

Community Meeting

April 4, 2022

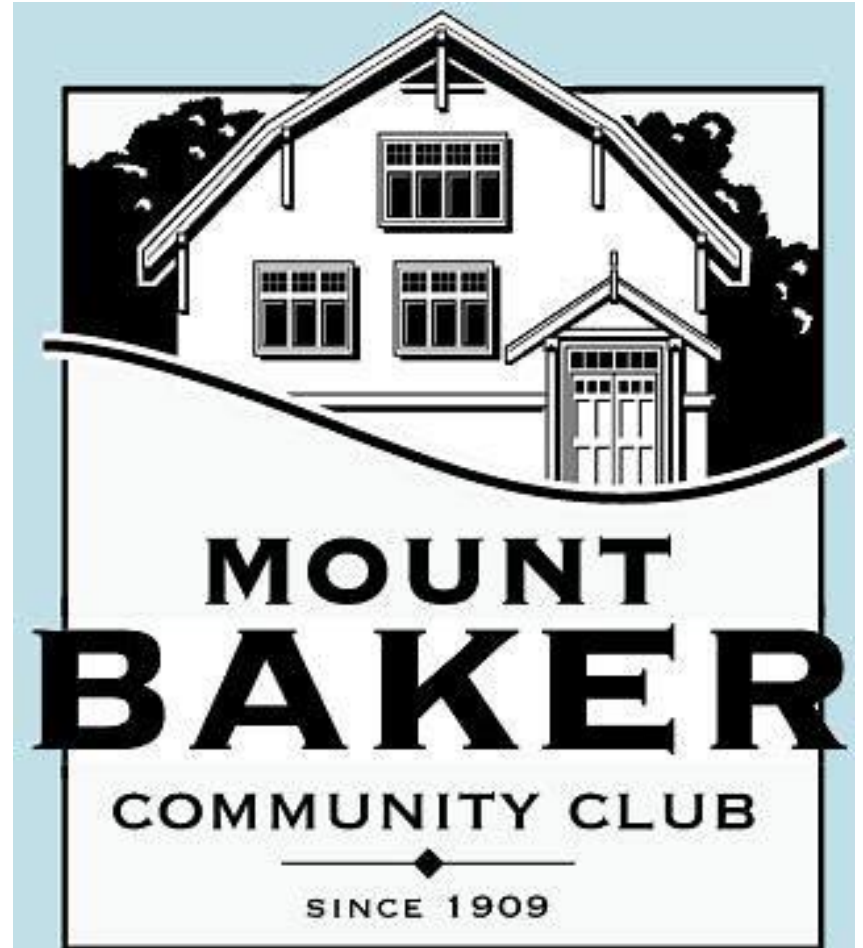
Development in the Rainier Corridor

Kat Randolph, MBCC Board Member

Flora Temple, Executive Director Mount Baker Hub Alliance

Sue Cary, Vice President and Treasurer, Mount Baker Housing

Shirish Mulherkar, Consultant, Seattle JazzED Co-Founder





MT BAKER HUB
ALLIANCE

Flora Tempel, Executive Director

ABOUT US

- Leading placemaking and clean ups in Station Area
- Partnerships, advocacy, and business services throughout Mt. Baker



