

TRANSIT-ORIENTED DEVELOPMENT

Quarterly Status Report



BRIDGE Housing, Sound Transit, and partners celebrated the groundbreaking of the Spring District Station TOD project in February 2025. The project will put land used for construction of the Operations and Maintenance Facility East to use for affordable housing.

Overview

Sound Transit's transit-oriented development (TOD) program is empowered by the voter-approved ST3 plan to create diverse, vibrant, and mixed-income communities around transit. **RCW 81.112.350** requires Sound Transit to provide quarterly updates on implementation of a regional TOD strategy. This report highlights program milestones, status updates on initiatives, and a lookahead at the pipeline of TOD projects on Agency land.

Table of Contents

- Program Overview
- Highlights
- TOD Program Implementation
- Transfers of Surplus Property
- Looking Ahead
- Project Pipeline

TOD Program Implementation

TOD Program Overview

Transit-oriented development supports vibrant neighborhoods with direct access to transit. Bringing housing, office and retail space, and community spaces next to high-capacity transit makes it easy to get where you are trying to go. The agency partners to redevelop its own property with those uses to better serve station communities.

3,481

total homes built or in process

2,681

affordable units built or in process

\$2.2

billion total public and private investment in projects

14

stations and counting with completed or planned TOD

Transit construction requires Sound Transit to purchase land for building stations, installing track, and for staging. When construction is finished, land that is not needed for operations is prioritized for the development of TOD, with a focus on affordable housing. Locating housing near transit increases ridership and provides residents with cost-effective, frequent, and reliable transportation access to jobs and services.

In addition to TOD projects that are located on property adjacent to stations, we are also looking at integrating development into future stations, known as joint development. These projects will support growth at stations, serve our passengers with goods and services, and create opportunities for the agency to capture value.

Sound Transit offers surplus property in accordance with **RCW 81.112.350**, a state statute that requires the agency to offer at least 80 percent of surplus property that is suitable for housing to qualified entities to develop housing in which at least 80 percent of units are affordable to families at 80 percent of area median income or less.



Cedar Crossing (left), located at the Roosevelt Station in Seattle, opened in 2022 with over 250 affordable homes, a daycare by El Centro de la Raza, and street-level retail. Senior City (right), located at the Federal Way Transit Center, provides over 60 units of affordable senior housing.

To learn more about Sound Transit's progress towards implementing its regional TOD strategy, visit www.soundtransit.org/TOD.

TOD Program Implementation

Partners celebrate groundbreaking of new TOD project that will bring affordable housing to Bellevue

Sound Transit joined BRIDGE Housing, the City of Bellevue, and partners in February to celebrate the latest TOD project to begin construction on agency surplus property. BRIDGE Housing's project will bring 234 affordable homes to the Eastside near the Spring District Station on land that was used for construction of Operations and Maintenance Facility (OMF) East. Sound Transit and the City of Bellevue transferred the site to BRIDGE Housing in late 2024 at no cost. This property discount, totaling \$16.25 million in value, is foundational in supporting the project's affordable housing outcomes.

Sound Transit and the City of Bellevue worked together for many years on a creative plan to integrate the OMF East into the city's plans for the rapidly developing BelRed corridor. This milestone is a key step in realizing the vision for a transit-oriented community on the Eastside.

Sound Transit worked closely with the City of Bellevue, King County, and A Regional Coalition for Housing (ARCH) to develop a request for proposals for the site in 2019. Through that process, BRIDGE Housing was selected to develop 234 affordable homes across two buildings.

Their project will include 355 bedrooms across studio, one-, two-, and three-bedroom homes. These homes will be affordable to households earning 60% AMI and below. Forty homes will be set aside for individuals with developmental disabilities, with supportive services provided by Open Doors for Multicultural Families.

Planned amenities include a community room with a kitchen, a fenced courtyard with a play structure, an elevated terrace, onsite property management and resident services offices, shared laundry rooms on each floor, a bicycle room, and garage parking. Resident services will be provided by Wellspring Family Services.



Top: BRIDGE Housing's project consists of two buildings located just south of the OMF East facility.

Middle: BRIDGE's contractor, Exxel Pacific, has begun earthwork on the site in preparation of relating the OMF East access road.

Bottom: Sound Transit Board Vice Chair Claudia Balducci and agency staff joined BRIDGE Housing for the groundbreaking celebration in February 2025.

TOD Program Implementation

The project was awarded a predevelopment grant and low-cost financing from Amazon's Housing Fund. Amazon announced that it will be directing an additional \$100 million to support affordable housing efforts in Bellevue at the groundbreaking event. Public funds were awarded by the City of Bellevue, ARCH, King County DHCS, WA Housing Trust Fund and CHIP, and a tax-exempt bond allocation through Sound Transit's partnership with the Washington State Housing Finance Commission. This funding, along with the land contributed by Sound Transit and the City of Bellevue at no cost, supports the potential for affordable housing on the site.

Scheduled for completion in late 2026, this project will bring affordable housing with convenient access to transit that will connect people to jobs, parks, schools, and more.

THE BRIDGE project is the first phase of a larger redevelopment on Sound Transit's TOD property next to OMF East, with additional phases for market-rate housing and office space planned for the future.

- [Link to project website](#)

Revolving loan fund now positioned to support affordable housing outcomes near transit

ST3 included a \$20 million contribution to a revolving loan fund to create affordable housing, consistent with RCW 81.112.350, within the boundaries of the regional transit authority.

Last year, Sound Transit selected the Land Acquisition Program (LAP) revolving loan fund administered by the Washington State Housing Finance Commission as the most suitable deployment vehicle for these funds. Through the LAP, the Commission provides low-cost loans to eligible developers to purchase land and improved real property for either multi- or single-family affordable housing development.

The Sound Transit contribution will allow the Washington State Housing Finance Commission to expand the program again to create affordable transit-oriented development opportunities within the Sound Transit district. The TOD funds will prioritize transit proximity in station areas where Sound Transit does not have surplus property to foster a range of affordable housing projects with direct access to regional transit.

The Commission has successfully operated the LAP revolving loan fund since 2007, beginning with a \$1 million contribution from the State. The program was expanded in 2017 with a \$25 million program related investment from the Commission itself and again in 2020 with a \$25 million investment from Microsoft corporation to expand the program for projects in East King County. The program has a uniquely patient and low-cost structure with a demonstrated ability to successfully expand through third party investments and contributions.



Sound Transit's contribution to the Land Acquisition Program will make resources available for a range of transit-oriented development projects around transit hubs throughout the region.

- [Link to program website](#)

TOD Program Implementation

Partnership with City of Bellevue enables TOD at BelRed Station

Sound Transit and the City of Bellevue are working together to facilitate a TOD project at BelRed Station that will eventually incorporate the city-owned park-and-ride into the development. During engagement with the development community, the City identified the relocation of the 300 parking spaces during construction as a barrier to development.

Sound Transit and the City of Bellevue have agreed to temporarily reduce the number of transit parking spaces from 300 to approximately 180 until the new development is complete. These 180 parking spaces will be temporarily relocated across the street to property owned by Sound Transit during construction.



The TOD project site is located just north of the BelRed Station at 130th Ave. Parking will be relocated to the Sound Transit-owned parcel southwest of the station.

