

## TRANSIT-ORIENTED DEVELOPMENT

# Quarterly Status Report



*Rep. Frank Chopp speaks at the grand opening of Cedar Crossing, 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

## Opening Events Celebrate Partnership at Cedar Crossing

Over the course of two events at the tail end of summer, residents, community members, affordable housers, and dignitaries gathered on the plaza of Cedar Crossing to fete the new residents and the building they call home.

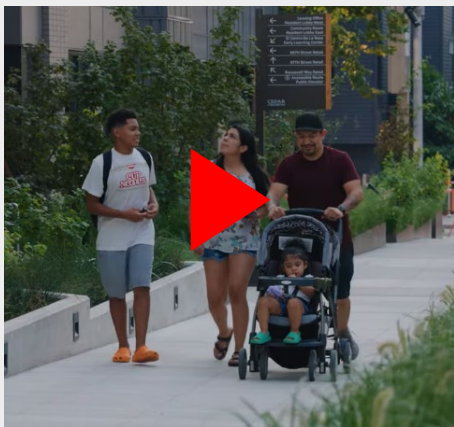
**Cedar Crossing Celebration:** The first was a community event hosted by the Roosevelt Neighborhood Association to welcome their new neighbors. There were performances, food trucks, tables set up with coffee, and face-painting. Inside the new community room were tables filled with resident services information including a delightful collection of carefully selected and culturally responsive children's books.

Just outside the plaza, the beautifully painted FamilyWorks Mobile Food Pantry was lined up with the food trucks where they handed out snacks and pantry items. FamilyWorks will open an office on the ground floor of Cedar Crossing and anticipate bringing the Mobile Food Pantry back for regular visits.



*Snacks on wheels: A FamilyWorks teammember distributes snacks from the mobile food pantry.*

### A Partnership for Good Cedar Crossing Video



*TOD living: Meet new Cedar Crossing residents Angel, Sophia, and their family.*

**Grand Opening Celebration:** The official grand opening was hosted and emceed by Partner CEOs Susan Boyd of Bellwether Housing and Joe Thompson of Mercy Housing Northwest.

Speaker remarks provided a multitude of perspectives at the neighborhood, city, state, and federal levels. Perhaps the most notable remarks described the efforts of the Roosevelt Neighborhood Association. Their desire to learn and engage in the land use and redevelopment process and relentless advocacy not only for locating the station in the middle of the neighborhood, but demanding affordable housing and pedestrian-oriented retail, resulted in a clear vision realized by the Cedar Crossing team.

► [Project webpage](#)



# Highlights

## Developer Selected for Three Rainier Valley Affordable Homeownership Initiative Sites

The City of Seattle Office of Housing announced they are in negotiations with Habitat for Humanity Seattle-King & Kittias Counties (Habitat) for the first three Rainier Valley Affordable Homeownership Initiative (RVAHI) sites.

The sites were offered through a competitive Request for Proposal (RFP) process in July 2022 and included funding to support affordable housing goals. Habitat will build 8-10 three- and four-bedroom affordable homes for families earning up to 80% of the Area Median Income.

In 2021, following years of planning and community engagement in partnership with the Office of Housing, Sound Transit completed the transfer of 10 sites (16 total properties) to the City of Seattle for affordable homeownership. These properties located near Mt. Baker, Columbia City and Othello Stations, were transferred at no cost, representing a contribution of \$9.4 million in land value by Sound Transit. The City committed \$10 million in funding to develop affordable homes available for homeownership.

The Office of Housing is managing the process to select partners to develop and sell the housing. The remaining sites are anticipated to be released in future RFP batches.

### Rainier Valley Affordable Homeownership Initiative (RVAHI)

#### The RVAHI program aims to:

- Create at least 100 for-sale homes, permanently affordable to low- and moderate-income first-time homebuyers;
- Prevent displacement of current Rainier Valley residents who are being priced out of this transit-rich area, and create opportunities for displaced Rainier Valley residents to return to the area;
- Generate homeownership opportunities for Black, Indigenous, and other households of color who have been systematically and disproportionately excluded from homeownership opportunities;
- Build the capacity of community-based organizations to participate in the development and/or long-term stewardship of community assets; and
- Be responsive to community-led processes to determine outcomes for non-residential spaces to be developed alongside affordable housing.

*Courtesy: City of Seattle Office of Housing*



# Highlights

## Back to School with Mercy Housing NW Resident Services

Weekday mornings feel a little more energetic as children with backpacks fill the sidewalks and bus stops around the region. It's back to school!

