“Community TOD”
Coordinate with and support planning and development activities within ½ mile of station areas.

“Agency TOD”
Engage private, public, and non-profit partners in redevelopment of surplus Agency property or joint development with transit facilities.
Developing a New Approach to TOD

1. TOD as core value in project delivery
2. Affordable Housing priority & emphasis on partnerships
3. Joint or Co-development opportunities
Enacting the New Approach to TOD

**ASSESS**
- Lead station planning process
- Assess TOD potential of alternative station locations
- Contribute to urban design vision for station area
- Identify potential future development opportunities and partnerships

**DEFINE**
- Work with project teams on station design and configuration
- Define potential future development opportunity on surplus property or through joint development
- Develop framework and strategies for future partnerships

**DEVELOP**
- Transition Agency TOD opportunities to transaction team
- Lead TOD-specific community engagement processes
- Develop and oversee procurement processes for development partner(s) on surplus properties or in joint development
- Negotiate, close, and monitor transactions

**PUBLIC INVOLVEMENT**
Enacting the New Approach to TOD

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**PUBLIC INVOLVEMENT**
The Value of Station Planning

**PLANNING**
- Alternatives development
- Early concurrence on alignments, station locations and configurations
- Final route design
- Conversations with property owners
- Federal Record of Decision
- START OF SERVICE

**DESIGN**
- Design work and guides property acquisition
- Groundbreaking
- Final route design
- Draft Environmental Impact Statement
- Board selects project to be built
- START OF SERVICE

**CONSTRUCTION**
- Final station designs
- Procure and commission station and public art
- Obtain land use and construction permits
- Full Environmental Impact Statement
- Board identifies preferred alternative
- START OF SERVICE

...and ultimately enables us to launch service and open Agency TOD projects faster
The Vision: Integrated Stations
Transit Integration

- Collaborate with peer transit agencies to align future service network and optimize transfers
- Identify transfer and integration typologies
- Align facility capital development programs
Station Access

✓ Facilitate access by all modes, with focus on walk, bike, and transit, in siting and planning stations

✓ Invest in access improvements in immediate vicinity of station

✓ Leverage third party plans and funding to enhance access infrastructure in larger travel shed
Land Use and TOD

- Evaluate development potential and propensity when considering alignments and station locations
- Optimize station footprints for good urban design and development outcomes after construction
- Partner with jurisdictions, housing funders and developers to achieve equitable and sustainable growth in station areas
Case Study: Early Station Planning

Ballard Station site and alignment alternatives
Engagement and Collaboration

- **Agency Workshops** – collaborative design sessions with city, transit agency, and other public partners
- **Community Charrettes** – collaborative design sessions with agency partners, community-based stakeholders

By the numbers: Engagement in “Assess” Phase (2018)

- I 405 and SR 522 BRT: 5
- Tacoma Dome Link: 4
- West Seattle and Ballard Link: 13
- **Total**: 22
Enacting the New Approach to TOD

**PROJECT INITIATION**
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**DEVELOP**
- Enacting the New Approach to TOD

**COMPLETE**

PUBLIC INVOLVEMENT

PUBLIC INVOLVEMENT
Defining a Work Program

Station Urban Design Framework
- Masterplan encompassing station footprint and immediately adjacent environs that guides design of the public realm, building frontage zones, street/ROW use and design, and multimodal access and circulation

Station Area Planning
- Broader subarea planning for 10 minute walkshed and beyond addressing land use and development goals, public development strategies and sites, street network, overall ROW use, multimodal access and circulation

Zoning and Project Implementation
- Specific administrative and political processes to program and implement outputs of station area planning, and deliver supporting infrastructure in station area

Coordinated work between ST and city/agency partners

Independent work led by city/agency partners
Defining Zones of Responsibility

Station footprint (ST)

Station Urban Design Framework (ST and agency partners)

Station Area Planning (Cities and agency partners)
Urban Design Framework

Content

› Bus stop and layover zones
› Drop-off zones (kiss-n-ride)
› Standard ROW cross-section and modal assignment
› Streetscape standards, including:
  • Sidewalk widths
  • Building frontages and setbacks
  • Landscaping and stormwater
› Intersection treatments
› Public space and placemaking standards
› Access and circulation movements
  • Ped and bike
  • Transit and paratransit
  • Service
  • General traffic
Case Study: Urban Design Framework

Kent-Des Moines Station Urban Design

Mixed-use development (mid-rise)
- ~100,000 GSF office or educational
  - up to ~50,000 GSF retail
  - ~200 housing units
  - ~80 stall 1-story garage in podium

Mixed-use development (mid-rise)
- Up to ~120,000 GSF commercial space (office/retail)
- ~200 housing units
- ~80 stall 1-story garage in podium
Enacting the New Approach to TOD

**PROJECT COMPLETE**

**PUBLIC INVOLVEMENT**

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**DEVELOP**
Case Study: Roosevelt TOD

Timeline
- 2010-2016 station area planning and final design
- 2016-2017 community engagement and RFP
- 2017-2019 negotiations

Status
In permitting; construction begins in 2020

Developer
Bellwether Housing and Mercy Housing NW

Program
- +/- 245 housing units
- 100% affordable at or below 60% AMI
- Street-level commercial space and daycare

Site Area
+/- 1.2 acres
Looking Ahead: ST3 Pipeline*

I-405/SR 522 BRT
- 2018: Lead station planning process
- Assess TOD potential of alternative station locations
- Contribute to urban design vision for station area

TDLE
- 2018-2020: Identify potential future development opportunities and partnerships

WSBLE
- 2018-2020: Define potential future development opportunity on surplus property or through joint development

ELE
- 2020-2022: Develop framework and strategies for future partnerships

PUBLIC INVOLVEMENT

ASSESS
DEFINING
DEVELOP

PROJECT INITIATION
ASSESS
DEFINE
DEVELOP
PROJECT COMPLETE

Transition Agency TOD opportunities to transaction team
Lead TOD-specific community engagement processes
Develop and oversee procurement processes for development partner(s) on surplus properties
Negotiate, close, and monitor transactions

2022 and later
2027 and later
2029 and later

PROJECT TIMELINES

*Timelines are conceptual and subject to change
Thank You!

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