

**TRANSIT-ORIENTED DEVELOPMENT**

# Quarterly Status Report



*Sound Transit staff look over plans from the selected development team for two TOD sites adjacent to the Federal Way Downtown Station. The proposed project will expand affordable housing options along the newly opened Federal Way Link Extension.*

## Overview

Sound Transit's transit-oriented development (TOD) program is empowered by the voter-approved ST3 plan 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 TOD projects on Agency land.

## Table of Contents

- Program Overview
- TOD Program Implementation
- Transfers of Surplus Property
- TOD Pipeline
- Looking Ahead

# TOD Program Implementation

## TOD Program Overview

Transit-oriented development supports vibrant neighborhoods through direct access to transit. Bringing housing, office and retail space, and community spaces next to or integrated with high-capacity transit makes it easy to get where you need to go. Sound Transit works with partners to redevelop its own property with uses that enliven and serve station communities.

**3,726**

total homes built or in process

**2,926**

affordable units built or in process

**\$2.2**

billion total public and private investment in projects

**14**

stations and counting with completed or planned TOD

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

In addition to TOD projects that are located on property adjacent to stations, we are also looking at integrating development into future stations, known as joint development. These projects will support growth at stations, serve our passengers with goods and services, and create opportunities for the agency to capture value.

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



*Cedar Crossing (left), located at the Roosevelt Station in Seattle, opened in 2022 with over 250 affordable homes, a daycare by El Centro de la Raza, and street-level retail. Senior City (right), located at the Federal Way Transit Center, provides over 60 units of affordable senior housing.*

To learn more about Sound Transit's progress towards implementing its regional TOD strategy, visit [www.soundtransit.org/TOD](http://www.soundtransit.org/TOD).

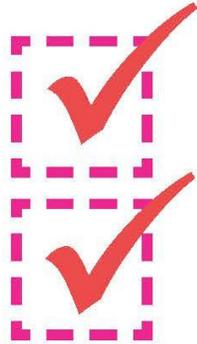
# TOD Program Implementation

## 2025 TOD Highlights by the Numbers



**130 affordable rental homes** completed near Angle Lake Station in SeaTac

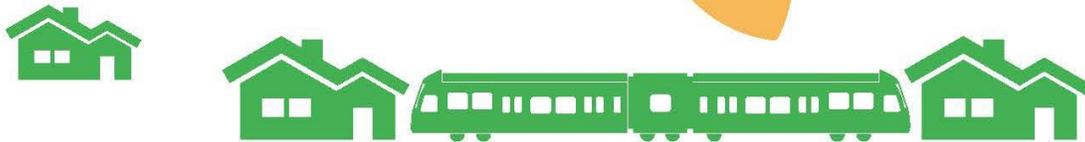
**263k square feet** of commercial space opened above U District Station in Seattle



**2 sites awarded** in Federal Way to Multi-Service Center and Shelter Resources, Inc development team



**3 ground breakings** that will result in 65 new homeownership homes in South Seattle



**4 affordable ownership homes** completed near Columbia City Station in Seattle's Rainier Valley



**234 affordable rental homes** began construction near Spring District Station in Bellevue



# TOD Program Implementation

## Federal Way Downtown Station

### Sound Transit selects Multi-Service Center and Shelter Resources, Inc. to bring TOD to Federal Way

In December 2025, Sound Transit issued a Notice of Intent to Award to the Multi-Service Center (MSC) and Shelter Resources, Inc. (SRI) team to develop approximately 230 units of affordable housing on surplus property adjacent to the Federal Way Downtown Station.

