

Model Code Partnership

**Puget Sound Regional Council
Passport to 2044: TOD & Centers
December 13, 2022**



Sound Transit District

- *Serving a region of over 3 million*
- *3 counties, 52 cities*
- *Expected to grow by 800,000 by 2040*



ST2 & ST3: regional investments

ST2: 28 light rail stations under construction

- Opening between 2021 & 2025
- Nearly triples service from 22 to 62 miles

ST3: 252-mile network connecting the Puget Sound region

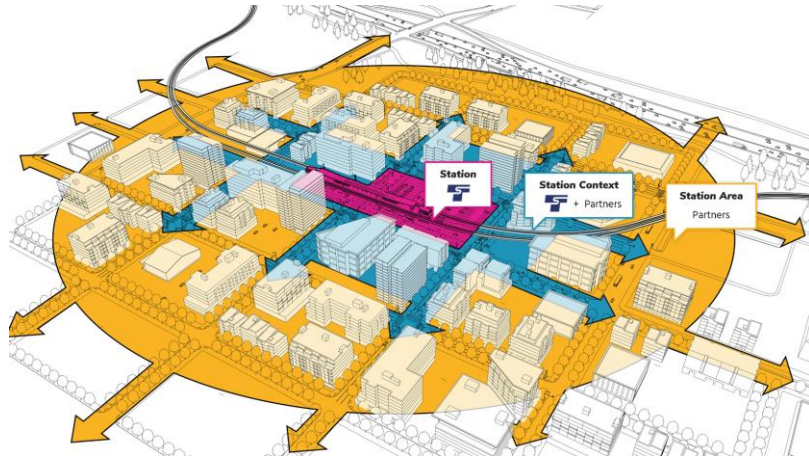
- 116 miles of Link light rail
- 91 miles of Sounder commuter rail
- 45 miles of Stride bus rapid transit



Station Environments

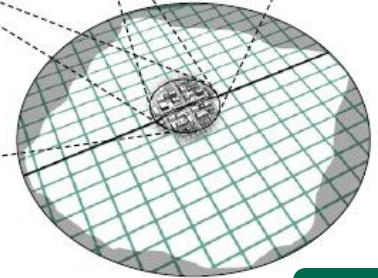
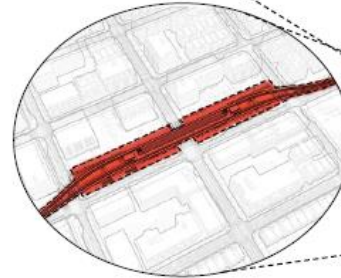
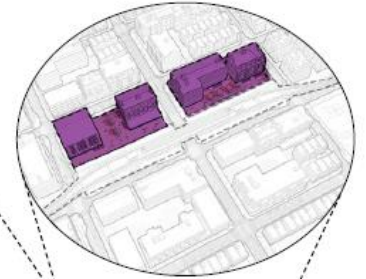
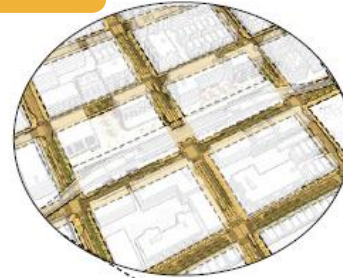
Zones of responsibility

- Station (ST)
- Station Context (ST & Partners)
- Station Area (Partners)



