

# ***Annual TOD Report***

*Citizen Oversight Panel*

*4/13/2022*



## ***Why we are here***

- Provide an annual update on the performance of the TOD program
- Share the program implementation approach stemming from the Equitable TOD Policy

# What is Transit-Oriented Development?

Higher  
densities and  
compact form

High-capacity  
transit

Reduced  
automobile  
parking

Pedestrian  
and cyclist  
friendly

Mix of uses to  
meet daily  
needs

# Where are *TOD* opportunities?

## OPERATIONS FOOTPRINT

Permanent transit uses and potential joint development

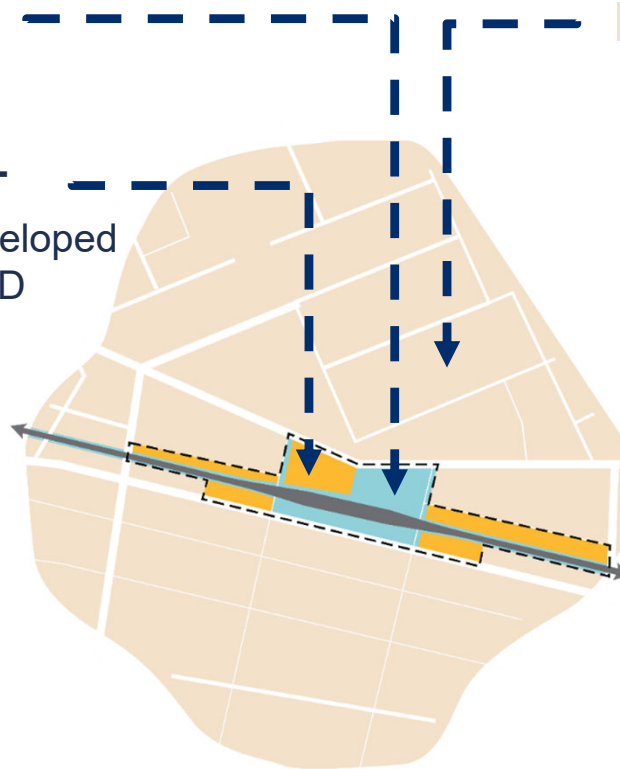
## CONSTRUCTION FOOTPRINT

Construction staging may be redeveloped after transit purpose as Agency TOD

## COMMUNITY TOD

Area within comfortable walking distance to station (10-15 minutes)

*Agency TOD Example:*  
**Artspace Mount Baker Lofts**



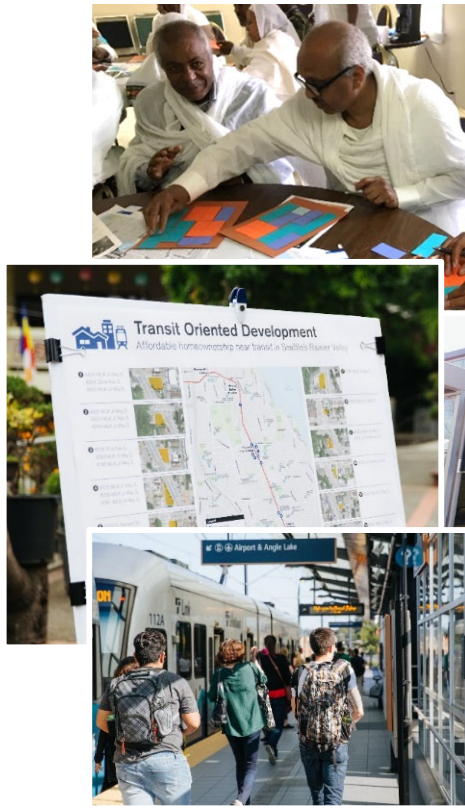
*Community TOD Example:*  
**Mercy Housing Gardner House**



# *Equitable TOD Policy (2018)*

## Goals:

- Increase ridership
- Support growth plans
- Engage communities
- Integrate TOD into transit planning
- Create housing, especially affordable housing
- Encourage safe and easy access to transit



## *Statute direction on surplus property*

**80**

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

**80**

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

**80**

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

## *Compliance with RCW 81.112.350*

94%

**≥80%**  
**REQUIRED**

% of property suitable for housing  
offered to Qualified Entities (QE)

