



**First Hill & Capitol Hill Site D – TOD Transactions
Sound Transit Board**

August 23, 2018

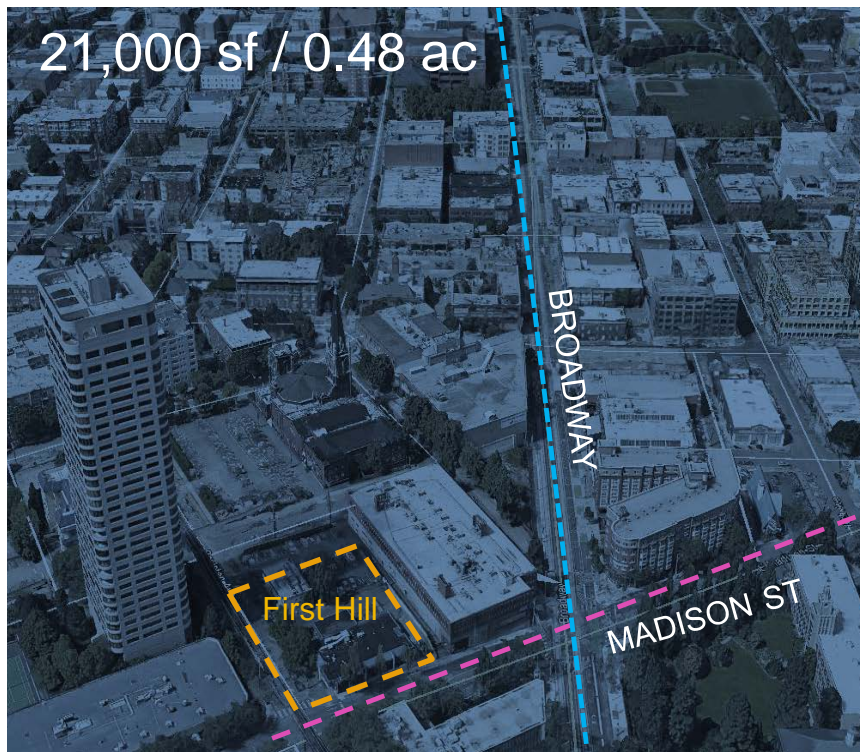
ST TOD Program Status

- + Closed & Broke Ground Capitol Hill Main Sites (B-North closing in Aug)
- + Advanced Negotiations per Board Direction:
 - ✓ Roosevelt (Board action in June)
 - ☐ First Hill
 - ☐ Capitol Hill Site D
- + Advanced Suitability and Disposition Strategy
 - Angle Lake Station
 - Operations Maintenance Facility: East
 - Redmond Technology Station
- + Advanced Unsolicited Proposals
 - Beacon Hill small parcel
 - Rainier Valley remnants

First Hill TOD Site



First Hill - Overview



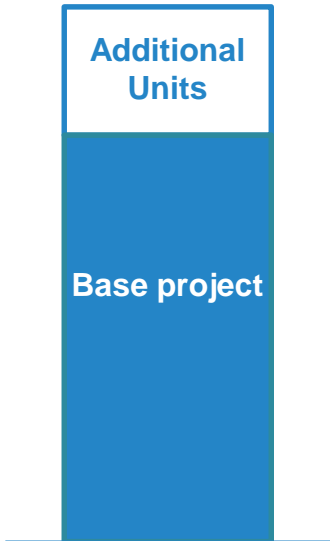
Zoning	NC3-P-160
Federal participation	None
RFP issuance	July 2017
Top ranked firm	Plymouth Housing Group/Bellwether Housing
Concept	13-story all affordable housing project