With this agreement in place, the City of Bellevue has released a [request for proposals](#) for a mixed-use transit-oriented development project. The selected project must include the 300-stall park-and-ride in the mixed-use development, micro retail spaces, a publicly accessible plaza, and affordable housing.

- [Learn more about this opportunity](#)

TOD Program Implementation

U District - 45th and Roosevelt TOD Key Terms approved

The Sound Transit Board approved the key business terms for the U District TOD project in January 2025.

This milestone is the next step in realizing Low Income Housing Institute's (LIHI) affordable housing project on surplus agency property at 1000 NE 45th Street in Seattle. Their proposed project includes 160 affordable units serving households earning between 30% and 80% area median income (AMI), with an average at or below 60% AMI.

The 12-story project, which is expected to meet the Evergreen Sustainable Development Standards, will improve pedestrian experience and access through significant safety and comfort improvements, including wider sidewalks, seating, street trees, and landscaping.

As proposed, over 15% of the 160 units will serve households earning at or below 30% AMI, and over one-third of units will be family-size (two or three bedrooms). Planned community-oriented ground floor uses include a commercial/retail space and an "Urban Rest Stop" that provides restrooms, shower facilities, and laundry. The Urban Rest Stop would serve a wide range of people, including homeless individuals and families.

In addition to pre-committed funding from the Office of Housing, this project is eligible for Washington State Housing Finance Commission and Amazon Housing Fund resources targeted for Sound Transit TOD sites.

- [Link to project website](#)



LIHI's proposed project will bring affordable housing that serves families in this high-opportunity neighborhood near the U District Station.

TOD Program Implementation

Federal Way TOD open house for prospective developers and partners

Sound Transit is partnering with the City of Federal Way to bring transit-oriented development to approximately six acres of land next to the future Federal Way Downtown Link light rail station. The Sound Transit Board approved the offering strategy for Sites 1 and 2 in January 2025, which authorizes staff to offer these sites first to qualified entities for development of affordable housing.

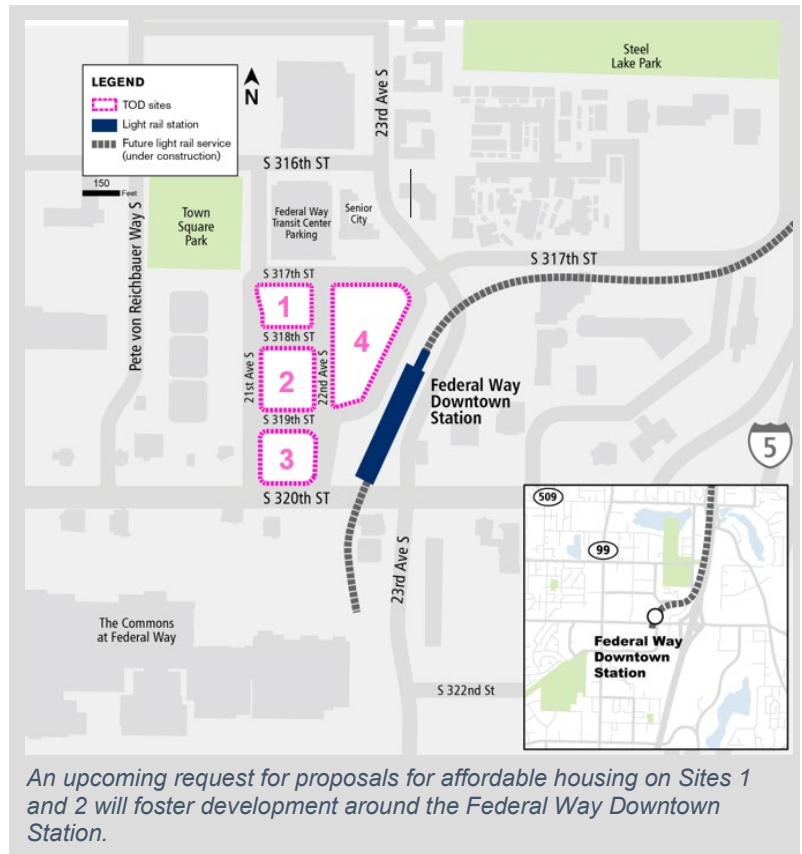
Sound Transit anticipates publishing a request for proposals (RFP) in mid-2025 to offer Sites 1 and 2 for affordable housing development, with criteria developed in collaboration with the City of Federal Way and informed by community engagement.

In advance of the RFP release, Sound Transit held an in-person informational meeting with interested developers on January 29, 2025. At the informational meeting, representatives from Sound Transit and the City of Federal Way introduced the development opportunity at the Federal Way Downtown Station, described the project goals and proposal process, and provided time for questions and discussion. The [meeting summary](#) and [recorded presentation](#) are available for review.

The RFP is expected to be published in mid-2025. Interested developers can register to receive RFP materials when they are released via Sound Transit's [Biddingo](#) portal. Following the selection, Sound Transit will then enter into negotiations in advance of bringing key business terms to the Sound Transit Board for approval.

The agency continues to work on planning Sites 3 and 4 and will confirm the goals and partnering approach with the Board in the future.

- [Link to project website](#)



TOD Program Implementation

TOD Construction Progress

Utilizing land next to active transit operations for TOD requires close coordination with contractors on TOD projects to ensure quality passenger experience is maintained, while also supporting efficient construction.

- Connection Angle Lake / Mercy Angle Lake Family Housing (below left): Mercy Housing NW and their contractor, Walsh Construction Co., are expecting to complete this affordable housing project in mid-2025.
- Rainier Valley Affordable Homeownership Initiative (below right): The first three of the sites to be developed are scheduled to be finished and ready for families to move in in April 2025.



Transfers of Surplus Property

Transfers of Surplus Property

No applicable surplus properties were transferred in Q1 2025. Sound Transit typically transfers property to developers once projects are ready to begin construction.

Compliance with RCW 81.112.350

RCW 81.112.350 requires Sound Transit to offer at least 80% of its surplus property that are suitable for the development of housing first to Qualified Entities (local governments, housing authorities, and non-profit developers) for affordable housing, unless certain exceptions apply. If a Qualified Entity receives property through that process, then at least 80% of the housing units created on that property need to be affordable to households earning no greater than 80% of area median income. Since the statute took effect, Sound Transit has complied with the statute, as depicted below:

96%
ACHIEVED

≥80%
REQUIRED % of property suitable for housing
offered to Qualified Entities (QE)

100%
ACHIEVED

≥80%
REQUIRED % of units transferred to QE that are
affordable housing

Looking Ahead

Upcoming Sound Transit TOD Solicitations

The following is a schedule look-ahead of the Sound Transit's near-term TOD solicitations with the year in which each milestone is anticipated to occur. Additional information on these and other opportunities are available in the Pipeline section.

Project	Define Goals	Issue RFP	Finalize terms
Federal Way Downtown Station	2025	Mid-2025	2026
Mt. Baker East Portal	2025	2025/2026	TBD
Kent Des Moines South	TBD	TBD	TBD
Roosevelt North & South	2025	2025/2026	TBD
Marymoor Village Station	2025/2026	2026/2027	TBD

* Earliest anticipated TOD construction date, dependent on availability of property and finalization of TOD terms, permitting, and financing schedules.

