

TRANSIT-ORIENTED DEVELOPMENT

Quarterly Status Report



Sound Transit transferred two development lots near the OMF East facility to BRIDGE Housing in December 2024 at a significantly reduced price to support affordable housing development.

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 equitable TOD strategy. This report highlights program milestones, status updates on initiatives, and a lookahead at the pipeline of TOD projects on Agency land.

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TOD Program Implementation

TOD Program Overview

Transit-oriented development supports vibrant neighborhoods with direct access to transit. Bringing affordable housing, retail, and community spaces near transit expands opportunities for all. Sound Transit partners with private and non-profit developers to build TOD that prioritizes affordable housing.

3,481

total homes built or in process

2,681

affordable units built or in process

\$1.7

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 affordable housing near transit increases ridership and provides residents with cost-effective, frequent, and reliable transportation access to jobs and services.

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

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

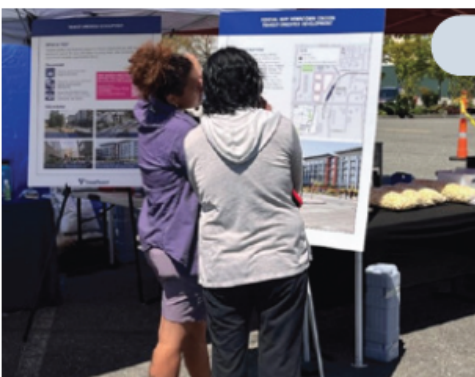


Cedar Crossing (left), located at the Roosevelt Station in Seattle, opened in 2022 with over 250 affordable homes, a daycare by El Centro de la Raza, and street-level retail. Senior City (right), located at the Federal Way Transit Center, provides over 60 units of affordable senior housing.

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

TOD Program Implementation

2024 In Review – TOD Highlights



FIRST QUARTER

U District Station TOD developer selection (January)
Sound Transit selected Low Income Housing Institute's 160-unit affordable housing project.

Lynnwood City Center Station TOD developer selection (January)

Sound Transit selected Housing Hope's 167-unit affordable housing project.

Rainier Valley Affordable Homeownership Initiative groundbreakings (March)

Construction started on two sites that are set to become affordable homeownership opportunities.

SECOND QUARTER

Marymoor Village Station TOD surplus declaration (May)

This milestone is the first step toward realizing TOD outcomes in Redmond.

Board approves Revolving Loan Fund structure (May)

The \$20 million fund will support the development of affordable housing opportunities throughout the region.

Federal Way community engagement (May – June)

We heard from the community about their vision and priorities for TOD across four sites next to the future Federal Way Downtown Station.

THIRD QUARTER

U District Station Building reaches substantial completion (September)

The University District Station Building, being constructed within air rights over the U District Station, reached substantial completion of the shell and core.

FOURTH QUARTER

Spring District closing (December)

Closing on this site is one of the final milestones before crews break ground on the affordable housing project in early 2025.

Lynnwood City Center Station TOD key business terms finalized (December)

The Board's approval of the terms for Housing Hope's proposed project is a key milestone in realizing development of affordable housing on this site in Snohomish County.