In buildings developed and co-developed by Mercy Housing Northwest, including Mercy Othello Plaza and Cedar Crossing, the Resident Services Team puts a lot of heart and thought into their multi-pronged Out of School Time educational programming.

Throughout the year, school liaisons work with the staff and teachers at nearby schools to help build relationships and inform programming to support families and students in their academic journey. This could include homework clubs, tutoring, enrichment activities, mentoring and college readiness. At Cedar Crossing, the newest building co-developed by Mercy and Bellwether Housing, more than 30 students signed up for the new after school program.

In advance of the school year, the team hosted back-to-school events where students selected a backpack and filled it with school supplies identified on grade-based lists. A special part of the events included the attendance of teachers and principals to meet and welcome students.

Resident services programs are the kinds of opportunities that can happen with great TOD!



**Ready for class:** Students and their families prepare for school with new backpacks and school supplies. (Images courtesy Mercy Housing Northwest)



# TOD Program Implementation

## UW Overbuild Project at U District Station to Break Ground

The first project in Sound Transit's Joint Development program is scheduled to break ground this fall.

At U District Station, where Sound Transit owns the station and the University of Washington (UW) owns the air rights above it, a 13-story office tower will soon rise above the station.

This is the first major overbuild project in the Sound Transit portfolio. To date, development projects have been constructed adjacent to but not above and directly connected to a station. Careful advance planning in both the design of the station and its head houses and the office tower was required to ensure success, especially at the connection points. Sound Transit and UW also closely coordinated during station construction when elements necessary to support the TOD overbuild were installed. This included items such as a structural TOD beam that spans across the station, designed to carry a portion of the TOD building's load.

Passengers using U District Station will notice construction safety protection around the station and experience detours during construction of the new office building.

The proposed steel and concrete tower wrapped in glass, is designed by Perkins&Will and will be constructed by GLY. It will serve as an important gateway to the University and anchor the U District's burgeoning transit-oriented development.



**U District Gateway:** Rendering of the new UW office tower that will rise above U District Station. (Image courtesy LPC West and Perkins&Will)



- Overlake Village Board Action
- Kent Des Moines Board action





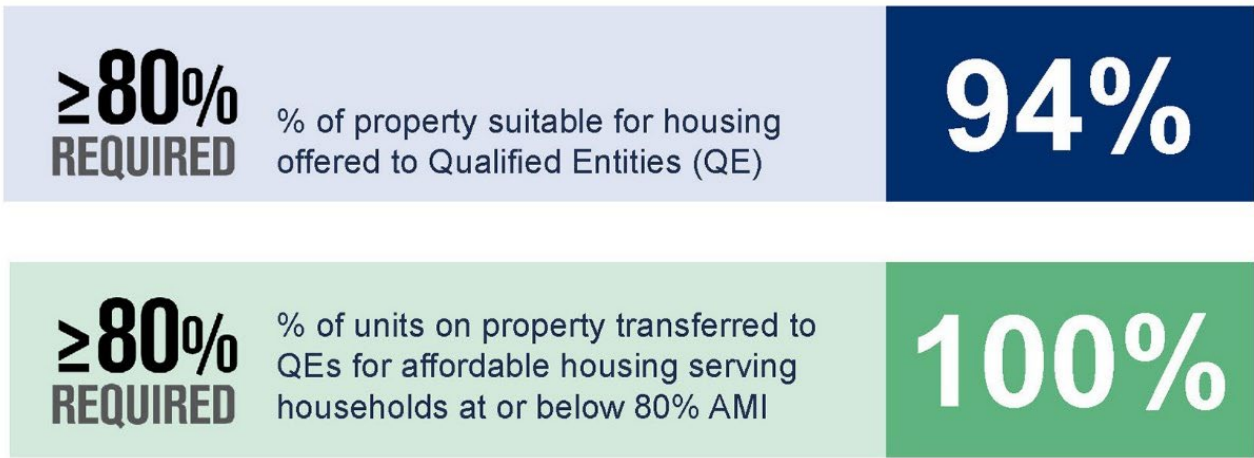
# Transfers of Surplus Property

## Transfers of Surplus Property

No applicable surplus properties were transferred in Q3 2022. Sound Transit typically transfers property to developers once the projects are ready to begin construction.

