

Quarterly Status Report



Sound Transit staff and Board Members celebrated the groundbreaking of Prisma at Overlake Village Station in Redmond.

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.

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TOD Program Implementation

TOD Program Overview

Transit-oriented development supports vibrant neighborhoods through direct access to transit. Bringing housing, office and retail space, and community spaces next to or integrated with high-capacity transit makes it easy to get where you need to go. Sound Transit works with partners to redevelop its own property with uses that enliven and serve station communities.

3,869

total homes built or
in process

2,874

affordable homes built or
in process

29

development and community-based
organization partners

14

stations with completed
or planned TOD

Building the transit system requires Sound Transit to purchase land for stations, installing track, and for construction staging. When construction is finished, land that is not needed for operations is prioritized for the development of TOD. Our first focus is affordable housing. Locating housing near transit increases ridership and provides people 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 more than 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

Overlake Village Station

Celebrating the groundbreaking of Prisma

Late in 2020, Sound Transit and City of Redmond staff gathered virtually to begin the process of planning to offer a 2.75-acre property for redevelopment at Overlake Village Station. It quickly became clear how significant the need for affordable housing was in Redmond, as well as how critical this particular site was to helping the City to meet its affordable housing goals. After offering the property at a deep discount to qualified entities for the development of affordable housing, Sound Transit selected Bellwether Housing to help fill this critical need. The strength in Bellwether's proposal was a significant number of homes that simultaneously offered deep levels of affordability for individuals and families, as well as providing community-focused commercial space, user amenities, and reduced parking to encourage use of the adjacent high-capacity transit service.

Over the ensuing months and years, Sound Transit worked closely with Bellwether to evaluate project design outcomes, support their due diligence, and finalize transaction agreements. Simultaneously, Bellwether secured project financing to support their project, including funding partnerships that Sound Transit had aligned for the project with the WA State Housing Finance Commission, King County, and Amazon. Additional investment came from ARCH, WA State Department of Commerce, Microsoft, and others.



Ready to dig in: Excavators are lined up and ready to go at the Prisma project developed by Bellwether Housing.

And, just over two years after the Sound Transit Board of Directors approved the key terms for the project, Sound Transit and Bellwether officially closed on the sale of the property on January 28, 2026. Bellwether, Sound Transit, the City of Redmond, and many of the other project partners and funders came together for a groundbreaking ceremony on February 19. At the event, Sound Transit CEO Dow Constantine highlighted the critical need for affordable housing on the Eastside and Sound Transit's role in facilitating the project through a discount on the sale of the land enabled by RCW 81.112.350 and Sound Transit's ETOD Policy.

The project will create 328 affordable homes with ground floor retail and community space. Bellwether projects that construction will take just over two years to complete, opening to residents in Q2 2028. Sound Transit will continue to support the project over the course of the construction activities.

- [Learn more about this project](#)

TOD Program Implementation

Kent Des Moines Station

Celebrating the groundbreaking for Kent Multicultural Village

On March 18th, Sound Transit joined Mercy Housing Northwest and Open Doors for Multicultural Families to celebrate the groundbreaking of Kent Multicultural Village, which the agency helped make possible by offering deeply discounted land adjacent to the Kent Des Moines light rail station for development as affordable housing. The project will offer more than 230 affordable homes for households with incomes up to and including 30-80% of area median income, and will feature an inclusive Early Learning Center, a Family Resource Center, and ground floor retail.

Mercy Housing Northwest and Open Doors for Multicultural Families have partnered with the common goal to create a welcoming, multi-generational neighborhood built on connection and support. More than 50% of the homes have two or more bedrooms, including some four-bedroom units, meeting a critical need for affordable, family-sized rental housing. Developing housing for large households aligns with the City of Kent's Housing Options Plan, which prioritizes housing developed for large and intergenerational households.



Hey neighbor: Transit and affordable housing make great neighbors when it comes to accessibility to housing, jobs, and community.

In Washington State, 37,000 people with intellectual or developmental disabilities (IDD) face housing insecurity. Kent Multicultural Village will set aside 47 affordable apartment homes specially designed to be responsive to the needs of individuals with IDD, their families, and their caregivers. Open Doors for Multicultural Families will provide on-site services to those households.

With the openings of the Federal Way Link Extension last December and Crosslake Connection now linking the 1- and 2-Lines, Kent Des Moines Station will be connected to more than 40 stations across the region allowing more low- and middle-income families to live closer to where they work, attend school and access services.

This project would not be possible without the City of Kent and our joint commitment to maximize the benefit of agency surplus property to help realize the City's Midway Subarea plan vision for a vibrant community hub. Funding contributions from the WA Dept of Commerce, King County, the Washington Station Housing Finance Commission, Amazon, South King Housing and Homelessness Partners, among others, provided critical financing.

- [Learn more about this project](#)

TOD Program Implementation

Angle Lake Station

Sale of surplus property near Angle Lake Station supports City of SeaTac's vision for Civic Campus

In 2021, Sound Transit offered a ~27,500 square foot property south of the Angle Lake parking garage for market-rate redevelopment. Through that offering process, Sound Transit selected the investment group controlling the property on three adjacent sides of Sound Transit's property with plans to redevelop the entire site into a master planned project comprised of housing and commercial space. As part of the sale, the investment group agreed to build a minimum of 230 units of housing and participate in the City of SeaTac's Multi-Family Tax Exemption (MFTE) program to set aside 20% of the units as affordable to income qualified residents. Sound Transit completed the sale of this property in December 2024.

