

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.

TABLE OF CONTENTS

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

Highlights

Intentional TOD takes shape on Tacoma's Hilltop Extension



***TOD in Tacoma:** The new Tacoma Hilltop Link Extension rolls along MLK Jr. Way past new TOD buildings by Koz and Mercy Housing NW in the background and historic buildings in the foreground.*

Tacoma's new Hilltop Link Extension (HTLE) is open! With Link service beginning in September, residents are experiencing fast, reliable transit service connecting the Hilltop neighborhood to area hospitals and medical services, parks, community services, higher education institutions, jobs, and more. Intentional transit-oriented development (TOD) aims to keep the neighborhood connected to its rich cultural history and minimize displacement.

Take a ride through the middle of Hilltop, and you can see first-hand the vibrant small businesses, community activism, and investment from government agencies and non-profit partners working together to accentuate the neighborhood's strengths. After years of hard work and persistence, new buildings are under construction, community-based organizations are growing, and new services are coming online. Yet, as Hilltop is becoming more desirable to those looking for a transit-oriented lifestyle connected to jobs, services, and community amenities, the area is also experiencing gentrification.

Affordable TOD – many years in the making

Increased housing costs and changing housing types reduces housing affordability, increases pressure on families to move further from jobs and services, and contributes to homelessness. Hilltop, like many places around the Puget Sound region, is no exception.

Highlights

Over the past several decades, the City of Tacoma and its partners have planned for development and invested in affordable housing and community spaces to minimize displacement of the existing community.

Spotlight: Three new transit-oriented developments (TOD) and 400+ new homes

The Hilltop Link Extension was constructed in the public right-of-way, which means Sound Transit did not acquire land that could be used for future TOD. However, community TOD is alive and well along the new line. Three housing developments constructed by public, private and nonprofit developers are providing affordable homes and encouraging a transit-oriented lifestyle.

The Tacoma Housing Authority (THA) has a long and successful history of creating affordable housing in Hilltop and offers a portfolio of more than 450 affordable homes on and near the light rail line.

THA is actively constructing 231 new affordable homes a half block from the Hilltop District Link station. These units are being constructed with reduced parking to incentivize residents to utilize transit and non-motorized options to get where they need to go; it also reduces the cost to THA to construct the project. Notably, this community-responsive project will have policies in place for households that have been displaced from Hilltop to return to the neighborhood, and retail and cultural spaces that preserve the cultural identity of the neighborhood.

In addition to publicly owned affordable housing, private developers are also working to provide a mix of housing types to support the community's needs. Koz Development – known for its micro housing projects – opened a 156-unit project at 9th & MLK Jr Way. With only thirty parking stalls, Koz is encouraging its residents to use car-sharing services, scooters, bikes, and non-motorized transportation in addition to the Link service just outside their door.

Finally, Mercy Housing Northwest recently opened an affordable senior housing project, for residents aged 62 and up, that includes twenty homes with a preference for military veterans. The building is named Mercy Rosa Franklin Place after the former state senator from the 29th Legislative District in Tacoma – the first African American woman elected to the Washington State Senate. Rents for the one-bedroom homes serve 30% - 50% Area Median Income households and are supported by a federal subsidy. The project does not include any vehicle parking, which strongly encourages residents to utilize the Link light rail service two blocks from their front door.

Sound Transit's high-capacity transit service not only makes community TOD possible (can't have TOD without the transit), but it helps make them more financially feasible. By creating opportunities to reduce parking, public and private developers can reduce their costs. And community TOD benefits high-capacity transit service by activating station areas, potentially creating commercial spaces to serve transit riders, and providing the transit riders themselves. And as the community and developers adopt the new transit service, it will hopefully lead to more community TOD opportunities to continue to build on the years of work laid by the community, City, and its partners.

 [Link to project webpage](#)

Highlights

Sites Awarded for Rainier Valley Affordable Homeownership

Seventy-two new affordable homeownership units are coming to the Rainier Valley! This summer, the second batch of sites in the Rainier Valley Homeownership Initiative (Initiative) were awarded. This batch includes four parcels of land that will be redeveloped as permanently affordable homes.