Future and Potential TOD Opportunities

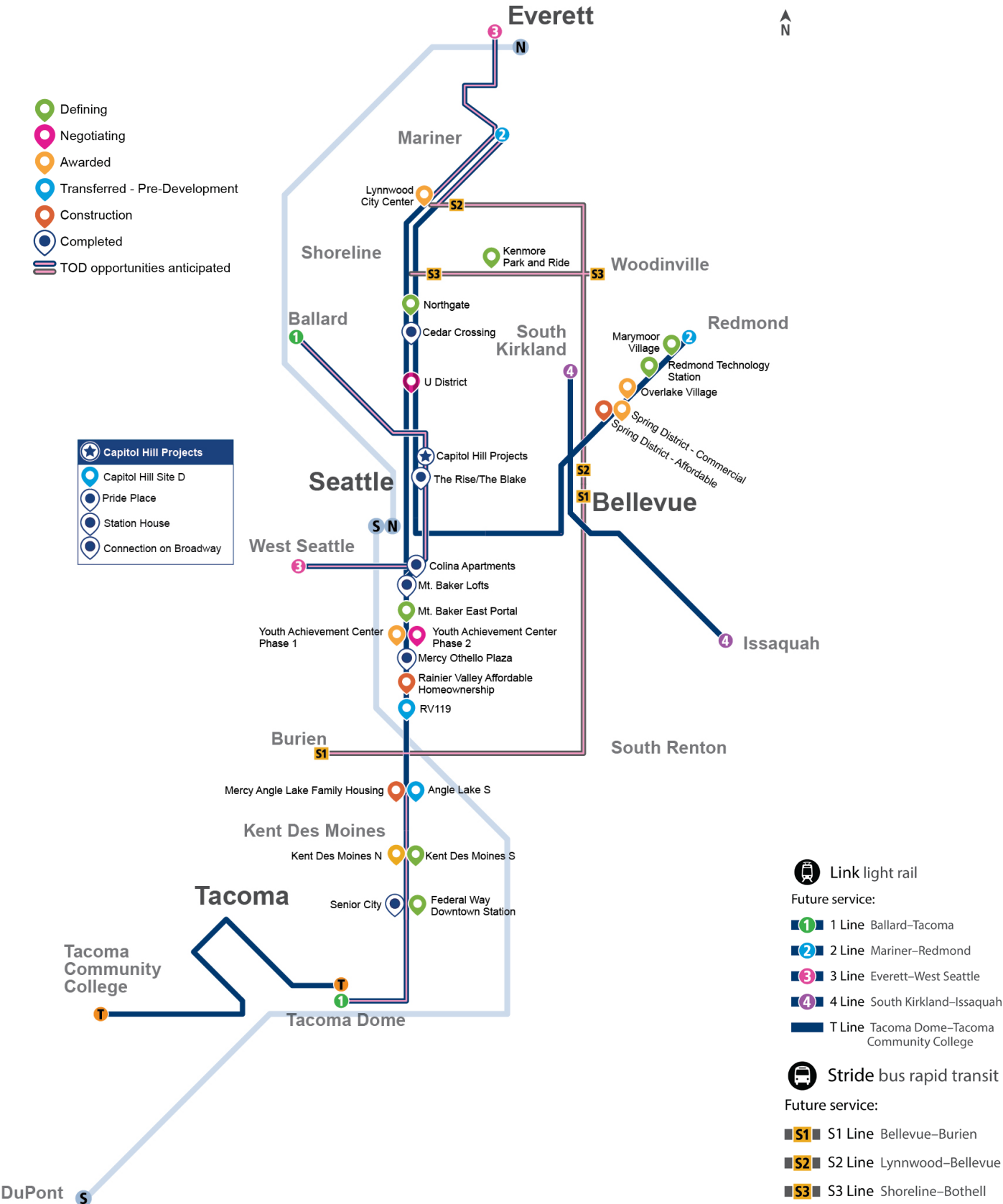
The following sites are not in active planning and are anticipated to be future opportunities. Potential projects could change because of design modifications or transit project needs.

This list excludes smaller surplus or excess property as well as potential TOD or joint development projects identified in early planning of ST3 projects.

Site	Station	City
Airport Station Passenger Pick-up/Drop-off Zone Overbuild	Airport Station	SeaTac
Kenmore Park and Ride	Kenmore Park and Ride	Kenmore
Kent Des Moines West	Kent Des Moines Station	Des Moines
Mt. Baker Triangle	Mount Baker Station	Seattle
Northgate	Northgate Station	Seattle
Rainier Beach	Rainier Beach Station	Seattle
South Renton Park and Ride	South Renton Transit Center	Renton

