# TODI Peer Meeting 4/14/22

**Attendees:** Beckye Frey, Redmond; KayCee Downey, Spokane; Dave Boyd, Bothell; Ashley Winchell, Lynnwood; Kristen Holdsworth, Lynnwood; Josh Steiner, Auburn; Patrice Carroll, Seattle; Tirrell Black, Spokane; Wesley Rhodes, Tacoma; Joyce Phillips, Olympia

**Commerce Staff:** Mary Reinbold, Anne Fritzel, Dan Cambre, Laura Hodgson, Eric Guida

**Presenters:** Beckye Frey, City of Redmond; Kristen Holdsworth, City of Lynnwood.

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| **Jurisdiction** | **Description** | **Jurisdiction** | **Description** |
| Auburn | Update and expand the Auburn Downtown Plan and adopt a Planned Action Ordinance | Redmond | Planned action for two light rail stations in the Overlake Neighborhood and study an infill exemption ordinance or planned action approach for the Downtown and Marymoor light rail station areas |
| Bothell | PAO amendment to evaluate impacts of TOD implementation in station areas. | Renton | Develop a planned action environmental impact statement (EIS) for Renton’s recently completed TOD plan: The Rainier/Grady Junction Subarea Plan |
| Burien | Subarea plans and SEPA review for Ambaum Boulevard Corridor and Boulevard Park Planned Action | Seattle | Rezone and SEPA review for the 130th and 145th station areas |
| Fife | PAO around Fife’s Sound Transit Link light rail station due to open in 2032 | Spokane | Subarea plan and environmental review for the University District along The City Line |
| Lynnwood | Grant being used to leverage and expedite existing Subarea plan and Planned Action EIS for PSRC-designated Regional Growth Center | Tacoma | Pacific Avenue/SR 7 corridor subarea plan and EIS, in preparation for the new Stream bus rapid transit service opening in 2025 |
| Olympia | Sub-area plan and non-project environmental impact statement (EIS) to facilitate transit-oriented development within Olympia’s 272-acre Capital Mall Triangle subarea |  |  |

## Beckye Frey, Redmond TOD Implementation

* Four new LRT stations: Overlake Village, Overlake – Tech Center/Microsoft, Marymoor Village, and Downtown.
* Redmond “is no longer a suburb, we’re a city.”
  + The conversation isn’t about how to accommodate the transit but how to accommodate a doubled population. There is a lot of nuance, even undersized water pipes. So many different facets – some places we want to put a lot of growth but we can’t go underground because of high water tables
* TOD walkshed defined as 10-minute walk @ 3/mph = .5 miles.
* “Transit-supportive”
* Updating development standards and incentive packages, allowing towers.
* Three growth scenarios: Baseline, Centers, Centers and Corridors. Kicking off 90-day public input period into growth scenarios.
* eTOD = Equitable TOD
* Focus of grant to specifically reach out to underrepresented community members, BIPOC, disabled, translations, transcreation, and interpretation in 5 top languages: Russian, Chinese, Hindi, Spanish
* Working with Sound Transit to maximize use of surplus property at Overlake Village.
* Looking at Sustainability and Resiliency, esp. as they relate to tall towers
* What we heard from public: confirm metro center boundaries
* Beckye: What do we need to do to plan for tall towers when the market right now can’t necessarily afford it?
* Looking specifically at housing/transit for those with intellectual and developmental disabilities. Partnering with DSHS. (extra points for IDD housing on some grant applications)
* Protections for Overlake as an International District
* Including climate change considerations in EIS

## Kristen Holdsworth, Lynnwood: City Center and Alderwood: Planning for Our Future

* 20-30 years in the making; a lot of capacity in place, Existing sub area and zoning updates that happened before 2008 housing crash.
* At intersection of I-5 and I-405/Route 525.
* Consultant is Otak.
* Seeing lots of 5-over-2 developments. Eighteen-story project has some challenges, has not yet broken ground.
* Lynnwood Parks put together a comic book identifying Lynnwood’s transportation history.
* Ten different zones in planning area, hoping to simplify.
* Kicking off Envision Lynnwood process along with Comp Plan Update engagement.
  + May – Big Idea month, Help us Imagine our next 20 years: capitalize on staff time and reduce public fatigue and be ready for PSRC review of growth centers
* PSRC review of growth center plans happens in 2025.
* Not getting densities that the zoning calls for. (Similar challenge to Redmond: how to support/plan for high-intensity development when the market isn’t quite there yet?)
* Seattle construction costs with Lynnwood rents challenge.
* Displacement and Affordability focus.
  + Additional concern on the displacement of unique local businesses
* Lynnwood is “end of the track” for the next 10 years of so; plan for people coming in to use LRT.
* Brookfield owns the mall site; supportive but concerned about LRT alignment breaking up site/parcels. Brookfield is doing own master planning work. Major lift on spaghetti utilities

## Resources at EZ-View Website:

SEPA Resources

TOD Resources

Notes and presentations from Peer Meetings

* Value Capture Financing in Washington State
* Anti-Displacement Strategies
* SEPA Handbook
* Submitted plans for Olympia

## Discussion

Beckye: Suburban to Urban Discussion from EIS Perspective: Increased infrastructure needs (water/sewer pipes). High water levels affect underground parking. Considering how they use FAR ratios – work differently for high-rise v. low-rise development – it can work as a limiting factor. Microsoft doesn’t want a height limit. Spokane has new FARs in residential and commercial zones.

• Previous incentive packages no longer effective in an urban environment

Anne: **Outreach to BIPOC and disability communities: Any special efforts?**

* Joyce: perhaps a storefront/tabling at the mall, since it’s the center of the redevelopment area.
* Kristen: online surveys get typical respondents. Online survey data was almost opposite what in-person focus groups/interviews showed.
* Ashley: engagement ups the expectations; have to manage expectations.
* Beckye: did a lot of relationship building, phone calls to do disability outreach.
* Food banks, libraries, online and in person seeing very different responses – race and social equity coordinator
* Expectation on engagement keeps growing without growing the budget – when you know it’s the right thing to do but you need to balance staff time investment and building meaningful relationships
* Depending on consultants for specialized outreach
* Creative Placemaking as Community Engagement

## Next meeting: Thursday, May 26

**Topics of interest for future:** SEPA, planned action EIS; displacement strategies, infill EIS, New SEPA Reforms, Creative Placemaking as Community Engagement Tool, Interest in Commerce putting together info on how redlining / racist planning history relates to current zoning / current situation to be used as an education piece

## The Role of the Regional Planner:

* Deliverables should be submitted with pre-filled invoice form (A19) and reportable expense form to your regional planner.
* Contractors and consultants need to be screened as eligible for funding: send consultant names to Mary
* Timeline reminders:
  + If an action and/or step was in progress at the time you applied for this funding, grant funds may be used for any tasks occurring after July 1, 2021.
  + The final due date for deliverables is no later than June 15, 2023. If the Legislature re-appropriates funding, then contracts with unfinished work will be amended to allow for completion of the work in the 23-25 biennium.
  + Completion of all work by June 15, 2023 is preferred.
  + Grant end date is June 30, 2023 without re-appropriation.

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