



TRILLIUM CORPORATION APPLICATION

APRIL 2011



TUKWILA VILLAGE

REQUEST FOR QUALIFICATIONS

INSTRUCTIONS

The City of Tukwila invites you to submit an application describing your qualifications to be selected as the master developer for the Tukwila Village project. The information below is intended to give you an overview of the developer selection process and principles. Additional information on the project can be found at www.ci.tukwila.wa.us/tukwilavillage.html.

Background

The City of Tukwila owns approximately six acres covering two corners at the intersection of Tukwila International Boulevard and South 144th Street in Tukwila, Washington. We are searching for a developer to create a mixed-use, neighborhood center that we call Tukwila Village. The nationally-recognized King County Library System desires to add a branch library at this site and the City will open a neighborhood police resource center.

Vision Statement *(adopted by City Council, September 2007)*

“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 Principles

1. The City desires a development that accomplishes the City’s vision as adopted by the City Council in 2007.
2. The City prefers to sell all six acres to one developer. However, selling significant portions to separate developers will be considered.
3. The library is a key component of the vision and the City is committed to reasonable deal terms to include the library at the primary corner (northeast corner of Tukwila International Boulevard and South 144th Street).
4. This project is located in a designated urban renewal area in which the City has eminent domain authority; however, the City is not seeking to acquire additional property at this time.

5. In addition to the library and neighborhood police resource center, the City is amenable to concepts that include retail, office, live/work, or residential as major components of the development. Apartments will be considered but preference may be given to concepts with ownership housing.
6. The City encourages both market rate and mixed-income concepts but is not interested in concepts in which the entire residential component is income restricted, unless it is to offer housing for active seniors or artists.
7. Active living, age restricted apartments (“senior apartments” for 62 and older) are an appropriate type of residential space and can be a major portion, or even all, of the residential space.
8. Some portion of the apartments (senior or non-senior) can be “affordable”, meaning income restricted to levels of 50%, 60% and 80% of area median income.
9. If possible, a significant portion of the units should also be “market rate”, meaning not income restricted.
10. A healthcare provider, including a non-profit providing primary and dental care to people regardless of income, would be a positive use for the site.
11. The City desires to maximize its financial return while achieving the project vision. We are open to creative approaches such as phasing the construction, phasing financial payments, or retaining an equity position.
12. Improvements are scheduled for South 144th Street in the City’s capital improvement plan. If technically feasible, the City is willing to coordinate the timing of those improvements to coincide with the development of this project. The City owns Tukwila International Boulevard and is willing to explore on-street parking or other improvements.
13. The City plans to own or lease approximately 2,000 square feet of office space in the development for a neighborhood police resource center.
14. We encourage green and environmentally sustainable building practices.

Additional Details

1. King County Library owns the existing 6,000 square foot Foster Library, which is located on an adjacent parcel of approximately 1.15 acres. The Library would like to sell this parcel once it opens a new library in Tukwila Village. The Library could sell this parcel to the selected developer for Tukwila Village or to a completely separate purchaser.
2. Healthpoint, a non-profit healthcare provider has expressed interest in leasing approximately 20,000 square feet for a primary care and dental clinic. The City has no contractual obligation with Healthpoint at this time. More information on Healthpoint is available at www.healthpointchc.org.

Developer Selection Process

March 30, 2011	Request for Qualifications (RFQ) is issued
April 29, 2011	Deadline for developers to submit applications
May 2 – 13, 2011	Applications available for public review
May 2 – 17, 2011	Staff review
May 23, 2011	City Council discussion of staff recommendation
June 6, 2011	City Council selection of developer

Note: This schedule and process is subject to change.

Submittal

Applications must be delivered by 5:00 PM on Friday, April 29, 2011 to:

Mayor's Office
City of Tukwila
6200 Southcenter Boulevard
Tukwila, WA 98188

Please include 10 sets of copies, including attachments. Incomplete applications may be disqualified.

Do NOT include visual depictions of your concept for Tukwila Village. Any visual depictions for your concept (e.g. artistic renderings, conceptual drawings, schematic drawings, site plans, etc.) will not be included in the evaluation process.

Updates

For updates, revisions, and clarifications related to this RFQ, please contact Derek Speck to ask for an email notification or check the Tukwila Village website.

City Contact

Please direct all inquiries to:

Derek Speck
Economic Development Administrator
Office of the Mayor
6200 Southcenter Boulevard
Tukwila, WA 98188

206-433-1832 (office)
206-433-7191 (fax)
dspeck@ci.tukwila.wa.us



Thank you for your interest in the City of Tukwila!



TUKWILA VILLAGE

REQUEST FOR QUALIFICATIONS

APPLICATION

Principal Development Firm

Name: Trillium Corporation

Address: 1329 N. State Street, Suite 201
Bellingham, WA 98225

Website: www.trilliumcorp.com

Please describe the legal structure of the applicant organization (e.g. sole proprietor, general partnership, LLC, corporation, etc.): Corporation

Please list the principals of the organization with name and title.

David R. Syre – Chairman
D. Jonathan Syre – President and CEO
Chris Benner – VP Real Estate Development
Marcus Schumacher – VP Finance

Please describe the size and staffing of the organization.

Trillium has decades of world class real estate development throughout our current staff.

Primary Contact Person

Name: Chris Benner

Phone: 360-715-7290

Email: cmb@trilliumcorp.com

Principal Developer's General Experience

- 1) Provide a description of your firm's qualifications based on prior development experience, preferably for at least three projects. For each project, describe the project, your firm's role in the development, your firm's capital contribution to the project, the architect, lenders and other financial partners, general contractor, and timeline. *Note: Please include images showing the final product.*

Trillium is extremely qualified for Tukwila Village redevelopment from its nearly four decades of development experience. While headquartered in Bellingham Washington, Trillium has been

actively developing real estate throughout the country and world for years. Three specific projects best reflecting the strength of Trillium to successfully develop the Tukwila Village site are further described below:

Bellingham Washington: Cordata is a 600 acre mixed use development with a wide and diverse mix of uses. The property has a wide range of housing types from detached single family homes, duplexes, condominiums and a variety of senior housing products including full care senior housing. The Cordata area serves as one of the medical campuses to St. Joseph Hospital in Bellingham as well as a wide range of private medical providers which have been attracted to the diverse development. Cordata is the home to Whatcom Community College one of the leading Community Colleges in the State with over 12,000 students served annually. The retail component serves as one of Whatcom Counties largest revenue generating housing businesses such as Costco, Best Buy, Bed Bath & Beyond, PetSmart, Michaels and a host of other smaller retailers and eateries. Additionally, Cordata is a major business and industrial park with tens of thousands of office and industrial square footage.

Trillium acquired the Cordata property in the mid 1980's and immediately began an extensive master planning effort in an attempt to transform the original cattle ranch into the mixed use development envisioned. Cordata is the largest Planned Unit Development of its kind in Whatcom County and changed the course of development for the City of Bellingham. Trillium was not only the landowner of the property but served as the master developer. Through the more than 20 years of development a number of master planners, architects and engineers have been involved. The primary planning firm for the project was Patti Rao and Associates Inc, and the landscape architect and planning firm was Girard McNeal. The principal general contractor for the infrastructure was Wilder Construction which is now Granite Construction. Trillium is still a landowner within Cordata and continues to serve on its various boards created to manage architecture and the financial responsibilities of the mixed use development.

Denver Colorado: Trillium's Denver Commons project is a project that communities, cities and states hope to have the opportunity to be part of in their own brown field redevelopment opportunities. . Through a multistate land acquisition Trillium acquired the majority of all the surplus lands from the Glacier Park Company. One of the crown jewels of the package of properties was a 165 acre site in Denver Colorado. This site was a massive maze of rail lines and industrial buildings serving as a switching yard for the decades prior. The site was situated where the rail lines created a barrier for additional growth from the downtown core as well as blocked any connection to the Platt River and Cherry Creek which merged on the site and run throughout the site. Through Trillium's ownership, leadership, vision and initiative we helped reposition and redefine Downtown Denver. Through these efforts came the creation and development of the Pepsi Center where the Colorado Avalanche and Denver Nuggets play. It also serves as home to the Colorado Rockies who play in Coors Field.

Trillium again served as the landowner to this project as well as master developer. The site was developed through a Planned Unit Development which made up more than 21 newly created city blocks and included over 2,000 residential units, 3,700,000 square feet of commercial square footage and more than 550,000 square feet of retail. Along with such an amazing project came the development of the Riverfront Park, a 25 acre active park along the Platt River. The site also serves as the major intermodal hub of the City of Denver linking all forms of transportation together. Years of thoughtful planning went into bringing a network of light rail, bus, mainline rail, pedestrians and cars all together in a harmonious manner. The site serves as one of the premier redevelopments sites in the Country.

Trillium hired local planning firm Design Workshop for the planning and architectural efforts. Throughout the project there were many contractors of size, scale and expertise. Early on Trillium created and managed the Central Platt Valley Metropolitan District (CPV) which issued tax municipal bonds to fund the extensive network of infrastructure and environmental cleanup. Trillium served on CPV board for many years as well as creating a separate 63-20 entity for the sole purpose of providing parking structures in the district. Trillium sold its remaining land holdings in the early 2000's.

Blaine, Washington: The Semiahmoo Resort is an 1100 acre mixed use development and serves as the largest regional resort in Whatcom County. With over 800 units of housing, the destination Semiahmoo Hotel, and the Arnold Palmer designed Semiahmoo Golf Course to this day are a key feature within the region.. The Semiahmoo community which was developed through an extensive Master Plan and Planned Unit Development continues to grow and attract a diverse mix of users and residences. Trillium has managed this development from its original purchase of the property more than 30 years ago through recently turning the master planning responsibilities over to the community just last year as the original planning process had established. Through the process being an active member in the community and involving the City and Community in the development. Trillium recently completed an update to the Semiahmoo Master Plan as well as a series of Planned Unit Development applications for four hundred additional units of housing a mix of retail and commercial space, as well as an expansion to the existing Semiahmoo Marina. Through this process a Supplemental Environmental Impact Statement will be completed.

- 2) Provide references for three construction lenders for prior development projects handled by your firm.

Through this challenging banking cycle Trillium has had to take the initiative in finding new and innovative ways to work with lenders to see that projects continue to move forward while the banking industry regains its footing and place in the real estate lending market. Trillium has created strong financial partnerships for its projects with:

DaPaul	Shames Makovsky	Washington Federal
Mr. Dan Sandy	Mr. Evan Makovsky	Mr. Roger Ford
Olympia, WA	Denver, CO	Bellingham, WA

- 3) Provide references for three permanent financing lenders for prior development projects handled by your firm.

The same lenders whom have provided construction financing have also provided Trillium and its affiliates with permanent financing.

- 4) Describe your firm's experience with green and sustainable building practices.

Trillium has had more than thirty years of developing and building "green", prior to it ever being a common practice or "buzz" word. Trillium's first project in 1975, Snowater resort near Mt. Baker, great thought and care was given to the placement and layout of every unit to minimize its impact on the site while capitalizing on all the site had to offer. Trillium has always acknowledged that construction and development has an impact on a community and the

environment and the more thought and care that goes into this process the lighter this impact will be.. Trillium is looking to utilize the planning and architectural firm Collins Woerman for the Tukwila Village site as they are certified to assist in the green building and LEED program that Trillium would be looking to achieve.

Tukwila Village Development Team

- 1) Describe the firms that are likely to be your proposed development team for Tukwila Village including architect, general contractor, construction project manager, and property manager. Describe their experience with projects of this type. *Note: You do not need to repeat any information provided under general experience above but you are welcome to do so.*

Trillium was introduced to this project by Collins Woerman through their history in the City of Tukwila and specifically Tukwila Village. Collins Woerman is one of the renowned architects and planning firms in the State of Washington and they will be a key member of the team. We believe it is premature to specify a single contractor for the site at this stage and would like to reserve the flexibility to select the appropriate contractor after a specific project has gone through the appropriate processes. Trillium has had a very good track record of using appropriately skilled and qualified contractors for more than thirty five years and we would look to leverage those years of experience and management to bring the highest level of standards to this project.

- 2) Describe your proposed development team's experience working together.

Through Trilliums years of development experience one of our key strengths has been our ability to assemble and manage the right team of organizations best suited for each projects. Many of the Trillium team members have worked together for more than 20 years. Bringing in key team members like Collins Woerman adds to the strength of this team.

- 3) Is another firm participating as a partner or co-developer? If so, describe the partnership structure and the other firm's role and experience.

Trillium is in discussion with a very experienced senior housing developer, Regency Pacific. We would be looking to partner with them on any senior housing component of the project. Trillium would still however act as the primary master developer of the site. Additionally, we would look at the King County Library and Healthpoint as a partner in the project.

- 4) Describe the likely capital financing structure for Tukwila Village. Is your firm likely to be an equity investor? If so, please describe.

Trillium would likely be an equity investor in Tukwila Village and would also look for financial commitments from outside capital sources. We have been in discussions with specific groups who provide funding for projects of just this design and makeup. We are confident that if we are successful in reaching an agreement with the City of Tukwila for the property acquisition that this funding group will make a responsible financial partner for this project.

- 5) If you already have established financial partners who are able to quickly commit to a project like Tukwila Village, please describe those relationships.

The same financial partner as referenced above is a group which Trillium is in discussions with for financing for Tukwila Village. They have the depth and qualifications to take this size project on quickly.

Concept for Tukwila Village

- 1) Describe your concept for the development of Tukwila Village, identifying types of use, approximate square footage, scale, phasing, special amenities, likely types of commercial tenants, and the City’s role in the development. Please include a table listing the types of uses with square footage and unit counts. Do NOT include images showing your proposed concept.

Trillium’s vision for Tukwila Village is really to support and implement the visions, goals and objectives of the site which have been thoughtfully created by the City and residence. We feel the visions of creating a “Village” of diversity will be successful and welcomed in the community. Providing a mix of housing types is essential with a focus on housing for a more senior population and at price points allowing for affordability. Trillium looks forward to working with the King County Library on the key and prominent corner to provide for their future needs and the communities current and future needs of r a library. Trillium anticipates taking a partnering approach with Healthpoint and other interested medical organizations to encourage them onto the site with facilities that will be complimentary to the location and meet the growing medical needs of the community. Space will be planned to accommodate the needs for the Tukwila Police Department for a neighborhood police resource center. Trillium will bring all the uses together around a key gathering courtyard and meeting area to create community. This will provide a centerpiece for ground floor retail and auxiliary support users; creating a welcome addition into an existing diverse community. Please see table below for anticipated uses.

