Submitting an unsolicited proposal for Transit Oriented Development

Sound Transit's TOD program may consider unsolicited proposals from those seeking to acquire one or more of the agency's excess properties.

Before you submit a proposal

1. Review and consider Sound Transit's Equitable TOD Policy. Your proposal will need to be consistent with the policy, which prioritizes transit-supportive land uses for the agency's surplus properties.
2. Review and consider Sound Transit's Unsolicited Proposal Procedures. Your proposal will need to address the factors listed in section 3(A)(3)(a).
3. Consider that Sound Transit must receive Fair Market Value for its properties, unless the proposer is a Qualified Entity and intends to create affordable housing consistent with State Statute RCW 81.112.350.

Submitting your proposal

1. Submit a proposal by email to Thatcher Imboden and Doug Haffie.
2. In that proposal, specify:
   a. The address and parcel number of the Sound Transit-owned property in which you are interested
   b. What makes your proposal a unique opportunity for Sound Transit
   c. Your proposed plans for the property, and how they are consistent with Sound Transit's Equitable TOD Policy
   d. Your offering price

Sound Transit's review process

1. Your proposal will be reviewed first by Procurement & Contracts to ensure that it meets the definition of "unsolicited proposal," and if successful, it will be evaluated by TOD and other agency staff. Procurement & Contracts staff may contact you during this period to clarify or request additional information. You will be notified in writing of the results of Sound Transit's evaluation.
2. Please note that, should your offering price fall outside of a reasonable assessment of the property's Fair Market Value (unless you are proposing a project under RCW 81.112.350), Sound Transit will reject your proposal.
3. If Sound Transit decides to advance your proposal to the next step in the process, the agency must then publicize the receipt and consideration of your unsolicited proposal and the opportunity for others to submit competing proposals. During this time, Sound Transit may notify neighboring property owners, place signage on the property, and engage key stakeholders as applicable. You may also submit an updated proposal during this time. To do so, you'll need to create a free account with Biddingo and respond to the related Opportunity to Submit Competitive Proposals. All proposals will be evaluated, and you will be notified in writing of the results of that evaluation.

4. If your proposal is selected, the Sound Transit CEO must approve entering into contract negotiations with your firm. If terms are successfully negotiated, the Sound Transit Board of Directors must approve the final sale of the property.

Timeline

Procurement & Contracts review	TOD staff review	Public advertisement	Evaluation of proposal(s)	CEO and Board approval
30 days	Up to 120 days	30 days	60 days	60 days

Additional considerations

- Sound Transit staff cannot endorse your proposal or give you advice or assistance towards preparing your proposal.
- Unsolicited proposals are not accepted for properties for which a Request for Proposals has been initiated or is planned.
- Except in the case of projects that meet the affordable housing requirements of Washington's State Statute RCW 81.112.350, Sound Transit must receive Fair Market Value for any excess property.
- Terms of an agreement with Sound Transit will include a Transit-Oriented Development Covenant, which will ensure that transit-supportive uses are retained on the property for 50 years.
- Sound Transit requires green building standards in association with the redevelopment of its surplus properties.
- If you'd like to be alerted of future opportunities to purchase and develop Sound Transit surplus properties, sign up for a free account with Biddingo and make sure you select one or more of the following category codes for your business: 236116, 236220, 237210, 531110, 531390 or 531120.