



Community Meeting
Uses & Activities for the
Outdoor Plaza and Indoor Commons

November 17, 2011

Tonight's Agenda

7:00 – 7:30

- Welcome & Introduction
- Overview of the Tukwila Village Project
- Presentation of Concept Site Plan, Plaza and Commons
- Potential Plaza/Commons Uses and Activities

7:30 – 8:00

- Gather Community's Input (small groups and survey sheets)

8:00 – 8:15

- Share Community's Input with the Entire Group

8:15 – 8:30

- Closing Remarks / Next Steps



Project Overview



TUKWILA VILLAGE

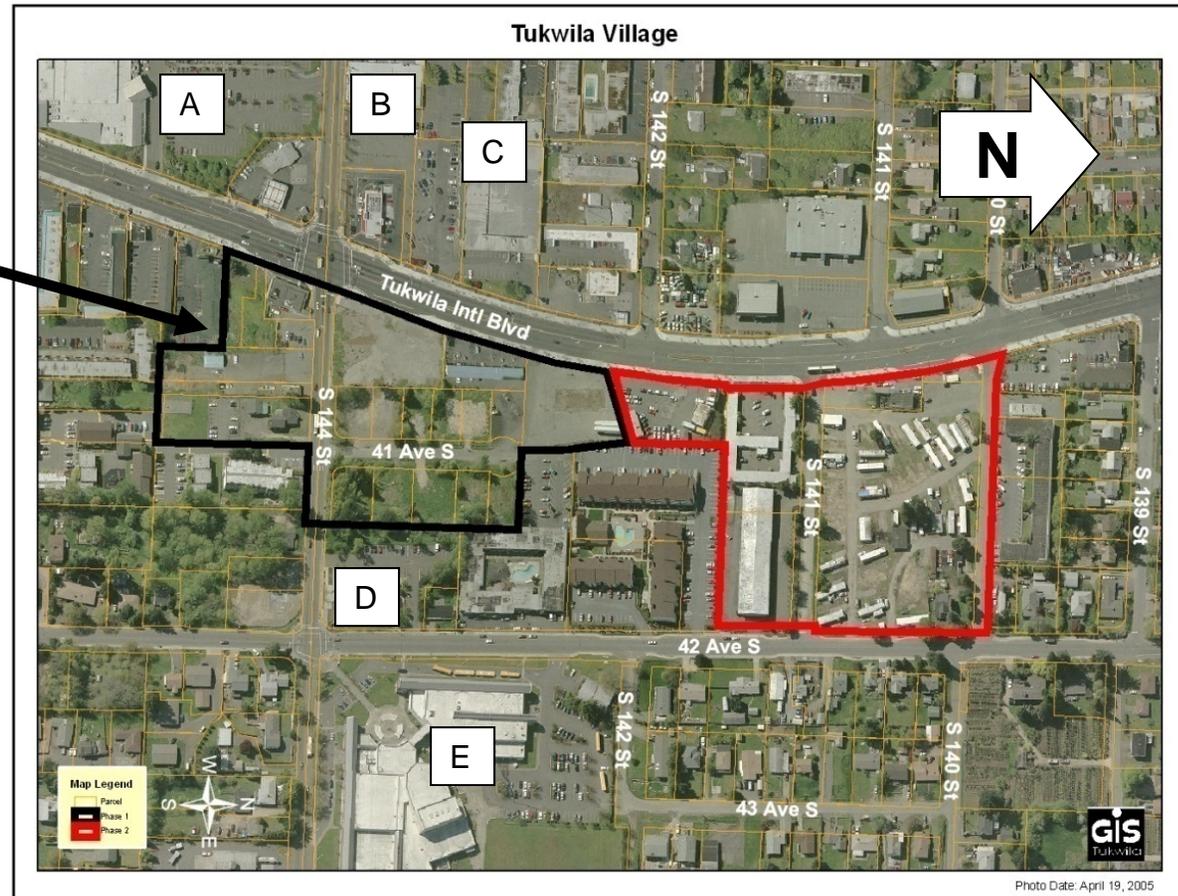
The Site

City owned
5.76 acres in
black outline

Nearby

- (A) 50,000 SF grocery store
- (B) Walgreen's
- (C) Bartell's
- (D) Existing Library
- (E) High school with 400 seat auditorium

The property outlined in red was previously identified as a second phase of Tukwila Village



The Vision

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.

Approved by Tukwila City Council 9/17/07



TUKWILA VILLAGE

Tarragon's Proposal (2008)



Recent Major Milestones

- ❖ City issued Request for Qualifications (3/30/11)
- ❖ Developer application period closed (4/29/11)
- ❖ City Council selected Tukwila Village Development Associates, LLC as the developer. (6/6/2011)
- ❖ Staff and developer started negotiations (6/7/2011)



Next Steps

- Fall 2011 Developer conducts analysis and due diligence
- 11/17/11 Public meeting on use of plaza and indoor commons
- Dec 2011 City Council review draft deal points
- Early 2012 City Council approval of development agreement
- 2012 Developer completes design and public review
- 2012-14 Construction



Tukwila Village Development Associates, LLC

[Representing the Senior Housing Assistance Group (SHAG)]

Concept

The City's vision for Tukwila Village offers a remarkable opportunity to bring together existing and new resources that generate opportunities for all residents. The vision is a catalyst for change. With unique indoor and outdoor gathering places that bring people together, surrounded by attractive housing options for seniors and non-seniors, a library branch, retail shopping, and a healthcare facility, it is possible to create an extraordinary shared experience that will enhance the community life for the City and its residents.