USE	UNIT OF MEASURE
Library	Up to 20,000 sf as needed by King County Library
Office / Medical	20,000 to 40,000 sf as needed by market demand
Police	Approximately 2,000 sf
Plaza Areas	Approximately 20,000 sf
Housing Units	Depending on demand, 300-600 units

- 2) Describe your knowledge of the market for your concept if it is built at this location.

Trillium constantly stays connected to the regional market needs to help in creating new and innovative ideas and developments. The Tukwila Village site was aided by a great deal of demographic analysis which has been completed for the site.

- 3) Do your plans anticipate incorporating the existing Foster Library property into the Tukwila Village project? If so, what would happen to the existing building?

At this stage we have tried to leave the site as flexible as possible for the use of the existing Foster Library site. If there is a strong preference on the part of the City and residences to either include or incorporate the site then we remain open to doing so. If there are other desires

by the community for the site then we are prepared to move forward without the site in the development.

- 4) Do you anticipate requesting any changes in zoning or public infrastructure?

We feel that our vision for the site is consistent with the Cities vision. We also believe it fits with the current zoning for the property. As further engineering evolves with the project we will have a better understanding if any request to modify infrastructure are needed. At this time it does not appear that any changes will be needed.

- 5) Describe how your development concept would contribute to the creation of a stronger sense of place and community in this particular neighborhood.

Tukwila Village has been planned by the community to create the center and hub of a neighborhood and its surrounding community. Tukwila Village will be a destination within the community for people to gather for a mix of uses creating a diversity of culture and activity. In very large part simply creating a Tukwila Village will provide the community with a sense of "place" in which to gather and bring people together.

- 6) Describe any existing relationships you have with commercial tenants whom you believe would be a good fit for this project.

Trillium has a long standing history of establishing a desired location for a mix of tenants and has managed leasing and selling these types of spaces carefully. While we have specific tenants in mind that we would look to call upon, much of this takes shape through development process.

- 7) How would you ensure the commercial component is well maintained, safe, and positive for the entire neighborhood?

We anticipate creating the Tukwila Village Association, which will oversee the ongoing maintenance of the Tukwila Village property. Much like we have done in other developments the tenants and other landowners within Tukwila Village would pay into the association which would in return have the responsibility of oversight of the maintenance. There would be a board of directors for the association that would see that this was being managed properly.

- 8) How would you ensure the residential component is well maintained, safe, and positive for the entire neighborhood?

The residential components of Tukwila Village would be part of the same association as mentioned above and as such would be maintained in the same manner. This not only serves as a way to create a higher standard but also as a vehicle to generate a consistent look and feel throughout the Village.

- 9) Do you anticipate any age restricted housing? If so, please describe.

We would anticipate that a senior housing element of the development would be age restricted.

- 10) Do you anticipate any income or rent restricted housing? If so, please describe.

At this time we do not anticipate an income or rent restricted housing product on the site. We would request that this option be left open throughout the development however to allow for flexibility within the market place.

- 11) How would you ensure the development is built with quality construction methods and materials?

We see Tukwila Village being developed much like a Planned Unit Development and as such having a set of design guidelines associated with it. This provides the City, the Community and those involved in the project assurance that a high standard of design is maintained. Trillium as the master developer would continue this oversight throughout the project to see this process is carried through.

- 12) Describe any significant pre-sales or pre-leasing requirements you anticipate prior to closing on the purchase of this property.

Trillium would look to have a formal agreement in place with a senior housing partner as well as formalize agreements with the King County Library as well as Healthpoint. We would anticipate there to be some portion of the retail space to be pre-leased but much of those leasing efforts to come during post-closing.

- 13) Describe your anticipated timeline for due diligence, feasibility analysis, negotiations, design, construction, and sales/lease-up.

Trillium would be looking to move the due diligence and feasibility process forward very quickly and would move to have other master planning steps run as concurrently as possible. If we are successful in our bid to negotiate on the site we would be looking to finalize an agreement with the City of Tukwila within a matter of months.

- 14) Describe your experience purchasing land from a public entity or negotiating development agreements with a public entity.

Trillium has been negotiating and doing property transactions with public entities for decades. To both the Washington State's and Trillium's credit we were successful in accomplishing one of the largest land transactions in recent history. . We have successfully negotiated multiple transactions with the Washington State Department of Natural Resources, Whatcom County, Whatcom County Park, City of Bellingham, City of Bellingham Parks, City of Blaine, City of Denver, State of Alaska, Whatcom Land Trust, and an ongoing list of various public private organizations.

- 15) Describe your preferred method for negotiating a price for the land. Are you willing to use an open proforma/residual land value approach? Are you willing to use an appraisal?

Trillium has learned that flexibility and being open is key in a successful negotiation. We are content using an open pro forma model. Likewise we are open to discussions around appraisals, but are cautioned in today's market place around reliance and the use of appraisals.

- 16) Based on your concept, do you anticipate that the price for the land would be approximately equivalent to fair market value if the property were sold on the open market?

We would anticipate for the Tukwila Village development to be successful it will need to support a market rate value of the property.

- 17) Do you anticipate requesting any payments, subsidies, waivers, financial contributions from the City of Tukwila, or special requests other than negotiations for the price of the land?

We are not requesting any subsidies or waivers as part of our negotiations with the City of Tukwila.

- 18) Do you anticipate using tax exempt financing, low income tax credits, New Markets Tax Credits, or other similar programs? If so, please describe.

We do not anticipate any tax exempt financing, but again would request that this option be left open to provide for flexibility in the market place.

I certify that I have supplied true and accurate information in this application.



Signature

4/28/11

Date

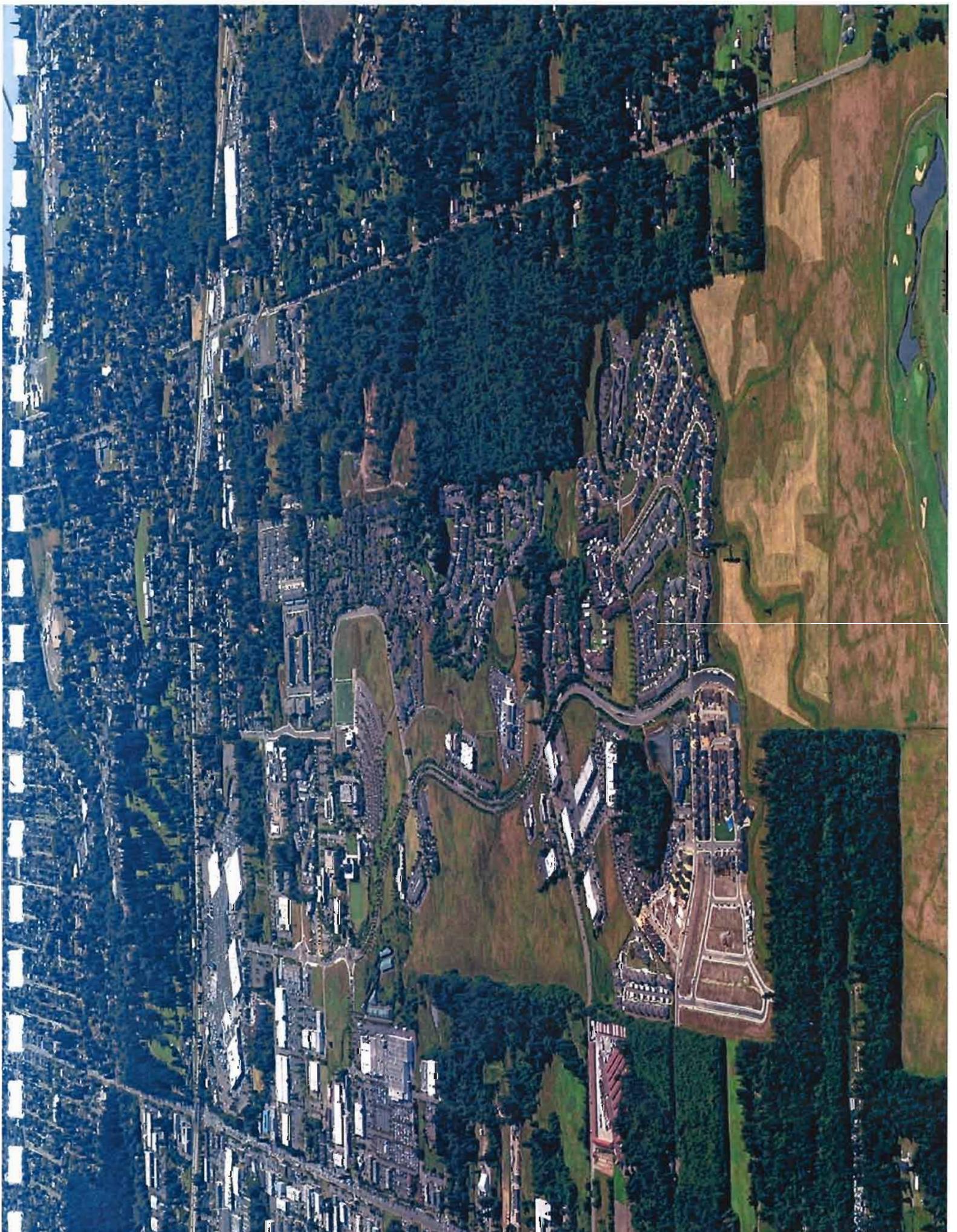
Chris Benner

Printed Name

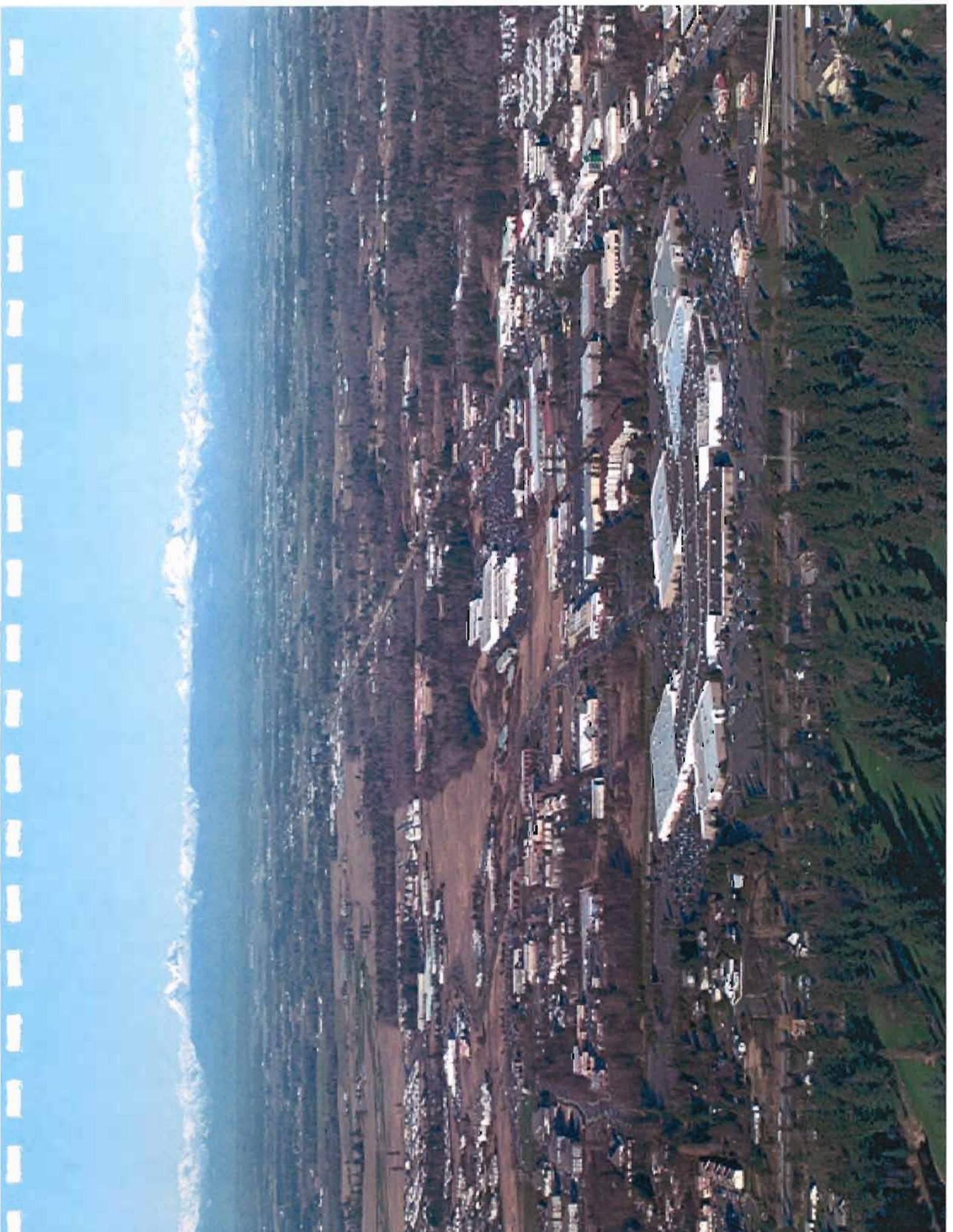
VP Real Estate Dev.

