

The image shows the exterior of a white Sound Transit train. The train features a blue and teal wavy graphic along its side. The Sound Transit logo, a stylized 'S' and 'T' in blue, is positioned above the word 'SOUNDTRANSIT' in blue capital letters. A double door with two arched windows is visible on the left. A small red emergency stop button is located below the door. The train is parked on a yellow tactile paving surface.

**SOUNDTRANSIT**

# OMF East Design and Construction Update

Public Open House

May 17, 2018

Global Innovation Exchange, Bellevue

# Agenda



**Introduction**

Jennifer Lemus, Community Outreach Manager,  
Sound Transit

**OMF East Project Background Summary**

Tracy Reed, Executive Project Director, Sound Transit

**OMF East Design and Construction Update**

Brian Gustine, Construction Manager, Hensel Phelps

**Master Development Plan, TOD,  
and Next Steps**

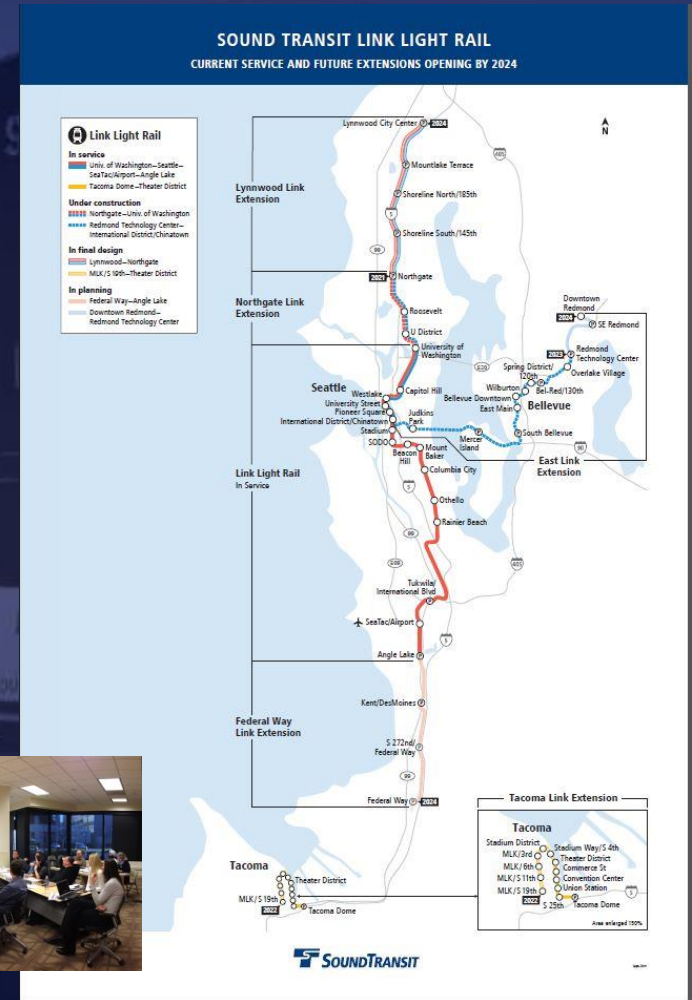
Jon Mihkels, Deputy Project Director, Sound Transit

**Q&A and Adjourn to Open House**

Jennifer Lemus, Sound Transit

# Objectives

- Provide background of the Operations & Maintenance Facility East Project and highlight program milestones
- Walk through design progress and construction timeline for the OMF East facilities and buildings
- Explain next steps for Transit Oriented Development (TOD)
- Answer questions of the group





# OMF East Project Background and Highlights

Tracy Reed, Executive Project Director, Sound Transit

# OMF East Location and Project Snapshot



## Project Snapshot

- **Initial Baseline:** July 2016
- **Budget:** \$449.2 million (YOE)
- **Schedule:** Construction complete Dec. 2020
- **Commitments to-date:** \$351m

# OMF East Overall Summary Schedule



# OMF East Program Progress

- Groundbreaking ceremony was held April 4, 2018
- Excavation and concrete for storm water vaults underway
- Approximately 90% design of buildings and trackways complete
- Eastside Railroad Corridor (ERC), temporary trail on west side of the OMF East complete, King County ribbon-cutting June 19, 2018
- Master Development Permit issued in March 2018 from the City of Bellevue, providing the land use entitlement for the project to be built, including future Transit Oriented Development (TOD)
- Site demolition complete and approximately 30,000 cubic yards of concrete crushed for recycling and reuse on-site
- Development of the TOD procurement has started; community engagement to occur later this summer



