



OMF East and TOD Vision

Design and Construction Open House

June 22, 2017

On Site

 **SOUNDTRANSIT**

Agenda

A blue-tinted background image of a Sound Transit bus, viewed from the front. The bus is white with "SOUND TRANSIT" written on the front. The image is semi-transparent, allowing the text to be overlaid.

Introduction

Jennifer Lemus, Community Outreach, Sound Transit
Tracy Reed, Executive Project Director, Sound Transit

OMF East Project Background Summary

Supriya Kelkar, Sound Transit

OMF East Design-Build Proposal Review

Hensel Phelps Team

Next Steps

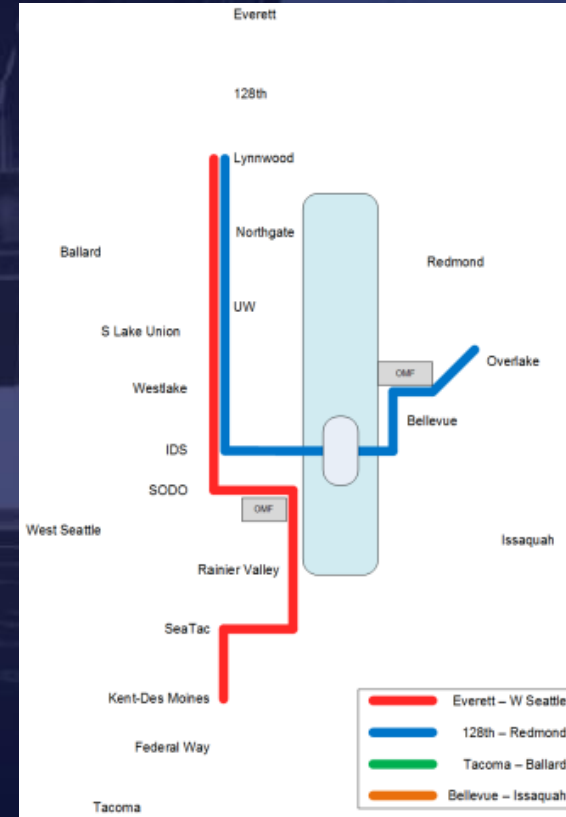
Tracy Reed, Sound Transit

Open House 6:30-7:30 PM

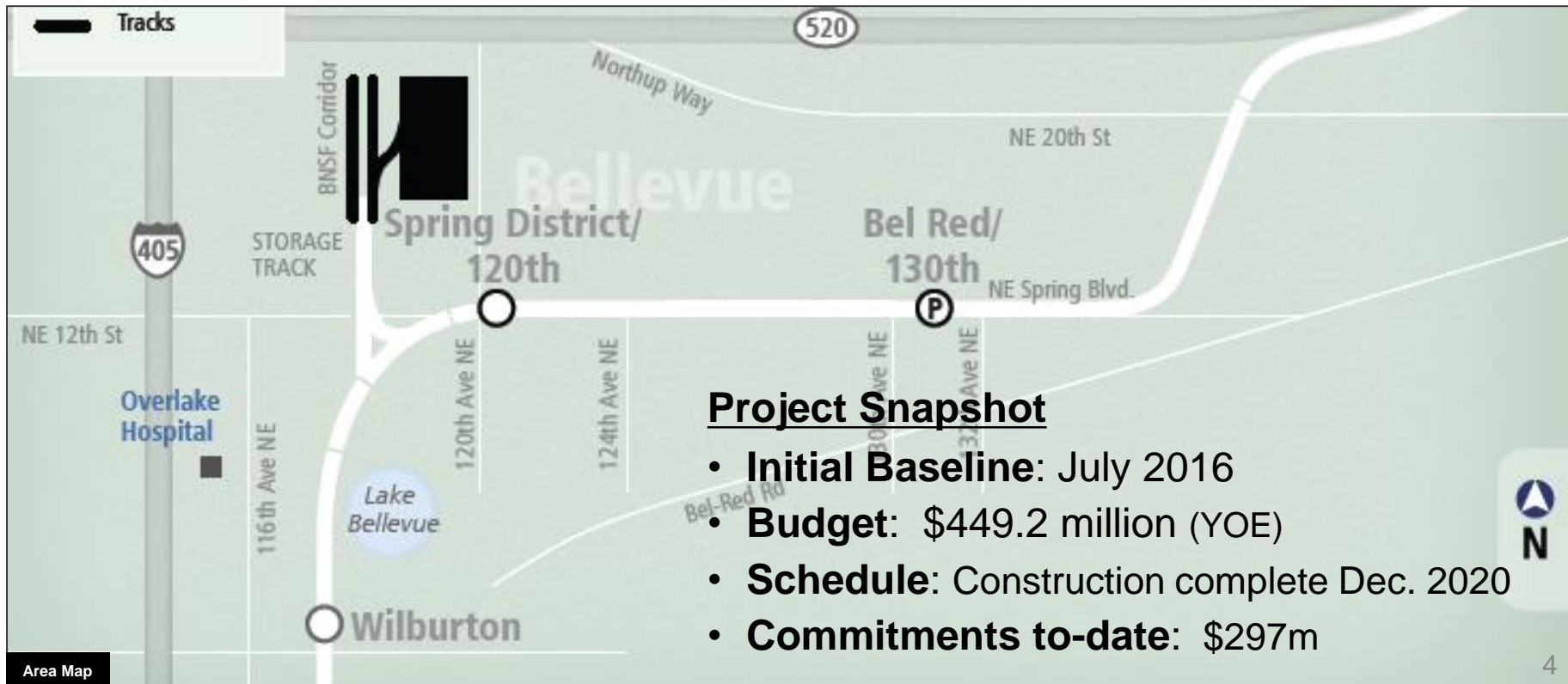
Jennifer Lemus, Sound Transit

Objectives

- Provide background of the Operations & Maintenance Facility East Project
- Walk through the selected design-build proposal for the OMF East/TOD masterplan
- Explain next steps in the project's development and construction timeline



