

Annual Transit-Oriented Development (TOD) Report

Executive Committee

6/4/2026



Why we are here

Update on TOD program's performance in 2025, new work in 2026, and strategic direction for the program.

No action today.

Program overview

Support local and regional growth at our stations

- *Design stations to support* nearby TOD and connectivity

Advance real estate projects on our property

- *Repurpose surplus property* for TOD
- *Integrate transit facilities with TOD* through joint development

Partner to achieve TOD policy objectives

- *Align affordable housing funding* to our property
- *Partner with local jurisdictions* on development outcomes

Board-adopted Equitable TOD Policy goals



**Act with
Intention**



**Increase
Ridership**



**Engage
Community**



**Build Affordable
Housing**

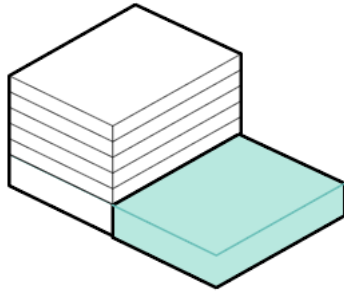


**Support
Growth**

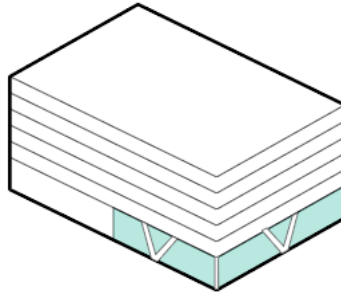


**Improve
Access**

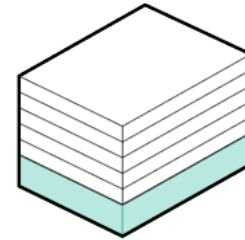
Types of Agency TOD projects



Adjacent



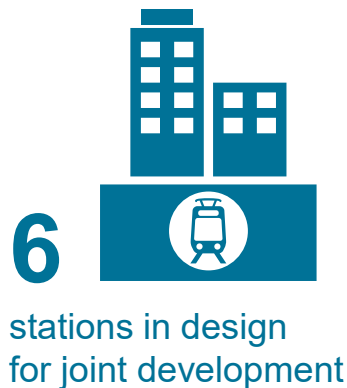
Air Rights



Integrated



TOD program highlights



14

stations and counting with completed or planned TOD



80/80/80 state statute compliance



2025 Milestones

TOD Completions

Celebrated the completion of 134 new affordable homes



**Columbia City
Habitat for Humanity
4 homes**



**Angle Lake
Mercy Housing NW
130 homes
11k sf. office**

Partnering

Selected development partners for two TOD sites



**Federal Way Downtown
Sites 1 & 2
230 homes**

Ground breakings

237 new affordable homes under construction



