Quarter 3, 2026

TRANSIT-ORIENTED DEVELOPMENT

Quarterly Status Report



In Seattle's Rainier Valley, a Link light rail train glides past a recently completed homeownership project developed on Sound Transit surplus land. These homes are part of the 127 total homes completed or in process as part of the Rainier Valley Affordable Homeownership Initiative, a collaboration between Sound Transit and the City of Seattle's Office of Housing.

Overview

The goal of Sound Transit's transit-oriented development (TOD) program is to create diverse, vibrant, and mixed-income communities around transit. **RCW 81.112.350** requires Sound Transit to provide quarterly updates on implementation of a regional TOD strategy. This report highlights program milestones, status updates on initiatives, and a lookahead at the pipeline of Agency TOD projects.

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Program Overview

Transit-oriented development supports vibrant neighborhoods with direct access to transit. Building housing, offices and retail, and community spaces near high-capacity transit increases ridership, encourages convenient and safe multi-modal access to transit, reduces climate impacts, and creates diverse and affordable housing options near transit. Sound Transit contributes its surplus property for those uses to better serve station communities.

3,879
total homes built or in process

2,884
affordable homes built or in process

30
Developer and community-based organization partners

14
Stations with completed or planned TOD

Building the transit system requires Sound Transit to acquire land for stations, installing track, and staging construction. When construction is finished, land that is not needed for operations is prioritized for the development of TOD, with a focus on affordable housing. Building housing near transit increases ridership and provides people with cost-effective, frequent, and reliable transportation access to jobs and services.

In addition to projects located on property adjacent to stations, Sound Transit also plans to integrate development directly into future stations, known as integrated joint development. These projects will support high-density growth at key stations, generate revenue to support the Agency's operations, and support the TOD program's ability to discount certain surplus properties for affordable housing.

Sound Transit offers surplus property in accordance with **RCW 81.112.350**, a state statute that requires the agency to offer at least 80% of surplus property that is suitable for housing to qualified entities to develop housing, in which at least 80% of units are affordable to families at 80% of area median income or less.





Cedar Crossing (left), located at the Roosevelt Station in Seattle, opened in 2022 with over 250 affordable homes, an early learning center by El Centro de la Raza, and street-level retail. Senior City (right), located at the Federal Way Downtown Station, is Sound Transit's first TOD and provides more than 60 affordable homes for seniors.

To learn more about Sound Transit's progress towards implementing its regional TOD strategy, visit www.soundtransit.org/TOD.

Program Highlights

Columbia City and Othello Stations

Affordable homeownership program picks up speed in Rainier Valley

Throughout the summer, three affordable homeownership projects moved forward across Seattle's Rainier Valley, creating opportunities for first-time homebuyers to remain in the communities they call home. Through the Rainier Valley Affordable Homeownership Initiative, the City of Seattle's Office of Housing and Sound Transit have partnered with community-based organizations and affordable housing developers to transform surplus land into permanently affordable homes for sale.

Recent milestones include the award of the initiative's final site to Habitat for Humanity Seattle-King & Kittitas Counties and Jabooda Cares, the naming and groundbreaking of a new development after Black historian Esther Hall Mumford, and a groundbreaking event for dozens of additional affordable condominiums. Together, these events highlight the initiative's increasing velocity and impact in the region, as the total estimated number of affordable homes delivered through the RVAHI now exceeds our original goal by nearly 30%.

In total, the initiative will construct and sell 127 permanently affordable homes across ten Sound Transit surplus sites.



RVAHI homes are developed on small surplus parcels near Link light rail in the Rainier Valley. Projects include single-family homes, duplexes, townhomes, and two condominium buildings.

Othello Station: Final RVAHI site awarded

In August, the City of Seattle and Sound Transit awarded the tenth and final RVAHI site to Habitat for Humanity and Jabooda Cares. The two organizations will work together to develop 18 permanently affordable homes for sale. The development will include 14 two-bedroom homes and four three-bedroom homes for households earning up to 80% of area median income. The project will also include ground-floor community space. The City of Seattle's Office of Housing awarded $2.64 million to support the development.

The award marks the first RVAHI site awarded to Jabooda Cares, an organization with more than 15 years of experience and cultural ties to the Rainier Valley. As part of the proposal, Jabooda Cares will lead outreach to Asian American, Native Hawaiian, and Pacific Islander communities and other communities living in the neighborhood.

Jabooda Cares Board President Kaitlyn Huynh described the opportunity as both a housing investment and a chance to give back to the community. "I have been developing in the Rainier Valley for over 15 years, and I did not know affordable housing options like these programs existed. That is what this moment means to me, not just the homes we will build, but the door that has been opened for people like me to give back to a community I have grown alongside." Huynh also expressed gratitude to the Seattle Office of Housing and Habitat for Humanity. "Everyone deserves a place to call home."

Program Highlights

Habitat for Humanity has been awarded several other sites through the initiative. To date, the organization has completed three RVAHI sites, creating seven new homes for sale. Those projects included the Sound Transit TOD program's first five-bedroom home, which was specifically designed to accommodate large and multigenerational families. All seven completed homes have been purchased and will remain permanently affordable in the future.

Othello Station: Mumford Court honors local Black historian

Near Othello Station, another RVAHI project moved forward this quarter. On July 18, Sound Transit joined Homestead Community Land Trust for a Soil Turning and Naming Ceremony for a project that will create eight new permanently affordable townhomes for purchase.

The community was officially named Mumford Court during the event in honor of Esther Hall Mumford, a Black historian whose work has documented the history and contributions of Black Washingtonians. Mumford was active in Seattle's Civil Rights Movement during the 1960s and co-founded the Black Heritage Society of Washington State in 1977. She also co-founded Ananse Press and has authored, edited, or contributed to more than 20 books, articles, exhibitions, and other historical publications. Her work has helped preserve the stories of generations of Black pioneers, including families who lived in the Rainier Valley.





Top: Historian Esther Hall Mumford sits with Kathleen Hosfeld, Homestead CEO, at the naming ceremony in her honor. Lower: Sound Transit and Office of Housing staff participate in the soil turning ceremony for Mumford Court.

Mumford Court will consist of eight three-bedroom, three-bathroom townhomes designed for first-time homebuyers earning up to 80% of area median income. Each home will include a garage, private outdoor space and energy-efficient features.

At the ceremony, Andrea Akita, then-Interim Director of the City of Seattle's Office of Housing, congratulated Homestead Community Land Trust and highlighted the project's role within the larger initiative. "Their dedication brings permanently affordable homes to families who want to stay and build lasting roots in this community." Akita also pointed to the use of surplus Sound Transit land as an important part of the partnership, noting that transferring the land to the City at no cost lowers development costs and enables affordable, transit-oriented housing.

In addition to the land contribution by Sound Transit, financial investment for Mumford Court has been provided by the City of Seattle Office of Housing, Washington State Department of Commerce, and Heritage Bank. Daniel Umbach Architect is the designer, and EDGE Community Builders was selected as construction partners. The project is expected to open in 2028.

Mumford Court is one of two homeownership projects Homestead is developing through the initiative. They are also developing another eight-townhome community nearby.