TOD Program Implementation

Spring District Station TOD Affordable Housing Closing

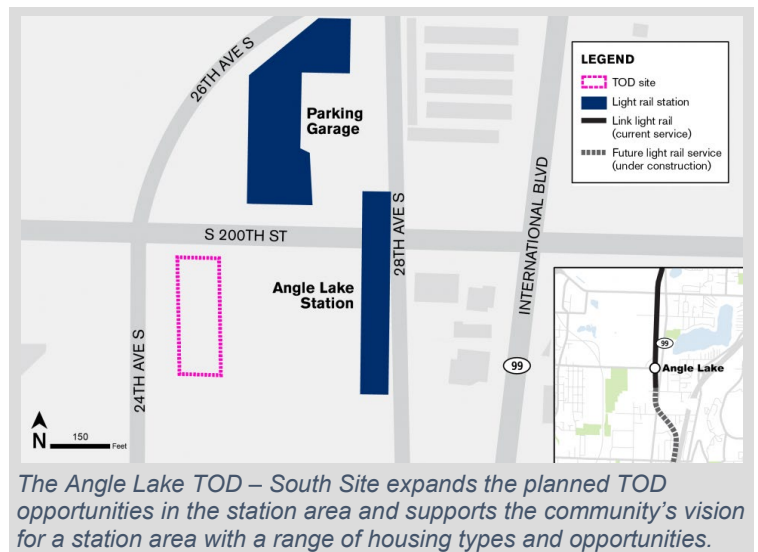
Sound Transit conveyed two development lots near the OMF East facility to BRIDGE Housing in December at no cost to support affordable housing development. Sound Transit and the City of Bellevue each contributed a building lot to the project. BRIDGE Housing will now begin work to construct their project, which will create 234 affordable homes in two buildings. This milestone is a key step in realizing TOD that supports a vibrant neighborhood with direct access to transit in Bellevue; work is ongoing to realize a range of market-rate outcomes on the remaining TOD property at OMF East.



- [Link to project website](#)

Angle Lake TOD - South Site Closing

In December 2024, Sound Transit closed on the sale of approximately 27,000 square feet of surplus property known as Angle Lake South. The agreement with South 200th Street Station LLC outlines incorporating the TOD site into their proposed 8-acre master planned development. A covenant benefiting Sound Transit requires that the site support the development of a minimum of 230 units of housing as part a mixed-use development within their master planned project. In addition, the future development must participate in the Multifamily Tax Exemption (MFTE) program to offer a minimum of 20% of the units to those earning 80% of the area median income or below. Construction for the project will begin once the developer has completed project design, financing, and entitlements.



The Angle Lake TOD – South Site expands the planned TOD opportunities in the station area and supports the community's vision for a station area with a range of housing types and opportunities.

TOD Program Implementation

- [Link to project website](#)

Pride Place to Welcome New Commercial Tenants

Community Roots Housing recently announced that two businesses are poised to move into the bottom floor of Pride Place, which provides affordable housing for adults ages 55+ in the heart of Capitol Hill. With its proximity to the Capitol Hill Station, Pride Place offers commercial opportunities that are convenient and accessible via transit.

Insomnia Cookies, a late-night dessert chain submitted permits to begin building out their newest shop in the building in November 2024. Capitol Hill restaurant Spice Bliss will be moving from its limited capacity location directly across the street into the larger space in Pride Place. Spice Bliss will be building out their new space over the coming months as they prepare to open in 2025. These businesses will join Gen Pride on the ground floor as Pride Place continues to realize the vision of a community-serving hub with convenient access to regional transit.



Commercial space in Pride Place will bring community-serving businesses to Capitol Hill in a location that is easily accessed via transit.

- [Link to project website](#)

Creating Jobs Through TOD Construction

Investing in growth by utilizing surplus property for the development of TOD and affordable housing delivers more than just homes. Through our work fostering the development of TOD on surplus land around the region, Sound Transit will support the creation of approximately 1,100 full-time equivalent (FTE) construction jobs through the build out of 3,481 total units. Developers estimate that every 3 units of housing constructed requires 1 FTE. Once completed, these buildings also support long-term jobs in property management, retail, and facilities work. These jobs support people and families throughout Puget Sound as our region grows.



Construction of TOD on surplus properties creates jobs throughout the region.

TOD Program Implementation

Lynnwood City Center Station TOD Key Terms Approved

The Sound Transit Board approved the Key Business Terms for the Lynnwood City Center Station TOD project in December 2024.

Housing Hope plans to create 167 units of affordable housing serving incomes at or below 60% AMI. Three-quarters of the units will be family-sized, meaning they will include two or more bedrooms. The proposed project consists of two buildings on either side of a stream that will be daylighted and restored.