Over the following months, as the City of SeaTac was looking to replace its aging city hall, they began to contemplate building away from their existing footprint along I-5. Expressing a desire to locate where the people are, the City began negotiating to not only purchase the former Sound Transit property but also the entire master planned site. The City will transform the property into their new civic campus, which will include the housing outcomes – a minimum of 230 units with 20% of those units serving low-to-moderate income residents – agreed to by Sound Transit's previous buyer. The City completed the purchase of the master planned site, including the former Sound Transit property, in December 2025 and kicked off conversations about site planning with Sound Transit staff in Q1 2026.



Home sweet home: Angle Lake Station will be the new home of the City of SeaTac Civic Campus.

The City's forward thinking is a prime example of the opportunities high-capacity transit creates for real estate development. Coordinating long-range planning with investments in transit infrastructure and real estate development creates transformative opportunities that support pedestrian and bike-friendly environments, reduce environmental impacts, and lowers barriers to accessing jobs and services around the region.

- [Learn more about this project](#)

TOD Program Implementation

Marshall Foster joins Sound Transit to lead new Office of Planning and Development

Marshall Foster joined Sound Transit in February as Chief Planning and Development Officer, a role in which he leads the newly established Office of Planning and Development within the agency's Executive Department.

With more than 25 years of experience in large-scale project planning and development, Foster will help ensure the agency can plan effectively and holistically for a high-quality regional transit system and support the agency's TOD and Joint Development Programs as it continues to grow. With the support of the CEO, Foster's role will enable the agency to take a proactive role with local partners in maximizing opportunities for place-making and transit-oriented development, evolving and adapting the transit system to changing needs over time.



New Chief Planning and Development Officer, Marshall Foster, speaking at the groundbreaking ceremony for Kent Multicultural Village at Kent Des Moines Station.

"I couldn't be more excited to join Sound Transit at what is a critical moment," said Marshall Foster. "We are building a light rail system that will reshape our region, which brings with it unparalleled opportunities to create vital public spaces and connected communities around the new system. My goal in this new role will lift up and align planning functions across the agency – to ensure we are planning for the long-term, creating partnerships that deliver great projects, and make the most of every opportunity as we expand high-capacity transit to the region we serve."

Sound Transit Leads TOD Workshop with Hawaii Professionals

Sound Transit's Community Development Office hosted participants from the Oahu Metropolitan Planning Office (OahuMPO) Project Management Training Program in October 2025. Nearly thirty Hawaii State and County employees joined Sound Transit on tours of TOD projects throughout Sound Transit's system. Participants visited TOD projects along Sound Transit's 2 Line in Bellevue and Redmond, along the 1 Line including Seattle and Lynnwood, and on future planned extensions to Tacoma, Washington.

Participants shared that their experience with Sound Transit led to a greater appreciation of early coordination between transit and land use planning, as the State of Hawaii and County of Honolulu plan and implement similar TOD opportunities to those in the Puget Sound Region. The State of Hawaii is experiencing their own transit growth with the opening and expansion of the Skyline light rail system on Oahu. That expansion hit a milestone this quarter when the first guideway column, called Pier 732, was officially completed.

TOD Program Implementation

Crosslake Connection links TOD around the region

With the Crosslake Connection now open, the work to realize Sound Transit's vision of connecting communities has gained even more momentum. Thousands of residents who live in TOD enabled by Sound Transit in Seattle, SeaTac, and Federal Way are now connected by light rail to Mercer Island, Bellevue, and Redmond.

And on the Eastside, where there are no voter-supported levies to fund housing and land values are high, development of affordable housing at scale can be challenging. Thanks to collaborative partnerships with local jurisdictions and generous investments by public and private funders, more than 550 affordable homes are under construction near Spring District Station in Bellevue and Overlake Village Station in Redmond on discounted land offered by Sound Transit. These homes will be built in high-opportunity neighborhoods, now with reliable traffic-free access to jobs, schools, family, recreation and cultural amenities throughout the region.

Both Bellevue and Redmond have made critical commitments to affordable housing.

Bellevue: Through its new Office of Housing, the City of Bellevue is committing millions of dollars to projects for both capital investments and ongoing operations using tools including HB 1406/1590 legislation to access local sales tax for affordable housing. They invested more than \$5 million in Sound Transit's TOD project at Spring District Station and Amazon contributed more than \$25 million in low-cost loans and grants.

Redmond: The City of Redmond has been working on their 2050 comprehensive plan and updated design guidelines to ensure new station areas, including Marymoor Village, will be lively destinations and accessible places to live. At Overlake Village, Redmond invested in Sound Transit's TOD project by contributing funding to the affordable housing component and purchasing ground floor space within the building for a city services center. Both Amazon and Microsoft contributed to this project with Amazon investing more than \$36 million in low-cost loans, and Microsoft contributing a \$1 million grant to support nonprofit commercial space.