TUKWILA VILLAGE

Concept Site Plan

Presented By:

Johnson Braund, Inc. (Architecture)

Joe Giampietro

Diana Keys

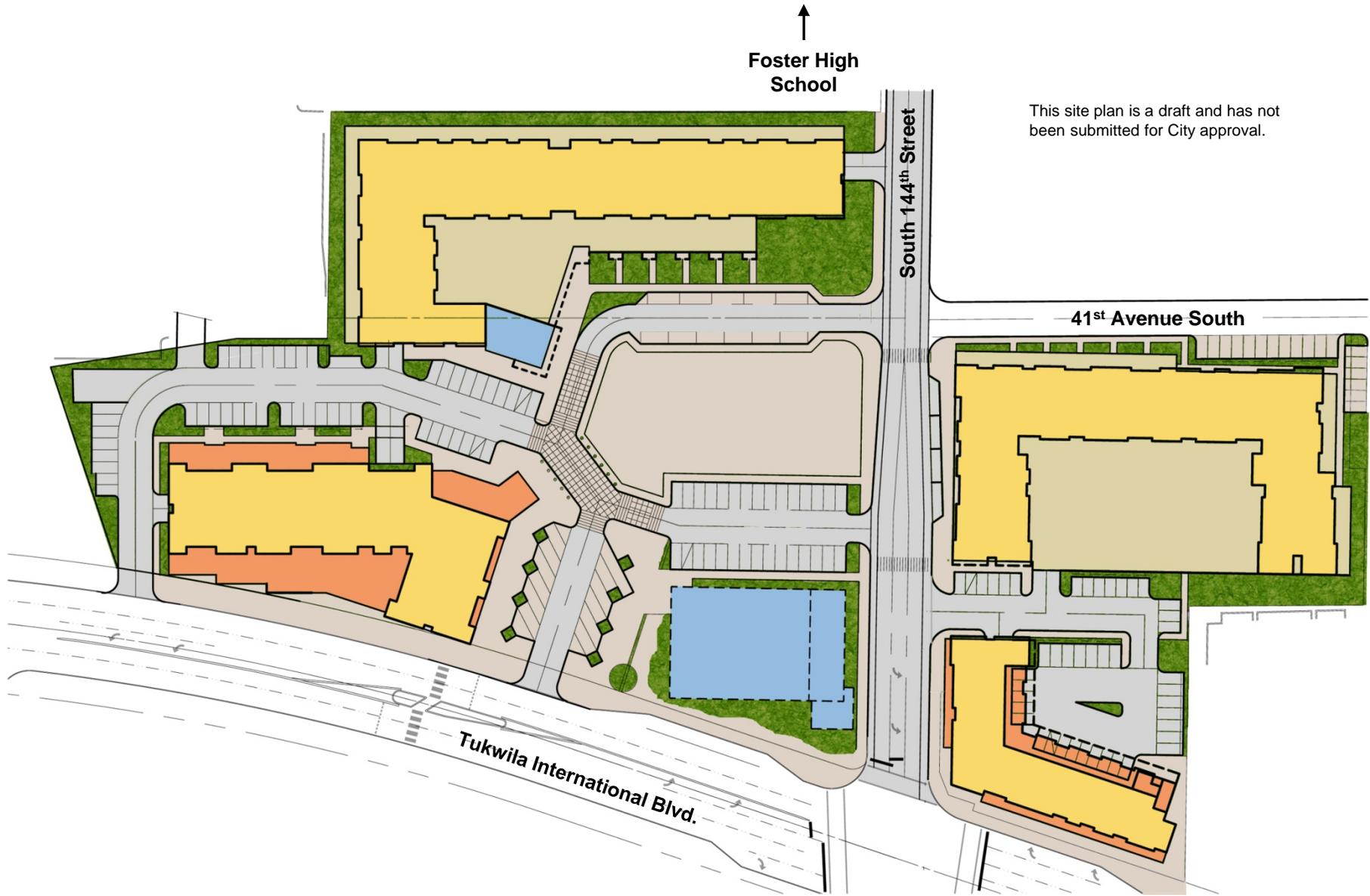
The LA Studio, LLC (Site, Plaza, & Landscape)

