



Federal Way Downtown Station Transit-Oriented Development

August 2024

Community Engagement Report



Overview

Under our Equitable Transit-Oriented Development Policy, Sound Transit works to ensure that the processes to plan, develop, and implement TOD on our properties are inclusive and reflect the priorities of local communities. This report summarizes the community engagement process to collect public input on priorities for the Federal Way Downtown Station TOD sites between fall 2023 and summer 2024. Public input, in addition to feedback from other interested parties, will ultimately inform the development strategy, TOD priorities, and the request for proposal (RFP) for development of the sites.

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Engagement snapshot

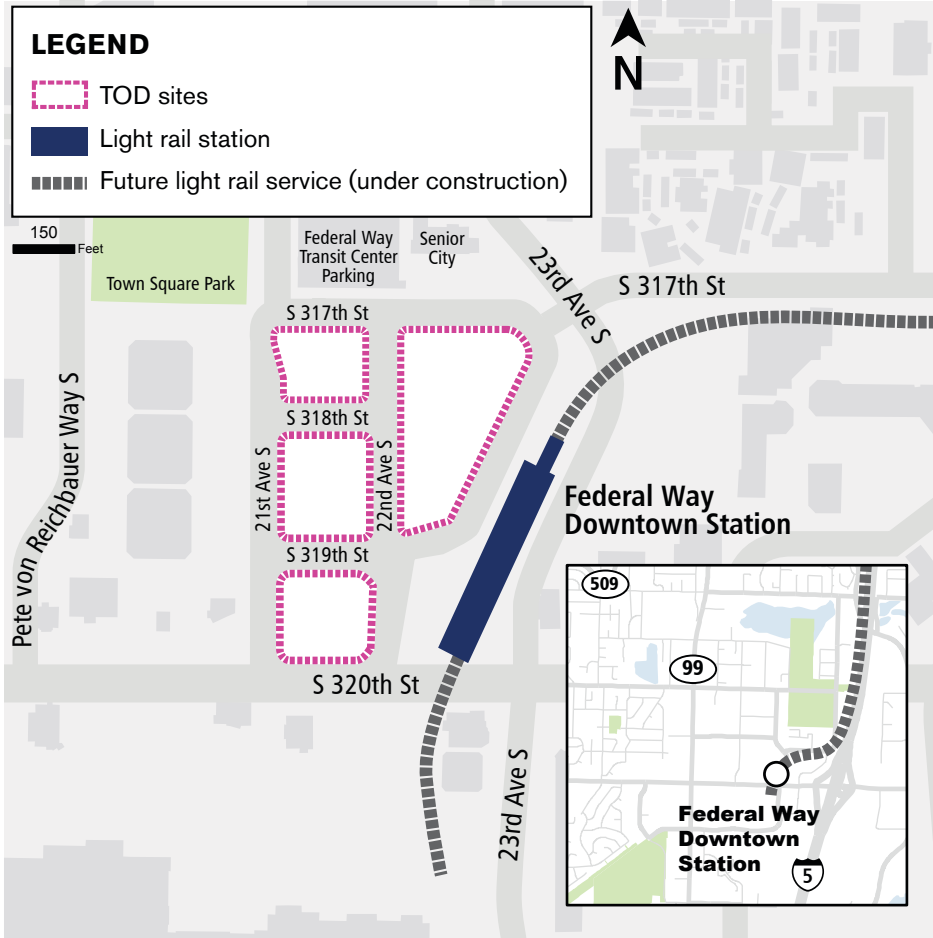
323 survey responses

Conversations with 4 community-based organizations

Emails to 400+ community members

Mailers to 14,371 near the TOD sites

Background and Key Findings



Site background

Sound Transit is partnering with the City of Federal Way to plan transit-oriented development next to the future Federal Way Downtown Station, one of three new stations along the Federal Way Link Extension that will extend Link 1 Line service south from Angle Lake. The area around Federal Way Downtown Station is part of the City of Federal Way's plans for a compact, mixed use, mixed income, and walkable urban center.

The approximately six acres of land near the Federal Way Downtown Station site is currently used for equipment storage and staging during construction of the station. When complete, the property will be available for transit-oriented development, offering an opportunity to fulfill the community's vision for a vibrant city center with direct access to transit.

Sound Transit TOD program overview

Transit-oriented Development (TOD) is a term used to describe development strategies that integrate transit and land use while supporting community needs and development visions. These strategies focus on urban growth around facilities such as light rail stations to produce regional and local benefits, including increasing transit ridership, developing walkable communities, and improving access to jobs.

Sound Transit's role in supporting regional growth goes beyond delivering a great ride. We strive to foster livable communities around transit by supporting opportunities for development and affordable housing near our stations.

Sound Transit's TOD policy includes a priority to offer surplus property for the development of affordable housing. Washington state law requires Sound Transit to offer 80% of its surplus property that is suitable for housing to qualified entities to develop homes affordable to households with incomes at or below 80% of the area median income. In addition, Sound Transit has adopted an Equitable TOD Policy that commits the agency to "inclusive planning and decision-making processes, resulting in development outcomes that accommodate future residential and employment growth, increase opportunity and mobility for existing communities, and enhance public health for socially and economically diverse populations."

Key Findings

The following key themes emerged from the engagement process with partners and the community:

- Preference for public and commercial spaces to serve the functional needs of transit users as well as broader community needs. This includes facilities that are useful year-round, accessible regardless of mode, and supported by dense, mixed-use, mixed-income housing on-site.
- Desire for the station area to be a community hub with a distinctive sense of place and a variety of uses including living, working, and social spaces that draw both residents and visitors to the area. Respondents highlighted the importance of creating a neighborhood that brings people together in a mixed-use environment.
- Preference for a public-market-type facility, which could feature local goods and merchants, and provide a variety of goods and services to attract a broad range of individuals to the space.
- Emphasis on the need for affordable housing options, with a desire for a range of housing types, including apartments, condos, and townhouses. There is a focus on ensuring that housing is affordable for families, young professionals, and individuals with lower incomes.
- Recognition that denser housing developments will help maximize efficiency and contribute to the urbanization of the area to help prioritize comfort, safety, accessibility, and support overall livability.

Community Engagement Process

Community engagement for future Federal Way Downtown Station TOD began in fall 2023 with the following objectives:

- Build awareness and understanding about Sound Transit and City of Federal Way goals for the surplus land.
- Gather community input on the potential mix of uses (including housing and/or commercial affordability) and catalytic program for neighborhood and economic development.
- Encourage participation from a diverse audience, with a focus on race, income, and accessibility.

To accomplish these goals, Sound Transit developed and deployed an engagement approach with a range of tools and tactics over 10 months:

- Fall 2023 to winter 2024: Sound Transit collaborated with key stakeholders and jurisdictional partners and held one-on-one conversations with community-based organizations to identify priorities for transit-oriented development.
- Spring 2024 to summer 2024: Sound Transit invited the community to share input online and in-person that will guide the development strategy for TOD.

Community Conversations

Sound Transit hosted virtual meetings with community-based organizations to learn about services they provide their local communities and how TOD, including affordable housing, could best benefit the communities they serve. Organizations were selected based on previous engagement with the project, proximity to and organizational interests in the project area, and their ability to represent public interests.

The Sound Transit TOD project team met with three community organizations in March 2024:

- Hope Link on March 7, 2024
- South King County Mobility Coalition on March 14, 2024
- Federal Way Public Market on March 7, 2024
- Multi-Service Center on March 27, 2024

Key takeaways from community conversations include:

- Build TOD sites to support and celebrate the diversity and culture in Federal Way.
- Design low-income housing for multigenerational families.
- Create spaces available for community-based organizations to share (e.g. offices, gathering spaces for events like farmers markets, and childcare.)
- Offer affordable housing and build units that support large families (3+ bedrooms).
- Develop buildings that support programs for childcare, healthcare, aging populations, and reaching ethnically diversity communities.
- Improve accessibility for people with disabilities.
- Prioritize spaces for minority owned business that align with the diversity and culture in Federal Way.

Tabling at community events

Sound Transit staffed information tables at the following community events to reach people where they are and collect input on TOD priorities:

- Federal Way Transit Center on April 30, 2024
- Federal Way Farmers Market on May 11, 2024
- Federal Way Farmers Market on May 18, 2024

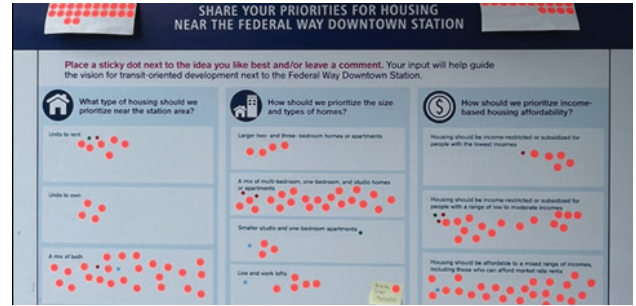


Sound Transit staff speak to the public at the Federal Way Farmers Market on May 11.



Sound Transit staff speak to the public at the Federal Way Farmers Market on May 18.

Event displays boards (seen below) provided information on the Federal Way Downtown Station TOD project, an overview of Sound Transit's TOD program, and an interactive board (provided below) provided space for community members to share input on housing priorities at future TOD near the Federal Way Downtown Station.