Title

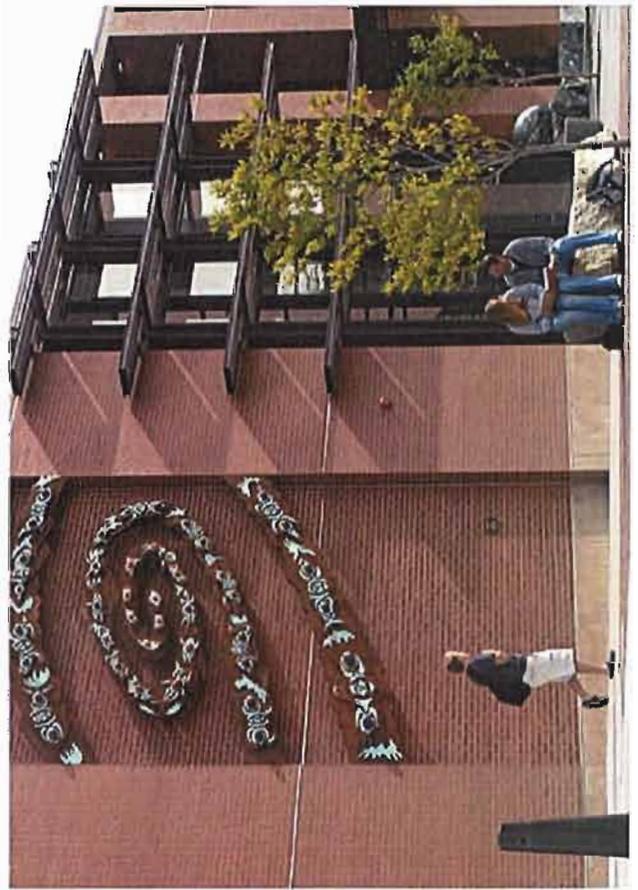
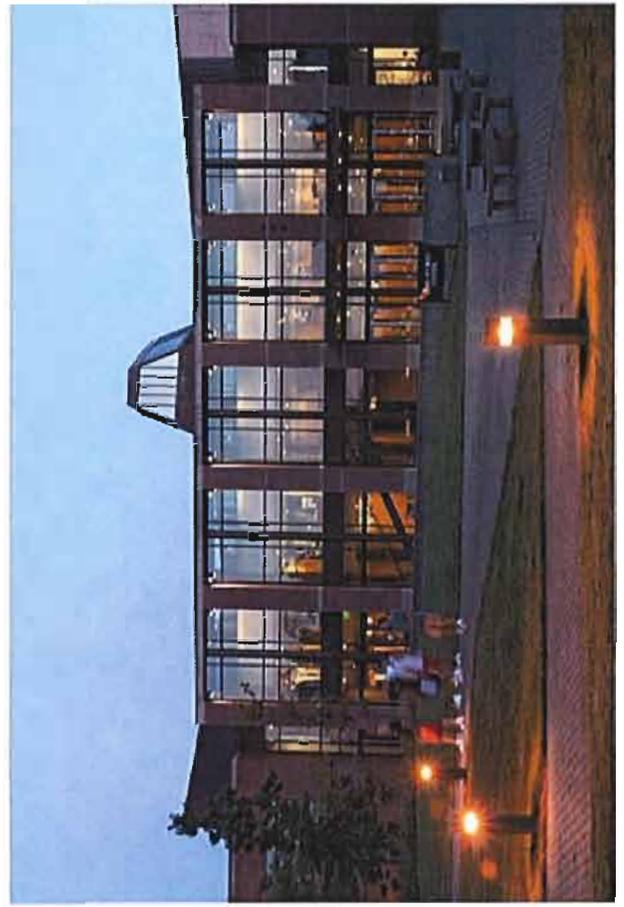


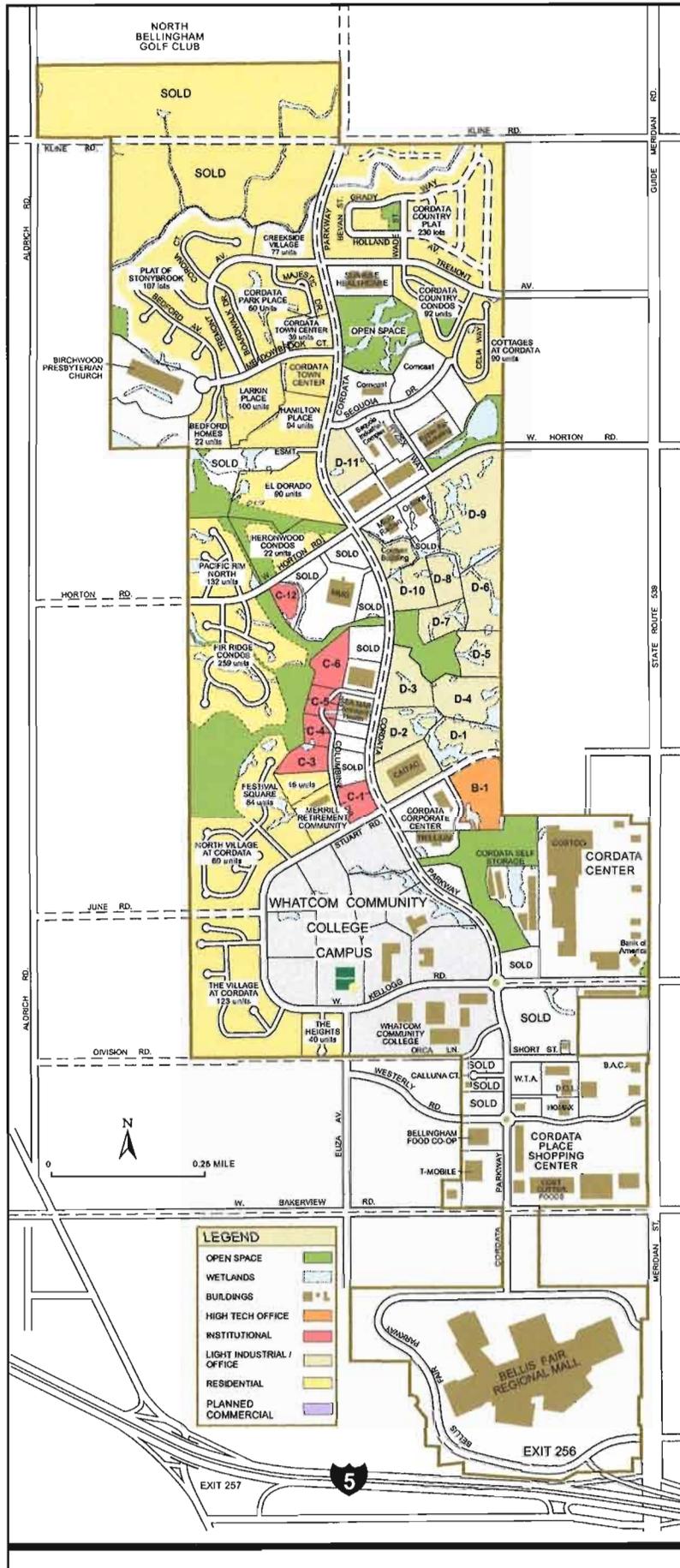


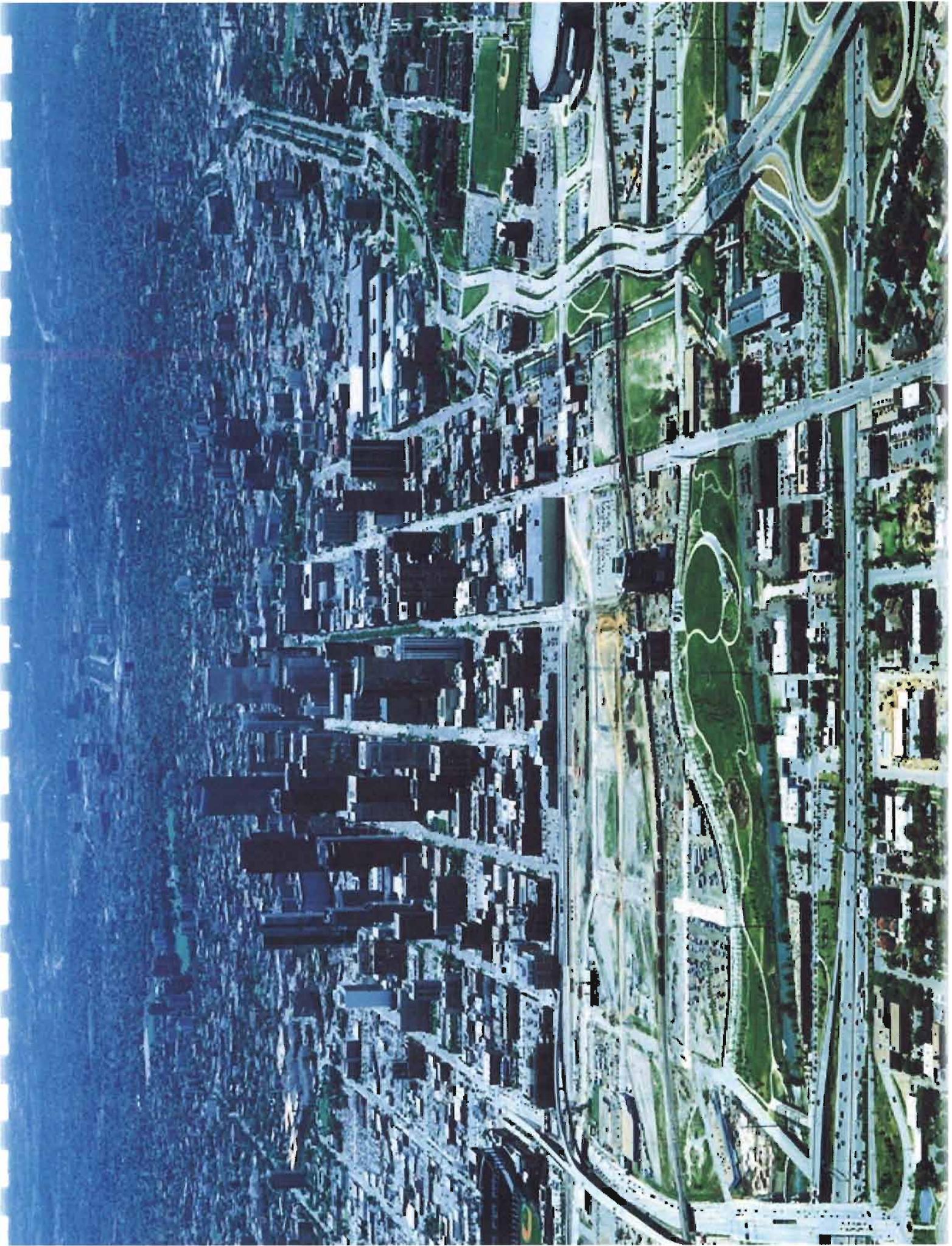






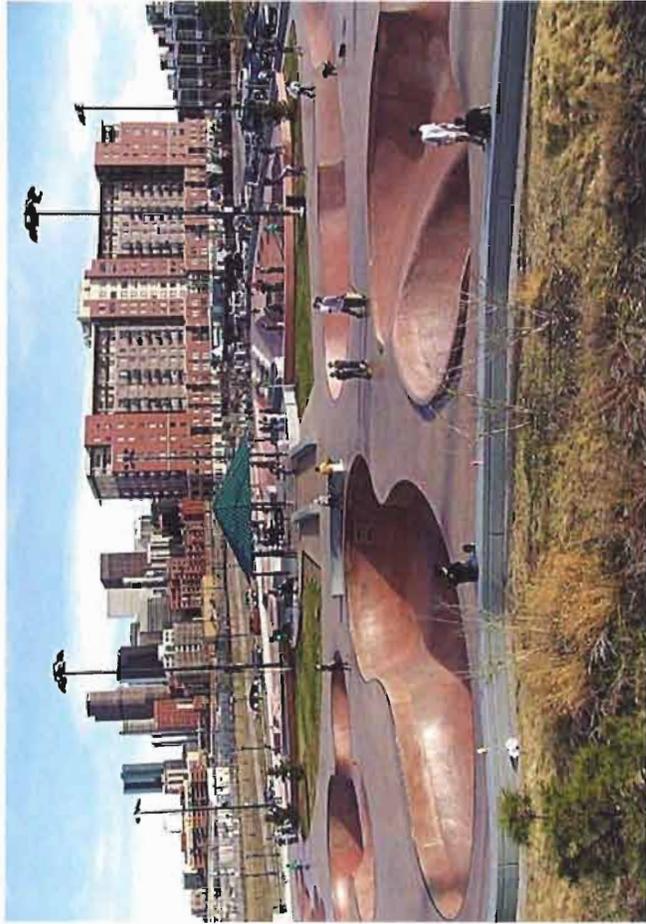
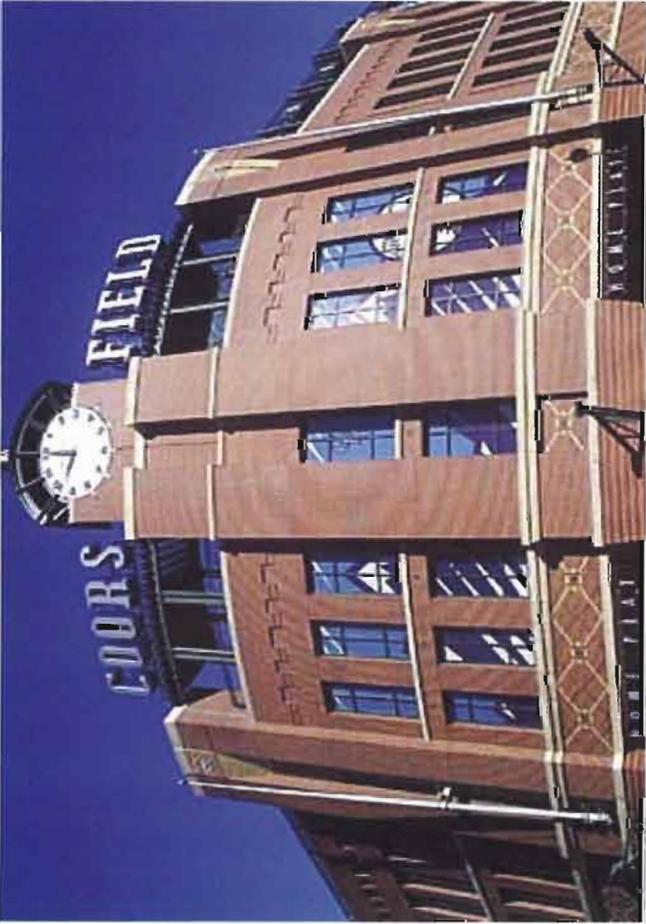


