



Response to Request for Proposal

Presented by



TARRAGON

July 15, 2008

Mr. Derek Speck
Economic Development Administrator
City of Tukwila
6200 Southcenter Blvd
Tukwila, Washington 98188

RE: Tukwila Village Request for Proposals

Dear Derek:

We are pleased to be among the select developers given the opportunity to respond to your Request for Proposal for Tukwila Village. We are excited about the opportunity to work with you on this project and believe that it fits well within our skill set as evidenced by the information included in this package for your review. We believe that Tukwila Village is a catalyst for change in Tukwila and can present a fresh lifestyle experience for members of the community. We are eager to work closely with you, members of the City Council, and members of the community in an effort to work towards creating a project that we can all be proud of.

Tarragon has an interest in the long-term integrity of this project, and how we can help you to achieve success in this endeavor. We have a strong commitment to the communities in which we build, and the people we partner and work with – we take pride in the relationships we've established and the projects we've created and look forward to putting those relationships and that experience to work for you. In every one of Tarragon's diverse projects we build *with* communities – not just in them – to create lasting value, pride of ownership and long-term financial success.

As requested, we are including sections E1, E2, E3, E6 and E8 within each of the 15 copies of this response and will transmit E5 and Appendixes C and D to you directly under separate cover.

In further considering our qualifications, we respectfully request that you consider the following:

Master Planning. Tarragon has extensive experience creating master plans within the structure of public/private partnerships as evidenced by our successful development effort at Kent Station, a 470,000 square foot, mixed-use center located in Kent, Washington. Our professionalism in working with local, state and federal officials has been critical to the overall success at Kent Station.

Development Approach. Tarragon is a "hands on" developer who will manage every detail of the project to ensure its long-term success. Our local staff of forty-four (44) people, all working out of

our Seattle office, is well-qualified to perform nearly every aspect of this project. We will supplement our own resources with those of the most qualified consultants, brokers, and contractors necessary to meet the needs of this project. We have never fallen short in being able to meet the needs of our projects due to lack of resources.

Financial Capacity. Tarragon maintains the financial strength and flexibility to deliver this project. We have successfully developed more than 20 million square feet and through affiliated entities, have the support of more than \$1 billion in assets behind us. Tarragon is internally funded and all decisions are made at the local level. We welcome the opportunity to present our financial qualifications in great detail as appropriate and are confident the City of Tukwila will be completely satisfied with our ability to finance this project.

After significant work to illustrate our vision for this project, we remain committed to the long-term opportunities associated with this property. We believe that the combination of our extensive experience working in retail and mixed use projects, our local knowledge and hands-on approach and our successful work with other local jurisdictions where the property owner was a public entity, makes us the best choice to bring this project to fruition. We sincerely appreciate your consideration of Tarragon as your partner and hope that we are given the opportunity to continue forward in this quest towards a successful project for the City of Tukwila and the community.

Sincerely,

Kristin Jensen
Senior Project Manager & Partner

Enclosures



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**Tarragon Response to
Tukwila Village Request for Proposals**

July 15, 2008

Narrative (E1)



E1 - Project Narrative as Outlined in RFP:

a. *Project vision with potential user/tenant profile:*

Imagine a place where you can go to meet friends, grab a bite to eat, do a little shopping and likely run into your neighbor. This is your third place...not your work and not your home...but a place where you feel at home. Tukwila Village can be this place. With a combination of the community library, neighborhood resource center, retail, residences, and outdoor plazas, your third place will be rich with the activities of residents and guests.

At Tarragon, we believe that good real estate is about great experiences. The great experience is what keeps customers and visitors coming back. Mixed-use developments are successful because of the experiences created by the variety of uses, the enhancements of pedestrian friendly spaces and the inclusion of amenities that extend the visit.

Our proposal recognizes both present conditions as well as a vision for the future of the area. The neighborhood is an emerging one with a mix of historic homes and new development including retailers and parks. The site sits at the center of the neighborhood with the education hub on one side and commerce on the other; surrounded by a rich fabric of residential neighborhoods and benefitting from access to the major arterial, Tukwila International Boulevard and regional freeways. The new light rail link into Seattle is located within walking distance of this site which will become an amenity for people living and working here.

We see this site as an opportunity to enhance and increase the neighborhood retail as well as develop high-quality, multi-family residences. In addition, the Foster Library and the Police Resource Center would relocate into the project. The library would be located on Tukwila International Boulevard where it will benefit from better visibility and can attract more visitors. The neighborhood resource center will provide an overall sense of security and safety to both residents and tenants. The police station will also allow eyes to be on the neighborhood 24-7, adding to the safety of Tukwila Village and the surrounding area. An anchor retailer would be located at the corner of TIB and 144th to serve the community and attract customers who will stay for the experience and patronize the other shops and restaurants. There will be also be commercial tenants located within the village that will add diversity to the tenant mix.





Tukwila has an ample supply of quality single family homes as well as housing for the diverse demographic, however, the area lacks new-multi family housing options to attract people into the neighborhood. High quality apartments will appeal to a variety of people living and working within the area as well as in nearby areas. Our design offers a wealth of amenities that support housing including retail, restaurants, transit, and education and as well as great access to freeways.

This description, along with the enclosed design, illustrates our vision for what the community is interested in as well as what the market will support. We expect that the design will evolve over the course of this project as the community and city leaders provide input. Our goal is to create a project that will result in pride of ownership, community satisfaction and financial success for the stakeholders.

b. Project components and phasing:

Our proposal for Tukwila Village is approximately 500,000 SF of mixed-use development made up of one residential mixed use building, one retail building and a small retail pavilion. The subject site is divided by South 144th Street. To the south of 144th, we are proposing a mixed-use building with street level retail, townhouses, and structured parking topped with 4 floors of residential living units. The northside of 144th will have retail surrounding the public plaza which would contain a small coffee shop and pavilion. North of the plaza would be a multi-story, mixed use building with the relocated Foster Library, street level retail, structured parking and topped with 4 floors of residential living units. The police resource center will be located within a retail storefront location. When both phases are complete, there will be 56,000 SF of retail shops and 297 residential units.

While specific phasing would need to be determined after market studies are completed, we would expect to build out the buildings on the north side of 144th first and then construct the mixed use building south of 144th following. The overall number of residential units is likely to support this phasing plan. However, if market conditions support faster absorption, we would construct to meet that.

c. Description of the design concept for the project, addressing:

- i. Overall project image statement*
- ii. Quality and character of the exterior and public realm*
- iii. Approximate gross building square footage by type*
- iv. Gross square feet of land area by land use type*
- v. Approximate building heights*
- vi. Approximate amount of surface parking*
- vii. Special amenities*

Tukwila Village will be the new center that provides a multitude of opportunities for the community, the residences and the tenants. The Village design reflects the community's desire to provide gathering spaces with a mixture of uses surrounding that space. The architectural design will reflect the residential and agrarian past of Tukwila with high quality, sustainable materials and methods.





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TUKWILA VILLAGE

The overall design massing starts low at the street face and gets higher within the site showing sensitivity to adjacent uses. The building massing will be distributed with the mix of single story and multi-story buildings as well as relief of architectural elements such as roofs, canopies and decks to provide a varied look which breaks up the massing of the project. The street edges and corners are enhanced by architectural design elements such as awnings, storefront windows and curved elements. The dining plaza, visible from TIB, supports restaurant outdoor seating and amenities such as an architectural fireplace and landscaping to create comfortable spaces to linger. The western faced plaza will be designed as a flexible space that will activate by surrounding uses throughout the year. It will connect to pedestrian scale sidewalks and will extend to the heart of the center to create a space for larger group gatherings. Landscape features, community art, an outdoor fireplace, tables and chairs, potted seasonal plants and native landscaping will be used to create a series of intimate spaces that provide for a variety of uses throughout the year. This area will be open to the public but managed by the property. The dining plaza spreads into the center of the project where interior roads could be closed to support overflow of larger community gatherings. The central plaza will act as the heart of the community where it can support special events such as Tukwila Days. It will also be used as overflow from the adjacent coffee shop where locals will gather for morning coffee. The central plaza will be comprised of green spaces and landscaping that engages special paving surfaces to create a variety of rooms that are flexible and functional. The pedestrian path also meanders between buildings to connect to the adjacent library property which is expected to support another community use in the future.

We envision a mix of brick masonry, concrete, wood and some metal accents that will fit with a northwest vernacular while providing a quality product to stand the test of time. Northwest earth-tones and natural materials will be used so that the building fits within the community.

Project Summary By Use	Area (in Square Feet)	Units
Retail	56,540	N/A
Library	10,000	N/A
Housing	264,831	297
Structured Parking	171,510	N/A

Building heights will range from 25 ft to 45 ft. Special zoning permits will be sought for the residential buildings that exceed the allowable building height for this zone in order to achieve the residential density necessary to create a successful project.

We are proposing changes to 144th that would add some stalls along that street to help supplement on-site parking. This will allow for the project to meet the needs of the retailers and the library. There are approximately 70 surface stalls on the site and approximately 25 stalls along 144th.