OMF East Location and Project Snapshot



OMF East Overall Summary Schedule



Design Build proposals

Property Acquisition

Design Build Contract

Construction Start

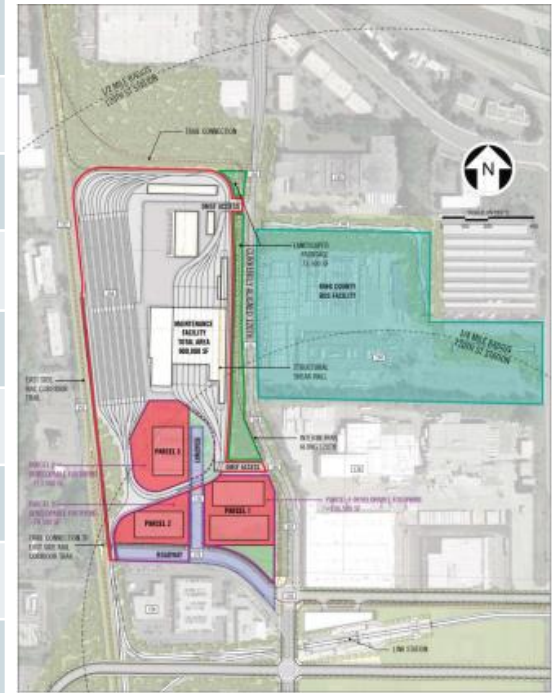
Public, Stakeholder & City Council Presentations

Permit process

TOD Procurement, Development window

OMF East Agreements and Milestones

Design-Build Procurement Method	Summer 2015
Final EIS Issued	September 2015
Sound Transit Board Site Selection	October 2015
Federal Record of Decision (ROD)	November 5, 2015
Board Authorized Property Acquisition	December 2015
Request for Qualifications	April 2016
Request for Proposals to 3 teams	September 2016
Select Design-Builder & negotiate	March – May 2017
Notice to Proceed (NTP)	June 19, 2017