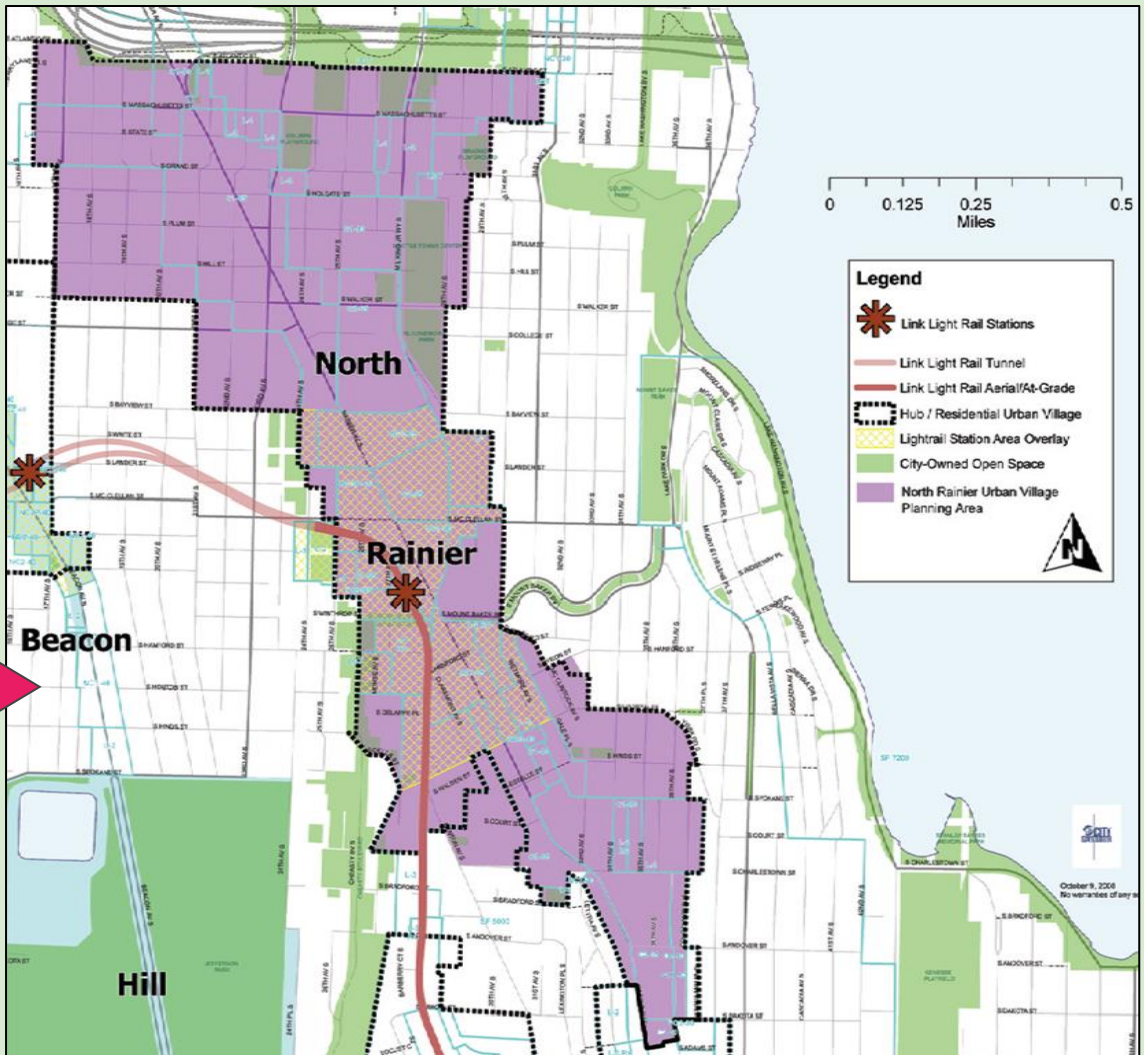
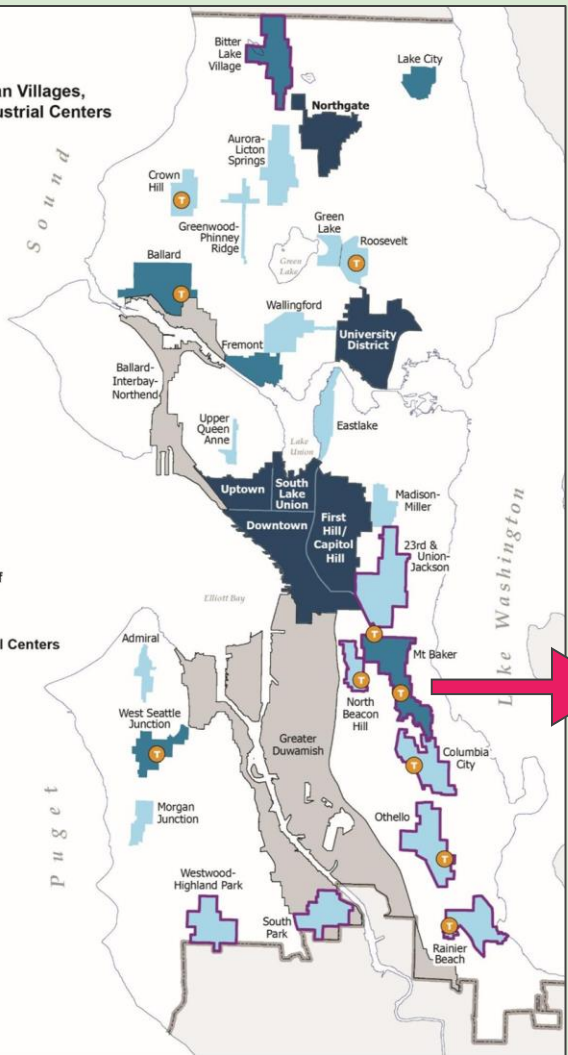
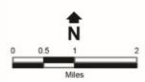
Neighborhood Clean Ups



Placemaking

**Urban Centers, Urban Villages,
Manufacturing / Industrial Centers**

- Very Good Transit**
- Very Good Transit
- Urban Center**
- Urban Center
- Urban Village**
- Urban Village
- Hub**
- Hub
- Residential**
- Residential
- Village with High Risk of Displacement**
- Village with High Risk of Displacement
- Manufacturing Industrial Centers**
- Manufacturing Industrial Centers

