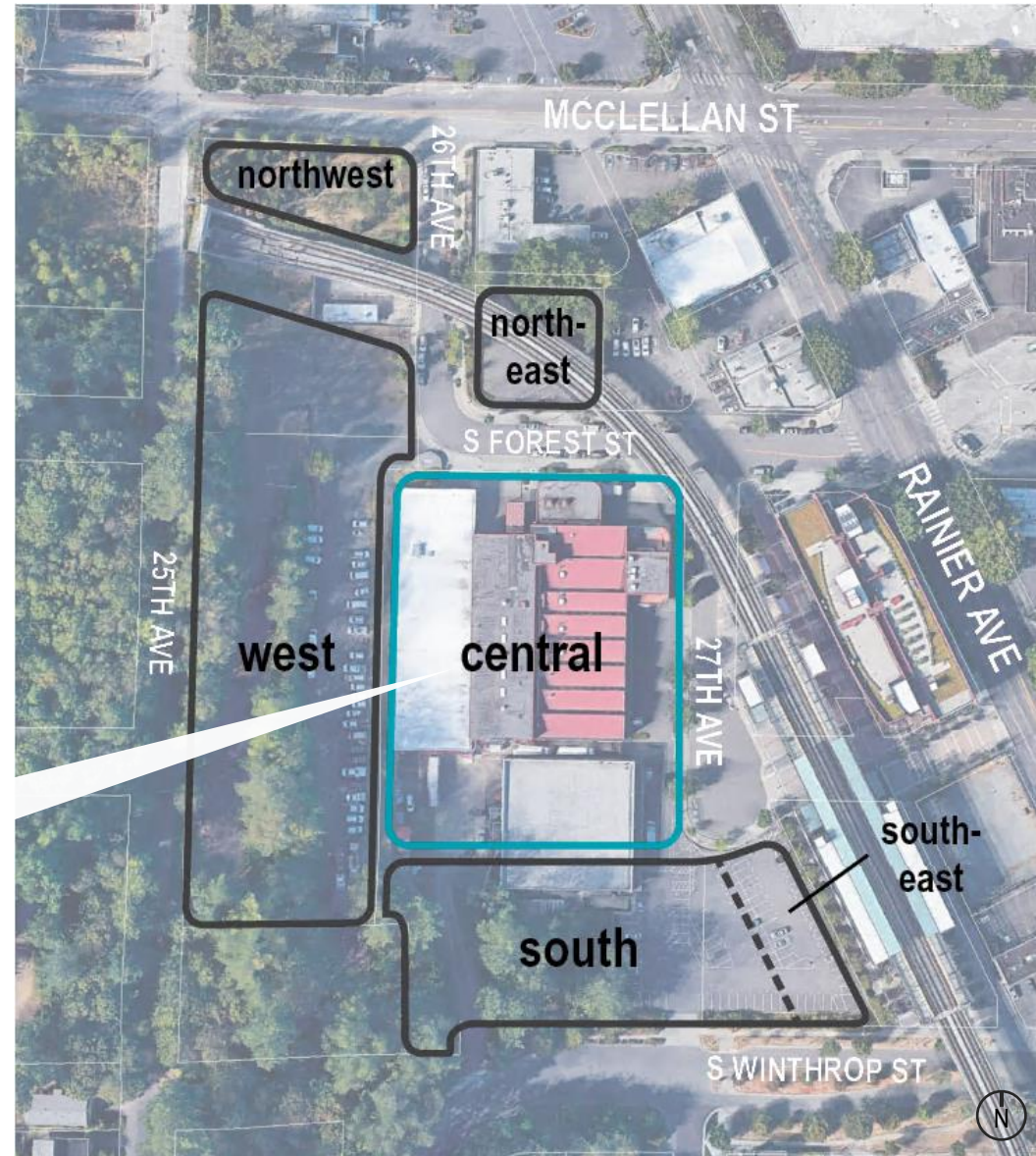


SITE OPPORTUNITIES AND CHALLENGES

OPPORTUNITIES

CENTRAL

- Close to light rail station, existing housing, and businesses.
- Faces S Forest St and 27th Ave S.
- Large, flat land is good for development.
- Well-connected to other sections.



CHALLENGES

CENTRAL

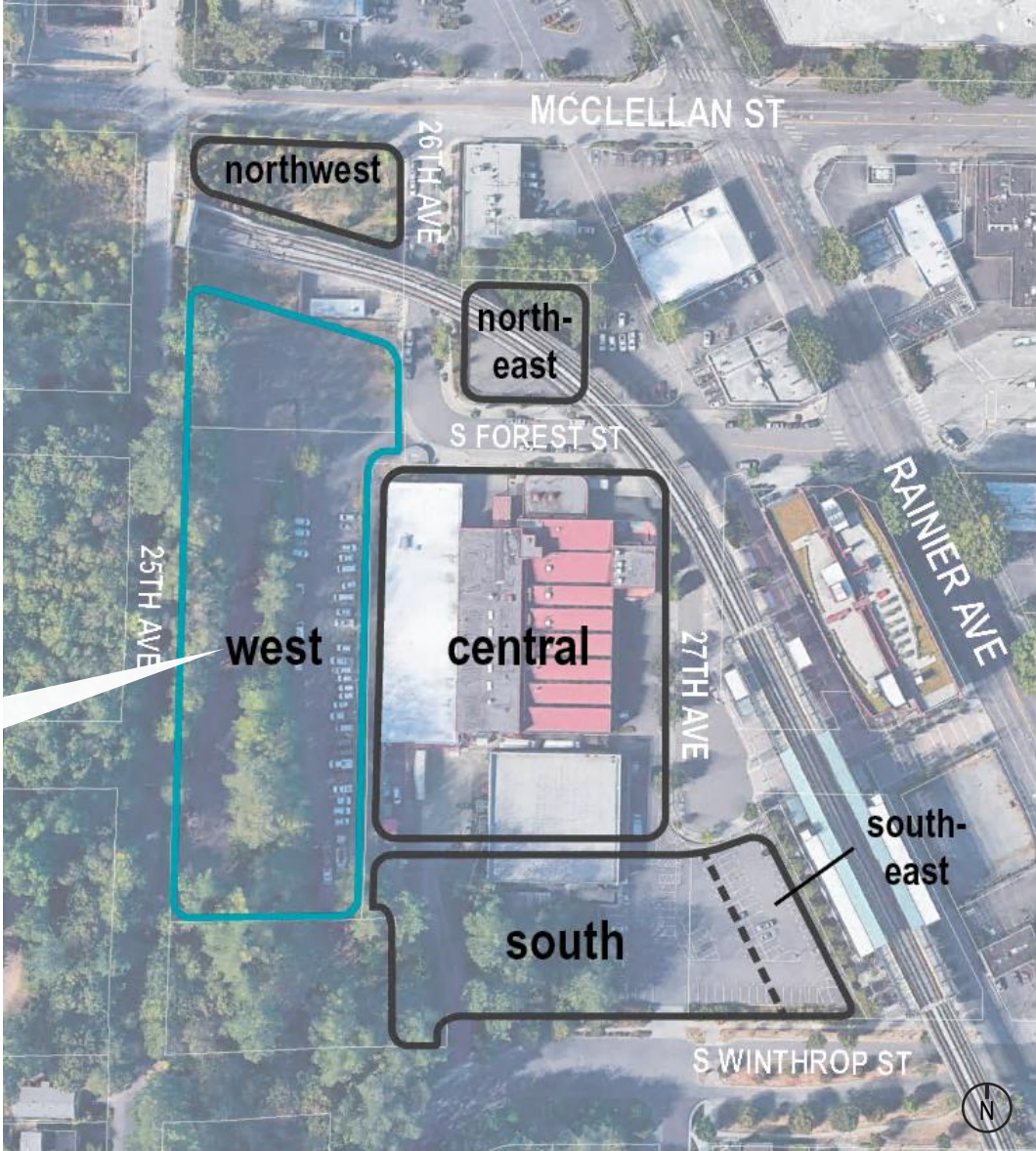
- Mild car traffic from pick up and drop off.
- Loud noise from light rail.

SITE OPPORTUNITIES AND CHALLENGES

OPPORTUNITIES

WEST

- Connection to Cheasty Greenspace and Beacon Hill neighborhood.
- Good views across to Mount Baker.



CHALLENGES

WEST

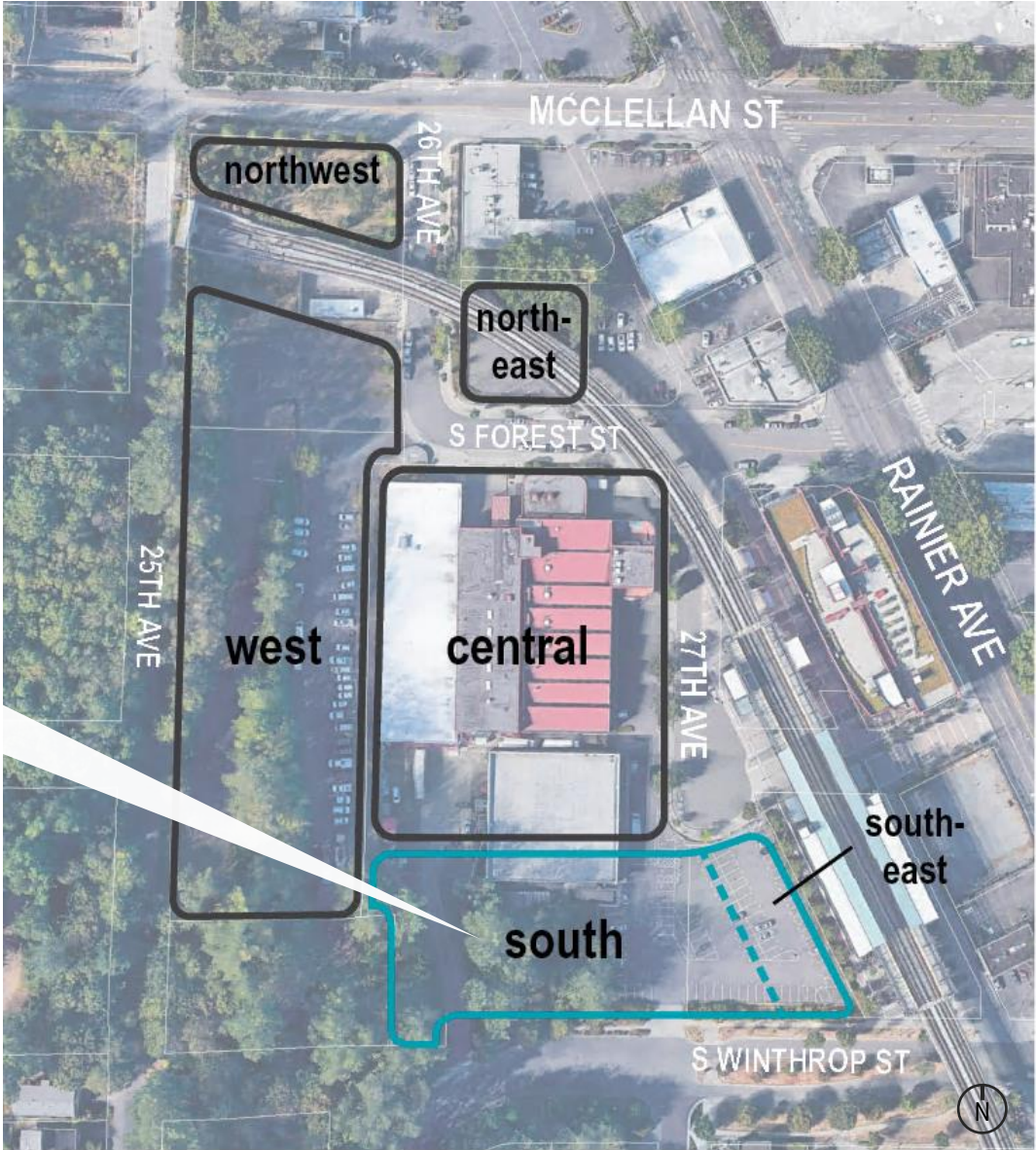
- Very steep hillside makes development expensive and walking or biking difficult.

SITE OPPORTUNITIES AND CHALLENGES

OPPORTUNITIES

SOUTH

- Good connection to central section.
- Connection to Cheasty Blvd.



