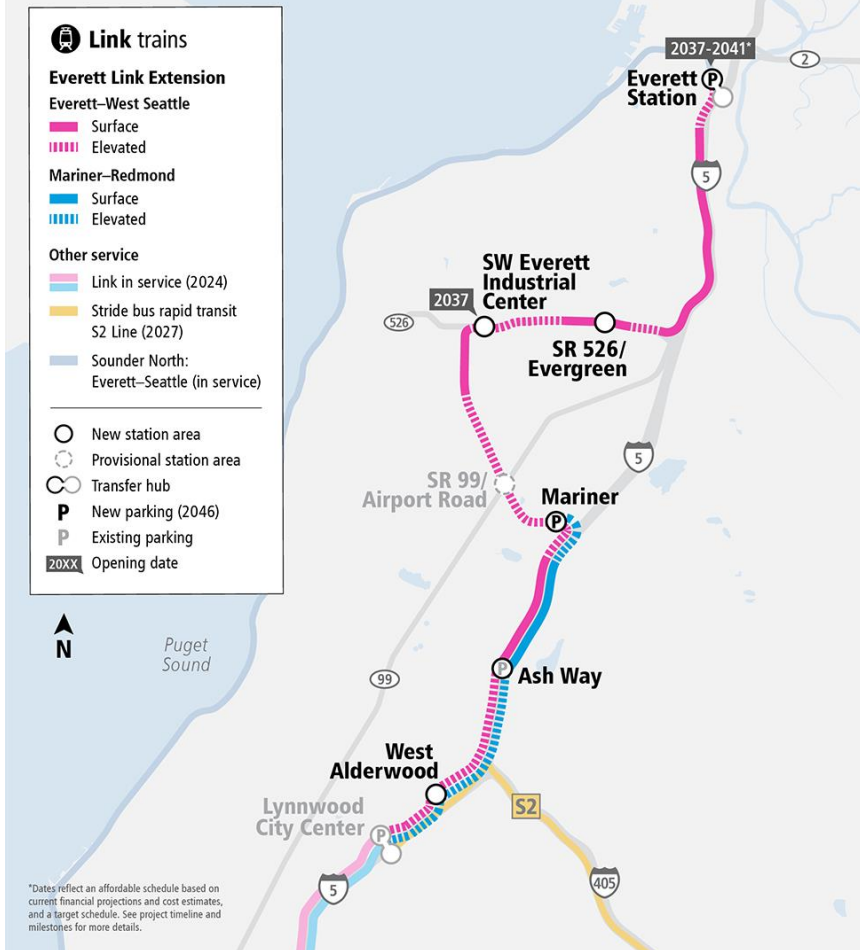# *Model Code Partnership*

**Puget Sound Regional Council
Regional TOD Committee
June 17, 2022**

Everett Link Extension (EVLE)

Everett Link Extension

- **Length:** 16 miles

- **Stations:** Six stations, plus one provisional (unfunded) station

- **Operations and Maintenance Facility** (target 2034)

- **Parking:** 550 stalls at Mariner, 1,000 at Everett Station (2046)

- **Daily Projected Riders:** 37,000-45,000 (2040)