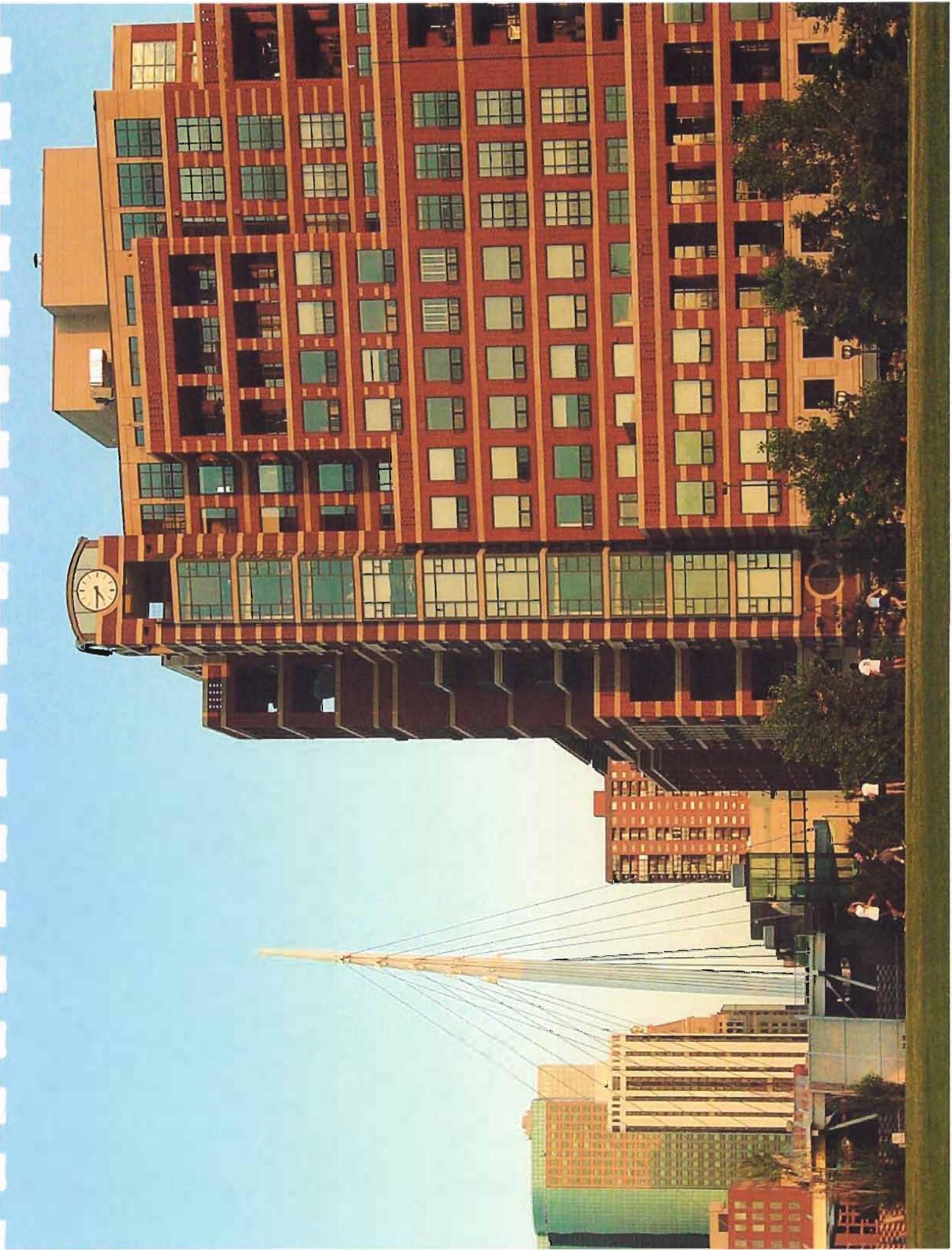


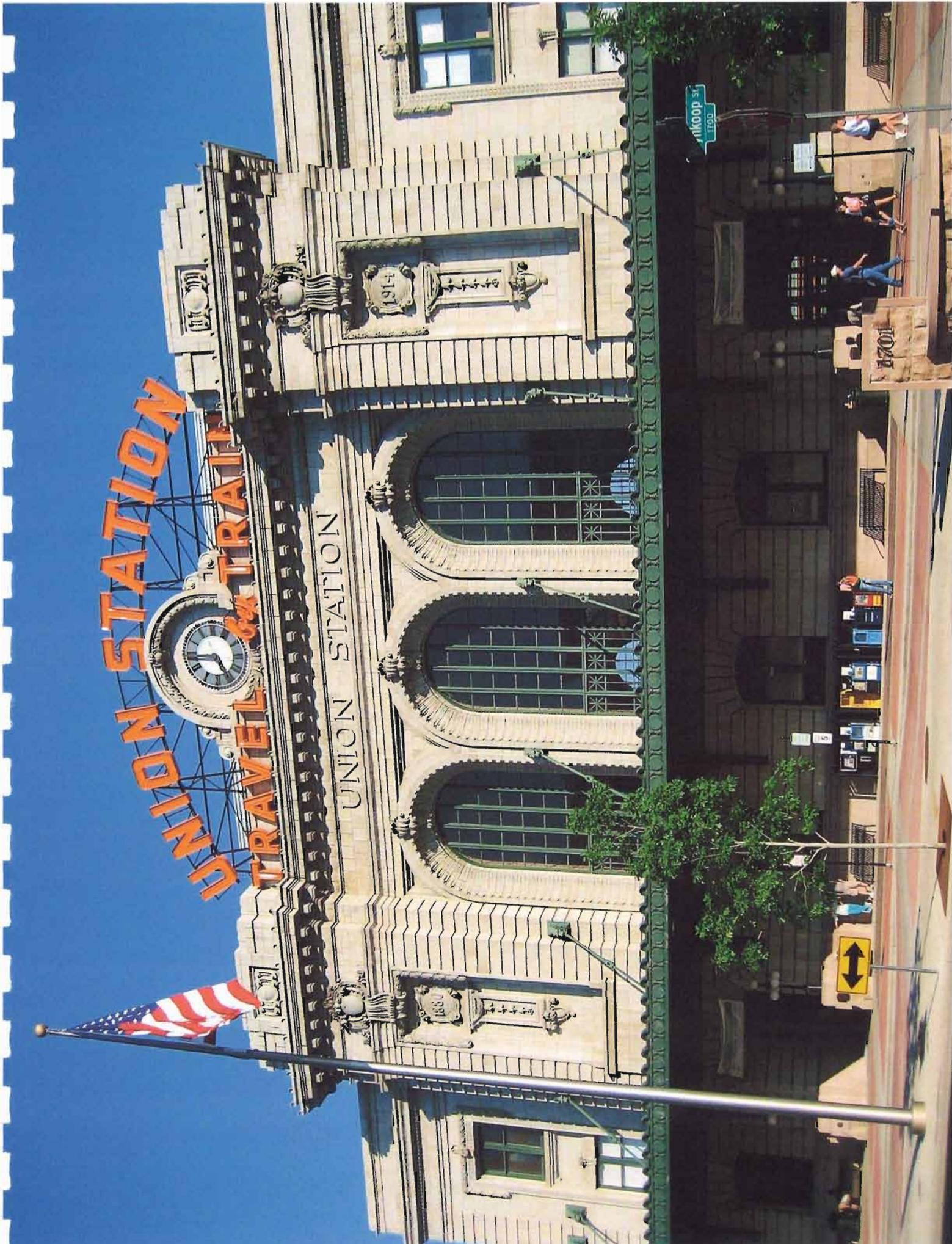


AXONOMETRIC











Qwest



STUDY CASE



DILEMMA: When Union Pacific closed down all but two main lines through Denver, the former rail yard was just a big, unused space at the western end of downtown. Many ideas were proposed for this empty brownfield over several years, but none that engendered enough enthusiasm to be viable.

LEGACY GOALS:

Community	Environment	Economics	Art
Create a new multi-use district that uses strong new links to downtown and surrounding neighborhoods to draw on the energy of those areas; fashion new gathering spots to attract visitors; connect the new district with the city's system of walking trails.	Remediate the site to accommodate residences, office uses, parklands and trails; concentrate development in urban-scale buildings to boost density, minimize the footprint and increase open space; introduce light rail to give easy access to the district.	Secure city support for infrastructure investment; plan and design the district so that it attracts supports for mixed uses from surrounding areas and capitalizes on such amenities as close proximity to the Platte River and views to the Rocky Mountains.	Use a distinctive, large-scale icon near high-traffic areas to mark this urban destination for visitors; connect open space with a network of plazas to create an urban adventure; grace the district with beautiful objects to make outdoor rooms inviting.

THESIS: Connection to the rest of the city will revitalize and activate this new district if the plan and design effectively link it with light-rail transit, the downtown grid, historical neighborhoods and the adjacent mixed-use warehouse district of Lower Downtown.

CASE STUDY: RIVERFRONT PARK

Denver, Colorado

New district is a phoenix rising from the ashes of a rail yard

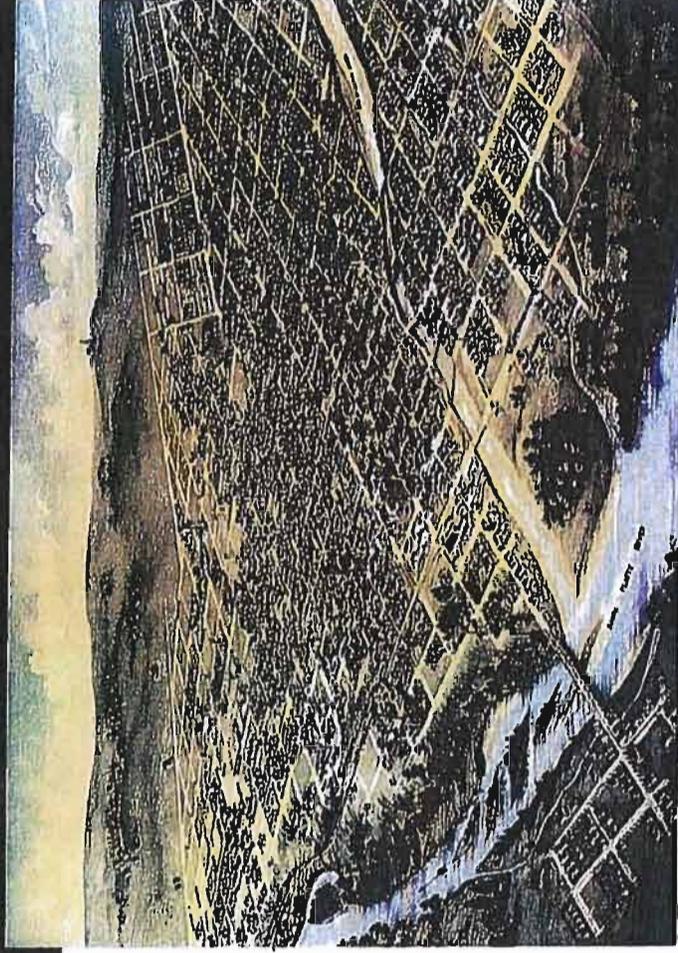
Overview

Planning for Riverfront Park began in the early 1990s, on the heels of several failed plans for the remediated site. As demographics began to shift and the city's sprawl and traffic congestion worsened, city fathers decided to make a major reinvestment in the urban core, including a commitment to mass transit. This helped support a vision for a plan that is translating a 65-acre former rail yard into a 21-block mixed-use urban village centered on a multi-modal transit center — a new district that will build on the assets of the surrounding urban core and link to the city's dynamism. Already, the project has stimulated a return of private investment in the area.

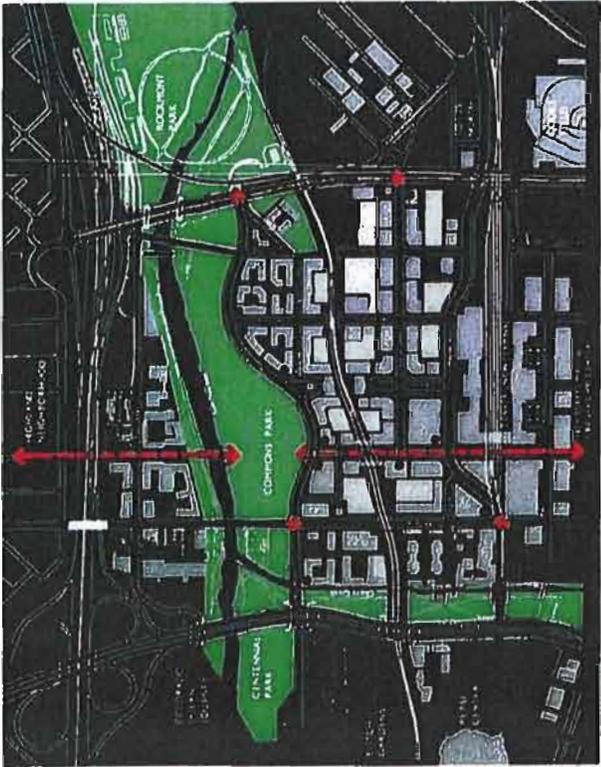
History/Context

With the discovery of gold in 1858, the city of Denver was founded at the confluence of the Platte River and Cherry Creek, an area that had been sacred to the Ute and Arapaho peoples. Colorado's mining boom would eventually fuel a parallel boom in railroading, bringing the first rails to Denver in 1870 and running them along the river to supply the steam trains with water. To make a huge rail yard that would accommodate as many as 80 trains a day, the railroad bought up the neighborhoods that had grown up around the confluence of Denver's rivers.

By the middle of the 20th century, the city's business district began to shift from the train station toward the neoclassical civic center a mile away and the railroad district fell into disuse. At the same time, city fathers embraced the rhetoric of urban renewal and began to demolish parts of downtown, many of which would stand



A bird's-eye rendering of early Denver at the confluence of Cherry Creek and the South Platte River shows the city before the arrival of the railroad, which wiped out many early neighborhoods.



The extension of the 16th Street pedestrian mall through the site and across the river with footbridges became crucial to maintaining the new district's connection with the city's assets.

