



Tonight's Agenda

- | | |
|-----------|---|
| 5:30 p.m. | Welcome
Ric Ilgenfritz, PEPD Executive Director, Sound Transit |
| 5:40 p.m. | Introductions
Marcia Wagoner, 3 Square Blocks |
| 5:55 p.m. | Roosevelt TOD Overview
Thatcher Imboden, Roosevelt Station TOD Project Manager, Sound Transit |
| 6:30 p.m. | Break |
| 6:40 p.m. | Organizing Our Work
Marcia Wagoner, 3 Square Blocks |
| 6:45 p.m. | Break-out groups |
| 7:45 p.m. | Report Out |
| 8:00 p.m. | End of Meeting |



Roosevelt TOD Overview

Site overview

TOD schedule

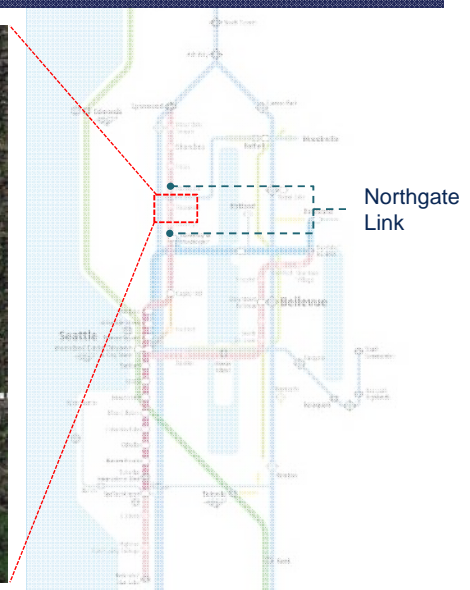
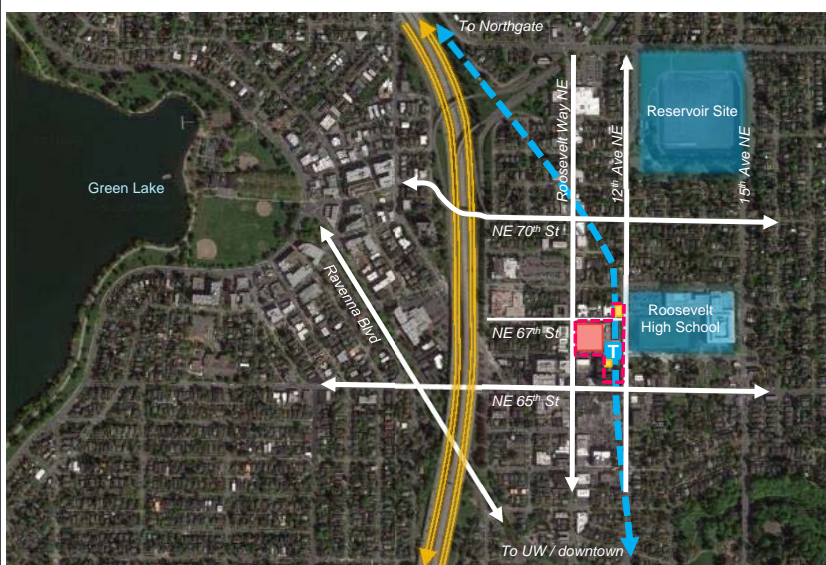
Request for proposal process

Community input areas with background

- Public realm
- Ground floor uses
- Housing mix, with focus on affordable housing



