



 **SOUNDTRANSIT**

**King County Mobility Committee
Sound Transit - Transit Oriented Development**

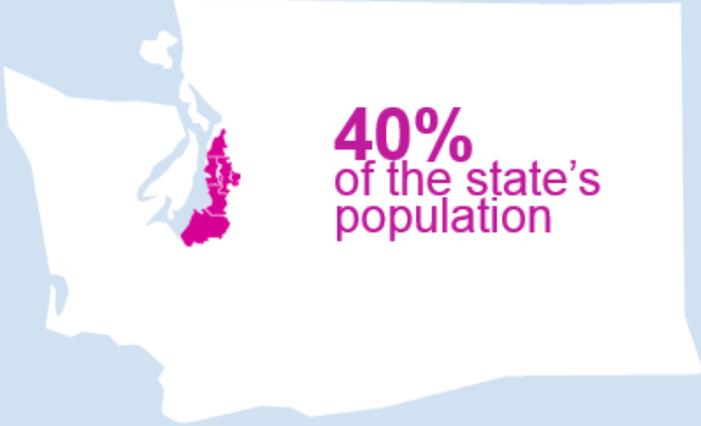
June 20, 2018

Sound Transit district

3 counties:
King | Pierce | Snohomish

51 cities

More than
3 million
residents



40%
of the state's
population

Sound Transit District

- Link Light Rail (red, orange, green, blue lines)
- Souder Rail (grey line)
- Bus Rapid Transit (BRT) (orange line)
- ST Express Bus (purple line)
- Bus (grey line)



Sound Transit TOD Program Evolution

2000-2010

First strides in TOD

First light rail segment designed & constructed; TOD projects initiated after or during project delivery

- Korean Women's Association Project in Federal Way
- Capitol Hill station planning and Urban Design Framework

2011-2014

TOD matures

2012 Board Policy developed to guide Agency's role in TOD

- Capitol Hill TOD Development Framework
- Offerings at Mount Baker (Artspace), Othello (Mercy)

2015-Present

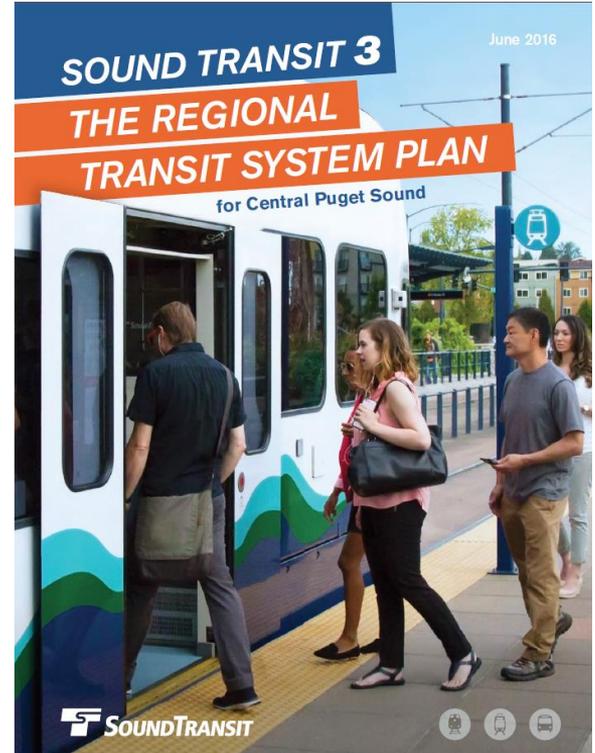
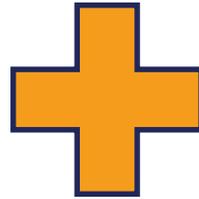
TOD's new role

New RCW language and ST3 plan create robust mandate and funding for TOD

- TOD strategies embedded in project development
- Equitable TOD Policy updated in April 2018

April 2018 Equitable TOD Policy Adopted

RCW
81.112.350
80/80/80



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.