Connection in progress: Community members contribute to connection-themed art at the Crosslake opening.

Transfers of Surplus Property

Transfers of Surplus Property

Two surplus properties were transferred in Q1 2026, at Overlake Village and Kent Des Moines Stations. Sound Transit 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 is 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 must be affordable to households earning no greater than 80% of area median income.

Sound Transit offerings exceed RCW 11.112.350 requirements



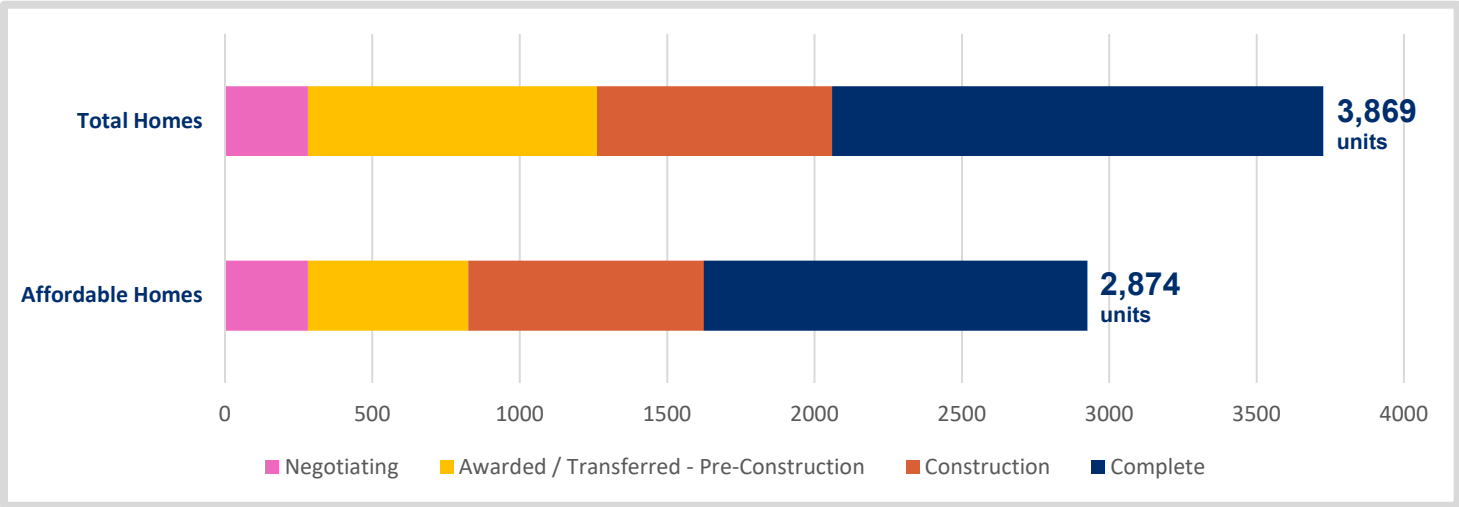
Pipeline

TOD Pipeline: System Map



Pipeline

TOD Pipeline: Status of Delivery



TOD Pipeline: Upcoming Surplus Property Solicitations

TOD Project	Define Goals	Issue RFP	Finalize terms
Mt. Baker East Portal	2026	2026	TBD
Roosevelt North	2026	2027/2028	TBD
Marymoor Village Station	2026	2027/2028	TBD

Pipeline | Defining

TOD Pipeline: Active Projects

Federal Way Downtown Station TOD – Sites 3 and 4

Location: Federal Way Downtown Station, Federal Way

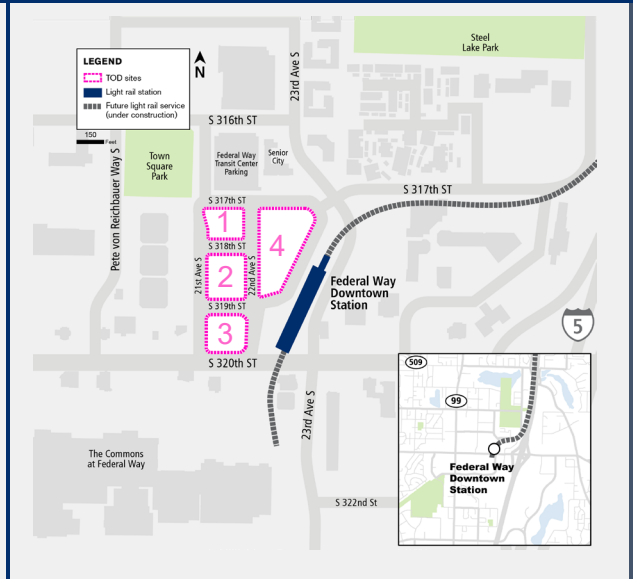
Site Area: ±3.3 acres across 2 pads

Current Use: Transit construction demobilization

Development Partner(s): None selected

Program: To be determined

- [Project Webpage](#)



- **Highlights:** Sound Transit finalized the layout of the Federal Way Downtown Station in 2021, which resulted in four blocks to be developed as TOD following transit construction.
- Staff are evaluating Sites 3 and 4 and will return to the Board for approval of an offering strategy for those sites. The offering strategy will be consistent with the Federal Way Link Extension 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 | Defining

Kent Des Moines Station South TOD

Location: Kent Des Moines Station, Kent

Site Area: ±2 acres

Current Use: Construction staging for the adjacent Kent Multicultural Village affordable housing project

Development Partner(s): None selected

Program: To be determined

- [Project Webpage](#)



- **Highlights:** A two-acre block adjacent to Kent Des Moines Station is available for redevelopment as TOD.
- 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.

