

King County Department of Transportation, On-Call Real Estate Consultant

Project Outline

King County's Transit Oriented Development program's objective is to identify and prepare County owned properties for redevelopment that: 1) increase park and ride capacity, 2) increase transit ridership and reduce the use of single occupancy vehicles, and 3) create higher-density, mixed use, urban pedestrian housing with close proximity to transit facilities. The program seeks to create public/public and public/private partnerships to meet its objectives.

Services Provided

Economic feasibility assessments, opportunities and constraints analyses, development programming, site planning, schematic designs, engineering analyses, environmental analysis, cost estimating, preparation of presentation materials, and related real estate services for the planning and implementation of transit oriented development.

How GVA Kidder Mathews Added Value

GVA Kidder Mathews and its team have provided predevelopment planning services for King County under 48 separate work orders for 15 transit oriented sites. Representative list of projects GVAKM helped to move forward include:

- Downtown Redmond, WA TOD: a public/public/private partnership between King County, Sound Transit, and Trammell Crow Residential. A project consisting of a new transit center, park and ride parking garage, and a 320 unit mixed income residential project with ground floor retail. The residential project, named Veloce, was completed during the summer of 2009.
- White Center (Seattle, WA) TOD: a public/private partnership between King County and US Bank. A project consisting of a park and ride garage, ground level retail, and approximately 60 units of affordable housing. A solicitation for development partners is pending.



- Convention Place Transit Center (downtown Seattle, WA) at the north portal of the Seattle Transit Tunnel: with Link Light Rail now serving the transit tunnel, the future configuration of the transit center is uncertain. The four city-block site and its capacity to accommodate millions of square feet of development, represents an attractive opportunity with the potential for the agency to raise needed operating capital.
- Burien, WA TOD: a public/public/private partnership between, King County, Sound Transit, and Wasatch Advantage Group LLC. The project consists of a new transit center, park and ride garage, mixed income housing, and ground floor retail. The project is funded and the parking garage will break ground in 2010.

Team

Prime consultant is GVA Kidder Mathews, Blair Howe is project lead. Sub-consultants are Mithun, KPFF, Blumen Consulting, Enviroissues, First American Title, Graelic Parking by Design, Perteet, Property Counselors, Ravenhurst Development, Rider Hunt Levett Bailey, Streeter Associates, Transpo Group, True North Surveying, Universal Field Services, and ZZA Tarracon.