Program Highlights

Othello Station: Habitat and ACHD break ground on 31 condos

Another major homeownership project broke ground near Othello Station, where African Community Housing & Development and Habitat for Humanity celebrated the start of construction on a 31-unit condominium community in August. The development will include one-, two-, and three-bedroom homes available to first-time homebuyers earning up to 80% of area median income who live and work in King County. The project will also include over 23,000 square feet in commercial and community space.

Utilizing Habitat's affordable homeownership model, mortgages will be set at no more than 35% of household income and will remain permanently affordable, helping preserve the opportunity for homebuyers in the future.

Speakers at the groundbreaking included Brett D'Antonio, CEO of Habitat for Humanity; State Senator Rebecca Saldaña of the 37th Legislative District; Seattle City Councilmember Dionne Foster; Alex Pace, Senior Vice President for Commercial Lending at Heritage Bank; Lily Kim, Principal of Housing Fund at Amazon; Patience Malaba, Executive Director of the Housing Development Consortium; and Hamdi Abdulle, CEO of ACHD.



Bilan Aden, the co-founder and Vice President of the African Community Housing & Development, speaks at the event, emphasizing the importance of partnership, patience, and creativity in local housing work.

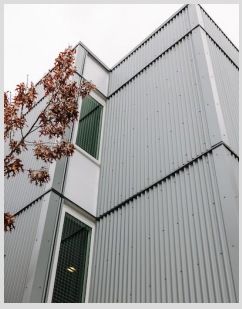
This project is the second of three homeownership developments that ACHD and Habitat are building collaboratively. Together, the three projects will create 70 affordable homes for sale in the area.

Program History

RVAHI began in 2022 as a partnership between the City of Seattle and Sound Transit. The program was created to reduce displacement, expand homeownership opportunities for first-time homebuyers, and build the capacity of community-based organizations working in the Rainier Valley. To make the initiative possible, Sound Transit transferred 10 small surplus sites to the City of Seattle's Office of Housing at no cost. The City in turn committed funding to each site and led the offering process. The sites are being developed into permanently affordable homeownership opportunities, allowing the program to use publicly owned land to reduce development costs and support affordable housing in transit-rich neighborhoods.







Left: Seattle City Councilmember Dionne Foster, ACHD President and CEO Hamdi Abdulle, and HDC Executive Director Patience Malaba all spoke at the groundbreaking event. Center: Sound Transit staff and partners break ground on a 31-unit condo building. Right: Many RVAHI sites are developed into duplexes or townhomes.

Program Highlights

Sound Transit awarded $650,000 Federal Accelerator grant

This quarter, Sound Transit staff kicked off work funded by the Federal Accelerator grant the Agency received as part of its integrated joint development program earlier this year. The US Department of Transportation's Build America Bureau awarded Sound Transit a $650,000 Regional Infrastructure Accelerator (RIA) grant to support integrated joint development planning for the West Seattle and Ballard Link extensions.

This is the second award Sound Transit has received from the RIA program and builds on the Agency's successful partnership with the Bureau from 2023-2025. The program awarded $20 million across 20 recipients in this round.

Building on the success of Sound Transit's first integrated joint development project at U District Station, this funding will help the Agency plan TOD projects that integrate with future stations. The grant will support Sound Transit's efforts to define strategy for partnerships, draft an overarching work program with site-specific strategies, and support continued engagement with the real estate development community. Additionally, the grant will support continued partnership with the Urban Land Institute Northwest to engage with and seek feedback from the local and national real estate development community. This collaborative effort began with support from the first RIA grant and has been critical in developing the Agency's integrated development approach.

2026 Sound Transit TOD internship highlights

This summer, David Archuleta joined the Community Development team through the Sound Transit 2026 internship program. He was one of 39 interns hired by Sound Transit to support projects across eight different departments. As a recent graduate from Portland State University's graduate program in Urban and Regional Planning, David was a critical contributor, completing a set of diverse projects within the community development portfolio.

In collaboration with the Deputy Director of Community Activation, David translated Sound Transit's Retail Strategy into a systemwide framework that maps retail opportunities and identifies station spaces eligible for community activation. He also developed a pilot demand model to provide a consistent basis for prioritizing where different retail formats may warrant further market, site, and operational review. In August, David's internship was extended beyond the official summer 2026 program close out date, a testament to the quality of his work and necessity of his projects.



David Archuleta supports projects across the team's portfolio, including station retail, data and portfolio management, and strategy.

Beyond Sound Transit, David's professional work focuses on the intersections of transportation, land use, and transit-oriented development. Through his graduate school program, he studied public transportation planning and implementation, traveled to Europe with the Mineta Transportation Institute to examine high-speed rail stations and regional development, and worked with Oregon Metro's TOD team on land banking research to support affordable housing near transit. He is especially interested in contributing to work that makes station areas more accessible, connected, and equitable over time.

Program Highlights

TOD staff partner with educators to bring TOD principles into classrooms

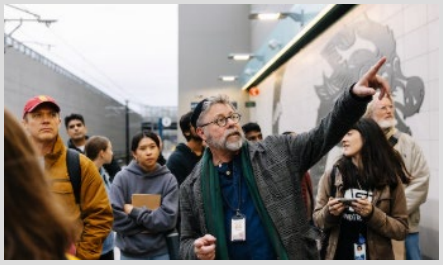
In August, Sound Transit TOD staff joined colleagues from across the Agency to bring real-world, local case studies into Seattle-area classrooms.

More than 20 teachers from across the region participated in multiday tours of the 1 and 2 Lines through an experiential learning program hosted by Sustainability Ambassadors, a professional development program for students, teachers, and community leaders. The tours were developed and narrated collaboratively by staff from multiple Sound Transit departments, including Capitol Delivery, Construction, Sustainability, the Sound Transit Art Program, Community Development, and Workforce Development.

The Community Development team also contributed to the creation of a TOD case study that invites students to imagine their own transit-oriented communities and explore the policies and principles that help support this type of development. Teachers from a variety of subjects will have the opportunity to use the case study in their classrooms as a real-world example.

This year marks the second collaboration between Sound Transit and Sustainability Ambassadors. The partnership began in 2024 with a tour of the 2 Line from South Bellevue to Redmond.





Director of Design Gavin Schaefer (left) explains at-grade station design to a gathered group of local educators. Tim Marsden (right) from the Sound Transit Art Program shows teachers the art installation "Dragon and Phoenix" by Louie Gong at Spring District Station.

Sound Transit continues to shape TOD Strategic Plan

Throughout 2026, Sound Transit has been working to develop a TOD Strategic Plan that expands on opportunities to realize community development outcomes, enhance economic value, and develop a regional vision for transit-oriented development. The draft Strategic Plan includes a strategic portfolio analysis with 5-year tranches of property offerings, recommendations to enhance integrated joint development as a revenue center while maintaining flexibility for continued delivery of market-rate outcomes and discounted property for affordable housing on other sites, and expanding our policy tools to include value capture strategies.

Sound Transit staff are now launching engagement with external stakeholders and the Sound Transit Board to receive feedback and collaborate on the TOD Strategic Plan's emerging recommendations. After participating in workshops, partner conversations, and an iterative process, Sound Transit plans to publish the plan in 2027.

