

MOUNT BAKER STATION AREA ACTION TEAM PROJECT CHARTER

Version <3.3>

10/9/2017



City of Seattle

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Purpose

This Project Charter outlines the goals, scope of work, departmental roles and responsibilities, deliverables, schedule, required resources and decision-making parameters to support effective implementation of adopted plans in the Mount Baker Station Area (namely the Mount Baker Neighborhood Plan, the North Rainier Neighborhood Action Plan, and the Mount Baker Town Center Urban Design Framework). Its purpose is to help ensure clarity and alignment between the participating departments, including strategic collaboration between departments and non-city property owners and agencies where collective action can achieve project goals more effectively than through more traditional project coordination. As the project proceeds, changes in scope, team structure or other project parameters may be documented through updates to this charter document, subject to review and approval of the participating partners.

Overview

The Mount Baker Station Area has been the focus of several important planning processes in the past ten years. Since the completion and operation of the Link Light Rail Station, there are recent and pipeline private sector developments, and several significant public-sector capital investments slated for the area. There is an opportunity and need to create a stronger framework for intergovernmental collaboration. The City of Seattle is committed to ensuring that the community's vision and priorities, as reflected in adopted plans and policies, are implemented in an effective and equitable way. The collaboration involves interdepartmental work plan alignment, resource leveraging, coordinated communications and integrated community engagement. The estimated project duration is five years with annual project evaluation. The project will generally focus on the Mount Baker Station Area Overlay area as defined in the City of Seattle Station Area Planning Program in 2001. It will also consider project collaboration in surrounding areas, such as the Judkins Park Link Light Rail Station area.

Justification

Business Need

A collaborative effort focused on implementing the city's adopted plans and policies in the Mount Baker Station Area will help ensure maximum benefit from City Department's work efforts and investments. It will also guide and leverage other public and private investments to achieve overall community's vision in a cohesive, equitable and cost-effective way.

Since the Mount Baker Neighborhood Plan update in 2010, there have not been sufficient public and private investment in the area to support and implement the overall community vision. Subsequent to the Neighborhood Plan update, several other City plans and studies have been conducted to identify opportunities and implementation needs. These include the North Rainier Neighborhood Action Plan, the Mount Baker Town Center Urban Design Framework, the North Rainier Rezone, the Mount Baker Station Design Guidelines, and the North Rainier Urban Village Assessment. In spite of all of these work, Mt. Baker is not meeting its potential as a Village Hub due to a lack of coordinated public and private partnerships to stimulate development in the area.

The Mt. Baker neighborhood has articulated a vision for a livable and vibrant Town Center, as reflected in the adopted plans, and there is significant public and private interest in the Mount Baker Station Area to achieve this vision. However, the dominance of the Rainier Ave and MLK Way bottleneck and the traffic issues it creates has been an obstacle. The Accessible Mount Baker (AMB) project has laid out a bold plan to address this issue and transform the Mt. Baker station area into a livable, safe, and connected destination. This effort, led by Seattle Department of Transportation (SDOT), will enhance safety and accessibility for everyone. It prioritizes the safety of people walking and biking through the area while enhancing transit and freight reliability and meeting vehicle demand. Implementation of the plan will potentially impact public and private properties and require strong partnerships, both for implementation of AMB and to realize the potential for property redevelopment that can achieve the transit oriented town center goals. A robust collaborative effort internally and externally will be critical to build public and private partnerships, leverage and stimulate investments to implement goals and priorities.

Strategic Alignment

A collaborative effort to develop and implement an action plan is necessary to prioritize and coordinate city department work plans and investments, and to assist and guide other public and private investment to achieve the community’s vision.

Department	Strategic Goal
Office of Planning and Community Development (OPCD)	Shaping a Transit-Oriented, sustainable and equitable Town Center for all through design excellence, strong partnership, and inclusive engagement
Seattle Department of Transportation (SDOT)	<p>Transform an auto-oriented area into a transit-oriented destination that is safe for everyone</p> <p>Achieve our city’s vision of zero traffic fatalities and serious injuries by 2030</p> <p>Reconfigure the intersection of Rainier Ave South (Rainier Ave) and Martin Luther King, Jr. Way (MLK Way) and transform the Mt. Baker station area into a safe, comfortable and dignified place for people to walk, bike, and make transit connections</p> <p>Lay the foundation for the Mt. Baker Town Center to take root and flourish</p>
Seattle Public Utilities (SPU)	Identify internal and external partnerships through equitable and inclusive engagement and identify opportunities to align and leverage utility related investments and development stormwater code requirements to promote sustainable and equitable transit oriented development outcomes around the Mt. Baker Urban Village Hub
Seattle Parks and Recreation (SP&R)	Identify property to fill the open space gap around the Light Rail station and if appropriate, fund the acquisition