This project's special amenities will include the large outdoor plaza and featured fireplace which brings the residents, retail shoppers and neighborhood together.





d. Describe your approach to project and operations management:

Tarragon retains ownership and manages over 90% of the projects we develop. When we develop a project we also become an integral part of the community. The on-site management will ensure that the property is kept in tip-top shape as well as support on-site and community activities and programs.

e. Whether you anticipate purchasing the approximately 1.1 acre property on which the Foster Library is currently situated:

At this time our proposal does not contemplate the purchase of the Foster Library parcel. The current building is relatively new and should be reused for an appropriate use following the library move.

f. How you would ensure quality construction and materials:

Tarragon develops projects for long term value. Quality construction and materials are an integral component to this strategy. We also build for sustainability. Tukwila Village would be a sustainable project and we would likely seek certification as a LEED or Built Green project.

g. How you would ensure quality operations including an explanation of your tenant selection process, typical CC&Rs, management incentives, past experience, ownership structure, etc.:

CC&Rs would be an important component of a project of this size and scope of uses. By owning and managing all buildings within the project, we are able to maintain and manage to the highest standards. Retail and residential tenants must be financially qualified before we would enter into a lease with them. By owning and managing the project we stay as close to the day to day management as possible which has proven to be beneficial to our past projects.





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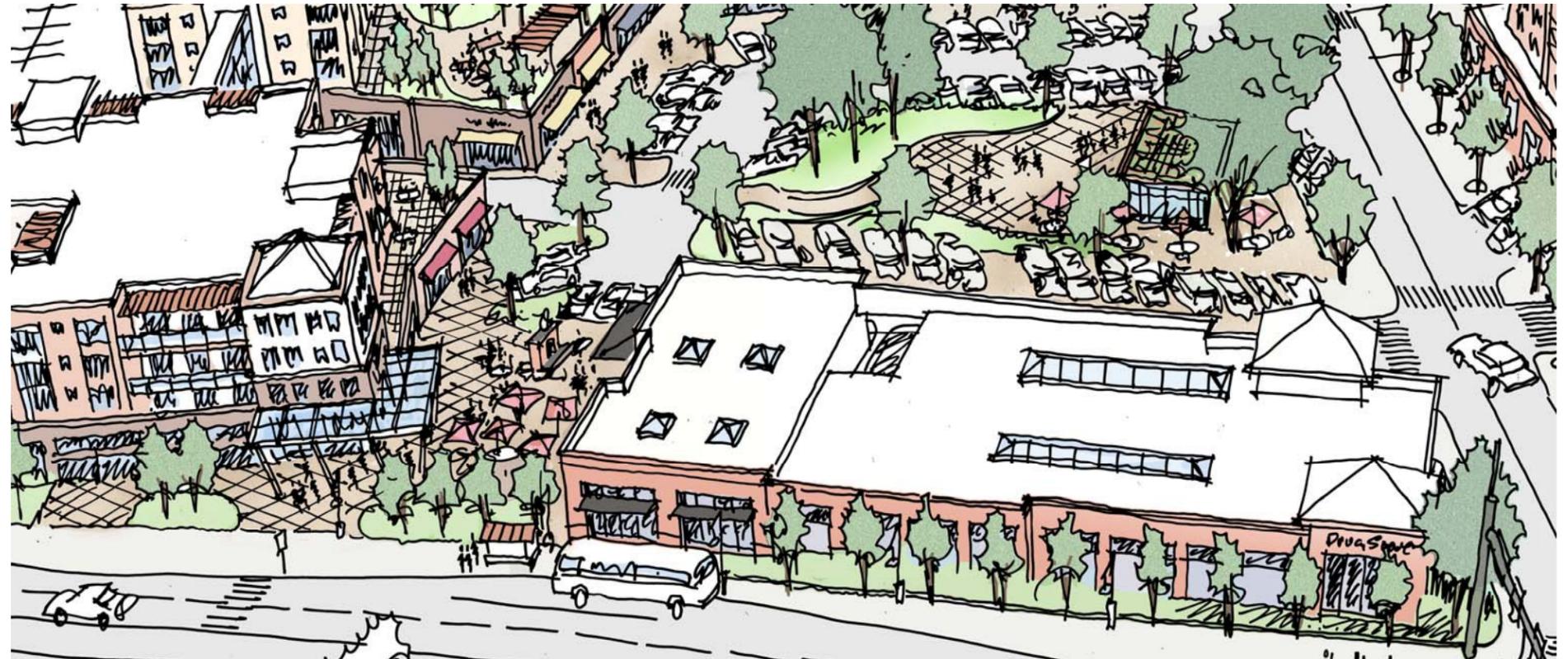
TUKWILA VILLAGE

h. *Your plans to use green, sustainable, or low-impact development principles:*

Tarragon uses sustainable building practices in all projects. Many of our projects have received LEED certification as well. We intend to develop this project in a sustainable manner and will determine the appropriate measure of that (LEED, Built Green, etc) at the appropriate time.

i. *How your approach will “activate the space” (see Appendix A):*

We believe that real estate is more than just buildings – it’s an experience. In retail and mixed-use projects, the experience is created by activating spaces with people and providing areas to mingle, mix and be. This is achieved by a combination of design strategies and property management. One design strategy is to ensure that hardscaped plazas do not become too big. Breaking up the large gathering spaces with landscape features creates smaller areas that can appear full and active with only a few people.

