

TRANSIT-ORIENTED DEVELOPMENT

Quarterly Status Report



Cedar Crossing at Roosevelt Station, developed by Bellwether Housing and Mercy Housing Northwest.

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

WSHFC Partnership Aligns Resources for Agency TOD Sites

In June, Sound Transit and the Washington State Housing Finance Commission (Commission) finalized a Memorandum of Understanding (MOU) to align critical financing resources to expedite the creation of affordable housing near Sound Transit's high-capacity transit stations.

In the next five years, the Commission will make up to \$200 million of bond cap allocation available to affordable housing projects seeking Multifamily Bonds and 4% Low Income Housing Tax Credits on discounted Sound Transit property. The Commission will join Sound Transit's development partner solicitation process, which will result in the awarding of development rights to Sound Transit property and a reservation of bond cap allocation for the TOD project.

Sound Transit will continue to work with communities, local jurisdictions, and public funders partners on defining the local housing priorities and committing additional resources for its TOD properties. All projects seeking the Commission's bonds will be required to meet the bond program's requirements.

Through the Sound Transit Board's discounting of property, partnerships with local public funding to support individual TOD projects, a partnership with Amazon's Housing Equity Fund, and now the partnership with the Commission, the Agency is working collaboratively to help address housing affordability and displacement near our stations. Over the next few years, this partnership will help realize the goals of the Agency's Equitable Transit Oriented Development Policy.



Transit and Housing: Senior City, which opened in 2010, was developed by the Korean Women's Association. This project was one of the first Sound Transit TOD projects and was financed with the State's bond/tax credit program.

Highlights

Station Experience Design Guidelines Center Passengers

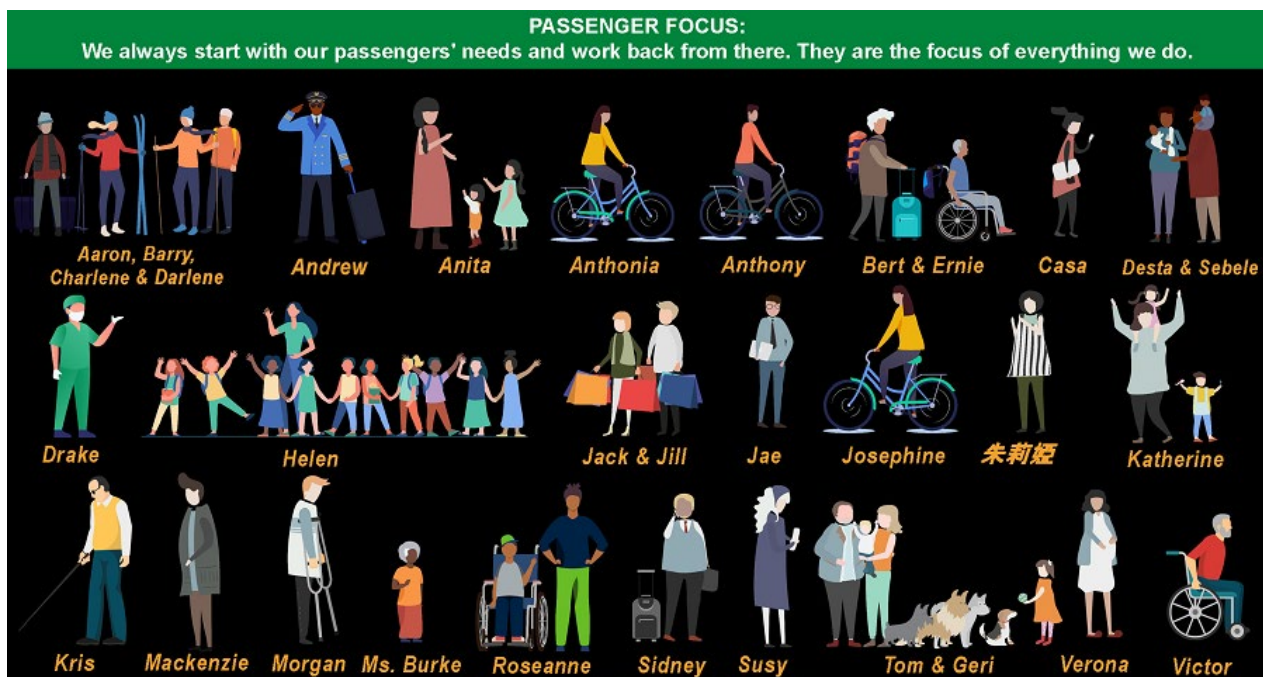
In June, Sound Transit published the first version of its Station Experience Design Guidelines (SEDG). The guidelines, which center passenger experience as a principal value, were developed over two years in a multi-disciplinary effort to consolidate, articulate, and document an agency-wide philosophy of Link Light Rail station design and station area planning.

