



City Council Meeting

September 10, 2012

Timeline

- 6/6/11 Council selected Tukwila Village Development Associates, LLC (SHAG)
- 11/17/11 Community meeting on plaza and commons
- 12/19/11 Council reviewed proposed terms and conditions
- 3/19/12 TVDA revised site plan & all dept review
- 6/25/12 Council approved key deal terms for sale of library parcel to KCLS

DDA Approval Process

1. 9/10/12 Council meeting

- Staff presentation of proposed terms

2. 9/24/12 Council meeting

- First review of proposed DDA
- Q&A and discussion

3. October Council meeting(s)

- Additional Q&A, discussion, decision



Tonight's Agenda

1. Context

- DDA vs DA
- Partnership
- Intended development & schedule

2. Overview of proposed terms

- Spoiler alert! The proposed DDA is very closely aligned with the deal terms presented to Council in December 2011.
- Future Council role and decisions

3. Public comment & discussion

Context

Context

1. Definition

- Disposition and development agreement (DDA)
- Development agreement (DA)

2. This is a partnership

- Many future joint decisions
- Partners have made substantial commitments

3. Well aligned visions

4. Balance public/private needs



City's 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 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.



Intended Development

Use	Units	Amount
Library	SF	10,000
Police NRC	SF	2,000
Retail	SF	11,000
Office/Health Center	SF	20,000
Outdoor Plaza	SF	20,000
Indoor Commons	SF	2,000
Senior Apartments	Units	300
Non-Senior Apartments	Units	80



TUKWILA VILLAGE

March 19, 2012



SCALE 1" = 50'-0"

Apartments by Age & Income

Age and Income Restrictions	Example Maximum Household Income	Apartments
Senior – 300 units		
Unrestricted	No limit	20%
80% of AMI	\$54,800/two persons	12%
60% of AMI	\$41,100/two persons	40%
50% of AMI	\$34,250/two persons	27%
None (Family) – 80 units		
Unrestricted	No limit	80%
80% of AMI	\$54,800/two persons	0
60% of AMI	\$41,100/two persons	0
50% of AMI	\$34,250/two persons	20%

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

Intended Schedule

Task/Milestone	Completion Date
Approve DDA *	October 2012
Approve DA *	November 2012
Approve Statements of Purpose & Design	November 2012
TVDA Hosts Community Input Meeting	November 2012
Submit Phasing Plan	November 2012
Approve Street Vacation Ordinance*	December 2012
Submit for design review	January 2013
Approval of phasing plan	April 2013
Design review approval	April 2013
Submit building permit applications**	April 2013

*Requires Council approval

**For first phase

Intended Schedule

Task/Milestone	Completion Date
Preliminary approval of permits**	July 2013
Construction contract commitment**	July 2013
Lender and investor commitments**	July 2013
Close escrow**	August 2013
Issue building permits **	September 2013
Construct S 144 th improvements	2013-2014
Formation of community organization	2013-2014
Approve police NRC lease*	2014
Complete first phase	December 2014
Complete final phase	December 2015
Police NRC move-in	2015

*Requires Council approval

**For first phase

Overview of Proposed DDA

Main Proposed Terms

- Preliminary Site Plan
- Development Agreement (DA)
- Vacation of 41st Avenue South
- Boundary Line Adjustments
- Police Neighborhood Resource Center Lease

