

**TRANSIT-ORIENTED DEVELOPMENT**

# Quarterly Status Report



*With the Lynnwood Link Extension now open, land adjacent to the Lynnwood City Center Station that was needed during construction is set to become affordable housing.*

## Overview

**RCW 81.112.350** requires Sound Transit to provide quarterly updates on implementation of a regional equitable transit-oriented development (TOD) strategy. The TOD program is empowered by the voter-approved plan to create diverse, vibrant, and mixed-income communities around transit. To achieve these outcomes, Sound Transit offers its surplus properties—those acquired for building and operating the transit system but no longer provide a transit use to the agency—as development opportunities for affordable housing or other developments benefiting the public.

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# Highlights

## Link light rail has arrived in Lynnwood – future development will create a transit-oriented City Center

The Lynnwood Link Extension is officially open, adding four new stations—Shoreline South, Shoreline North, Mountlake Terrace, and Lynnwood City Center—to the 1 Line. This expansion gives people fast and reliable transit service between south Snohomish County and the existing Link system.

Beyond providing a great ride, Sound Transit promotes regional growth by supporting the development of livable communities near our stations. We are committed to partnering with cities and communities to help realize their vision for new transit-oriented neighborhoods.

Lynnwood’s vision for a City Center that is a vibrant commercial hub full of new public spaces and parks, housing, and cultural attractions will be supported by the new light rail connection. Over the next five years, Lynnwood expects new development around the station to include over 190 multifamily units under construction with an additional 1,800 units proposed and over 500,000 square feet of office with another 200,000 square feet of retail planned.



*Housing Hope’s proposed project brings affordable housing to the Lynnwood City Center Station area, making it possible for more people to live near transit.*

As part of that growth, Sound Transit is leveraging surplus land adjacent to the station to become affordable housing. In January 2024, Sound Transit issued a Notice of Intent to Award to Housing Hope, a Snohomish County-based affordable housing developer. Their 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 two- and three-bedroom units. The proposed development also includes Tomorrow’s Hope Child Development Center, a childcare facility that Housing Hope will operate. In collaboration with the behavioral facility, a trauma-informed pediatric care facility will support youth who have experienced poverty and homelessness. Kindred Kitchen, a public café and job-training center, will have a new location on-site. All of these services will be available to residents and community members regardless of ability to pay, insurance status, and citizenship. This project will create opportunities for more people to live and access services in Lynnwood’s emerging City Center.

- [Link to project webpage](#)

# Highlights

## Community input guides vision for future TOD in Federal Way

Sound Transit involves communities in the planning process on all our transit-oriented development projects. Public feedback guides what TOD projects look like, help us understand the types of housing people want and need, and informs what kinds of businesses and services we create space for. In Federal Way, approximately six acres of land across four sites are envisioned to become transit-oriented development that helps fulfill the community's vision for a vibrant city center with direct access to transit.

Sound Transit conducted a comprehensive community engagement effort earlier this year to guide the development of transit-oriented development near the Federal Way Downtown Station. The engagement process involved collaboration with key stakeholders, jurisdictional partners, community-based organizations, and residents through one-on-one conversations, an online survey, and in-person events to identify priorities for the TOD sites.

Key themes shared by the community and stakeholders included:

- **Affordable Housing Options:** The need for affordable housing was consistently highlighted, with the community advocating for a range of housing types, including apartments, condos, and townhouses. Ensuring affordability for families, young professionals, and low-income individuals was a priority.
- **Public and Commercial Spaces:** The community emphasized the need for spaces that not only serve transit users but also address broader community needs. This includes year-round accessible facilities and a combination of mixed-use, mixed-income housing on-site.
- **Community Hub with a Sense of Place:** There is a strong desire for the station areas to become vibrant community hubs, featuring living, working, and social spaces that create a distinct, inclusive environment for both residents and visitors.
- **Dense, Livable Developments:** The community recognized that denser housing developments are essential to maximizing land use efficiency and contributing to urbanization. This focus on density will support comfort, safety, and accessibility, enhancing overall livability in the station areas.

The community feedback shared will inform Sound Transit's proposed goals and strategy on how to redevelop the properties to ensure alignment with the community's needs and vision. For more details on this engagement effort and a



*What we heard from the community online and in person at events, such as the Federal Way Farmers Market (above), will guide the development strategy for these properties.*

# Highlights

full summary of what we heard from the community, see the [Federal Way TOD Community Engagement Report](#).

- [Link to project webpage](#)

## Grounding planning work in the communities we serve

Central to Sound Transit's transit-oriented development program is fostering projects that align with the community's vision for neighborhoods around stations. To build our understanding of and connections with these communities, the transit-oriented development team, transit planning and project teams, partners, and stakeholders visit station areas throughout the TOD planning process.

