



South Phase Land Offering of 54 Lots

Residential Lots in the Seola Gardens Master
Planned Community

for information please contact:

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 **KING COUNTY
HOUSING AUTHORITY**

Seola Gardens

Introduction

King County Housing Authority is offering 54 platted and serviced lots within the Seola Gardens community for sale to private developers. These lots are located in the South Phase and are offered in 3 areas, Property 1 has 30 lots, Property 2 has 18 lots, and Property 3 has 6 lots. When Seola Gardens is complete, there will be approximately 110 lots to be sold to private builders for the construction of market rate for-sale homes.

Seola Gardens is one of two master planned community in the Southwest portion of unincorporated King County. Once home to mid-century public housing, Park Lake Homes II as it was known, is being redeveloped into 177 new rental units, 110 for-sale homes, new roads, utilities, drainage facilities, 8 parks, community pathways, a Headstart facility, and walking connections to nearby schools, commercial area, and public services. The land and rental housing developer, King County Housing Authority, will have invested a total of \$75 million in the project when it is complete in 2014.

The Seola Gardens Master Plan

King County Housing Authority prepared the master plan for the development in concert with a qualified team of engineers, environmental and other design professionals. Architecture firm GGLO leads the primary design team which includes: KPFF, civil engineers; Goldsmith and Associates, drainage design, survey and entitlement; and Parametrix,



environmental consultants. The master plan identifies roads, drainage facilities, utilities, lots and parcels for nearly 300 homes, community services, parks and pathways. When fully built out Seola Gardens will offer:

- 177 rental units in a wide mix of architectural styles, colors, bedroom mix and levels of affordability
- Up to 110 housing units for sale with varying affordability, density, and appearance characteristics
- 8 parks and multiple pathways
- 3-star Built Green™ homes and community
- 15 pieces of public art
- Par course for adult exercise near pedestrian routes
- Rain gardens and water quality pond for onsite storm drainage and protection of nearby lakes
- P-Patch community garden
- New infrastructure: roads, drainage, and utilities
- Views of the Olympic Mountains and Lake Garrett



Housing at Seola Gardens



Central Park at Seola Gardens



Lake Garrett

The 2011 Offering

This offering is for a total of 54 lots that will bring homeownership to Seola Gardens. When complete, Seola Gardens will be home to nearly 1,000 people and have approximately 287 homes. Planned around new urban planning principles, this community is conveniently situated near freeways serving both the North Sound and South Sound regions.

The entire development covers 31 acres. The master plan allows for up to 54 for-sale housing units to be built in the South Phase land offering.

The Neighborhood

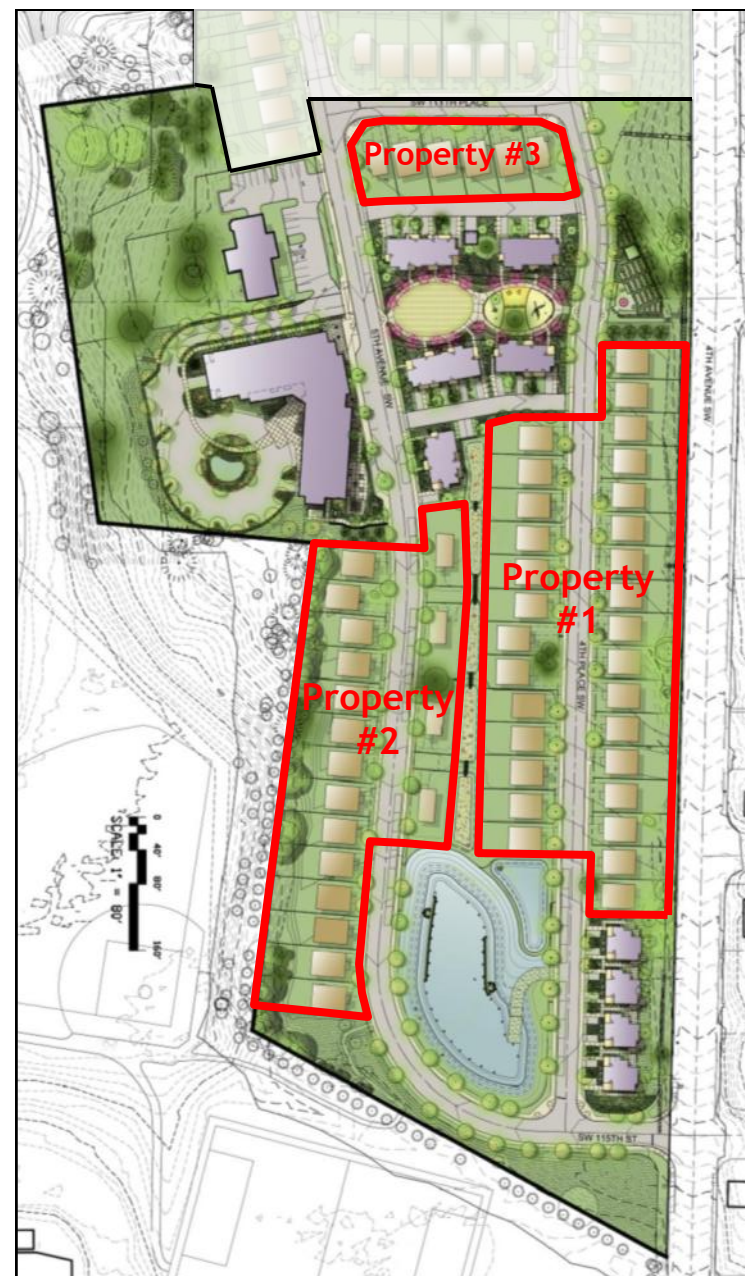
Seola Gardens is located in the White Center neighborhood in unincorporated King County. White Center is situated between the cities of Seattle to the north and Burien to the south. The immediate neighborhood is primarily single family residential. Evergreen High School, Cascade Middle School, Mt. View Elementary, Evergreen Community Aquatics Center, and other community services are located just south and west of the site.

The neighborhood is well served by commercial services in White Center and only 4 blocks east of commercial service. Two miles south is the newly redeveloped downtown Burien.

Transportation

Good highway access is provided by north/south arterials including SR 509, a limited access freeway extending from S 188th St. north to Seattle. Other major north/south arterials include 1st Ave. S, 16th Ave SW, and Des Moines Memorial Drive South. East/West arterials servicing this area include SR 518, a limited access freeway at the north end of SeaTac International Airport that connects with I-405 and I-5 on the east and SR 509 on the west. This provides a direct connection to Pacific Hwy S as well as I-5 east of SeaTac International Airport.

