

REGIONAL TRANSIT AUTHORITY

**MOTION NO. 45
BACKGROUND AND COMMENTS**

Meeting:	Date:	Agenda Item:	Staff Contact:	Phone:
TOD Task Force	10/8/97 10/24/97	No. 6	Barbara Gilliland	206-684-1630
Board of Directors	11/13/97	TBD		

ACTION:

Approval of an RTA Motion setting forth principles related to the land use and transit work activities of the RTA and establishing a mission statement to guide the work program of the Transit Oriented Development (TOD) Task Force.

BACKGROUND:

The TOD Task Force was initiated in June 1997 and, after a period of naming Task Force members and getting organized, met for the first time on September 12, 1997. As work is underway, there will be questions about the roles of the RTA as a transit provider and local jurisdictions who have authority over land uses.

RELEVANT BOARD POLICIES AND PREVIOUS ACTIONS TAKEN:

Adoption of *Sound Move*, 5/31/96, making policy commitments to link land use and transit planning, design, and implementation to enhance communities and to increase transit ridership.

Motion No. 36, adopted 6/12/97, creating the TOD Task Force.

KEY FEATURES:

As the RTA carries out its program, it will become involved in land use issues in a number of situations:

- 1. At its own facilities:** The RTA will purchase land for rights-of-way, light rail and commuter rail stations, transit centers, park-and-ride lots, and support facilities. As it does so, it will need to work cooperatively with local jurisdictions to assure compliance with local plans and codes.
- 2. Where joint development opportunities occur:** *At the RTA's own facilities*, it may be feasible to partner with other public or private entities to jointly develop the site. Examples could include use of air rights, reuse of land acquired for construction staging, and shared use of space within the RTA facility. Again, the RTA will need to work cooperatively with the local jurisdiction to make sure the joint project fits with local plans and codes.

3. **Around its facilities:** The approximately quarter-mile “station area” around stations and transit centers will be particularly desirable for transit-oriented development. While that development will be undertaken by the local jurisdiction and the private sector and be governed by the local jurisdiction’s plans and codes, the RTA will want to do what it can to encourage development that is pedestrian and transit oriented.

To assist in developing cooperative relationships with the jurisdictions that will have RTA facilities, the RTA’s Transit-Oriented Development Task Force is considering transit-oriented development principles to clarify roles and responsibilities at and around RTA facilities. The proposed principles clearly state the roles and responsibilities of the parties involved in land use and transportation linkages and direct RTA staff who are implementing Link Light Rail, Sounder Commuter Rail, and Regional Express Bus/HOV services to adhere to these principles in their agreements or contracts with local jurisdictions.

The mission of the Task Force states the focus of the work program until approximately March 1998. This is a few months beyond the point (January 1998) that Motion 36 directed that the Task Force report back to the Board on the status of its work due to the delay in startup.

CONSEQUENCES OF DELAY:

Agreements and contracts with local jurisdictions are already underway. Board adoption of Principles would help to clarify respective roles of the parties. In addition, staff have received numerous inquiries about the focus of the TOD Task Force. Board adoption of the Mission would aid in the explanation of the Task Force’s work program and schedule.

**REGIONAL TRANSIT AUTHORITY
TRANSIT-ORIENTED DEVELOPMENT (TOD) TASK FORCE
DRAFT WORK PROGRAM**

TASK	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
I. ADOPT MISSION AND PRINCIPLES: The Task Force will identify principles to guide RTA activities relative to transit-oriented development and adopt a Task Force Mission to direct its own work. A. Identify TOD principles for the RTA program for Board adoption. B. Adopt a Task Force Mission statement and present to the Board for adoption.	X X	B B				
II. IDENTIFY STATION AREA AND STATION SITE PLANNING ACTIVITIES: The Task Force will talk with local jurisdictions, transit agencies, and interest groups to identify ways to promote quality transit-oriented development around RTA passenger facilities. A. Prepare an inventory of TOD-related planning and zoning. B. Meet with local jurisdiction representatives to discuss their TOD programs and their TOD-related expectations of the RTA. C. Meet with representatives of interest groups to gather their ideas about TOD. D. Review the Puget Sound Regional Council's proposed station area guidelines and decide how they can be best used or should be modified to support TOD around RTA facilities. E. Report to the Board on the status of and issues associated with TOD around RTA facilities. F. Ongoing legal review.			X X	X X	X B	
III. ASSIST WITH THE DEFINITION OF THE RTA'S REAL ESTATE WORK PROGRAM: Working with the RTA's Real Estate Manager, the Task Force will identify TOD issues and policies for the Board to consider. Examples could include policies related to joint development and right-of-way preservation.					X B	
IV. RECOMMEND THE TASK FORCE'S DISPOSITION: Evaluate the Task Force's accomplishments and make a recommendation to the Board as to its future. A. Prepare a budget revision to support Task Force work in 1998. B. Prepare a status report and disposition recommendation for the Board.	X					X B
TASK FORCE MEETINGS	10/8 10/24		12/12	1/9 1/23	2/13 2/27	3/17 3/27