Kent Des Moines Station West TOD

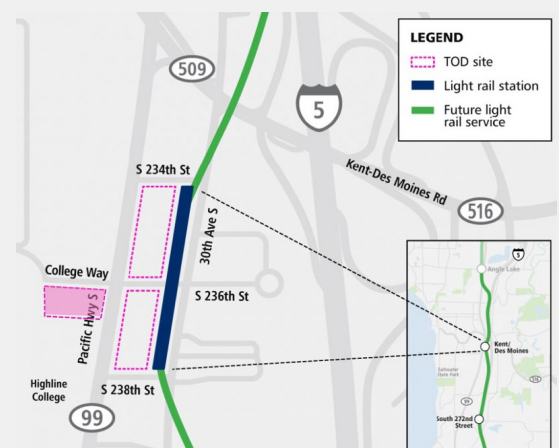
Location: Kent Des Moines Station, Kent

Site Area: ±.7 acres

Current Use: Vacant

Development Partner(s): None selected

Program: To be determined



- **Highlights:** Sound Transit acquired two parcels along Pacific Highway in the City of Des Moines that were partially impacted by bus stop improvements and curb space realignment.
- **Upcoming Activities:** Advance due diligence, site analysis, and planning. Explore opportunities to partner with Highline College to realize TOD outcomes in association with the site.

Pipeline | Defining

Marymoor Village Station TOD

Location: Marymoor Village Station, Redmond

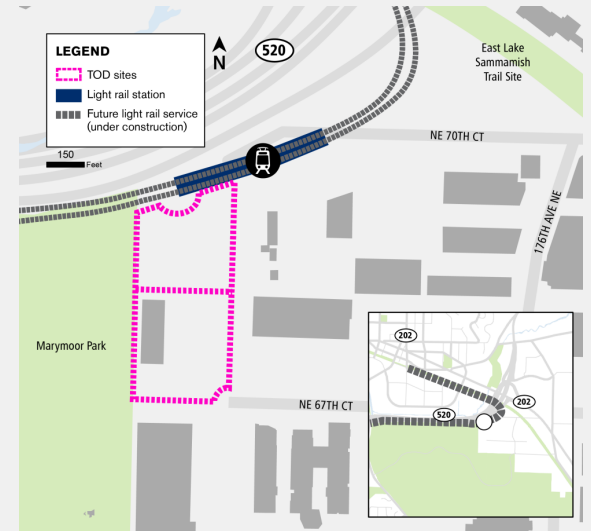
Site Area: ±3.5 acres

Current Use: Vacant

Development Partner(s): None selected

Program: To be determined

- [Project webpage](#)



- **Highlights:** With the Downtown Redmond Link Extension now open, this ±3.5-acre site adjacent to the Marymoor Village Station is available for redevelopment.
- The Sound Transit Board approved the CEO's Declaration of Surplus for the site in May 2024.
- **Upcoming Activities:** Advance 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 offices and parking

Development Partners: None selected

Program: To be determined



- **Highlights:** Sound Transit owns property south of Northgate Station that has been used for temporary construction and transit uses.
- **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 | Defining

Mount Baker Site A

Location: Mount Baker Station, Seattle

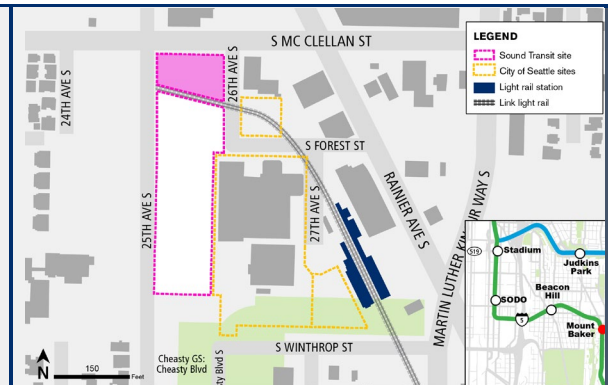
Site Area: ±0.3 acres

Current Use: Vacant

Development Partner(s): None selected

Program: TBD

- [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 the project webpage.
- Sound Transit's Mount Baker Site A site is located to the west of the former UW Laundry site and north of the guideway.
- **Upcoming Activities:** Prepare to bring development strategy recommendation to the Board in Q2 2026.