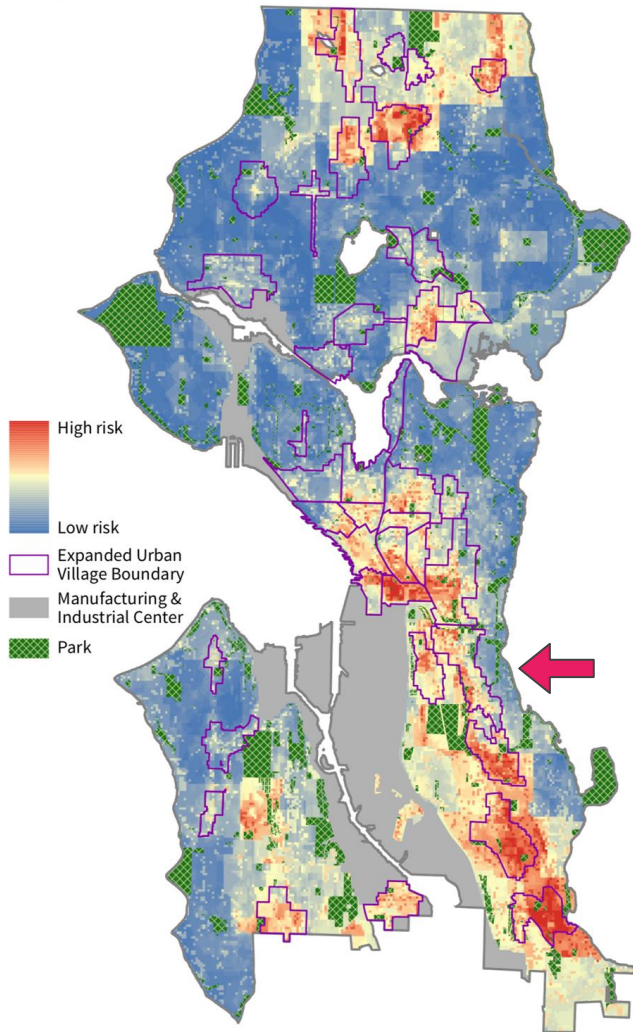


- Legend**
- Link Light Rail Stations
 - Link Light Rail Tunnel
 - Link Light Rail Aerial/At-Grade
 - Hub / Residential Urban Village
 - Lightrail Station Area Overlay
 - City-Owned Open Space
 - North Rainier Urban Village Planning Area

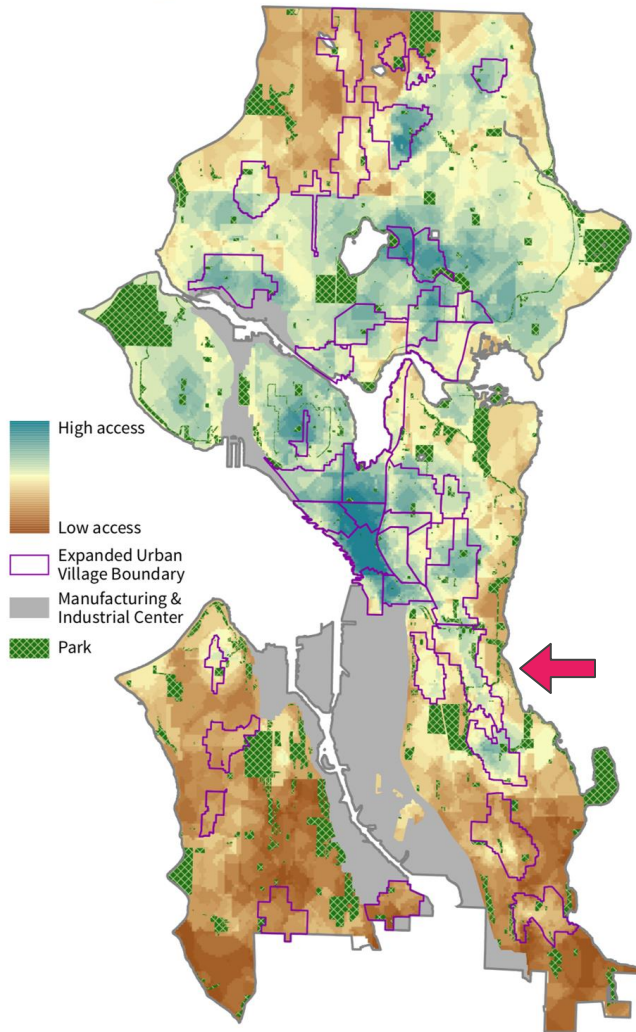


October 9, 2008
No warranties of any kind

Displacement Risk Index



Access to Opportunity Index



→ **High**
Displacement
Risk

→ **High** Access to
Opportunity

“New development could cause displacement if not coupled with public sector investment to stabilize existing communities.”