Station Access

Station Context



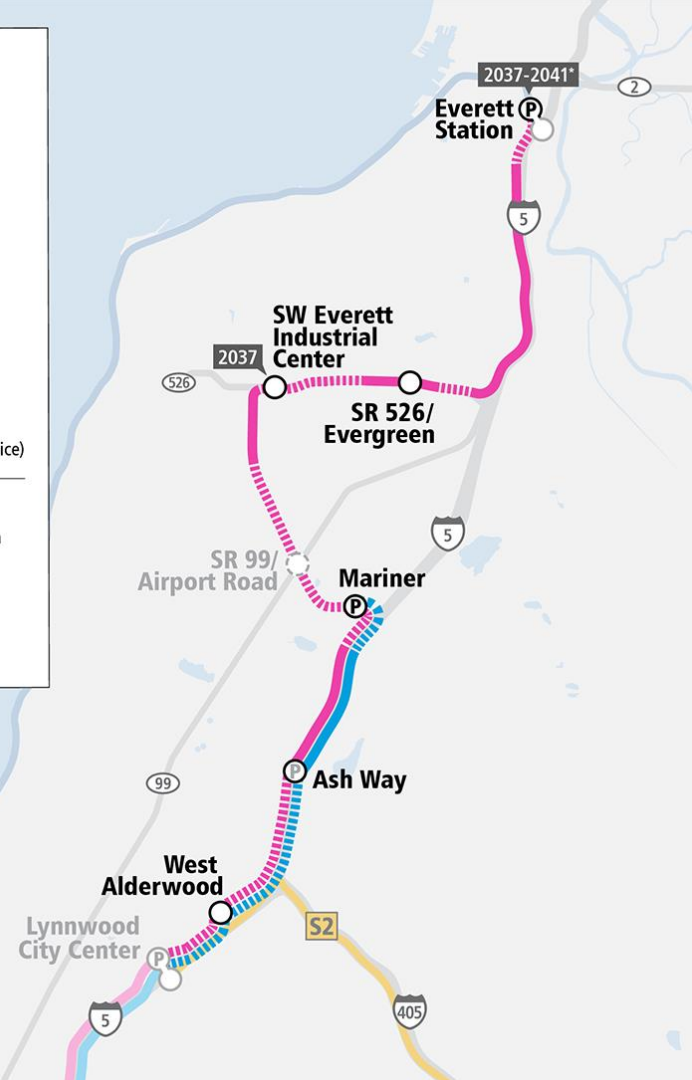
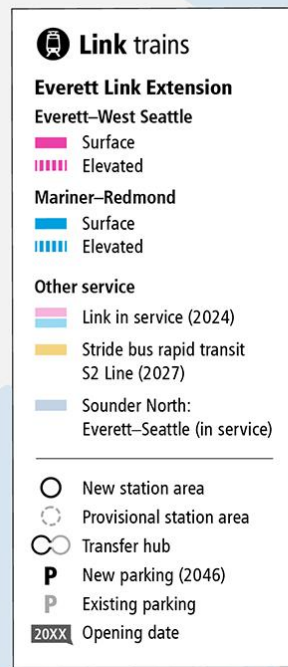
The Station

Station Area

Everett Link Extension (EVLE)

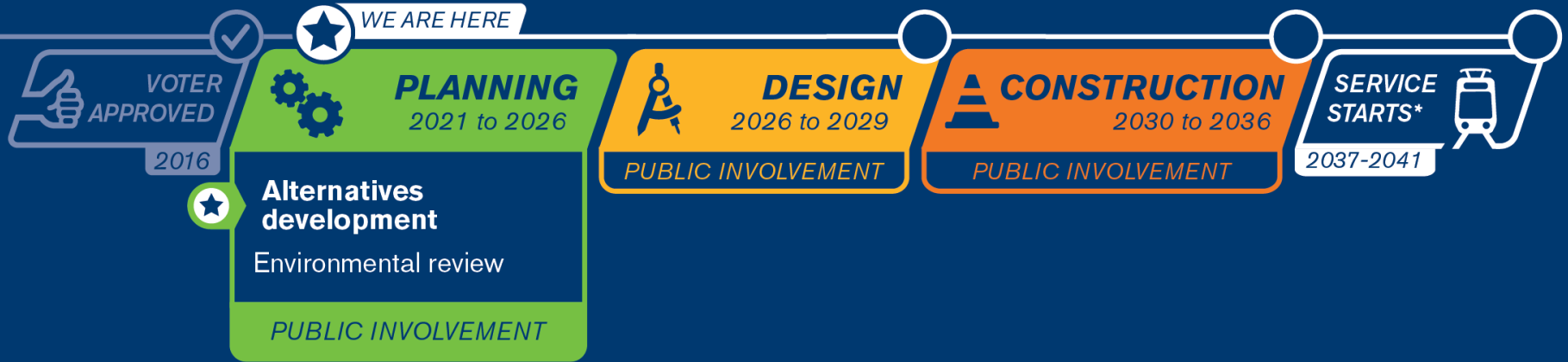
Everett Link Extension

- **Length:** 16 miles
- **Stations:** Six stations, plus one provisional (unfunded) station
- **Operations and Maintenance Facility** (target 2034)
- **Daily Projected Riders:** 37,000-45,000 (2040)
- **Start of Service:** 2037*



*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.

