



City Council Meeting
May 12, 2008

Tonight's Agenda

1. Most qualified developers
2. RFP process
3. Discussion items
4. Next steps

- On 5/12 Council approve issuance of RFP



Overall Process

1. Issue request for qualifications (RFQ)
2. Select top 3 developers
- 3. Issue request for proposals (RFP)**
4. Community meeting (late June)
5. Council selection (July)
6. Negotiations (July – December)



RFQ Evaluation Criteria

- Experience
- Financial strength
- Concept
 - Fits City's vision
 - Long term quality
 - Choice

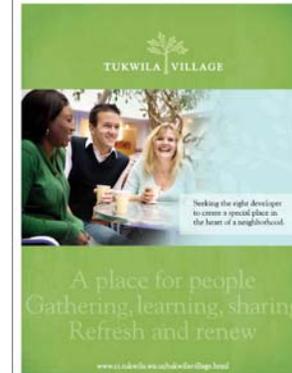
Vision

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.



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Most Qualified List



Firm	Main Uses
Legacy Partners	First phase: library, plaza, police neighborhood resource center, apartments (with some affordable, retail. Second phase: apartments. Third phase: office
Opus Northwest, LLC	Library, plaza, police neighborhood resource center, apartments and condos, small office and retail, neighborhood professional
Tarragon	Library, plaza, police neighborhood resource center, office or apartments, retail



Development Concepts

- Legacy Partners

Develop in phases, starting on southeast corner

Phase 1: Library, PNR, plaza, 10,000 square feet retail, 150 apartments (80-120% AMI)

Phase 2: 150 apartments

Phase 3: northeast corner: office or other

Ownership horizon: typically 7-10 years

No pre-leasing requirement



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Development Concepts

- **Opus Northwest**

Small office and retail spaces, national credit tenant and local retailers, neighborhood professional services.

For rent and for sale residential.

50% pre-sales for condos; some pre-leasing for office and retail

Includes library, plaza, police resource center

Development Concepts

- Tarragon

Street level retail with office or residential above, depending on project timing and market

Prefers condo-quality apartments instead of condos

Likely to retain long-term ownership

Pre-leasing or pre-sales to be determined

Includes library, plaza, police resource center

RFP Discussion Items

1. Plaza, library, resource center location
2. Entitlements (e.g. height)
3. Activating the space
4. Workforce rental housing
5. Workforce ownership housing

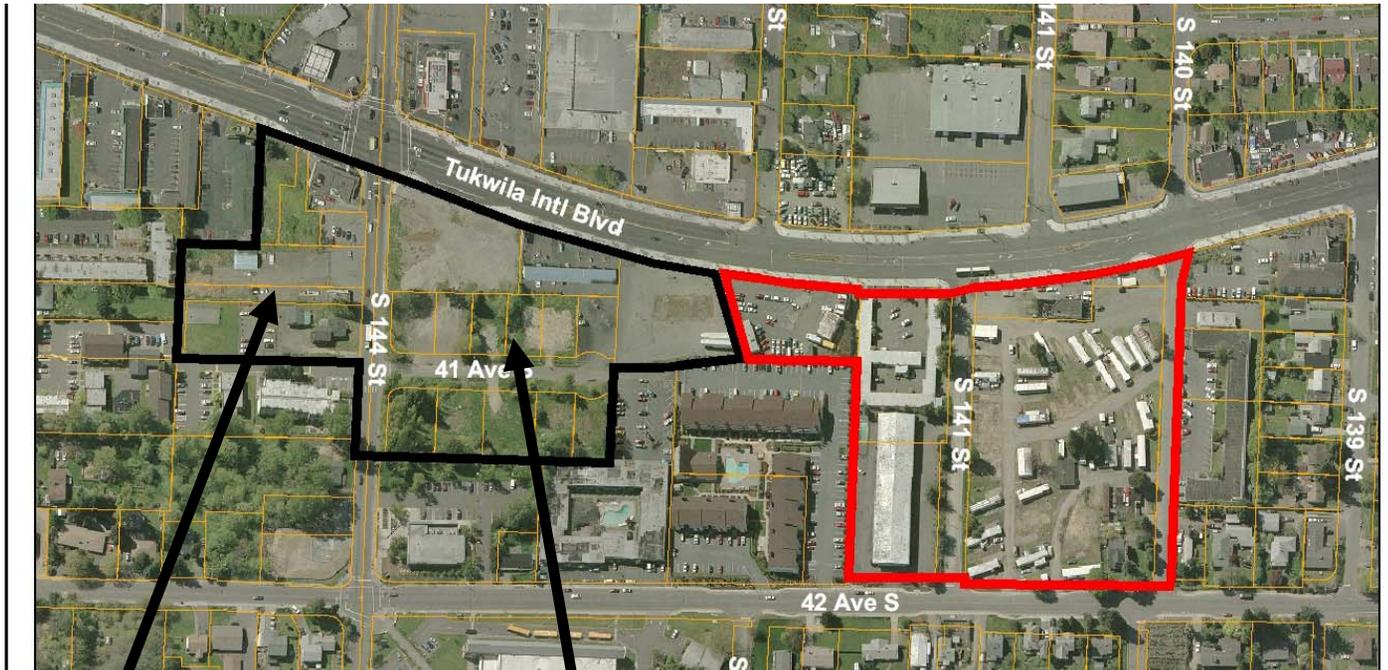


Plaza Location



Example concept by Metrovation

Plaza Location



South
parcels

North
parcels



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Plaza Location

Recommendation:

- Require developers to site the plaza, library, and police neighborhood resource center on the north parcels



Entitlements (e.g height)



**Current max height
allowed on this
site: 45 feet**

Approximately 65 foot tall building (5 residential over 1 retail)

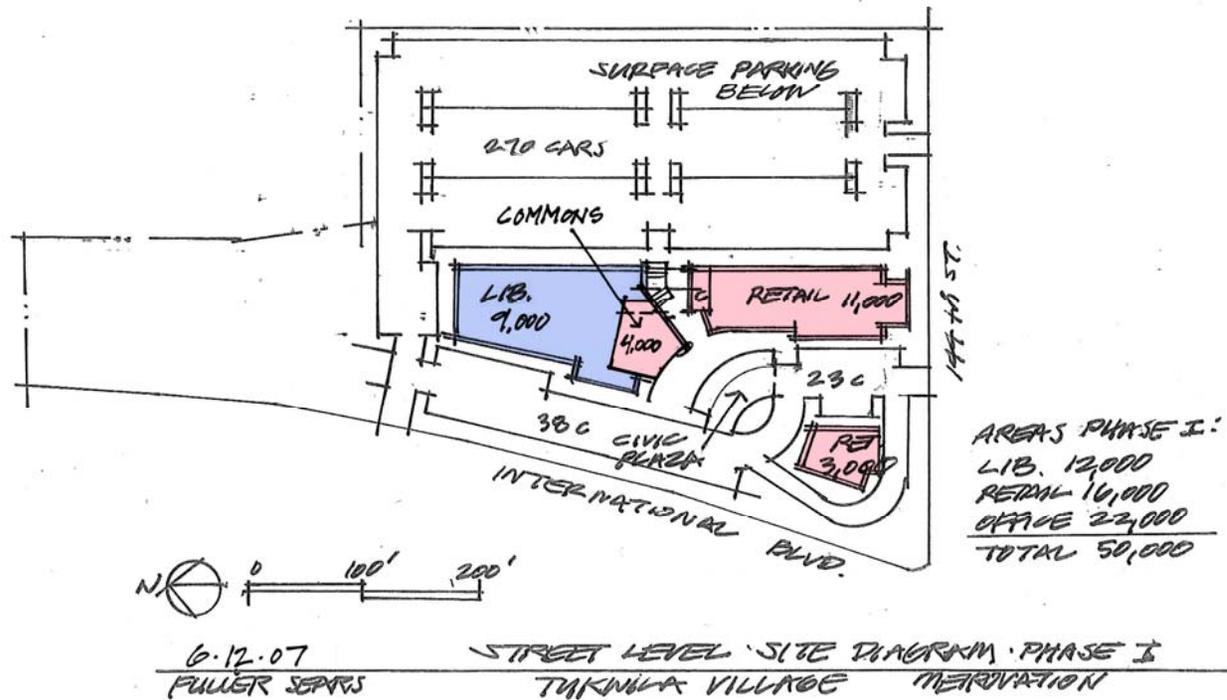
Entitlements (e.g. height)

Recommendation:

- Indicate we are willing to consider changes in entitlements during the negotiations period



Activating the Space



Example concept by Metrovation



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Activating the Space

1. Outdoor & indoor
2. Who pays for “community space”
 - 100% private
 - 100% public
 - Combination (e.g. non-profit)
3. Who schedules “community space”
4. How much guaranteed City access
5. Types of commercial and residential tenants



Activating the Space

Recommendation:

- Indicate a preference for indoor public gathering/meeting space
- Indicate the City is willing to consider a partnership for leasing and scheduling



Workforce Housing

- Rental
 - Family earns 50% - 80% of area median income
 - Example: family of three would earn \$36,650 to \$55,350
- Ownership
 - Family earns 80% - 120% of area median income
 - Example: family of three would earn \$55,350 to \$88,000
- Target groups: artists, teachers, retail workers, young professionals, etc.
- Seniors



Workforce Housing

Household Income Limits to Qualify For Tax Credit & Tax Exempt Bond Financing

%of Median Income	Persons Per Household		
	2	3	4
80%	\$49,200	\$55,350	\$61,500
60%	\$39,060	\$43,980	\$48,840
50%	\$32,550	\$36,650	\$40,700

The income limits above are based on Washington State Housing Finance Commission data for King County median household income for 2008 of \$81,400. According to the 2000 Census, Tukwila median household income was approximately 76% of the King County median income.

