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
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

**Station**

**Station context**

**Station area**

**Cities**
# Land Use Planning Approaches – Part 1

<table>
<thead>
<tr>
<th>Approach</th>
<th>Description</th>
<th>Timing</th>
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<tbody>
<tr>
<td>Development propensity and alternatives screening</td>
<td>Evaluates propensity of different alignments and station locations to support TOD</td>
<td>Alternatives Development</td>
</tr>
<tr>
<td>Future Land Use and TOD Analysis</td>
<td>Analyzes potential for joint development and TOD on specific parcels identified as potential acquisition needs for project</td>
<td>Early in Environmental</td>
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## Land Use Planning Approaches – Part 2

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

Example: Fife Station Area Development Propensity
Future Land Use and TOD Analysis

Example: Kingsgate TOD Study
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 planning program guidelines
• Develop alternative delivery strategies for joint development of parking facilities and retail in transit stations

Projects
• Complete first phase of station context frameworks and co-planning on Link projects
• Transition master planning and RFI 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
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
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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