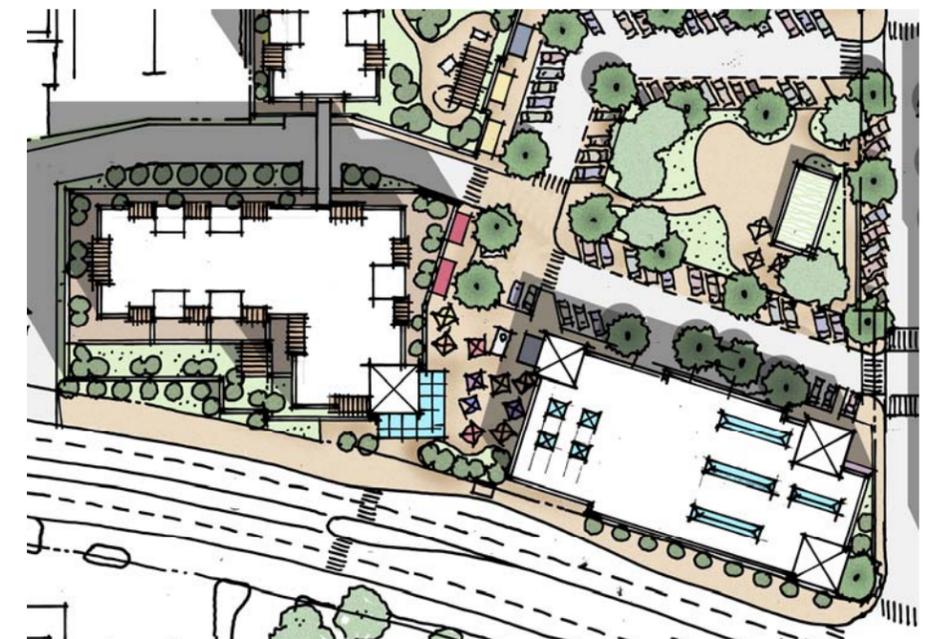


j. *Your plans to include artist, senior, or workforce housing:*

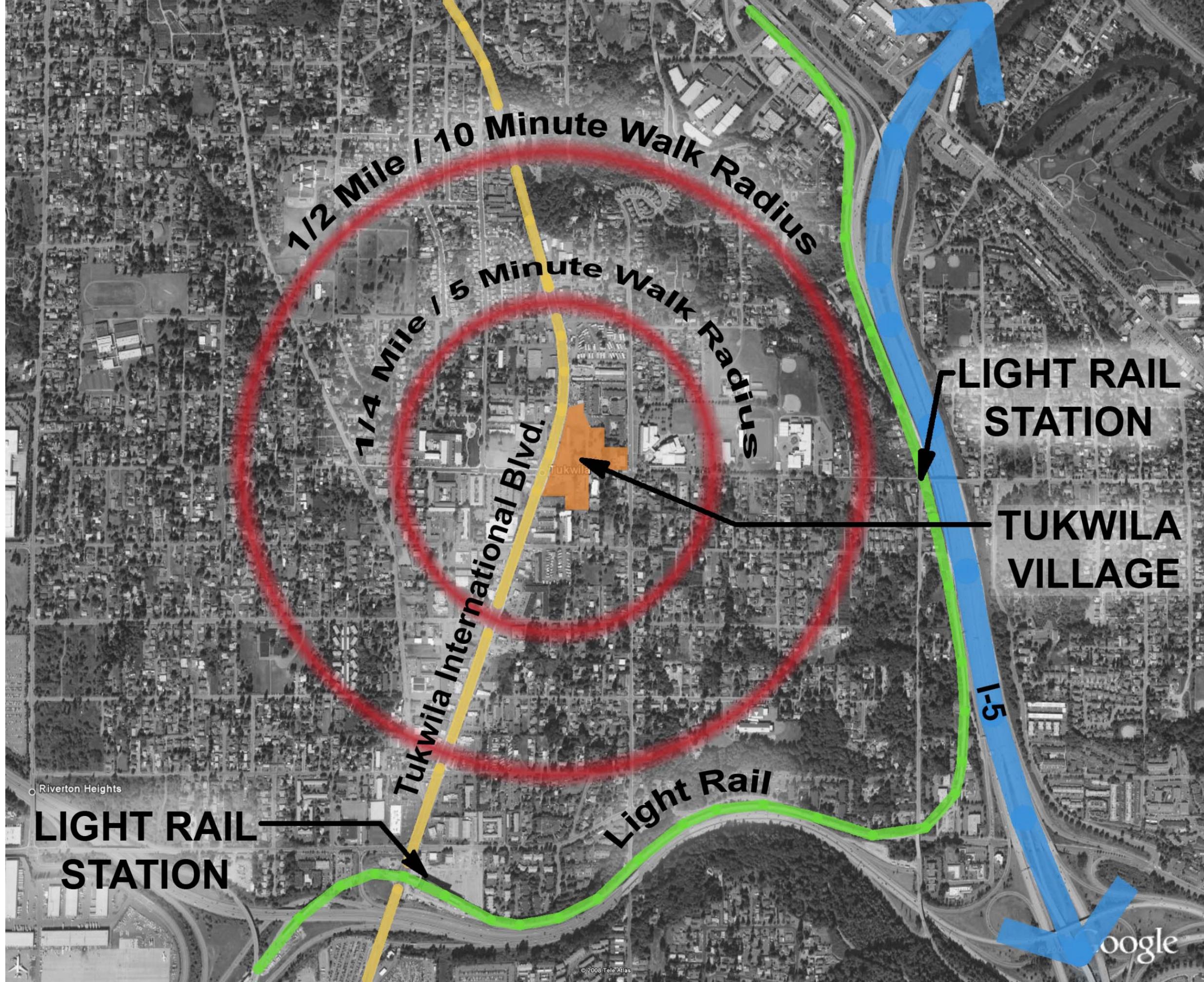
We view Tukwila Village as an opportunity to increase the supply of new, market rate housing that would draw people from outside the area who wish to live in the neighborhood but seek a new housing product. We would plan to provide 20% of the units to qualified low-income residents.

k. *Anticipate pre-sales or pre-leasing requirements:*

Bank financing would be used for the construction of this project and it is likely that pre-leasing will be required by the lender. The specific amount is yet to be determined.



Illustrative Diagrams (E2)



1/2 Mile / 10 Minute Walk Radius

1/4 Mile / 5 Minute Walk Radius

Tukwila International Blvd.

LIGHT RAIL STATION

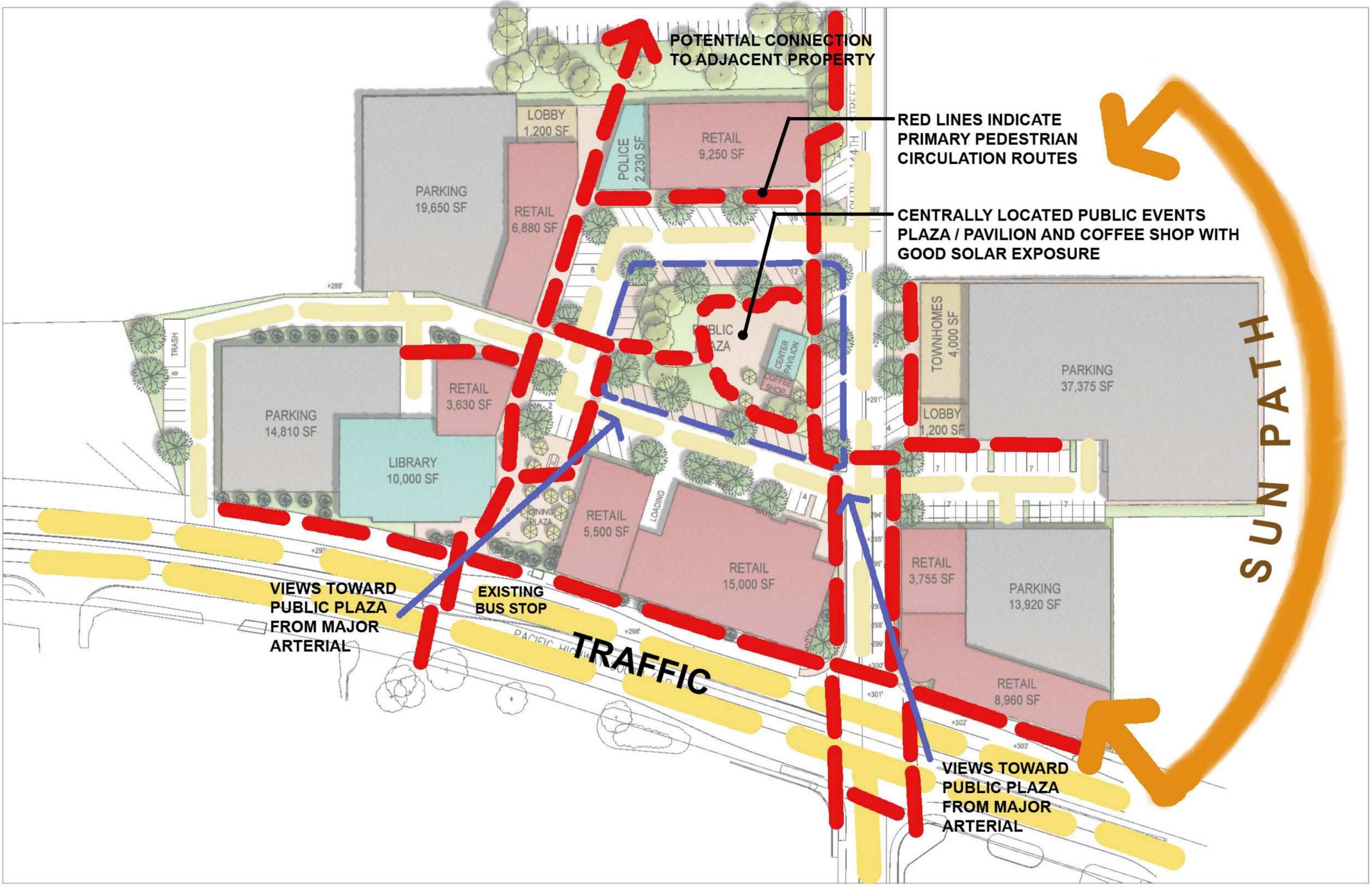
TUKWILA VILLAGE

I-5

Light Rail

Riverton Heights
LIGHT RAIL STATION

Google



POTENTIAL CONNECTION TO ADJACENT PROPERTY

RED LINES INDICATE PRIMARY PEDESTRIAN CIRCULATION ROUTES

CENTRALLY LOCATED PUBLIC EVENTS PLAZA / PAVILION AND COFFEE SHOP WITH GOOD SOLAR EXPOSURE

VIEWS TOWARD PUBLIC PLAZA FROM MAJOR ARTERIAL

EXISTING BUS STOP

TRAFFIC

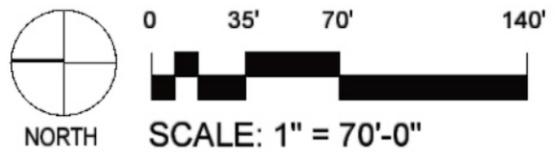
VIEWS TOWARD PUBLIC PLAZA FROM MAJOR ARTERIAL

