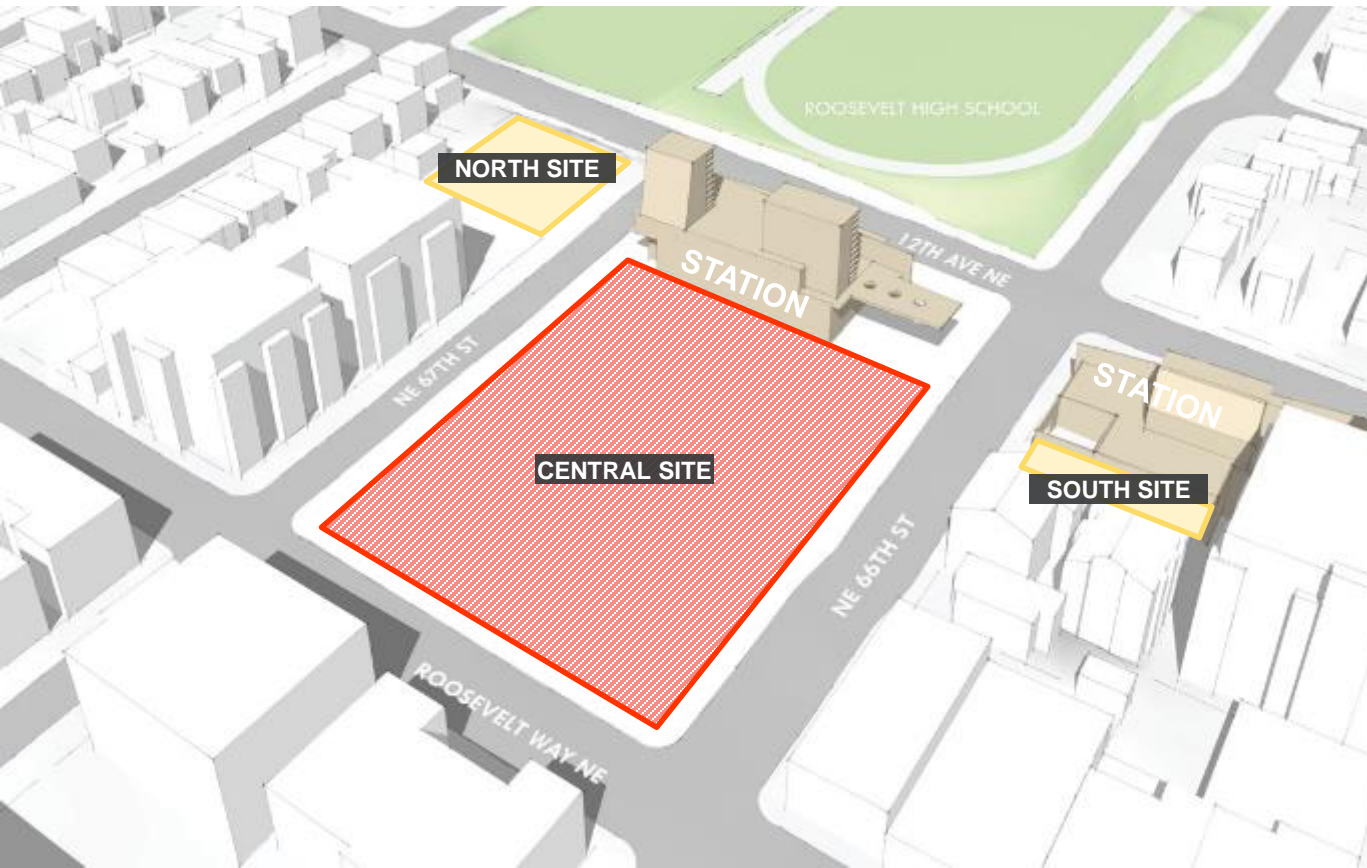




Roosevelt Station: Transit-Oriented Development

Workshop #3 - February 22, 2017

Roosevelt TOD



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

From talk to action



Define RFP

- Identify programmatic goals, priorities, requirements
- Identify on-going transit requirements
- Provide relevant information on property to inform potential development teams

Issue RFP

- Advertise opportunity
- Development teams form and create proposals
- Submit proposals to Sound Transit
- Review proposals against criteria
- Select proposal/team

Developer Process

- More fully design project
- Go through city approval process, including design review board process
- Seek and secure project financing
- Finalize agreements

