

Annual TOD Report

Executive Committee

2/3/2022

Why we are here

- Provide an annual update on the performance of the TOD program
- Share the program implementation approach stemming from the Equitable TOD Policy

What is Transit-Oriented Development?

Higher densities and compact form

High capacity transit

Reduced automobile parking

Pedestrian and cyclist friendly

Mix of uses to meet daily needs

Where are TOD opportunities?

OPERATIONS FOOTPRINT

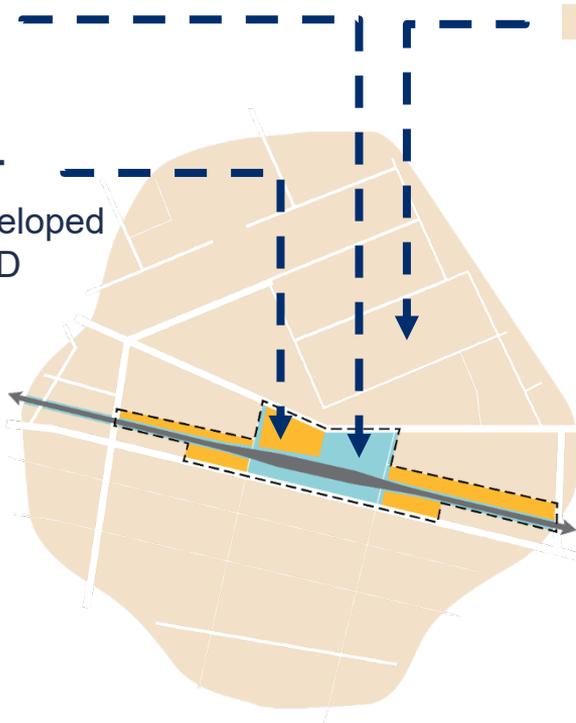
Permanent transit uses and potential joint development

CONSTRUCTION FOOTPRINT

Construction staging may be redeveloped after transit purpose as Agency TOD

COMMUNITY TOD

Area within comfortable walking distance to station (10-15 minutes)



Agency TOD Example:
Artspace Mount Baker Lofts



Photo: Artspace

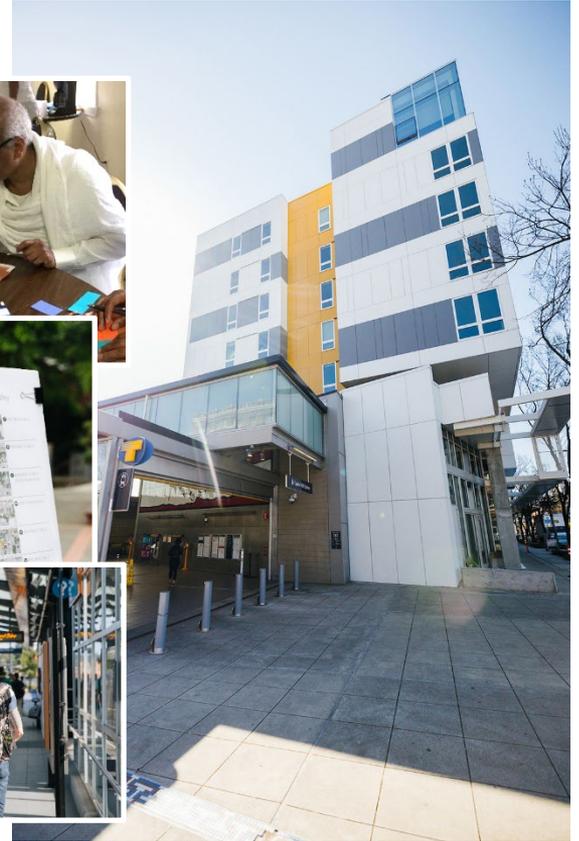
Community TOD Example:
Mercy Housing Gardner House



Equitable TOD Policy (2018)

Goals:

- Increase ridership
- Support growth plans
- Engage communities
- Integrate TOD into transit planning
- Create housing, especially affordable housing
- Encourage safe and easy access to transit



Statute direction on surplus property

80

**≥80% of property
suitable for housing
must be first offered
for affordable housing
creation**

80

**≥80% of created units
must be affordable**

80

**Units must serve
those earning ≤80% of
area median income**

Compliance with RCW 81.112.350

94%

≥80%
REQUIRED

% of property suitable for housing offered to Qualified Entities (QE)

100%

≥80%
REQUIRED

% of units on property transferred to QEs for affordable housing serving households at or below 80% AMI

