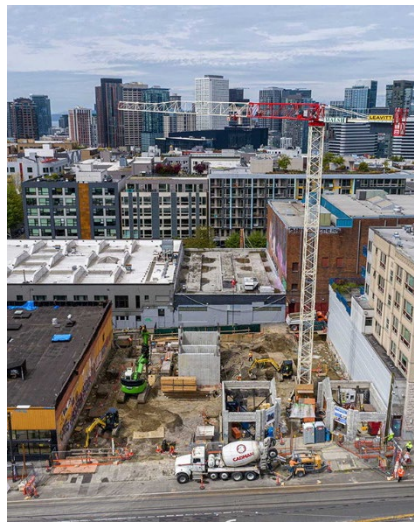


## TRANSIT-ORIENTED DEVELOPMENT

# 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
- TOD program implementation
- Transfers of surplus property
- Looking ahead
- Project pipeline

# Highlights

## 2022 TOD Highlights

Highlights from Sound Transit's TOD efforts in 2022 include the following:

- Cedar Crossing project completed construction at the Roosevelt Station TOD site.
- Washington State Housing Finance Commission committed \$200 million in bond cap to Sound Transit sites over five years.
- Amazon Housing Equity Fund committed flexible grants and low-cost loans to the following projects as part of their \$100 million commitment to accelerate affordable housing outcomes at Sound Transit TOD sites.
  - \$16.7 million to Angle Lake North TOD in SeaTac
  - \$25.8 million to Spring District/120<sup>th</sup> St. TOD in Bellevue
- WA Department of Commerce awards \$3.1 million from the State's Housing Trust Fund to Mercy Housing's Angle Lake North project in SeaTac.
- The first Rainier Valley Affordable Housing Initiative (RVAHI) sites were awarded by the City of Seattle Office of Housing to Habitat for Humanity Seattle-King & Kittias Counties.
- Overlake Village Station TOD offering strategy approved by the Sound Transit Board of Directors and Request for Proposals released to Qualified Entities for affordable housing.
- Kent Des Moines Station TOD offering strategy approved by the Sound Transit Board of Directors and Request for Proposals released to Qualified Entities for mixed-use, mixed-income development, prioritizing affordable housing.
- U District 45<sup>th</sup> & Roosevelt TOD Site offering strategy to develop affordable housing approved by the Sound Transit Board of Directors.
- Construction advanced at The Rise on Madison/Blake House, a project in First Hill developed by Bellwether Housing and Plymouth Housing that includes 360 units, including 112 units for seniors who are formerly homeless.
- Construction progressed at Pride Place, a project in Capitol Hill developed by Community Roots Housing that includes 118 affordable homes targeting LGBTQ+ seniors on property Sound Transit exchanged with Seattle Central College.
- Advanced planning of projects at U District, Mount Baker Station, Federal Way Downtown, Lynnwood City Center, Surrey Downs, and Redmond Technology Station.
- The TOD team executed new Real Estate Marketing and Architecture and Engineering contracts to support its program.

### Development highlights



**2,510**

Homes built or in process



**\$1.4** BILLION

Total public and private investment in projects built or in process



**\$64** MILLION

Total revenue for transit from projects built or in process



# Highlights

## Community Spotlight: Senior City in Federal Way

*This profile is part of a series that highlights the people and programs at completed Sound Transit TOD sites. Sound Transit is not affiliated with featured organizations and programs.*

### Transit-Oriented Lifestyle

Senior City was Sound Transit's first TOD and its first affordable housing project. Located adjacent to the Federal Way Transit Center, access to the amenities of Federal Way are a short walk or bus ride away. Further afield, Sound Transit Express buses provide public transportation access to Auburn, Sumner, Puyallup, to the east and south, and Seattle to the north.

Senior City, developed by the Korean Women's Association (KWA) was completed in 2010. It includes 62 affordable homes, outdoor garden beds, and a vibrant community space. Nearly every day there is something exciting or educational happening at Senior City!



