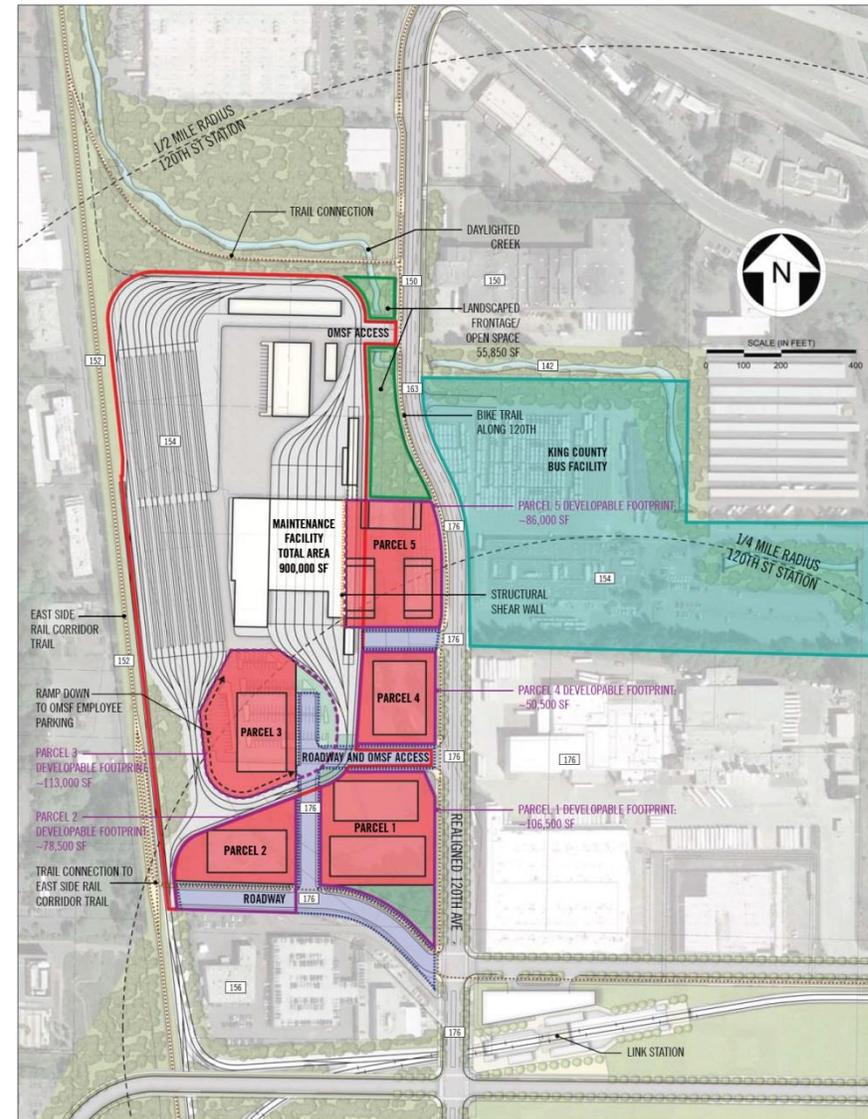
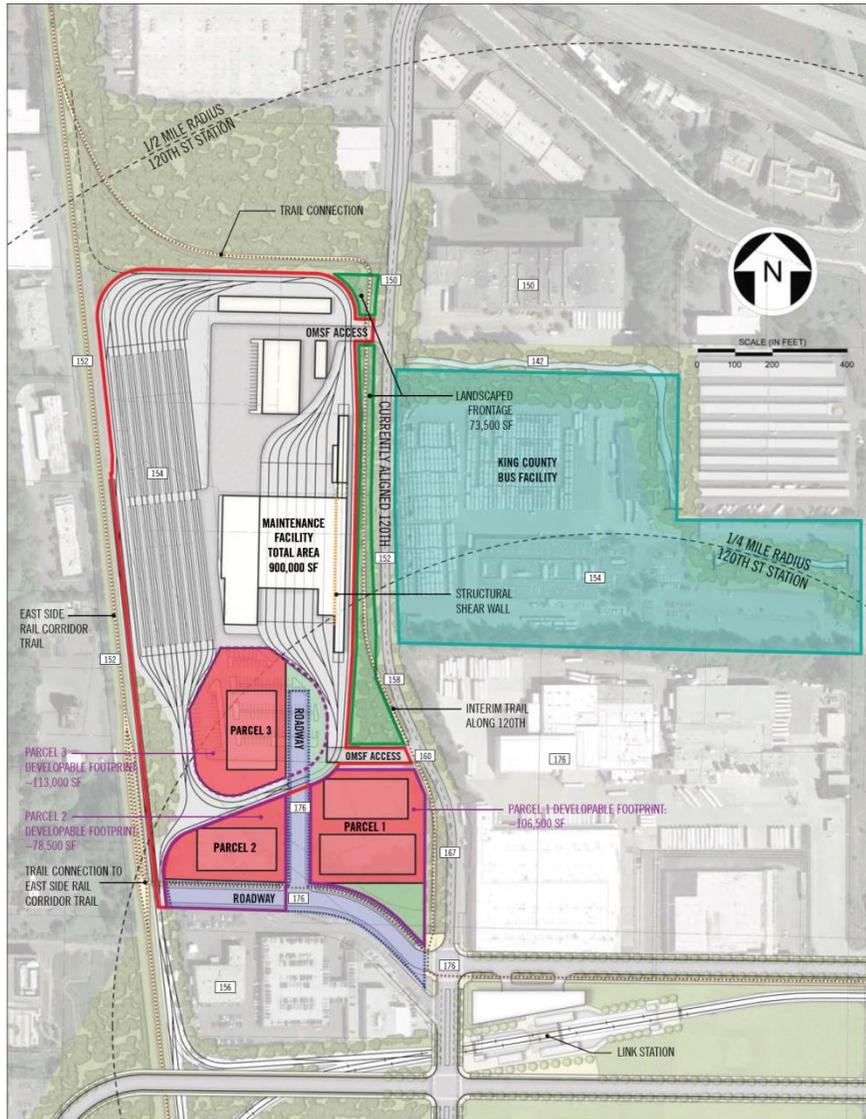