Development highlights



2,500

Homes built or in process



\$1.2 BILLION

Total public and private investment in projects built or in process

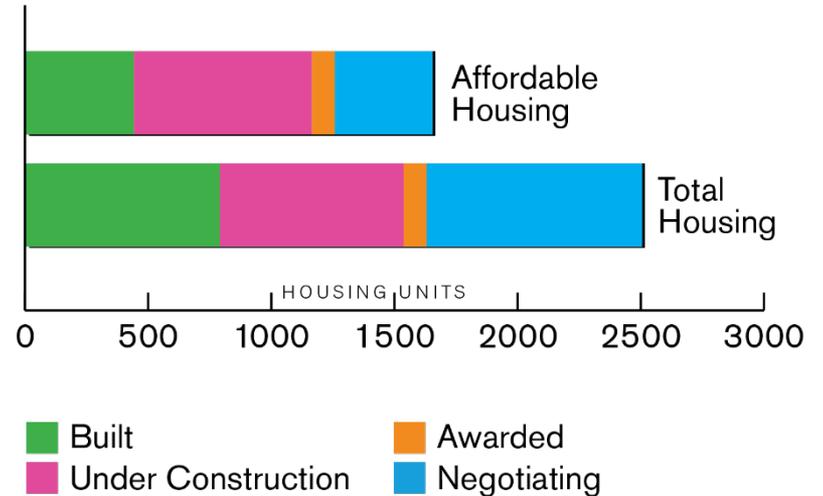


\$64 MILLION

Total revenue for transit from projects built or in process

*Exact number may change based on unit mix in final project

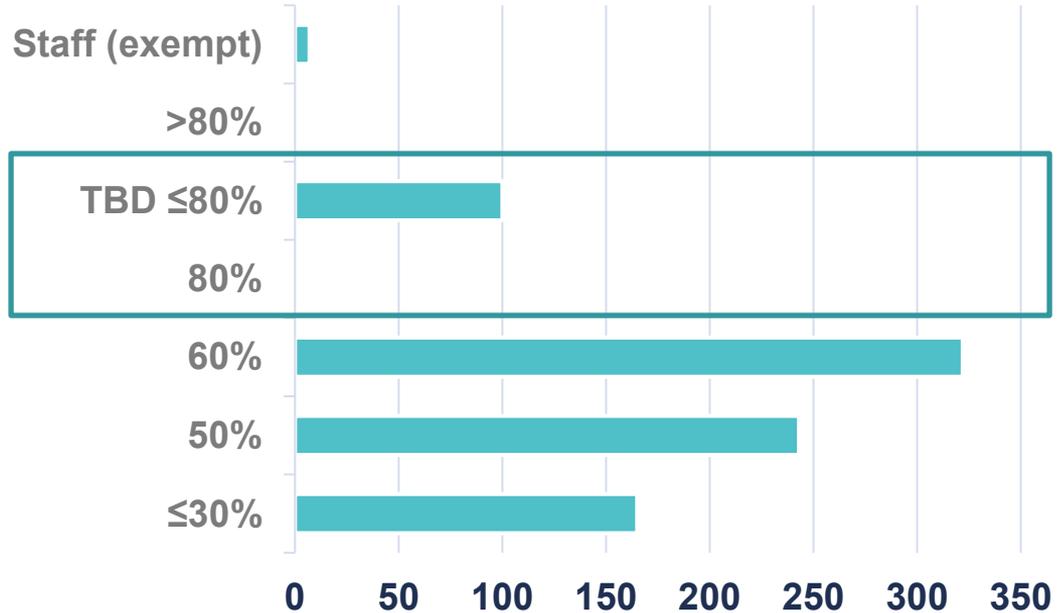
Forecasted housing units on Sound Transit property – affordable and total*



Affordable housing outcomes



Number of homes, by income level, on surplus property already transferred to **Qualified Entities** for affordable housing



Major phases of TOD at Sound Transit



**Station
Planning**



**Explore
Opportunities**



**TOD
Implementation**

***Implementing Agency TOD
projects across portfolio***

2021 portfolio highlights



Final buildings of Capitol Hill TOD opened, including the plaza that is home to the farmers market and the AIDS Memorial Pathway
Primary partners: Edlen & Co, BentallGreenOak, Community Roots Housing

2021 portfolio highlights (cont.)



Pride Place started construction in fall 2021 on 118 affordable housing units supporting LGBTQ+ seniors

Primary partners: Community Roots Housing, GenPride, Seattle Central College

2021 portfolio highlights (cont.)



Over 730 affordable housing units currently under construction in Roosevelt (left), First Hill (right), and Capitol Hill

Primary partners: Roosevelt-Bellwether Housing & Mercy Housing;
First Hill-Bellwether Housing & Plymouth Housing

2021 portfolio highlights (cont.)