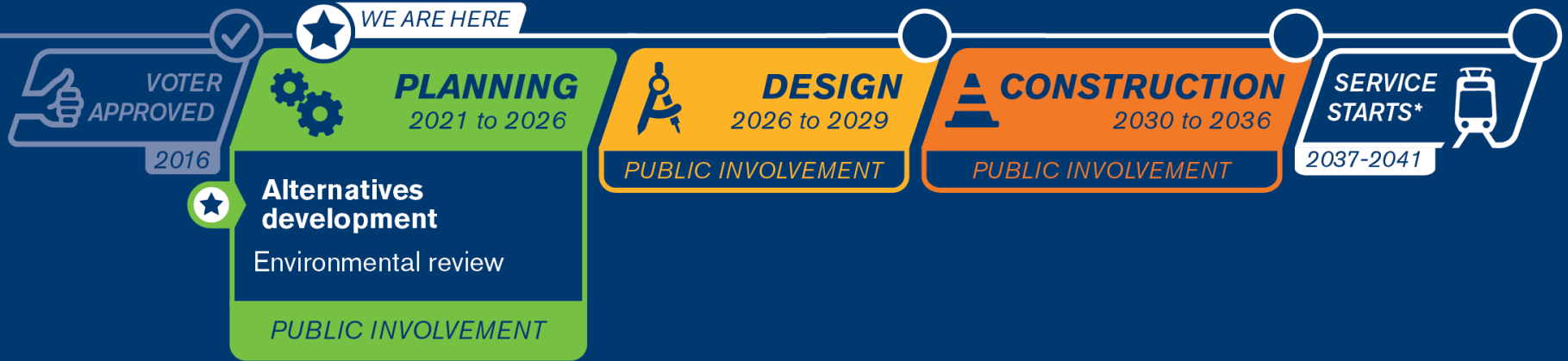- **Start of Service:** 2037 to Mariner, 2041 to Everett Station

Link trains

Everett Link Extension
Everett–West Seattle
- Surface
- Elevated

Mariner–Redmond
- Surface
- Elevated

Other service
- Link in service (2024)
- Stride bus rapid transit S2 Line (2027)
- Sounder North: Everett–Seattle (in service)

- ○ New station area
- ◌ Provisional station area
- ⊂⊃ Transfer hub
- Ⓟ New parking (2046)
- P Existing parking
- 20XX Opening date

N

Puget Sound

Dates reflect an affordable schedule based on current financial projections and cost estimates, and a target schedule. See project timeline and milestones for more details.

2037-2041*
Everett Station

SW Everett Industrial Center

2037

SR 526/ Evergreen

SR 99/ Airport Road

Mariner

Ash Way

West Alderwood

Lynnwood City Center

S2

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Operations and Maintenance Facility North

Facility supports Everett Link and system-wide expansion needs

- Critical facility to store, maintain and repair the trains

- Seeking potential locations within Snohomish County and the City of Everett

- Supports 450+ high-skilled, living wage jobs at the facility

- *Capacity:* 150+ light rail vehicles

OMF East Entrance (Bellevue, WA)

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EVLE Project Schedule

WE ARE HERE

VOTER APPROVED
2016

PLANNING
2021 to 2026

Alternatives development

Environmental review

PUBLIC INVOLVEMENT

DESIGN
2026 to 2029

PUBLIC INVOLVEMENT

CONSTRUCTION
2030 to 2036

PUBLIC INVOLVEMENT

SERVICE STARTS*
2037-2041

Dates reflect an affordable schedule based on current financial projections and cost estimates, and a target schedule.

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Phase 1: Alternatives Development Process