DEVELOPMENT SCENARIO - PHASE 1



OMF East Proposal

Supriya Kelkar, AIA, Design Oversight Lead
Sound Transit

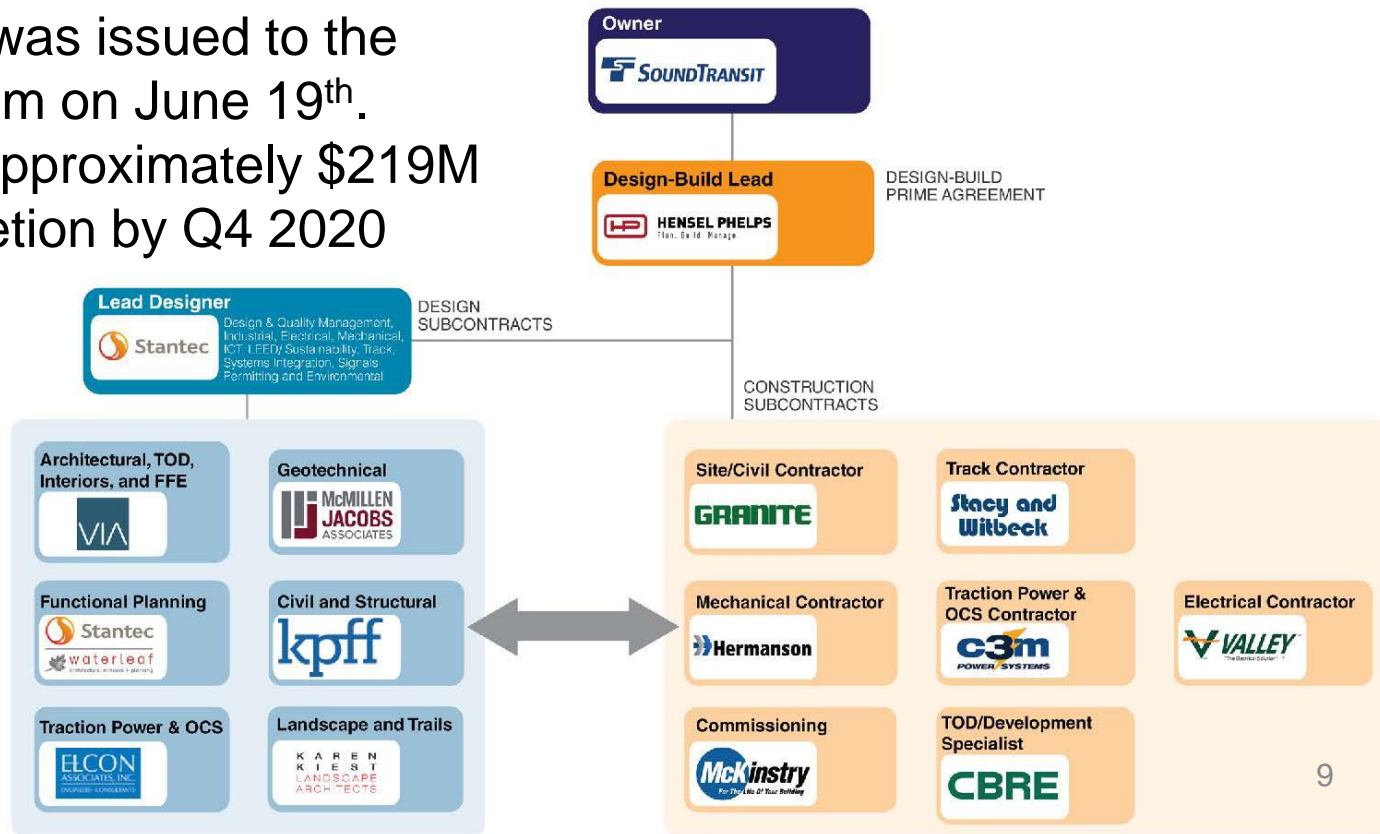
OMF East Program Highlights



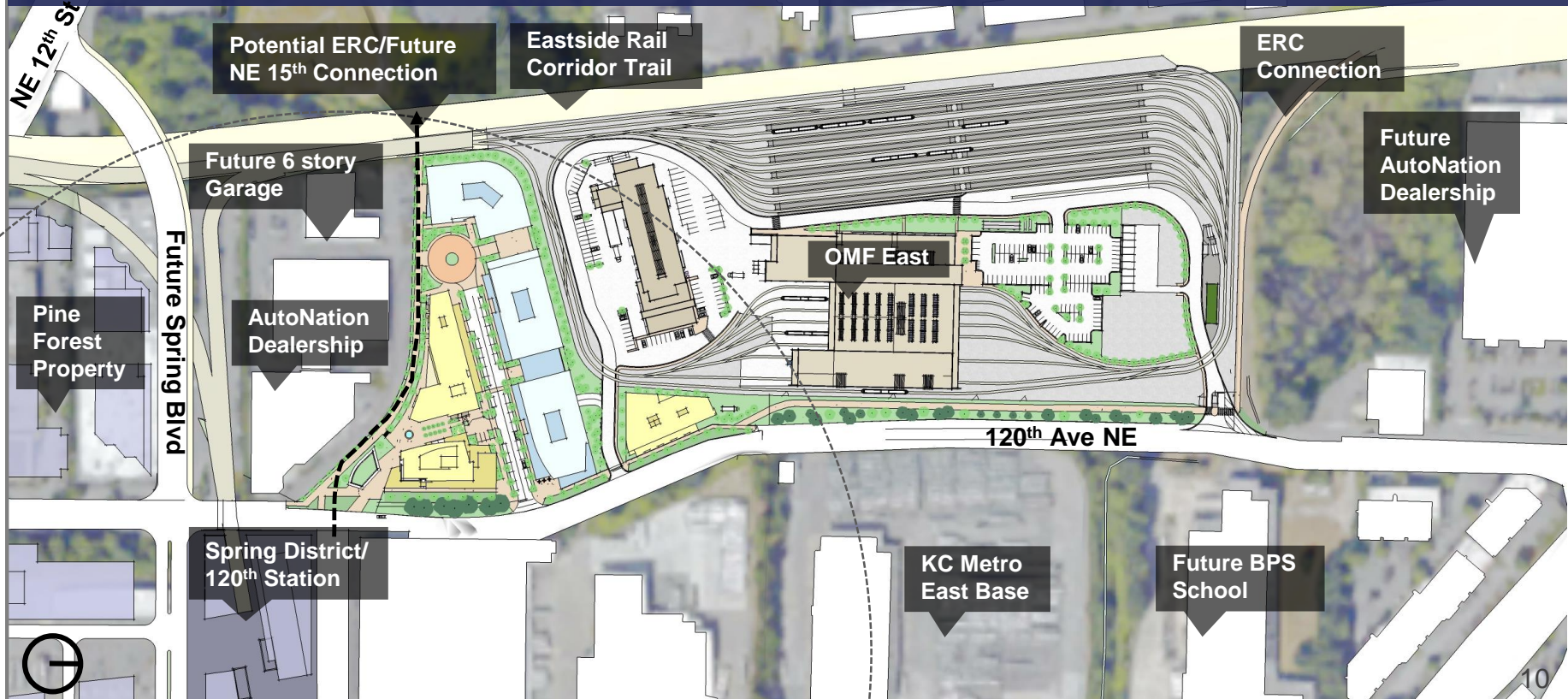
- Facility to service, deploy and store 96 LRVs
- Vehicle maintenance shop with 14 service bays
- Mainline track, systems & station maintenance functions (Maintenance of Way)
- LRV parts storage and car wash
- Administrative and locker room facilities to support ~250 full-time employees
- Equipment and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

OMF East The Selected Design Build Team

Notice to Proceed was issued to the **Hensel Phelps** team on June 19th.
 Contract Value of approximately \$219M
 Substantial Completion by Q4 2020



OMF East Project Context & Proposed Site Plan



OMF East Key Proposal Attributes

Strong OMF Facility Design - This proposal best captured and resolved the functional and programmatic requirements of operations facility with direct and achievable construction solution.

Optimized TOD Opportunity - The Hensel Phelps proposal optimizes the needs of the OMF East facility program while creating unencumbered, marketable development opportunities. Provided the most compelling TOD vision, best supporting the shared goal of the Implementation Agreement to allow for approximately 1.2m SF of future development.

Best Value - The proposal allows for storage of light rail vehicles as early as June 2020 based upon the proposed schedule.