*Caregiver Support: Unpaid caregivers were treated to self-care services at their holiday party.*



### Meals, Continuing Education, Art, and Bingo!

One of the most popular programs is art class, where residents draw and paint individual and collective artworks. One of the collective art pieces, a beautiful sunflower "quilt", prompted one visitor to make a purchase offer! Additional classes include cellphone workshops hosted by a local credit union, line dancing, exercise, and English-as-a-second-language classes. Two days a week, residents look forward to a culturally relevant lunch, several rounds of Bingo, and social connection.

### Caring for the Caregivers

Senior City also uses its community space to host programming for the broader elder and vulnerable communities. Senior City and KWA provide respite care services for unpaid caregivers in Federal Way with funding from the King County Veteran's Seniors and Human Services Levy (VSHSL). The VSHSL funds target caregiver respite for seniors and vulnerable populations.

*A Korean Feast: The KWA holiday party for unpaid caregivers featured Korean dishes including, gimbap, japchae, and a few banchan side dishes.*

# Highlights



***Art in Bloom:** Botanic prints drawn by residents at Senior City as part of the resident services programming.*

Caring for family members with disabilities and advanced age takes a tremendous toll on the mental and physical health of caregivers. The KWA unpaid caregiver program provides respite care for caregivers with thoughtful programming. In December, KWA hosted a holiday party for caregivers with Korean food, nail care, chiropractor services, and massage therapy. The attendees exchanged stories and took time to relax from the challenges of caring for others.

## **Korean Women's Association**

The Korean Women's Association is a multicultural, multilingual Human Services organization in Western Washington. Service areas include social services, community & behavioral health, home care, senior support, affordable housing, and domestic violence assistance.



***Collaborative Art:** Together, Senior City residents created a large format mosaic sunflower "quilt".*

# TOD Program Implementation

## TOD and Joint Development Program Typology

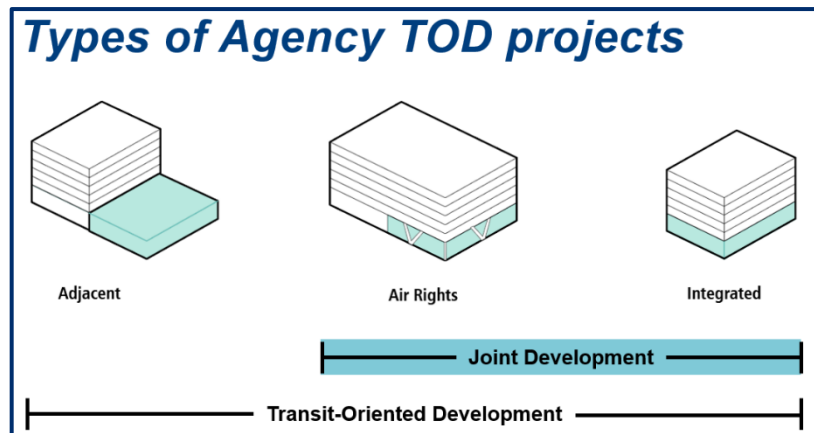
As part of the transit project planning process, Sound Transit evaluates different station configurations and how it could support TOD on adjacent property, or above the station, with the latter known as joint development.

The process involves identifying potential sites, understanding site constraints, exploring TOD massing options and development strategies, and recommending tactics to realize TOD outcomes. This is particularly important for highly constrained sites, such as downtown sites, where it would be challenging to integrate with and/or construct over the station once it is built.

There are three distinct TOD typologies that the Sound Transit team is applying to TOD station sites. Each major transit project is reviewing opportunities for TOD and joint development. Air rights development, and integrated development options are most likely to occur at locations where stations are underground.

### Adjacent Development

Development next to a station site, potentially with direct access into a station. Most Agency TOD projects are adjacent delivery. Examples of adjacent delivery include our very first TOD Project, Senior City in Federal way, which is adjacent to the Federal Way Transit Center, and our newest TOD project, Cedar Crossing adjacent to Roosevelt Station.



