

## TRANSIT-ORIENTED DEVELOPMENT

# Quarterly Status Report



*Sound Transit joined Mercy Housing Northwest and partners on September 10 to celebrate the grand opening of the Connection Angle Lake affordable housing project in the City of SeaTac. The project brings affordable housing to the Angle Lake Station area.*

## Overview

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

## Table of Contents

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

# 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.

# 3,493

total homes built or in process

# 2,693

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

## *Angle Lake Station*

### **Sound Transit, Mercy Housing Northwest, and partners celebrate the grand opening of Connection Angle Lake**

Sound Transit celebrated the opening of Connection Angle Lake in September, the newest transit-oriented development project to open on Sound Transit surplus property. The children and families enjoying the courtyard play structure as speakers shared remarks were a fitting illustration of what this project brings to the community. As people have begun moving into their new homes, families now have the opportunity to live and thrive in a place that is connected to regional transit while being surrounded by community, services, and support.

Located near the Angle Lake Link light rail station and adjacent to the Angle Lake Garage, Connection Angle Lake provides convenient connections along the 1 Line today – from Angle Lake to Lynnwood. Residents can also look forward to more connections as Sound Transit prepares to open the Link light rail to Federal Way in late 2025 and to the Eastside with the Crosslake Connection in 2026.

#### **About Connection Angle Lake**

Connection Angle Lake's 130 units bring 211 bedrooms across studio, one-, two-, and three-bedroom homes to the Angle Lake Station area. These homes serve households earning up to and including 50% and 60% of area median income. The project includes 26 units for people with intellectual and developmental disabilities and eight units for recipients of King County Housing Authority vouchers.

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



*Connection Angle Lake's grand opening was attended by over 100 community members, partners, and residents. Speakers included Joe Thompson, Mercy Housing Northwest President; Mohamed Egal, Mayor of SeaTac; Sound Transit CEO Dow Constantine; Lily Kim, Housing Strategy and Impact Manager; Dr. James Williams, Executive Director of The Arc of King County; and two Connection Angle Lake residents.*

# TOD Program Implementation

to the building and pairs with the public art that surrounds the Angle Lake Park and Ride and the Angle Lake Station.

The Connection Angle Lake site was acquired by Sound Transit in 2013 and used for staging during the construction of the Angle Lake Station and parking garage. The land was transferred to Mercy Housing at a discount in 2022 to support the project's affordable housing outcomes.



## A new home for The Arc of King County

The Arc of King County promotes the rights and full inclusion of people with intellectual and developmental disabilities by providing resources like support groups, information and referral services, educational programs, and advocacy for inclusive public policy in areas such as housing, education, and employment. The organization will now operate out of the ground floor of Connection Angle Lake to provide critical services to people with intellectual and developmental disabilities and their families. Locating The Arc's services close to transit will connect more people to their services and opportunities throughout the region.

## Discounted land bolsters affordable housing outcomes

Sound Transit discounted the property value for this site to support Connection Angle Lake's ambitious affordable housing outcomes. The project's opening is the latest example of successful affordable housing development on Sound Transit properties around the region. Mercy's project was also supported by funding from public and private partners, including the Washington State Housing Finance Commission, King County, and the [Amazon Housing Fund](#), as part of a partnership with Sound Transit to fund affordable housing projects on the agency's transit-oriented development sites.



*Sound Transit CEO Dow Constantine underscored the agency's commitment to TOD and affordable housing at the grand opening, saying the agency is "proud to have been able to contribute to this transit-oriented development by offering the site at a discount to support affordable housing outcomes."*

- [Learn more about this project](#)



# TOD Program Implementation

## *Lynnwood City Center Station*

### **Local cafe moves into retail space at Lynnwood Transit Center**

Creating retail options in and near stations and supporting small businesses is a growing focus area of Sound Transit's community development work. The most recent opportunity to offer new passenger amenities came in August, when Ciao Caffé celebrated the opening of their new cafe in Sound Transit's 120 square-foot retail space located near the Lynnwood City Center Station. This exciting opening gives commuters a convenient option to find coffee and snacks in the middle of a transit hub. Ciao Caffé will locally source coffee from Caffè Umbria and pastries from Macrina Bakery. The new cafe will be open from 5 a.m. to 5 p.m. on weekdays and 8 a.m. to 3 p.m. on weekends.