EVLE Project Schedule



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

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



Model Code Partnership Project

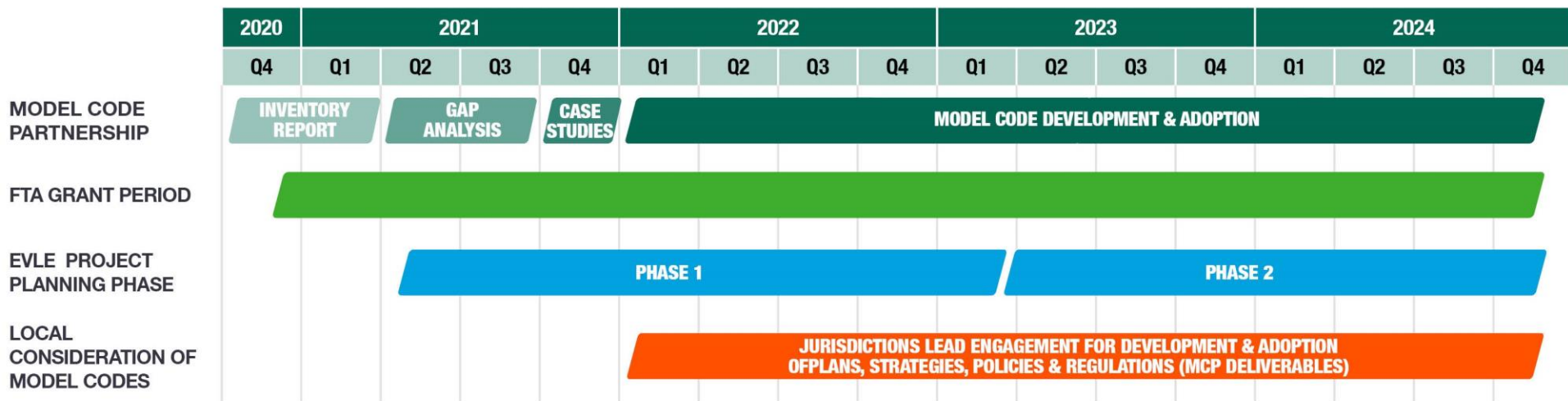
Goals:

