

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

The Rise on Madison/Blake House takes transit-oriented affordable housing to new heights

On a sunny day in May, affordable housing supporters from across the region took the streetcar, bus, and light rail to the newest and tallest affordable housing project in Seattle, made possible, in part, by a no cost land transfer from Sound Transit.



The Rise on Madison/Blake House: A high-rise TOD affordable housing building in Seattle's First Hill.

The speaking lineup included Plymouth Housing CEO, Karen Lee; Bellwether Housing CEO, Susan Boyd; Representative Frank Chopp; and Sound Transit Board Chair, King County Executive, Dow Constantine. Each shared a message of the power of partnership to achieve such an ambitious project. The 17-story tower contains two distinct residential developments and more than 5,000 square feet of retail.

Highlights

The Rise on Madison

Developed by Bellwether Housing, the Rise on Madison is a 253-unit family and workforce housing development that will serve individuals and families with incomes between 50% and 60% AMI.

Blake House

Named in honor of Blake Nordstrom, a steadfast housing and homelessness advocate, was developed by Plymouth Housing and has 112 studio homes for seniors and veterans who have experienced chronic homelessness. Plymouth will offer onsite healthcare through a partnership with Swedish Health Services.

The building was designed by Weber Thompson Architecture with Passive House elements including triple pane windows and heart-recovery ventilators. Turner Construction was the contractor, with civil and structural engineering by KPFF and mechanical engineering by Rushing.



It's official: Sound Transit Board Chair and King County Executive Dow Constantine cuts a ribbon to commemorate the opening of The Rise on Madison/Blake House. Joining him is Sound Transit CEO Julie Timm; Representative Frank Chopp; Plymouth Housing CEO Karen Lee; and Bellwether Housing CEO, Susan Boyd.

[!\[\]\(6059a5aa8b4ca7bb793408023d6c6e42_img.jpg\) Link to project webpage](#)

Highlights

U District Station Building joint development breaks ground

In May, Sound Transit's first joint development project held a groundbreaking ceremony for the U District Station Building (UDSB), an eleven-story office tower that is being constructed over Sound Transit's U District Station.



UDSB Breaks Ground: Leaders from the project team make a splash at the UDSB groundbreaking. Image courtesy GLY Construction, photo credit: @ANAM.MEDIA.

The University of Washington owns the air rights above the station and selected Lincoln Property Company as their developer. Construction on the project started in February of this year. Since then, the contractor has completed the shoring and excavation. In early June the contractor assembled the tower crane. The concrete foundation work remains ongoing. Upcoming activities include the installation of underground utilities and the assembly of the manlift which will occur later this summer.

The safety of transit passengers and facilities is paramount as this 13-story office tower is constructed above and adjacent to the station. Sound Transit closely coordinates the construction activities that could impact the station. Staff worked with the contractor to close one of the two station entrances while overhead pedestrian protection was being installed. And prior to the tower crane assembly, Sound Transit and the contractor collaborated to ensure that the station entrances would remain open during street closures.

[!\[\]\(17413706fd4997a1a4bdf85c6864eee1_img.jpg\) Link to External Project Webpage](#)

TOD Program Implementation

Kent Des Moines TOD North and South Updates

In summer of 2023, Sound Transit's Board of Directors authorized staff to offer 4 acres near the future Kent Des Moines Station for development as mixed-use, mixed-income TOD that would prioritize and maximize affordable housing. In late 2022, Sound Transit, with pre-committed dollars from King County and the Washington State Housing Finance Commission and in coordination with the City of Kent, released two Request for Proposals (RFP) – one for the North block and one for the South block - seeking development teams for that TOD.



Kent Des Moines Construction Art: Murals created by artist Žanetka Gawronski and students from Highline College for the Kent Des Moines Station and future TOD construction site.

Kent Des Moines North: Notice of Intent to Award

In June, Sound Transit issued a Notice of Intent to Award to Mercy Housing Northwest in partnership with Open Doors for Multicultural Families, a Kent-based nonprofit organization which provides services and programming for families of persons with intellectual and developmental disabilities.

The proposed project consists of 199 units of affordable housing targeting households earning 30% to 80% of Area Median Income. More than half of the units are sized for families with two- and three-bedroom units. The proposal includes storefront space for a community-serving childcare, non-profit office space, and a multicultural community center with a potential small business incubator and cafe.