Transfers of Surplus Property

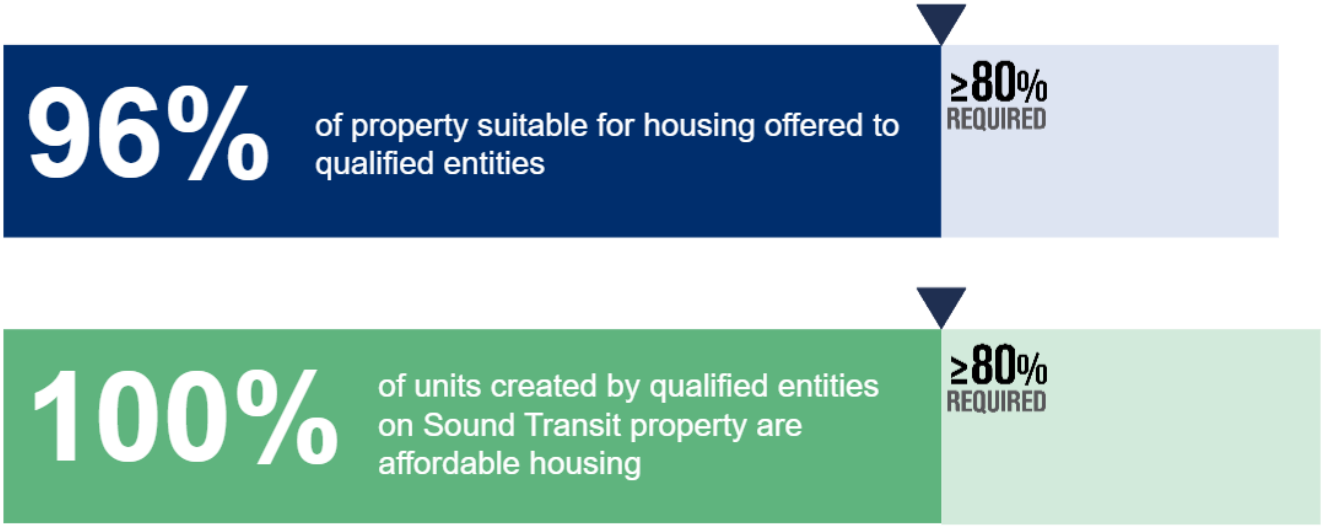
Transfers of Surplus Property

No surplus properties were transferred in Q3 2026. Sound Transit transfers property to developers once projects are ready to begin construction.

Compliance with RCW 81.112.350

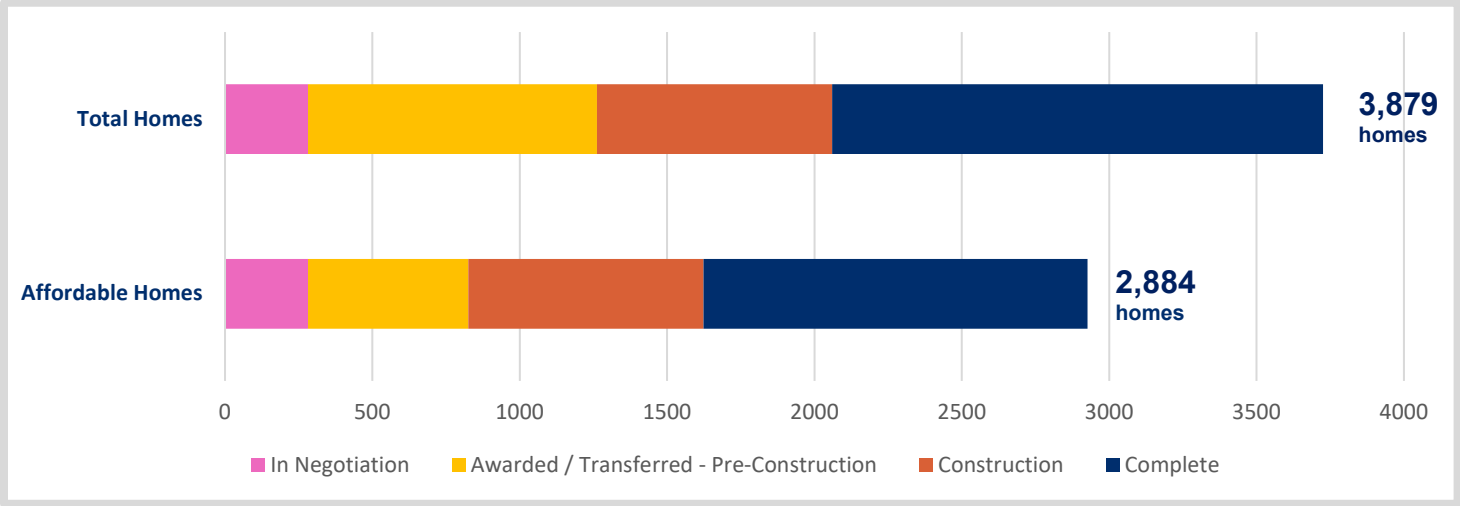
RCW 81.112.350 requires Sound Transit to offer at least 80% of its surplus property that is suitable for the development of housing first to qualified entities (local governments, housing authorities, and non-profit developers) for affordable housing, unless certain exceptions apply. If a qualified entity receives property through that process, then at least 80% of the housing units created on that property must be affordable to households earning no greater than 80% of area median income.

Sound Transit offerings exceed RCW 11.112.350 requirements



Project Pipeline

Status of Delivery



Upcoming Surplus Property Solicitations

TOD Project	Define Goals	Issue RFP	Finalize terms
Mount Baker Site B	2027	2027/2028	TBD
Marymoor Village	2026-2027	2027/2028	TBD

Upcoming Partner Solicitations with City of Seattle Office of Housing

TOD Project	Define Goals	Issue RFP
Roosevelt Site C	2026-2028	2027/2028
Mount Baker Site A	2026-2028	2027/2028

Project Pipeline

Status of TOD Projects by Location



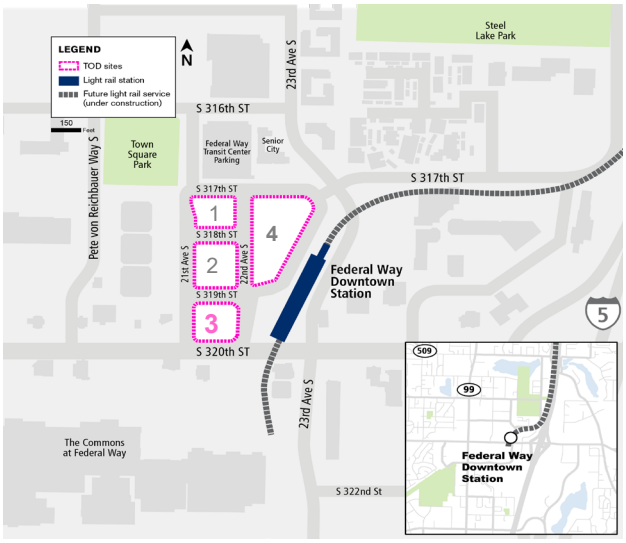
Project Pipeline | In Definition

Projects

Projects in the pipeline are organized by their status of delivery. Projects are detailed in the following order: early project definition, negotiation, awarded, transferred pre-construction, and in construction. Links to project website pages are provided for additional details.

Federal Way Downtown Station TOD – Site 3

- **Location**: Federal Way Downtown Station, Federal Way
- **Site Area**: ± 1 acre
- **Current Use**: Transit construction demobilization
- **Development Partner(s):** None selected
- **Program**: To be determined
- **Status**: Early project definition



Highlights:

- Sound Transit finalized the layout of the Federal Way Downtown Station in 2021, which resulted in four blocks to be developed as TOD following transit construction.