Mel Easter

Chris Petersen

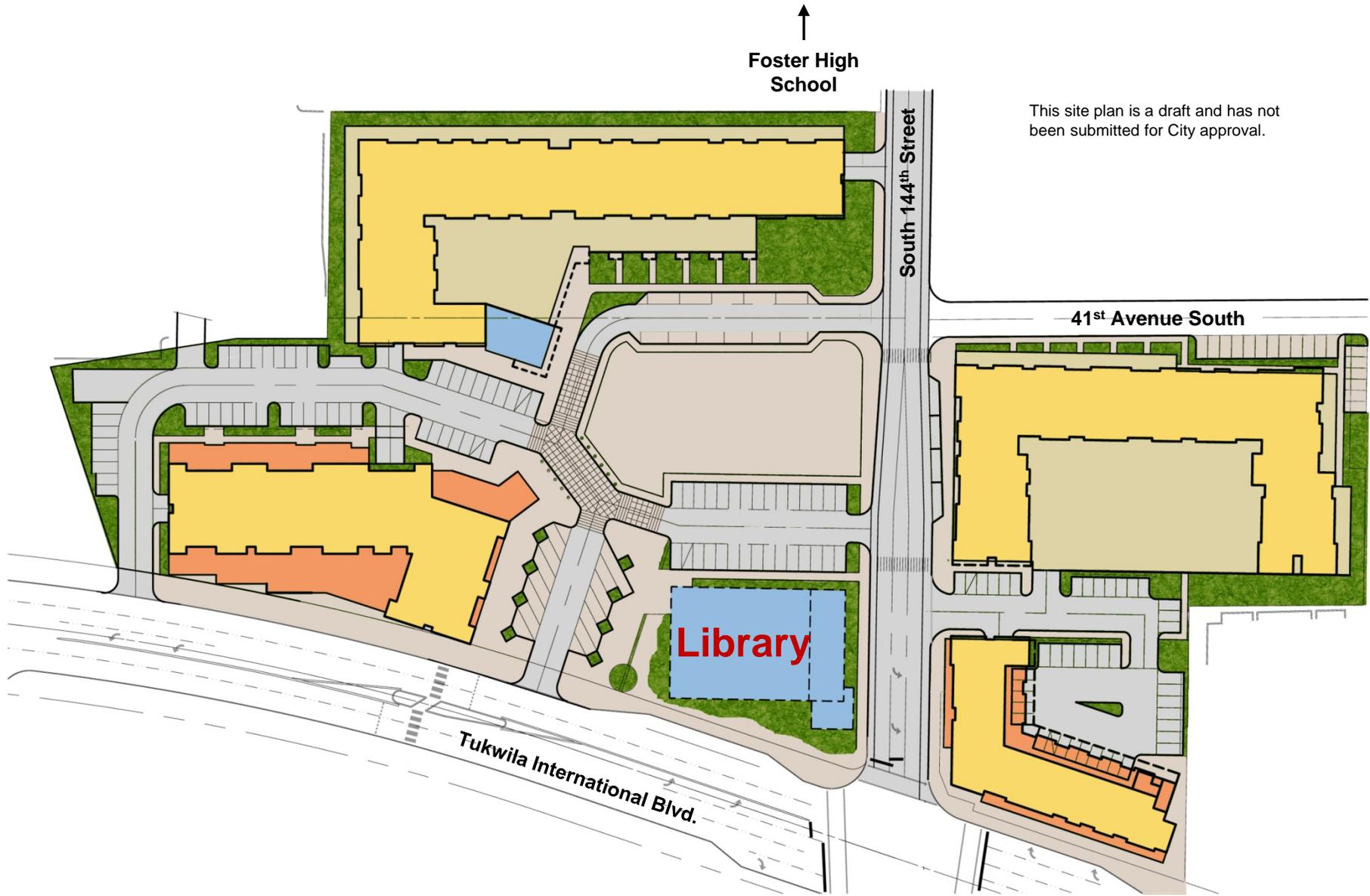


TUKWILA VILLAGE



Concept Site Plan





Concept Site Plan





↑
Foster High
School

This site plan is a draft and has not
been submitted for City approval.

South 144th Street

41st Avenue South

Residential

Residential

Library

Residential

Residential

Tukwila International Blvd.