Office of Economic Development (OED)	Support a vibrant business district and affordable commercial spaces with a local organization representing and serving businesses
Office of Sustainability and Environment (OSE)	Support strategies to integrate and advance sustainability and climate leadership in public and private development and investments, Specific areas could include healthy food access, urban forestry, green building, electric and shared mobility, and community resilience.
Department of Neighborhoods (DON)	Lead inclusive community outreach and engagement planning, leverage and build strong community partnerships, and support the implementation of the Outreach and Engagement Plan.
Seattle Department of Construction and Inspections (SDCI)	Implement community vision through land use regulations and permitting process
Office of Housing (OH)	Implement affordable housing and equitable TOD strategies and programs
City Budget Office	Assist where needed to support, implement, and partner with OPCD and other departments to realize public private partnering

Scope

Mission

The Mount Baker Action Team’s mission is to shape a transit-oriented, sustainable and equitable Town Center for all through design excellence, strong partnership, and inclusive engagement. To this end, the team will promote transit oriented design principles, enhance safety, provide affordable and market-rate housing and commercial opportunities, support economic development and sustainability, and ensure equitable outcomes in the Mount Baker transit center overlay and town center area by aligning and coordinating investments and programmatic efforts from multiple City departments. Mount Baker Action Team (MBAT) members will work collaboratively, break silos, use a holistic approach, build internal and external partnerships with community, other agencies, and private stakeholders, to realize existing and new opportunities, and innovatively achieve common goals and priorities.

Objectives

The key objectives of the Project are as follows:

- Create a vibrant, business district that serves North Rainier residents and is a destination shopping area with stores that serve the greater Rainier Valley

- Reconfigure the intersection of Rainier Ave South (Rainier Ave) and Martin Luther King, Jr. Way (MLK Way) and transform the Mt. Baker station area into a safe, comfortable and dignified place for people to walk, bike, and make transit connections
- Facilitate the creation of new and preserved housing opportunities that serve households across a range of incomes as well as special needs populations.
- Engage public and private property owners to realize the community's vision.
- Minimize displacement through affordable housing and affordable commercial preservation and replacement.
- Develop a “ring of green” surrounding the urban village with strong connections to the greenbelts, boulevards and parks, augmented with a hierarchy of open spaces plus a central neighborhood park.

Key Actions

The table below identifies key actions, partnerships and resources needed to catalyze TOD development in the Mt Baker Station Area. This list is not exhaustive and will be updated through the collaborative process. Appendix A: Mt Baker Station Area Opportunity Sites illustrates projects identified in the table below.

Project	Issues/opportunities	City Lead	Key Partners	Potential Funding	Timeline
OVERALL FRAMEWORK					
Accessible Mt. Baker (AMB)	<ul style="list-style-type: none"> Use as a framework for interdepartmental, interagency and public private collaboration Reconfigure the intersection of Rainier Ave South (Rainier Ave) and Martin Luther King, Jr. Way (MLK Way) Mobility hub Develop bus layover at east side of Mt. Baker light rail station Work with the University of Washington on impacts of bus layover and proposed road access 	SDOT	CBO, OPCD, SPU, King County, Sound Transit, University of Washington, private property owners/developers	\$1-2m for consulting fee. Estimated need to seek \$25-30m for design and construction. Potential TIGER and LID funding	30% design 2018, construction 2021
REDEVELOPMENT THROUGH INTERAGENCY PARTNERSHIP					
University of Washington potential redevelopment site	<ul style="list-style-type: none"> Work with University of Washington on redevelopment of their property 	OPCD, CBO	University of Washington		
Sound Transit redevelopment opportunity site	<ul style="list-style-type: none"> Opportunity to activate space below Link station (e.g. arts, events, vendors) Partner with Sound Transit on their property, currently bus layover and abutting property south of McClellan Explore development opportunity on properties contiguous (gas stations) to ST 	SDOT, CBO	OPCD, OH, Sound Transit, private property owners		Tie to AMB timing