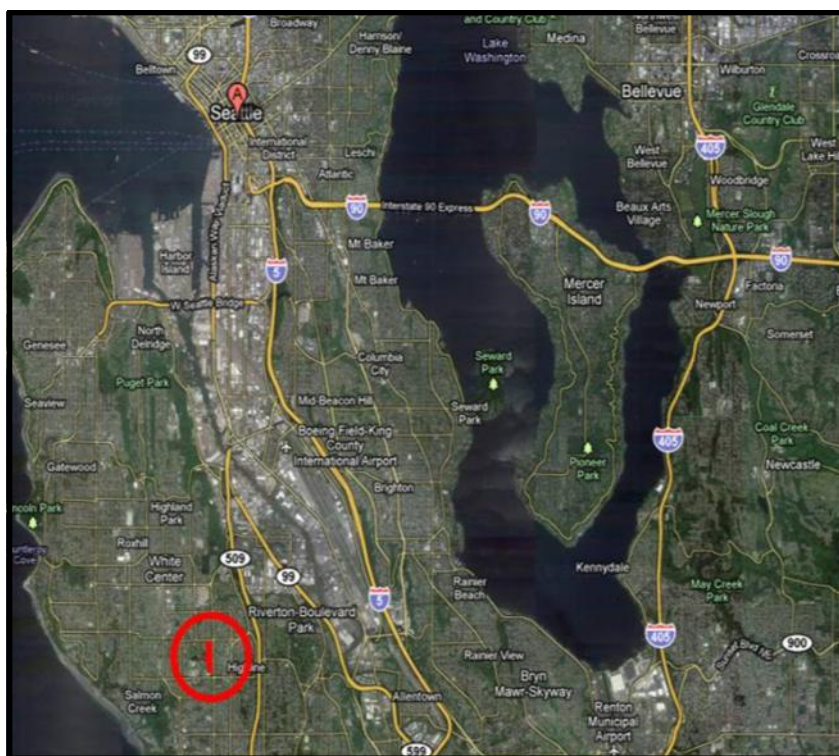
King County Metro Transit provides convenient access from Seola Gardens site to downtown Seattle, Southcenter, West Seattle, and the



Eastside. Bus stops are located along 4th Ave SW adjacent to Seola Gardens. The Olsen/Myers Park and Ride Lot is 1.5 miles north of Seola Gardens and 3 miles south is the new Burien Transit Center.

Commuting Times from Seola Gardens

Seola Gardens is centrally situated for a commute to the majority of job centers in the Puget Sound Region; and is most proximate to downtown Seattle and the major manufacturing and distribution areas of Tukwila, Renton and Kent.



Seola Gardens Site Location

Seola Gardens is 35 minutes or less from all major employment centers in King County as shown below and is only 38 minutes from the Tacoma job center.

Destination	Minutes
Downtown Seattle	15 minutes
Bellevue	27 minutes
Federal Way	25 minutes
Kent	24 minutes
Auburn	31 minutes
Tacoma	38 minutes
Redmond	35 minutes
Renton	18 minutes
Tukwila	15 minutes
Downtown Burien	8 minutes

Information for Bidders

King County Housing Authority will sell over half of the land at Seola Gardens in 3 areas to qualified buyers for purposes consistent with the Seola Gardens master plan, Preliminary Plat, Master Plat, and applicable federal and state laws.

Land made available under this offering is meant to be developed by the purchaser for detached homes to be offered for sale to owner-occupants.

KCHA intends to enter into contracts for these properties with one or more builders who will own and develop the properties from start to finish. The land may not be resold by the developer/builder to another land developer or builder. KCHA reserves the right to reject any and all offers.

KCHA has constructed extensive infrastructure improvements for Seola Gardens. These include parks, pathways, storm drainage systems, road access to rental parcels and for-sale lots, and major utilities to parcel boundaries. A community center will be built by KCHA.

The developer/builder's responsibilities will include, at its own expense, costs associated with the right-of-way landscaping in street frontage for the homes. The individual lot development costs include:

- (1) all utility design, engineering and surveying of property
- (2) all applicable submittal, review and approval costs and permits and fees
- (3) design, permitting and construction of housing improvements, and lot landscaping approved by Seller according to the Seola Gardens Design guidelines
- (4) repair or replacement, at Buyer's expense, of any damage to public improvements or utilities at the Seola Gardens site caused by Buyer's construction activities

Special Conditions Related to Property Sale

1. Homes to be Sold to Owner Occupants

Land buyer(s) will be required to build housing and to sell to 100% owner-occupants and to include provisions in purchase and sale agreements with individual buyers that prohibits "flipping", i.e., renting units or reselling the units within a short period of time after initial purchase without prior written approval of KCHA. The details of this requirement are set forth in the draft purchase and sale agreement between KCHA and land purchasers.

2. Marketing

KCHA will provide Seola Gardens marketing materials that inform the press, community, and potential purchasers and renters of overall community features and goals.

Buyers of the property may supplement the Seola Gardens marketing materials with their own marketing materials to promote their particular housing product. Such materials and the Developer's marketing plan must be approved by KCHA prior to use.

KCHA and individual land buyers may enter into separate contracts for joint marketing agreeable to the parties.

3. Profit Participation

Developer/builder(s) will be required to participate in Profit

Participation arrangements as a condition of sale. Profit participation with KCHA will be calculated as a portion of actual retail home sale prices achieved above negotiated thresholds. Developer/builder(s) will be required to establish, subject to KCHA approval, a schedule of prices for each housing type offered by the developer/builder. The developer/builder will pay KCHA 50% of the amount by which the actual sales price exceeds to the established sale price.

4. Design Guidelines and Built Green™ Requirements

Buyer(s) are required to follow the Seola Gardens Design Guidelines and design review process set forth in the Design Guidelines published with this land offering. Significant aspects of the design guidelines include provisions related to the Master Builder's Built Green Program, Accessibility and Universal Design, Art, Color, Materials, and Public Improvements.

5. Accessibility Requirements

KCHA requires accessibility features in about 5% of the for sale properties. The features that are required are elaborated in the Design Guidelines.



Rental Housing at Seola Gardens

6. Tree Protection

There are certain trees that must be protected and preserved during development of the property. Trees and specifications for their protection are outlined in the Seola Gardens Tree Preservation and Protection Plan which is included in the attachment.

7. Owner's Association

All homeowners will be required to be a member of the Seola Gardens Association. Prior to selling each for-sale unit, developers will be required to join the Association.

Sale Process

KCHA is offering the properties without a broker. For questions about the sale, the site, and the development please contact James Rooney at 206.826.5303. The process for disposing of the land will be as follows:

Site Access to Buyers

Prospective Buyers must visit the site and familiarize themselves with general site conditions and the overall Seola Gardens development prior to the submission of offers. Access to the site is controlled by KCHA. KCHA will provide scheduled access to the site. Please contact James Rooney at 206.826.5303 to schedule an appointment to visit the site.

Sales Offer Requirements

For each property, prospective buyers must submit an application package that contains:

1. A schematic site plan and elevations of proposed housing, by type, for each property
2. Proposed sales price schedule by housing type and floor plan
3. A description of the development company including information of the company's experience with projects and housing products similar to those being proposed at Seola Gardens
4. Names and resumes of key management and supervisory personnel who will be responsible for the development of property at Seola Gardens
5. Permitting, development, and sales schedule
6. A signed price proposal (form attached to this offering)

King County Housing Authority reserves the right to decline any and all offers at any time prior to entering into binding purchase and sale agreements.