Colina Apartments opened 139 new apartments and storefront space adjacent Beacon Hill Station

Primary partners: Pacific Housing NW

2021 portfolio highlights (cont.)



Completed the property transfer to City of Seattle for affordable homeownership partnership, which included 10 sites in Rainier Valley
Primary partners: City of Seattle

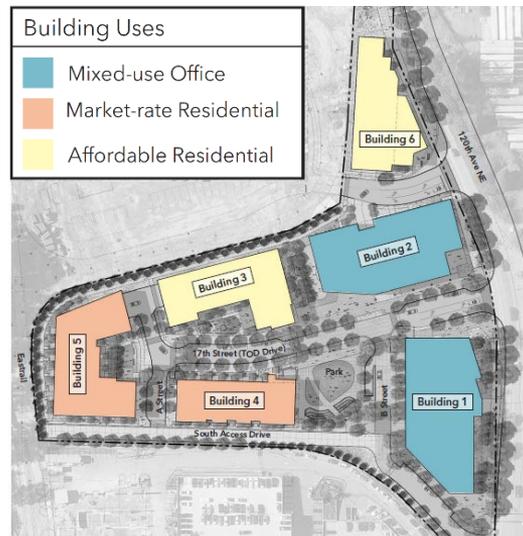
2021 portfolio highlights (cont.)



Advanced the Youth Achievement Center through work with King County, community organizations, and the federal government

Primary partners: Africatown Community Land Trust, Community Passageways, Creative Justice, King County, FTA

2021 portfolio highlights (cont.)



Key business terms finalized for mixed-use, mixed-income OMF East TOD at Spring District/120th Station

Primary partners: BRIDGE Housing, Essex Property Trust, Touchstone, City of Bellevue

2021 portfolio highlights (cont.)



Selected projects at Angle Lake Station TOD sites for negotiations, including affordable housing (left) and market-rate housing (right).

Primary partners: Mercy Housing NW, South 200th Street Station, LLC

Significant TOD opportunity in next five years as new transit lines open

- Construction staging sites will be available for TOD construction around time of transit project completion
- 5 rail projects opening in 2022-2024
- Planning TOD projects in Redmond, Lynnwood, Federal Way, Kent, Seattle



Sound Transit is currently planning TOD adjacent the Overlake Village Station in Redmond.

Major projects in near-term pipeline

Station	City	TOD site size	# Buildings
U District Station	Seattle	0.5 acres	1
Kent-Des Moines Station	Kent	4 acres	4 – 5
Overlake Village Station	Redmond	1.8 acres	2
Lynnwood City Center	Lynnwood	1.5 acres	1 – 2
Federal Way Transit Center	Federal Way	6 acres	4 – 5
SE Redmond	Redmond	2.7 acres	2

Applying policy to individual projects

- Inform goals through community, jurisdictional, and stakeholder engagement
- Assume an affordable housing outcome at each station with TOD property
- Assume mixed-use, mixed-income outcome on large multi-building sites
- Maximize property revenue from market-rate development and minimize property costs to create affordable housing
- Partner to align funding resources



Four acres of TOD property will be available at Kent/Des Moines Station

Realizing results through partnerships

- Pairing discounted/no cost property with affordable housing funding in RFPs to developers (Seattle Office of Housing, King County, ARCH)
- \$100 million loan commitment from Amazon Housing Equity Fund to Sound Transit properties
- Two public-public property exchanges to facilitate affordable housing



Groundbreaking of Pride Place in Capitol Hill, which will bring 118 LGBTQ-affirming housing units. The project was facilitated through a Sound Transit-Seattle Central College property exchange.

Potential TOD outcomes for major projects in near-term pipeline



1,500-2,500

Additional total housing units

1,100-1,300

Additional QE-delivered
affordable housing units



Projections influenced by
assumptions on:

- **Density achieved**
- **Mix of uses**
- **Subsidy availability**
- **Jurisdictional parking requirements**
- **Open space requirements**

Planning future opportunities in ST3

- Considering the station context in transit planning to guide station design and station area planning
- Assessing TOD opportunities with different station alternatives, including air rights development
- Looking into potential for delivering TOD with park-and-ride stalls



A massing study of potential development outcomes above and next to a potential station location on the West Seattle-Ballard Link Extension.

Conclusions

- We are seeing the results of the Agency's efforts, with numerous projects recently opened or under construction
- The lessons learned from past projects are being applied to our current projects, including the focus on partnerships
- We are actively planning major TOD opportunities in another six station areas along ST2 projects

Thank you.



 [soundtransit.org](https://www.soundtransit.org)

