

# ***Roosevelt Station TOD***

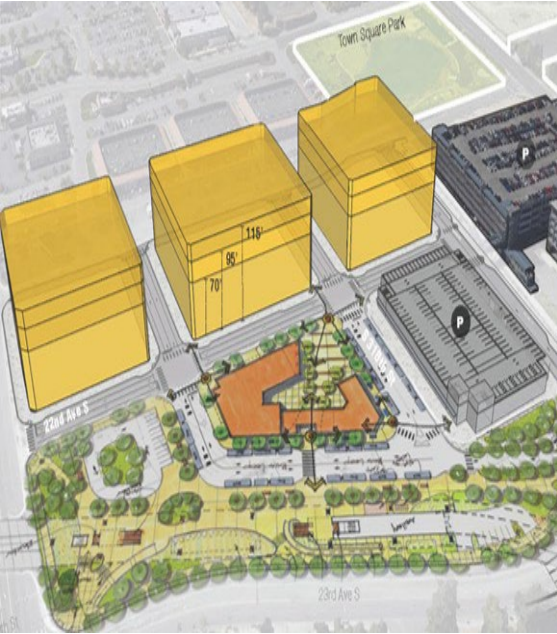
*The Cedar Crossing Project*

6/19/2020

# ***Equitable TOD Policy Goals***

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

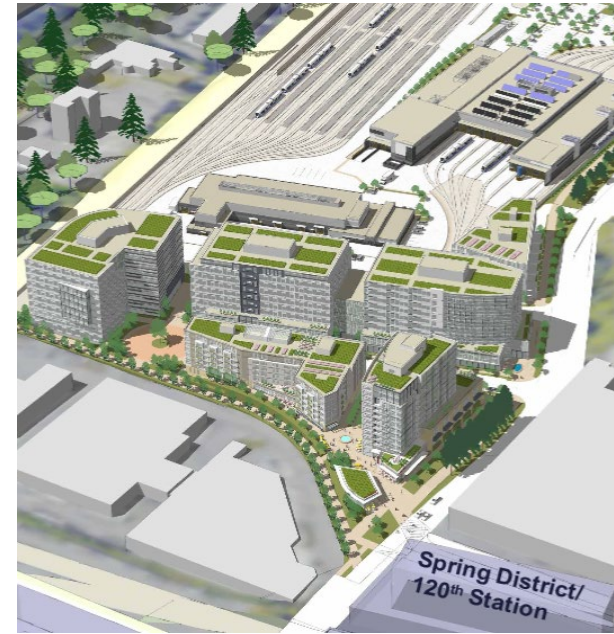
# *Policy Deliverables*



***1. TOD as core value in project delivery***



***2. Affordable Housing priority & emphasis on partnerships***



***3. Joint or Co-development opportunities***

# Statute on surplus property



# *Development of Sound Transit properties*

# Completed projects

**335+ housing units opened**



**Senior City**

**57**  
units      **100%**  
affordable      **2009**  
opened



**Mount Baker Lofts**

**62**  
units      **100%**  
affordable      **2014**  
opened



**Othello Plaza**

**108**  
units      **100%**  
affordable      **2017**  
opened



# Completed projects (cont.)



## Station House

**110**  
units

**100%**  
affordable

**2020**  
opened

# Projects under construction

**700+ housing units currently under construction**



**Capitol Hill Sites (3)**

<b>318</b>	<b>20%</b>	<b>2020</b>
units	affordable	opens



**Beacon Hill TOD**

<b>139</b>	<b>20%</b>	<b>2021</b>
units	affordable	opens



**Cedar Crossing**

<b>254</b>	<b>100%</b>	<b>2022</b>