CHALLENGES

SOUTH

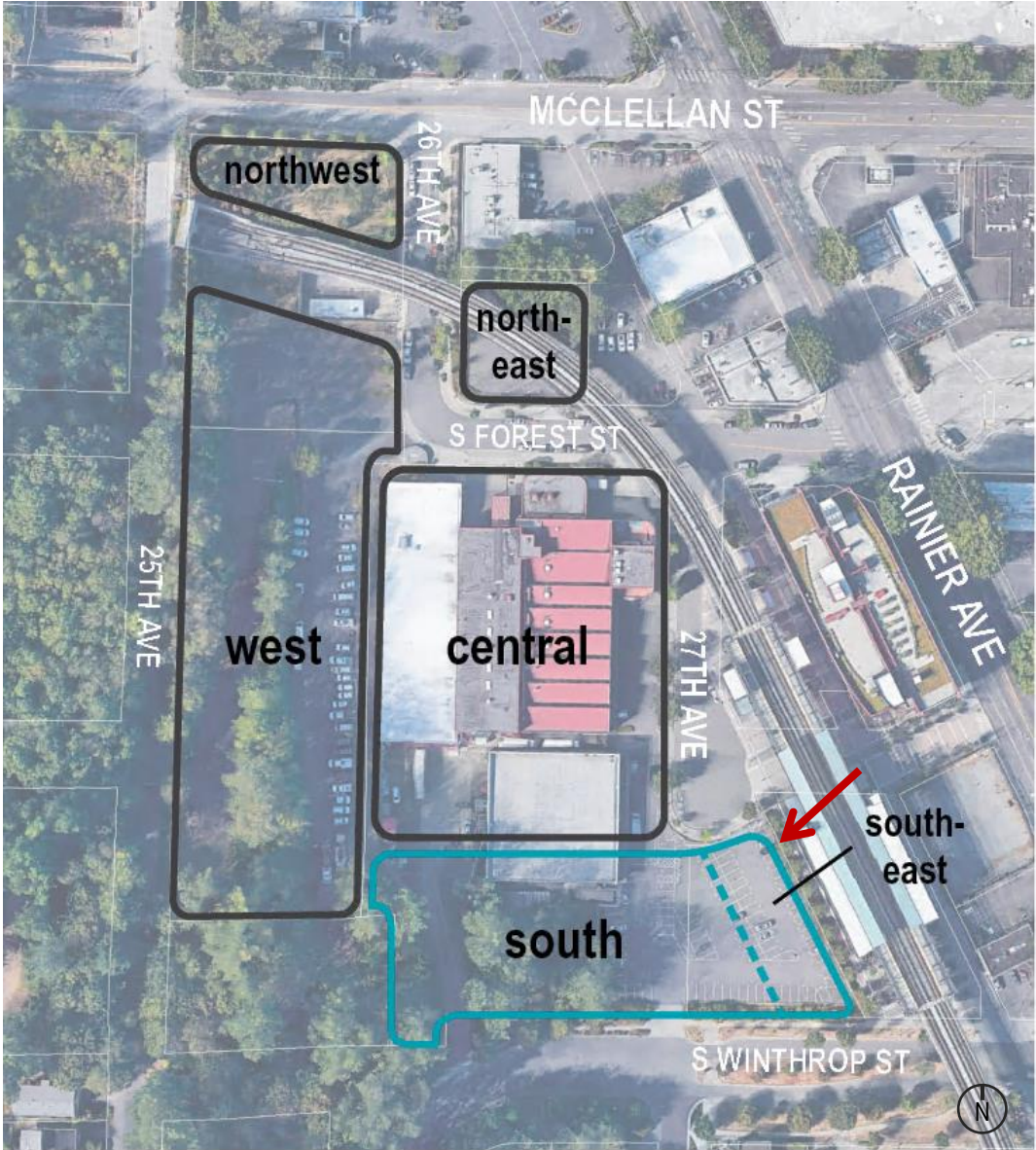
- Steep on the southwest section.
- Mild car traffic.

SITE OPPORTUNITIES AND CHALLENGES

OPPORTUNITIES

SOUTHEAST

- Flat land near light rail station is good for temporary uses.
- Foot traffic from light rail station.



CHALLENGES

SOUTHEAST

- Loud noise from light rail.

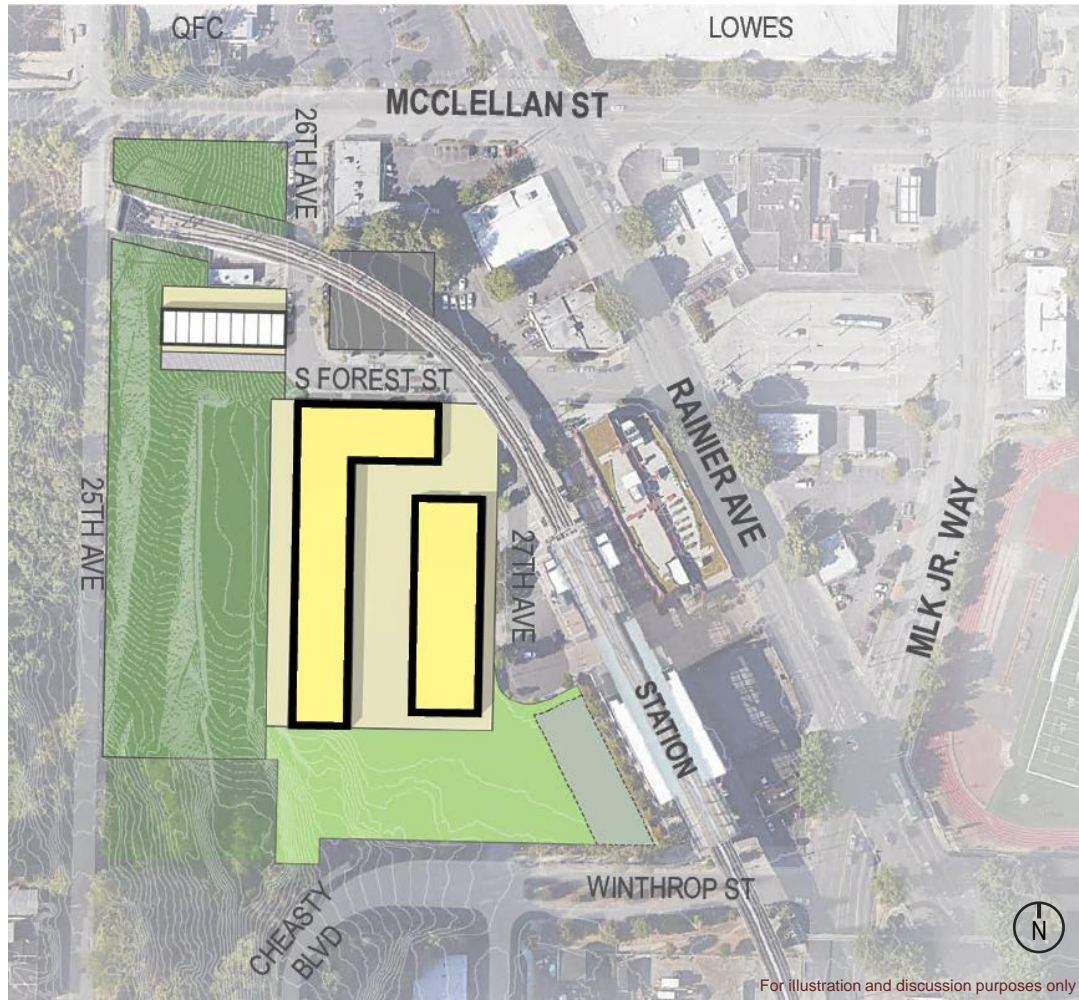
WHAT WE HEARD - BUILDINGS

“Build as much housing as you can possibly fit.”






“Don’t make the buildings so tall that they block most of the natural light.”

“More affordable housing, priority for community members.”

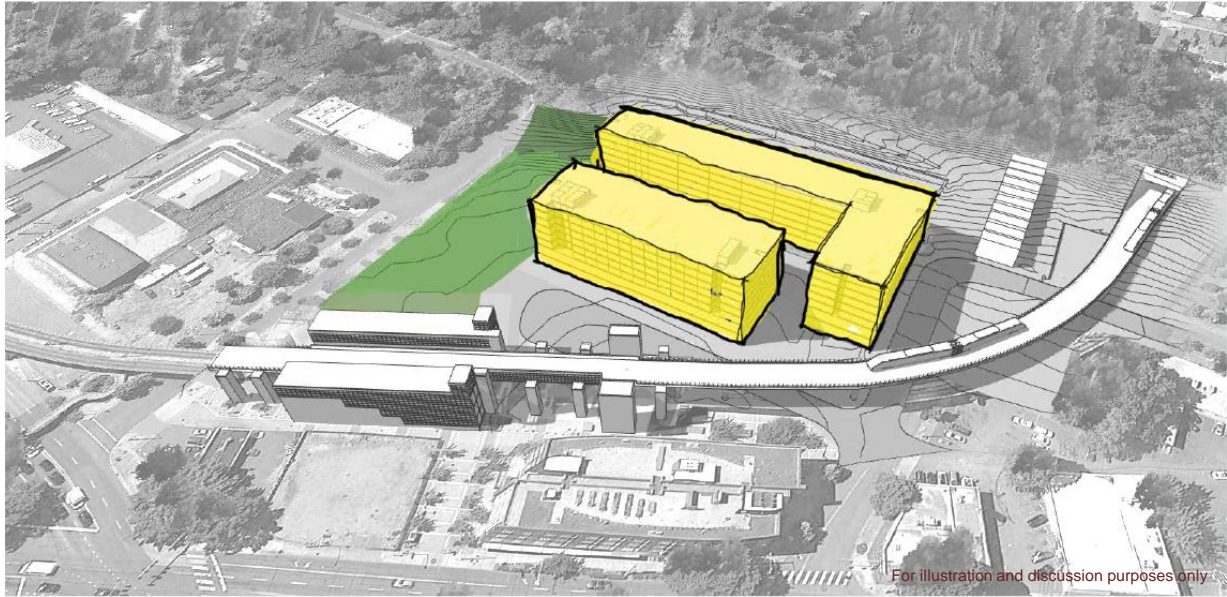
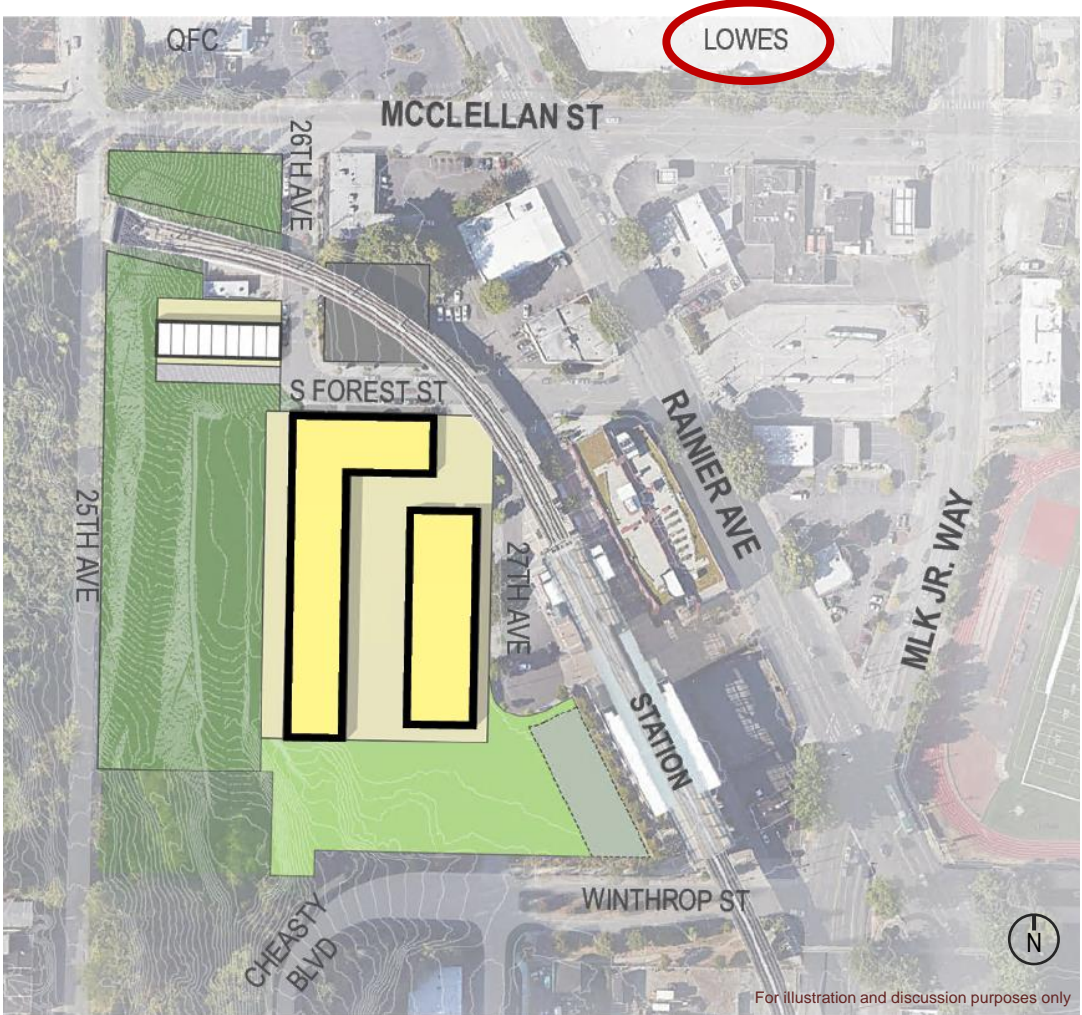
BUILDING LOCATIONS – IDEA 1