Pipeline | Defining

Mount Baker East Portal Site B

Location: Mount Baker Station, Seattle

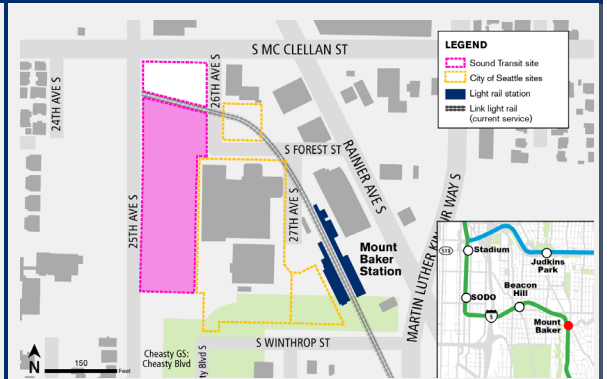
Site Area: ±2 acres

Current Use: Vacant

Development Partner(s): None selected

Program: TBD

- [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 the project webpage.
- Sound Transit's Mount Baker Site B is located to the west of the former UW Laundry site and south of the guideway.
- **Upcoming Activities:** Finalize due diligence activities and prepare to bring development strategy recommendation to the Board in Q2 2026.

Pipeline | Defining

Redmond Technology Station TOD

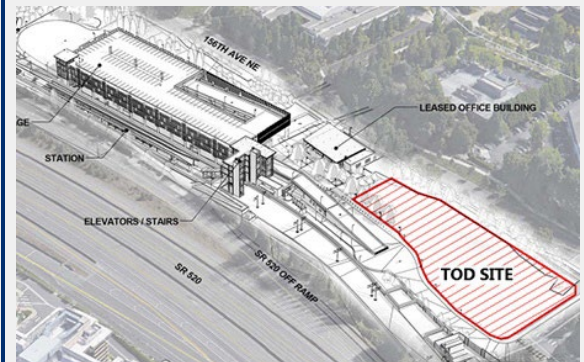
Location: Redmond Technology Station, Redmond

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 uses for the site.

Roosevelt North

Location: Roosevelt Station

Site Area: ±0.14 acres

Current Use: Vacant

Development Partner: TBD

Program: TBD

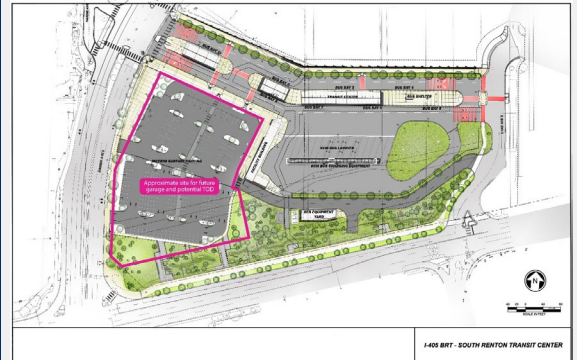


- Highlights:** Roosevelt North is located north of Roosevelt Station and the Cedar Crossing TOD project completed in 2022. Previously used for construction staging for Roosevelt Station, then Cedar Crossing, it is now vacant.
- Upcoming Activities:** Prepare to bring development strategy recommendation to the Board in Q2 2026.

Pipeline | Defining

Renton Transit Center

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 is engaging the development community to better understand interest in delivering a TOD with park-and-ride access. Sound Transit will coordinate with the City of Renton as exploration continues.

Pipeline | Negotiating

Youth Achievement Center Phase 2

Location: Columbia City Station, Seattle

Site Area: ±0.2 acres

Current Use: Vacant

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 to further Phase 2 of the project.

Pipeline | Negotiating

Federal Way Downtown Station TOD – Sites 1 and 2

Location: Federal Way Downtown Station, Federal Way

Site Area: ±2.15 acres across 2 pads

Current Use: Vacant

Development Partner(s): Multi-Service Center and Shelter Resources, Inc.

- [Project Webpage](#)



- **Highlights:** Sound Transit issued a Notice of Intent to Award to the Multi-Service Center (MSC) and Shelter Resources, Inc. (SRI) team to develop approximately 230 units of affordable housing on surplus property adjacent to the Federal Way Downtown Station.
 - MSC and SRI proposed development includes a total of approximately 570 bedrooms. Over 90% of homes proposed are 2-, 3-, and 4-bedroom units.
 - MSC and SRI propose complementing their residential program with a café led by Project Feast, a local non-profit that serves refugees and immigrants through food-focused programming; a commercial kitchen in partnership with FUSION, a Federal Way based nonprofit who provides safe, secure housing and support services to families experiencing homelessness and working toward self-sufficiency; and a childcare facility.
-
- **Upcoming Activities:** Negotiate a term sheet and seek approval of the key business terms from Sound Transit's Board.

Pipeline | Awarded

Lynnwood City Center TOD

Location: Lynnwood City Center, Lynnwood

Site Area: ±1.5 acres

Current Use: Vacant

Development Partner(s): Housing Hope

Program: 150+ affordable homes

- [Project Webpage](#)



- **Highlights:** A 1.5-acre block adjacent to the future Lynnwood City Center Station will be developed by Housing Hope, a Snohomish County-based non-profit developer. Their proposed project includes 154 units of affordable housing across two buildings. The units will serve households earning up to and including 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:** Prepare updated key terms for Board approval, and support project advancement.

