



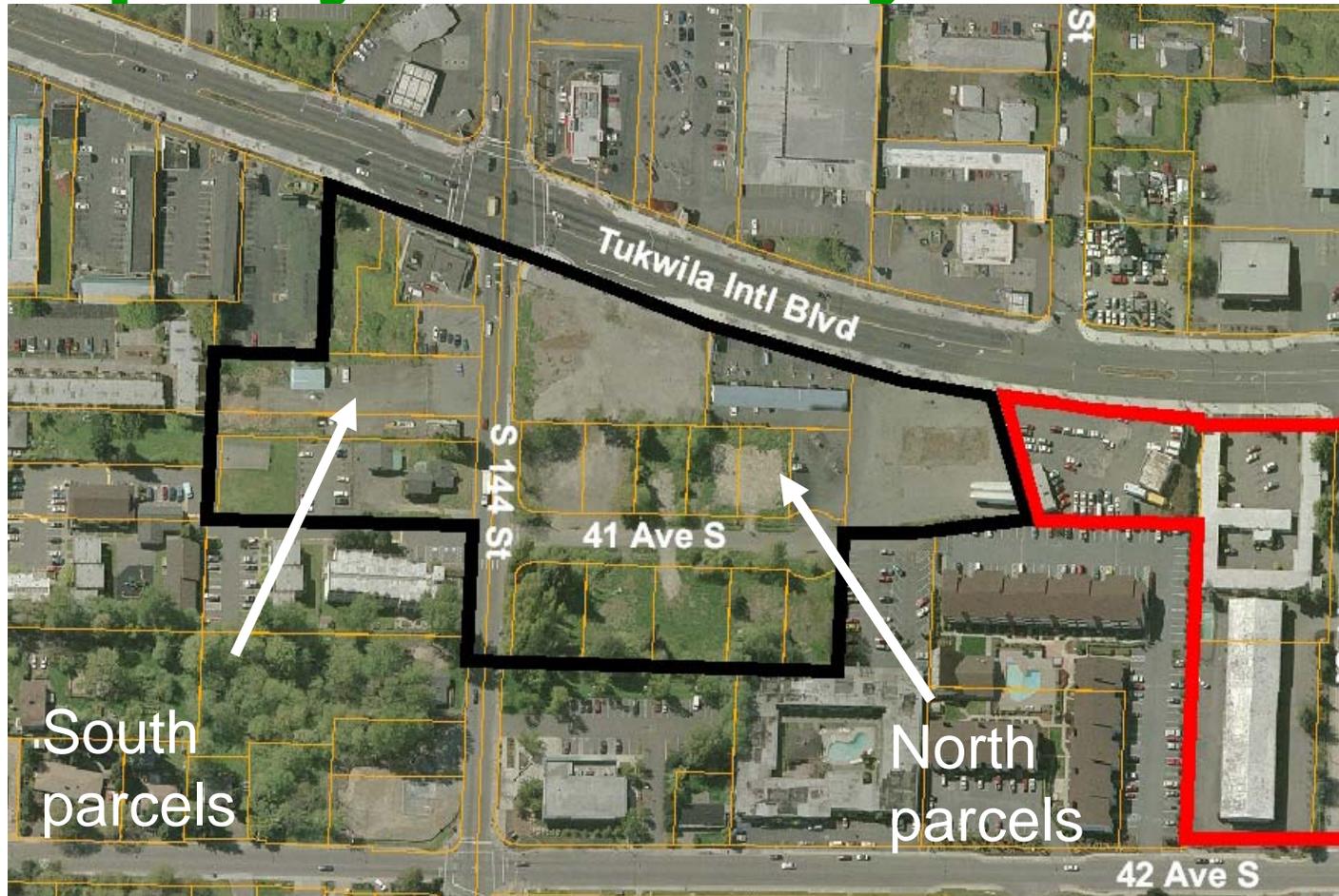
Project Next Steps
City Council Meeting
August 23, 2010

Tonight's Agenda

1. Explanation of options for next steps
2. Bill Ptacek, Director
King County Library System
3. Council questions and discussion
(no Council action is being requested tonight)
4. Council decision on 9/7/10



Property Boundary



TUKWILA VILLAGE

Current Status

1. City is “soft marketing” the site to developers
 - ❖ Senior housing
 - ❖ Services
2. Library System has issued an RFQ for architect to analyze stand-alone options.



Options for Next Steps

1. Issue a new Request for Qualifications (RFQ)
2. “Softly market” the site
3. Hold property until economy improves
4. KCLS to construct a stand-alone building for the library on portion of site as first phase
5. Sell entire site

Note: Options 2 and 4 can be done concurrently.