OMF East Design-Build Proposal Overview

Brian Gustine, Hensel Phelps
Matt Roewe, VIA Architecture

OMF East Hensel Phelps' Proposed Overall Site Plan



Highlights of Site Design

Separate OMF and MOW Buildings

MOW Building moved to south end of Site

Primary Entrance at North end of Site

Landscape buffers and 14' bicycle path at 120th Street

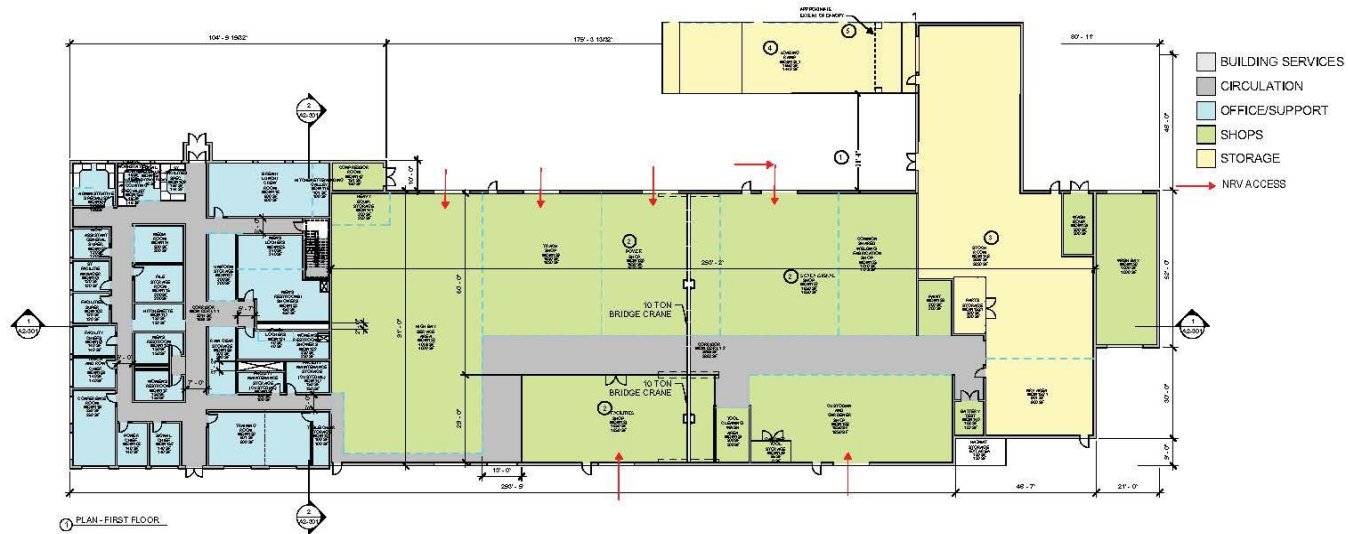
Responds to Bel-Red Subarea Plan and standards



OMF East Vehicle Maintenance Facility Main Floor Plan



OMF East Maintenance of Way (MOW) Floor Plan



OMF East Aerial View Looking North West



Building Details



Conventional steel framed two story buildings to maximize spans and clear height

Cast in place concrete base wall with insulated metal panel exterior with various colors and textures, along with glazed storefront systems, windows and sun shades for modulation

Clean roofscape with consistent parapet lines and organized and screened mechanical equipment

OMF East

Arial View Looking Southeast



OMF East Main Facility Entrance



OMF East View south along 120th Ave NE Interim Multi-use Trail



OMF East View south along East Side Rail Corridor



Upcoming Schedule

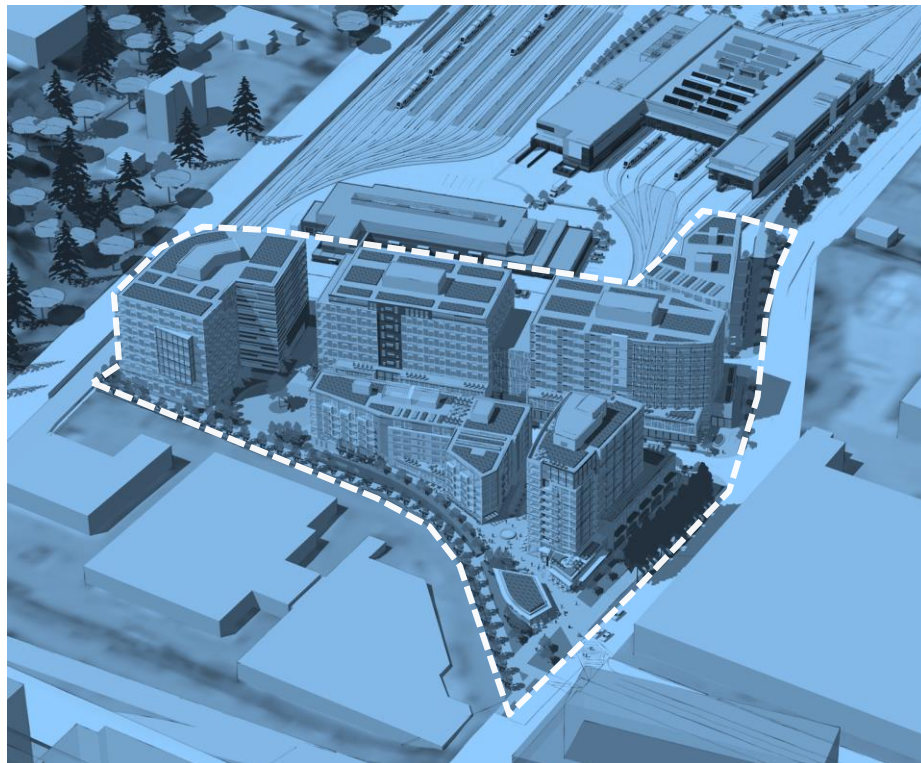
Master Development Plan & OMF Design Review	June – December 2017
Final Design & Permitting	June 2017 – June 2018
Interim Trail work	September – November 2017
Mobilization on-site	September – November 2017
Abatement & Demolition	November 2017 – March 2018
Site Grading & Utilities	March – September 2018
Start of Building Concrete	June 2018