U District – 45th and Roosevelt

Location: U District Station, Seattle

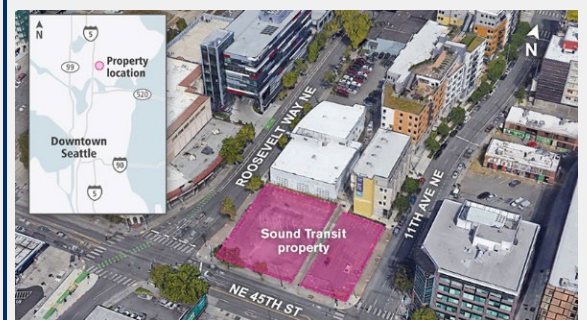
Site Area: ±0.4 acres

Current Use: Vacant

Development Partner(s): Low Income Housing Institute

Program: 160 affordable homes, 1500+ SF urban rest stop

- [Project Webpage](#)



- **Highlights:** In April 2024, Low Income Housing Institute was selected to develop the site. The proposed projects include 160 units of affordable housing serving households earning up to and including 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 one-third 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. LIHI will maximize density on the site by building a project reaching 10 stories or higher.
- Key business terms for the development project were approved by the Board in January 2025.

Pipeline | Awarded

- **Upcoming Activities:** Negotiate transaction agreements, support project advancement, and complete environmental remediation activities.

Youth Achievement Center Phase 1

Location: Columbia City Station, Seattle

Site Area: ±0.25 acres

Current Use: Vacant

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 and support the development team's design, permitting, and financing as needed.

Pipeline | Awarded

Spring District Station TOD – Market Rate

Location: Spring District Station, Bellevue

Site Area: ±4.8 acres

Current Use: Vacant

Development Partners: Touchstone (A URG Company)

Program: ±500 homes, ±225,000 sf office space

- [Project Webpage](#)



- **Highlights:** In 2021, Sound Transit selected Touchstone/URG and another developer to build the office and multifamily portions of a 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 development. Touchstone/URG and Sound Transit executed revised term sheets in 2026.
- **Upcoming Activities:** Seek Board approval of revised key terms in Q2 2026. Negotiate predevelopment agreements.

Angle Lake South TOD

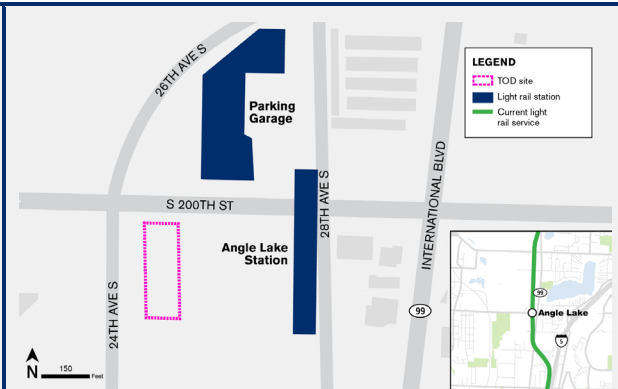
Location: Angle Lake Station, SeaTac

Site Area: ±0.63 acres

Development Partners: City of SeaTac

Program: City civic campus

- [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 closed in December 2024.
- In 2026, the property was transferred to the City of SeaTac for development as part of their planned Civic Campus, including the housing outcomes – a minimum of 230 units with 20% of those units serving low-to-moderate income residents – agreed to by Sound Transit's previous buyer.
- **Upcoming Activities:** Monitor the project as work towards construction advances.

Pipeline | Transferred Pre-Construction

Capitol Hill Site D

Location: Capitol Hill Station, Seattle

Site Area: ±0.24 acres

Development 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.

BelRed Transit Access Improvements and TOD

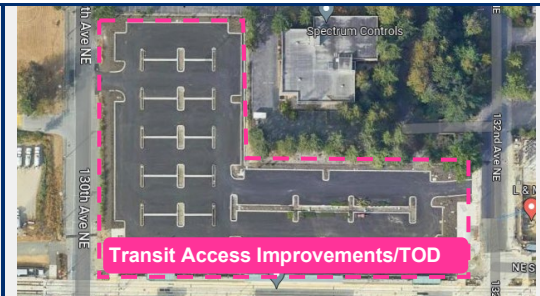
Location: BelRed Station

Site Area: ±4 acres

Current Use: Park & Ride

Development Partner: City of Bellevue and Su Development

Program: 302 stall parking garage, mixed-income multifamily residential, commercial retail



- **Highlights:** Sound Transit conveyed 4.04 acres of land to the City of Bellevue (Bellevue) to develop Transit Access Improvements (TAI), including 302 parking stalls integrated into a transit-oriented development. In July of 2025, with the support of Sound Transit, Bellevue selected Su Development through a competitive RFP process to deliver the TAI and transit-oriented development which will include several hundred apartment homes and significant commercial and retail space. In February 2026, Bellevue City Council approved the Exclusive Negotiating Agreement between Bellevue and Su.
- **Upcoming Activities:** Sound Transit will support Bellevue during their exclusive negotiating period with Su and support the design of construction period parking on adjacent Sound Transit property.