Spending time out in the community grounds our work in a foundational understanding of how people move around – walking, biking, driving, and taking transit – what businesses and services people rely on, what types of housing exists and is being built, and how future transit-oriented development on Sound Transit property can fit into the fabric of the community. It also provides critical insights that inform our community engagement efforts for each project.



*Sound Transit staff and partners recently visited Everett Link Extension station alternatives along Casino Road (left) and under construction affordable housing on agency surplus land in the Rainier Valley (right).*

This in the field experience, in addition to the public engagement that brings the community into our planning processes, informs our TOD goals and strategy, creates a collective vision for how TOD projects can support vibrant neighborhoods with direct access to transit through affordable housing, commercial and retail opportunities, and community space.

- [Link to TOD webpage](#)

# TOD Program Implementation

## Leveraging land to expand housing options during the TOD planning process

Planning, designing, and constructing transit-oriented development projects on Sound Transit land takes time. This sometimes means that surplus land that was used for light rail construction is vacant between when construction crews wrap up transit construction and when developers can start work on TOD projects. In the U District, at the City of Seattle’s request, we partnered with the City and the Low Income Housing Institute (LIHI) to utilize our property at NE 45th Street and Roosevelt Way NE for a temporary tiny home village.

From October 2021 through September 2024, LIHI operated Rosie’s Village, which included 35 tiny houses and provided safe and supported shelter for up to 65 people on land that was used for construction of the Northgate Link Extension. Tiny home villages are a key piece of the puzzle as we work to solve the housing crisis by providing shelter that gets people inside and into safer places while they secure permanent housing. By being innovative in how Sound Transit leverages land, we were able to provide a space for Rosie’s Tiny House Village and support people in need in a neighborhood with direct access to reliable transit. Sound Transit leased the property to the City of Seattle at no cost, and the City contracted with LIHI to operate the village. As Sound Transit’s lease ends, the capacity provided by Rosie’s Village, and the City’s funding to operate it, will be moved to another property in North Seattle.



*Tiny home villages provide critical shelter to help people get on a path to permanent housing, employment, and connection to supportive services.*

Looking ahead, this land is set to become home to an affordable housing project. Earlier this year, Sound Transit selected LIHI as the developer through a competitive process. LIHI proposed a 12-story, 160-unit affordable housing building with over 15% of the units serving households earning at or below 30% AMI, and over one-third of units being family-size (two or three bedrooms). Community-oriented ground floor uses are planned to include a commercial/retail space and an “Urban Rest Stop” that provides restrooms, shower facilities, and laundry. The Urban Rest Stop would serve a wide range of people, including individuals and families experiencing homelessness.

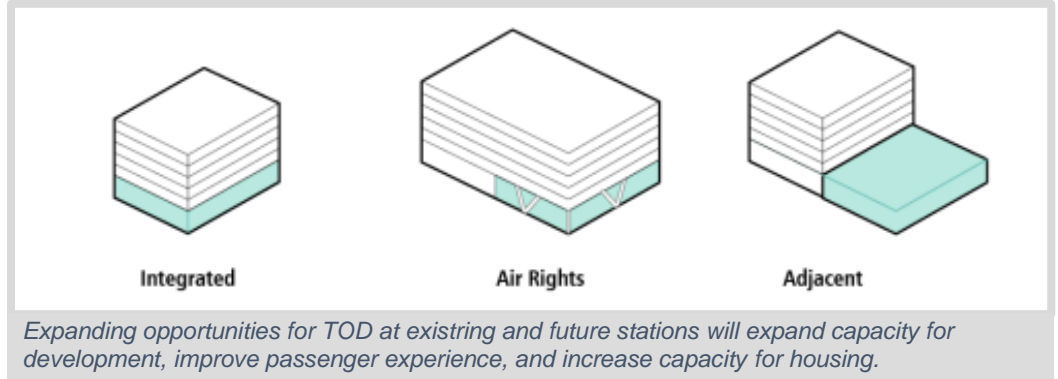
- [Link to project webpage](#)

## Expanding future TOD opportunities through integrated and air rights development

Delivering light rail throughout the region requires innovative approaches to station area planning. As we envision the future of Sound Transit’s transit-oriented development program in conjunction with system expansion, we’re expanding the types of TOD that we deliver as part of projects. This includes exploring expanded opportunities for integrated development – projects that are typically constructed over a tunnel

# TOD Program Implementation

station and/or incorporated into the station entrance—and air rights development – which utilize “air rights” over the for development that is typically structurally independent from the station below. These emerging opportunities, alongside our adjacent development projects on surplus land, will create stations that use land efficiently to become hubs for housing, retail and commercial space, and more.