## Compliance with RCW 81.112.350

RCW 81.112.350 requires Sound Transit to offer at least 80% of its surplus property that 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 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*
<b>Kent Des Moines</b>	2022	2022	2023	2024-2025+
<b>Overlake Village</b>	2022	2022	2023	2024-2025+
<b>Mount Baker East Portal</b>	2022	2023	2023-2024	2025+
<b>U District</b>	2022	2023	2023	2025+
<b>Lynnwood City Center</b>	2023	2023	2024	2025+
<b>Federal Way Transit Center</b>	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

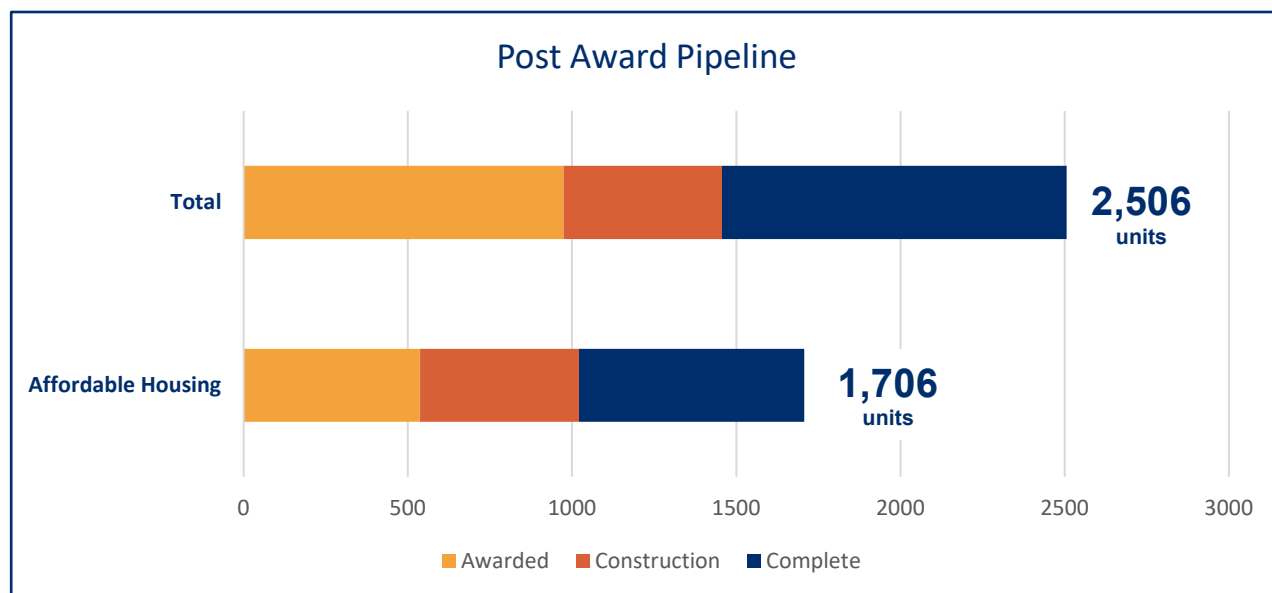
The following sites are not currently in active planning and are anticipated to be future opportunities. Projects listed with an asterisk indicate that the projects are in the transit planning process and preliminary information suggests a TOD project could potentially be available following the construction 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
<b>Roosevelt North &amp; South sites</b>	Roosevelt Station	Seattle
<b>Airport Station Passenger Pick-up/Drop-off zone overbuild</b>	Airport Station	SeaTac
<b>Rainier Beach sites</b>	Rainier Beach Station	Seattle
<b>Northgate TOD</b>	Northgate Station	Seattle
<b>RV003</b>	Mount Baker Station	Seattle
<b>Kent Sounder potential TOD site</b>	Kent Sounder Station	Kent
<b>Marymoor Village TOD Sites</b>	Marymoor Village Station	Redmond



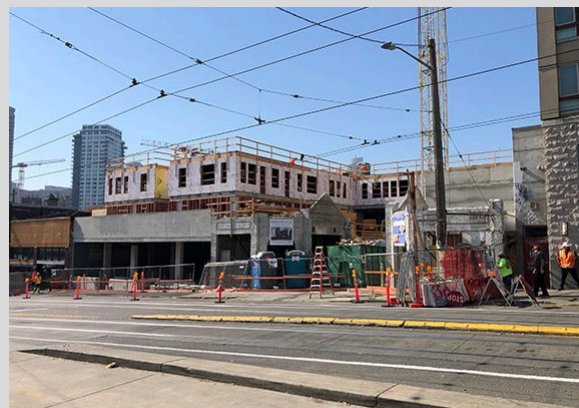
# Pipeline



## Construction Photos



**The Rise/The Blake**, developed by Bellwether Housing and Plymouth Housing is nearly complete. (Photo credit: Northwest Skyview Imagery)



**Pride Place**, developed by Community Roots Housing and GenPride begins construction on woodframe levels. (Photo credit: Northwest Skyview Imagery)



# Pipeline





# Pipeline

## Defining

### Kent Des Moines Station TOD sites

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

**Site Area:** ±4 acres across 2 blocks

**Current use:** Transit construction

**Status:** Preparing for RFP

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

🔗 [Project Webpage](#)



- 🔗 **Highlights:** Sound Transit anticipates two blocks 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 2022; a recording of the forum is available on the project webpage. The Sound Transit Board approved the surplus declaration and offering strategy for the site in 2022.