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Project	Issues/opportunities	City Lead	Key Partners	Potential Funding	Timeline
King County surplus site	<ul style="list-style-type: none"> Partner with King County on opportunities as they surplus property adjacent to their CSO wet weather facility on Hanford off 27th Avenue S. and MLK Way S. Potential to aggregate adjacent properties including both private and public (Sound Transit) to create larger redevelopment site or Park site or a combination of the two. Consider whether the City of Seattle could offer the property through RFP 	OPCD	CBO, King County, Sound Transit, OH, Parks		Issue RFP for surplus property by the end of 2017
REDEVELOPMNT THROUGH PUBLIC AND PRIVATE PARTNERSHIP					
Partnerships with private property owners	<ul style="list-style-type: none"> Low soil bearing capacity adds to development cost Alley way on private properties prevent best utilization of the land Reengage property owners, i.e. Rosenfeld (QFC), Hsiao (Lowe's), UW, etc. Identify other owners east of Rainier S between S. Bayview and S. Winthrop exploring their development horizon 	OPCD	CBO, OED, OH, property owners, community partners (e.g. Mt Baker Hub)		ongoing
Impact of MHA rezone	<ul style="list-style-type: none"> Buck & Buck appropriate zoning Jorve Roofing zoning and partnership Height at Hsiao (Lowe's) property Other properties 	OPCD, OH, DON	Property owners, community partners (e.g. Mt Baker Hub)		Fall 2017
OTHER INFRASTRUCTURE AND SUSTAINABILITY					
Storm sewer/drainage line	<ul style="list-style-type: none"> Identify potential options to address challenges associated with the 102" storm sewer line between S. Bayview and S. McClellan 	SPU	OPCD, CBO	Potential LID and City.	
Open space	<ul style="list-style-type: none"> Open space gap in the area Explore open space opportunities, publicly owned and privately owned/publicly available 	Parks	OPCD, King County, Private property owners, community		

Project	Issues/opportunities	City Lead	Key Partners	Potential Funding	Timeline
			partners (e.g. Mt Baker Hub, Friends of Mt Baker Town Center)		
sustainability	<ul style="list-style-type: none"> Identify strategies to support sustainability goals across the various investments and developments Explore potential sustainability district approach such as a Living Community District, Eco district Explore use of current or expanded development incentives to achieve sustainability and low carbon development goals Explore opportunity for green affordable housing or pilot opportunities Explore opportunities for a signature multi-building integrated sustainability demonstration development project. 	OPCD, OSE	SCL, SDOT, SPU, SDCI, Community (such as Mt Baker Hub, Rainier Chamber of Commerce), private property owners)		Potential Design charrette Fall 2017- Winter 2018
HOUSING					
Mercy Housing	<ul style="list-style-type: none"> Permitting and status of project Address concerns on homelessness Provide affordable housing near transit stations and amenities Include Ground floor retail and community space 	OH	Mercy Housing, Allen Family Foundation, SDCI, DON	\$5m OH, \$30 Allen Family Foundation	EDG in Sept 2017, Break ground in 2018
Mt. Baker Housing	<ul style="list-style-type: none"> P-Patch agreement proposal Monitor on redevelopment opportunity zone (ROZ) Mt Baker gateway development support TOD Affordable 50-60 AMI and market rate housing 	CBO, OH,	DON, FAS, OPCD, Mt Baker Housing, community partners (e.g. Mt Baker Hub)		

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Project	Issues/opportunities	City Lead	Key Partners	Potential Funding	Timeline
COMMUNITY CAPACITY AND ENGAGEMENT					
Business district	<ul style="list-style-type: none"> Support Mt Baker HUB Business Association to serve the business community and implement their business district action plan. 	OED	Mt Baker Hub, businesses	Only in Seattle	
Community engagement	<ul style="list-style-type: none"> Coordinate with Project Manager to engage community through shared strategy, Consult on overall Outreach and Engagement Plan, when applicable consult on individual department outreach and engagement plans for projects. Identify key messaging and story telling instruments, Consult on public engagement opportunities: advising on date, location, activities and materials. 	DON	OPCD, OED, SDOT		ongoing

Major Deliverables

The following table summarizes key deliverables of the project in order to achieve the identified objectives.

