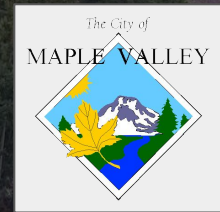


MAPLE VALLEY LEGACY SITE

MARKET ANALYSIS AND CONCEPTUAL DEVELOPMENT PLANS

University of Washington | June 7th, 2018



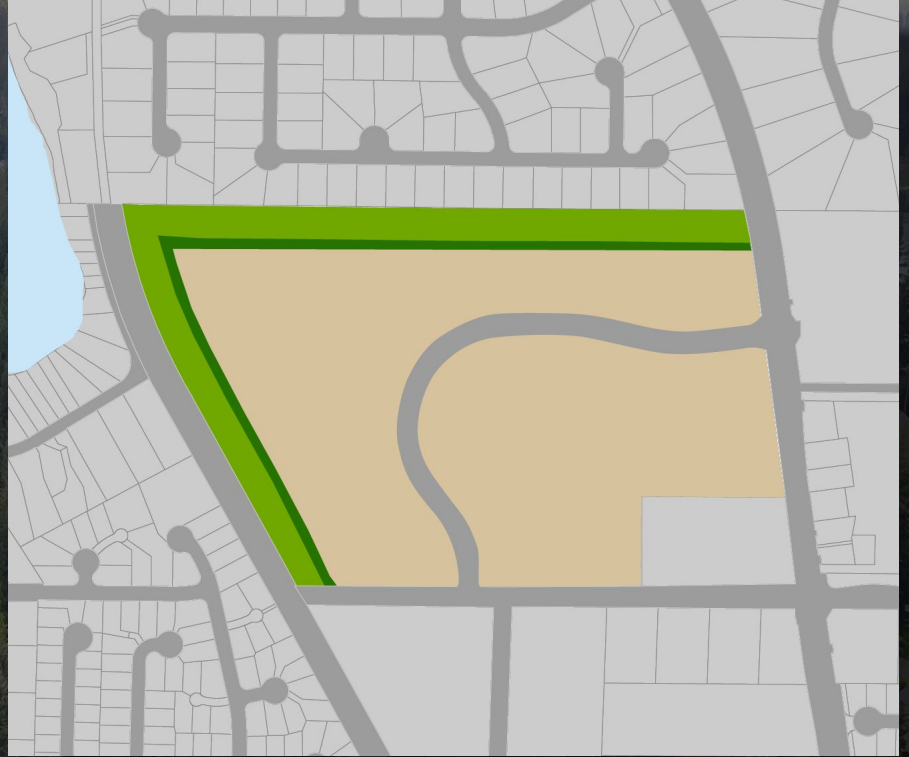
DEVELOPMENT CONSTRAINTS

- Two buffer options:
100ft and 140ft
- Sloped areas
- Forest conservation



REVISED BUFFER

Buffer Option	Acreage of Buffer
100 feet	7.7 Acres
140 feet	10.8 Acres



SITE ACCESS

- Location of the internal road avoids sensitive areas
- Entrances connect to roads on the East and South sides
- Traffic flow to the site from Highway 169 requires intervention



ACTIVE FOREST CATCHMENT AREA

- 50 mile radius from Maple Valley
- Catchment area reflects potential market draw area to Legacy Site
- Existing competition; ropes courses in Woodinville and Everett

