

Transit-Oriented Development (TOD)

Community Oversight Panel

April 12, 2023

What is Transit-Oriented Development?

Higher densities and compact form

Near high-capacity transit

Reduced automobile prominence & parking

Pedestrian and cyclist friendly

Has or is near multiple uses to meet daily needs

Community Development Office: Core Responsibilities



**Transit-Oriented
Development**



**Joint
Development**



**Affordable Housing
Partnerships**

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



Where are TOD opportunities?

OPERATIONS FOOTPRINT

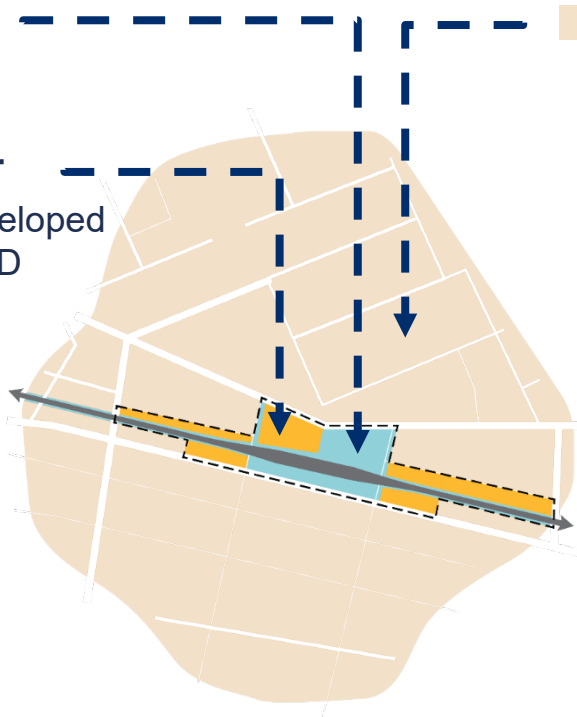
Permanent transit uses and potential joint development

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

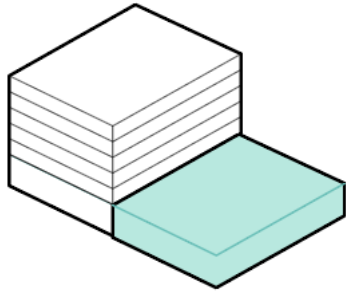


Photo: Artspace

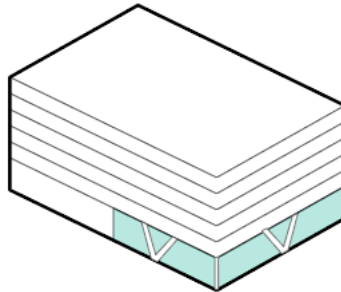
Community TOD Example:
Mercy Housing Gardner House