Seola Gardens Lots For Sale				
Property	Description	Approx. Lot Size		Accessible Units Required
		Depth	Width	
Property 1	Lots 37-49, 51-67	90'	40'	1
Property 2	Lots 1-14, 33-36	90'	40'	1
Property 3	Lots 25-30	90'	40'	1
Price	Price should be based on the market rate for the highest and best residential use for each lot, taking into consideration the special conditions pertaining to each individual property listed in this offering.			
Permitting Status	Master Plat recorded November 9, 2010.			
Zoning	R-18			



Joseph House Apartments

Below are the anticipated proposal review and negotiation steps. This offering will remain open and a buyer can submit a proposal at any time for review.

Proposal Review and Negotiation Steps	
1) Offering Issued	May 2, 2011
2) 1st round of proposal review	June 3, 2011
3) Proposals will be reviewed for completeness, KCHA will notify party of any missing documentation	
4) Missing / additional documentation and answers to KCHA questions	
5) KCHA staff and consultants will review the proposals to select those proposals which best meet a combination of KCHA's master plan objectives and price expectations	
6) Negotiations finalized	
7) A letter of intent to purchase will be executed between the parties	
8) Purchase and sale agreements will be entered for each package	
9) Closing	

** Note that this offering is open until the land sales are completed. The schedule above is for this initial review.*

Additional Information Available from KCHA

A. Applicable to all Properties

1. Design Guidelines
2. Seola Gardens Covenants, Codes and Restrictions (CCR's)
3. EIS, Draft, and Final
4. NPDES
5. Preliminary Plat Conditions
6. Engineering Plans, South Phase
7. Existing Developer Extension Agreements
 - Southwest Suburban Sewer District
 - Seattle Water Department
8. Newsletters
9. Master Plat

B. Information Specific to South Phase Lots

1. Draft Purchase and Sale Agreement



Joseph House Apartments

Seola Gardens Entitlement

Key entitlements have already been obtained. As described below, a Preliminary Plat has been approved; Development Standards have been modified; an Environmental Assessment has been issued; and a final Master Plat has been recorded. In addition to these entitlements, KCHA has also executed a Memorandum of Understanding (MOU) with King County to facilitate permit reviews.

Preliminary Plat - Seola Gardens received Preliminary Plat approval from the King County Hearing Examiner on November 9, 2010. The preliminary plat authorizes a subdivision of up to 315 units for development of a mixed-income, mixed-use community. The Seola Gardens development is authorized by King County for a range of housing from 260 to 315 dwelling units (the minimum density required and the maximum units approved), and related infrastructure and amenities.

Development Standards - Seola Gardens was approved as a low-impact development (LID) and Built Green Demonstration Project. As a Demonstration Project, approvals have been granted for a Road Variance, Drainage Variance and a variety of Modifications and Waivers (MWs) to Land Use Code standards (e.g. density and dimensions, design, landscaping). These approvals provide flexibility for both site development and building construction.

Environmental Assessment - A final Environmental Assessment (EA) was issued on March 4, 2009. This environmental document was prepared jointly by KCHA (SEPA) and King County (NEPA) to satisfy requirements of federal and state environmental statutes. The substantive analyses in the EA were intended to be sufficient in detail to satisfy substantive SEPA/NEPA requirements for all subsequent development permits and approvals. Mitigation measures are included in the Preliminary Plat and Demonstration Project Approval.

Master Plat - A Master Plat (MP) for Seola Gardens was recorded on November 9, 2010. The Master Plat consists of a combination of: (1) future development parcel that will later be final platted into individual lots (e.g. Parcel FD-101), with such modifications as may be

made as allowed by the preliminary plat approval; (2) individual “lots” that will not be further subdivided (e.g. all Lots in South Phase Offering); and (3) “tracts” for sensitive areas, parks, drainage facilities, and other similar plat improvements.

The Property Offering is subject to all of these entitlements. Additional entitlement and permitting steps necessary to start construction of improvements are described in the Offering Detail.

Mitigation fees will apply to the development on each of the offered properties. School district fees at this time are zero. Road mitigation, sewer and utility connections will apply. Estimates of these fees are available from KCHA.

Applicable Permitting Jurisdictions

1. Building Permits: King County
2. Sewage District: Southwest Suburban Sewer District
3. Water Supply: Seattle Public Utilities
4. Fire District: North Highline Fire District
5. School District: Highline School District #401
6. Power: Seattle City Light
7. Phone: Qwest
8. Cable: Comcast
9. Gas: Puget Sound Energy



Lakewood Park



Lake Garrett

The Master Developer—King County Housing Authority Owner's Association

In 2008, KCHA received a \$20 million HOPE VI grant to redevelop the severely distressed public housing community of Park Lake Homes II. KCHA is providing or securing the financing resources through public and private resources to build the rental housing, the major infrastructure and the community facilities. When complete, over \$75 million of public and private resources will have been invested in the community.

A qualified development team made up of KCHA staff and consultants completed design and permitting of the Seola Gardens Master plat, oversees the construction of major site infrastructure necessary to support 177 rental units and parcels and lots for sale, and oversees rental-housing construction by private builders under contract to the Housing Authority.

Nearly half the land in the development will be sold by KCHA to developers of for-sale housing. KCHA will administer the offering process, apply design guidelines to the resulting development proposals, assist land buyers with permitting and site coordination issues, and will provide onsite construction coordination between other construction activity and for sale product construction.

For this offering of land, KCHA has provided grading and infrastructure improvements as detailed in the individual parcel descriptions. The construction that KCHA intends to provide to the land for sale in this offering is finished and the properties are ready for further permitting and development to complete the intended housing products.



The Terrace at Greenbridge

Seola Gardens Association, an association of the owners and tenants established November of 2010, will own and maintain common areas and related facilities. All land sold at Seola Gardens by KCHA and in subsequent resales will be subject to the CCR's for Seola Gardens.

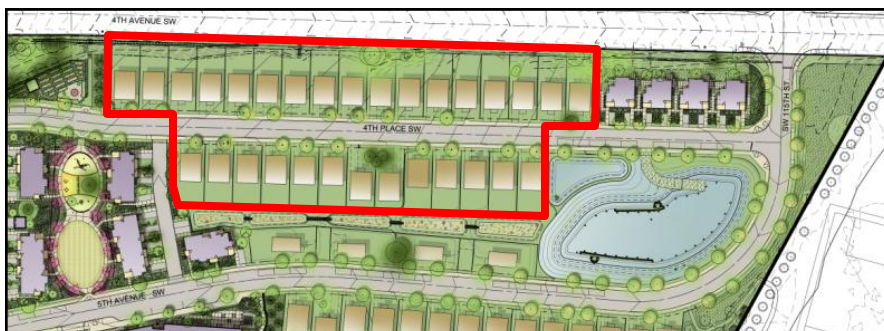
The funds required to meet the Association's annual expenses are raised from a general assessment against each property in Seola Gardens. Purchasers of land under this offering will be required to join the Association and commence payment of monthly dues as negotiated. Current Association dues are estimated to be \$50 for each single family home per month.