Upcoming Activities:

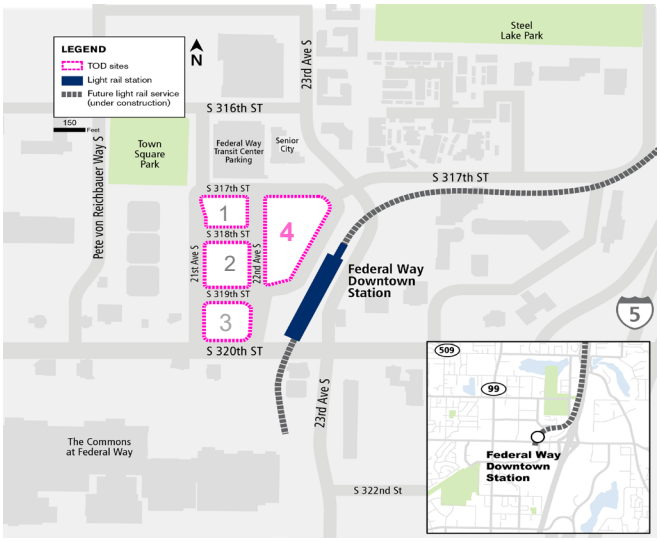
- Continue coordination with the City of Federal Way and advance environmental work, due diligence, and planning.

➢ **Visit Project Webpage**

Project Pipeline | In Definition

Federal Way Downtown Station TOD – Site 4

- **Location**: Federal Way Downtown Station, Federal Way
- **Site Area**: ± 2.3 acres
- **Current Use**: Transit construction demobilization
- **Development Partner(s):** None selected
- **Program**: To be determined
- **Status**: Early project definition



Highlights:

- Sound Transit finalized the layout of the Federal Way Downtown Station in 2021, which resulted in four blocks to be developed as TOD following transit construction. Site 4 is the largest of the sites and is situated between the station and town square park.

Upcoming Activities:

- Continue coordination with the City of Federal Way and advance environmental work, due diligence, and planning.

➢ **Visit Project Webpage**

Project Pipeline | In Definition

Kent Des Moines Station TOD – South



- **Location**: Kent Des Moines Station, Kent
- **Site Area**: ± 2 acres
- **Current Use**: Construction staging for the adjacent Kent Multicultural Village affordable housing project
- **Development Partner(s):** None selected
- **Program**: To be determined
- **Status**: Early project definition

Highlights:

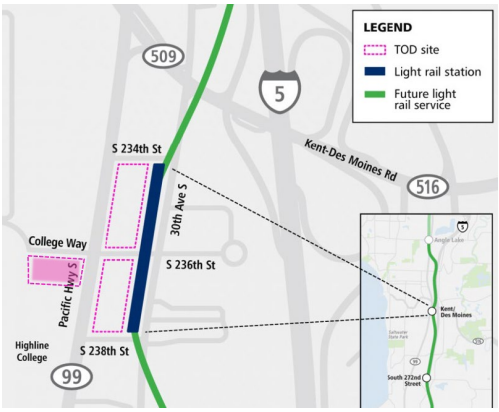
- A two-acre block adjacent to Kent Des Moines Station is available for redevelopment as TOD.
- The Federal Way Link Extension Development Agreement between Sound Transit and the City of Kent includes a commitment that Sound Transit will partner with the City of Kent on the redevelopment of the North 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.
- Sound Transit closed the Request for Proposals without selecting a development team in November 2023. Sound Transit did not receive proposals sufficiently meeting the RFP criteria.

Upcoming Activities:

- Continue coordination with the City of Kent to offer the property for development that prioritizes market-rate housing outcomes at a future date.

➢ **Visit Project Webpage**

Kent Des Moines Station TOD – West



- **Location**: Kent Des Moines Station, Des Moines
- **Site Area**: ±0.7 acres
- **Current Use:** Vacant
- **Development Partner(s):** None selected
- **Program:** To be determined
- **Status:** Early project definition

Highlights:

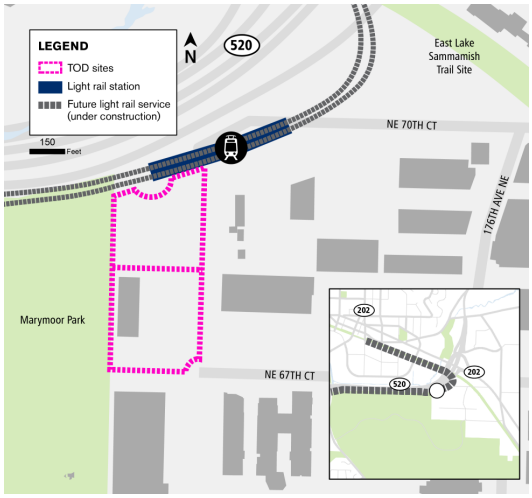
- Sound Transit acquired two parcels along Pacific Highway in the City of Des Moines that were partially impacted by bus stop improvements and curb space realignment.

Upcoming Activities:

- Advance due diligence, site analysis, and planning. Explore opportunities to partner with Highline College to realize TOD outcomes.

Project Pipeline | In Definition

Marymoor Village Station TOD



- **Location:** Marymoor Village Station, Redmond
- **Site Area:** ±3.5 acres
- **Current Use:** Vacant
- **Development Partner(s):** None selected
- **Program:** To be determined
- **Status:** Early project definition

Highlights:

- With the Downtown Redmond Link Extension now open, this ±3.5-acre site adjacent to the Marymoor Village Station is positioned for redevelopment.
- The Sound Transit Board approved the CEO's Declaration of Surplus for the site in May 2024.

Upcoming Activities:

- Advance due diligence, site analysis, community engagement, and market feasibility to inform future development and offering strategy.

➢ **Visit Project Webpage**

Northgate Station TOD



- **Location:** Northgate Station, Seattle
- **Site Area:** ±1.6 acres
- **Current Use:** Storage, work, and operational space
- **Development Partner(s):** None selected
- **Program:** To be determined
- **Status:** Early project definition

Highlights:

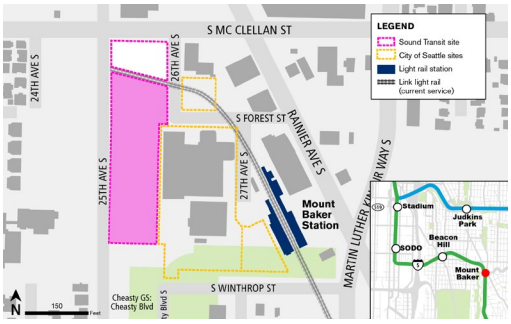
- Sound Transit owns property south of Northgate Station that has been used for temporary construction and transit uses.

Upcoming Activities:

- Collaborate with internal stakeholders to determine when property may be available for disposition. Continue due diligence and site analysis. Begin market feasibility analysis.