TOD Masterplan in the OMF East Proposal

Matt Roewe, AIA
VIA Architecture

OMF East TOD Summary Metrics



Zoning	BR-OR-2 (125') mixed-use
Size	282,715 SF (6.5 acres)
Development Capacity	1.1 – 1.2 million GSF
Development Parameters	Min 20% Residential Min. 50,000 SF Retail
Mixed Use	Yes
Project Milestones	2017: MDP submittal 2018-2019: Developer RFP 2021-2023: Potential Construction

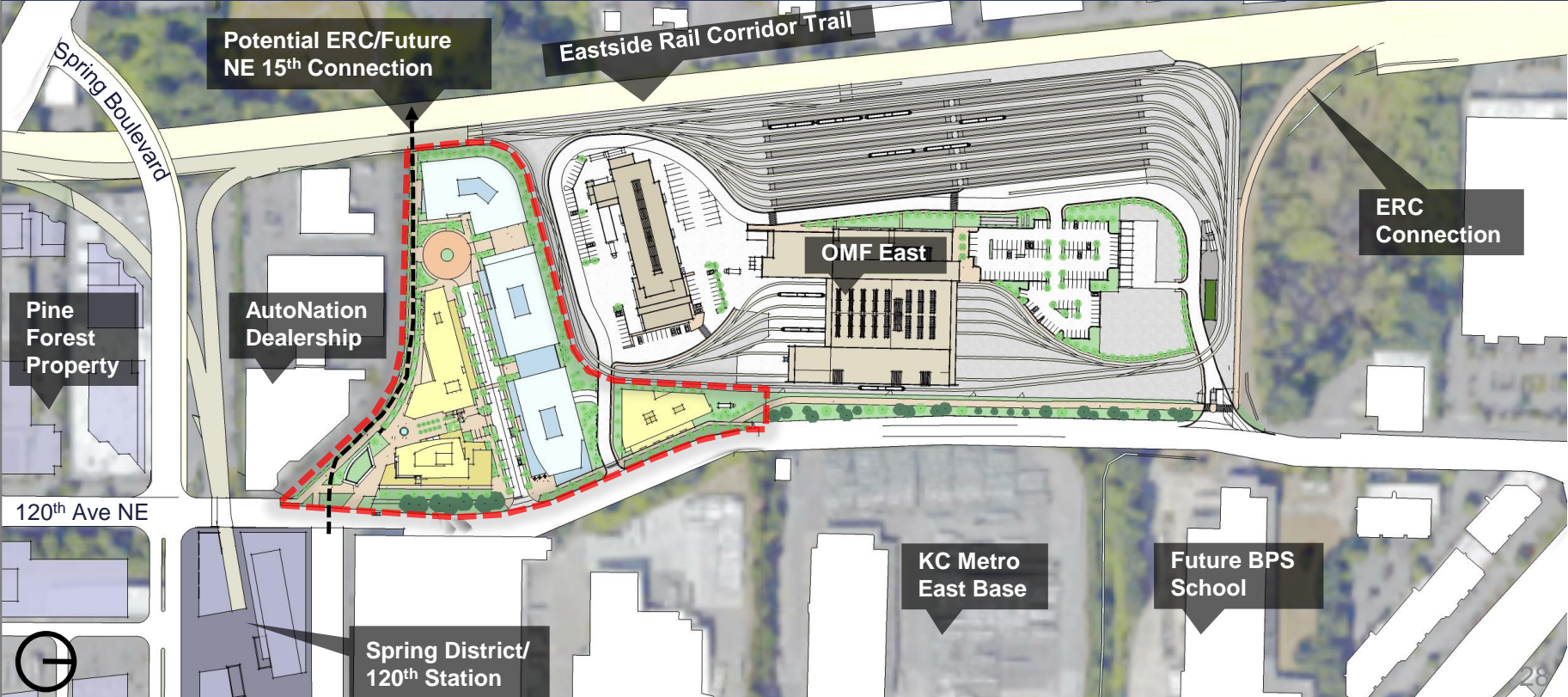
A Village Within The Spring District



Goals:

- Exemplary TOD
- Create Value through Placemaking
- Embrace Bel-Red Planning Vision & Principles
- Maximize Utilization Of Residual Land

