

TRANSIT-ORIENTED DEVELOPMENT

Quarterly Status Report



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

Another Big Year Ahead for TOD Projects

On the heels of 2022, where Sound Transit issued three Requests for Proposals (RFPs) which could yield more than 500 new units of affordable housing, the Agency is on track to release two more RFPs in 2023 that could result in several hundred more units of affordable housing.

Both sites, Lynnwood City Center and U District 45th & Roosevelt, present exciting development opportunities in high opportunity locations, but also face significant physical obstacles that require clarity prior to RFP release and resolution prior to development.

Near Term TOD Pipeline

478

homes in construction

902

homes awarded

333

homes pending award

±300

homes in active RFP

±400

homes expected for RFP

Public and Private Partnerships Critical to Breaking Ground

For any project featuring affordable housing, alignment of resources is important. In the current environment of rising capital and construction costs, it becomes critical. Sound Transit seeks to align both committed and uncommitted resources from public and private partners to get projects off the drawing board and people into homes.

Sound Transit has successfully partnered with the City of Seattle, King County and the Washington State Housing Finance commission to pre-commit funds to projects at the RFP stage. The Agency has also partnered with A Regional Coalition for Housing (ARCH), South King County Housing and Homelessness Partnership (SKHHP), Amazon's Housing Equity Fund, and Microsoft's Affordable Housing Initiative to include eligibility language in the funding section of RFPs. The more resources are aligned, the easier it is for developers to propose projects that maximize affordable housing outcomes.

The quantity, scale, and complexity of projects in the Sound Transit pipeline will require significant financial resources and creative partnerships to meet the moment with so many high-opportunity properties available from the Agency's transit system expansion.

Lynnwood: A fishy challenge for Sound Transit's first TOD in Snohomish County

The Lynnwood City Center TOD site (profiled below) is in the heart of a burgeoning Lynnwood City Center, which has embraced its TOD future with several policies to increase density.

The property is impacted by an onsite piped stream that will require daylighting and restoration, which, while adding additional risk and cost to the project, will result in new habitat for native, endangered salmonid species. Sound

Highlights

Transit is engaging with multiple funders and submitted a grant application to the U.S. Department of Transportation to align resources for the daylighting and predevelopment.

This will be Sound Transit's first TOD site in Snohomish County. In 2021 the County passed a sales tax to support affordable housing and behavioral health facilities, which could be a key funding source if an affordable housing outcome is proposed.

U District 45th & Roosevelt: A tall order for getting to scale in a prime location

The TOD site at 45th and & Roosevelt near the U District Station in Seattle is a prime site for affordable housing, as evidenced by its current temporary use as a tiny house village for people experiencing homelessness. The site is challenged by an alley that bisects the parcel and reduces the development capacity. Sound Transit is working closely with the City of Seattle to potentially vacate the alley in advance of offering the site for TOD. An alley vacation, which typically is not considered by the City in advance of a development proposal, would allow developers to confidently propose projects that maximize affordable outcomes on the site, reduce the development timeline, and not take on the financial risk of designing a project that has to be redesigned if the vacation is not granted.

If the alley vacation is approved, developers could propose a high-rise building with more than 200 units of housing. Without the vacation, a high-rise would not be possible on the site. If the alley hurdle is cleared, the funding hurdle will be just as daunting. Type I high-rise construction is more expensive than wood-frame construction and would require significant resources. Sound Transit is working closely with the City of Seattle Office of Housing to explore a precommitment of funds for the project.



U District 45th and Roosevelt: An alley bisects the future TOD site, which poses a development constraint.

Highlights

USDOT Visits Sound Transit



***At Home with the Trains in Bellevue:** Build America Bureau staff members tour the new Operations and Maintenance Facility East in Bellevue.*

In March, Sound Transit and the City of Bellevue welcomed Build America Bureau's Executive Director, Dr. Morteza Farajian, at Sound Transit's Operations and Maintenance Facility East and Spring District/120th Station in Bellevue. The Build America Bureau provided Sound Transit TIFIA loans to support the construction of both transit facilities, as well as provided a TIFIA loan to the City of Bellevue to support the construction of Spring Boulevard to support transit-oriented growth in BelRed.