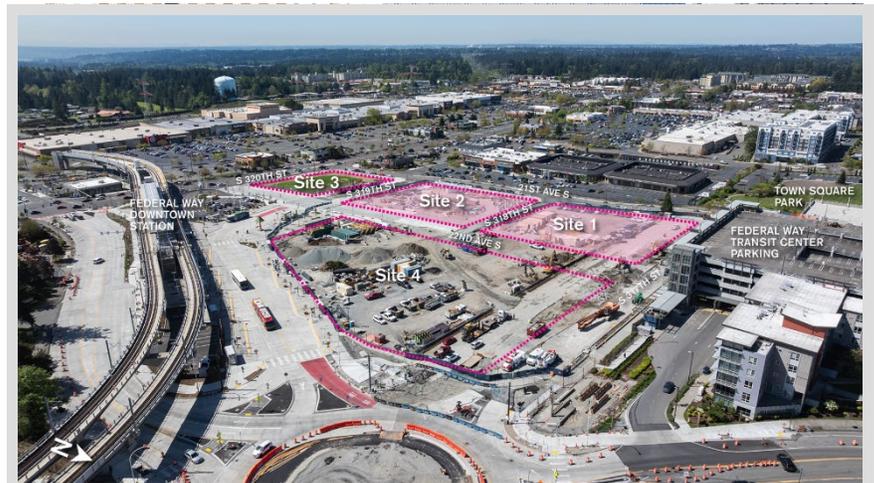
#### About the proposed project

MSC and SRI propose building approximately 230 homes across two buildings with approximately 570 bedrooms. Over 90% of homes proposed are 2-, 3-, and 4-bedroom units, responding directly to the need for family-sized affordable homes in Federal Way.

MSC and SRI propose complementing their residential program with a café led by Project Feast, a local non-profit that serves refugees and immigrants through food-focused programming; a commercial kitchen in partnership with FUSION, a Federal Way based nonprofit that provides safe, secure housing and support services to families experiencing homelessness and working toward self-sufficiency; and a childcare facility. These non-residential uses are proposed for the ground floor of the development and will contribute to station area activation.

The proposed development builds on the City of Federal Way's progress towards realizing their City Center vision. The design, placement, and massing of the two proposed buildings provide multiple pedestrian routes throughout the station area, connecting people to the Performing Arts and Events Center, Town Square Park, and the Federal Way Downtown Station. Staff will now begin negotiating key business terms with MSC and SRI. MSC and SRI hope to break ground on the project in 2028.

#### About the development team



Top: The proposed project spans Sites 1 and 2. Planning and analysis for Sites 3 and 4 is ongoing.

Bottom: MSC and SRI's proposed project includes two buildings connected by a pedestrian plaza and publicly accessible alleys.

# TOD Program Implementation

Multi-Service Center is a non-profit organization based in South King County that works to address the causes and barriers of poverty and homelessness with comprehensive and holistic services that help people reach their goals. Their work includes developing and operating affordable housing in King County and Pierce County. Shelter Resources, Inc.'s affordable housing development portfolio includes over 6,000 units across the Pacific Northwest. MSC and SRI have over two decades of experience working together to develop affordable housing in the Puget Sound region.

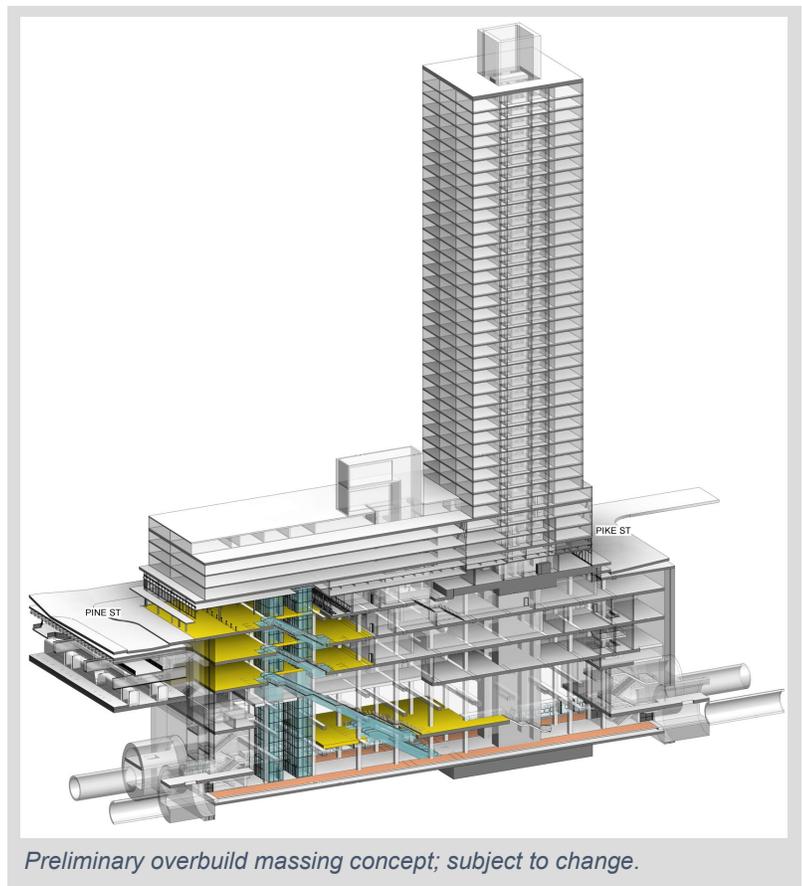
- [Learn more about this project](#)