TOWN CENTER VISION & VALUES

mtbakerhub.org/values

- **Thriving**
 - ◆ Dense, safe, inclusive, & unique commercial district
 - ◆ Opportunities for youth
- **Diverse**
 - ◆ Universal accessibility
 - ◆ Legacy businesses & history
- **Sustainable**
 - ◆ Restoration & green jobs
- **Affordable**
 - ◆ Welcoming to all income levels
 - ◆ Variety of housing types & sizes
- **Mixed**
 - ◆ Residential, commercial, & light industrial w/ diverse jobs

PLANNING HISTORY

1994

- Urban Village model established

2009

- Light Rail opens

2016

- Accessible Mt. Baker project is published after a 2-year planning process

2019

- Near-term improvements to MLK Way and Rainier intersection proposed as alternative to AMB

1999

- North Rainier Neighborhood plan completed
- First proposal to create transit-oriented Town Center

2010

- Neighborhood plan updated
- Huge outreach process that continues to shape neighborhood goals

2019

- New MHA zoning takes effect

2020

- UW Laundry sites transferred
- COVID-19 stalls development

ACCESSIBLE MT. BAKER

- Unable to fund due to budget changes in 2017
- Complete build out unlikely right now

Accessible Mt. Baker

Crashes

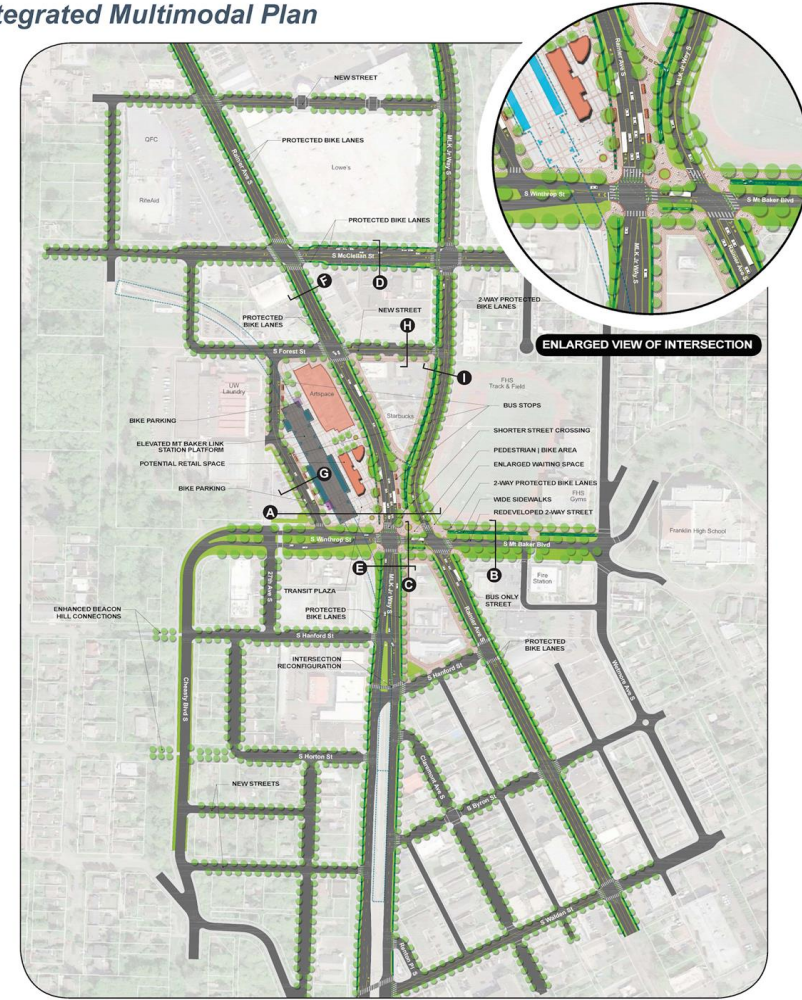
- Crashes in period 2010 – 2013*:
 1. Rainier/MLK /Mt Baker Blvd – 76
 2. Rainier/McClellan – 65
 3. MLK/McClellan – 42
 4. Rainier/Bayview – 34
 5. MLK/Bayview – 18
 6. Rainier/Forest – 16
- City guideline for high crash locations is 10 or more per year at signalized intersections (40 or more in 4 year period)