Key takeaways from tabling conversations include:

- ❖ Desire to develop a mix of units to rent and own.
- ❖ Priorities a mix of multi-bedroom, one-bedroom, and studio homes or apartments more affordable housing options.
- ❖ Preferences for housing that is affordable to a mixed range of incomes, including those who can afford market rate rents.
- ❖ Interest in developing space for a permanent public market.

Online open house

The online open house website and survey was available from April 30 to June 17, 2024. The website and survey were available in English, Korean, Spanish, Vietnamese, and alternative text was used for individuals with visual impairments.

The website received 1,303 views, with a visit duration of a minute and thirty-one seconds. We received 36 views on the Vietnamese page, 41 views on the Spanish page, and 78 views on the Korean page. Survey recruitment tools and efforts are detailed in Appendix D.

The survey received 323 total responses, with two responses in Korean. Sound Transit asked optional demographic questions in the survey to gauge the representation of potentially impacted and historically underrepresented communities. Most respondents identified as White (74%), with 13% Asian or Asian American, 8% Black or African American, and 7% Hispanic, Latino/a/x, or Spanish origin, 2% American Indian or Alaska Native, and 2% Native Hawaiian or Pacific Islander. About 25% of respondents live in a household where members speak a language other than English. More than 13% live in households earning less than \$50,000 per year. 77% own their home, while 18% rent and 5% have another living situation.

A few common themes related to priorities for TOD emerged from survey responses:

- ❖ Preference for public and commercial spaces to serve the functional needs of transit users as well as broader community needs. This includes facilities that are useful year-round, accessible regardless of mode, and supported by dense, mixed-use, mixed-income housing on-site.
- ❖ Desire for the station area to be a community hub, with a distinctive sense of place and a variety of uses including living, working, and social spaces that draw both residents and visitors to the area. Respondents highlighted the importance of creating a neighborhood that brings people together in a mixed-use environment.
- ❖ Many respondents expressed a preference for a public-market-like facility, which could feature local goods and merchants, and provide a variety of goods and services to attract a broad range of individuals to the space.
- ❖ An emphasis on the need for affordable housing options, with a desire for a range of housing types, including apartments, condos, and townhouses. There is a focus on ensuring that housing is affordable for families, young professionals, and individuals with lower incomes.
- ❖ Respondents recognized that denser housing developments will help maximize efficiency and contribute to the urbanization of the area. They are necessary to help prioritize comfort, safety, accessibility, and support overall livability within the area.

Responses to the open-ended questions allowed participants to share more about their vision for the TOD project. Key themes from these narrative questions included the following:

How do you envision using the Federal Way Downtown Station area once Link light rail opens and the area is developed?

Respondents envision the Federal Way Downtown Station area transforming into a vibrant, multifaceted hub that caters to various needs and activities once the Link light rail opens and the area is developed. Many see the station as a crucial transit point for commuting to Seattle for work, sports events, concerts, and shopping. The ease of access to Sea-Tac Airport through the light rail is another significant draw, with several respondents highlighting its potential to streamline travel plans and reduce dependency on cars. This increased connectivity promises to enhance daily commutes and facilitate convenient travel for both business and leisure.

- ❖ **Mixed-Use Development:** Respondents often advocate for mixed-use development, which combines residential spaces with commercial and retail establishments. They see this as essential for creating a vibrant urban environment where people can live, work, and socialize within walking distance of the station.
- ❖ **Affordability:** Many respondents emphasize the importance of affordable housing options in the area. They express a desire for a range of housing types, including apartments, condos, and townhouses, that cater to diverse socioeconomic backgrounds. Affordable housing is seen as crucial for ensuring inclusivity and preventing displacement of lower-income residents.
- ❖ **Density and Urbanization:** There is a recognition among respondents that denser housing developments are necessary to support the transit-oriented nature of the station area. They envision multistory buildings and multi-family dwellings that maximize land use efficiency and contribute to the urbanization of the area.
- ❖ **Community Integration:** Housing discussions often center around the integration of residential spaces with the broader community. Respondents highlight the importance of creating a cohesive neighborhood that fosters social interaction and a sense of belonging. This includes amenities such as parks, green spaces, and community centers that promote connectivity and wellbeing.
- ❖ **Quality of Life:** Concerns about the quality of life in the station area are prevalent in housing-related responses. Respondents stress the need for well-designed, aesthetically pleasing developments that prioritize comfort, safety, and sustainability. They envision a residential environment that enhances overall livability and supports a high quality of life for residents.

The responses indicate a strong desire for the Federal Way Downtown Station area to become a safe, accessible, and vibrant community hub. While there are concerns about safety, crime, and traffic, the vision includes a mix of residential, commercial, and cultural spaces that enhance the quality of life and foster economic growth. Prioritizing walkability, accessibility, and community-oriented development will be key to addressing the diverse needs and aspirations of the residents and visitors.

What opportunities would you like to see this TOD project bring to the Federal Way Downtown Station area?

The survey responses show a strong community desire for a vibrant, safe, and inclusive TOD project at Federal Way Downtown Station. Key opportunities include creating a public market, mixed-use development, diverse housing options, and community-centric spaces, all while improving safety, accessibility, and connectivity. The overarching goal is to transform Federal Way into a desirable destination with a unique identity and a thriving community.

- ❖ **Affordability and Accessibility:** Many respondents emphasize the need for affordable housing options to address rising housing costs and make living in the area more accessible for all income levels. There's a particular focus on ensuring that housing is affordable for families, young professionals, and individuals with lower incomes.
- ❖ **Increased Housing Supply:** There's a consensus among respondents that the TOD project should prioritize increasing the housing supply in the Federal Way Downtown Station area. This includes constructing new residential buildings, both apartments and condos, to accommodate the growing population and demand for housing in the region.
- ❖ **Mixed-Use Development:** Respondents advocate for mixed-use development, which combines residential units with commercial, retail, and recreational spaces. They see this as a way to create vibrant, livable communities where residents can live, work, and access amenities conveniently.
- ❖ **Density and Height:** Some respondents express support for building denser housing, including multi-story apartments or condominiums. They believe that taller buildings can maximize housing capacity and promote urban density, which is conducive to transit-oriented development and sustainability goals.
- ❖ **Family-Friendly Housing:** While there's a call for densification, there's also a desire for a mix of housing types that cater to different demographics, including families. Respondents want to see family-friendly housing options, such as larger units with multiple bedrooms and amenities suitable for children.
- ❖ **Ownership Opportunities:** Alongside rental housing, there's interest in owner-occupied condos and townhouses. Some respondents see homeownership as an important aspect of community stability and want to ensure that the TOD project includes opportunities for residents to own their homes.
- ❖ **Integration with Transit:** Housing development should be integrated with transit infrastructure, particularly the light rail station. This includes ensuring easy access to public transportation, designing pedestrian-friendly neighborhoods, and reducing reliance on cars for commuting.
- ❖ **Community Engagement:** Finally, respondents emphasize the importance of community input in shaping housing policies and designs. They want the TOD project to reflect the needs and preferences of area residents, promoting inclusivity and social cohesion within the community.

Is there anything else you would like to share about this project?

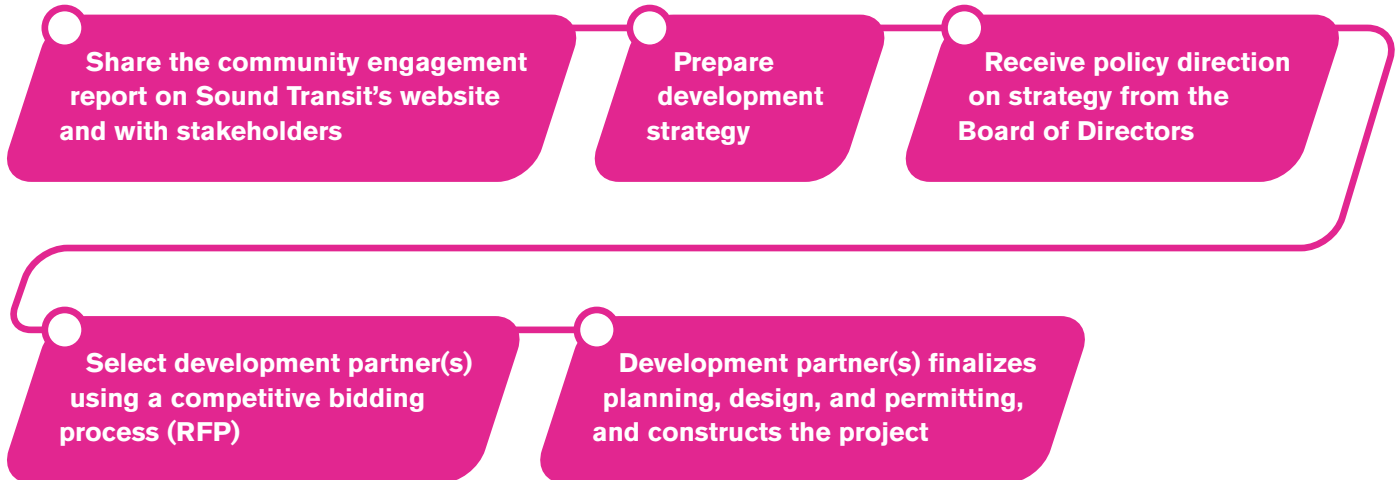
The vision for the transit-oriented development project in Federal Way reflects the diversity of voices Federal Way residents. Respondents envision a nexus that seamlessly links Federal Way with neighboring cities, transforming it into a vibrant hub along the light rail corridor between Seattle and Tacoma. This connectivity extends beyond transportation, with an interest in fostering cultural exchange and economic opportunity throughout the region.