- 🔗 **Upcoming Activities:** Collaborate with City and funding partners to prepare and release RFP (anticipated Q4 2022). Negotiate and finalize key business terms with the top-ranked firm.

### Overlake Village TOD sites

**Location:** Overlake Village Station, Redmond

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

**Current use:** Vacant

**Status:** Preparing for RFP

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

🔗 [Project Webpage](#)



- 🔗 **Highlights:** Sound Transit conducted community engagement in 2021 and 2022 which identified support for affordable housing, small businesses, and community amenities. Report available on project webpage. Sound Transit, in collaboration with the City and local funders, completed a feasibility study to inform the offering strategy. The Sound Transit Board approved the surplus declaration and offering strategy for the site in 2022.

- 🔗 **Upcoming Activities:** Collaborate with City and funding partners to prepare and release RFP for Qualified Entities to develop affordable housing (anticipated Q4 2022). Negotiate and finalize key business terms with the top-ranked firm.



# Pipeline

## 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 Webpage](#)



- 🔗 **Highlights:** Sound Transit conducted community engagement in 2021, 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 Tiny Home Village, operated by the Low Income Housing Institute (LIHI) to house and support up to 65 people experiencing homelessness.
- 🔗 Sound Transit submitted a petition to the City to vacate the portion of the alley that runs through this site. Staff are working with the City to better understand the conditions, requirements, and public benefits that will be required for approval. The City Council will make a final determination on the vacation (anticipated in 2023).

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

## 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

🔗 [Project Webpage](#)



- 🔗 **Highlights:** Sound Transit completed the first phase of community engagement in 2022. The report, available on the project webpage, shows support for affordable housing, retail and food services, and outdoor space. Phase 2 is expected in 2023. 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:** Conduct second phase of community engagement. Complete piped stream analysis, feasibility analysis and development opportunities report. Develop offering strategy. Seek Board approval of offering strategy. Issue RFP (anticipated in 2023).



# Pipeline

## Mount Baker East Portal

**Location:** Mount Baker Station, Seattle

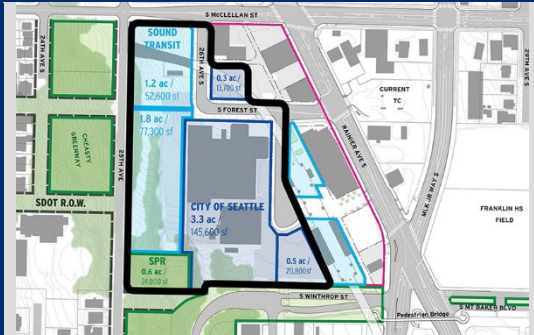
**Site Area:** ±2 acres

**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 both agencies own west of the Mount Baker Station. Joint community engagement was completed in 2021. Engagement summary available on project webpage. Sound Transit plans to solicit additional input from the development community.

🔗 **Upcoming Activities:** Further evaluate steep slope impacts on development viability. Continue coordination with City of Seattle Office of Housing. Solicit additional input from the development community.

## 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 2022, starting with a traffic analysis of potential development outcomes.

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



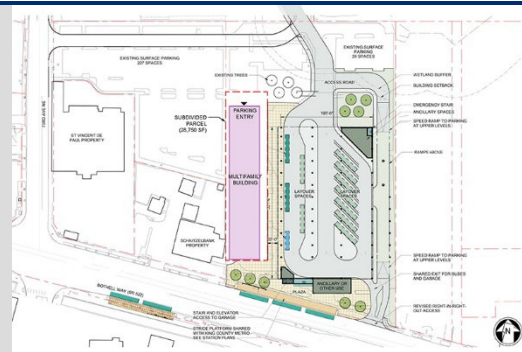
**Location:** East Main Station, Bellevue  
**Site Area:** ±2 acres  
**Current use:** Vacant  
**Status:** Defining TOD site  
**Development Partner(s):** None selected  
**Program:** Single family homes



📌 **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).

**Upcoming activities:** Conduct site appraisal. Finalize development and offering strategy. Seek board approval of offering strategy.