Concept Site Plan

←
North



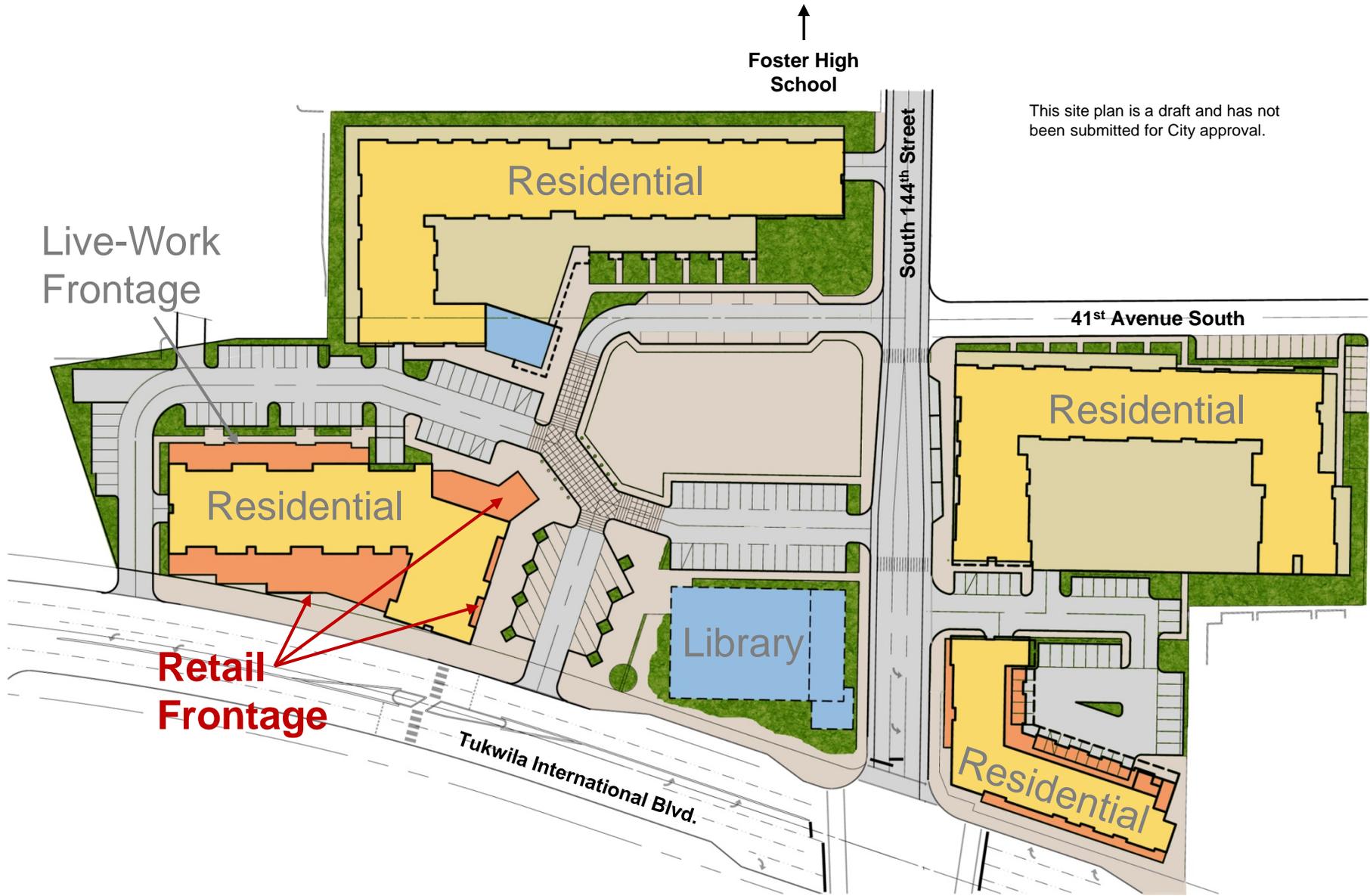
This site plan is a draft and has not been submitted for City approval.