- ❖ **Affordability:** Many respondents express a need for affordable housing options within the transit-oriented development project. They highlight the importance of ensuring that housing remains accessible to a diverse range of income levels, including low-income individuals and families.
- ❖ **Mixed-Income Communities:** There is a call for creating mixed-income communities, where both affordable and market-rate housing coexist. Respondents advocate for a balanced approach to housing development that promotes socioeconomic diversity and inclusion.
- ❖ **Concerns about Over-Saturation:** Some respondents voice concerns about the over-concentration of low-income housing within Federal Way. They caution against exacerbating existing challenges and stress the importance of maintaining a healthy balance between affordable and market-rate housing.
- ❖ **Quality and Safety:** Housing quality and safety are significant considerations. Respondents emphasize the need for well-maintained, secure housing options that contribute positively to the community's overall livability.
- ❖ **Community Preference:** Several respondents suggest implementing community preference policies for housing allocation. They advocate for prioritizing current residents, particularly BIPOC (Black, Indigenous, and People of Color), to mitigate the risk of displacement and preserve community cohesion.

Next steps

The Sound Transit TOD project team will brief the Federal Way City Council in September 2024, followed by an informational meeting with potential developers about the forthcoming RFP.

Community feedback will inform Sound Transit's selection of a development partner or partners for the Federal Way Downtown Station TOD sites. We partner with nonprofit and private developers to build new uses on our TOD sites. With guidance and approval from the Sound Transit Board of Directors, we plan to use a competitive bidding process called a 'Request for Proposals' (RFP) to select a development partner or partners. In this process we will ask proposers to demonstrate not only their capacity and track record in delivering successful projects, but also their understanding and incorporation of the community's needs and vision—including local planning efforts and the community feedback collected through this outreach effort.



We will continue to provide updates on our progress using our project website and email list to demonstrate how community feedback is reflected in the process and outcomes of this project.

Visit our project website here to stay up-to-date:

www.soundtransit.org/system-expansion/creating-vibrant-stations/transit-oriented-development/projects/federal-way

Appendices

Appendix A: Survey Questions

The Federal Way Downtown Station TOD survey included the following questions, with the survey available in English, Korean, Spanish, and Vietnamese. All questions were optional. The survey included a map of the station area for reference while completing the survey.

1. Do you currently use public transit in Federal Way?

- a) No
- b) Yes

2. How do you envision using the Federal Way Downtown Station area once Link light rail opens and the area is developed?

{open ended response}

3. What opportunities would you like to see this TOD project bring to the Federal Way Downtown Station area?

{open ended response}

4. Which of the following uses would you most like to see prioritized at these sites? (Select up to three)

- a) Housing
- b) Open space
- c) Schools and education
- d) Hotels and hospitality
- e) Community services
- f) Day care
- g) Restaurants and cafes
- h) Offices
- i) Community space
- j) Retail
- k) Other (please tell us more)

5. What types of housing should we prioritize in the station area?

- a) Units to rent
- b) Units to own
- c) A mix of both

6. How should we prioritize the size and type of homes? (Select up to two)

- a) Larger two-and three-bedroom homes or apartments
- b) A mix of multi-bedroom, one-bedroom, and studio homes or apartments
- c) Smaller studio and one-bedroom apartments
- d) Live and work lofts
- e) Other (please tell us more)

7. How should we prioritize income-based housing affordability?

- a) Housing should be income-restricted or subsidized for people with the lowest incomes.
- b) Housing should be income-restricted or subsidized for people with a range of low to moderate incomes.
- c) Housing should be affordable to a mixed range of incomes, including those who can afford market rate rents.

8. What kinds of businesses would you like to see near the Federal Way Downtown Station? (Select up to three)

- a) Food and drink (restaurants, bars, and cafes)
- b) Arts and entertainment (performance space, art galleries, cultural space)
- c) Offices (professional services and businesses)
- d) Shopping (groceries, retail, and household goods)
- e) Personal services (salon, barber, gym)
- f) Childcare services
- g) Convenience and errands (bank, pharmacy, or convenience stores)
- h) Hotels and hospitality (lodging, meeting or event rooms)
- i) Healthcare (doctor, urgent care, dentist)
- j) Other (please tell us more):

9. What types of community services and spaces would you like to see in the Federal Way Downtown Station area? (Select up to three)

- a) Community center, youth center, or recreation facility
- b) Job training or educational offerings
- c) Public space for farmers markets, festivals, food trucks
- d) Individual or shared space for community organizations
- e) Government services (library, post office, etc.)
- f) Arts and cultural space
- g) Other (please tell us more):

10. What type of open spaces would you like to see in the Federal Way Downtown Station area?
(Select up to three images below).



Natural features (such as landscaping, trees, gardens, or water features)



Passive open space for passing through or relaxing wide sidewalks



Play areas attractive to families with children



Plaza space with seating or areas to accommodate a sidewalk café, farmers market, events/performance/etc



Green stormwater features, such as rain gardens

11. Is there anything else you would like to share about this project?
{open ended response}

Appendix B: Detailed Survey Results

The Federal Way Downtown Station TOD online survey received 312 complete responses: 310 in English and 2 in Korean. Survey response data is shown below, and open-ended responses are summarized in Appendix C. Each chart includes the question asked, total number of responses (“n”), as well as any answer choice directives (select all that apply, select up to three, etc.). Note that for questions which allow more than one answer choice, each bar represents the percent of respondents selecting that answer choice; the sum of all bars may total over 100%.

Pairwise correlation testing was conducted for each answer choice with at least 30 observations. Statistically significant correlations are included beneath each chart.

Current Transportation Use

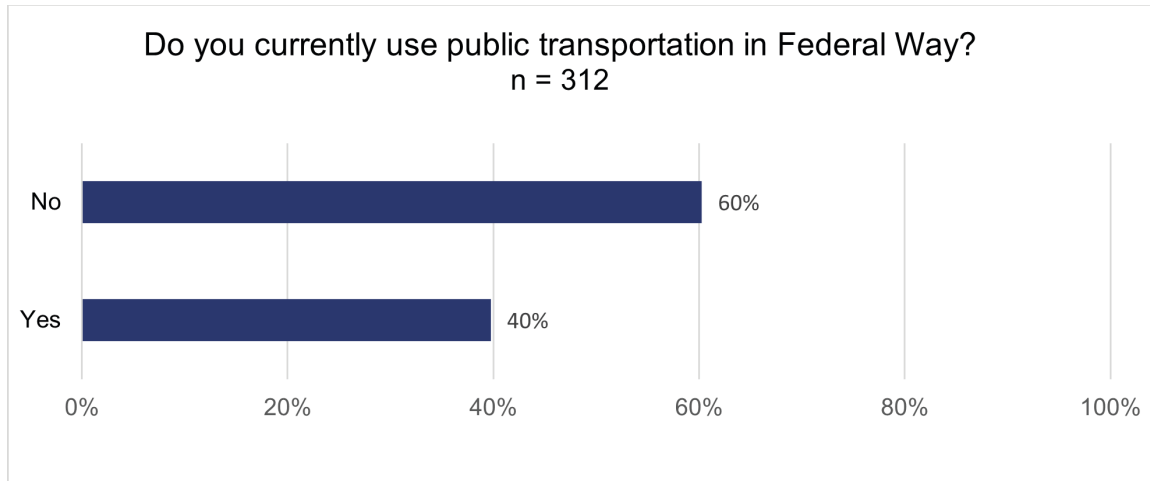
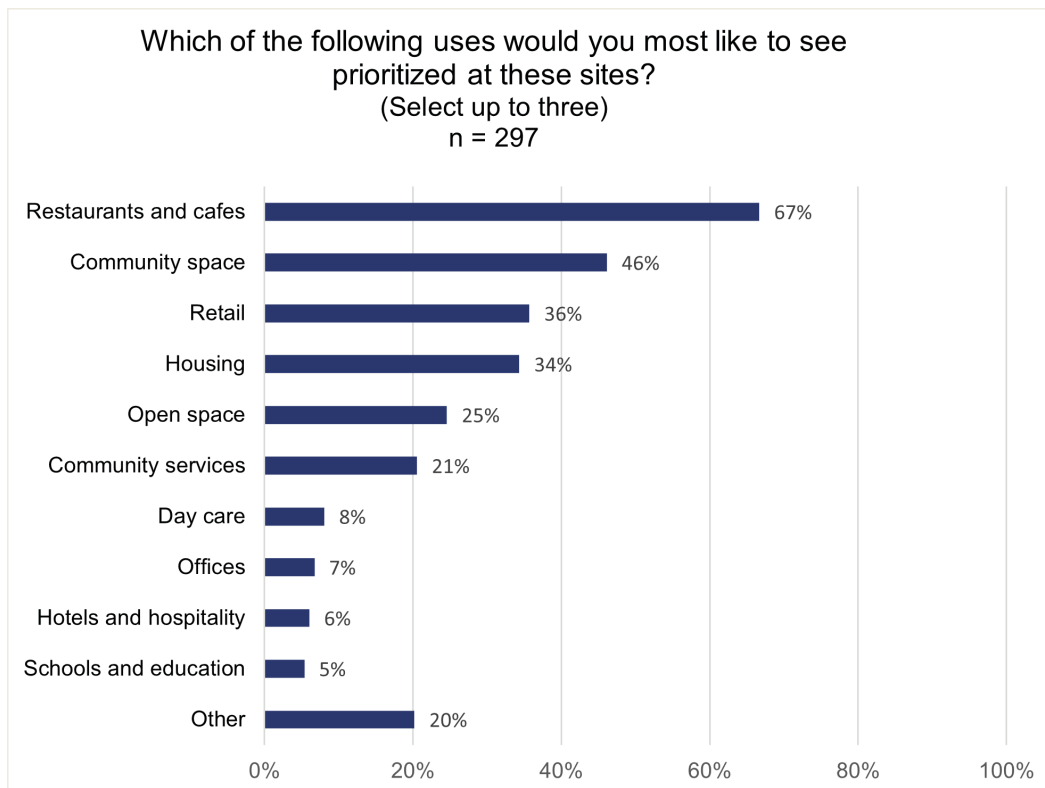


Figure 1: Current Transit Ridership

More than half of respondents (60%) are not current users of public transportation in Federal Way; about 2 in 5 do currently ride public transportation.