Staff Seeks Direction

1. Should we continue with the current vision?
2. Are we open to non-retail commercial tenants such as medical office, non-profit clinics, adult education classes, etc?
3. Are we open to selling or leasing a portion of the site if it fits the vision, even if it means more than one developer?
4. Do we have preferences regarding where a stand-alone library would be sited or how it would be integrated into the entire project?



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



TUKWILA VILLAGE

Citizen Comments



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Council Discussion



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

Previous Concepts



TUKWILA VILLAGE

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)



TUKWILA VILLAGE

Tarragon's Proposal (2008)



Legacy's Proposal (2008)



- 12,400 SF library
- 16,500 SF retail
- 268 apartments
- 50 senior apartments
- 25 townhouses



TUKWILA VILLAGE

Legacy's Proposal (2008)



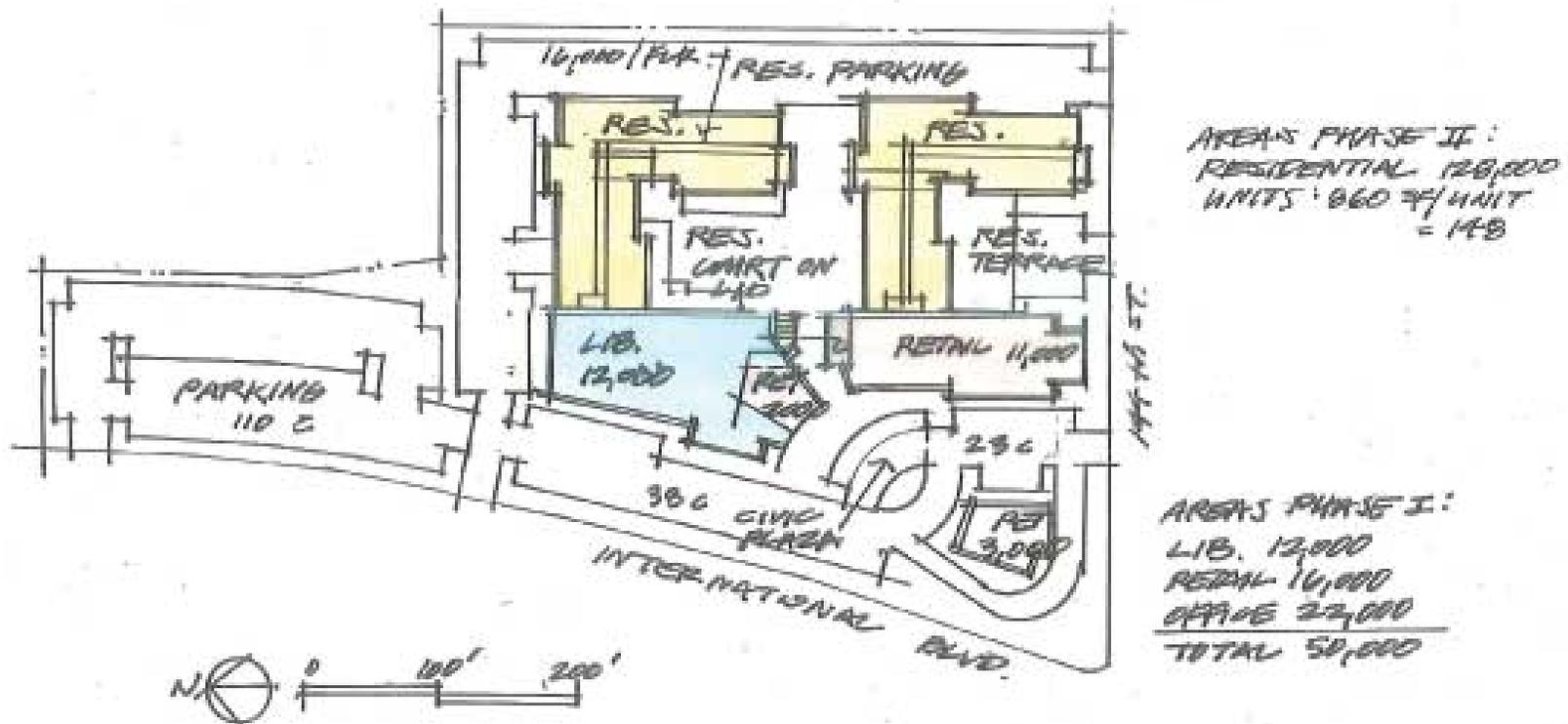
Ground Floor

Metrovation's Concept (2007)



TUKWILA VILLAGE

Metrovation's Concept (2007)