*TOD Typologies: Adjacent, air rights, and integrated development.*

### Air Rights Development

Development that occurs in air rights over a station site and is typically structurally independent from the station. Development of projects over Downtown Transit Tunnel Stations such as Westlake Station and University Street Station exemplify this joint development typology. This typology requires advance planning for station entrances, lobbies, vertical circulation, and pedestrian flows and connections for both the station and air rights development.

### Integrated Development

Development over a station site that is structurally dependent on the station box. The Agency's first integrated joint development project is the overbuild at U District Station, UDSB, a 13-story office tower that the University of Washington is developing. This typology is the most complex, requiring careful station design to locate structural connections, station entrances, ventilation components, horizontal integration, and programmatic interface to realize a successful integrated development.



# TOD Program Implementation

## Overlake and Kent Des Moines RFPs Released with Funding from King County and WA Housing Finance Commission

Sound Transit released Requests for Proposals (RFPs) for the Overlake Village Station TOD and the Kent Des Moines Station TOD sites. In accordance with RCW 81.112.350, the sites will first be offered to Qualified Entities to develop affordable housing.

### Overlake Village Station TOD

The Overlake Village Station TOD RFP was released in October 2022 and responses are due January 31, 2023.

King County DCHS has pre-committed \$5 million in TOD Bond funds, and the Washington State Housing Finance Commission has pre-committed bond allocation funding to the Overlake Village site as part its \$200 million partnership with Sound Transit. Additionally, the selected development team will be eligible to apply for funding from A Regional Coalition for Housing (ARCH), Amazon's Housing Equity Fund, and Microsoft's Affordable Housing Initiative.

### Kent Des Moines Station TOD

The Kent Des Moines Station TOD RFP was released in December 2022 and responses will be due in two phases with responses for the north site due March 30, 2023, and responses for the south site due July 27, 2023.

King County DCHS has pre-committed \$5 million of TOD Bond funds for each site (total \$10 million), and the Washington State Housing Finance Commission has pre-committed bond allocation funding to the Kent Des Moines site as part its \$200 million partnership with Sound Transit. Additionally, the selected development team(s) will be eligible to apply for funding from South King County Housing and Homelessness Partners (SKHHP), Amazon's Housing Equity Fund, and the City of Kent Multifamily Tax Exemption (MFTE) program.

### RFP Information

All solicitations are subject to change. For the latest information on these solicitations, and to access the RFP documents, please register at Sound Transit's Biddingo procurement portal

 [Sound Transit Biddingo Procurement Portal](#)