SUN PATH



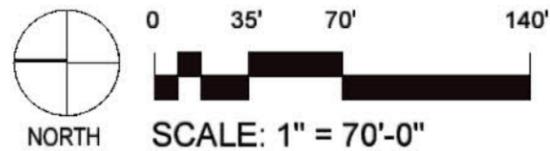


GROUND LEVEL LAYOUT





UPPER RESIDENTIAL LEVELS



3 STORIES OF RESIDENTIAL
OVER RETAIL AND
STRUCTURED PARKING

PEA-PATCHES ON
COURTYARD OVER
RETAIL

SOUTH 144TH STREET

3 STORIES OF RESIDENTIAL
OVER RETAIL AND
STRUCTURED PARKING

LANDSCAPED
COURTYARD
OVER RETAIL

1 STORY PAVILION
AND COFFEE SHOP

PUBLIC
PLAZA

LANDSCAPED
COURTYARD
OVER PARKING

1 STORY
RETAIL

NEW LIBRARY ENTRY
ADJACENT TO PLAZA

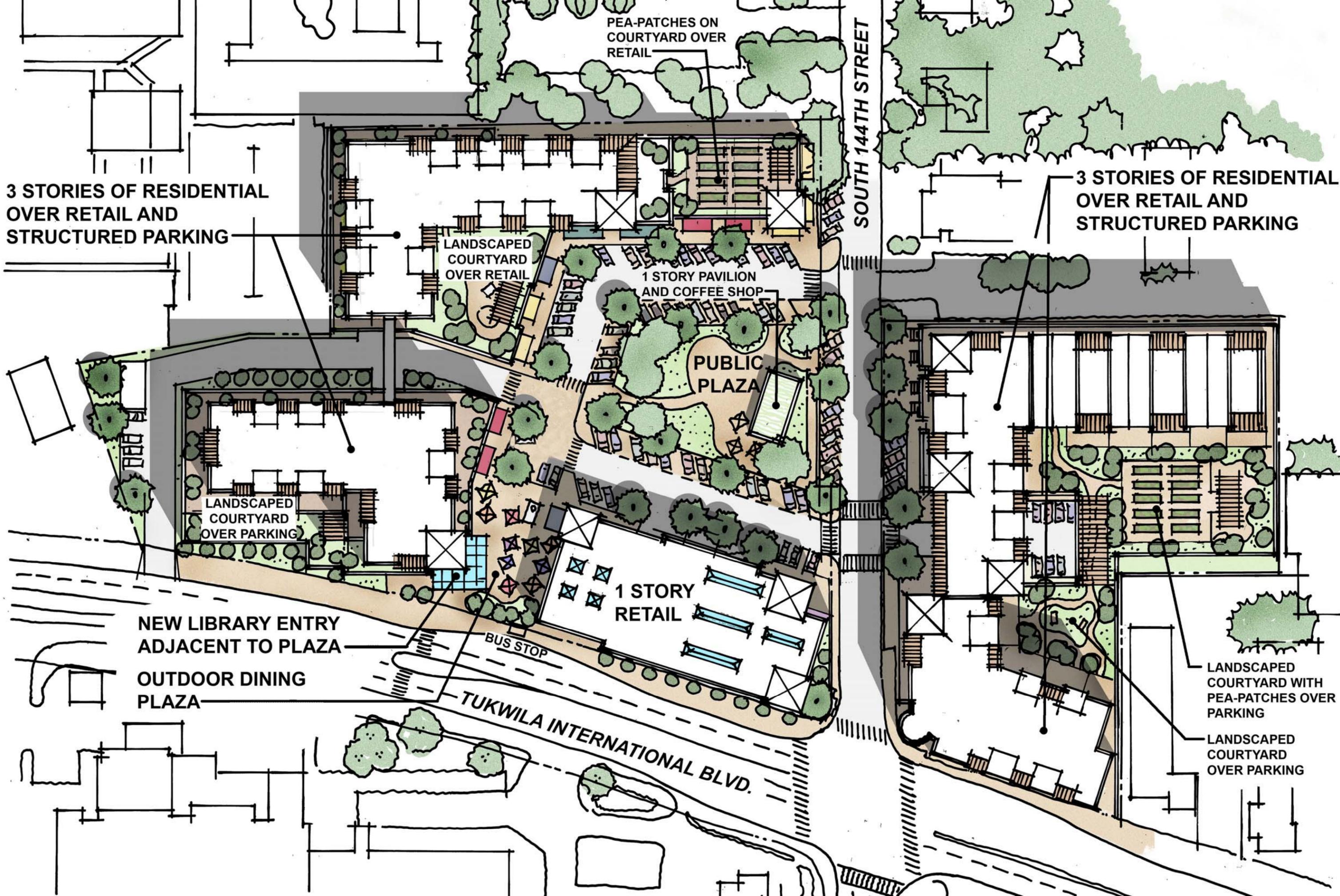
OUTDOOR DINING
PLAZA

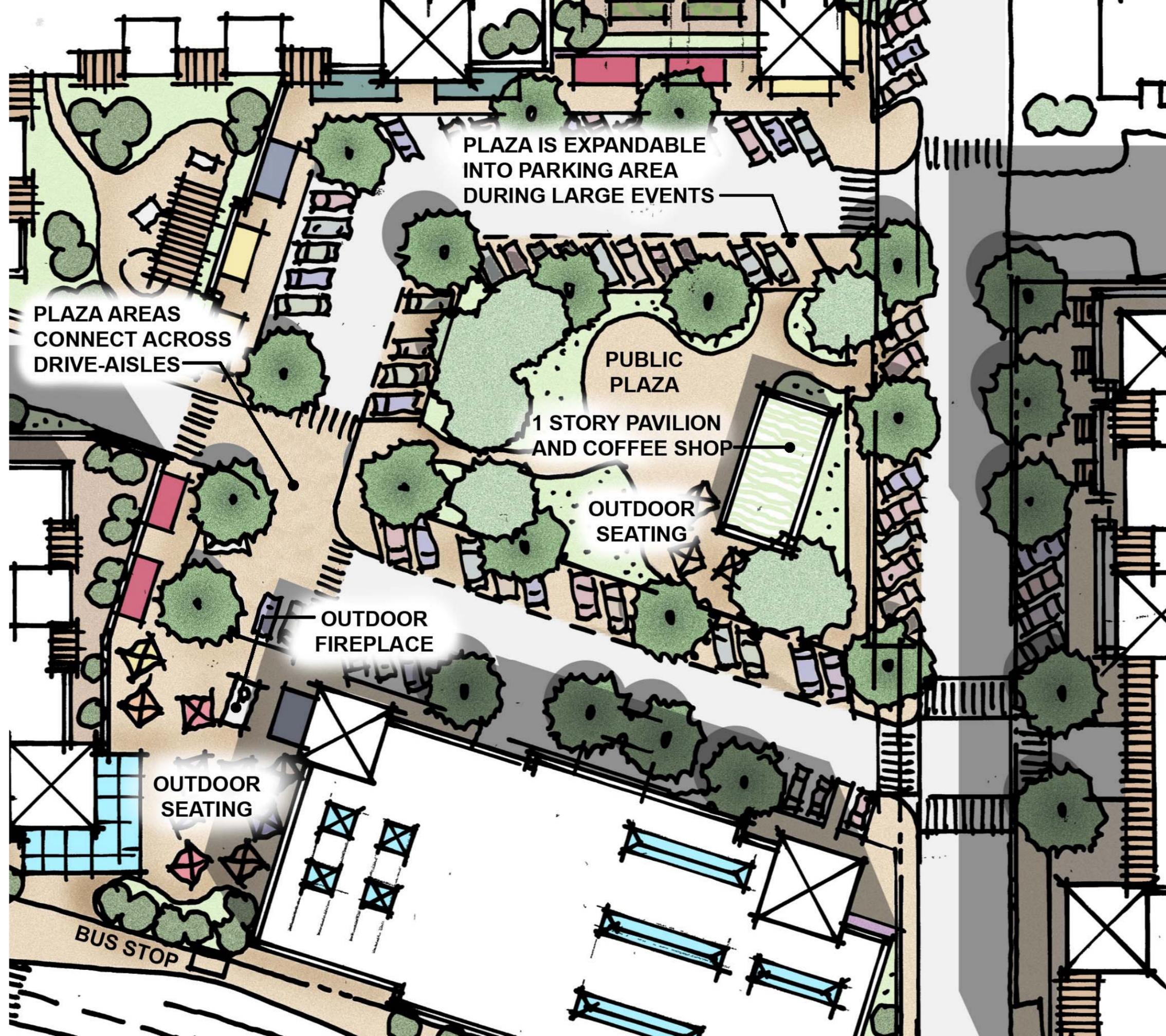
BUS STOP

TUKWILA INTERNATIONAL BLVD.