DRAFT subject-to-change
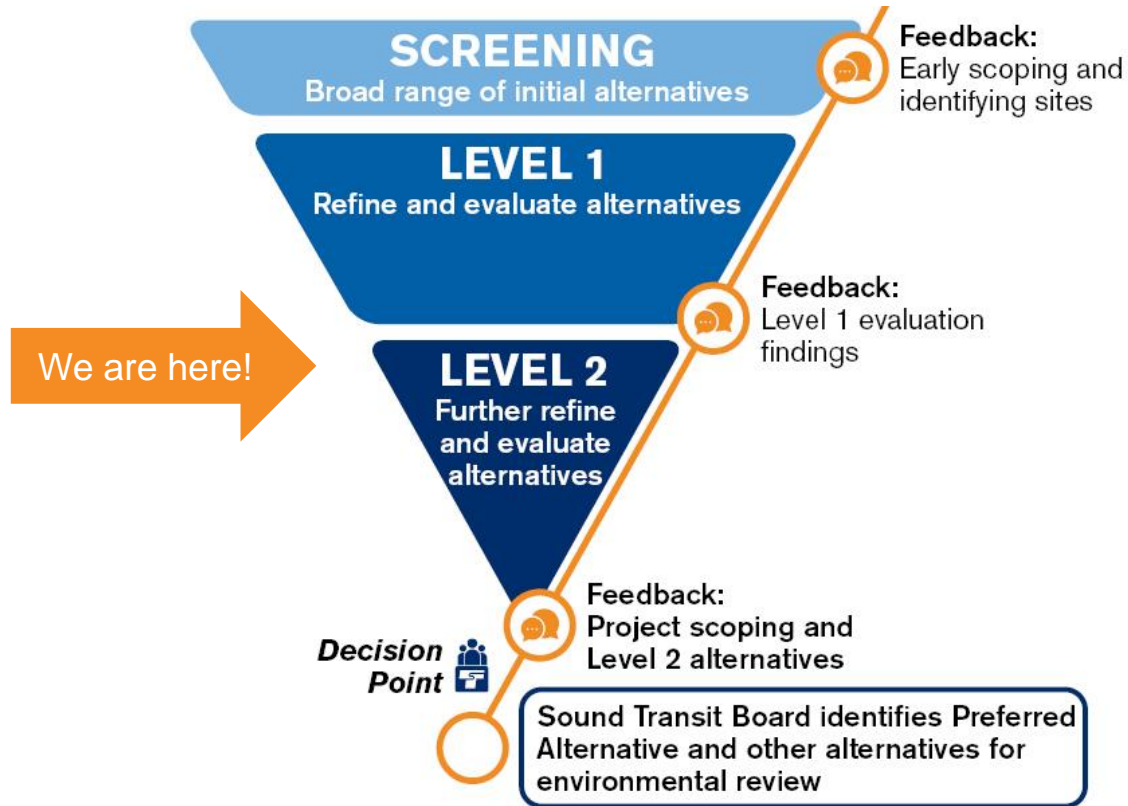
MCP Scope and Schedule

FTA TOD Pilot Program Grant

$2M Grant Awarded in December 2020

To support corridor-wide adoption of model regulatory language for:

- Transit-Oriented Development
- Multi-modal connectivity
- Public-private partnerships
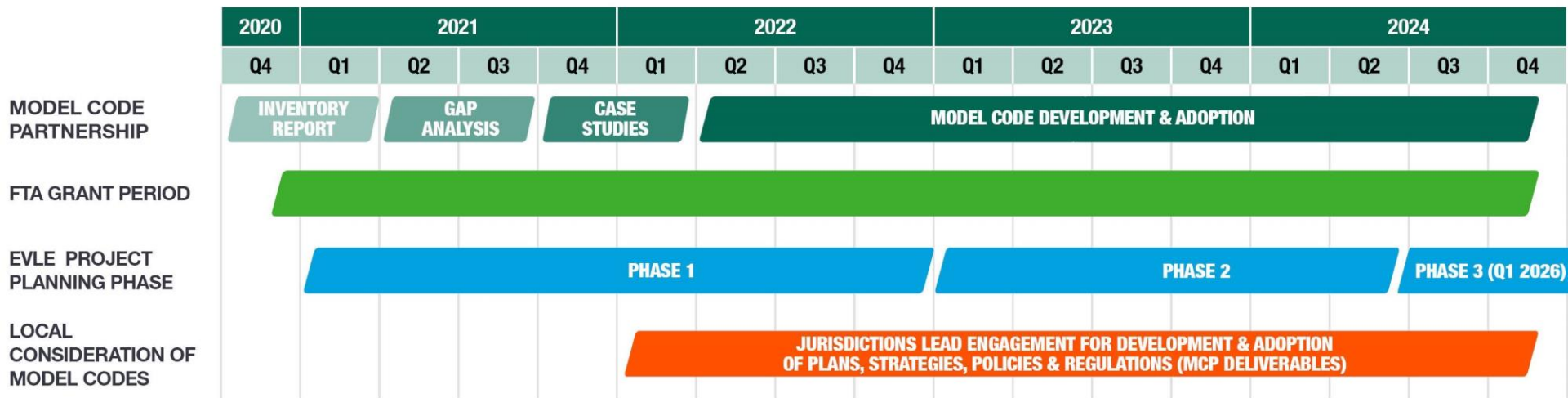- Economic development
- Affordable housing