Project Pipeline | In Definition

Mount Baker - Site B



- **Location:** Mount Baker Station, Seattle
- **Site Area:** ±2 acres
- **Current Use:** Vacant
- **Development Partner(s):** None selected
- **Program:** To be determined
- **Status:** Early project definition

Highlights:

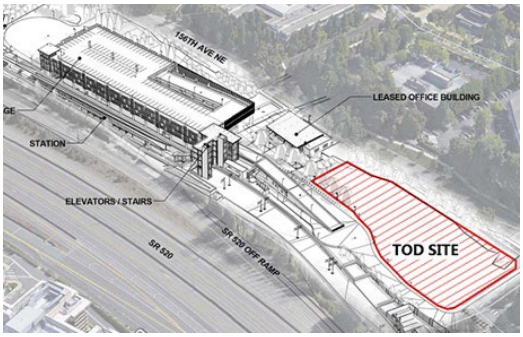
- Mount Baker Site B is located west of the former UW Laundry site and south of the guideway.
- In 2021, Sound Transit and the Seattle Office of Housing jointly studied and engaged the community on property each agency owns west of the Mount Baker Station; the Community Engagement Report is available on the project webpage.
- In April of 2026, the Sound Transit Board approved CEO surplus declaration, and authorized staff to offer the site for sale at fair market value.

Upcoming Activities:

- Finalize due diligence activities and prepare for offering.

➢ **Visit Project Webpage**

Redmond Technology Station TOD



- **Location**: Redmond Technology Station, Redmond
- **Site Area**: ±1.1 acres
- **Current Use:** Vacant
- **Development Partner(s):** City of Redmond
- **Program:** To be determined
- **Status:** Early project definition

Highlights:

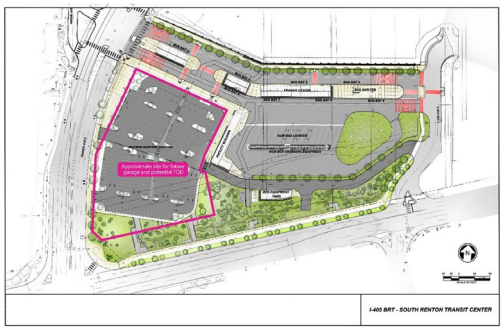
- Sound Transit received this property in 2002 for constructing and operating a transit center and transit-supportive uses on the property.
- Sound Transit utilized this property to construct and operate the East Link light rail extension, which opened to the public in 2024.
- When it was initially transferred 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.

Upcoming Activities:

- Explore potential transit-supportive or other uses for the site.

Project Pipeline | In Definition

Renton Transit Center



- **Location**: Renton Transit Center, Renton
- **Site Area**: TBD portion of existing property
- **Current Use**: Transit construction
- **Development Partner(s)**: None selected
- **Program**: To be determined
- **Status**: Early project definition

Highlights:

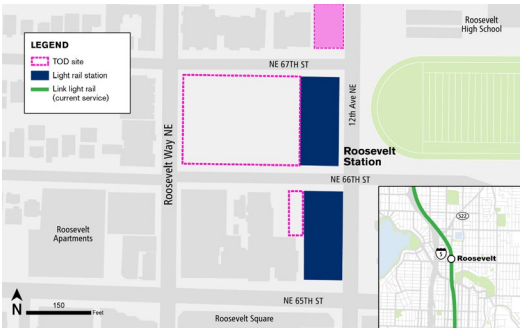
- Sound Transit is building a new transit center for the Stride S1 line to connect the Burien Transit Center to the Bellevue Transit Center via I-405 with additional stations at Tukwila International Blvd, Renton Transit Center, and NE 44th St.
- The original project included a park-and-ride garage that would result in a TOD site following construction. The project's park-and-ride expansion was deferred in 2020 and was fully funded in the 2026 ST3 System Plan updates.
- The City of Renton, in collaboration with Sound Transit, is exploring potential options to realize TOD outcomes with park-and-ride access, and engaging the development community to better understand interest in delivering a TOD with park-and-ride access.

Upcoming Activities:

- Coordinate with the City as exploration continues.

Project Pipeline | In Negotiation

Roosevelt Station - Site C



- **Location:** Roosevelt Station, Seattle
- **Site Area:** ±0.14 acres
- **Current Use:** Vacant
- **Development Partner:** To be determined
- **Program:** To be determined
- **Status:** In negotiation

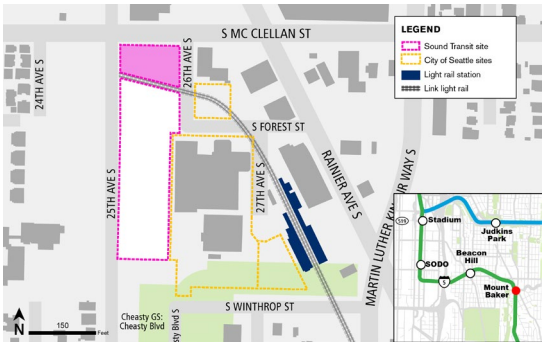
Highlights:

- Roosevelt North is located north of Roosevelt Station and Cedar Crossing TOD project completed in 2022. Previously used for construction staging for Roosevelt Station and Cedar Crossing, it is now vacant.
- In April of 2026, the Sound Transit Board approved an offering strategy to partner with the City of Seattle's Office of Housing to deliver affordable homeownership on the site.

Upcoming Activities:

- Negotiate the terms of a transfer with the City of Seattle and support development of the City's Request for Proposal and evaluation of submissions.

Mount Baker - Site A



- **Location**: Mount Baker Station, Seattle
- **Site Area**: ±0.3 acres
- **Current Use**: Vacant
- **Development Partner(s):** None selected
- **Program:** To be determined
- **Status:** In negotiation

Highlights:

- Mount Baker Site A site is located to the west of the former UW Laundry site and north of the guideway.
- 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; the Community Engagement Report is available on the project webpage.
- In April of 2026, the Sound Transit Board approved an offering strategy to partner with the City of Seattle's Office of Housing to deliver affordable homeownership on the site.

Upcoming Activities:

- Pursue a lot line adjustment to reflect final site area before negotiating the terms of a transfer to the City of Seattle. Support development of the subsequent Request for Proposal and evaluation of submissions.

➢ **Visit Project Webpage**

Project Pipeline | In Negotiation

Youth Achievement Center – Phase 2



- **Location**: Columbia City Station, Seattle
- **Site Area**: ±0.2 acres
- **Current Use**: Vacant
- **Development Partner(s):** Community Passageways, Creative Justice
- **Program:** Affordable housing and services for youth
- **Status:** In negotiation

Highlights:

- Community members identified a youth-related affordable housing and community service need for two sites near the Columbia City Link light rail station. In 2023, a term sheet was finalized for Phase 1 of the project; community planning for Phase 2 is ongoing.

Upcoming Activities:

- Support planning to further Phase 2 of the project.

➢ **Visit Project Webpage**

Federal Way Downtown Station – Sites 1 & 2



- **Location:** Federal Way Downtown Station, Federal Way
- **Site Area:** ±2.15 acres across 2 pads
- **Current Use:** Vacant
- **Development Partner(s):** Multi-Service Center and Blue Ridge Cascade
- **Status:** In negotiation

Highlights:

- Sound Transit issued a Notice of Intent to Award to the Multi-Service Center (MSC) and Blue Ridge Cascade (BRC) team to develop approximately 230 affordable homes on surplus property adjacent to the Federal Way Downtown Station.
- The proposed development includes a total of approximately 570 bedrooms. Over 90% of homes proposed are family-sized 2-, 3-, and 4-bedrooms.
- MSC and BRC propose complementing their residential program with a café led by Project Feast, a local non-profit that serves refugees and immigrants; a commercial kitchen in partnership with FUSION, a Federal Way based nonprofit who provides safe, secure housing and support services to families experiencing homelessness and working toward self-sufficiency; and a early learning center.