Typical rental housing at Seola Gardens

Seola Gardens For Sale Property Offering 1: 30 Platted and Serviced Lots for Single Family Homes

Master Plan



Please note that the information shown on the Master Plan is illustrative.

Housing Type Required

- Single family, detached homes

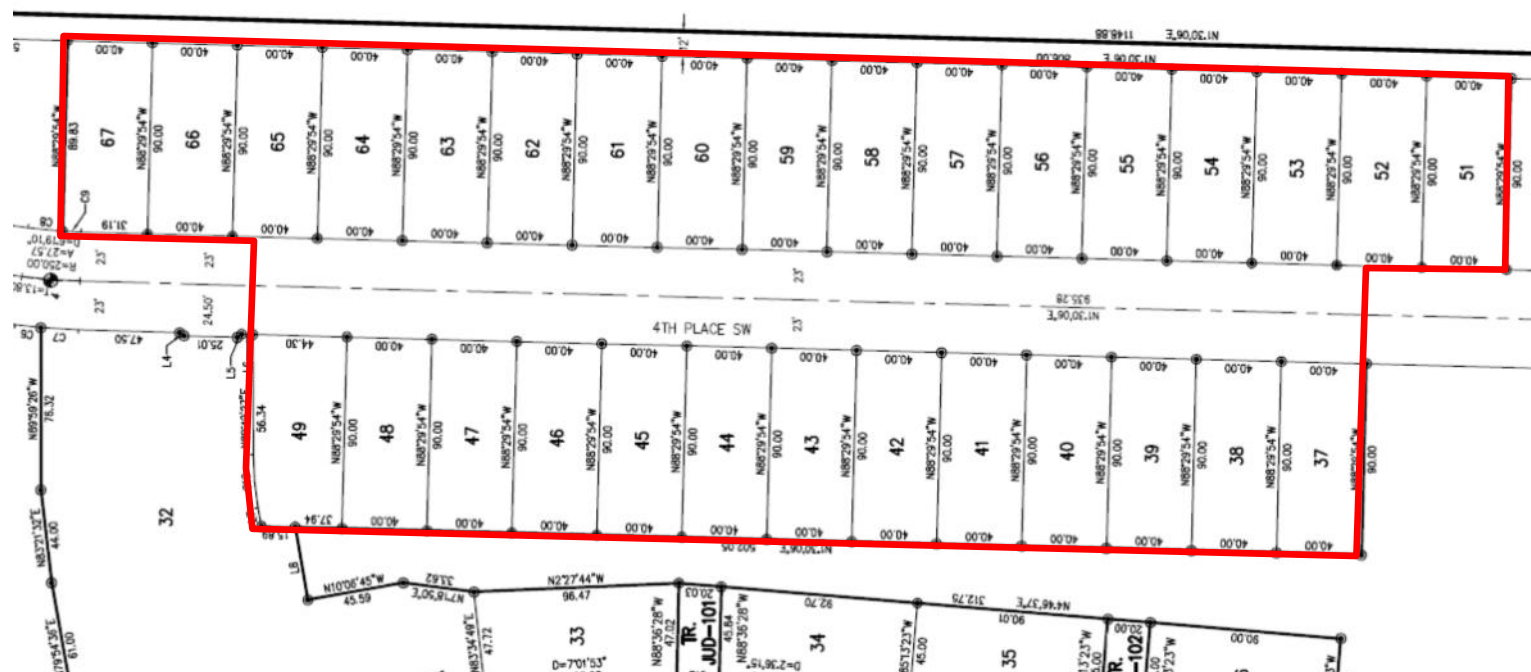
Amenities—Provided by KCHA

- Improved park (Central Park) adjacent to northern edge
- Improved P-patch directly north of lots
- Community Center within walking distance
- Improved lots: access, utilities and gas service in place
- Shared public storm drainage facility in place
- Easy access to transit, schools, and commercial services
- Temporary power available at buyer's option

General Conditions

- All homes must be for-sale to owner occupants
- All development must conform to Seola Gardens Design Guidelines
- Must comply with Seola Gardens CCR's
- Built Green™ requirements
- All units must become members of the Seola Gardens Association
- Fire sprinklers are required

Master Plat–Property 1



Please note that only some Master Plat information is provided in this detail. For complete information, contact KCHA for the complete Master Plat.

Site development and building construction plans must comply with the entitlements described in this offering, the Seola Gardens Design Guidelines and the specifications on this page.

Site Development Conditions Specific to Lots 37-49 and Lots 51-67

- Lot dimensions are approximately 40' wide, 90' deep; refer to Master Plat for specific dimensions
- Lot line locations are fixed; no boundary line adjustments will be allowed
- Front loaded parking required on all lots
- 2 on-site parking spaces are required
- Tree Preservation and Protection required per Seola Gardens Tree Preservation Plan
- ROW landscaping including street trees are required
- Fire sprinklers required
- There is currently no off-site construction staging area available

Building Conditions

- Minimum of 1 unit will meet Accessibility requirements per Seola Gardens Design Guidelines

Entitlements

- Lots are ready for construction subject to obtaining King County single family building permits

Seola Gardens For Sale Property Offering 2: 18 Platted and Serviced Lots for Single Family Homes

Master Plan



Please note that the information shown on the Master Plan is illustrative.