EVERETT
WASHINGTON

LYNNWOOD
WASHINGTON

Snohomish County

Puget Sound Regional Council

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Model Code Partnership Project

Goals:

Encourage consistency and best practices throughout the EVLE *corridor* to:

- Align standards for design of a linear system through multiple jurisdictions

- Advance common agency and partner interests for station areas and light rail facilities

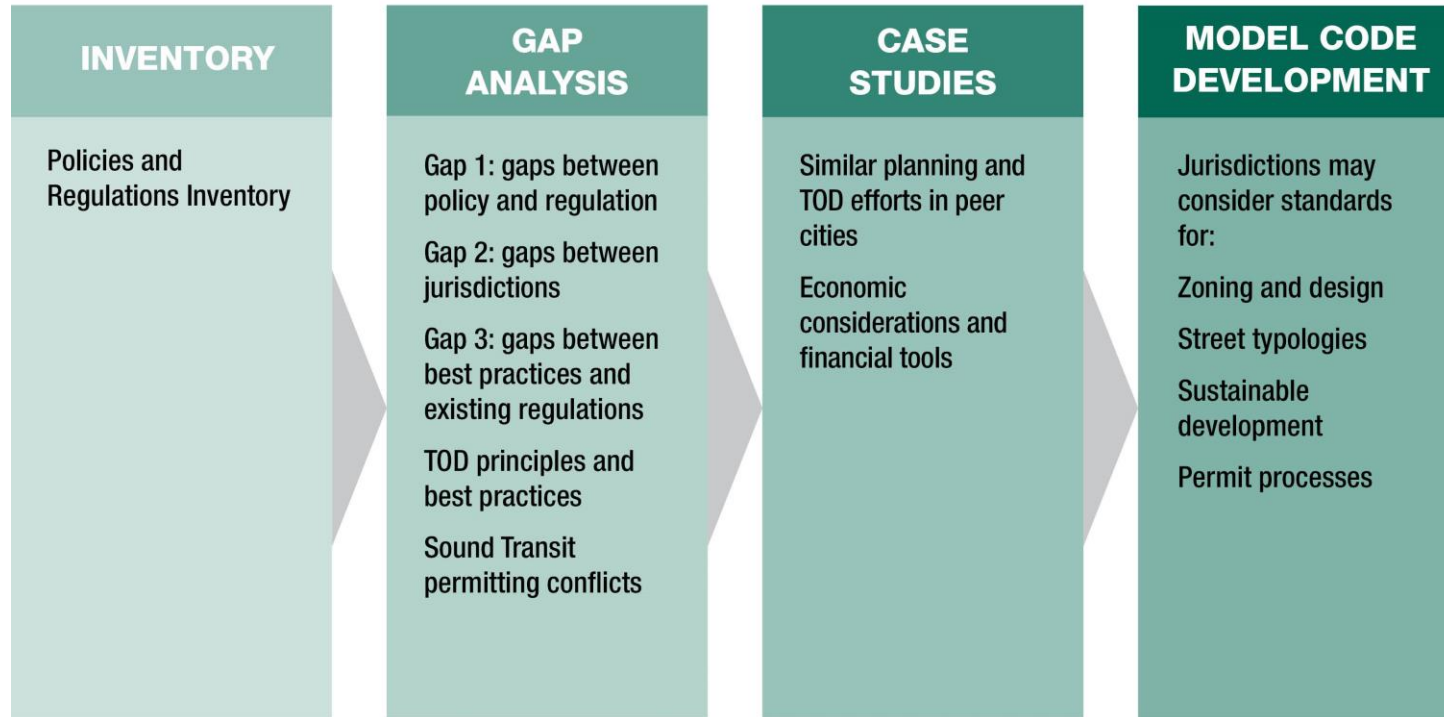- Streamline permitting and increase predictability for all partners