Housing Hope also plans to deliver a significant amount of commercial space for community-serving uses. In the west building, Housing Hope has proposed a childcare facility, as well as a suite of health services, including medical, dental, and behavioral health clinics, in partnership with Community Health Center of Snohomish County and the Center for Human Services. These services would be available to the community regardless of insurance status or ability to pay. An envisioned specialized pediatrics program will provide trauma-informed care for youth and families, including on-site mental-health counseling, new-parent support, and wraparound crisis care. Additionally, Housing Hope plans to partner with the clinics to support a job-training program, offering new career opportunities in fields like medical and dental assisting. In the east building, Housing Hope's flagship job-training program, Kindred Kitchen, would offer new career pathways in food service while operating as a public cafe just steps from the light rail station. Flexible community space and onsite resident services are also proposed in the project. Sound Transit will transfer land for the project at a significantly reduced cost.

Housing Hope intends to break ground on the project in late 2026 or early 2027.

- [Link to project website](#)



The Lynnwood City Center Station TOD site is adjacent to the elevated station and connects directly to the station plaza.

TOD Program Implementation

Supporting Housing and Services at a New Tiny House Village

Sound Transit has leased property in the Rainier Valley at no cost to the King County Regional Homelessness Authority (KCRHA). KCRHA will enter into a service agreement with the Chief Seattle Club to operate Eagle Village, a temporary tiny house village. The property is located at the SW corner of the Martin Luther King Jr Way S and S Orcas Street intersection and offers convenient access to the Columbia City Station. Since 1970, Chief Seattle Club has provided wraparound social services and affordable housing for Seattle community members. Eagle Village will offer 23 homes and serve 25 to 30 adults with 24/7 shelter and services for community members who are seeking to transition to long-term housing. The lease has the option to be extended through the end of 2027; Sound Transit may use the property to support the construction of the future Graham Street Station beginning in 2028.

Joint Development Technical Advisory Panels

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

Sound Transit has been engaging with real estate development industry experts throughout 2024 through a series of technical advisory panels (TAPs) done in partnership with the Urban Land Institute. In Q4 2024, the agency hosted a TAP focused on the Westlake station. The panel is a key part of our efforts to realize integrated joint development opportunities and seek alignment with transit infrastructure design and delivery decisions. Panelists represent a cross-section of the real estate development community, including developers, architects, engineers, and land use attorneys. This collaborative work is guiding Sound Transit's efforts to plan and design for potential integrated developments that will create stations and station areas that are vibrant hubs, with diverse housing, retail, and commercial opportunities.

- [Link to project webpage](#)

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 have continued to make progress in the past quarter on the Mercy Angle Lake Family Housing project in SeaTac. The development is expected to be complete by mid-2025.