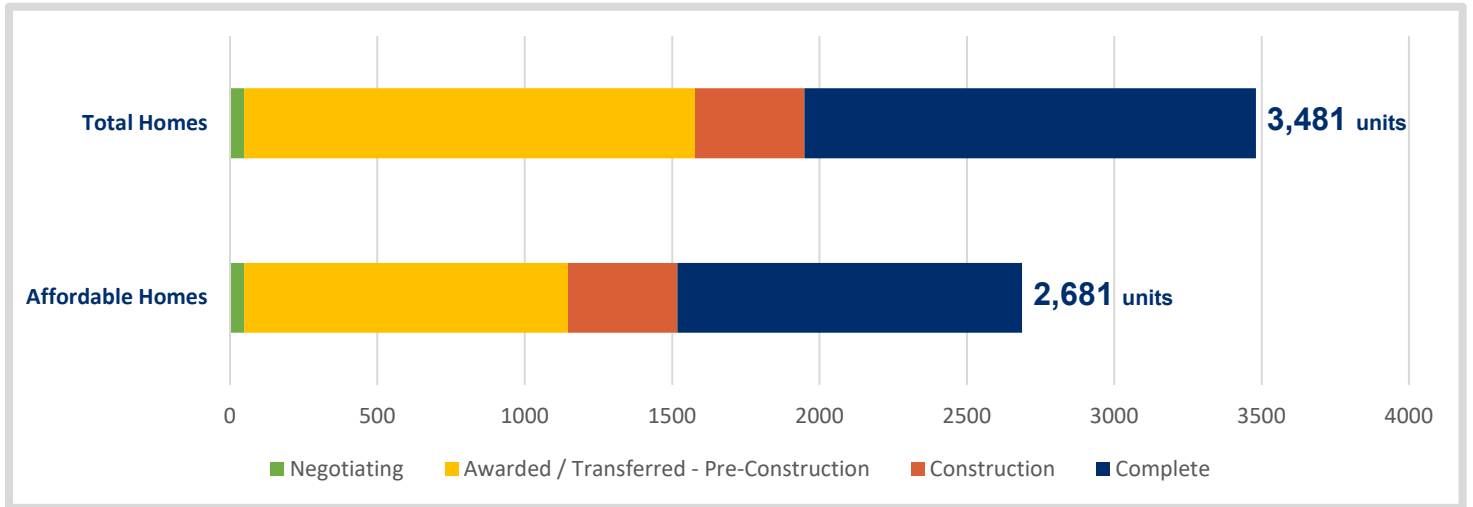
Pipeline

TOD Pipeline Future Service Map



Pipeline

TOD Pipeline by the Numbers



Pipeline

Defining

Federal Way Downtown Station TOD – Sites 1 and 2

Location: Federal Way Downtown Station, Federal Way, WA

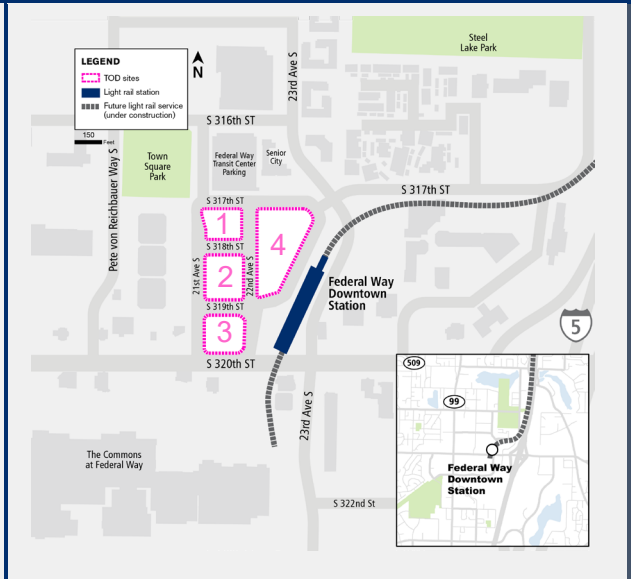
Site Area: ±2.15 acres across 2 pads

Current use: Transit construction

Development Partner(s): None selected

Program: Affordable housing

- [Project Webpage](#)



- **Highlights:** Sound Transit finalized the layout of the Federal Way Transit Center in 2021, which resulted in four blocks to be developed as TOD following transit construction.
- The Sound Transit Board approved an offering strategy for Sites 1 and 2 in January 2025. These sites will be offered first to qualified entities for development of affordable housing.
- Sound Transit engaged the community and partners in spring and summer 2024 to inform the development strategy for these properties. The [Community Engagement Report](#) outlines key findings that will guide the development strategy.
- Sound Transit held an in-person informational meeting with interested developers on January 29, 2025. Sound Transit and City of Federal Way staff introduced the development opportunity, described the project goals and proposal process, and provided time for questions and discussion. The [meeting summary](#) and [recorded presentation](#) are available for review.
- **Upcoming Activities:** Prepare and release the RFP for sites 1 and 2 for affordable housing development. The RFP is expected to be released as soon as mid-2025.

Pipeline

Federal Way Downtown Station TOD – Sites 3 and 4

Location: Federal Way Downtown Station, Federal Way, WA

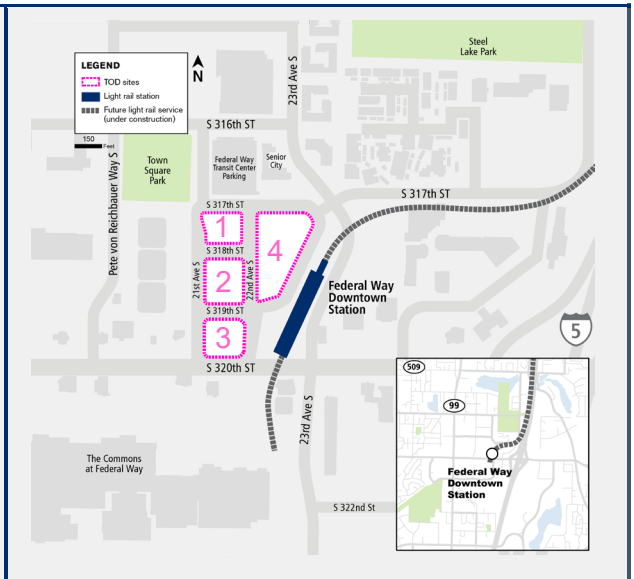
Site Area: ±3.3 acres across 2 pads

Current use: Transit construction

Development Partner(s): None selected

Program: To be determined

- [Project Webpage](#)



- **Highlights:** Sound Transit finalized the layout of the Federal Way Transit Center in 2021, which resulted in four blocks to be developed as TOD following transit construction.
- Staff is evaluating Sites 3 and 4 and will return to the Board for approval of an offering strategy for those sites. The offering strategy for these sites will be consistent with the Development Agreement between Sound Transit and the City of Federal Way, which defines a shared vision for developments that, "include a mix of uses consistent with Sound Transit's Equitable TOD Policy as well as the City's vision for a compact, mixed use, mixed income and walkable urban center."
- Sound Transit engaged the community and partners in spring and summer 2024 to inform the development strategy for these properties. The [Community Engagement Report](#) outlines key findings that will guide the development strategy.
- **Upcoming Activities:** Continue coordination with the City of Federal Way to advance due diligence and planning.

Pipeline

Kent Des Moines Station South TOD

Location: Kent Des Moines Station, Kent

Site Area: ±2 acres

Current use: Transit construction

Development Partner(s): None selected

Program: To be determined

- [Project Webpage](#)



- **Highlights:** A two-acre block adjacent to the future Kent Des Moines Station will be available for redevelopment as TOD following construction of the station.
- The Federal Way Link Extension Development Agreement between Sound Transit and the City of Kent includes a commitment that Sound Transit will partner with the City of Kent on the redevelopment of the North and South blocks at the Kent Des Moines Station to pursue a “mixed-income walkable urban center” on Sound Transit’s TOD property near the station.
- **Upcoming Activities:** Sound Transit closed the Request for Proposals without selecting a development team in November 2023. Sound Transit did not receive proposals sufficiently meeting the RFP criteria. In coordination with the City of Kent, the Agency plans to offer the property for development that prioritizes market-rate housing outcomes at a future date.

Pipeline

Marymoor Village Station TOD

Location: Marymoor Village Station, Redmond

Site Area: ±3.5 acres

Current use: Transit construction

Development Partner(s): None selected

Program: To be determined

- [Project webpage](#)



- **Highlights:** The ±3.5-acre site adjacent to the future Marymoor Village Station will be available for redevelopment as TOD following construction of the Marymoor Village Station.
- The Sound Transit Board approved the CEO's Declaration of Surplus for two parcels in May 2024.
- **Upcoming Activities:** Begin due diligence, site analysis, community engagement, and market feasibility to inform future development strategy.

Northgate Station TOD

Location: Northgate Station, Seattle

Site Area: ±1.6 acres

Current Use: Transit construction offices and staging

Development Partners: None selected

Program: To be determined



- **Highlights:** Sound Transit owns property south of Northgate Station that will become available for TOD following the opening of Lynnwood Link Extension.
- **Upcoming Activities:** Collaborate with internal stakeholders to determine when property may be available for disposition. Continue due diligence and site analysis. Begin market feasibility analysis.

