

# ***Equitable Transit- Oriented Development***

*Status & 2019 Work Program*

*2/21/2019*

# Transit-Oriented Development (TOD)



Spring District, Developer rendering

TOD promotes ridership by **integrating land use** and **transit**.

TOD strategies **target** urban **growth** around transit facilities and **leverage transit investments** to help produce regional and local benefits.

# Sound Transit TOD Program Evolution

**2000-2010**

## **First strides in TOD**

First light rail segment designed & constructed; TOD projects initiated after or during project delivery

- Korean Women's Association Project in Federal Way
- Capitol Hill station planning and Urban Design Framework

**2011-2014**

## **TOD matures**

2012 Board Policy developed to guide Agency's role in TOD

- Capitol Hill TOD Development Framework
- Offerings at Mount Baker (Artspace), Othello (Mercy)

**2015-Present**

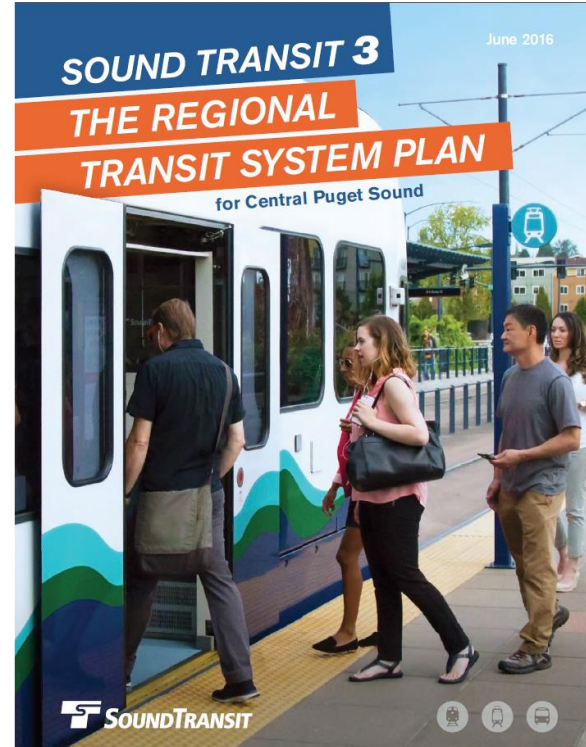
## **TOD's new role**

New RCW language and ST3 plan create robust mandate and funding for TOD

- TOD strategies embedded in project development
- Equitable TOD Policy updated in April 2018

# April 2018 Equitable TOD Policy Adopted

RCW  
81.112.350  
80/80/80

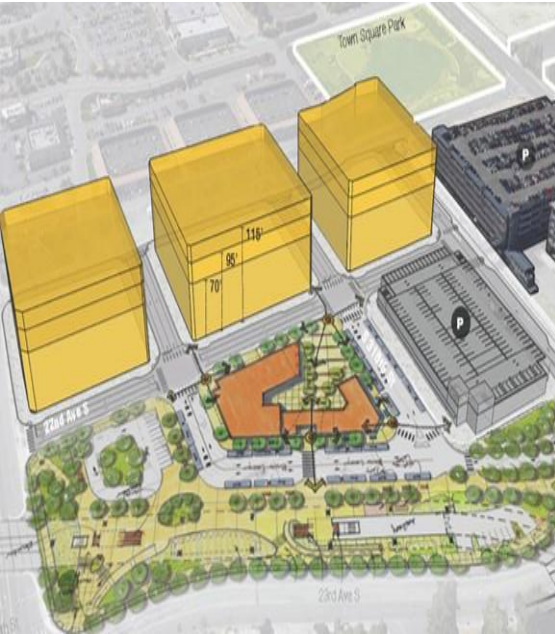


# TOD Policy Goals

- + Increase the value and effectiveness of transit by increasing transit ridership.
- + Support implementation of state, regional and local growth plans, policies and strategies.
- + Make equitable TOD an integral component of and supportive of transit project planning and delivery.
- + Engage a broad cross-section of the public, reflecting diverse communities.
- + Encourage creation of housing options near transit with priority given to affordability.
- + Encourage convenient, safe multi-modal access to the transit system, with an emphasis on non-motorized access.



