



April 8, 2008

PROFILE

Overview

Land Area: 10.4 square miles

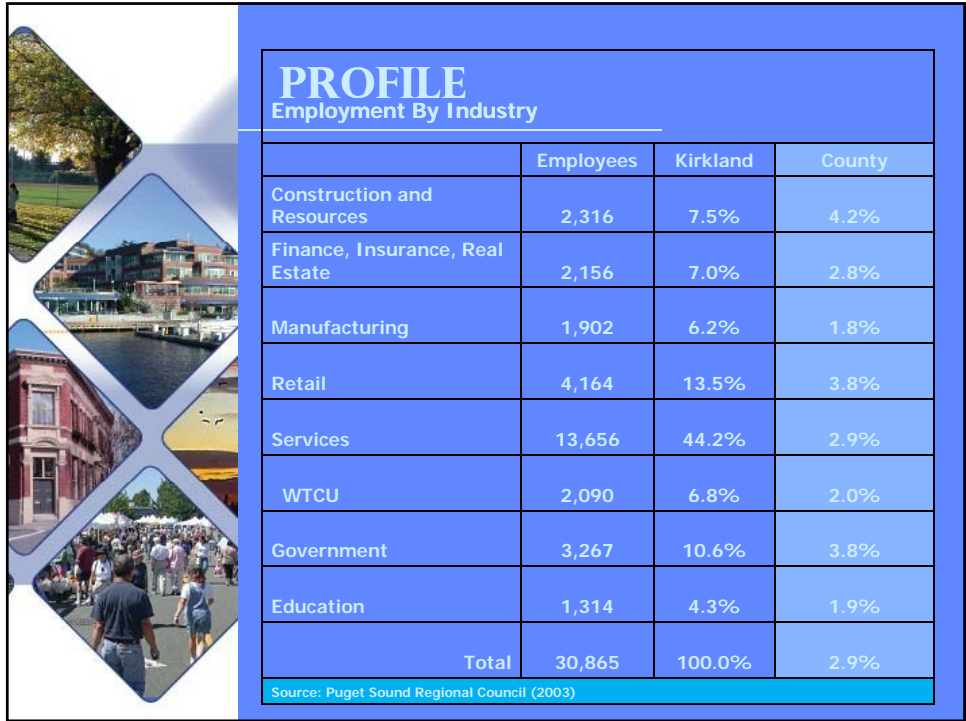
