

TOD Project Update

Current and future opportunities

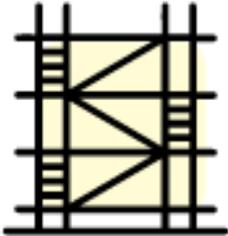
8/25/21

Program overview

Major Phases of ST TOD



Exploration



Pre-development



Construction



Complete

ST's Equitable TOD Policy

Goals

- Increase ridership
- Support growth plans
- Engage communities
- Integrate TOD into transit planning
- Create housing, especially affordable housing
- Encourage safe and easy access to transit



Statute on surplus property



State statute compliance

94%

of property suitable for housing first offered to Qualified Entities

100%

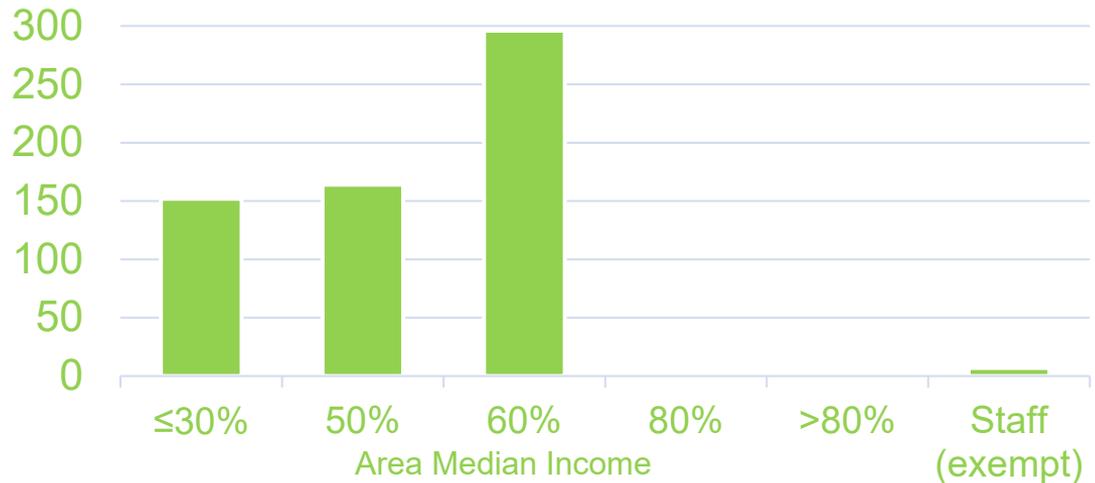
of homes on property transferred to Qualified Entities are affordable

619



Homes started construction*

Number of homes by income levels served in projects*



2021/2022 openings

Seattle TOD project openings

Active projects

- Capitol Hill Station: Open
- Beacon Hill: Finishing construction
- Cedar Crossing: Under construction
- Madison/Boylston: Under construction