Pipeline | Transferred Pre-Construction

RV119

Location: Columbia City

Site Area: ±0.09 acres

Development 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

Kent Multicultural Village

Location: Kent Des Moines Station, Kent

Site Area: ±2 acres

Current Use: TOD construction

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

Program: 233 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 programming for people with intellectual and developmental disabilities and their families. The mixed-use project will bring inclusive, affordable housing with 233 units for people and families earning up to and including 30-80% of area median income. The 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 to be prioritized for Bond Cap from the Washington State Housing Finance Commission and for funding from Amazon through their partnerships with Sound Transit. The key business terms were approved by the Board in December 2023.
- **Upcoming Activities:** Construction commenced in March 2026. Construction is expected to take approximately two years to complete.

Pipeline | Construction

Spring District Station TOD - Affordable

Location: Spring District Station, Bellevue

Site Area: ±1.79 acres

Development Partner: BRIDGE Housing

Architect: GGLO

Contractor: Exxel Pacific

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 234 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 Washington State Housing Finance Commission. Construction commenced in December 2024.
- **Upcoming Activities:** Sound Transit is supporting coordination for ongoing construction activities. Construction is anticipated to continue through early 2027.

Pipeline | Construction

Prisma

Location: Overlake Village Station, Redmond

Site Area: ±2 acres across 2 blocks

Development Partner(s): Bellwether Housing

Architect: Perkins Eastman

Contractor: Walsh Construction

Program: 328 affordable homes, 16,000+ sf ground floor commercial and community space

- [Project Webpage](#)



- **Highlights:** Bellwether Housing's project will deliver a 6-story mixed-use project with 328 units of affordable housing, including more than 40% family-sized 2- and 3-bedroom homes, and active ground floor uses including retail and space for a community hub. King County pre-committed \$5 million to the project, which was also eligible to be prioritized for Bond Cap from the Washington State Housing Finance Commission and funding from Amazon and Microsoft.
 - Bellwether is expected to break ground in early 2026.
-
- **Upcoming Activities:** Construction commenced in February 2026 and is expected to take approximately two years to complete.

Pipeline | Construction

Rainier Valley Affordable Homeownership

Location: Rainier Valley, Seattle

Site Area: ±1.65 acres across 10 sites

Development Partners: Habitat for Humanity Seattle-King & Kittias Counties, Homestead Community Land Trust, and African Community Housing Development

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 which included both property and funding for three small sites. The sites were awarded to Habitat for Humanity Seattle-King & Kittias Counties. Four new homes across two sites were completed in April 2025, and three more homes on the third site will open in April 2026.
- 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 2027 and 2028.
- In 2025, the Office of Housing issued a competitive RFP for two more sites. One site was awarded to Homestead Community Land Trust and is expected to yield sixteen homes; the other was awarded to African Community Housing Development and is expected to yield eight.
- The RFP for the final site was released in March 2026, with developer selection anticipated in June 2026.
- **Upcoming Activities:** Support Seattle Office of Housing with selection for the remaining site.

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](#)



Senior City, located just north of the future Federal Way Downtown Station and adjacent to the Federal Way Garage, includes 62 affordable homes serving seniors at or below 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 for small businesses and art galleries.

Pipeline | Completed

Mercy Othello Plaza

Location: Othello Station, Seattle

Site Area: 0.73 acres

Development Partner: Mercy Housing NW

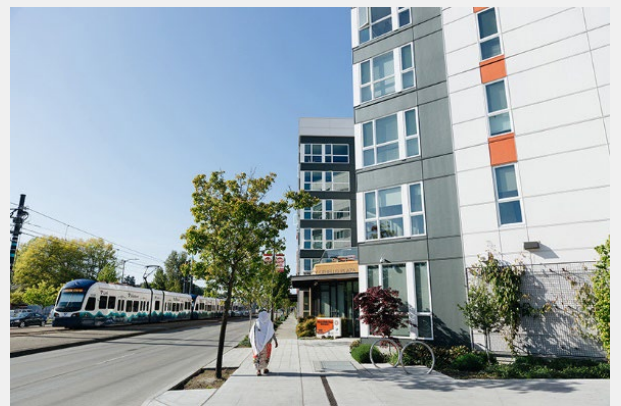
Architect: Ankrom Moisan Architects

Contractor: Walsh Construction

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

Project Cost: ±\$31.1 million

Opened: 2017



Mercy Othello Plaza includes 108 affordable homes with over 60% of the units serving larger households with two- and three-bedrooms. The units serve those earning up to and including 30-60% of area median income and it 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.

Pipeline | Completed

Station House

Location: Capitol Hill Station, Seattle

Site Area: 0.37 acres

Development Partner: Community Roots Housing

Architect: Schemata Workshop

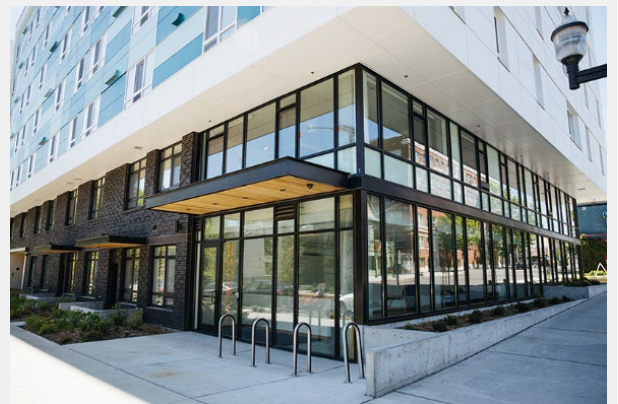
Contractor: Walsh Construction

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 up to and including 30-60% of area median income. The building includes the public-serving 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.