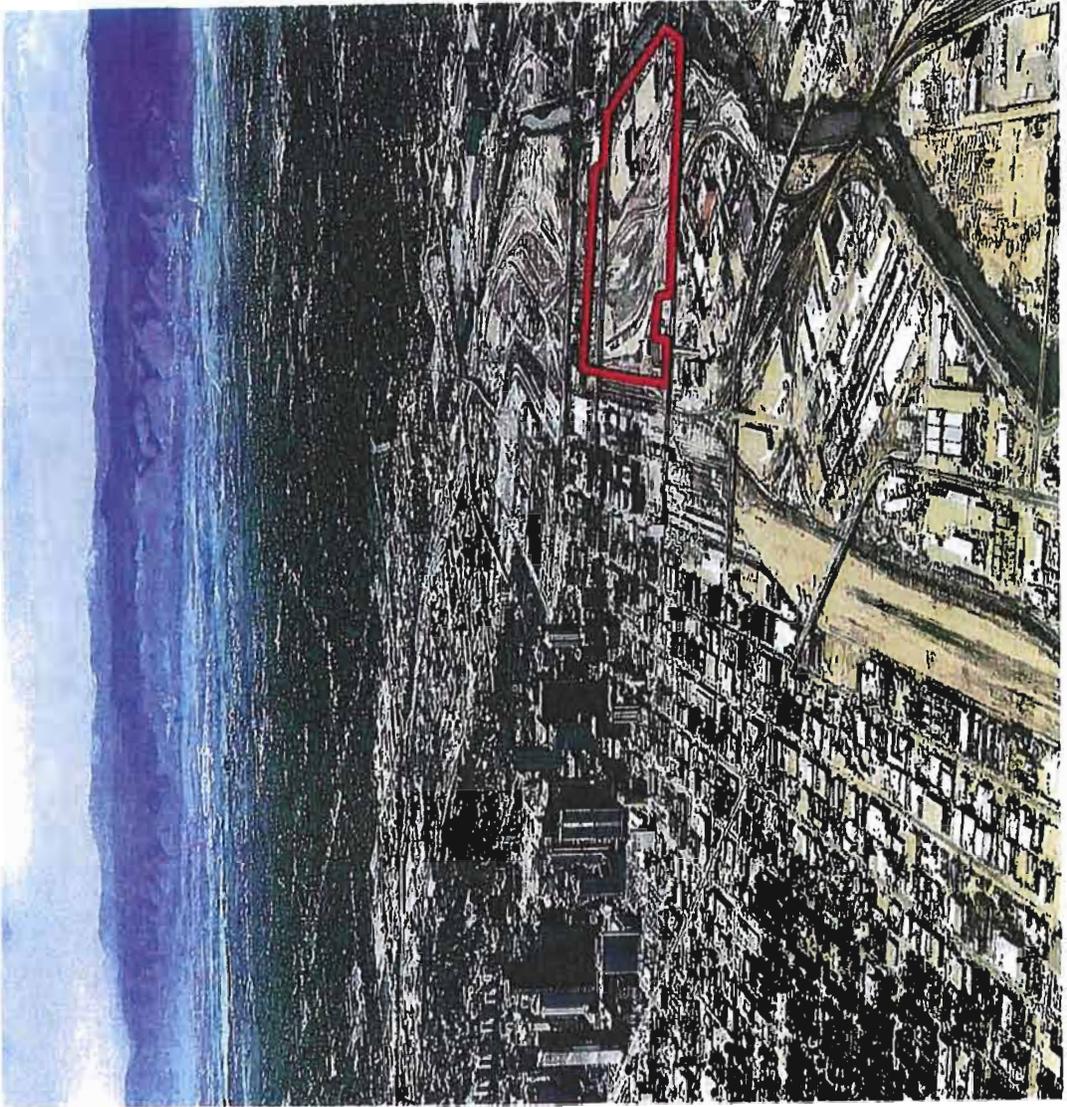
vacant or be turned into parking lots. The district near the train station became increasingly isolated, disreputable and dangerous. But in 1965, developer Dana Crawford took a stand against the demolition of a single block of Larimer Street, Denver's Skid Row, and was able to quickly renovate the buildings and turn them into a thriving urban marketplace known as Larimer Square. Crawford's next move was to preserve the 25-block warehouse district around the old train station, turning it into a vibrant mixed-used district of housing, offices, restaurants and entertainment. Building on this dynamism, the City constructed dams to make the nearby floodplain safe and threw its support behind several new large-scale attractions in the Central Platte Valley, including major venues for football, baseball and basketball. In the middle of this burgeoning area lay the vast, mostly unused rail yards. When Union Pacific consolidated its rail lines in the early 1990s, private interests finally moved to develop the area, seeking and securing city help to do so.

Aging viaducts that once stretched above this land were demolished, along with railroad storage facilities. This left behind land that needed environmental remediation and an area that was devoid of infrastructure — no sewer, no utilities, no streets. But the bigger problem was

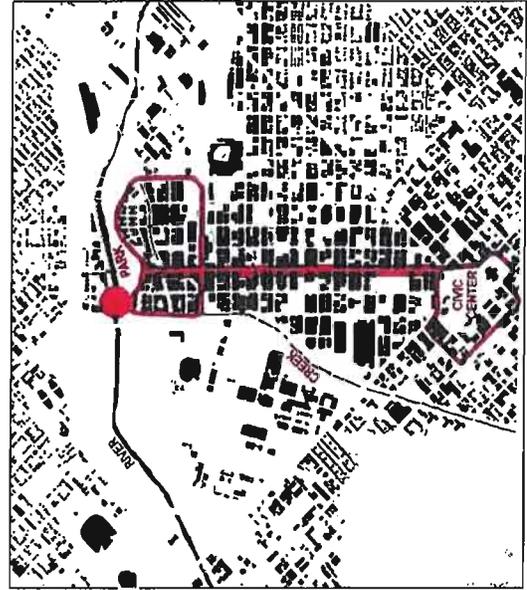
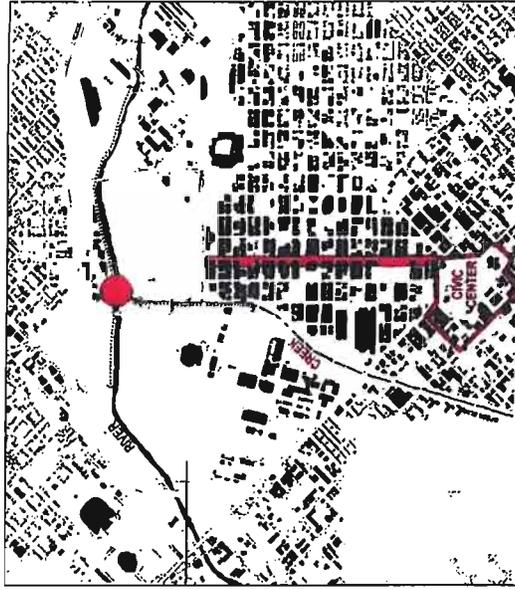
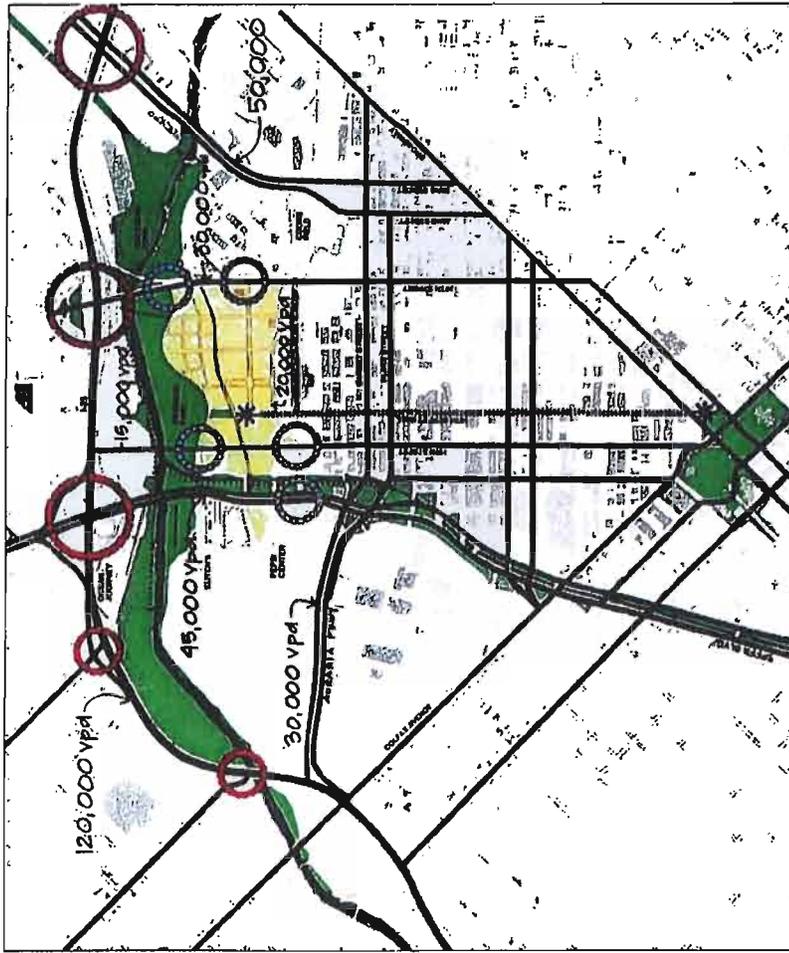
how something new could insure that the area didn't become an isolated pocket. A series of plans, including a stadium, a convention center and an office park, were proposed over the course of several years, but none could find backing. In 1995, Design Workshop finally created a viable master plan for the site, leading a team of consultants that included businessmen, finance experts, real-estate economists, transportation planners, engineers and lawyers.

Process

The design began with a contextual understanding of the site's position in relation to the rest of the city, including its links to transportation and the possibilities for open space. Bounded by an interstate highway, a viaduct, an arterial and historic Union Station, the site had excellent potential for connection. The design team focused on how the area connected to the rest of the city — historically, physically and symbolically — and found that the same things that nourished the city into being around the rail yards were still ranged around the site: a street grid, the river and the renovated warehouse district that was now a vibrant sector. Linking the site to the surrounding neighborhoods became the key to creating a new district that would thrive. Through scores of public



The rail yard and the city's industrial swath separated downtown and other parts of the city from the Platte River, shown winding from the top center of this aerial photograph, down the right side to bottom center.



A hand rendering delineates the transportation connections to this new urban district. The 16th Street Mall is noted with red asterisks at either end, with the Millennium Bridge and Commons Park above it. Circles denote major transportation connections (red) in the surrounding area and the project arterials (gray) that feed into that system.

The top right drawing shows the existing site conditions and the disrupted link between the seat of power and the original site of the city; the bottom right drawing shows the reconnection. The site is outlined in red and the confluence of the two waterways is marked with a red dot.

meetings with concerned citizens, neighborhood groups, city staff and downtown businesses, the team established a set of design principles to guide the planning of this new district.

Using these principles, the design team built on the assets of the urban core and fashioned a flow of energy into and out of the new district that would allow it to participate in, benefit from and contribute to the city's vibrancy. This design responds to the greater growth pattern of Denver by reconnecting the former rail yard to the city grid and to northwest neighborhoods across the river. Symbolically, the project reconnects what was once a gathering ground for Native Americans to the civic center built by white settlers.

The primary method for linking the city and the rail yard was to extend the spine of downtown — the 16th Street pedestrian mall — into the newly created district, running it up and over the remaining main line with a bridge

that would serve as a landmark for the district. Past the bridge, the design creates a major gathering point, new housing and a 25-acre park and riverside green space that are tied into the city's trail system. A network of streets and public spaces fans out through the 21-block district to give people easy access to its attractions and to surrounding city neighborhoods. The team also persuaded transportation officials to bring a new light-rail spur into the district to connect it to the rest of the metropolitan area and to create a multi-modal hub that links to local and regional bus lines, the mall shuttle, bicycle parking facilities and an anticipated airport train and commuter rail line.

Plan

Input from city staff, local architects and engineers helped the team create studies of massing, view-planes and vertical and horizontal uses, leading to a Planned Unit Development (PUD) submission, which

was approved by the city in 1997.

The focus of the firm's Urban Design Standards and Guidelines was the importance of creating a pedestrian-oriented and pedestrian-scaled, economically viable neighborhood that is also visually cohesive and aesthetically stimulating.

The plan, its zoning entitlements and ongoing implementation encompass:

- 4,000,000 square feet of commercial and office space
- 500,000 square feet of retail
- 1,500 hotel rooms
- 2,500 to 3,500 residential units, with 10 percent affordably priced
- a school
- a post office

Design

The master plan and architectural guidelines bring beauty to the district, for instance with the welcoming curve of Little Raven Street where Riverfront Plaza embraces Commons Park; the style of the new loft-living residential

CASE STUDY



units, which resonates with the nearby historic warehouse district, and gathering places for special events, such as concerts and festivals. The guidelines foster the engagement of people with each other by carefully positioning public spaces, ground-floor retail and building entrances. The district's iconic bridge was also required to serve both as a backdrop against the city skyline and as a place where people could linger and enjoy the urban setting.

The firm's design of Riverfront's plazas and streetscapes also imbues the district with exquisite details, such as the plaza floor, which juxtaposes formal strips of black granite with patchwork configurations of rose granite; obsidian-sand concrete, which alternates in a subtle rhythm with traditional sidewalks; graceful wooden-slat benches along the 16th Street pedestrian extension; large, amorphously shaped black planters draped with cascades of hanging flow-ers; and angular, elegant stone benches in the public plaza.

Outcome

The new streets of the district now bear names from a hundred years ago: Chestnut, Wewatta, Lirtle Raven. The Millennium Bridge, which identifies the district, opened in 2002 and has become a city landmark. In the space of

a decade, the value of the land increased by a factor of 200, from 1993's official asking price of 75 cents per square foot to \$150 per square foot. The marketplace affirmed the plan with brisk sales of the first housing units, and the project has stimulated a return of investment in the city core, as well as inspiring mixed-use, new construction in other parts of Denver. The project is also believed to have encouraged other developments on the western side of the Platte River, which are connected to Riverfront by pedestrian bridges.

PROJECT CREDITS

URBAN DESIGN/MASTER PLAN:
Design Workshop, Inc.

PIC: Todd Johnson
Entitlements: Gregory Ochs, Sue Obertlesen
Landscape Architect: Kim Swanson

STREETSCAPE DESIGN: Design Workshop, Inc.
PIC: Todd Johnson

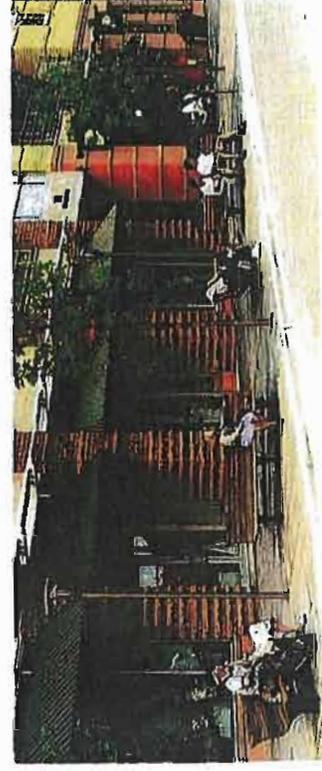
Landscape architects: Todd Wenskoeki, Jamie Fogle, Chuck Ware, Chad Klever, Heath Mizer, Jeff McMenimen, Jeremy Alden, Yu-Ju Liu, Kirby Hoyt, Paula Espinosa, Robert Matsuda