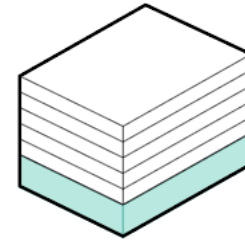
Types of Agency TOD projects



Adjacent



Air Rights



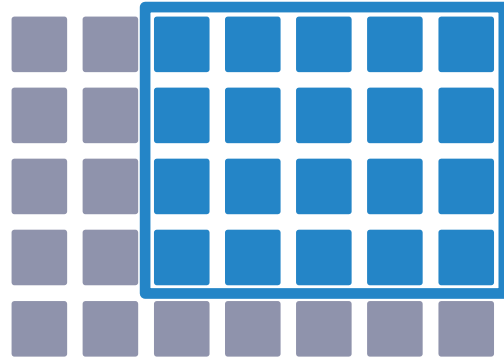
Integrated



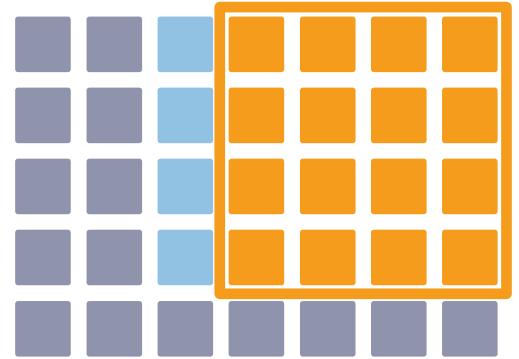
Statute direction on surplus property



All applicable surplus property



Those determined as suitable for housing

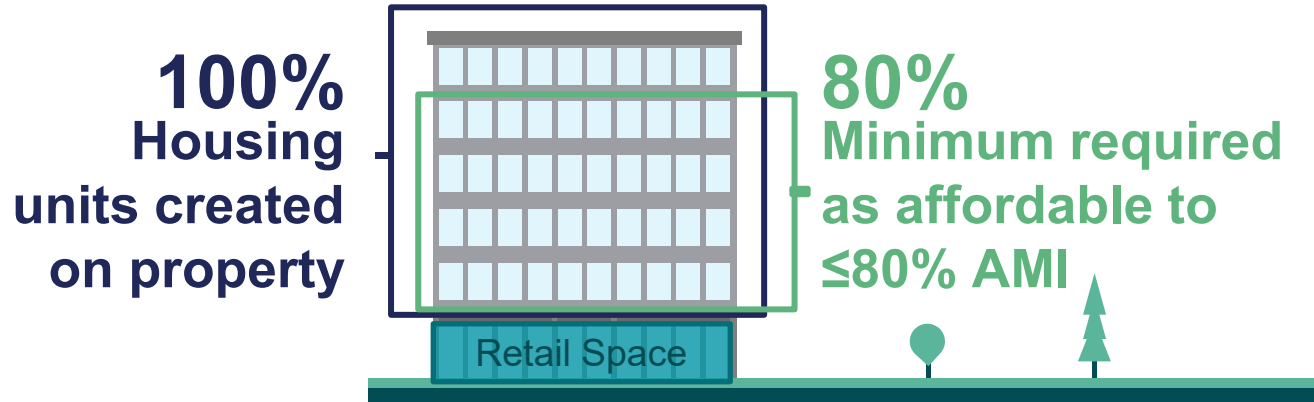


At least 80% of those suitable for housing must be offered to qualified entities for affordable housing

Conceptual depiction

Statute direction on surplus property

- If a qualified entity receives surplus property through the first offer, then a minimum of 80% of the housing units constructed on that property must be dedicated to affordable housing



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**

Compliance with RCW 81.112.350

95%

≥80%
REQUIRED

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

100%

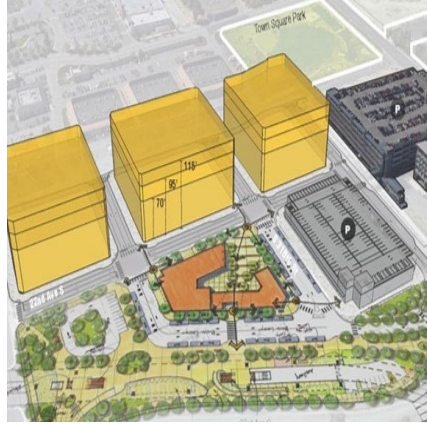
≥80%
REQUIRED

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

Major phases of TOD at Sound Transit



**Station
Planning**



**Explore
Opportunities**



**TOD
Implementation**

TOD program highlights



2,900

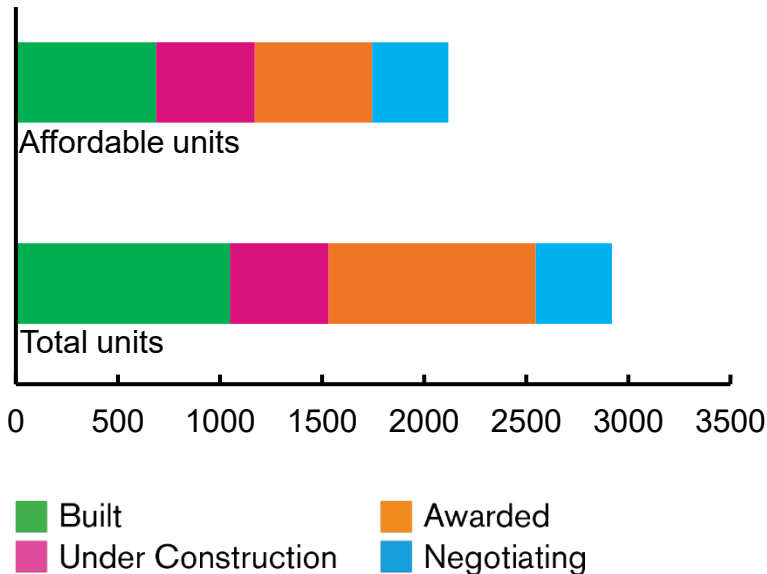
Homes built or in process



\$1.6 BILLION

Total public and private investment in projects built or in process

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



TOD program highlights (cont.)



