

# ***TOD: Mount Baker & Roosevelt***

*Surplus, suitability for housing, and offering strategy*

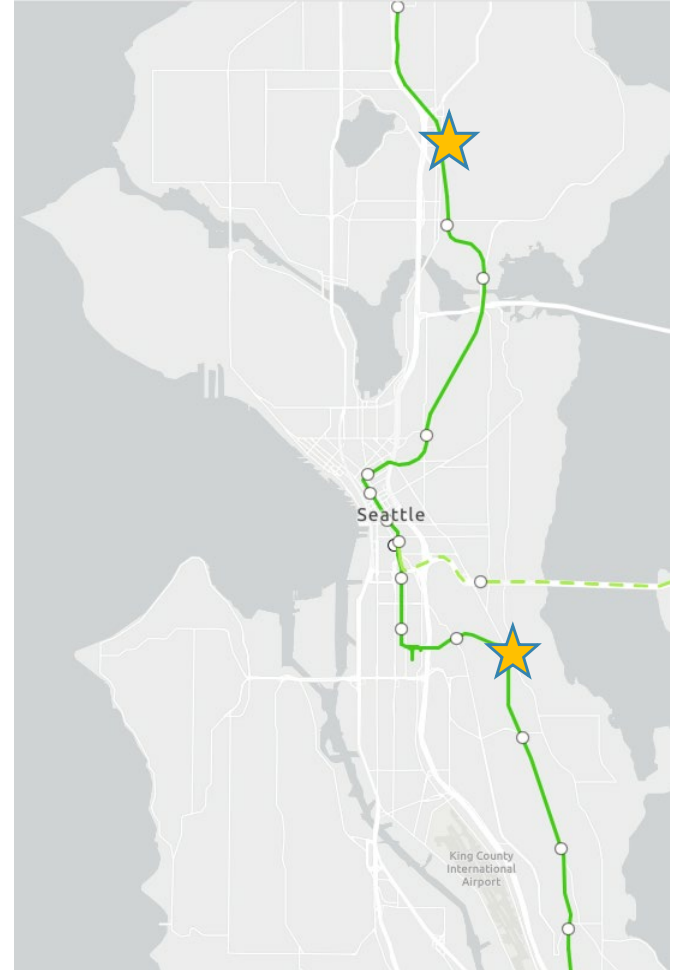
*System Expansion Committee*  
*4/09/2026*



# Why we are here

## Seeking actions that would guide the redevelopment of three surplus properties

- Approve offering Mount Baker Site A and Roosevelt Site C at a discount for affordable homeownership
- Approve offering Mount Baker Site B at fair market value



# *Statute direction on surplus property*

**80**

**≥80% of property  
suitable for housing  
must be first offered  
for affordable housing  
creation**

**80**

**≥80% of created units  
must be affordable**

**80**

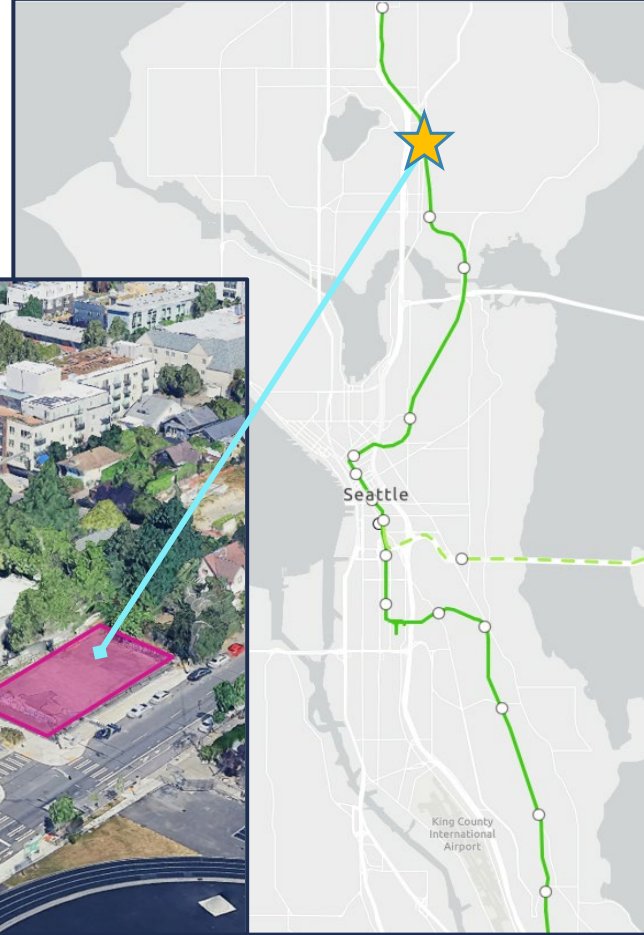
**Units must serve  
those earning ≤80% of  
area median income**