# TOD Program Implementation

## ST Board Approves Offering Strategy for U District Site

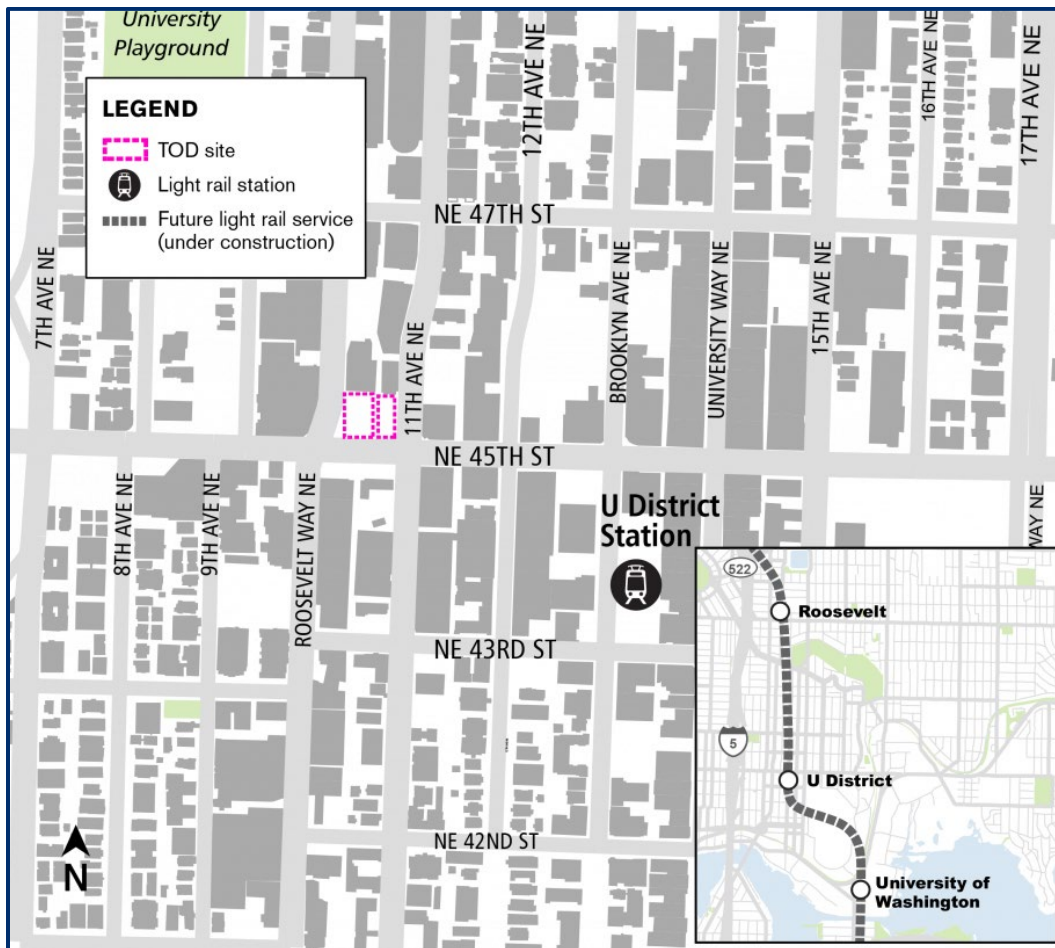
On November 17th the Sound Transit Board of Directors approved the offering strategy for a surplus site in Seattle's University District at NE 45<sup>th</sup> St. and Roosevelt Way NE.

The board actions authorize staff to offer the TOD site first to Qualified Entities (as defined by RCW 81.112.350) for development of affordable housing. The actions also authorize staff to offer the TOD Site at a discounted land value, including at no cost, to facilitate affordable housing outcomes.

A Requests for Proposals (RFPs) for the site is anticipated to be released late 2023.

➤ [U District 45<sup>th</sup> and Roosevelt Board Action](#)

➤ [U District TOD Webpage](#)



# TOD Program Implementation

## Angle Lake North in SeaTac Earns Housing Trust Fund Award

In a highly competitive round that included sixty projects, Angle Lake North, located in SeaTac, is one of 18 projects that earned a fully funded Housing Trust Fund Award. The \$3.1 million award is critical to the project's ability to begin construction in 2023. The Housing Trust Fund administers a competitive process to allocate the State's investments in coordination with other public funders.

The Project, developed by Mercy Housing Northwest, will feature +/-130 units, including units for families with children and people with intellectual and/or developmental disabilities.

The project also received a \$16.7 million funding commitment of low-cost loans and grant funds from Amazon's Housing Equity Fund and is eligible to access multifamily housing bonds as part of Sound Transit's \$200 million partnership with the Washington State Housing Finance Commission.

 [Angle Lake North TOD Webpage](#)

## Model Code Partnership to Support Comp Plan Updates

In November the Everett Link Extension (EVLE) team conducted an online workshop with the jurisdictions that will host future light rail stations to discuss potential applicable light rail policies and regulations to support Light Rail Transit permitting, TOD zoning, multimodal infrastructure, public spaces, affordable housing and equity. This will support the development of a standard package of model policies and regulations for local consideration during Comprehensive Plan updates through 2024.

In December the EVLE Team presented the Model Code Partnership and the Everett Link Extension as part of the Passport to 2044 Comprehensive Plan Workshop Series hosted by the Puget Sound Regional Council, the Washington State Department of Commerce, and the Municipal Research and Services Center.



