

PERKINS
+ WILL

February 16, 2011

Derek Speck
Economic Development Administrator
Office of the Mayor
City of Tukwila
6200 Southcenter Blvd
Tukwila, WA 98188

Re: Site Analysis for KCLS Tukwila Library

Dear Derek Speck,

Perkins+Will was engaged by the King County Library System to analyze potential sites for the new KCLS Tukwila Library. The site alternatives are within the six acre Tukwila Village site at Tukwila International Boulevard and S. 144th Street. The evaluation consisted of both the KCLS Site Selection Criteria and the City of Tukwila's plans for future development.

Three library locations were analyzed: Site A, Site B, and Site C. Each site was evaluated using a site selection criteria that included visibility, site capacity, accessibility, sustainability, site infrastructure, impact on future development, and cost effectiveness. Each option assumes a stand-alone building of approximately 8,000 gsf with additional expansion potential of 2,000 gsf.

Site A:

Site A is located on the south east corner of Tukwila International Boulevard and S. 144th Street. Due to the sloping topography on this corner, parking is best suited under the library with vehicular access from S. 144th Street. This scheme requires a multi-level entrance lobby (street level and parking level) and thus would require an elevator for access from and to the parking level. Although Site A maintains some visual connection to the adjacent open space, it is isolated from much of its activities and discourages community gathering near the library. This isolation creates safety concerns due to the below building parking location.

- **Visibility:** Locating the Tukwila Library on the SE corner provides a strong visual presence along Tukwila International Boulevard (TIB). TIB is the principle arterial road through the Tukwila International Boulevard Corridor.
- **Site Capacity:** Because Site A is constrained by the access drive to the east, property line to the south, and street frontage to the north and west, future expansion for the library would be limited.

- **Accessibility:** Vehicular access from S. 144th Street is approximately 160' from Tukwila International Boulevard. Road Standards require 230' and therefore the City of Tukwila may want to restrict outbound left turns. The vehicular circulation is somewhat constricted due to the parking configuration. Site access is not intuitive because parking is screened by the building.

Pedestrian entry is provided at the parking level and the street level corner. During certain times of the day, an influx of pedestrian flow is expected along S. 144th Street from the neighboring schools.

A bus shelter, north of S. 144th Street, provides public transportation (bus route 124) which connects the downtown Seattle with the Tukwila International Boulevard Light Rail Station.

- **Sustainability:** Site A provides no advantage over other sites with respect to sustainable strategies.
- **Site Infrastructure:** Tukwila International Blvd. has a 12" storm drain servicing the east side of the road. The site is served by an 18" sewer main to the east and a 12" sewer main to the north. Storm water for the proposed project will need to be detained before leaving the site. The proposed development of Site A is approximately 80% impervious by area and therefore will require about 16,500 cubic feet of detention per acre. At a minimum basic water quality treatment of storm water is required.

Tukwila International Blvd. has a water main on the project side of the street. A water meter currently serves the existing building. A new domestic and fire service would likely be required.

There are currently no sidewalks along the south side of South 144th St. Most of the improvements along the east side of TIB are already constructed. Modifications may be required depending on desired driveway locations.

- **Impact on Future Development:** Because Site A is isolated from the majority of the development, this location has little impact on future site development.
- **Cost:** Of the three sites analyzed, Site A presents the likely highest capital cost due to the site grading, retaining walls, structured parking and elevator. It is also likely to have a less efficient envelope to respond to site configurations.

Site B:

Site B is located on the north east corner of Tukwila International Boulevard and S. 144th Street. Site B engages the plaza and helps define and shelter the potential open space. Parking is located to the north and east along the perimeter of the plaza. A hardscape zone between the plaza and Library presents opportunities for outdoor activities such as the farmer's market. The configuration of buildings on Site B provides a sense of security due to the visual openness and encourages community engagement.

- **Visibility:** Similar to Site A, locating the Tukwila Library on the NE corner provides a strong visual presence along Tukwila International Boulevard and s. 144th Street.
- **Site Capacity:** Site B provides a comfortable setting for the library and offers future expansion for the library toward the north.

- **Accessibility:** Vehicular access from S. 144th St. meets the City of Tukwila's requirement; however Road Standards require 275' access from S. 144th St. along TIB (in lieu of 260' currently shown). Left turn exiting onto Tukwila International Boulevard would be prohibited. Site B provides good circulation with all parking visible and minimal maneuvering required.