Population 2006: 47,180 2030: 58,287

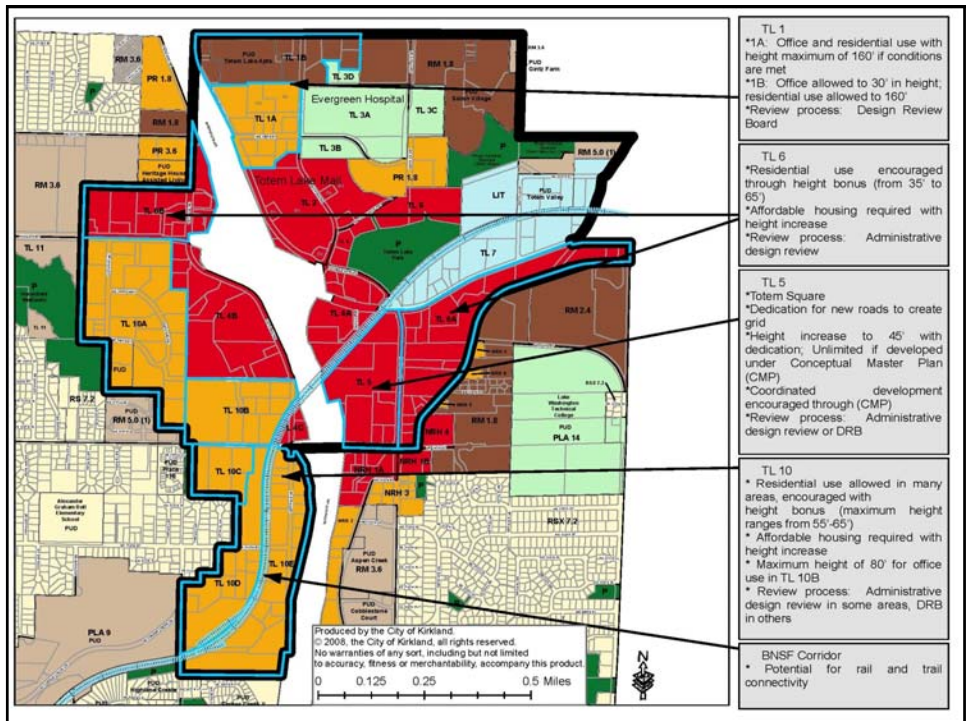
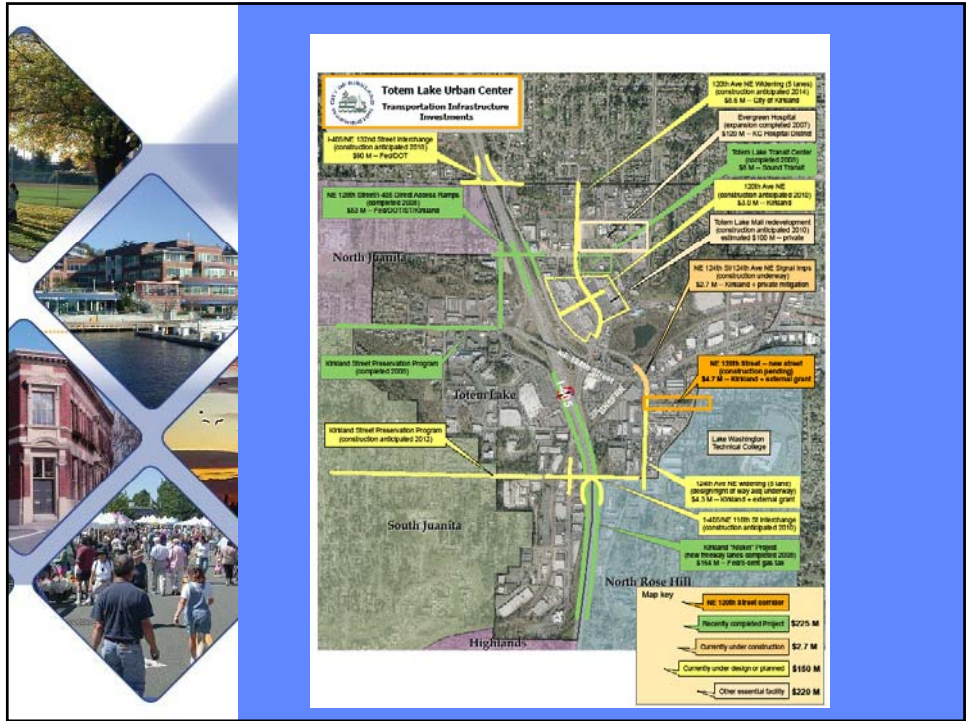
Employees: 30,865