As staff negotiate a term sheet for the Kent Des Moines North project, the Agency will work with the development team and the City of Kent on the evolution of the initial project concept. Next, the Agency plans to seek Board approval of key business terms, anticipated in late 2023.

Kent Des Moines South: RFP Amended and Deadline Extended

The Federal Way Link Extension Development Agreement includes a commitment that Sound Transit will partner with the City of Kent on the redevelopment of the North and South blocks at the Kent Des Moines Station to pursue a “mixed-income walkable urban center” on Sound Transit’s TOD property near the station.

Given that the Kent Des Moines North proposal included affordable but not market-rate housing, the Request for Proposals on Kent Des Moines South has been extended and amended to require market-rate units. Seeking proposals that include market-rate housing will help Sound Transit and the City pursue a development vision for the two sites consistent with the Development Agreement. RFP responses are due October 12, 2023. The Agency will consider how proposals for Kent Des Moines South complete the broader station redevelopment goals and its commitments in the Development Agreement.

[Link to Webpage](#)

TOD Program Implementation

TOD team shares, learns from regional and national peers

The Sound Transit TOD team hosted several regional and national organizations interested in transit and TOD over the past few months. These exchange events provide an opportunity for the team to share and learn about challenges, success, and lessons learned.

Portland TriMet and Metro

The TOD team hosted two public agencies from Portland: TriMet, the City's transit system, and Metro, a three-county regional governance body for a peer exchange.



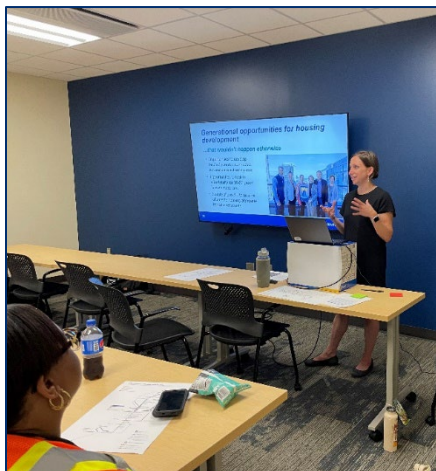
The exchange started with an overview of the Agency and its TOD program. The group then traveled by streetcar for a mobile TOD tour through Capitol Hill with stops at Capitol Hill TOD and Pride Place. The group then traveled across Lake Washington for a tour of OMF East and its adjacent TOD site.

TriMet has significant TOD experience, and has an upcoming 224-unit affordable housing project at their Hollywood Transit Center. Additionally, TriMet is participating in the Interstate Bridge Replacement project that includes three new light rail stations – two in Vancouver, WA – that may include TOD opportunities.

Texas Lyceum

Texas Lyceum, a nonpartisan Texas civic organization visited Seattle to learn from the region on issues associated with hypergrowth. Two of the sessions focused on housing and infrastructure where speakers from Bellwether Housing and Sound Transit's TOD team respectively shared insights from their programs.

National Eno Center for Transportation



In late June, Sound Transit hosted the 2023 Eno/MAX cohort from the Eno Center for Transportation for a week of immersive learning. The MAX program, which stands for Multi-Agency Exchange, is a peer learning program among front-line and mid-level transit managers to learn and share best practices in their work and collaborate on business projects. This year's cohort includes Sound Transit, LA Metro (Los Angeles), MARTA (Atlanta), and CATS (Charlotte).

During a site-visit to Sound transit's Operations and Maintenance Facility East in Bellevue (OMFE) the TOD team shared information about the program including its guiding policy, robust pipeline, resource alignment partnerships, and its emerging Joint Development program. The session concluded with a profile of the adjacent 7-acre TOD site.