Live-Work Frontage

Concept Site Plan



North



Concept Site Plan

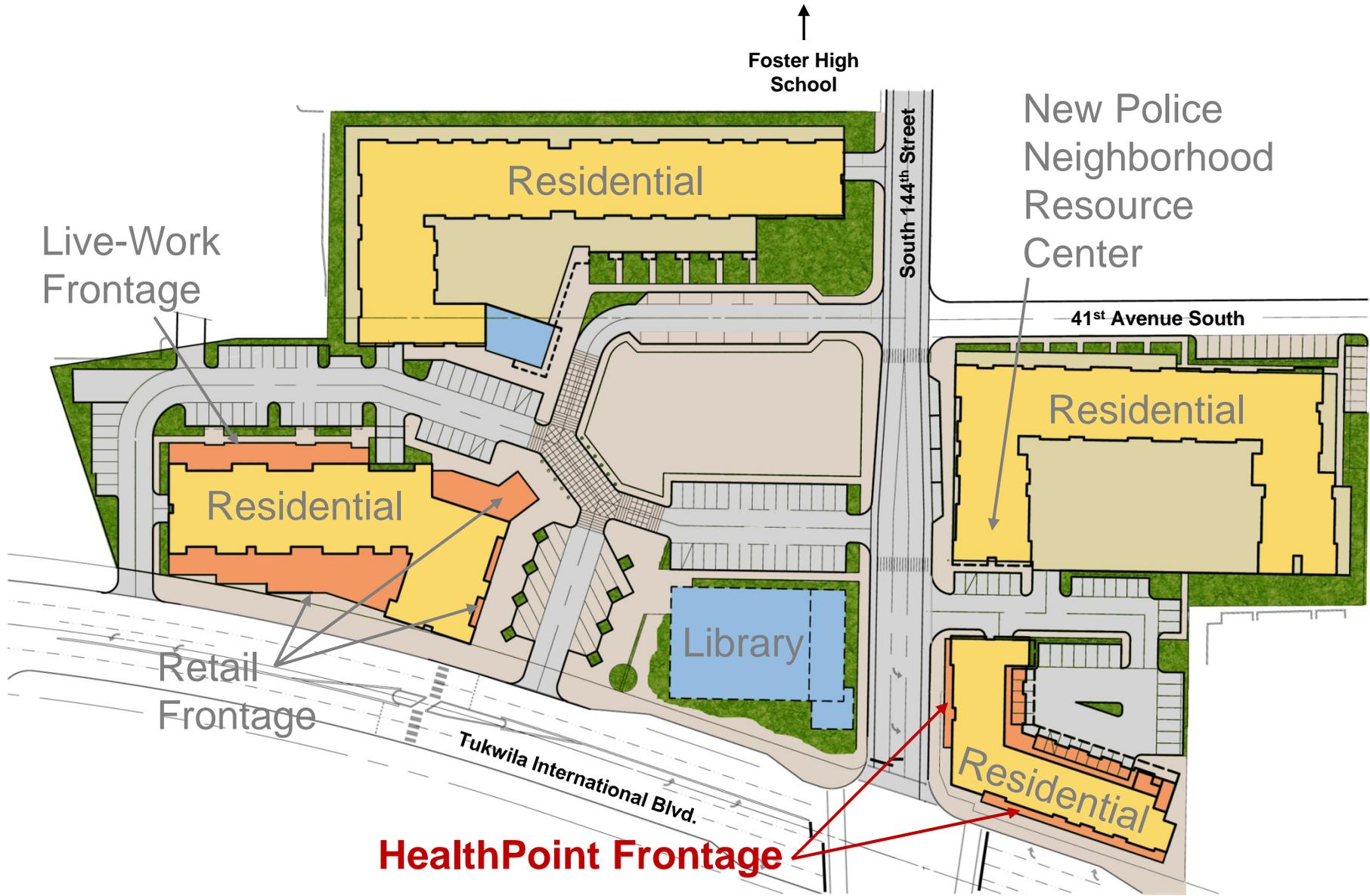




Concept Site Plan

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Concept Site Plan

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Concept Site Plan

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Potential Phasing

This site plan is a draft and has not been submitted for City approval.