100%

**≥80%**  
**REQUIRED**

% of units on property transferred to  
QEs for affordable housing serving  
households at or below 80% AMI

## Development highlights



**2,500**

Homes built or in process



**\$1.2** BILLION

Total public and private investment in projects built or in process

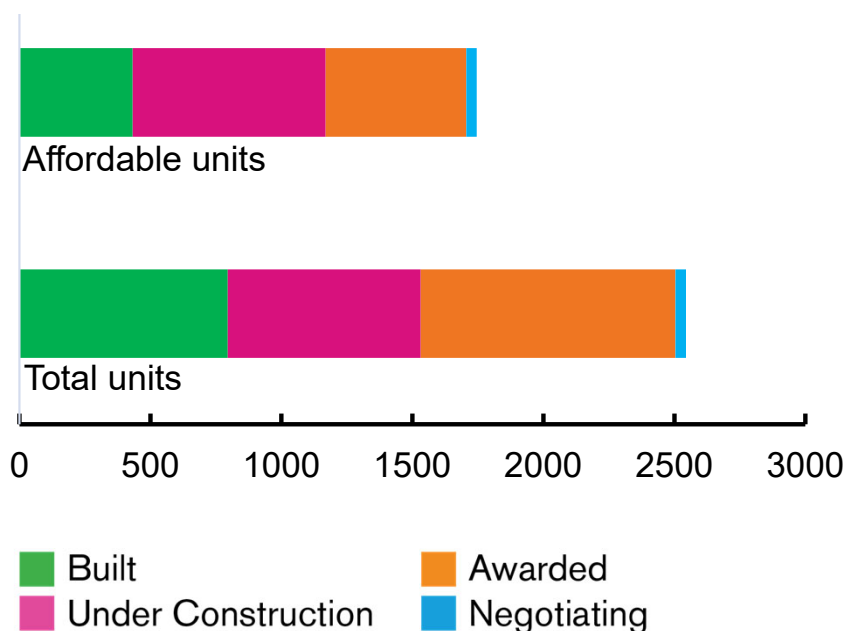


**\$64** MILLION

Total revenue for transit from projects built or in process

\*Exact number may change based on unit mix in final project

Forecasted housing units on Sound Transit property – affordable and total\*



# Development highlights



**2,500**

Homes built or in process



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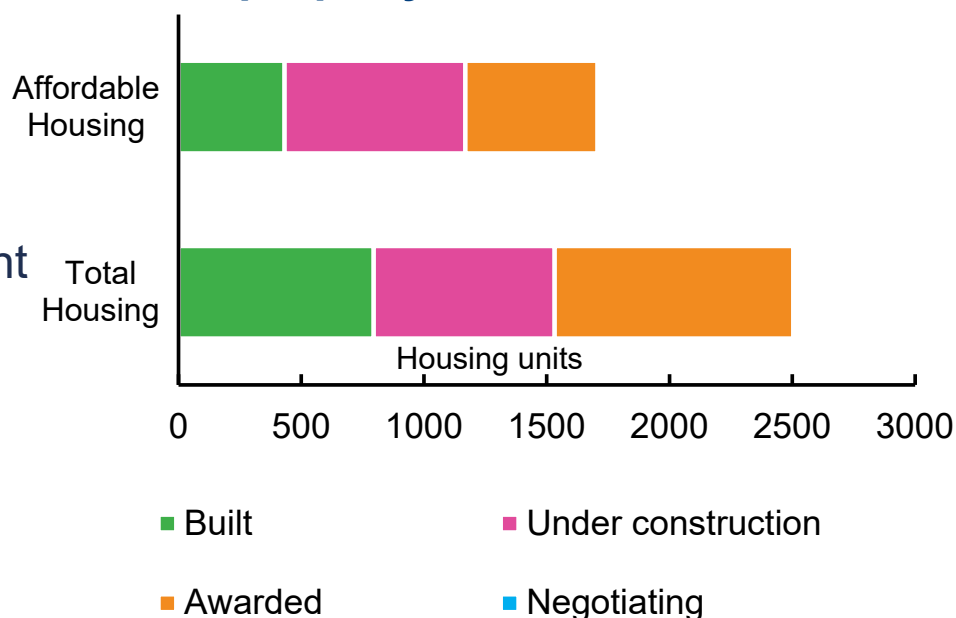
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Forecasted housing units on Sound Transit property – affordable and total\*

