



## PROGRAM ON THE ENVIRONMENT

UNIVERSITY *of* WASHINGTON

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### TRANSIT-ORIENTED-DEVELOPMENT (TOD): A BLESSING OR ROADMAP TO GENTRIFICATION?

Session Day 2, In-Person

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As the search for climate mitigation efforts continue in Seattle, it is imperative to look beyond environmental benefits alone. Historically, improvements in the transportation sector have disproportionately harmed those that were underrepresented in the first place whether it be short-term via displacement or decades-long gentrification. This study was meant to find the correlation between TOD and gentrification as well as local enthusiasm and concerns for the Link light rail in the Central District. To answer my questions, I conducted interviews with community leaders and organizations, business owners and gathered survey responses from individual residents. Additionally, I conducted research for effective advocacy for vulnerable communities, influences relating to infrastructure placement, and how this correlates with gentrification. I compiled each peer reviewed journal into a bibliography for the purpose of answering my thesis question. The overarching issue identified within my internship and research is that there is a strong correlation between infrastructure development and gentrification. To combat this, there needs to be changes to the way we design stations and the housing projects in proximity to them and implement policy changes. These results are significant because green sustainable transit options can stem into an environmental justice issue. Seattle residents deserve to have their tax dollars spent in ways that better their lives; we have the potential to become a model city in how we remedy underdeveloped neighborhoods. Sustainability is only possible if all communities are uplifted.