



 **SOUNDTRANSIT**

**Sound Transit Board of Directors Executive Committee
Draft Equitable Transit Oriented Development Policy**

April 5, 2018

Policy Update Overview

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

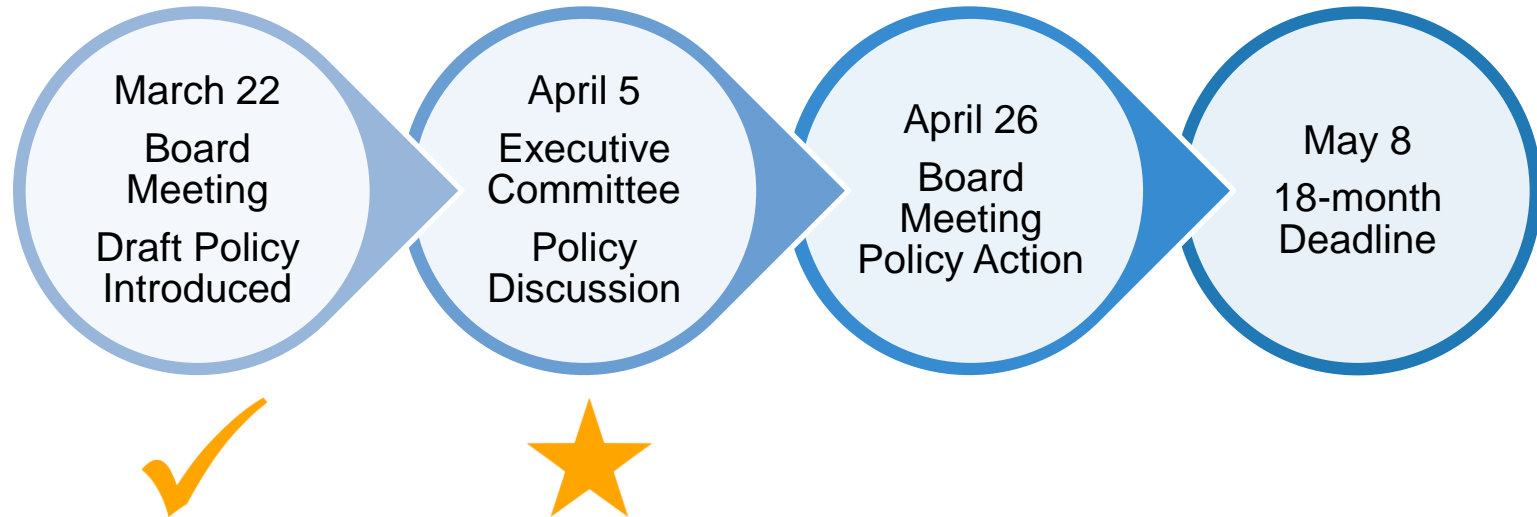
- Summarize lessons learned from transactions
- Policy priorities confirmed
- Develop outline

Q1 2018

Implement

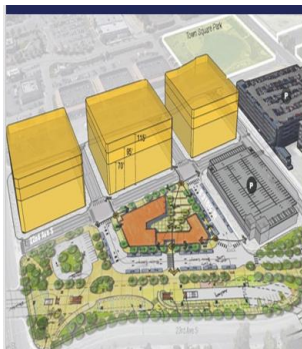
- Draft policy
- Outreach to stakeholders
- Final draft presented for Board action

TOD Policy Process Timeline



March 22nd Recap

- Previewed draft Equitable TOD Policy:
 - Goals + Strategies + Approaches =



1. TOD embedded within project delivery



2. Affordable Housing priority & emphasis on partnerships



3. Joint or Co-development opportunities

- Reviewed comments received on the draft policy
- Received Board direction to update draft policy

Proposed Staff Revision

Direction from Sound Transit Board of Directors

Reflects comments and feedback from:

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

Proposed Staff Revision: Scope

The regional equitable TOD strategy includes:

- Integration of equitable TOD in project delivery
- Emphasis on partnerships and collaboration
- Commitment to inclusive and transparent engagement

Proposed Staff Revision: Scope

Defines Equitable TOD as:

- The processes to plan, develop and implement TOD are inclusive and reflective of the local community, with the goal of a shared station area vision between the agency, community and local jurisdiction.
- TOD outcomes benefit and support existing low-income communities and residents of color.
- Station areas include housing options for families of many sizes and various income levels, provide social and economic opportunity for current and future residents, and increase access to regional employment, health and educational centers.