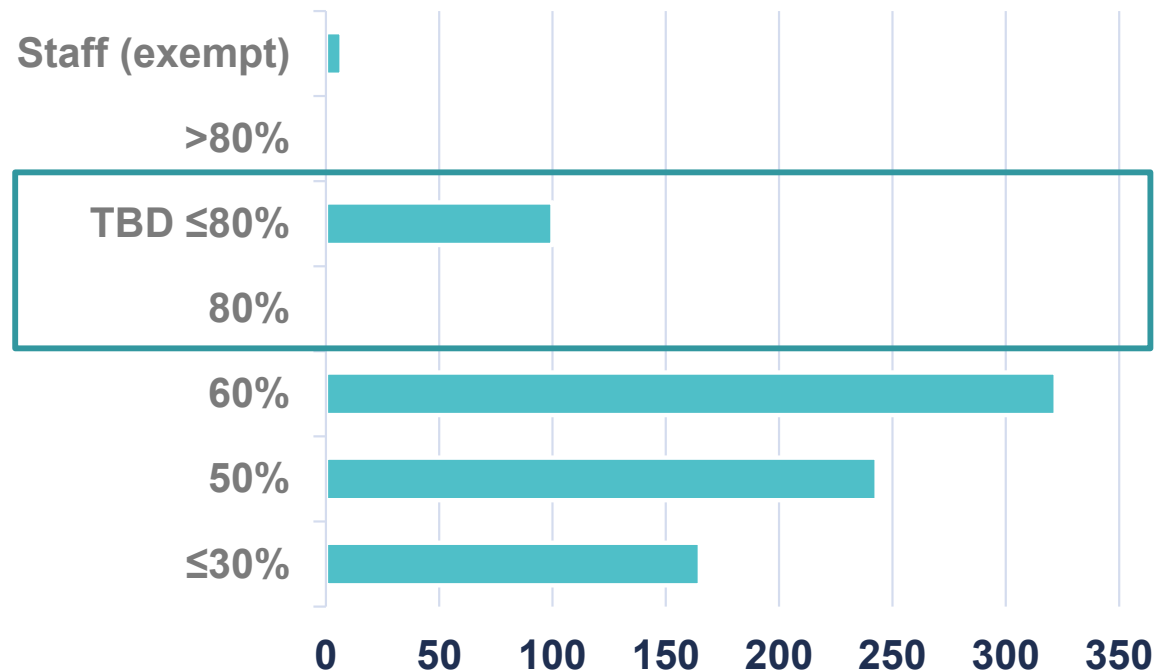


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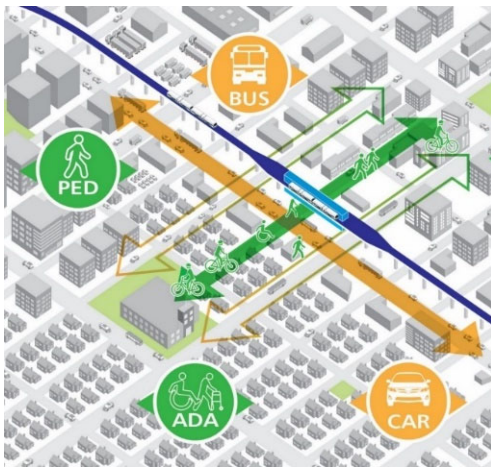
## Compliance with RCW 81.112.350 (cont.)