The Initiative is an innovative partnership between Sound Transit and the City of Seattle's Office of Housing, through which a minimum of 100 affordable homes will be built across 10 properties in the Rainier Valley. These homes will be available as permanently affordable for-sale homes for homebuyers earning at or below 80% area median income. The land, remnant properties leftover from Central Link construction, was owned by Sound Transit until being transferred at no cost to the City Office of Housing. The partnership was created to deepen anti-displacement efforts in the Rainier Valley and respond to community concerns about rising housing costs and the lack of affordable homes to purchase. Sound Transit's no-cost land transfer combined with the Office of Housing's affordable homeownership expertise created a unique opportunity to clear the path to homeownership for Rainier Valley families.



TOD Homeownership: African Community Housing & Development (ACHD) and Habitat for Humanity Seattle-King & Kittitas Counties (Habitat) plan to build 22 new homes. (Image courtesy ACHD)

The homes will be built by experienced non-profit developers selected through a competitive process. In 2022, developers were selected for the first three Initiative sites, the smallest and most difficult to develop of the ten sites. Those homes, seven in total, are expected to break ground this fall. In March 2023, the next four sites were offered. Two of the sites could support townhomes, while the other two could accommodate larger condo buildings. This round will yield 72 homes. The last batch of three sites will be awarded in 2024.

Proposals are evaluated on several criteria, with preference given to those that offered deeper affordability, were driven by groups rooted in the Rainier Valley, and utilized community preference in homebuyer selection. A community preference policy allows housing developments to prioritize certain applicants when leasing or selling units in communities at high risk of displacement. Seattle adopted its community preference policy in 2019, and it permits the Initiative to specifically benefit families who live, work, or are otherwise established in the Rainier Valley.

Better Together: Partnerships Awarded in Latest Round of Homeownership Sites

The projects awarded this round include joint proposals from African Community Housing & Development (ACHD) in partnership with Habitat for Humanity Seattle-King & Kittitas Counties (Habitat), and Homestead Community Land Trust (Homestead) in partnership with Rainier Beach Action Coalition (RBAC). Both teams have strong ties to the local community. ACHD is a nonprofit providing culturally relevant housing, food, education, and economic development

Highlights

services to members of the African Diaspora immigrant and refugee community. RBAC is a neighborhood empowerment organization promoting economic development, food justice, safety, and education in Rainier Beach.

The Habitat and ACHD partnership will construct 65 homes that include family-sized units designed for larger, intergenerational families, multifamily buildings with a higher number of homes for seniors and growing families, and community-centric retail that will feature essential services from local small businesses.



***Planning for Homeownership:** Sound Transit conducted community outreach in the Rainier Valley in 2019.*

Using a co-learning model, Habitat and ACHD will combine their respective strengths to not only provide critical homeownership opportunities to neighbors and build capacity within ACHD and the greater African Diaspora community to build, manage and steward their homes in the future.

The Homestead and RBAC partnership will construct seven 2- and 3-bedroom homes. A longtime proponent of sustainable development, Homestead intends to exceed Sound Transit and OH's sustainability requirements and pursue Net Zero Energy certification. RBAC will use its deep ties to community to identify prospective homebuyers, connect them with resources and application assistance, and offer contracting opportunities to local businesses.

Alignment of Public and Private Funding

All 72 homes will be available to homebuyers earning a maximum of 80% area median income, and both development teams have committed to offering some homes at 60% area median income. The City is investing \$7.5 million in funding to support these homes and ensure their affordability. Additionally, the Amazon Housing Equity Fund in partnership with the National Housing Trust announced a \$40 million pledge of loans and grants to support homeownership in Seattle, which includes the Initiative sites among others.

 [Link to project webpage](#)

TOD Program Implementation

U District Alley Vacation Approved, RFP Released

In early September, the Seattle City Council approved Sound Transit's petition to vacate a portion of the alley that bisects its TOD site at 1000 NE 45th Street, culminating a multi-year effort in partnership with the City of Seattle's (City) Office of Housing and Department of Transportation. This is only the second time the City has approved an alley vacation in advance of a development proposal.