1. One larger and one smaller building
2. Smaller building faces 27th Ave S and pick up and drop off area
3. Courtyard in between the two buildings opens to the open space
4. Eight stories each
5. Potential townhomes in west section

- | | |
|---|---|
|  Multifamily buildings |  Townhomes |
|  Courtyard |  Southeast section |
|  Open space | |

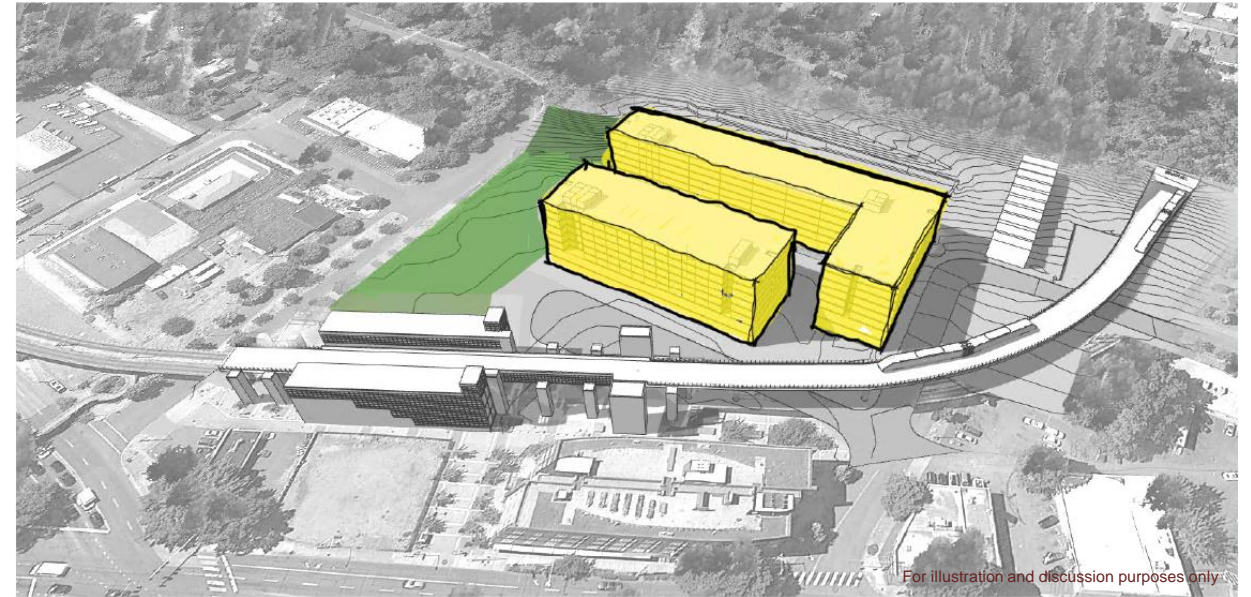
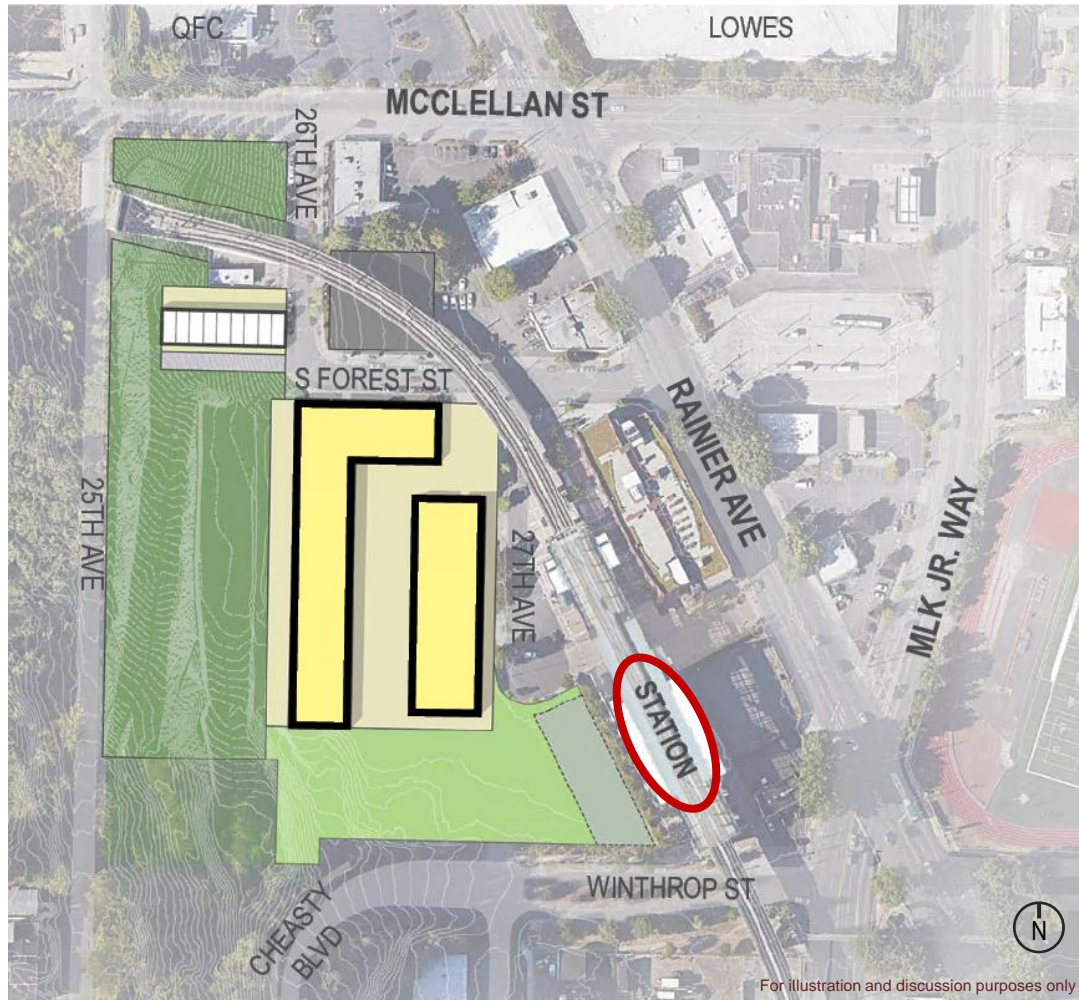
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- Multifamily buildings
- Townhomes
- Courtyard
- Southeast section
- Open space