Pipeline

Mount Baker East Portal

Location: Mount Baker Station, Seattle

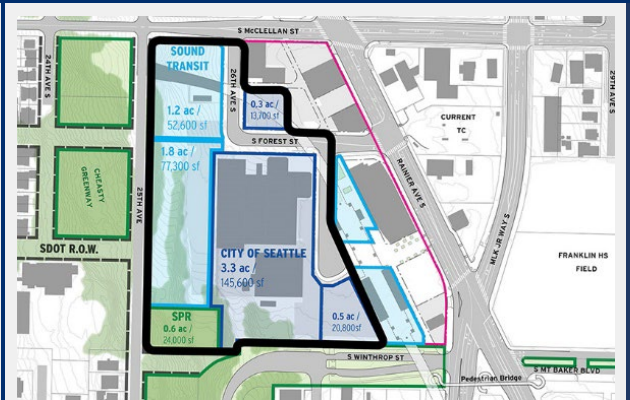
Site Area: ±2 acres

Current use: Vacant

Development Partner(s): None selected

Program: Housing

- [Project Webpage](#)



- **Highlights:** In 2021, Sound Transit and the Seattle Office of Housing jointly studied and engaged the community on property each agency owns west of the Mount Baker Station. Joint community engagement was completed in 2021; the engagement summary is available on project webpage. Planning to explore development viability of the western sites is ongoing.
- **Upcoming Activities:** Collaborate with the City of Seattle Office of Housing to conduct due diligence, site analysis, community engagement, and market feasibility to inform future development strategy.

Pipeline

Redmond Technology Station TOD

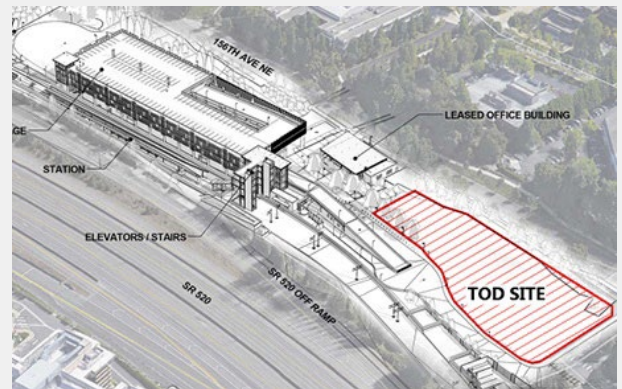
Location: Redmond Technology Station, Redmond

Site Area: ±1.1 acres

Current Use: Vacant

Development Partner: City of Redmond

Program: To be determined



- **Highlights:** Sound Transit received this property in 2002 for constructing and operating a transit center and transit-supportive uses on the property. Sound Transit utilized this property to construct and operate the East Link light rail extension, which opened to the public in 2024. When the property was initially transferred to Sound Transit, several permanent title encumbrances were placed on the property including specific transit use restrictions, reversionary rights, and use approvals held by the previous property owner.
- **Upcoming Activities:** Sound Transit is exploring potential transit-supportive or other acceptable uses for the site.

Pipeline

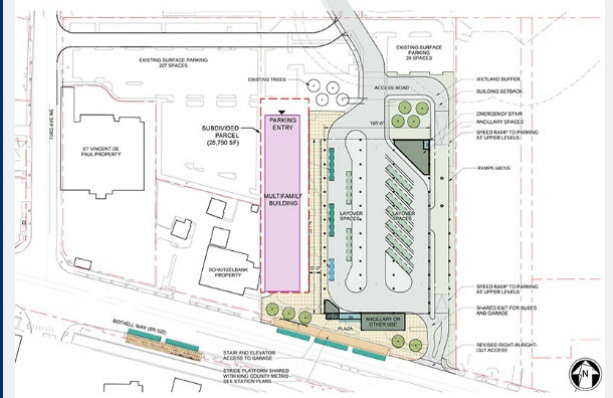
Kenmore Park and Ride (King County Metro)

Location: Kenmore Stride Station, Kenmore

Site Area: TBD portion of existing property

Current use: Park and ride

Development Partner(s): None selected

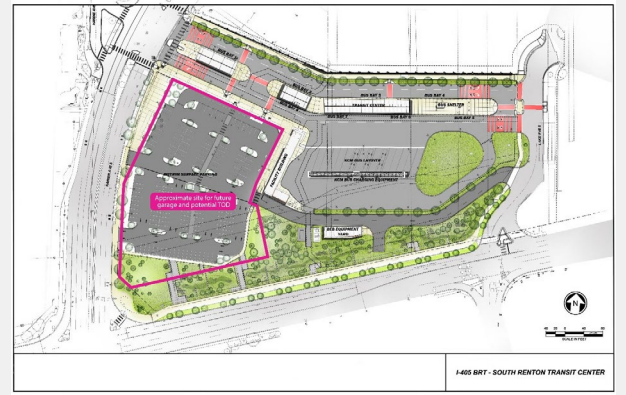


- Highlights:** King County Metro owns and leases property for the existing Kenmore Park and Ride. As a part of Sound Transit's S3 Stride BRT project, Sound Transit is planning a park and ride garage for a portion of King County Metro's property. In 2020, Sound Transit, King County Metro, and the City of Kenmore explored an early partnering agreement process that enabled transitioning the project into a King County Metro-led delivery strategy that could support a potential TOD outcome on the property. Sound Transit's realignment decision delayed the timing of construction of Stride parking facilities until 2034 and its impact on potential joint development in Kenmore is being evaluated.
- Upcoming Activities:** Collaborate with King County Metro to define transit project requirements for a potential future master developer solicitation process.

Pipeline

Renton Transit Center (previously South Renton)

Location: Renton Transit Center, Renton
Site Area: TBD portion of existing property
Current use: Transit construction
Development Partner(s): None selected



- Highlights:** Sound Transit is building a new transit center for the Stride S1 line that will connect the Burien Transit Center to the Bellevue Transit Center via I-405 with additional stations at Tukwila International Blvd, Renton Transit Center, and NE 44th St. The original project included a park-and-ride garage and would result in a TOD site following the garage's construction. The project's park-and-ride expansion was deferred until 2034 through Sound Transit's realignment process in 2020, which included direction to staff to explore creative solutions that deliver park-and-ride access earlier. The City of Renton, in collaboration with Sound Transit, is exploring potential options to realize TOD outcomes with park-and-ride access earlier.
- Upcoming Activities:** The City of Renton plans to engage the development community to better understand interest in delivering a TOD with park-and-ride access. Sound Transit will coordinate with the City on that effort in 2025.

Pipeline

Negotiating

Youth Achievement Center Phase 2

Location: Columbia City Station, Seattle

Site Area: ±0.2 acres

Development Partners: Community Passageways,
Creative Justice

Program: Affordable housing and services for youth

- [Project Webpage](#)



- **Highlights:** Community members identified a youth-related affordable housing and community service need for two sites near the Columbia City Link light rail station. In 2023, a term sheet was finalized for Phase 1 of the project; community planning for Phase 2 is ongoing.

- **Upcoming Activities:** Support planning for Phase 2 of the project as needed.

Pipeline

Awarded

Lynnwood City Center TOD

Location: Lynnwood City Center, Lynnwood

Site Area: ±1.5 acres

Current use: Vacant

Development Partner(s): Housing Hope

- [Project Webpage](#)



- **Highlights:** A 1.5-acre block adjacent to the future Lynnwood City Center Station will be developed by Housing Hope following construction of the station. The proposed project includes 167 units of affordable housing across two buildings. The project serves households between 30%-60% area median income, three-quarters of which will be family-sized two- and three-bedroom units.
 - The proposed development includes two buildings on either side of the newly restored, fish-passable stream, public walking trails, pedestrian bridges, and public plaza space.
 - The Board approved the key business terms for the project in December 2024.
- **Upcoming Activities:** Negotiate transaction agreements and support project advancement.

