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
Why Update?

RCW 81.112.350
80/80/80
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
- Formulate policy topic areas
- 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
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
Draft Updated Policy Priorities

• Affordable Housing Development
• Engagement
• Fiscal Responsibility
• Flexibility
• Integrated Project Delivery
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 Process Timeline