TOD Program Implementation

Notice of Intent to Award Issued for Overlake Village TOD

In March, Sound Transit issued a Notice of Intent to Award to Bellwether Housing for two parcels at Overlake Village Station in Redmond.



Overlake Village Station: Concept drawing of the future TOD proposed by Bellwether Housing.
(Image courtesy VIA – a Perkins Eastman Studio)

Bellwether proposes to build 333 units of affordable housing serving 30-80% of Area Median Income (AMI) with the average AMI at 50%. The project will be comprised of studio, 1-bed, 2-bed, and 3-bed units in a 6-story building. The plan includes several units to be set-aside for Individuals with Intellectual and Developmental Disabilities (IDD).

The ground floor of the project will be activated through community-oriented spaces and commercial tenants. Bellwether is working with a community coalition comprised of OneRedmond, OneEastside SPARK, Indian American Community Services, and Eastside for All to provide community social services, non-profit office space, and a small business incubator hub to support people of color, immigrants, and low-income residents of the apartments and broader neighborhood.

Bellwether has developed two other Sound Transit properties, the recently completed Cedar Crossing in partnership with Mercy Housing Northwest at Roosevelt Station and The Rise/Blake House in partnership with Plymouth Housing at First Hill.

 [Overlake Village TOD Webpage](#)

TOD Program Implementation

Lynnwood City Center TOD Hosts Developer Open Houses

Sound Transit hosted two Developer Open House events in March and April to share information with the development community about the upcoming Lynnwood City Center TOD opportunity.

More than 36 participants learned about the site conditions, including a piped stream that will require restoration, development goals for the site, and the process for developer selection. The site is directly adjacent to the future Lynnwood City Center Station, which will connect Lynnwood to the existing light rail system and provide frequent trips to destinations including the University of Washington, downtown Seattle, and SeaTac airport. As the new system terminus, the station is expected to have record levels of ridership, serving more passengers than Capitol Hill and University of Washington stations combined.

Across the street from the TOD site, the Lynnwood Transit Center serves riders with local Community Transit and regional ST Express bus routes. The Transit Center will also be served by Stride Bus Rapid Transit service beginning in 2026. Together, these transit options will create a unique level of connectivity to Seattle and Eastside destinations in Bothell, Kirkland and Bellevue.



Lynnwood City Center Station: A future TOD site is located adjacent to the station.

[!\[\]\(3211b5d1d968fc1665909b34f9f16010_img.jpg\) Lynnwood City Center TOD Webpage](#)

TOD Program Implementation

Revolving Loan Fund Pursues Existing Fund Option

Sound Transit plans to move forward this year to contribute \$20 million dollars to one or more revolving loan funds to support the development of affordable housing opportunities related to equitable transit-oriented development within the boundaries of the regional transit authority as required by state statute 81.112.350.

In 2019 Sound Transit partnered with LISC in a multi-year engagement to assess the landscape of opportunities for the fund. The three options identified and explored included: creating a new leveraged fund, contributing directly to projects, and contributing to an existing fund.

During the process of engaging with Agency leadership and the affordable housing development community, the option of contributing to one or more existing funds illuminated several advantages.

The most significant advantage is that it will help expand equitable transit-oriented development opportunities beyond Sound Transit-owned property. This is important in geographies where Sound Transit does not anticipate surplus land, such as the Hilltop Tacoma Link Extension.

Additional advantages include the desire to not duplicate the efforts of existing revolving loan funds in the region, and to respond to a high-priority need identified by the affordable housing development community.

Land acquisition loans would allow affordable housing developers to acquire land for future development with favorable terms and below market interest rates.