## Technical Assistance Panel process informs planning for integrated joint development projects

Sound Transit has been planning and continues to strategically advance development that is integrated into the stations along the West Seattle Link Extension and Ballard Link Extension project alignments. Integrated joint development projects are typically constructed over a tunnel station and incorporate the station entrance into the structure.

Sound Transit worked in collaboration with the Urban Land Institute (ULI) to engage with real estate development community and local stakeholders throughout 2024 and 2025 to create and realize integrated joint development opportunities and ensure alignment with transit infrastructure design and delivery decisions. Sound Transit and ULI convened five technical assistance panels (TAPs) to help inform planning and next steps on these development opportunities. The full suite of summaries from each TAP are now available and linked below.

- [Westlake Station TAP Report](#)
- [Denny Station TAP Report](#)
- [Ballard Station TAP Report](#)
- [Alaska Junction Station TAP Report](#)
- [Joint Development Financing TAP Report](#)



# TOD Program Implementation

*Federal Way Downtown Station, Kent Des Moines Station*

## **Transit-oriented development moves forward at new South King County Link stations**

When the 1 Line extension opened to Federal Way on Dec. 6, it did more than bring reliable, traffic-free connections to South King County. It created new connections for the current and future residents of Sound Transit's TOD projects.

Sound Transit has nearly 500 affordable housing units complete or planned near Federal Way Downtown and Kent Des Moines Stations. Senior City, Sound Transit's first TOD project, has offered 60+ units of affordable senior housing since 2010, now within steps of the new Federal Way Downtown Station. The MSC and SRI project slated to break ground in 2028 will offer 230 more affordable units targeted to families in the station area. And Sound Transit has two more TOD sites at Federal Way Downtown Station that will offer additional opportunities to serve the needs of residents and passengers.

At Kent Des Moines Station, the Kent Multicultural Village project is planned for groundbreaking in early 2026 and will offer 233 units of affordable housing. Sound Transit's Kent Des Moines South and Kent Des Moines West TOD sites will create future opportunities for development that will help activate station areas, provide amenities for passengers, and meet the housing needs of the region.

- [Learn more about the project.](#)



*Kent Multicultural Village will feature a courtyard surround by ground floor commercial, retail, and community-serving space.*

# TOD Program Implementation

## *Midtown Station*

### **Sound Transit and King County agree to terms for future joint development at Midtown Station**

As the Agency moves towards the release of the draft Environmental Impact Statement for the Ballard Link Extension project, the joint development team has been working with our partners at King County to plan for integrated joint development as part of the County's Civic Campus Initiative. The initiative envisions a new civic campus centered on 4th Avenue between James Street and Yesler Way.

Sound Transit and King County signed a nonbinding term sheet for the Midtown Station alternative, should it be selected by the Sound Transit Board as part of the project to be built. The term sheet documents areas of preliminary agreement, shared commitments, and guiding design parameters to develop cost estimates to inform the preliminary engineering process and further negotiations towards a definitive agreement.

- [Learn more about this project](#)



*Envisioned development above the future Midtown Station may include a public plaza connecting 4th and 5th Avenues between James and Jefferson Streets, the current site of the King County Administration Building.*

# Transfers of Surplus Property

## Transfers of Surplus Property

No applicable surplus properties were transferred in Q4 2025. 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*



# Pipeline

## TOD Pipeline: System Map

- Defining
- Negotiating
- Awarded
- Transferred - Pre-Development
- Construction
- Completed