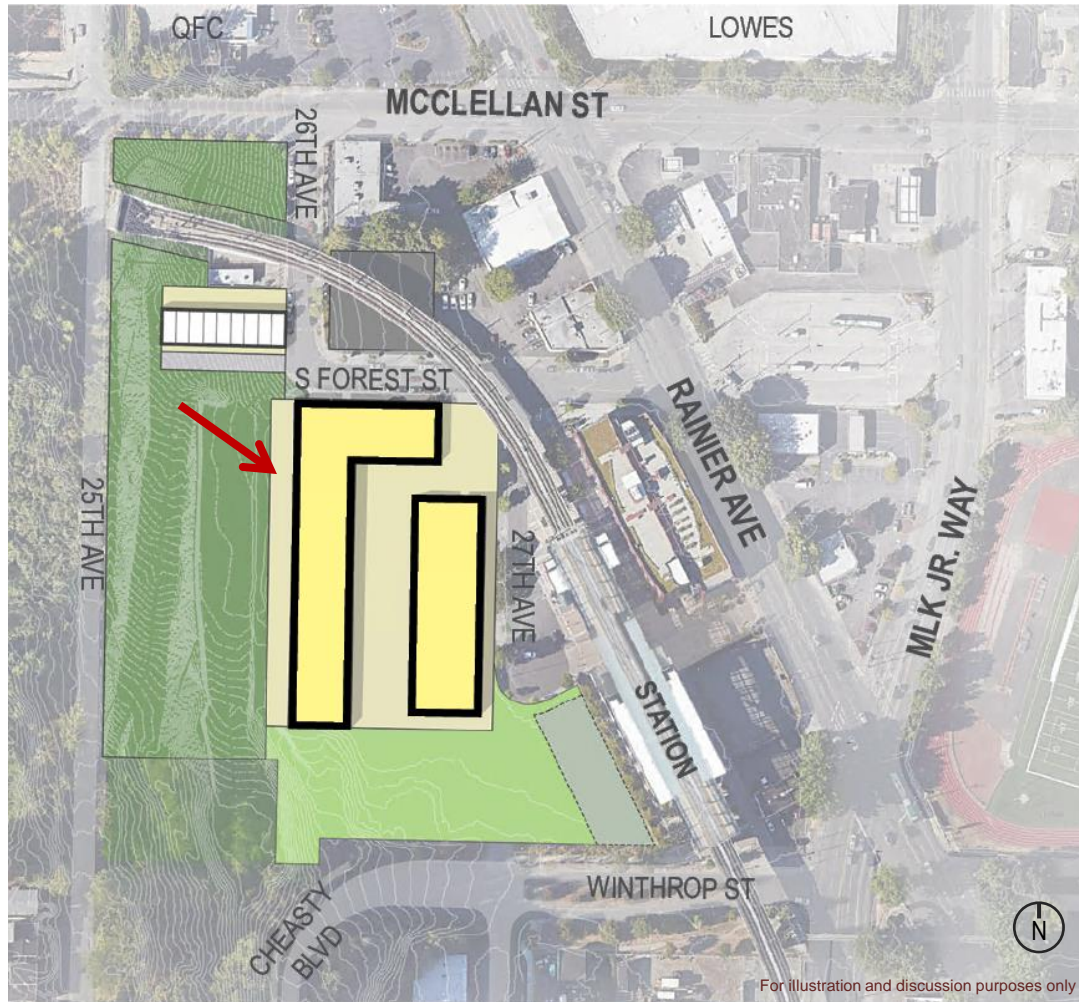
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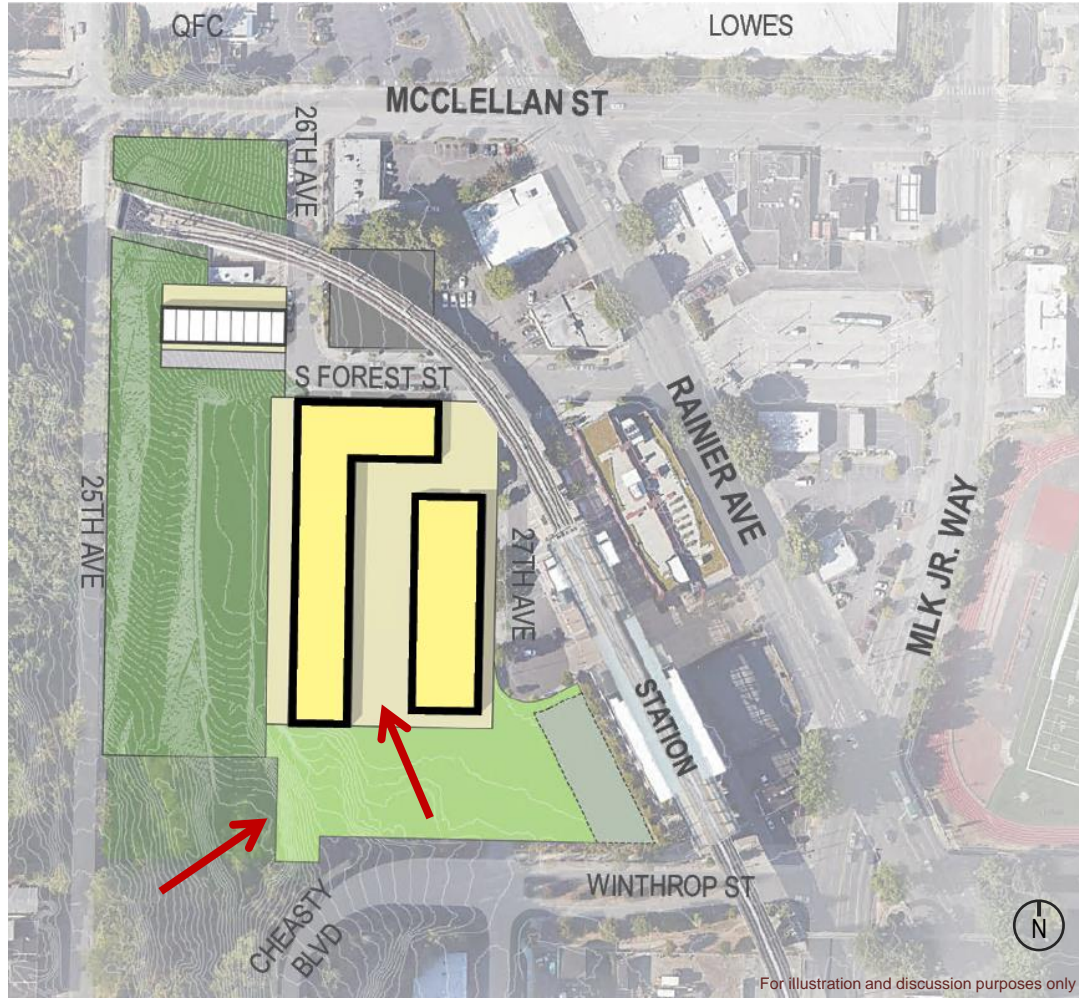
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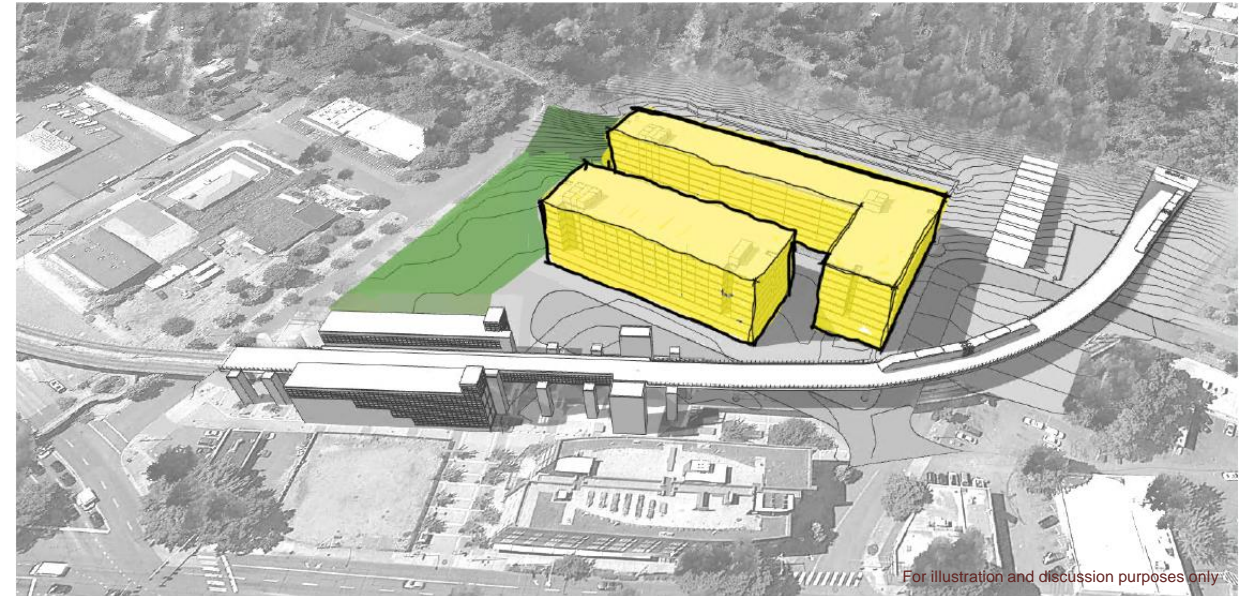
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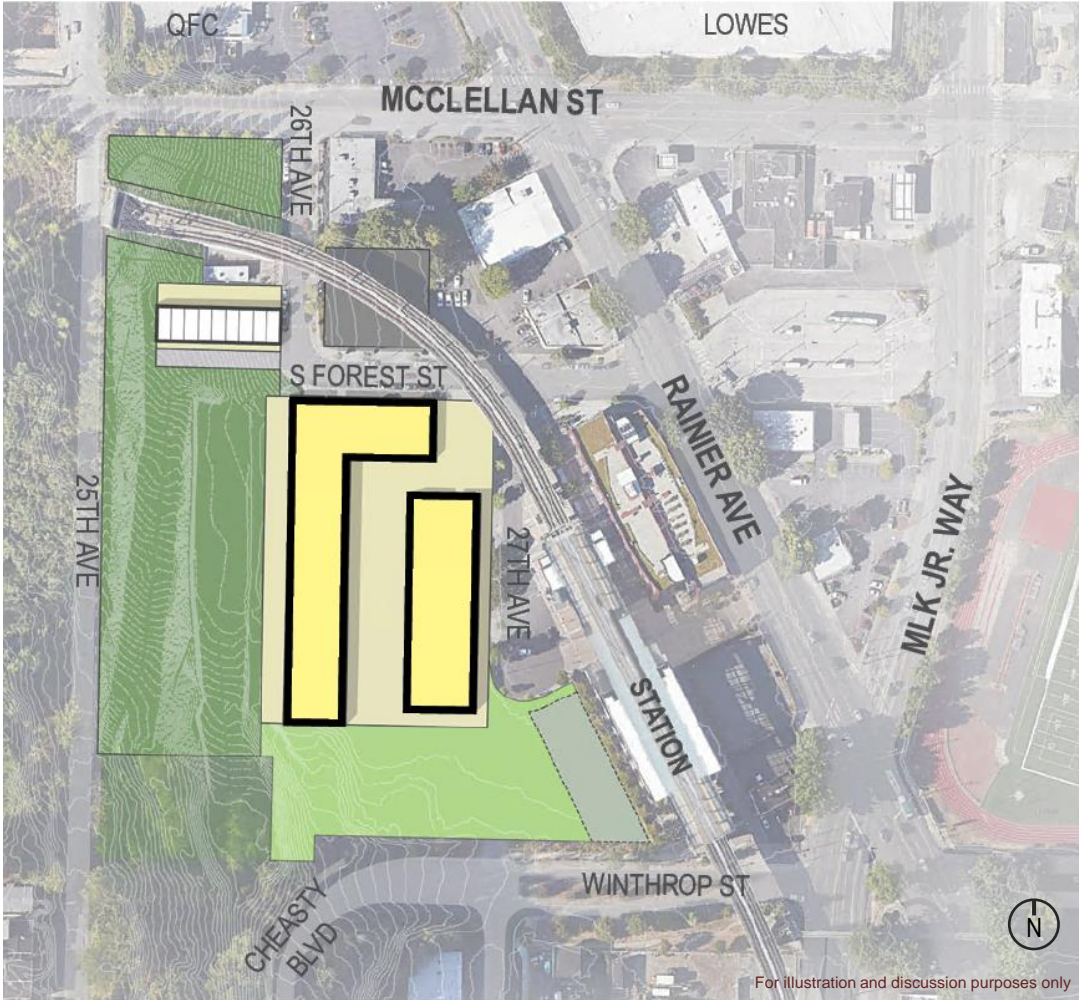


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- Courtyard
- Open space
- Townhomes
- Southeast section