Similar to Site A, during certain times of the day, an influx of pedestrian flow is expected along S. 144th Street from the neighboring schools.

A bus shelter for bus route 124 is located on Site B which corresponds with the Library entry.

- **Sustainability:** Located adjacent to the plaza, Site B offers potential sustainable opportunities that could be integrated into an overall Tukwila Village Sustainable strategy, including storm water handling through use of rain garden, and other energy saving systems.
- **Site Infrastructure:** Tukwila International Blvd. has a 12" storm drain servicing the east side of the road. To the south, a catch basin is located on S. 144th St. with a 12" line running to the storm line on the far side of the road. Additionally, storm water to the east is conveyed using a combination of grass lined swales and 12" storm piping. Storm water for the proposed project will need to be detained before leaving the site. The proposed development for Site B is approximately 80% impervious by area and therefore will require about 16,500 cubic feet of detention per acre. At a minimum basic water quality treatment of storm water is required.

Site B has access to existing sanitary sewer stubs and a sewer line in the existing 41st Ave. right-of-way. There is an 8" sanitary sewer line on Tukwila International Blvd., however it is located on the far side of the road.

Water mains are located to the east, south and west of the proposed project site. Multiple water meters are currently serving the site from these mains. A new domestic and fire service would likely be required.

There are currently different sidewalk locations along the north side of South 144th St. Based upon the concept plans, and the existing curb location closer to Tukwila International Boulevard, the majority of the north side of South 144th St. will need to be replaced further north than its current location. Most of the improvements along the east side of TIB are already constructed. Modifications may be required depending on desired driveway locations.

- **Impact on Future Development:** Site B minimizes the overall impact on development by using the plaza as a buffer should the development of the Tukwila Village commence after the Library is operational.
- **Cost:** Of the three sites analyzed, Site B presents the likely lowest capital cost due to relatively flat site and on-grade parking.

Site C:

Site C is located on the northern portion of the Tukwila Village site, along Tukwila International Boulevard. Surface parking is provided on the north and east sides of the library with the primary entry located on the northeast corner of the site. Due to its location at the northern tip of the site, the library is disconnected from the plaza activity and disengaged from the future development's entries, public spaces and retail areas.

- **Visibility:** This site provides predominately southbound visibility from Tukwila International Boulevard. A southbound visual corridor along TIB terminates at this site as TIB curves westward. Northbound visibility may be obscured by future development.
- **Site Capacity:** A small paved open space will exist between the Library's south edge and the future development. This area will also be used for future library expansion.
- **Accessibility:** Vehicular site access for both S.144th and Tukwila International Boulevard meet the City's requirements; however, left turn onto TIB would be prohibited. Circulation within parking lot is good; however access from 144th requires numerous turns if and when the balance of the development is completed.

This site will be burdened with an access easement to the adjacent apartment complex. This is viewed as a potential conflict with confusing entrance and exiting arrangements.

- **Sustainability:** Site C provides no advantage over other sites with respect to sustainable strategies.
- **Site Infrastructure:** Tukwila International Blvd. has a 12" storm drain servicing the east side of the road. Storm water will need to be detained before leaving the site. The proposed development for Site C is 90% impervious by area and therefore will require about 18,000 cubic feet of detention per acre. At a minimum basic water quality treatment of storm water is required.

An 8" sanitary sewer line is located on the east side of Tukwila International Blvd. Site C has access to existing sanitary sewer stubs to the site. The 10" sewer line between TIB and 41st Ave. South may need to be relocated depending on the final footprint of the proposed building.

Tukwila International Blvd. has a water main on the project side of the street. There is a water meter servicing the north side of the lot. A new domestic and fire service will likely be required.

Most of the improvements along the east side of TIB are already constructed. Modifications may be required depending on desired driveway locations.

- **Impact on Future Development:** Site C will need to coordinate the access to and from S 144th Street; both during and after construction.
- **Cost:** Site C presents a slightly higher cost a cost to Site B; due to the potential street improvements.

Recommendation. After evaluating each site based on site selection criteria, we are recommending Site B as the most appropriate location for the Tukwila Library. This site provides the least impact on future development, satisfies the needs of the King County Library system, and enables the site to become a pedestrian friendly destination.

Sincerely,



Gavin Smith
Perkins+Will