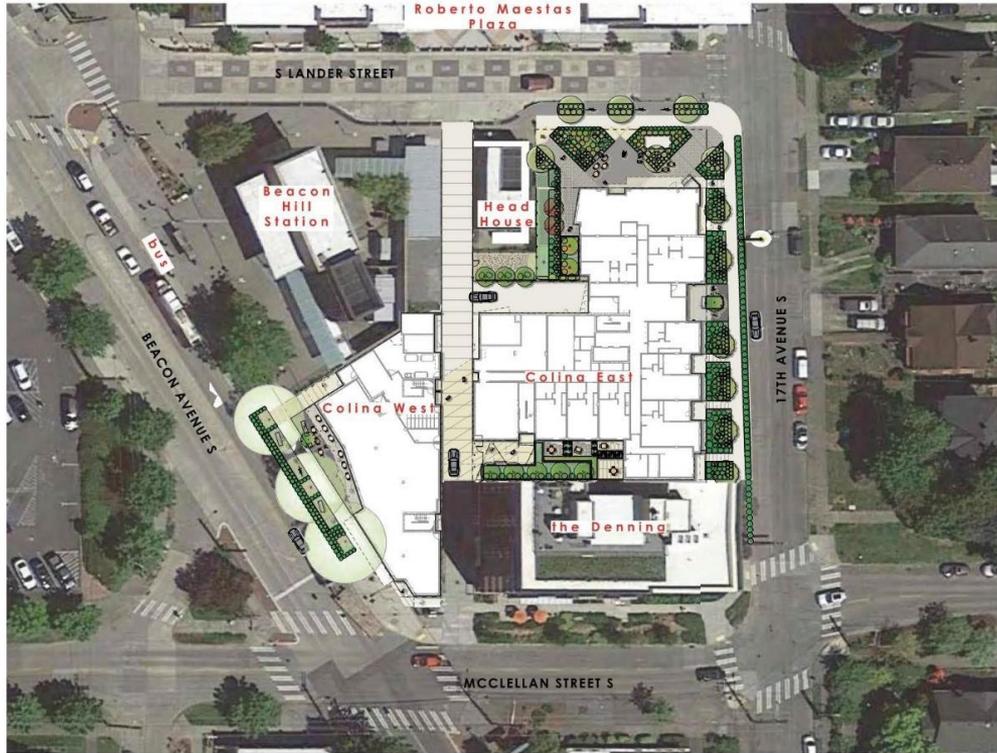
Capitol Hill Station TOD



Highlights

- 4 buildings, 2 acres
- 428 housing units, 112 permanently affordable + 67 MFTE units
- 34,000 SF retail
- Daycare, public plaza, AIDS Memorial Pathway
- Fully opened June 2021

Beacon Hill



Highlights

- 2 buildings, 0.5 acres
- 139 housing units, 28 MFTE affordable $\leq 80\%$ AMI
- 4500 SF retail
- Colina West opened May 2021; Colina East opens fall 2021

Cedar Crossing



Highlights

- 1.2 acres
- 250+ affordable housing units, 30-60% AMI
- Childcare provided by El Centro + additional retail
- Opening May 2022

Madison/Boylston



Highlights

- ½ acre
- 362 affordable homes, 112 for seniors $\leq 30\%$ AMI and 250 for families $\leq 60\%$ AMI
- 5,000 SF retail
- Opening June 2022

Future projects

Seattle future projects

Future projects

- Capitol Hill LGBTQ+ Senior Housing: Construction starting in 2021
- Rainier Valley Home Ownership: Under contract with City of Seattle
- Youth Achievement Center in Columbia City: In negotiations
- U District: In planning
- Mount Baker East Portal: In planning

Pride Place



Highlights

- Result of 4-party property exchange
- 125 homes (30-60% AMI)
- Includes LGBTQ community center
- Awaiting 4% LIHTC allocation
- July 2021 construction start

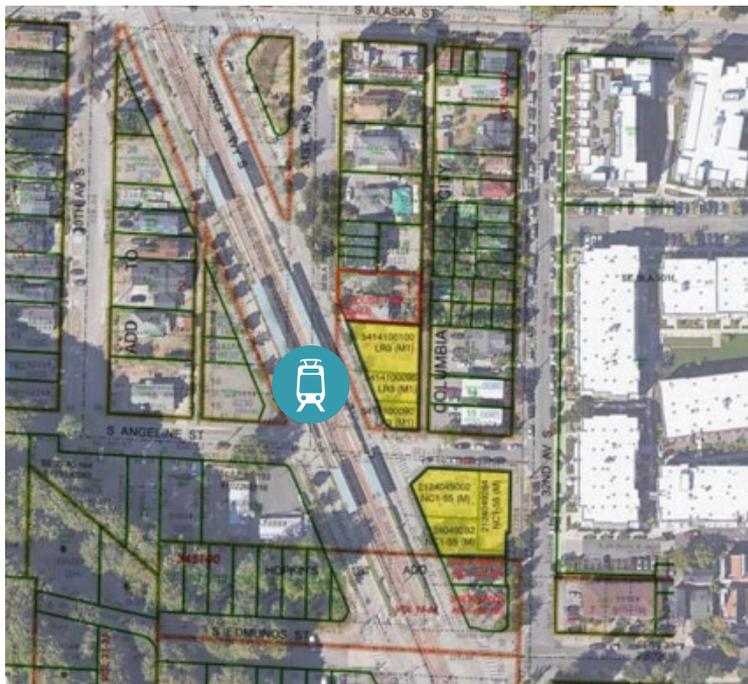
Rainier Valley Home Ownership



Highlights

- 10 small sites (3-12k sf each)
- 100-150 affordable homes
- City of Seattle will lead effort to bring on developers
- Phased delivery over up to 10 years; first RFP in 2022

