

## **Sound Transit Citizen Oversight Panel Meeting Summary February 6, 2020**

**COP Members Present:** Brett Johnson, Scott Lampe, Dan Parker, James Peyton, Helen Powell, Bill Roach, Dan Santon, Larry Sauvé, Joe Scorcio (via teleconference), Paul Thompson

**COP Members Absent:** Fred Auch, Jan Berlin, Hally Bert

Others Present: Shelly Brown, Kathy Albert, members of the public

### **Equitable Transit Oriented Development (TOD)**

Brooke Belman, Deputy Executive Director, Land Use Planning & Development, Planning, Environment and Project Development (PEPD), Sloan Dawson, Land Use Planning Manager, PEPD, and Thatcher Imboden, Deputy Director TOD, PEPD, provided an update on Sound Transit's TOD program and 2020 work plan.

In April 2018, the Sound Transit Board adopted an updated TOD policy to guide the use of surplus property available after transit projects have been completed. The policy emphasizes projects that provide housing for families of various sizes and income levels, and that also increase access to social and economic opportunities. Goals identified in the policy include:

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

In keeping with the goals of the System Expansion Implementation Plan (SEIP) to streamline and accelerate project delivery, the Agency has developed a framework of station planning guidelines for ST3 projects and criteria for evaluating TOD-related elements early in project delivery. Alternative project delivery, integrated development, and parking strategies are also being explored. This master planning work is particularly important in facilitating cooperation with local jurisdictions that also want good station development outcomes but may not agree with the Agency on how to accomplish them.

A series of evaluations and screening processes takes place, beginning during alternatives development, with an evaluation of different alignments and station locations to support TOD. An analysis of the potential for TOD and joint development on specific potential project parcels is undertaken early in the environmental review process. Throughout environmental review, a station context framework is used to assess development and context at a particular site, identify and resolve design issues earlier through community collaboration, and clarify zones of responsibility between agencies for station area investments. Joint development master planning is undertaken during the late stages of environmental review and into final design to develop specific transit facilities and related development.

Equitable engagement principles have been developed to foster relations with a variety of local and regional stakeholders to complement locally adopted policies and plans that shape community vision for Agency-owned property. These principles include equitable access to engagement efforts by underrepresented and vulnerable communities, and creative project delivery that minimizes displacement of existing individuals and businesses, supports local populations, and incorporates locally identified community needs and institutions.

Development highlights in 2019 included completion of a new on-call consultant support services contract, incorporation of lessons learned into development process guidelines, and selection of Local Initiatives Support Corporation (LISC) to develop a revolving loan fund business plan that will support the development of affordable housing opportunities. By state law, Sound Transit is required to contribute at least \$4 million per year to the loan fund for five consecutive years beginning no later than November 2019.

Progress also continued on several projects, including the sale of the Beacon Hill TOD site, issuance of a request for proposals for affordable housing at the Operations and Maintenance Facility East (OMF East), and completion of the equitable engagement process for the Rainier Valley affordable home ownership project. More than 550 housing units are currently under construction on Capitol Hill and Beacon Hill, and more than 700 affordable housing units are preparing for construction in the Roosevelt, First Hill, and Capitol Hill neighborhoods. Partners are being identified for TOD sites in the Rainier Valley and at OMF East, and will soon be sought for developments in SeaTac, Bellevue, and the Mount Baker neighborhood. Pre-development activities are underway in Federal Way, Redmond, Kent, and the University District.

Numerous factors affect the pace of TOD, including the type of contract being used for a particular capital project, the engagement of local communities, and the availability of project developers. Because every project is structured differently, not all TOD projects open at the same time as the transit project for which they were designed.

## **Discussion**

COP members elected Larry Sauvé as Vice-Chair following Sharon Grader's resignation from the COP for personal reasons.

COP members expressed appreciation for the excellent presentation and the amount of progress that has been made on complex issues in a very challenging real estate market. COP members requested a year-end update in the fall on progress made during 2020.

## **Member Reports**

Paul Thompson reported that he had recently taken light rail through Pioneer Square and found that the Connect 2020 process worked well.

Joe Scorcio expressed appreciation for the opportunity to phone in to recent COP meetings. He expects to attend in person beginning in the spring.

## **2020 Focus Areas**

- Adequacy and appropriateness of system access to stations

- Ridership on Sounder North
- Social equity
- Awareness of emerging technologies and their impacts
- Labor costs and labor supply
- Publicizing of peer comparison data
- Asset management
- Reliability and availability of federal, state, local and third party funding sources
- Customer experience focus that includes the entire region and all of the transit agencies within it
- Customer experience metrics that focus more specifically on the customer experience

### **Outstanding Questions**

None

Next Meeting: **Annual Retreat Thursday, February 20, 2020, 8:30 AM – 2:00 PM**, Santa Fe Room, Union Station