X = Task Force Meetings

B = RTA Board Presentations

Definitions

Transit-Oriented Development (TOD): Public and private development supporting transit use by emphasizing pedestrian and transit access, clustering development, and mixing land uses and activities.

Station Areas: Generally the quarter-mile area surrounding a station in which transit-oriented development can be expected to occur.

Joint Development: Development at transit facilities that is jointly undertaken by the transit agency and one or more public or private partners.

RTA Facilities: Rail stations, transit centers, flyer stops, park & ride lots, and other passenger facilities that should be surrounded by TOD.

Local Jurisdictions: Any jurisdiction that will have one or more RTA facilities.

REGIONAL TRANSIT AUTHORITY

TRANSIT-ORIENTED DEVELOPMENT TASK FORCE

DRAFT TRANSIT-ORIENTED DEVELOPMENT PRINCIPLES

To Guide RTA Station Area Programs

1. The RTA will promote and encourage transit-friendly, transit-oriented development, joint development, and quality public and private projects at and around RTA passenger facilities to enhance communities, build transit ridership and aid economic development.
2. The RTA acknowledges the authority of local jurisdictions to conduct and implement station area planning around RTA transit stations.
3. The RTA's authority extends to planning and implementing high-capacity transit services and facilities, and to encourage and jointly develop at RTA transit stations.
4. The RTA will support and work collaboratively with local jurisdictions and the private sector committed to quality transit-oriented development around RTA facilities.

The RTA will negotiate agreements and contracts with local jurisdictions with these principles in mind and use them when coordinating its station work with local jurisdictions.

DRAFT TASK FORCE MISSION STATEMENT

The Task Force will develop the Policy recommendations that:

1. Ensure that the RTA Transit-Oriented Development Principles to Guide RTA Station Area Programs are carried out.
2. Convene the local land use agencies, transit agencies, and other interests to discuss transit-oriented development and how it can be promoted.
3. Provide information for transit oriented development matters.
4. Monitor progress made by the land use agencies and the RTA in establishing transit-oriented programs for station areas.
5. Identify transit-oriented development issues that should be addressed by the RTA over time.
6. Provide a status report to the RTA Board in January 1998, as directed by Motion 36. Strive to complete the work of the Task Force by March 1998.

The Task Force will transmit these principles and its mission to the RTA Board for approval.

Regional Transit Authority
Motion No. 45

A motion of the Board of the Regional Transit Authority for the Pierce, King and Snohomish Counties region setting forth principles related to the land use and transit work activities of the RTA and establishing a mission statement to guide the work program of the Transit Oriented Development (TOD) Task Force.

Background:

The TOD Task Force was initiated in June 1997 and, after a period of naming Task Force members and getting organized, met for the first time on September 12, 1997. As work is underway, there will be questions about the roles of the RTA as a transit provider and local jurisdictions who have authority over land uses.

Motion:

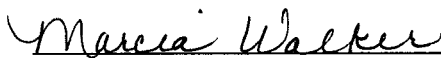
It is hereby moved by the Board of the Regional Transit Authority to set forth principles related to the land use and transit work activities of the RTA and establish a mission statement to guide the work program of the Transit Oriented Development (TOD) Task Force.

Approved by the Board of the Regional Transit Authority for the Pierce, King, and Snohomish Counties region at a meeting thereof on the 13th day of November 1997.



Bob Drewel
Board Chair

ATTEST:



Marcia Walker
Board Administrator