



 **SOUNDTRANSIT**

**Sound Transit Board of Directors
Draft Equitable Transit Oriented Development Policy Preview**

March 22, 2018

ST TOD Program Status

- + Expanded Staff Capacity & Organizing for ST3
- + Board Approved 3 Projects to Progress into Negotiations
 1. First Hill
 2. Roosevelt
 3. Capitol Hill Site D
- + Other Pipeline Projects: Angle Lake, Columbia City, Redmond Technology Center & OMFE
- + Unsolicited Proposal: Beacon Hill
- + Draft Policy Outreach
- + Spring 2018: Break Ground on Capitol Hill Main Sites

Why Update?

RCW
81.112.350
80/80/80



Policy Update Timeline

Q2 2017

Kick-Off

- Held Board workshop
- Identified draft guiding principles
- Established Policy workplan
- 2017 transactions initiated

Q3 2017

Learn and Assess

- Transactions continue
- Gap/needs analysis of existing policy
- Industry scan of peer policies
- External collaboration

Q4 2017

Define

- Summarize lessons learned from transactions
- Policy priorities confirmed
- Develop outline

Q1 2018

Implement

- Draft policy
- Outreach to stakeholders
- Final draft presented for Board action

Policy Update Scope

What it is: A legislative decision adopted by the Board to implement the Agency's voter and legislative mandates

What it does: Provides direction to staff in implementation of the Agency's TOD work program while affording flexibility in project delivery

What's next: a how-to guide for implementation focusing on process & procedures

Draft Updated Policy Priorities

- Affordable Housing Development
- Engagement
- Fiscal Responsibility
- Flexibility
- Integrated Project Delivery

Changes to Existing Policy

- Update with ST3 & statute direction
- Remove process and procedures (to be developed subsequently)
- Reorganize content
- Focus on goals, strategies, and components

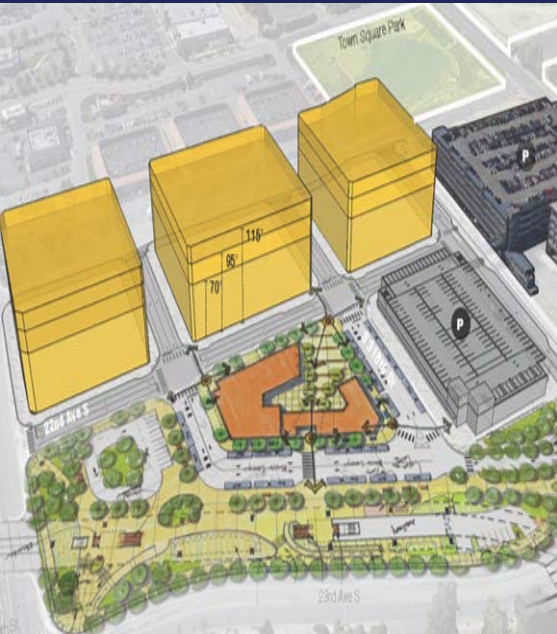
TOD Policy Goals

- 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.

TOD Policy Strategies

- Integrated project development
- Engagement
- Fiscal responsibility
- Agency and Community TOD
- Partnerships
- Property acquisition
- Property disposition

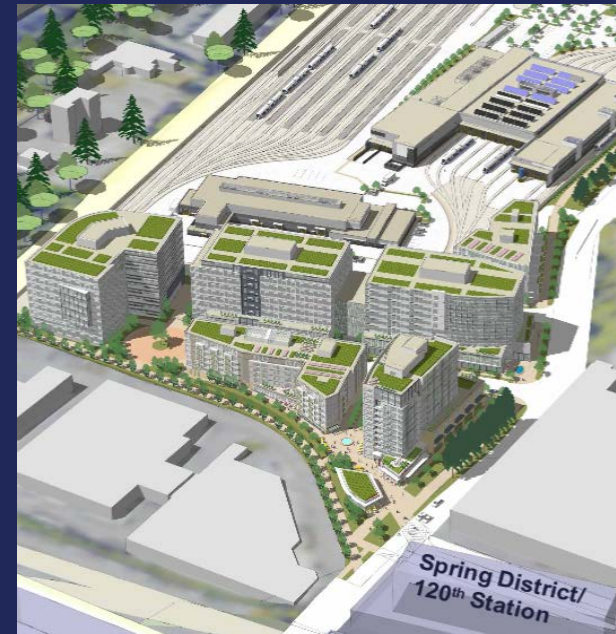
Policy Deliverables



1. TOD as core value in project delivery



2. Affordable Housing priority & emphasis on partnerships



3. Joint or Co-development opportunities

TOD Policy Outreach

- Transit Access Advocates & Stakeholders
- Regional Jurisdictions
- Non-Profit Housing Developers & Housing Funders

Outreach Feedback – Common Themes

- Policy is step in the right direction; consider adding more detail around statute
- Consider strengthening collaboration with local jurisdictions and language supporting local comp planning
- Ensure a common thread of equitable regional TOD strategy ties through entire document
- Desire to see more emphasis on accountability in policy and in how the process and procedures will come together
- Request to see a stronger commitment to discounting property, or transferring property at no cost, for affordable housing

Potential Policy Refinements

- Elaborate on reporting and demonstrate a clear path for establishing metrics
- Ensure clear definition of Equitable TOD
- Increase emphasis on the role of local jurisdiction and context of local comp plans
- Other Direction

TOD Policy Process Timeline