RFP development



**City of Seattle
Input and Funding
Considerations**



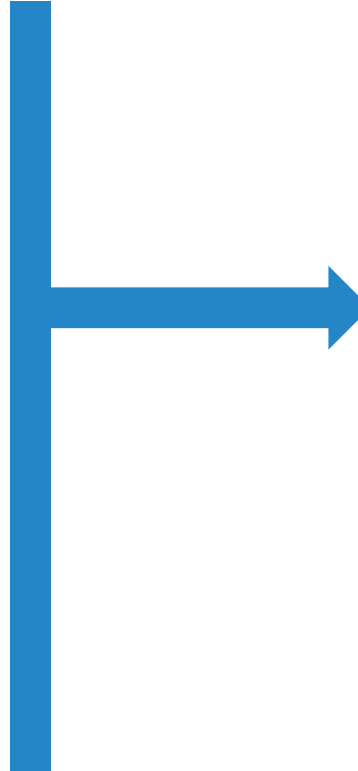
**Sound Transit
Policy and
Procedures**



**Community
Engagement
Inputs**



**FTA
Inputs and
Guidance**



**RFP
Evaluation
Criteria**

RFP development



RFP Evaluation Criteria

Required Elements

- Either pass or fail each criteria
- Must pass all required criteria
- Reserved for absolute requirements

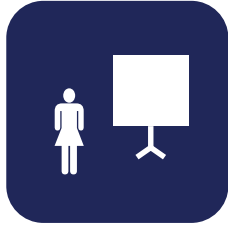
Highly Desired Elements

- Identifies top RFP priorities
- Most weight provided to these elements in reviewing proposals
- Priorities focused on outcome goals rather than prescriptive means and methods

Nice to Have Elements

- Identifies non-essential, but desired outcomes
- Less weight provided to these elements in reviewing proposals

Community engagement inputs



**Open house
comments**



**Survey
responses**



**Submitted
comments**



**Workshop
discussions**



Roosevelt Station TOD Housing Element



Principles we heard

The project should create significant long-term affordable housing opportunities by:

- Maximizing the number of people served by affordable housing
- Including units serving a range of affordable incomes
- Including units targeting a range of needs, such as seniors, families with children, people with special needs, etc.



Principles we heard

Questions for discussion

- Does this reflect what was stated?
- If not, what would your table recommend the group consider changing?

Also consider:

- Affordable housing for this discussion means 80% of area median income or below.
- Whether including housing for a mix of incomes includes serving those who can afford market-rate housing.

A photograph of a Sound Transit train, likely a light rail vehicle, traveling on a track. The train is white with blue and grey accents. The words "SOUND TRANSIT" are visible on the front of the train. The image is overlaid with a semi-transparent blue filter. The text "Ground Level Uses & Public Space Network" is written in white, bold, sans-serif font across the middle of the image.

Ground Level Uses & Public Space Network

Principles we heard

The project should maximize its orientation to pedestrians by:

- Providing wide sidewalks and landscaping along all three adjacent streets
- Creating active gathering spaces, with priority along NE 66th Street, that could serve both the project and the public
- Buffering traffic along Roosevelt Way NE through landscaping or other treatments
- Designing public space improvements along NE 66th Street to prioritize pedestrians and bicyclists, such as curbless streets, higher level of pedestrian amenities, etc.
- Minimizing back-of-house, structural, and low-use spaces from lining the sidewalks
- Considering a mid-block pass through to better link NE 66th Street and NE 67th Street
- Designing public space that feels safe at all hours of the day
- Complementing the design and functions of the planned Roosevelt Station plazas

Principles we heard

The project should minimize its orientation to automobiles by:

- Minimizing curb cuts;
- Utilizing on-street loading, or if necessary, minimal off-street loading areas;
- Minimizing building uses that generate significant automobile traffic and parking demand, such as larger, full-service grocery stores
- Minimizing automobile access, parking, and loading on NE 66th Street and Roosevelt Way NE.



Principles we heard

The project should incorporate active ground floor uses by:

- Incorporating ground level uses that serve both the building and the greater community
- Targeting uses that complement existing establishments
- Targeting community-serving businesses, such as daycares, food and beverage, or smaller-scale retail
- Prioritizing active ground level uses along the building edge, such as retail, lobbies, or building amenities, over less-frequently used spaces, such as back-of-house or walk-up housing units
- Maximizing natural surveillance between the indoor and outdoor uses through considering grades, space layout, user needs, etc.
- Integrating ground level uses with outdoor public gathering areas

Principles we heard

Questions for discussion

- Does this reflect what was stated?
- If not, what would your table recommend the group consider changing?