TOD Site Priorities



About two-thirds (67%) of respondents said they would most like to see restaurants and cafes in the Federal Way Downtown station area. Community space (46%), retail (36%), and housing (34%), were the next most popular selections, followed by open space and community services. Most “other” responses were more specific examples of community and retail space, including more than 35 comments (of 63 total) that specifically requested a public market or permanent farmers market space.

Figure 2: Site Uses

Housing Priorities

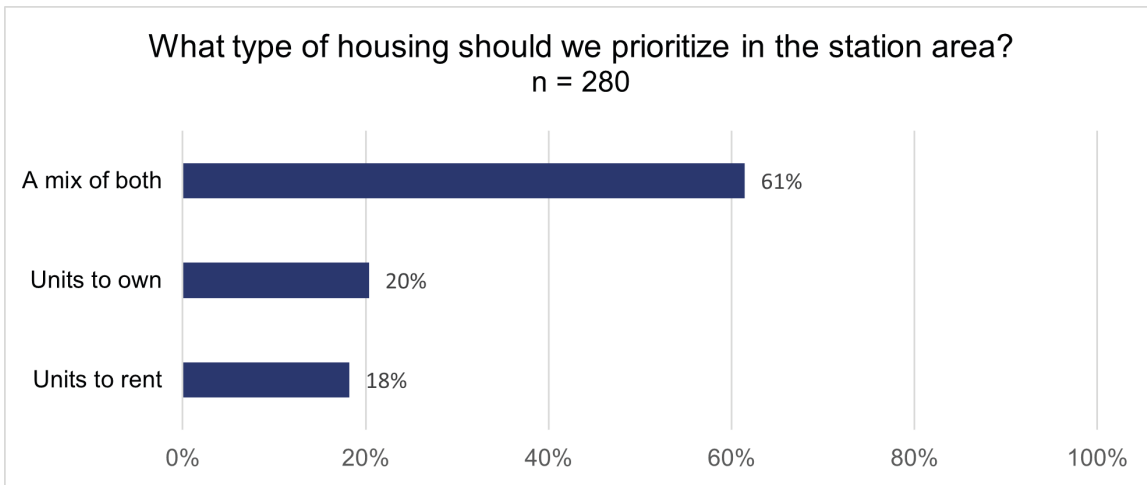


Figure 3: Housing Opportunity Type

Most respondents (61%) would like to see a mix of units to own and units to rent in the Federal Way station area; the remaining respondents were nearly split between a preference for units to own (20%) or rent (18%).

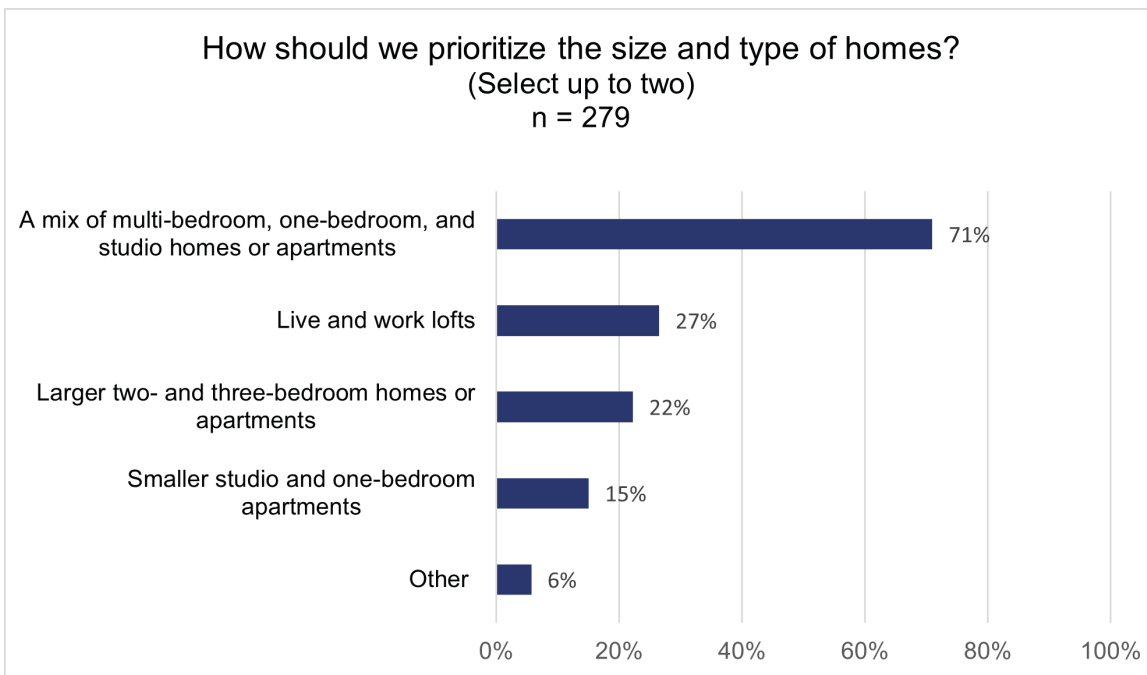


Figure 4: Housing Size and Type

Most respondents (71%) think the area should feature a mix of multi-bedroom, one-bedroom, and studio homes or apartments. Smaller studios and one-bedroom units were the least commonly selected stand-alone housing types.

Among “other” responses, several responses noted opposition to including housing in this area, while a few expressed support for options that could create the most density.

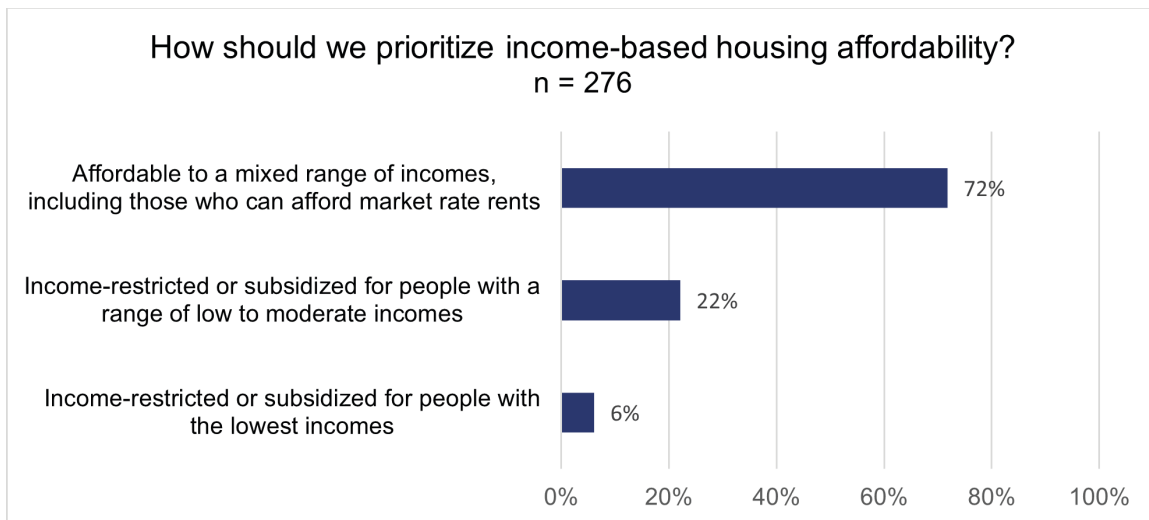


Figure 5: Housing Affordability

Most respondents say that they would like to see housing in the station area be affordable for individuals across a mix of incomes, including those who can afford market rates.

Several survey respondents also left open-ended comments on the topic of housing; opinions on many housing topics were mixed:

- Many felt that housing should be a prominent part of the space:
 - “This should be a dense, mixed-use, mixed-income neighborhood with a lot of housing and ground floor retail and commercial space. We should even consider high rise residential construction.”
 - “Dense housing should be a priority. An increase in housing supply generally opens up housing to people of diverse economic means (as supply increases costs come down).”
- A few specifically advocated for affordable housing to be made a priority.
 - “I would really appreciate affordable housing and local businesses as close to the station as possible.”
 - “Affordable housing should be the highest priority.”
- While some others felt that affordable housing was not the right fit for the area or should be limited.
 - “Federal Way has a lot of low-income housing complexes. We do not need anymore. It puts a burden on our city resources and schools.”
 - “Please do not make all of the homes downtown affordable. As much as affordable housing is needed in the king county area, Federal way is MORE than compensating for their fair share.”