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How MCP Relates to EVLE

MODEL CODE PARTNERSHIP SCHEDULE

	2020	2021				2022				2023				2024			
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
MODEL CODE PARTNERSHIP	INVENTORY REPORT	GAP ANALYSIS		CASE STUDIES		MODEL CODE DEVELOPMENT & ADOPTION											
FTA GRANT PERIOD																	
EVLE PROJECT PLANNING PHASE		PHASE 1								PHASE 2				PHASE 3 (Q1 2026)			
LOCAL CONSIDERATION OF MODEL CODES						JURISDICTIONS LEAD ENGAGEMENT FOR DEVELOPMENT & ADOPTION OF PLANS, STRATEGIES, POLICIES & REGULATIONS (MCP DELIVERABLES)											

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Model Code Elements

MODEL CODE ELEMENTS

INVENTORY	GAP ANALYSIS	CASE STUDIES	MODEL CODE DEVELOPMENT
Policies and Regulations Inventory	Gap 1: gaps between policy and regulation Gap 2: gaps between jurisdictions Gap 3: gaps between best practices and existing regulations TOD principles and best practices Sound Transit permitting conflicts	Similar planning and TOD efforts in peer cities Economic considerations and financial tools	Jurisdictions may consider standards for: Zoning and design Street typologies Sustainable development Permit processes

MCP Workshops – Phase I

INVENTORY

WORKSHOP 1 - DEC 2020
- Introduction to the MCP
- Discussion of Policies Inventory

WORKSHOP 2 - APR 2021
- Review Policies and Regulations Inventory
- Key questions for the Gap Analysis

GAP ANALYSIS

WORKSHOP 3 - MAY 2021
- Local needs, support, and topics of interest for MCP
- TOD principles and best practices review

WORKSHOP 4 - JUN 2021
- Gap Analysis review
- Potential Model Code elements to inform Case Studies
- Topics of interest for future phases of work

CASE STUDIES

WORKSHOP 5 - SEP 2021
- Review goals and policy and/or regulatory priorities
- Selection of 5 case studies from 6-8 similar efforts.

WORKSHOP 6 - JAN 2022
- Case study findings review

WORKSHOP 7 - MAR 2022
- Discussion of financial tools and considerations

MODEL CODE

WORKSHOP 8 - JUNE 2022
- Financial tools next steps
- Coordination with jurisdiction planning efforts
- Potential elements to be included in the Model Code

FUTURE WORKSHOPS
- Consensus on which Model Code elements advance for further development
- Potential for implementation

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Policies and Regulations Inventory Report

Policies & Regulations Inventory Report

Policy Documents Reviewed

- Comprehensive, Station Area and Master Plans

Regulatory Documents Reviewed

- Municipal and Development Codes
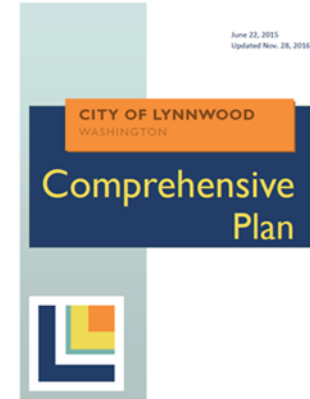
Gap Analysis

Gap Analysis

1. **Gaps Between Policy and Regulation**
2. **Gaps Between Jurisdictions**
3. **Gaps Between Best Practices and Existing Regulations**
   - Developed TOD Principles

- **Potential Permitting Challenges and Conflicts**
  - Specific to ST Link system

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TOD Principles

1. **Urban Form, Uses and Development Intensity**
2. **Multimodal Access to Transit**
3. **Infrastructure Needs to Support TOD**
4. **Public Realm to Support TOD**
5. **Affordable Housing and Equitable TOD**

TOD Case Studies

Focus of Case Studies

- *Corridor-based*
- *Station-specific*
    - Freeway Adjacent & Suburban
- *Thematic Vignettes*

