Welcome to the Sound Transit Quarterly Status Report for Quarter 2, 2023. This report provides an overview of the Transit-Oriented Development (TOD) program implementation, transfers of surplus property, and a look ahead at the project pipeline.

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

Link to project webpage
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.

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.

Link to External Project Webpage
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 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 programing 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 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-country 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

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:
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.

<table>
<thead>
<tr>
<th>Project</th>
<th>Define Goals</th>
<th>Issue RFP</th>
<th>Finalize terms</th>
<th>Start TOD construction*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kent Des Moines South</td>
<td>Completed</td>
<td>Open</td>
<td>2023</td>
<td>2024-2025+</td>
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<tr>
<td>Lynnwood City Center</td>
<td>Completed</td>
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<td>2024</td>
<td>2024-2025+</td>
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<tr>
<td>U District 45th &amp; Roosevelt</td>
<td>Completed</td>
<td>2023</td>
<td>2024</td>
<td>2025+</td>
</tr>
<tr>
<td>Mount Baker East Portal</td>
<td>2023</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Federal Way Downtown</td>
<td>2023-2024</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
</tbody>
</table>

* 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.

<table>
<thead>
<tr>
<th>Site</th>
<th>Station</th>
<th>City</th>
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</thead>
<tbody>
<tr>
<td>Airport Station Passenger Pick-up/Drop-off zone overbuild</td>
<td>Airport Station</td>
<td>SeaTac</td>
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<tr>
<td>Kent Sounder potential TOD</td>
<td>Kent Sounder Station</td>
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<tr>
<td>Marymoor Village TOD</td>
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<td>Northgate TOD</td>
<td>Northgate Station</td>
<td>Seattle</td>
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<tr>
<td>Rainier Beach</td>
<td>Rainier Beach Station</td>
<td>Seattle</td>
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<tr>
<td>Roosevelt North &amp; South</td>
<td>Roosevelt Station</td>
<td>Seattle</td>
</tr>
<tr>
<td>RV003</td>
<td>Mount Baker Station</td>
<td>Seattle</td>
</tr>
<tr>
<td>Surrey Downs</td>
<td>East Main Station</td>
<td>Bellevue</td>
</tr>
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</table>
## Pipeline

### Post RFP Pipeline

<table>
<thead>
<tr>
<th>Total Homes</th>
<th>Affordable Homes</th>
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</thead>
<tbody>
<tr>
<td>3,125 units</td>
<td>2,325 units</td>
</tr>
</tbody>
</table>

- **Negotiating**: Green
- **Awarded**: Orange
- **Construction**: Red
- **Complete**: Blue

### 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)
TOD Pipeline* Future Service Map

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

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.
**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.

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**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.

- **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.
Kenmore Park and Ride (King County Metro)

Location: Kenmore Stride Station, Kenmore
Site Area: TBD portion of existing property
Current use: Park and ride
Status: Defining TOD site
Development Partner(s): None selected

- **Highlights**: King County Metro owns and leases property for the existing Kenmore Park and Ride. As a part of Sound Transit’s S3 Stride BRT project, Sound Transit is planning a park and ride garage for a portion of King County Metro’s property. In 2020, Sound Transit, King County Metro, and the City of Kenmore explored an early partnering agreement process that enabled transitioning the project into a King County Metro-led delivery strategy that could support a potential TOD outcome on the property. Sound Transit’s realignment decision delayed the timing of construction of Stride parking facilities until 2034 and its impact on potential joint development in Kenmore is being evaluated.

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

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.

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.
## 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.
### 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
- **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
- **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.
**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.
**Spring District/120th Station TOD**

**Location:** Spring District/120th Station, Bellevue
**Site Area:** ±6.8 acres
**Status:** Negotiations
**Development Partners:** BRIDGE Housing, Touchstone, and TBD multifamily developer
**Program:** ±500 homes, 400,000+ sf office

- [Project Webpage](#)

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

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

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**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

- [Project Webpage](#)

**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.
### 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 & Kittitas 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.
**Construction**

<table>
<thead>
<tr>
<th>Pride Place (Site D/Atlas Site property exchange)</th>
<th><img src="image.jpg" alt="Image" /></th>
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</thead>
<tbody>
<tr>
<td><strong>Location:</strong> Capitol Hill Station, Seattle</td>
<td></td>
</tr>
<tr>
<td><strong>Site Area:</strong> 0.33 acres</td>
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<tr>
<td><strong>Status:</strong> Construction</td>
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<tr>
<td><strong>Development Partner:</strong> Community Roots Housing</td>
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</tr>
<tr>
<td><strong>Program:</strong> 118 affordable homes, ground level retail and community-serving space</td>
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<tr>
<td><img src="Project_Webpage.jpg" alt="Project Webpage" /></td>
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</table>

- **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).
### 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.
### 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.
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.
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.