# Policy Deliverables



***1. TOD as core value in project delivery***



***2. Affordable Housing priority & emphasis on partnerships***



***3. Joint or Co-development opportunities***

# 2018 Program Accomplishments

- + Station Area Planning & Land Use Planning Integration into Corridor Teams
- + Board Adopted Equitable TOD Policy in April
- + Closed & Broke Ground Capitol Hill Main Sites (B-North closing in Aug)
- + Board Approved Key Business Terms:
  - ✓ Roosevelt (Board action in June)
  - ✓ First Hill
  - ✓ Capitol Hill Site D
- + Advanced Unsolicited Proposals
  - Beacon Hill small parcel & Rainier Valley small parcels

# Capitol Hill Main Sites



<b>Location</b>	<b>Capitol Hill Station</b>
<b>Status</b>	<b>Broke ground June 19, 2018; Opens in 2020</b>
<b>Developer</b>	<b>Gerding Edlen and Capitol Hill Housing</b>
<b>Program</b>	<ul style="list-style-type: none"> <li>• 428 housing units</li> <li>• 42% affordable at or below 60% AMI</li> <li>• 30,000 square feet retail</li> <li>• Public plaza, daycare &amp; community center</li> </ul>
<b>Site Area</b>	<b>2.43 acres</b>

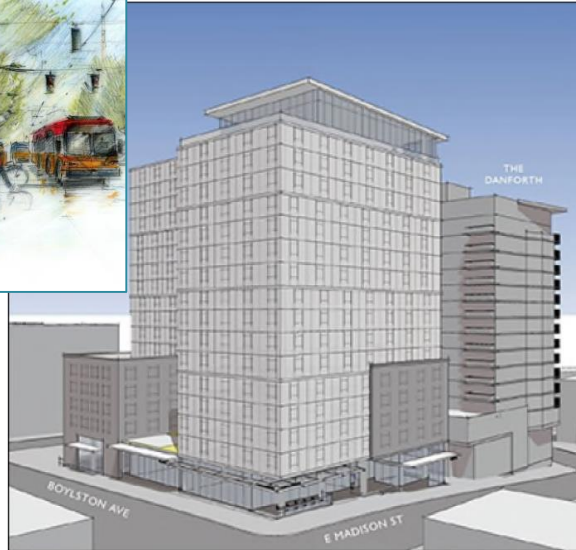


# Roosevelt Central



<b>Location</b>	<b>Roosevelt Station</b>
<b>Status</b>	<b>Negotiating with Development team; construction starts in 2020</b>
<b>Developer</b>	<b>Bellwether Housing and Mercy Housing NW</b>
<b>Program</b>	<ul style="list-style-type: none"> <li>• +/- 245 housing units</li> <li>• 100% affordable at or below 60% AMI</li> <li>• Street-level commercial space and daycare</li> </ul>
<b>Site Area</b>	<b>+/- 1.2 acres</b>