LANDSCAPED
COURTYARD WITH
PEA-PATCHES OVER
PARKING

LANDSCAPED
COURTYARD
OVER PARKING





PLAZA IS EXPANDABLE INTO PARKING AREA DURING LARGE EVENTS

PLAZA AREAS CONNECT ACROSS DRIVE-AISLES

PUBLIC PLAZA

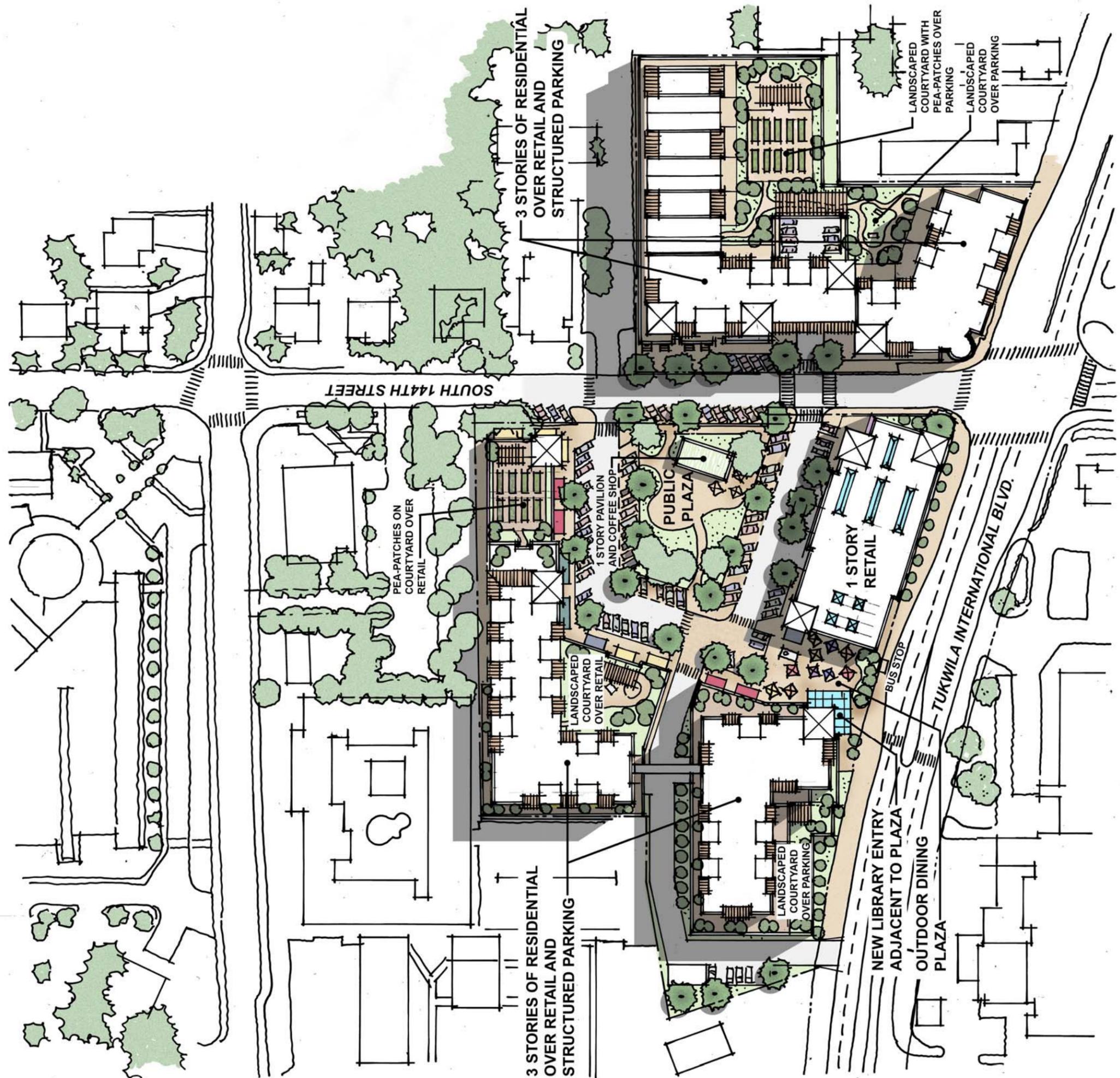
1 STORY PAVILION AND COFFEE SHOP

OUTDOOR SEATING

OUTDOOR FIREPLACE

OUTDOOR SEATING

BUS STOP



SOUTH 144TH STREET

3 STORIES OF RESIDENTIAL
OVER RETAIL AND
STRUCTURED PARKING

PEA-PATCHES ON
COURTYARD OVER
RETAIL

1 STORY PAVILION
AND COFFEE SHOP

PUBLIC
PLAZA

NEW LIBRARY ENTRY
ADJACENT TO PLAZA
OUTDOOR DINING
PLAZA

BUS STOP

TUKWILA INTERNATIONAL BLVD.

3 STORIES OF RESIDENTIAL
OVER RETAIL AND
STRUCTURED PARKING

LANDSCAPED
COURTYARD WITH
PEA-PATCHES OVER
PARKING

LANDSCAPED
COURTYARD
OVER PARKING





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TUKWILA VILLAGE

E3 – Community Strategy

Strategy for gaining community and area input and support for the development, including identification of team members that will develop a working relationship with community groups

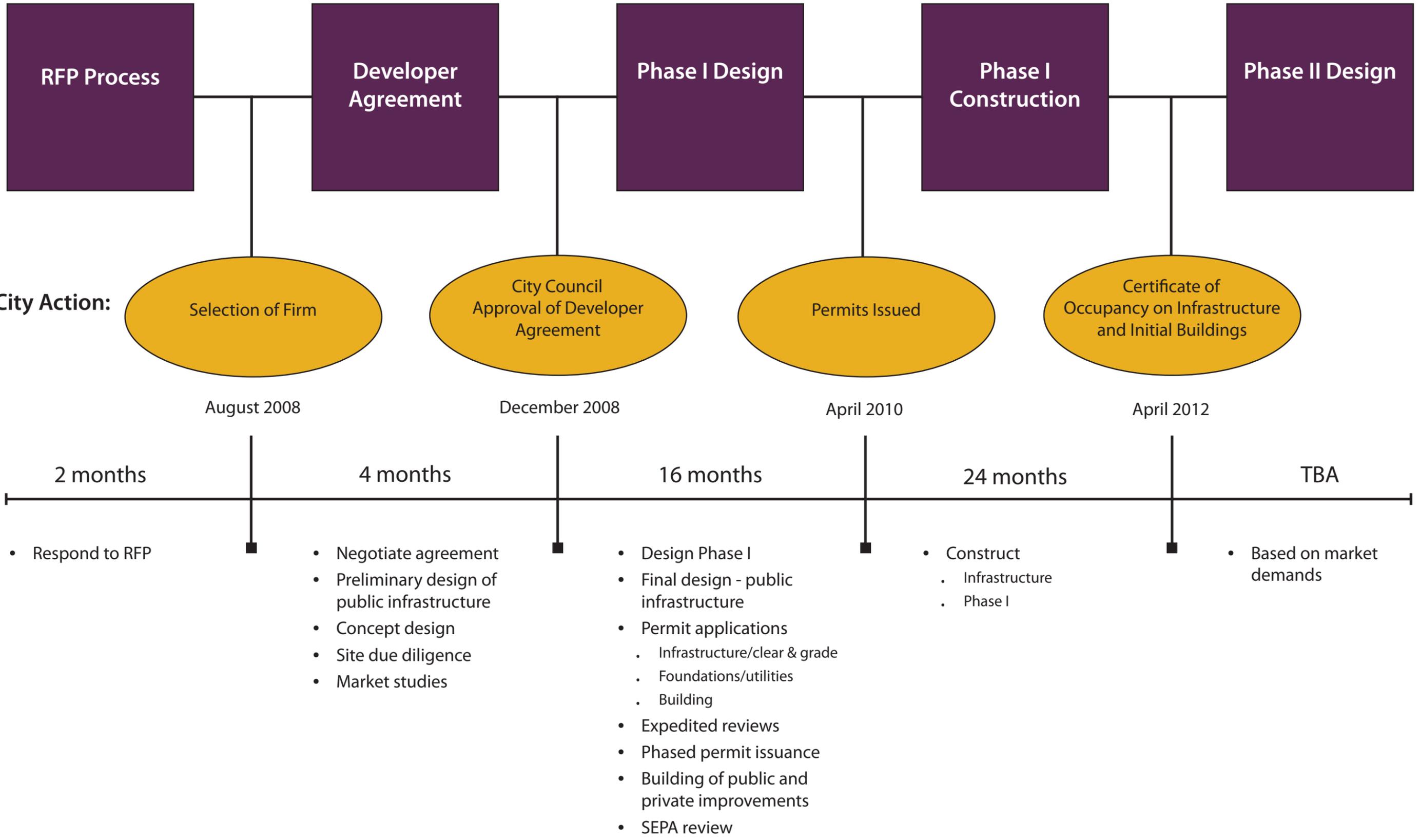
The community is a significant stakeholder in this project and their input is valuable. We would expect to share with the community our project intentions and gain feedback at a number of points during the process by hosting open house style informal meetings. A website would be created where those interested could check in on the progress of the project and email us with comments or questions. We would seek open communication and would be interested in knowing what amenities, retailers and design features the community wants to see included. In addition, we can share what we know from our experiences with other projects as well as the feedback we receive in the marketplace to help manage expectations. Participation by city officials and the library will also be important as we seek to create a project that provides pride of ownership for all stakeholders.

Community is an important part of the Tarragon culture – our community involvement starts in the early phases of a project, and continues throughout the life of the project to ultimately make the project a great success. At Tarragon, we build with communities, not just in them. Tarragon is a long term hold developer and as such, it is important to us that each of our projects is a long term success, good fit, and a valued asset for the community. We want our projects to be a gathering place for community members, a place that is activated all day and all year long. To help attain this goal at Tukwila Village, Tarragon would institute similar practices enacted at our Kent Station project. Kent Station is a vibrant example of how Tarragon keeps the community in mind, and keeps community members interacting all year long. In addition to community events such as Tukwila Days, Tukwila Village would serve as a place where people could see and be seen. On site activities might include an Easter egg hunt, a summer concert or a costume contest at Halloween.

At Tarragon, we have a passion for community involvement and we want to put that passion to work for the people of Tukwila.