Roosevelt Station site context



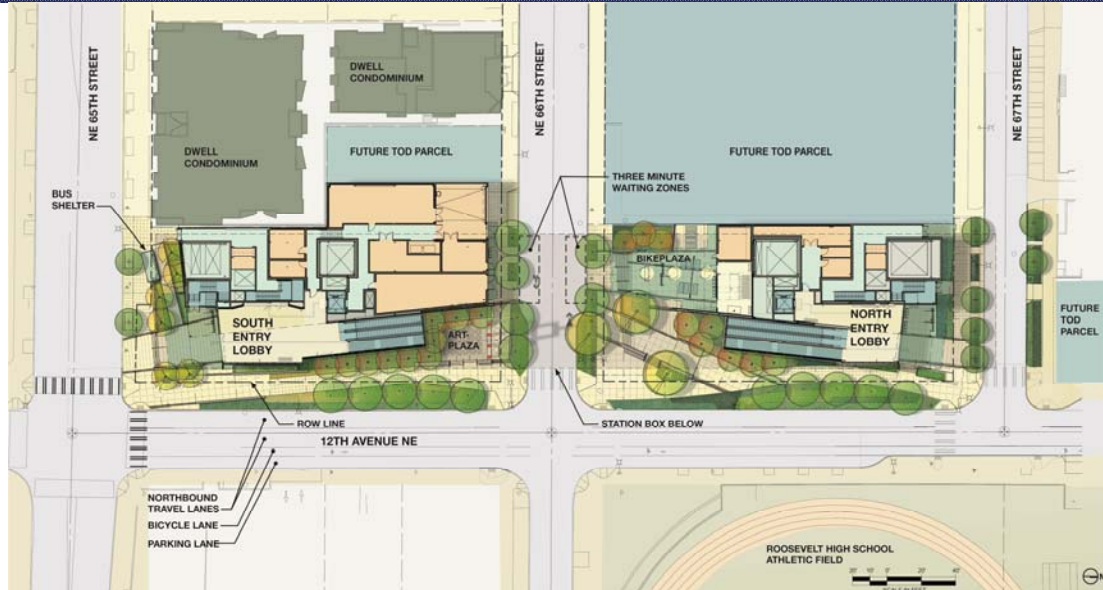
Roosevelt TOD site context



Roosevelt Station Birdseye Perspective



Roosevelt Station site plan



Roosevelt Station south entry



Roosevelt Station



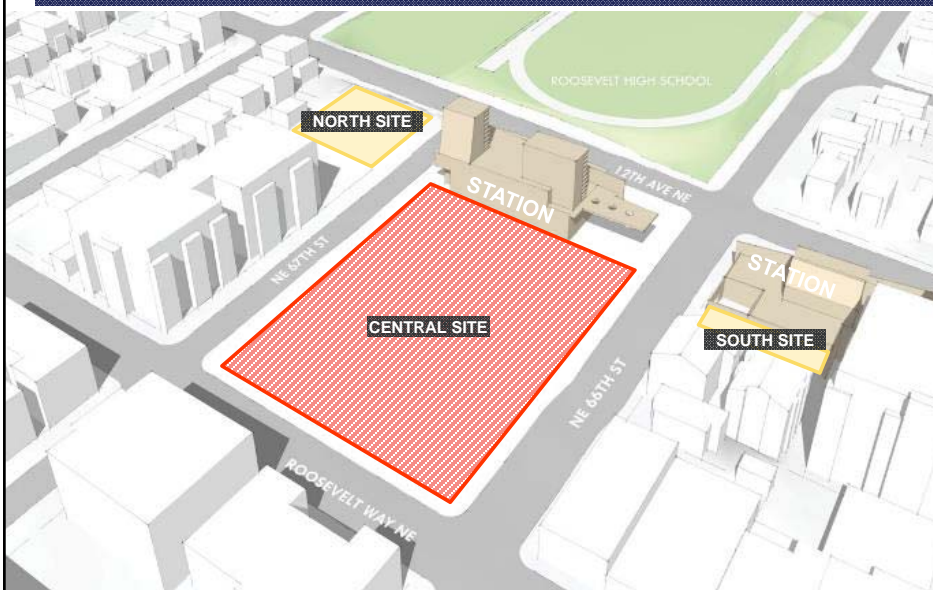
Roosevelt Station north entry



Roosevelt Station



Roosevelt TOD site info



Central Site	
Available: Early 2020	
Parcel Size	Zoning
+ 53,000 SF	+ NC3P-85
+ 1.22 ac	+ 5.75 FAR
North Site	
Available: Late 2021	
Parcel Size	Zoning
+ 6,120 SF	+ NC3P-65
+ 0.14 ac	+ 2.00 FAR
South Site	
Available: Late 2021	
Parcel Size	Zoning
+ 3,500 SF	+ NC3P-85
+ 0.08 ac	+ 2.00 FAR

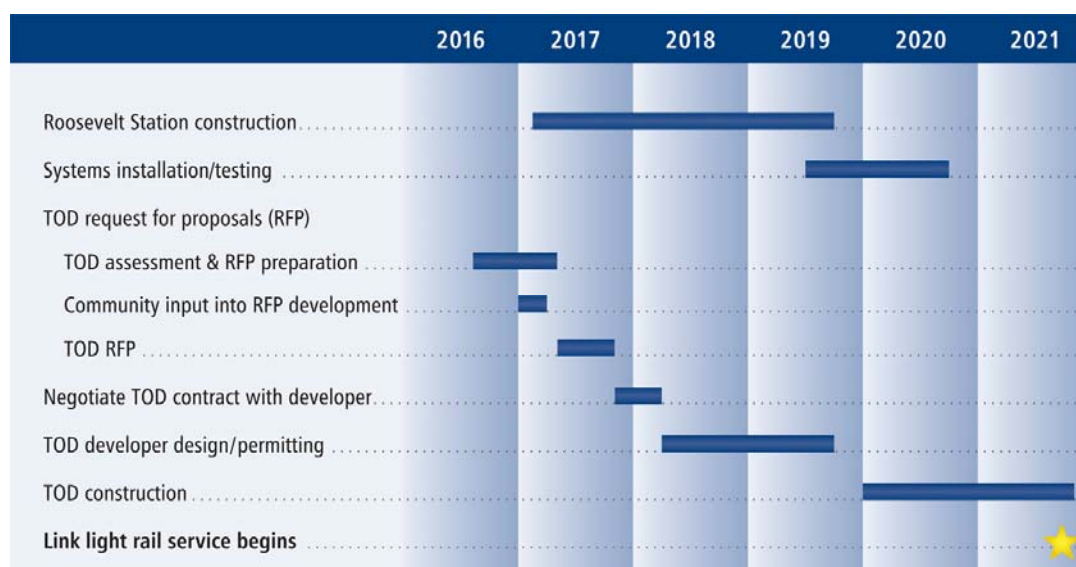


Roosevelt TOD next steps

- 1 **Identify community priorities.**
Clear community priorities are one consideration in establishing TOD goals and RFP evaluation criteria.
- 2 **Establish project considerations.**
Evaluation criteria will consider community input, city and Sound Transit priorities, and applicable policy and statutory requirements.
- 3 **Find a partner and project.**
An RFP process will evaluate TOD project and teams, ultimately leading to the selection of one project and their respective team to build a project on the site.
- 4 **Design the project.**
The selected project team will refine the project design and go through the city's land use entitlement and permitting process.
- 5 **Build the project.**
Once the project receives building permits, finalizes its agreements with Sound Transit, and finalizes its financing, the project team will build it.