SEDG is an agency standards primer for project teams, consultants, and contractors working on Link Light Rail, and is intended to provide a point of reference and guidance for partner agencies and jurisdictions working with Sound Transit to invest in Link station areas.

TOD is covered extensively from multiple angles, from guidelines for station siting that optimizes walksheds and development potential, to strategies for station footprints and urban designs to support future Agency TOD on Sound Transit property or to integrate with development by others at Community TOD sites. The document also advances recommendations from a previous study on integrating retail into the passenger experience of Sound Transit.



Fundamental Service Goals: dependable, safe, available, clean, and informed.



Passenger Personas: Sound Transit developed a series of passenger personas that help center passengers and their needs in station design.

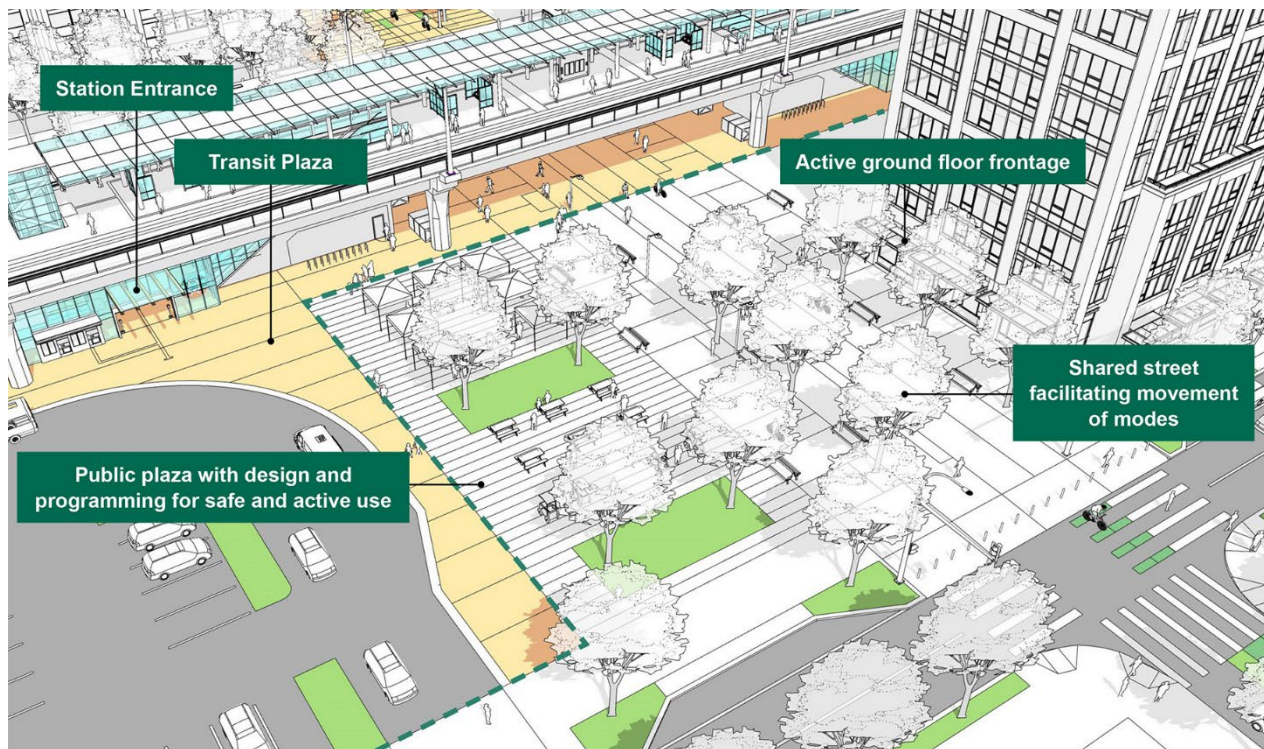
Highlights

The SEDG begins with Passenger Experience, describing five fundamental service goals (dependable, safe, available, clean, and informed) and four experiential goals (simple, seamless, intuitive, resilient). It lays out a framework for the passenger journey through the system, specifying stages of the journey that correspond to spatial constructs and inform the organization of subsequent chapters.