units	affordable	opens



# Projects awarded and in design

**460+ affordable housing units preparing for construction**



**First Hill**

**360+**  
units

**100%**  
affordable

**2022**  
opens



**Capitol Hill Atlas Site**

**100+**  
units

**100%**  
affordable

**2023**  
opens

# Projects seeking partners

## Identifying development partners for TOD sites



**Rainier Valley Homes**  
Negotiating with city



**OMF East TOD**  
RFP open now

# Implementation process phases



## Define

- › Review context
- › Evaluate potential
- › Engage community
- › Define goals



## Partner

- › Align resources
- › Select partner
- › Negotiate terms
- › Seek FTA approval



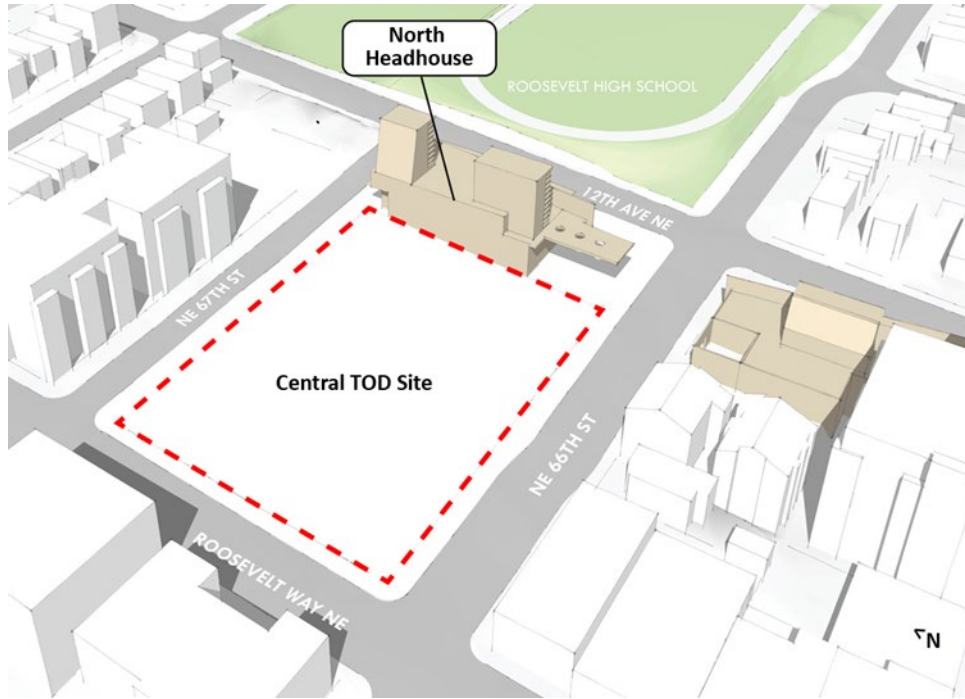
## Realize

- › Design, finance, permit TOD\*
- › Construct TOD\*
- › Monitor project

\*Developer completed

***Cedar Crossing Project at  
Roosevelt Station***

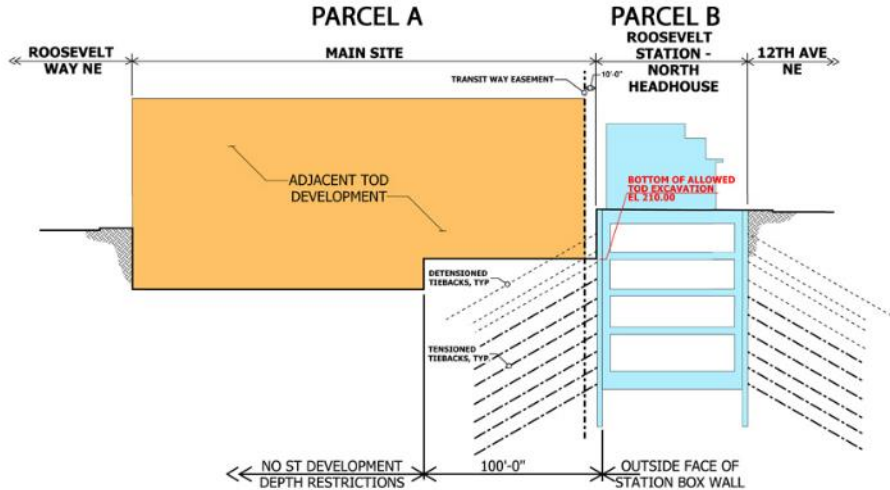
# Location and general facts



- 1.2 acres of TOD property used for construction staging
- Property is adjacent to North Headhouse
- Roosevelt Station opens for revenue service 2021
- TOD project (Cedar Crossing) complete 2022
- Developers are Bellwether Housing and Mercy Housing NW; will provide 250+ affordable housing units



