

# RAINIER BOULEVARD

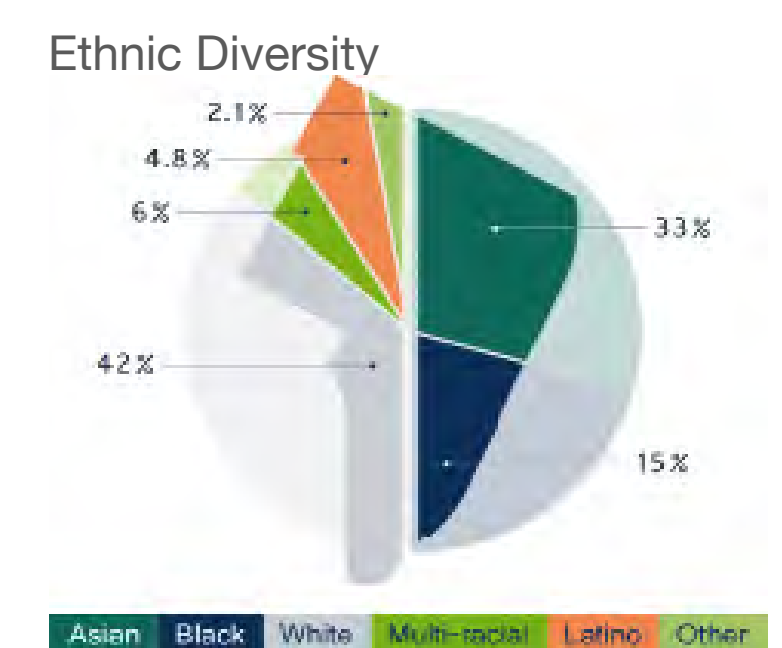
A proposal for transit-oriented development and green connectivity at Mount Baker Station