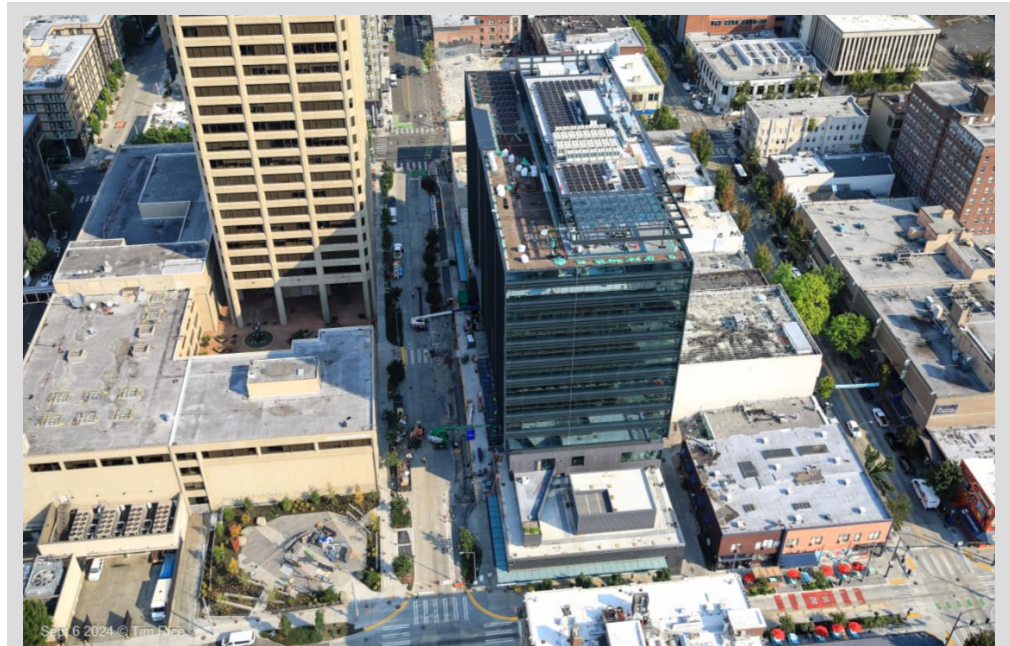
## West Seattle Link Extension and Ballard Link Extension Technical Assistance Panels

The Ballard Link Extension (BLE) continued conceptual design on integrated joint development sites across the extension. In partnership with the Urban Land Institute (ULI), two Technical Advisory Panels were held this past quarter, one at Denny Station at the end of August and one at Ballard Station in September. The joint development program continued to advance community and partner engagement with Urban Land Institute Technical Advisory Panels at Denny Station in August and at Ballard Station in late September.

## U District Station Building Construction Nears Substantial Completion

Utilizing air rights over the U District Station, the University District Station Building will bring office space, classrooms, and retail to the station area, literally on top of transit. Crews reached substantial completion of the shell and core in September 2024. Final punch list work is underway, including work at the pocket park on the northwest corner of Brooklyn Ave NE and NE 43rd St on land that was previously used for station construction.

Buildout of the internal spaces and installation of finishings will continue through the end of 2024. The project is expected to be completed in early 2025.



*The University District Station Building structurally integrates with the station box below, a first of its kind for Sound Transit’s TOD program.*

# TOD Program Implementation

## Future Joint Development Project Opportunities

### West Seattle Link Extension

Sound Transit has identified 10 potential TOD and joint development opportunities across the four stations, currently estimated to produce up to 1,100 total units of housing and approximately 150,000 SF of commercial industrial space. Specific opportunities and the mix of affordable and market-rate units will be determined as the transit project design advances.