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.

Pipeline | Completed

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

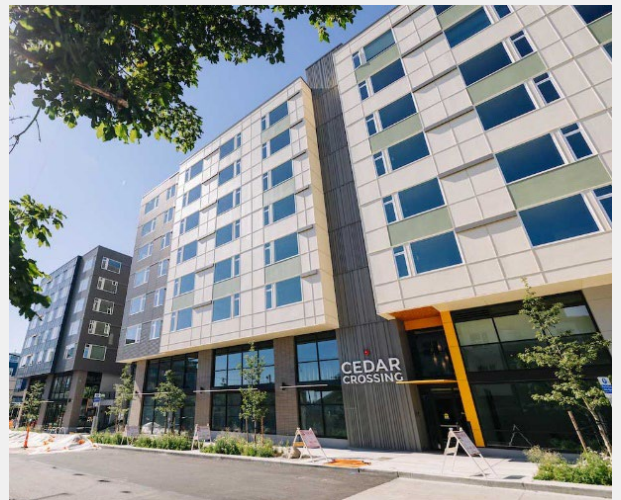


Colina is a two-building, 139-unit project that is primarily built on adjacent private property but includes a 2,256 SF property acquired from Sound Transit.

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 Multi-Family Tax Exemption Program.

Cedar Crossing

Location: Roosevelt Station, Seattle
Site Area: 1.2 acres
Development Partner(s): Bellwether Housing and Mercy Housing NW
Architect: 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 up to and including 30-60% of area median income. An early learning center is a part of the nearly 20,000 square feet of street-level commercial space, which also houses Crawfish Chef, PaPa Kitchen, and Wingstop. 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 complex medical issues.

Pipeline | Completed

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: ±\$150 million

Opened: 2023

[Project Webpage](#)



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

The Rise on Madison includes 253 homes developed by Bellwether Housing for individuals, couples, and families earning up to and including 50-60% of area median income. 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 | Completed

Pride Place

Location: Capitol Hill Station, Seattle

Site Area: 0.33 acres

Development Partner: Community Roots Housing

Architect: Environmental Works

Contractor: Walsh Construction

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

Project Cost: ±\$54.4 million

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.

Pipeline

Gateway Building

Location: U District Station, Seattle
Site Area: 0.85 acres
Developer: LPC West
Architect: Perkins&Will
Contractor: GLY
Program: 266,000 SF office
Opened: 2024



Gateway Building is a 13-story, 266,000-square-foot office building that sits atop the subterranean U District Station. UW and Sound Transit collaborated with development partner Lincoln Property Company, architect Perkins&Will, and general contractor GLY to conceive and deliver the project while keeping the public safe and the station fully operational.

The U District Station was designed to structurally support and integrate a building on top of it, making this Sound Transit’s first integrated joint development project. Offering unique health and wellness components, a rooftop amenity space with sweeping Seattle views, and a public pocket park, Gateway Building is the first project to be built as part of UW’s West Campus development plan.

Pipeline | Completed

Connection Angle Lake

Location: Angle Lake Station, SeaTac

Site Area: ±0.77 acres

Development Partners: Mercy Housing NW

Architect: Runberg Architecture Group

Contractor: Walsh Construction

Program: 130 affordable homes with ground floor commercial space

Project Cost: ±\$42.5 million

Opened: 2025

- [Project Webpage](#)



Connection Angle Lake's 130 units bring 211 bedrooms across studio, one-, two-, and three-bedroom homes. These units serve households earning up to and including 50-60% area median income. The project includes 26 homes for people with intellectual and developmental disabilities and 8 for recipients of King County Housing Authority vouchers. The Arc of King County's Arc Legacy Center occupies the ground floor to provide critical services to people with intellectual and developmental disabilities and their families.

Looking Ahead

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, and the list does not include smaller surplus or excess properties.

Potential joint development/overbuild sites being evaluated as part of early planning of ST3 projects are also listed below.

Site	Station	City
Airport Station Passenger Pick-up/Drop-off Zone Overbuild	Airport Station	SeaTac
Mt. Baker Triangle	Mount Baker Station	Seattle
Roosevelt South	Roosevelt Station	Seattle
Rainier Beach	Rainier Beach Station	Seattle
Alaska Junction Overbuild	Alaska Junction Station	Seattle
International District/Chinatown Overbuild	ID/C Station	Seattle
Midtown Overbuild	Midtown Station	Seattle
Westlake Overbuild	Westlake Station	Seattle
Denny Overbuild	Denny Station	Seattle
Ballard Overbuild	Ballard Station	Seattle

TOD Strategic Planning

Sound Transit is undertaking TOD strategic planning work to explore opportunities to realize more impactful community development outcomes, enhance economic value, and clarify a regional vision for TOD. This will include a strategic portfolio analysis, assessment of new policy levers that could magnify TOD outcomes, and evaluation of potential partnerships for greater impact.