Business Preferences

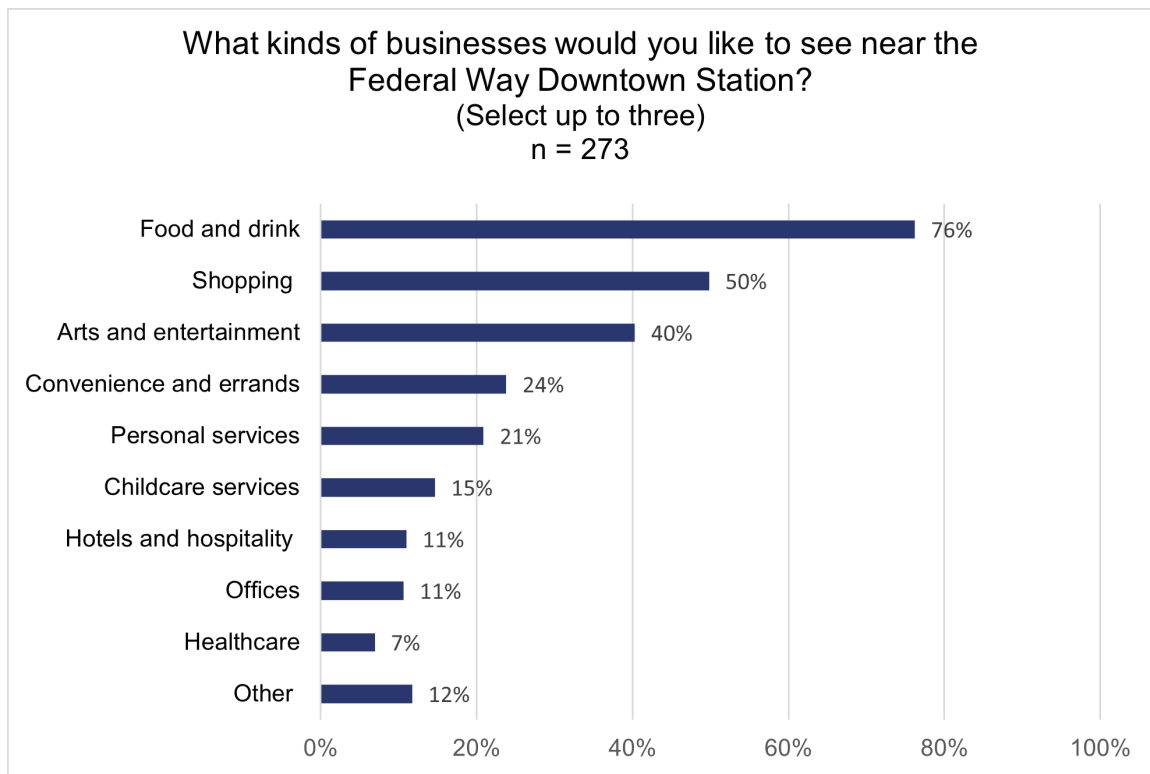


Figure 6: Business Types

Most respondents selected food and drink as the top type of business they would like to see in the Federal Way station area; with half selecting shopping, and 40% selecting arts and entertainment.

Among “other” responses, many asked for a public market type space, while several others hoped to see recreational or youth-center uses, and a few did not want to see the area used for commercial purposes.

Many respondents shared thoughts on the type of businesses they wished to see in the mixed-use station area:

- Many expressed a desire to see a public market style space where grocery items, prepared food and drink and other goods would be sold, while also serving as a community gathering space:
 - “I really want to see a Public Market as a hub for community events as well as cultural foods / goods. Our Farmers Market needs a permanent home. I’d like to see the Farmers Market & Public Market coexist near the train station. That would be great for regular commuters & tourists alike!”
 - “A public market foremost with space for the farmers market and open space for community events.”
- Others discussed food and retail options that would be useful for both commuters and community members.
 - “As someone who will be at this station almost daily, I would like to see a coffee shop, cafe, and convince stores. This will serve people who need something quick, people who want to sit for a while, and people who need to grab something on the way home. I think this will encourage people to take transit by breaking down their metal barriers.”

Community Services and Spaces

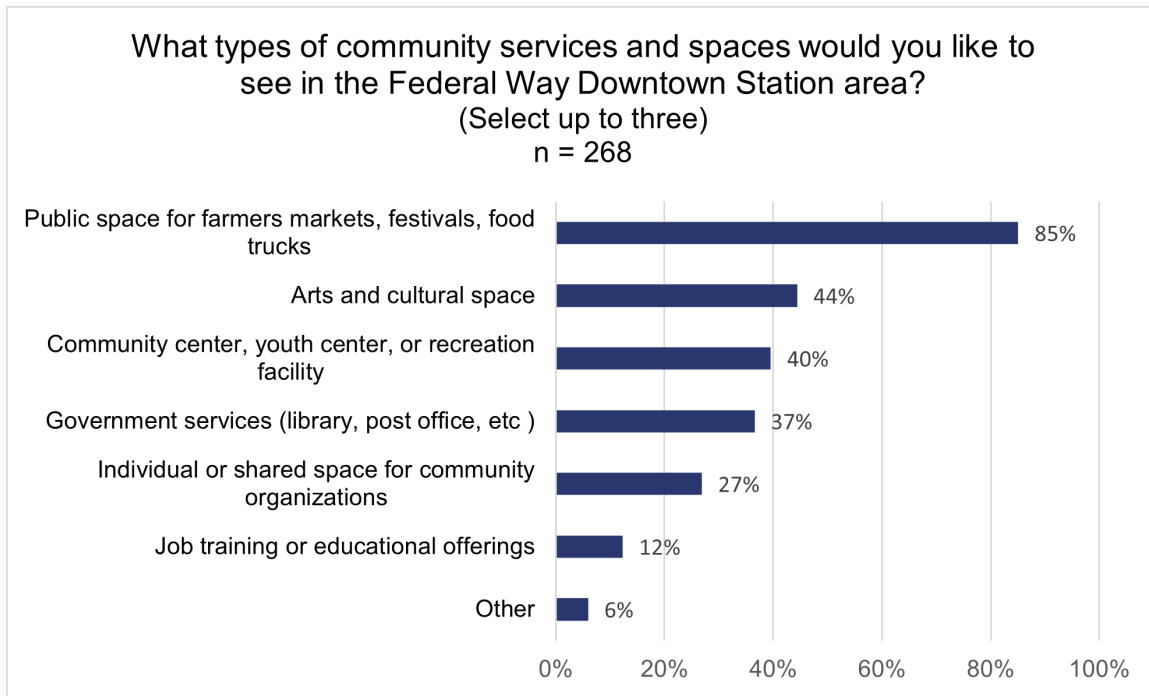


Figure 7: Community Uses

Most respondents selected public space for farmers markets, festivals, food trucks or similar as their top preferred community service or space in the Federal Way Station area. Space reserved for local small businesses or young professionals, open space, or a police station, were among “other” comments.

Open Spaces

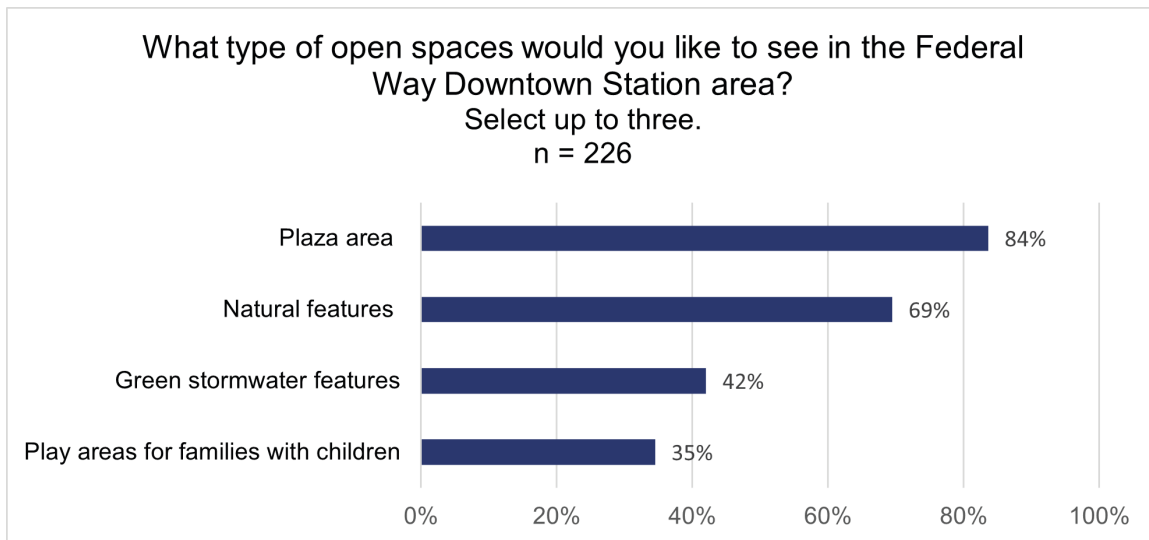


Figure 8: Open Space Types

Most respondents would like to see a plaza area with space for café seating, farmers markets, events, etc., or natural features like landscaping, trees, gardens, or water features, as use for area open space. Green stormwater features and play areas for families with children were less favored.

