

(Draft) Statement of Purpose and Design - Indoor Commons

Plaza Parcel - Intended Use

The goal for Tukwila Village is to create an extraordinary shared experience that will enhance community life for the City and its residents. As a major component of Tukwila Village, the Plaza Parcel will help fulfill this goal by serving as a welcoming, active, vibrant, and attractive place where people can gather, connect with each other, and enjoy a range of activities and amenities. The Plaza Parcel includes two components - the outdoor community Plaza and the indoor community Commons. They are both intended to be used by, and accessible to, Tukwila Village residents, library and business patrons, and the greater community throughout the year. Since the Plaza & Commons are located in a neighborhood with a number of different languages and cultures, their design will seek to be supportive of the needs and aspirations of this diverse population. The Plaza and Commons should also have a multi-generational appeal, from children to seniors, residing at Tukwila Village as well as in surrounding neighborhoods.

Indoor Commons - General Design Guidelines

Make rental application simple / language and requirements -

1. Community Amenity

The Commons will provide 2,000 s.f. of usable amenity area for Tukwila Village and the surrounding community. The community amenity will facilitate a diverse set of activities including those that are active or passive, formal or informal, group or individually oriented, planned or spontaneous.

youth & community festivity

2. Focal Point

The Commons shall be a focal point within the Plaza and for Tukwila Village as a whole.

** facility/space for each communities if possible.*

- Siting and configuration of the commons building shall be visible from major view corridors into Tukwila Village from both S. 144th street and Tukwila International Boulevard.
- The primary building entry shall be a prominent architectural feature / focal point, creating a pedestrian destination and visual identity within the Plaza.

indoor large-size class

3. Connections

The Commons shall facilitate both visual and physical connections within the site.

- The building shall be integrated and connected to public sidewalks, plaza activity spaces, adjacent sites and parking.
- Provide visual and functional connectivity between the proposed Commons and the Plaza activity spaces through transparency and physical connections such as expansive glazing and operable window wall system.

4. Flexibility / Diversity

The Commons shall be designed to be flexible enough to accommodate a diverse range of activities. The form and features of the design shall support and facilitate its intended functions.

- Provide a large open Flexible Activity Space with connections to Plaza for expanding use.
- Provide operable partition wall to divide large space into two spaces to accommodate multiple activities.
- Provide ample storage space for items needed to support a variety of activities, such as: tables & chairs, art displays, games, exercise, music, dance, etc.

Tuk. History Museum artifacts in cases (rotate items)

5. Shared Uses

Provide opportunities for joint development of sites where there is a potential for efficient use of common features and resources.

- Commons to facilitate and support activities in Plaza
- Consider shared use with cafe/coffeshop for management and presence in building throughout the day.

6. Building Materials

To have a private space for activities by groups that has a covering / partition

Utilize durable, high quality building materials that contribute to the overall appearance, ease of maintenance, and longevity of the building. Materials & detailing to be appropriate to the architectural character of the building.

7. Management / Community Organization

- Create an independent community-based non-profit organization to manage, operate, maintain and promote the use of the Commons and Plaza.

Diversity of Board should be established

g. Welcome Center, hire staff who speak the resident language at Welcome center

TUKWILA VILLAGE

Tukwila, Washington

November 28th, 2012

For:
Tukwila Village Development
Associates, LLC

JOHNSON BRAUND INC.

theLastudio LLC
land planning
landscape architecture
land entitlement