*Ciao Caffé owners Nabil and Haifa at the ribbon-cutting ceremony of their new cafe across the street from the Lynnwood Downtown Station. Photos by Nick Ng.*

## *BelRed Station*

### **Park-and-Ride's Future as Mixed-Use TOD Moves Forward with Selection of Su Development**

The City of Bellevue has selected Bellevue-based Su Development to redevelop the BelRed Station Park-and-Ride site into a mixed-use transit-oriented development project. Formerly acquired and owned by Sound Transit, the 3.5-acre site was originally identified for Transit Access Improvements (TAI), including a 300-stall park-and-ride to serve East Link riders. Through early planning and a joint vision set during East Link planning, Sound Transit and the City of Bellevue committed to ensuring the site not only supported transit riders but also advanced broader community goals through a mix of housing, retail, cultural uses, and public space.

Sound Transit played a pivotal role in preparing the site for redevelopment. In 2020, the agency conveyed the property to the City of Bellevue, which constructed an interim



*The proposed project, located to the left of the station platform above, will integrate TOD into the park-and-ride to deliver affordable housing to the BelRed Station area.*

# TOD Program Implementation

surface lot in time for the 2 Line opening in 2024. To pave the way for TOD, Sound Transit worked closely with the City to address parking and construction challenges, securing Board approval for a temporary reduction in parking requirements, making nearby Sound Transit-owned parcels available for interim parking, and committing to monitor usage along the Eastside corridor. The agency also collaborated on agreements that provided resources, including a City-managed mitigation fund, to ensure transit access would be maintained during construction.

Su Development's proposed multi-phase concept includes several buildings, hundreds of new homes, an arts and culture hub developed in partnership with the BelRed Arts District Alliance, and a public plaza. Transit access will remain central to the site's future, with a permanent parking garage for riders delivered by 2030 as part of the project's first phase.

- [Learn more about this process](#)

## *Columbia City Station*

### **Rainier Valley Affordable Homeownership Initiative Advances with New Site Awards**

The Seattle Office of Housing has selected development partners for two new affordable homeownership projects in the Rainier Valley as part of the Rainier Valley Affordable Homeownership Initiative. Homestead Community Land Trust, in partnership with Rainier Beach Action Coalition, was selected to deliver 16 homes at 4735 Martin Luther King Jr. Way S, while African Community Housing & Development, in partnership with Alpha Sharp, was selected to develop eight four-bedroom townhomes at 4835 Martin Luther King Jr. Way S. Both proposed projects reflect the City of Seattle and Sound Transit's shared commitment to community-led development and support for long-term affordability.



*Sound Transit and the Seattle Office of Housing's partnership is bringing affordable homeownership opportunities to the Rainier Valley in areas that are connected to regional transit.*

Sound Transit's partnership with the City of Seattle played a key role in making these projects possible. Sound Transit transferred 10 sites to the City of Seattle at no cost, and the City pre-committed \$10 million to realizing affordable homeownership opportunities on them. These two new awards bring the total number of units completed or in progress to 117 as we continue to build on the successful partnership behind the Rainier Valley Homeownership Initiative.

- [Learn more about this project](#)



# TOD Program Implementation

## *Roosevelt Station*

### **Three years of affordable housing and transit-oriented development at Cedar Crossing**

Sound Transit's 20+ TOD projects have been part of people's stories across the region.

Cedar Crossing opened next to Roosevelt Station in September 2022, offering 250+ new affordable homes, as well as plaza and retail space. Three years later, through housing, retail, services, and childcare, this transit-oriented development project is a hub for the community. Crawfish Chef, PaPa Kitchen, and Wingstop have moved into the ground floor commercial space, and FamilyWorks – Family Resource Center and Jose Marti Child Development Center offer families convenient access to services and childcare in their 6,500 square foot ground floor space. These businesses expand options for people living in Roosevelt, visitors traveling through the neighborhood, and students at Roosevelt High School.



*Since it opened three years ago, Cedar Crossing has supported residents with affordable housing near transit, created space for businesses, and been home to services that support the community.*

- [Learn more about this project](#)

## *Spring District Station*

### **Construction progressing on affordable housing project adjacent to OMF East Facility**

Building transit-oriented development projects next to active tracks and transit facilities requires extensive coordination and collaboration between Sound Transit and contractors to ensure construction activities do not interfere with safe and efficient operations. Construction on BRIDGE Housing's Spring District project, located directly adjacent to the Operations and Maintenance Facility East, has made significant progress this quarter, completing ground floor structures and beginning to frame the upper stories of the two buildings. This progress has been supported by coordination between Sound Transit, BRIDGE Housing, Exell Pacific, King County Rail, and the City of Bellevue to ensure utility relocations, site access, traffic control, and more happen seamlessly.