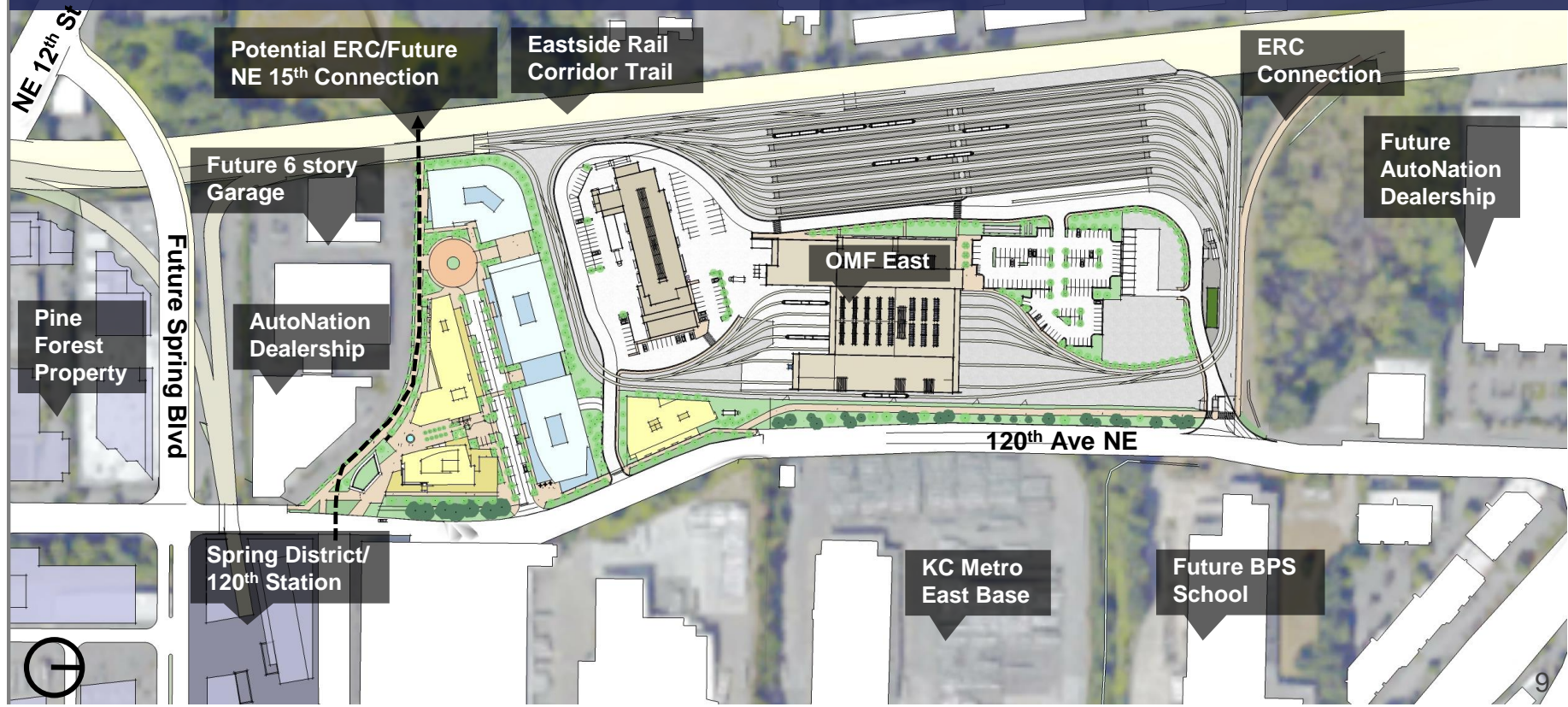
# OMF East Program Highlights



- Facility to service, deploy and store 96 LRVs
- Vehicle maintenance shop with 14 service bays
- Mainline track, systems & station maintenance functions (Maintenance of Way)
- LRV parts storage and car wash
- Administrative and locker room facilities to support ~250 full-time employees
- Equipment and furnishings
- 24/7, 365 day operations



