

A low-angle shot of a white and blue Sound Transit train. The train has a teal and blue wave-like graphic on its side. The windows are dark, and the train is positioned under a glass and steel station canopy. The text "TOD Work Program" is overlaid in white on a dark grey horizontal band.

TOD Work Program

February 17, 2017

The Sound Transit logo, consisting of a stylized white 'S' and 'T' symbol followed by the words "SOUNDTRANSIT" in a bold, white, sans-serif font, is displayed on the blue side of the train.

SOUNDTRANSIT

2017 Work Program: Emphasis on TOD

- ST3 Passed with **big plans for TOD** ... Now we **get to work**
- RCW has new requirements regarding affordable housing
- ST3 Plan also has requirements, including a timeline for Board to update policy/procedures, and articulate equitable TOD strategy
- **Today's briefing reviews:**
 - **Proposed process** for applying & implementing new requirements
 - **Work plan w/ Multiple projects** to inform Board choices during 2017/2018

Key considerations for the Board

- Suitability for housing
- Protocol for determining method of offering
- Valuing property
- Reimbursement of federal interest
- Best method to administer Sound Transit's regional revolving loan fund for affordable housing

Proposed Next Steps:

- TOD Workshop with Board in spring
 - Discussion of new requirements
 - Staff develop tools to help address questions
 - Identification of Board priorities
- Continued refinement of priorities during 2017 work plan:
 - Apply priorities in context of 2017 projects
 - Updates to Board throughout TOD process
- Build staff capacity within TOD program
- Leverage relationships with external and internal stakeholders

Potential Strategies:

Develop a flexible framework

- No property transactions are the same:
 - Varying market conditions, federal funding levels, physical attributes, land use/zoning requirements
- Establish criteria/checklist to inform “suitable for housing” and method of offering
- Establish methods for valuing property
 - Best practices
 - Delineate federal and local shares
 - Discounting
- Sound Transit administer regional revolving loan fund for affordable housing

Project Development:
*Assessing & Defining
TOD Opportunities*



**Construction and
Redevelopment:**
TOD Offering

Board
approves
Project
Contract

Draft EIS
released: Board
directs analysis
of alternatives

Final EIS issued:
Board selects
preferred
alternative

Record of
Decision

Board approves property
surplus and authorizes
selection of developer

Board
approves of
property
transaction

TOD Overview

Phase	What We Do
Assessing TOD Opportunities	<ul style="list-style-type: none"> • Provide technical support to project teams and jurisdictions • Assess TOD potential in possible station areas • Identify development partnerships • Evaluation element through project scoping and through project planning
Defining TOD Opportunities	<ul style="list-style-type: none"> • Provide TOD guidance during station design • Define development opportunities on land to be acquired for construction where feasible • Develop framework for partnerships, strategies
TOD Offering	<ul style="list-style-type: none"> • Lead TOD-specific community engagement process • Develop solicitation document • Offer properties • Evaluate proposals • Negotiate transactions

2017 Project Activity

Assessing TOD Opportunities

- West Seattle to Downtown
- Ballard to Downtown
- I-405 BRT
- SR 522 BRT
- Federal Way to Tacoma

Defining TOD Opportunities

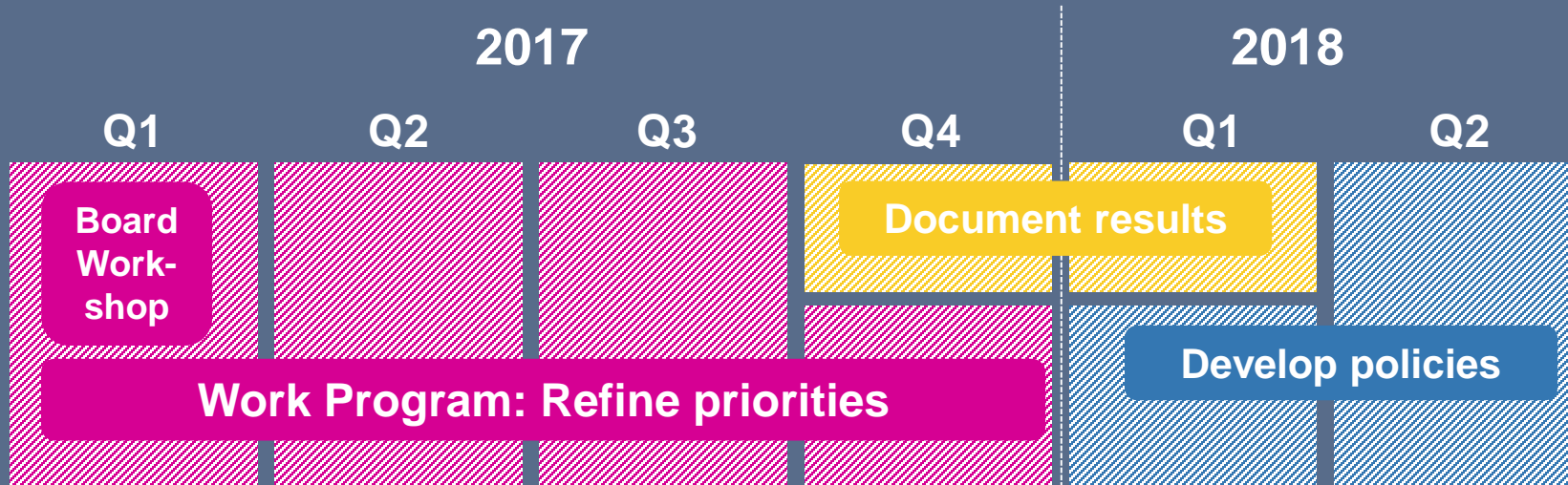
- Downtown Redmond
- Southeast Redmond
- Redmond Tech Center
- Overlake Village
- OMF East
- Lynnwood Transit Center
- Mountlake Terrace
- Shoreline/185th St NE
- Kent-Des Moines
- Federal Way Transit Center
- 130th: Coordination with City of Bellevue

TOD Offering

- Roosevelt
- Capitol Hill – Site D
- First Hill
- Columbia City parcels
- Angle Lake
- Airport Kiss & Ride

Where implementation of new affordable housing requirements need to be considered

Program Schedule: Path to update policies



The image features a close-up of a white and blue Sound Transit train with stylized wave graphics. A dark horizontal band is overlaid across the middle, containing the Sound Transit logo (a stylized 'S' and 'T' in a square) and the text 'SOUNDTRANSIT' in a bold, sans-serif font. Below the main name, the slogan 'RIDE THE WAVE' is written in a smaller, all-caps, sans-serif font. The background shows the train's windows and the blue and white wave patterns.

SOUNDTRANSIT
RIDE THE WAVE