

# *Equitable Transit- Oriented Development*

*Citizen Oversight Panel*

*2/6/2020*

# *Why we are here*

- Today we are here to provide an update on our Transit-Oriented Development Program and 2020 work plan
- TOD Work Program Status and Key Activities:
  - Land Use Planning
  - Development

# Transit-Oriented Development (TOD)



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.

# April 2018 Equitable TOD Policy Adopted

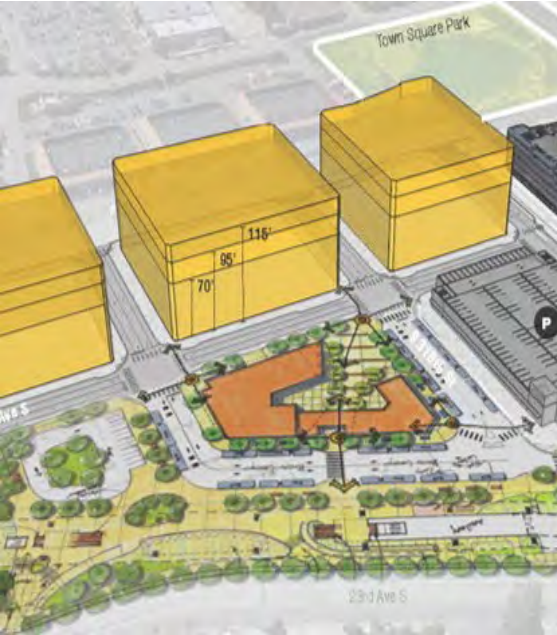
RCW  
81.112.350  
80/80/80



# *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**

# *Land Use Planning*

# 2019 Land Use Planning highlights

## Program

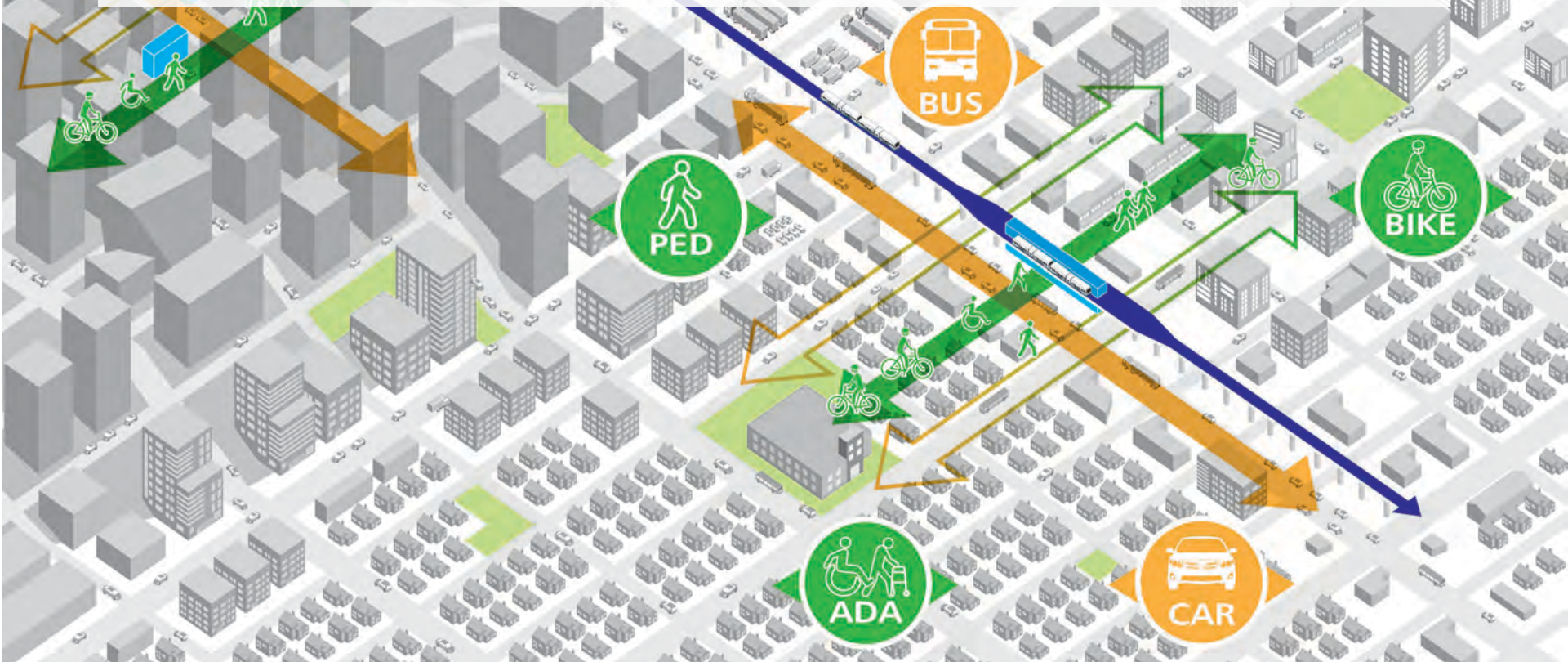
- Developed framework of station planning guidelines for ST3 projects
- Developed criteria for evaluating TOD related elements in early project delivery
- Explored concepts for alternative delivery, integrated development and parking strategies