Respondent Demographics

Respondents had an option to answer selected demographic questions on a second survey page. Not all respondents chose to complete these questions.

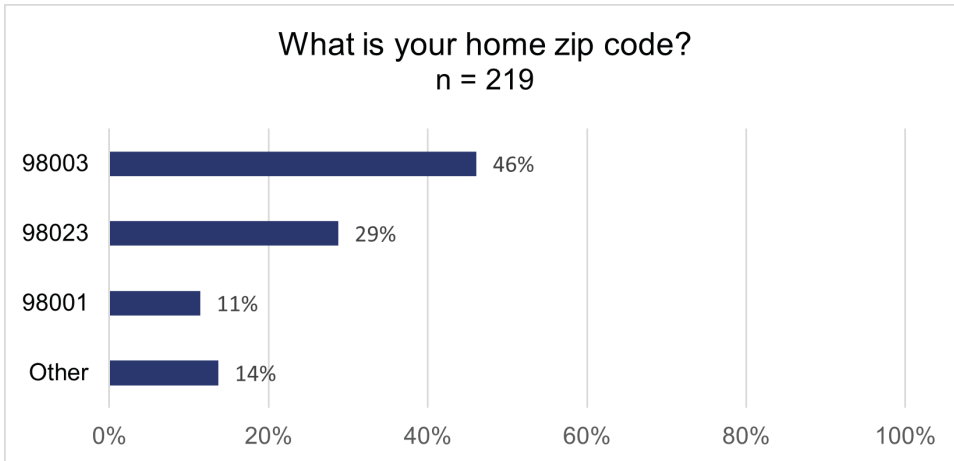


Figure 9: Home Zip Code

Just less than half of all respondents live in zip code 98003, nearly 30% in 98023, and just over 10% in 98001. Top “other” responses included: 98198 (5) and 98422 (4), and 19 other zip codes receiving either one or two responses.

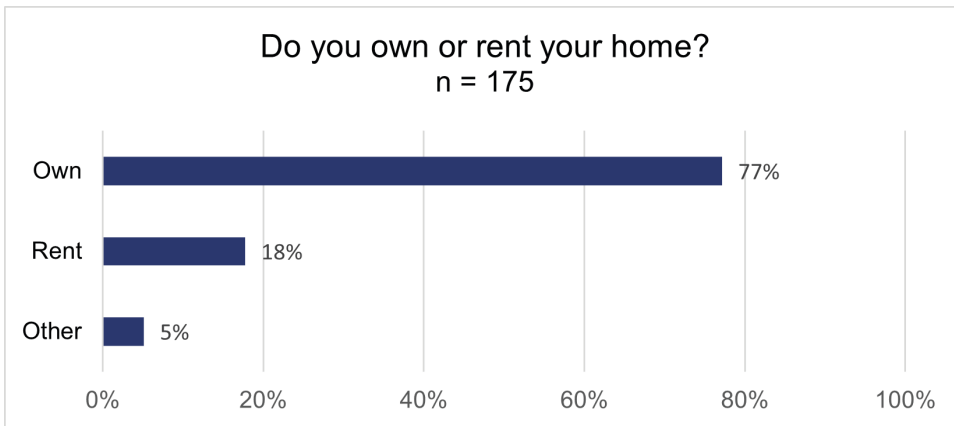


Figure 10: Homeowner or Renter

More than three-quarters of respondents are homeowners. Nearly all “other” responses (6 of 7) reported living with parents.

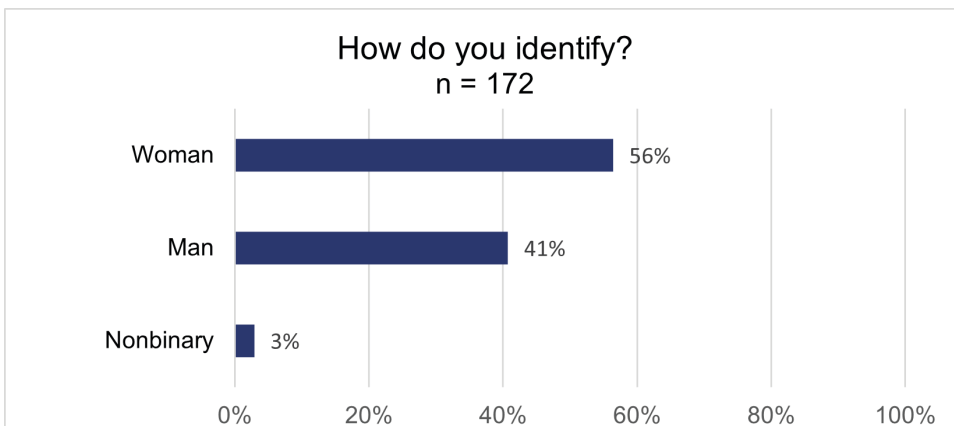
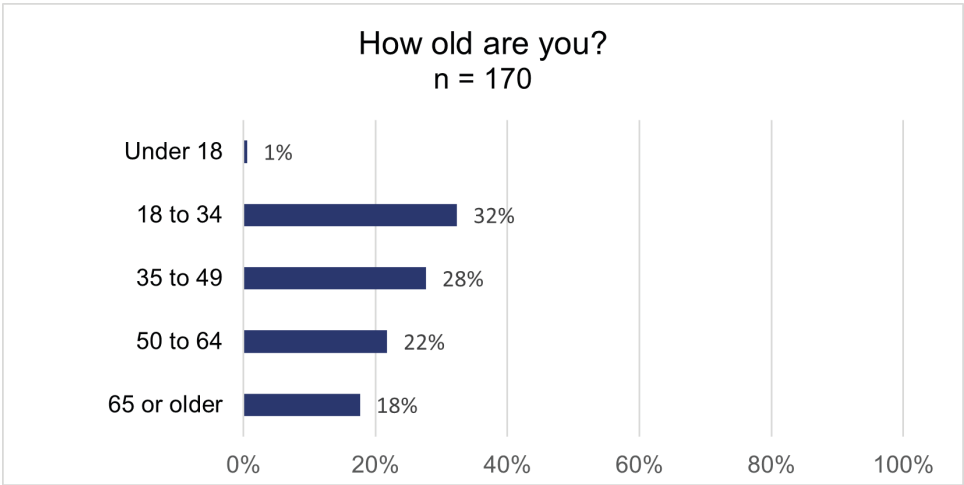


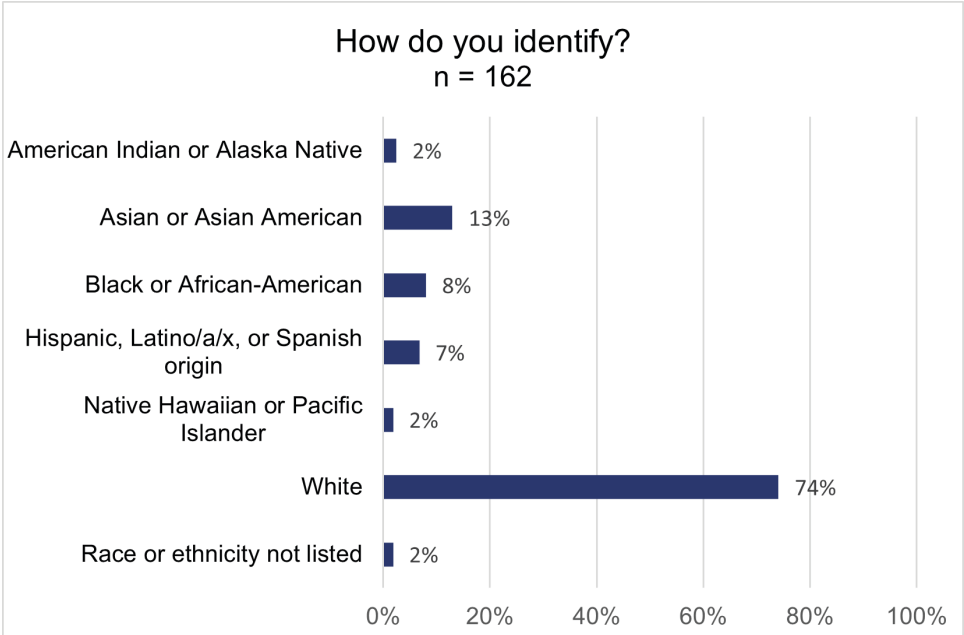
Figure 11: Gender Identity

Slightly more than half of survey respondents identified as a woman, while just over 40% identify as a man, and 3% identify as nonbinary.