Roosevelt TOD schedule



What could TOD look like? analysis

Analysis suggests:



Active market conditions



Multiple site layouts



225-300 housing units



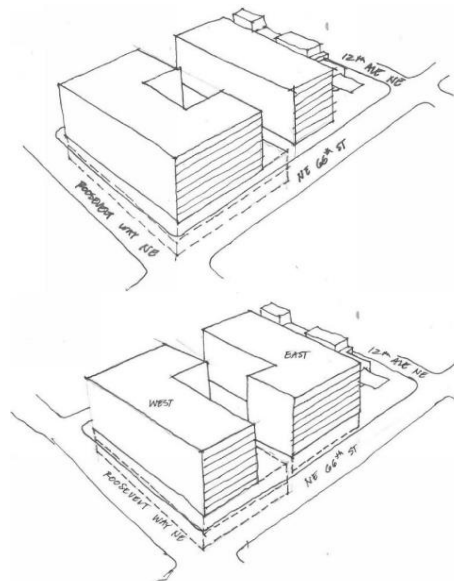
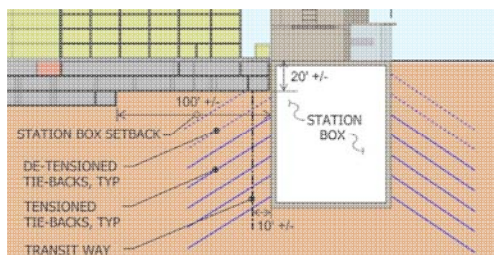
Flexible ground-level options

What could TOD look like? analysis



Multiple site layouts

- One or two buildings
- Up to seven stories
- Underground parking possible



What could TOD look like? analysis

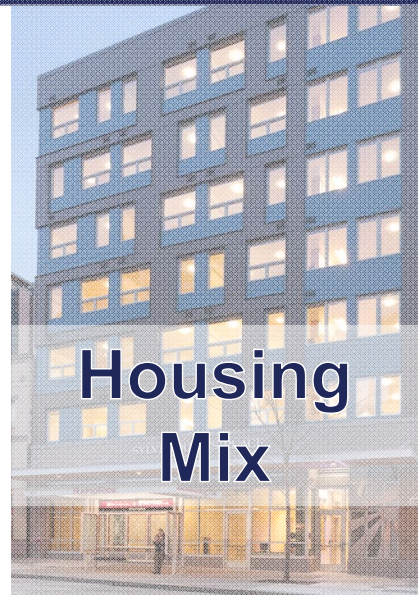
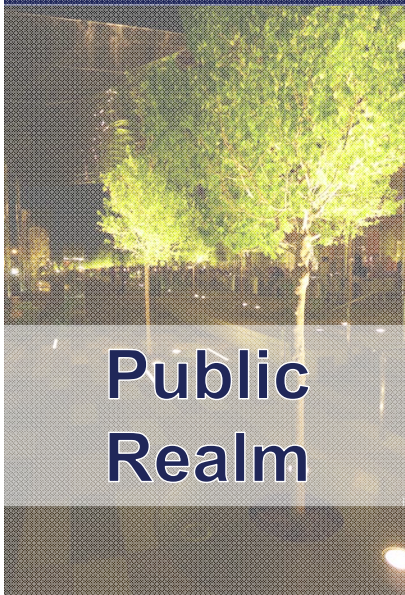


**Flexible
ground-level
options**

- Grocery store or other larger commercial space may be feasible
- Smaller retail also feasible
- Retailers likely want visibility from Roosevelt Way