With community input indicating strong support for dense affordable housing on this site, Sound Transit sought the vacation to improve the development potential of this modest site in the heart of the U District, which the City rezoned in 2017 to allow for high-rise development.

The Agency's aim was to reduce the schedule and financial risk for a prospective developer in pursuing a vacation. Achieving conditional vacation approval prior to having a development partner selected is highly unusual and represents the dedicated and collaborative work of staff and leadership of both the City and Sound Transit. This milestone was only possible due to Sound Transit's commitment to offer the site for affordable housing.



Approved! Alley realignment creates a site that can support a larger building footprint and an increase in affordable housing outcomes.

Without a full development proposal to evaluate as part of the vacation process, the City worked with Sound Transit to understand the effects of vacating the alley in this busy urban environment. Together, the agencies determined that vacating the existing alley through the property and realigning it to 11th Avenue NE was the best outcome for future development while also providing necessary access and circulation for the block.

The Council-approved vacation legislation includes conditions required of the future developer to complete the process, including working with SDOT on the design of the realigned alley and preparing a public benefits package. This process assures the City that its street vacation policies will be met and provides the future developer with clarity on what is expected.

With this major milestone in the vacation process complete, the Agency issued a joint RFP for the site in partnership with the Office of Housing.

[!\[\]\(6a9b39b98eb945faa14c645ec99e4eaa_img.jpg\) Link to Procurement Website](#)

TOD Program Implementation

Board Approves Key Business Terms for Overlake Village

In September, the Sound Transit Board of Directors approved key transaction terms with Bellwether Housing to develop a two-acre site at Overlake Village Station.

Bellwether will create a 333-unit, mixed-use, transit-oriented development project on the site. The affordable housing will serve a range of incomes between 30% and 80% of the area median income, with the average not to exceed 50%. The affordable housing will be a mix of studio, 1-bed, 2-bed, and 3-bed units, and be restricted to affordable housing for a term of 50 years. Bellwether will set aside at least 10 units to serve tenants with intellectual and/or developmental disabilities.



High-Opportunity TOD in Redmond: Bellwether Housing will build 333 affordable homes. (Image Courtesy VIA – a Perkins Eastman Studio)

The affordable housing will be constructed over ground floor commercial space serving a range of uses that may include offices for small businesses and non-profits, a shared commercial kitchen and food hall, childcare, women's working wear closet, digital literacy resources, and neighborhood serving retail. In addition, Bellwether is working closely with the City of Redmond to establish a satellite office for City staff. Bellwether must provide a minimum of 10,000 square feet of ground floor commercial space, which will create an attractive frontage to the community and to transit riders.

The Board approved a sale price of \$250,000 to facilitate the ambitious and much-needed affordable housing at this high-opportunity site. The location features a walkable community, just steps from the Microsoft campus, several restaurants, and other retail establishments.

Bellwether is in the process of completing its project design, as well as securing financing and entitlements, with construction projected to begin in late 2025.

[!\[\]\(870f5d5e9c0d57485634be3ecf52f3ca_img.jpg\) Link to project webpage](#)

Board Approves Key Business Terms for RV119

In September, the Sound Transit Board of Directors approved key transaction terms with SOWR Enterprises, LLC to purchase the RV119 property. Sound Transit intends to enter into a purchase and sale agreement with the Developer to facilitate the Developer's intention to combine the Property with the Developer's adjacent parcel and to pursue a mixed-use development on the assembled site.

The Board approved a sale price of \$265,000, which is the appraised fair market value of the Property.

Transfers of Surplus Property

Transfers of Surplus Property

No applicable surplus properties were transferred in Q3 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*
Lynnwood	Completed	Open	2024	2025+
Kent Des Moines South	Completed	Open	2024	2025+
U District 45th & Roosevelt	Completed	Open	2024	2025+
Mount Baker East Portal	2023-2024	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.