## Projects

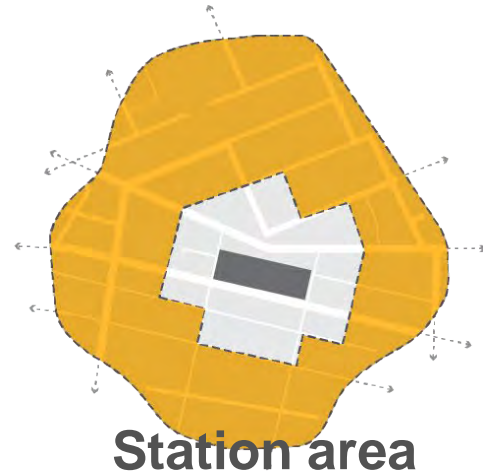
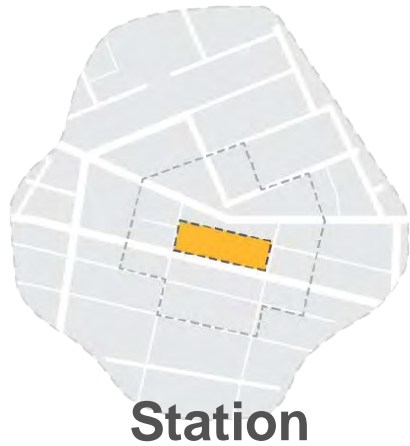
- Lead urban design and station area planning efforts for WSBLE, TDLE, BRT and other capital projects
- Launched station co-planning work on LRT projects entering Phase 2
- Led master planning efforts for several BRT station areas, resulting in optimized site plans



# The Goal: Stations Serving Communities



# Partnership focus



**Cities**

# Land Use Planning Approaches – Part 1

<i>Approach</i>	<i>Description</i>	<i>Timing</i>
<b>Development propensity and alternatives screening</b>	Evaluates propensity of different alignments and station locations to support TOD	Alternatives Development
<b>Future Land Use and TOD Analysis</b>	Analyzes potential for joint development and TOD on specific parcels identified as potential acquisition needs for project	Early in Environmental

# Land Use Planning Approaches – Part 2

<i>Approach</i>	<i>Description</i>	<i>Timing</i>
<b>Station Context Framework</b>	Establishes a framework for physical development of station and immediate context	Throughout Environmental
<b>Joint Development Master Planning</b>	Develops a specific plan for physical development of transit facilities with other development	Late Environmental into Final Design

# Development Propensity

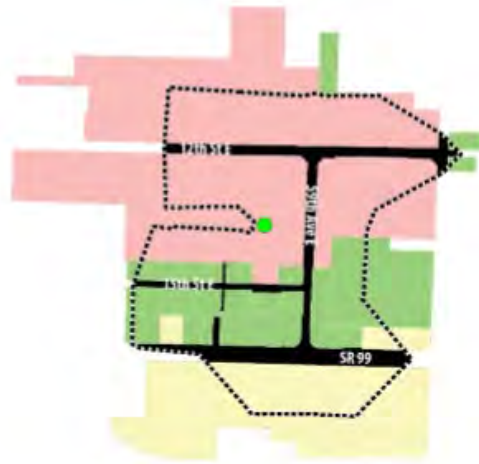


EXHIBIT 3-12. FIFE 3 LAND USE CLASSIFICATIONS



EXHIBIT 3-13. FIFE 4 LAND USE CLASSIFICATIONS

- Station
- 1/4-Mile Walkshed
- Undevelopable Land
- Tribal Land
- Lower Likelihood of Redevelopment
- Greater Likelihood to Develop