# Pipeline

## TOD Pipeline: Status of Delivery



## TOD Pipeline: Upcoming Surplus Property Solicitations

TOD Project	Define Goals	Issue RFP	Finalize terms
<b>Mt. Baker East Portal</b>	2026	2026	TBD
<b>Roosevelt North</b>	2026	2027/2028	TBD
<b>Marymoor Village Station</b>	2026	2027/2028	TBD

# Pipeline: Defining

## TOD Pipeline: Active Projects

### Federal Way Downtown Station TOD – Sites 3 and 4

**Location:** Federal Way Downtown Station, Federal Way

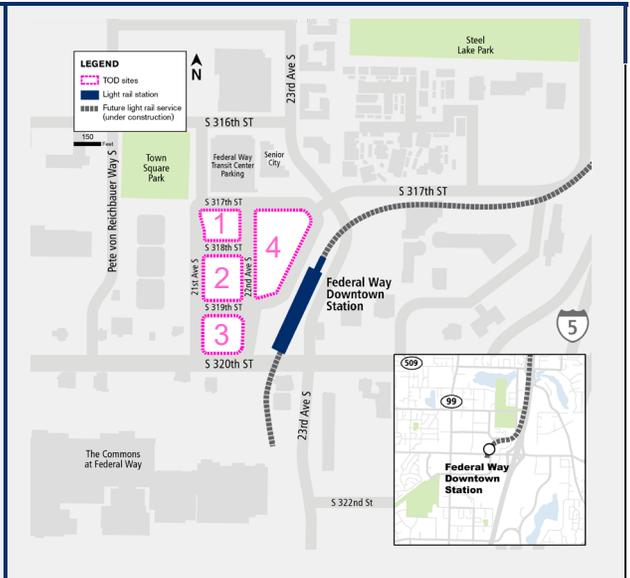
**Site Area:** ±3.3 acres across 2 pads

**Current Use:** Transit construction demobilization

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

**Program:** To be determined

- [Project Webpage](#)



- **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.
- Staff are evaluating Sites 3 and 4 and will return to the Board for approval of an offering strategy for those sites. The offering strategy will be consistent with the Federal Way Link Extension Development Agreement between Sound Transit and the City of Federal Way, which defines a shared vision for developments that, “include a mix of uses consistent with Sound Transit’s Equitable TOD Policy as well as the City’s vision for a compact, mixed use, mixed income and walkable urban center.”
- Sound Transit engaged the community and partners in spring and summer 2024 to inform the development strategy for these properties. The [Community Engagement Report](#) outlines key findings that will guide the development strategy.

- **Upcoming Activities:** Continue coordination with the City of Federal Way to advance due diligence and planning.

# Pipeline: Defining

## Kent Des Moines Station South TOD

**Location:** Kent Des Moines Station, Kent  
**Site Area:** ±2 acres  
**Current Use:** Construction staging for the Kent Multicultural Village project on the Kent Des Moines Station North TOD Site  
**Development Partner(s):** None selected  
**Program:** To be determined

- [Project Webpage](#)



- **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.
- **Upcoming Activities:** 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. In coordination with the City of Kent, the Agency plans to offer the property for development that prioritizes market-rate housing outcomes at a future date.

## Kent Des Moines Station West TOD

**Location:** Kent Des Moines Station, Kent  
**Site Area:** ±.7 acres  
**Current Use:** Vacant  
**Development Partner(s):** None selected  
**Program:** To be determined



- **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 in association with the site.

# Pipeline: Defining

## 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

- [Project webpage](#)



- **Highlights:** With the Downtown Redmond Link Extension now open, this ±3.5-acre site adjacent to the Marymoor Village Station is available 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 strategy.

## Northgate Station TOD

**Location:** Northgate Station, Seattle

**Site Area:** ±1.6 acres

**Current Use:** Transit offices and parking

**Development Partners:** None selected

**Program:** To be determined



- **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.