Housing Type Required

- Single family, detached homes

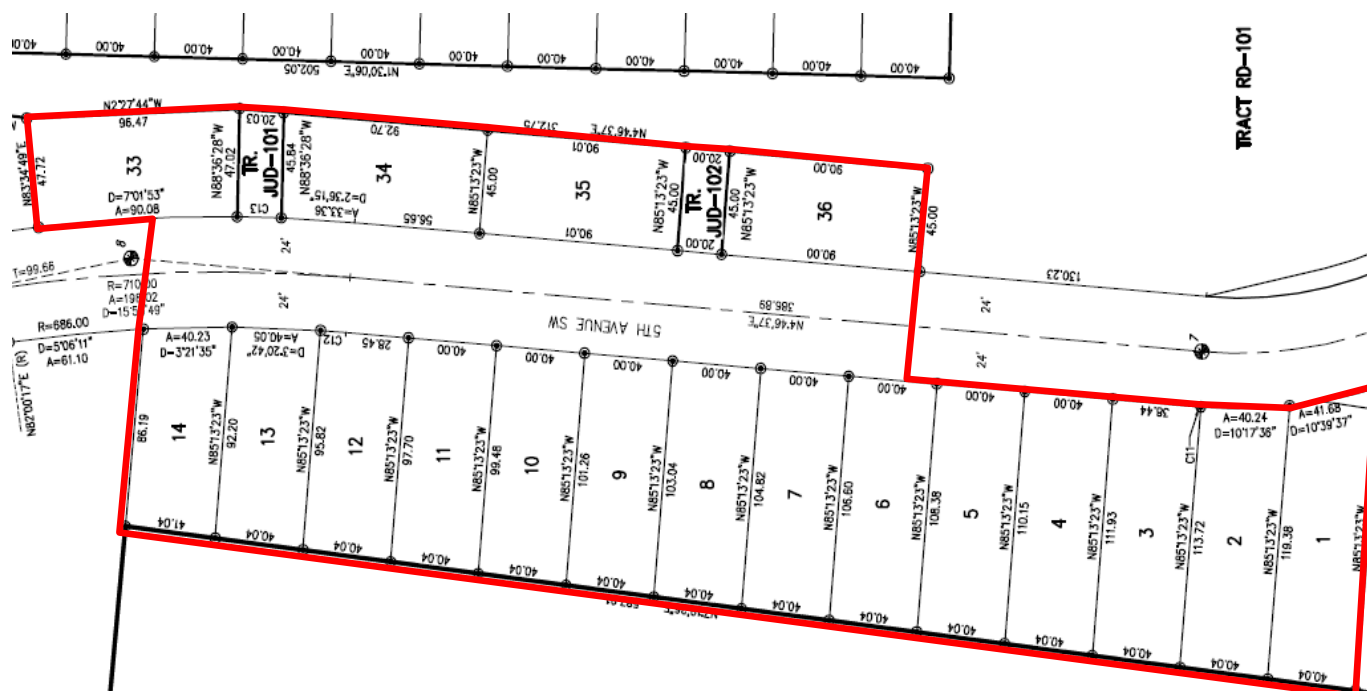
Amenities—Provided by KCHA

- Improved park (Central Park) adjacent to northern edge
- Improved P-Patch northwest of lots on 4th PL SW
- Community Center within walking distance
- Improved lots: access, utilities and gas service in place
- Shared public storm drainage facility in place
- Easy access to transit, schools, and commercial services

General Conditions

- All homes must be for-sale to owner occupants
- All development must conform to Seola Gardens Design Guidelines
- Must comply with Seola Gardens CCR's
- Built Green™ requirements
- All units must become members of the Seola Gardens Association

Master Plat—Property 2



Please note that only some Master Plat information is provided in this detail. For complete information, contact KCHA for the complete Master Plat.

Site development and building construction plans must comply with the entitlements described in this offering, the Seola Gardens Design Guidelines and the specifications on this page.

Site Development Conditions Specific to Lots 1-14 and Lots 33-36

- Lot line locations are fixed; no boundary line adjustments will be allowed
- Lots 1-14 are approximately 40' wide and depths range from 86' to 120'; lots 33-36 are approximately 90' wide and 45' deep; refer to Master Plat for specific dimensions
- Front loaded parking required on lots 1-14, joint use driveways required on lots 33-36 (JUD-101, JUD-102)
- 2 on-site parking spaces required
- Driveway easement for JUD-101, JUD-102 will be recorded
- Tree Preservation and Protection required per Seola Gardens Tree Preservation Plan

- ROW landscaping including street trees are required
- Fire sprinklers required
- There is currently no off-site construction staging area available

Building Conditions

- Minimum of 1 unit will meet Accessibility requirements per Seola Gardens Design Guidelines

Entitlements

- Lots are ready for construction subject to obtaining King County single family building permits

Seola Gardens For Sale Property Offering 3: 6 Platted and Serviced Lots for Single Family Homes

Master Plan



Please note that the information shown on the Master Plan is illustrative.

Housing Type Required

- Single family, detached homes

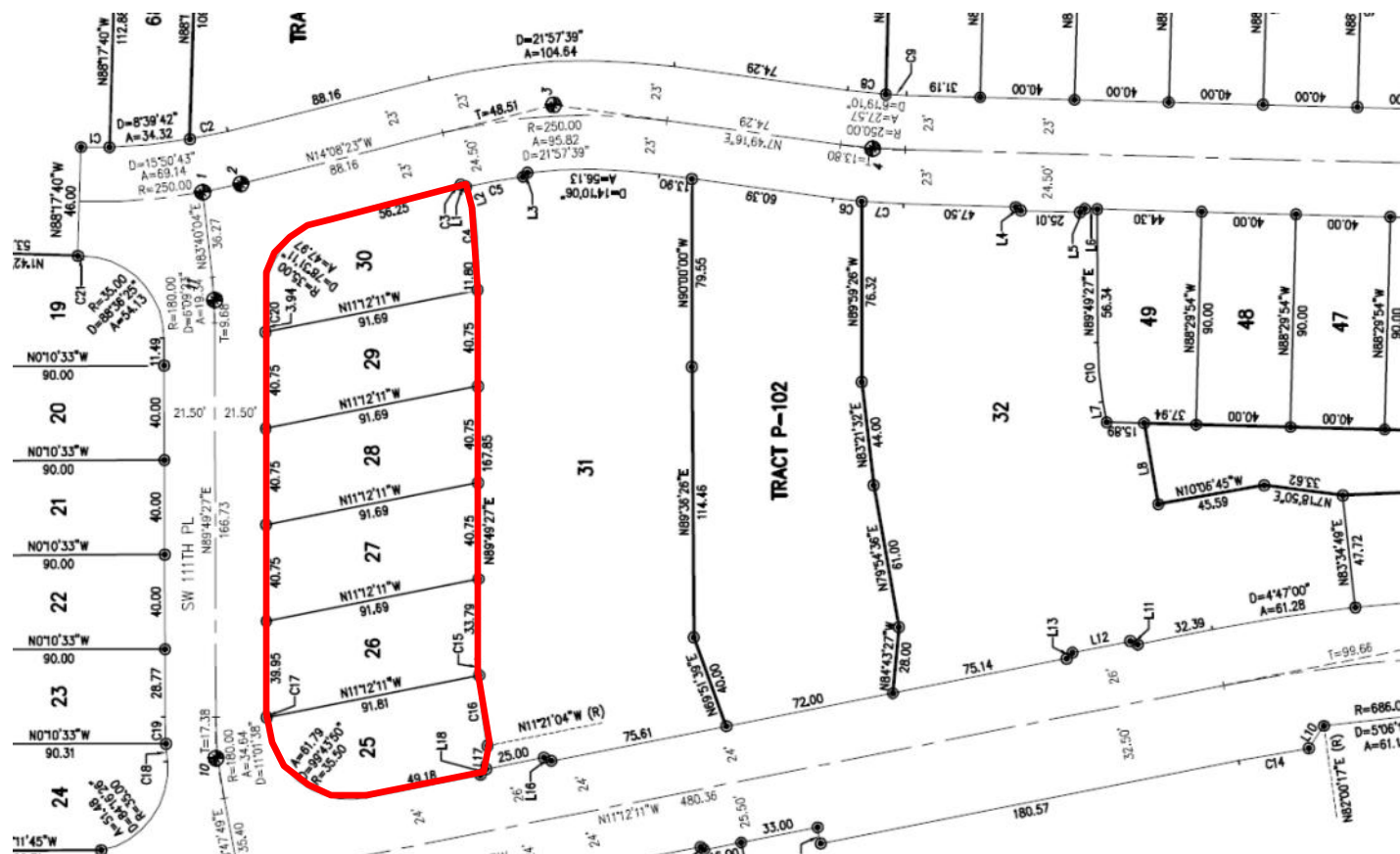
Amenities—Provided by KCHA

- Improved park (Central Park) adjacent to the south
- Improved P-Patch southeast of lots on 4th PL SW
- Community Center within walking distance
- Improved lots: access, utilities and gas service in place
- Shared public storm drainage facility in place
- Easy access to transit, schools, and commercial services

General Conditions

- All homes must be for-sale to owner occupants
- All development must conform to Seola Gardens Design Guidelines
- Must comply with Seola Gardens CCR's
- Built Green™ requirements
- All units must become members of the Seola Gardens Association

Master Plat—Property 3



Please note that only some Master Plat information is provided in this detail. For complete information, contact KCHA for the complete Master Plat.