Upcoming Activities:

- Negotiate term sheet and seek Sound Transit Board approval of key business terms.

➢ **Visit Project Webpage**

Project Pipeline | Awarded

Lynnwood City Center TOD



- **Location:** Lynnwood City Center, Lynnwood
- **Site Area**: ±1.5 acres
- **Current Use:** Vacant
- **Development Partner(s):** Housing Hope
- **Program:** 150+ affordable homes
- **Status**: Awarded

Highlights:

- A 1.5-acre site adjacent to Lynnwood City Center Station will be developed by Housing Hope, a Snohomish County-based non-profit developer. The proposed project includes 154 affordable homes. The homes will serve households earning 30-60% AMI, three quarters of which will be family-sized two- and three-bedrooms.
- The proposed development includes the construction of two buildings, public walking trails, pedestrian bridges, and a public plaza space, in addition to the restoration of a fish-passable stream running through the site.
- The Board approved the key business terms for the project in December 2024

Upcoming Activities:

- Prepare updated key terms for Board approval and support project advancement.

➢ **Visit Project Webpage**

Youth Achievement Center Phase 1



- **Location:** Columbia City Station, Seattle
- **Site Area:** ±0.25 acres
- **Current Use**: Vacant
- **Development Partner(s):** Africatown Community Land Trust, Community Passageways, Creative Justice
- **Program**: Affordable housing and services for youth
- **Status:** Awarded

Highlights:

- Community members identified a youth-related affordable housing and community service need for two sites near the Columbia City Link light rail station. In 2023, a term sheet was finalized for Phase 1 of the project, and the Board approved the key business terms.

Upcoming Activities:

- Negotiate transaction agreements for Phase 1 of the project and support the development team's design, permitting, and financing as needed.

➢ **Visit Project Webpage**

Project Pipeline | Awarded

U District– 45th and Roosevelt



- **Location:** U District Station, Seattle
- **Site Area:** ±0.4 acres
- **Current Use:** Vacant
- **Development Partner(s):** Low Income Housing Institute
- **Program:** 160 affordable homes,1500+ SF urban rest stop
- **Status**: Awarded

Highlights:

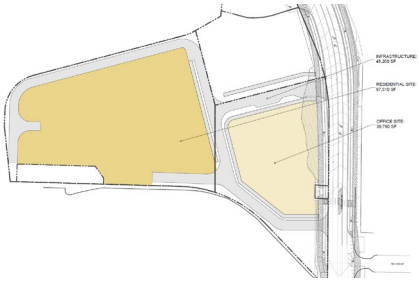
- In 2024, Low Income Housing Institute was selected to develop the site. The proposed project includes 160 affordable homes serving households earning 30-80% AMI with an average of 60% AMI. Over 15% of the homes will serve households at or below 30% AMI, and over 30% of homes are family-sized (two or three bedrooms). The proposed building program includes several community-oriented ground floor uses including commercial space and an "Urban Rest Stop" that provides restrooms, showers, and laundry.
- In 2025, the Sound Transit Board approved key business terms.

Upcoming Activities:

- Negotiate transaction agreements and support project advancement.

➢ **Visit Project Webpage**

Spring District Station – Market Rate



- **Location:** Spring District Station, Bellevue
- **Site Area:** ±4.8 acres
- **Current Use**: Vacant
- **Development Partner(s)**: Touchstone (A URG Company)
- **Program:** ±500 homes, ±225,000 sf office space
- **Status**: Awarded

Highlights:

- In 2021, Sound Transit selected Touchstone/URG and another developer to build the office and multifamily portions of a mixed-use project. The multifamily developer exited in 2023. Touchstone/URG and Sound Transit negotiated and executed revised term sheets in 2026.
- In April, the Sound Transit Board approved revised key terms for the revised layout and program.

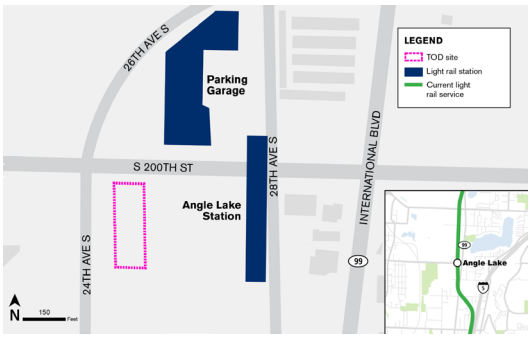
Upcoming Activities:

- Negotiate predevelopment agreements.

➢ **Visit Project Webpage**

Project Pipeline | Transferred Pre-Construction

Angle Lake South TOD



- **Location:** Angle Lake Station, SeaTac
- **Site Area:** ±0.63 acres
- **Development Partners:** City of SeaTac
- **Program:** City civic campus
- **Status:** Transferred Pre-Construction

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 homes, and participation in the city's Multi-Family Tax Exemption program to provide on-site affordable housing. The sale closed in December 2024.
- In 2026, the property was transferred to the City of SeaTac for development as part of their planned Civic Campus, including the housing outcomes – a minimum of 230 homes with 20% of those homes serving low-to-moderate income residents – agreed to by Sound Transit's previous buyer.

Upcoming Activities:

- Monitor the project as work towards construction advances.

➢ **Visit Project Webpage**

Capitol Hill Station – Site D



- **Location:** Capitol Hill Station, Seattle
- **Site Area:** ±0.24 acres
- **Development Partner:** Seattle Central College
- **Program:** College building
- **Status**: Transferred Pre-Construction

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.
- Seattle Central College intends to develop a new college building that will act as a gateway to their campus from the light rail station. In the interim, the College will make improvements to Site D.

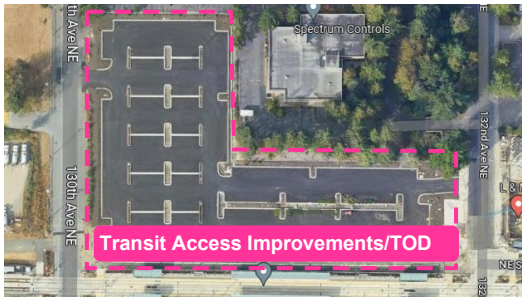
Upcoming Activities:

- Monitor the project as it advances.

Project Pipeline | Transferred Pre-Construction

BelRed Transit Access Improvements and TOD

- **Location:** BelRed Station, Bellevue
- **Site Area:** ±4 acres
- **Current Use:** Park & Ride
- **Development Partner:** City of Bellevue and Su Development
- **Program:** 302 stall parking garage, mixed-income multifamily residential, commercial retail
- **Status:** Transferred Pre-Construction



Highlights:

- Sound Transit conveyed 4.04 acres of land to the City of Bellevue (Bellevue) to develop Transit Access Improvements (TAI), including 302 parking stalls integrated into a transit-oriented development. In July of 2025, with the support of Sound Transit, Bellevue selected Su Development through a competitive RFP process to deliver the TAI and TOD which will include several hundred apartment homes and significant commercial and retail space. In February 2026, Bellevue City Council approved the Exclusive Negotiating Agreement between Bellevue and Su.