According to the 2007-2008 Tukwila School District salary schedule, a beginning teacher with a bachelor's degree and additional compensation earns a salary of \$36,943.



Workforce Housing

- As a component of mixed-income
- Incomes already match the neighborhood
- A method for workforce housing (artist, teacher, retail worker, young professional, etc.)
- Can help seniors
- Potential for ownership
- Tax incentives support higher land value
- Potential downsides can be managed



Artist Housing



Tashiro Kaplan Artist Lofts



Hiawatha Place Artist Lofts



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Hiawatha Place

- Grand opening
June 5, 2008
4 – 8 p.m.
855 Hiawatha Place
Seattle, WA 98144
- Culture on Canvas Art Gallery
206-725-9721
First Thursdays Open House



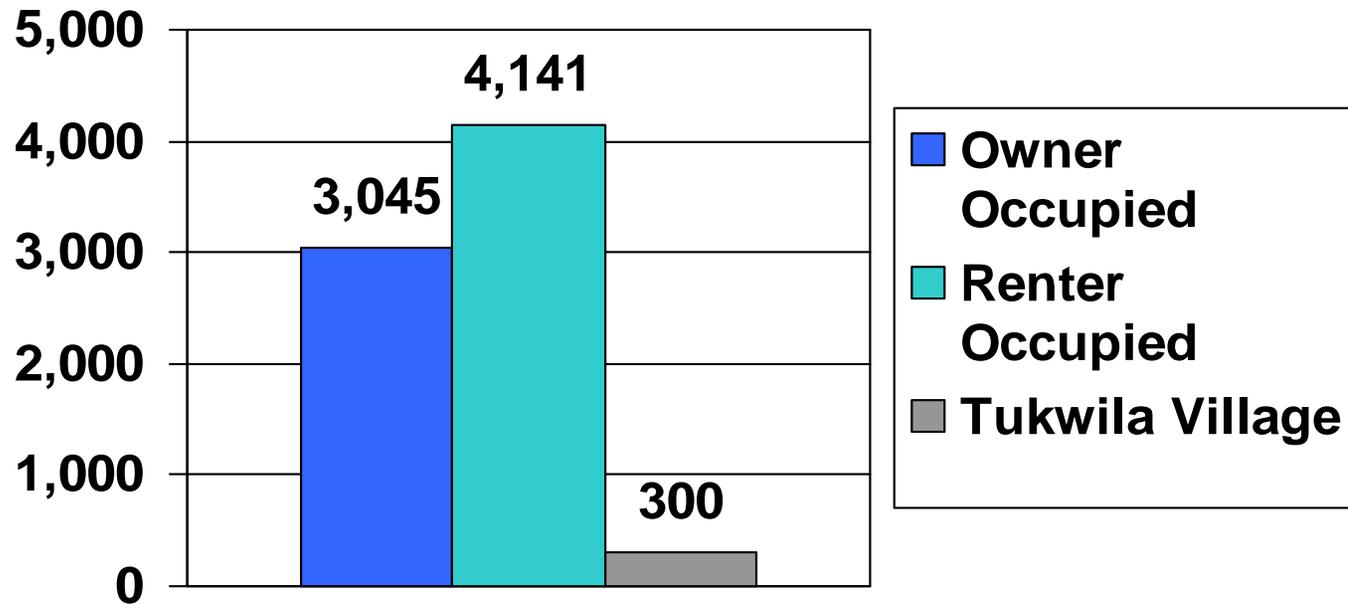
Hiawatha Place Artist Lofts



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Apartments

Tukwila Housing Units 2000 Census



Note: Tukwila Village is ONLY an estimate. Actual residential units has not been determined.

Workforce Housing

Recommendation:

- Indicate a preference for a portion of the rental units to target families earning between 50% and 80% of the AMI.
- Indicate a preference for a portion of the ownership units to target families earning between 80% and 120% of the AMI.

Note: Staff added this slide after the Council meeting. It had been unintentionally omitted.



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Housing Tours

- Workforce
- Senior
- May & June 2008
- Contact Derek Speck if you would like to participate in a tour



Next Steps



1. Council considers RFP (5/12)
Requested action: to approve issuance of an RFP
2. RFP responses due mid-June
3. Community presentations (6/25 or 6/26)
4. Council selects developer (July)



Council Discussion

1. Plaza, library, resource center location
2. Entitlements (e.g. height)
3. Activating the space
4. Workforce rental housing
5. Workforce ownership housing
6. Questions



Contact

For a copy of this presentation, 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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