Major Deliverable	Deliverable Description	Timeline
LAND USE AND DEVELOPMENT		
Rezone recommendation for properties around the station area	In the Mandatory Housing Affordability (MHA) rezone process, consider constraints and opportunities on properties around the station area and provide recommendation that can support feasible redevelopment and achieve affordable housing requirements.	Adoption by mid 2018
Public private partnership for TOD development	Partnerships with public and private property owners to achieve overall transit oriented development vision	ongoing
Identify sustainability leadership opportunities for public and private investments and projects	This will be done in partnership with key departments and developers. The goal would be to identify opportunities to integrate multiple goals into projects and achieve beyond code outcomes in terms of environmental performance.	ongoing
AMB AND INFRASTRUCTURE		
Reconfigure the intersection of Rainier Ave South (Rainier Ave) and Martin Luther King, Jr. Way (MLK Way) and transform the Mt. Baker station area into a safe, comfortable and dignified place for people to walk, bike, and make transit connections	An operations analysis for all modes of travel.	2020
30% design for AMB	30% design work in 2018 will begin discussion with public and private property owners for the realization of the MLK and Rainier separation and relocation of Metro bus layover	2018
Binding agreements between UW, Sound Transit and SDOT	A partnership with outside public agencies to realize the AMB design	2018

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Major Deliverable	Deliverable Description	Timeline
Land acquisition and development agreement with private property owners	A partnership with private owners to realize the AMB design	2019
Identify drainage impact	Identify drainage improvement and strategies needed to address development	2018-2020
PARKS AND OPEN SPACE		
Identify potential open space sites for acquisition	Park's and Open Space that will help activate the station area and support the overall goal and priorities of the station area.	2018
PROJECT MANAGEMENT		
Performance measurement	Identify measurable outcomes and indicators using Racial Equity Toolkit (RET) as guiding framework.	Initial RET analysis 2018, with ongoing evaluation
Project work plan and budget	Identify additional work and resources needed for the collaboration work needed as part of the 5-year program.	ongoing
Program Evaluation	Annual evaluations to measure progress and adjust the plan as needed.	Ongoing

Boundaries

The project generally follows the Mt Baker Transit Center overlay and Town Center boundary.



Duration

Timeline

The project will support the groundwork, agreement and partnership needed to complete design and funding for AMB construction, utility strategies, open space acquisition, and overall economic development to implement community goal and priorities. The estimated timeline is five years.

Milestones

The table below lists the high-level Milestones of the project and their estimated completion timeframe.

Executive Milestones	Estimated Completion Timeframe
Department buy in for the charter	late September 2017
Council president Harrell sponsorship	early October 2017
Final Charter approval	mid October 2017

Budget Estimate

Funding Source

Staff time from each participating department will be needed to deliver this project. Additional staff time might be required to implement strategies and work where opportunities exist. Additional capital investment will be needed to fully build out AMB and support land development. The project will develop a work plan and budget for the five-year project timeline with annual evaluation. If additional work and budget will be required as recommended by the collaboration work, it will be recommended to be included in individual departmental work plans and adopted through the budget process.

OPCD will be dedicating 0.3 FTE (estimated) for the full project duration. Below are existing known and anticipated resources for the project:

- The funding for AMB design is secured through Move Seattle Levy for \$2 million through SDOT. The funding for full design and construction is not yet secured.
- Seattle Housing levy will fund affordable housing development through OH.
- Seattle Park District will fund open space acquisition through Parks.
- Only In Seattle is providing support for Mt Baker business district through OED.
- Neighborhood Matching Funds can provide support for community activities including outreach, engagement, events and capacity building.
- Each department will reserve resources for community outreach and engagement

Risks

Risks

The major risk is that a non-coordinated, non-collaborative approach within the City and with external partners will fail to meet the area's development potential in a manner consistent with adopted plans. The City and the community will miss opportunities to leverage both public and private investments to achieve maximum impact and community benefit, and sustainable and equitable outcomes.

Project Organization

Roles and Responsibilities

In general, the MBAT is a place to identify opportunities, align and coordinate existing and future City efforts and investments in the Project area. As a whole, MBAT members will seek to:

- Support a comprehensive awareness of City programs, projects, and investments in the Mount Baker station area overlay and town center area.
- Align and coordinate efforts to achieve the outcomes described in the shared vision and action plan with a strong focus on building public and private partnerships

INTERNALLY

- Coordinate and target internal investments
- Identify leveraging opportunities
- Provide recommendation on current and future projects and programs

EXTERNALLY

- Identify top priorities to implement shared vision with key stakeholders that leverages external investments (agencies, private, and non-profit)
- Increase the number of partnerships who invest in the shared vision
- Maintain an environment of accountability and transparency (internally and externally).
- Break silos and support collective action
- Focus on proactive planning and implementation rather than reactive efforts.
- Develop metrics that measure progress and communicate successes and challenges.