Sound Transit presented this option in a Board Executive Committee update in March 2023. Next, the Agency will develop draft term sheets with one or more revolving loan funds for the acquisition of property for affordable housing, including the Washington State Housing Finance Commission's Land Acquisition Program. The Agency plans to bring Key Business Terms to the Board later this year for approval.

 [TOD Revolving Loan Fund Webpage](#)

Transfers of Surplus Property

Transfers of Surplus Property

Sound Transit transferred a surplus property in March located at the Shoreline North Station that was sold to the developer of an adjacent TOD. The Sound Transit property was undevelopable and not suitable for the development of housing as an independent property, however when combined with the adjacent privately-owned property, it allowed for additional development outcomes to be achieved and for Sound Transit to generate revenue.

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:

≥80%
REQUIRED

% of property suitable for housing
offered to Qualified Entities (QE)

95%

≥80%
REQUIRED

% of units on property transferred to
QEs for affordable housing serving
households at or below 80% AMI

100%

Looking Ahead

Upcoming Sound Transit TOD Opportunities

The following is a schedule look ahead of the Sound Transit's more substantial near-term TOD projects 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*
Overlake Village	Completed	NOIA	2023	2024-2025+
Kent Des Moines North	Completed	Reviewing	2023	2024-2025+
Kent Des Moines South	Completed	Open	2023	2024-2025+
U District 45th & Roosevelt	Completed	2023	2024	2025+
Lynnwood City Center	2023	2023	2024	2025+
Mount Baker East Portal	2023	TBD	TBD	TBD
Federal Way Downtown	2023-2024	TBD	TBD	TBD