Community input into priorities



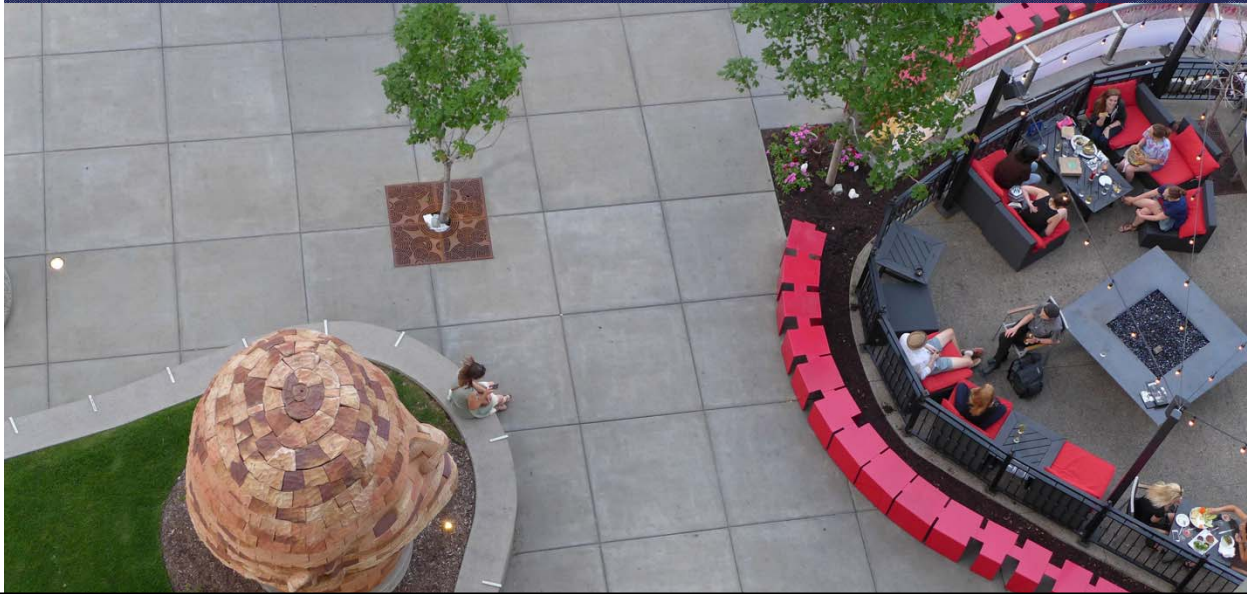
Public Realm overview



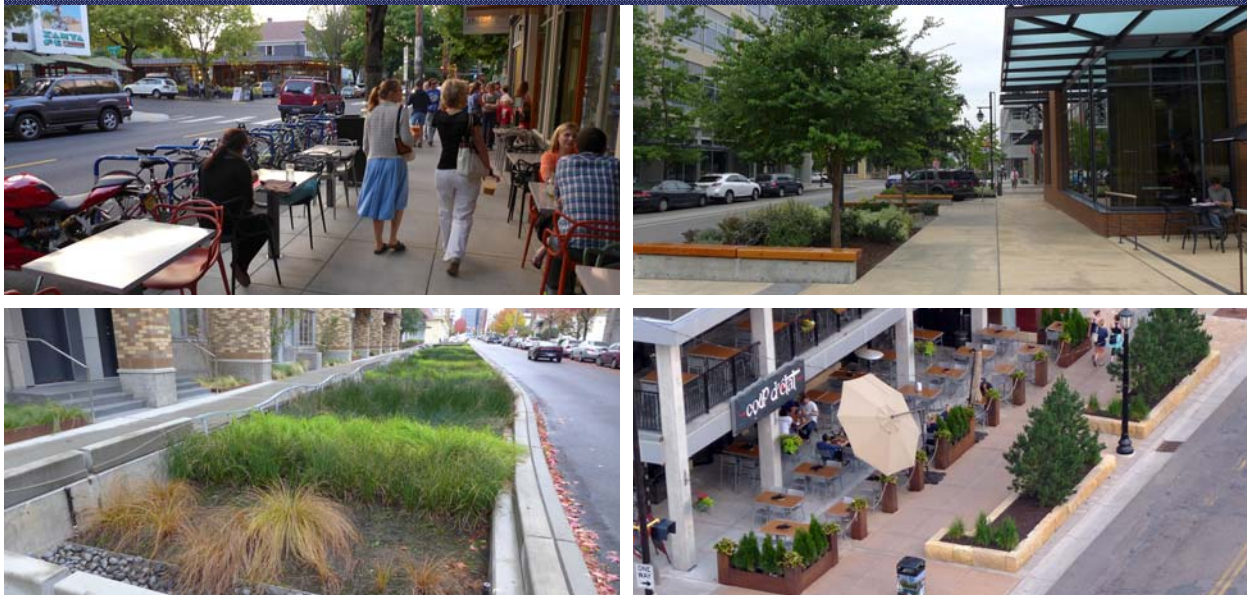
Public Realm overview



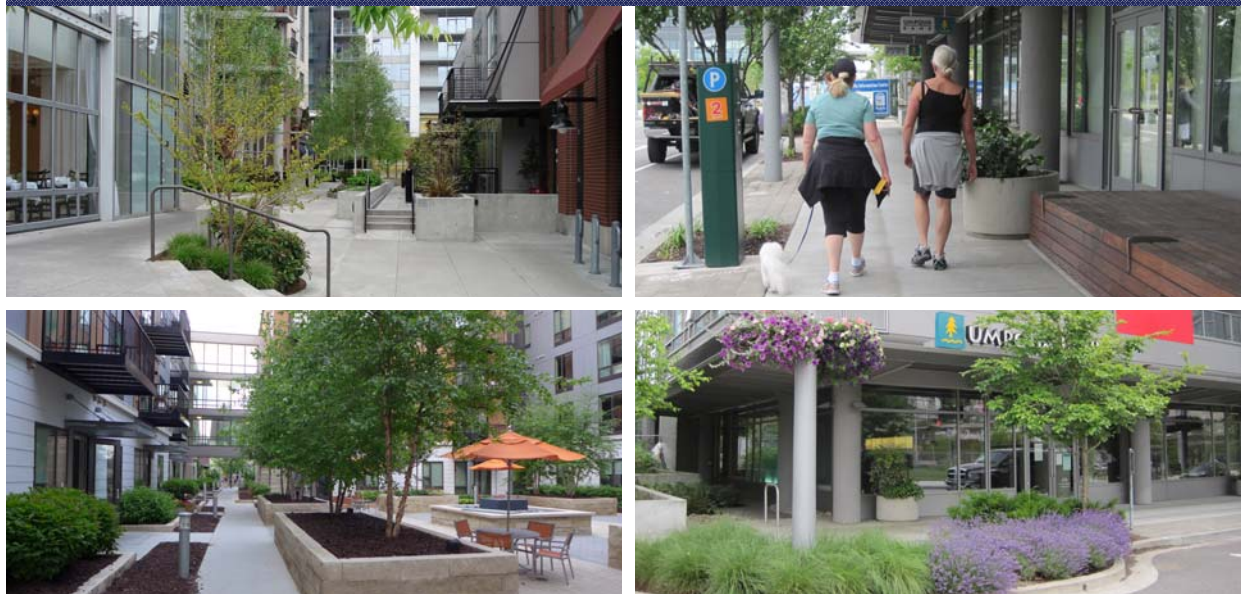
Public Realm overview



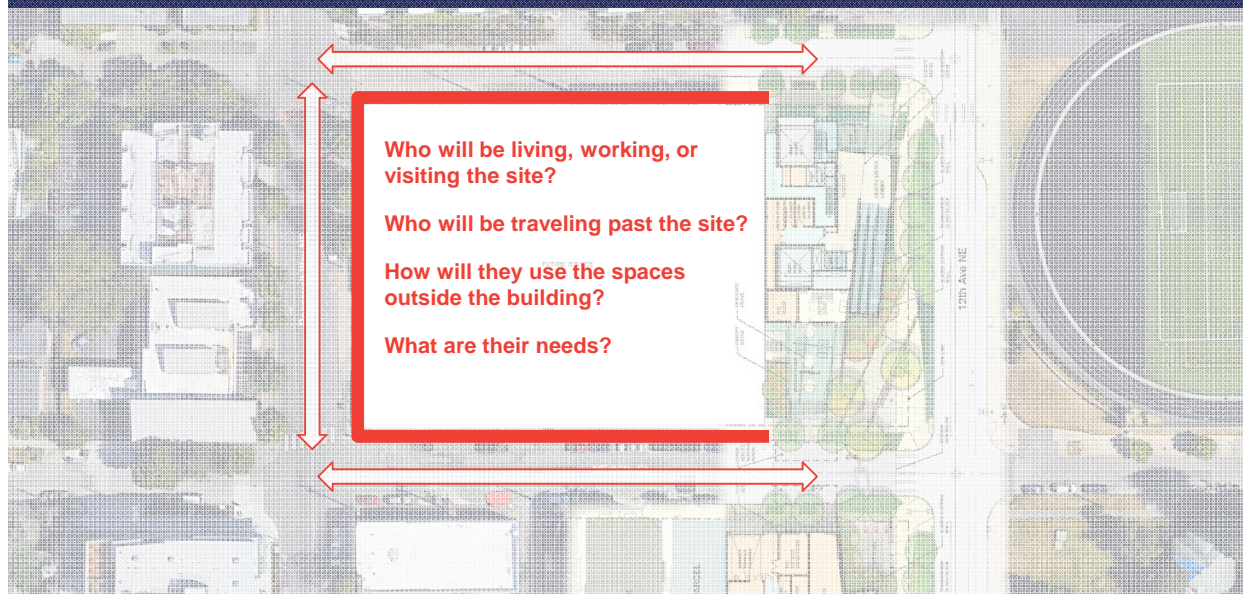
Public Realm examples



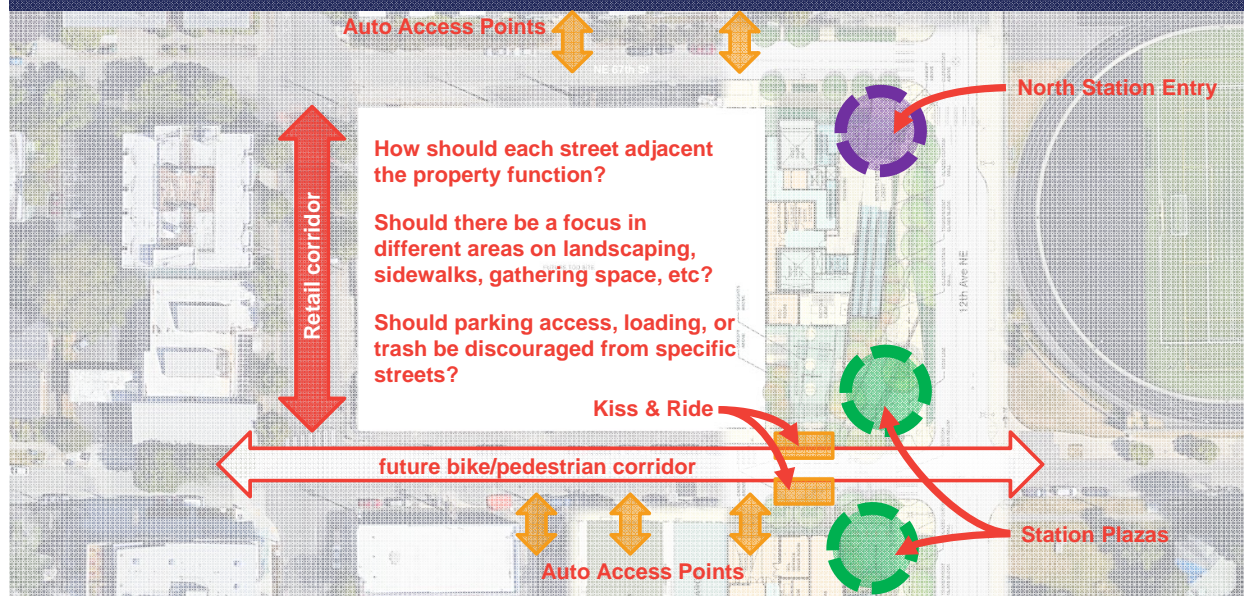
