

Sound Transit, Transit Oriented Development On-Call Consulting

Project Outline

The Sound Transit Oriented Development Program's mission is to create transit supportive development and communities at Sound Transit facilities, stations, and station areas by working with local jurisdictions, property owners, and developers. The TOD Program is focused on four main activities: technical assistance, facility enhancement, strategic acquisition, and broker/catalyst/partner. GVA Kidder Mathews and its team is the TOD program's real estate consultant.

Services Provided

GVA Kidder Mathews and its team have provided the following real estate services: title and use research and investigation, due diligence investigation, market/financial analysis, predevelopment/development project feasibility studies, public/private partnerships, representation of Sound Transit interests, permitting evaluation and assistance, appraisal, and brokerage. Other services include urban design, site planning, building massing studies, green building guidance, construction cost estimating, constructability review, traffic/transportation analysis, and parking analysis.

Results

For almost 10 years, GVA Kidder Mathews and its team have provided predevelopment planning services for Sound Transit. TOD opportunities have been evaluated at each of the transit hubs located in the agency's service area. The work has supported the agency's three lines of business: express bus, light rail, and commuter rail. A representative list of assignments includes:

- **Evergreen Hospital TOD, Kirkland, WA**

Sound Transit sought to locate a transit center in the area that would service the Evergreen Medical Center and the Totem Lake Mall. Evergreen Healthcare needed to have transit service to meet its transportation demand requirements. A partnership that included Sound Transit, Evergreen Healthcare, King County Metro, and the City of Kirkland was formed make the project a reality.



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The project elements include 160,000 square feet of medical office space in two buildings with below grade parking and a bus served transit center. GVA Kidder Mathews and its team completed project feasibility and conceptual design work to support Sound Transit in its negotiations with its partners.

- **Federal Way TOD, Federal Way, WA**

The Korean Women's Association competed for and won the right to purchase and develop property located adjacent to the Federal Way Transit Center. In November of 2008 construction began on the mixed use project that includes 60 units of senior housing, office space, and structured parking. The project successfully leverages its transit orientation to increase ridership and public funding to create housing for those in need.

GVA Kidder Mathews and its team of sub-consultants provided predevelopment consulting and marketing services for the project. Tasks included initial market analysis, site conditions investigation, title reporting, zoning code review, site capacity and physical feasibility, scenario development, financial feasibility, preparation of standard documents, preparation of developer request for proposals, property marketing, proposal evaluation and developer selection.

- **Mercer Island Park & Ride Garage, Mercer Island, WA**

Sound Transit serves a park and ride lot adjacent to I-90 on Mercer Island and needs to expand its capacity. GVA Kidder Mathews is tasked identifying alternative locations, delivery methods, and the evaluation of selected options, including negotiations with owners of adjacent planned. The existing location proved most effective and Sound Transit Board of Directors approved the construction of a new \$13.3 million parking garage, completed in 2008.

Team

GVA Kidder Mathews is prime consultant with Blair Howe as project lead. Sub-consultants are Mithun, KPFF, IBI, First American Title, Graelic Parking by Design, Ravenhurst Development, ZZA Tarracon, Heffron Transportation, Williams Consulting, Public Private Development Solutions, Williams & Associates, and Berk & Associates.