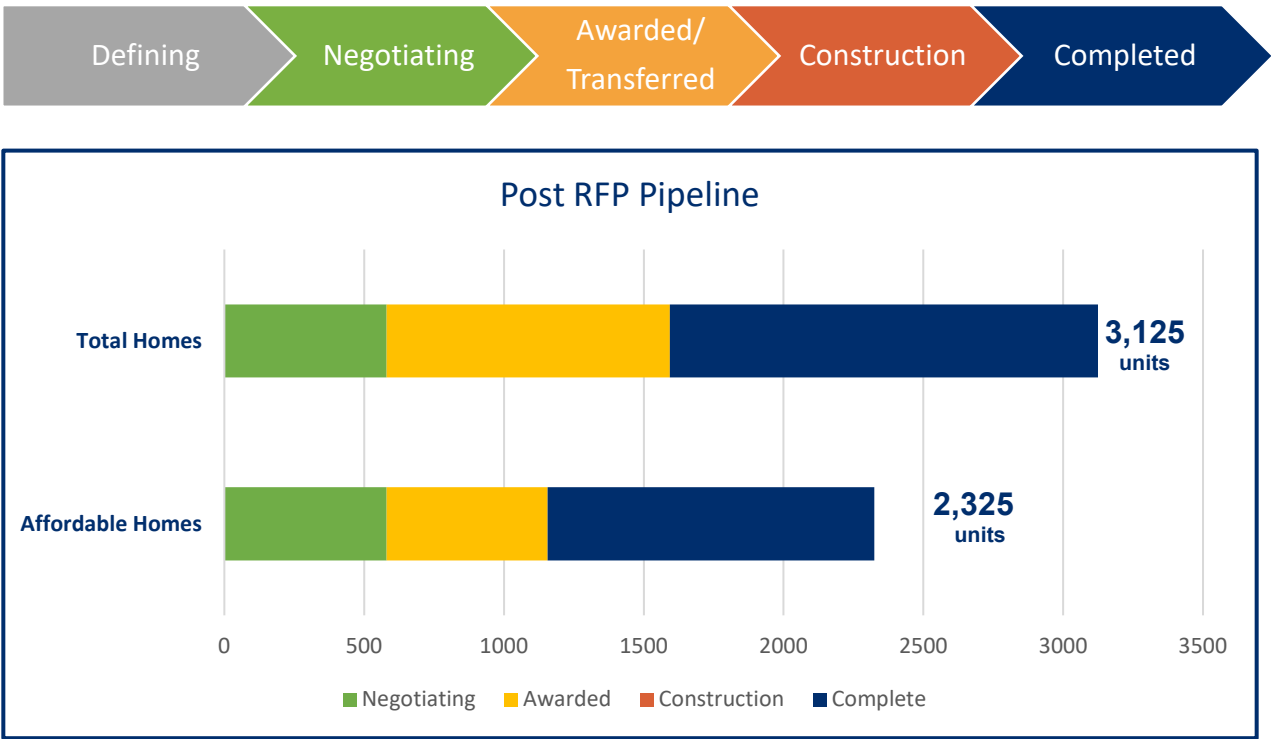
Future and Potential TOD Opportunities

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

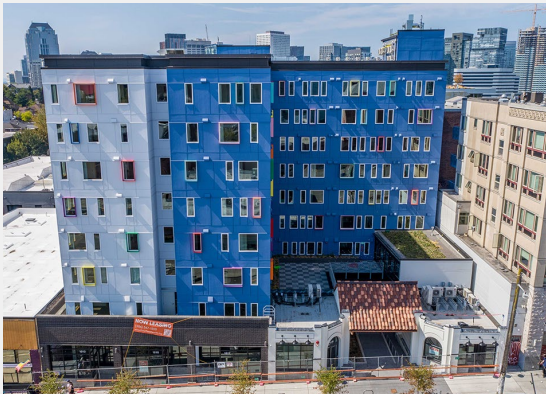
Pipeline



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 completed construction in September. (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 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:** A 1.5-acre block adjacent to the future Lynnwood City Center Station will be available for redevelopment as TOD following construction of the station.
- In 2023, the Sound Transit Board approved the surplus declaration and authorized staff to offer the site first to Qualified Entities for affordable housing development.
- Sound Transit issued an RFP in 2023 which will be open for proposals until late October 2023.