# First Hill TOD

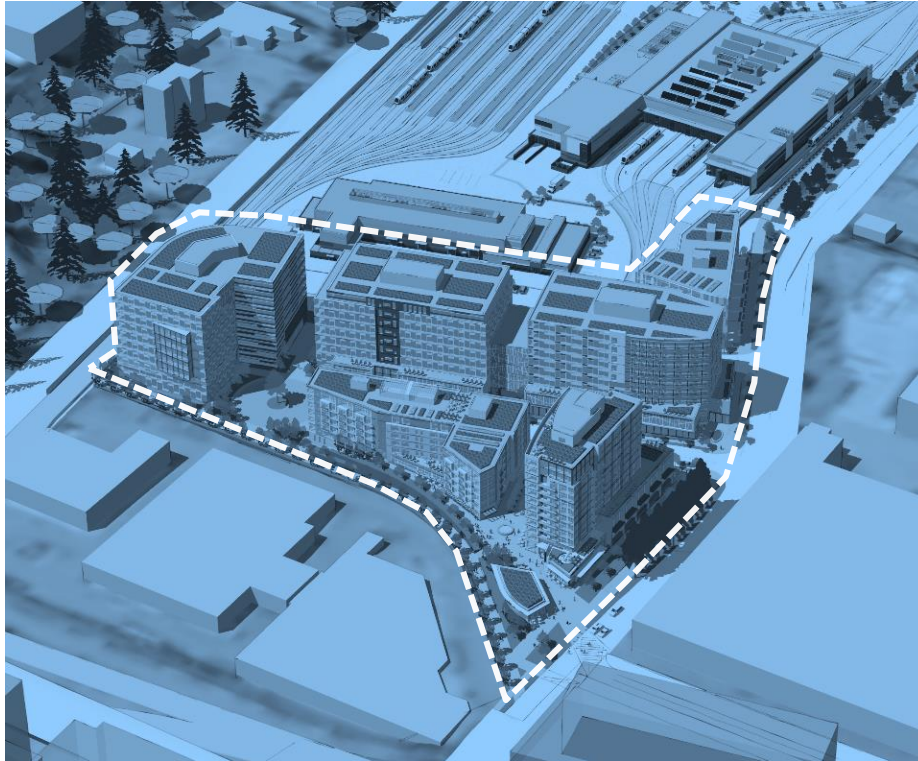


Location	Seattle's First Hill Neighborhood
Status	Negotiating with development team; construction as early as 2020
Developer	Bellwether Housing and Plymouth Housing Group
Program	<ul style="list-style-type: none"> <li>• +/- 308 housing units in 13-story high-rise building</li> <li>• 100% affordable between 30-60% AMI</li> <li>• Active ground floor program</li> </ul>
Site Area	+/- .48 acres