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

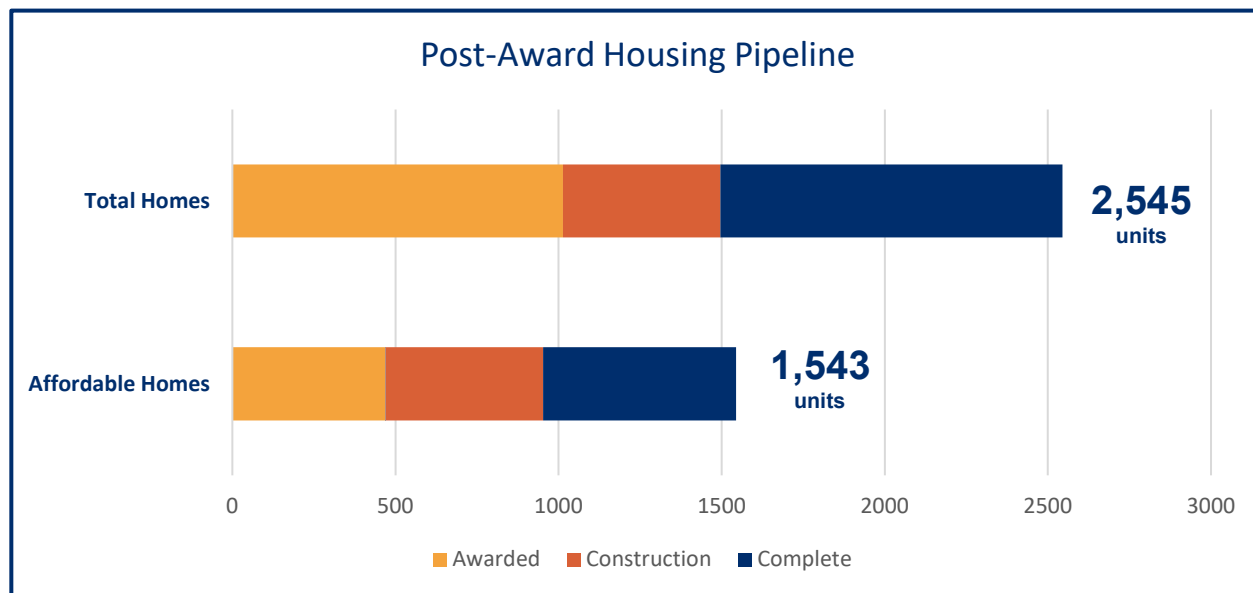
Future and Potential TOD Opportunities

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
Airport Station Passenger Pick-up/Drop-off zone overbuild	Airport Station	SeaTac
Kent Sounder potential TOD	Kent Sounder Station	Kent
Marymoor Village TOD	Marymoor Village Station	Redmond
Northgate TOD	Northgate Station	Seattle
Rainier Beach	Rainier Beach Station	Seattle
Roosevelt North & South	Roosevelt Station	Seattle
RV003	Mount Baker Station	Seattle
Surrey Downs	East Main Station	Bellevue

Pipeline



Construction Photos



The Rise on Madison/ Blake House, developed by Bellwether Housing and Plymouth Housing features rooftop solar, and is nearly complete. (Photo credit: Northwest Skyview Imagery)



U District Station Building, developed by LPC West for the University of Washington. Pedestrian protection is installed around the station head house ahead of groundbreaking in May.













Pride Place, developed by Community Roots Housing shows its LGBTQ+ pride with a rainbow wrap. (photo credit: Northwest Skyview Imagery)

Pipeline

TOD Pipeline* Future Service Map

*Additional opportunities anticipated as Everett Link Extension and West Seattle Ballard Link Extension alignments are finalized.

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

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



Pipeline

Defining

Overlake Village TOD sites

Location: Overlake Village Station, Redmond

Site Area: ±2 acres across 2 blocks

Current use: Vacant

Status: Partnering: Notice of Intent to Award

Development Partner(s): Bellwether Housing

Program: To be finalized

- [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. The project was awarded \$5 million from King County, Bond Cap from the WA Housing Finance Commission, and is eligible to apply for Amazon and Microsoft housing funds.

- **Upcoming Activities:** Negotiate and finalize key business terms. Complete binding site plan to create two TOD parcels.

Kent Des Moines Station TOD sites

Location: Kent Des Moines Station, Kent

Site Area: ±4 acres across 2 blocks

Current use: Transit construction

Status: Partnering

Development Partner(s): None selected

- [Project Webpage](#)



- **Highlights:** Two blocks adjacent to the future Kent Des Moines Station will be available for redevelopment as TOD following construction of the station. Each block is large enough to support multiple buildings.
- In 2022, the Sound Transit Board approved the surplus declaration and authorized staff to offer the sites for mixed-use, mixed-income projects, with a priority for affordable housing.
- Sound Transit released an RFP for each block in December 2022. The first RFP closed in March 2023. The second RFP closes in July 2023.

- **Upcoming Activities:** Review RFP responses and notify top-ranked development team for each block. Negotiate and finalize key business terms with each top-ranked team.

Pipeline

Lynnwood City Center TOD sites

Location: Lynnwood City Center, Lynnwood

Site Area: ±1.5 acres

Current use: Temporary parking

Status: Defining TOD site / stakeholder engagement

Development Partner(s): None selected

- [Project Webpage](#)



- **Highlights:** Sound Transit conducted community engagement in 2022. The report, available on the project webpage, shows support for affordable housing, retail and food services, and outdoor space. A development feasibility study was completed and will inform site goals.
- **Upcoming Activities:** Conduct stakeholder outreach. Resource alignment with potential funders. Develop and seek Board approval of offering strategy. Issue RFP (anticipated in 2023).

U District 45th & Roosevelt TOD site

Location: U District Station, Seattle

Site Area: ±0.4 acres

Current use: Interim tiny home village

Status: Preparing for RFP

Development Partner(s): None selected

- [Project Webpage](#)



- **Highlights:** In 2021 Sound Transit conducted stakeholder engagement, which identified strong support for affordable housing. Report available on the project webpage.
- Sound Transit leased the property at no cost to the City of Seattle for temporary use as Rosie's Village to house and support up to 65 people experiencing homelessness.
- In 2022 the Sound Transit Board approved the surplus declaration and authorized staff to offer the site to Qualified Entities for affordable housing development.
- Sound Transit is collaborating with the City to understand the conditions, requirements, and public benefits required to vacate an alley bisecting the site. The City Council will make a final determination on the vacation (anticipated in 2023). In partnership with Sound Transit, the City of Seattle Office of Housing will release a Request for Information (RFI) in April 2023 for several properties, including this one.
- **Upcoming Activities:** Finalize alley vacation strategy. Collaborate with City and funding partners to prepare and release RFP.