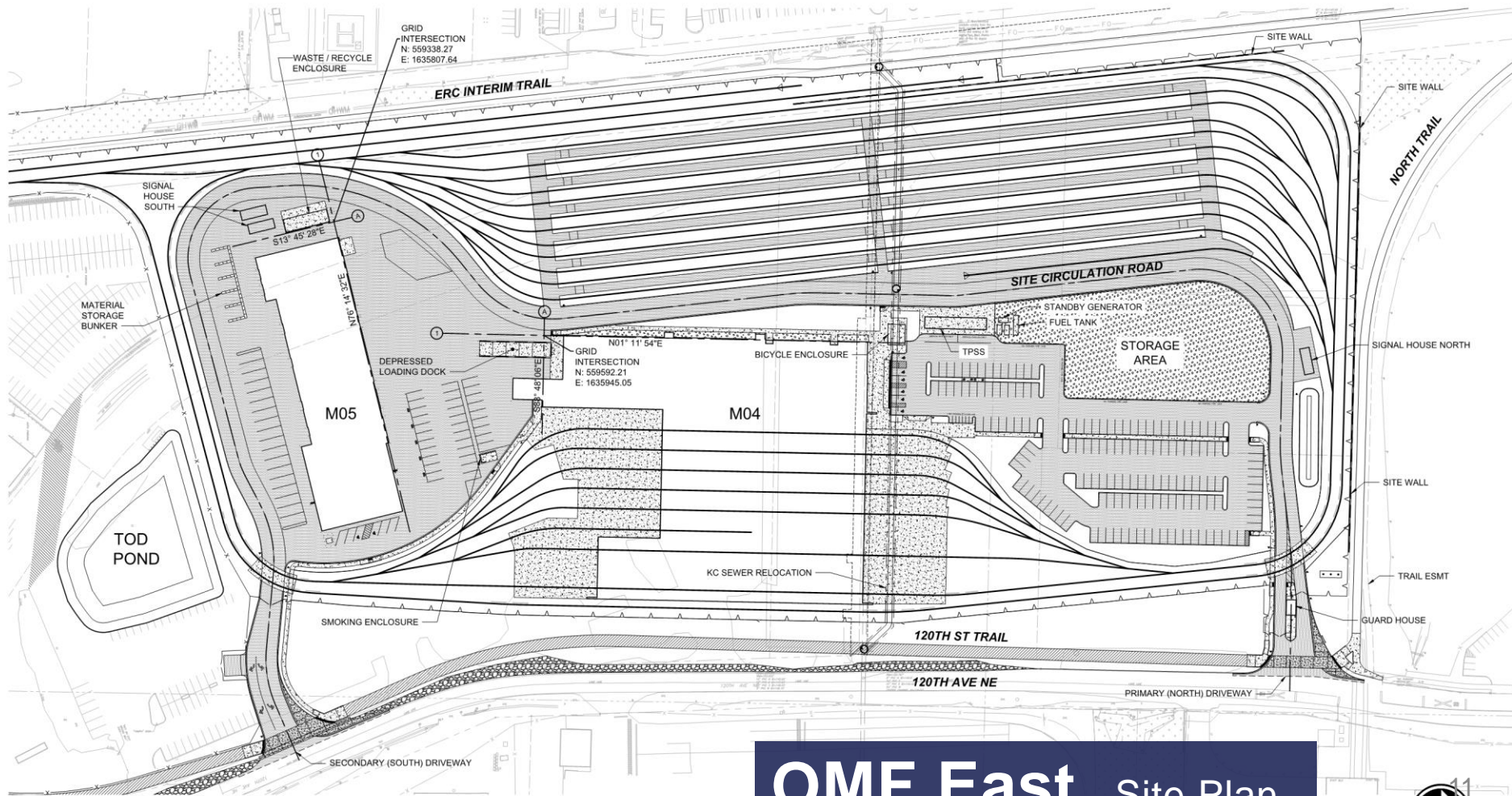
# OMF East Project Context & Proposed Site Plan