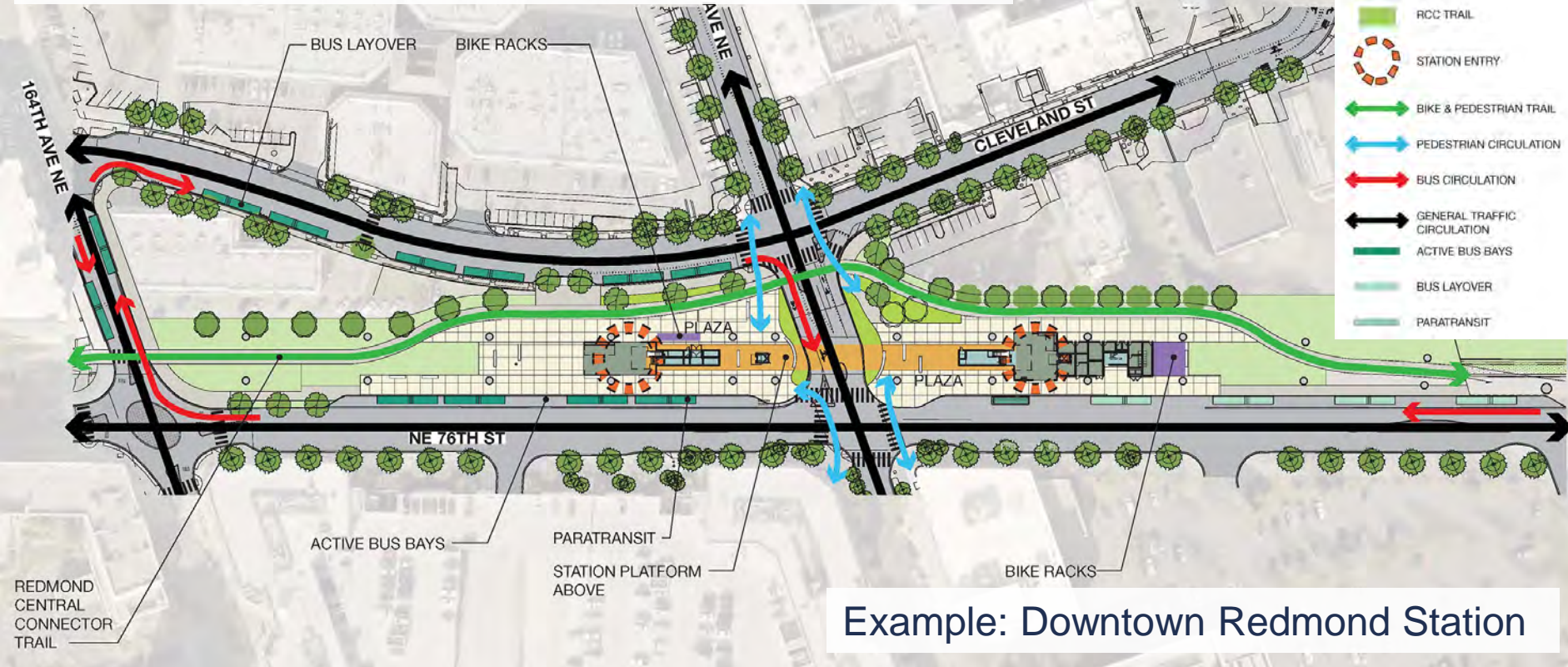
**Example:** Fife Station Area Development Propensity

# Future Land Use and TOD Analysis

## Example: Kingsgate TOD Study

	SCENARIO 1a	SCENARIO 1b	SCENARIO 2a	SCENARIO 2b	SCENARIO 3
FEASIBILITY SCENARIOS					
RESIDENTIAL	<b>Affordable</b> 150 units, 6 floors  <b>Market Rate</b> 170 units, 5 floors	<b>Affordable</b> 170 units, 6 floors	<b>Affordable</b> 150 units, 6 floors  <b>Market Rate</b> 160 units, 6 floors	<b>Affordable</b> 140 units, 6 floors  <b>Market Rate</b> 150 units, 6 floors	<b>Affordable</b> 300 units, 6 floors  <b>Market Rate</b> 300 units, 6 floors
COMMERCIAL		<b>Hotel</b> 190 rooms, 6 floors	<b>Office</b> 250,000 sq ft, 6 floors	<b>Office</b> 220,000 sq ft, 6 floors	
PARK-AND-RIDE STALLS	<b>Garage</b> 600 stalls, 5 floors*  <b>Surface</b> 302 stalls**	<b>Garage</b> 600 stalls, 5 floors*  <b>Surface</b> 302 stalls**	<b>Garage</b> 600 stalls, 5 floors* 302 stalls, 5 floors***	<b>Garage</b> 600 stalls, 5 floors* 302 stalls, 5 floors***	<b>Garage</b> 600 stalls, 5 floors* 302 stalls, 5 floors***

