

## TRANSIT-ORIENTED DEVELOPMENT

# Quarterly Status Report



*Sound Transit released a request for proposals to develop on two sites adjacent to the Federal Way Downtown Station in June 2025. Development on these sites will deliver affordable housing to Federal Way that is just steps away from regional transit.*

## 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 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 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 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](http://www.soundtransit.org/TOD).

# TOD Program Implementation

## Sound Transit seeks proposals for affordable housing development on land next to the Federal Way Downtown Station

Sound Transit is requesting proposals to implement a transit-oriented development project next to the Federal Way Downtown Station. This opportunity makes available two parcels of land for affordable housing within walking distance of the future Link light rail station. Development on these sites will be part of fulfilling the City's vision for a compact, mixed use, mixed income, and walkable urban center.

The land is located in Federal Way's City Center, which is envisioned as the civic heart of their downtown near the Performing Arts and Events Center, Town Square Park, and the Town Center steps. Future planned development north of the properties will bring approximately 900 market-rate housing units, 24,000 square feet of retail, and 100,000 square feet of office space. Together, these projects will build out a transit-oriented neighborhood that expands opportunities to live, work, and enjoy in Federal Way as transit expands connection between the city and the region.



*There are four total TOD sites adjacent to the Federal Way Downtown Station around a new street grid that will improve the pedestrian experience. Sites 1 and 2 are the first two to be offered for development of affordable housing.*

Site 1 is approximately 34,000 square feet and is just south of the Federal Way Transit Center Parking garage; and Site 2 is approximately 48,000 square feet and just south of Site 1. Proposers must present a development program that encompasses both sites. Sound Transit will offer a land value discount, King County has pre-committed \$10 million, and the Washington State Housing Finance Commission will offer prioritization for Bond Cap to the selected affordable housing project as applicable.

Planning and analysis for sites 3 and 4 is ongoing and will determine the future development and offering strategy. These sites are envisioned to be part of achieving mixed-use and mixed-income TOD outcomes on Sound Transit surplus property in Federal Way.

- [Learn more about this opportunity](#)

# TOD Program Implementation

## Revolving loan fund supports first project

The first project to receive funding provided by Sound Transit through the revolving loan fund has been selected. The Washington State Housing Finance Commission, supported by Sound Transit's partnership and contribution of \$20 million through the agency's revolving loan fund program, has selected the Everett Station District Alliance to receive support for their acquisition of a .68-acre parcel to build an 80+ unit multifamily affordable housing project that will serve individuals and families earning 80% or below the area medium income.

The project is located just northwest of the Everett Station and will be served by Sounder North, Swift Blue Line, and local and regional buses. It is also adjacent to the planned terminus of the Everett Link Extension project that will bring light rail to Everett. Supporting this project will foster affordable housing and create partnerships that foster transit-oriented development in Snohomish County.



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

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 partnered with the Washington State Housing Finance Commission to invest the \$20 million into their Land Acquisition Program (LAP) revolving loan fund. The Commission's LAP is focused on providing low-cost loans to eligible developers to purchase land and improved real property for multi- or single-family affordable housing development.

The Sound Transit contribution will allow the Washington State Housing Finance Commission to expand the program with a focus on creating 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 program has a uniquely patient and low-cost structure with a demonstrated ability to successfully expand through third party investments and contributions.

- [Link to program website](#)



# TOD Program Implementation

## Downtown Redmond Link Extension brings transit to an expanding transit-oriented community

The Downtown Redmond Link Extension is officially open, adding two new stations—Marymoor Village and Downtown Redmond—to the 2 Line. This expansion gives more people fast and reliable transit service on the east side and provides further access by opening the cross-lake connection in 2026.

As new extensions open, Sound Transit is committed to partnering with cities and communities to help realize their vision for emerging transit-oriented neighborhoods. Redmond's goal to create a downtown that is a vibrant hub full of public spaces and parks, housing, and cultural attractions will be supported by the new light rail connection. Over 6,200 housing units have been built within a half mile of the Downtown Redmond and Marymoor Village stations, and another 4,200 units are in the pipeline. These homes will provide people with convenient access to a regional transit system that connects more places around the Puget Sound.



As part of that growth, Sound Transit is planning for a ±3.5-acre site adjacent to the Marymoor Village Station. The site, located next to Marymoor Park and within the emerging Southeast Redmond neighborhood, would support a vibrant community seamlessly connected to transit.