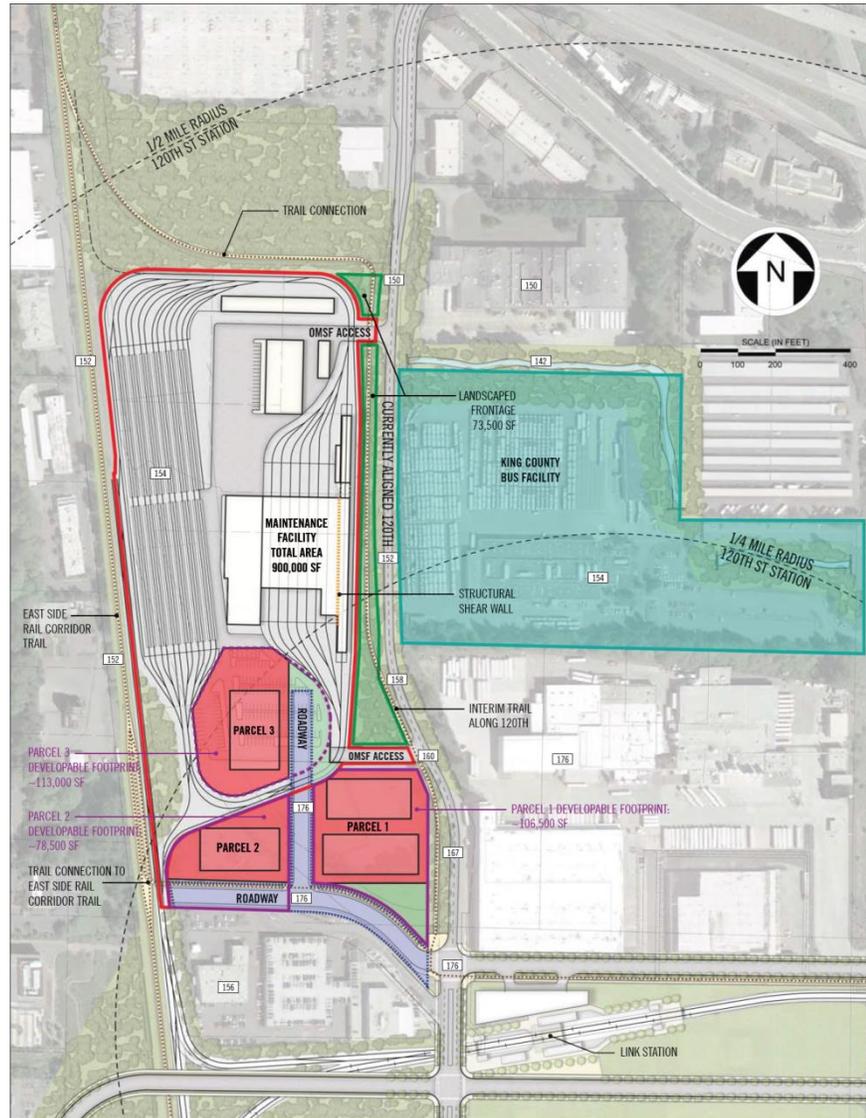