This includes an in-depth description of the concepts of passenger flow, decision points and wayfinding, and the handling of planned and unplanned events. In the future, these principles will inform guidelines for other topical areas such as signage and operations. Passenger Experience concludes with a challenge to project teams to consider and center passenger experience; it also provides tools such as passenger persona simulation to do so.

Subsequent chapters provide guidelines for the design of stations and station environments. The Station environment chapter begins with a framework for understanding the development trajectory of station environments in terms of land use and access conditions, with supporting guidelines on station siting, access planning, public realm design, and adjacent development tying back to this framework. The result are stations that aim to integrate into their communities and support TOD.

[Design Standards Webpage](#)



Public Realm Design: Station and publicly or privately-owned public plaza.

Highlights

Roosevelt Station: Cedar Crossing Residents Move In

Cedar Crossing, a 254-unit project developed jointly by Bellwether Housing and Mercy Housing Northwest has reached a major milestone. Residents began moving into the building in June. A Grand Opening is planned for September.

The project will serve residents with incomes between 30% - and 60% of the Area Median Income and includes 91 family-sized two- and three-bedroom units.

Notable features include a community room with kitchen, resident services offices, a centralized outdoor plaza and play area, a green roof with a sitting area and views of Mt. Rainier, and interior community spaces throughout.

The building was designed by VIA Architects/ Perkins Eastman, the landscape was designed by Berger Partnership and the project was built by Walsh Construction.



Art on every floor. Cedar Crossing upcycled trees from the site into floor level signs.

Trees Live on at Cedar Crossing

When exiting the elevator at the recently completed Cedar Crossing building, a visitor might admire the beautiful wood floor level signs. Not only are they beautiful, they are also part of the history of the site.

Prior to development of Roosevelt Station, the project team had two Scarlet Oak trees removed, milled and stored for future use. Cedar Crossing Artist, Michael Arndt, who specializes in recycled arts, incorporated the trees into the project in a way that residents and visitors can enjoy everyday.

Highlights

Station House Affordable Housing Achieves LEED Platinum

Station House, an affordable housing building at Capitol Hill Station, is now Certified Platinum for Homes by Leadership in Energy and Environmental Design (LEED). The building, developed by Community Roots Housing was completed in 2020, and includes sustainability features related to design, location, water efficiency, energy performance, materials, and indoor quality.

Station House was designed by Schemata Workshop with sustainability consulting by Rushing. Three additional buildings at the site, developed by Edlen & Co., are also certified LEED Platinum.

The Capitol Hill Station site, includes a public plaza, farmer's market, community room, and The AIDS Memorial Pathway (The AMP).



LEED Certified: The Capitol Hill Station buildings feature green roofs and photo voltaic panels, two energy efficient features that helped the projects achieve LEED Platinum.

TOD Program Implementation

Teams Reorganize for TOD and Joint Development

Sound Transit recently made an organizational change to consolidate station area planning functions and provide additional focus on joint development.

Specifically, the agency brought the functions commonly known as “station area planning” together into one team, shifting the land use planning and urban design functions to the Access, Integration, and Station Area Planning team within the Office of Planning and Integration.

The Office of Land Use Planning and Development, now known as the Community Development Office, is now focused on planning and implementing equitable TOD strategies in station areas. There is a new team focus on streamlining the agency’s work on joint development, where TOD is built above or integrated with transit facilities.

The two teams will continue their strong collaboration and partnership.



New Consultant Contract Highlights Affordable Housing



Sound Transit executed a contract with Kidder Matthews as a prime consultant to provide real estate market analysis, modeling, and negotiation support services for surplus property.

The CDO team works closely with real estate consultants throughout the process of preparing, offering, and negotiating sites for transit-oriented development.

Rounding out the Seattle-based Kidder Matthews team are seasoned affordable housing experts Tory Laughlin Taylor of Tory Laughlin Taylor Consulting and Robin Amadon of Amadon Consulting, and commercial real development and finance experts Dan Whitaker of Dan Whitaker Consulting, and Cynthia Berne of Long Bay Enterprises.