# Pipeline: Defining

## Mount Baker East Portal

**Location:** Mount Baker Station, Seattle

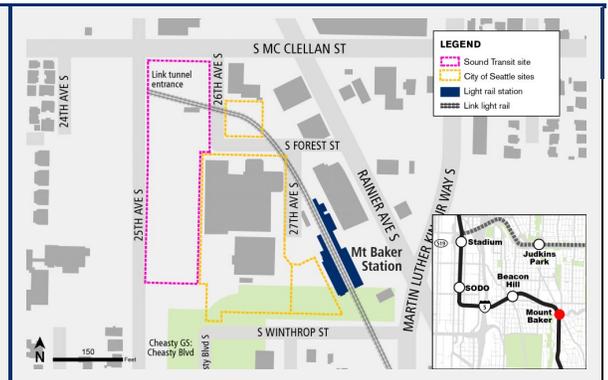
**Site Area:** ±2 acres

**Current Use:** Vacant

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

**Program:** Housing

- [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; the [engagement summary](#) is available on the project webpage. Planning to explore development viability of the western sites is ongoing.
- Sound Transit's East Portal site is located to the west of the former UW Laundry site and bisected by the guideway as it enters Beacon Hill. Site topography makes the southern portion a challenging and expensive site to build on. Feasibility work is ongoing and will inform next steps as we identify a preferred development strategy to take to the Board in early 2026.
- **Upcoming Activities:** Finalize due diligence activities and prepare to bring development strategy recommendation to the Board in early 2026.

# Pipeline: Defining

## Redmond Technology Station TOD

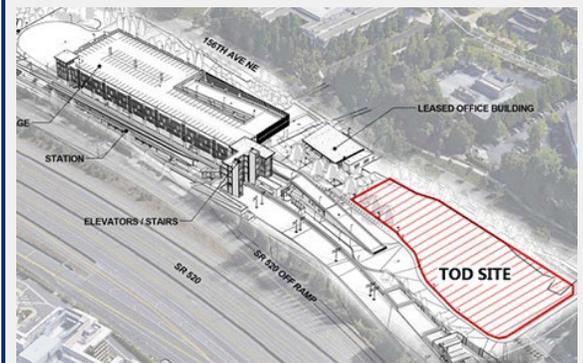
**Location:** Redmond Technology Station, Redmond

**Site Area:** ±1.1 acres

**Current Use:** Vacant

**Development Partner:** City of Redmond

**Program:** To be determined



- **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 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.
- **Upcoming Activities:** Sound Transit is exploring potential transit-supportive or other uses for the site.

# Pipeline: Defining

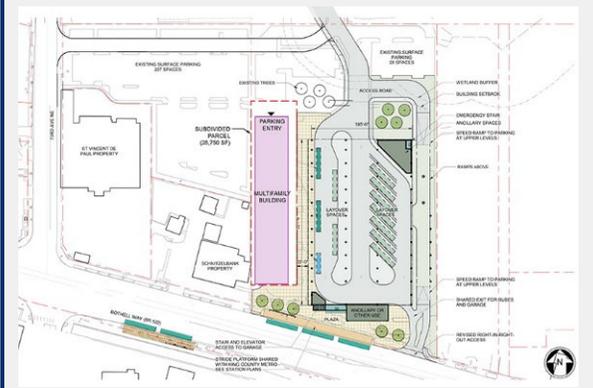
## Kenmore Park and Ride

**Location:** Kenmore Stride Station, Kenmore

**Site Area:** TBD portion of existing property

**Current Use:** Park and ride

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



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

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

# Pipeline: Defining

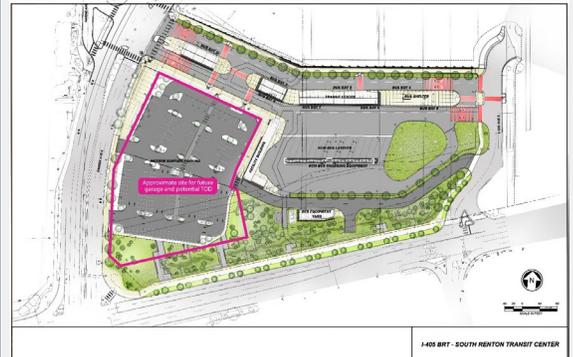
## Renton Transit Center

**Location:** Renton Transit Center, Renton

**Site Area:** TBD portion of existing property

**Current Use:** Transit construction

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



- Highlights:** Sound Transit is building a new transit center for the Stride S1 line that will 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 and would result in a TOD site following the garage's construction. The project's park-and-ride expansion was deferred until 2034 through Sound Transit's realignment process in 2020, which included direction to staff to explore creative solutions that deliver park-and-ride access earlier. The City of Renton, in collaboration with Sound Transit, is exploring potential options to realize TOD outcomes with park-and-ride access earlier.
- Upcoming Activities:** The City of Renton is engaging the development community to better understand interest in delivering a TOD with park-and-ride access. Sound Transit will coordinate with the City of Renton as exploration continues.