- [Learn more about this project](#)

# TOD Program Implementation

## Residents move into affordable homes next to the Angle Lake Station

Mercy Housing NW welcomes new residents at Connection Angle Lake. With construction now wrapped up, the 130 units bring 211 bedrooms across studio, one-, two-, and three-bedroom homes, and are available for households earning at or under 60% area medium income. The project includes 26 units for people with intellectual and developmental disabilities and 8 for recipients of King County Housing Authority vouchers. The Arc of King County will operate out of the ground floor commercial space to provide critical services to people with intellectual and developmental disabilities and their families.

Connection Angle Lake features a mural painted by local artist Angelina Villalobos Soto, in partnership with Bones and Gold, Tori Kinn, and Barry Johnson. It was painted from the top down during construction from a platform suspended from the roof. The piece brings vibrant color to the building and pairs with the public art that surrounds the Angle Lake Park and Ride and the Angle Lake Station.

Mercy Housing NW is planning to host a grand opening event later this year following the completion of the ground floor commercial office space.

- [Learn more about this project](#)



*Connection Angle Lake brings affordable housing and community services that are steps away from the Angle Lake Light Rail Station, connecting residents to destinations and opportunities along the 1 Line.*

# TOD Program Implementation

## Technical Assistance Panel process informs planning for integrated joint development projects

Sound Transit is planning for development that is integrated into the stations along the West Seattle Link Extension and Ballard Link Extension alignments. Integrated joint development projects are typically constructed over a tunnel station and incorporate the station entrance into the structure. The approach to incorporating TOD into the station needs to be determined during station design so the station structure can be engineered to support development above.

Sound Transit has been working in collaboration with the Urban Land Institute (ULI) to engage with real estate development community and local stakeholders early in the project design process to create and realize integrated joint development opportunities and ensure alignment with transit infrastructure design and delivery decisions. Over the past year, Sound Transit and ULI have convened five technical assistance panels (TAPs) to help inform planning and next steps on these development opportunities.



*Sound Transit and ULI hosted a Developer Forum in early June to provide stakeholders with an update on the TAP process.*

The insights and information shared during these TAPs was summarized and shared with TAP participants and local stakeholders at a Developer Forum on June 6. The more than 60 attendees learned about the development considerations brought forward during the TAP process and engaged in discussions about how their respective work overlaps with this planning process and how their experience could support realizing joint development projects. An event to share the TAP work and findings with the broader real estate development community is planned for late 2025 or early 2026.

- [Learn more about these projects](#)



# 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.

### **Rainier Valley Affordable Homeownership Initiative (top):**

African Community Housing & Development and Habitat for Humanity Seattle-King County celebrated the start of construction on multiple projects throughout South King County with a groundbreaking on June 9. The three projects, located at 4865 MLK Jr Way S, 3601 MLK Jr Way S, and 6740 MLK Jr Way S, will bring 65 new permanently affordable homes throughout Seattle's Rainier Valley.



**Spring District Station TOD (bottom):** Exxel Pacific, the contractor for Bridge Housing's project, has been making steady progress since breaking ground in late 2024. They are nearing completion of excavation and have begun placing concrete for footings and vertical walls. Construction is expected to continue through early 2027.





# Transfers of Surplus Property

## Transfers of Surplus Property

No applicable surplus properties were transferred in Q2 2025. 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 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
<b>Federal Way Downtown Station</b>	Completed	<a href="#">Open</a>	2026
<b>Mt. Baker East Portal</b>	2025	2025/2026	TBD
<b>Kent Des Moines South</b>	TBD	TBD	TBD
<b>Roosevelt North &amp; South</b>	2025	2025/2026	TBD
<b>Marymoor Village Station</b>	2025/2026	2026/2027	TBD