BRIDGE Housing's Spring District project will include 355 bedrooms across studio, one-, two-, and three-bedroom homes. Forty homes will be set aside for individuals with developmental disabilities, with supportive services provided by Open Doors for Multicultural Families. Planned amenities include a community room with a kitchen, a fenced courtyard with a play structure, an elevated terrace, onsite property management and

# TOD Program Implementation

resident services offices, shared laundry rooms on each floor, a bicycle room, and garage parking. Resident services will be provided by Wellspring Family Services.

The land on which this project is being built is part of a seven-acre site next to the OMF East facility that was envisioned for redevelopment during the facility planning and design process. Contributing this land at a discount supported BRIDGE's ability to maximize the project's affordable housing outcomes.

The project is scheduled for completion in late 2026 or early 2027.

- [Learn more about this project](#)



*Month-by-month construction progress near the Spring District Station.*



# Transfers of Surplus Property

## Transfers of Surplus Property

No applicable surplus properties were transferred in Q3 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 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*

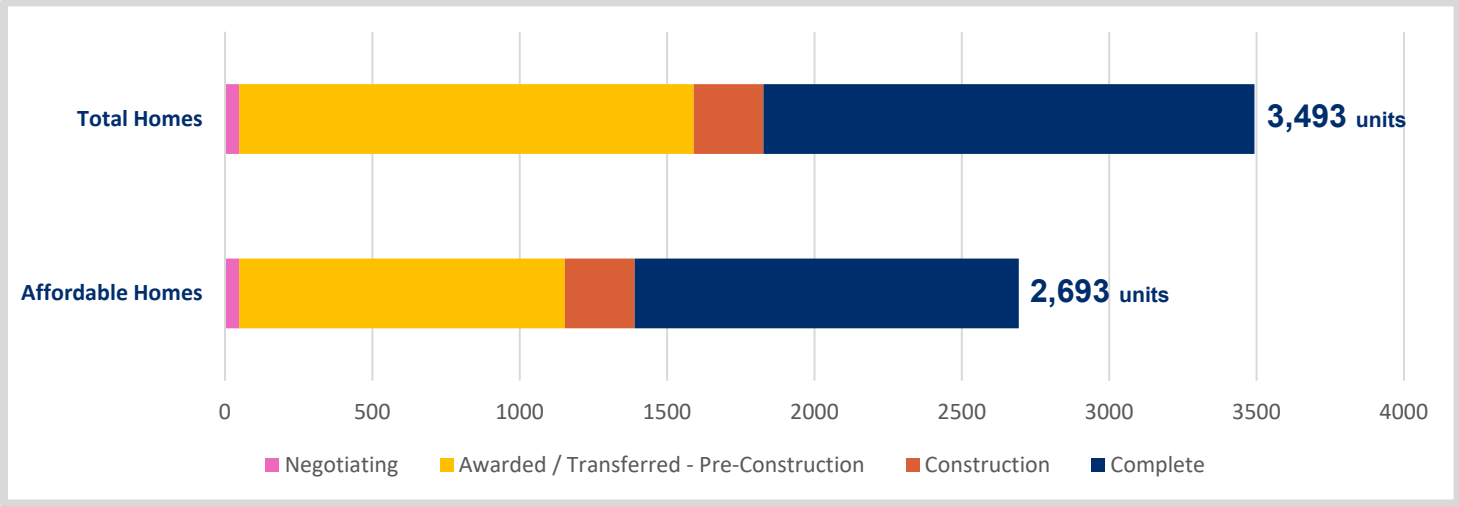






# Pipeline

## TOD Pipeline: Status of Delivery



## TOD Pipeline: Upcoming Surplus Property Solicitations

| TOD Project              | Define Goals | Issue RFP | Finalize terms |
|--------------------------|--------------|-----------|----------------|
| Mt. Baker East Portal    | 2025-2026    | 2026      | TBD            |
| Roosevelt North          | 2025-2026    | 2026      | TBD            |
| Marymoor Village Station | 2026         | 2026/2027 | TBD            |

