

East Link - OMSF Project Update

Bellevue City Council
June 13, 2016

Why We're Here

Sound Transit Update

- Operations and Maintenance Satellite Facility (OMSF)
 - Future Development Feasibility Study
 - Market Analysis Report
 - Project Procurement
 - Project Schedule

City Staff

- Outline next steps

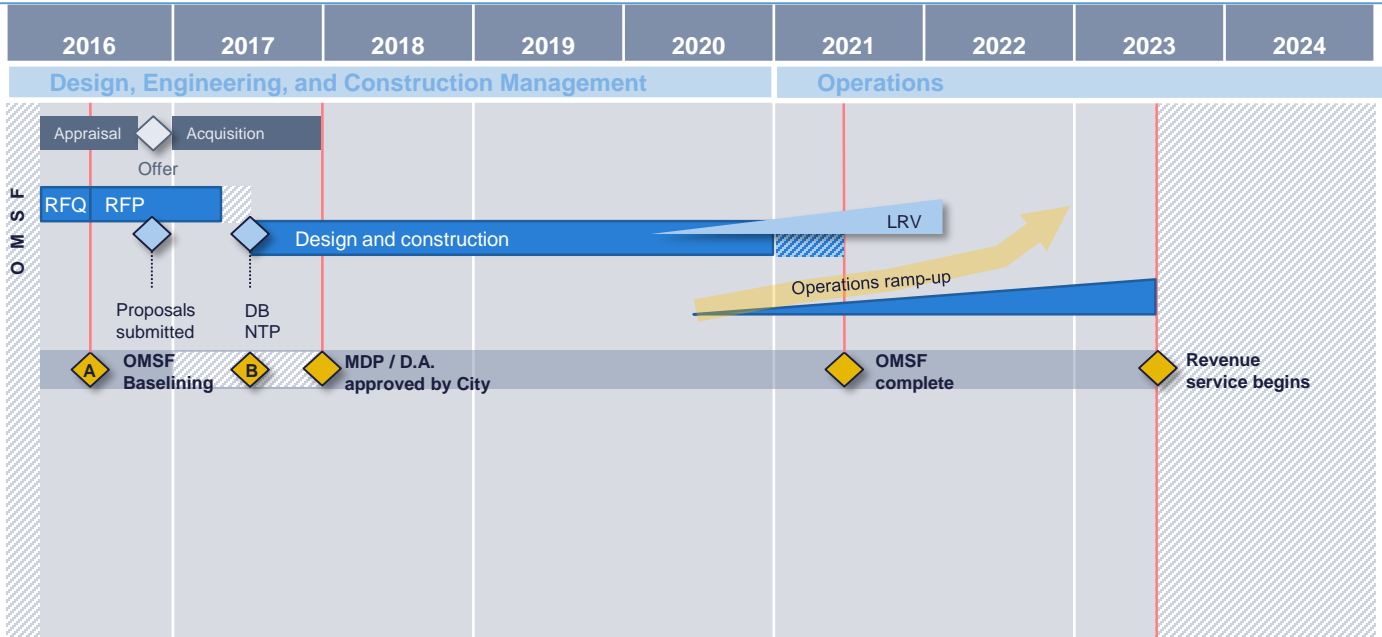


Bellevue-OMSF-TOD Coordination

Bellevue City Council
June 13, 2016

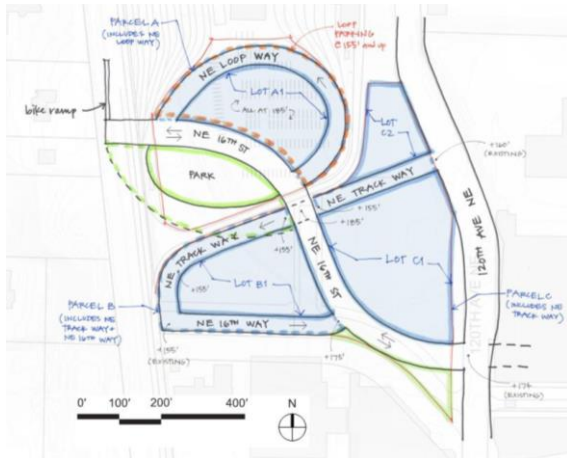
 **SOUNDTRANSIT**

OMSF Project Schedule



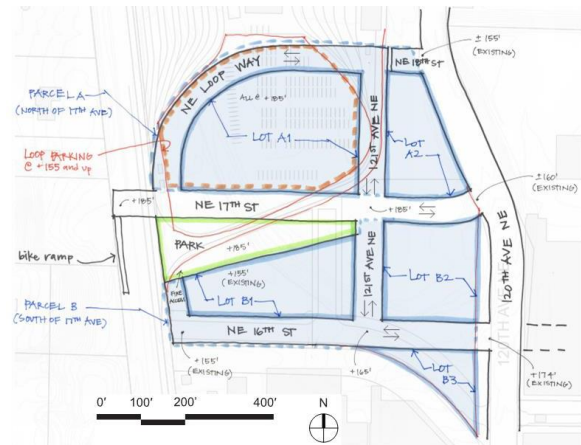
KEY
 RFQ – Request for Qualifications
 RFP – Request for Proposal