Scene A: Celebrate Cultural Diversity



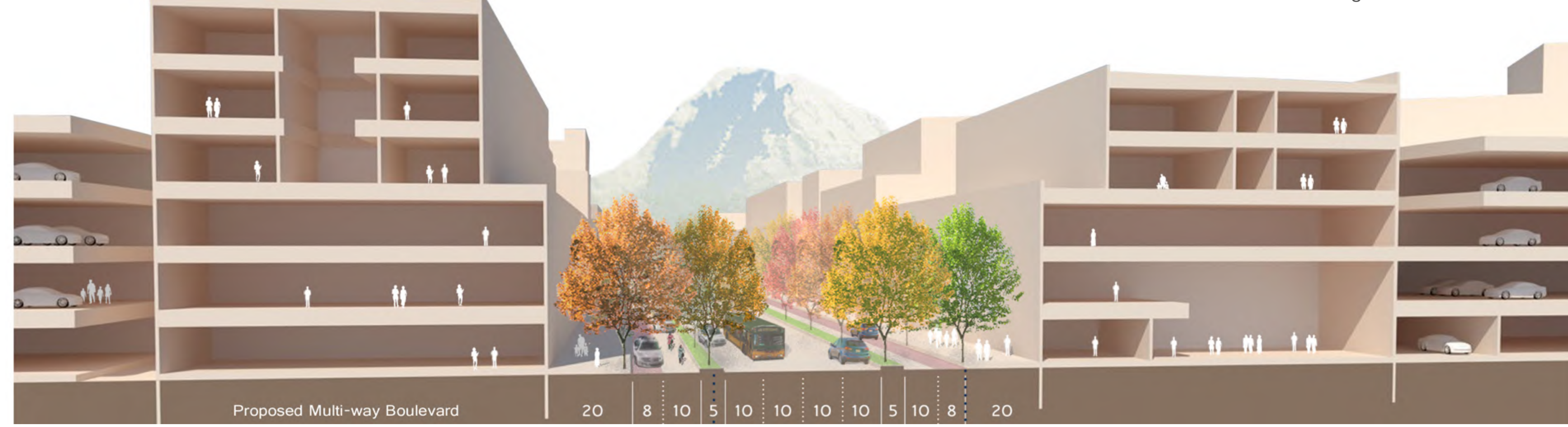
Green Network



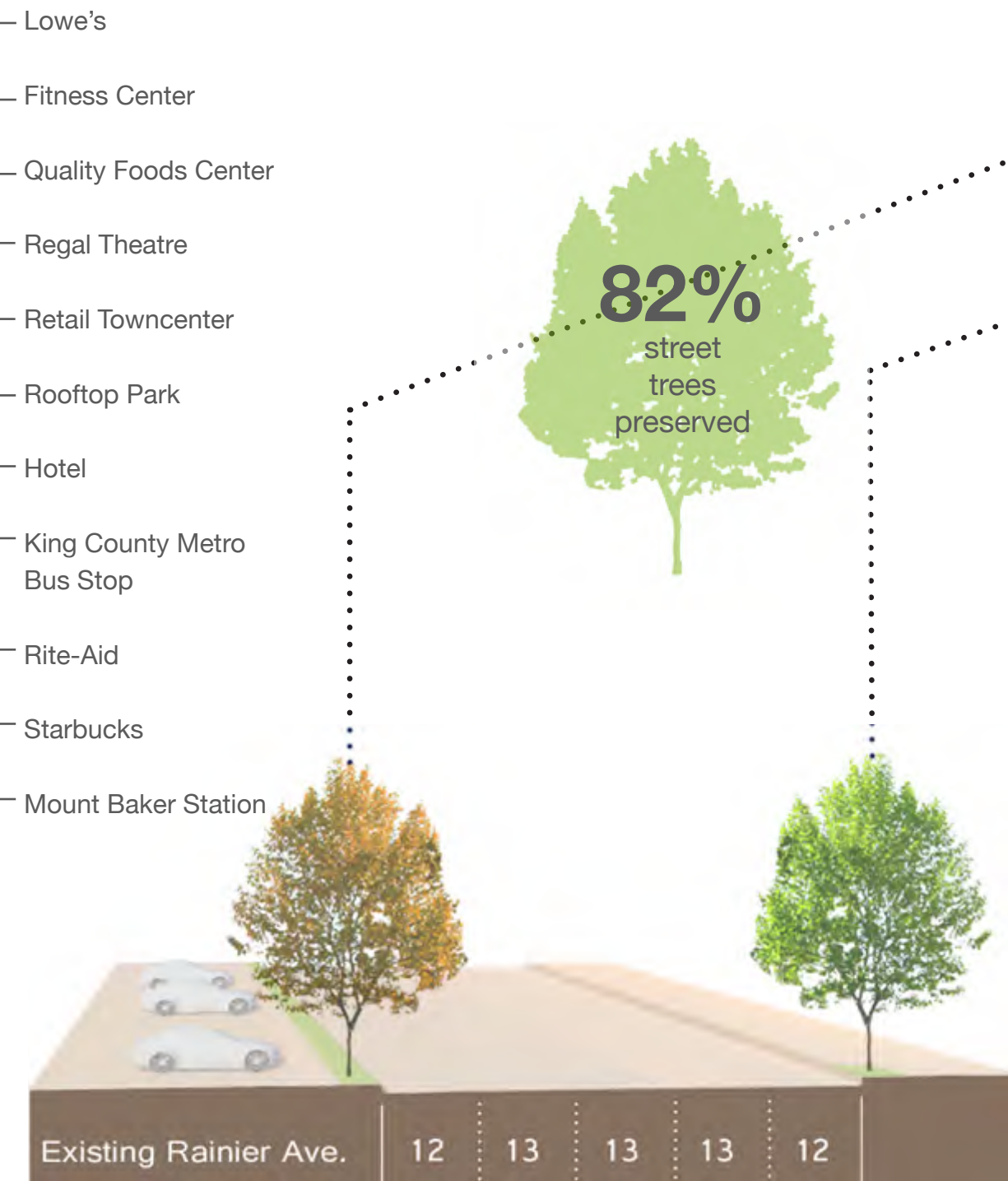
Site Plan



Site Section: Integrated Pedestrian Realm



- Lowe's
- Fitness Center
- Quality Foods Center
- Regal Theatre
- Retail Towncenter
- Rooftop Park
- Hotel
- King County Metro Bus Stop
- Rite-Aid
- Starbucks
- Mount Baker Station



