

City of Tukwila, Washington
Public Workshop #2
On
Tukwila Urban Center Plan
Summary of Public Comments

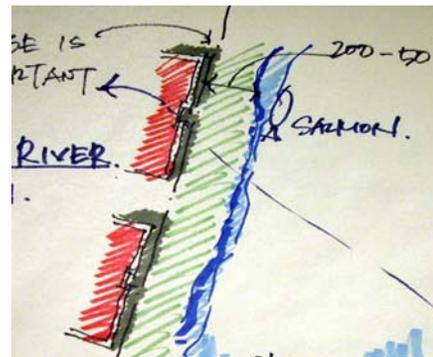
Embassy Suites Hotel
June 30, 2003
1 p.m. to 3:30 p.m.

The input received at the workshop – from both verbal and written comments – is summarized below. The comments have been organized into four sections: Land Use & Urban Design, Implementation, Others, and Summary of Written Comments.

Workshop Comments:

Land Use & Urban Design

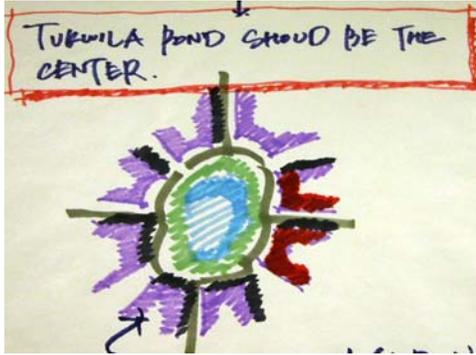
- There is a 200'+ setback along the Green River to protect the Chinook Salmon, an endangered species. How much setback is appropriate for the uses proposed along the river's edge? If residential is a land use, which the community supports, the setback can be of any depth, from 50' to 200'. **Residential is a great idea**, even if there are possible problems with wildlife, i.e. salmon.
- The proposed ideas are impressive; there is something missing. The idea of civic functions is missing, with civic center functions connecting their current location on the hill to the Center or locating directly in the Center. Library, Youth Center, Post Office, even a Hotel w/ Convention Facility.



- If residential were located at the river, would it include retail

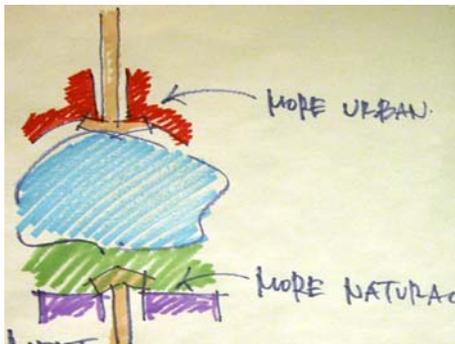
services? Yes, it could such as ground floor retail with residential above, in specific strategic locations. (corner store, not competing with Center retail). All districts would be planned to be mixed-use, with special attention to where uses are located.

- Tukwila Pond is a very good area to focus energy; make it feel that the entire TUC is part of a unified business community. An example is Plano, Texas where business focuses on a lake as central feature. Uses (office and residential) don't back up directly onto the lake but leave a public realm /edge with space in between.



- Southcenter Parkway as a "spine" is a good idea, the idea of the Pond as a spine is a good idea. Expand the idea by adding other amenities, like an amphitheater. The idea of 4 districts in the TUC is a good idea.

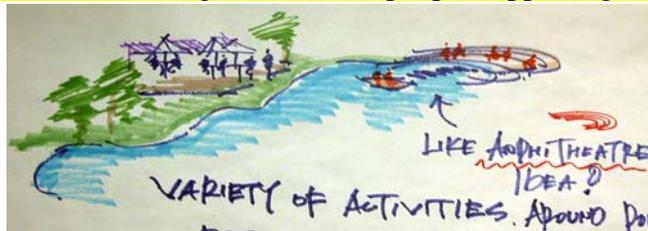
- Transportation and transportation improvements need to service patterns of development rather than traffic improvement decisions being made in the absence of the physical realities of the center and its proposed changes.
- Currently people leave the center in the evening. If residential would become a use, other residential support uses would need to be brought in, together with other evening activity which would help the center. Evening activity should be focused on the pond, (like in Providence, RI).



- The pond edge (space between the pond and adjoining development) needs to be a place where people can walk and relax. There needs to be room for open space (a park-like setting) and activity, a little of both. The north half should be developed, the south half should be park/open space/natural.