 MDP – Master Development Plan
 DA – Development Agreement
 LRV – Light Rail Vehicle

Feasibility Study Conceptual Parcel Plan



300,000 GSF total developable land area
 1.3 million GSF / 1,581 units max capacity

Island Scenario



390,000 GSF total developable land area
 1.6 million GSF / 1,858 units max capacity

Grid Scenario

Market Study

Market Capture at Maximum Capacity

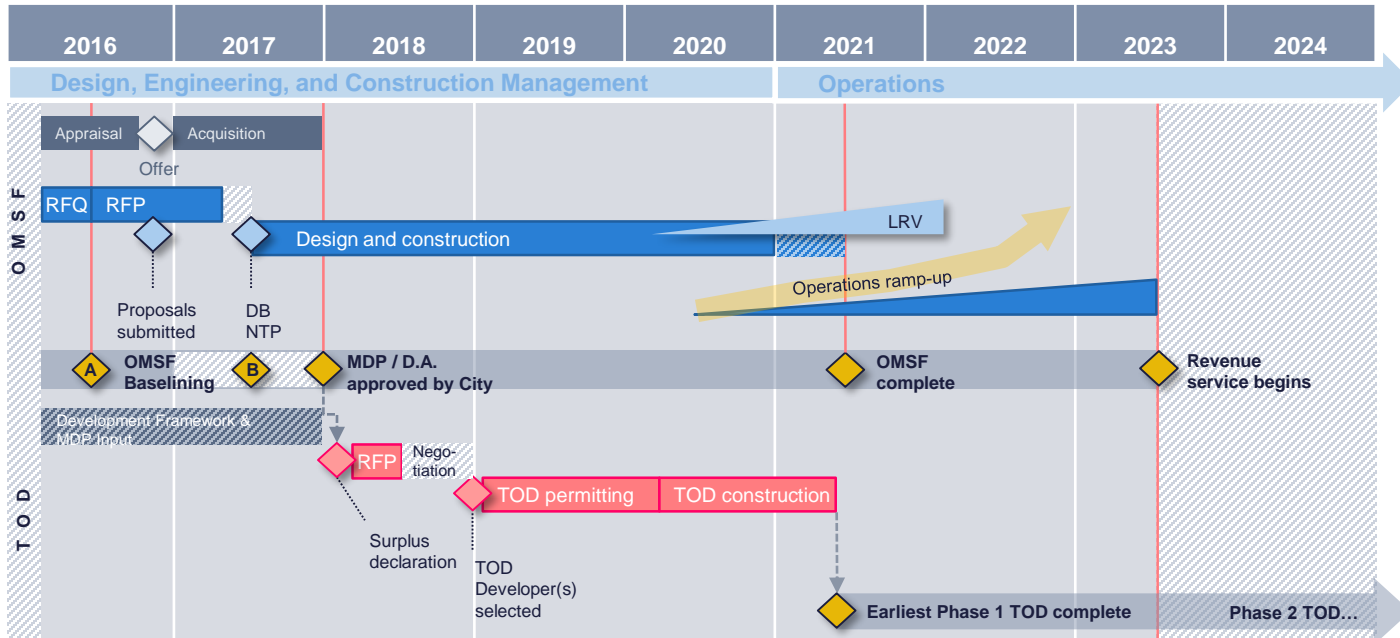
Apartment Growth 2015 - 2025	Residential
2015 Bellevue Issaquah	21,906 units
2025 Bellevue/Issaquah	26,018 units
Growth	4,112 units
Capacity at OMSF	1,581 – 1,851 units
TOD at OMSF Market Capture	38%-45%