Site development and building construction plans must comply with the entitlements described in this offering, the Seola Gardens Design Guidelines and the specifications on this page.

Site Development Conditions Specific to Lots 25-30

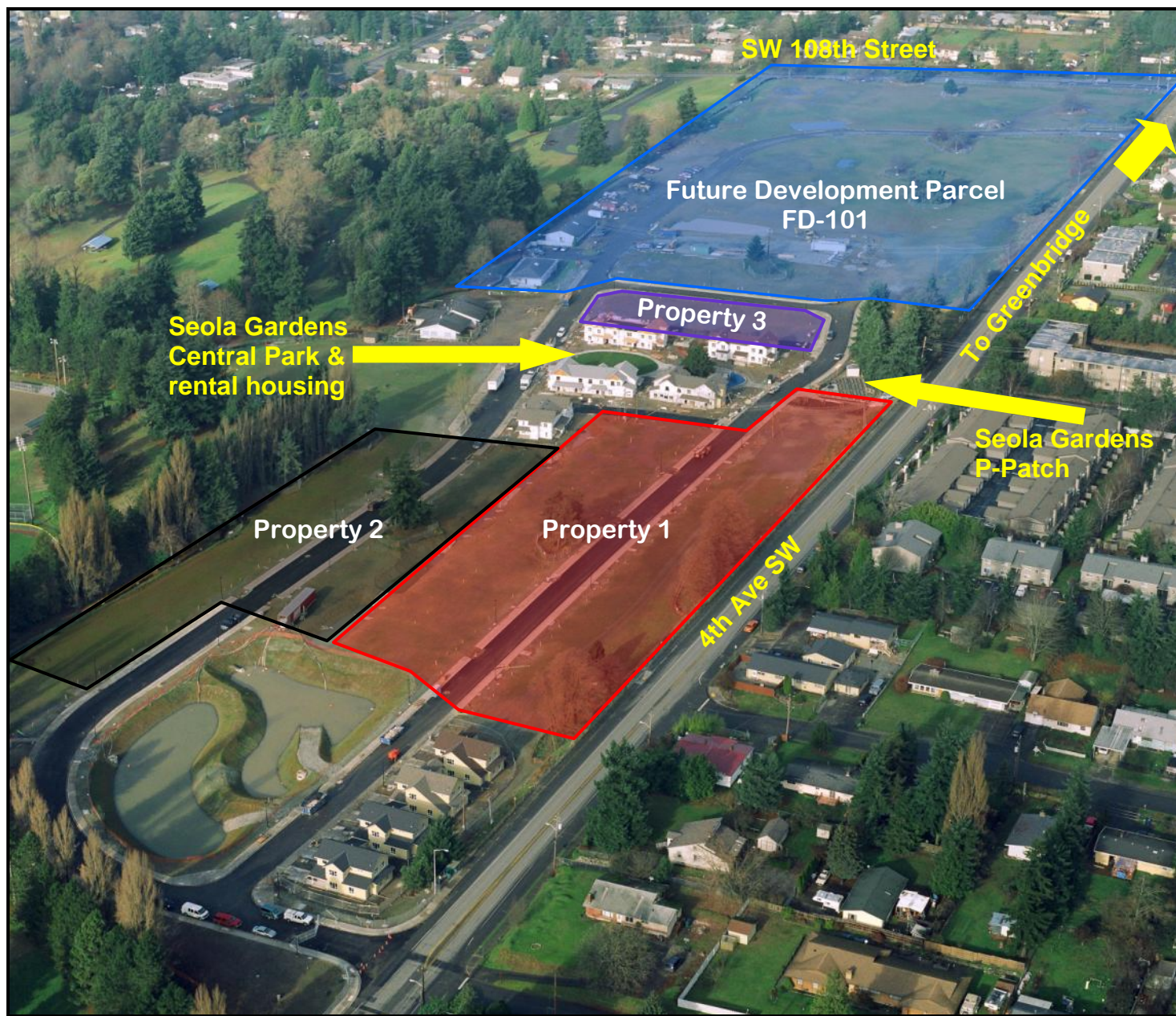
- Lot line locations are fixed; no boundary line adjustments will be allowed
- ROW landscaping including street trees is required
- There is currently no off-site construction staging area available
- Fire sprinklers required

Building Conditions

- Minimum of 1 unit will meet Accessibility requirements per Seola Gardens Design Guidelines

