

Annual Transit-Oriented Development (TOD) report

Executive Committee

2/1/2024



Primary agency goals for TOD projects



**Create
TOD**



**Increase
Ridership**



**Build affordable
housing**



**Serve
Passengers**



**Generate
Revenue**



**Reduce
Project Costs**

Value Capture

TOD program highlights



3,300

Homes built or in process



\$1.9 BILLION

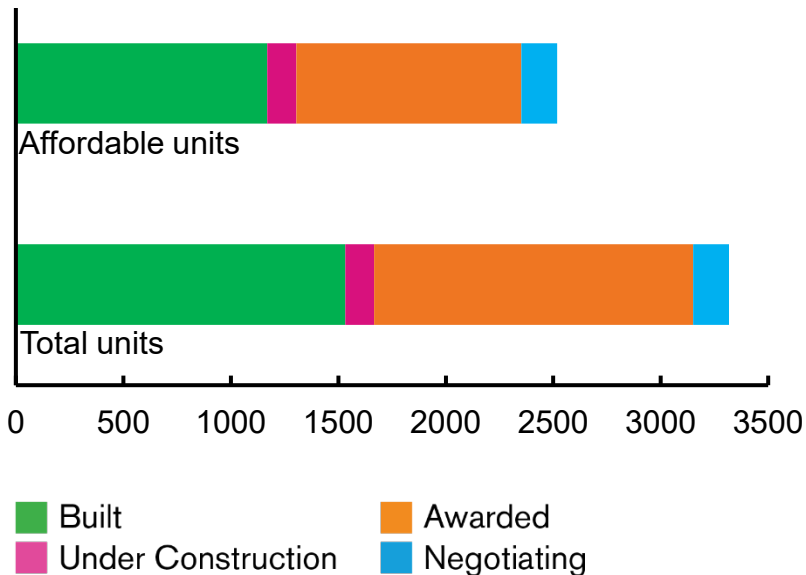
Total public and private investment
in projects built or in process



\$75 MILLION

Total revenue toward financial
plan goal of \$130 million

Forecasted housing units on Sound Transit
property – affordable and total*



2023 highlights



2023 highlights (cont.)

 **2**
Sites
awarded

 **5** **Board-approved**
key business terms

\$3.9 M in grants
awarded for TOD

Upcoming projects



14 projects in design*

- Angle Lake
- Capitol Hill
- Columbia City
- Kent Des Moines
- Mount Baker
- Othello
- Overlake Village
- Spring District



1 project in negotiations

- Lynnwood City Center



1 project in solicitation

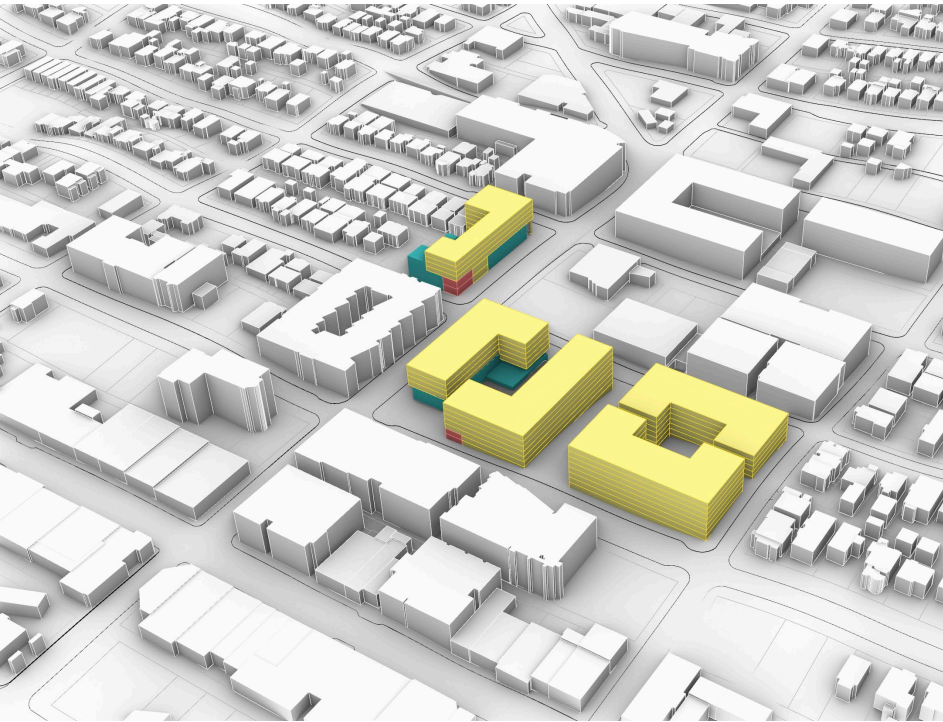
- U District (evaluation)



5+ projects in active planning

- Kent Des Moines South (revised strategy)
- Federal Way Downtown
- East Main/Surrey Downs
- Mount Baker
- Northgate

Upcoming projects (cont.)



- Exploring potential TOD on construction staging land and above stations on ST3 projects
- Following decisions on the transit project to be built, TOD outcomes will be clearer
- Joint developments integrated with stations require earlier TOD planning and design work

Major factors for upcoming projects



**Local infrastructure
resources**



**Prioritization of
public benefits**



**Funding for
affordable housing**

Major factors for upcoming projects



**Zoning and local
coordination**



**Upfront investment
requirements**



**Design and delivery
of transit facilities**

Added factors for Joint Development

Thank you.



 [*soundtransit.org*](https://soundtransit.org)

