



## City of Tukwila

Jim Haggerton, Mayor

Office of the Mayor  
6200 Southcenter Boulevard  
Tukwila, WA 98188  
[www.ci.tukwila.wa.us](http://www.ci.tukwila.wa.us)

Date: August 12, 2008

To: City Council

Copy: Mayor  
City Administrator  
Council Analyst

From: Economic Development Administrator

A handwritten signature in black ink, appearing to read 'Dan Speck', is written over the 'From:' line.

Re: Tukwila Village Proposals Statistical Comparison

Attached is a chart comparing the basic statistics for the two developers' proposals for Tukwila Village. The purpose of this chart is to provide an overview and help you recognize the differences related to:

- The estimated price the developers would pay the City for the property
- The amount and type of development (e.g. retail, plaza, commons, housing)
- The phasing of the development
- Type and amount of parking

Please note: "structured parking" is generally at or above grade level, "underground" is generally below grade level. Also, the parking is shown in terms of numbers of spaces and amount of square feet. These are just two different ways of looking at the same amount of parking.

Tarragon's proposal refers to "residential living units". My understanding is that these are apartments and so I have shown them in that category. I am not sure about Tarragon's townhouses.

Legacy's proposal states the townhouses would be for sale. The townhouses and senior apartments in the Legacy proposal would be developed by the Low Income Housing Institute (LIHI) with Legacy as the master developer.

There are many other items to consider when comparing proposals. This week I will provide you a more detailed comparison of the housing units and developer experience and capability. Next week I will provide you my perspective on how the proposals compare to the evaluation criteria.

Please contact me at 206-433-1832 or [dspeck@ci.tukwila.wa.us](mailto:dspeck@ci.tukwila.wa.us) if you have any questions.

## Tukwila Village Development Proposals Statistical Comparison

Use	Units	Legacy			Tarragon		
		Phase 1	Phase 2	Total	Phase 1	Phase 2	Total
Library	SF	12,400	-	12,400	10,000	-	10,000
Police	SF	2,000	-	2,000	2,230	-	2,230
Retail	SF	10,000	6,500	16,500	41,755	12,715	54,470
Housing							
Apartments							
	SF	175,000	66,340	241,340	122,026	134,805	256,831
	Units	200	68	268	144	154	298
	Avg SF	750	750	750	847	875	862
Senior Apartments							
	SF	39,200	-	39,200	-	-	-
	Units	50	-	50	-	-	-
	Avg SF	550	-	550	-	-	-
Townhouses							
	SF	30,000	-	30,000	-	8,000	8,000
	Units	25	-	25	-	4	4
Parking							
	Underground	Spaces	270	68	338	-	-
	Structured	Spaces	-	-	-	172	256
	Surface	Spaces	110	12	122	113	-
			380	80	460	285	256
							541
Parking							
	Underground	SF	47,600	23,800	71,400	-	-
	Structured	SF	-	-	-	69,920	101,590
	Surface	SF	N/A	N/A	N/A	N/A	N/A
			N/A	N/A	N/A	N/A	N/A
Outdoor plaza	SF	8,000	-	8,000	20,000	-	20,000
Indoor commons	SF	3,400	-	3,400	-	-	-
Total Gross Building SF		268,600	72,840	341,440	176,011	155,520	331,531
Construction Starts		9/2009			4/2010		
Construction Completion		8/2011			4/2012		
Total Development Cost				\$73,546,438			\$95,000,000
Estimated Land Value				\$5,385,608			\$2,352,240

### Notes

- (1) Total gross building square footage does not include parking.
- (2) Legacy
  - The 200 apartments shown in phase 1 include 5 units of live/work artist housing.
  - Phase 2 could be a 40 to 60,000 square foot office building instead of the 68 apartments.
  - Of the 12,400 square feet for the library, 2,000 square feet are for future expansion.
- (3) Tarragon
  - The total development cost of \$95 million is an average of a range from \$90 to \$100 million.
  - The estimated land value is an average of a range from \$2,090,880 to \$2,613,000.
- (4) "N/A" means information is not available at this time.
- (5) Estimated land value is the estimate of the price the developer would pay to buy the land from the City.