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

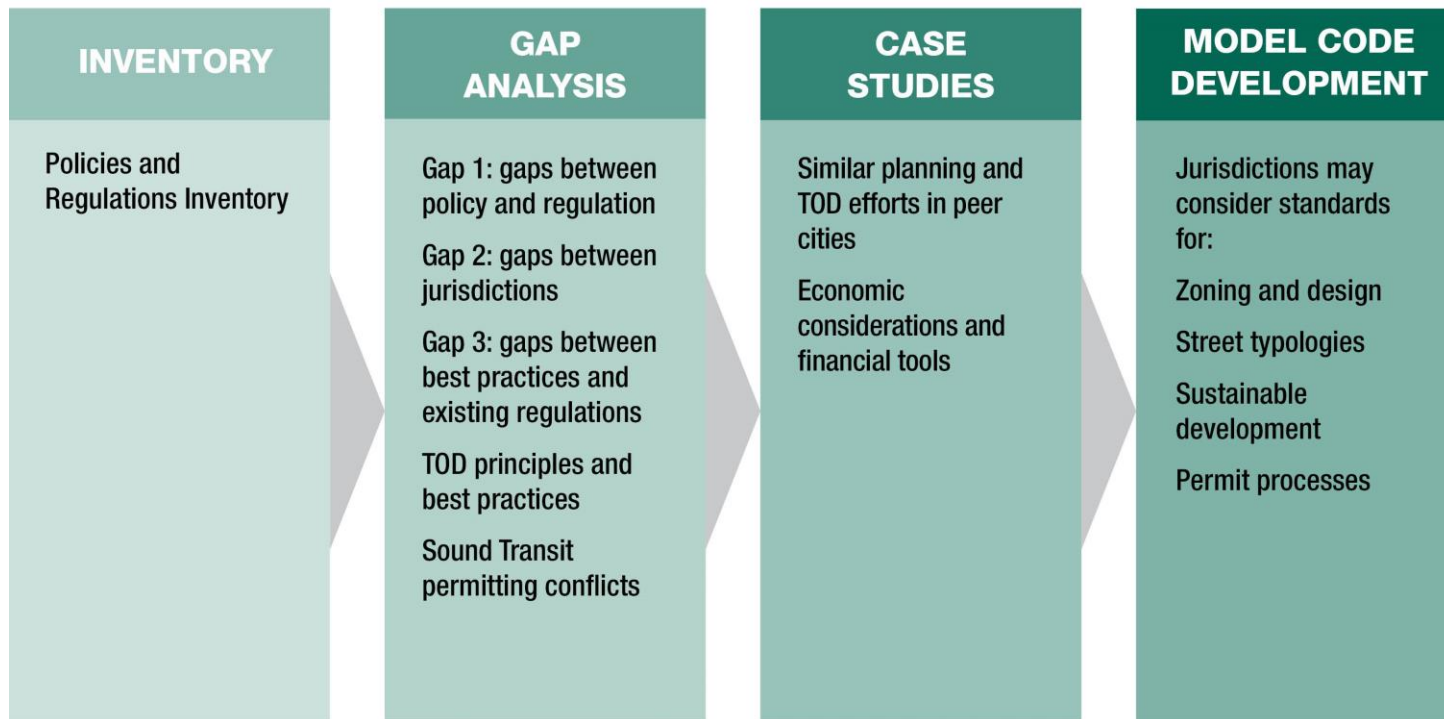
How MCP Relates to EVLE

MODEL CODE PARTNERSHIP SCHEDULE



Model Code Elements

MODEL CODE ELEMENTS



***Policies and Regulations
Inventory Report***

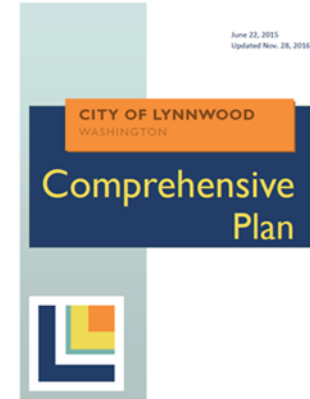
Policies & Regulations Inventory Report

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

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**



Comprehensive Plan Elements

- **Land Use**
- **Housing**
- **Transportation**
- **Capital Facilities**
- **Utilities**
- **Economic Development**
- **Parks and Recreation**
- **Natural Environment / Sustainability**
- **Community Character / Urban Design**

TOD Case Studies

Focus of Case Studies

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



Corridor-based Case Studies

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

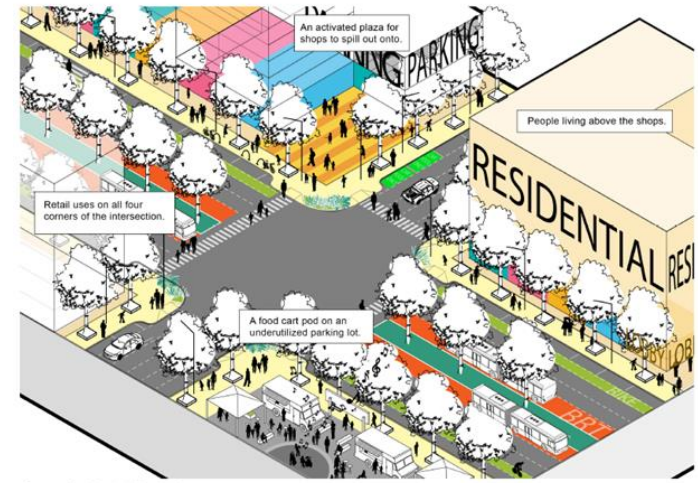
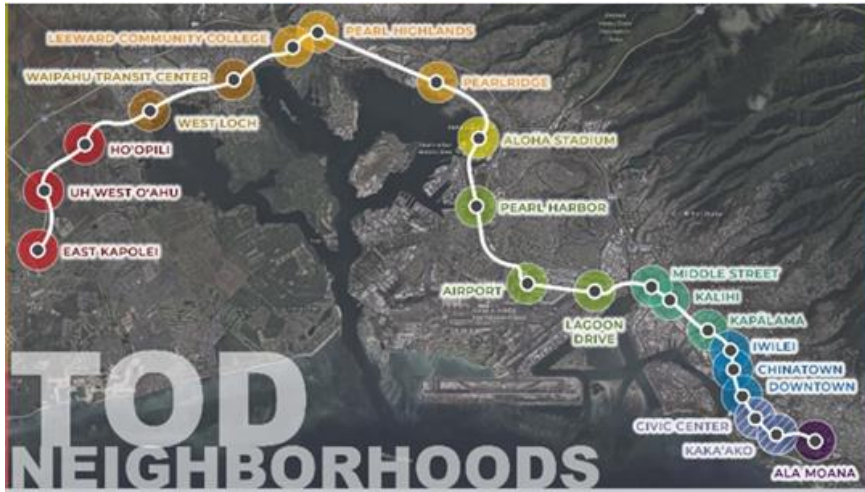


Diagram of a distinct retail destination

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*



***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

	Transportation Facilities/Amenities
	Infrastructure Development
	Housing
	Commercial Development
	Green Building/Infrastructure

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

***Model Code Package:
Policies and Regulations***

Comprehensive Plan Elements

Land Use

- Zoning (e.g. intensity, uses, design considerations), TOD...

Housing

- Choice and affordability, incentives (e.g. MFTE) and mandates (e.g. inclusionary zoning), residential anti-displacement strategies...

Transportation

- Multimodal infrastructure, Complete Streets, street classifications and cross-sections, right-sized parking...