# Pipeline: Defining

## TOD Pipeline: Active Projects

### Federal Way Downtown Station TOD – Sites 1 and 2

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

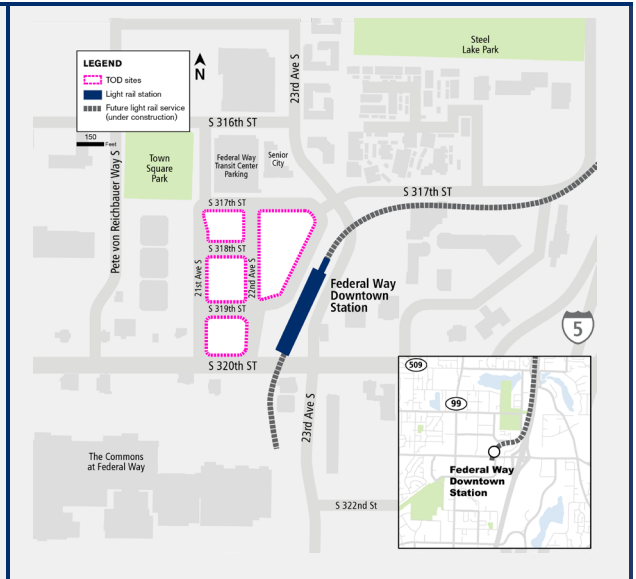
**Site Area:** ±2.15 acres across 2 pads

**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. Sound Transit’s Board approved an offering strategy for Sites 1 and 2 in January 2025.
- Sound Transit issued an RFP for Sites 1 and 2 for affordable housing development on June 30, 2025. The RFP closed on October 13, 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.
- **Upcoming Activities:** Review RFP responses and notify top-ranked development team. Negotiate and finalize key business terms for Sound Transit Board approval.



# Pipeline: Defining

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

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

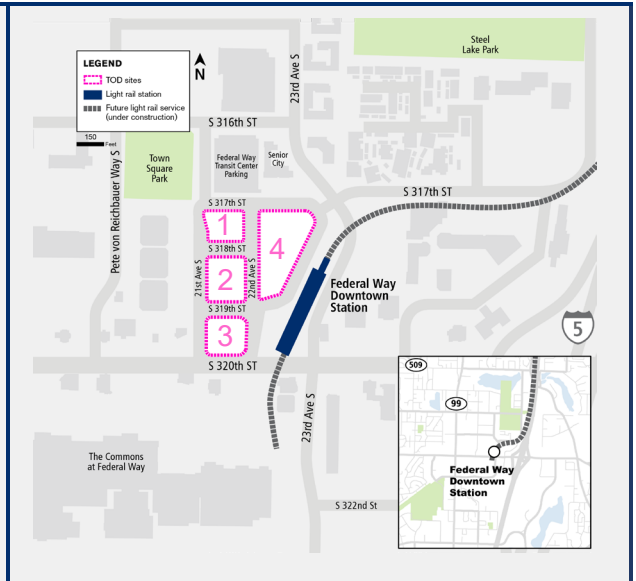
**Site Area:** ±3.3 acres across 2 pads

**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 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:** Transit construction

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

**Program:** To be determined

- [Project Webpage](#)



- **Highlights:** The 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.