### Ballard Link Extension

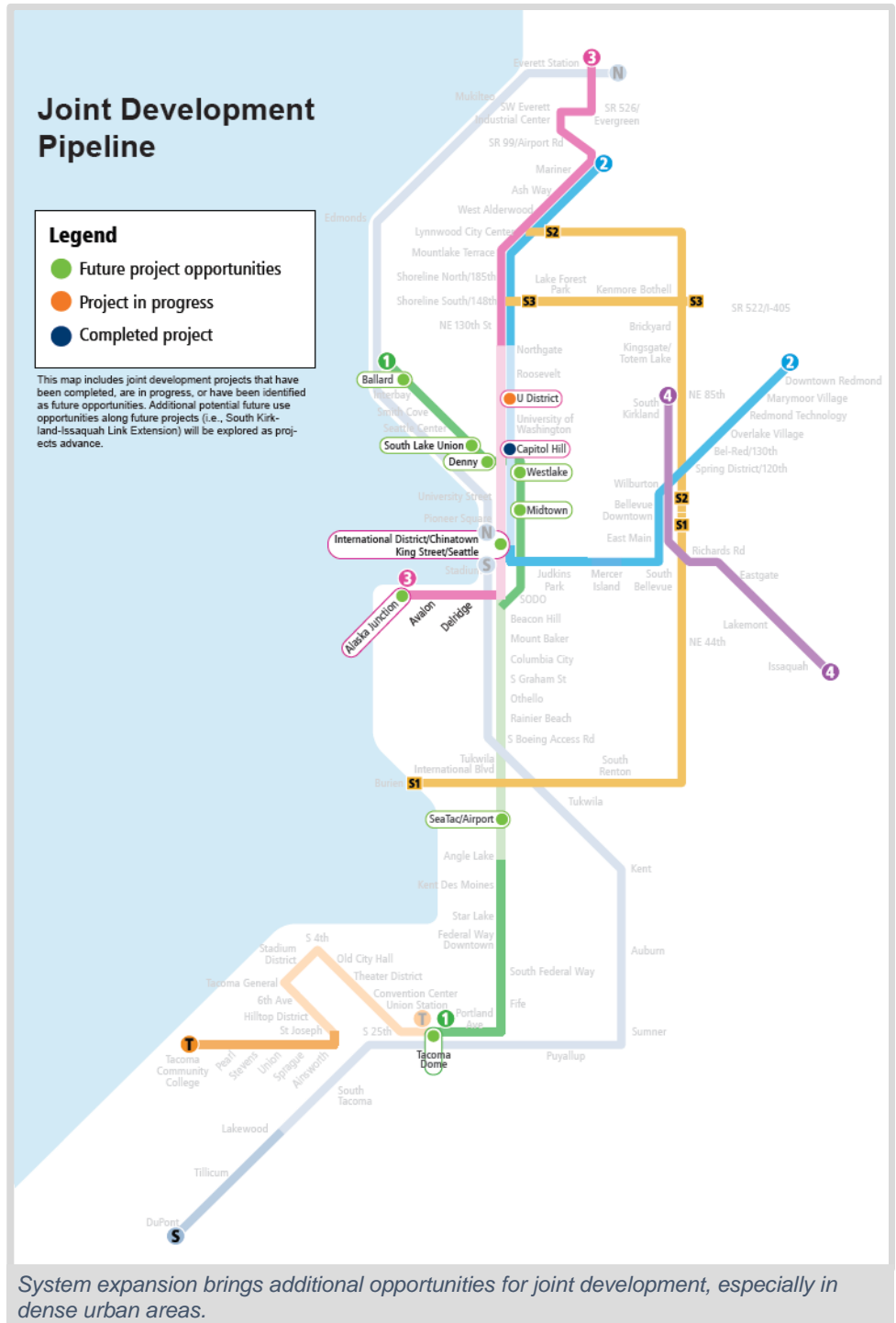
Sound Transit has identified 21 potential TOD and joint development opportunities across eight stations, currently estimated to produce more than 4,400 total units of housing and approximately 134,000 SF of commercial space. Specific opportunities and the mix of affordable and market-rate units will be determined as the transit project design advances.

### Tacoma Dome Link Extension

TDLE is in the draft EIS phase, with multiple alternatives under study. Sound Transit has identified multiple potential adjacent TOD opportunities proximate to the four stations, depending on the alternative. Physical barriers and real estate market conditions will affect development potential in this corridor. Specific opportunities are subject to change as the transit project design advances.

### Everett Link Extension

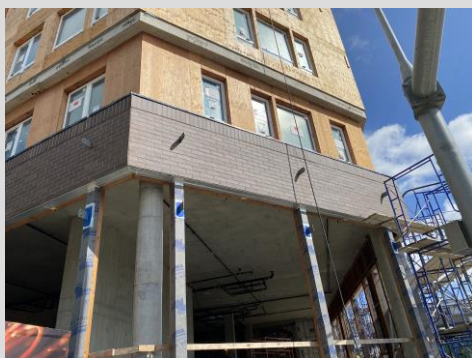
EVLE is still in the Alternatives Analysis phase of transit project development. Among the multiple alternatives that are being developed, there are numerous potential future use opportunities along the extension, but specific TOD outcomes have not yet been identified yet.



# 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.



Crews made significant progress over the summer months on the Mercy Angle Lake Family Housing project in SeaTac, including adding masonry, installing windows, and adding vapor barriers on the roof. The development is expected to be completed by mid-2025.