# 80/80/80 state statute compliance

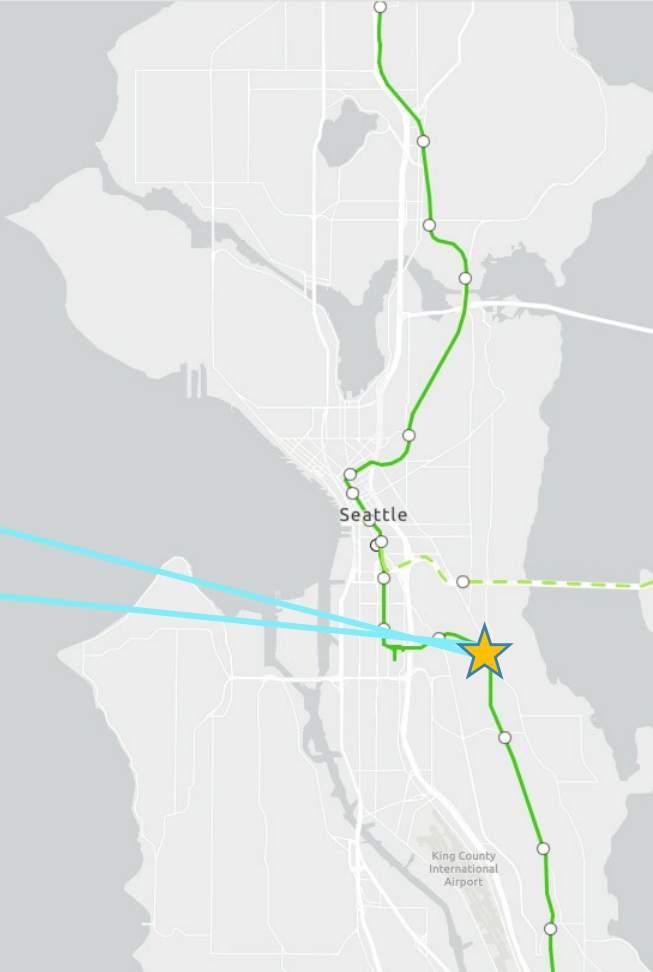
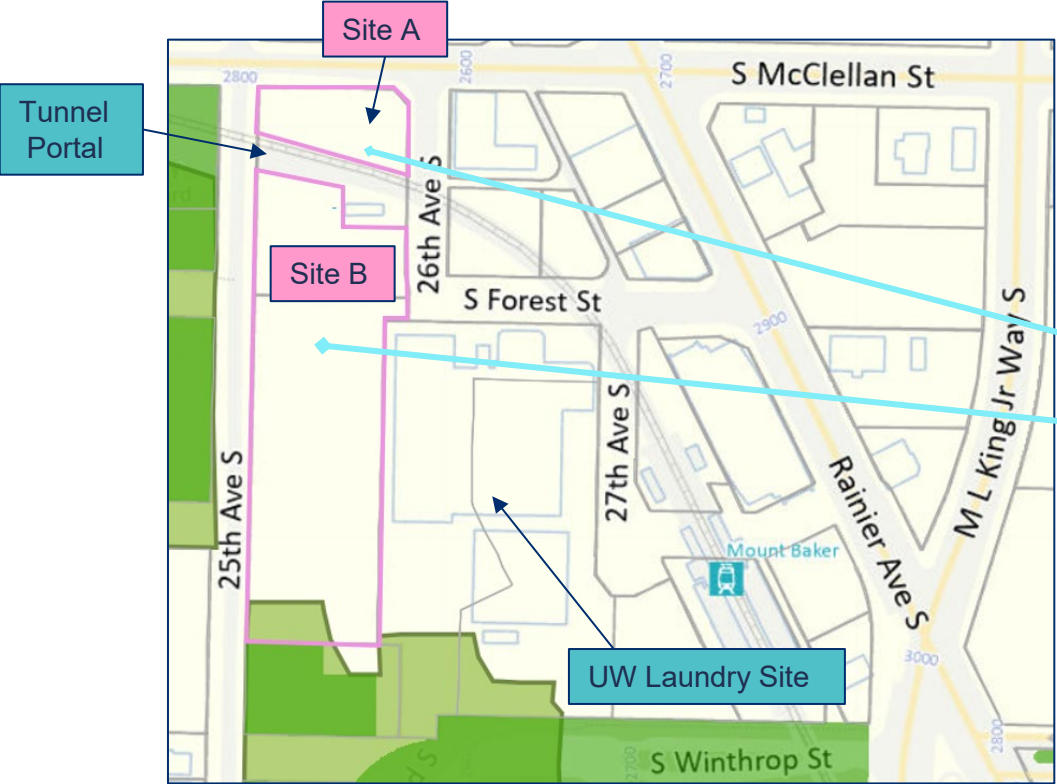