Pipeline

Mount Baker East Portal

Location: Mount Baker Station, Seattle

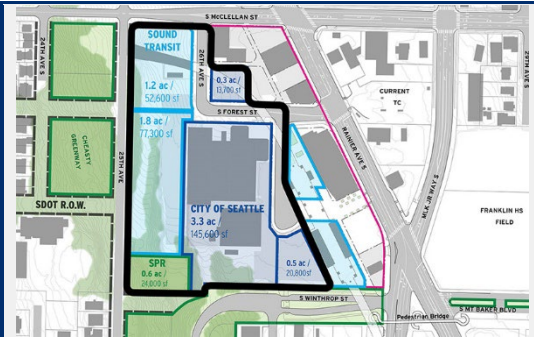
Site Area: ±2 acres

Current use: Vacant

Status: Defining site goals

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

Federal Way Downtown TOD sites

Location: Federal Way Transit Center, Federal Way

Site Area: ±5-6 acres across 4 blocks

Current use: Transit construction

Status: Defining site goals

Development Partner(s): None selected



- **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 started site due diligence activities to inform development opportunity and strategy in 2022, starting with a traffic analysis of potential development outcomes.
- **Upcoming Activities:** Commence market feasibility study. Begin stakeholder engagement in 2023.

Pipeline

Surrey Downs single family homes

Location: East Main Station, Bellevue

Site Area: ±2 acres

Current use: Vacant

Status: Defining TOD site

Development Partner(s): None selected

Program: Single family homes



- Highlights:** Sound Transit owns 10 properties, many non-conforming, on two acres of property that is zoned and deed-restricted for single-family homes. Sound Transit is preparing information on the property ahead of conducting engagement and determining a development strategy. In the future, the Board will consider actions on the development strategy ahead of the agency finding a development partner(s). A site survey and conceptual lot boundary adjustment was completed in 2022.
- Upcoming Activities:** Conduct appraisal. Determine engagement, development and offering strategy.

Kenmore Park and Ride (King County Metro)

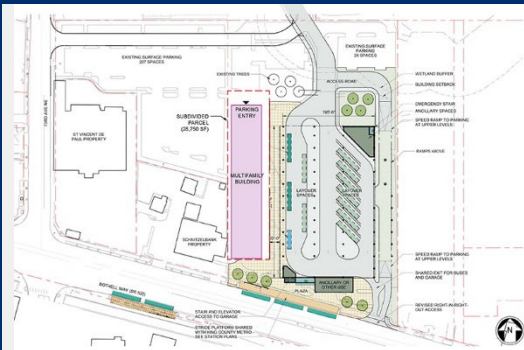
Location: Kenmore Stride Station, Kenmore

Site Area: TBD portion of existing property

Current use: Park and ride

Status: Defining TOD site

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

Marymoor Village TOD

Location: Marymoor Village Station, Redmond

Site Area: ±2.6 acres

Current use: Transit construction

Status: Defining TOD sites

Development Partner(s): None selected



- **Highlights:** Sound Transit anticipates having a ±2.6 acre site adjacent to the future Marymoor Village Station available for redevelopment as TOD following construction of the station.
- **Upcoming Activities:** Begin due diligence, site analysis, and market feasibility. Begin process for surplus declaration.