Transfers of Surplus Property

Transfers of Surplus Property

No applicable surplus properties were transferred in Q2 2022. Sound Transit typically transfers property to developers once the projects are ready to begin construction.

Unsolicited Proposals

RV119 Columbia City

Sound Transit received an unsolicited proposal for the RV119 property, a small property located a quarter mile south of Columbia City Station and requested other proposals for the site. Sound Transit did not receive any proposals and is negotiating with the unsolicited proposer.

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)

94%

≥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*
Kent Des Moines	2022	2022	2023	2024-2025+
Overlake Village	2022	2022	2023	2024-2025+
Mount Baker East Portal	2022	2023	2023-2024	2025+
U District	2022	2023	2023	2025+
Lynnwood City Center	2022	2023	2024	2025+
Federal Way Downtown	2022-2023	2023-2024	2024-2025	2025+
Marymoor Village	2023	2024	2024	2025+

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

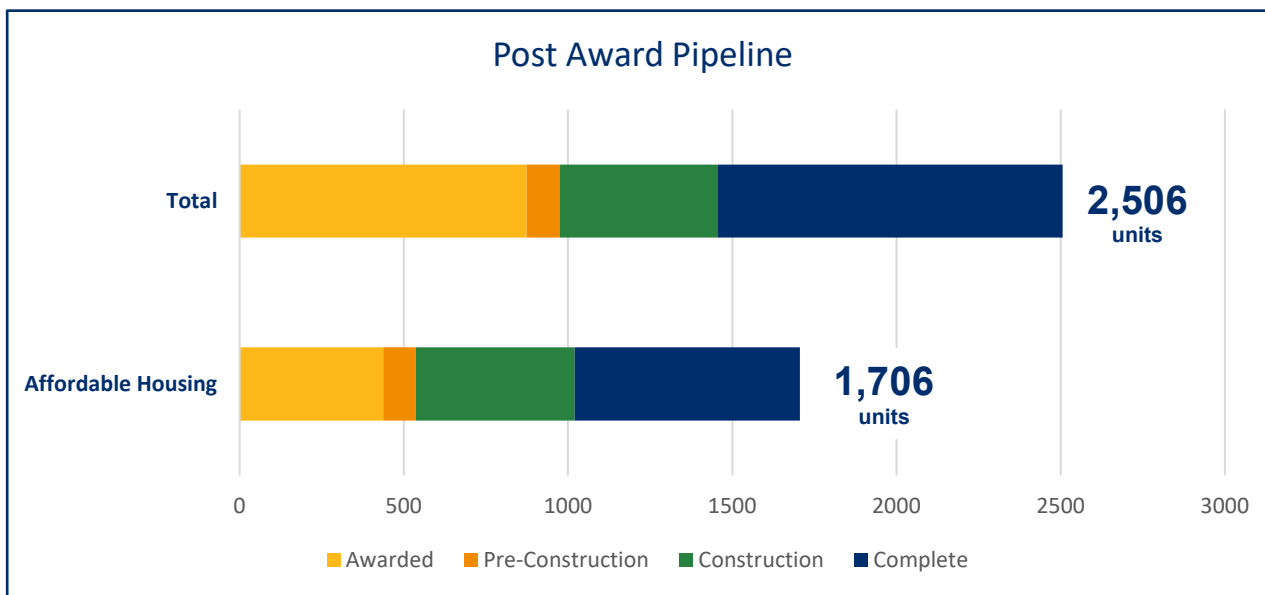
Future and Potential TOD Opportunities

The following sites are not currently in active planning and are anticipated to be future opportunities. Projects listed with an asterisk indicate that the projects are in the transit planning process and preliminary information suggests a TOD project could potentially be available following the construction of the transit project. 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
Roosevelt North & South sites	Roosevelt Station	Seattle
Airport Station Passenger Pick-up/Drop-off zone overbuild	Airport Station	SeaTac
Rainier Beach sites	Rainier Beach Station	Seattle
Northgate TOD	Northgate Station	Seattle
RV003	Mount Baker Station	Seattle
Kent Sounder potential TOD site	Kent Sounder Station	Kent
BelRed NE 20th Street surplus sites	130 th Station	Bellevue