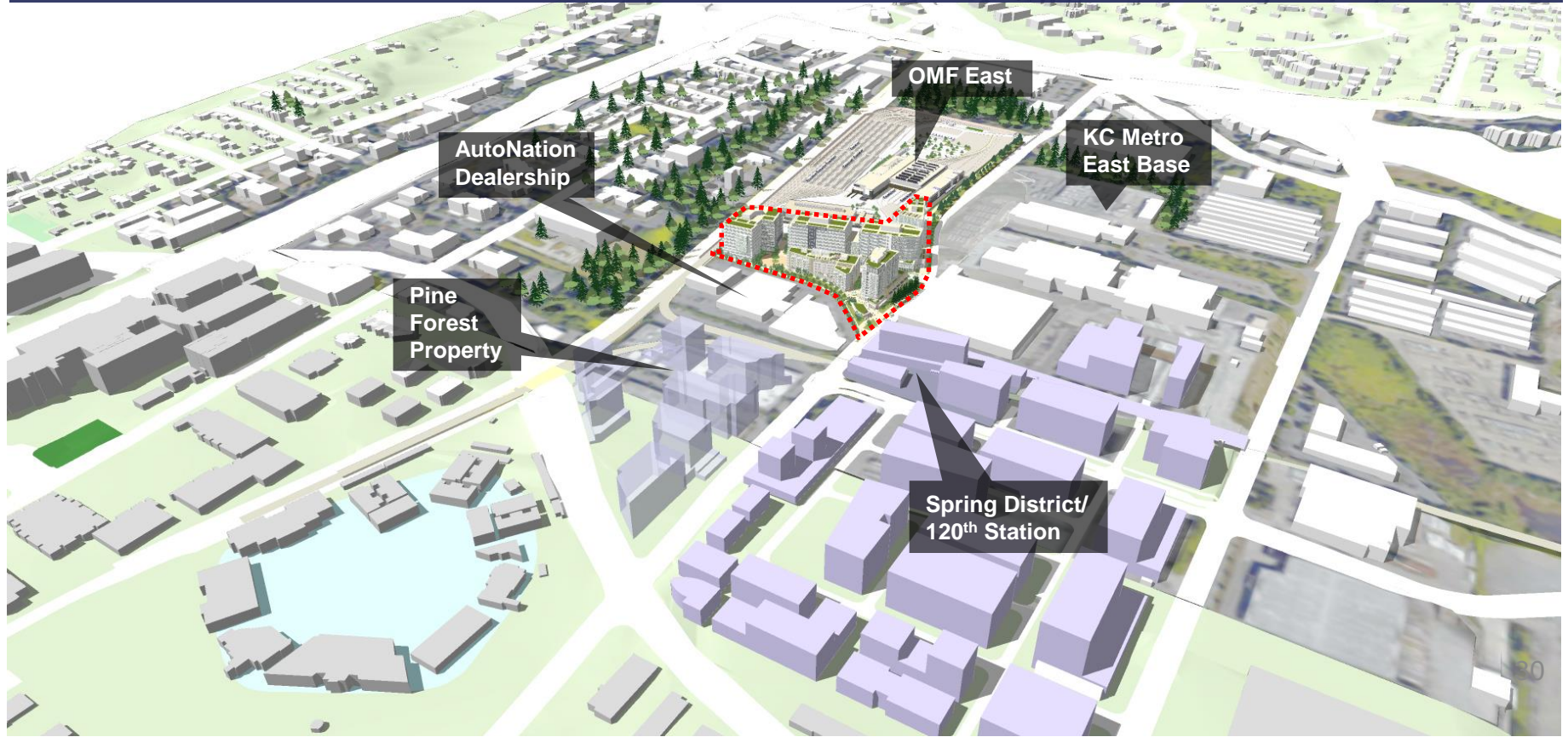
OMF East TOD Overall Context Plan



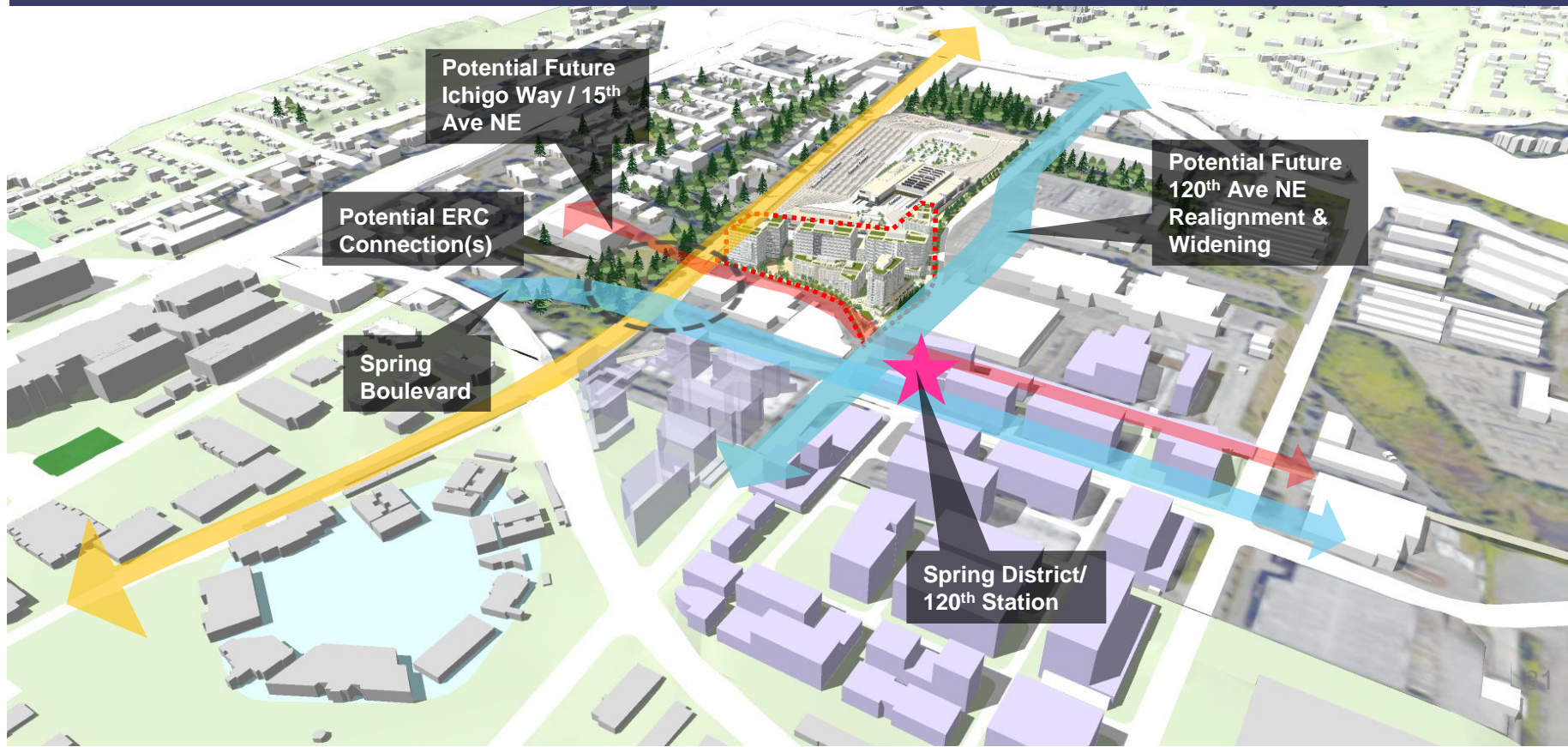
A Village Within The Spring District



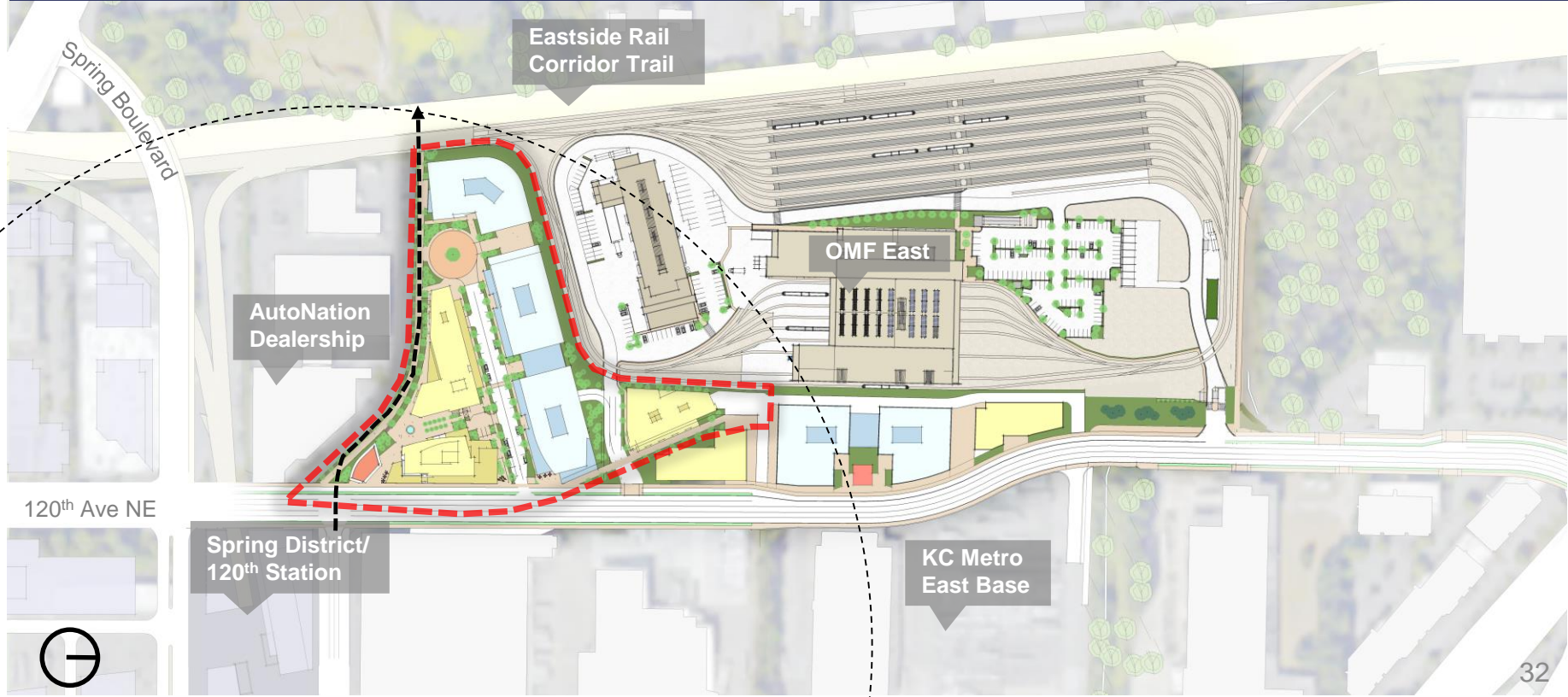
Context Responsive



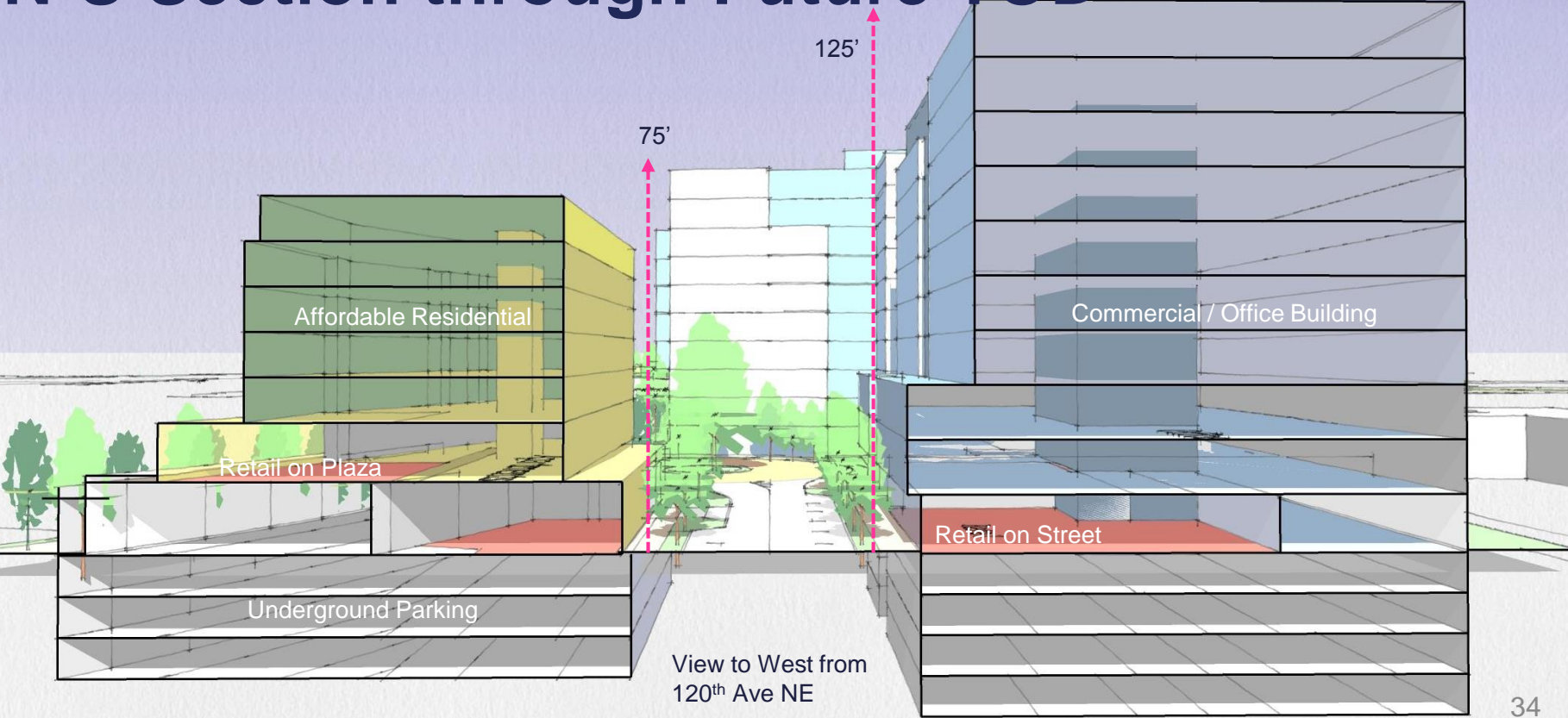
Connected Now & In The Future



Phase II - Plan with Realigned 120th Ave NE



N-S Section through Future TOD



Buffering



Gateway



Active Ground Floors



OMF East TOD Summary Metrics – MDP Application



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

Next Steps

Tracy Reed
Sound Transit



OMF East