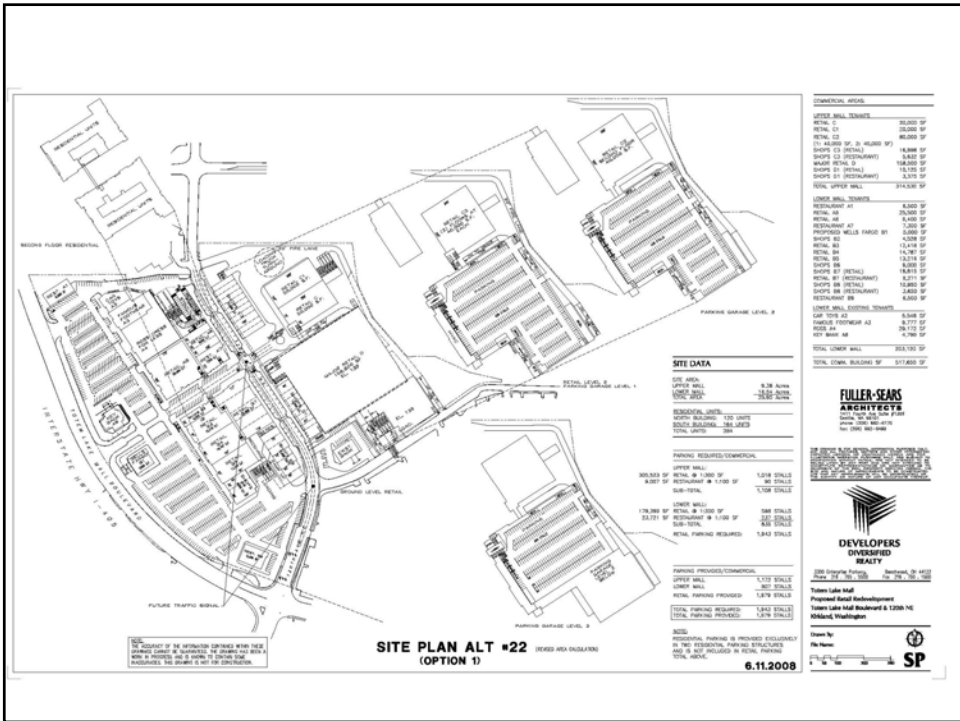
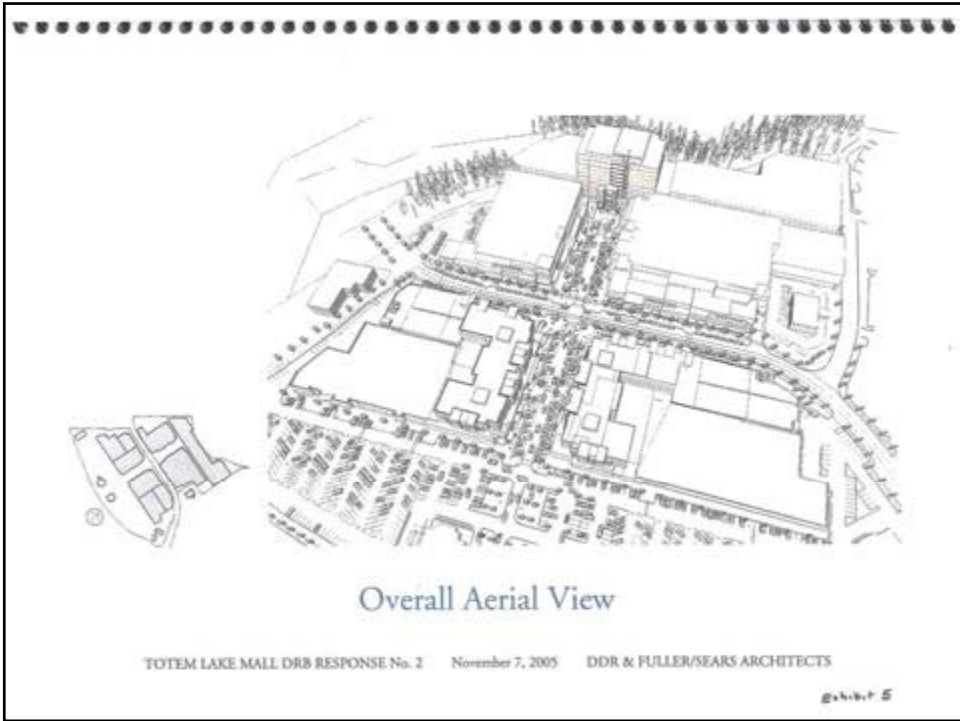
Commercial / Industrial Space: 11,718,900 sq ft

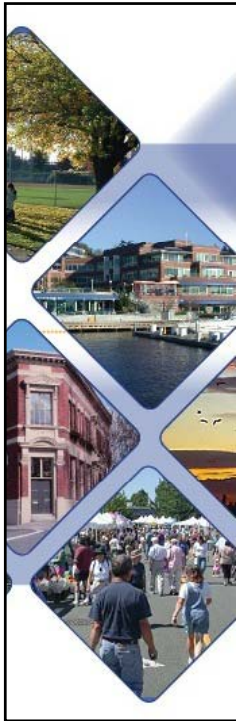
Potential Development: 6,540,327 sq ft

Potential Annexation Area: 32,600 people 7 sq. miles



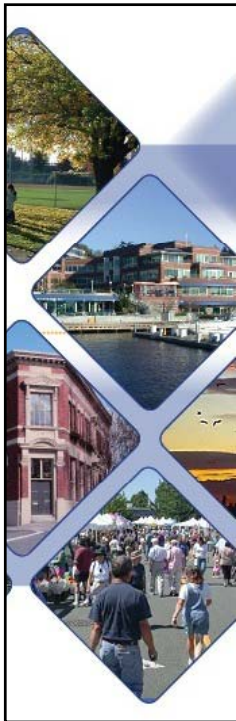






OPPORTUNITIES /ASSETS

- Totem Lake Mall Redevelopment
- Parmac (Future office campus rezoned for 8-story buildings)
- Auto dealerships and other large scale retail
- Evergreen Hospital
- Transit Improvements
- Affordable Housing Opportunities



CHALLENGES

- Empty mall poses challenges to existing business
- Key sectors – auto and miscellaneous retail are slipping
- Other big box retail sites have parking constraints
- Circulation system is complicated as is 405 access
- PARMAC and other redevelopment sites will need to be assembled and will require heavy infrastructure investment