* Included crashes involving people walking or biking

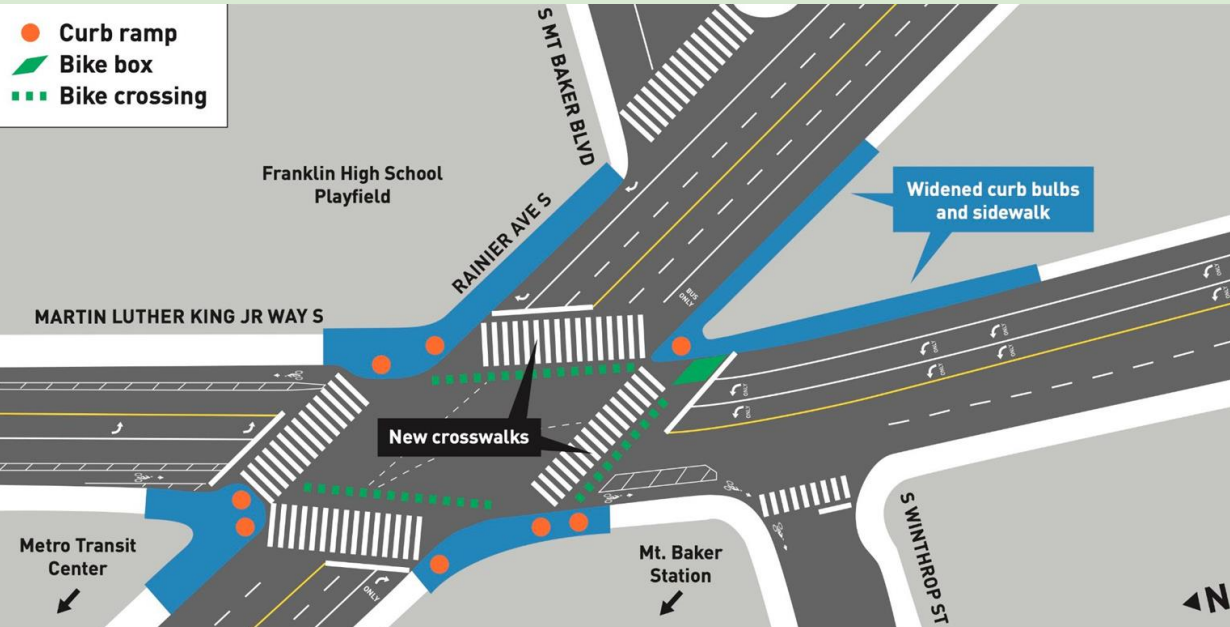






Accessible Mt. Baker

Integrated Multimodal Plan



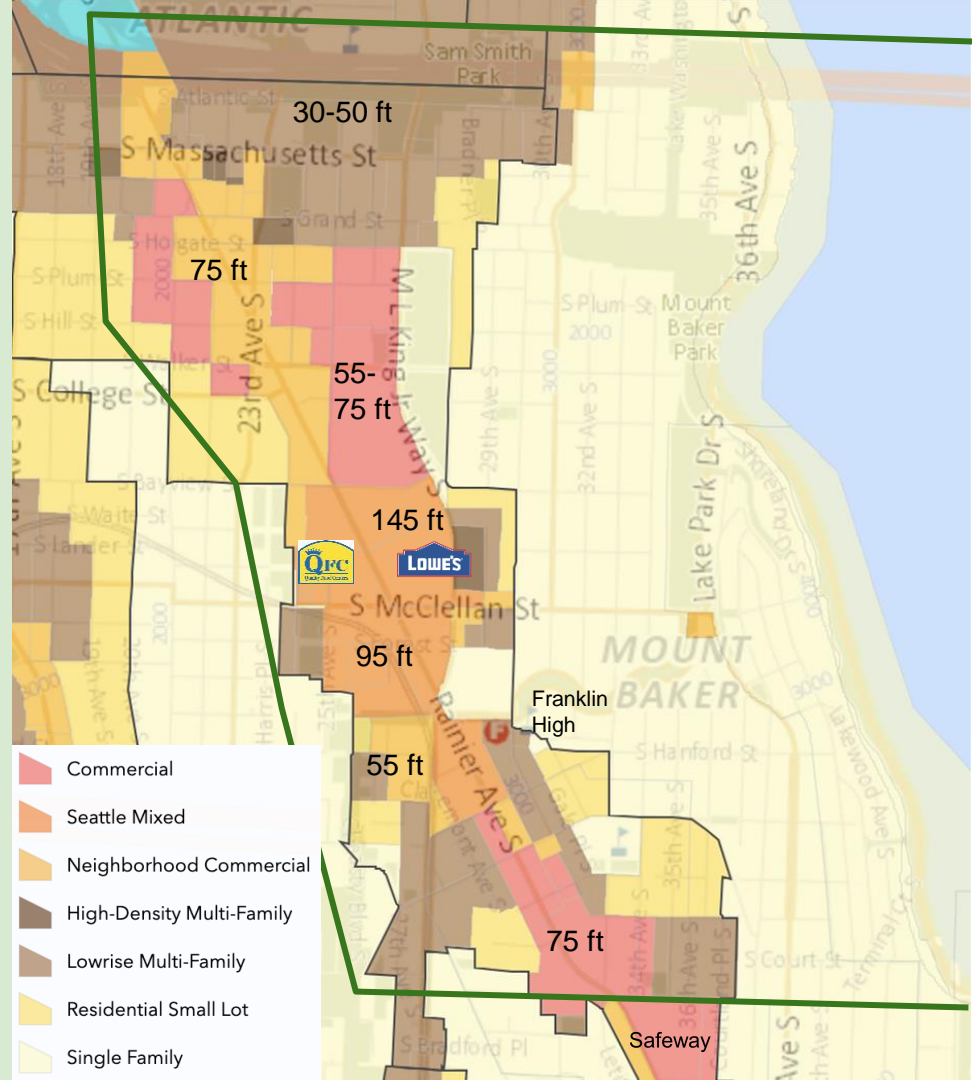
2022-2024 TRANSIT PROJECTS



-  Route 7 (ASAP in 2022)
-  MLK Bike Lane (Summer 2022)
-  Judkins Park Station (Opens 2023)
-  Intersections receiving improvements

2019 ZONING

- One story is 10-12 ft, expect 5-9 stories throughout area
- Lowe's site has most height increase, up to 12-14 stories
- Second highest around Station
- Tapers off north and south