## Kent Des Moines Station West TOD

**Location:** Kent Des Moines Station, Kent

**Site Area:** ±.7 acres

**Current use:** Transit construction

**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

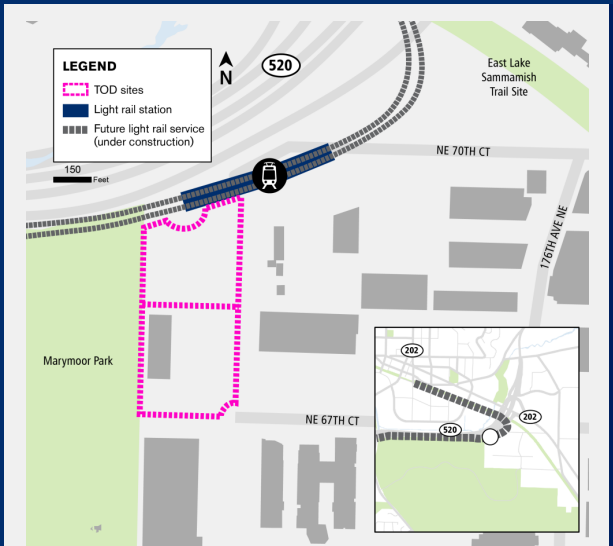
**Site Area:** ±3.5 acres

**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 East Portal

**Location:** Mount Baker Station, Seattle

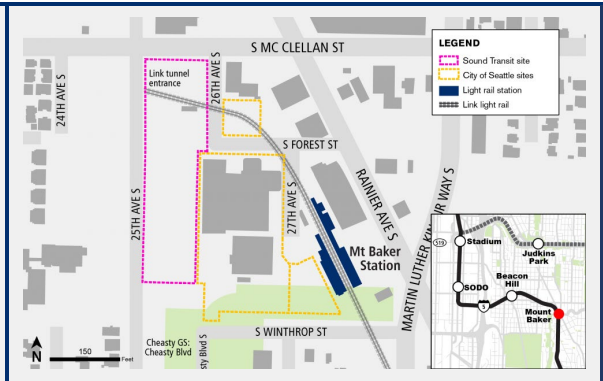
**Site Area:** ±2 acres

**Current use:** Vacant

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

**Program:** Housing

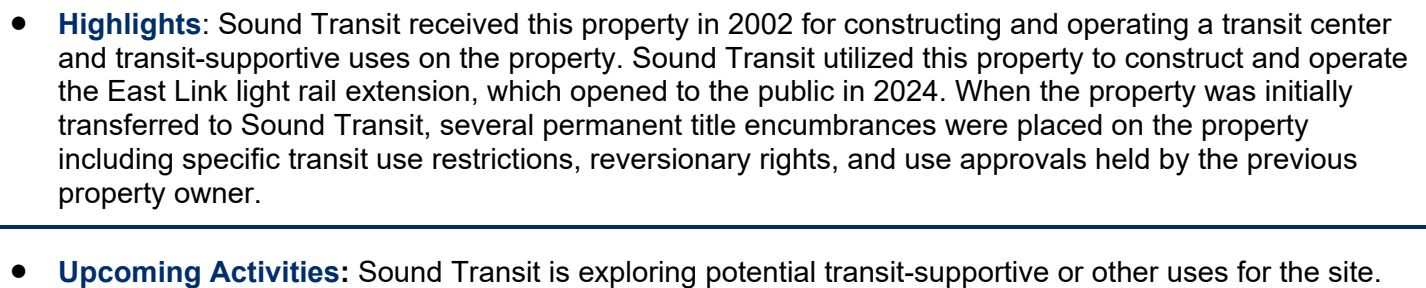
- [Project Webpage](#)



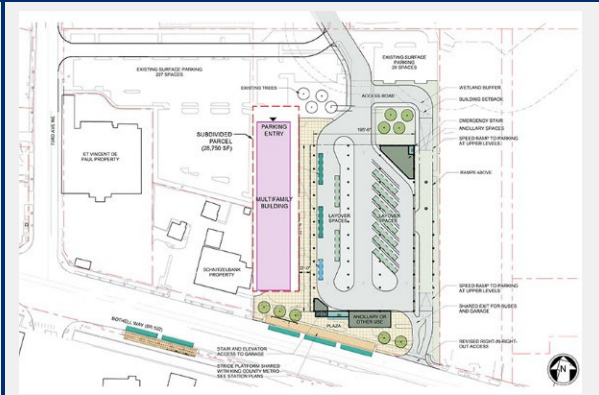
- **Highlights:** In 2021, Sound Transit and the Seattle Office of Housing jointly studied and engaged the community on property each agency owns west of the Mount Baker Station. Joint community engagement was completed in 2021; the [engagement summary](#) is available on the project webpage. Planning to explore development viability of the western sites is ongoing.
- Sound Transit's East Portal site is located to the west of the former UW Laundry site and bisected by the guideway as it enters Beacon Hill. The southern portion is a challenging and expensive site to build on due to its topography. Feasibility work is ongoing and will inform next steps as we identify a preferred development strategy to take to the Board in the next 6-12 months.
- **Upcoming Activities:** Finalize due diligence activities and prepare to bring development strategy recommendation to the Board in 2026.