Redmond Technology Station TOD

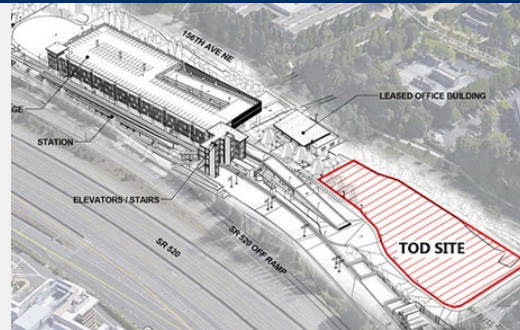
Location: Redmond Technology Station, Redmond

Site Area: ±1.1 acres

Status: Negotiating

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.
- To resolve the title issues, achieve a TOD outcome, and support equitable development, Sound Transit and the City of Redmond are considering a transaction in which Sound Transit would transfer the property to the City, including requirements for affordable housing. If the City sells the property, the proceeds would go to an affordable housing project within ½ mile of future light rail station in Redmond.
- **Upcoming Activities:** Finalize potential transaction term sheet. Seek City of Redmond and Sound Transit Board approval of term sheet.

Pipeline

Youth Achievement Center

Location: Columbia City Station, Seattle

Site Area: ±0.44 acres across 2 sites

Status: Negotiating

Development Partners: Africatown CLT, Community Passageways, Creative Justice

Program: Affordable housing and services for youth

- [Project Wepage](#)



- **Highlights:** Community members identified a youth-related affordable housing and community service need for two sites near the Columbia City Link light rail station. Sound Transit continues conversations with the community to advance the Youth Achievement Center on the sites.

- **Upcoming Activities:** Continue coordination on YAC site needs and programming. Finalize term sheet. Seek Board approval of term sheet.

Northgate

Location: Northgate Station, Seattle

Site Area: ±1.6 acres

Status: Defining site goals

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, site analysis, and market feasibility.

Pipeline

Awarded/Transferred

Angle Lake North Site

Location: Angle Lake Station, SeaTac

Site Area: ±0.77 acres

Status: Negotiations

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 Board approved key business terms in 2022, requiring at least 85 affordable housing units at or below 80% of area median income (AMI) with an average income served at or below 60% of AMI. The project was awarded a predevelopment grant and low-cost financing from Amazon, King County funding, and a WA Housing Trust Fund award. City of SeaTac and Mercy Housing NW entered into a development agreement to develop 130 affordable units, reduce parking, and make pedestrian improvements.

- **Upcoming Activities:** Finalize development agreements. Support development partner's design, permitting, and financing, as needed/appropriate. Secure approval from FTA Joint Development Program. Construction anticipated to begin in 2023.

Angle Lake South Site

Location: Angle Lake Station, SeaTac

Site Area: ±0.63 acres

Status: Negotiations

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. FTA disposition approved.

- **Upcoming Activities:** Complete conditions precedent to close transaction. Continue to support development partner's design, permitting, and financing, as needed/appropriate.

Pipeline

Spring District/120th Station TOD

Location: Spring District/120th Station, Bellevue

Site Area: ±6.8 acres

Status: Negotiations

Development Partners: BRIDGE Housing, Touchstone, and TBD multifamily developer

Program: ±500 homes, 400,000+ sf office

- [Project Webpage](#)



- **Highlights:** In 2021, Sound Transit selected BRIDGE Housing, Touchstone, and TBD multifamily developer to build 496 units of housing in four buildings and 375,000 square feet of office space in two additional buildings. More than 280 units of affordable housing were proposed, including 230 long-term affordable units. The project was awarded a predevelopment grant and low-cost financing from Amazon's Housing Equity Fund.

- **Upcoming Activities:** Finalize development agreements. Submit final application to the FTA Joint Development program. Continue to support development team's design, permitting, and financing, as needed/appropriate.