# Roosevelt Site C

- ~6,500 sf
- Appraised value: \$2,450,000



# Mount Baker Sites A and B



# *Community Engagement*

## *How we listened*

- Collaborated with key stakeholders, jurisdictional partners, and community-based organizations
- Refined feedback from earlier engagement efforts

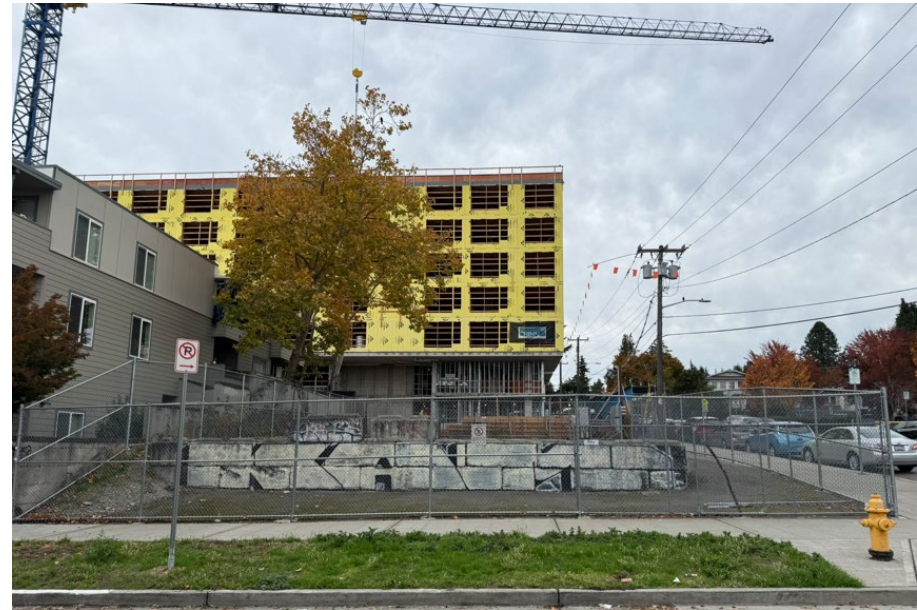
## *What we heard*

- Support for a diversity of housing opportunities, especially for families
- Desire for station area activation including public green space, improved multimodal facilities, and uses that serve both transit users and the broader community
- Interest in creating a vibrant community hub for residents and visitors

# Action 1 – Surplus Declaration

## Approve CEO's surplus declaration for all three sites

- Sites have been vacant since completion of Central Link and Northgate Link Extension
- No future transit purpose



Roosevelt C looking north

## ***Action 2 – Suitability for housing***

***All three sites are suitable for the development of housing***

- Legally permissible to build housing
- Physically possible to build housing
- Economically reasonable to construct housing
- Environmental conditions don't preclude housing
- City and community support for housing

## ***Action 3 – Offering strategy***

***Offer Mount Baker Site A and Roosevelt Site C to the City of Seattle, a Qualified Entity, at a discount for affordable housing development***

- Small sites are a good fit for homeownership
- Existing successful partnership with the City of Seattle
- Pre-committed funding from the Office of Housing

## ***Action 4 – Offering strategy***

### ***Offer Mount Baker Site B at fair market value to all interested parties***

- Site constraints present barriers for affordable housing development
- Contributes to a mixed-income outcome for the station area
- Opportunity for progress towards revenue target

*Thank you.*



 [soundtransit.org](https://www.soundtransit.org)