# Transfers of Surplus Property

## Transfers of Surplus Property

Sound Transit transferred the following property in Q3 2024:

- **RV119** (5201 Martin Luther King Jr. Way S, Seattle, WA): In July 2024, Sound Transit finalized the sale of this irregularly shaped remnant property to SOWR Enterprises, LLC, an adjacent property owner. 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. The property will be used for a mixed-use assembly.

## 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:



# 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	Start TOD construction*
<b>Federal Way Downtown Station</b>	2024	2025	2026	TBD
<b>Mt. Baker East Portal</b>	2024	TBD	TBD	TBD
<b>Kent Des Moines South</b>	2024	TBD	TBD	TBD
<b>Roosevelt North &amp; South</b>	2024/2025	TBD	TBD	TBD
<b>Marymoor Village Station</b>	2024-2025	2025/2026	TBD	TBD

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

## Future and Potential TOD Opportunities

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

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

Site	Station	City
<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>South Renton Park and Ride</b>	South Renton Transit Center	Renton

# Pipeline

## TOD Pipeline Future Service Map

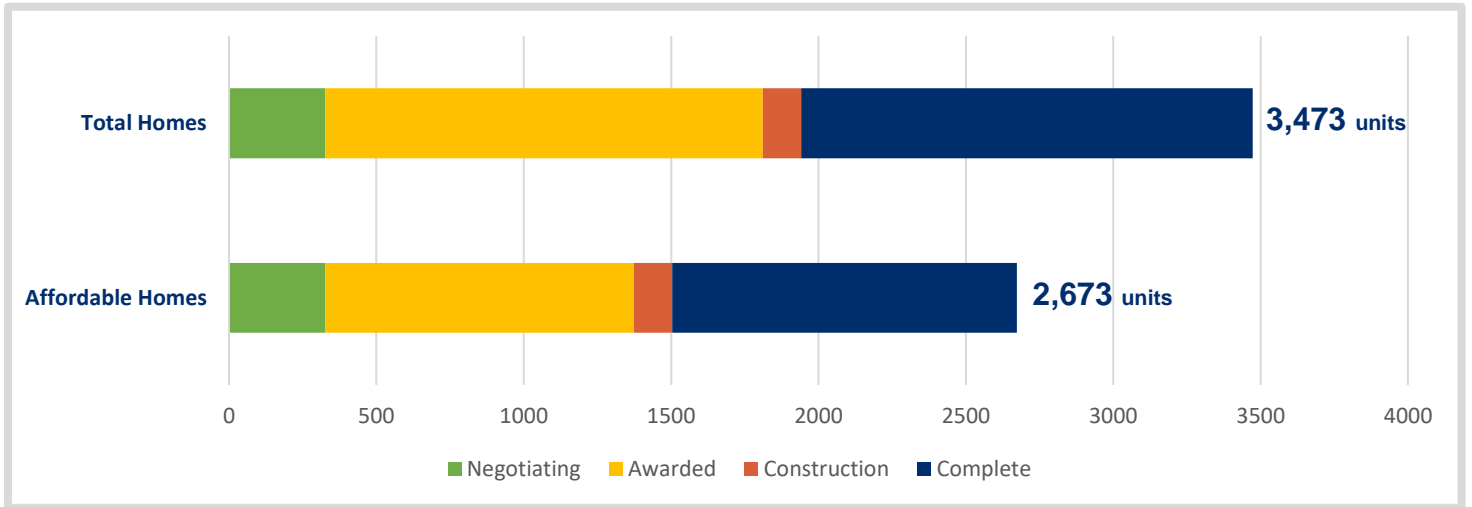
- Defining
- Negotiating
- Awarded / Transferred
- Construction
- Completed
- TOD opportunities anticipated

- ★ Capitol Hill Projects
- Capitol Hill Site D
- Pride Place
- Station House
- Connection on Broadway



# Pipeline

## TOD Pipeline by the Numbers



# Pipeline

## Defining

### Kent Des Moines Station South

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

**Site Area:** ±2 acres

**Current use:** Transit construction

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

- [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. Agency staff will continue working with the City of Kent and the Sound Transit Board on next steps.

