



REQUEST FOR QUALIFICATIONS
Mount Baker Redevelopment Sites

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Responses Due: July 14, 2023

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I. Objective

The City of Seattle Office of Housing (OH) invites qualified housing developers to submit qualifications to become the development team of the Mount Baker Redevelopment Sites.



The Mount Baker Redevelopment Sites (“sites”) are located at 2901 27th Ave S, 2700 S Winthrop St, and 26th Ave S and S Forest St in Mount Baker (Parcel 1: PIN 308500-2100, Parcel 2: 713880-0025, and Parcel 3: 713830-0015, respectively). This is the location of the former UW Laundry site and former King’s Hall building and parking lot. The total site area is approximately 4 acres, and Parcels 1 and 2 total approximately 3.8 acres. Parcel 3 is under the light rail guideway and is not suitable for housing.

The designated development team will finance, develop, operate, and manage the final redevelopment of two multifamily rental buildings. Phase I will be the first building, and Phase II will be the second building. The designated developer will be responsible for all administrative, design, permitting, and platting actions for the two buildings. Available third-party reports for the sites include a 2019 Phase I and Phase II Environmental, a 2019 geotechnical report, a 2020 ALTA survey, utility analysis, and easement evaluation (see [Appendix](#)). A Community Workforce Agreement will most likely be part of the redevelopment.

II. Background

The sites present a unique and transformative opportunity to provide affordable housing and other public benefits to the Mount Baker station area. Through decades of planning, community members have developed a clear vision for the station area as a vibrant and welcoming gateway for the neighborhood and the North Rainier Valley. The North Rainier Neighborhood Plan was first created in 1999 by the City of Seattle in partnership with community, and was updated in 2010. In 2011, an urban design framework was also developed with input from the community. Public agencies such as the Seattle Department of Transportation (SDOT) are making investments in the station area through long-term projects like Accessible Mount Baker. Maintaining the neighborhood's diversity and supporting Black, Indigenous, and People of Color (BIPOC) businesses and communities have been longstanding goals.

In 2020, the City of Seattle received three parcels from the University of Washington (UW), adjacent to the Mount Baker Link light rail station. The former UW Laundry building is currently used as storage by the City of Seattle's Finance and Administrative Services department, and the former King's Hall parking lot is active and managed by a vendor of the City of Seattle. The terms of the transfer state the development program as low-income affordable housing and a potential early learning research facility developed and operated by the UW College of Education (COE).

Affordable housing

OH estimates the development of no less than 400 units of affordable housing across at least two buildings in a multi-phase, multi-year process. All units are to be affordable to households earning no more than 80% of area median income (AMI). The project may have a percentage of family-sized extremely low-income (30% AMI) units.

The City anticipates making the property available through a ground lease.

UW College of Education Early Learning Center

The UW College of Education anticipates owning, and operating an early learning center (research, outreach, and childcare) on potentially the first two floors of a building. OH has been working in close partnership with the UW COE regarding their early learning facility. All activities associated with the early learning center will be managed by the University of Washington.

Additional public benefits

In addition to the UW College of Education Early Learning Center, there is potential for additional commercial/community ground floor use, although the size and location of that space is to be determined. The community has long expressed support for small businesses owned by, or serving, BIPOC communities in the Mount Baker station area.

The City will likely require that an area of land be set aside for future development. The exact size and location of this parcel will be outlined in the RFP. The designated development team will not own, nor develop, this parcel. A potential future use of this parcel is open space developed and operated by Seattle Parks & Recreation (SPR). OH has been working with SPR on this effort to co-locate open space and affordable housing at the sites. All development program details will be outlined in the RFP.

Community engagement

In 2021, OH led a robust community engagement effort for the sites. As the programming of the site is determined by the terms of the transfer, engagement focused on identifying the top qualities and outcomes for the site, as well as priorities for how the site could look and feel.

The top qualities and outcomes are:

- Family- and community-centered design in buildings, open space, and programming.
- Design, features, and uses that celebrate and support the community's history and diversity.
- A development that is inviting, welcoming, and integrated with the community.
- Positive living experience for building residents, including natural light in units and privacy from other buildings.
- Design and features that enhance personal and community safety, including pedestrian safety and safety from crime.
- Open space and programming that is well-used, promotes health and wellness, and serves all ages and abilities.