**9 projects
built**

- Senior City
- Mount Baker Lofts
- Mercy Othello Plaza
- Capitol Hill Station (3)
- Station House
- Colina
- Cedar Crossing



**3 projects under
construction**

- The Rise/Blake House
- Pride Place
- U District Station Building



**7 projects
awarded***

- Mercy Angle Lake
- Angle Lake South
- OMF East (3)
- Rainier Valley Home Ownership Program
- Capitol Hill Site D



**3 projects in
negotiations**

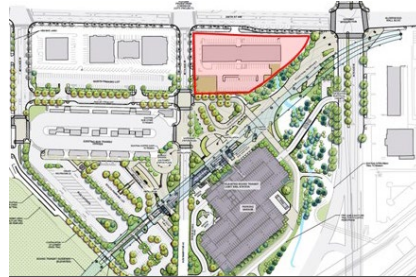
- Youth Achievement Center
- Overlake Village
- MLK & Dawson St

Upcoming projects



3 projects in solicitation

- Kent Des Moines North (evaluating)
- Kent Des Moines South (open)
- U District 45th & Roosevelt (pending)



4+ projects in active planning

- Lynnwood City Center
- Federal Way Downtown
- Mount Baker East Portal
- Northgate



Lynnwood City Center construction with TOD site (in pink)

Opportunities to scale delivery of near-term TOD projects



**Affordable housing
gap funding**



**Local infrastructure
resources**



**TOD-supportive
zoning**

Sound Transit partners with others to maximize affordable housing outcomes

Partnering with:

- Developers and CBOs
- Local affordable housing funding – King County, A Regional Coalition for Housing, Seattle Office of Housing
- Amazon Housing Equity Fund \$100 million partnership
- Washington State Housing Finance Commission \$200 million bond partnership



A public-public property exchange and a discounted property from Sound Transit led to Pride Place, an LGBTQ+ affirming senior affordable housing project opening in 2023

Our partnership with the Amazon Housing Equity Fund

- \$100 million in Amazon funding to support housing units on Sound Transit property
- Approximately 1,200 housing units
- Priority for projects built with low/no acquisition costs
- Deeply affordable projects; all affordable typically $\leq 60\%$ AMI
- Funding awards made for projects in Bellevue and SeaTac (so far)



Mercy Angle Lake received a \$16.7 million funding award from Amazon in March 2022 and will start construction in summer 2023

Assessing opportunities in ST3 projects

- Assessing TOD opportunities with different station alternatives, including joint development
- Looking into potential for delivering TOD with park-and-ride stalls, such as deferred parking facilities



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

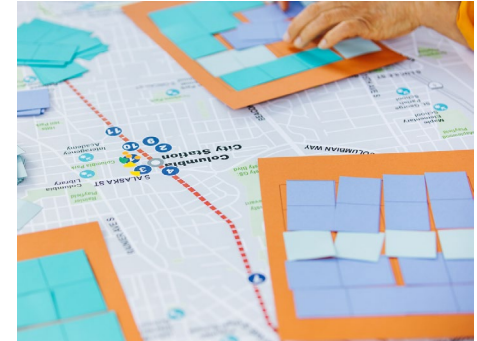
Major factors for ST3 joint development opportunities



