

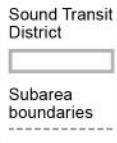
Sound Transit Community Development Office Overview

*PSRC Regional Transit-Oriented Development Committee
December 2025*



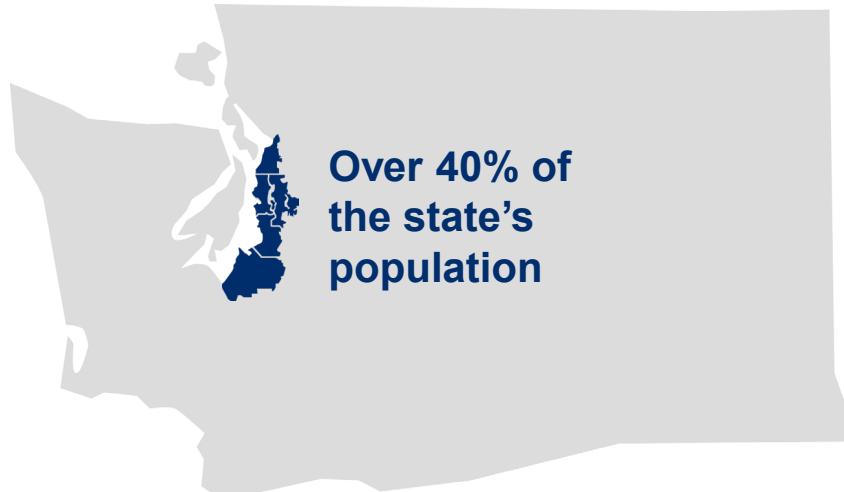
What we'll cover today...

- *Sound Transit Overview*
- *Community Development: Transit-Oriented Development Program*



Sound Transit District

Serving a region of 3.4 million





Current system

Link light rail 1 2 T

- Three lines
- 55 miles
- 48 stations
- Connecting Lynnwood–Federal Way, Downtown Redmond–South Bellevue, Tacoma Dome–St Joseph

Sounder trains N S

- Two lines
- 83 miles
- 12 stations
- Connecting Everett–Seattle and Lakewood–Seattle

ST Express buses

- 24 express routes on regional freeway corridors



Voter-approved system

Link light rail 1 2 3 4 T

- Five lines
- 116 miles
- 83 stations

Sounder trains N S

- Two lines
- 91 miles
- 14 stations

Stride bus rapid transit S1 S2 S3

- Three lines
- 45 miles on I-405 and SR 522
- Serving 12 cities and connecting to light rail in Shoreline, Lynnwood, Bellevue, and Tukwila

Community Development

Transit-Oriented Development

TOD program highlights



3,726

total homes built or in process



2,926

affordable homes built or in process



20+

developers and community-based organizations
partnering to build our projects



14

stations and
counting with
completed or
planned TOD

Statute direction on surplus property

80

**≥80% of property
suitable for housing
must be first offered
for affordable housing
creation**

80

**≥80% of created units
must be affordable**

80

**Units must serve
those earning ≤80% of
area median income**

Where are TOD opportunities?

OPERATIONS FOOTPRINT

Permanent transit uses and potential joint development

CONSTRUCTION FOOTPRINT

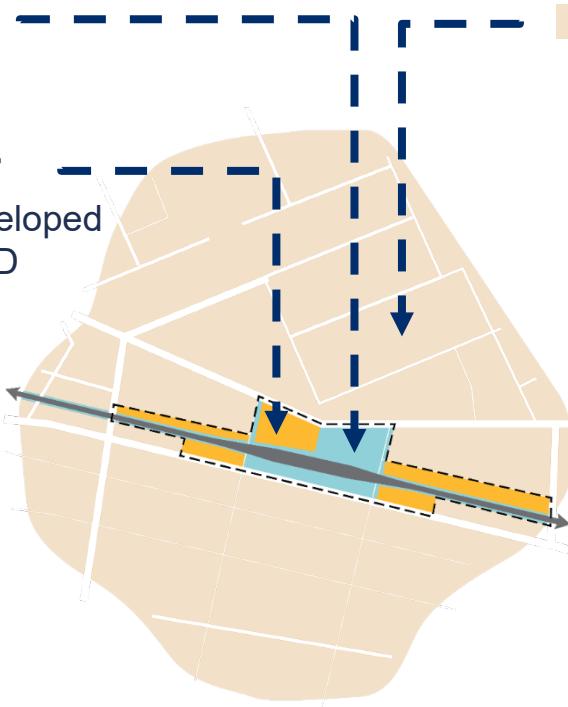
Construction staging may be redeveloped after transit purpose as Agency TOD

Agency TOD Example: Artspace Mount Baker Lofts



COMMUNITY TOD

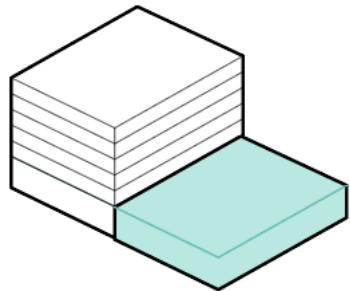
Area within comfortable walking distance to station (10-15 minutes)