- **Upcoming Activities:** 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: Partnering/RFP

Development Partner(s): None selected

- [Project Webpage](#)



- **Highlights:** In 2021, Sound Transit began leasing the U District 45th & Roosevelt 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.
- In September 2023, the Seattle City Council approved Sound Transit's petition to conditionally vacate the alley that bisects the site to improve opportunities for affordable housing development.
- Also in September 2023, Sound Transit issued an RFP in partnership with the City of Seattle, which will be open until January 2024.
- **Upcoming Activities:** Review RFP responses and notify top-ranked development team. Negotiate and finalize key business terms for board approval.

Mount Baker East Portal

Location: Mount Baker Station, Seattle

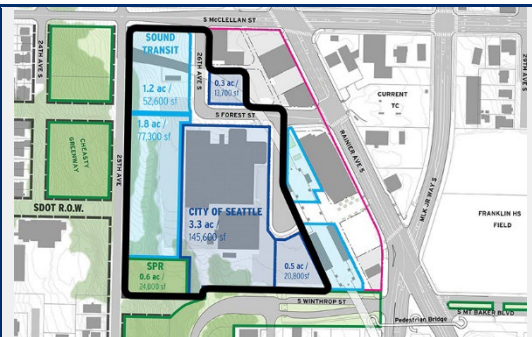
Site Area: ±2 acres

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 began site due diligence activities to inform development opportunities and strategy in 2022.
- A market feasibility study was launched in August 2023.

- **Upcoming Activities:** Begin process for surplus declaration. Conduct stakeholder engagement.

Surrey Downs single family homes

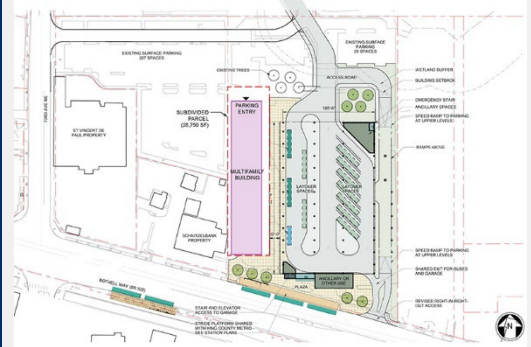
Location: East Main Station, Bellevue
Site Area: ±2 acres
Current use: Vacant
Status: Defining TOD site
Development Partner(s): None selected
Program: Single family homes



- **Highlights:** Sound Transit owns 10 properties, many non-conforming to code, 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.
- A site survey and conceptual lot boundary adjustment was completed in 2022.

- **Upcoming Activities:** 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



- **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.

Pipeline

Redmond Technology Station TOD

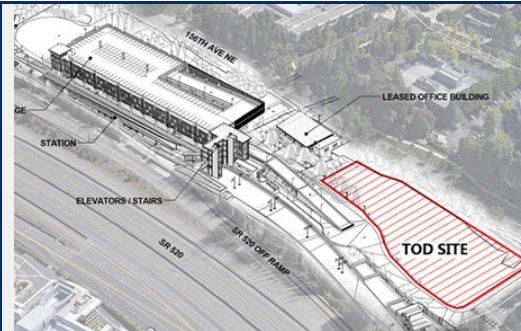
Location: Redmond Technology Station, Redmond

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.
- **Upcoming Activities:** Finalize term sheet for Phase 1 of the project. Seek Board approval of term sheet, planned for Q4 2023. Continue work to advance Phase 2 of the project.

Pipeline

Northgate Station TOD

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.

Pipeline

Awarded/Transferred

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.
- In September 2023 the Sound Transit Board approved key business terms.
- **Upcoming Activities:** Finalize development agreements. Support development team'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.

Pipeline

Angle Lake North TOD

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

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.