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



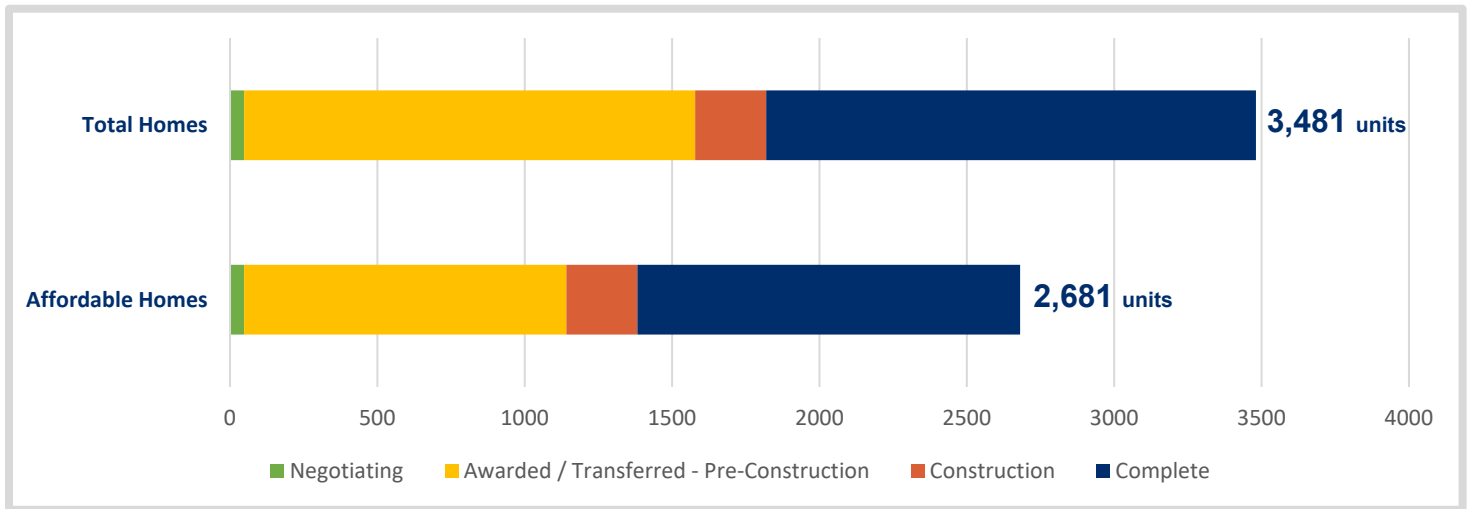
# Pipeline

## 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

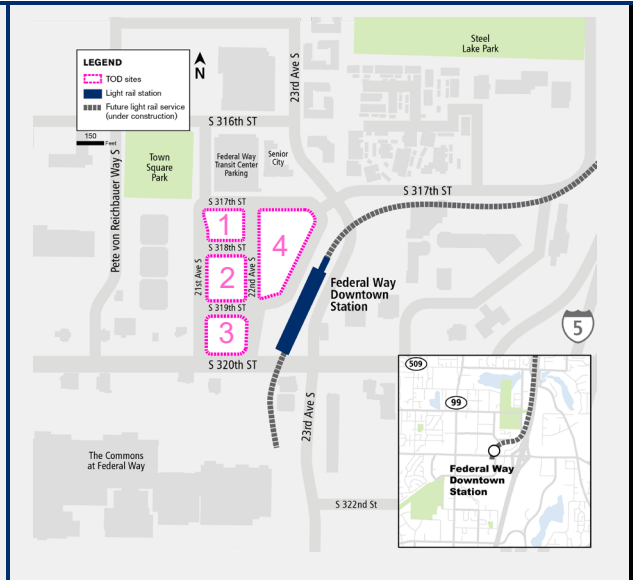
**Site Area:** ±2.15 acres across 2 pads

**Current use:** Transit construction

**Development Partner(s):** None selected

**Program:** Affordable housing

- [Project Webpage](#)



- **Highlights:** Sound Transit finalized the layout of the Federal Way Downtown Station 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.
- 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 selection process and development strategy.
- Sound Transit issued an RFP for Sites 1 and 2 for affordable housing development on June 30, 2025, which will be open until October 13, 2025.
- **Upcoming Activities:** Review RFP responses and notify top-ranked development team. Negotiate and finalize key business terms for Board approval.

# Pipeline

## Federal Way Downtown Station TOD – Sites 3 and 4

**Location:** Federal Way Downtown Station, Federal Way

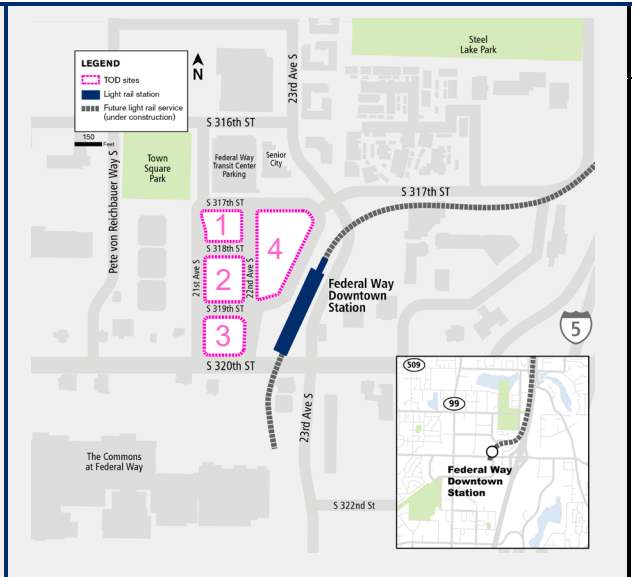
**Site Area:** ±3.3 acres across 2 pads

**Current use:** Transit construction

**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 is 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 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 is available for redevelopment.
- The Sound Transit Board approved the CEO's Declaration of Surplus for two parcels 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 construction offices and staging