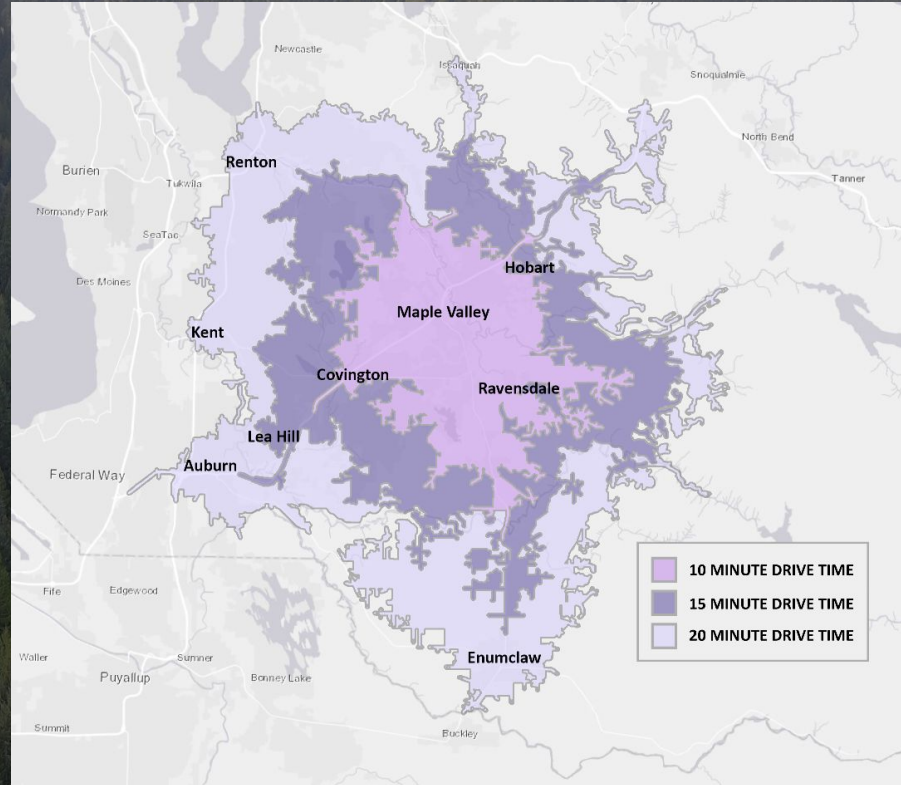


ACCESSIBILITY

-10, 15, and 20 minute drive time areas

-Accounts for speed

-Customers, professionals, and families



An aerial photograph showing a residential neighborhood with several houses and a winding road. A large, dense forest of evergreen trees occupies the left and central portions of the image. In the background, a lake is visible, surrounded by more trees and some buildings. The overall scene is a mix of natural and developed land.

POTENTIAL SITE USAGE

An aerial photograph of a residential neighborhood. The foreground and middle ground are dominated by a dense forest of tall, dark green evergreen trees. To the right, a residential street with several houses is visible, interspersed with trees. In the background, a large body of water, likely a lake or reservoir, is surrounded by more trees and some buildings. The sky is overcast and grey. The text 'POTENTIAL SITE PLAN' is overlaid in large white letters on the left side of the image.