# 2019 TOD Program Look Ahead

- + Advance Suitability and Disposition Strategy
  - Operations Maintenance Facility East
  - Angle Lake Station
  - Redmond Technology Station
  - Rainier Valley Affordable Home Ownership Program
- + Revolving Loan Fund
- + Station Area Planning & TOD Implementation Guidelines
- + Regional Equitable TOD Strategic Plan

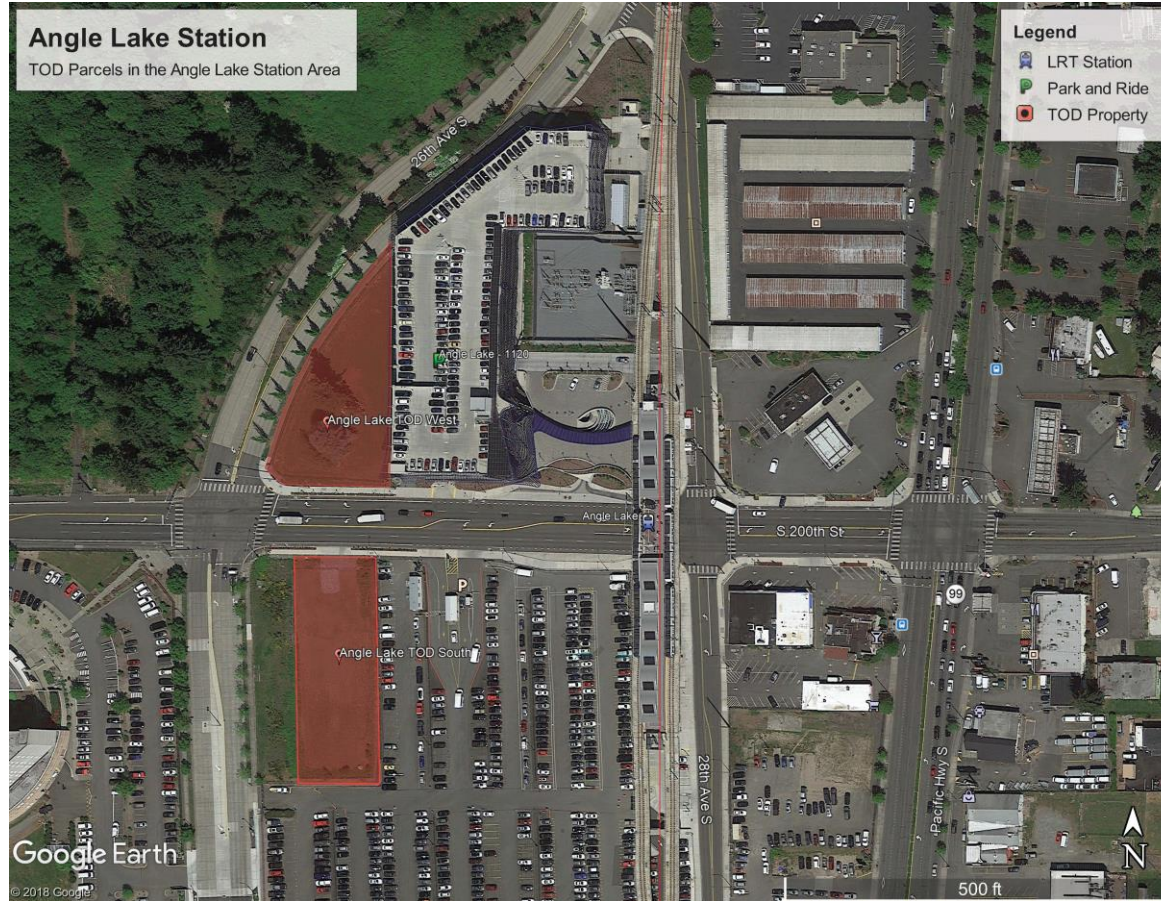
# Operations Maintenance Facility East - TOD