RV119

Location: Columbia City
Site Area: ±0.09 acres
Status: Negotiations
Partner: SOWR Enterprises, LLC
Program: Mixed-use assembly



- **Highlights:** Adjacent property owner submitted an unsolicited offer for an irregularly shaped remnant property in Columbia City. After a formal evaluation of the Developer's proposal and qualifications by a Sound Transit intra-agency panel, Sound Transit advertised the receipt of the unsolicited proposal and offered the opportunity for other proposals to be submitted, with priority given to any proposals from qualified entities for development as affordable housing, consistent with RCW 81.112.350(b)(i). Sound Transit received no additional proposals.
- **Upcoming Activities:** Develop and finalize legal agreements. Close on sale transaction.

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.
- The Office of Housing issued a competitive RFP for the second phase of the project in 2023 that included both property and funding for 72 homes on four sites. One site was awarded to Homestead Community Land trust, and three sites were awarded to African Community Housing Development and Habitat for Humanity Seattle-King & Kittias Counties. The four sites are expected to be completed in 2025 and 2026.
- **Upcoming Activities:** Support future Seattle Office of Housing RFPs for the remaining Rainier Valley Affordable Homeownership Initiative sites. An RFP for the remaining three sites will be released in 2024.

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

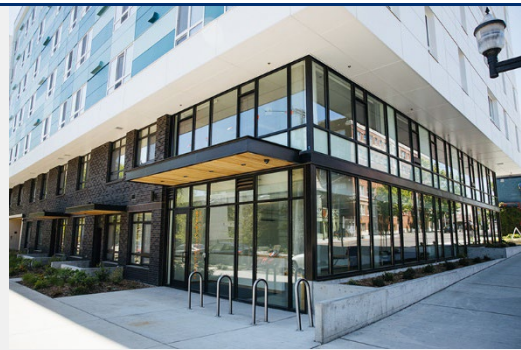


The project includes 108 affordable homes with over 60% of the units serving larger households with two- and three-bedrooms. The units serve those earning 30-60% of area median income and was the first project in Washington State to use both 4% and 9% Low-Income Housing Tax Credit programs.

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



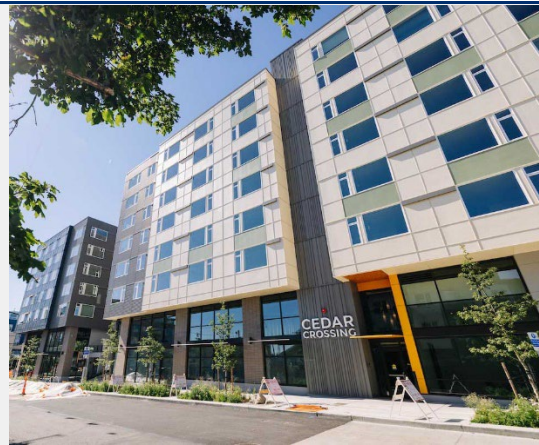
Colina is two-building, 139-unit project that is primarily built on adjacent private property but includes a 2,256 SF property acquired from Sound Transit.

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

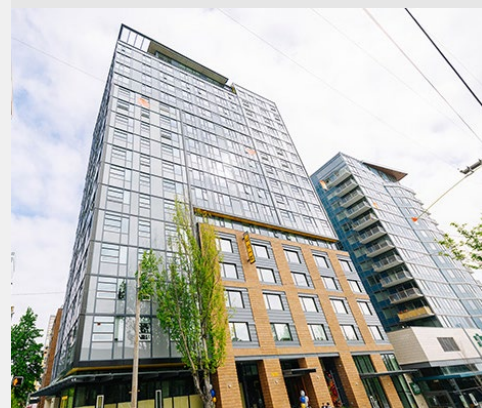
Location: Roosevelt Station, Seattle
Site Area: 1.2 acres
Development Partner(s): Bellwether Housing and Mercy Housing NW
Architect: VIA / Perkins Eastman
Contractor: Walsh Construction
Program: 254 affordable homes, 14,000 sf retail, 6,000 sf early learning center
Project Cost: \$105 million
Opened: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

Pipeline

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:** Grand opening planned for Q4 2023.