Project Schedule (E4)



Tarragon Experience (E8)

Proposer Experience:

a. Proposer

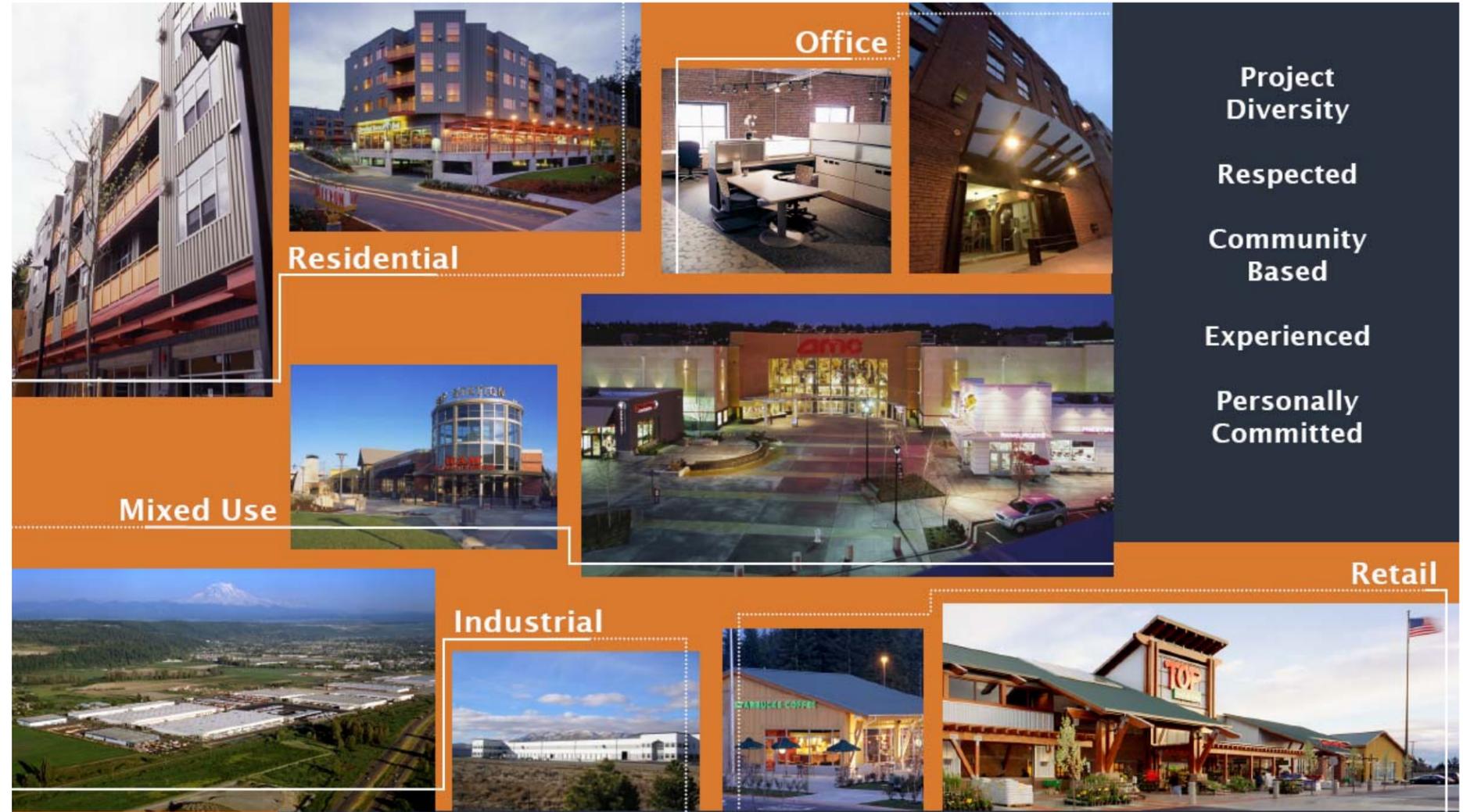
- i. Full legal name*
- ii. Entity type*
- iii. Formation date*
- iv. Principals, members and/or owners*
- v. Primary contact regarding submitted proposal*

- i. Tarragon L.L.C.
- ii. Limited Liability Corporation
- iii. August 23, 1995
- iv. Joe Blattner
(Managing Partner & 42.5% Owner)

Michael Corliss
(42.5% Owner)

Dennis Rattie
(VP and 10% owner)

Kristin Jensen
(5% owner)
- v. Kristin Jensen
Senior Development Manager & Partner



Residential

Office

Mixed Use

Industrial

Retail

Project Diversity

Respected

Community Based

Experienced

Personally Committed



TARRAGON

Creating lasting value & pride of ownership

b. Proposer

- i. Principals, members and/or owners of the development entity*
- ii. Project manager*
- iii. Financial Partners*
- iv. Other*

i. Principals/Owners:



a. Joe Blattner – President & Partner

Joe Blattner has been a principal of Tarragon since forming the company in 1995. As president, Joe is responsible for the company's operations and personnel and is involved in every stage of the development process.

Prior to forming Tarragon, Joe spent seven years at Sierra Construction in a variety of roles, including construction, project management and development. Most recently, he served as operations manager and was responsible for personnel and day-to-day operations, as well as the development and design aspects of Sierra's projects.

Joe graduated from Washington State University in 1987 with a degree in construction management. He is an active member of the Urban Land Institute (ULI), the National Association of Industrial and Office Properties (NAIOP) and the International Council of Shopping Centers (ICSC). He is a supporter of Commercial Real Estate Women (CREW), the Downtown Seattle Association and the Seattle Chamber of Commerce. Additionally, Joe is a long-time friend and advocate for Seattle Children's Hospital.

b. Michael Corliss - Partner (resume not available)



c. Dennis Rattie – Vice President & Partner

Dennis Rattie joined Tarragon in April 2000 and has been a principal since January 2003. Having worked in various project management capacities on Tarragon's larger mixed-use projects, Dennis now focuses on larger lease and purchase transactions, all industrial projects and overall project and company financial and schedule performance. Additionally, he manages the daily operations of Tarragon's two (2) construction entities – Tarragon Construction L.L.C. and TR Builders L.L.C. Dennis has been an integral part of the Kent Station, Sunrise Village, Saffron, Junction 192 and Lakeland Town Center projects, among many others.

Prior to joining Tarragon, Dennis served as the director of development and construction for Alterra Healthcare Corporation, where he spearheaded the

company's growth efforts throughout the western United States. Under his leadership, more than 2 million square feet of residential, office, industrial, and retail projects were developed and constructed.

Dennis completed his bachelor's degree in building construction at the University of Washington in 1987. He is an active member of the International Council of Shopping Centers (ICSC) and the National Association of Industrial and Office Properties (NAIOP).



d. Kristin Jensen – Senior Development Manager & Partner

Kristin Jensen joined Tarragon in April 2004 and has been a principal since January 2008. Kristin brings to the team more than 15 years of experience in architecture and commercial real estate development, as well as strong management and leadership skills. As senior development manager of commercial projects, she is responsible for Tarragon's mixed-use and retail projects including the Kent Station Mixed Use Project, Junction 192 and Sunrise Village shopping centers.

Previously, Kristin worked with the commercial division of Quadrant Corporation, where she played a leading role in the development of office buildings, office parks and build-to-suit projects.

Kristin received a professional degree in architecture from Washington State University in 1993 and completed The Management Program at the University of Washington Business School in 2003. She is an active member of the International Council of Shopping Centers (ICSC), the National Association of Industrial and Office Properties (NAIOP) and Commercial Real Estate Women (CREW). As the mother of two daughters, Kristin also gives her time as an assistant basketball coach and Girl Scout leader.

ii. Project Manager: Kristin Jensen – See above

iii. Financial Partners (TBD, if needed)

iv. Other

a. Additional Tarragon Team:



i. Laura Delaney – Director of Leasing

Laura Delaney joined Tarragon in May 2006, bringing to the team more than 12 years of experience in the commercial real estate industry. As director of leasing, she is responsible for leasing the company's portfolio of retail property. Laura has worked very closely on the Kent Station, Junction 192 and Sunrise Village projects and has helped make them into the success stories they are today.

Laura began her career in economic development and urban planning. She has since worked in retail and office brokerage, and held corporate real estate positions with Safeway, Inc. and Washington Mutual Bank where she managed site selection and real estate transactions across the western United States. Most recently, Delaney served as director of real estate services at USI Real Estate Brokerage Services, where she managed real estate transactions for DaVita, the largest provider of dialysis services in the country.

Laura holds a degree in honors geography and economics from the University of Washington, where she graduated Phi Beta Kappa in 1996. She is an active member of the International Council of Shopping Centers (ICSC) and Commercial Real Estate Women (CREW), and is involved with numerous charitable organizations.



ii. Ryan Hitt – Development Manager

Ryan Hitt has an exquisite attention to detail and has been an asset to Tarragon's team since June of 2005. Over the past several years, Ryan has been responsible for the daily management of design and development for several of Tarragon's larger retail projects including Kent Station Phases I and II, Junction 192, and Sunrise Village. Ryan is currently responsible for similar daily management on the 2000 Third Avenue project including relationships with consultants, general design development, and interaction with utilities and the City.