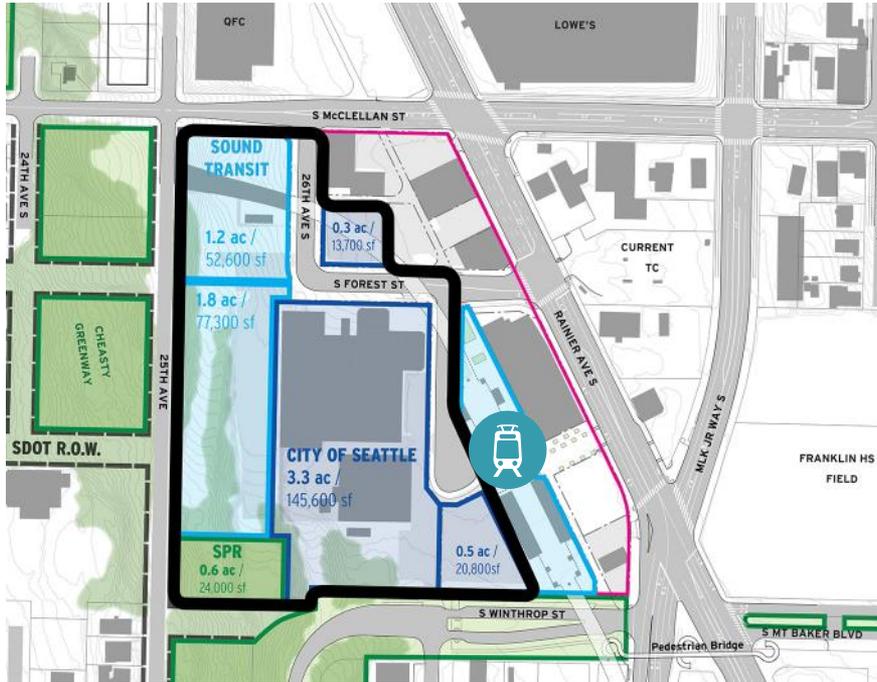
Columbia City: Youth Achievement Center



Highlights

- 2 sites (0.4 acres)
- Number of beds/units TBD
- Youth-focused affordable housing
- Includes wrap around services and community center
- ST negotiating transaction

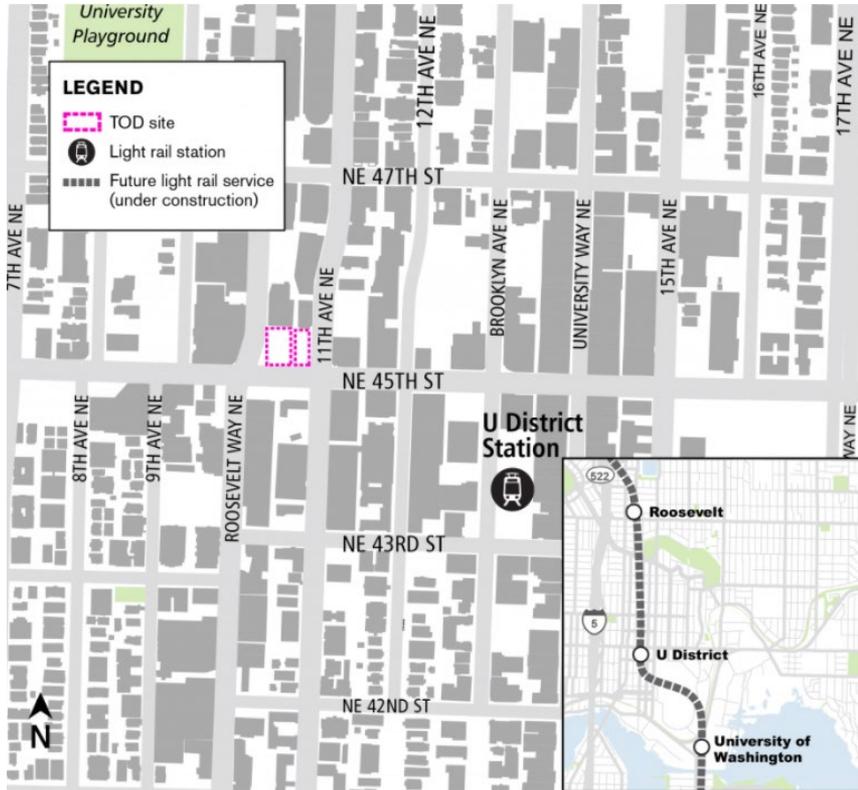
Mount Baker: East Portal TOD site



Highlights

- 2 Sound Transit parcels adjacent to City's affordable housing site, totaling 6 acres
- Joint community engagement with City in early 2021
- Ongoing work to determine plans for the site

U District TOD site



Highlights

- 0.5 acre site, split in two
- Would benefit from alley vacation
- Engagement in 2021
- 2024+ construction start

U District TOD tiny home village



Temporary lease

- 1 year, renewal up to 2024
- Managed by the City; operated by LIHI
- 36 units/65 residents
- On-site wrap-around services

Thank you.



 [soundtransit.org](https://www.soundtransit.org)