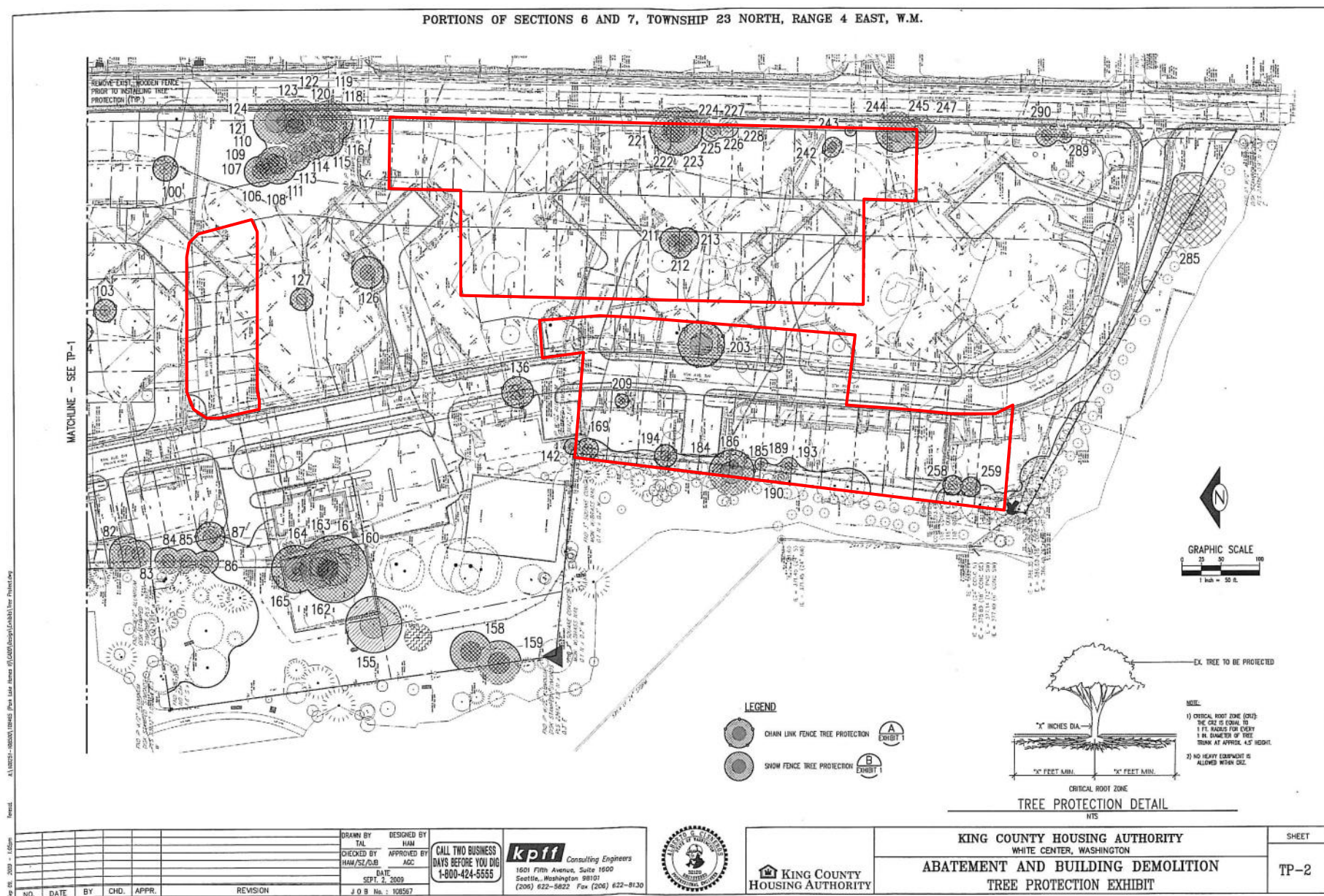
Entitlements

- Lots are ready for construction subject to obtaining King County single family building permits



54 lots will be offered for sale in the South Phase available in 3 Properties. Property lines are approximate.

Significant Trees at Seola Gardens—South Phase



**Park Lake II Tree Preservation
King Co., Washington
Jan 2011**

Tree #	Species	dbh (in.)	CRZ Radius
2	Honey Locust, <i>Gleditsia triacanthos</i>	12.5	13'
3	Norway Maple, <i>Acer platanoides</i>	19.5	20'
4	Scotch Pine, <i>Pinus sylvestris</i>	12, 8.6	15'
5	Scotch Pine, <i>Pinus sylvestris</i>	17	17'
6	Scotch Pine, <i>Pinus sylvestris</i>	14	14'
10	Austrian Pine, <i>Pinus nigra</i>	9	9'
16	Fruiting Cherry, <i>Prunus</i> spp.	19.6	20'
17	Scotch Pine, <i>Pinus sylvestris</i>	23	24'
23	Flowering Cherry, <i>Prunus</i> spp.	19.2	20'
26	Honey Locust, <i>Gleditsia triacanthos</i>	12.1	13'
27	Douglas Fir, <i>Pseudotsuga menziesii</i>	24.3	25'
28	Black Locust, <i>Robinia pseudoacacia</i>	25.5	26'
38	Flowering Cherry, <i>Prunus</i> spp.	12.4, 14.9, 9.5	22'
39	Honey Locust, <i>Gleditsia triacanthos</i>	15.3	16'
46	European White Birch, <i>Betula pendula</i>	12.5	13'
47	Scotch Pine, <i>Pinus sylvestris</i>	14.6	15'
48	Fruiting Cherry, <i>Prunus</i> spp.	18.6	19'
50	Scotch Pine, <i>Pinus sylvestris</i>	23.3	24'
51	Scotch Pine, <i>Pinus sylvestris</i>	11.7	12'
62	Norway Maple, <i>Acer platanoides</i>	20.4	21'
64	Douglas Fir, <i>Pseudotsuga menziesii</i>	20.5	21'
65	Holly, <i>Ilex</i> spp.	4, 5, 6	9'
74	Scotch Pine, <i>Pinus sylvestris</i>	16.7	17'
75	Scotch Pine, <i>Pinus sylvestris</i>	11	12'
78	Hinckley Cypress, <i>Chamaecyparis obtusa</i>	10.5	11'
79	Fruiting Cherry, <i>Prunus</i> spp.	6.7	7'
80	Douglas Fir, <i>Pseudotsuga menziesii</i>	8.8, 8	12'
82	Norway Maple, <i>Acer platanoides</i>	7.6, 13, 11.7, 9.3	22'
83	Norway Maple, <i>Acer platanoides</i>	16.3	17'
84	Scotch Pine, <i>Pinus sylvestris</i>	16.6	17'
85	Scotch Pine, <i>Pinus sylvestris</i>	15.5	16'
86	Scotch Pine, <i>Pinus sylvestris</i>	14.3	15'
87	Norway Maple, <i>Acer platanoides</i>	18.4	19'
97	Bigleaf Maple, <i>Acer macrophyllum</i>	5, 6, 7	11'
100	Flowering Plum, <i>Prunus</i> spp.	2, 3, 5, 6, 8, 10	15'
103	Fruiting Cherry, <i>Prunus</i> spp.	13.4	14'
104	Douglas Fir, <i>Pseudotsuga menziesii</i>	10.7	11'
106	Douglas Fir, <i>Pseudotsuga menziesii</i>	18.2	19'
107	Douglas Fir, <i>Pseudotsuga menziesii</i>	10.8	11'
108	Douglas Fir, <i>Pseudotsuga menziesii</i>	10	10'
109	Douglas Fir, <i>Pseudotsuga menziesii</i>	14.3	15'
110	Douglas Fir, <i>Pseudotsuga menziesii</i>	16.1	17'
111	Douglas Fir, <i>Pseudotsuga menziesii</i>	23.6	24'
113	Douglas Fir, <i>Pseudotsuga menziesii</i>	17	17'
114	Douglas Fir, <i>Pseudotsuga menziesii</i>	13.5	14'
115	Douglas Fir, <i>Pseudotsuga menziesii</i>	14.2	15'
116	Douglas Fir, <i>Pseudotsuga menziesii</i>	17.3	18'
117	Douglas Fir, <i>Pseudotsuga menziesii</i>	26.5	27'
118	Douglas Fir, <i>Pseudotsuga menziesii</i>	25.5	26'

