



July 15, 2013

The Honorable Richard Conlin
Councilmember
City of Seattle
600 Fourth Avenue
P.O. Box 34025
Seattle, WA 98124

Dear Councilmember Conlin:

I am writing to confirm our discussion last week regarding Sound Transit's approach to implementing the Capitol Hill Transit Oriented Development (TOD) procurement process. We understand that recently, and most notably at the June 28th Planning, Land Use, and Sustainability (PLUS) Committee meeting on the Capitol Hill Development Agreement, members of the Council and community expressed interests centered on three aspects of the project:

- Whether, and how, a master developer could be selected to develop the Capitol Hill parcels,
- How bonus points will be awarded for community elements of the development through the RFQ process, and
- The steps Sound Transit will take to evaluate each potential developer's thoughtfulness, quality of approach, and commitment to securing a home for the farmers market within the Capitol Hill TOD.

This letter summarizes Sound Transit's response to these concerns.

Between today and the release of the RFQ, Sound Transit will develop a process through which (a) developers can submit individual proposals for each parcel and/or (b) master developers can compete for two or more of the parcels based on a single development proposal. This process will expressly permit award of the development rights to proposers on only one of the parcels and/or master developers -- in any combination, as determined to be in the best interest of and best value to Sound Transit -- based upon the merits of the development proposals. The details of such an evaluation and selection process will take some time to write and test, but we're confident this can be done. This approach will provide for the highest level of competition while permitting consideration of whether additional community and transit benefits can be achieved from coordinated development of buildings on the TOD sites.

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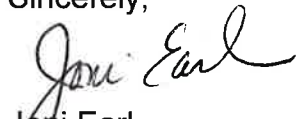
Joni Earl

Again, over the coming months, we invite City of Seattle staff to participate in Sound Transit's development of a strategy for evaluating both a developer's base proposal covering the essential project elements (as described in the Development Agreement and the Coordinated Development Plan) as well as the bonus points to be awarded for the special and potential elements of the project.

Sound Transit has long recognized the strong community interest in having a farmers market located on the plaza. While we do not think it is appropriate or feasible for Sound Transit to enter into specific leasing discussions ahead of selecting a developer for the site, Sound Transit's RFQ will make it clear that proposals will be judged in part according to the quality of their commitment to accommodating a farmers market at the plaza. Each developer's base proposal will be specifically evaluated, and points will be awarded for their creative and thoughtful approach to accommodating the farmers market long-term.

Sound Transit is committed to continuing our partnership with Seattle to achieve a truly world-class TOD around the Capitol Hill Station. Our goal is to realize the opportunity both agencies have to develop a truly signature TOD project along the Link light rail system.

Sincerely,



Joni Earl
Chief Executive Officer