Design and delivery of transit facilities



Upfront investment requirements



Prioritization of public benefits

Project examples

Senior City

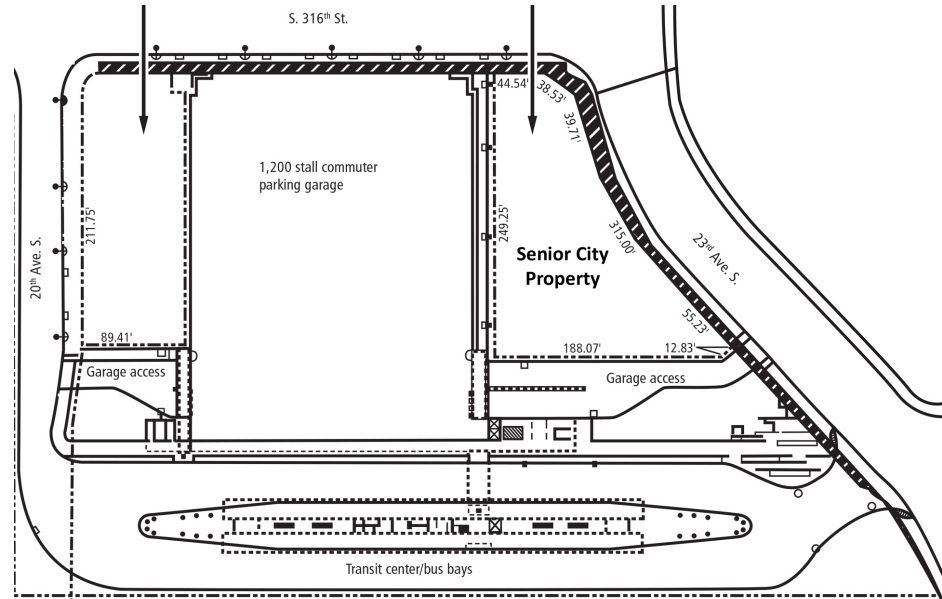
Federal Way
Transit
Center



Senior City

The agency's first TOD

- Built next to Federal Way Transit Center
- Partnership between Korean Women's Association and non-profit developer
- 60 senior affordable housing units



Mercy Othello Plaza



Mercy Othello Plaza

Created affordable housing in an area experiencing displacement

- Built near Othello Station
- Non-profit developer
- 108 affordable housing units
- 1/3 units sized for families
- Developer built parking pad for ST TPSS facility



Capitol Hill



Capitol Hill overview

Over two acres built around station

- Four buildings
- Gerding Edlen & Community Roots Housing
- 428 housing units
Over 41% affordable units
- 30,000 SF retail
- Public plaza
- AIDS Memorial Pathway
- Extensive design coordination



Cedar Crossing



Cedar Crossing overview

- 254 units of affordable housing (30%-60% AMI)
- ST and Seattle Office of Housing partnered on a joint RFP for the site
- 36% of units sized for larger families
- Units set aside to house veterans and their families; children with high medical needs
- 12,000 SF retail + childcare center by El Centro de La Raza



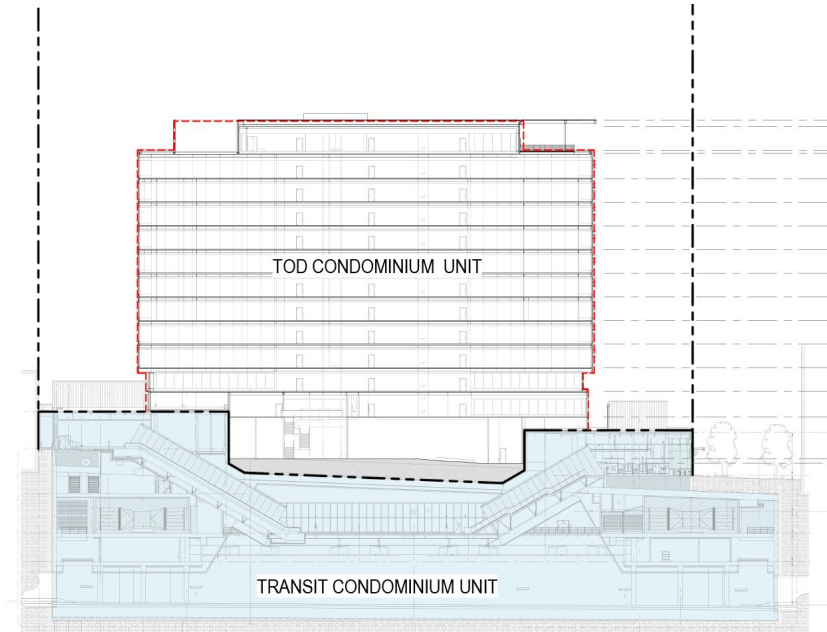
U District Station Building



U District Station Building overview

Site:

- Underground station built to support a TOD project above
- University of Washington (UW) owns TOD condo unit
- Sound Transit owns transit condo unit
- UW paid to upgrade station for overbuild



② TOD/TRANSIT CONDOMINIUM UNIT DEMISING SECTION (N-S)
1/32" = 1'-0"

U District Station Building overview

Developer:

- UW selected Lincoln Property Company (LPC) as developer
- LPC is ground leasing the site; will lease building to UW & others

Building:

- 13 story office building
- 260,000+ sf
- Construction started in early 2023
- Substantial completion in fall 2024



U District Station Building renderings

View looking E



View looking NE



View looking N



Thank you.



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