# Pipeline: Negotiating

## Youth Achievement Center Phase 2

**Location:** Columbia City Station, Seattle

**Site Area:** ±0.2 acres

**Current Use:** Vacant

**Development Partners:** 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. 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.

## Federal Way Downtown Station TOD – Sites 1 and 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 Shelter Resources, Inc.

- [Project Webpage](#)



- **Highlights:** Sound Transit issued a Notice of Intent to Award to the Multi-Service Center (MSC) and Shelter Resources, Inc. (SRI) team to develop approximately 230 units of affordable housing on surplus property adjacent to the Federal Way Downtown Station.
- MSC and SRI proposed development includes a total of approximately 570 bedrooms. Over 90% of homes proposed are 2-, 3-, and 4-bedroom units.
- MSC and SRI propose complementing their residential program with a café led by Project Feast, a local non-profit that serves refugees and immigrants through food-focused programming; 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 childcare facility.

- **Upcoming Activities:** Negotiate a term sheet and seek approval of the key business terms from Sound Transit's Board.

# Pipeline: Awarded

## Lynnwood City Center TOD

**Location:** Lynnwood City Center, Lynnwood

**Site Area:** ±1.5 acres

**Current Use:** Vacant

**Development Partner(s):** Housing Hope

- [Project Webpage](#)



- **Highlights:** A 1.5-acre block adjacent to the future Lynnwood City Center Station will be developed by Housing Hope, a Snohomish County-based non-profit developer. Their proposed project includes 167 units of affordable housing across two buildings. The units will serve households earning up to and including 30-60% area median income, three quarters of which will be family-sized two- and three-bedroom units.
- The proposed development includes two buildings on either side of the newly restored, fish-passable stream, public walking trails, pedestrian bridges, and public plaza space.
- The Board approved the key business terms for the project in December 2024.

- **Upcoming Activities:** Negotiate transaction agreements and support project advancement.

# 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

- [Project Webpage](#)



- **Highlights:** In April 2024, Low Income Housing Institute was selected to develop the site. The proposed projects include 160 units of affordable housing serving households earning up to and including 30-80% AMI, with an average at or below 60% AMI. The proposed project includes over 15% of units serving households at or below 30% AMI, and over one-third of units 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, shower facilities, and laundry.
- Key business terms for the development project were approved by the Board in January 2025.

- **Upcoming Activities:** Negotiate transaction agreements and support project advancement.

## Youth Achievement Center Phase 1

**Location:** Columbia City Station, Seattle

**Site Area:** ±0.25 acres

**Current Use:** Vacant

**Development Partners:** Africatown Community Land Trust, 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. 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.

# Pipeline: Awarded

## Spring District Station TOD – Market Rate

**Location:** Spring District Station, Bellevue

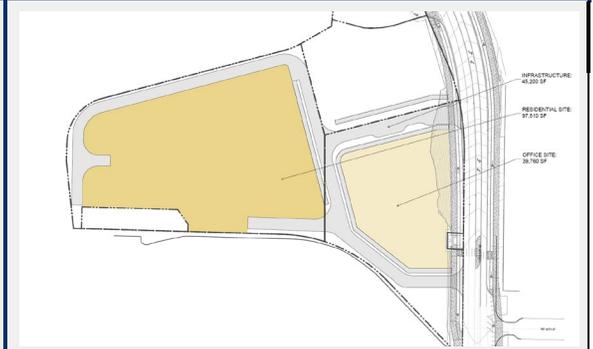
**Site Area:** ±3.15 acres

**Current Use:** Vacant

**Development Partners:** Touchstone (A URG Company)

**Program:** ±500 homes, TBD SF office space

- [Project Webpage](#)



- **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, and the project was re-designed to allow the affordable housing buildings to move forward independently from the rest of the development. Touchstone/URG and Sound Transit executed revised term sheets in 2025.

- **Upcoming Activities:** Seek Board approval of revised term sheets. Negotiate predevelopment agreements.