Proposed Staff Revision: Strategies

- Added strategy: Housing Options
- Minor clarification to roles in Agency and Community TOD
- Elaborated on Engagement

Proposed Staff Revision: External Engagement Approach

- Commitment to inclusive engagement
- Focus on outcomes
- Resources and tools
- Local jurisdiction coordination

Proposed Staff Revision: Integrated Project Delivery Approach

- Elaborated on early decision making and planning focus
- Strengthened displacement strategy commitment
- Clarified sustainability measures
- Commitment to avoiding remnant parcel creation

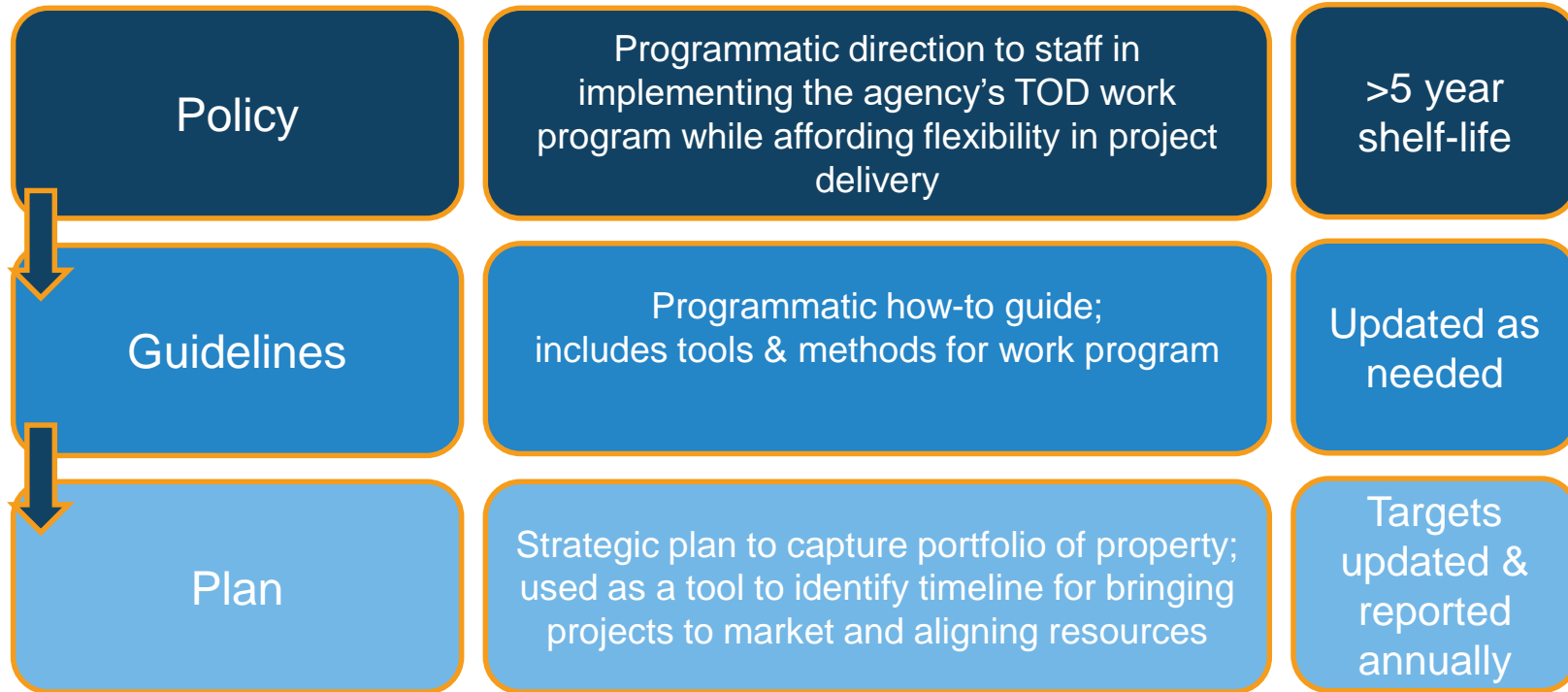
Proposed Staff Revision: Equitable TOD Implementation Approach

- Refined revenue approach
- Elaborated on discounting property
- Added context for value capture
- Elaborated on exploration of creative development opportunities
- Added consideration of a proposer's responsiveness to the community context
- Expanded TOD criteria to include community priorities

Proposed Staff Revision: Reporting and Accountability Approach

- Added detail on guidelines/process & procedures
- Added detail on equitable TOD plan
- Added reporting requirements

Reporting and Accountability Detail



TOD Policy Process Timeline