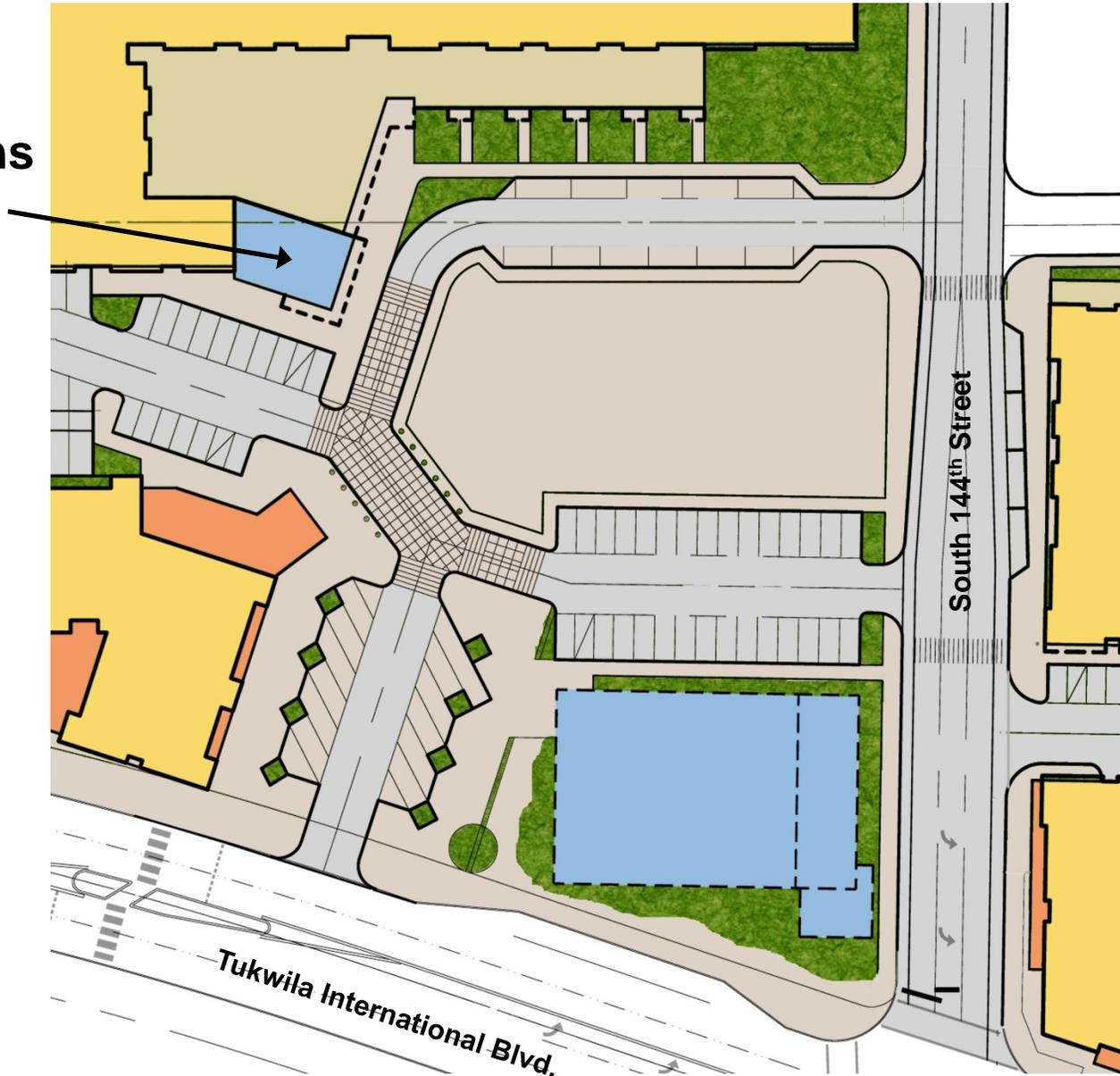


Outdoor Plaza & Indoor Commons



TUKWILA VILLAGE

**Indoor Commons
2,000 SF**



Plaza & Commons

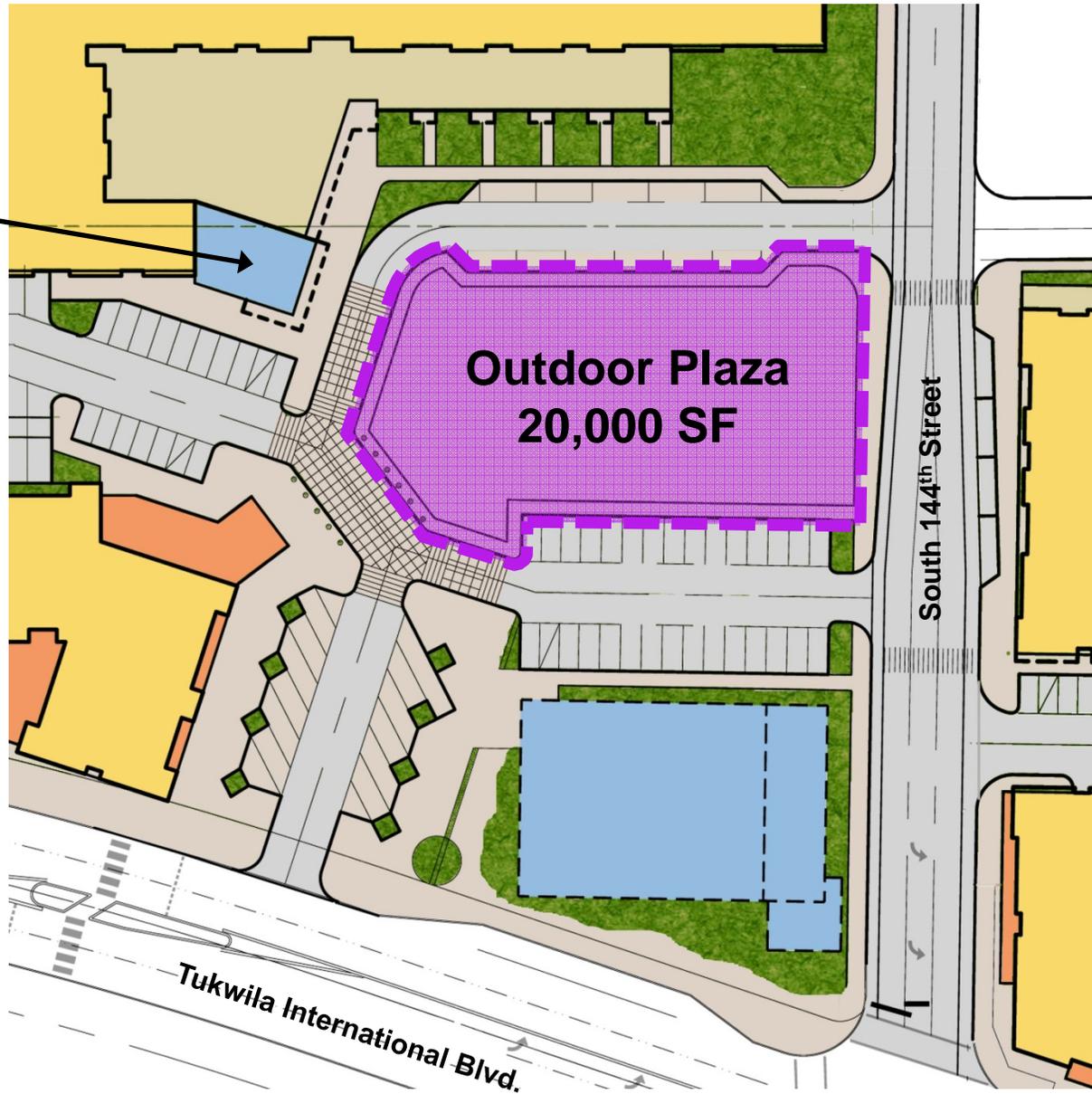
This site plan is a draft and has not been submitted for City approval.