Transfers of Surplus Property

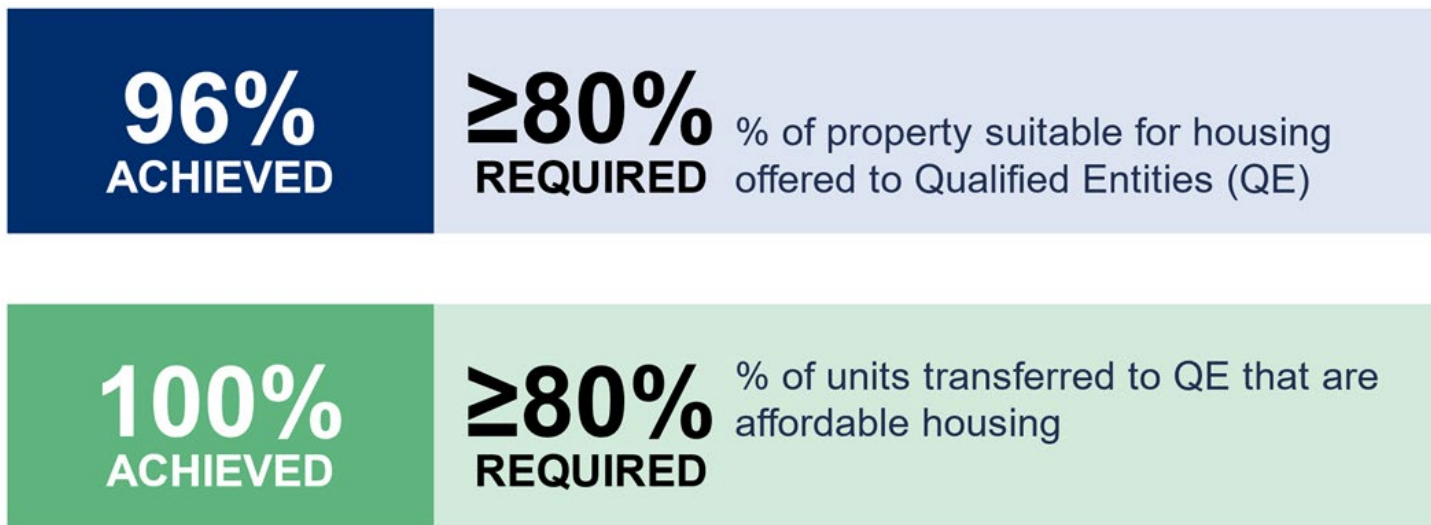
Transfers of Surplus Property

Sound Transit transferred the following property in Q4 2024:

- **Spring District Station TOD – Affordable:** In December 2024, Sound Transit finalized the transfer of 1.79 acres of surplus land adjacent to the Operations and Maintenance Facility – East to BRIDGE Housing. Sound Transit and the City of Bellevue each contributed a building lot to the project.
- **Angle Lake TOD – South Site:** In December 2024, Sound Transit closed on the sale transaction of 0.63 acres of surplus property adjacent to the Angle Lake Station to South 200th St LLC. Sound Transit received \$1.95 million for the land.

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
Federal Way Downtown Station	2025	2025	2026
Mt. Baker East Portal	2025	2025/2026	TBD
Kent Des Moines South	TBD	TBD	TBD
Roosevelt North & South	2025	2025/2026	TBD
Marymoor Village Station	2025/2026	2026/2027	TBD