**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

## Mount Baker East Portal

**Location:** Mount Baker Station, Seattle

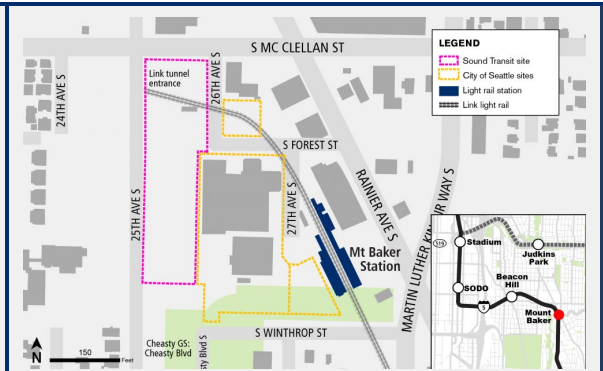
**Site Area:** ±2 acres

**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:** Finalize due diligence activities and development strategy.



# Pipeline

## Redmond Technology Station TOD

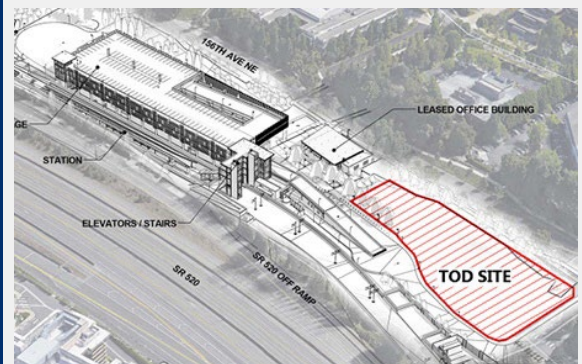
**Location:** Redmond Technology Station, Redmond

**Site Area:** ±1.1 acres

**Current Use:** Vacant

**Development Partner:** City of Redmond

**Program:** To be determined



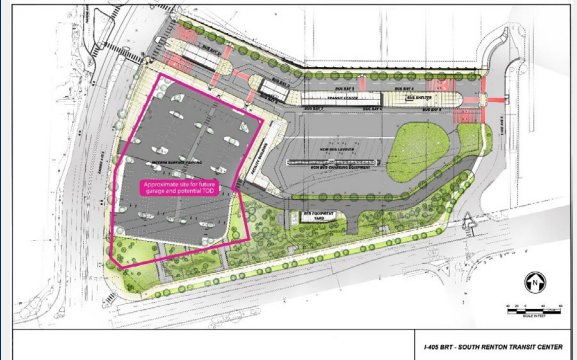
- **Highlights:** Sound Transit received this property in 2002 for constructing and operating a transit center and transit-supportive uses on the property. Sound Transit utilized this property to construct and operate the East Link light rail extension, which opened to the public in 2024. When the property 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

## 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 throughout 2025 to facilitate this engagement process.



# 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 – Market Rate

**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 build 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 Multicultural Village

**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:** 321 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 persons with intellectual and developmental disabilities and their families. The proposed mixed-use project will bring inclusive, affordable housing with 321 units for people and families earning 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 to be prioritized for Bond Cap from the WA 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:** Finalize agreements. Support the development team's design, permitting, and financing efforts. 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:** Bellwether Housing's project will deliver a 6-story mixed-use project with 328 units of affordable housing, and active ground floor uses including retail and space for a community hub. King County pre-committed \$5 million to the project, it is eligible to be prioritized for Bond Cap from the WA Housing Finance Commission and for funding from Amazon and Microsoft.
  - Bellwether is projected closing and breaking ground on the project in the second half of 2025.
- 
- **Upcoming Activities:** Finalize agreements. Support the development team's design, permitting, and financing efforts. The developer plans to break ground in the second half of 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 200<sup>th</sup> Street, LLC

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

- [Project Webpage](#)



- **Highlights:** In 2021 Sound Transit selected South 200<sup>th</sup> 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