Tukwila Community Center Social Hall

**Indoor Commons
2,000 SF**



Plaza & Commons

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**Indoor Commons
2,000 SF**

**Village Square
73,000 SF
(1.7 Acres)**

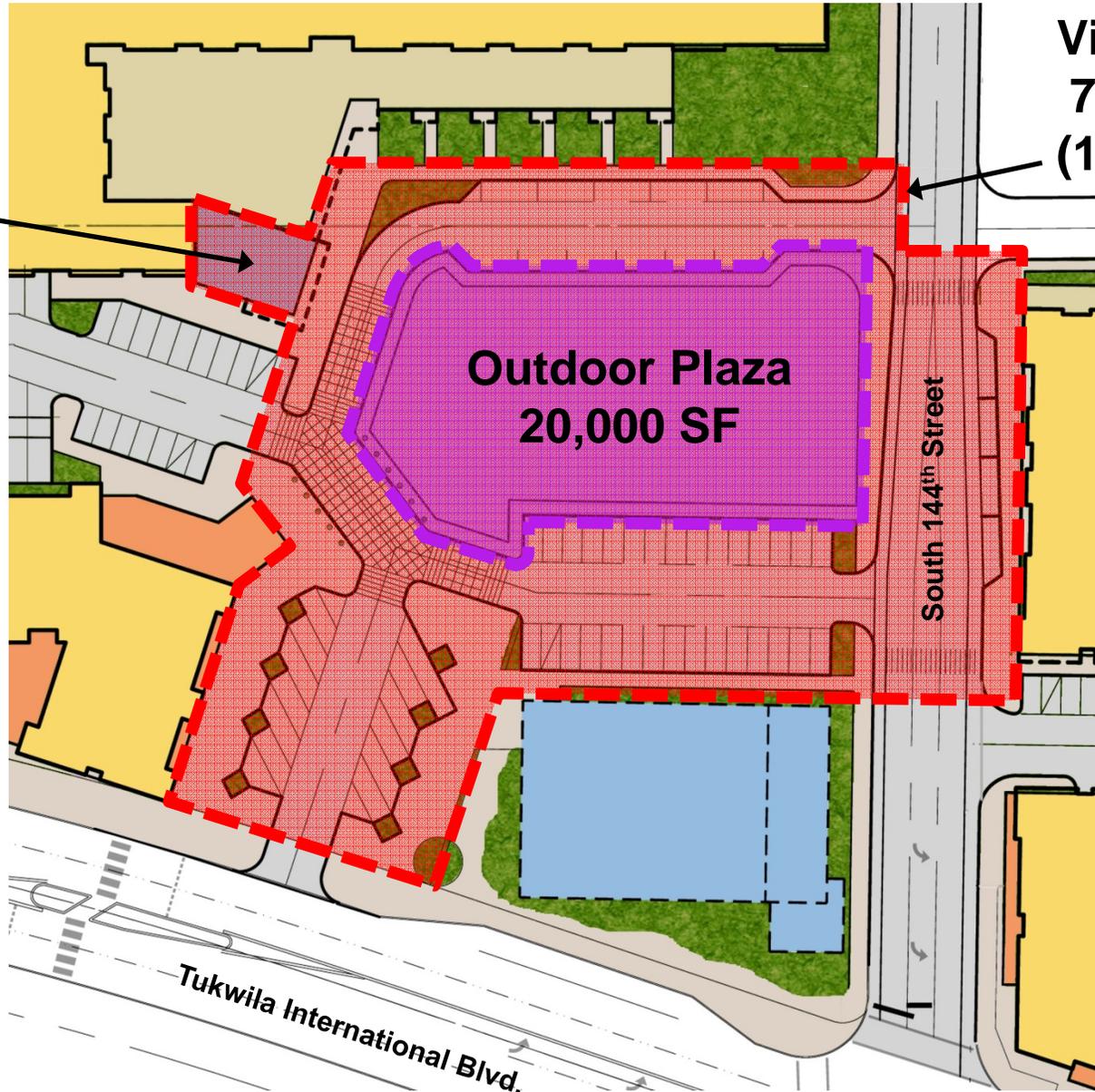
**Outdoor Plaza
20,000 SF**

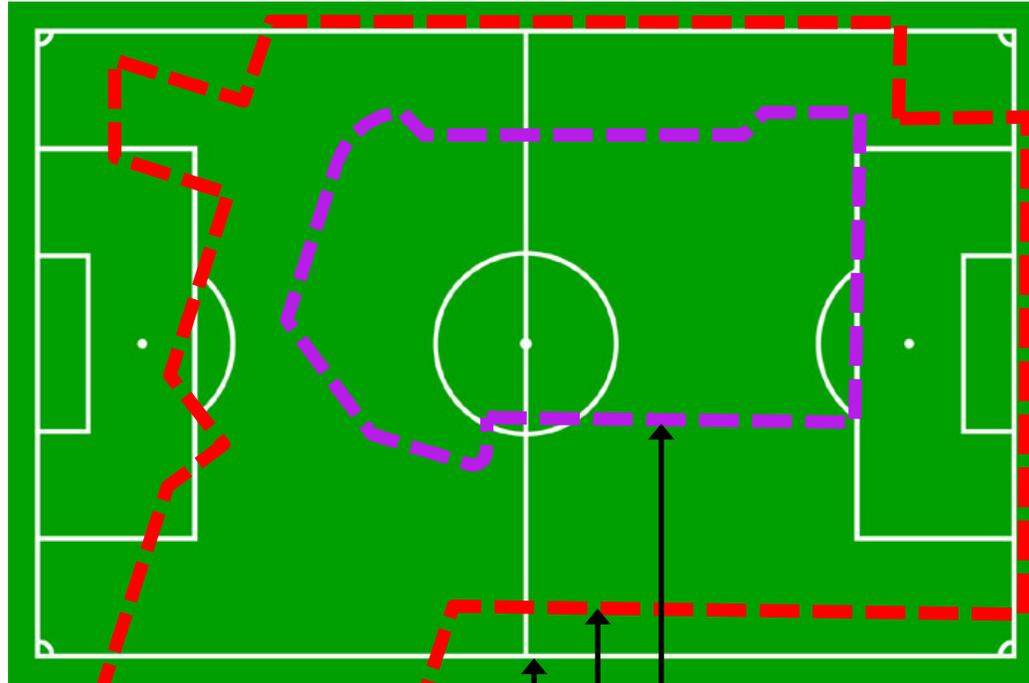
South 144th Street

Tukwila International Blvd.