<b>Location</b>	<b>Spring District/120<sup>th</sup> Station</b>
<b>Status</b>	<b>RFP in 2018-2019; Construction as early as 2020</b>
<b>Program</b>	<b>TBD through RFP; Approved master plan:</b> <ul style="list-style-type: none"> <li>• 1.1+ million SF development</li> <li>• 500+ housing units</li> <li>• 650,000+ SF of office</li> </ul>
<b>Site Area</b>	<b>+/- 6.5 acres</b>

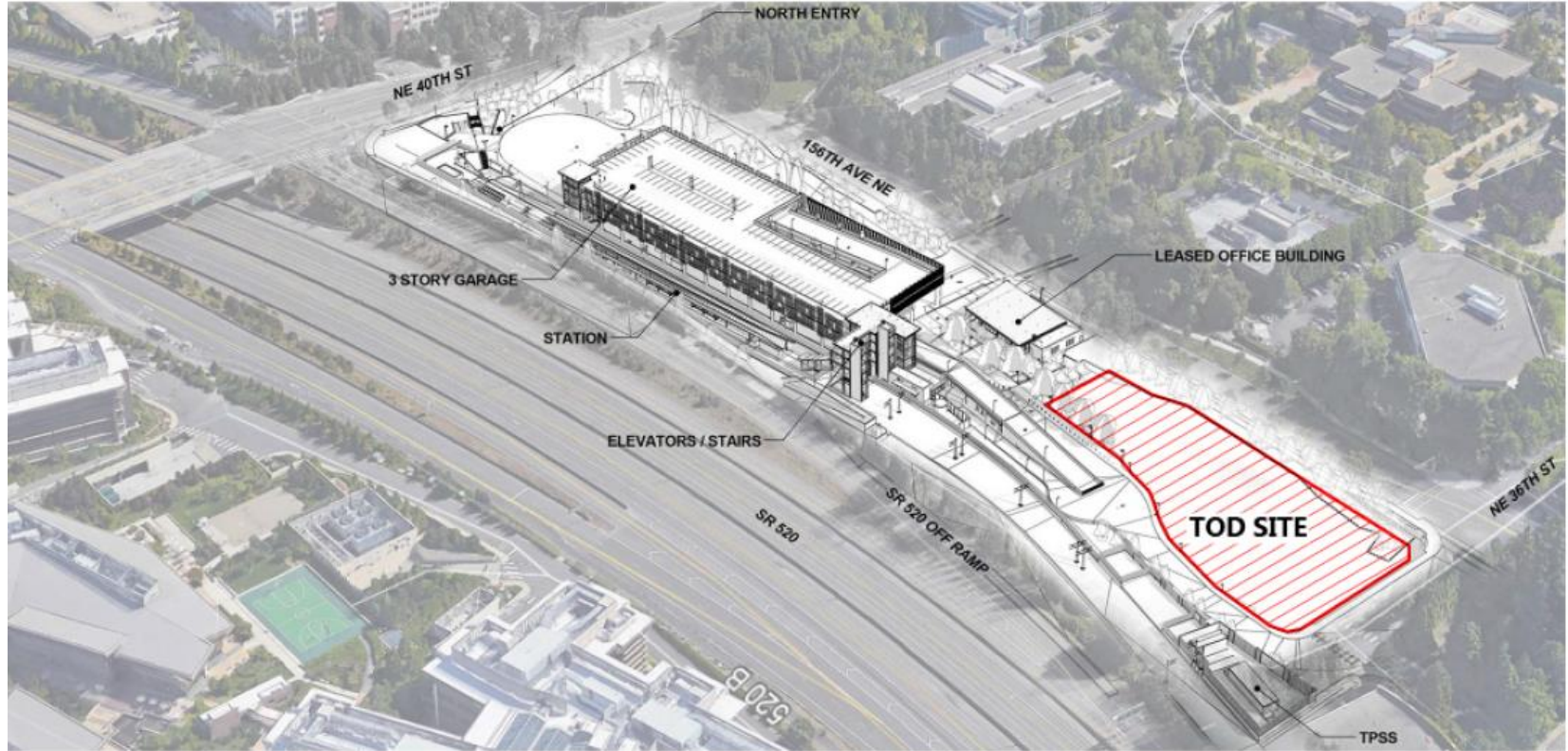


# Angle Lake Station TOD

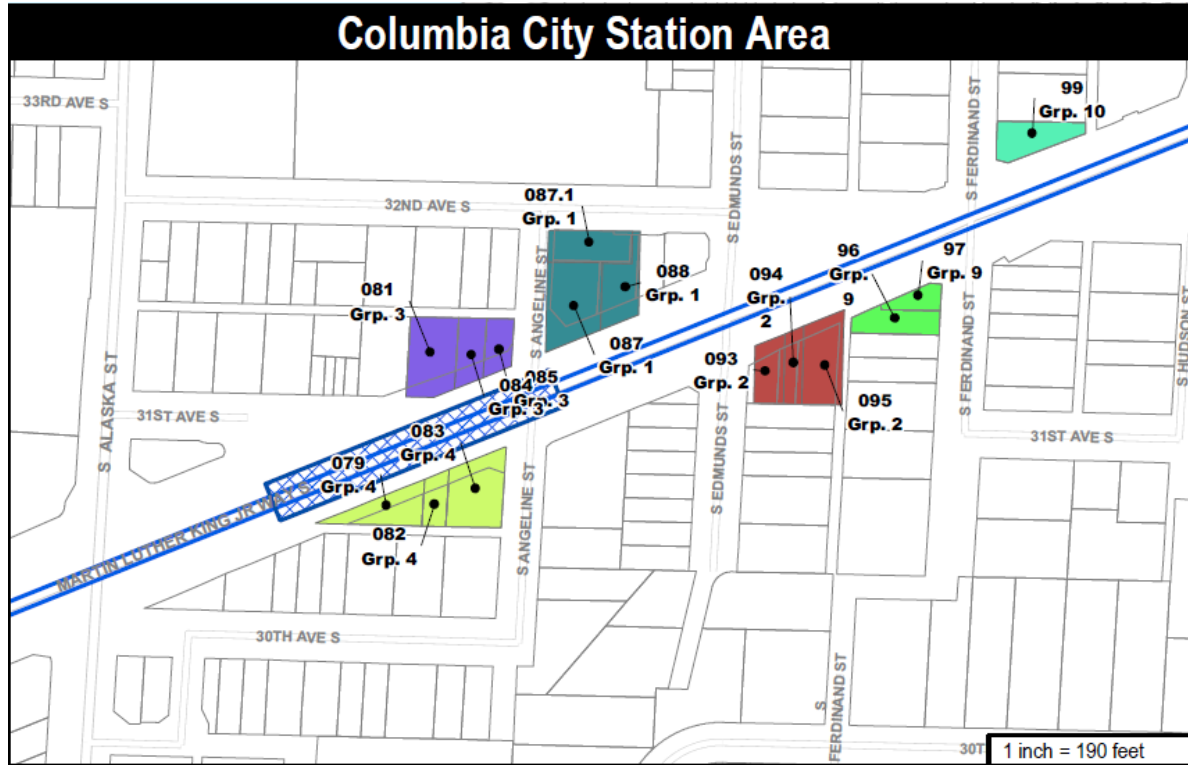




# Redmond Technology Station TOD - 2



# Rainier Valley Affordable Home Ownership Program



# Revolving Loan Fund

## RCW 81.112.350

- Contribute at least \$4 million each year for 5 consecutive years beginning within 3 years of voter approval of the system plan (November 2019).