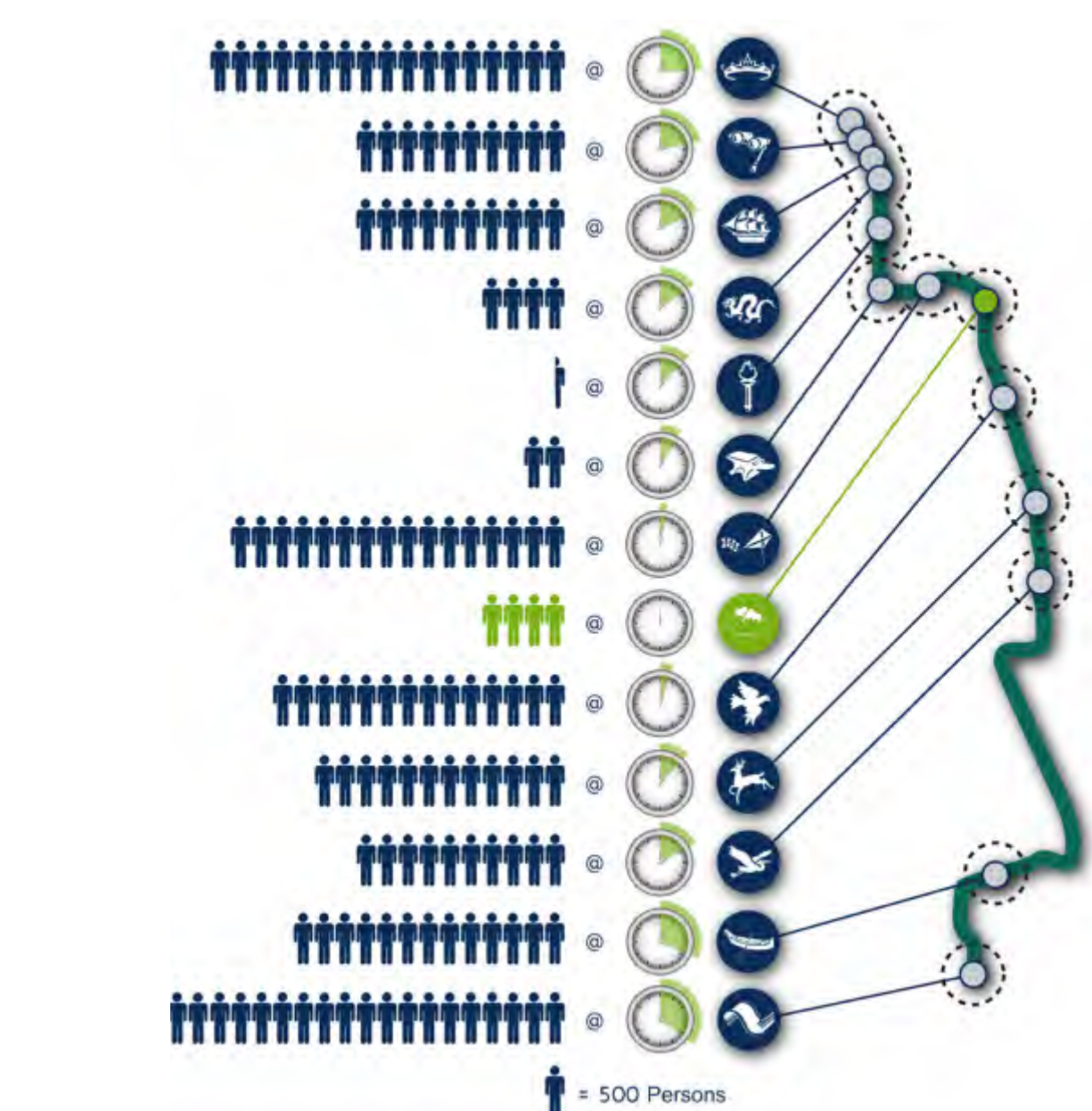
Scene B: Community Towncenter



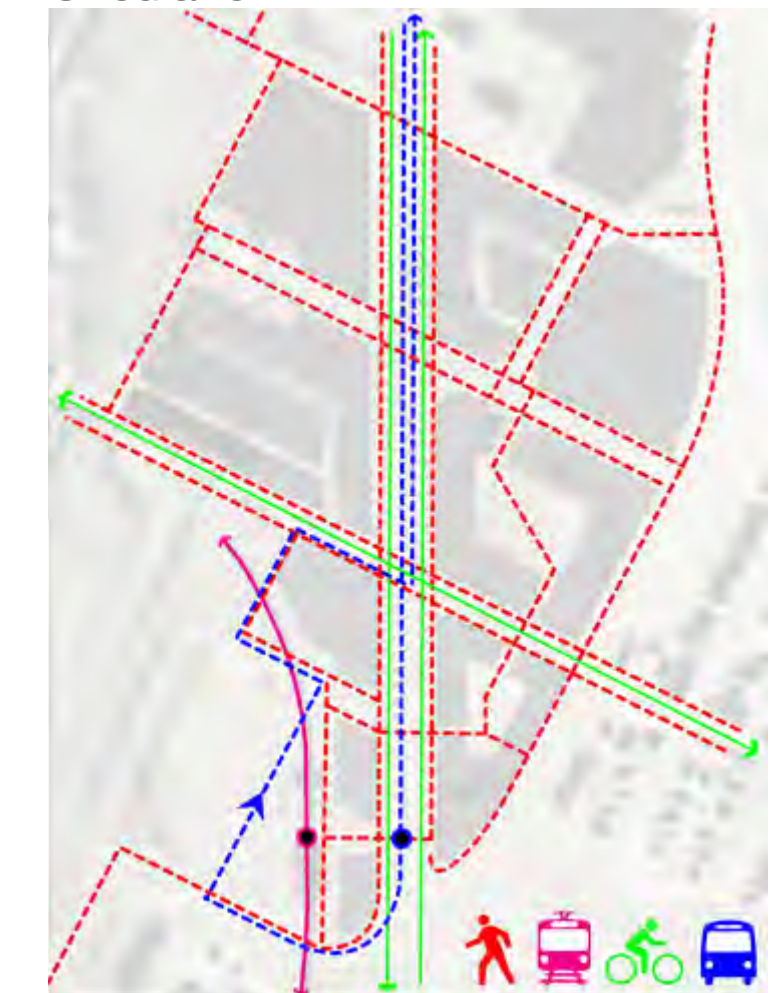
## Objectives

- Integrate Pedestrian Realm While Balancing Traffic Needs**  
Transform Rainier Avenue into a multi-way boulevard, introducing a protected pedestrian environment adjacent to a major urban thoroughfare.
- Utilize Phased Placemaking Strategy to Deliver Financial Performance**  
Project sequenced to maximize cash flow while creating a wholly viable urban environment following each phase.
- Create a Community Towncenter Worthy of Regional Attraction**  
Capitalize on transit investment by introducing a mixed-use urban village that serves patrons around the neighborhood and throughout the region.
- Connect Park Network and Showcase Mature Tree Canopy**  
Highlight natural amenities by retaining street trees and fulfilling an Emerald City vision for a robust network of connected parks.
- Celebrate Cultural Diversity and Empower Local Entrepreneurs**  
Foster multi-cultural experiences with incubator retail and public spaces ideal for a diverse range of cultural celebrations.