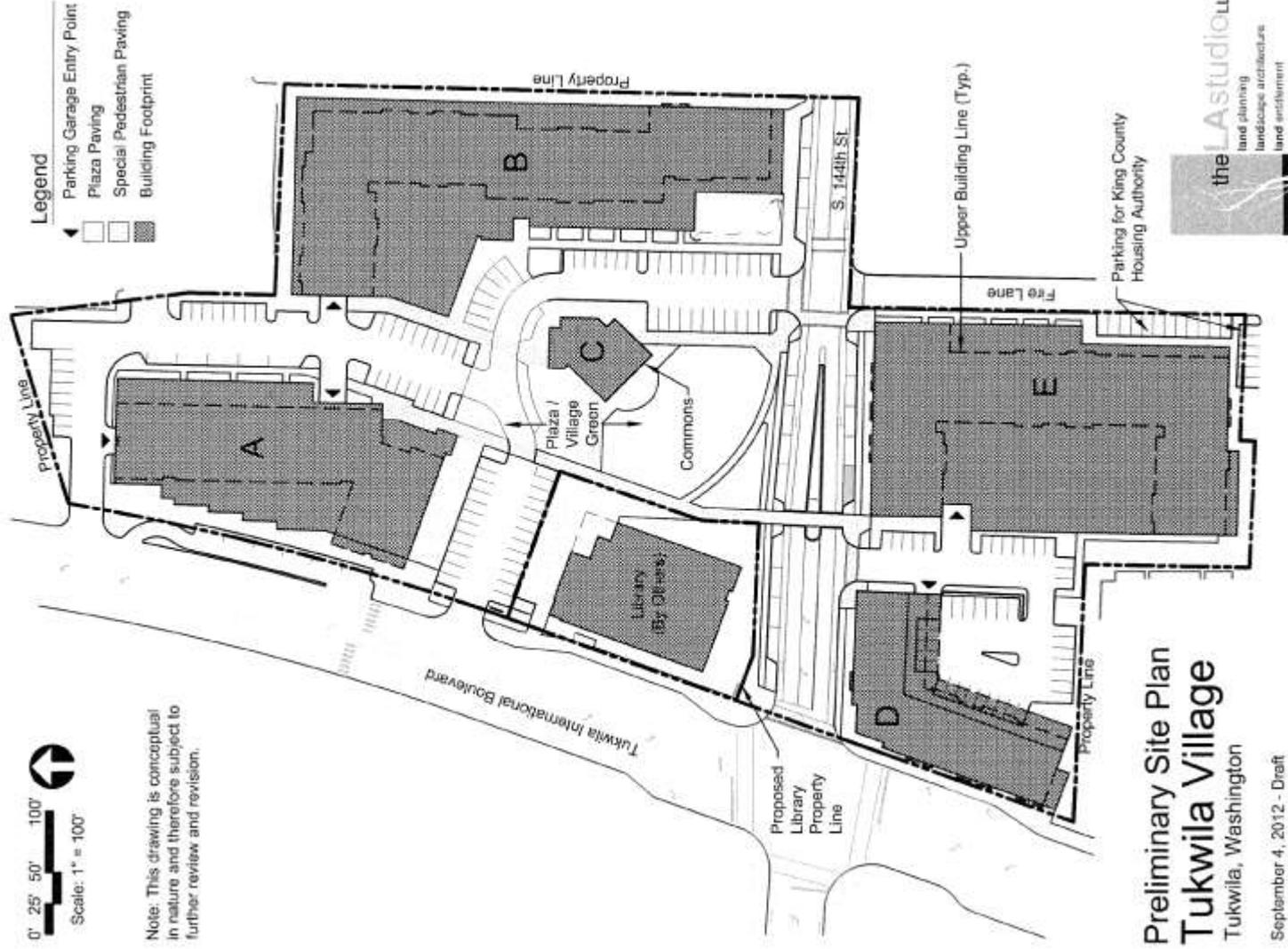
These require future Council approval

Design Approval Process

- Council approve *preliminary* site plan
- Regular approval process for everything else.
E.g. Board of Architecture Review to approve *proposed* site plan and building design.
- Additional design standards for BAR.
- Plaza and commons design criteria for BAR.



Preliminary Site Plan



Main Proposed Terms

- Preliminary Site Plan
- Development Agreement (DA)
- Vacation of 41st Avenue South
- Boundary Line Adjustments
- Police Neighborhood Resource Center Lease

These require future Council approval

Main Proposed Terms

- Temporary Construction Easement
- Phased Development Plan
- Proposed Site Plan
- TVDA and KCLS Agreement
- Statements of Purpose and Design for Plaza and Indoor Commons



Main Proposed Terms

- Residual Land Value Analysis
- Formation of Community Organization
- Estoppel Certificate of Completion



Other Proposed Terms

- Uses and Sizes
- Age Restrictions
- Income Restrictions
 - Senior
 - Non Age-Restricted
- Library Architectural Style
- TVDA Rights to Library Parcel

Other Proposed Terms

- Plaza Maintenance and Utilities
- Commons Maintenance and Utilities
- Plaza and Commons Repair
- Non-Fixed Assets Plaza and Commons
- South 144th Street Improvements
- TIB Improvements

Other Proposed Terms

- Vesting of Entitlements and Fees
- Encouraged Uses
- Quality of Construction Materials
- Renegotiation Rights/Minimum Price
- Termination Rights
- Property Re-Purchase (“Clawback”)

Land Price

- Price based on residual land value analysis (fair market value based on the projected income and costs for this specific project).
- Price set after permit approval, financing, and construction bids and before close of escrow.
- City has right to terminate if price is under \$10,000 per residential unit plus an equivalent factor for commercial space.



Budget Impact

- Land sale
 - Staff estimate \$4 - 5 million
- Police Neighborhood Resource Center
- South 144th Street improvements



DDA Next Steps

- Incorporating edits
- Working out some land valuation details
- Proposed draft DDA anticipated to be available to public 9/21/12.
- Presented at City Council meeting on 9/24/12.

Citizen Comments & Discussion