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

Future and Potential TOD Opportunities

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

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

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

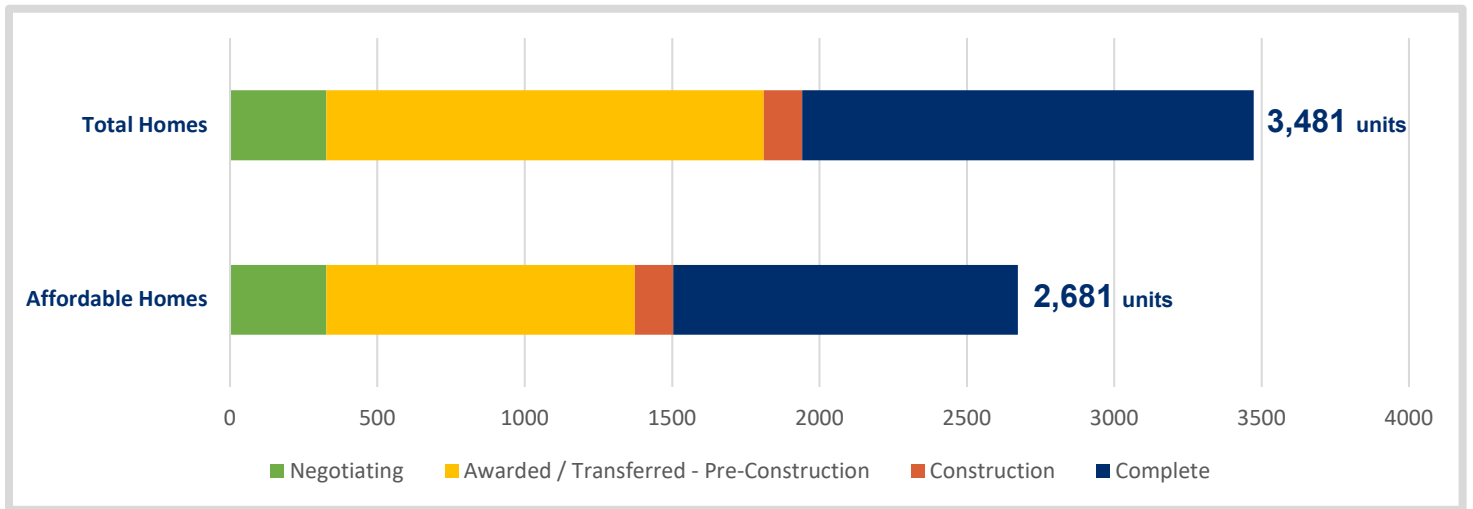
Pipeline

TOD Pipeline Future Service Map



Pipeline

TOD Pipeline by the Numbers



Pipeline

Defining

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. In coordination with the City of Kent, the Agency plans to offer the property for development that prioritizes market-rate housing outcomes at a future date.

Pipeline

Federal Way Downtown Station TOD

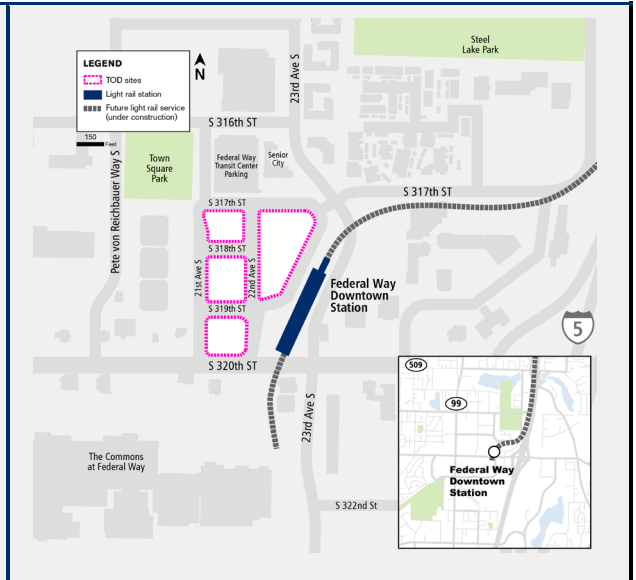
Location: Federal Way Downtown Station, Federal Way, WA

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.
- **Upcoming Activities:** Bring a proposed offering strategy for the first phase of the site to the Sound Transit Board in early 2025.

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 to inform future development strategy.

Northgate Station TOD

Location: Northgate Station, Seattle

Site Area: ±1.6 acres

Current Use: Transit construction offices and staging

Development Partners: None selected

Program: To be determined



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

Pipeline

Mount Baker East Portal

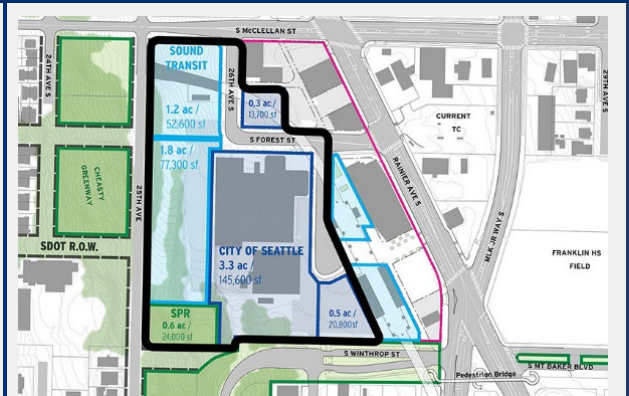
Location: Mount Baker Station, Seattle

Site Area: ±2 acres

Current use: Vacant

Development Partner(s): None selected

- [Project Webpage](#)



- **Highlights:** In 2021, Sound Transit and the Seattle Office of Housing jointly studied and engaged the community on property each agency owns west of the Mount Baker Station. Joint community engagement was completed in 2021; the engagement summary is available on project webpage. Planning to explore development viability of the western sites is ongoing.
- **Upcoming Activities:** Further evaluate site development viability and continue coordination with City of Seattle Office of Housing.

