



City Council Meeting

February 28, 2011

Tonight's Agenda

1. Alternatives for stand-alone library

- Bill Ptacek, Director
King County Library System
- Ryan Bussard, Architect
Perkins + Will

2. Senior Housing Concept



City Decision Options

1. City select a master developer
2. City start negotiations with KCLS
3. Both #1 and #2
4. None of the above

Note: No decision requested tonight. Decision scheduled for Council on 3/7/11.



**Bill Ptacek, Director
King County Library System**



Ryan Bussard, Architect
Perkins + Will



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Senior Housing Concept

This concept is much more than only senior housing. It is a mix of uses including the library, plaza, retail, coffee shop, restaurant(s), police neighborhood resource center, and office/healthcare, with senior and non-senior apartments.



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Comparison

Use	Units	“Senior”	Tarragon
Library	SF	10,000	10,000
Police	SF	2,000	2,230
Retail	SF	7,500	54,470
Office/Health Center	SF	23,000	0
Outdoor Plaza	SF	20,000	20,000
Indoor Commons	SF	3,000	0
Parking	Spaces	350	541
Senior Apartments	Units	321	0
Non-Senior Apartments	Units	61	298

The “senior” housing concept is an example for discussion purposes only. Apartments could be a mix of income restricted and market rate.



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Tarragon's Proposal (2008)



- 10,000 SF library
- 55,000 SF retail
- 298 apartments
- 4 townhouses

Looking easterly at intersection of Tukwila International Boulevard and S. 144th

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Tarragon's Proposal (2008)



Tarragon's Proposal (2008)



Affordable Housing

Max % of AMI	1 Person	2 Persons	3 Persons
80%	\$48,000	\$54,800	\$61,680
60%	\$36,000	\$41,100	\$46,260
50%	\$30,000	\$34,250	\$38,550

This table reflects the maximum income for households eligible to rent apartments set aside for households at 80%, 60% or 50% of the area median income.

AMI = area median income

Income limits per Washington State Housing Finance Commission for King County effective 5/14/10.



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Healthcare Provider



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Healthpoint

- Non-profit healthcare provider dedicated to improve quality of life in our communities by increasing access to healthcare
- Primary care, dental care, pharmacy, group classes, alternative medicine, nutrition counseling, behavioral health, and social work
- Provides service on sliding fee scale. Accepts medicare, medicaid, and private insurance
- Would like to open 20,000 SF in Tukwila Village
 - ✓ Can pay good rent
 - ✓ Quality operator
 - ✓ Provides parking for farmers' market and special events
 - ✓ Provides a service to the community

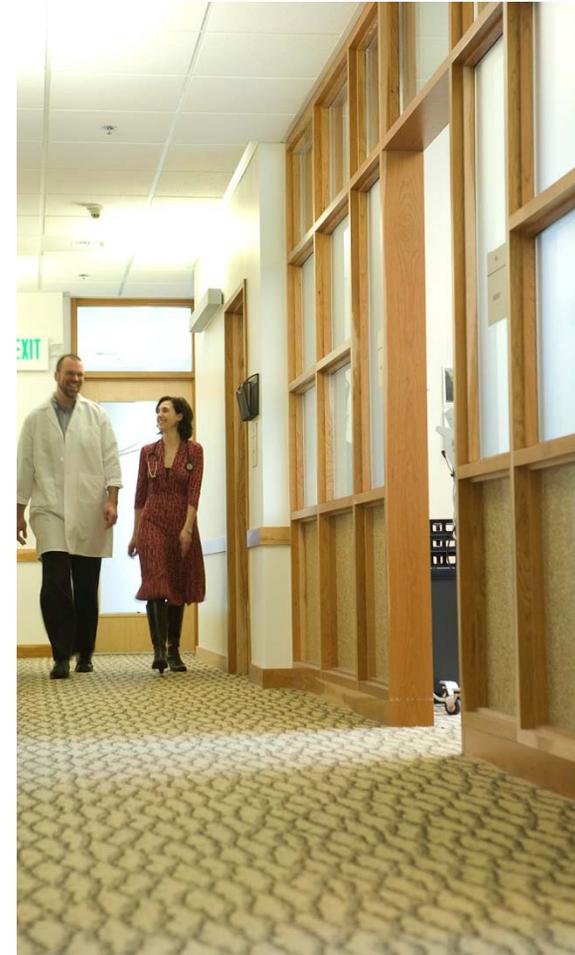


Healthpoint



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Healthpoint



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Healthpoint



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City Decision Options

1. City select a master developer
✓ This is staff recommendation
2. City start negotiations with KCLS
3. Both #1 and #2
4. None of the above

Note: No decision requested tonight. Decision scheduled for Council on 3/7/11.



Citizen Comments



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Council Discussion



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Contact

For a copy of this presentation, or sign up for the email notification list, email Derek Speck at dspeck@ci.tukwila.wa.us.

For more information on Tukwila Village, visit www.ci.tukwila.wa.us/tukwilavillage.html.



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