# OMF East Design & Construction Update

Brian Gustine, Construction Manager, Hensel Phelps



# OMF East Site Plan



# OMF East View south along 120<sup>th</sup> Ave NE Interim Multi-use Trail



# OMF East

Design model image south along 120<sup>th</sup> Ave NE

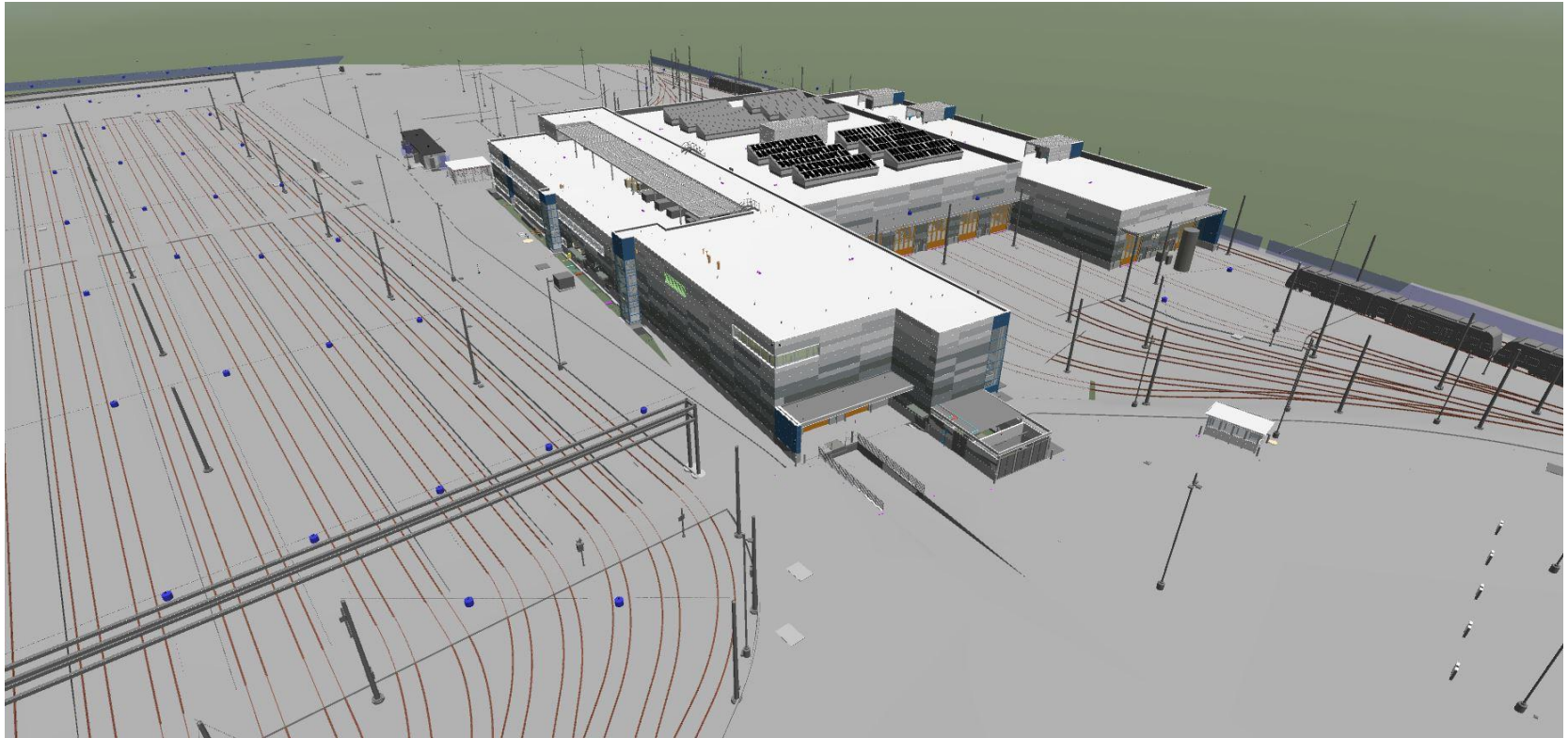


# OMF East Main Building view from North



# OMF East

Main Building view from Southwest



# OMF East Both buildings view from South

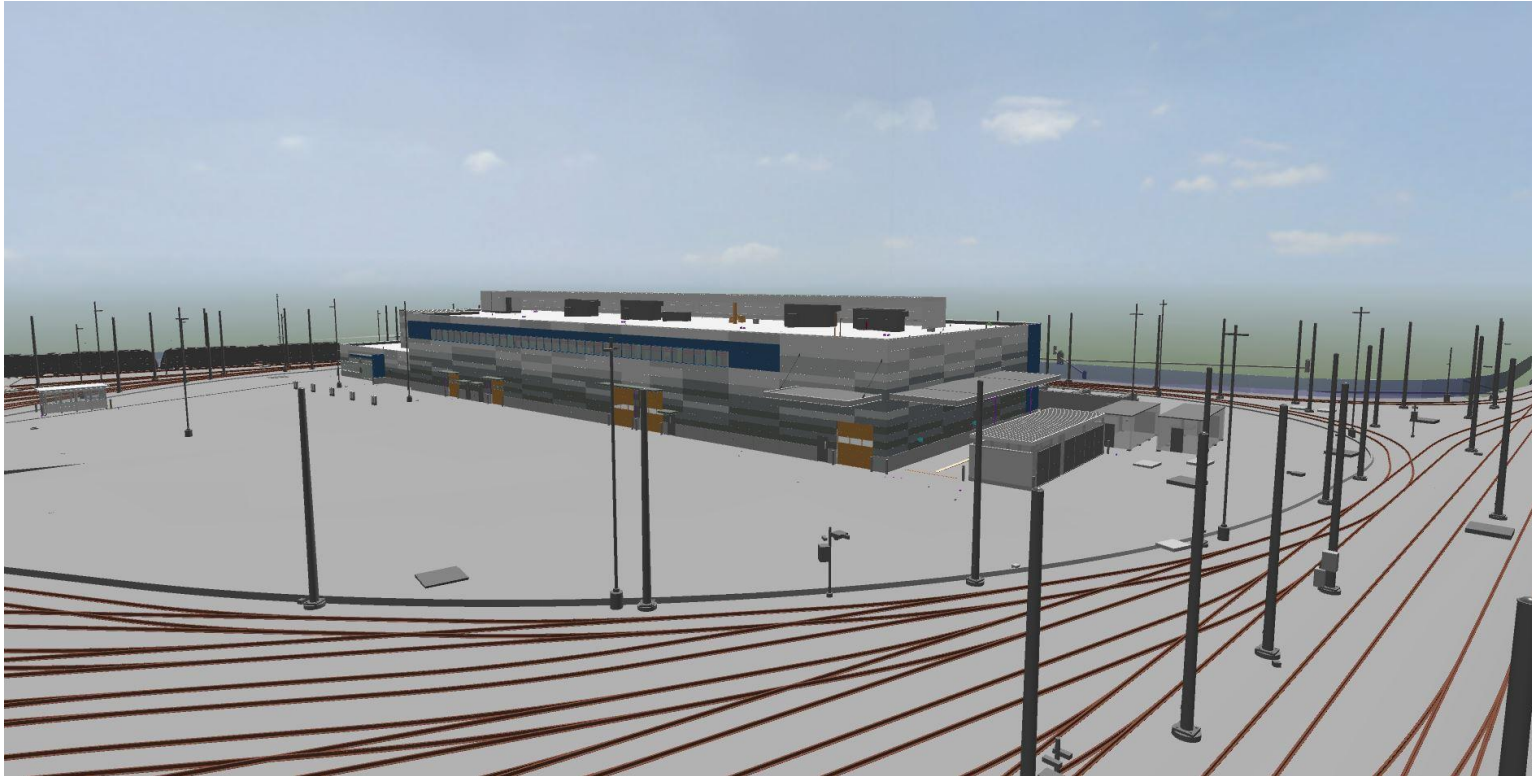




# OMFE Design Images Maintenance of Way Building



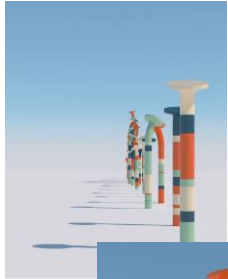