Pipeline

Redmond Technology Station TOD

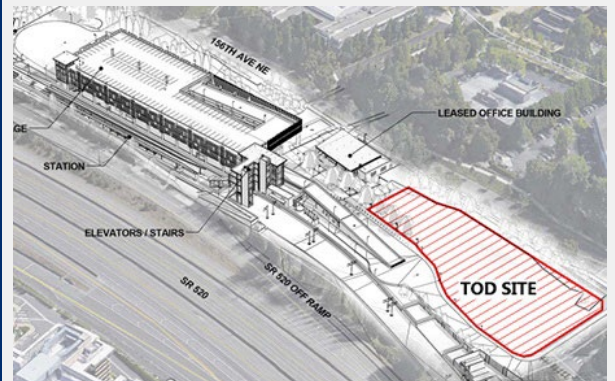
Location: Redmond Technology Station, Redmond

Site Area: ±1.1 acres

Current Use: Vacant

Development Partner: City of Redmond

Program: To be determined



- **Highlights:** Sound Transit received this property in 2002 for constructing and operating a transit center 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

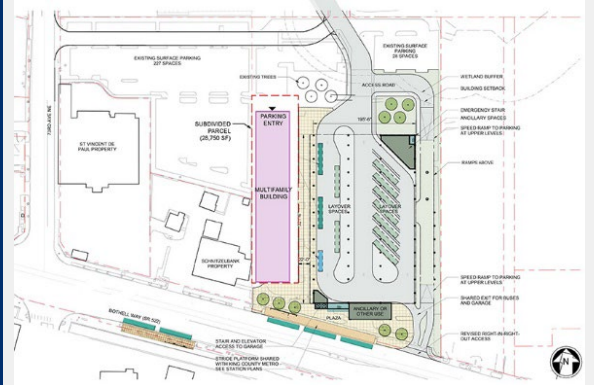
Kenmore Park and Ride (King County Metro)

Location: Kenmore Stride Station, Kenmore

Site Area: TBD portion of existing property

Current use: Park and ride

Development Partner(s): None selected



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

Pipeline

Negotiating

U District 45th & 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:** Bring key business terms for Board approval, planned for early 2025.

Youth Achievement Center Phase 2

Location: Columbia City Station, Seattle

Site Area: ±0.2 acres

Development Partners: Community Passageways, Creative Justice

Program: Affordable housing and services for youth

- [Project Webpage](#)



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

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

Pipeline

Awarded

Lynnwood City Center TOD site

Location: Lynnwood City Center, Lynnwood

Site Area: ±1.5 acres

Current use: Vacant

Development Partner(s): Housing Hope

- [Project Webpage](#)



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

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

Youth Achievement Center Phase 1

Location: Columbia City Station, Seattle

Site Area: ±0.25 acres

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

Program: Affordable housing and services for youth

- [Project Webpage](#)



- **Highlights:** Community members identified a youth-related affordable housing and community service need for two sites near the Columbia City Link light rail station. In 2023, a term sheet was finalized for Phase 1 of the project, and the Board approved the key business terms.
- **Upcoming Activities:** Negotiate transaction agreements for Phase 1 of the project. Support development team's design, permitting, and financing as needed.

Pipeline

Spring District Station TOD - Commercial

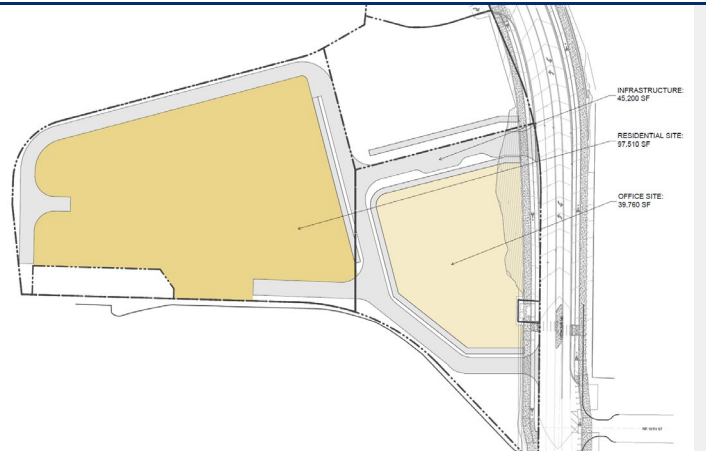
Location: Spring District Station, Bellevue