This section describes the key roles supporting the project.

Name	Office/Dept	Project Role	Project Responsibilities
Bruce Harrell	President, Seattle City Council	Project Sponsor	Person responsible for acting as the project's champion and supporting interdepartmental collaboration.
Sam Assefa	Director, OPCD	Project Sponsor	Person responsible for supporting interdepartmental collaboration. In the context of this document, this person approves the request for funding, approves the project scope represented in this document, and sets the priority of the project relative to other projects in his/her area of responsibility.
Quanlin Hu	OPCD	Project Manager	Person who performs the day-to-day management of the project and has specific accountability for managing the project within the approved constraints of scope, quality, time and cost, to deliver the specified requirements, deliverables and community satisfaction.
Steven Shain	CBO	Team member	Person who provides direction and support to the team.
Therese Casper	SDOT	Team member	Project manager for AMB and a key member in the project
Mark Jaeger	SPU	Team member	A key member in the project to provide expertise on identifying utility opportunities and strategies that support transit oriented and sustainable development.
Chip Nevins	SPR	Team member	A key member in the project to support open space acquisition
Theresa Barreras	OED	Team member	A key member in the project to support business district and economic development
TBD	OSE	Team member	A key member in the project to support sustainability and climate goals
Frank Nam	DON	Team member	A key member in the project to support community outreach and engagement

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Name	Office/Dept	Project Role	Project Responsibilities
Mike Podowski	SDCI	Team member	A key member in the project to ensure implementation of development consistent with community vision
Emily Alvarado	OH	Team member	A key member in the project to identify housing policies and investment opportunities

Expectations for Working Together

Ground Rules

MBAT participants agree to abide by the following ground rules when at meetings and when communicating with one another on MBAT-related business via phone, email, and other means.

- Lead with equity
- Recognize that everyone's voice counts
- Focus on moving forward
- Proactive attitude and offer positive, creative, and innovative solutions
- Take responsibility if we are late-comers to the meeting

Participation

All participants in this process will:

- Attend meetings or notify facilitators when they will be absent; in case of the latter, assign a replacement within your own department
- Follow through on project commitments
- Keep their respective departments informed about the work of the MBAT (Directors, supervisors, and colleagues)
- Be the resource for the representing department and contribute information about projects and programs affecting/benefiting the project area in a timely manner
- Coordinate and collaborate work in the project area to maximize the implementation outcomes and the utilization of resources
- Attend sub workgroup meetings, identify and engage subject matter expertise from representing department when needed to resolve specific issues

Decision-Making

The MBAT works towards solutions that help implement the Mount Baker Action Plan, but is not a decision-making body.

- Each department/office has responsibilities for decision-making regarding their mandates.
- Whenever there is an issue that cannot be resolved in order to achieve MBAT objectives at the project manager or director level (e.g. conflicts between projects, changes to projects scope schedules or budgets, or need for additional funding), the MBAT facilitators may bring the topic to the Capital Cabinet, Executive Team, or Mayor's Office for discussion and direction.

Stakeholders (Internal and External)

Internal: other City departments as needed including but not limited to the following:

- Seattle Fire Department
- Seattle Police Department
- Seattle City Light
- Human Service Department
- Office of Intergovernmental Relations

External:

Public Agencies including but not limited to the following:

- University of Washington
- Sound Transit
- King County
- Metro

Non-profit/community organization including but not limited to the following:

- Mt Baker Housing
- Mercy Housing
- Mt Baker Hub
- Rainier Chamber of Commerce
- Mt Baker Community Club
- Franklin High School
- Rainier VISTA SHA group w/Jennifer Calleja
- Asian Counseling Referral Service
- 2100 Building, Lighthouse for the Blind
- Arts Loft Space

Private property owners/developers/investors including but not limited to the following:

- David Hsiao (Lowe's)
- Dan Rosenfeld (QFC and Rite Aid)
- Betsy Hunter
- Jorve Roofing
- Buck and Buck

Public Engagement Plan

Below is an initial public engagement plan that lays out the framework and key elements for a coordinated and inclusive public engagement process. It will be evolved overtime through reiterative process over the project timeframe.