Upcoming work

City of Bellevue Permit applications

- Critical Areas
- Master Development Plan / Design Review (Completed by January 2018)
- Early work:
 - Temporary Bike Trail connections (Fall 2017)
 - Building Demolition (Fall 2017)
 - KC Sewer Replacement, (Winter/Spring 2018)
- Building and sub-trade permitting (2018)

Property acquisition continues

Three-Party Agreement: 120th Ave NE design and King County bus facilities

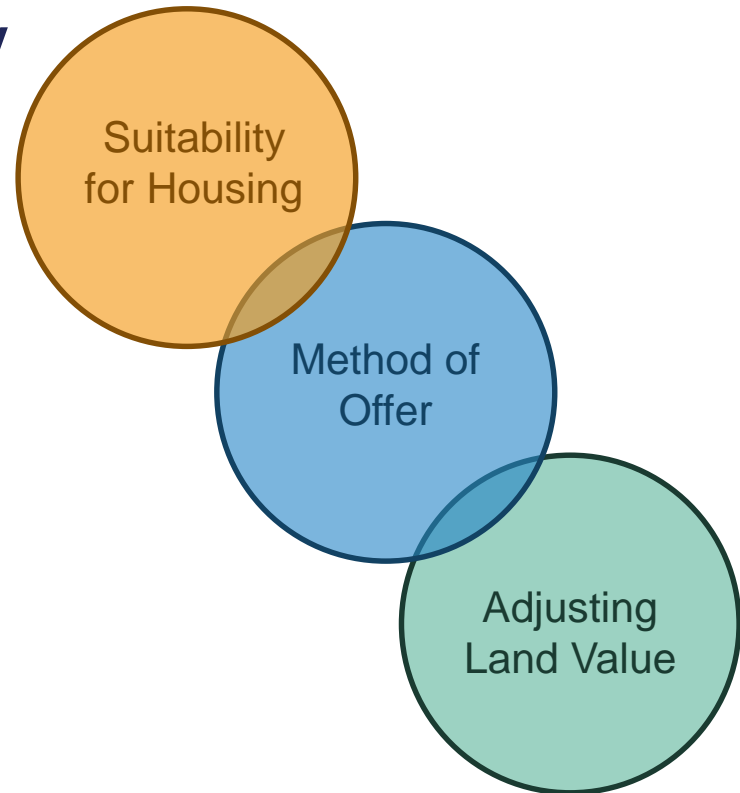
East Side Rail Corridor coordination

TOD Procurement Steps - 2018

Hensel Phelps defines surplus property boundary as outcome of final design

Issues for Board Consideration:

- Approach to determining suitability for housing on a large development tract
- Surplus property disposition
- Options for offering of surplus property or a joint development opportunity that satisfies statute
- Strategies for facilitating development goals on now-unencumbered future TOD property





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153B

Link

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RIDE THE WAVE


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Thank You