# Pipeline

## Federal Way Downtown Station TOD

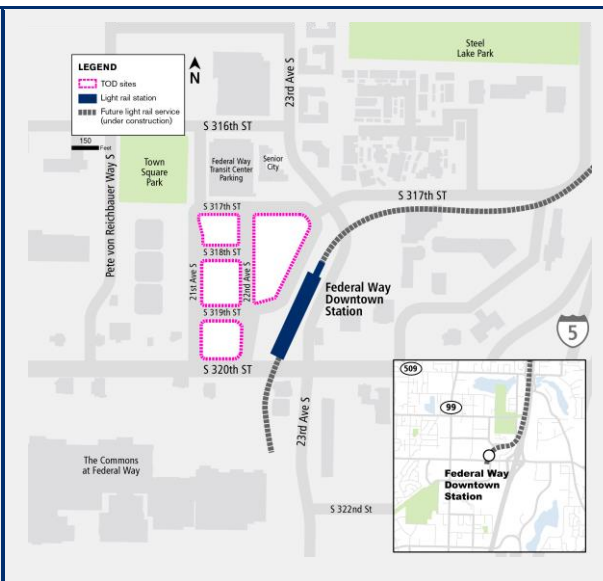
**Location:** Federal Way Downtown Station, Federal Way, WA

**Site Area:** ±5.5 acres across 4 pads

**Current use:** Transit construction

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

- [Project Webpage](#)



- **Highlights:** Sound Transit finalized the layout of the Federal Way Transit Center in 2021, which resulted in four blocks to be developed as TOD following transit construction. The agency began site due diligence activities to inform development opportunities and strategy in 2022.
- 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.
- Results from market, environmental, and architectural studies will inform what types of development will be feasible on the sites.

- **Upcoming Activities:** Conclude process for surplus declaration. Stakeholder and community input will be shared with partners and the community this fall as we move towards sharing a proposed offering strategy with the Sound Transit Board.

# Pipeline

## Marymoor Village Station TOD

**Location:** Marymoor Village Station, Redmond

**Site Area:** ±3.5 acres

**Current use:** Transit construction

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

- [Project webpage](#)



- **Highlights:** The ±3.5-acre site adjacent to the future Marymoor Village Station will be available for redevelopment as TOD following construction of the Marymoor Village Station.
- The Sound Transit Board approved the CEO's Declaration of Surplus for two parcels in May 2024.

- **Upcoming Activities:** Begin due diligence, site analysis, community engagement, and market feasibility. Complete surplus declaration and start planning community engagement, anticipated in 2025.

## Northgate Station TOD

**Location:** Northgate Station, Seattle

**Site Area:** ±1.6 acres

**Current Use:** Transit construction offices and staging

**Development Partners:** None selected

**Program:** To be determined



- **Highlights:** Sound Transit owns property south of Northgate Station that will become available for TOD following the opening of Lynnwood Link Extension.

- **Upcoming Activities:** Collaborate with internal stakeholders to determine when property may be available for disposition. Begin due diligence, community engagement, site analysis, and market feasibility.

# Pipeline

## Mount Baker East Portal

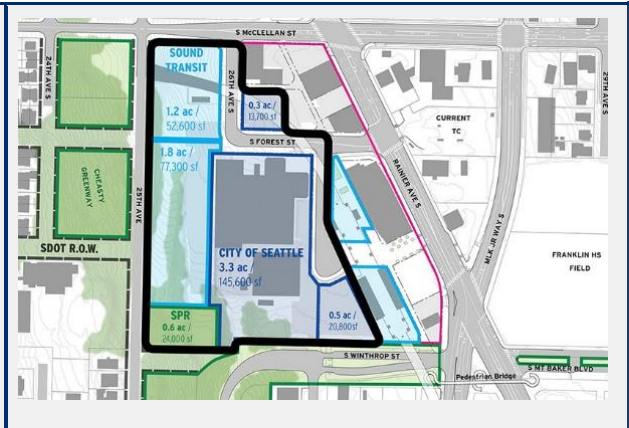
**Location:** Mount Baker Station, Seattle

**Site Area:** ±2 acres

**Current use:** Vacant

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

- [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.

- **Upcoming Activities:** Further evaluate steep slope impacts on development viability. Continue coordination with City of Seattle Office of Housing.

## Redmond Technology Station TOD

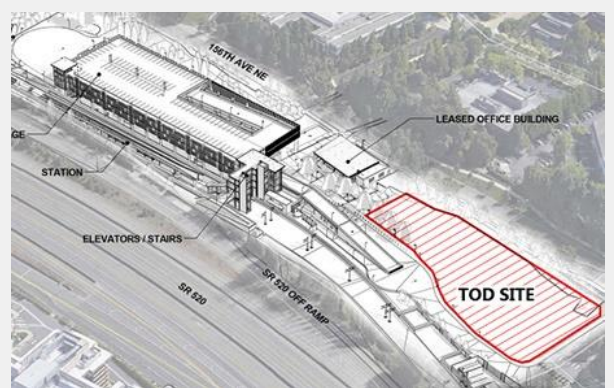
**Location:** Redmond Technology Station, Redmond

**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 or transit-supportive uses on the property. The existing facilities on this site will be replaced with new facilities in conjunction with the light rail station under construction. 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.