Pipeline

U District – 45th and Roosevelt

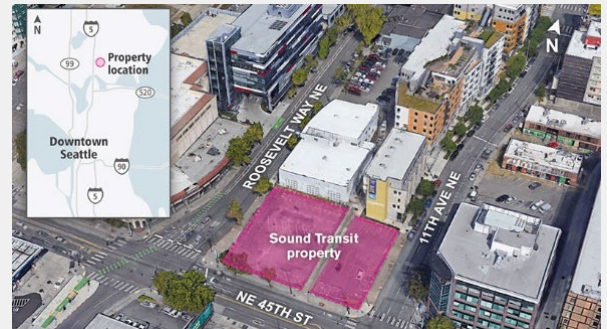
Location: U District Station, Seattle

Site Area: ±0.4 acres

Current use: Vacant

Development Partner(s): Low Income Housing Institute

- [Project Webpage](#)



- **Highlights:** In April 2024, Low Income Housing Institute (LIHI) was selected to develop the site. LIHI proposes to construct 160 units of affordable housing serving households earning 30-80% AMI, with an average at or below 60% AMI. The proposed project includes over 15% of units serving households at or below 30% AMI, and over 1/3 of units are family-sized (two or three bedrooms). The proposed building program includes several community-oriented ground floor uses including commercial space and an “Urban Rest Stop” that provides restrooms, shower facilities, and laundry.
- Key business terms for the development project were approved by the Board in January 2025.

- **Upcoming Activities:** Negotiate transaction agreements and support project advancement.

Youth Achievement Center Phase 1

Location: Columbia City Station, Seattle

Site Area: ±0.25 acres

Development Partners: Africatown Community Land Trust, Community Passageways, Creative Justice

Program: Affordable housing and services for youth

- [Project Webpage](#)



- **Highlights:** Community members identified a youth-related affordable housing and community service need for two sites near the Columbia City Link light rail station. In 2023, a term sheet was finalized for Phase 1 of the project, and the Board approved the key business terms.

- **Upcoming Activities:** Negotiate transaction agreements for Phase 1 of the project. Support development team’s design, permitting, and financing as needed.

Pipeline

Spring District Station TOD - Commercial

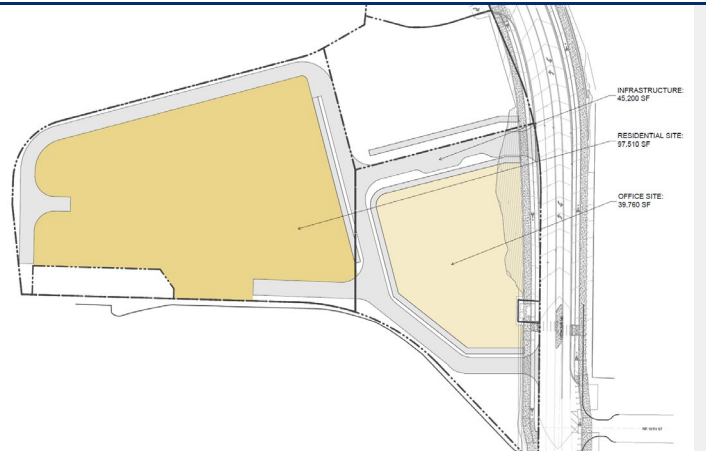
Location: Spring District Station, Bellevue

Site Area: ±3.15 acres

Partners: Touchstone (A URG Company)

Program: ±500 homes, TBD sf office

- [Project Webpage](#)



- **Highlights:** In 2021, Sound Transit selected Touchstone and another developer to develop the office and multifamily portions of a master-planned, mixed-use project. The multifamily developer exited in 2023, and the project was re-designed to allow the affordable housing buildings to move forward independently from the rest of the master development. Touchstone and Sound Transit began updating the transaction terms to move forward on the revised plans for the property.

- **Upcoming Activities:** Seek Board approval on revised term sheets in 2025.

Pipeline

Kent Des Moines Station North

Location: Kent Des Moines Station, Kent

Site Area: ±2 acres

Current use: Transit construction

Development Partner(s): Mercy Housing NW, Open Doors for Multicultural Families

Program: Minimum requirement of 175 affordable homes, ground floor community services and retail space

- [Project Webpage](#)



- **Highlights:** In June 2023, Sound Transit issued a Notice of Intent to Award to Mercy Housing Northwest in partnership with Open Doors for Multicultural Families, a Kent-based non-profit organization which provides services and programing for persons with intellectual and developmental disabilities and their families. The proposed mixed-use project will bring inclusive, affordable housing with at least 175 units of affordable housing, with the goal to deliver over 230 units, offered to residents earning up to and between 30% and 80% of the area median income. The proposed project also includes an early learning center, non-profit office space, and neighborhood focused retail.
- King County pre-committed \$5 million to the project, and it is eligible for Bond Cap from the WA Housing Finance Commission and funding from Amazon through their partnerships with Sound Transit. The key business terms were approved by the Board in December 2023.
- **Upcoming Activities:** The developer plans to begin construction in the second half of 2025, and construction is expected to take approximately two years to complete.

Pipeline

Prisma

Location: Overlake Village Station, Redmond

Site Area: ±2 acres across 2 blocks

Current use: Vacant

Development Partner(s): Bellwether Housing

Program: ±333 affordable homes, 16,000+ sf ground floor commercial and community space

- [Project Webpage](#)



- **Highlights:** In 2023, Sound Transit issued a Notice of Intent to Award to Bellwether Housing. The proposed concept is a 6-story mixed-use project with 332 units of affordable housing, active ground floor uses including retail and space for a community hub, and open space. King County pre-committed \$5 million to the project, and it is eligible for Bond Cap from the WA Housing Finance Commission and funding from Amazon and Microsoft through their partnerships with Sound Transit.
- In September 2023, the Sound Transit Board approved key business terms with Bellwether Housing. Bellwether is now in the process of completing its design, securing entitlements, and completing financing agreements with a projected closing and groundbreaking on the project in late 2025.
- **Upcoming Activities:** Finalize development agreements. Support development team's design, permitting, and financing, as needed/appropriate. The developer plans to break ground in late 2025, and construction is expected to take approximately two years to complete.

Pipeline

Transferred – Pre-Construction

Angle Lake South TOD

Location: Angle Lake Station, SeaTac

Site Area: ±0.63 acres

Development Partners: South 200th Street, LLC

Program: 276 market-rate homes with ground floor commercial space

- [Project Webpage](#)



- **Highlights:** In 2021 Sound Transit selected South 200th Street LLC to develop the Angle Lake South site for mixed-use housing as part of an adjacent property development. The Sound Transit Board approved key business terms in 2022, which requires at least 230 housing units, and participation in the city's Multi-Family Tax Exemption program to provide on-site affordable housing units.
- The sale was closed in December 2024.

- **Upcoming Activities:** Monitor the project as work towards construction advances.