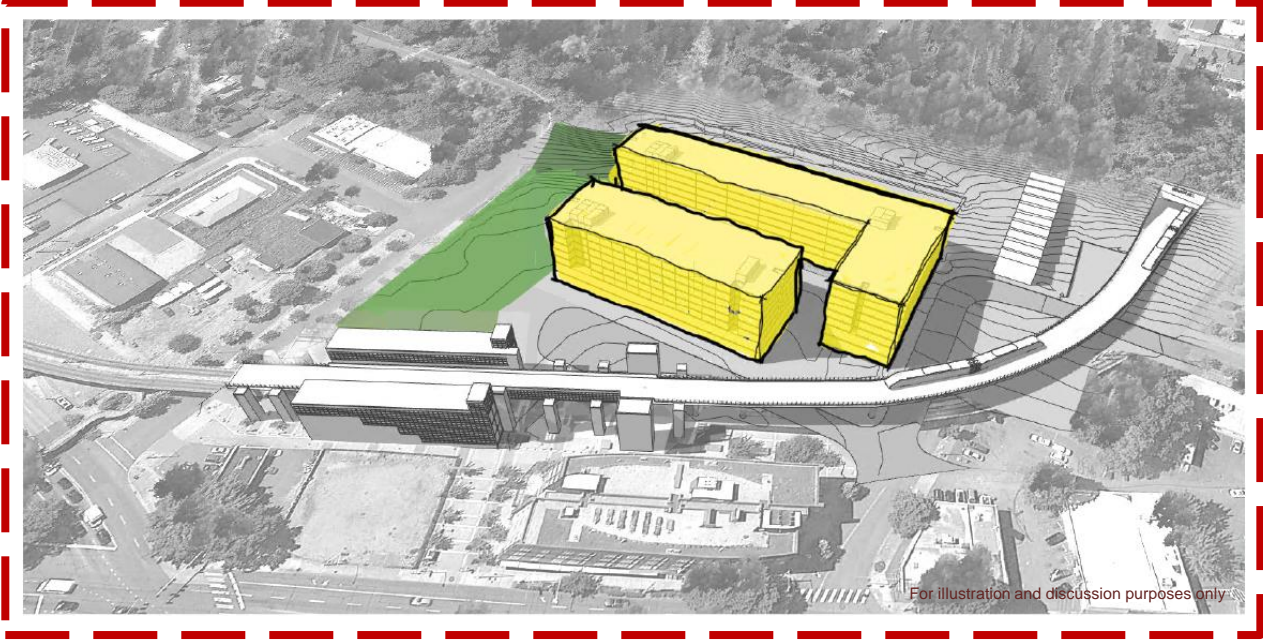


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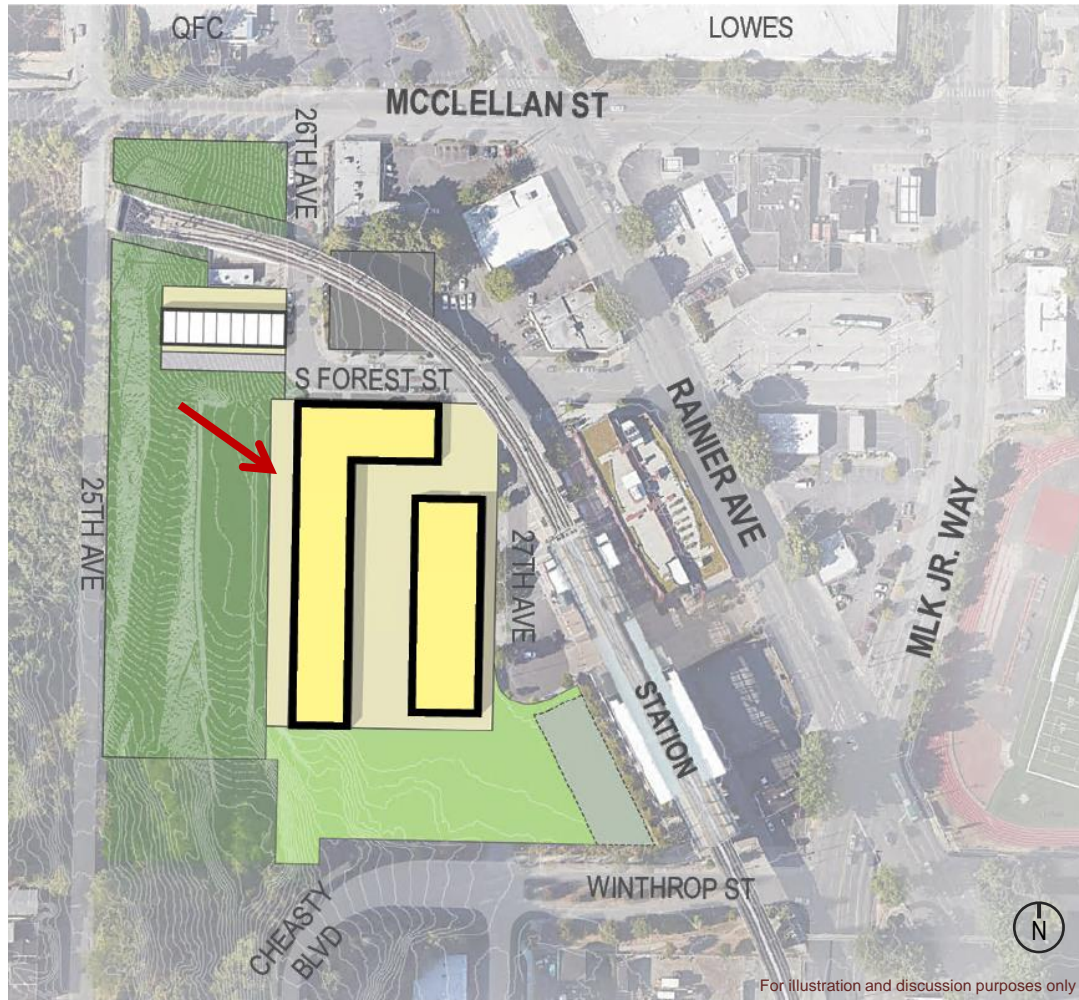


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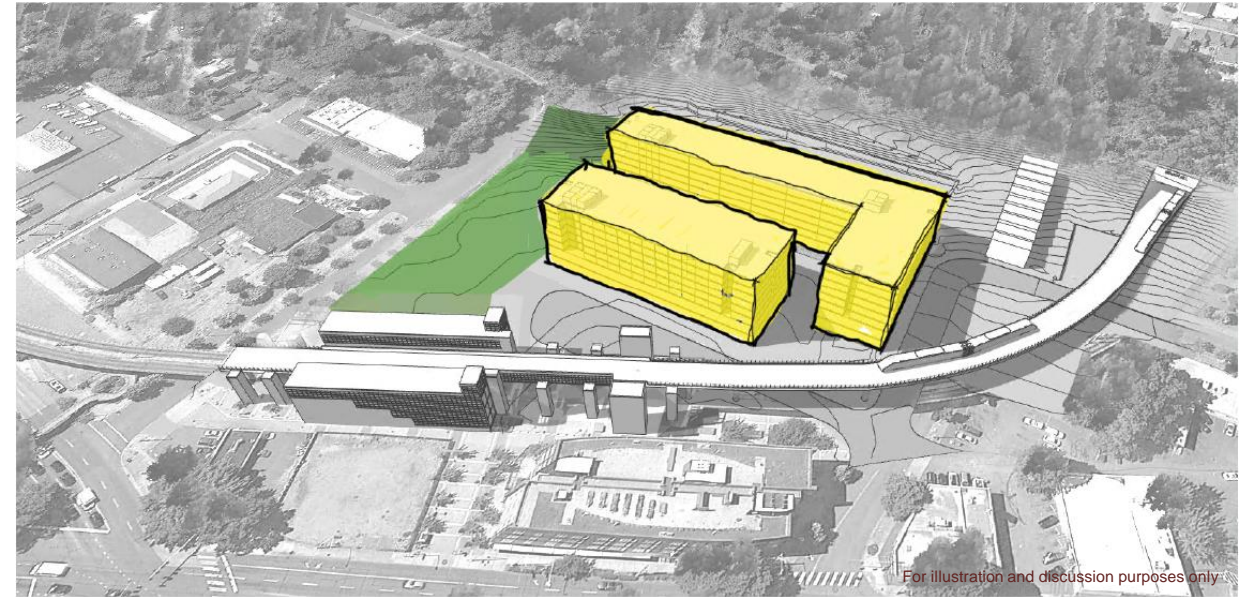


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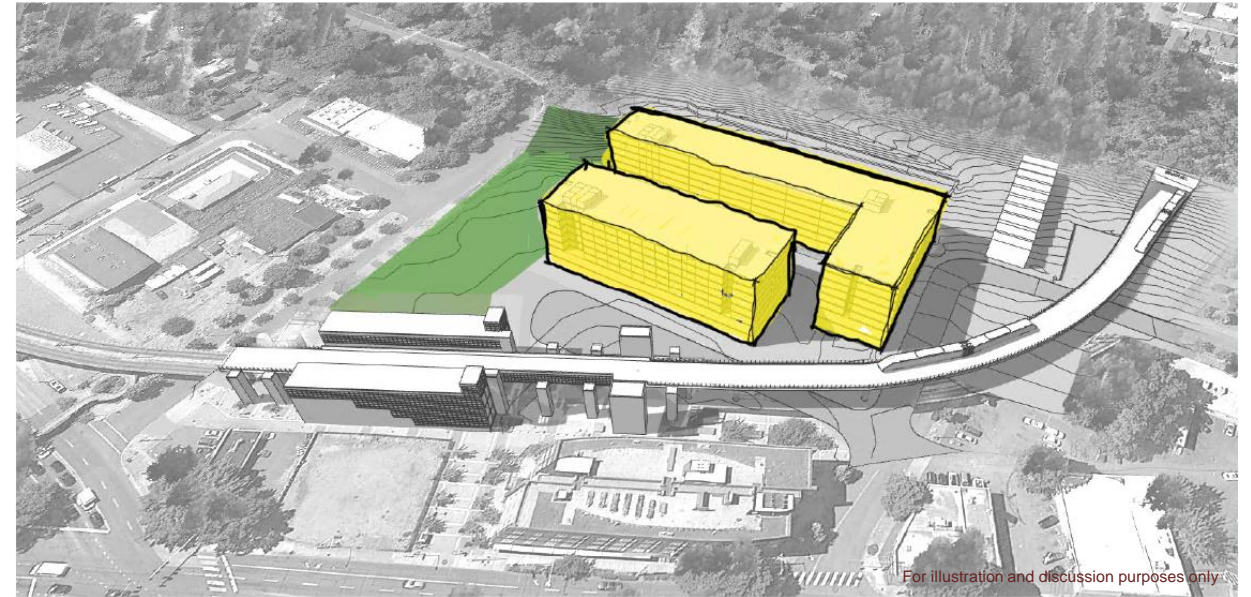
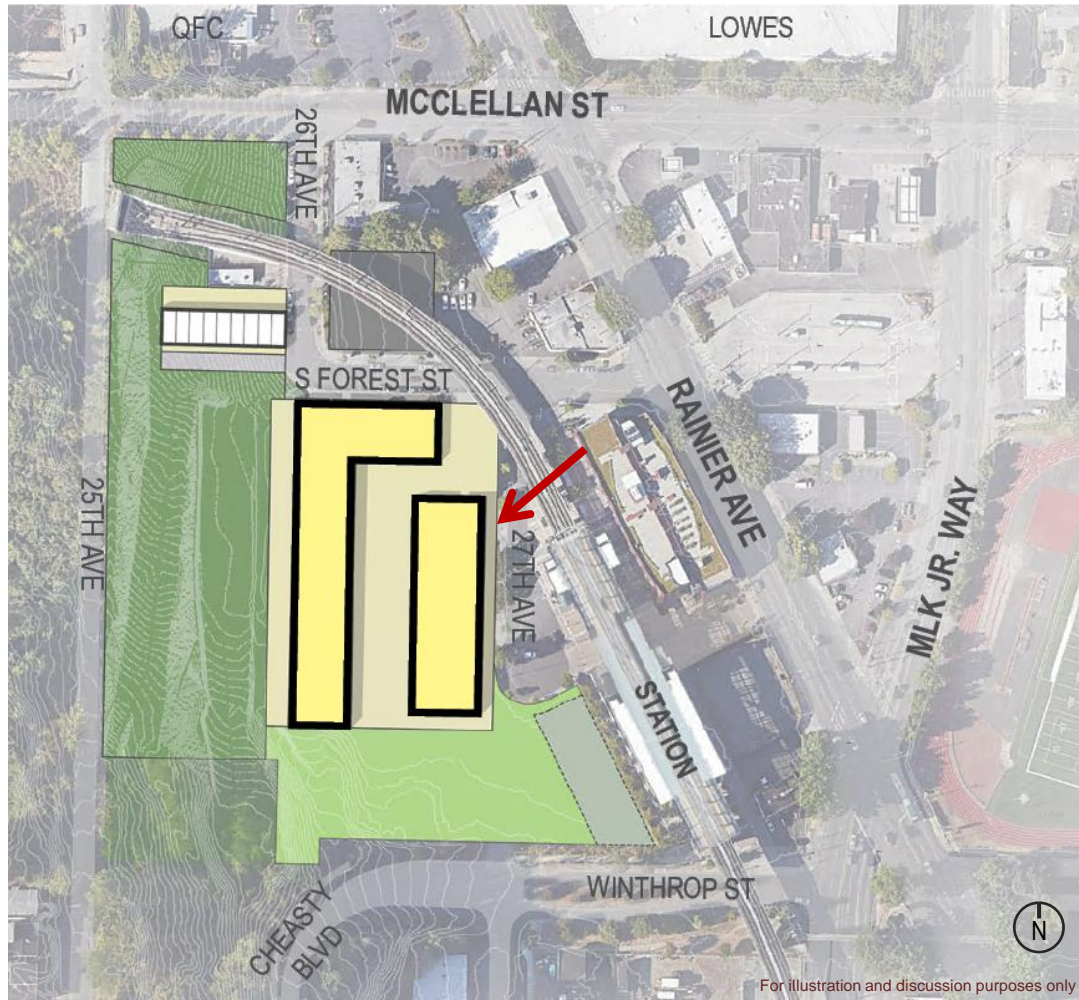


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5. Potential townhomes in west section

