



MOUNT BAKER STATION AREA DEVELOPMENT

Frequently Asked Questions

June 2021

What is the Mount Baker Station Area Development?

In June 2020, the University of Washington (UW) transferred three parcels next to the Link light rail station, including the former UW Laundry site, to the City of Seattle to redevelop for affordable housing, childcare, and an early learning research facility. Sound Transit seeks to develop their adjacent East Portal site for affordable housing. Both sites have opportunity for potential open space.

How would this development advance the Mount Baker community vision?

Community members envision the station area as safe, vibrant, and diverse. This project presents an opportunity to develop affordable housing and bring people to the neighborhood. The design and features of the development can also create a welcoming and safe environment for people to meet, walk, or bike.

When will the buildings be completed?

We don't know yet. We plan to release a Phase I Redevelopment Request for Proposals in fall 2021 and to identify a development team in spring 2022. Development depends on funding availability, environmental remediation, and other factors. It generally takes several years after a developer is selected to complete design, permitting, and construction before a building opens.

Will the new development include parking?

The City of Seattle does not have a parking requirement for affordable housing. The selected developer may provide parking for residents depending on funding and feasibility. A certain amount of parking could be required for non-residential uses in the development, like childcare or ground-floor commercial space.

When can the community provide input?

In February and March 2021, a Goals and Priorities survey was released. In June 2021, we are presenting ideas for building locations and details, open space locations and types, and other features. Community will be able to share thoughts and feedback through our online survey. Additional opportunities to provide feedback will occur after a development team is selected during the Design Review process.

How many units of affordable housing will be built?

We expect to create between 250 and 400 new affordable homes on this site. All housing will be for low-income households making less than 60% Area Median Income, or \$66,400 for a family of four. The number of units depends on how many bedrooms each unit has, zoning, and subsidy requirements.



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How tall will the buildings be?

The height limit in this area is 95 feet, or nine stories, but buildings would likely be eight stories tall because of construction methods. If townhomes for affordable homeownership are built, they would likely be three stories tall.

Why is open space planned for the site?

Community members have asked for an inviting central open space in the Mount Baker station area for a long time. The Office of Housing is working with Seattle Parks and Recreation and other city agencies to find opportunities to co-locate affordable housing with other benefits, such as open space. Open space helps provide space for a range of activities, can help buildings feel smaller, break up large blocks, and can create a buffer between buildings and the street.

How are you improving pedestrian and bicycle safety in the area?

The Seattle Department of Transportation (SDOT) is working on near-term improvements to make walking and biking safer in and around the station area through the Accessible Mount Baker project. This includes building new crosswalks and sidewalk widening. A new protected bike lane on MLK Jr Way S will create a safer connection between Mount Baker and the new Judkins Link light rail station, opening in 2024. For more information visit seattle.gov/transportation/amb or email AMB@seattle.gov.

Will the Mount Baker Transit Center be relocated closer to the light rail station?

King County Metro, SDOT, and community members all want safer and easier transfers between buses and light rail in Mount Baker. SDOT is currently talking with Sound Transit and King Country Metro to better understand the opportunities and challenges of relocating the Metro Transit Center. This redevelopment does not address the Transit Center, but we are working together to ensure this project does not prevent a potential relocation in the future.

What are the plans for the childcare and the early learning facility?

The Office of Housing is in conversations with the University of Washington (UW) College of Education about the childcare and early learning facility. UW is conducting its own outreach and engagement process to better understand the needs and opportunities in the neighborhood. For more information, contact Bin Jung at bin.jung@seattle.gov.

Questions?

For additional information, accommodations, or accessibility information, contact Bin Jung at bin.jung@seattle.gov



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