# OMF East MOW Building from Northwest



# OMF East MOW Building from Northeast

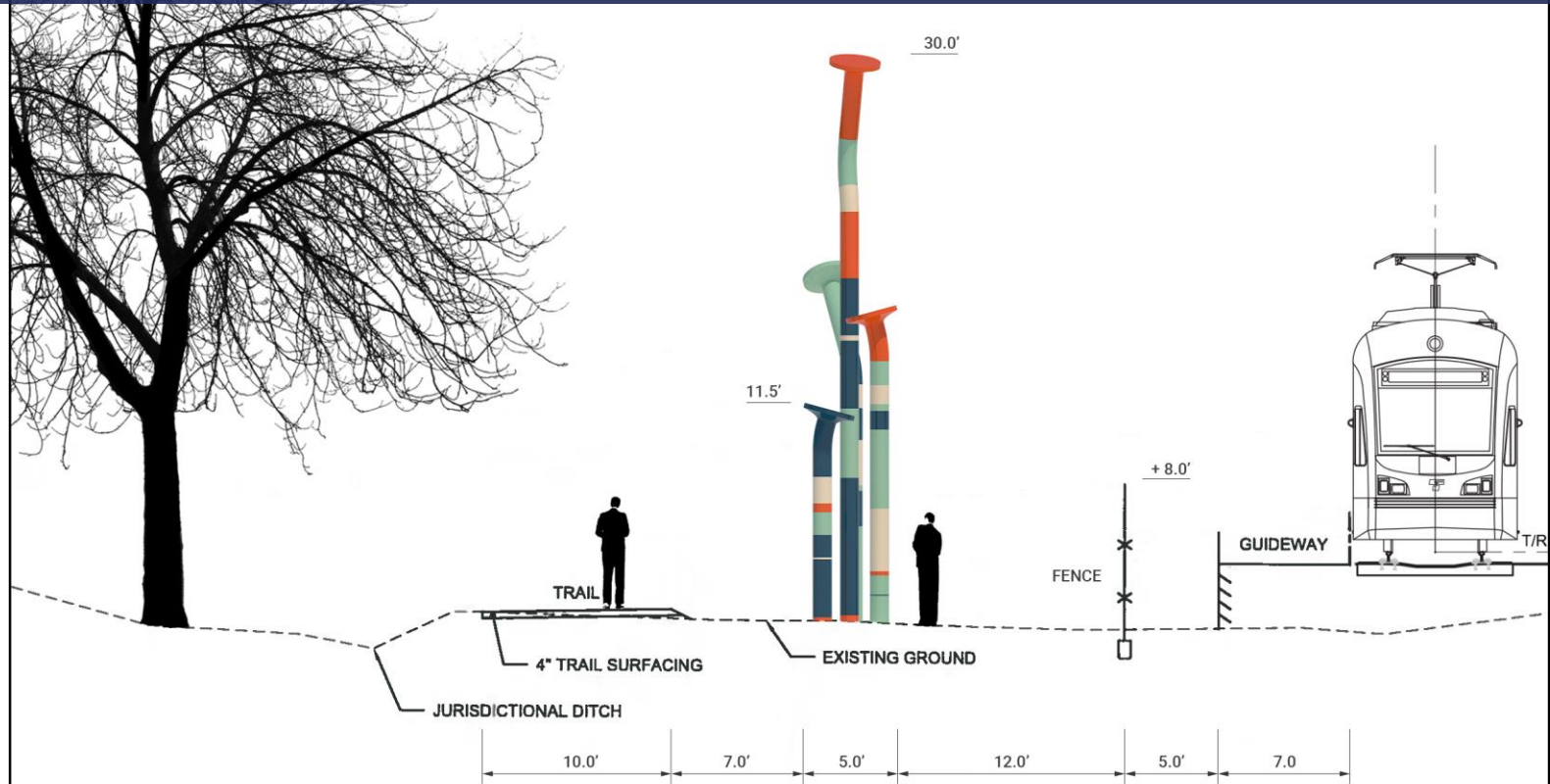


# OMF East Art Installation along the ERC - Perimeter Screening

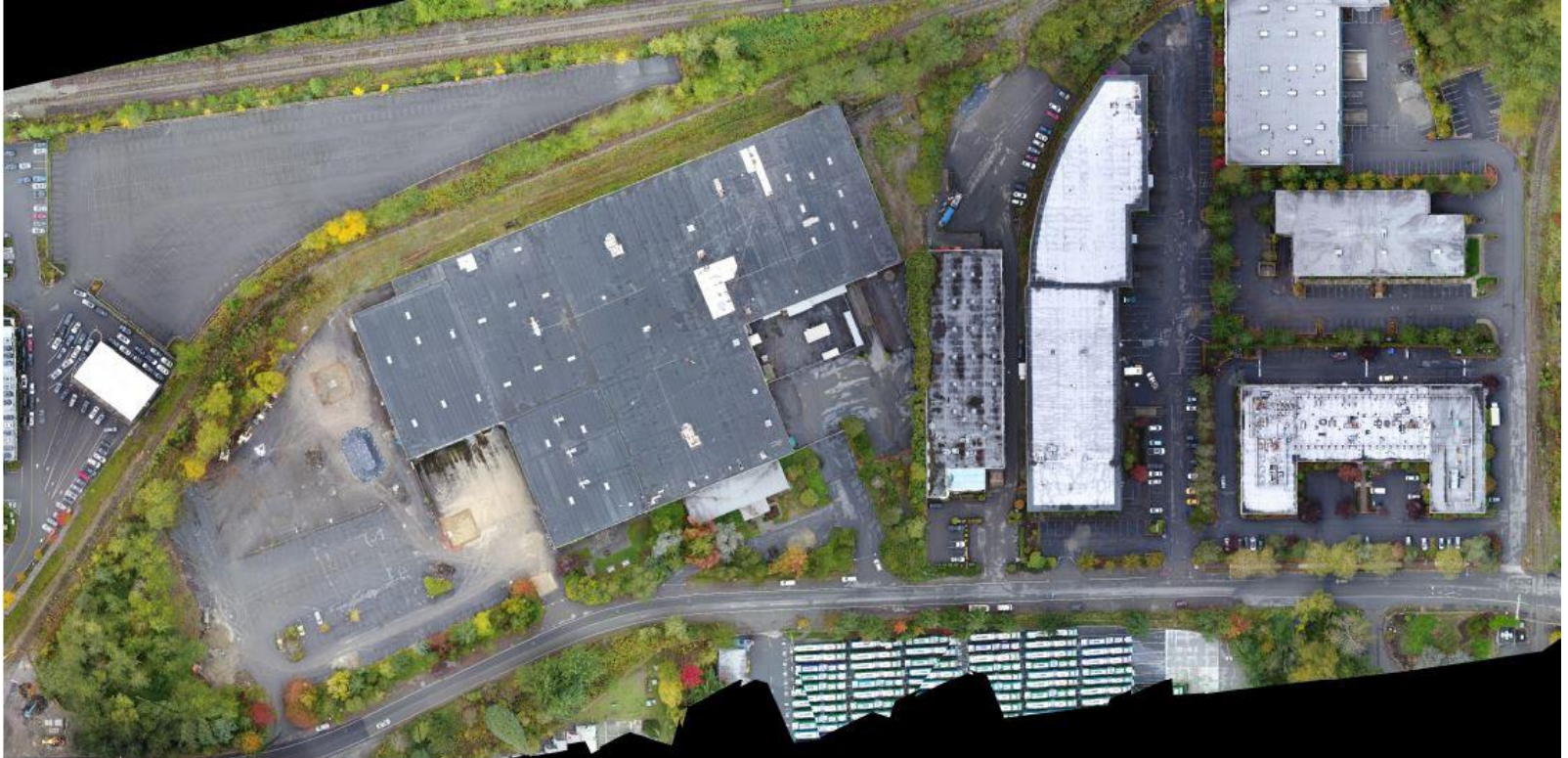


“NAILS” - CHRISTIAN MOELLER STUDIO LLC.

# OMF East Art Installation – Section across the ERC



# OMF East Site Progress – Prior to Demolition - October 2017



# OMF East Site Progress - February 2018



# OMF East Site Progress - May 2018





# OMF East Underground Utilities



# Sustainability

- OMF East will be designed and constructed to achieve LEED silver certification from the US Green Building Council
- Key Strategies:
  - 90% Diversion and recycle rate from existing building demolition, including reuse of 30,000 tons of crushed concrete
  - Energy efficient building design with chilled beam cooling and radiant floor heating uses 84% of reference building
  - Water efficient building with reused wash water, low flow fixtures and water conserving landscaping uses 50% of reference building



# Upcoming Schedule

Interim Trail work	September – November 2017
Mobilization on-site	September – November 2017
Building and Site Demolition	November 2017 – March 2018
Site Grading & Utilities	March – September 2018
Start of Foundation Concrete	August 2018
Building Exteriors	June – December 2019
Substantial Completion	September 2020

A blue-tinted photograph of a Sound Transit train on tracks. The train is viewed from a front-quarter perspective, moving away from the viewer. The front window of the train is prominent, with the words "SOUND TRANSIT" visible in white lettering. The train's body is light-colored, and the tracks are visible in the foreground. The overall image has a dark blue overlay.