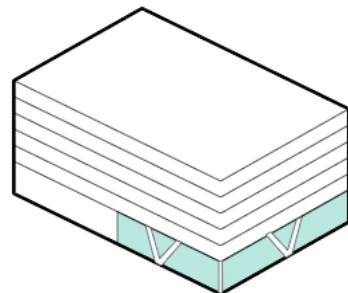
Community TOD Example: ***Mercy Housing Gardner House***



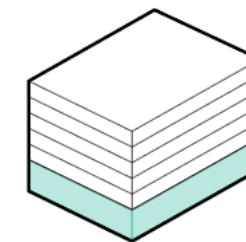
Types of Agency TOD projects



Adjacent



Air Rights



Integrated

Joint Development

Transit-Oriented Development

Connection Angle Lake

Recently Completed

Developer

- Mercy Housing NW

Project outcomes

- 130 affordable housing units
- New headquarters of the ARC of King County
- Integrated housing & services for IDD community
- Opened June 2025



OMF East / Spring District Station TOD

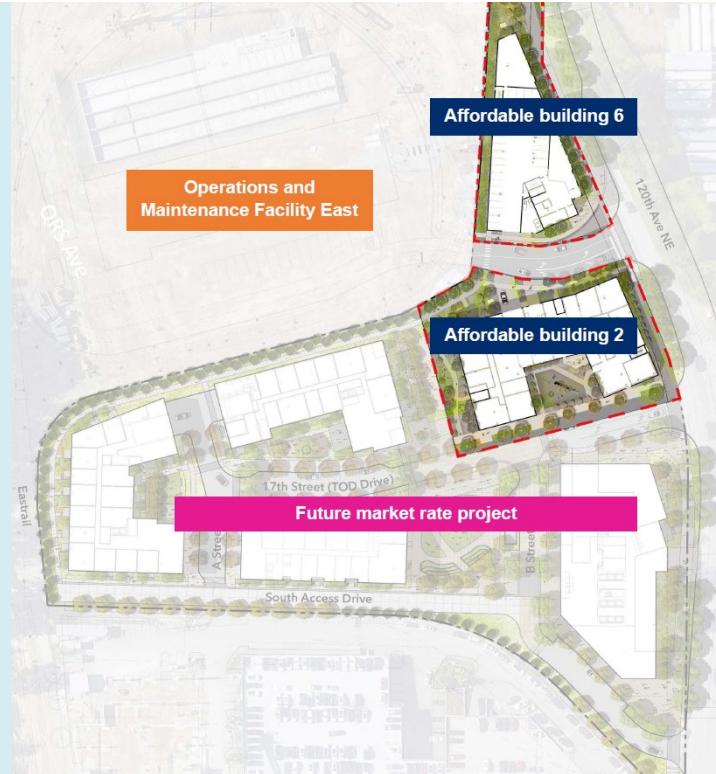
Under Construction

Developers

- BRIDGE Housing
- Touchstone

Project outcomes

- 234 affordable housing units (BRIDGE)
- Construction started 2024 (BRIDGE)
- ± 400 housing units (Touchstone)
- 1 office building (Touchstone)



Kent Des Moines North TOD site

Awarded

Developer

- Mercy Housing NW

Project outcomes

- ± 230 affordable housing units
- Ground floor commercial & daycare
- Integrated housing & services for IDD community
- Construction start early 2026



Overlake Village Station TOD

Awarded

Developer

- Bellwether Housing

Project Outcomes

- ± 328 affordable housing units
- Ground floor commercial
- Construction start early 2026



Gateway Building

Recently Completed

Developer

- Lincoln Property Company

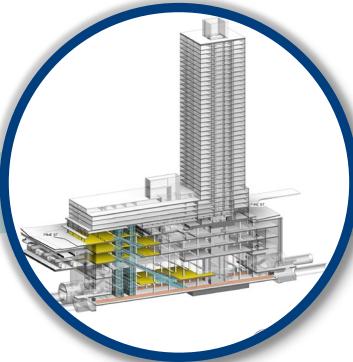
Project outcomes

- Integrated development over U District Station
- Condominium: Transit unit, TOD unit
- 263k SF office; 3,000 SF commercial
- Major tenant - UW
- Opened December 2024



Expanding into integrated joint development

Advanced conceptual design for overbuild sites



Explore how to realize joint development



Partnered with Urban Land Institute on Technical Assistance Panels



Develop business plan

ULI TAPs: Global take-aways

- Plan for TOD outcomes from the beginning
- ST encouraged to reduce risk and complexity for development partners
- Work with city to clarify expectations, pursue zoning and code changes and increase predictability in permitting



Conclusion

- Advanced our mission to build affordable housing in 2025; more opportunities to realize TOD outcomes in 2026 and beyond
- Continue to develop integrated joint development program



Thank you.



 soundtransit.org