There should be a marker/monument marking the axis; where the pond becomes the meeting place (a meeting place for all kind of reasons!)

- The pond as a meeting/gathering place is a good idea, with multiple linkages/connections. (a raising of hands showed a larger number of people supporting the idea of a portion of the pond edges being kept as natural open space rather than being ringed with development).



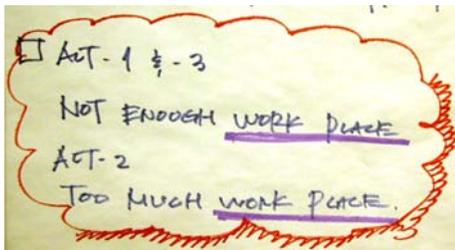
- If the center is to become a walkable district, there

needs to be reasons for people to walk. The idea is restructuring the center, not redevelopment.

- The ideas shown in Alternative 3 are good; the idea of three (3) zones is not a good idea. **Alternative 3 makes best use of the pond as the focus.** The idea of Southcenter Boulevard as a focus is not a good idea. **The Pond as focus, with a spine is a better concept.** The idea is a “walkable”, “nice center”.



- Alternative 3 should expand retail further south into an extended long L-shape, extending all the way to the south end of the TUC site, to include the Big Box retail zone on the east side of the TUC, at Minkler.
- In Alternative 3, can residential uses be extended to border the pond? While that is a possibility, it would probably require shifting retail uses further south.
- Where do hotels fit in? Hotels locate well at the edge of the river; they combine well with residential uses, to have the residential district feel. Hotel/lodging could be anywhere in the TUC.



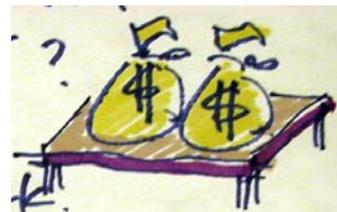
- **In Alternatives 1 and 3, there may not be enough area dedicated for workplace.** Alternative 2 has too much workplace; there should be a medium between the two approaches.
- What is workplace as a land use?

Where is it going? It includes office, warehouse and distribution.

- **The neo-traditional ideas about the Urban Center as shown in the Alternatives are good, particularly as a transit-focused Urban Center. The focus of the TUC as workplace is to stay, which maintains a big daytime population.**

Implementation

- Do improvements/changes in the public realm come first; what leads? For example, in the case of Strander Blvd.: Put in streetscape improvements first, prioritize changes, establish cost estimates for intended changes and determine how to implement changes. Are changes treated as City incentives, or are they incremental improvements, implemented as you go along? Or are they done all at once, with payback later? (public expenses/private expenses or shared expenses).



- Concern over piece-meal implementation.
- Is the idea of creating districts tied to the idea of market absorption, like 20-year absorption cycles? FTB believes that cycles of change are shorter, more like 7 to 10 years.

Others

- The Segale project, which is being planned south of the TUC, has large-scale plans that may compete with the TUC. To date no information has come forward to know what exactly is being planned. *(Segale's representative at the workshop offered the following: Segale bought Gateway Business Park (600 acres) from Boeing. The property is being planned by Design Workshop as a mixed-use/ multi-use development, with a major focus on residential, not as a retail mall.)*

Summary of Written Comments Received:

- The City should work with the developers, etc to get a drugstore to come in. One has to go over to Renton or up the hill to the Safeway in McMicken Heights to buy any of the many products a drugstore carries. Many of the workers in the area would like to take care of errands on their lunch break or after work. Perhaps a drugstore/ grocery would be good.
- Do not turn the central Tukwila core into the ugly set of high-rises that now pollute the central Bellevue core. These buildings obliterate the view and beauty of the area. One of the strengths of the Tukwila area is its accessibility to smaller companies trying to get started, and to the wide diversity of people who live and work in the area. Wants to maintain a down home ambience. Envisions a more developed waterfront incorporating riverfront office & specialty retail. East side of river for hotels. Easy access to the river from the Southcenter area and Southcenter Parkway. Wants to find a way to find a viable place in the area for warehouse/distribution/light industrial facilities – don't push these uses out.
- As the city develops plans for the Southcenter business area, I'd like to be notified of the coming workshops because I think our business community would be very well served by ensuring that trees, native plants, drought-tolerant plants, and landscaping for wildlife are part of this plan.