Policy Deliverables



1. TOD as core value in project delivery



2. Affordable Housing priority & emphasis on partnerships



3. Joint or Co-development opportunities

Capitol Hill Main Sites



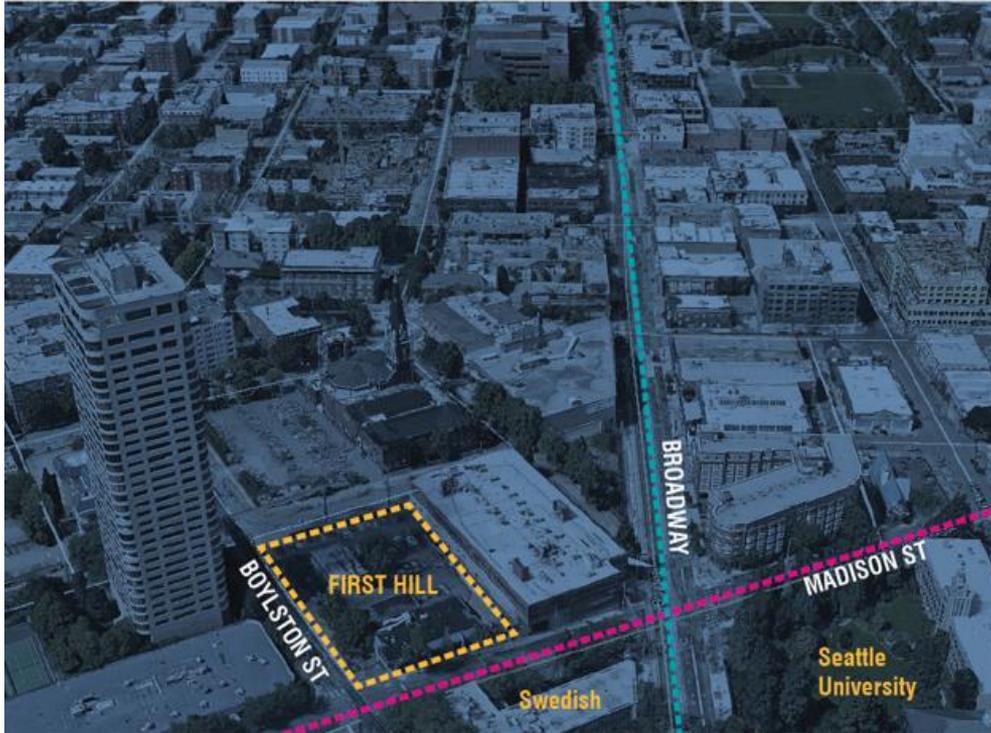
Location	Capitol Hill Station
Status	Broke ground June 19, 2018; Opens in 2020
Developer	Gerding Edlen and Capitol Hill Housing
Program	<ul style="list-style-type: none"> • 428 housing units • 42% affordable at or below 60% AMI • 30,000 square feet retail • Public plaza, daycare & community center
Site Area	2.43 acres

Roosevelt Central



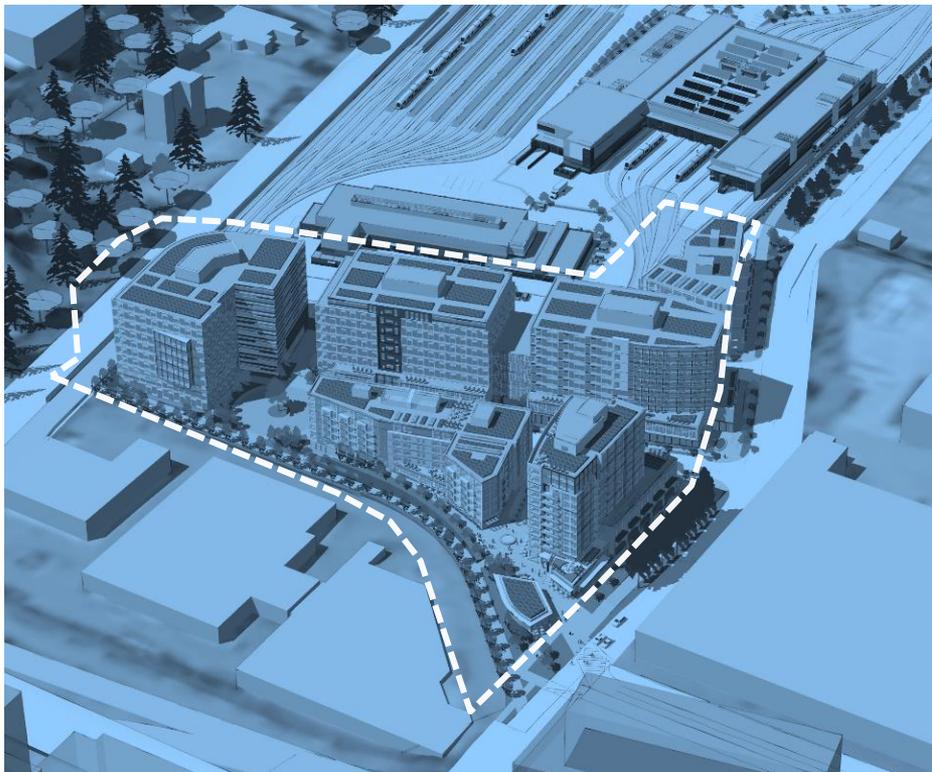
Location	Roosevelt Station
Status	Negotiating with Development team; construction starts in 2020
Developer	Bellwether Housing and Mercy Housing NW
Program	<ul style="list-style-type: none"> • +/- 245 housing units • 100% affordable at or below 60% AMI • Street-level commercial space and daycare
Site Area	+/- 1.2 acres

First Hill



Location	Seattle's First Hill Neighborhood
Status	Negotiating with development team; construction as early as 2020
Developer	Bellwether Housing and Plymouth Housing Group
Program	<ul style="list-style-type: none"> • +/- 308 housing units in 13-story high-rise building • 100% affordable between 30-60% AMI • Active ground floor program
Site Area	+/- .48 acres

Operations Maintenance Facility: East TOD



Location	Spring District/120 th Station
Status	RFP in 2018-2019; Construction as early as 2020
Program	TBD through RFP; Approved master plan: <ul style="list-style-type: none"> • 1.1+ million SF development • 500+ housing units • 650,000+ SF of office
Site Area	+/- 6.5 acres



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RIDE THE WAVE

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