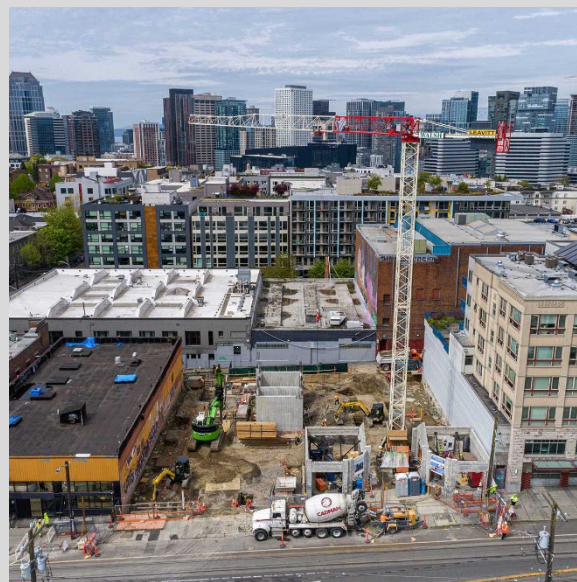
Pipeline



Construction Photos



Madison/Boylston project on First Hill, developed by Bellwether Housing and Plymouth Housing. (Photo credit: Northwest Skyview Imagery)



Pride Place, developed by Community Roots Housing and GenPride. (Photo credit: Northwest Skyview Imagery)

Pipeline

Defining

U District TOD site

Location: U District Station, Seattle

Site Area: ±0.4 acres

Current use: Interim tiny home village

Status: Defining site goals

Development Partner(s): None selected

🔗 [Project Website](#)



- 🔗 **Highlights:** Sound Transit conducted community engagement in 2021 for the TOD site, which identified strong support for affordable housing.
- 🔗 Sound Transit leased the property at no cost to the City of Seattle for temporary use as Rosie's Tiny Home Village, operated by the Low Income Housing Institute (LIHI) to house and support up to 65 people experiencing homelessness. Community Engagement Report published to the project website in June, 2022.
- 🔗 **Upcoming Activities:** Collaborate with the City of Seattle to explore alley vacation options to increase development potential. Alley vacation will require City Council approval.
- 🔗 Finalize offering strategy. Seek board approval of offering strategy (anticipated by the end of 2022).

Mount Baker East Portal

Location: Mount Baker Station, Seattle

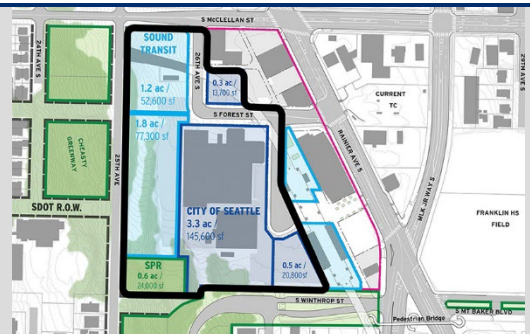
Site Area: ±2 acres

Current use: Vacant

Status: Defining site goals

Development Partner(s): None selected

🔗 [Project Website](#)



- 🔗 **Highlights:** In 2021, Sound Transit and the Seattle Office of Housing jointly studied and engaged the community on property both agencies own west of the Mount Baker Station. Joint community engagement was completed in 2021. Sound Transit solicited additional input from the development community in 2022. Summary available on project website.
- 🔗 **Upcoming Activities:** Further evaluate steep slope impacts on development viability. Continue coordination with Office of Housing.

Pipeline

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 TOD site
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 Q1 2022, starting with a traffic analysis of potential development outcomes.

🔗 **Upcoming Activities:** Commence market feasibility study. Begin Community Engagement in early 2023.

Lynnwood City Center TOD sites

Location: Lynnwood City Center, Lynnwood
Site Area: ±1.5 acres
Current use: Temporary park and ride
Status: Defining TOD site / community engagement
Development Partner(s): None selected



🔗 **Highlights:** The first phase of community engagement is complete. The report, available on the project website, shows support for affordable housing, retail and food services, and outdoor space. Phase 2 is expected in Fall 2022. The agency is analyzing an existing piped stream that runs through a portion of the property to inform the site development constraints and opportunities.

🔗 **Upcoming Activities:** Complete second phase of community engagement. Complete piped stream analysis. Complete feasibility analysis. Develop offering strategy. Seek Board approval of offering strategy. Issue RFP (anticipated 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 just over 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).

➤ **Upcoming activities:** Conduct survey and preliminary review of lot boundary adjustment, and then appraise the site.

Marymoor Village TOD sites

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.