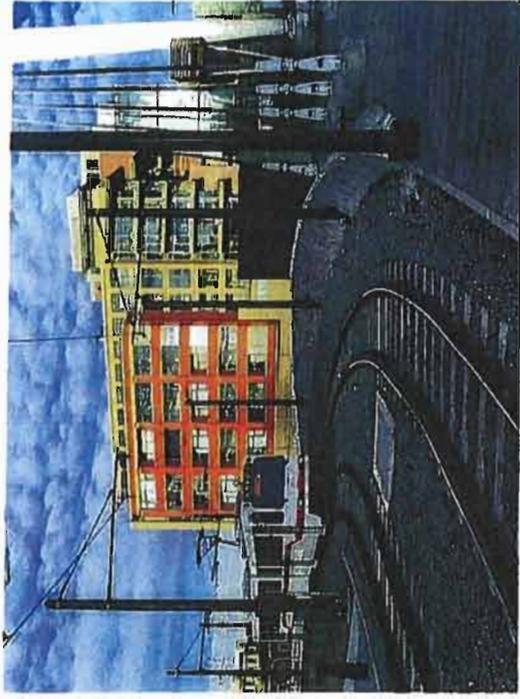
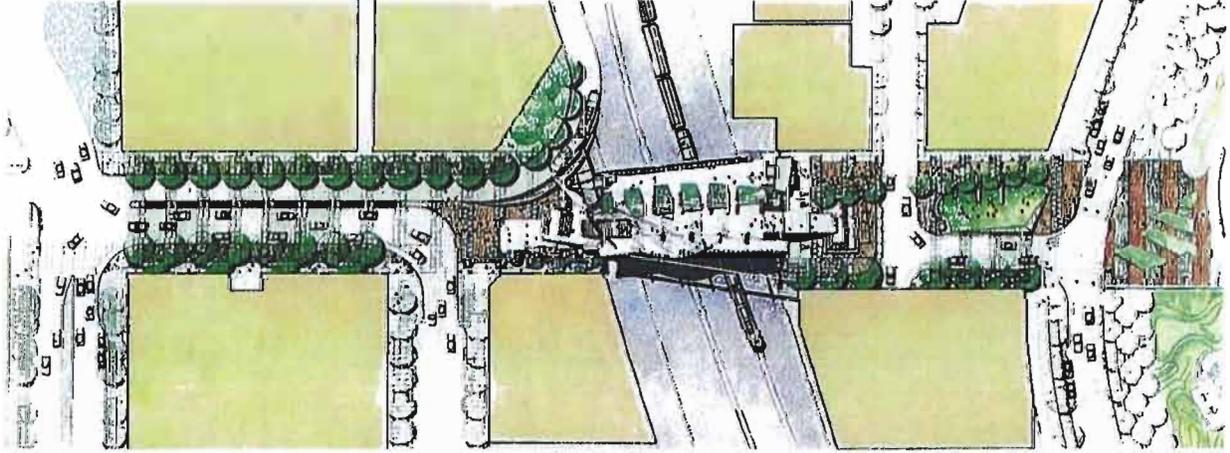
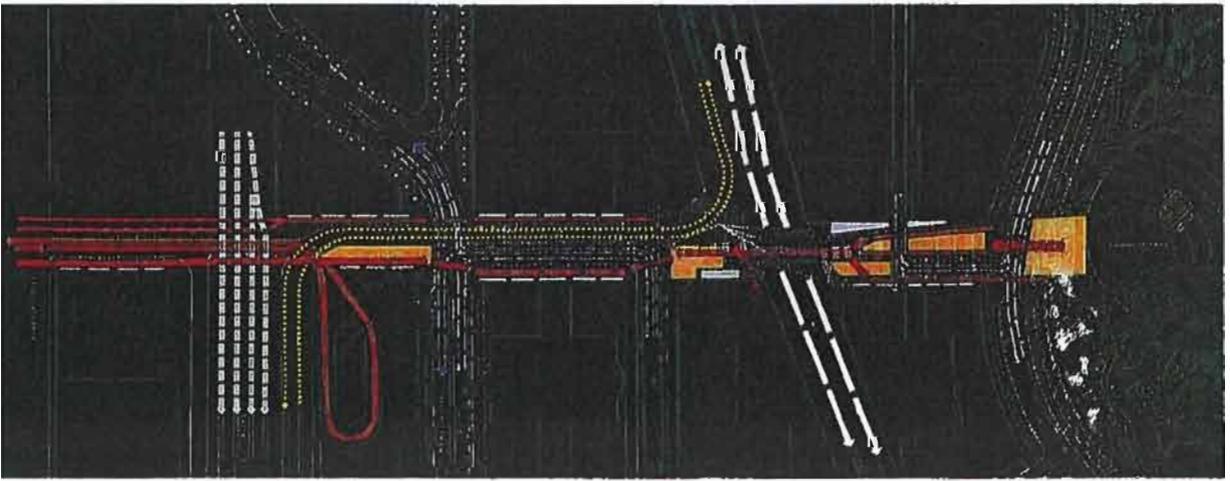
CLIENTS: Trilium Development, East West Partners

Architecture: Urban Design Group

Bridge design: Architecture Denver

Park design: Civitas





(left) A transit diagram of the 16th Street corridor shows the main-line tracks in white (passenger rail at top, freight lines toward the bottom), roadways in blue, pedestrian access in red, the free mall shuttle in orange and major public spaces in yellow-orange.

(near left) The hand rendering delineates the streetscape and plaza design that fleshes out pedestrian walkways and gathering spaces, both intimate and expansive. The bridge is at center, crossing over the mainline tracks, with Commons Park at the bottom.

(above) Bringing light rail into the new Riverfront Park district was key to its success. The first residential buildings are seen behind a light-rail train on its way to nearby Union Station. Part of the Millennium Bridge stands at right, with stairs up and over the remaining rail lines.

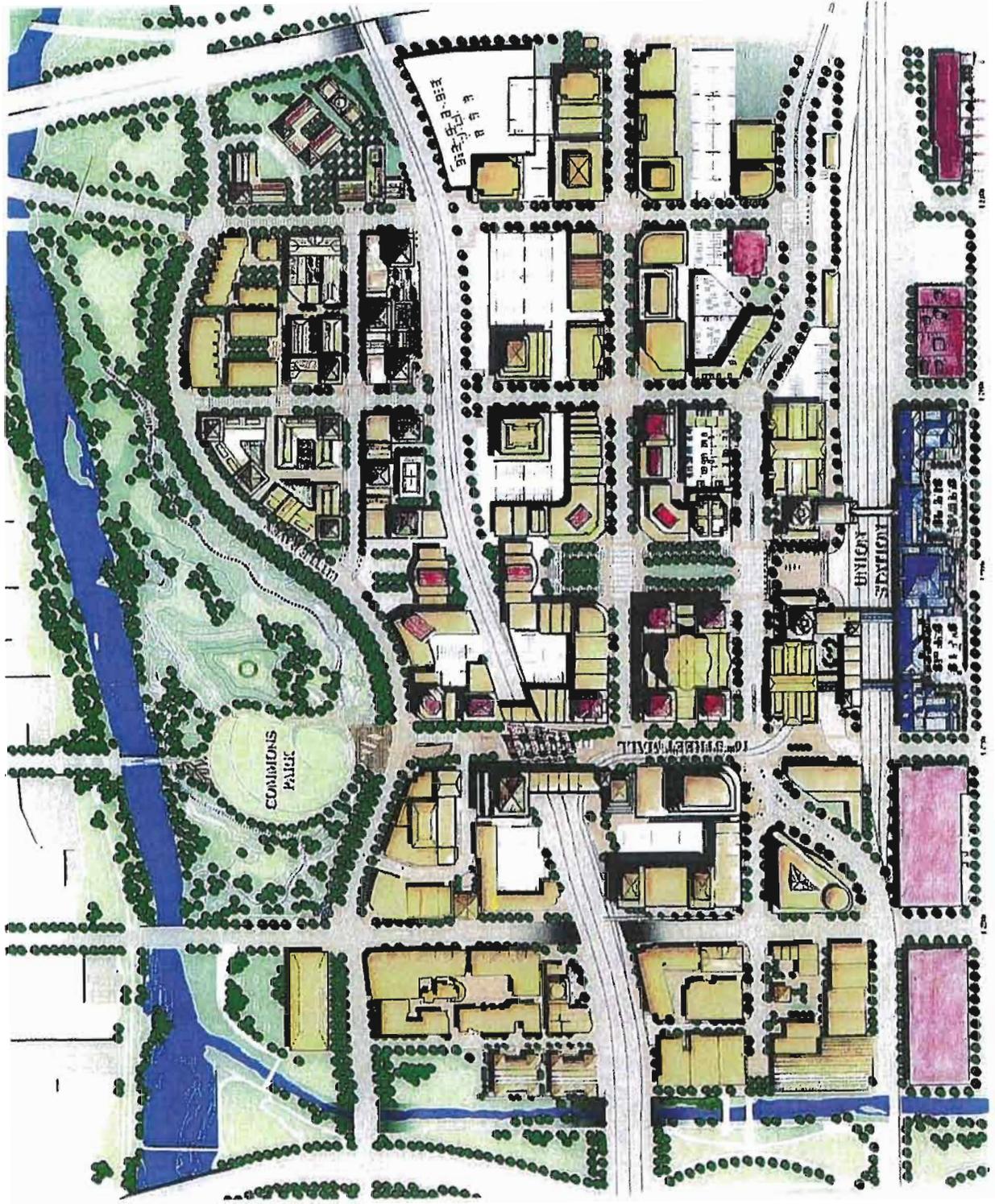
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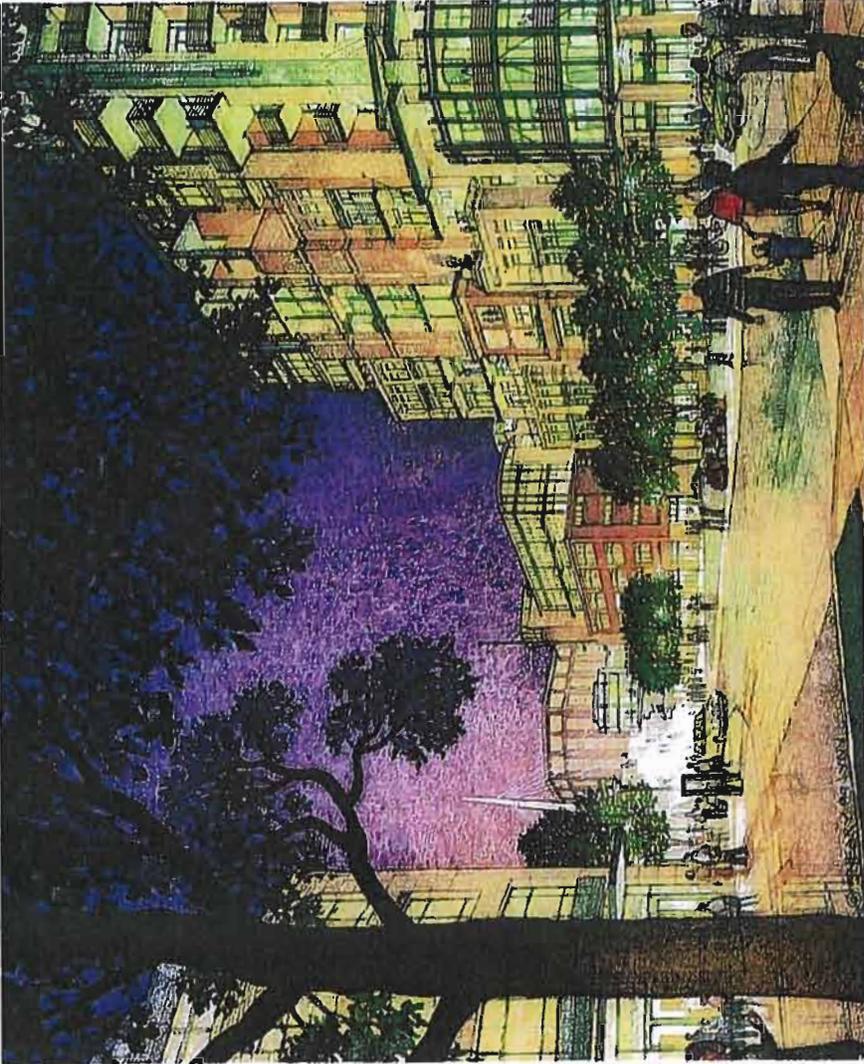
(this page) The district positions its highest density and greatest massing nearest downtown and across from Union Station, transitioning to lower urban density along the edge of the park. The district is helping galvanize existing redevelopment, including the vibrant

Lower Downtown district east of Union Station and attractions like Coors Field, at upper left, and the Pepsi Center, at middle right. The edge of the existing downtown is seen at the back.

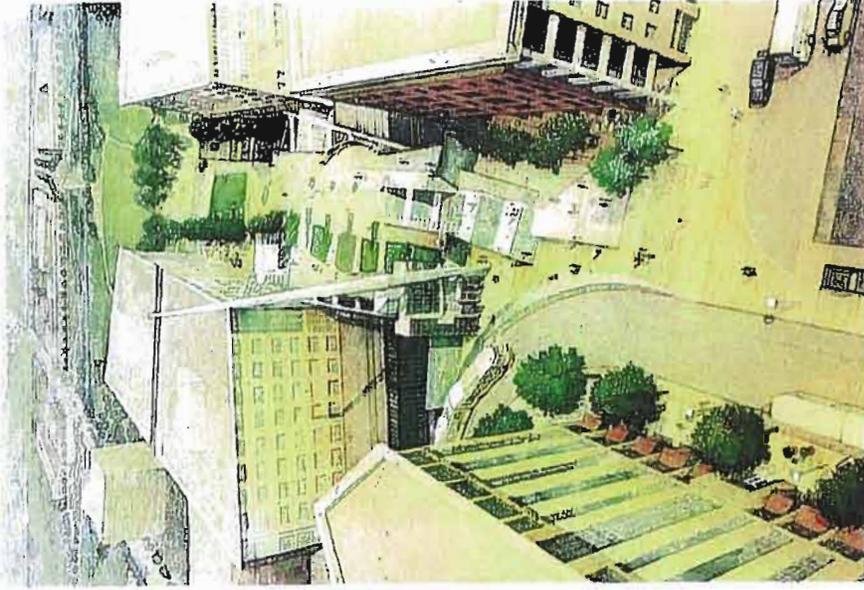
(opposite) The master plan extends the city's grid into the district, configuring buildings around a series of public spaces and plazas. Its southern and northern boundaries are major arterials that lead into downtown.