<div><b>RV119</b> <b>Location:</b> Columbia City <b>Site Area:</b> ±0.09 acres <b>Partner:</b> SOWR Enterprises, LLC <b>Program:</b> Assembly of property for adjacent development</div>	
<ul style="list-style-type: none"><li><b>Highlights:</b> 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.</li></ul>	
<ul style="list-style-type: none"><li><b>Upcoming Activities:</b> Monitor the project as work towards construction advances.</li></ul>	

# 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

## 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 were completed 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.
  - An RFP to develop two additional sites was released in June 2025:
  - The RFP for the final site at 6701 Martin Luther King Jr. Way S. will be released in 2026.
- 
- **Upcoming Activities:** Support future Seattle Office of Housing RFPs for the remaining Rainier Valley Affordable Homeownership Initiative sites.



# 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.

# 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:** People began moving into the building in June 2025. A ribbon cutting celebration is planned for this fall.

# Pipeline

## Mount Baker Lofts

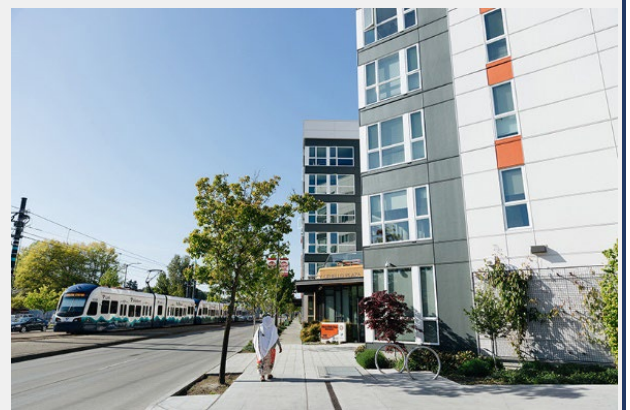
**Location:** Mount Baker Station, Seattle  
**Site Area:** 0.53 acres  
**Development Partner:** Artspace USA  
**Architect:** SMR Architects  
**Contractor:** Marpac Construction  
**Program:** 57 affordable homes, 10,000 sf retail  
**Project Cost:** ±\$18 million  
**Opened:** 2014



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.

## 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



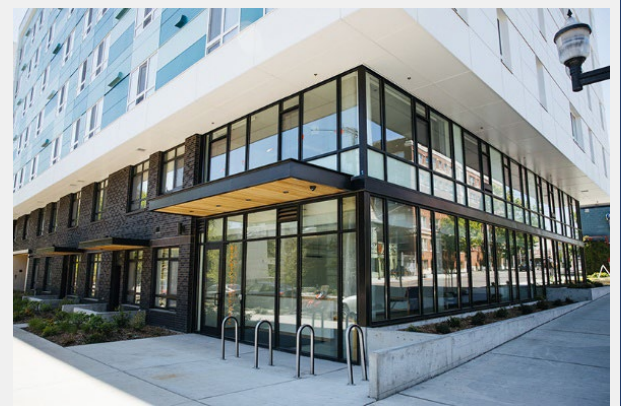
The project includes 108 affordable homes with over 60% of the units serving larger households with two- and three-bedrooms. The units serve those earning 30-60% of area median income and was the first project in Washington State to use both 4% and 9% Low-Income Housing Tax Credit programs.

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.

# Pipeline

## 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.

## 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

## 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

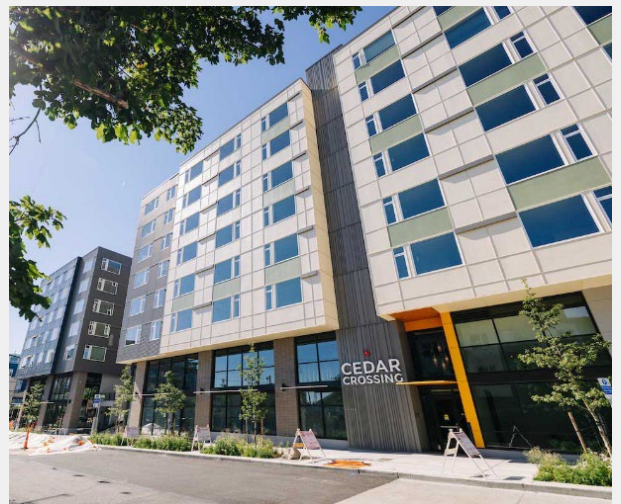


Colina is two-building, 139-unit project that is primarily built on adjacent private property but includes a 2,256 SF property acquired from Sound Transit.

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.

## 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.

# Pipeline

## 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.