



Community Meeting
July 16, 2008

Tonight's Agenda

1. Welcome and introductions
2. Purpose and background
3. Legacy presentation
4. Tarragon presentation
5. Q & A
6. Small groups
7. Wrap-up



Tonight's Purpose

1. Developer presentations
2. Community feedback
3. Meet your neighbors!

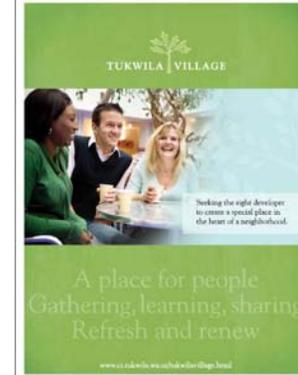


TUKWILA VILLAGE

Milestones

- 1995 Comprehensive Plan and market analysis
- 10/1998 Public meeting at Foster High
- 11/1998 Fred McConkey “Discussion Outline”
- 1999 Pacific Highway Revitalization Plan adopted
- 12/2001 RFP issued
- 2/2002 Sabey Corp selected as preferred developer
- 8/2002 Sabey Corp submits Preliminary Project Plan
- 3/2003 Vision Tukwila meetings
- 2003/4 Michael Friedman Presentations
- 5/2004 ClearPath evaluates economic feasibility
- 4/2006 Mixed-use, townhouse concept considered
- 2007 Market analysis and Ron Sher concept

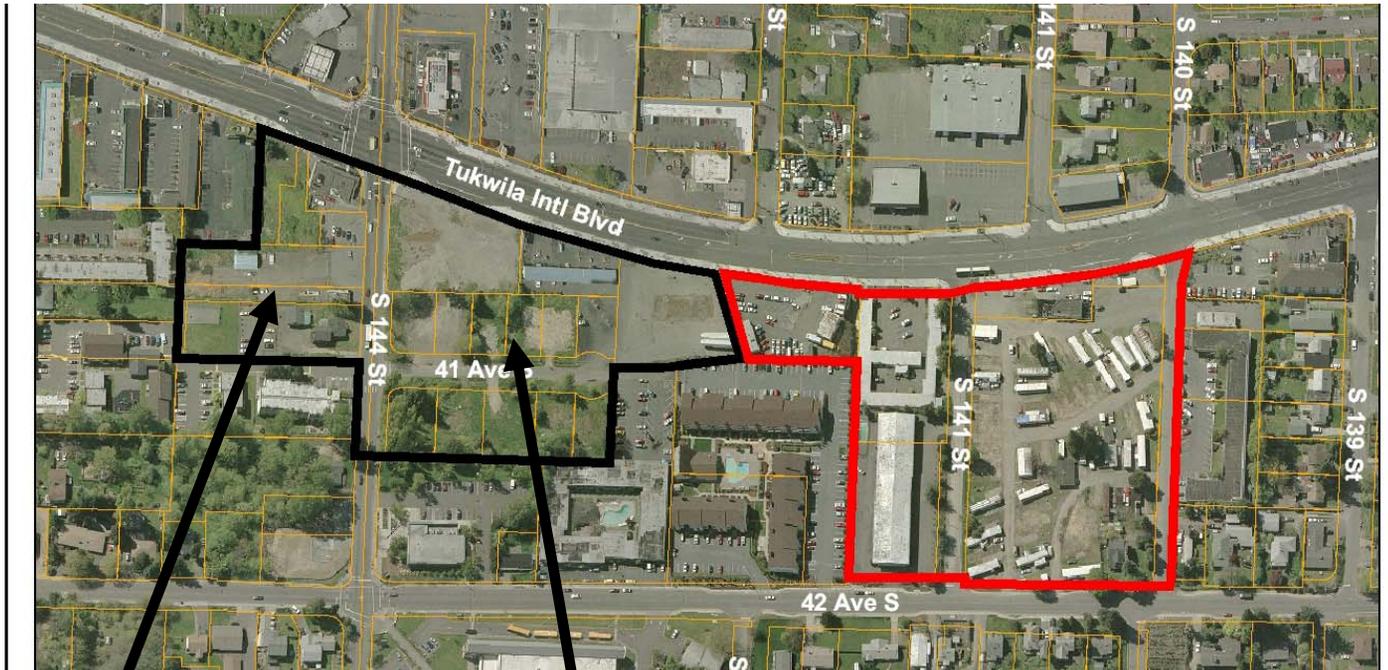
Where we are



1. Issue request for qualifications (RFQ)
2. Select top 3 developers
3. Issue request for proposals (RFP)
4. **Community meeting (tonight)**
5. Council selection (July/August)
6. Negotiations (August – December)



Tukwila Village Location



South
parcels

North
parcels



TUKWILA VILLAGE

Tukwila Village Vision

Tukwila Village will be a welcoming place where all residents can gather and connect with each other. This mixed-use development will draw upon Tukwila's strengths and include a library, a neighborhood police resource center, retail, restaurants, public meeting space, and an outdoor plaza. The Village may also include office, live/work, and residential space. This active, vibrant place will set high standards for quality and foster additional neighborhood revitalization and civic pride.



TUKWILA VILLAGE

Legacy Presentation



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Tarragon Presentation



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Wrap-up



1. Q&A
2. Next steps
 1. Council selects one developer (August)
 2. Negotiations (Sept – December)
 3. Design 2009
 4. Construction 2010



Contact

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For more information on Tukwila Village, visit www.ci.tukwila.wa.us/tukwilavillage.html.



TUKWILA VILLAGE