# Transfers of Surplus Property

## Transfers of Surplus Property

No applicable surplus properties were transferred in Q4 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:

**≥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*
<b>Kent Des Moines</b>	Completed	<a href="#">Open</a>	2023	2024-2025+
<b>Overlake Village</b>	Completed	<a href="#">Open</a>	2023	2024-2025+
<b>U District 45<sup>th</sup> &amp; Roosevelt</b>	Completed	2023	2024	2025+
<b>Lynnwood City Center</b>	2023	2023	2024	2025+
<b>Mount Baker East Portal</b>	2023	TBD	TBD	TBD
<b>Federal Way Downtown</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.

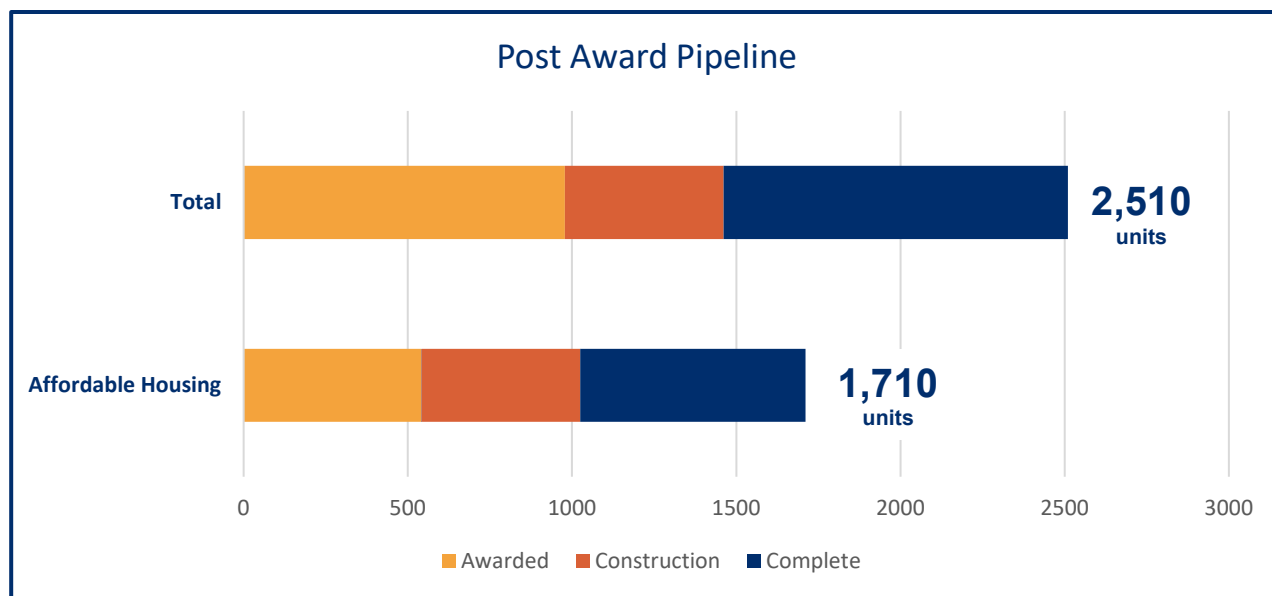
## Future and Potential TOD Opportunities

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

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

Site	Station	City
<b>Airport Station Passenger Pick-up/Drop-off zone overbuild</b>	Airport Station	SeaTac
<b>Kenmore Park and Ride</b>	Kenmore Stride Station	Kenmore
<b>Kent Sounder potential TOD</b>	Kent Sounder Station	Kent
<b>Marymoor Village TOD</b>	Marymoor Village Station	Redmond
<b>Northgate TOD</b>	Northgate Station	Seattle
<b>Rainier Beach</b>	Rainier Beach Station	Seattle
<b>Roosevelt North &amp; South</b>	Roosevelt Station	Seattle
<b>RV003</b>	Mount Baker Station	Seattle
<b>Surrey Downs</b>	East Main Station	Bellevue