First Hill - Key business terms



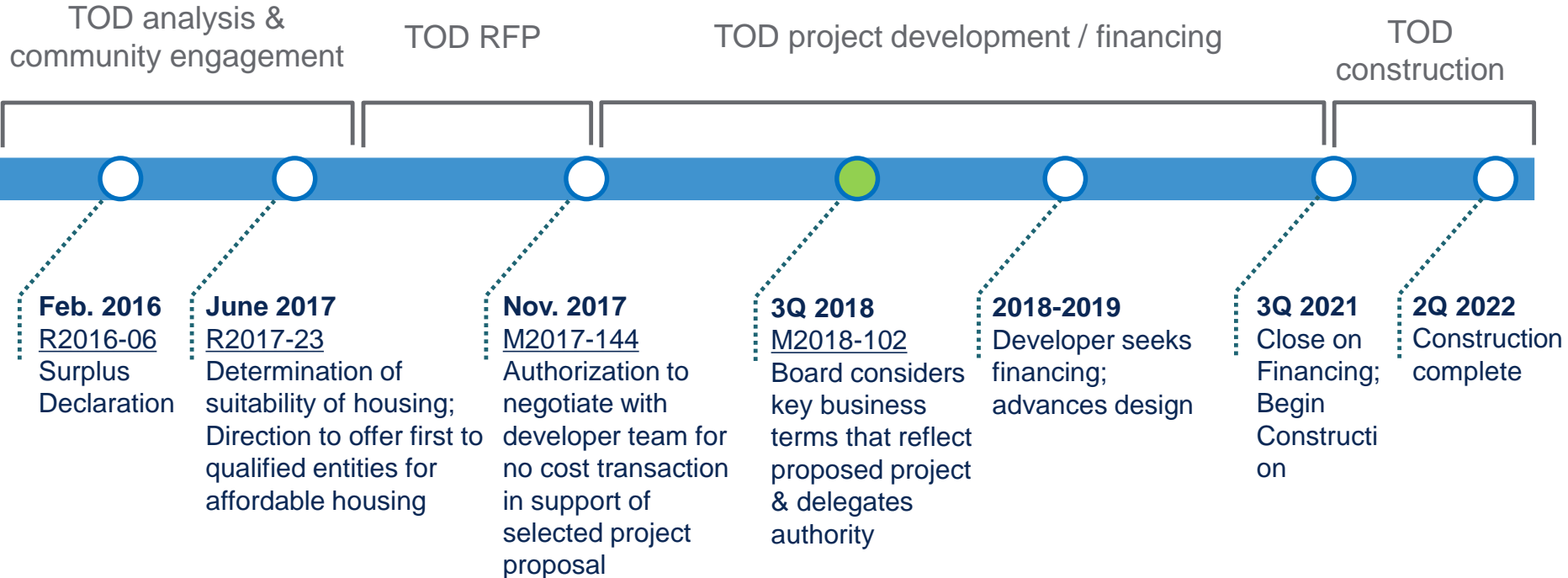
Category	Agreement
Housing units	At least 250 units in a minimum 12-story building
Base Project Affordability	Quantity: <u>100% of units</u> at or below 60% AMI Depth: At least <u>80 units</u> at or below 30% AMI (see next slide)
Family sized units	At least 8% of units sized 2+ BR
Active street-level uses	At least 4,000 SF of non-residential storefront space that is accessible to the public
Sustainability	Designed to meet or exceed Washington State Evergreen Standard
Design	TOD design requirements; minimize auto-orientation of building
Price	\$0 in exchange for high-density affordable housing project
Termination	Performance milestones, including those related to land use approvals, financing, and transaction closing

First Hill - Key business terms: affordability



<p>Base Project Affordability</p>	<p>If 308 units or less are constructed: Quantity: <u>100% of units</u> at or below 60% AMI Depth: At least <u>80 units</u> at or below 30% AMI</p>
<p>Additional Affordability</p>	<p>If more than 308 units are constructed: Quantity: <u>100% of units</u> at or below 80% AMI Average: Average AMI <u>across all units</u> of at or below 60% AMI Depth: At least <u>250 units</u> at or below 60% AMI <u>including</u> at least <u>80 units</u> at or below 30% AMI</p>

First Hill - Timeline



First Hill - Next Steps

Today's Board action

- Seek Board approval of (1) key business terms of a TOD agreement with Bellwether Housing and Plymouth Housing Group and (2) delegating authority to CEO to execute transaction documents

