SOUND TRANSIT

MOTION NO. M99-60

A motion of the Board of the Central Puget Sound Regional Transit Authority to adopt Transit Oriented Development evaluation criteria to be used in the process of identifying and/or evaluating proposed development opportunities around Sound Transit facilities.

Background:

In September 1997, the Board established the Transit Oriented Development (TOD) Task Force. Its mission was to develop a set of policies to address development issues associated with the construction of Sound Transit facilities. The culmination of the Task Force work resulted in the adoption of Motion No. M98-25 outlining a set of general policies that allows for the use of Sound Transit resources to encourage development on and around Sound Transit station areas, transit centers, and park-and-rides. In addition, this motion also recommended the creation of a permanent committee to review development proposals and other real estate issues.

In May 1999, the Real Estate and Transit Oriented Development subcommittee began meeting. Its first business was to develop a method of evaluating potential development projects that could be either solicited or proposed on/or surrounding Sound Transit facilities. This evaluation criteria, based upon the policies already adopted, would lead to identifying various roles Sound Transit could play in providing resources towards potential developments.

Motion:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the following process and criteria be used during the development of Sound Transit facilities related to each mode of transit service. This process, summarized in Attachment A, includes the following components:

A. **Policy Review** – Review the adopted policies to determine what types of options might be appropriate for site consideration. Policy review components include:
   - Preserve TOD development opportunities
   - Promote TOD on surplus properties
   - Preserve options to address Local Plans
   - Assist others pursuing TOD programs
   - Address legal issues that prevent the development of transit supportive projects
   - Develop incentive programs.

B. **Existing Influences**
   In order to meet the policy goals above, staff evaluates how to balance the project needs outlined in Sound Move with the benefits of extending project resources to achieve TOD goals. Some of those influences include:
   - Project objectives, timelines, and budgets
   - Agency resources and obligations

- Existing Memorandums of Understanding (MOUs) between Sound Transit and other jurisdictions
- Research on appropriate types of development and costs
- Other TOD or economic development programs that might be available

C. Evaluation Criteria

The following criteria is divided into two components. The first should be used to identify what types of projects would be appropriate for the facility being constructed. The second set will help evaluate development proposals once identified. It is important to note that not all the criteria needs to be met in order to proceed with a development project. The criteria should help staff identify viable Sound Transit roles that could be pursued and help inform the Board of what opportunities may exist.

1. **Primary Criteria.** This criteria is used to assess the potential development opportunities for a given project area. Very close attention is paid at this point to determine the surrounding land uses, space necessary for the facility, and design requirements of the project and the potential to pursue development opportunities within the project's objectives, timelines, and budget. It can be determined at this point to revise the project objectives, timelines, and/or budget if an opportunity appears to have a greater transit benefit. A development may or may not be identified at this stage.
   - The potential development must be supported by Growth Management Act goals as articulated in local comprehensive plans.
   - The potential development must be supported with a market and financial feasibility study.
   - The potential development must increase the effectiveness of the transit system and increase transit ridership.
   - The potential development must represent the highest and best transit use versus highest and best market use.
   - The potential development must be consistent with Sound Transit's project development, timing, and budget.
   - The potential development must demonstrate a physical and functional link with the transit system.

2. **Secondary Criteria.** The secondary criteria is used to evaluate an actual development proposal and/or would be used to develop what essential elements are necessary for Sound Transit to consider involvement in a development proposal.
   - The proposed development identifies joint public or private development partnerships.
   - The proposed development has an ownership and a real estate development and management plan.
   - The proposed development generates revenues to offset costs of construction and/or operation of the transit investment.
   - The proposed development incorporates Sound Transit's relocation and neighborhood mitigation objectives.
   - The proposed development's infrastructure needs are programmed or existing.

- The proposed development preserves future TOD opportunities through site planning and design.
- The proposed development reflects the values of the community and encourages community participation.
- The proposed development's design is pedestrian, bicycle, and transit friendly.

D. Roles

The final step of this evaluation is to determine the possible roles Sound Transit can play given the results of the evaluation above. There are many ways that Sound Transit can be involved, some more intensive than others and require different levels of financial participation. Some potential roles could include but are not limited to:

- Acquisition/assemblage of property
- Property ownership
- Partnerships
- Sale/Leaseback of properties
- Technical support
- Financial support
- Community involvement

Approved by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof on the 23rd day of September, 1999.

Paul E. Miller
Board Chair

ATTEST:

Marcia Walker
Marcia Walker
Board Administrator

ATTACHMENT A
Motion No. M99-60

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