AREAS PHASE II:
 RESIDENTIAL 128,000
 UNITS: 860 sq/UNIT
 = 148

AREAS PHASE I:
 LIB. 12,000
 RETAIL 16,000
 OFFICE 22,000
 TOTAL 50,000

1-19-07
 FULLER SPARKS
 STREET LEVEL SITE DIAGRAM PHASE I & II
 TUKWILA VILLAGE METROVATION

Townhouse Concept (2006)



Townhouse Concept (2006)



TUKWILA | VILLAGE

Townhouse Concept (2006)



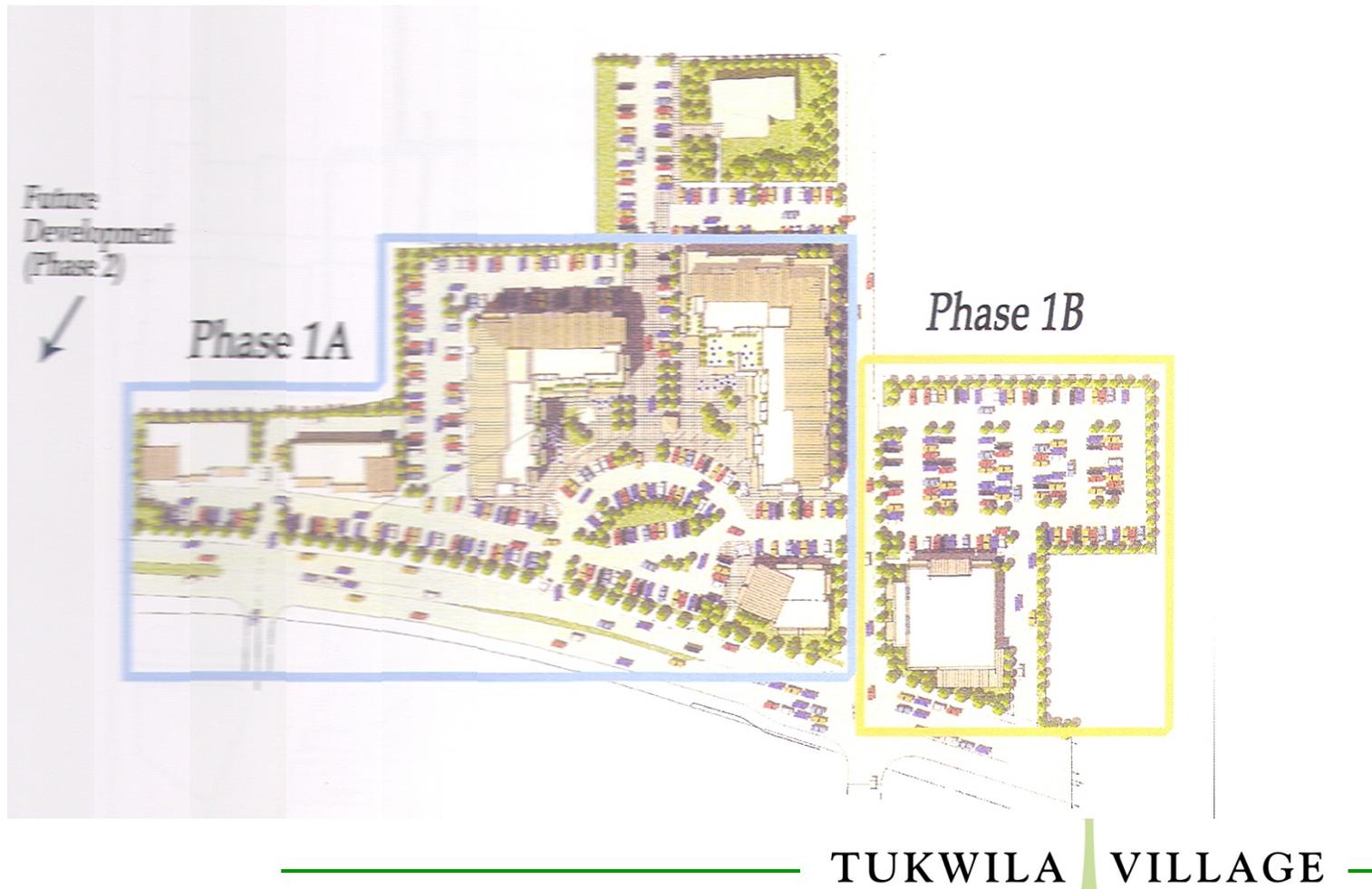
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Sabey's Concept (2002)



TUKWILA VILLAGE

Sabey's Concept (2002)



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.



TUKWILA VILLAGE