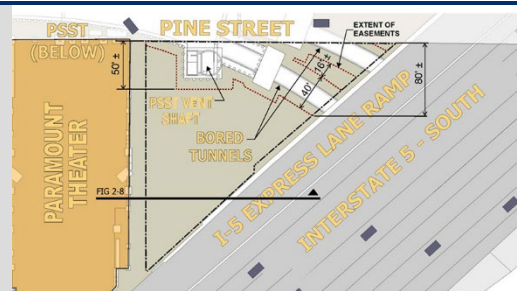
➤ **Upcoming Activities:** Begin due diligence and market feasibility.

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



Upcoming Activities: Collaborate with King County Metro to define transit project requirements for a potential future master developer solicitation process.

Location: Westlake Station, Seattle
Site Area: ±0.64 acres
Current use: Transit facilities, partially vacant
Status: Defining TOD sites
Development Partner(s): None selected



TOD Quarterly Status Report – Pipeline | Page 14

Pipeline

Partnering

Kent Des Moines Station TOD sites

Location: Kent Des Moines Station, Kent

Site Area: ±4 acres across 2 blocks

Current use: Transit construction

Status: Defining site goals

Development Partner(s): None selected

🔗 [Project Website](#)



- 🔗 **Highlights:** Sound Transit anticipates two blocks immediately adjacent the future Kent Des Moines Station that will be available for redevelopment as TOD following construction of the station. Each block is large enough to support multiple buildings.
- 🔗 Sound Transit, in coordination with the City of Kent, engaged stakeholders and community members in 2020 and 2021. A development feasibility study was completed in 2022. A developer forum and Community-Based Organization networking opportunity was held in May 2022.

- 🔗 **Upcoming Activities:** Publish Developer Forum materials to project website. Finalize goals and offering strategy. Seek Board approval of offering strategy. Collaborate with City and funding partners to prepare and release RFP (anticipated Fall 2022).

Overlake Village TOD sites

Location: Overlake Village Station, Redmond

Site Area: ±2 acres across 2 blocks

Current use: Vacant

Status: Defining site goals

Development Partner(s): None selected

🔗 [Project Website](#)



- 🔗 **Highlights:** Sound Transit conducted community engagement in 2021 and 2022 which identified support for affordable housing, small businesses, and community amenities. Sound Transit, in collaboration with the City and local funders, completed a feasibility study to inform the offering strategy.

- 🔗 **Upcoming Activities:** Finalize offering strategy. Seek board approval of offering strategy in Q3 2022. Issue RFP (anticipated in Fall 2022).

Pipeline

Redmond Technology Station TOD

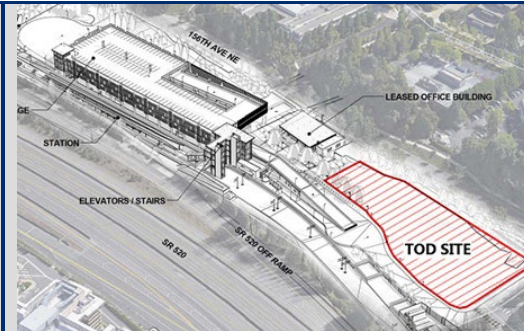
Location: Redmond Technology Station, Redmond

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.

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



- **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:** Finalize term sheet. Seek Board approval of term sheet.

Pipeline

Awarded

Angle Lake North Site

Location: Angle Lake Station, SeaTac

Site Area: ±0.77 acres

Status: Negotiations

Development Partners: Mercy Housing NW

Program: 85+ affordable housing units with ground floor commercial space

🔗 [Project Webpage](#)



🔗 **Highlights:** Sound Transit issued a request for proposals in 2021 to select an affordable housing developer for the Angle Lake North site. The agency selected Mercy Housing NW to develop a 95-unit or more mixed-use affordable housing project on the site. The Sound Transit Board approved the key business terms of the transaction in Q1 2022, which requires 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. Amazon recently announced that it will provide low-interest loans, including some grant funds, to the project.

🔗 **Upcoming Activities:** Negotiate development agreements. Apply to the FTA Joint Development program. Continue to support development partner's design, permitting, and financing, as needed/appropriate.