Number of homes, by income level, on surplus property already transferred to **Qualified Entities** for affordable housing



# *Major phases of TOD at Sound Transit*



**Station  
Planning**



**Explore  
Opportunities**



**TOD  
Implementation**

# *Implementing Agency TOD projects across portfolio*

## *2021 portfolio highlights*



Final buildings of Capitol Hill TOD opened, including the plaza that is home to the farmers market and the AIDS Memorial Pathway

Primary partners: Edlen & Co, BentallGreenOak, Community Roots Housing

## *2021 portfolio highlights (cont.)*



Pride Place started construction in fall 2021 on 118 affordable housing units supporting LGBTQ+ seniors

Primary partners: Community Roots Housing, GenPride, Seattle Central College

# *2021 portfolio highlights*



Over 730 affordable housing units currently under construction in Roosevelt (left), First Hill (right), and Capitol Hill

Primary partners: Roosevelt-Bellwether Housing & Mercy Housing;  
First Hill-Bellwether Housing & Plymouth Housing

## *2021 portfolio highlights (cont.)*



Colina Apartments opened 139 new apartments and storefront space adjacent Beacon Hill Station

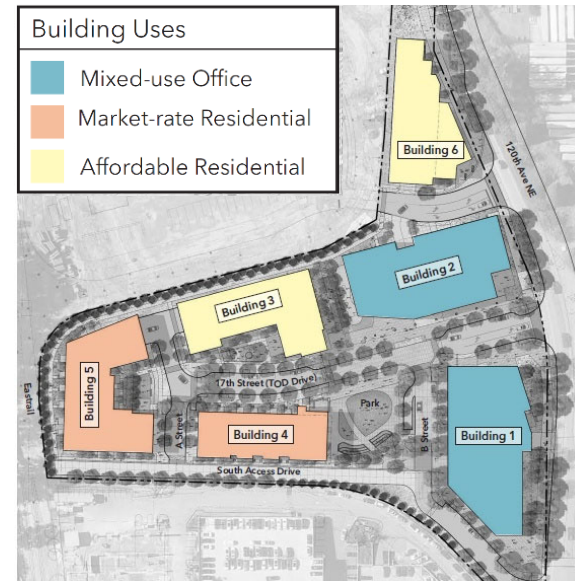
Primary partners: Pacific Housing NW

## *2021 portfolio highlights (cont.)*



Completed the property transfer to City of Seattle for affordable homeownership partnership, which included 10 sites in Rainier Valley  
Primary partners: City of Seattle

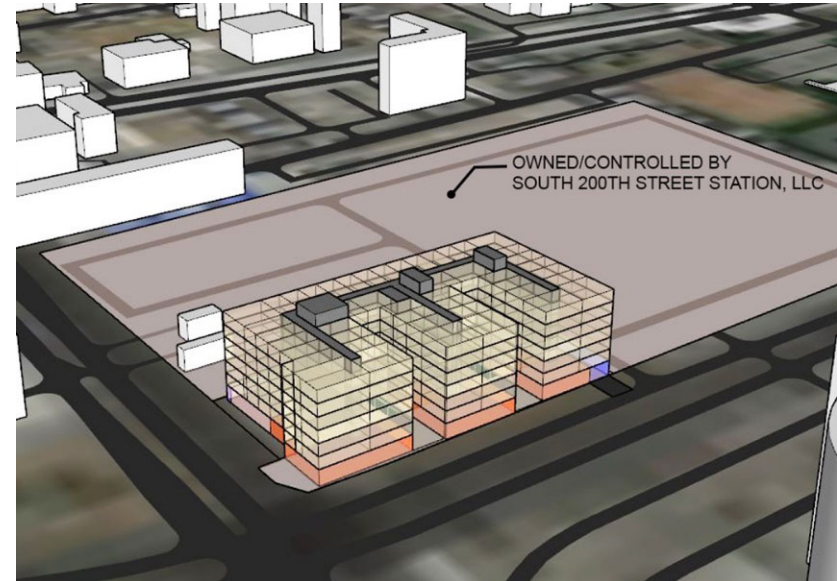
## 2021 portfolio highlights (cont.)



Key business terms finalized for mixed-use, mixed-income OMF East  
TOD at Spring District/120<sup>th</sup> Station

Primary partners: BRIDGE Housing, Essex Property Trust, Touchstone, City of Bellevue

## ***2021 portfolio highlights (cont.)***



Selected projects at Angle Lake Station TOD sites for negotiations, including affordable housing (left) and market-rate housing (right).