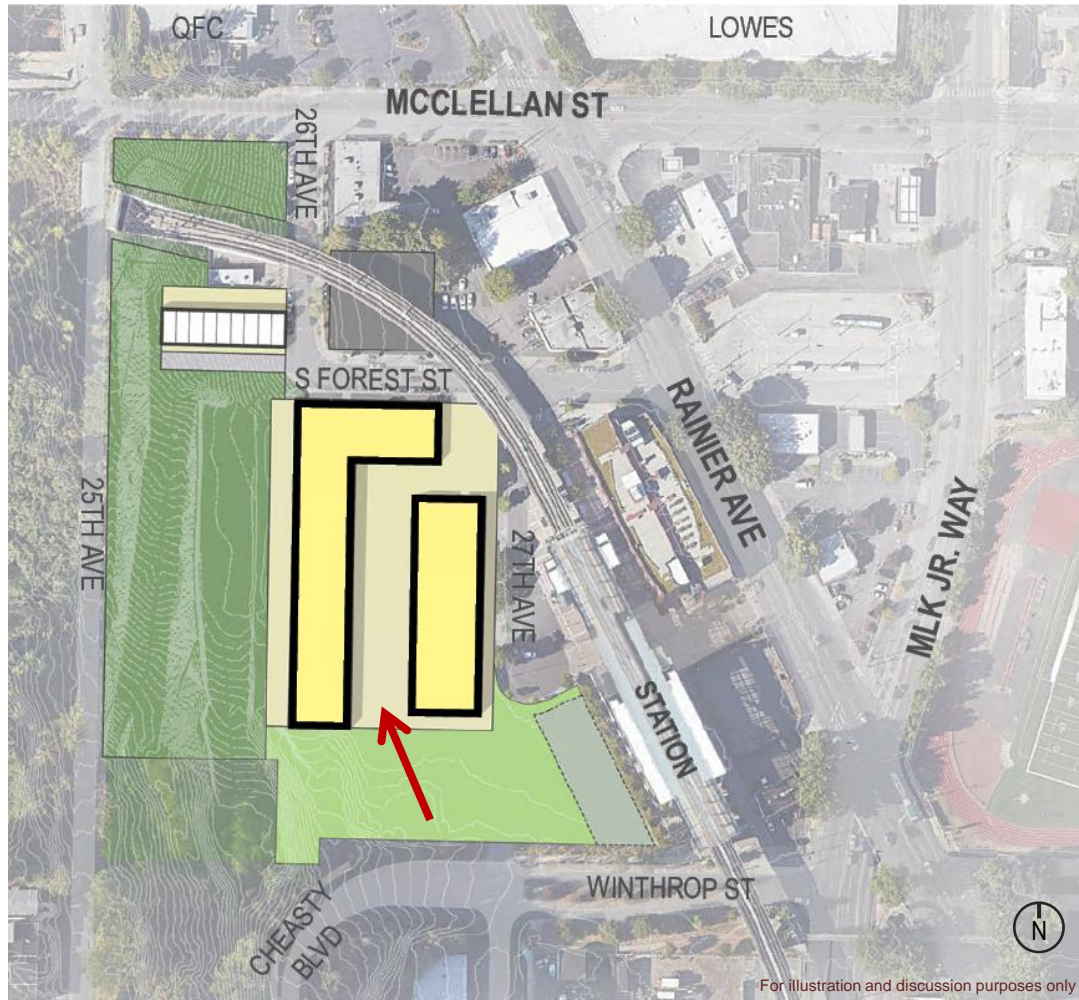
BUILDING LOCATIONS – IDEA 1



1. One larger and one smaller building
2. **Smaller building faces 27th Ave S and pick up and drop off area**
3. Courtyard in between the two buildings opens to the open space
4. Eight stories each
5. Potential townhomes in west section

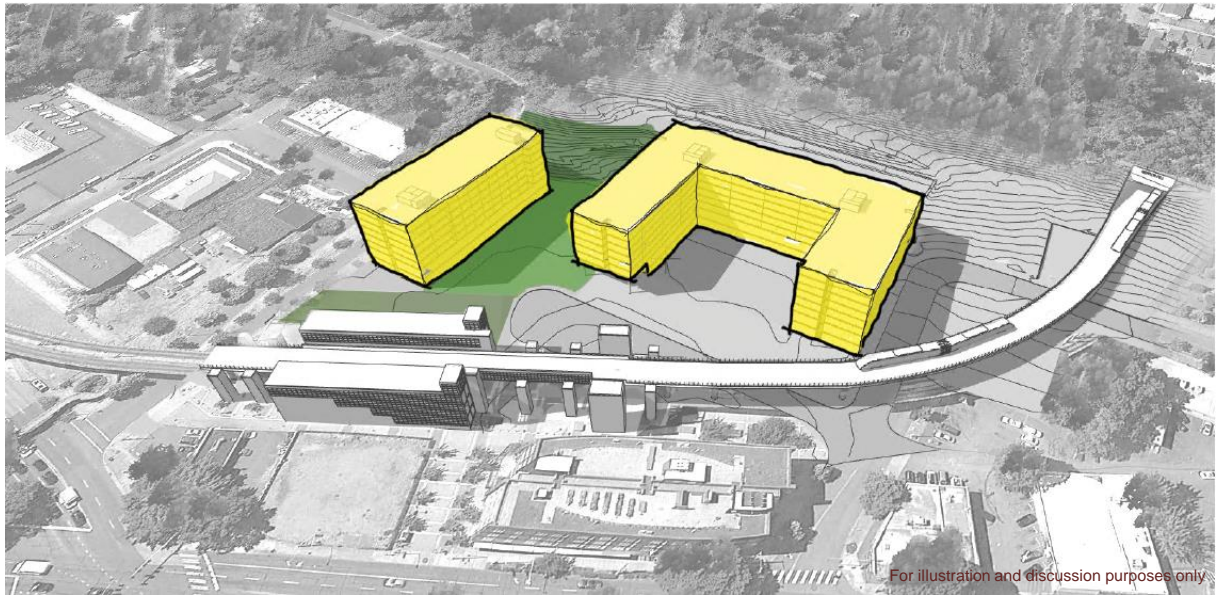
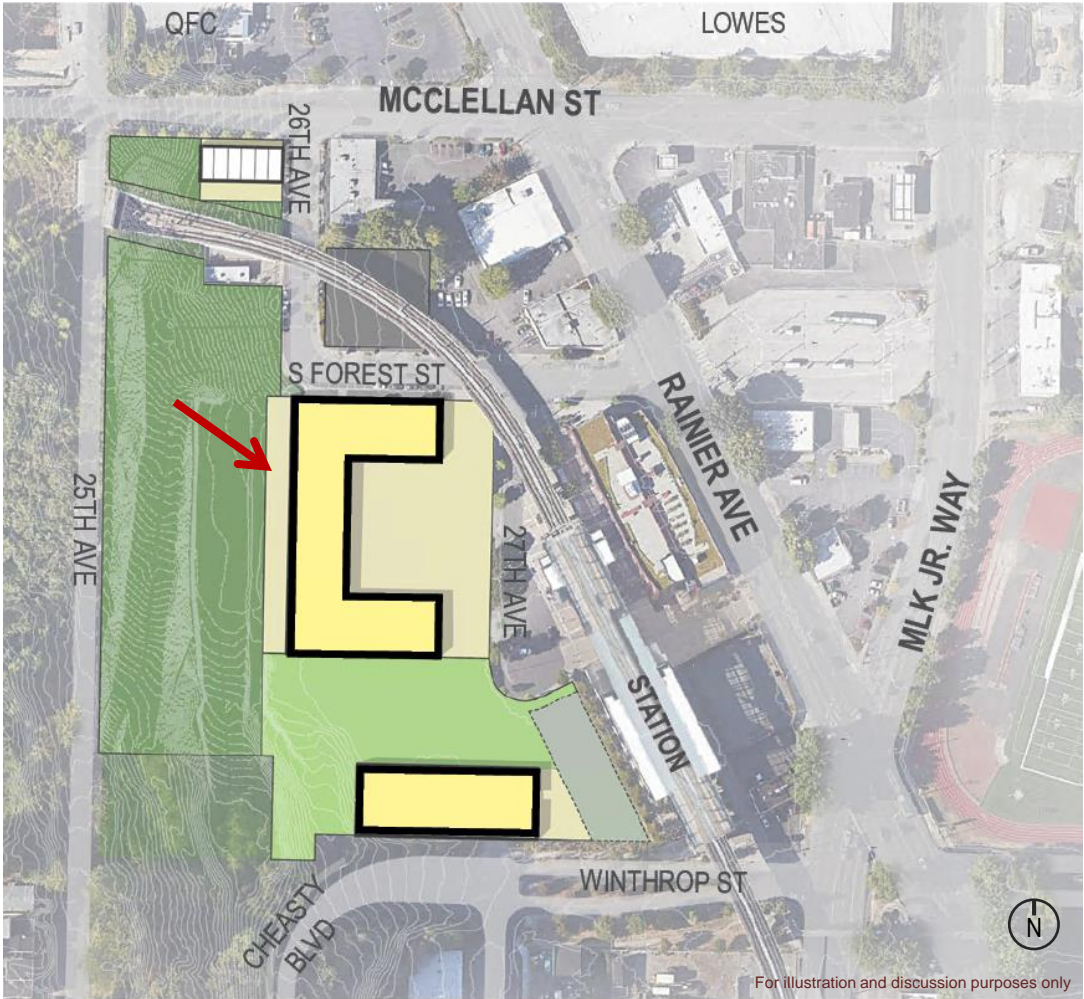
- | | |
|-----------------------|-------------------|
| Multifamily buildings | Townhomes |
| Courtyard | Southeast section |
| Open space | |

BUILDING LOCATIONS – IDEA 1



1. One larger and one smaller building
2. Smaller building faces 27th Ave S and pick up and drop off area
3. **Courtyard in between the two buildings opens to the open space**
4. Eight stories each
5. Potential townhomes in west section