Ryan received his master's degree in Architecture from the University of Illinois (Urbana-Champaign) in 1999 and, previously, graduated with a bachelor's in Environmental Design from Texas A&M University in 1997. Since moving to Seattle in 2000, he has also completed the Certificate program in Commercial Real Estate from the University of Washington in 2004. Ryan has been involved with the National Association of Industrial and Office Properties (NAIOP), the Urban Land Institute (ULI), Downtown Seattle Association (DSA), Commercial Real Estate Women (CREW), the International Council of Shopping Centers (ICSC), and Habitat for Humanity.



b. Project Architect & Planner Team: (*Resumes attached on next two pages*)



i. Bill Gaylord – Principal

With over 27 years experience, Bill brings the knowledge, experience, and perspective necessary to guide mixed-use projects, addressing design issues and client concerns throughout all stages of a project. He applies his expertise to a wide variety of retail, residential, and office settings, from revitalizing existing centers to planning new mixed-use centers. Bill applies the firm’s mission to all of his work: “Forge innovative solutions that elevate the quality and spirit of life.”

Bill was a Founding Principal of GGLO and has been a part of the company since 1986. Prior to forming GGLO, Bill worked with The Bumgardner Architects after graduating from Rhode Island School of Design in 1977. Bill holds a Bachelor of Architecture and a Bachelor of Fine Arts.

Bill is a LEED® Accredited Professional and is professionally affiliated with the American Institute of Architecture, Urban Land Institute, International Council of Shopping Centers, and the American Planning Association.



ii. Beth Dwyer – LEED® AP – Senior Associate

Beth’s responsibilities and experience as a Project Manager include all phases of project development from site planning and programming through construction administration. Her role in design and management of retail, commercial, and multi-family projects makes her well-suited to a variety of potential projects. Beth’s organization, communication, and design skills have been essential in collaborating with clients and community groups.

Beth has been with GGLO since 1996 and brings years of experience from Waldron Pomeroy Smith Foote & Akira Architects and The Yoder Corporation/Point Architects. Beth has worked on many projects including:

Burien Town Square, Parcel 5
Burien, Washington

Kenmore Village by the Lake
Kenmore, Washington

Lake Forest Park Town Center
Lake Forest Park, Washington

Juanita Village
Kirkland, Washington

University Village
Seattle, Washington

Prairie Park
Yelm, Washington

Kent Station Lofts
Kent, Washington

Garfield Commons
Spanaway, Washington

Beth graduated from Roger Williams University in 1986 with a Bachelor of Architecture and a focus on Historic Preservation. Beth is a LEED® Accredited Professional and is professionally affiliated with the American Institute of Architects and Cascadia Green Building Council. In her spare time, Beth also dedicates herself to the YMCA as Fund Raising Chairperson, the GGLO Charitable Contributions Committee, acts as a Treasure Secretary for the SWPONY Board and sits on the White Center Community Development Board.





iii. Steve Fischer AIA – Associate

Steve brings 19 years of experience as an architect and designer. He is experienced in a wide variety of project types including hospitality, multifamily housing, mixed-use, attached and detached housing, special needs housing, retail, and commercial office. His project experience includes overall project management, building design, zoning and building code analysis, material selection, construction documentation, and construction observation. He is experienced with a variety of construction types through all phases of project development. Steve's expertise lies in the early phase development of building design including programming, design feasibility studies, architectural concept design and schematic design. He is very involved in early phase design ideas through the subsequent documentation and construction phases.

Steve graduated from the University of Idaho in 1987 with a Bachelor of Architecture and has been working in the industry ever since. Steve has worked on many interesting projects including:

Burien Town Square - Parcel I, Project Designer
Burien, Washington

University Village, Project Designer
Seattle, Washington
Buildings B-D Renovations
Phase III Expansion
Southwest Expansion

South Lake Union Retail Strategy
Seattle, Washington

Garfield Commons
Tacoma, Washington

Bartell Drugs - 4th Street
Seattle, Washington

Greenbridge HOPE VI Redevelopment - Lot W12/Senior Apartments
King County, Washington



iv. Alicia Daniels Uhlig NCARB LEED® AP - Associate

As co-chair of the GGLO sustainable Design Group, Alicia brings a high level of skill and passion to the incorporation of sustainable design to all of her work. Her career has been focused on the use of appropriate technologies to provide innovative designs that inspire users and balance the needs of the project and those of the environment. Alicia assists clients that have a full range of experience with high performance buildings from those starting their first sustainable project to others who are leading the market. Beginning with program development, she works with the team to establish clear sustainable design goals, identify potential incentives, and suitable rating systems which may include BuiltGreen, Energy Star, or third party LEED certification.

Alicia completed her Bachelor of Architecture in 1996 at California Polytechnic State University San Luis Obispo. She went on to complete her Master of Architecture at the University of Syracuse Florence Italy Program. Alicia is a LEED® Accredited Professional and is professionally affiliated with Cascadia.

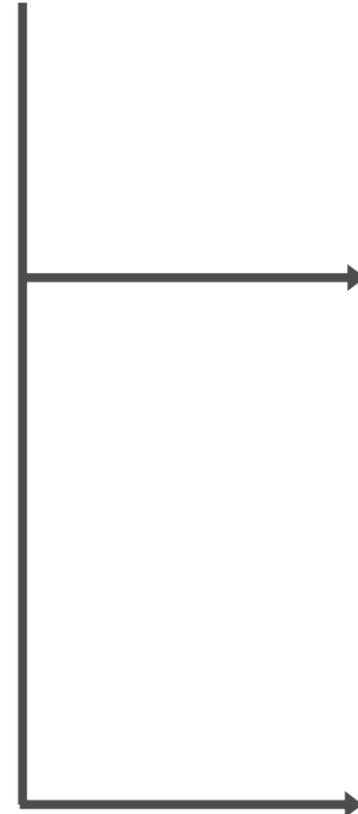


TEAM ORGANIZATION




TARRAGON

Joe Blattner
Dennis Rattie
Kristin Jensen
Laura Delaney
Ryan Hitt




GGLO

(Project Architect & Planner)

Bill Gaylord
Beth Dwyer
Steve Fischer
Alicia Daniels Uhlig

Potential Team Consultants

Civil: CP|H
Landscape: GGLO, Weisman Design Group, Hewitt
Structural: DCI, CPL
Real Estate Attorney: Jameson, Babbit, Stites & Lombard
LEED Consultant: GGLO, Rushing Company, ArchEcology
Transportation: TENW, Transpo Group
Geotechnical: Geo Engineers, Hart Crowser
Contractor: Tarragon Construction

(Tarragon has worked with all of these firms on similar projects)

c. Ownership Entity

Same as Proposer (see "a. Proposer" above). Tarragon Principals maintain majority ownership in all projects. Outside partners may be included on a minority basis. This is yet to be determined for this project.

d. Development Experience

i. List all related development projects in which the Proposer or principal(s) have been involved over the past three years:

1. Project summary description (including location, date, size, cost, etc.)
2. Construction lender and amount
3. Role of the Proposer/principal(s) in the project
4. Role of the public development partner, if applicable
5. Status of project (completed, in construction, etc)
6. References

KENT STATION

1. Tarragon is completing the phased construction of approximately 470,000 square feet of retail, office, entertainment and residential uses on an 18.2-acre site in downtown Kent, Washington (417 Ramsay Way, Kent, WA 98032). The property is strategically located between the Regional Justice Center, Sound Transit's Sounder Commuter Rail Station with a parking garage and Kent's existing downtown.

The first phase is anchored by a 14-screen AMC Theatre, a branch campus of Green River Community College and several major restaurants such as The Ram, and Dukes. This phase of Kent Station consists of roughly 160,000 square feet and opened in November 2005.

Additional amenities include a large fountain and stage, lush landscaping within expansive plazas, abundant outdoor dining and a large stone fireplace which attracts people year round – rain or shine.

Fashion apparel and mixed-use retail make up Phase II. Some tenants include Coldwater Creek, Ann Taylor Loft, Road Runner Sports, and See's Candies. The second phase of Kent Station consists of roughly 80,000 sf and opened in October 2006.

A 78,000 sf building is currently under construction. It will adjoin an existing building with a two-story sky bridge to provide contiguous expansion space for Green River Community College. The first floor will be retail and the fourth floor will be class A office space. This building has been pre certified as LEED Silver.

The Lofts at Kent Station is a proposed 150 unit apartment building and is currently in the development phase. This residential component of the project will consist of secured parking, Live/Work units, Studios and 1 and 2 bedroom units.

2. Construction Lender was US Bank, Phase I = \$33,000,000, Phase II = \$19,125,000



3. Kent Station is majority owned by Tarragon’s principals. Tarragon developed and currently provides asset and property management for the project.
4. Tarragon purchased the property from the City of Kent in phases and subject to a Development Agreement. The City of Kent provided parking rights within the Sound Transit garage as well as infrastructure including the construction of Ramsay Way.
5. Phases I and II are complete. A Mixed-Use building is currently under construction and will include retail and office uses as well as an expansion to the existing Green River Community College Kent Campus. A 150 unit residential building is planned as the final phase of the project.
6. US Bank
Tom Martineau, Vice President
1420 Fifth Avenue, 8th Floor
Seattle, WA 98111
206-322-5495

City of Kent
Ben Wolters, Economic Development Director
220 Fourth Ave. S.
Kent, WA 98032-5895
253-856-5703

The Ram Restaurant & Brewery
Jeff Iverson
10013 59th Avenue SW
Lakewood, WA 98499
253-588-1788

Green River Community College
Sam Ball, Dean of Instruction
12401 SE 320th St
Auburn, WA 98092-3699
253-833-9111

AMC Realty, Inc.
Tom Hudak
920 Main Street
Kansas City, MO 64105
816-480-2536



SUNRISE VILLAGE

1. Tarragon is under construction on approximately 550,000 square feet of retail on a 65-acre site in Puyallup, Washington. The site is located on the south side of the heavily trafficked Meridian Avenue East (SR 161), just north of the planned Cross-Base Highway that will conveniently connect South Puyallup with Interstate 5.