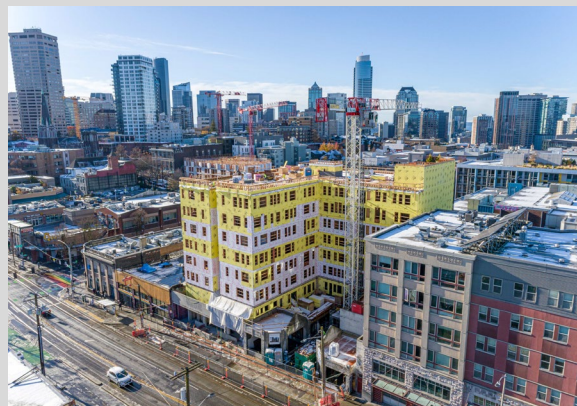
# Pipeline



## Construction Photos



***The Rise on Madison/ Blake House**, developed by Bellwether Housing and Plymouth Housing is nearly complete inside and out. (Photo credit: Bellwether Housing)*








***Pride Place**, developed by Community Roots Housing and GenPride is topped out. (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

### 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.
- Sound Transit, in coordination with the City of Kent, completed a development feasibility study, community engagement, and a developer and community-based organization forum in 2022. Following this, the Sound Transit Board approved the surplus declaration and offering strategy for the site in 2022.
- Sound Transit released an RFP for each block in December 2022.
- **Upcoming Activities:** Review RFP responses and select top-ranked development team for each block. Negotiate and finalize key business terms with each top-ranked team, respectively.

### Overlake Village TOD sites

**Location:** Overlake Village Station, Redmond

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

**Current use:** Vacant

**Status:** Partnering

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

- [Project Webpage](#)



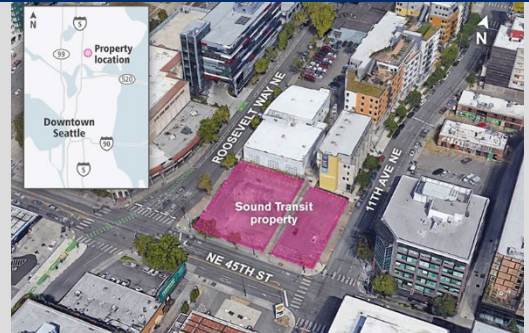
- **Highlights:** Sound Transit conducted a feasibility study and community engagement in 2021 and 2022 which identified support for affordable housing, small businesses, and community amenities. Report available on project webpage. The Sound Transit Board approved the surplus declaration and offering strategy for the site in 2022. A developer forum was held in October 2022, and the RFP was published in November 2022.
- **Upcoming Activities:** Review RFP responses and select top-ranked team. Negotiate and finalize key business terms. Complete binding site plan to create two TOD parcels.

# Pipeline

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

**Location:** U District Station, Seattle  
**Site Area:** ±0.4 acres  
**Current use:** Interim tiny home village  
**Status:** Preparing for RFP  
**Development Partner(s):** None selected

- [Project Webpage](#)



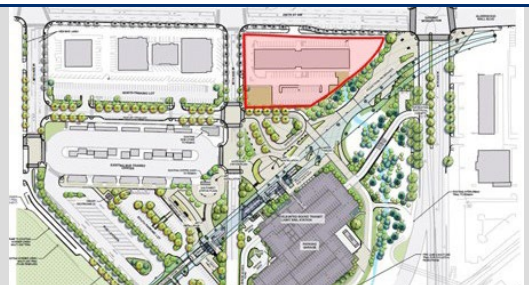
- **Highlights:** Sound Transit conducted community engagement in 2021, which identified strong support for affordable housing. Report available on the project webpage.
- Sound Transit leased the property at no cost to the City of Seattle for temporary use as Rosie's Tiny Home Village, operated by the Low Income Housing Institute (LIHI) to house and support up to 65 people experiencing homelessness.
- Sound Transit is collaborating with the City to better understand the conditions, requirements, and public benefits required to vacate the alley where it bisects the site. The City Council will make a final determination on the vacation (anticipated in 2023).
- The Sound Transit Board approved the surplus declaration and offering strategy in 2022.