# Station Context Framework



Example: Downtown Redmond Station

# Station Context Framework

## Purpose

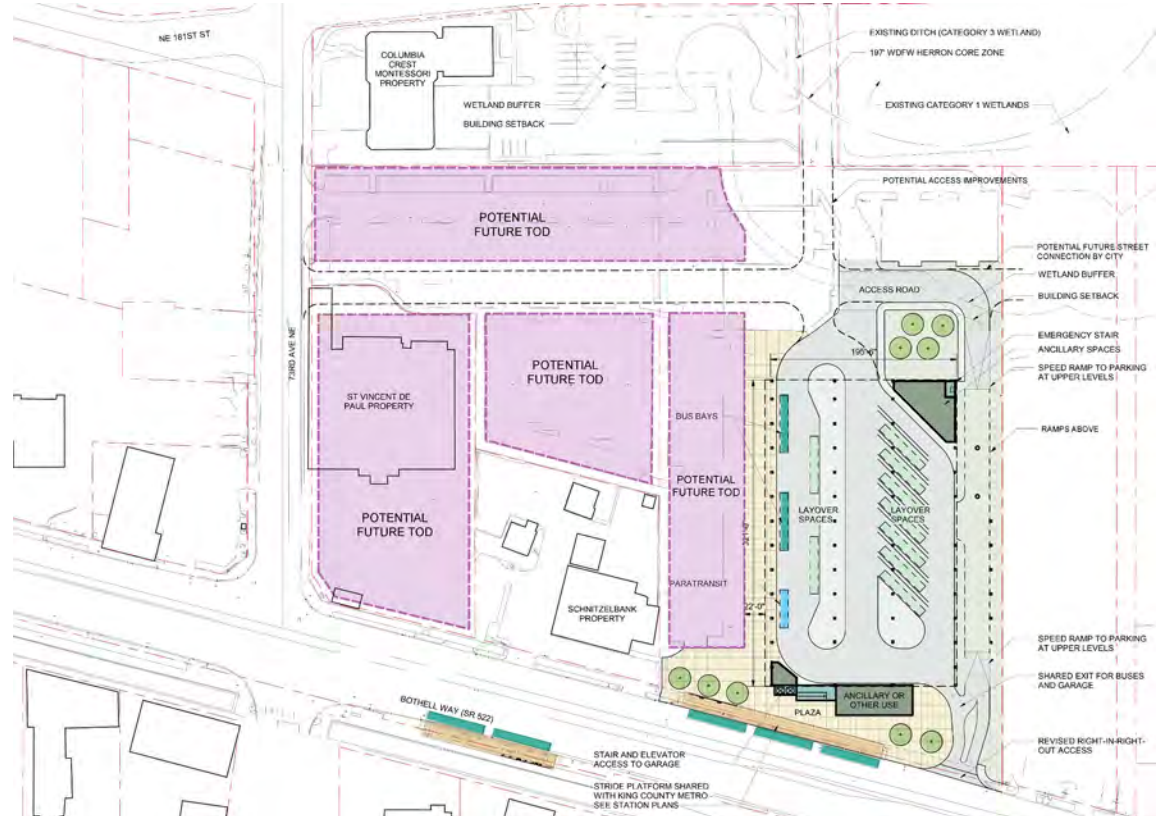
- ✓ Identify and resolve design issues earlier through collaboration with communities
- ✓ Clarify zones of responsibility between agencies for station area investments
- ✓ Contribute to streamlined permitting and project delivery





# Joint Development Master Planning

## Example: Kenmore Park & Ride



# 2020 Look-Ahead

## Program

- Complete station context planning program guidelines
- Develop alternative delivery strategies for joint development of parking facilities and retail in transit stations