Transfers of Surplus Property

Transfers of Surplus Property

No applicable surplus properties were transferred in Q2 2023. 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*
Kent Des Moines South	Completed	Open	2023	2024-2025+
Lynnwood City Center	Completed	Open	2024	2024-2025+
U District 45th & Roosevelt	Completed	2023	2024	2025+
Mount Baker East Portal	2023	TBD	TBD	TBD
Federal Way Downtown	2023-2024	TBD	TBD	TBD

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

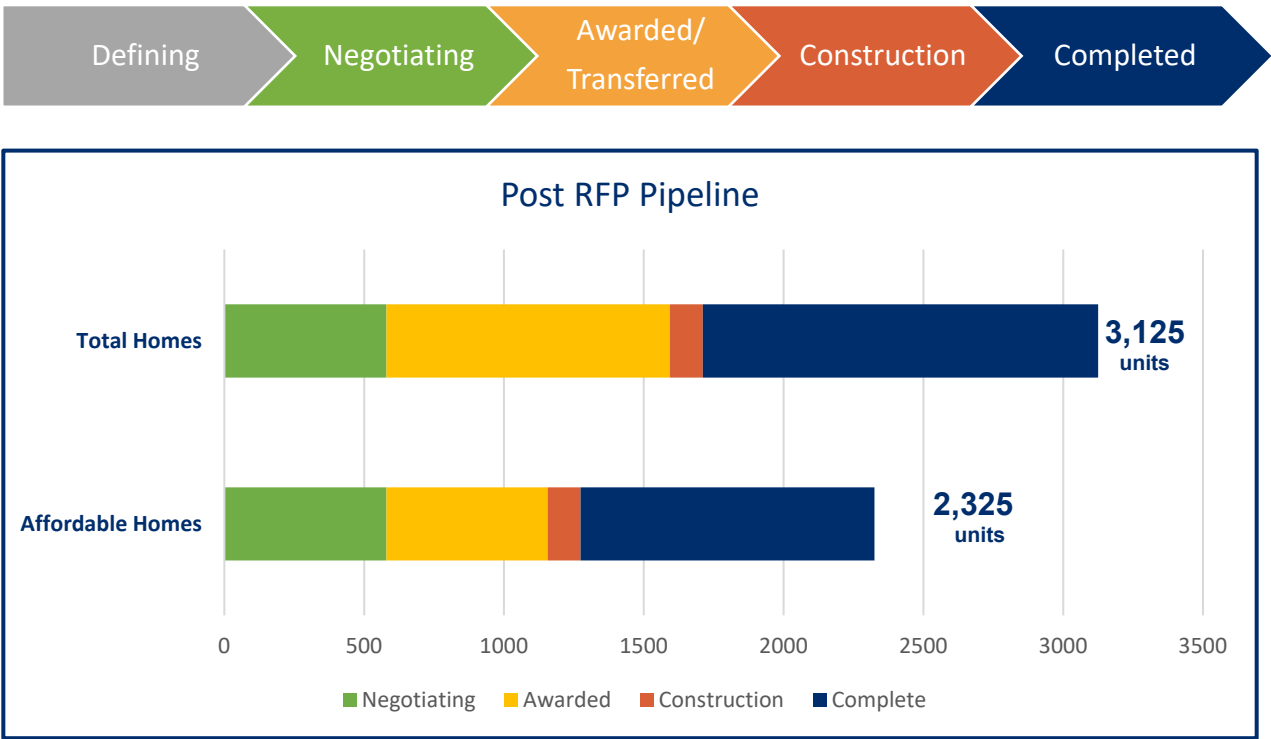
Future and Potential TOD Opportunities

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

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

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

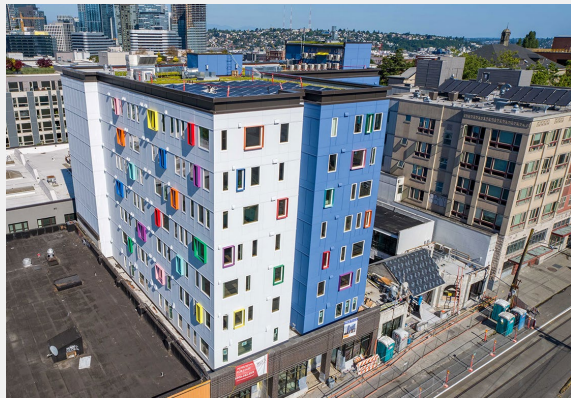
Pipeline



Construction Photos



U District Station Building, developed by LPC West for the University of Washington. (Photo credit: Tim Rice Photography)








Pride Place, developed by Community Roots Housing shows its LGBTQ+ pride with colorful windows. (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



Pipeline

Defining

Kent Des Moines Station South

Location: Kent Des Moines Station, Kent

Site Area: ±2 acres

Current use: Transit construction

Status: Partnering/RFP

Development Partner(s): None selected

- [Project Webpage](#)



- **Highlights:** A two-acre block adjacent to the future Kent Des Moines Station will be available for redevelopment as TOD following construction of the station.
- In 2022, the Sound Transit Board approved the surplus declaration and authorized staff to offer the site for mixed-use, mixed-income projects, with a priority for affordable housing.
- Sound Transit released an RFP for the south block in December 2022. An amendment and extension to the RFP has been issued and the submission period will now close on October 12, 2023.