Everett Link Extension

JANUARY 2022

MODEL CODE
PARTNERSHIP PROJECT

TOD Case Studies

Corridor-based Case Studies

- *Honolulu Rapid Transit; Honolulu, HI*
- *BART Phase II; San José, CA*
- *Central Corridor; Saint Paul, MN*

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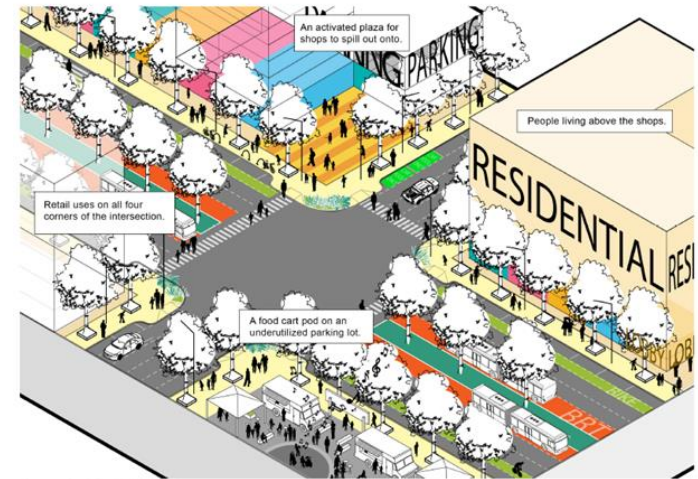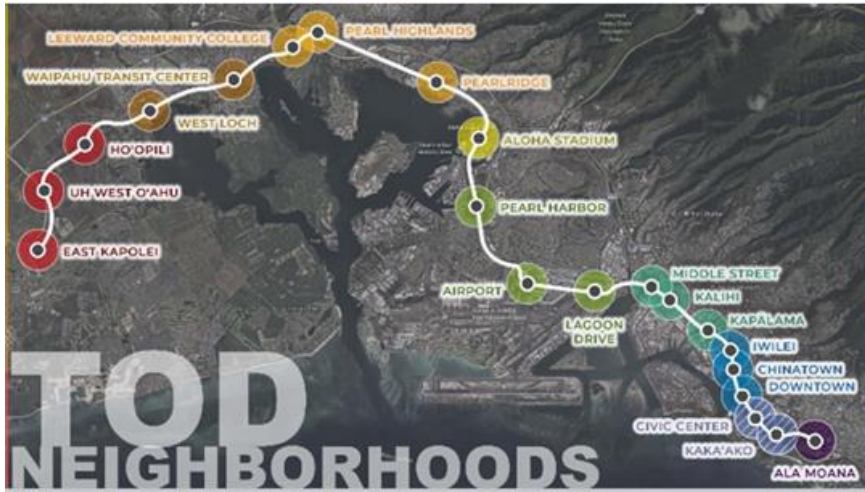
Station-specific Case Studies

- *Pleasant Hill BART; Contra Costa, CA*
- *Alameda Station; Denver, CO*
- *Orenco Station; Hillsboro, OR*

Thematic Vignettes

- *Privately Owned Public Spaces (POPS)*
- *Complete Streets*
- *Stormwater Parks*
- *Swales*
- *Shared Stacked Green Infrastructure*
- *District Energy*

11th Street Bridge Park's
Equitable Development Plan

SoundTransit

Economic Development & Financial Tools

Current Financial Tools: Everett

In Use

- Affordable Housing Trust Fund 🏠
- Business Improvement District ⚙️ 🏢
- MFTE/Low Income Housing Tax Credit 🏢 🍃
- Transportation Impact Fee reduction ⚙️
- New Jobs Tax Credit 🏢
- CBDG/HOME 🏠

Exploring

- Impact fee deferral
- Utility Connection fee reduction
- Low interest loans for façade improvements/preservation
- Community Renewal Area

Icon	Category
🚍	Transportation Facilities/Amenities
⚙️	Infrastructure Development
🏠	Housing
🏢	Commercial Development
🍃	Green Building/Infrastructure

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Potential Funding Mechanisms