Land Use



Circulation



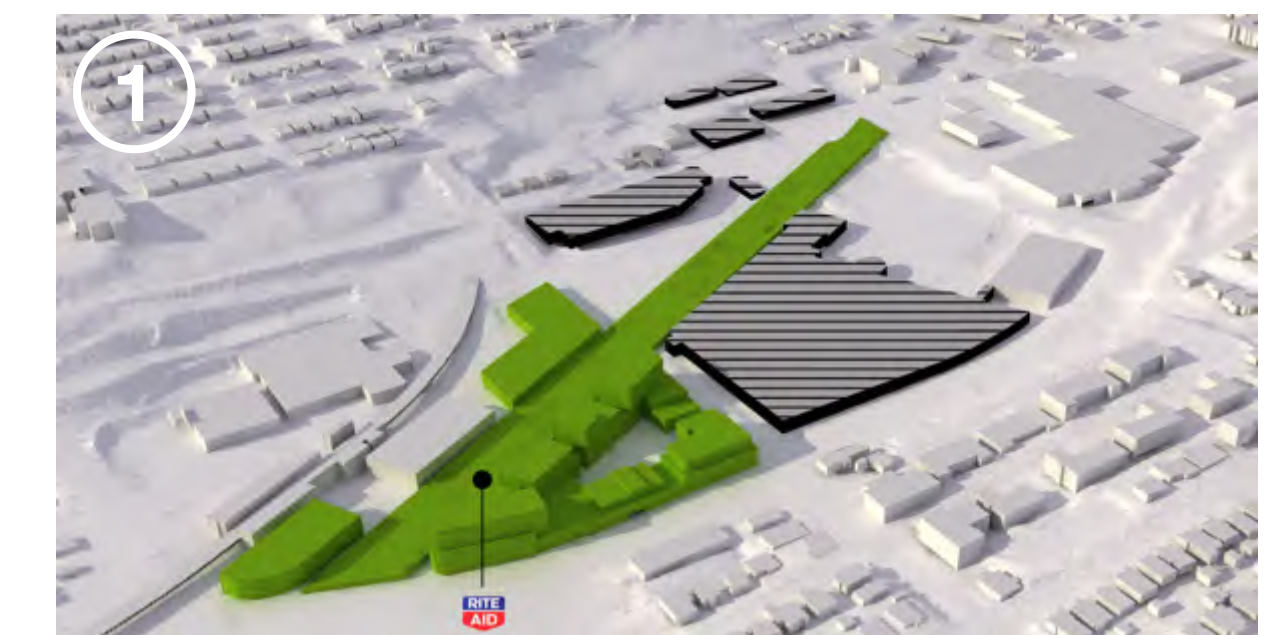
Link Light-Rail Connectivity

As the only Hub Urban Village on the existing Light-Rail alignment, Rainier Boulevard at Mount Baker Station has the opportunity to serve as Seattle's precedent for how to create a regional destination at a local place. Furthermore, anyone living within a 1/2 mile of a light-rail station can be considered within walking distance of Rainier Boulevard. 67,000 people live within a 1/2 mile of a light-rail station and have an average travel time of 10 minutes to Mount Baker Station.

Phased Placemaking for Performance



**Existing**



**Phase One** transforms Rainier Avenue into a celebrated multi-modal spine for the development and the region.

Retail: 131,915 ft<sup>2</sup> (3,957 ft<sup>2</sup> affordable)  
 Residential: 216,870 ft<sup>2</sup> (21,678 ft<sup>2</sup> affordable)  
 Office: 36,936 ft<sup>2</sup>  
 Open Space: 68,943 ft<sup>2</sup>  
 Parking: 135 on-street, 250 structured



**Phase Two** completes the Boulevard, creating a dynamic street edge through the entire length of the site.

Retail: 394,256 ft<sup>2</sup> (11,828 ft<sup>2</sup> affordable)  
 Residential: 434,719 ft<sup>2</sup> (43,472 ft<sup>2</sup> affordable)  
 Office: 186,109 ft<sup>2</sup>  
 Hotel: 85,000 ft<sup>2</sup>  
 Open Space: 76,350 ft<sup>2</sup>  
 Parking: 85 on-street, 1,210 structured



**Phase Three** develops the eastern edge of the site to create seam along Martin Luther King Jr. Way to integrate with the residential neighborhood.

Retail: 199,920 ft<sup>2</sup> (5,998 ft<sup>2</sup> affordable)  
 Residential: 546,773 ft<sup>2</sup> (54,677 ft<sup>2</sup> affordable)  
 Office: 55,978 ft<sup>2</sup>  
 Open Space: 76,350 ft<sup>2</sup>  
 Parking: 98 on-street, 510 structured



**Phase Four** finalizes the development as both a Towncenter for the Mount Baker community and a leading example for TOD development in the region.

Retail: 199,920 ft<sup>2</sup> (5,998 ft<sup>2</sup> affordable)  
 Residential: 546,773 ft<sup>2</sup> (54,677 ft<sup>2</sup> affordable)  
 Office: 55,978 ft<sup>2</sup>  
 Open Space: 76,350 ft<sup>2</sup>  
 Parking: 98 on-street, 510 structured