- Sound Transit and the City of Redmond are exploring a transaction that would resolve the title issues and create a TOD outcome near the station.

- **Upcoming Activities:** Continue coordination with the City of Redmond.



# Pipeline

## Negotiating

### Lynnwood City Center TOD sites

**Location:** Lynnwood City Center, Lynnwood

**Site Area:** ±1.5 acres

**Current use:** Construction staging

**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.

- **Upcoming Activities:** Finalize development program and negotiate key business terms for Board approval.

### U District 45<sup>th</sup> & Roosevelt TOD site

**Location:** U District Station, Seattle

**Site Area:** ±0.4 acres

**Current use:** Interim tiny home village

**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.

- **Upcoming Activities:** Finalize the development program and negotiate key business terms for Board approval.

# Pipeline

## 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

### 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:** Sound Transit transferred 10 sites to the City of Seattle at no cost to create affordable homeownership opportunities in 2021. The Seattle Office of Housing committed at least \$10 million to support construction of those homes.
- The Office of Housing issued a competitive RFP for the first phase of the project in 2022 that included both property and funding for 8–10 homes on three sites. The sites were awarded to Habitat for Humanity Seattle-King & Kittias Counties.
- Crews have begun construction on Habitat for Humanity Seattle-King & Kittias Counties' affordable housing projects at 3201 S Ferdinand St and 5042 MLK Jr Way S.
- The Office of Housing issued a competitive RFP for the second phase of the project in 2023 that included both property and funding for 72 homes on 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 be completed in 2025 and 2026.
- **Upcoming Activities:** Support future Seattle Office of Housing RFPs for the remaining Rainier Valley Affordable Homeownership Initiative sites. An RFP for the remaining three sites will be released in 2025.

# Pipeline

## 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. BRIDGE will develop 234 units of affordable housing in two buildings. The City of Bellevue contributed land for one of the buildings. 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:** Finalize development agreements. Obtain FTA Joint Development approval. Continue to support development team’s design, permitting, and financing, as needed/appropriate. Transaction expected to be completed by the end of 2024.

## Spring District Station TOD - Commercial

**Location:** Spring District Station, Bellevue

**Site Area:** ±3.15 acres

**Partners:** Touchstone (A URG Company)

**Program:** ±500 homes, 190,000+ sf office

- [Project Webpage](#)



- **Highlights:** In 2021, Sound Transit selected Touchstone and another developer to develop the office and multifamily portions of a master-planned, mixed-use project. The multifamily developer exited in 2023, and the project continues to evolve as the office and multifamily markets adjust to COVID-era economic impacts.

- **Upcoming Activities:** Negotiate revised term sheets and seek Board approval.

# Pipeline

## Kent Des Moines Station North

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

**Site Area:** ±2 acres

**Current use:** Transit construction

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

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

- [Project Webpage](#)



- **Highlights:** In June 2023, Sound Transit issued a Notice of Intent to Award to Mercy Housing Northwest in partnership with Open Doors for Multicultural Families, a Kent-based non-profit organization which provides services and programming for persons with intellectual and developmental disabilities and their families. The proposed mixed-use project will bring inclusive, affordable housing with at least 175 units of affordable housing, with the goal to deliver over 230 units, offered to residents earning up to and between 30% and 80% of the area median income. The proposed project also includes an early learning center, non-profit office space, and neighborhood focused retail. King County pre-committed \$5 million to the project, and it is eligible for Bond Cap from the WA Housing Finance Commission and funding from Amazon through their partnerships with Sound Transit. The key business terms were approved by the Board in December 2023.
- **Upcoming Activities:** Facilitate the second round of design review in mid-November based on 60% design documents. Support final negotiations of the Disposition and Development Agreement, expected to be executed by the end of 2024. The developer plans to begin construction in the second half of 2025, and construction is expected to take approximately two years to complete.

# Pipeline

## Overlake Village Station TOD

**Location:** Overlake Village Station, Redmond  
**Site Area:** ±2 acres across 2 blocks  
**Current use:** Vacant  
**Development Partner(s):** Bellwether Housing  
**Program:** ±333 affordable homes, 16,000+ sf ground floor commercial and community space

- [Project Webpage](#)



- **Highlights:** In 2023, Sound Transit issued a Notice of Intent to Award to Bellwether Housing. The proposed concept is a 6-story mixed-use project with 333 units of affordable housing, active ground floor uses including retail and space for a community hub, and open space. King County pre-committed \$5 million to the project, and it is eligible for Bond Cap from the WA Housing Finance Commission and funding from Amazon and Microsoft through their partnerships with Sound Transit.
- In September 2023 the Sound Transit Board approved key business terms.