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

Lynnwood City Center TOD sites

Location: Lynnwood City Center, Lynnwood

Site Area: ±1.5 acres

Current use: Temporary parking

Status: Partnering/RFP

Development Partner(s): None selected

- [Project Webpage](#)



- **Highlights:** Sound Transit conducted community engagement in 2022. The report, available on the project webpage, shows support for affordable housing, retail and food services, and outdoor space.
- In 2023, the Sound Transit Board approved the surplus declaration and authorized staff to offer the site to Qualified Entities for affordable housing development.
- Sound Transit will release an RFP in July 2023. The RFP closes in September 2023.

- **Upcoming Activities:** Issue RFP. Review RFP responses and notify top-ranked development team. Negotiate and finalize key business terms for board approval.

Pipeline

U District 45th & Roosevelt TOD site

Location: U District Station, Seattle

Site Area: ±0.4 acres

Current use: Interim tiny home village

Status: Preparing for RFP

Development Partner(s): None selected

- [Project Webpage](#)



- **Highlights:** In 2021 Sound Transit conducted stakeholder engagement, which identified strong support for affordable housing. Report available on the project webpage.
- Sound Transit leased the property at no cost to the City of Seattle for temporary use as Rosie's Village to house and support up to 65 people experiencing homelessness.
- In 2022 the Sound Transit Board approved the surplus declaration and authorized staff to offer the site to Qualified Entities for affordable housing development.
- Sound Transit is collaborating with the City to understand the conditions, requirements, and public benefits required to vacate an alley bisecting the site. The City Council will make a final determination on the vacation (anticipated in 2023).

- **Upcoming Activities:** Finalize alley vacation strategy. Collaborate with City and funding partners to prepare and release RFP.

Mount Baker East Portal

Location: Mount Baker Station, Seattle

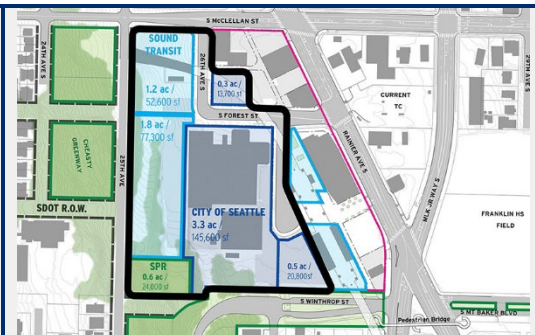
Site Area: ±2 acres

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.

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 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.
- **Upcoming Activities:** Commence market feasibility study. Begin stakeholder engagement in 2023.

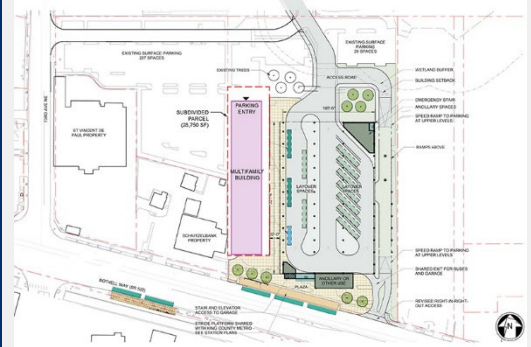
Surrey Downs single family homes

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



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

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



- Location:** Marymoor Village Station, Redmond
Site Area: ±2.6 acres
Current use: Transit construction
Status: Defining TOD sites
Development Partner(s): None selected