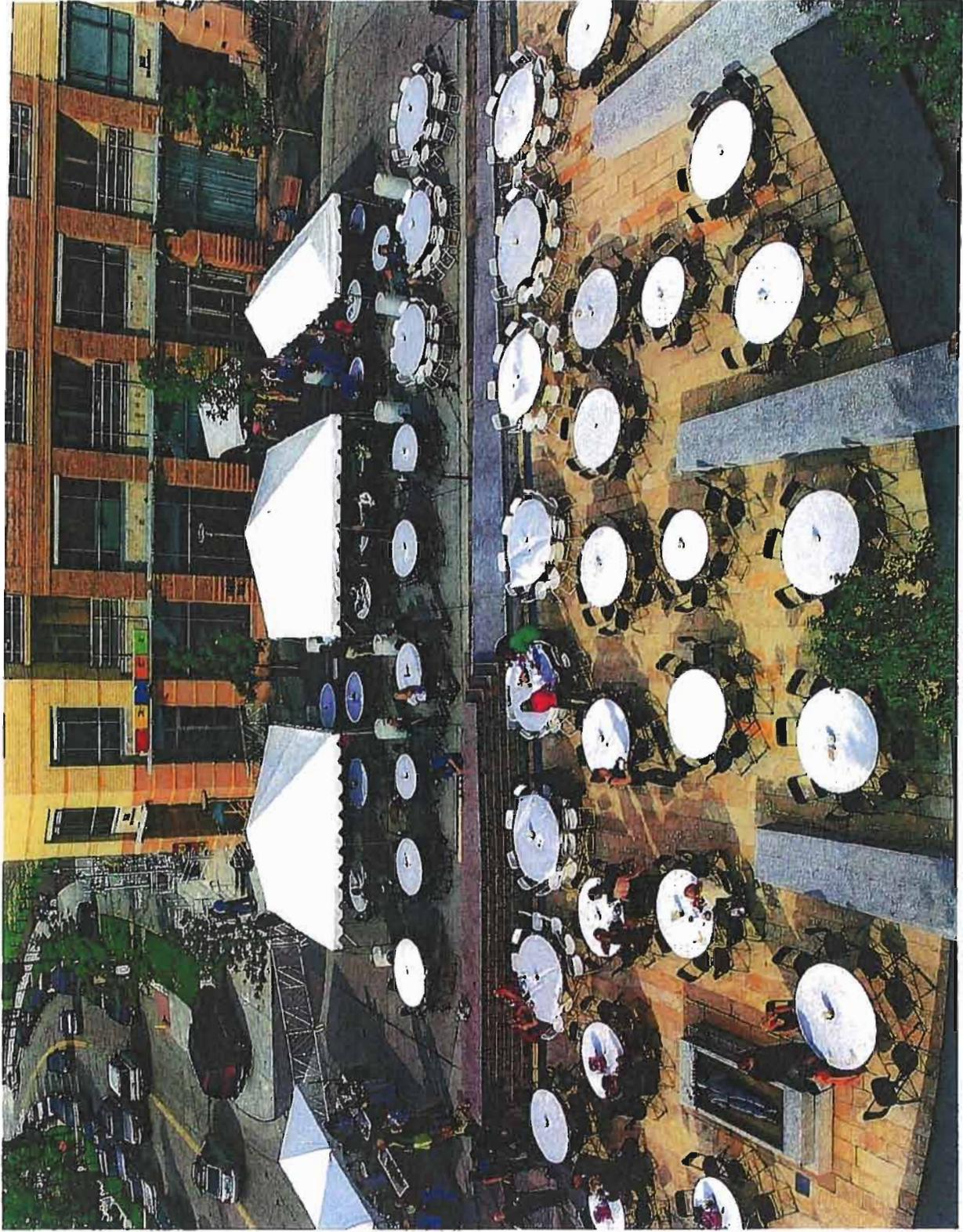
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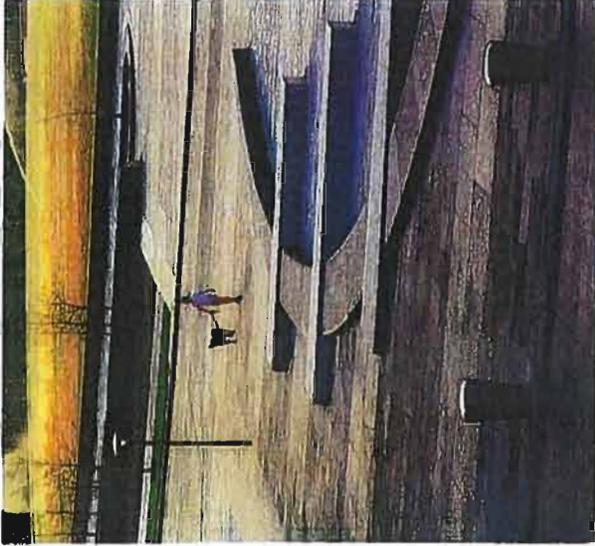
(this page) From the beginning, Riverfront was envisioned as an intensively urban district invigorated by a mix of residential, office and retail uses. The drawing at right is an aerial view looking up the 16th Street corridor, across the Millennium Bridge, toward the park and the river.



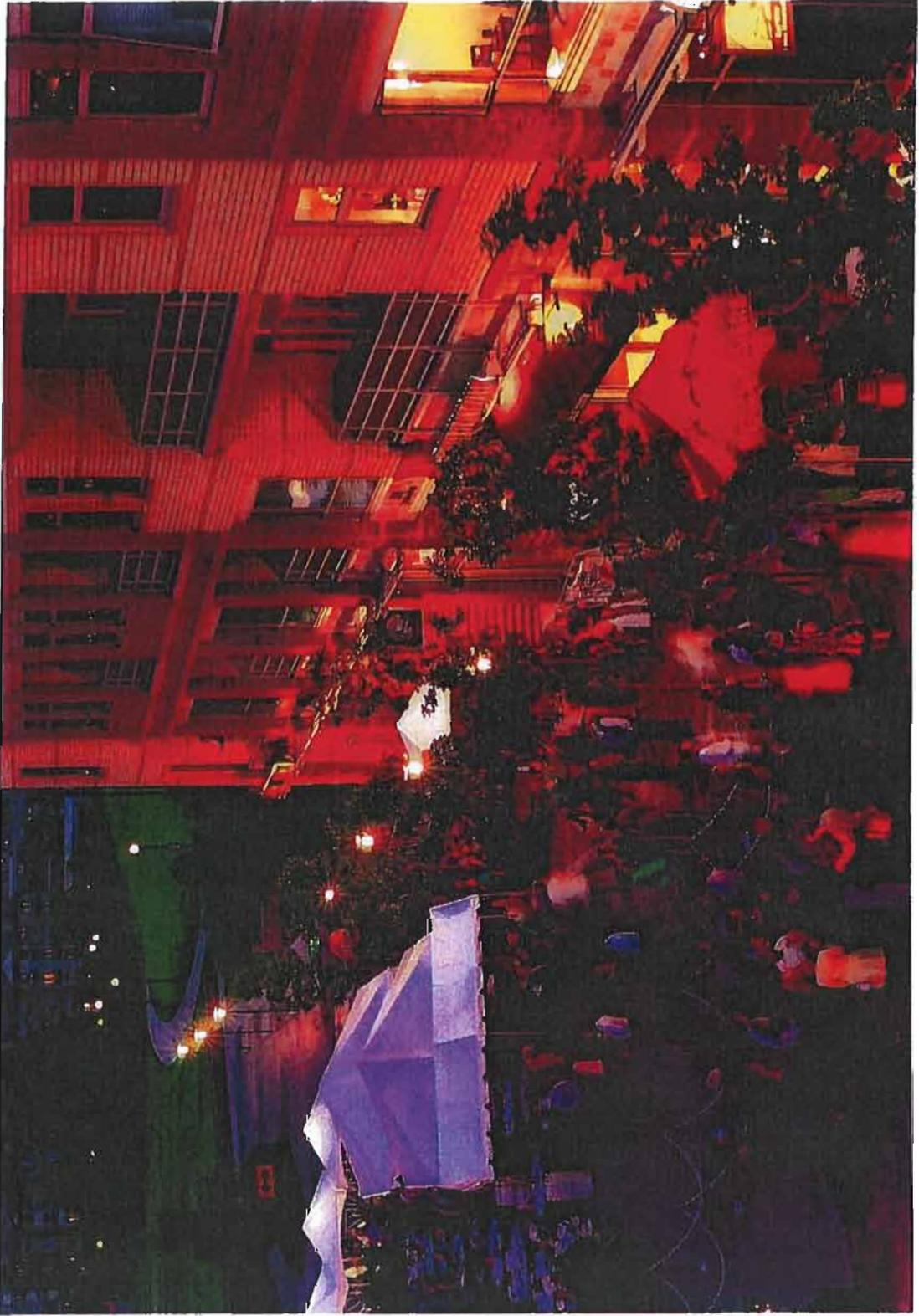
(opposite) Riverfront Plaza is the heart of the project, supported by the assets of the iconic bridge, the park and stimulating architecture with ground-floor retail. It has become a popular venue for festivals and special events of all kinds and also serves bicyclists and walkers through its connection to the Platte River trail system.



CASE STUDY

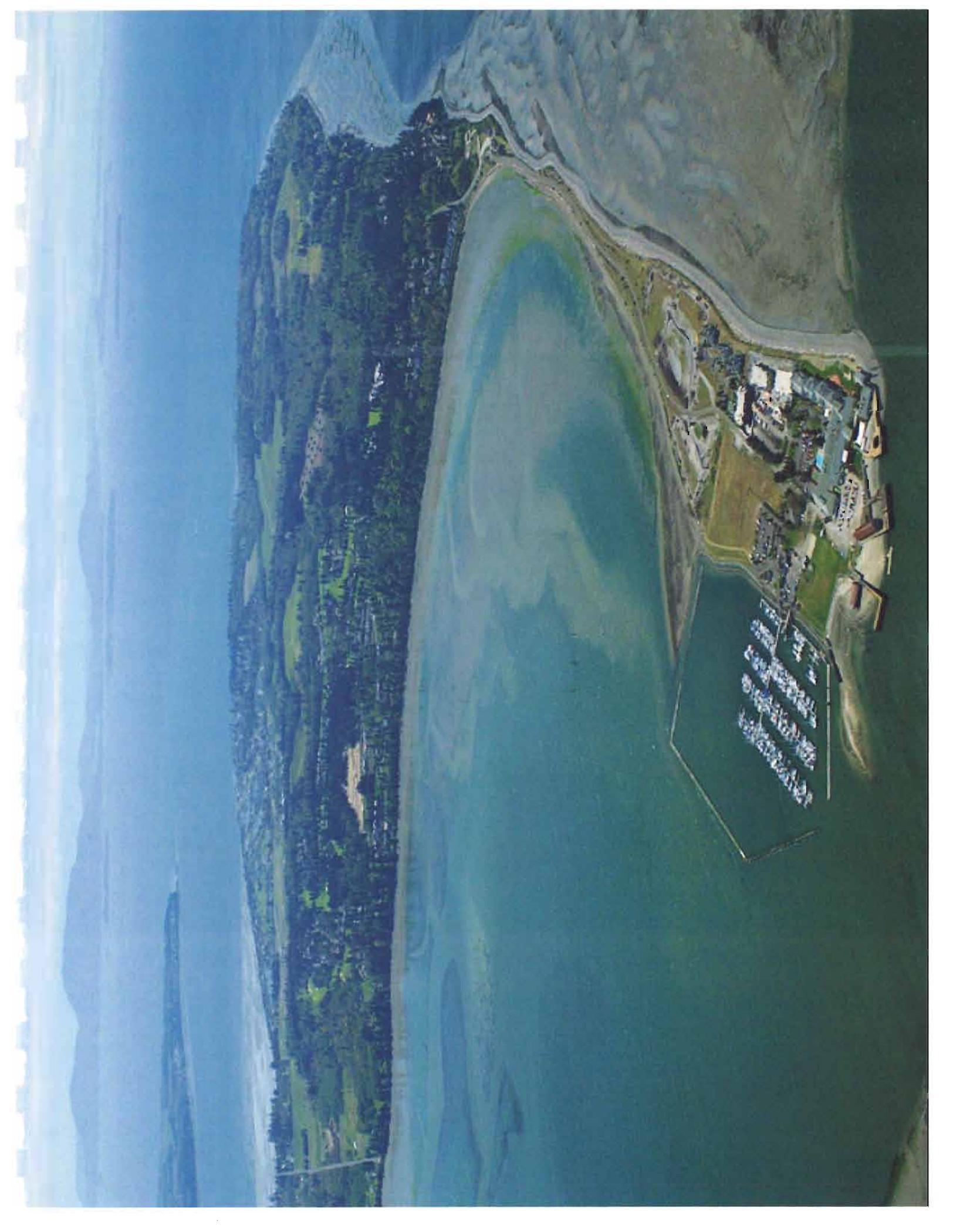


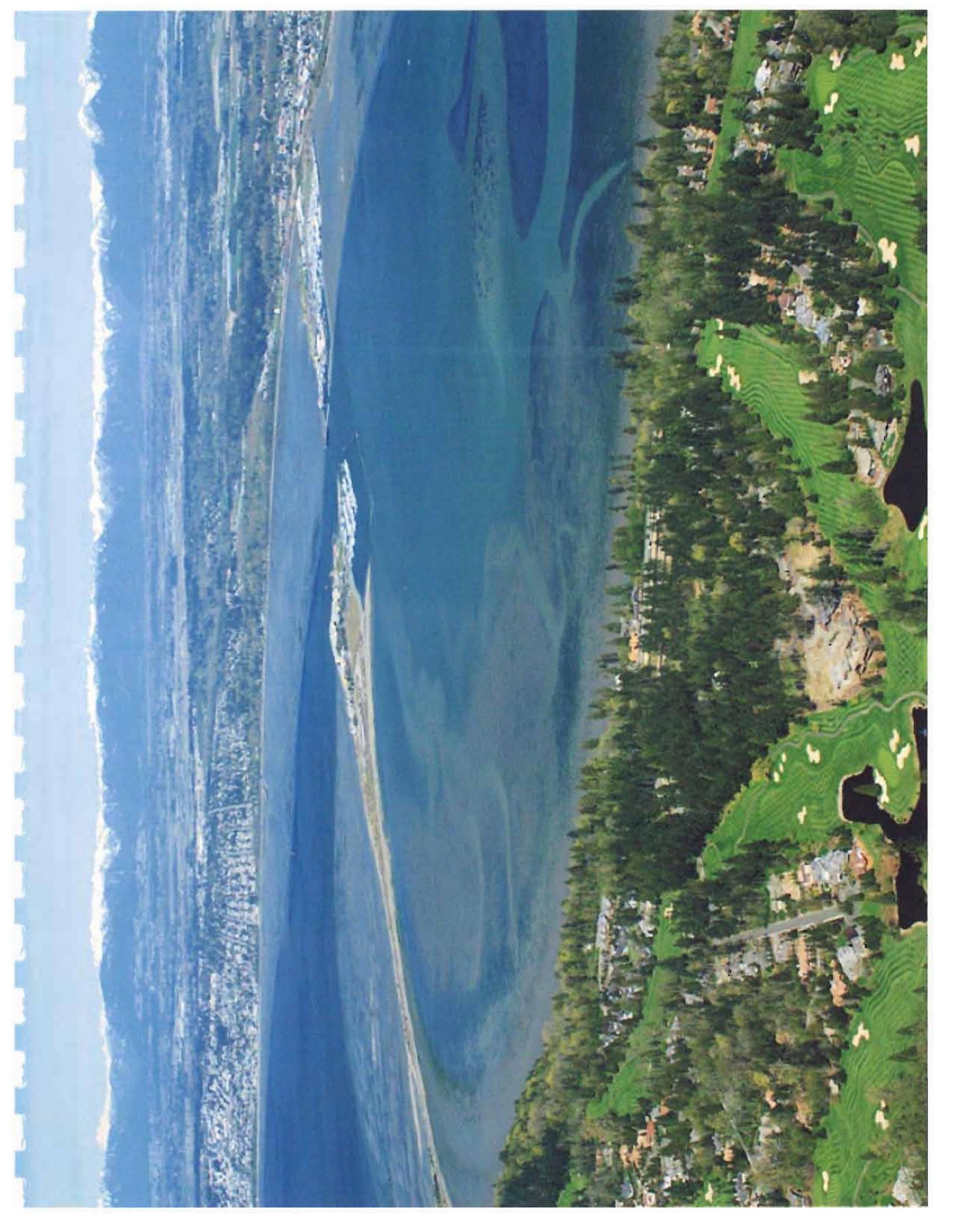
The plaza has become a favored gathering space for both informal and formal occasions. It is used regularly for special events and is also a stop-off for bicyclists using the nearby trail system that runs along the edge of the South Plate River.