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 apartments with ground floor commercial space

🔗 [Project Webpage](#)



🔗 **Highlights:** Sound Transit issued a request for proposals in 2021 to the wider market for TOD. The agency selected South 200th Street LLC to develop the site for mixed-use housing as part of a larger development occurring on the adjacent property. The Sound Transit Board approved the key business terms of the transaction in Q1 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:** Complete conditions precedent to close transaction. Apply to the FTA for disposition of the surplus property. 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 Essex Property Trust

Program: ±500 housing units, 400,000+ SF office

🔗 [Project Webpage](#)



🔗 **Highlights:** The team will 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:** Negotiate and finalize development agreements. Complete FTA Joint Development program submittals. Commence design, permitting, and financing.

Pipeline

Transferred – Pre Construction

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 housing units 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 Q4 2021. The Seattle Office of Housing committed at least \$10 million to support construction of those homes. The Seattle Office of Housing issued a request for proposals for the first phase of the project in spring 2022 that included both property and funding.

🔗 **Upcoming Activities:** Support the Seattle Office of Housing's evaluation of the first RFP for affordable homeownership projects on the Rainier Valley sites Sound Transit transferred to the City last year.

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 Q4 2021.

🔗 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, the college will make improvements to Site D.

Pipeline

Construction

Madison/Boylston project at First Hill

Location: First Hill, Seattle

Site Area: 0.48 acres

Status: Construction

Development Partners: Bellwether Housing and Plymouth Housing

Program: 360 affordable units, 4,000+ SF retail

🔗 [Project Website](#)



🔗 **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 and the building is anticipated to open in early 2023.

🔗 **Upcoming Activities:** Construction is on-going ahead of opening in 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 units, 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 October 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:** Continued construction activities until completion (expected 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 housing units

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 housing units, 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 space that are sized small enough to be more affordable to small businesses and art galleries.

Pipeline

Mercy Othello Plaza

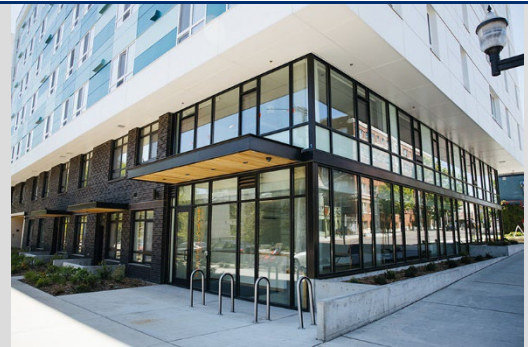
Location: Othello Station, Seattle
Site Area: 0.73 acres
Development Partner: Mercy Housing NW
Architect: Ankrom Moisan Architects
Contractor: Walsh Construction
Program: 108 affordable housing units, 7,450 SF office/retail
Project Cost: ±\$31.1 million
Opened: 2017



- 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 (Capitol Hill Site B-North)

Location: Capitol Hill Station, Seattle
Site Area: 0.37 acres
Development Partner: Community Roots Housing
Architect: Schemata Workshop
Contractor: Walsh Construction
Program: 110 affordable housing units
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

Capitol Hill Station Development (Sites A, B-South, C)

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 housing units, 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 on April 18, 2021. The AIDS Memorial Pathway opened in June 2021, with several community-led art installations located on the new plaza. Certified LEED platinum.

Colina Apartments (Beacon Hill small parcel)

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 housing units (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 (Roosevelt Central Site)

Location: Roosevelt Station, Seattle

Site Area: 1.2 acres

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

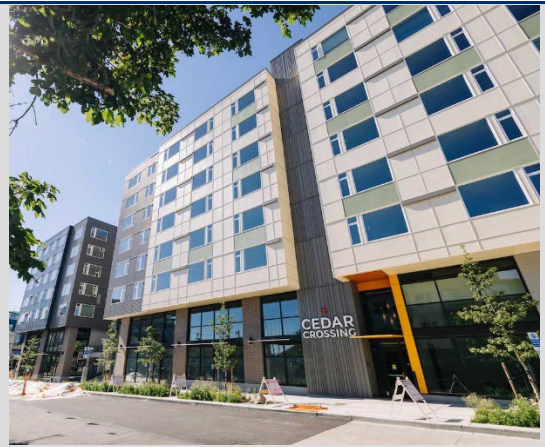
Architect: VIA / Perkins Eastman

Contractor: Walsh Construction

Program: 254 affordable units, 14,000 SF of 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 owned and operated by El Centro de la Raza. 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.
- The Cedar Crossing Grand opening is scheduled for September 2022.