

# King County/US Bank White Center Transit Oriented Development

## Project Outline

US Bank and King County Metro teamed to explore the potential for a public/private partnership that would serve their mutual interests. US Bank's White Center, WA branch is outdated and the bank is interested in pursuing its community redevelopment objectives. King County Metro's needs additional park and ride capacity in the neighborhood and it would like to support its community redevelopment objectives for the 98<sup>th</sup> Street Corridor.

## Services Provided

Initially, GVA Kidder Mathews was retained by King County Metro to explore to potential for transit oriented development. Based on the results of the work, US Bank retained GVA Kidder Mathews to prepare developer solicitations.

King County Scope of Work: Site analysis, zoning code analysis, housing and retail market analysis, shared parking analysis, physical feasibility and preparation of development scenarios, and the testing of financial feasibility. GVA Kidder Mathews team was Blair Howe, Gary Klockenteger and Jeremy Steufert. Subconsultants were Mithun and Transpo Group.

US Bank Scope of Work: Define project objectives and develop developer solicitation strategy and materials. Prime was Blair Howe, GVA Kidder Mathew, with subconsultant Public Private Development Solutions.

## Results

A solicitation for development partners is pending. The project consists of a park and ride garage, ground level retail, and approximately 60 units of affordable housing.