- **Upcoming Activities:** Finalize development agreements. Support development team’s design, permitting, and financing, as needed/appropriate. The developer plans to break ground in late 2025, and construction is expected to take approximately two years to complete.

## 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.

- **Upcoming Activities:** Close on sale transaction, expected to be completed by the end of 2024.

# Pipeline

## 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.

## Capitol Hill Site D

**Location:** Capitol Hill Station, Seattle  
**Site Area:** ±0.24 acres  
**Partner:** Seattle Central College  
**Program:** College building



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

# Pipeline

## RV119

**Location:** Columbia City

**Site Area:** ±0.09 acres

**Partner:** SOWR Enterprises, LLC

**Program:** Mixed-use assembly



- **Highlights:** Sound Transit finalized the transfer of this irregularly shaped remnant property to an adjacent property owner in July 2024. 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.

# Pipeline

## Construction

### Mercy Angle Lake Family Housing

**Location:** Angle Lake Station, SeaTac

**Site Area:** ±0.77 acres

**Development Partners:** Mercy Housing NW

**Program:** 130 affordable homes with ground floor commercial space

- [Project Webpage](#)



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

# Pipeline

## Completed

### Senior City

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



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

### Mount Baker Lofts

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



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

# Pipeline

## Mercy Othello Plaza

**Location:** Othello Station, Seattle  
**Site Area:** 0.73 acres  
**Development Partner:** Mercy Housing NW  
**Architect:** Ankrom Moisan Architects  
**Contractor:** Walsh Construction  
**Program:** 108 affordable homes, 7,450 sf office/retail  
**Project Cost:** ±\$31.1 million  
**Opened:** 2017



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

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

## Station House

**Location:** Capitol Hill Station, Seattle  
**Site Area:** 0.37 acres  
**Development Partner:** Community Roots Housing  
**Architect:** Schemata Workshop  
**Contractor:** Walsh Construction  
**Program:** 110 affordable homes  
**Project Cost:** ±\$36 million  
**Opened:** 2020  
[Project Website](#)



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

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

# Pipeline

## Connection on Broadway

**Location:** Capitol Hill Station, Seattle  
**Site Area:** ±2 acres  
**Development Partners:** Edlen & Co  
**Architect:** HEWITT Architects, Schemata Workshop  
**Contractor:** Lease Crutcher Lewis  
**Program:** 318 mixed-income homes, 30,000 sf retail  
**Project Cost:** ±\$175 million  
**Opened:** 2021  
[Project Website](#)



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

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

## Colina Apartments

**Location:** Beacon Hill Station, Seattle  
**Site Area:** 0.05 acres (ST property)  
**Development Partner(s):** Pacific Housing NW  
**Architect:** Bumgardner Architects  
**Contractor:** Walsh Construction  
**Program:** 139 homes (20% affordable), 6,500 sf ground level retail  
**Opened:** 2021



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

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

# Pipeline

## Cedar Crossing

**Location:** Roosevelt Station, Seattle

**Site Area:** 1.2 acres

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

**Architect:** VIA / Perkins Eastman

**Contractor:** Walsh Construction

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

**Project Cost:** \$105 million

**Opened:** 2022

[Project Webpage](#)



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

## The Rise on Madison/Blake House

**Location:** First Hill, Seattle

**Site Area:** 0.48 acres

**Development Partners:** Bellwether Housing and Plymouth Housing

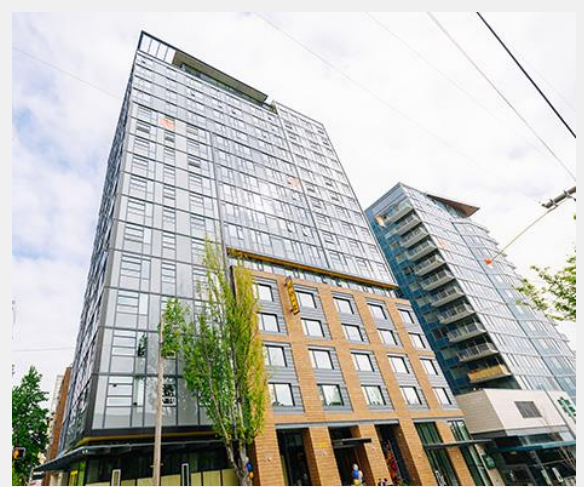
**Architect:** Weber Thompson Architecture

**Contractor:** Turner Construction

**Program:** 365 affordable homes, 4,000+ sf retail  
Project Cost

**Opened:** 2023

[Project Webpage](#)



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

The Rise on Madison includes two-hundred, fifty-three homes developed by Bellwether Housing for individuals, couples, and families between 50% and 60% AMI levels. Blake House contains one-hundred, twelve 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.