Office Growth 2015 - 2025	Office
2015 Bellevue CBD/Suburban Bellevue/520 Corridor	10.0 msf
2025 Bellevue CBD/Suburban Bellevue/520 Corridor	11.8 msf
Growth	1.8 msf
Capacity at OMSF	1.3-1.6 msf
TOD at OMSF market capture	72%-89%

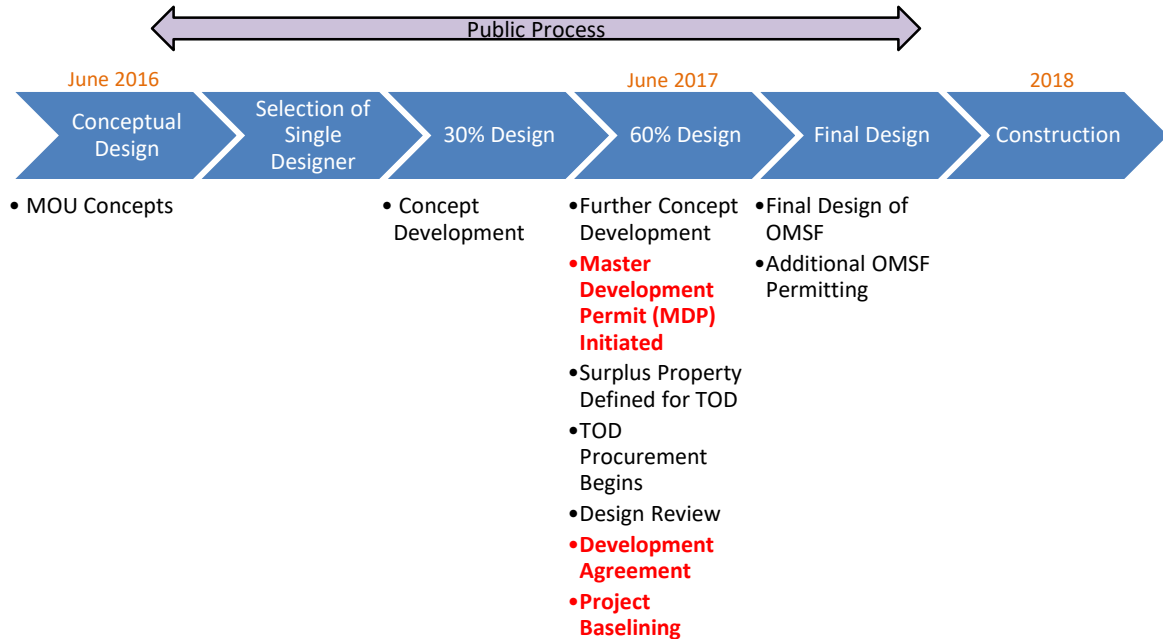
Approach to Shared Goals

- + Future development considerations are integrated into OMSF design-build procurement
- + City of Bellevue staff has a meaningful role in selecting OMSF design-builder
- + OMSF design-builder will prepare and submit a Master Development Plan (MDP) that encompasses facility and future development parcels.
- + Design elements that substantively improve future development parcels' marketability could be added in an amended baseline to the OMSF project.