POTENTIAL SITE PLAN



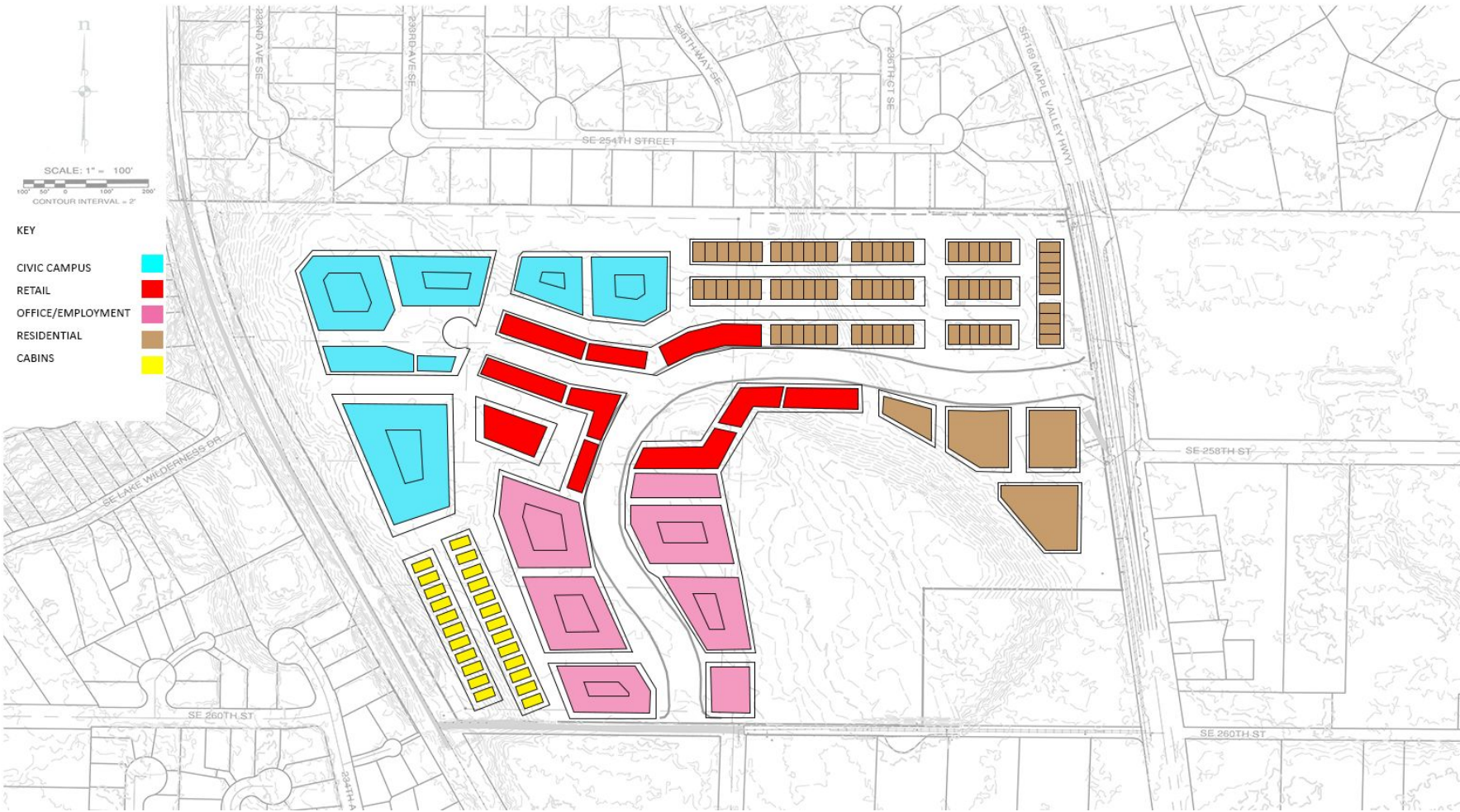
SCALE: 1" = 100'
100' 50' 0' 100' 200'
CONTOUR INTERVAL = 2'



SCALE: 1" = 100'
100' 50' 0 100' 200'
CONTOUR INTERVAL = 2'

KEY

- CIVIC CAMPUS
- RETAIL
- OFFICE/EMPLOYMENT
- RESIDENTIAL
- CABINS



Summary of Conceptual Development for Legacy Site

- You are not that far away!
- We have discussed financially feasible ideas.
- Your feedback has narrowed down the concepts into what the City would like to see.
- The specificity within each zone will be determined over the next quarter.

Broad Developable Snapshot

- 30 acres of productive real estate yield.
- Combination of public , commercial, residential, and civic functions.
- There exists a healthy give-and-take between multiple, important factors.

LAND NEEDS

An aerial photograph of a residential development nestled within a dense forest. The houses are scattered, with a winding road cutting through the trees. In the upper right, a large lake is visible, surrounded by more trees. The overall scene is a mix of natural forest and human-made structures.

- **25% utilities, roads, & infrastructure**
- **25% parking**
- **25% landscaping and open space**
- **25% buildings**

FINANCIAL FEASIBILITY

- Total real estate value \$9 million-\$12 million value.
- Total infrastructure cost \$4 million-\$6 million.
- Consideration of a Public Private Partnership (P3) Request for Proposal.

DEFINITIONS

Public Private Partnership (P3) -

A “creative alliance” between a government entity and private real estate developers to achieve a common purpose.

Request for Proposal (RFP) -

A solicitation by an agency to potential suppliers to procure a commodity or service.

NEXT STEPS

- Refine your approach to this project into distinct phases.
- A consultant will be able to provide additional project financial modeling.
- UW would like to continue with various work tasks in Fall quarter of 2018.
- Issue RFP by Spring 2019.