Primary partners: Mercy Housing NW, South 200th Street Station, LLC

## 2021 portfolio highlights (cont.)



Advanced the Youth Achievement Center through work with King County, community organizations, and the federal government

Primary partners: Africatown Community Land Trust, Community Passageways, Creative Justice, King County, FTA

# ***Significant TOD opportunity in next five years as new transit lines open***

- Construction staging sites will be available for TOD construction around time of transit project completion
- 5 rail projects opening in 2022-2024
- Planning TOD projects in Redmond, Lynnwood, Federal Way, Kent, Seattle



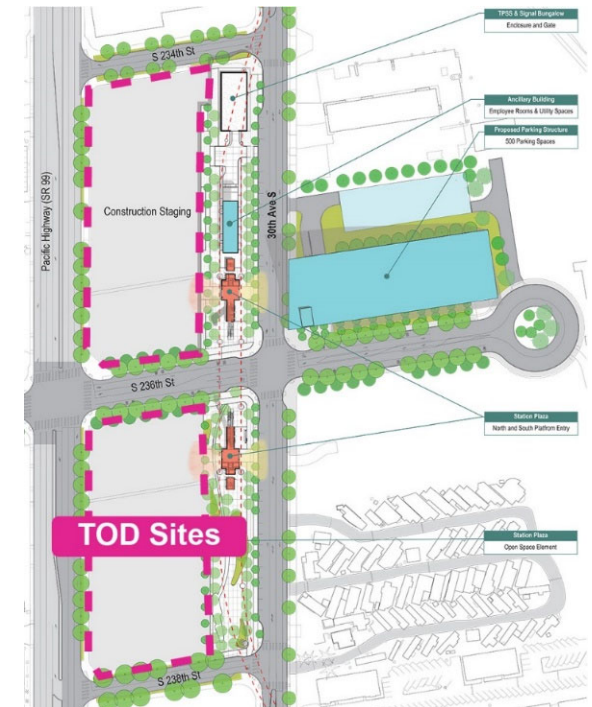
*Sound Transit is currently planning TOD adjacent the Overlake Village Station in Redmond.*

## *Major projects in near-term pipeline*

Station	City	TOD site size	# Buildings
U District Station	Seattle	0.5 acres	1
Kent-Des Moines Station	Kent	4 acres	4 – 5
Overlake Village Station	Redmond	1.8 acres	2
Lynnwood City Center	Lynnwood	1.5 acres	1 – 2
Federal Way Transit Center	Federal Way	6 acres	4 – 5
SE Redmond	Redmond	2.7 acres	2

# Applying policy to individual projects

- Inform goals through community, jurisdictional, and stakeholder engagement
- Assume an affordable housing outcome at each station with TOD property
- Assume mixed-use, mixed-income outcome on large multi-building sites
- Maximize property revenue from market-rate development and minimize property costs to create affordable housing
- Partner to align funding resources



*Four acres of TOD property will be available at Kent/Des Moines Station*

# *Realizing results through partnerships*

- Pairing discounted/no cost property with affordable housing funding in RFPs to developers (Seattle Office of Housing, King County, ARCH)
- \$100 million loan commitment from Amazon Housing Equity Fund to Sound Transit properties
- Two public-public property exchanges to facilitate affordable housing



*Groundbreaking of Pride Place in Capitol Hill, which will bring 118 LGBTQ-affirming housing units. The project was facilitated through a Sound Transit-Seattle Central College property exchange.*

# *Potential TOD outcomes for major projects in near-term pipeline*



**1,500-2,500**

Additional total housing units

**1,100-1,300**

Additional QE-delivered  
affordable housing units



Projections influenced by  
assumptions on:

- **Density achieved**
- **Mix of uses**
- **Subsidy availability**
- **Jurisdictional parking requirements**
- **Open space requirements**

# *Planning future opportunities in ST3*

- Considering the station context in transit planning to guide station design and station area planning
- Assessing TOD opportunities with different station alternatives, including air rights development
- Looking into potential for delivering TOD with park-and-ride stalls



*A massing study of potential development outcomes above and next to a potential station location on the West Seattle-Ballard Link Extension.*

# *Conclusions*

- We are seeing the results of the Agency's efforts, with numerous projects recently opened or under construction
- The lessons learned from past projects are being applied to our current projects, including the focus on partnerships
- We are actively planning major TOD opportunities in another six station areas along ST2 projects

*Thank you.*



 *soundtransit.org*