Upcoming Activities:

- Support Bellevue during their exclusive negotiating period with Su.

RV 119

- **Location**: Columbia City
- **Site Area:** ±0.09 acres
- **Development Partner:** SOWR Enterprises, LLC
- **Program:** Assembly of property for adjacent development
- **Status:** Transferred Pre-Construction



Highlights:

- Sound Transit finalized the transfer of this irregularly shaped remnant property to an adjacent property owner in July 2024. That property owner intends to construct a mixed-use TOD project at a future date. 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 did not receive additional proposals.

Upcoming Activities:

- Monitor the project as work towards construction advances.

Project Pipeline | Construction

Kent Multicultural Village



- **Location:** Kent Des Moines Station, Kent
- **Site Area:** ±2 acres
- **Current Use:** TOD construction
- **Development Partner(s):** Mercy Housing NW, Open Doors for Multicultural Families
- **Program:** 233 affordable homes, ground floor community services, and retail space
- **Status:** In construction

Highlights:

- In June 2023, Sound Transit issued a Notice of Intent to Award to Mercy Housing Northwest in partnership with Open Doors for Multicultural Families, a Kent-based non-profit organization which provides services and programming for people with intellectual and developmental disabilities and their families. The mixed-use project will bring inclusive, affordable housing with 233 homes for people and families earning up to and including 30-80% of area median income. The project also includes an early learning center, non-profit office space, and neighborhood focused retail.
- The project was awarded low-cost financing from Amazon. Public funds were awarded by King County DHCS, SKHHP, WA Housing Trust Fund and CHIP, and Sound Transit's bond cap partnership with the Washington State Housing Finance Commission. Construction commenced in March 2026.

Upcoming Activities:

- Support coordination for ongoing construction activities. Construction is anticipated to continue through spring 2028.

➢ **Visit Project Webpage**

Project Pipeline | Construction

Spring District Station - The Briar



- **Location:** Spring District Station, Bellevue
- **Site Area:** ±1.79 acres
- **Development Partner:** BRIDGE Housing
- **Architect:** GGLO
- **Contractor:** Exxel Pacific
- **Program:** 234 affordable homes
- **Status:** In construction

Highlights:

- In 2021, Sound Transit selected BRIDGE Housing to develop the affordable housing portion of a master-planned mixed-use project. The Spring District project will include 355 bedrooms across 234 studio, one-, two-, and three-bedroom homes. These homes will be affordable to households earning 60% AMI and below. Forty homes will be set aside for individuals with developmental disabilities, with supportive services provided by Open Doors for Multicultural Families.
- The project was awarded a predevelopment grant and low-cost financing from Amazon. Public funds were awarded by the City of Bellevue, ARCH, King County DHCS, WA Housing Trust Fund and CHIP, and Sound Transit's bond cap partnership with the Washington State Housing Finance Commission.
- Construction commenced in December 2024. The north building received Temporary Certificate of Occupancy in August and has begun leasing. The South building is expected to be completed in December.

Upcoming Activities:

- Support coordination for ongoing construction activities, and close out of project.

➢ **Visit Project Webpage**

Project Pipeline | Construction

Overlake Village Station - Prisma

- **Location:** Overlake Village Station, Redmond
- **Site Area:** ±2 acres across 2 blocks
- **Development Partner(s):** Bellwether Housing
- **Architect:** Perkins Eastman
- **Contractor:** Walsh Construction
- **Program:** 328 affordable homes, 16,000+ sf ground floor commercial and community space
- **Status:** In construction

Highlights:

- Bellwether Housing will deliver a 6-story mixed-use project with 328 affordable homes, including more than 40% family-sized 2- and 3-bedroom homes, and active ground floor uses including retail and a community hub.
- The project was awarded low-cost financing from Amazon and a grant from Microsoft. Public funds were awarded by King County DHCS, WA Housing Trust Fund, and Sound Transit's bond cap partnership with the Washington State Housing Finance Commission.
- Construction commenced in February 2026 and is expected to take approximately two years to complete.

Upcoming Activities:

- Support coordination for ongoing construction activities. Construction is anticipated to continue through 2028.

➢ **Visit Project Webpage**

Project Pipeline | Construction

Rainier Valley Affordable Homeownership



- **Location:** Rainier Valley, Seattle
- **Site Area:** ±1.65 acres across 10 sites
- **Development Partners:** Habitat for Humanity Seattle-King & Kittitas Counties, Homestead Community Land Trust, African Community Housing Development, and Jabooda Cares.
- **Program:** 127 affordable homes available for purchase
- **Status:** In construction

Highlights:

- In 2021, Sound Transit transferred 10 sites to the City of Seattle's Office of Housing at no cost to create at least 100 affordable homeownership opportunities. The Office of Housing committed at least $10 million to support the development of those homes.
- In 2022, the Office of Housing issued a competitive RFP which included both property and funding for three small sites. The sites were awarded to Habitat for Humanity Seattle-King & Kittitas Counties. Four new homes across two sites were completed in 2025, and three more homes on the third site were completed in April 2026.
- In 2023, the Office of Housing issued a competitive RFP for the next 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 & Kittitas Counties. The four sites are expected to yield 73 homes and be completed in 2027 and 2028.
- In 2025, the Office of Housing issued a competitive RFP for two more sites. One site was awarded to Homestead Community Land Trust and is expected to yield sixteen homes; the other was awarded to African Community Housing Development and is expected to yield eight.
- In April 2026, the Office of Housing issued a competitive RFP for the final site. In August 2026, the site was awarded to Habitat for Humanity Seattle-King & Kittitas Counties and Jabooda Cares and is expected to yield 18 homes.
- As of September 2026, three sites have been completed for a total of seven new homes. All seven completed homes have been sold to qualified first-time homebuyers. The remaining sites are in various stages of permitting or construction.

Upcoming Activities:

- Support Seattle Office of Housing with post-award activities.

➢ **Visit Project Webpage**

Completed Projects

Completed projects are detailed in this section. Links to project website pages are provided for additional details.

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



Senior City, located just north of the Federal Way Downtown Station and adjacent to the Federal Way Garage, includes 62 affordable homes serving seniors at or below 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.

➢ **Visit Project Webpage**

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 include 57 live/work units for artists and their families, and ground level retail spaces sized to be affordable for small businesses and art galleries.

Project Pipeline | Completed

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



Mercy Othello Plaza includes 108 affordable homes with over 60% of the homes serving larger households with two- and three-bedrooms. The project serves those earning up to and including 30-60% of area median income and it was the first project in Washington State to use both 4% and 9% Low-Income Housing Tax Credit programs in a single project.

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 four-site TOD at Capitol Hill Station, includes 110 affordable homes, serving households earning up to and including 30-60% of area median income. The building includes the public-serving Cathy Hillenbrand Community Room.

Station House was awarded the 2020 PCBC Golden Nugget Merit Award for Best Affordable Housing Community, 60 dwelling units per acre or more. Certified LEED Platinum.

- **Visit Project Webpage**

Project Pipeline | Completed

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



Connection on Broadway is a three-building project constructed on three of the four TOD sites at Capitol Hill Station: Ander North, Ander South, Park. The project includes 318 apartments with 1-, 2-, and 3-bedroom homes. The community-serving retail along Broadway features a grocery store and a coffee shop.