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Pipeline

Redmond Technology Station TOD

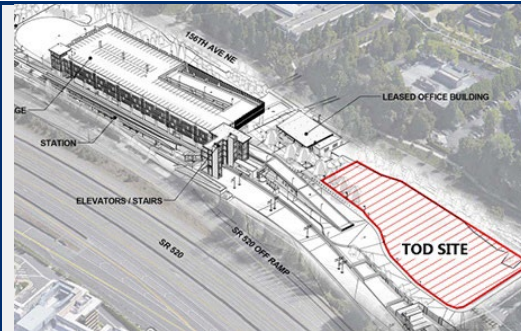
Location: Redmond Technology Station, Redmond

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

- [Project Webpage](#)



- **Highlights:** Community members identified a youth-related affordable housing and community service need for two sites near the Columbia City Link light rail station. 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 for Phase I of the project. Seek Board approval of term sheet.

Pipeline

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

Negotiating

Kent Des Moines Station North

Location: Kent Des Moines Station, Kent

Site Area: ±2 acres

Current use: Transit construction

Status: Partnering: Notice of Intent to Award

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

Program: To be finalized

- [Project Webpage](#)



- **Highlights:** In 2023, Sound Transit issued a Notice of Intent to Award to Mercy Housing in partnership with Open Doors for Multicultural Families. The proposed concept includes 199 affordable homes serving households at 30–80% AMI, storefront space for community-serving childcare, nonprofit space, and a multicultural community center with a potential small business incubator and café. King County pre-committed \$5 million to the project, and it is eligible for Bond Cap from the WA Housing Finance Commission and funding from Amazon through their partnerships with Sound Transit.

- **Upcoming Activities:** Finalize development program and negotiate key business terms for board approval.

Overlake Village TOD sites

Location: Overlake Village Station, Redmond

Site Area: ±2 acres across 2 blocks

Current use: Vacant

Status: Partnering: Notice of Intent to Award

Development Partner(s): Bellwether Housing

Program: To be finalized

- [Project Webpage](#)



- **Highlights:** In 2023, Sound Transit issued a Notice of Intent to Award to Bellwether Housing. The proposed concept is a 6-story mixed-use project with 333 units of affordable housing, active ground floor uses including retail and space for a community hub, and open space. King County pre-committed \$5 million to the project, and it is eligible for Bond Cap from the WA Housing Finance Commission and funding from Amazon and Microsoft through their partnerships with Sound Transit.

- **Upcoming Activities:** Negotiate and finalize key business terms for board approval.

Pipeline

Awarded/Transferred

Angle Lake North Site

Location: Angle Lake Station, SeaTac

Site Area: ±0.77 acres

Status: Negotiations

Development Partners: Mercy Housing NW

Program: 130 affordable homes with ground floor commercial space

- [Project Webpage](#)



- **Highlights:** In 2021 Sound Transit selected Mercy Housing NW to develop a mixed-use affordable housing project. The Board approved key business terms in 2022, requiring at least 85 affordable housing units at or below 80% of area median income (AMI) with an average income served at or below 60% of AMI.
- The project was awarded a predevelopment grant and low-cost financing from Amazon, King County funding, a WA Housing Trust Fund award, and bond cap through Sound Transit's partnership with the WA Housing Finance Commission. City of SeaTac and Mercy Housing NW entered into a development agreement to develop 130 affordable units, reduce parking, and make pedestrian improvements.

- **Upcoming Activities:** Finalize development agreements. Support development partner's design, permitting, and financing, as needed/appropriate. Construction anticipated in 2023.

Angle Lake South Site

Location: Angle Lake Station, SeaTac

Site Area: ±0.63 acres

Status: Negotiations

Development Partners: South 200th Street, LLC

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

- [Project Webpage](#)



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

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

Pipeline

Rainier Valley Affordable Homeownership

Location: Rainier Valley, Seattle

Site Area: ±1.65 acres across 10 sites

Status: Transferred to City of Seattle

Development Partner: Seattle Office of Housing

Program: 100-150 affordable homes available for purchase

- [Project Webpage](#)



- **Highlights:** Sound Transit transferred 10 sites to the City of Seattle at no cost to create affordable homeownership opportunities in 2021. The Seattle Office of Housing committed at least \$10 million to support construction of those homes.
- The Office of Housing issued a competitive RFP for the first phase of the project in 2022 that included both property and funding for 8–10 homes on three sites. The sites were awarded to Habitat for Humanity Seattle-King & Kittias Counties and are anticipated to begin construction in 2023.
- **Upcoming Activities:** Support future Seattle Office of Housing RFPs for the remaining Rainier Valley Affordable Homeownership Initiative sites. An RFP for four sites was released in March 2023. An RFP for the remaining four sites will be released in 2024.