Tree #	Species	dbh (in.)	CRZ Radius
119	Douglas Fir, <i>Pseudotsuga menziesii</i>	19.1	20'
120	Black Locust, <i>Robinia pseudoacacia</i>	12.2, 16.2, 20.1	29'
121	Black Locust, <i>Robinia pseudoacacia</i>	15.5, 17.5	24'
122	Black Locust, <i>Robinia pseudoacacia</i>	12.9	13'
123	Black Locust, <i>Robinia pseudoacacia</i>	13.1, 8.3	16'
124	Douglas Fir, <i>Pseudotsuga menziesii</i>	28.5	29'
126	Austrian Pine, <i>Pinus nigra</i>	19.7	20'
127	Norway Maple, <i>Acer platanoides</i>	13.8	14'
136	Hybrid London Plane, <i>Platanus x acerifolia</i>	19.3	20'
155	Douglas Fir, <i>Pseudotsuga menziesii</i>	36	36'
157	Douglas Fir, <i>Pseudotsuga menziesii</i> (SNAG)	29.5	30'
158	Western Red Cedar, <i>Thuja plicata</i>	25.8	26'
159	Douglas Fir, <i>Pseudotsuga menziesii</i>	28	28'
160	Pacific Madrona, <i>Arbutus menziesii</i>	43	43'
161	Douglas Fir, <i>Pseudotsuga menziesii</i>	24.3	25'
162	Douglas Fir, <i>Pseudotsuga menziesii</i>	14.5	15'
163	Douglas Fir, <i>Pseudotsuga menziesii</i>	24.7	25'
164	Douglas Fir, <i>Pseudotsuga menziesii</i>	16.5	17'
165	Douglas Fir, <i>Pseudotsuga menziesii</i>	30	30'
169	Scotch Pine, <i>Pinus sylvestris</i>	14	14'
184	Scotch Pine, <i>Pinus sylvestris</i>	9	9'
185	Scotch Pine, <i>Pinus sylvestris</i>	11.3	12'
186	Western Red Cedar, <i>Thuja plicata</i>	28.7	29'
189	Fruiting Cherry, <i>Prunus</i> spp.	7.5	8'
190	European White Birch, <i>Betula pendula</i>	9	9'
193	European White Birch, <i>Betula pendula</i>	10.6	11'
203	Douglas Fir, <i>Pseudotsuga menziesii</i>	28.7	29'
211	Blue Scotch Pine, <i>Pinus sylvestris glauca</i>	16	16'
212	Scotch Pine, <i>Pinus sylvestris</i>	14.3	15'
213	Scotch Pine, <i>Pinus sylvestris</i>	15	15'
221	Black Locust, <i>Robinia pseudoacacia</i>	20.6, 21.4	30'
222	Black Locust, <i>Robinia pseudoacacia</i>	14.9, 20, 18	31'
223	Black Locust, <i>Robinia pseudoacacia</i>	5	5'
224	Black Locust, <i>Robinia pseudoacacia</i>	6	6'
225	Black Locust, <i>Robinia pseudoacacia</i>	9, 4, 6	12'
226	Black Locust, <i>Robinia pseudoacacia</i>	7.6, 3, 2, 1	9'
228	Black Locust, <i>Robinia pseudoacacia</i>	9, 8.8	13'
233	Hybrid London Plane, <i>Platanus x acerifolia</i>	19.3	20'
235	Hawthorne, <i>Crataegus</i> spp.	7.6	8'
236	Norway Maple, <i>Acer platanoides</i>	15	15'
237	Honey Locust, <i>Gleditsia triacanthos</i>	14.7	15'
238	Douglas Fir, <i>Pseudotsuga menziesii</i>	8	8'
239	Scotch Pine, <i>Pinus sylvestris</i>	13	13'
240	Scotch Pine, <i>Pinus sylvestris</i>	15.2	16'
241	Scotch Pine, <i>Pinus sylvestris</i>	15	15'
242	Norway Spruce, <i>Picea abies</i>	8, 7, 3	11'
243	Norway Spruce, <i>Picea abies</i>	8, 7, 3	11'
244	Black Locust, <i>Robinia pseudoacacia</i>	25.5	26'
245	Black Locust, <i>Robinia pseudoacacia</i>	19.3	20'
247	Black Locust, <i>Robinia pseudoacacia</i>	19.1	20'
258	Scotch Pine, <i>Pinus sylvestris</i>	11.6	12'
259	Blue Scotch Pine, <i>Pinus sylvestris glauca</i>	12	12'
285	Lombardy Poplar, <i>Populus nigra 'Italica'</i>	48	48'
289	Pacific Madrona, <i>Arbutus menziesii</i>	8.7	9'
290	Douglas Fir, <i>Pseudotsuga menziesii</i>	10, 9	14'

PRICE PROPOSAL SEOLA GARDENS “FOR SALE” PROPERTIES

INSTRUCTIONS:

- A. Potential buyers have the option of submitting proposals for one or more of the three properties being sold by the King County Housing Authority. Potential buyers are not required to offer on all three properties, but may pick and choose based on their business plans and preferences.
- B. Potential buyers also have the option to submit a unified price proposal for any combination of the Properties (i.e., a single price for all three properties or a single price for any two of the properties).
- C. Potential buyers must also submit the following separate materials:
 - 1. A schematic site plan and elevations of proposed housing, by type, for each property.
 - 2. Proposed sales price schedule by housing type and floor plan. Purchaser may, but is not required to, include a detailed price list of standard options, upgrades and extras in the Price Schedule.
 - 3. A description of the development company including information of the company’s experience with projects and housing products similar to those being proposed at Seola Gardens.
 - 4. Names and resumes of key management and supervisory personnel who will be responsible for the development of property at Greenbridge.
 - 5. Permitting, development and sales schedule.
 - 6. A completed Price Proposal (form attached).
 - 7. A signed offer in the form set forth below.
 - 8. A letter of interest explaining the proposed structure of buyers offer to purchase
- D. All proposals must be signed by an officer or owner with legal authority to bind the potential buyer.
- E. Evaluation of proposals will begin **June 3, 2011**. Proposals received that date will be evaluated if there are more than one proposal that best meets KCHA objectives including price. If no acceptable proposals are received this request will remain open until withdrawn by KCHA. Submit sealed offer to:

James Rooney
King County Housing Authority
600 Andover Park West
Tukwila, WA 98188-3326

- F. The King County Housing Authority will select the preferred buyers. Selected buyers should be prepared to enter into a letter of intent setting forth the general terms of agreement, and thereafter to execute Purchase and Sale Agreement.
- G. KCHA reserves the right to reject any and all offers submitted

SEOLA GARDENS SOUTH PHASE LAND SALE PRICE PROPOSAL

PURCHASER: _____

Contact Person: _____

Address: _____

Phone Number: _____

Email: _____

Property No. 1 (lots 37-49, 51-67; Single Family detached housing units):

Proposed Price \$ _____

Proposed Lot Price (Proposed Price/30 lots) \$ _____

Proposed Home Sale Price Range \$ _____

Property No. 2 (lots 1-14, 33-36, 18 detached single family homes):

Proposed Price \$ _____

Proposed Lot Price (Proposed Price/18 lots) \$ _____

Proposed Home Sale Price Range \$ _____

Property No. 3 (lots 25-30, 6 detached single family homes)

Proposed Price \$ _____

Proposed Lot Price (Proposed Price/6 lots) \$ _____

Proposed Home Sale Price Range \$ _____

Please attach a letter of interest explaining the proposed structure of your offer to purchase.