**Location:** Redmond Technology Station, Redmond  
**Site Area:** ±1.1 acres  
**Current Use:** Vacant  
**Development Partner:** City of Redmond  
**Program:** To be determined



**Location:** Kenmore Stride Station, Kenmore  
**Site Area:** TBD portion of existing property  
**Current use:** Park and ride  
**Development Partner(s):** None selected

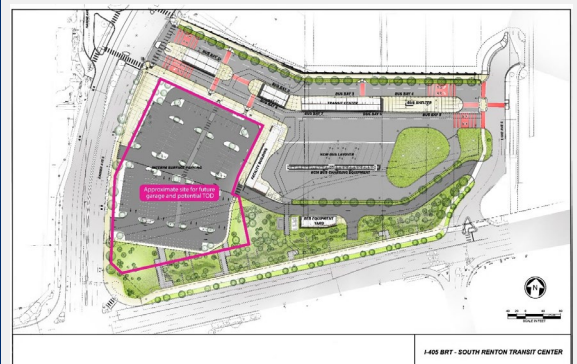


- TOD Quarterly Status Report – Pipeline | Page 18

# 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

**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: 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, a Snohomish County-based non-profit developer. Their proposed project includes 167 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:** Negotiate transaction agreements and support project advancement.

# Pipeline: Awarded

## 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 was selected to develop the site. The proposed projects includes 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.
- 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: Awarded

## Spring District Station TOD – Market Rate

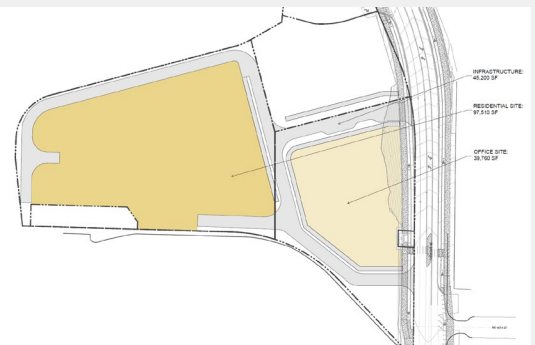
**Location:** Spring District Station, Bellevue

**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: Awarded

## 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:** 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:** Finalize agreements. Support the development team's design, permitting, and financing efforts. The developer plans to begin construction in late 2025. Construction is expected to take approximately two years to complete.

# Pipeline: Awarded

## Prisma

**Location:** Overlake Village Station, Redmond

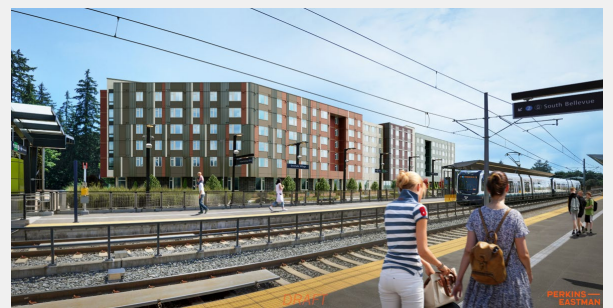
**Site Area:** ±2 acres across 2 blocks

**Current use:** Vacant

**Development Partner(s):** Bellwether Housing

**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, 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 Washington State Housing Finance Commission and for funding from Amazon and Microsoft.
  - Bellwether is projecting closing on the project in late 2025 or early 2026.
- 
- **Upcoming Activities:** Finalize agreements. Support the development team's design, permitting, and financing efforts. The developer plans to break ground in late 2025 or early 2026. Construction is expected to take approximately two years to complete.



# Pipeline: Transferred Pre-Construction

## Angle Lake South TOD

**Location:** Angle Lake Station, SeaTac

**Site Area:** ±0.63 acres

**Development Partners:** South 200th Street, LLC

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

- [Project Webpage](#)



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

## Capitol Hill Site D

**Location:** Capitol Hill Station, Seattle

**Site Area:** ±0.24 acres

**Partner:** Seattle Central College

**Program:** College building



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

# Pipeline: Transferred Pre-Construction

## RV119

**Location:** Columbia City

**Site Area:** ±0.09 acres

**Partner:** SOWR Enterprises, LLC

**Program:** Assembly of property for adjacent development



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

# Pipeline: Construction

## Spring District Station TOD - Affordable

**Location:** Spring District Station, Bellevue

**Site Area:** ±1.79 acres

**Development Partners:** BRIDGE Housing

**Program:** 234 affordable homes

- [Project Webpage](#)



- **Highlights:** In 2021, Sound Transit selected BRIDGE Housing to develop the affordable housing portion of a master-planned mixed-use project. The Spring District project will include 355 bedrooms across 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.
- **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 or early 2027.