Capitol Hill Site D

Location: Capitol Hill Station, Seattle

Site Area: ±0.24 acres

Status: Transfer complete; Project planning

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

Rainier Valley Affordable Homeownership

Location: Rainier Valley, Seattle

Site Area: ±1.65 acres across 10 sites

Status: Transferred to City of Seattle

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 and are anticipated to begin construction in 2023.
- **Upcoming Activities:** Support future Seattle Office of Housing RFPs for the remaining Rainier Valley Affordable Homeownership Initiative sites. An RFP for four sites was released in March 2023. An RFP for the remaining four sites will be released in 2024.

Pipeline

Construction

The Rise on Madison/Blake House

Location: First Hill, Seattle

Site Area: 0.48 acres

Status: Construction

Development Partners: Bellwether Housing and Plymouth Housing

Program: 360 affordable homes, 4,000+ sf retail

- [Project Webpage](#)



- **Highlights:** Plymouth will operate approximately 112 studio homes for formerly homeless seniors with on-site supportive services, and Bellwether will operate 248 affordable homes. Construction started in 2020.

- **Upcoming Activities:** Final construction, Certificate of Occupancy, and leasing. Grand opening planned for Q2 2023.

Pride Place (Site D/Atlas Site property exchange)

Location: Capitol Hill Station, Seattle

Site Area: 0.33 acres

Status: Construction

Development Partner: Community Roots Housing

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

- [Project Webpage](#)



- **Highlights:** In 2018, Sound Transit entered a four-party property exchange with Seattle Central College (SCC), the State Board for Community and Technical Colleges (SBCTC), and Community Roots Housing (CRH) to exchange the college's "Atlas Site" with Sound Transit's "Site D" to develop equitable transit-oriented development in the Capitol Hill Station area. Final property closing occurred in 2021.
- The Atlas Site will be developed by CRH as Pride Place, a LGBTQ-affirming senior housing and resource center that will serve seniors earning 30%-60% of the area median income and include on-site resources through a partnership with GenPride.

- **Upcoming Activities:** Construction is on-going ahead of opening (anticipated in 2023).

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



- 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

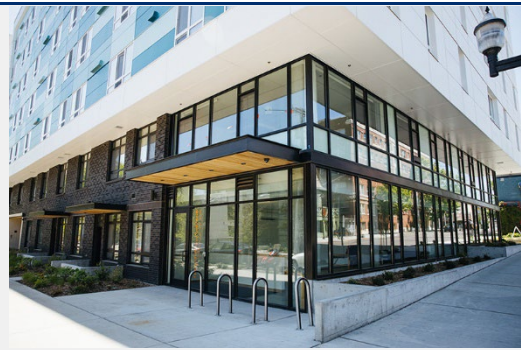
Location: Othello Station, Seattle
Site Area: 0.73 acres
Development Partner: Mercy Housing NW
Architect: Ankrom Moisan Architects
Contractor: Walsh Construction
Program: 108 affordable homes, 7,450 sf office/retail
Project Cost: ±\$31.1 million
Opened: 2017



- 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



- 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 du/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



- 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

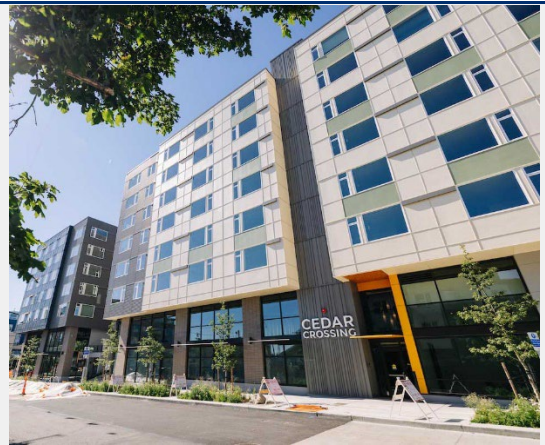
Architect: VIA / Perkins Eastman

Contractor: Walsh Construction

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

Project Cost: \$105 million

Opened: 2022



- 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 is 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 will be set aside for families simultaneously experiencing homelessness and caring for children with a complex medical issue.