OMSF – Phase 1 and Phase 2



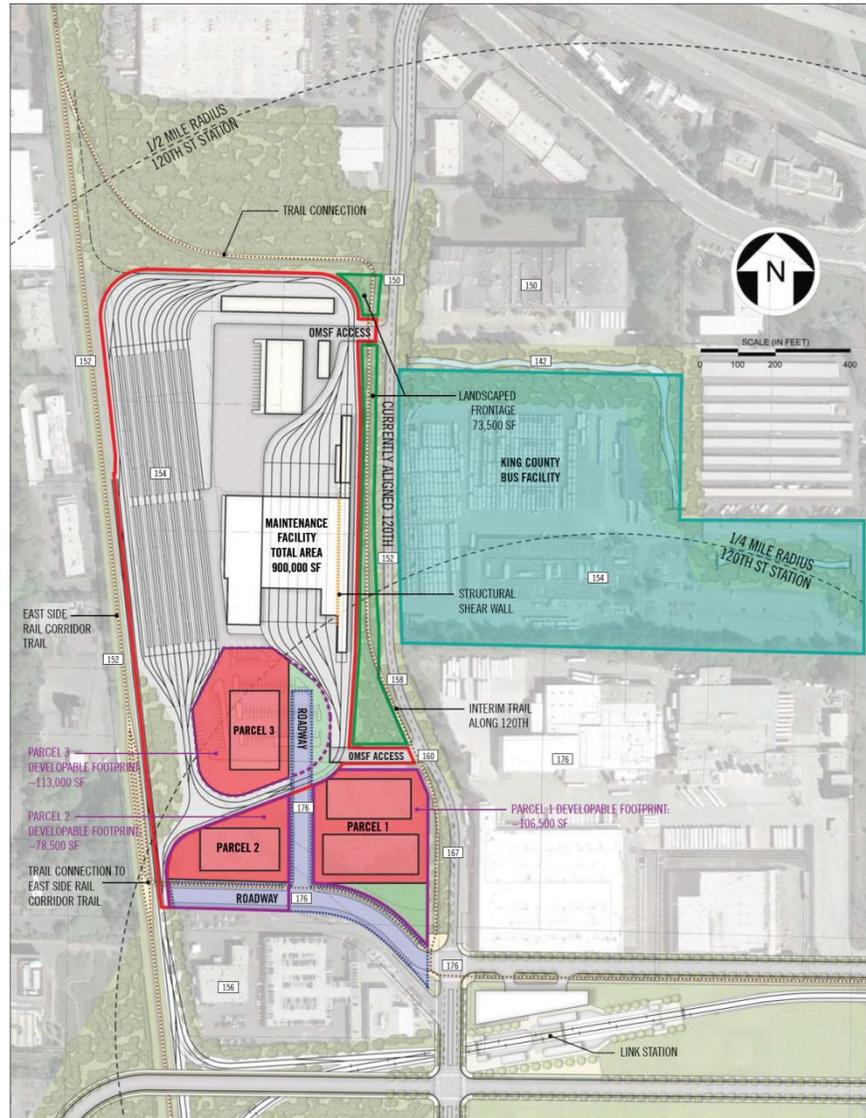
Amended MOU – OMSF Phase 1



DEVELOPMENT SCENARIO - PHASE 1

- Design elements of facility integrated to existing and future surroundings
- Allowance for future transit oriented development (TOD) adjacent to operating facility
 - Overall facility design
 - Design of future street network
 - Utility design and construction to parcels 1, 2 and 3
- Commissioning of a market analysis for future TOD
- Based on results of market analysis negotiate Development Agreement for Phase 1 parcels
- Provides potentially
 - 1,102,300 s.f. Office
 - 130,000 s.f. Retail