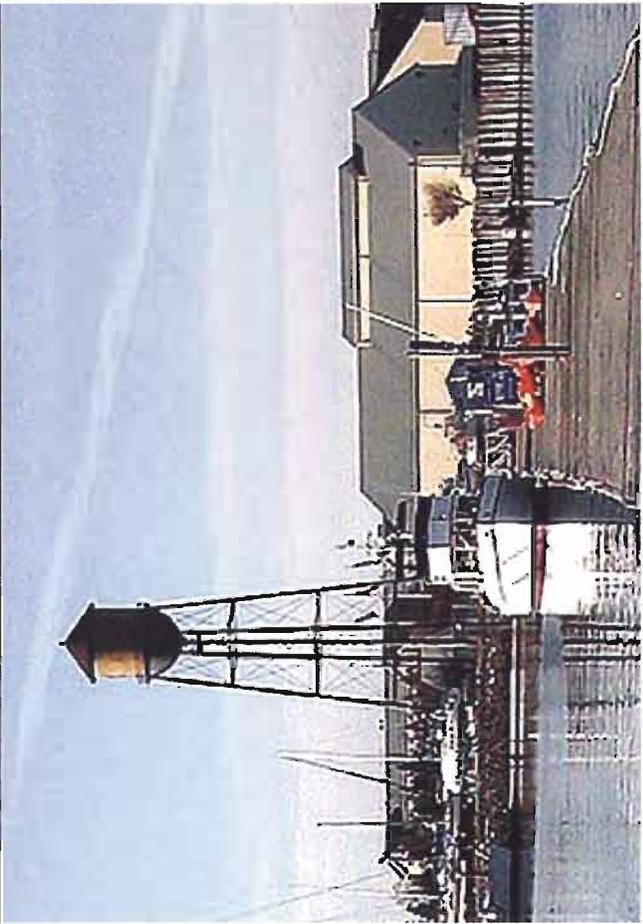
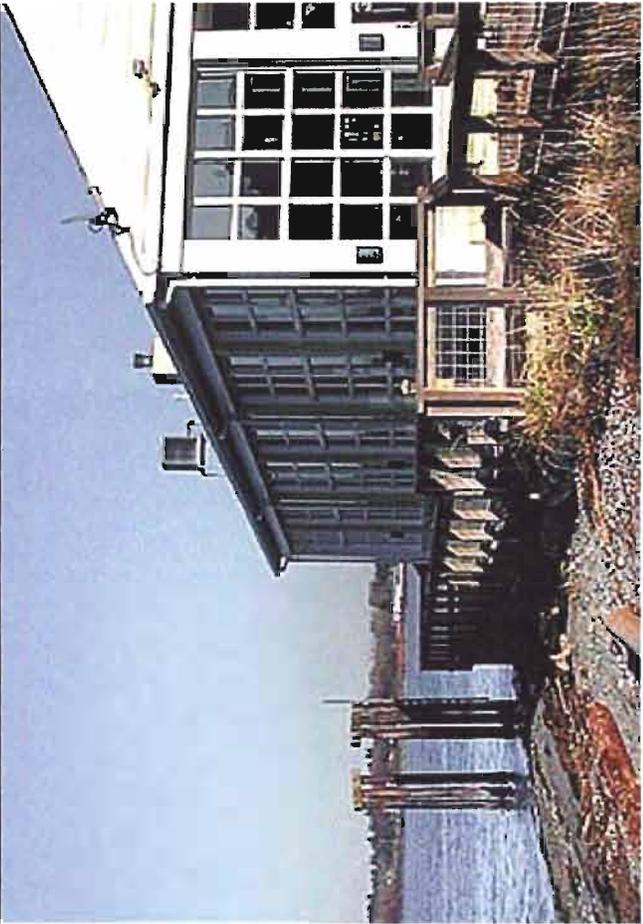
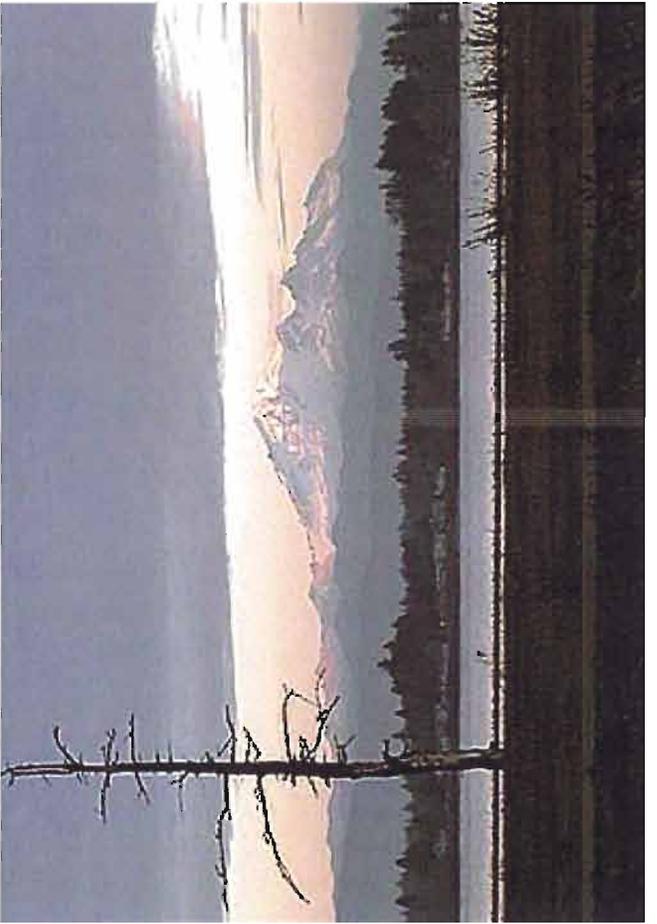
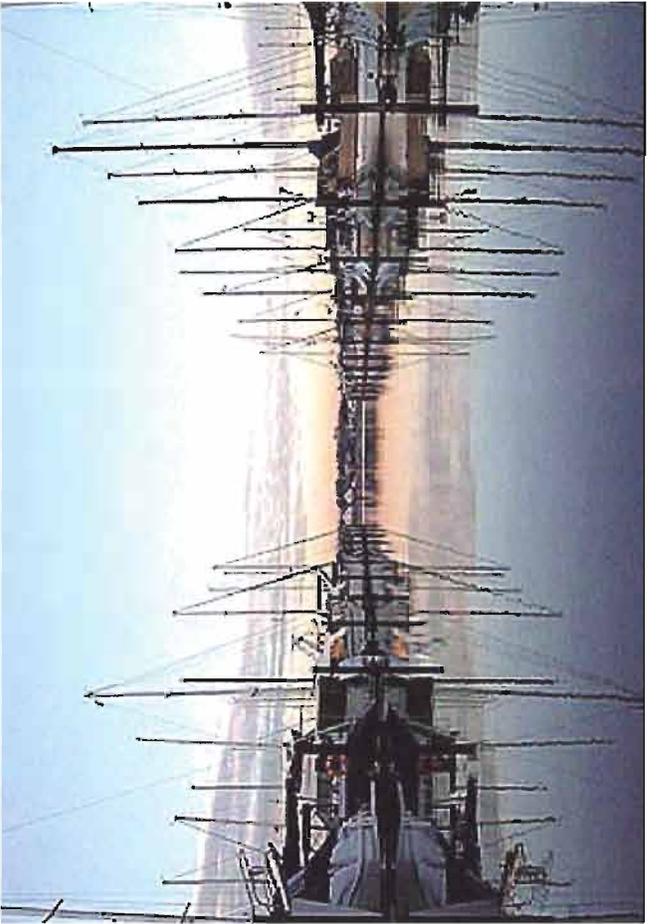


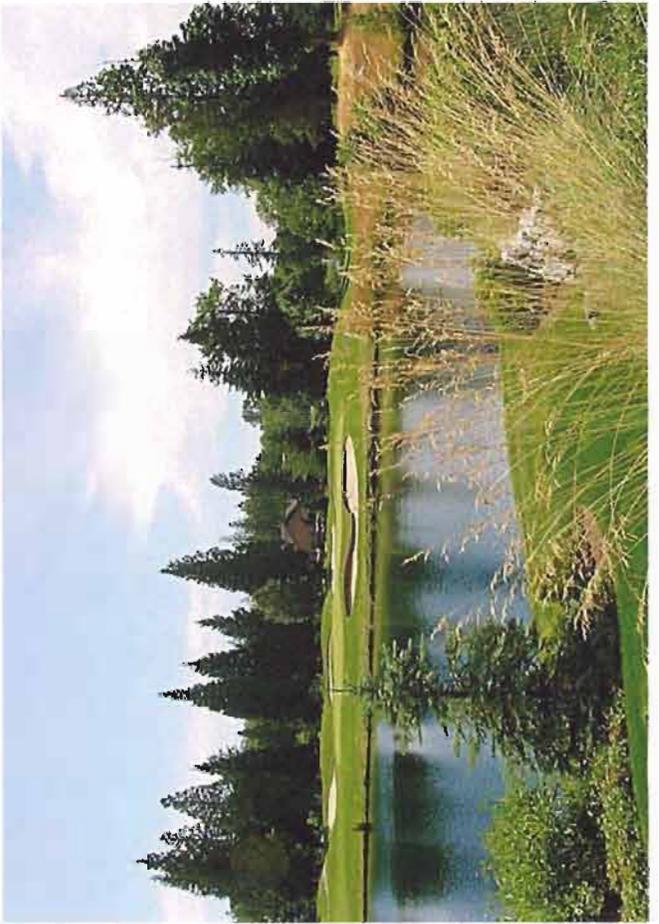
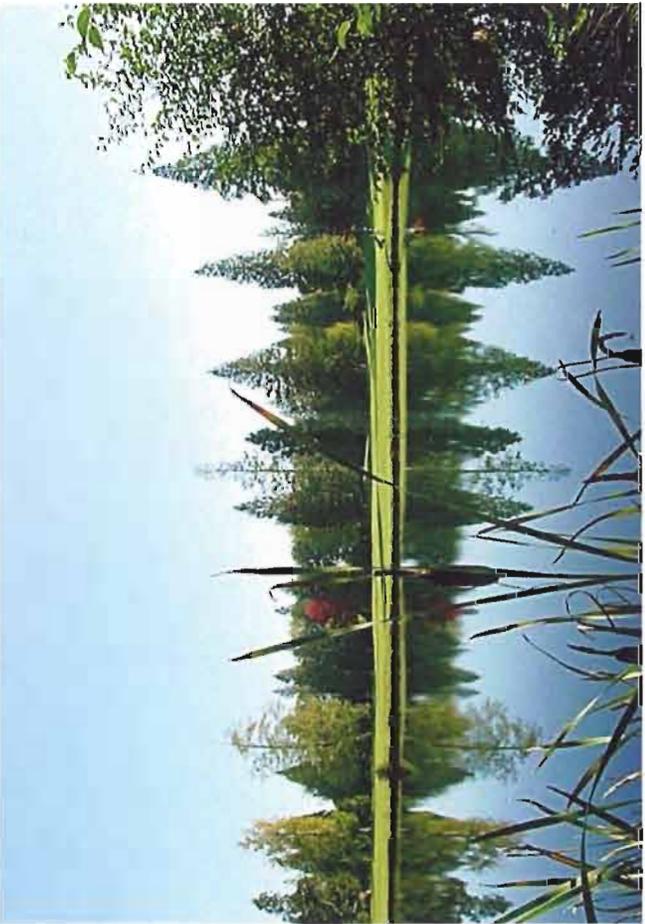
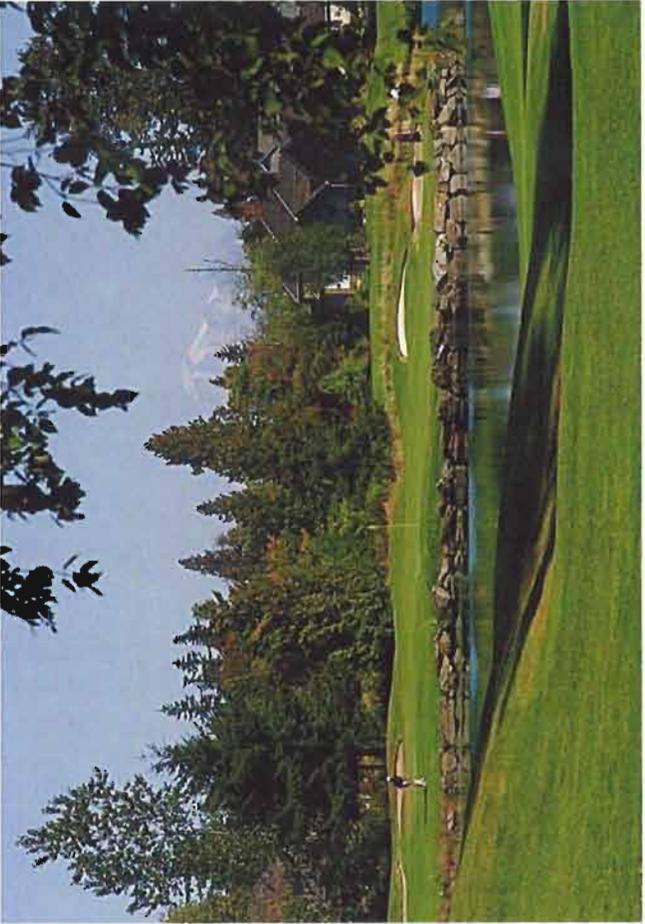
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