

# *Joint Development*

*Executive Committee*

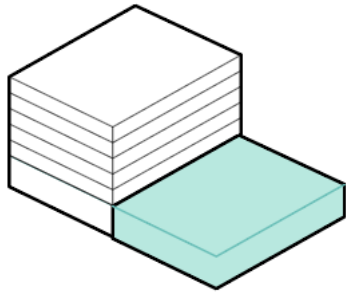
*6/6/2024*



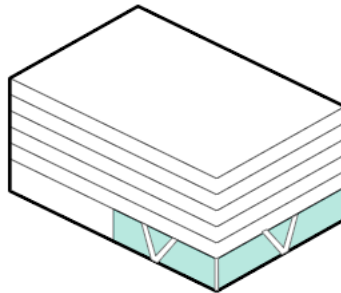
# *Why we are here*

- Provide briefing on agency work to realize transit-oriented development (TOD) built on top of, or integrated with, transit stations – referred to as joint development

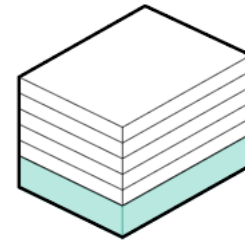
# Types of Agency TOD projects



Adjacent



Air Rights



Integrated



# *Drawing on our experience*

**Adjacent**



**Roosevelt Station**

**Air Rights**



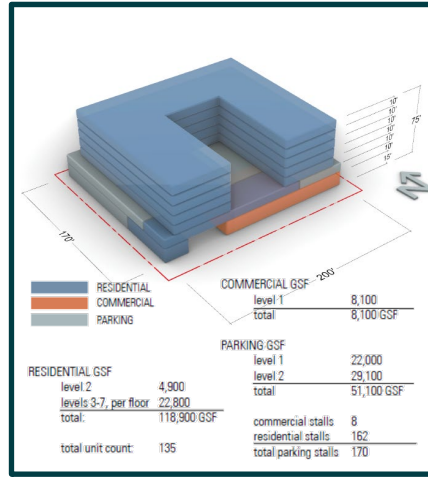
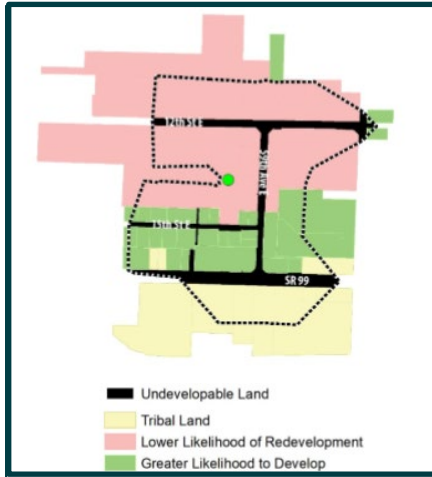
**Capitol Hill Station**

**Integrated**

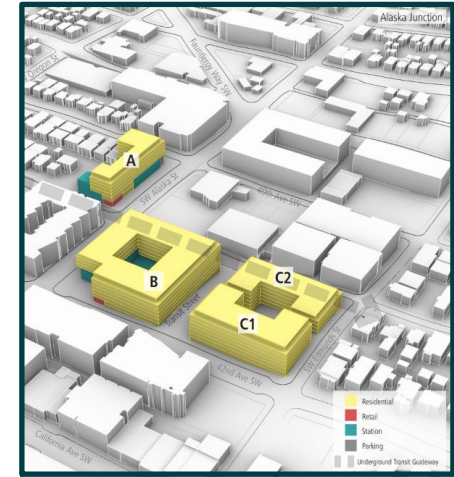


**U District Station**

# ***Evaluated TOD potential during planning***



**Phase 2**  
 Early JD/Agency TOD screening and feasibility



# *The making of a joint development project*

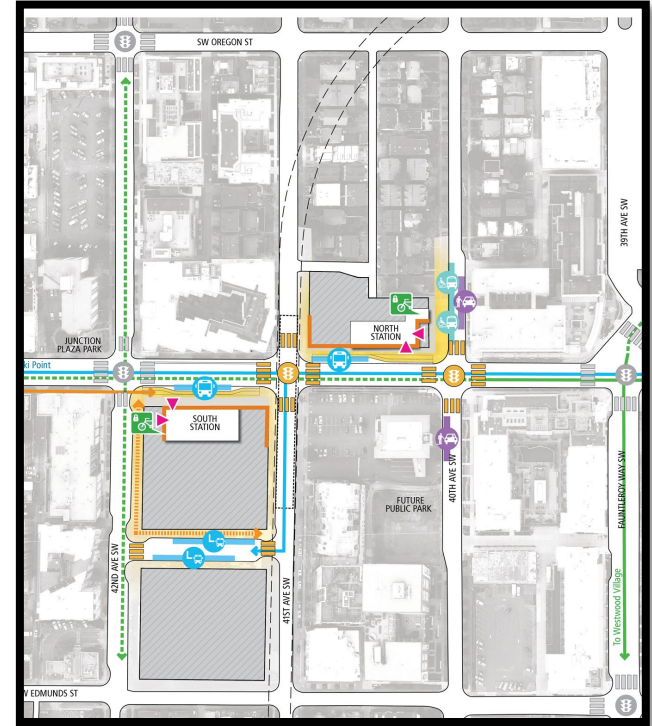
## Factors in creating development opportunity