Who	Key public and private stakeholders	Targeted stakeholder Engagement	Community Engagement and Updates
Target Timeline	<ul style="list-style-type: none"> - Kick off meeting early 2018 - Quarterly check in or as needed - Align with AMB design and outreach timeline 	<ul style="list-style-type: none"> - Ongoing as needed - Align with AMB design and outreach timeline 	<ul style="list-style-type: none"> - Monthly update - Quarterly update - Annual community celebration - Align with AMB design and outreach timeline
Objectives and Desired Outcomes	<ul style="list-style-type: none"> - Update projects and activities - Implement community priorities - Develop a share vision - Develop an action plan - Build partnerships - Leveraging investment - Review AMB design and discuss alternative - Discuss funding opportunities - Engage community 	<ul style="list-style-type: none"> - Build strong partnership - Identify site specific challenges and opportunities - Transform underutilized sites to transit oriented town center - Stimulate economic development - Leverage investment 	<ul style="list-style-type: none"> - Identify community priorities - Share a collaborated action plan to implement priorities - Demonstrate city commitment - Understand community's role to support implementation - Share funding/resources opportunities for community led efforts - Build community capacity, partnership, and networking - Celebrate success and lesson learns
Meeting Format	<ul style="list-style-type: none"> - Meeting - Workshop - Internal charrette 	<ul style="list-style-type: none"> - One-one meeting - Small group meeting - Phone and email check in as needed 	<ul style="list-style-type: none"> - Monthly update through newsletters, social media etc. - Quarterly update through neighborhood events, resource fairs, community organization activities etc. - AMB Open house with other relevant projects and programs based on project timeline - Annual community celebrate on Action Plan progress and inform upcoming work plan

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Who	Key public and private stakeholders	Targeted stakeholder Engagement	Community Engagement and Updates
How Will Input be Used?	<ul style="list-style-type: none"> - Develop an action plan - Inform AMB design and outreach - inform collaboration - inform city work plans 	<ul style="list-style-type: none"> - Identify impact of AMB and other - Negotiate and develop agreement - Develop funding mechanism (potentially LID) 	<ul style="list-style-type: none"> - Inform AMB design - Inform collaboration gaps - Identify community engagement gap

Project Charter Approval

The undersigned acknowledge they have reviewed the project charter and authorize and fund the Mount Baker Action Team project. Changes to this project charter will be coordinated with and approved by the undersigned or their designated representatives.

Signature: 

Date: October 28, 2017

Print Name: **Sam Assefa**

Title: Director, Office of Planning and
Community Development

Role: Project Sponsor

Signature: 

Date: October 2, 2017

Print Name: **Mami Hara**

Title: Director, Seattle Public Utilities

Signature: 

Date: October 11, 2017

Print Name: **Scott Kubly**

Title: Director, Seattle Department
of Transportation

Signature: 

Date: October 3, 2017

Print Name: **Jesús Aguirre**

Title: Superintendent, Seattle Parks
and Recreation

Signature: 

Date: October 3, 2017

Print Name: **Jessica Finn Coven**

Title: Director, Office of
Sustainability and
Environment

Signature: 

Date: September 29, 2017

Print Name: **Rebecca Lovell**

Title: Acting Director, Office of
Economic Development

Signature: 

Date: October 11, 2017

Print Name: **Kathy Nyland**

Title: Director, Department of
Neighborhoods

Signature: 

Date: September 28, 2017

Print Name: **Nathan Torgelson**

Title: Director, Seattle Department
of Construction and
Inspections

Signature: 

Date: October 2, 2017

Print Name: **Steve Walker**

Title: Director, Office of Housing

Appendix A: Mt Baker Station Area Opportunity Sites



Appendix B: References

The following table summarizes the documents referenced in this document.

Document Name and Version	Description	Location
North Rainier Neighborhood Plan Update (2010)	Plan	https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/NorthRainier/NorthRainierNeighborhoodPlanUpdate2010.pdf
North Rainier Neighborhood Action Plan (2010)	Plan	https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/NorthRainier/NorthRainierNeighborhoodActionPlan2010-09-16.pdf
Mount Baker Town Center Urban Design Framework (2011)	Plan	https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/NorthRainier/FinalMountBakerUDFwithappendicesweb.pdf
Mount Baker Station Design Guidelines (2017)	Plan	https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/NorthRainier/MtBakerStationDesignGuidelines.pdf
North Rainier Urban Village Assessment (2015)	Study	https://www.seattle.gov/transportation/docs/NorthRainierUrbanVillageAssessmentFINAL20150406.pdf
Accessible Mt Baker	Plan illustration	http://www.seattle.gov/transportation/images/AMB-Illustrative-09-26-2016lg.jpg