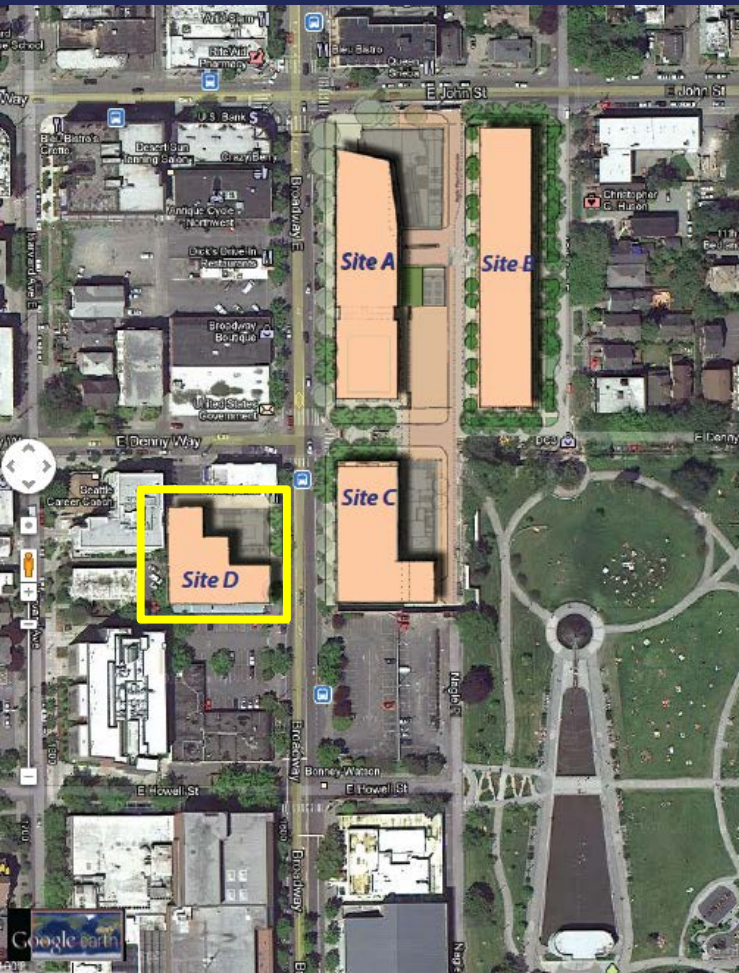
Fall 2018 – On-going

- Execute agreements
- Developer applies for affordable housing financing
- Developer team continues to advance project designs

Capitol Hill - Site D



Capitol Hill Site D - Overview



Zoning	NC3-P-40 Neighborhood Commercial 3
Size	10,383 SF (0.24 acres)
Federal Participation	86.5%
Negotiation	Seattle Central College had right of first refusal from tunnel easement settlement
Concept	College and Sound Transit swap properties, allowing for college TOD at Site D and affordable housing at "Atlas Site"

Atlas Site – Overview



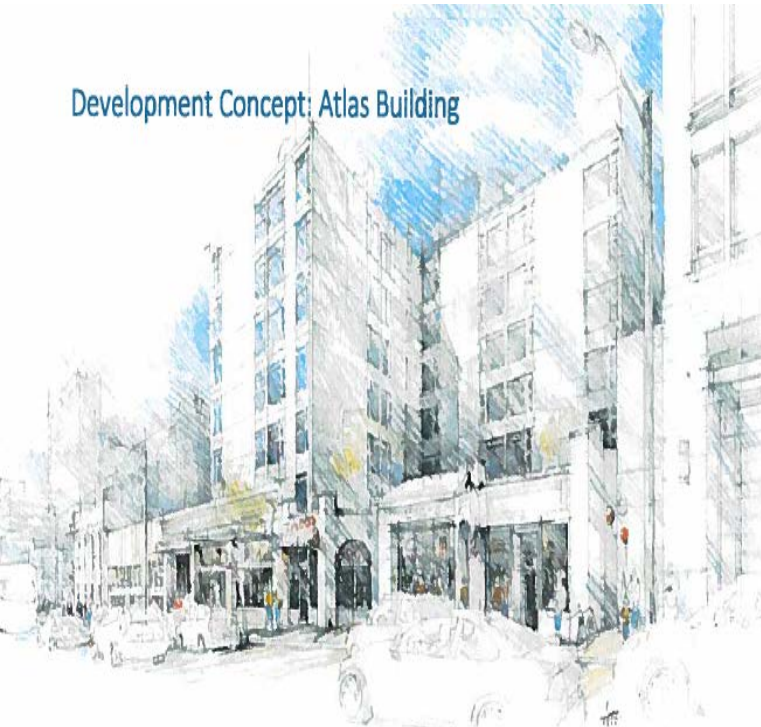
Zoning	Half MIO-65/NC3P-65 Major Institution Overlay and half NC3P-65 Neighborhood Commercial 3
Size	14,400 SF (0.331 acre)
Negotiation	Capitol Hill Housing will pay Sound Transit for commercial unit
Concept	Capitol Hill Housing to construct an affordable housing project with ground floor retail

4-Party Agreement with Sound Transit, Capitol Hill Housing (CHH) & Seattle Central College (SCC) and State Board for Community and Technical Colleges (SBCTC)

- Sound Transit exchanges Site D for SCC's Atlas Site
- CHH pays SCC the delta in value between the two sites (\$2.0M).
- CHH pays Sound Transit at least \$700,000 for the ground floor commercial unit of the Atlas Site.
- Subject to FTA approval, the fair market value of Site D will be attributed to another eligible grant, thereby extinguishing the federal interest in Site D.
- SCC would develop Site D as a primary entrance to the college and would better connect students and faculty to the Capitol Hill Station and support additional ridership as the college continues its growth.