- Property size and conditions
- Station layout and design
- Development partner(s)
- Real estate and financial markets
- Joint development transaction

# Common design challenges

## Planning for success

- Speculative zoning and market
- Transit layout, urban design, real estate
- Curb space competition
- Parking/loading/vehicle access for TOD
- TOD building cores
- Structural systems and load of TOD
- Upfront investments



# Preparing for joint development

- Advance design for joint development
- Consider station design modifications and construction contracting approach
- Understand how the JD fits in context to larger TOD program outcomes
- Seek industry input

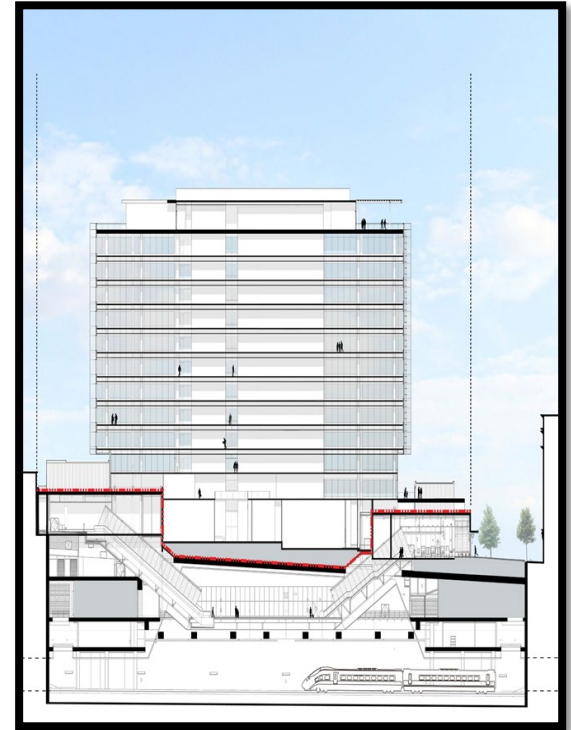


Image courtesy of Perkins+Will

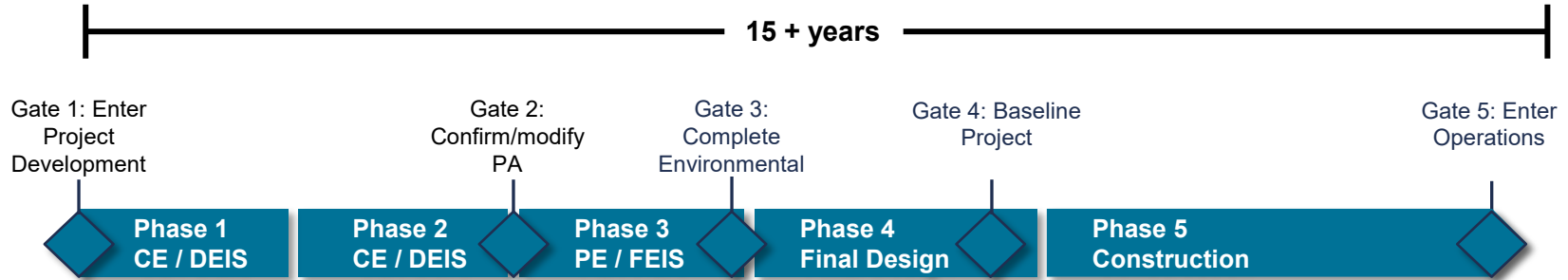


# Seeking industry input

- Urban Land Institute (ULI) partnership
- 5 Technical Assistance Panels (TAPs)
- Providing insight to inform design, partnering approach, risk management, regulatory framework, etc.
- Industry representatives from contractors, non-profit and for-profit developers, market-rate and affordable developers, attorneys, design professionals, etc.



# Aligning transit project and joint development timelines



**Case 1: Integrated Delivery** of transit and TOD (joint venture)



**Case 2: Sequential Delivery** of transit and TOD (separate contracts)



# *Upcoming work*

## Program Development

- Project design advancement
- Market engagement and peer review
- Internal alignment around joint development delivery and contracting approach

## Future Board Engagement

- Briefing in fall with insights from industry

*Thank you.*



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