



City Council Meeting

March 7, 2011

City Options

1. City start developer selection
2. City start negotiations with KCLS
3. Both #1 and #2

(Assumes Library negotiates with City)

4. None of the above
5. “Recommended strategy”



Recommended Strategy

1. City selects a developer by 6/6/2011
2. City's RFQ indicates preference to sell all land to the developer but reserves right to sell the primary corner to the library if a developer deal is not to Library's satisfaction
3. City and Library start negotiating deal terms in:
 - City's agreement with developer
 - City's agreement with Library
4. Selected developer and Library meet to reach a deal
5. If no deal Library/developer deal, City sells land to Library

*Note: #2 and 5 assume
reasonableness and good faith*



Do We Support These Principles?

1. City's 2007 adopted vision is still valid
2. Library is a key component and City is committed to reasonable deal terms to include Library at primary corner.
3. Senior apartments for most, possibly all, of residential space
4. A significant portion of apartments could be restricted to incomes at 50%, 60%, and 80% of area median income.
5. A significant portion of apartments should be "market rate" (not restricted based on income)
6. A healthcare agency providing primary care and dental care to people regardless of their income, is positive for the site.



Council Discussion

1. Q & A
2. Do we support the principles?
3. Do we support the strategy?



Staff Recommendation

Motion to express support for the strategy and principles as outlined in the March 3, 2011 staff report.



Citizen Comments



TUKWILA VILLAGE

Extra Slides for Questions



TUKWILA VILLAGE

Vision Statement

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.



TUKWILA VILLAGE

Pros/Cons of Selling All Land to Developer

PROS

1. More integrated site maximizes:
 - Site efficiency (vehicle access, parking, utilities, setbacks)
 - User experience (e.g. plaza design)
 - Cost effectiveness
2. Better or easier project financing (“tell the story”)
3. Possibly faster development
4. Library does not need cash now

CONS

1. Library strongly prefers to purchase/lease from City

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

TUKWILA VILLAGE

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.



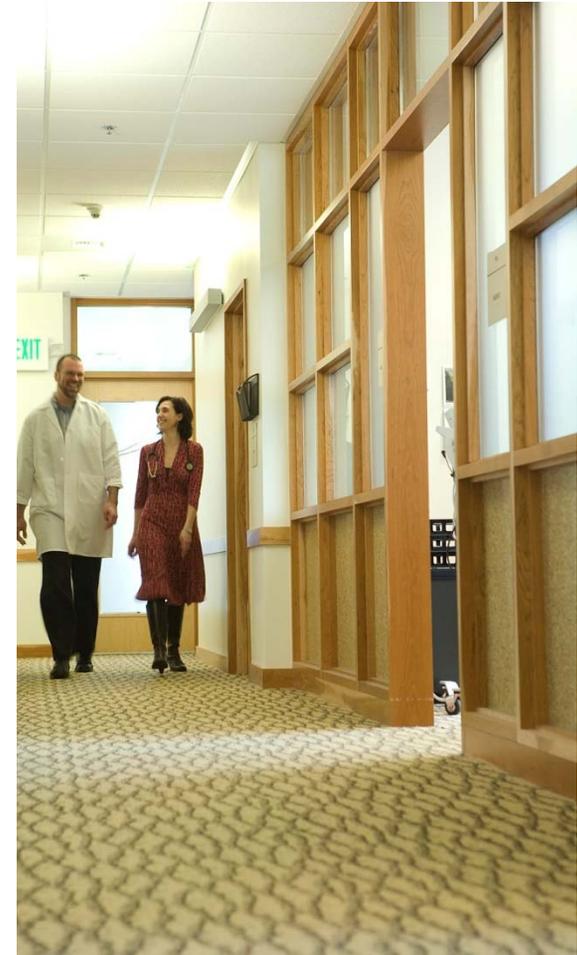
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Healthpoint

- 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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Contact

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



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