# Master Development Plan & Next Steps

Jon Mihkels, Deputy Project Director, Sound Transit

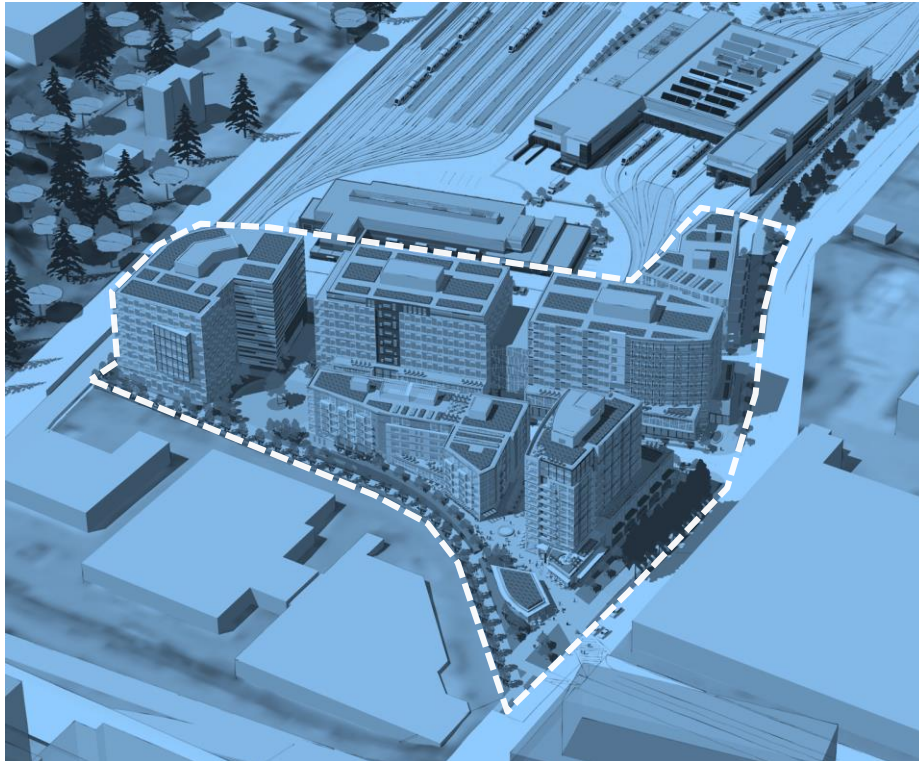
# OMF East TOD Summary Metrics – MDP Application



<b>Retail</b>	<b>60,000 SF</b>
<b>Office</b>	<b>650,000 SF</b>
<b>Residential</b>	<b>500 Units</b> (Affordable, Market & Efficiency Units)
<b>Total Area</b>	<b>1.1 to 1.2 Million SF</b>
<b>Parking</b>	<b>2000 Stalls</b> (Below Grade)
<b>Density</b>	<b>3600 People</b> (800 Residents + 2800 Jobs)
<b>FAR Used</b>	<b>3.4</b> (4.0 Possible)

# OMF East TOD

## Goals and Summary Metrics, Next Steps



<b>Zoning</b>	<b>BR-OR-2 (125') mixed-use</b>	<b>125'</b>
<b>Size</b>	<b>Maximize</b>	<b>6.5 acres</b>
<b>Development Capacity</b>	<b>1.1 – 1.2 M GSF</b>	<b>1.1 M GSF</b>
<b>Development Parameters</b>	<b>Min 20% Residential Min. 50,000 SF Retail</b>	<b>35% Residential 60,000 SF Retail</b>
<b>Mixed Use</b>	<b>Yes</b>	<b>Yes</b>
<b>TOD Project Milestones</b>	<b>2017: MDP submittal 2018-2019: Developer RFP 2021-2023: Potential Construction</b>	



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RIDE THE WAVE

**Thank You**