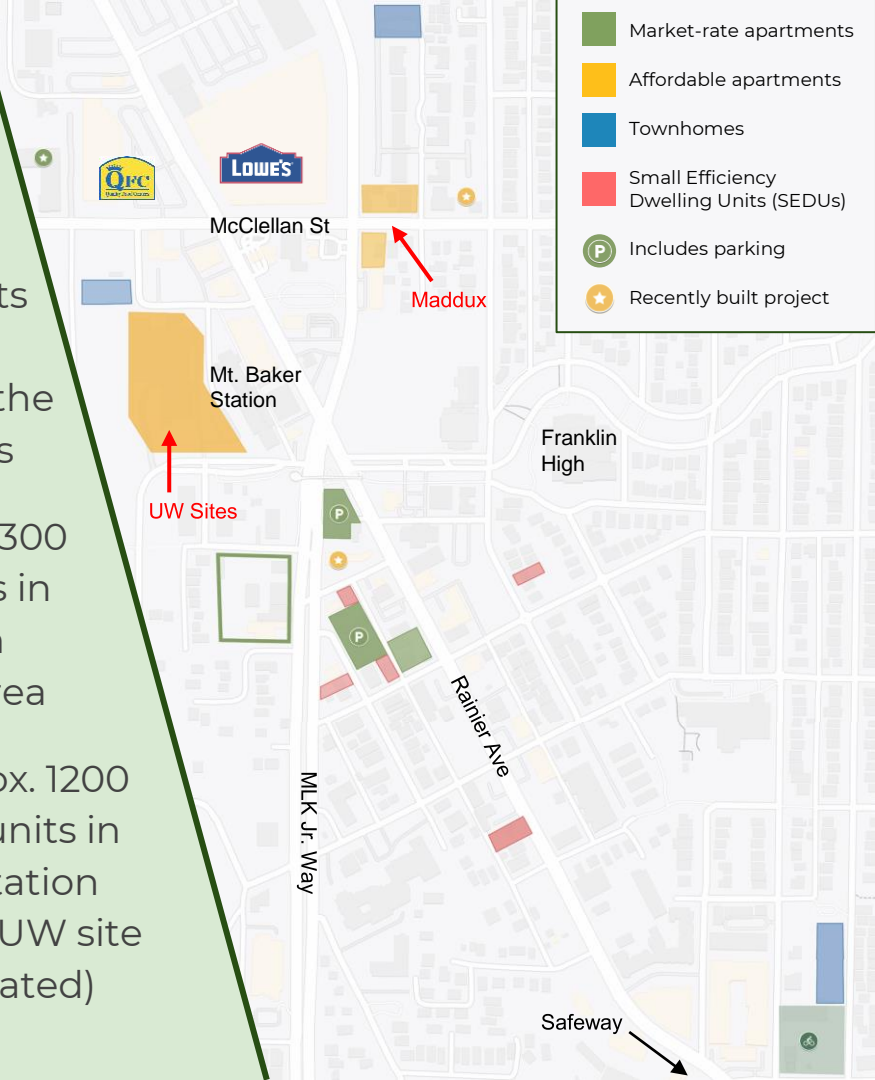
UPCOMING DEVELOPMENT



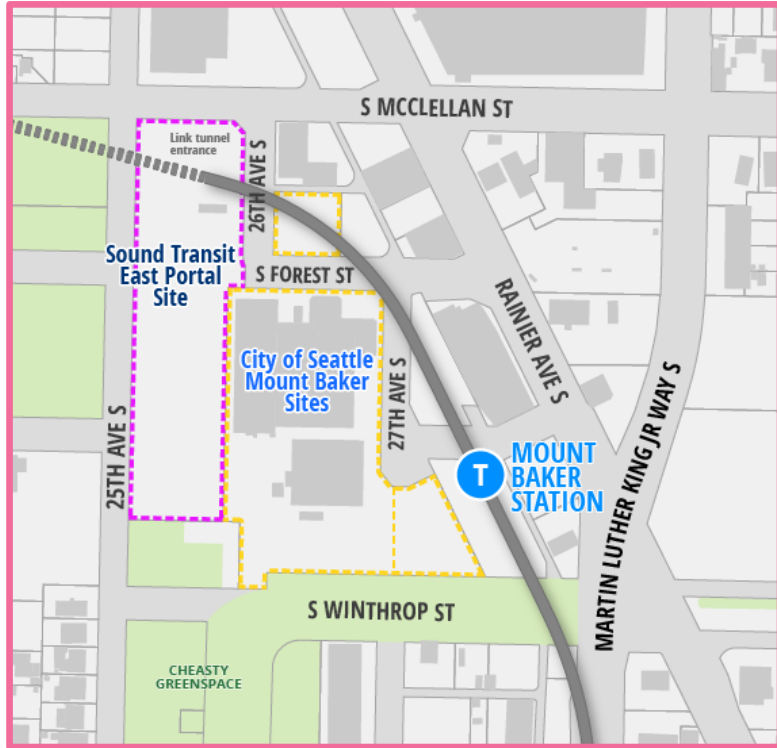
→ These projects are likely to complete in the next 2-5 years

→ Approx. 2300 new units in the North Rainier area

→ Approx. 1200 new units in the Station area (UW site estimated)



MT. BAKER STATION AREA DEVELOPMENT



- UW sites transferred to the City of Seattle
 - ◆ UW Laundry, Kings Hall, and parking area under guideway transferred in June 2020
- Affordable housing, childcare, and early learning confirmed for development
 - ◆ Required by terms of transfer
 - ◆ Office of Housing leading affordable development
 - ◆ UW College of Education pursuing opportunity for Rainier Valley Early Learning Center
- Adjacent Sound Transit site
 - ◆ Plans to redevelop as affordable housing
- Potential for new open space!
 - ◆ Close park gap, meeting longstanding neighborhood goal



COMMUNITY ENGAGEMENT

In 2021, the Office of Housing and Sound Transit collected community input on **how the site could look and feel** to develop **qualities and outcomes desired at the new development.**

Outreach included:

- Online survey and Q&A sessions
- Presentations to community organizations
- In-language focus groups
- Small business outreach in station area



TOP QUALITIES AND OUTCOMES

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

Design and features that **enhance personal and community safety**, including pedestrian safety and safety from crime

Positive living experience for building residents, including natural light in units and privacy from other buildings

Open space and programming that is **well-used, promotes health and wellness, and serves all** ages and abilities