- Regional Equitable Development Initiative Fund 🏠
- Business improvement district 🚌 ⚙️ 🍃
- Tax increment financing 🚌 ⚙️ 🏠 🏢 🍃
- Infrastructure investment funds 🚌 ⚙️ 🍃
- Housing benefit districts 🏠 ⚙️
- Special assessment districts*
- Redevelopment agencies/districts*
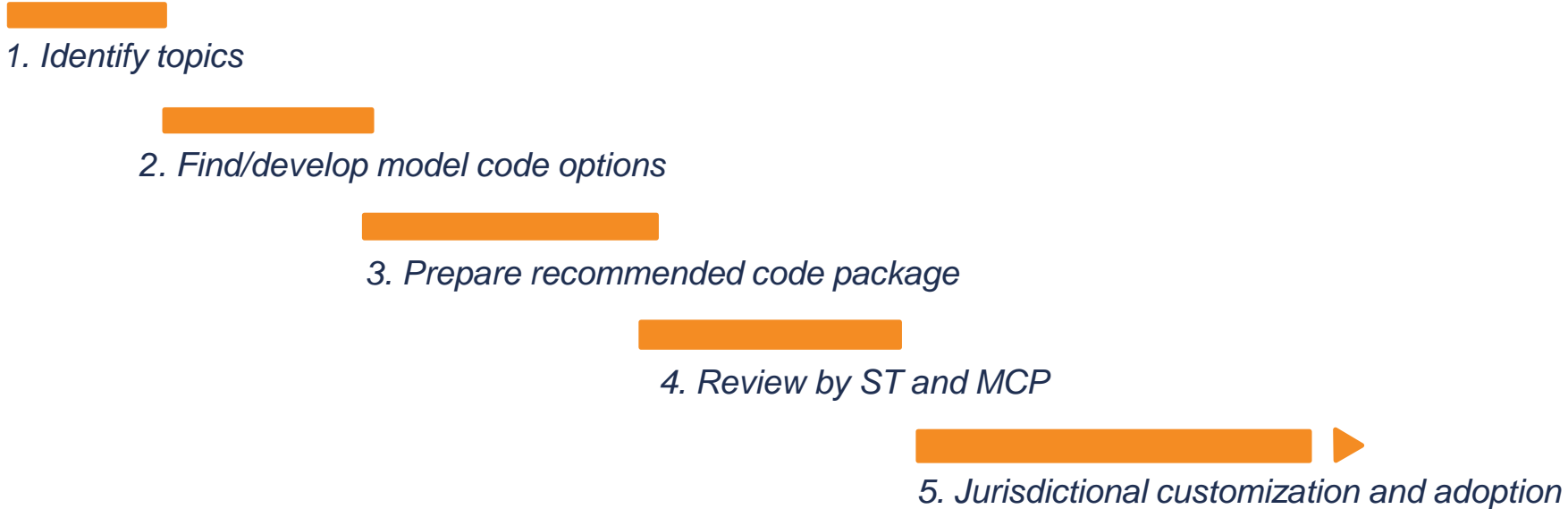- Value capture through district parking 🚌 ⚙️ 🍃

*= not in place at this time

🚌	Transportation Facilities/Amenities
⚙️	Infrastructure Development
🏠	Housing
🏢	Commercial Development
🍃	Green Building/ Infrastructure

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Look Ahead

Model Code Sequence of Activities

☑ Identify subject area/topics to pursue development of model code

☐ Look to resources (MRSC, PSRC, ST SEDG, MCP case studies) to identify potential model code language

☐ Prepare generic package of potential model code language

☐ Review of potential model code by Sound Transit and partners

☐ Each jurisdiction customizes model code language to carry through local adoption process

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MCP Activities Schedule

EVLE Phase 1			EVLE Phase 2		
Q2	Q3	Q4	Q1	Q2	Q3

1. Identify topics

2. Find/develop model code options

3. Prepare recommended code package

4. Review by ST and MCP

5. Jurisdictional customization and adoption

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Thank you.

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