Public Realm examples



Public Realm assessing needs



Public Realm context



Ground Level Uses overview

The ground level is where most will experience a building, whether entering or passing by.



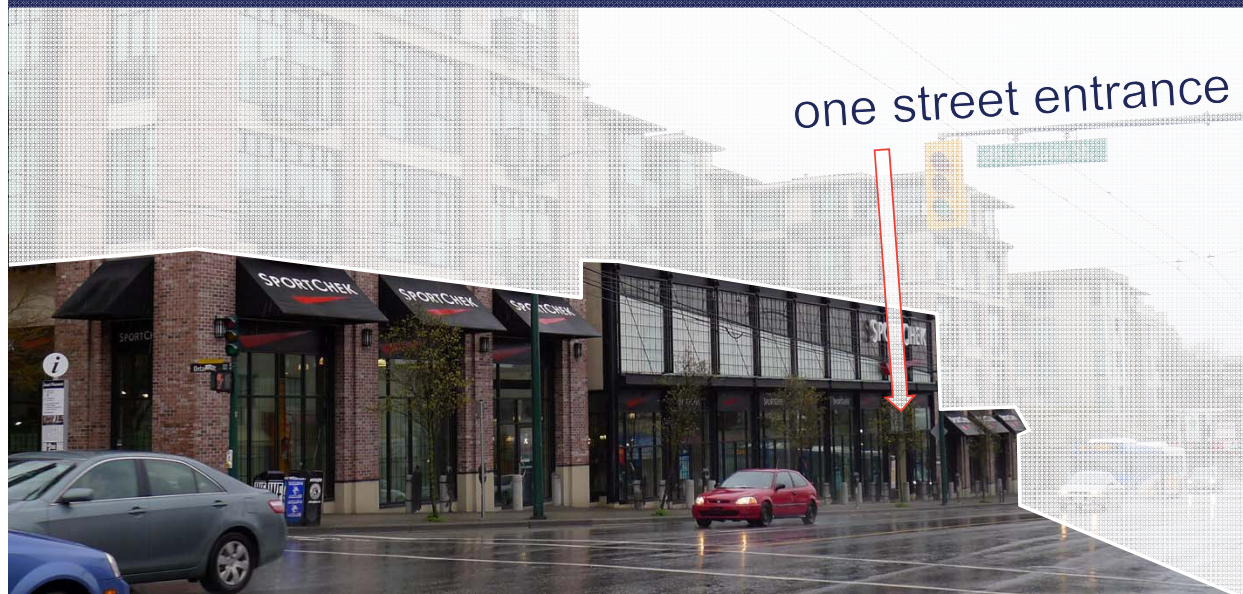
Ground Level Uses considerations and drawbacks

Is there community serving space?
Does it serve transit riders?