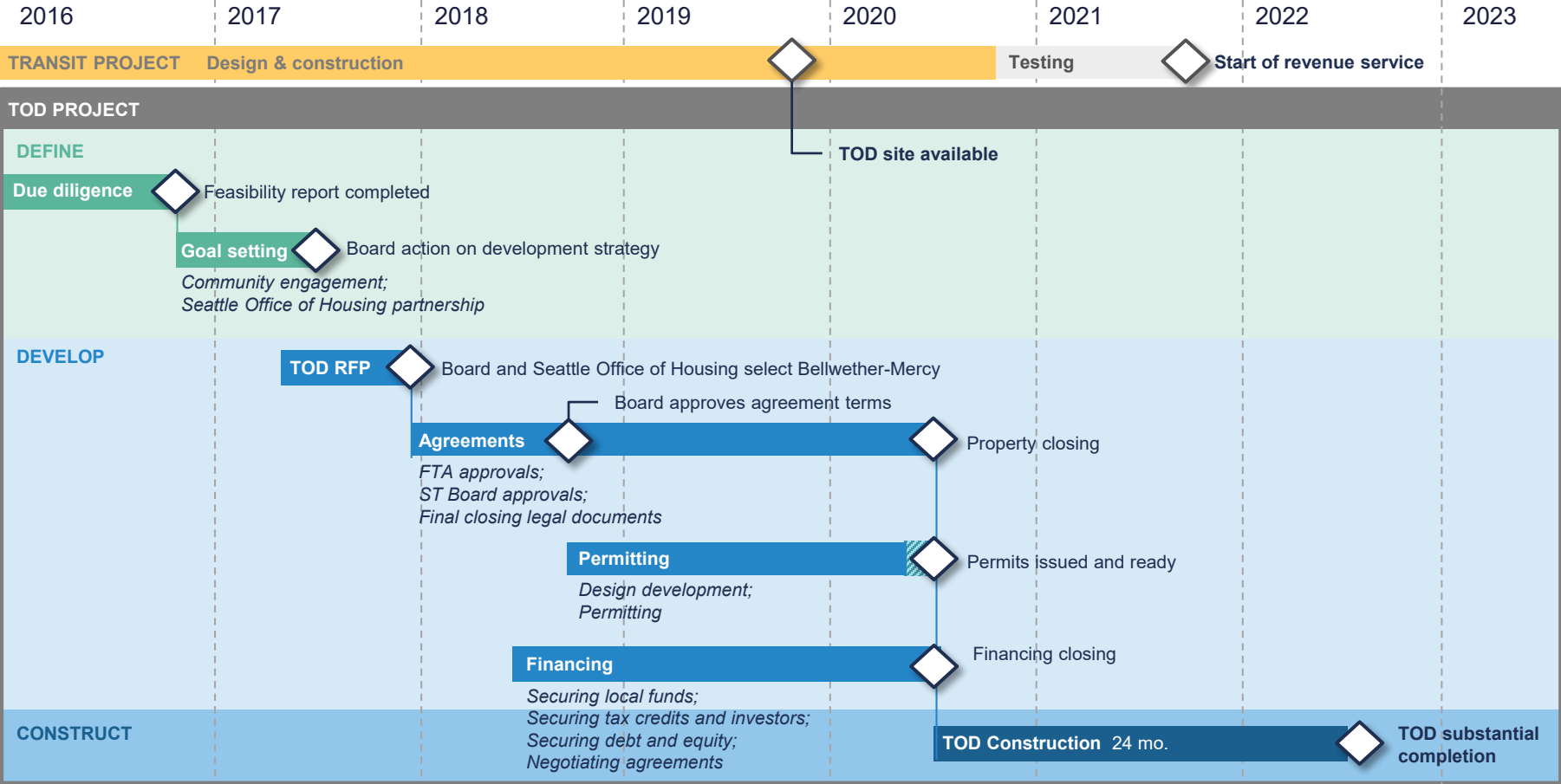
# Physical relationship with transit property



Ongoing relationship includes:

- Restrictions on soil loading to protect station box
- Station tiebacks on property
- Design restrictions to limit headhouse access
- Construction plan and means/methods approval requirements
- Access to maintain/inspect headhouse

# Cedar Crossing TOD Schedule



# Engagement



Collaborative engagement process was the result of a partnership between the City of Seattle, Sound Transit, and the Roosevelt Neighborhood Association

- 2 open houses
- Web survey
- 3 stakeholder workshops focused on ground level uses, housing, and public realm
- RNA participation in selecting winning RFP respondent



# Key Business Terms



Category	Agreement
Housing units	At least 230 units; Anticipate 254
Total housing units affordable	100% of units <b>at or below</b> 60% AMI
Deeper affordability	At least 20% of units <b>below</b> 60% AMI; Anticipate 40%
Family sized units	At least 20% of units sized 2+ bedrooms; Anticipate 40%
Active street-level uses	At least 12,000 SF of commercial space, excluding daycare space; not regulating daycare in agreement
Sustainability	Designed to meet or exceed Washington State Evergreen Standard
Sale price	\$6,750,000 with \$130,000 in sale proceeds held in escrow for environmental work, if encountered, otherwise released to ST
Termination	Performance milestones, including those related to land use approvals, financing, and transaction closing

# *Key Highlights*

- FTA Joint Development Program allowed for increased flexibility
- First property discounted to achieve affordable housing outcomes under 80/80/80
- Daycare provided onsite by El Centro de la Raza



# *Under Construction*



# *Cedar Crossing*





# Cedar Crossing







 **SOUNDTRANSIT**  
RIDE THE WAVE

**Thank You!**

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