**Spring District
OMF East Phase I
234 homes**

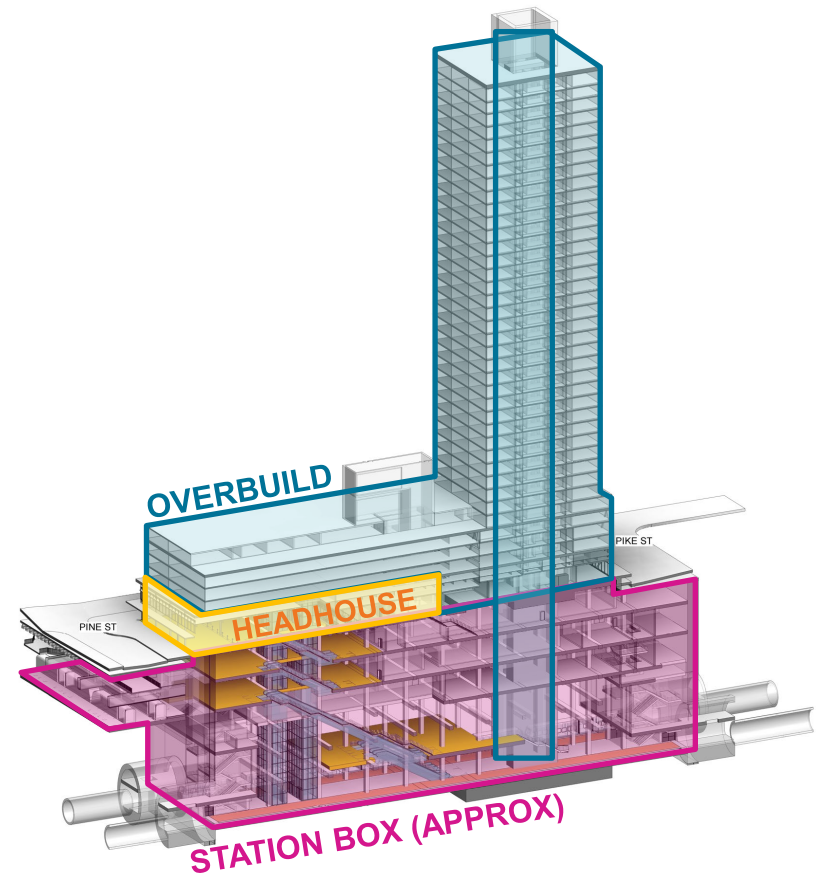


**Rainier Valley
Homeownership
Initiative
3 homes**

Joint development

Advanced design at six stations to support future overbuild

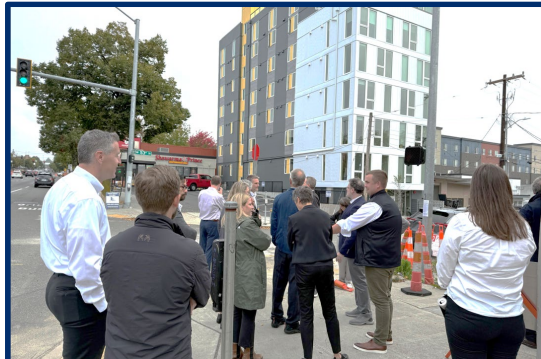
Executed first term sheet advancing integrated joint development on BLE



Westlake Station

Joint development

Completed Urban Land Institute engagement series and established guiding principles for integrated TOD



5 Technical Assistance Panels
40+ panelists



Developer forum
60+ participants

Looking Ahead

2026 ground breakings

Construction starts on 560+ new affordable homes



**Overlake Village
Prisma
328 homes
15k sf. retail/office**



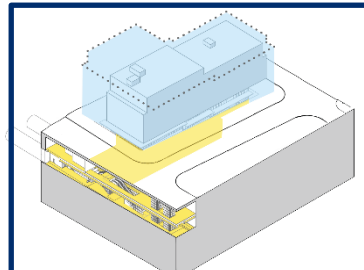
**Kent Des Moines
Kent Multicultural Village
233 homes
40k sf. commercial/office**

Aligning our approach and policy

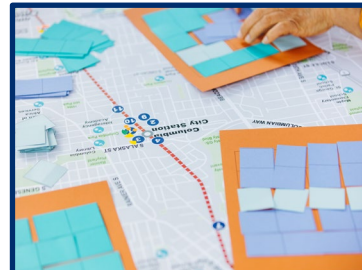
Ensuring ST's Organizational Approach makes the most of every TOD opportunity to deliver on our Equitable TOD Policy



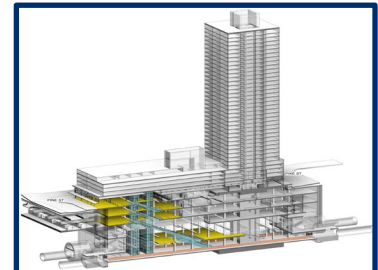
Aligning ST staff efforts



Strategic portfolio analysis



Next phase TOD



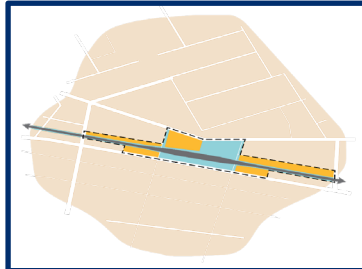
Advancing joint development

Expanding partnerships

Deepening regional partnerships for TOD, driving ridership and delivering more housing as part of complete, connected communities



**Holistic Board
engagement**



**Supports for
community TOD**



New policy tools



**Partnerships
for greater impact**

Thank you.



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