Ground Level Uses considerations and drawbacks

one street entrance



Ground Level Uses considerations and drawbacks



Ground Level Uses considerations and drawbacks



Is it impacting the sidewalk?



Is it a design issue?

Ground Level Uses examples



Ground Level Uses examples



Ground Level Uses examples



Ground Level Uses context



Ground Level Uses context



Ground Level Uses context

Examples of typical tradeoffs

Food/Beverage

- Activity generator
- May have limited hours
- Turnover risk
- More loading
- Venting need
- Low/no parking
- Higher cost to build out

Daycare

- Staple service
- Serves transit dependent
- May be "dark" after hours
- Parking & traffic peaks
- Larger space needs
- Outdoor space needs

Housing Amenities

- Serves upper floors
- Uses space that is less desirable for housing units
- Some eyes on street
- May be "dark" at times
- Limited community use

General Retail

- Activity generator
- May have limited hours
- Turnover risk
- Less/no parking
- Flexible space

Grocery Store

- Staple service
- Serves transit dependent
- Activity generator
- Limited eyes on street
- Traffic
- More parking
- More loading
- Larger space needs
- Back of house needs

Housing Units

- Provides housing
- Less/no parking
- Minimal activity
- Limited eyes of street
- May be "dark" at times
- No community use

Ground Level Uses context

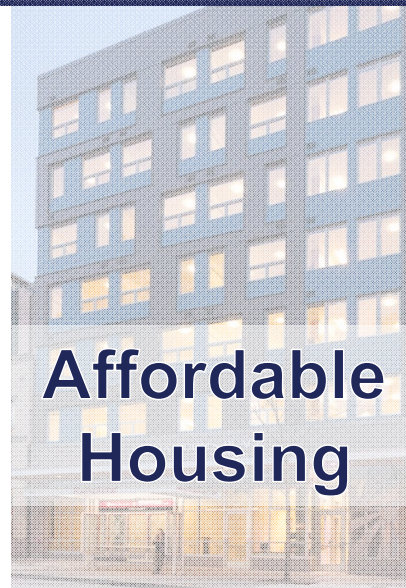
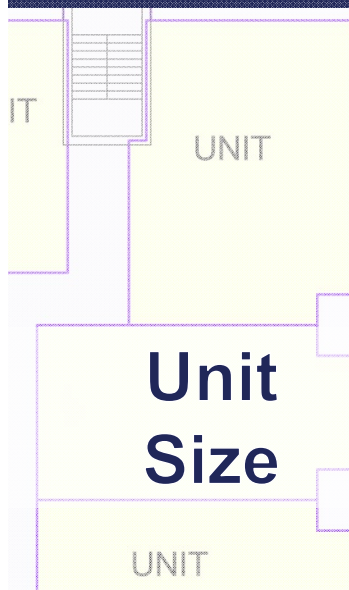
What uses would best serve the community at site?

- Why?
- Are there concerns related to those uses?
- Is there support for those uses? How strong?

What do you envision on each side of property?



Housing Mix overview

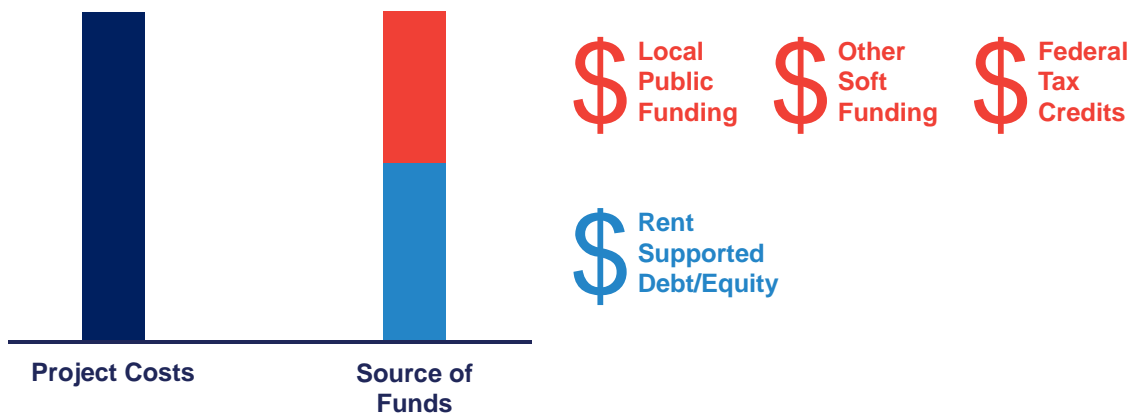


Housing Mix massing example



Housing Mix affordable housing financing

Creating long-term affordable housing



*illustrative



Housing Mix affordable housing

Creating long-term affordable buildings

- Must income qualify to live in units
- Rents priced based upon targeted income levels
- Buildings may target multiple income levels or special populations

2016 Income and Rent Limits - Multifamily Rental Housing

Published by HUD on March 28, 2016

Income Limits	Percent of Area Median Income					
	30%	40%	50%	60%	65%	HUD 80%
1 Person	\$19,000	\$25,320	\$31,650	\$37,980	\$41,145	\$48,550
2 Persons	\$21,700	\$28,920	\$36,150	\$43,380	\$46,995	\$55,450
3 Persons	\$24,400	\$32,520	\$40,650	\$48,780	\$52,845	\$62,400
4 Persons	\$27,100	\$36,120	\$45,150	\$54,180	\$58,695	\$69,300
5 Persons	\$29,300	\$39,040	\$48,800	\$58,560	\$63,440	\$74,850
6 Persons	\$31,450	\$41,920	\$52,400	\$62,880	\$68,120	\$80,400
7 Persons	\$33,650	\$44,800	\$56,000	\$67,200	\$72,800	\$85,950
8 Persons	\$35,800	\$47,680	\$59,600	\$71,520	\$77,480	\$91,500