**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 would enable transitioning the project into a King County Metro-led delivery that could support a potential TOD outcome on the property. Sound Transit's realignment decision delays the timing of construction of Stride parking facilities 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 and market feasibility.

## Redmond Technology Station TOD

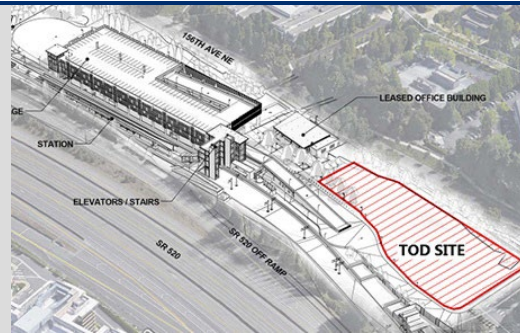
**Location:** Redmond Technology Station, Redmond

**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  
[!\[\]\(666e09182d4cd268646ea700ea60dcdf\_img.jpg\) 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:** Finalize term sheet. Seek Board approval of term sheet.



# 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:** 85+ affordable housing units with ground floor commercial space

🔗 [Project Webpage](#)



🔗 **Highlights:** In 2021 Sound Transit selected Mercy Housing NW to develop a mixed-use affordable housing project on the Angle Lake North site. The Sound Transit Board approved the key business terms of the transaction in 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. The project was awarded a predevelopment grant and low-cost financing from Amazon's Housing Equity Fund.

🔗 **Upcoming Activities:** Finalize 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 200<sup>th</sup> Street, LLC

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

🔗 [Project Webpage](#)



🔗 **Highlights:** In 2021 Sound Transit selected South 200<sup>th</sup> Street LLC to develop the Angle Lake South site for mixed-use housing as part of a larger development occurring on the adjacent property. The Sound Transit Board approved the key business terms of the transaction in 2022, which requires at least 230 housing units, and participation in the city's Multi-Family Tax Exemption program to provide on-site affordable housing units.

🔗 **Upcoming Activities:** Complete conditions precedent to close transaction. Apply to the FTA for disposition of surplus property. Continue to support development partner's design, permitting, and financing, as needed/appropriate.



# Pipeline

## Spring District/120<sup>th</sup> 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:** In 2021, Sound Transit selected BRIDGE Housing, Essex Property Trust, and Touchstone 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 partner'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, the 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 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 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 Habit 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.



# Pipeline

## Construction

### The Rise/The Blake

**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 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:** 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 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 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 spaces that are sized to be more affordable to small businesses and art galleries.



# Pipeline

## Mercy Othello Plaza

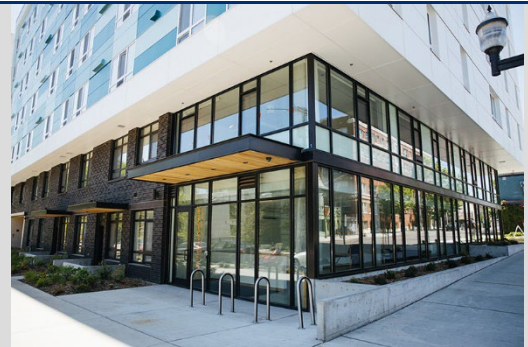
**Location:** Othello Station, Seattle  
**Site Area:** 0.73 acres  
**Development Partner:** Mercy Housing NW  
**Architect:** Ankrom Moisan Architects  
**Contractor:** Walsh Construction  
**Program:** 108 affordable housing units, 7,450 SF office/retail  
**Project Cost:** ±\$31.1 million  
**Opened:**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

**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

## 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 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 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 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

**Location:** Roosevelt Station, Seattle

**Site Area:** 1.2 acres

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

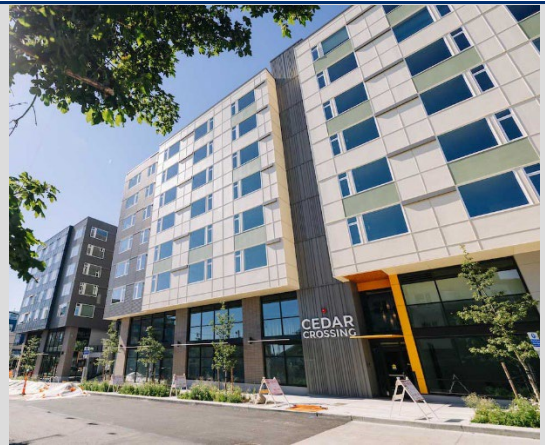
**Architect:** VIA / Perkins Eastman

**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.