TIMELINE

November 2020

Begin Site Planning and Urban Design study

June 2021

- Community provides feedback on site plan ideas and features
- OH develops top qualities and outcomes desired at the new development

Summer 2022

- Release Phase I redevelopment Request for Qualifications (RFQ)
- Multi-year, multi-phase redevelopment begins

February 2021

- Community provides guidance on how new development could look and feel

December 2021

- Final report with engagement summary released

Winter 2022 and beyond

- Development team is identified
- Community engagement continues



For more information, visit
bit.ly/mt-baker-station-area

Mt. Baker Housing

- ❖ Building affordable housing in Mt. Baker since 1990.
- ❖ In 2002, had 200 units
- ❖ By 2023, expect to offer over 500 units throughout SE Seattle
- ❖ Upcoming projects in Mt. Baker: Maddux at McClellan, Grand Street Commons



Mt. Baker Housing is dedicated to providing affordable housing in southeast Seattle. We revitalize and preserve existing structures as well as build new properties utilizing innovative funding partnerships along with efficient renovation and construction practices.

MADDUX



- ❖ 206 units across two buildings
- ❖ 35% 2-bed and 3-bedroom apartments
- ❖ Affordable for 50-60% AMI, or \$66k/year for a family of 4
- ❖ Mixed use with retail at ground floor

GRAND STREET COMMONS



- ❖ 707 units total, 202 in MBHA building
- ❖ 25% 2-bed and 3-bedroom apartments
- ❖ Affordable for 50-60% AMI
- ❖ Art & retail

"I think any place where people can share ideas and have respect for each other's point of view and culture... it's a good place.

There's such a divide now, we need that now more than ever.