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

➢ **Visit Project Webpage**

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

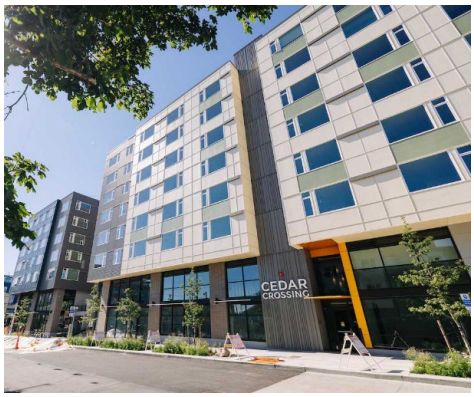
The Colina project is built around Sound Transit's Beacon Hill light rail station, which includes the surface plaza, vent shaft, and subsurface station. The project improved a portion of Sound Transit-owned property to create a new public plaza. The project includes affordable units as a part of the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

➢ **Visit Project Webpage**

Project Pipeline | Completed

Cedar Crossing

- **Location:** Roosevelt Station, Seattle
- **Site Area:** 1.2 acres
- **Development Partner(s):** Bellwether Housing and Mercy Housing NW
- **Architect:** 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

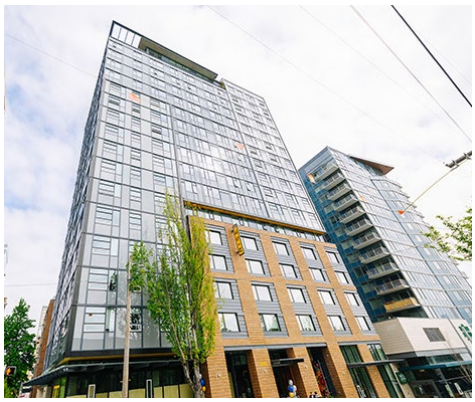


Cedar Crossing includes more than 250 affordable homes to those earning up to and including 30-60% of area median income. An early learning center is a part of the nearly 20,000 square feet of street-level commercial space, which also houses Crawfish Chef, PaPa Kitchen, and Wingstop. In partnership with 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 complex medical issues.

➢ **Visit Project Webpage**

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:** ±$150 million
- **Opened:** 2023



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

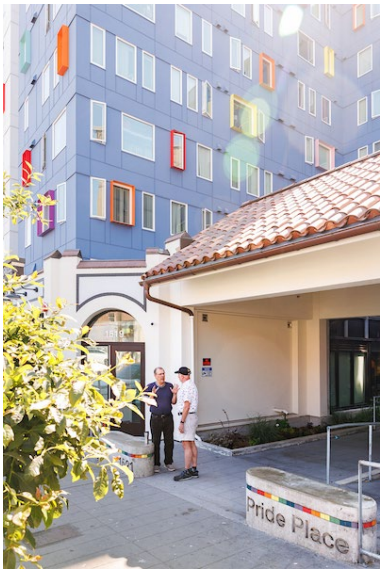
The Rise on Madison includes 253 homes developed by Bellwether Housing for individuals, couples, and families earning up to and including 50-60% of area median income. Blake House contains 112 studio homes for seniors and veterans who have experienced chronic homelessness and onsite healthcare through a partnership with Swedish Health Services.

➢ **Visit Project Webpage**

Project Pipeline | Completed

Pride Place

- **Location:** Capitol Hill Station, Seattle
- **Site Area:** 0.33 acres
- **Development Partner:** Community Roots Housing
- **Architect:** Environmental Works
- **Contractor:** Walsh Construction
- **Program:** 118 affordable homes, ground level retail and community-serving space
- **Project Cost:** ±$54.4 million
- **Opened:** 2023



In 2019, Sound Transit and Seattle Central College swapped properties in the Capitol Hill Station area, exchanging station-adjacent property for two college-owned parcels near the intersection of Broadway and East Pine Street to deliver an equitable TOD project in addition to other Capitol Hill projects that opened in 2020.

Pride Place, developed by Community Roots Housing, provides affordable housing and services for LGBTQIA+ seniors. Sound Transit provided a $6 million property discount to Community Roots Housing to support this project, which helps ensure that elder members of the Capitol Hill LGBTQIA+ community continue to thrive in the vibrant, affirming neighborhood they helped create.

Community Roots Housing partnered with local nonprofit GenPride to design the project, Seattle's first affordable housing project catering specifically to LGBTQIA+ seniors. The mixed-use development offers 118 homes for low-income seniors. It also includes a 4,411 square-foot health and community services center, operated by GenPride and other LGBTQIA+ focused providers.

- **Visit Project Webpage**

Project Pipeline | Completed

Gateway Building

- **Location:** U District Station, Seattle
- **Site Area:** 0.85 acres
- **Developer:** LPC West
- **Architect:** Perkins&Will
- **Contractor:** GLY
- **Program:** 266,000 SF office
- **Opened:** 2024



Gateway Building is a 13-story, 266,000-square-foot office building that sits atop the subterranean U District Station. UW and Sound Transit collaborated with development partner Lincoln Property Company, architect Perkins&Will, and general contractor GLY to conceive and deliver the project while keeping the public safe and the station fully operational.

The U District Station was designed to structurally support and integrate a building on top of it, making this Sound Transit's first integrated joint development project. Offering unique health and wellness components, a rooftop amenity space with sweeping Seattle views, and a public pocket park, Gateway Building is the first project to be built as part of UW's West Campus development plan.

Connection at Angle Lake

- **Location:** Angle Lake Station, SeaTac
- **Site Area:** ±0.77 acres
- **Development Partners:** Mercy Housing NW
- **Architect:** Runberg Architecture Group
- **Contractor:** Walsh Construction
- **Program:** 130 affordable homes with ground floor commercial space
- **Project Cost:** ±$42.5 million
- **Opened:** 2025



Connection Angle Lake's 130 homes bring 211 bedrooms across studio, one-, two-, and three-bedroom homes. The project serves households earning up to and including 50-60% area median income. The project includes 26 homes for people with intellectual and developmental disabilities and 8 homes supported by King County Housing Authority vouchers. The Arc of King County's Arc Legacy Center occupies the ground floor to provide critical services to people with intellectual and developmental disabilities and their families.

- **Visit Project Webpage**

Looking Ahead

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, and the list does not include smaller surplus or excess properties. Sound Transit is evaluating TOD opportunities along the Everett, Tacoma, Ballard, and West Seattle Link extensions, along with infill stations. Potential integrated joint development/overbuild sites being evaluated as part of early planning of ST3 projects are also listed below.

Site	Station	City
Airport Station Passenger Pick-up/Drop-off Zone Overbuild	Airport Station	SeaTac
Mt. Baker Triangle	Mount Baker Station	Seattle
Roosevelt South	Roosevelt Station	Seattle
Rainier Beach	Rainier Beach Station	Seattle
Alaska Junction Overbuild	Alaska Junction Station	Seattle
International District/Chinatown Overbuild	ID/C Station	Seattle
Midtown Overbuild	Midtown Station	Seattle
Westlake Overbuild	Westlake Station	Seattle
Denny Overbuild	Denny Station	Seattle
Ballard Overbuild	Ballard Station	Seattle
Kenmore Bus Rapid Transit	Kenmore Stride Station	Kenmore
Seattle Bus Rapid Transit	15th Ave NE Station	Seattle
Delridge TOD	Delridge Station	Seattle