## Projects

- Complete first phase of co-planning and station context frameworks on Link projects, including identification of joint development opportunities
- Transition joint development exploration and master planning activities on BRT projects into agreements
- Initiate station planning activities for Everett Link

*Development*

# 2019 development highlights

## Program

- Finalized new on-call consultant support services contract
- Selected LISC to develop revolving loan fund business plan
- Incorporated lessons learned into guidelines development process

## Projects

- Closed on sale of the Beacon Hill TOD site
- Issued an RFP for the OMF East TOD site with affordable housing resources from City of Bellevue, King County, and ARCH
- Completed equitable engagement for Rainier Valley Home Ownership project

# *Development Guidelines*

## *Guidelines, processes, and tools*

- Guidelines development continues, which includes transaction requirements, process documentation, project management tools, etc.
- Feedback from current/past projects is informing work
- The agency will engage external stakeholders prior to finalizing documents
- Communications tools refreshed in 2019
- Strategic plan to implement Equitable TOD Policy with the property portfolio to commence in 2020

# Development Guidelines

## Areas of focus

- Identification of surplus property/joint development opportunities
- Development strategy process
- Equitable engagement for TOD
- Partnering process
- Transaction requirements
- Design review
- Construction oversight
- Outcomes and reporting



# Equitable Engagement Principles

- Commit to equitable, inclusive, accessible and transparent engagement.
- Foster relationships with local and regional stakeholders, including but not limited to, jurisdictions, community organizations, property owners, partners, local communities and the public.
- Complement locally adopted plans and policies with equitable engagement that shapes community vision for agency-owned property.



# *Equitable Engagement Principles (cont.)*

- Appropriately resource engagement efforts to be equitable in opportunity and access, including addressing factors that may otherwise prevent participation.
- Strive to identify, be inclusive of and empower underrepresented and vulnerable communities.
- Ensure equitable engagement with communities of color, immigrants, refugees, and low-income populations by utilizing a variety of strategies, technology, processes and tools.





# *Equitable Engagement Principles (cont.)*

- Strive to identify and pursue creative development delivery strategies that minimize displacement of existing individuals and businesses, consider community and mission-based development, build local wealth and support existing populations, and incorporate locally identified community needs that may include space for small businesses, childcare and healthcare services, and cultural and community institutions.

# 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

# Revolving Loan Fund

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# Revolving Loan Fund

## Program development status

### Completed

- **Coordinated** with affordable housing stakeholders and funders  
**Confirmed** ST goals and program development process
- **Selected** LISC as business partner to develop business plan
- **Contributed** first required installment to fund account

### Current

- **Developing** business plan
- **Engaging** affordable housing developers, housing authorities, and funders to inform plan development

# *Revolving Loan Fund*

## *Program development status*

### Future

- **Review** of the business plan with Board
- **Approval** of business plan and management contract by Board
- **Launch** the revolving loan fund

# Implementation process



## Define

- › Review context
- › Evaluate potential
- › Engage community
- › Define goals



## Partner

- › Align resources
- › Select partner
- › Negotiate terms
- › Seek FTA approval



## Realize

- › Design, finance, permit TOD\*
- › Construct TOD\*
- › Monitor project

\*Developer completed

# 2020 Development Look Ahead

**550+ housing units currently under construction**



**Capitol Hill Sites A-C**

**428**  
units

**41%**  
affordable

**2020**  
opens



**Beacon Hill TOD**

**139**  
units

**20%**  
affordable

**2021**  
opens



# 2020 Development Look Ahead

**700+ affordable housing units preparing for construction**



## Roosevelt Central

**250+**  
units

**100%**  
affordable

**2022**  
opens



## First Hill

**360+**  
units

**100%**  
affordable

**2022**  
opens



## Capitol Hill Atlas Site

**100+**  
units

**100%**  
affordable

**2023**  
opens

# 2020 Development Look Ahead

## Identifying development partners for TOD sites



**Rainier Valley Homes**  
Negotiating with city



**OMF East TOD**  
RFP open now

# ***2020 Development Look Ahead***

## ***Preparing to find partners for TOD sites***

- Angle Lake TOD Sites in SeaTac
- Surrey Downs single family sites in Bellevue
- Mount Baker East Portal site in Seattle

## ***Completing pre-development activities for TOD sites***

- Federal Way Transit Center in Federal Way
- Kent/Des Moines Station in Kent
- Overlake Village in Redmond
- U District TOD site in Seattle, and more...

*Thank you.*



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