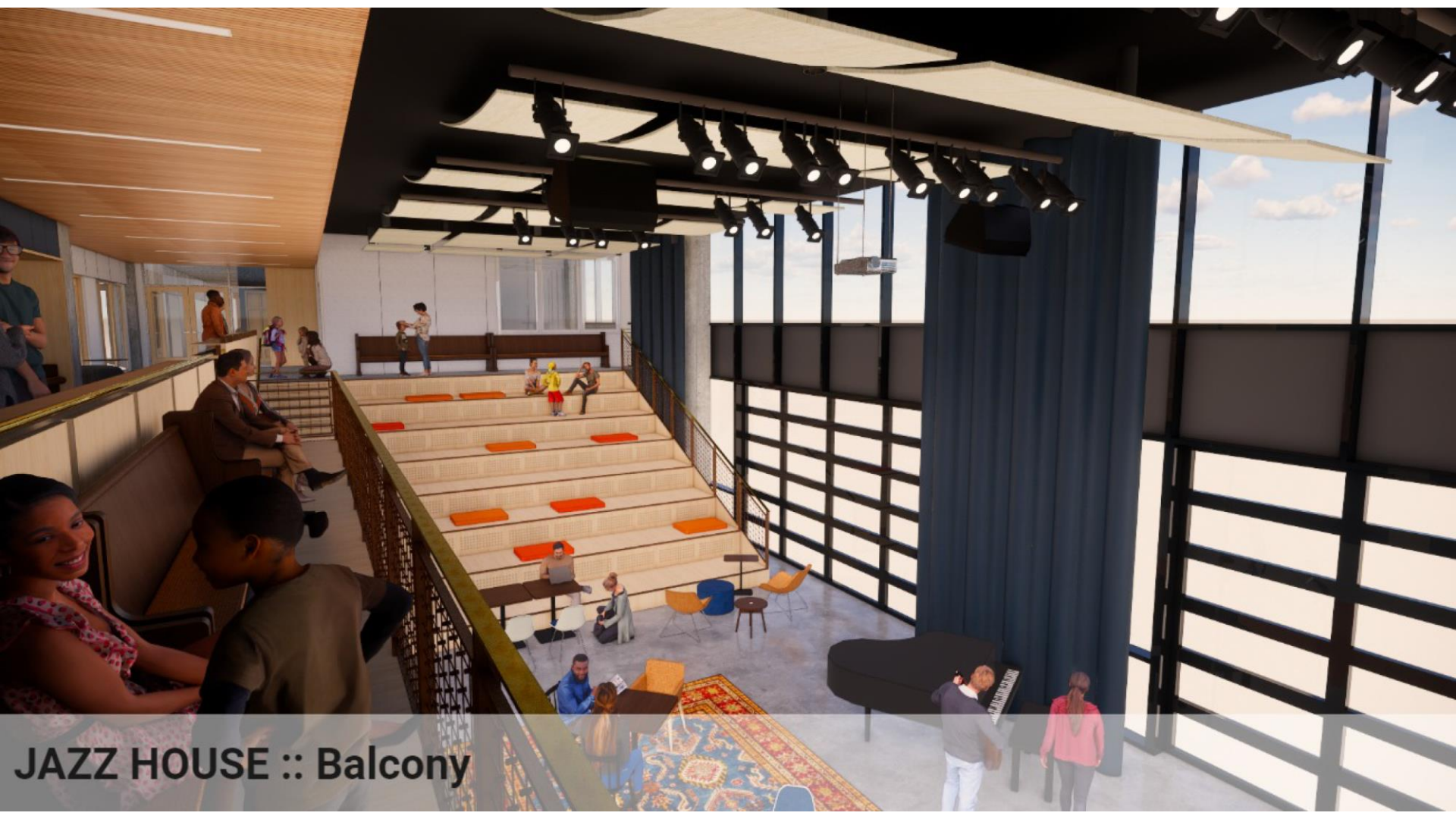


ARTIST'S RENDERING - VIEW FROM THE CORNER OF S HILL ST & 22ND AVE S





JAZZ HOUSE :: The Stoop



JAZZ HOUSE :: Balcony



JAZZ HOUSE :: Learning Studio



JAZZ HOUSE :: Student Lounge



JAZZ HOUSE :: Welcoming Community

The JazzED/Community Roots Housing Project



Making **JAZZ**. Building **JUSTICE**.

GET INVOLVED & KEEP IN TOUCH!

- Want to get involved with MBCC? Join the Land Use Committee!
Email Emily at emily.shepodd@compass.com
- Come to the Emergency Prep Community Meeting – 5/2 at 7pm
- Looking for volunteer opportunities? There are lots of community clean ups coming up!
 - ◆ Bradner Gardens – 4/9 from 10am-noon
 - ◆ Genesee Park – 4/16 from 10-12:30pm
 - ◆ Cheasty BLvd – 4/16 from 10-1pm; 4/17 from 1-3pm
 - ◆ Mt. Baker Station – 5/7 & 5/21 from 9am-noon
- **Speaker Contact Info:**
 - ◆ Flora Tempel, Mt. Baker Hub Alliance: info@mtbakerhub.org
 - ◆ Bin Jung, Office of Housing: bin.jung@seattle.gov
 - ◆ Sue Cary, Mt. Baker Housing: sue.cary@comcast.net
 - ◆ Laurie de Koch, JazzED: laurie@seattlejazzed.org