BUILDING LOCATIONS – IDEA 2

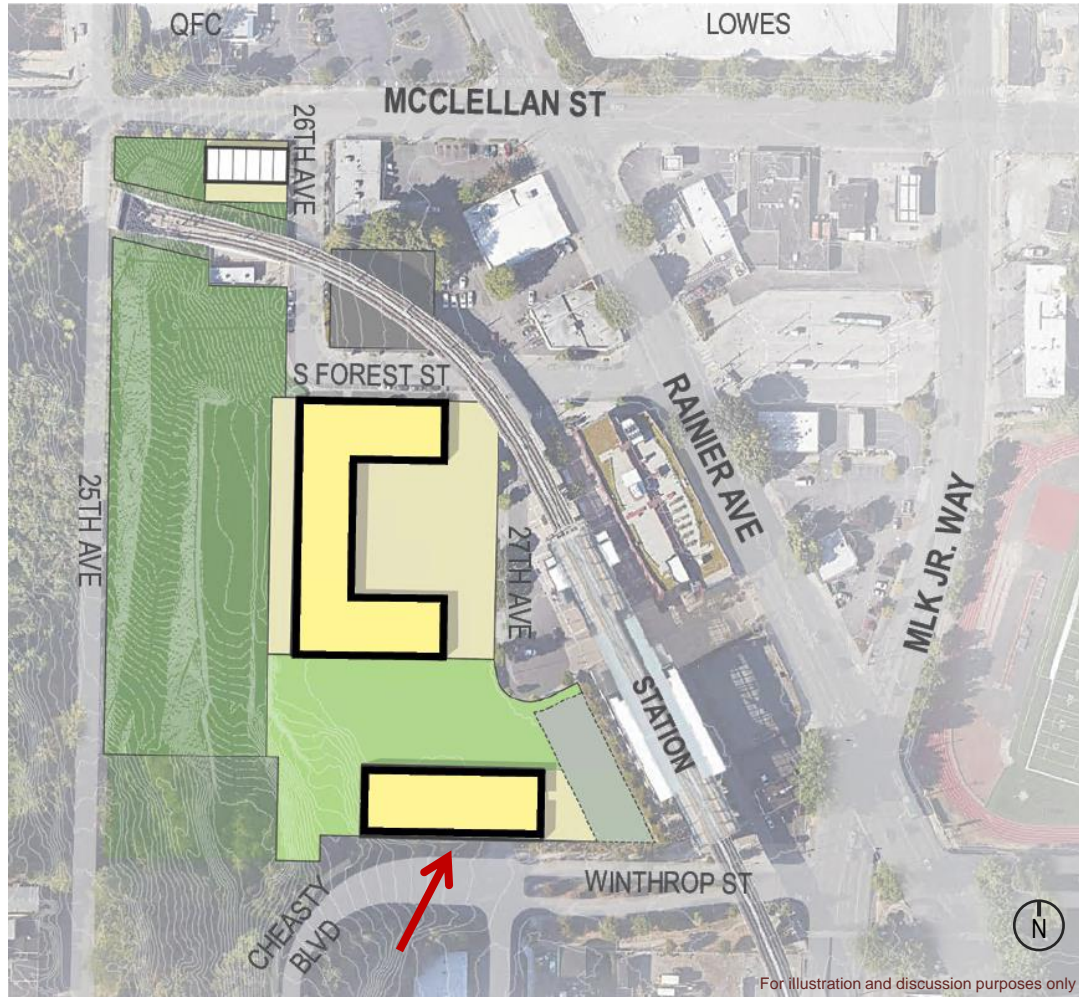


For illustration and discussion purposes only

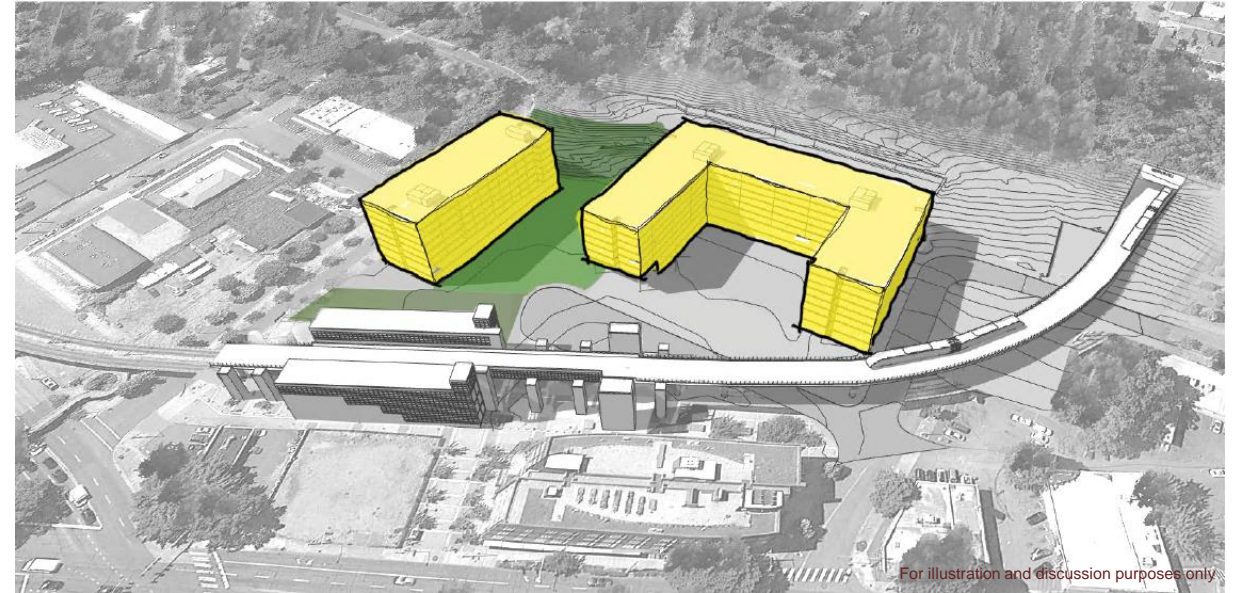
1. **Larger building on central section with a large courtyard**
2. Smaller building on S Winthrop St with a courtyard
3. Eight stories each
4. Potential townhomes in northwest section

- Multifamily buildings
- Townhomes
- Courtyard
- Southeast section
- Open space

BUILDING LOCATIONS – IDEA 2

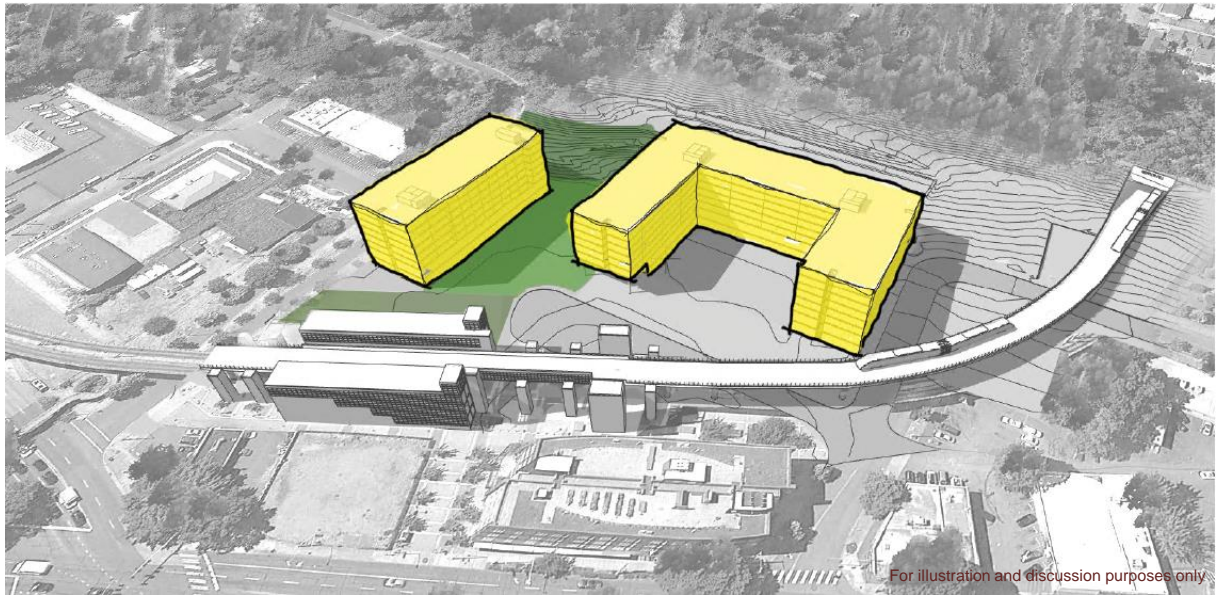
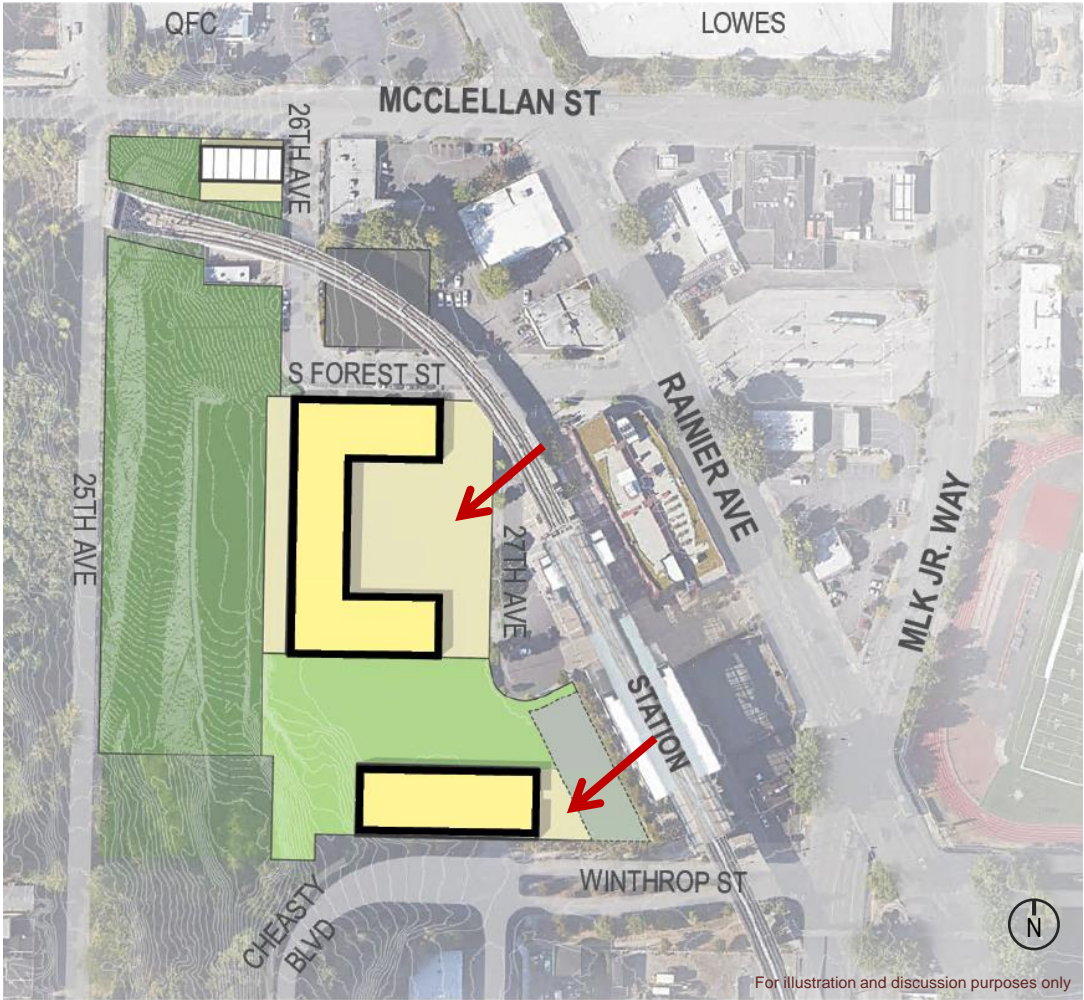


- Multifamily buildings
- Courtyard
- Open space
- ▨ Townhomes
- Southeast section



1. Larger building on central section with a large courtyard
2. **Smaller building on S Winthrop St with a courtyard**
3. Eight stories each
4. Potential townhomes in northwest section

BUILDING LOCATIONS – IDEA 2



For illustration and discussion purposes only

1. Larger building on central section with a large courtyard
2. Smaller building on S Winthrop St with a courtyard
3. Eight stories each
4. Potential townhomes in northwest section

- | | |
|---|--|
| Multifamily buildings | Townhomes |
| Courtyard | Southeast section |
| Open space | |

BUILDING FEATURES AND DETAILS

Building locations and windows that maximize sunlight for the housing units

Materials, patterns, or colors similar to other buildings in the area

Features and details that make the development feel new and unique



Art, murals, or designs that reflect the history and diversity of the neighborhood

Buildings set back from the street to make space for wider sidewalks and landscaping

Sidewalks, seating, and signs that share the same colors and style

WHAT WE HEARD - OPEN SPACE

"I hope there will be park or open space as part of the final design as this area needs it."

"Play space for kids. The school and care sites do not have any nearby play spaces."

"...[P]lease restore the green belt with more trees and native plants to provide habitat and a nice view from the new apartments"

"I would like more green space overall. The area seems very transit oriented (light rail, buses, cars) and it would be nice to have more trees, parks and shrubs to balance that and make it more peaceful."

OPEN SPACE LOCATIONS – IDEA 1

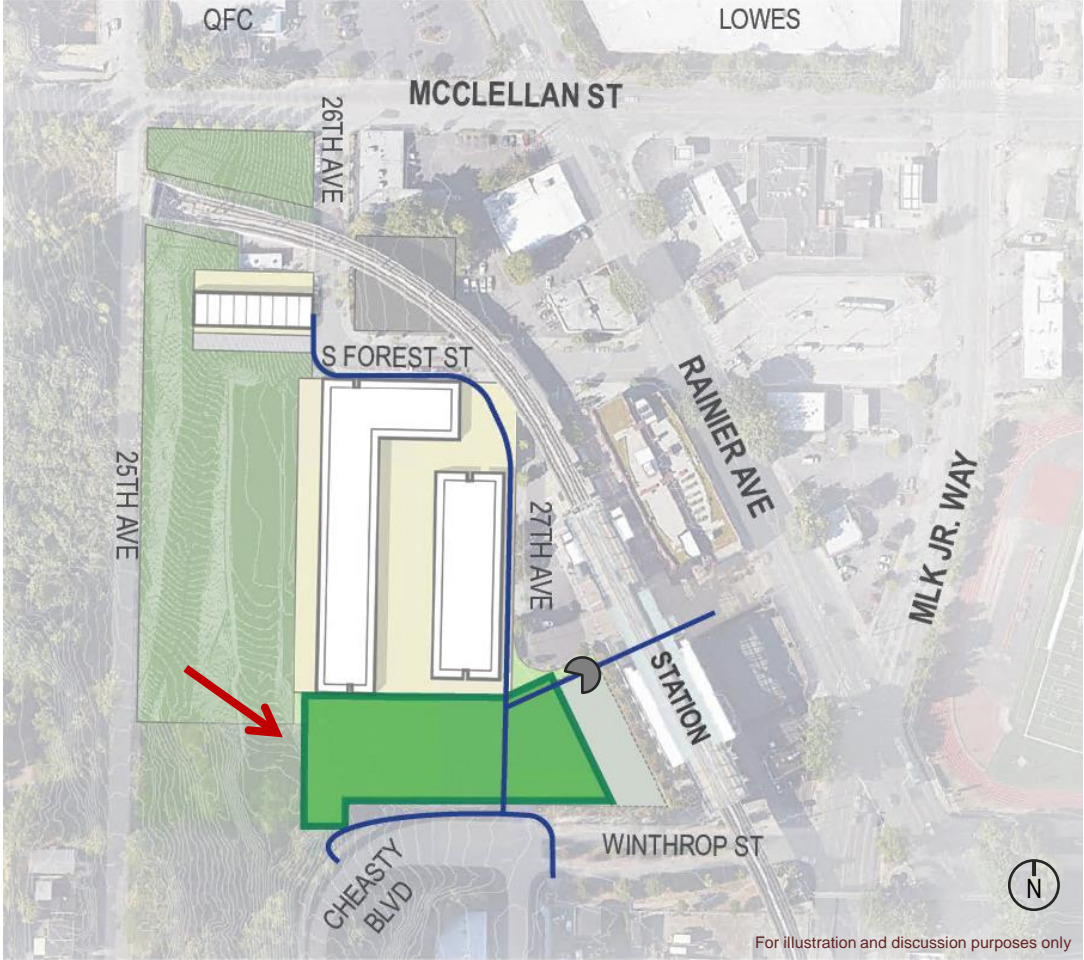


For illustration and discussion purposes only

- Multifamily buildings
- Courtyard
- Open space
- Walking and biking paths
- Townhomes
- Southeast section
- Viewpoint of perspective drawing