Plaza & Commons

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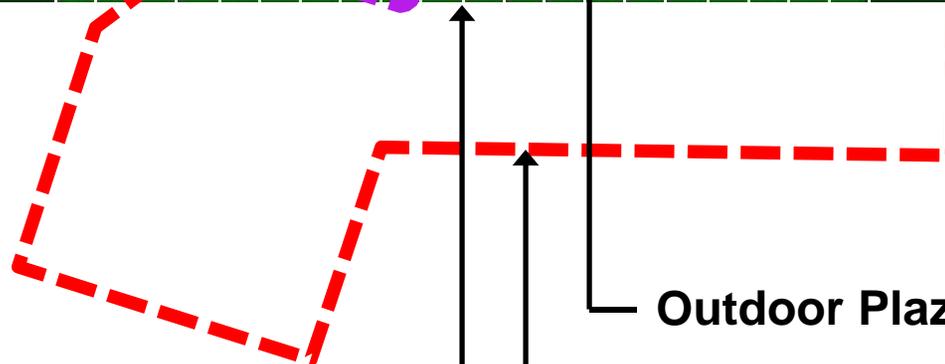
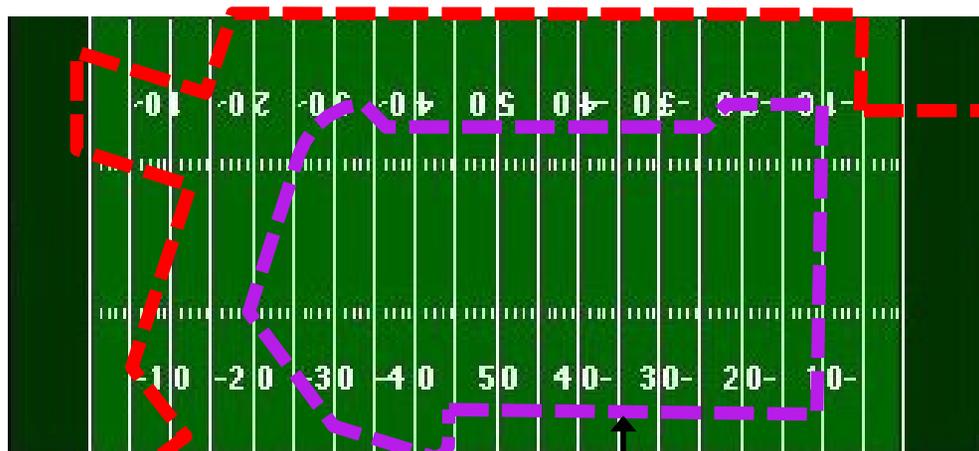
Outdoor Plaza – 20,000 SF

Village Square – 73,000 SF

360' x 225' Soccer Field

Plaza & Commons





Outdoor Plaza – 20,000 SF

Village Square – 73,000 SF

360' x 160' Football Field

Plaza & Commons



Outdoor Plaza & Indoor Commons: Potential Uses & Activities



Music Performances



Dance Performances



Fairs & Festivals



Art Shows



Farmers Market



Outdoor Movies & Plays



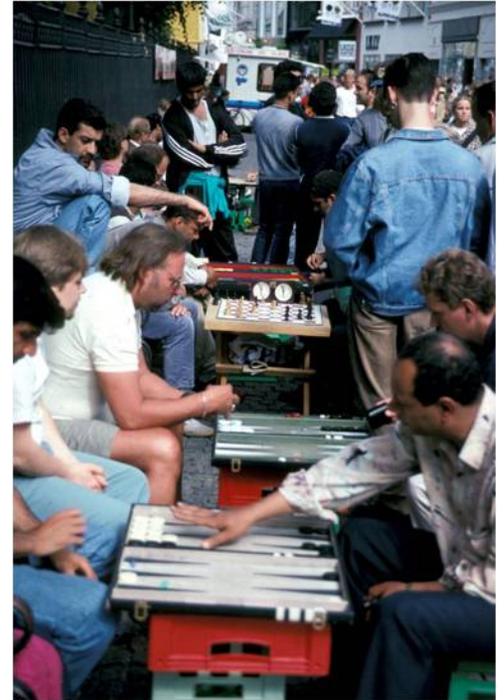
Community Picnics



Dance & Exercise



Games



Childrens' Activities



Eating & Drinking



Sitting & Relaxing



We Need Your Input!

- 1. Small Group Discussions**
- 2. Individual Survey Sheets**
- 3. Share Results with the Entire Group**





Thank you for participating!

For more information on Tukwila Village visit www.tukwilawa.gov/tukwilavillage.html

Or contact Derek Speck at derek.speck@tukwilawa.gov or 206-433-1832.