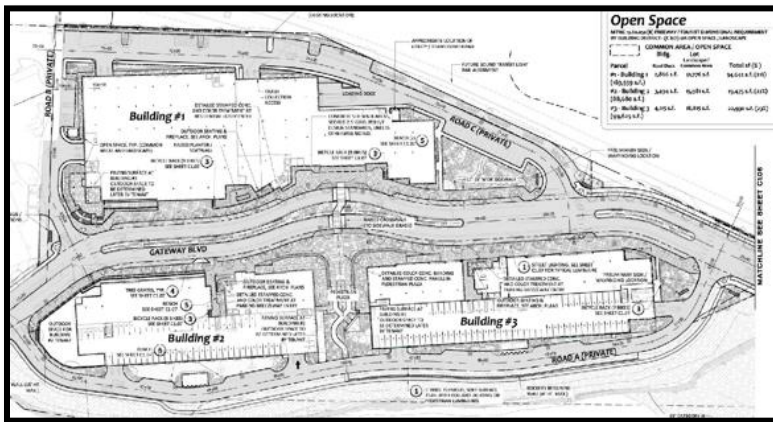


# Terrace Station Mixed-Use TOD Development

## Phase 1: 258 Residential Units & 61,000 Sq. Ft. Commercial Space



- **Location:** 23811 61<sup>st</sup> Ave W (former Evergreen Elementary School site)
- **Zoning:** Freeway/Tourist (F/T), District C
- **Applicant:** Sierra Construction Co., Inc.
- **Description:** A transit-oriented development (TOD) of 15 acres, to construct three mixed-use buildings (5 floors) in three phases, with surface parking and two stories of understructure garage parking for vehicles and bicycles. More than 600 residential units (studio, 1, 2, and 3 bedroom) and about 90,000 sq. ft. of commercial space are planned. Construction of a new street segment will complete the road network between 236<sup>th</sup> and 244<sup>th</sup> St SW. The project is subject to a Development Agreement, and an approved Binding Site Plan and concurrent Site Plan. The project includes stream and wetland restoration, a pedestrian trail in protected open space, and dedication of land toward future Gateway Plaza on 236th.
- **Status:** Gateway Blvd (VanRy Blvd) has been substantially built. The completion of the first building (Phase 1) is projected in late 2020.