Capitol Hill Site D

Location: Capitol Hill Station, Seattle

Site Area: ±0.24 acres

Partner: Seattle Central College

Program: College building



- **Highlights:** Sound Transit exchanged Site D, a surplus property adjacent the West Entrance of Capitol Hill Station, with Seattle Central College to consolidate Site D with the college's property and to facilitate the Pride Place project on a former college-owned property. The transfer was completed in 2021.
- **Upcoming Activities:** Seattle Central College intends to develop a new college building that will act as a gateway to their campus from the light rail station. In the interim, Seattle Central College will make improvements to Site D.

Pipeline

RV119

Location: Columbia City

Site Area: ±0.09 acres

Partner: SOWR Enterprises, LLC

Program: Assembly of property for adjacent development



- **Highlights:** Sound Transit finalized the transfer of this irregularly shaped remnant property to an adjacent property owner in July 2024. That property owner intends to construct a mixed-use TOD project at a future date. After a formal evaluation of the developer's proposal and qualifications by a Sound Transit intra-agency panel, Sound Transit advertised the receipt of the unsolicited proposal and offered the opportunity for other proposals to be submitted, with priority given to any proposals from qualified entities for development as affordable housing, consistent with RCW 81.112.350(b)(i). Sound Transit received no additional proposals.
- **Upcoming Activities:** Monitor the project as work towards construction advances.

Pipeline

Construction

Spring District Station TOD - Affordable

Location: Spring District Station, Bellevue

Site Area: ±1.79 acres

Development Partners: BRIDGE Housing

Program: 234 affordable homes

- [Project Webpage](#)



- **Highlights:** In 2021, Sound Transit selected BRIDGE Housing to develop the affordable housing portion of a master-planned mixed-use project. The Spring District project will include 355 bedrooms across studio, one-, two-, and three-bedroom homes. These homes will be affordable to households earning 60% AMI and below. Forty homes will be set aside for individuals with developmental disabilities, with supportive services provided by Open Doors for Multicultural Families.
- The project was awarded a predevelopment grant and low-cost financing from Amazon's Housing Equity Fund. Public funds were awarded by the City of Bellevue, ARCH, King County DHCS, WA Housing Trust Fund and CHIP, and bond cap through Sound Transit's partnership with the WA Housing Finance Commission.
- **Upcoming Activities:** BRIDGE Housing's contractor, Exxel Pacific, began early construction activities in late 2024. Sound Transit is supporting coordination on early construction activities, including utility relocations. Construction is anticipated to continue through late 2026.

Pipeline

Connection Angle Lake

Location: Angle Lake Station, SeaTac

Site Area: ±0.77 acres

Development Partners: Mercy Housing NW

Program: 130 affordable homes with ground floor commercial space

- [Project Webpage](#)



- **Highlights:** In 2021 Sound Transit selected Mercy Housing NW to develop a mixed-use affordable housing project. The project, which broke ground in December 2023, will provide 130 units of affordable housing and ground floor space for the nonprofit Arc of King County.
 - The project was awarded a predevelopment grant and low-cost financing from Amazon, King County funding, a WA Housing Trust Fund award, and bond cap through Sound Transit's partnership with the WA Housing Finance Commission. City of SeaTac and Mercy Housing NW entered into a development agreement to reduce parking and make pedestrian improvements.
-
- **Upcoming Activities:** Construction is ongoing; the project is expected to open in mid-2025.

Pipeline

Rainier Valley Affordable Homeownership

Location: Rainier Valley, Seattle

Site Area: ±1.65 acres across 10 sites

Development Partner: Seattle Office of Housing

Program: 100-150 affordable homes available for purchase

- [Project Webpage](#)



- **Highlights:** In 2021, Sound Transit transferred 10 sites to the City of Seattle's Office of Housing at no cost to create at least 100 affordable homeownership opportunities. The Office of Housing committed at least \$10 million to support the development of those homes.
- In 2022, The Office of Housing issued a competitive RFP for the first three homeownership sites that included both property and funding for three sites. The sites were awarded to Habitat for Humanity Seattle-King & Kittias Counties, and resulted in seven new homes across the three sites that will open in April 2025.
- In 2023, The Office of Housing issued a competitive RFP for the next four sites. One site was awarded to Homestead Community Land trust, and three sites were awarded to African Community Housing Development and Habitat for Humanity Seattle-King & Kittias Counties. The four sites are expected to yield 73 homes and be completed in 2025 and 2026.
- **Upcoming Activities:** Support future Seattle Office of Housing RFPs for the remaining Rainier Valley Affordable Homeownership Initiative sites. An RFP for the remaining three sites is expected to be released as soon as late 2025.

Pipeline

Completed

Senior City

Location: Federal Way Transit Center, Federal Way
Site Area: 0.71 acres
Development Partners: Korean Women's Association and Common Ground
Architect: Environmental Works
Contractor: Marpac Construction
Program: 62 affordable homes
Project Cost: ±\$17.3 million
Opened: 2010
[Project Website](#)



The Senior City project includes 62 affordable homes serving seniors at 50% of area median income. Senior City received the King County Green Globe Award in 2011 and was a finalist for Affordable Housing Finance Magazine's Reader's Choice senior housing project of the year.

Mount Baker Lofts

Location: Mount Baker Station, Seattle
Site Area: 0.53 acres
Development Partner: Artspace USA
Architect: SMR Architects
Contractor: Marpac Construction
Program: 57 affordable homes, 10,000 sf retail
Project Cost: ±\$18 million
Opened: 2014



Mount Baker Lofts includes 57 live/work units for artists and their families and ground level retail spaces sized to be affordable to small businesses and art galleries.

Pipeline

Mercy Othello Plaza

Location: Othello Station, Seattle

Site Area: 0.73 acres

Development Partner: Mercy Housing NW

Architect: Ankrom Moisan Architects

Contractor: Walsh Construction

Program: 108 affordable homes, 7,450 sf office/retail

Project Cost: ±\$31.1 million

Opened: 2017



The project includes 108 affordable homes with over 60% of the units serving larger households with two- and three-bedrooms. The units serve those earning 30-60% of area median income and was the first project in Washington State to use both 4% and 9% Low-Income Housing Tax Credit programs.

Mercy Othello Plaza won a 2018 Golden Nugget Merit Award for Best Affordable Housing Community, a 2018 VISION 2040 Award from Puget Sound Regional Council and was a finalist in Affordable Housing Finance Magazine's 2018 Readers' Choice Awards in the Family category.

Station House

Location: Capitol Hill Station, Seattle

Site Area: 0.37 acres

Development Partner: Community Roots Housing

Architect: Schemata Workshop

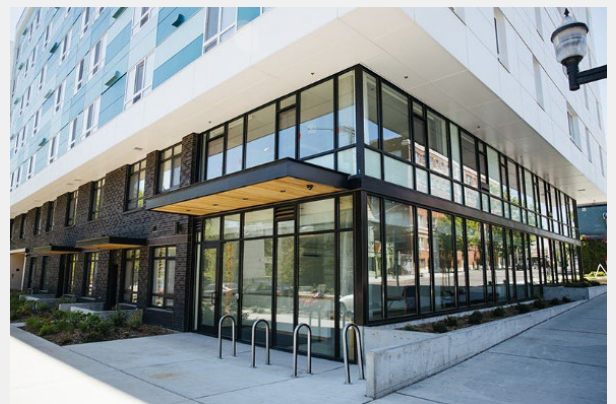
Contractor: Walsh Construction

Program: 110 affordable homes

Project Cost: ±\$36 million

Opened: 2020

[Project Website](#)



Station House, the first completed building as part of the Capitol Hill Station development, includes 110 affordable homes, serving households earning 30-60% of area median income. The building includes the Cathy Hillenbrand Community Room.