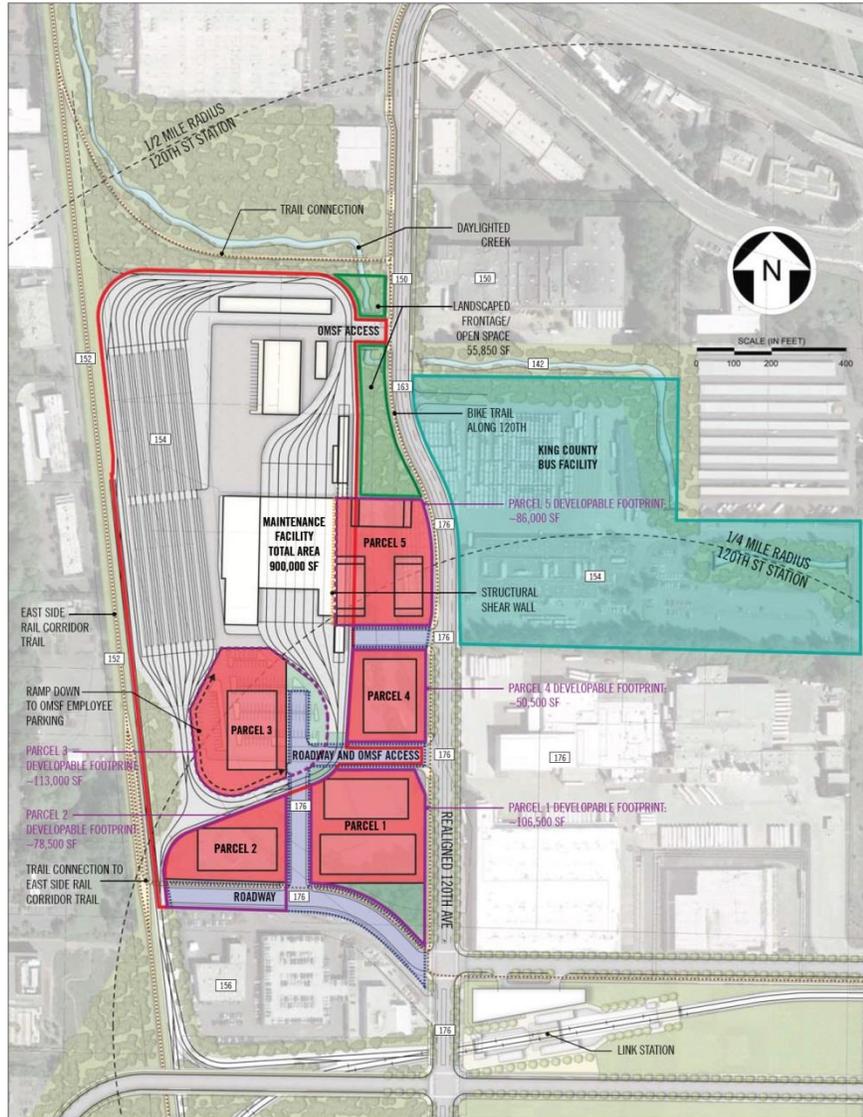
Amended MOU – OMSF Phase 1



DEVELOPMENT SCENARIO - PHASE 1

- Non-motorized connections between 120th and the future Eastside Rail Corridor (ERC) trail system
 - North connection constructed with OMSF
 - South connection constructed with road network
- Sound Transit commits to construct ERC interim trail between Hospital Station and SR 520 (requires King County approval)
- Accommodate future daylighting of West Tributary to Kelsey Creek

Tri-Party Agreement – OMSF Phase 2



DEVELOPMENT SCENARIO - PHASE 2

- Relocation of 120th Avenue NE
- Triggers changes to Metro Transit Facility
- Allows for 2 more parcels for redevelopment
- Separate tri-party agreement between City, Sound Transit and King County
- Provides additional potential
 - 268,250 s.f. Office
 - 65,000 s.f. Retail
 - 410,000 s.f. Residential
- Total 1,975,550 s.f. potential development