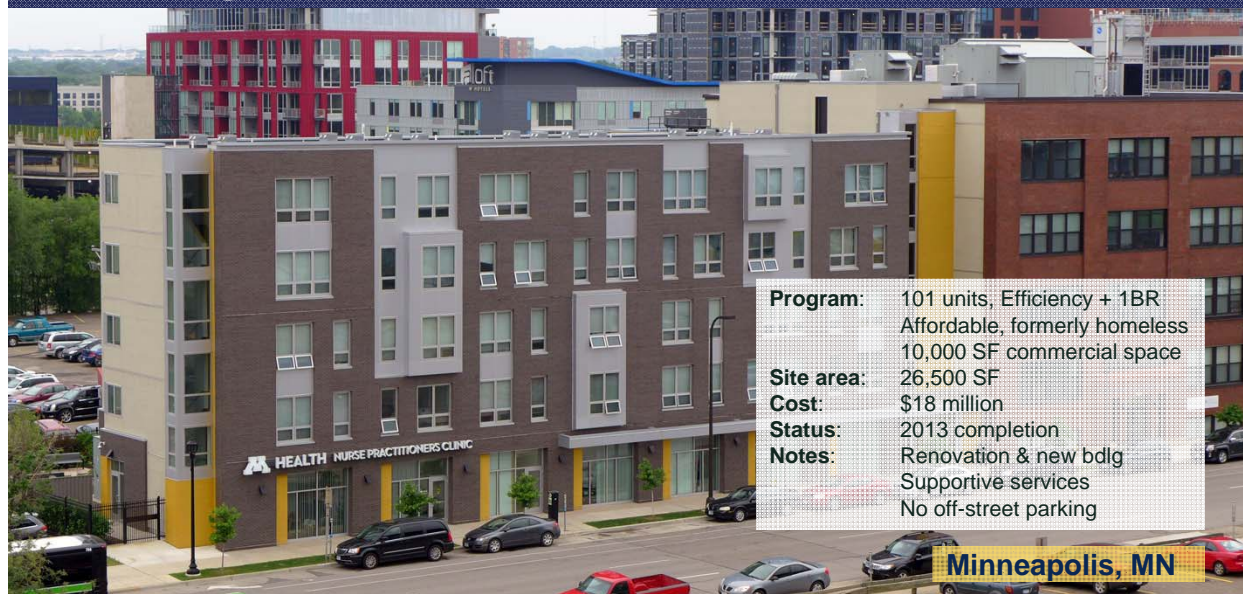
Source: City of Seattle



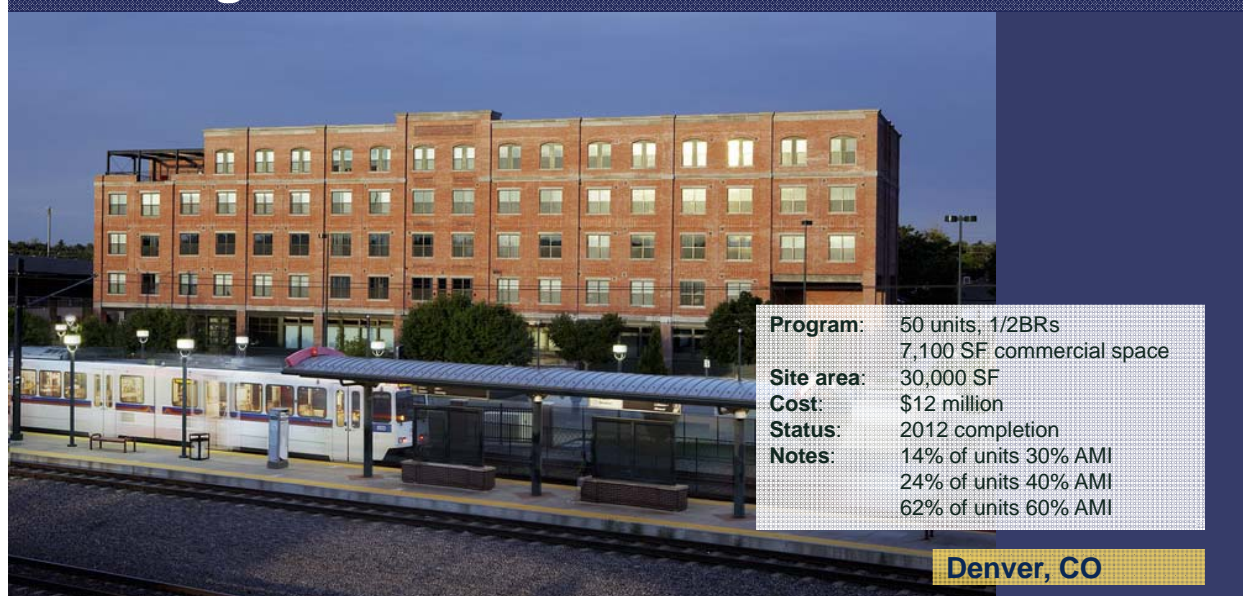
Housing Mix affordable housing

- Publicly subsidized financing for affordable housing is limited almost exclusively to produce housing at 60% AMI and below.
- A large portion of local funds (such as the Housing Levy) are prioritized to create housing for the most vulnerable, with incomes at 30% AMI and below.
- Population priorities for the Housing Levy have traditionally included:
 - Homeless families, individuals and youth, including chronically homeless individuals
 - Low wage working families and individuals
 - Seniors and people with disabilities
- The City of Seattle has worked for many years to build coordination on affordable housing funding priorities and processes with other local and State funders.