III. Selection Process

OH plans to conduct a two-part process to select a development team for the sites. Part 1 is this Request for Qualifications (RFQ) that will advance a selection of developers. Part 2 is a Request for Proposals process to be conducted in fall 2023 with the selected group of developers. A development team will be designated from this group in early 2024. Developers interested in developing the Mount Baker Redevelopment Sites **must** participate in the RFQ.

Applicants are invited to respond with or without a complete development team, provided that the applicant meets the minimum qualifications described in Section IV below. A development team can include partner affordable housing developers, community-based organizations, consultants, and/or ground floor tenants. However, this is **not required** for a complete application. Applicants that advance to the Part 2 RFP stage may be allowed to update or change the composition of the development team.

Organizations are allowed to be on multiple RFQ proposals. For example, an organization can apply as a lead developer (solo or on a development team) and as a partner developer on a development team on two separate applications. Organizations that do not advance to Part 2 are allowed to join development teams that do advance.

IV. Submission Requirements and Review Schedule

OH is committed to increasing opportunities for Women- and Minority-Owned Businesses (WMBE), non-profit, and community-based developers, and encourages responses from these firms.

Responses should include the following information:

1. **Signed interest letter** on organization's letterhead

- Send as Word document or PDF (“Developer Name_Letter_MBRS”)
- 2. **Project Sponsor Experience form**
 - Send as an Excel document (“Developer Name_Experience_MBRS”)
- 3. **Resumes and list of relevant projects**, with role and responsibilities on each, of potential team members
 - Send as Word document or PDF (“Developer Name_Team_MBRS”)
- 4. **Last three (3) years of audited financials**
 - Send as PDF (“Developer Name_Financials_MBRS”)

OH will assemble a committee to review submission responses based on the following criteria:

- Demonstrated experience in affordable housing finance, development, management, and operations. A minimum participation on the development team of two (2) new construction and/or substantial rehab projects completed in Washington state within the past seven (7) years is required. Projects do not need to have been funded by the Office of Housing. A portfolio of projects with the following traits is preferred:
 - Complex mixed-use
 - Transit-oriented development
 - Low-Income Housing Tax Credit (LIHTC)
 - Multi-year, multi-phase
- Qualifications and experience of potential team members

OH anticipates the following review schedule:

| DATE | MILESTONE |
|--|---|
| June 12, 2023 | RFQ release |
| Wednesday, June 14 10:00 – 11:00 am Friday, June 16 12:00 – 1:00 pm | Virtual info sessions More information at OH website |
| July 14, 2023 | RFQ responses due |
| July 28, 2023 | Advancing applicants notified |

Two virtual information sessions will take place the week of June 12, 2023. OH staff will contact affordable housing developers on how to RSVP, and details will be available on the OH website. Meeting materials and Q&A notes will be available on OH’s website after the info sessions.

Send responses electronically to Jessica Gomez at jessica.gomez@seattle.gov by July 14, 2023, at 5:00 pm. Please title the email “Mount Baker Redevelopment Sites – RFQ Response.” For questions, please contact Jessica Gomez via email.

V. Disclaimers

This RFQ is non-binding, and advancement from the RFQ does not guarantee award of any future funding or land. All costs of preparation of responses and all related expenses are at the sole cost and risk of the applicant. No applicant shall have any claim against the City for any costs incurred in responding to the RFQ. OH reserves the right to waive immaterial defects, to amend the RFQ process and requirements, and to cancel the RFQ and initiate a new solicitation as may be needed to meet OH's objectives, as determined by OH in its sole discretion. Applicants understand that under the State of Washington's Public Records Act (RCW Chapter 42.56), all materials received by the City of Seattle are considered public records, subject to disclosure. Information provided by OH with respect to the property is not a guaranty as to its accuracy. Applicants will need to conduct their own due diligence with respect to the property.

VI. Appendix

- [Phase I Environmental Site Assessment prepared by SoundEarth Strategies, 2019](#)
- [Phase II Environmental Site Assessment prepared by SoundEarth Strategies, 2019](#)
- [Property map, 2023](#)
- [ALTA survey, 2022](#)
- [Geotechnical report prepared by PanGEO Incorporated, 2019](#)
- [Mount Baker Infrastructure Study by KPFF, 2022](#)