OPEN SPACE LOCATIONS – IDEA 1



- Multifamily buildings
- Courtyard
- Open space
- Walking and biking paths
- Townhomes
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- Viewpoint of perspective drawing



OPEN SPACE LOCATIONS – IDEA 1



- Multifamily buildings
- Courtyard
- Open space
- Walking and biking paths
- 👁 Viewpoint of perspective drawing
- ▤ Townhomes
- Southeast section



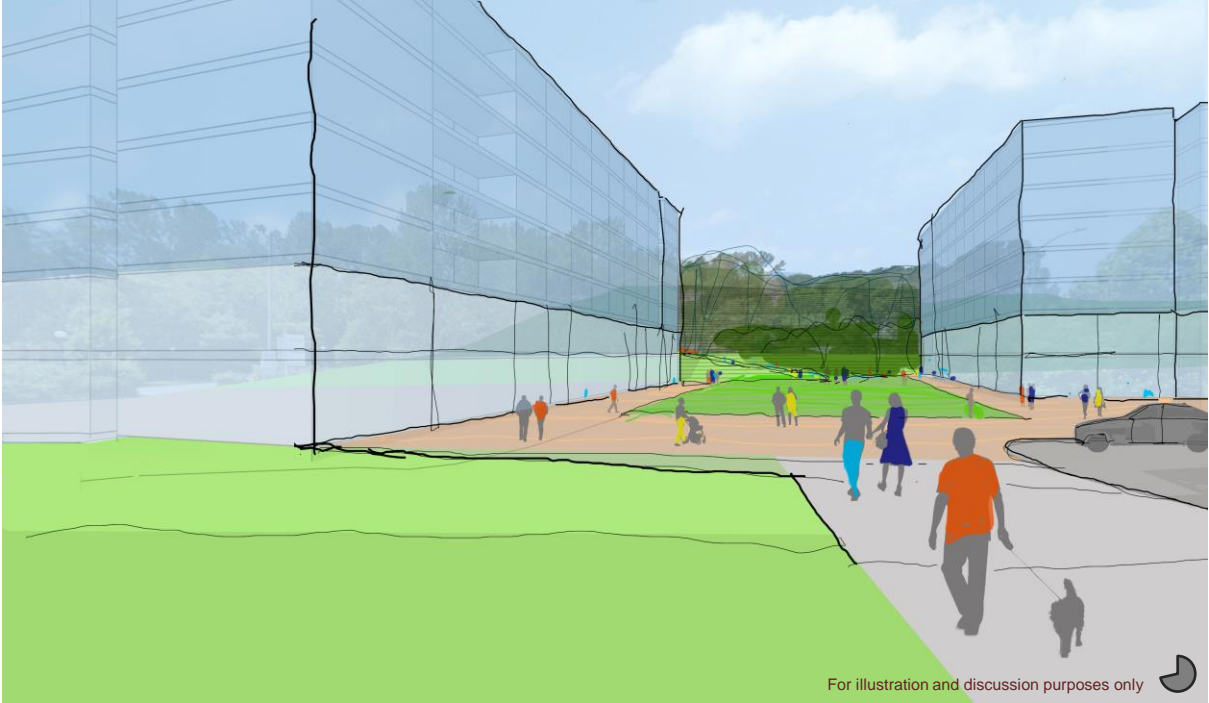
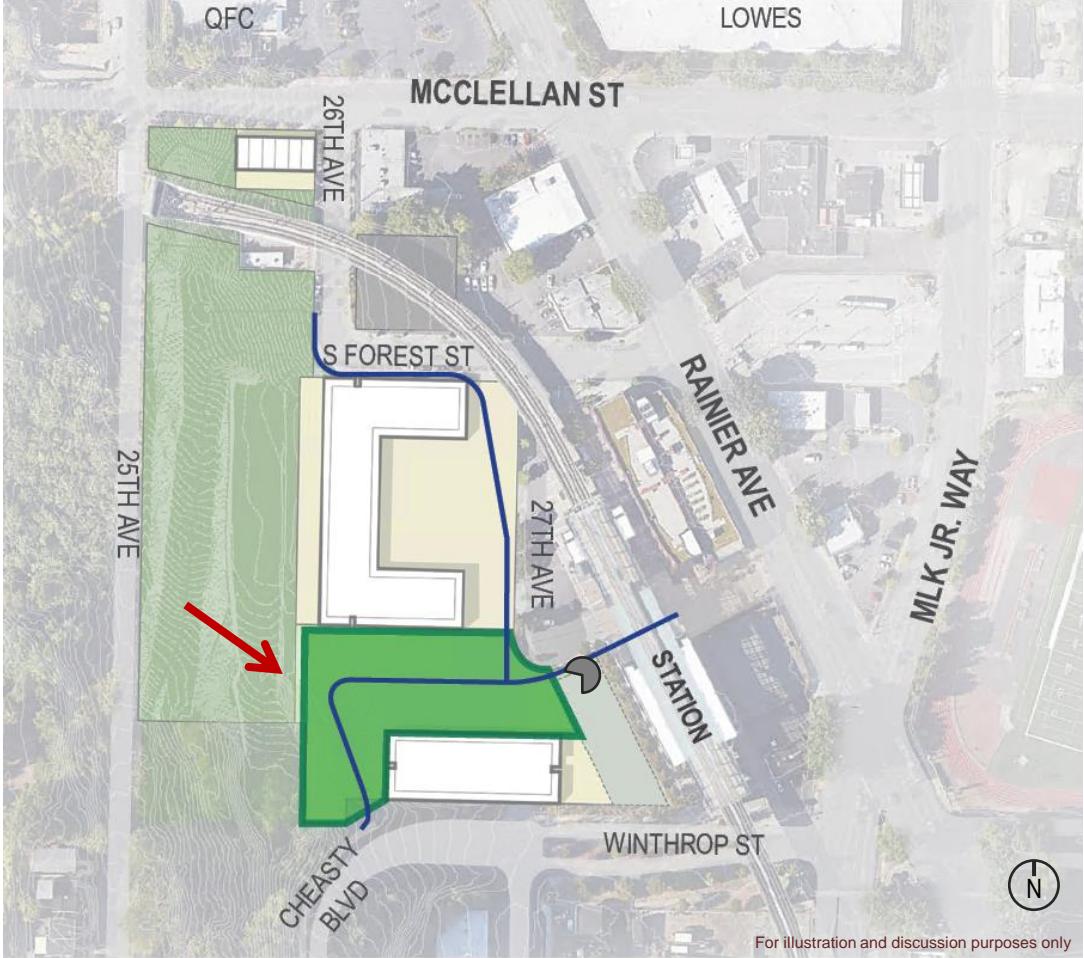
OPEN SPACE LOCATIONS – IDEA 1



- Multifamily buildings
- Townhomes
- Courtyard
- Open space
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- 👁 Viewpoint of perspective drawing



OPEN SPACE LOCATIONS – IDEA 2



- Multifamily buildings
- Courtyard
- Open space
- Walking and biking paths
- 👁 Viewpoint of perspective drawing
- Townhomes
- Southeast section



WEST AND NORTHWEST SECTION – IDEA 1



dog park







townhomes



walking trail and natural area



-  Townhomes
-  Courtyard
-  Open space
-  Walking paths

WEST AND NORTHWEST SECTION – IDEA 2



townhomes



community garden or play area

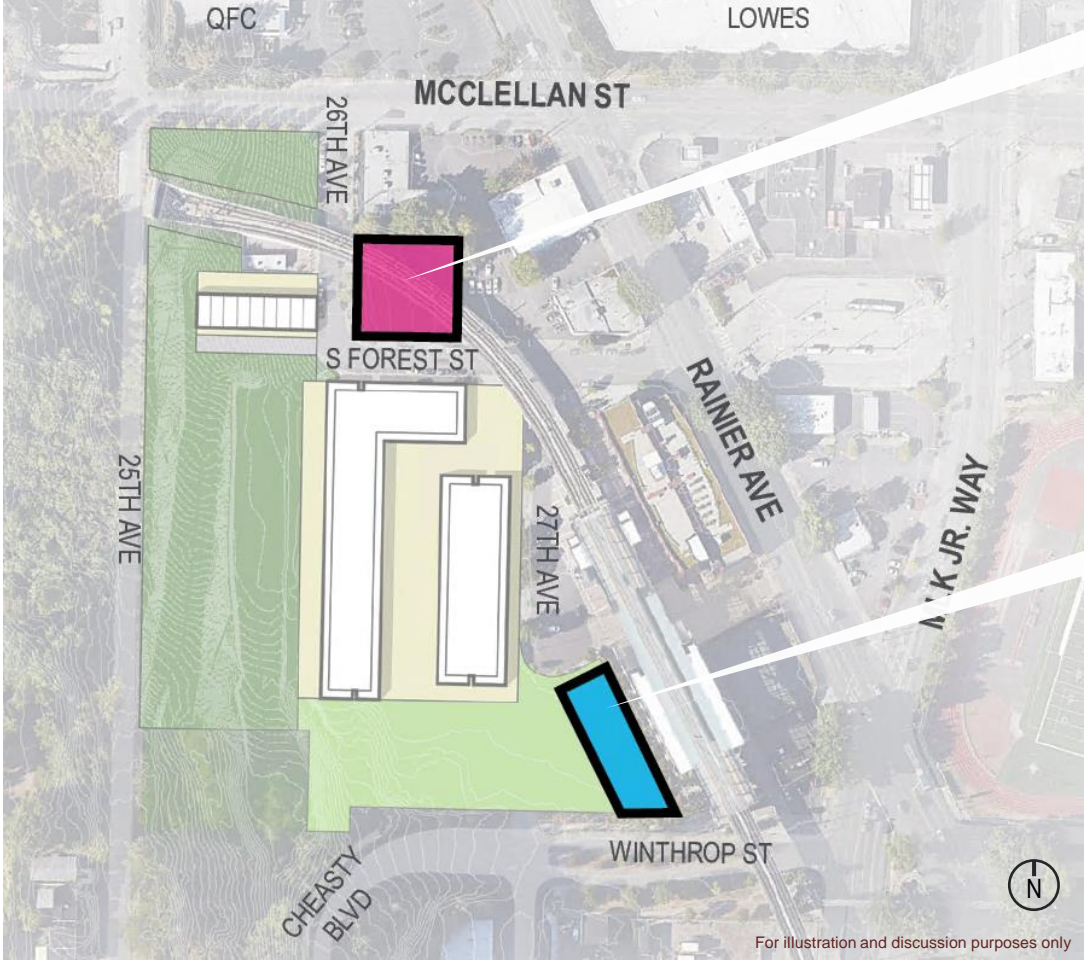


natural area (no public access)



- Townhomes
- Courtyard
- Open space

NORTHEAST AND SOUTHEAST SECTION



sport courts



skate park



food trucks



farmer's market/vendors



- Multifamily buildings
- Townhomes
- Courtyard
- Open space

THANK YOU! & NEXT STEPS



- **SITE IDEAS SURVEY: JUNE 9 – 23**

bit.ly/mt-baker-station-area



- **ONLINE Q&A: JUNE 16 12:00 – 1:00 PM & 5:00 – 6:00 PM**

More information on our website

- **FINAL REPORT OF RECOMMENDATIONS: JULY**

Questions or comments? Contact **Bin Jung** at bin.jung@seattle.gov