Site Area: ±3.15 acres

Partners: Touchstone (A URG Company)

Program: ±500 homes, TBD sf office

- [Project Webpage](#)



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

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

Pipeline

Kent Des Moines Station North

Location: Kent Des Moines Station, Kent

Site Area: ±2 acres

Current use: Transit construction

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

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

- [Project Webpage](#)



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

Pipeline

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

Pipeline

Transferred – Pre-Construction

Angle Lake South TOD

Location: Angle Lake Station, SeaTac

Site Area: ±0.63 acres

Development Partners: South 200th Street, LLC

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

- [Project Webpage](#)



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

Capitol Hill Site D

Location: Capitol Hill Station, Seattle

Site Area: ±0.24 acres

Partner: Seattle Central College

Program: College building



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

Pipeline

RV119

Location: Columbia City
Site Area: ±0.09 acres
Partner: SOWR Enterprises, LLC
Program: Assembly of property for adjacent development



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

Pipeline

Construction

<p>Spring District Station TOD - Affordable</p> <p>Location: Spring District Station, Bellevue</p> <p>Site Area: ±1.79 acres</p> <p>Development Partners: BRIDGE Housing</p> <p>Program: 234 affordable homes</p> <ul style="list-style-type: none">• Project Webpage	
<ul style="list-style-type: none">• 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.	
<ul style="list-style-type: none">• Upcoming Activities: Sound Transit transferred the property in December 2024. Groundbreaking is planned for early 2025 and construction is anticipated to continue through early-2027.	

Pipeline

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

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 is expected to be released in 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

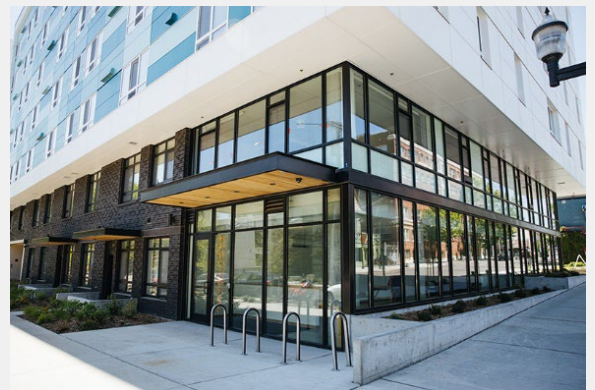
Contractor: Walsh Construction

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

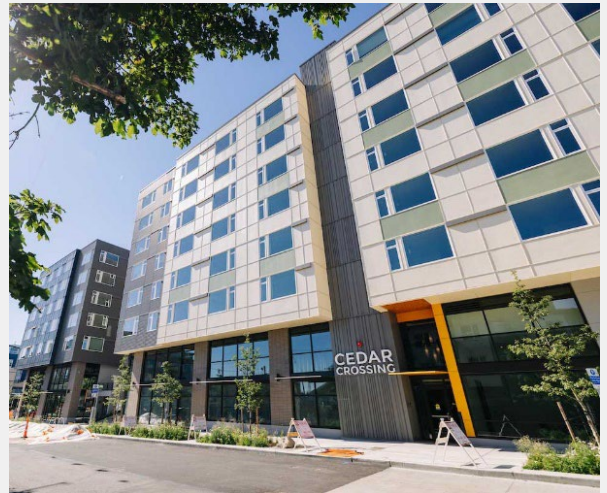
Contractor: Walsh Construction

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

Pipeline

Pride Place (Site D/Atlas Site property exchange)

Location: Capitol Hill Station, Seattle

Site Area: 0.33 acres

Development Partner: Community Roots Housing

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

Opened: 2023

[Project Webpage](#)



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

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

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