Designed to be a pedestrian friendly center that offers a place for shoppers to spend quality time several times a week, Sunrise Village will offer a respite from traffic and the busy retail found along Meridian. Designed by Freiheit & Ho Architects, Inc., each building is clad with stucco and masonry in earthy tones. The central retail core will provide an atmosphere delightful shop windows and strolling pathways.

The center is anchored by Target and LA Fitness. There are a number of Junior Anchors including Staples, and Petsmart that ring the site. Along the central village drive sit smaller shops and restaurants centered on a plaza with lush landscaping, game tables, outdoor dining and a fireplace.

Tarragon is leading all aspects of this project including development, construction and leasing for the property.

2. US Bank is the construction lender for the \$75,000,000 loan.
3. Sunrise Village is majority owned by Tarragon principals. Tarragon is the developer and leasing manager and Tarragon Construction is the general contractor for this project.
4. Not Applicable
5. Sunrise Village is currently under construction and approximately 60% leased.

6. US Bank
Tom Martineau, Vice President
1420 Fifth Avenue, 8th Floor
Seattle, WA 98111
206-322-5495

Jameson Babbit Stites & Lombard, PLLC
Bruce Babbit and Anne DeVoe Lawler
999 Third Avenue, Suite 1900
Seattle, WA 98104-4001
206-292-1994



SAFFRON

1. Uniquely urban in nature, Saffron has become a favorite destination in the fast-growing city of Sammamish. This mixed-use project combines 99 upscale apartments with approximately 50,000 square feet of retail shops and restaurants. Designed by Bumgardner Architects, each building exterior is clad with colorful, industrial materials loosely inspired by a Moroccan market place. For retailers located here, parking is convenient, store ceiling heights average 12 feet and outdoor areas are generously sized with manicured landscaping to encourage customers to linger and explore.

Similar playful design references are carried out in the apartments. These condominium-style homes are designed to meet the needs of busy professionals “on the go.” Residents will enjoy the amenities of city living while leaving the yard work behind. Convenient surface and underground parking totals 330 stalls.

Saffron earned a 2000 Commendation Award from the Seattle Chapter of the American Institute of Architects, and a First Place 2001 National “Winner Take All” Metal Architecture Award.

2. Wells Fargo was the construction lender for this project.
3. Saffron is majority owned by Tarragon principals. Tarragon developed, leased and constructed the project.
4. Not Applicable
5. Completed May 2000
6. Wells Fargo Bank
Larry Remmers, Senior Vice President
1300 SW 5th Ave.
Portland, OR 97208
503-886-2463



JUNCTION 192

1. Tarragon has completed construction on approximately 84,000 square feet of retail on a 10-acre site in Bonney Lake, Washington. The property is strategically located on the north side of Highway 410 shadow anchored by Target. The site offers strong retail positioned at the gateway to the growing community of Bonney Lake.

The project has been designed to be a pedestrian friendly center that offers a refreshing shopping experience in Bonney Lake. Designed by Fuller Sears Architects, each building is clad with stucco and masonry with metal accents offering a contemporary feel. Visitors will enjoy the ample parking, mix of retail not currently in the market, and outdoor gathering spaces.

2. The construction lender is Union Bank of California, \$20,000,000.
3. Tarragon principals retain majority ownership of Junction 192. Tarragon is the developer and leasing manager and Tarragon Construction is the general contractor for this project.
4. Not Applicable
5. Construction is complete and the project is approximately 80% leased with Tenant Improvements pending.
6. Union Bank of California
Pat McDonough, Vice President
350 California Street, Suite 720
San Francisco, CA 94104-7104
425-452-1886



LAKELAND TOWN CENTER

1. Lakeland Town Center is a TOP Food and Drug anchored shopping center with 137,000 square feet of retail shops, restaurants and service providers, located on 12.4 acres with sweeping views of Mt. Rainier and access reaching across the Lake Tapps Plateau.

Characterized by its wide sidewalks, covered breezeways, and exposed heavy timber structures, Lakeland Town Center recalls a small village environment. Storefront access is available from both the parking area and the walking promenade street front of Lake Tapps Parkway, promoting pedestrian traffic from surrounding residents and parks. Lakeland Town Center is positioned at the primary entrance to the 1,000-acre Lakeland master-planned residential community and will serve as the commercial hub for its residents as well as the surrounding communities of the Lake Tapps Plateau.

The 67,000 square foot TOP Food & Drug grocery store opened in October 2002 at the completion of the project's first phase. Other recognizable tenants include Blockbuster, Starbucks, Subway, Fed Ex/Kinko's and other regional and local restaurant and service providers. Current and future expansion phases include the development of an additional 11.1 acres of buildings and pads for lease and sale respectively.

Tarragon participated in all aspects of this project, including but not limited to, development, construction and leasing for the property.

2. Key Bank was the construction lender.
3. Tarragon was the developer, managed the leasing and acted as general contractor for Lakeland Town Center. Tarragon principals maintain majority ownership of this project.
4. Not Applicable
5. Grocery anchor opened in October of 2002, and remaining retail was completed in December of 2004.
6. Haggen, Inc. (Top Foods)
Thomas Kenney, Vice President, Finance
2211 Rimland Drive
Bellingham, WA 98226
360-650-8219



ii. For the one project from the previous list that is the most similar in type, size, scale or complexity to the development project being proposed to the City, describe in detail the:

1. Role of public agencies, if any
2. Total development cost
3. Time between project milestones
 - a. Property acquisition
 - b. Construction financing obtained
 - c. Start of construction
 - d. Opening/first tenant
4. Marketing and sales performance
 - a. Level of presale/sales at opening
 - b. Length of time from opening until lease/sales equaled 90% occupancy
5. Contact references for:
 - a. Construction lender
 - b. General contractor
 - c. Sales/leasing broker
6. Role of current development entity and/or principal(s) in the project
7. Architectural quality and urban design characteristics
8. Explanation of any regulatory or land use issues that required resolution



1. Kent Station was born of the City's vision for a vibrant, destination downtown that would be activated by retail and residential uses. The commitment to this vision led to years of planning, the purchase of the land containing an operating industrial user, demolition and environmental clean up and most importantly, the contribution of four million dollars towards the construction of the Sound Transit parking garage for parking stalls to support new development. This project was highly controversial within the community for market conditions had changed dramatically between the time the City purchased the property and time they sold it to Tarragon for development. To bring the vision to life, the City had to offer the property at fair market value which resulted in a substantial net loss to the City.
2. Total development cost of the commercial phases completed or under construction equal \$89,623,505. Future Residential phase projected to be approximately \$35,000,000.
3. Time between project milestones – Project was Phased as follows:
 - a. Property acquisition – July 2004 (Phase I), December 2005 (all remaining land)
 - b. Construction financing obtained – July 2004 (Phase I), January 2005 (Phase II)
 - c. Start of construction – July 2004 (Phase I), December 2005 (Phase II)
 - d. Opening/first tenant – November 2005 (Phase I), October 2006 (Phase II)
4. Marketing and sales performance



- a. 75% leased at opening
- b. 12 months
- 5. Contact references for:
 - c. US Bank
Tom Martineau, Vice President
1420 Fifth Avenue, 8th Floor
Seattle, WA 98111
206-322-5495
 - d. Lease Crutcher Lewis
Scott Akre, Senior Project Manager
107 Spring Street
Seattle, WA 98104-1052
206-689-0491
 - e. Sales/leasing broker Maria Royer, Partner
Real Retail
1725 Westlake Avenue North, Suite 210
Seattle, WA 98109
(206) 264-0630
- 6. Owner, Developer and Property Manager
- 7. The architectural character of Kent Station reflects the variety of building materials and details typical to the northwest and the existing buildings in Kent. Intended to feel like a district of the existing downtown rather than a shopping mall, monument signage was specifically excluded from the program. Each building is wrapped in a variety of exterior materials, storefronts and canopies.

At the center of the project is a 30,000 sf civic plaza containing a water feature, stage, outdoor fireplace and a number of exterior “rooms” intended to provide a variety of experiences within the project. A raised concrete plaza crosses Ramsay Way leading to the front door of the cinema. This area is now used for summer concerts, organized celebrations and community events.
- 8. None





iii. List any current projects in the predevelopment, design or construction phase that draw or would draw upon the Proposer's financial and staffing capacity, including:

1. Project description and status (including location, size, cost, etc.)
2. Construction lender and amount (if known)
3. Permanent financing (if known)
4. Role of the development entity in the project.

1. Cannot be determined at this time. We will have enough capacity to complete the Tukwila Village project.
2. N/A
3. N/A
4. N/A