Capital Facilities and Utilities

- Innovative solutions for stormwater, water and sewer; public-private partnerships and other funding mechanisms...

Comprehensive Plan Elements

Economic Development

- Support for neighborhood-serving businesses, business incubators, commercial anti-displacement strategies, creative class...

Parks and Recreation

- Impacts/mitigations for growth and strategies for funding (e.g. impact fees), public art...

Natural Environment / Sustainability

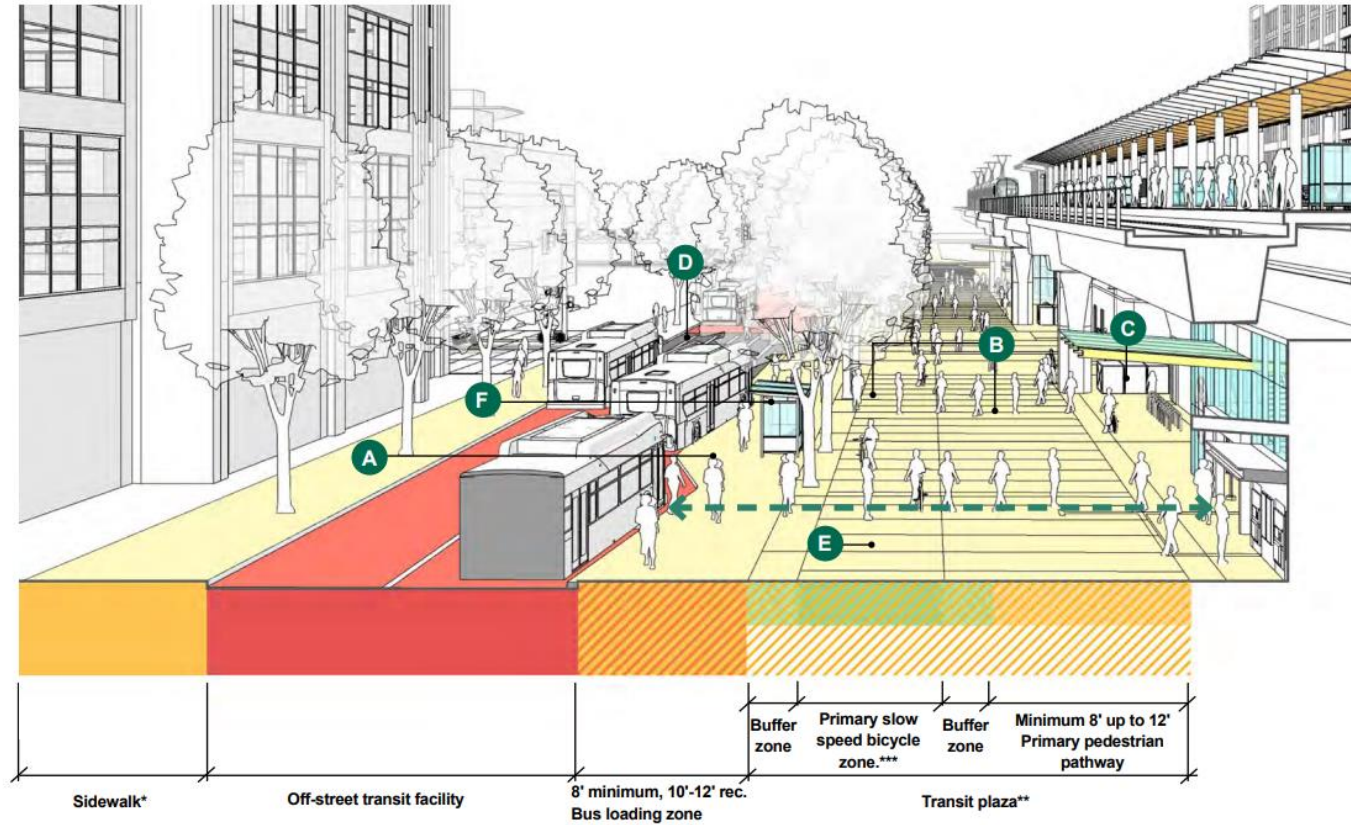
- Critical areas and climate action (e.g. combined heat and power, LID, green building)...

Community Character / Urban Design

- Transitions, design standards, partnerships and services...

Station Experience Design Guidelines

Multimodal Access Typology Street Section



Closing Thoughts

Growth

For a seed to achieve its greatest expression, it must come completely undone. The shell cracks, its insides come out and everything changes. To someone who doesn't understand growth, it would look like complete destruction.



Thank you

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 [soundtransit.org](https://www.soundtransit.org)