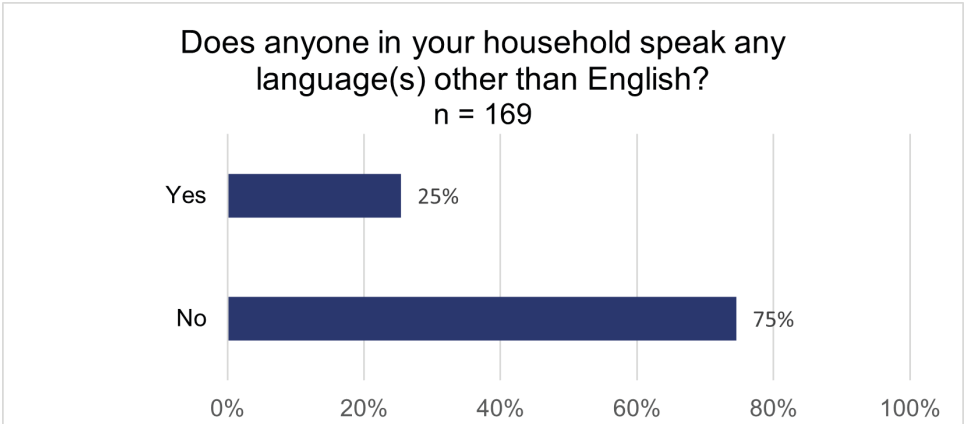
Respondents represent a range of age groups, with about 60% of respondents between the age of 18 and 49.

Figure 12: Age



Nearly three-quarters of respondents identify as White, 13% identify as Asian or Asian American, 8% Black or African American, 7% Hispanic, Latino/a/x, or Spanish origin, 2% American Indian or Alaska Native, and 2% Native Hawaiian or Pacific Islander.

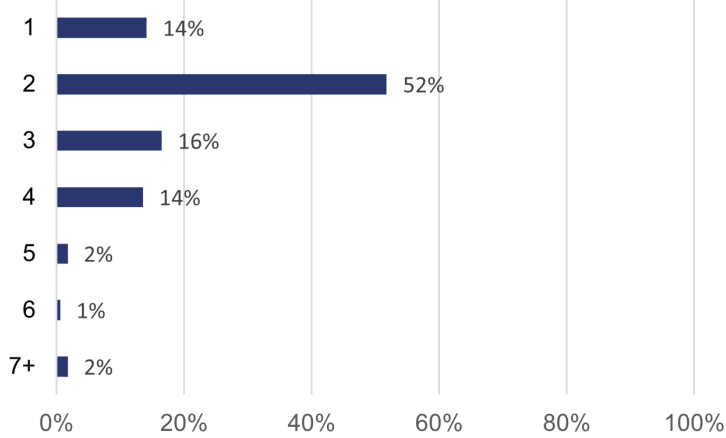
Figure 13: Race and Ethnicity



Three-quarters of respondents report only speaking English at home. Top additional languages spoken include Spanish (14), French (7), Chinese - Mandarin, Cantonese, or unspecified (5), Korean (3), German (3), 15 other languages spoken by two or fewer respondents.

Figure 14: Language Spoken at Home

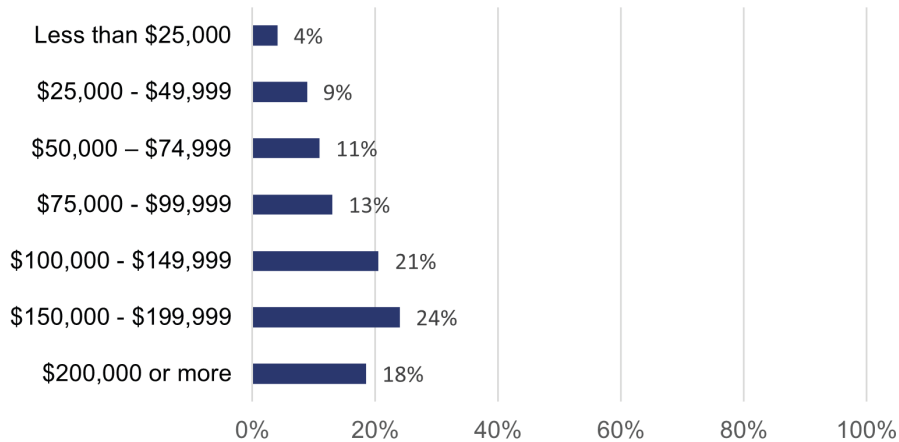
Including yourself, how many people live in your household?
n = 170



More than half of the respondents reported living in a household of two, while 95% of respondents live in a household of 4 or fewer.

Figure 15: Household Size

What was your annual household income in 2023 before taxes?
n = 146



Most respondents (63%) had a household income of greater than \$100,000 in 2023; fewer than a quarter earned less than \$75,000.

Figure 16: Household Income

Appendix C: Open-ended Responses

Sound Transit asked survey respondents open-ended questions to learn more about their vision and preferences for the station area.

Question: How do you envision using the Federal Way Downtown Station area once Link light rail opens and the area is developed?

This question received 261 responses:

- **66% of them discussed using the station area for travel generally, including 17% who said they would specifically commute from the station area.**

I [would] use it to commute to downtown Seattle. It would be night to get off the train and go to a market / store to pick up a few items before going home.

- Man, 35-49, homeowner, 98001

I usually catch the Light Rail at Angle lake - looking forward to catching nearer home.

- Woman, 65 or older, homeowner, 98003

Using the light rail to travel to Seattle, and not worry about parking.

- Man, 18-34, Hispanic, renter, 98003

- **Nearly 30% of commenters said they would use the station to visit, shop, and use services.**

It would be great to have a little shopping strip, public market, farmers market area where people could meet and enjoy.

- Woman, 35-49, homeowner, 98023

It should have the feel of a "downtown" with mixed retail and restaurants at street level with housing above. Give people a reason to visit and walk around. Hopefully, that spreads to the lots around these lots.

- Man, 35-49, renter, 98003

- **About 17% said they would use the area for other purposes, including potentially living in the area, attending events on-site, walking and people-watching, or many of the above.**

Potentially looking at buying a home in the area if they are available, utilizing public/community spaces and recreation, and most importantly using the Link to go north into Seattle instead of driving for both work and personal use.

- Woman, 18-34, renter, 98003

Leisurely walking, sitting outdoors, people-watching, shopping and coffee

- Demographic info not shared

- **About 5% of respondents said that they did not envision using the area after the project is completed; concerns about crime or safety were the most cited reason why.**

Question: What opportunities would you like to see this TOD project bring to the Federal Way Downtown Station area?

This question received 238 responses:

- **About 30% of comments discussed community benefits; many hope that the new station area would create a “sense of place” or “destination” in downtown**

More of a community feeling, like a true downtown. Think downtown Puyallup near Pioneer Park or King Street near Hing Hay Park in Seattle’s Chinatown - people living nearby businesses and parks accessible by foot.

- Man, 18-34, 98104

I would like to see an increase in public community gathering spaces, mixed use buildings and walking oriented buildings. Federal way is just a big parking lot with chain restaurants. I would love to see something like Redmond, with walkability, Mom and pop (not chain or takeout) restaurants and places for families to walk around and hang out.

- Woman, 18-34, 98023

- **Nearly a quarter (24%) want to see a public market or similar space**

Outdoor marketplace would be amazing. Federal Way lacks a heart/city center and this could really help anchor the city.

- Woman, 98003

I am all for a public market as I feel it will attract more people to visit and shop in our area. Also, a space to have entertainment, food trucks and other things to draw in more people from outside our area.

- Woman, 65 or older, 98003

- **Another 22% wanted retail and other similar businesses**

Premium space for small local businesses, a central gathering space for the community, a space for public events, more upscale grocery, a refuge from parking lots and cars, a safe walkable space with recreation

- Information not shared

Ground floor retail open mornings, evenings and weekends, including: Restaurants (mostly fast casual) Bike shop, barber shop. Convenience store / Bodega. Covered sidewalks from the park and ride to the light rail station.

- Man, 50-64, 98003

- **21% say housing should be a priority, including some who advocate for variety or affordability**

I would like to see some housing options, especially more permanent/family friendly ones like 2+ bedroom condominiums, everything near transit lately feels like small apartments. Mixed-use development with shops on the bottom floor would be great too.

- Information not shared

More housing including some affordable housing. Buildings should be as tall as allowed to get the highest number of people living near light rail. Having some family-sized units would also be nice.

- Man, 18-34

- **Other opportunities respondents mentioned included food and drink (18%), increased jobs or an economic boost (12%), additional transit connections or infrastructure (10%), events or event space (7%). Several comments also expressed a desire for the project to bring increased safety to the area.**

Question: Is there anything else you would like to share about this project?

This question received 117 responses, varying widely based on the thoughts and preferences of the commenters:

- **About 25% of these comments mentioned safety or crime. Many respondents felt that the success of the area would be closely tied to it feeling safe.**

Safety is my number one priority. So long lasting business or housing that won't go vacant. And is well maintained. But doesn't get in the way or plug up traffic around the station.

- Information not shared

I would like to feel safe when using the light rail and when walking around the new developing areas

- Woman, 18-34, 98003

- **About 23% of comments had to do with the functionality of the space, including respondents sharing preferences that it be walkable, a mix of opinions on parking on the site, and a hope for amenities and facilities that are useful year-round.**

Please provide creative and innovative projects for seating, walking and socializing like Italian piazza's!

- Woman, 65 or older, 98023

We need more parking for the transit center. There's nothing worse than trying to take the light rail into downtown and you can't find a place to park.

- 98003

Walkable pathways and consistent safe crosswalks.

Adequate areas seating for people with strollers or physical limitations. Shade is also important in the form of trees and built coverage to lower temperatures on hot days.

- Woman, 35-49, 98003

Please prioritize parking LAST. Move parking facilities AWAY from the station and HEAVILY encourage taking a bus to the station.