# Pipeline: Awarded

## Kent Multicultural Village

**Location:** Kent Des Moines Station, Kent

**Site Area:** ±2 acres

**Current Use:** Transit construction

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

**Program:** 233 affordable homes, ground floor community services and retail space

- [Project Webpage](#)



- **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 units 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.
- King County pre-committed \$5 million to the project, and it is eligible to be prioritized for Bond Cap from the Washington State Housing Finance Commission and for funding from Amazon through their partnerships with Sound Transit. The key business terms were approved by the Board in December 2023.
- **Upcoming Activities:** The developer plans to begin construction in early 2026. Construction is expected to take approximately two years to complete.

# Pipeline: Awarded

## Prisma

**Location:** Overlake Village Station, Redmond

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

**Current Use:** Vacant

**Development Partner(s):** Bellwether Housing

**Program:** 328 affordable homes, 16,000+ sf ground floor commercial and community space

- [Project Webpage](#)



- **Highlights:** Bellwether Housing’s project will deliver a 6-story mixed-use project with 328 units of affordable housing, and active ground floor uses including retail and space for a community hub. King County pre-committed \$5 million to the project, it is eligible to be prioritized for Bond Cap from the Washington State Housing Finance Commission and for funding from Amazon and Microsoft.
- Bellwether is expected to break ground in early 2026.

- **Upcoming Activities:** The developer plans to break ground in early 2026. Construction is expected to take approximately two years to complete.

# Pipeline: Transferred Pre-Construction

## Angle Lake South TOD

**Location:** Angle Lake Station, SeaTac

**Site Area:** ±0.63 acres

**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.
- The sale was closed in December 2024.
- **Upcoming Activities:** Monitor the project as work towards construction advances.

## Capitol Hill Site D

**Location:** Capitol Hill Station, Seattle

**Site Area:** ±0.24 acres

**Development Partner:** Seattle Central College

**Program:** College building



- **Highlights:** Sound Transit exchanged Site D, a surplus property adjacent the West Entrance of Capitol Hill Station, with Seattle Central College to consolidate Site D with the college’s property and to facilitate the Pride Place project on a former college-owned property. The transfer was completed in 2021.
- **Upcoming Activities:** Seattle Central College intends to develop a new college building that will act as a gateway to their campus from the light rail station. In the interim, Seattle Central College will make improvements to Site D.

# Pipeline: Transferred Pre-Construction

## RV119

**Location:** Columbia City

**Site Area:** ±0.09 acres

**Development Partner:** SOWR Enterprises, LLC

**Program:** Assembly of property for adjacent development



- **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 received no additional proposals.

- **Upcoming Activities:** Monitor the project as work towards construction advances.

# Pipeline: Construction

## Spring District Station TOD - Affordable

**Location:** Spring District Station, Bellevue

**Site Area:** ±1.79 acres

**Development Partner:** BRIDGE Housing

**Program:** 234 affordable homes

- [Project Webpage](#)



- **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’s Housing Equity Fund. Public funds were awarded by the City of Bellevue, ARCH, King County DHCS, WA Housing Trust Fund and CHIP, and bond cap through Sound Transit’s partnership with the Washington State Housing Finance Commission.
- **Upcoming Activities:** BRIDGE Housing’s contractor, Exxel Pacific, began early construction activities in late 2024. Sound Transit is supporting coordination on early construction activities, including utility relocations. Construction is anticipated to continue through late 2026 or early 2027.

# 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 & Kittias Counties, Homestead Community Land Trust, and African Community Housing Development

**Program:** 100-150 affordable homes available for purchase

- [Project Webpage](#)



- **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 & Kittias Counties, and resulted in seven new homes across, completed in April 2025.
- 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 & Kittias Counties. The four sites are expected to yield 73 homes and be completed in 2025 and 2026.
- 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.
- The RFP for the final site will be released in 2026.
- **Upcoming Activities:** Support future Seattle Office of Housing RFP for the remaining Rainier Valley Affordable Homeownership Initiative site.

# 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

[Project Website](#)



Senior City, located just north of the future 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.