- **Upcoming Activities:** Finalize alley vacation strategy. Collaborate with City and funding partners to prepare and release RFP for Qualified Entities to develop affordable housing (anticipated Q3/Q4 2023).

## Lynnwood City Center TOD sites

**Location:** Lynnwood City Center, Lynnwood  
**Site Area:** ±1.5 acres  
**Current use:** Temporary parking  
**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. A development feasibility study was completed and will inform site goals.

- **Upcoming Activities:** Conduct second phase of community engagement. Develop and seek Board approval of offering strategy. Issue RFP (anticipated in 2023).



# Pipeline

## Mount Baker East Portal

**Location:** Mount Baker Station, Seattle

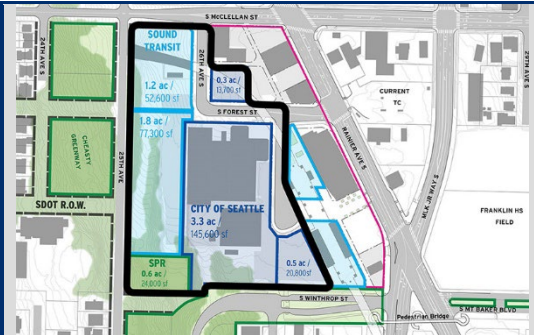
**Site Area:** ±2 acres

**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 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 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). A site survey and conceptual lot boundary adjustment was completed in Q4 2022.
- **Upcoming activities:** Conduct appraisal. Determine engagement, development and 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 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

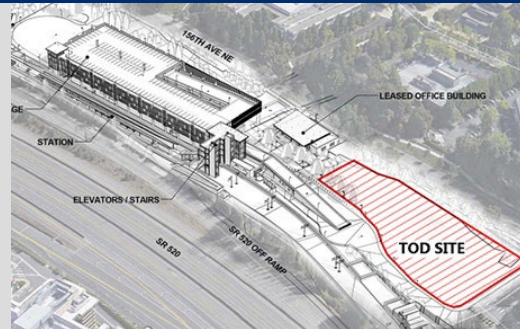
**Location:** Redmond Technology Station, Redmond

**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:** 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, and WA State Housing Trust Fund award. FTA Joint Development application submitted.
- **Upcoming Activities:** Finalize development agreements. Support development partner's design, permitting, and financing, as needed/appropriate. 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 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. 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/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 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 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 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. The next RFP for sites is anticipated to be released in Q1 2023.

# 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 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

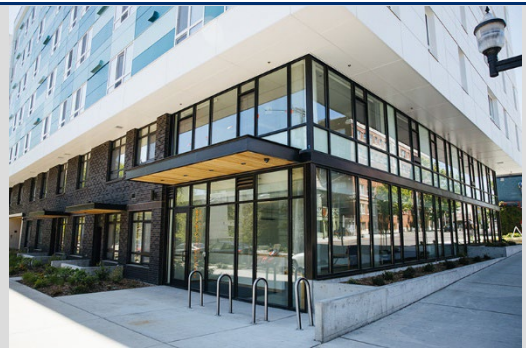
**Architect:** Schemata Workshop

**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

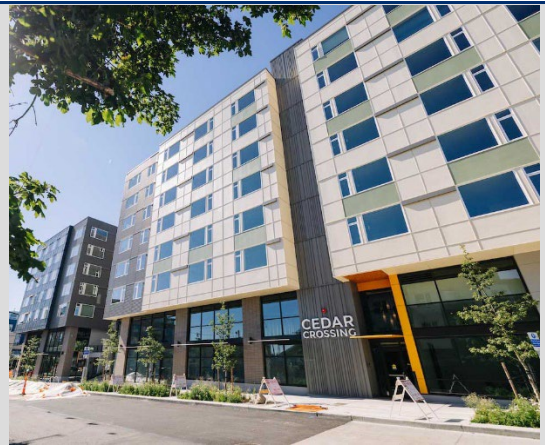
**Architect:** VIA / Perkins Eastman

**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 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.