Housing Mix affordable housing examples – Emanuel Housing



Housing Mix affordable housing examples – Evans Station Lofts



Housing Mix affordable housing examples – Five15 on the Park



Program: 259 units, efficiency to 3BR
50/50 workforce/market rate
5,000 SF commercial space

Site area: 74,800 SF

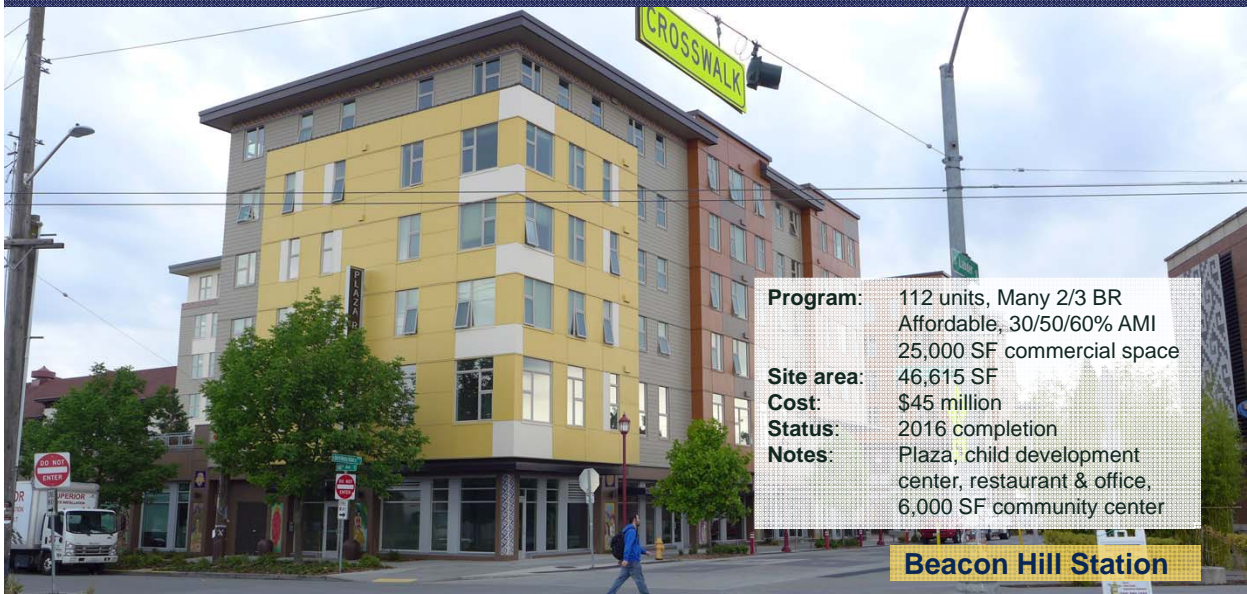
Cost: \$52 million

Status: 2016 completion

Notes: 20% of cost funded by public
4% tax credit allocation
50% of units 50/60% AMI
50% of units market rate

Minneapolis, MN

Housing Mix affordable housing examples - Plaza Roberto Maestas



Program: 112 units, Many 2/3 BR
Affordable, 30/50/60% AMI
25,000 SF commercial space

Site area: 46,615 SF

Cost: \$45 million

Status: 2016 completion

Notes: Plaza, child development center, restaurant & office, 6,000 SF community center

Beacon Hill Station



Housing Mix affordable housing examples - Plaza Roberto Maestas



Housing Mix affordable housing examples - Senior City

The Korean Women's Association developed excess land adjacent to the Federal Way Transit Center into a **62-unit apartment complex** for low-income seniors. The development program includes community meeting space.



Program: 62 units, 1 BR
Affordable, senior
3,125 SF community room
Site area: 30,834 SF
Invested: \$16.9 million
Status: 2010 completion
Accolades: Finalist, 2010 *Affordable Housing Finance* National Housing Award

Federal Way Transit Center

Housing Mix affordable housing examples - Mt. Baker Lofts

Artspace USA constructed a **live-work building** with **57 units** for low-income artists on Sound Transit surplus land. The project features ground-level, street-oriented retail.



Program: 57 units, efficiencies
Affordable, artists' lofts
12 commercial bays, 275-
1,170 SF
Site area: 23,064 SF
Cost: \$18 million
Status: 2014 completion

Mt. Baker Station

Housing Mix affordable housing examples - Othello Plaza

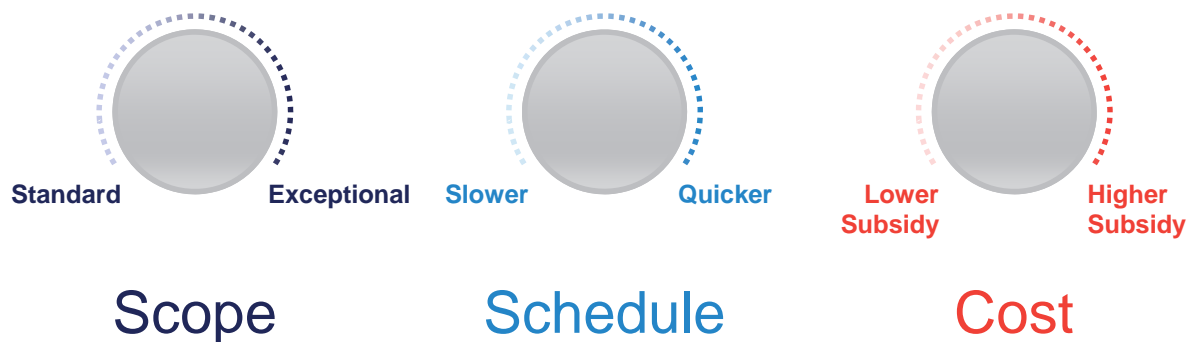
Mercy Housing Northwest purchased Sound Transit surplus property to construct a **108-unit** affordable, mixed-use project at Othello Station.



Program: 108 units, 1-3BR
Affordable
7,450 SF commercial space
Site area: 31,870 SF
Cost: \$29.8 million
Status: 2017 completion
Notes: 4% & 9% tax credit allocation

Othello Station

What sounds like the right balance?



What does success look like?