# 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, and resulted in seven new homes across, 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.
  - 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 will be released in 2026.
- **Upcoming Activities:** Support future Seattle Office of Housing RFP for the remaining Rainier Valley Affordable Homeownership Initiative 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.

# Pipeline: Completed

## 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](#)



Connection Angle Lake's 130 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 units for people with intellectual and developmental disabilities and 8 for recipients of King County Housing Authority vouchers. The Arc of King County operates out of the ground floor commercial space to provide critical services to people with intellectual and developmental disabilities and their families.

# Pipeline: Completed

## Mount Baker Lofts

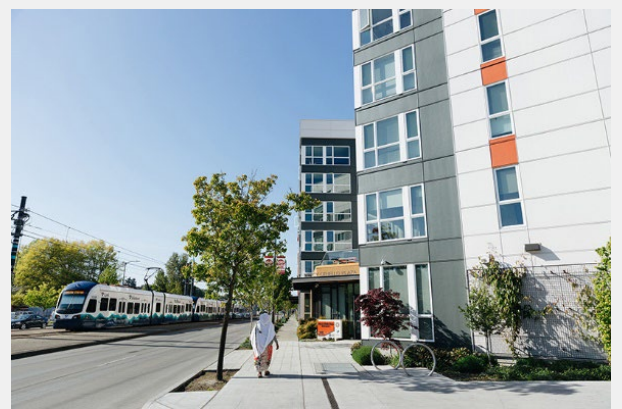
**Location:** Mount Baker Station, Seattle  
**Site Area:** 0.53 acres  
**Development Partner:** Artspace USA  
**Architect:** SMR Architects  
**Contractor:** Marpac Construction  
**Program:** 57 affordable homes, 10,000 sf retail  
**Project Cost:** ±\$18 million  
**Opened:** 2014



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



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 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

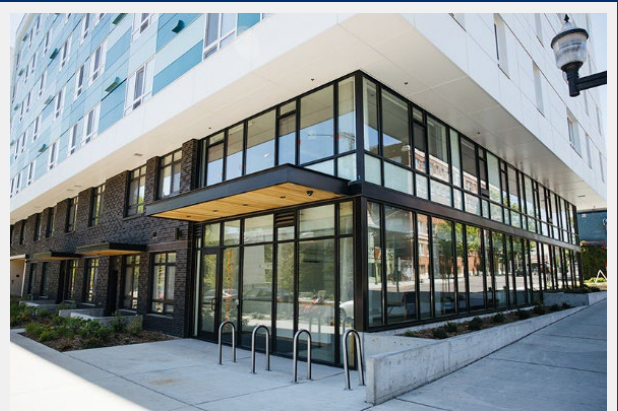
**Contractor:** Walsh Construction

**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

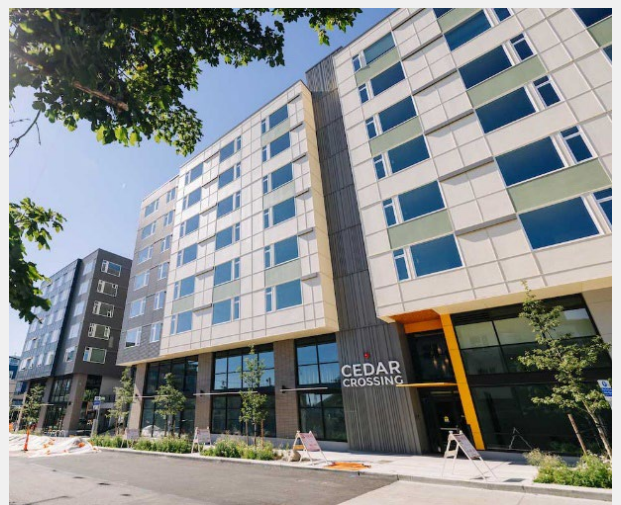


Colina is a two-building, 139-unit project that is primarily built on adjacent private property but includes a 2,256 SF property acquired from Sound Transit.

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:** 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 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 a complex medical issue.

# 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

**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

**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.



# 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.

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     |