- Revolving loan fund to support the development of affordable housing opportunities related to equitable TOD within Sound Transit district.

**\$20**  
Million

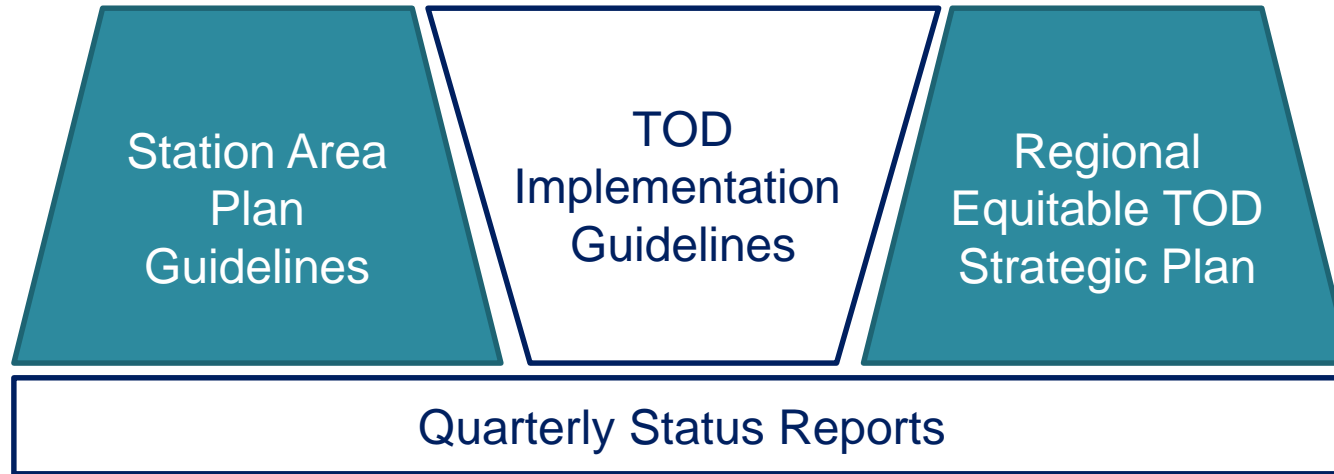


# Revolving Loan Fund

## Program Goals

- + Self-replenishing pool of money, utilizing interest and principal payments on old loans to issue new ones.
- + Identify partnership opportunities for the programmatic development and administration of the Revolving Loan Fund.
- + Leverage its contribution to the Revolving Loan Fund by seeking additional funding from public and private sources.
- + Facilitate the development of equitable transit-oriented development on Sound Transit properties.
- + Support strategies that minimize displacement of individuals from properties near Sound Transit investments

# Documenting & Reporting





**Thank you!**