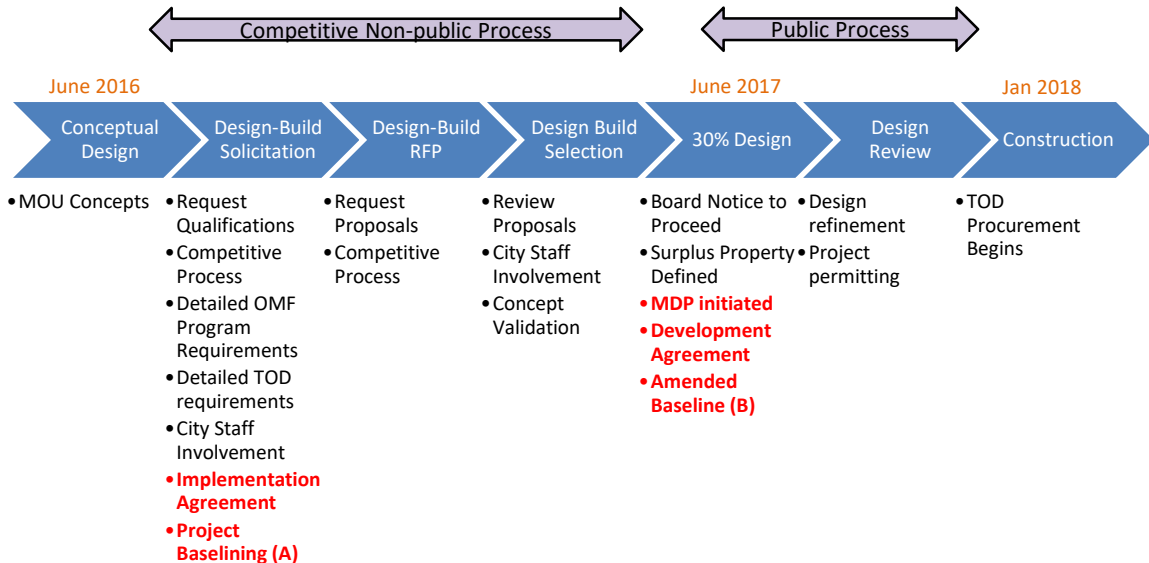
Coordinated Project Schedule



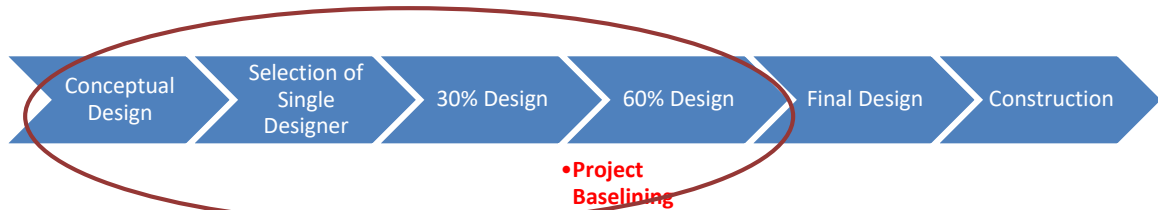
Design-Bid-Build Public/Permitting Process



Design-Build Public/Permitting Process

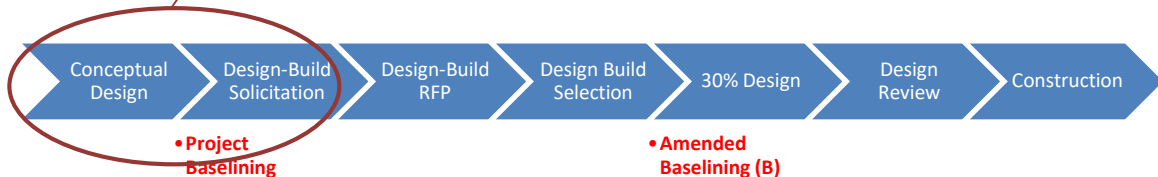


Major Differences In Procurement



Minding the Differences:

- Implementation Agreement
- City involvement in procurement process for OMSF and TOD



Next Steps

July 5 th	Council Review terms of Implementation Agreement
July 11 th	Council final action on Implementation Agreement
July 14 th	Sound Transit Capital Committee Review of OMSF Project Baseline
July 28 th	Sound Transit Board Approval of OMSF Project Baseline

Questions?