Pipeline

Construction

Pride Place (Site D/Atlas Site property exchange)

Location: Capitol Hill Station, Seattle

Site Area: 0.33 acres

Status: Construction

Development Partner: Community Roots Housing

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

- [Project Webpage](#)



- **Highlights:** In 2018, Sound Transit entered a four-party property exchange with Seattle Central College (SCC), the State Board for Community and Technical Colleges (SBCTC), and Community Roots Housing (CRH) to exchange the college's "Atlas Site" with Sound Transit's "Site D" to develop equitable transit-oriented development in the Capitol Hill Station area. Final property closing occurred in 2021.
- The Atlas Site will be developed by CRH as Pride Place, a LGBTQ-affirming senior housing and resource center that will serve seniors earning 30%-60% of the area median income and include on-site resources through a partnership with GenPride.
- **Upcoming Activities:** Construction is on-going ahead of opening (anticipated in 2023).

Pipeline

Completed

Senior City

Location: Federal Way Transit Center, Federal Way

Site Area: 0.71 acres

Development Partners: Korean Women's Association and Common Ground

Architect: Environmental Works

Contractor: Marpac Construction

Program: 62 affordable homes

Project Cost: ±\$17.3 million

Opened: 2010



The Senior City project includes 62 affordable homes serving seniors at 50% of area median income.

Senior City received the King County Green Globe Award in 2011 and was a finalist for Affordable Housing Finance Magazine's Reader's Choice senior housing project of the year.

Mount Baker Lofts

Location: Mount Baker Station, Seattle

Site Area: 0.53 acres

Development Partner: Artspace USA

Architect: SMR Architects

Contractor: Marpac Construction

Program: 57 affordable homes, 10,000 sf retail

Project Cost: ±\$18 million

Opened: 2014



Mount Baker Lofts includes 57 live/work units for artists and their families and ground level retail spaces that are sized to be more affordable to small businesses and art galleries.

Pipeline

Mercy Othello Plaza

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

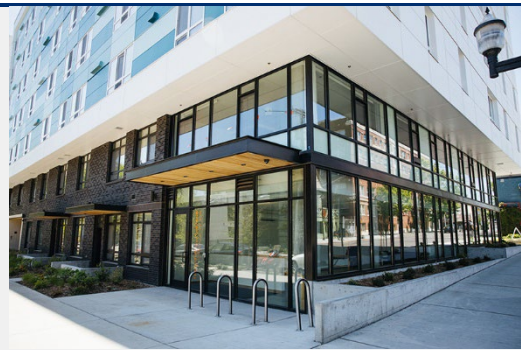


The project includes 108 affordable homes with over 60% of the units serving larger households with two- and three-bedrooms. The units serve those earning 30-60% of area median income and was the first project in Washington State to use both 4% and 9% Low-Income Housing Tax Credit programs.

Mercy Othello Plaza won a 2018 Golden Nugget Merit Award for Best Affordable Housing Community, a 2018 VISION 2040 Award from Puget Sound Regional Council, and was a finalist in Affordable Housing Finance Magazine's 2018 Readers' Choice Awards in the Family category.

Station House

Location: Capitol Hill Station, Seattle
Site Area: 0.37 acres
Development Partner: Community Roots Housing
Architect: Schemata Workshop
Contractor: Walsh Construction
Program: 110 affordable homes
Project Cost: ±\$36 million
Opened: 2020



Station House, the first completed building as part of the Capitol Hill Station development, includes 110 affordable homes, serving households earning 30-60% of area median income. The building includes the Cathy Hillenbrand Community Room.