# Pipeline: Completed

## Connection Angle Lake

**Location:** Angle Lake Station, SeaTac

**Site Area:** ±0.77 acres

**Development Partners:** Mercy Housing NW

**Program:** 130 affordable homes with ground floor commercial space

- [Project Webpage](#)



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

# Pipeline: Completed

## Mount Baker Lofts

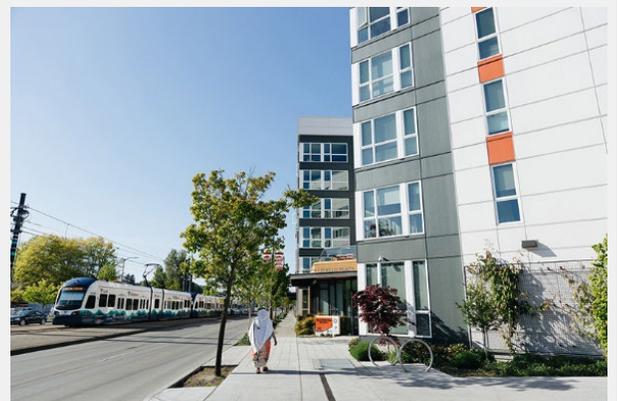
**Location:** Mount Baker Station, Seattle  
**Site Area:** 0.53 acres  
**Development Partner:** Artspace USA  
**Architect:** SMR Architects  
**Contractor:** Marpac Construction  
**Program:** 57 affordable homes, 10,000 sf retail  
**Project Cost:** ±\$18 million  
**Opened:** 2014



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

## Mercy Othello Plaza

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



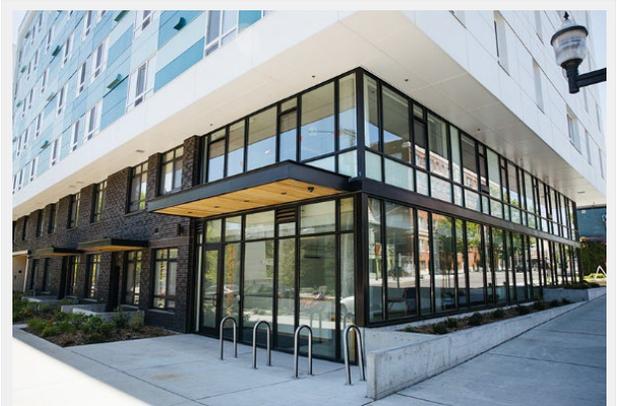
Mercy Othello Plaza includes 108 affordable homes with over 60% of the units serving larger households with two- and three-bedrooms. The units serve those earning up to and including 30-60% of area median income and it was the first project in Washington State to use both 4% and 9% Low-Income Housing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

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.

# Pipeline: Completed

## 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  
[Project Website](#)



Station House, the first completed building as part of the Capitol Hill Station development, 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.

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

## Connection on Broadway

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



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.

# Pipeline: Completed

## 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 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 Multi-Family Tax Exemption Program.

## Cedar Crossing

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



Cedar Crossing includes more than 250 housing units affordable to those earning 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 a complex medical issue.

# Pipeline: Completed

## 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, 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.

# Pipeline: Completed

## **Pride Place**

**Location:** Capitol Hill Station, Seattle

**Site Area:** 0.33 acres

**Development Partner:** Community Roots Housing

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

**Opened:** 2023

[Project Webpage](#)



In 2019, Sound Transit and Seattle Central College agreed to swap land parcels in the Capitol Hill Station area, exchanging our station-adjacent property for two college-owned parcels near the intersection of Broadway and East Pine Street. Following this exchange, we were able to help facilitate another equitable TOD project in addition to our Capitol Hill projects that opened in 2020.

The Pride Place project, 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 eight-story mixed-use development offers 118 units for low-income seniors. It also includes a 4,411 square-foot health and community services center, which GenPride operates in partnership with other LGBTQIA+ focused providers.

# 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.

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

Site	Station	City
<b>Airport Station Passenger Pick-up/Drop-off Zone Overbuild</b>	Airport Station	SeaTac
<b>Mt. Baker Triangle</b>	Mount Baker Station	Seattle
<b>Rainier Beach</b>	Rainier Beach Station	Seattle
<b>Midtown Station Overbuild</b>	Midtown Station	Seattle
<b>Westlake Station Overbuild</b>	Westlake Station	Seattle
<b>Denny Station Overbuild</b>	Denny Station	Seattle