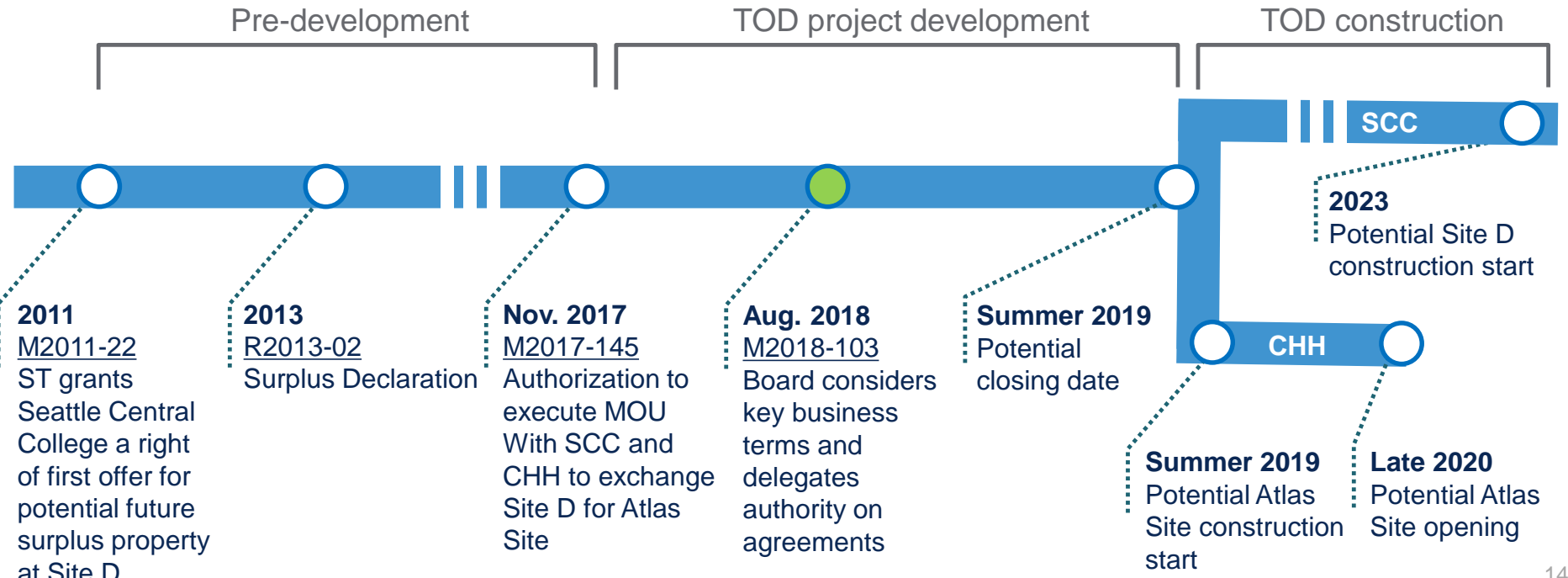
Atlas Site - Key business terms

Development Concept: Atlas Building



Category	Agreement
Housing units	Target of 78 units, but no fewer than 70. Units will consist of a mix of studio, 1BR, and 2BR units
Affordability	100% of units at or below 60% AMI
Active street-level uses	Street-level commercial space
Sustainability	Designed to meet or exceed Washington State Evergreen Standard
Historic Preservation	Preservation of the Eldridge Tire Building exterior as a Designated Landmark
Sale price	A payment to Sound Transit of at least \$700,000, reflecting appraised value of commercial space
Termination	Performance milestones, including those related to land use approvals, financing, and transaction closing

Capitol Hill Site D - Timeline



Capitol Hill Site D - Next Steps

Today's Board action

- Seek Board approval of (1) key business terms of a 4-party agreement with Capitol Hill Housing Improvement Program, Seattle Central College, and the State Board of Community and Technical Colleges; and (2) delegation of authority to CEO to execute transaction documents

Fall 2018 – On-going

- Request FTA disposition approval
- CEO executes agreements upon FTA approval
- CHH continues to advance project designs and pursues affordable housing financing
- SCC pursues campus expansion funding and designs project



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