2020 PCBC Golden Nugget Merit Award for Best Affordable Housing Community, 60 du/acre or more. Certified LEED Platinum.

Pipeline

Connection on Broadway

Location: Capitol Hill Station, Seattle
Site Area: ±2 acres
Development Partners: Edlen & Co
Architect: HEWITT Architects, Schemata Workshop
Contractor: Lease Crutcher Lewis
Program: 318 mixed-income homes, 30,000 sf retail
Project Cost: ±\$175 million
Opened: 2021



Capitol Hill Station Development includes four buildings adjacent the Capitol Hill Station: Ander North, Ander South, Park, and Station House (described above). The overall project includes 428 housing units, with Edlen & Co developing 318 of those units in three buildings and Community Roots Housing developing 110 long-term affordable housing units in the Station House building. Overall, 42% of the housing units across the four buildings are affordable units.

The Capitol Hill Farmer's Market began using the new plaza in 2021. The AIDS Memorial Pathway opened in 2021, with several community-led art installations located on the new plaza. Certified LEED platinum.

Colina Apartments

Location: Beacon Hill Station, Seattle
Site Area: 0.05 acres (ST property)
Development Partner(s): Pacific Housing NW
Architect: Bumgardner Architects
Contractor: Walsh Construction
Program: 139 homes (20% affordable), 6,500 sf ground level retail
Opened: 2021



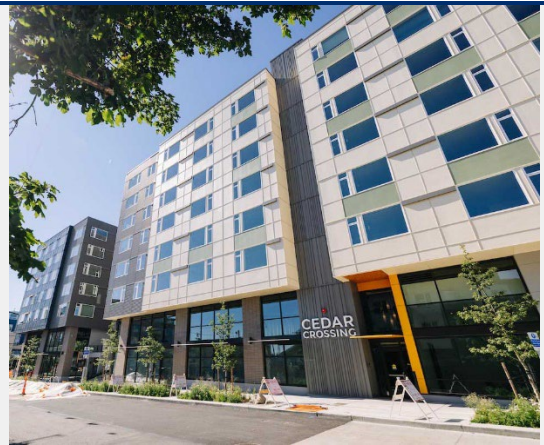
Colina is two-building, 139-unit project that is primarily built on adjacent private property but includes a 2,256 SF property acquired from Sound Transit.

The Colina project is built around Sound Transit's Beacon Hill light rail station, which includes the surface plaza, vent shaft, and subsurface station. The project improved a portion of Sound Transit-owned property to create a new public plaza. The project includes affordable units as a part of the city's MFTE program.

Pipeline

Cedar Crossing

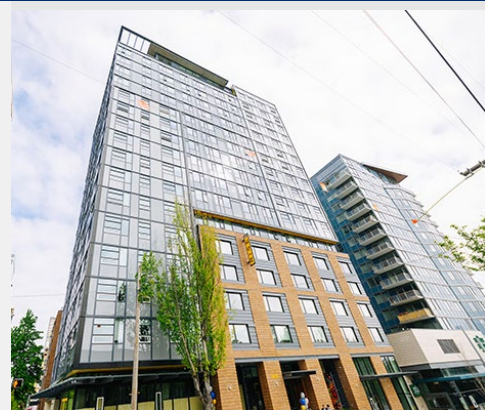
Location: Roosevelt Station, Seattle
Site Area: 1.2 acres
Development Partner(s): Bellwether Housing and Mercy Housing NW
Architect: VIA / Perkins Eastman
Contractor: Walsh Construction
Program: 254 affordable homes, 14,000 sf retail, 6,000 sf early learning center
Project Cost: \$105 million
Opened: 2022
[Project Webpage](#)



Cedar Crossing includes more than 250 housing units affordable to those earning 30% – 60% of area median income. An early learning center will be operated by El Centro de la Raza 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.

The Rise on Madison/Blake House

Location: First Hill, Seattle
Site Area: 0.48 acres
Development Partners: Bellwether Housing and Plymouth Housing
Architect: Weber Thompson Architecture
Contractor: Turner Construction
Program: 365 affordable homes, 4,000+ sf retail
Project Cost
Opened: 2023
[Project Webpage](#)



The Rise on Madison/Blake House, a partnership between Bellwether Housing and Plymouth Housing, is the first high-rise affordable housing building in Seattle in more than 50 years.

The Rise on Madison includes two-hundred, fifty-three homes developed by Bellwether Housing for individuals, couples, and families between 50% and 60% AMI levels. Blake House contains one-hundred, twelve studio homes for seniors and veterans who have experienced chronic homelessness and will include onsite healthcare through a partnership with Swedish Health Services.