- Woman, 18-34, 98404

- **About 20% of comments related to the community-building potential of the space. This included comments about prioritizing local businesses in the commercial spaces, doesn't cause gentrification or displacement nearby, and ensuring the space celebrates Federal Way.**

Great opportunity to beautify our city and create a welcoming public space.

- 98003

It would be nice to have a space that created a community atmosphere where neighbors and not so neighbors could interact and meet.

- Woman, 35 – 49, 98023

Please prioritize local businesses over chains and include plant life that is safe and beneficial to species such as birds, bees, etc.

- Man, 35-49, 98047

- **About 17% shared feelings about housing. These comments included some who believed the site needed as much housing as possible, and a mix of sentiments about affordable housing on the site.**

Please work with Federal Way to increase zoning allowances for true high-density housing, such as high rises. We need to use our transportation assets better by maximizing the number of people who are within walking distance of a station.

- Man, 18-24, 98003

Dense housing should be a priority. An increase in housing supply generally opens up housing to people of diverse economic means (as supply increases costs come down).

- 98003

Affordable housing should be the highest priority.

- Information not shared

Please do not make all of the homes in the downtown affordable. As much as affordable housing is needed in the King County area, Federal Way is MORE than compensating for their fair share.

- Woman, 18-34, 98023

- **Additional comment themes included some related to transit and travel uses (12%), aesthetics, art, and other features (9%), and assorted other topics (10%).**

Appendix D: Awareness Building

Sound Transit notified the community about the online survey through a postcard sent to 14,731 residences within 1.5 miles of the Federal Way Downtown Station area; a press release to local media, an email to 400+ community members on Sound Transit's Federal Way Link Extension listserv; and Facebook posts.

The postcard provided information in four languages: English, Korean, Spanish, and Vietnamese.

Front

Help us shape transit-oriented development near the Federal Way Downtown Station.

Share your priorities for housing, services, and community space.

We want to hear from you!

[FederalWayTOD.com](https://www.federalwaytodd.com)

SOUNDTRANSIT Powering progress

SPANISH ESPAÑOL

Ayúdenos a dar forma al desarrollo orientado al transporte cerca de la estación Federal Way Downtown.

¡Queremos conocer su opinión!

KOREAN 한국어

페더럴웨이 다운타운 역 인근에 대중교통지향형 개발을 구제화 하는데 도움을 주세요. 여러분의 의견을 듣고 싶습니다!

VIETNAMESE TIẾNG VIỆT

Hãy giúp chúng tôi định hình Dự án phát triển định hướng giao thông công cộng gần nhà ga trung tâm Federal Way.

Chúng tôi muốn lắng nghe Quý vị!

Back

LEGEND

- TOD sites
- Light rail station
- Future light rail service (under construction)

Creating connections between transit and vibrant communities in Federal Way

Your input will inform our process to define development strategies and select development partners across multiple sites next to the Federal Way Downtown Station.

Visit our website to learn more and get involved.

[FederalWayTOD.com](https://www.federalwaytodd.com)

Project contact
Harrison Price, Transit-Oriented Development Engagement Program Manager
 (206) 903-4782 | harrison.price@soundtransit.org

To request accommodations for persons with disabilities, call 800-201-4900 / TTY: 711 or email accessibility@soundtransit.org.

Interpreter 800-823-9230
 Español Tagalog русский язык
 漢語 한국어 日本語 Tiếng Việt



SOUNDTRANSIT
 Union Station, 401 S. Jackson St., Seattle, WA 98104-2826

Federal Way Downtown Station TOD

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 PERMIT NO. 1801

Email Blast and Social Media Posts

Having trouble viewing this email? [View it as a Web page.](#)





Transit-oriented development
Supporting vibrant neighborhoods around transit.

Program update

Welcome to Sound Transit's new Transit-oriented development (TOD) email list. We will share updates on our work to foster livable communities around transit, highlighting ways to get involved in shaping our projects and providing information about upcoming opportunities to become partners.

1

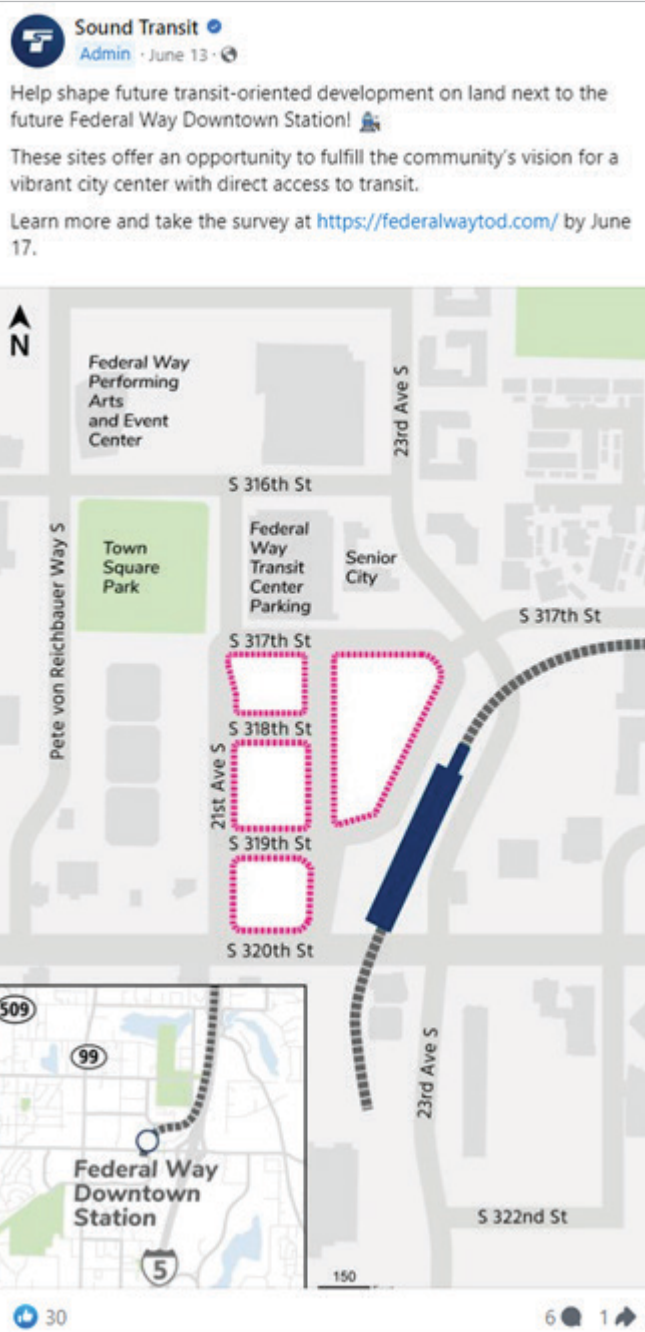


As we expand transit throughout the region, space needed for construction becomes opportunities for transit-oriented development.

Getting involved

Community input to shape TOD in Federal Way

We are partnering with the City of Federal Way to support TOD on land next to the future Federal Way Downtown Station. These sites offer an opportunity to fulfill the community's vision for a vibrant city center with direct access to transit.




Sound Transit Admin · June 13 · 🌐

Help shape future transit-oriented development on land next to the future Federal Way Downtown Station! 🏠

These sites offer an opportunity to fulfill the community's vision for a vibrant city center with direct access to transit.

Learn more and take the survey at <https://federalwaytod.com/> by June 17.



30 likes, 6 comments, 1 share

Post on Sound Transit Federal Way Link Extension Facebook Group page

News releases

Sound Transit seeks public input to help shape transit-oriented development at the Federal Way Downtown Station

Public can provide input online and in-person through June 3

April 30, 2024

Sound Transit has launched a public engagement period for transit-oriented development on six acres of land next to the Federal Way Downtown Station. The sites are currently being used for equipment storage and staging during construction of the Federal Way Downtown Station, the terminus of the Federal Way Link Extension light rail project. When the station is complete, the property will be available for transit-oriented development.

Sound Transit is collaborating with the City of Federal Way to develop a strategy for transit-oriented development on the site that supports the community's vision for a vibrant City Center with direct access to transit — a compact, mixed-use, mixed-income and walkable urban center. Sound Transit's community engagement builds on Federal Way's progress towards realizing their City Center vision. Public input will inform the goals for future development next to the Federal Way Downtown Station, including what types of housing are prioritized and what kinds of businesses, services, and community spaces may be included.

Website:

Learn more about the project and share your input at <https://federalwaytod.com>.

In-person:

Visit us in-person to learn more and share your input with Sound Transit staff.

Tuesday, April 30, 2024
Federal Way Transit Center
7 a.m. – 9 a.m.
31621 23rd Ave S, Federal Way, WA 98003

Saturday, May 11, 2024
Federal Way Farmers Market
9 a.m. – 3 p.m.
1701 S 320th St, Federal Way, WA 98003

Saturday, May 18, 2024
Federal Way Farmers Market
9 a.m. – 3p.m.
1701 S 320th St, Federal Way, WA 98003

Transit-oriented development supports vibrant neighborhoods with direct access to regional transit. Supporting affordable housing, retail and community space near transit expands connections to opportunity, vital services and recreation for all. Sound Transit strives to address housing needs by creating and supporting opportunities for development and affordable housing near our stations.

Learn more about Sound Transit's [transit-oriented development program](#).