2020 PCBC Golden Nugget Merit Award for Best Affordable Housing Community, 60 dwelling units per acre or more. Certified LEED Platinum.

Pipeline

Connection on Broadway

Location: Capitol Hill Station, Seattle

Site Area: ±2 acres

Development Partners: Edlen & Co

Architect: HEWITT Architects, Schemata Workshop

Contractor: Lease Crutcher Lewis

Program: 318 mixed-income homes, 30,000 sf retail

Project Cost: ±\$175 million

Opened: 2021

[Project Website](#)



Capitol Hill Station Development includes four buildings adjacent the Capitol Hill Station: Ander North, Ander South, Park, and Station House (described above). The overall project includes 428 housing units, with Edlen & Co developing 318 of those units in three buildings and Community Roots Housing developing 110 long-term affordable housing units in the Station House building. Overall, 42% of the housing units across the four buildings are affordable units.

The Capitol Hill Farmer's Market began using the new plaza in 2021. The AIDS Memorial Pathway opened in 2021, with several community-led art installations located on the new plaza. Certified LEED platinum.

Colina Apartments

Location: Beacon Hill Station, Seattle

Site Area: 0.05 acres (ST property)

Development Partner(s): Pacific Housing NW

Architect: Bumgardner Architects

Contractor: Walsh Construction

Program: 139 homes (20% affordable), 6,500 sf ground level retail

Opened: 2021



Colina is two-building, 139-unit project that is primarily built on adjacent private property but includes a 2,256 SF property acquired from Sound Transit.

The Colina project is built around Sound Transit's Beacon Hill light rail station, which includes the surface plaza, vent shaft, and subsurface station. The project improved a portion of Sound Transit-owned property to create a new public plaza. The project includes affordable units as a part of the city's MFTE program.

Pipeline

Cedar Crossing

Location: Roosevelt Station, Seattle

Site Area: 1.2 acres

Development Partner(s): Bellwether Housing and Mercy Housing NW

Architect: VIA / Perkins Eastman

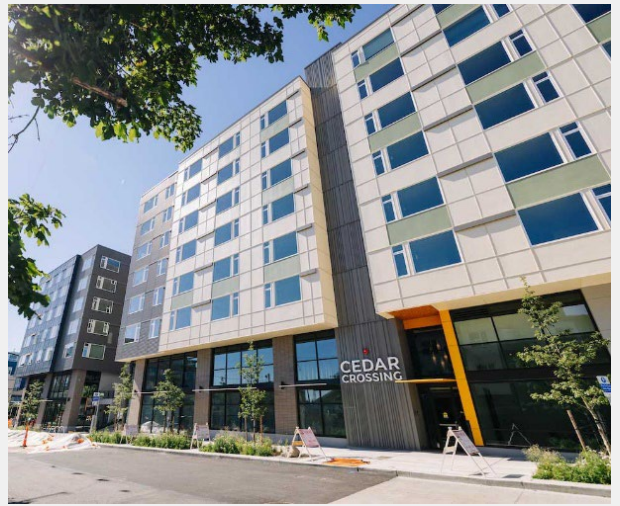
Contractor: Walsh Construction

Program: 254 affordable homes, 14,000 sf retail, 6,000 sf early learning center

Project Cost: \$105 million

Opened: 2022

[Project Webpage](#)



Cedar Crossing includes more than 250 housing units affordable to those earning 30% – 60% of area median income. An early learning center will be operated by El Centro de la Raza as a part of the nearly 20,000 SF of street-level commercial space. Vietnamese restaurant, Ong Lam Bistro, opened in December 2022 in the building. In partnership with Children's Hospital, Mary's Place, and Ronald McDonald House, 20 homes are set aside for families simultaneously experiencing homelessness and caring for children with a complex medical issue.

The Rise on Madison/Blake House

Location: First Hill, Seattle

Site Area: 0.48 acres

Development Partners: Bellwether Housing and Plymouth Housing

Architect: Weber Thompson Architecture

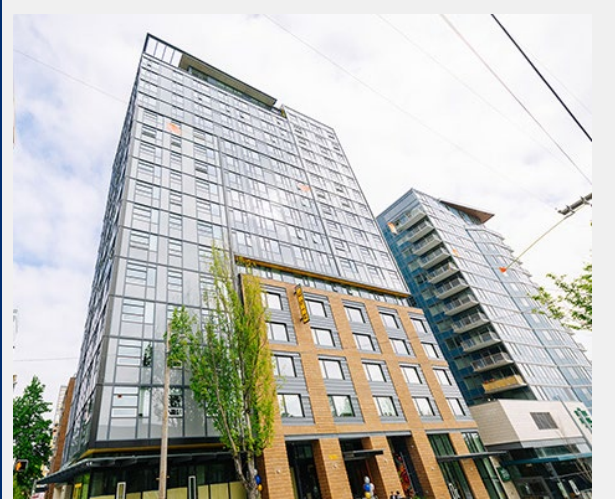
Contractor: Turner Construction

Program: 365 affordable homes, 4,000+ sf retail

Project Cost

Opened: 2023

[Project Webpage](#)



The Rise on Madison/Blake House, a partnership between Bellwether Housing and Plymouth Housing, is the first high-rise affordable housing building in Seattle in more than 50 years.

The Rise on Madison includes 253 homes developed by Bellwether Housing for individuals, couples, and families between 50% and 60% AMI levels. Blake House contains 112 studio homes for seniors and veterans who have experienced chronic homelessness and onsite healthcare through a partnership with Swedish Health Services.

Pipeline

Pride Place (Site D/Atlas Site property exchange)

Location: Capitol Hill Station, Seattle

Site Area: 0.33 acres

Development Partner: Community Roots Housing

Program: 118 affordable homes, ground level retail and community-serving space

Opened: 2023

[Project Webpage](#)



In 2019, Sound Transit and Seattle Central College agreed to swap land parcels in the Capitol Hill Station area, exchanging our station-adjacent property for two college-owned parcels near the intersection of Broadway and East Pine Street. Following this exchange, we were able to help facilitate another equitable TOD project in addition to our Capitol Hill projects that opened in 2020.

The Pride Place project, developed by Community Roots Housing, provides affordable housing and services for LGBTQIA+ seniors. Sound Transit provided a \$6 million property discount to Community Roots Housing to support this project, which helps ensure that elder members of the Capitol Hill LGBTQIA+ community continue to thrive in the vibrant, affirming neighborhood they helped create.

Community Roots Housing partnered with local nonprofit GenPride to design the project, Seattle's first affordable housing project catering specifically to LGBTQIA+ seniors. The eight-story mixed-use development offers 118 units for low-income seniors. It also includes a 4,411 square-foot health and community services center, which GenPride operates in partnership with other LGBTQIA+ focused providers.