

CNU

PLACEMAKERS  
MOUZON DESIGN  
ANDREW VON MAUR  
CRABTREE GROUP  
FULLER SEARS  
ZIMMERMAN/VOLK  
GIBBS PLANNING

TIB RISING

# TIB GOALS

*An area that is a complete neighborhood with **thriving, multicultural residential** and **business** communities with vibrant places where everyone can **live, work, shop** and **play**. The area is a **safe** and **walkable destination** with an **authentic main street** that is **connected** to other destinations. There is an emphasis on self-sustaining, living wage **employment** opportunities here.*

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*Image Credit: Steve Mouzon*

TIB TODAY





*Image Credits: Steve Mouzon*

WHAT WE WANT TO BE





# COMMUNITY DIRECTION





YOU SAID

**Respect our vision**

*Image Credit: Andrew von Maur*





*Image Credit: CNU*

LANCASTER, CA **BEFORE**





*Image Credit: CNU*

LANCASTER, CA **AFTER**







**\$280 million**

ECONOMIC REVENUE GENERATED

**9.53%**

INCREASE IN DOWNTOWN PROPERTY VALUES

**52 businesses**

FROM FROM 2009 TO 2012





PROTECTED BIKE LANE





UNPROTECTED BIKE LANE





YOU SAID

**Preserve our cultural diversity**

*Image Credit: Andrew von Maur*





148th





TUKWILA INTERNATIONAL MARKET



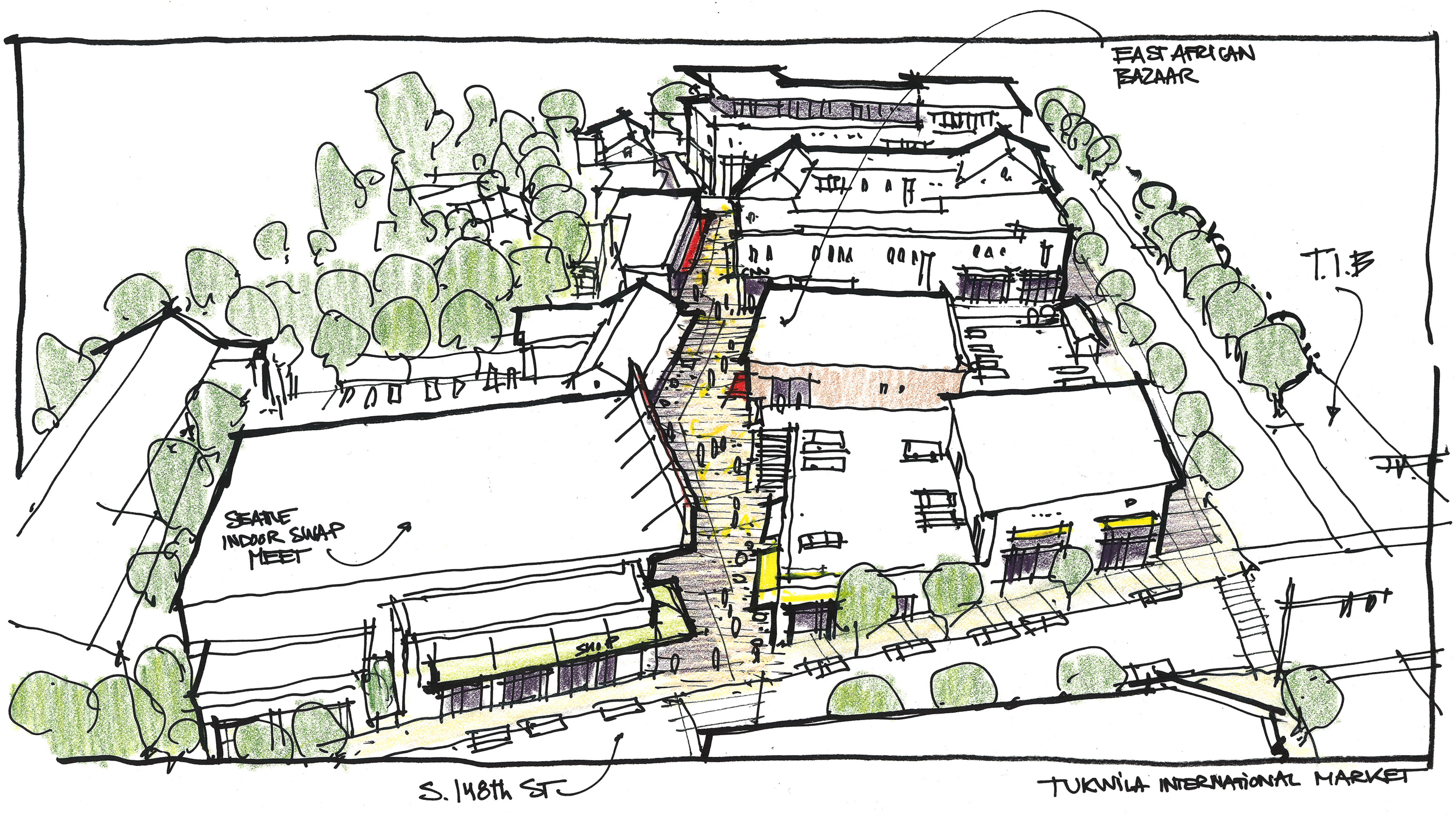
EAST AFRICAN  
BAZAAR

T.I.B

SEATTLE  
INDOOR SWAP  
MEET

S. 148th ST

TUKWILA INTERNATIONAL MARKET





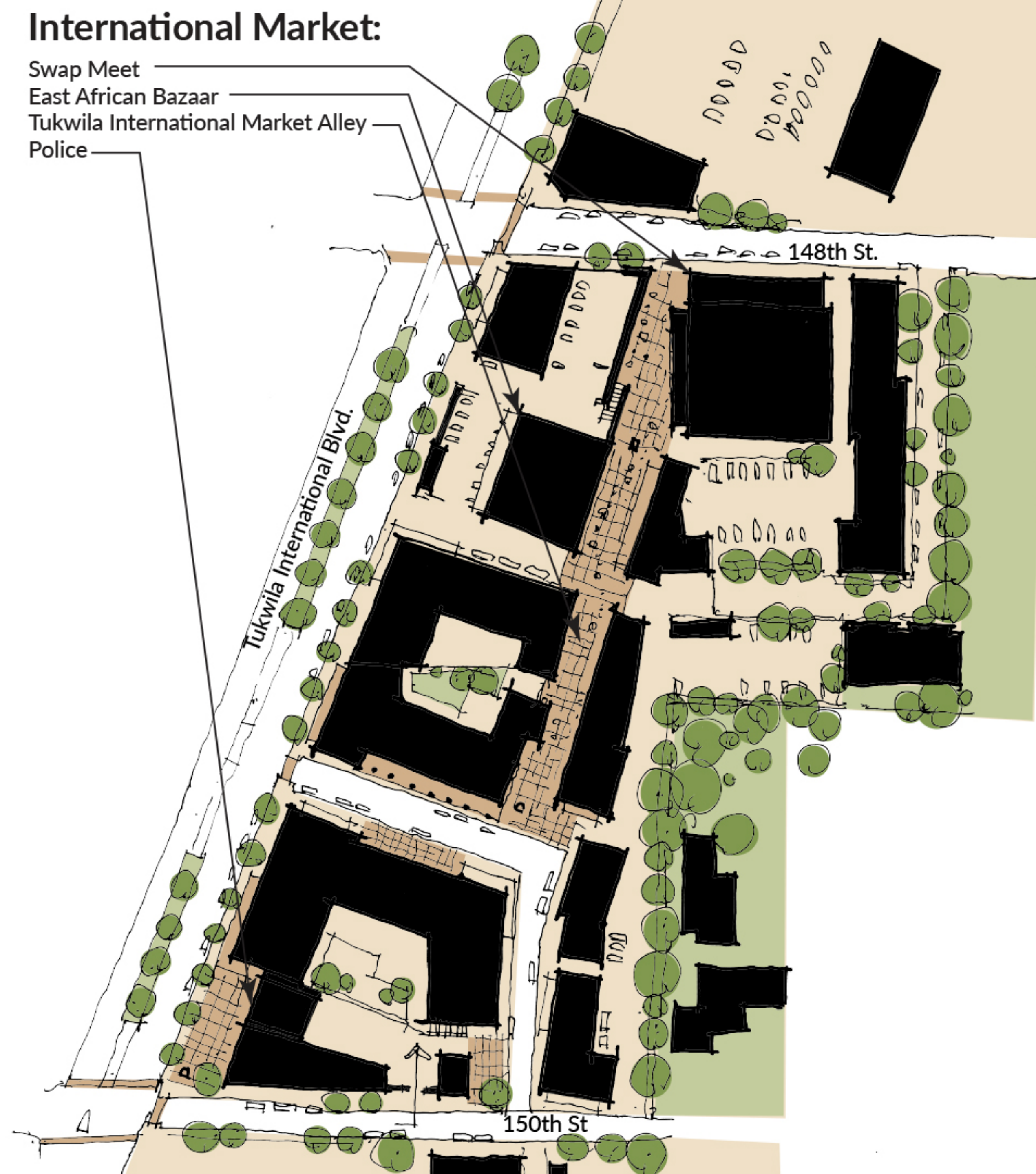
# International Market:

Swap Meet

East African Bazaar

Tukwila International Market Alley

Police







**EAST AFRICAN  
BAZAAR**

Tukiwila Home  
Fashion &

**\$ PLUS**

**CLOTHES.SHOES  
WATCHES.RUGS  
CALLING CARDS  
PERFUMES & ALL  
ITEMS FOR \$ PLUS**

**OPEN 7 DAYS A WEEK**

**(206)246-4458**

**FAX: 246-4400**





CAFE YARMARKA

CAFE YARMARKA  
A Taste of Russia

MADE IN WASHINGTON  
A Seal of Quality Product  
Made Only in Washington State

Pike Place Chowder

STORE HOURS  
MONDAY - FRIDAY  
9:00 AM - 5:00 PM  
SATURDAY - SUNDAY  
7:00 AM - 5:00 PM

MEET THE PRODUCER

LASSIE HOTEL

Pike Place Chowder

Pike Place Chowder

EL MERCADO LATINO









TUKWILA INTERNATIONAL BOULEVARD





# YOU SAID

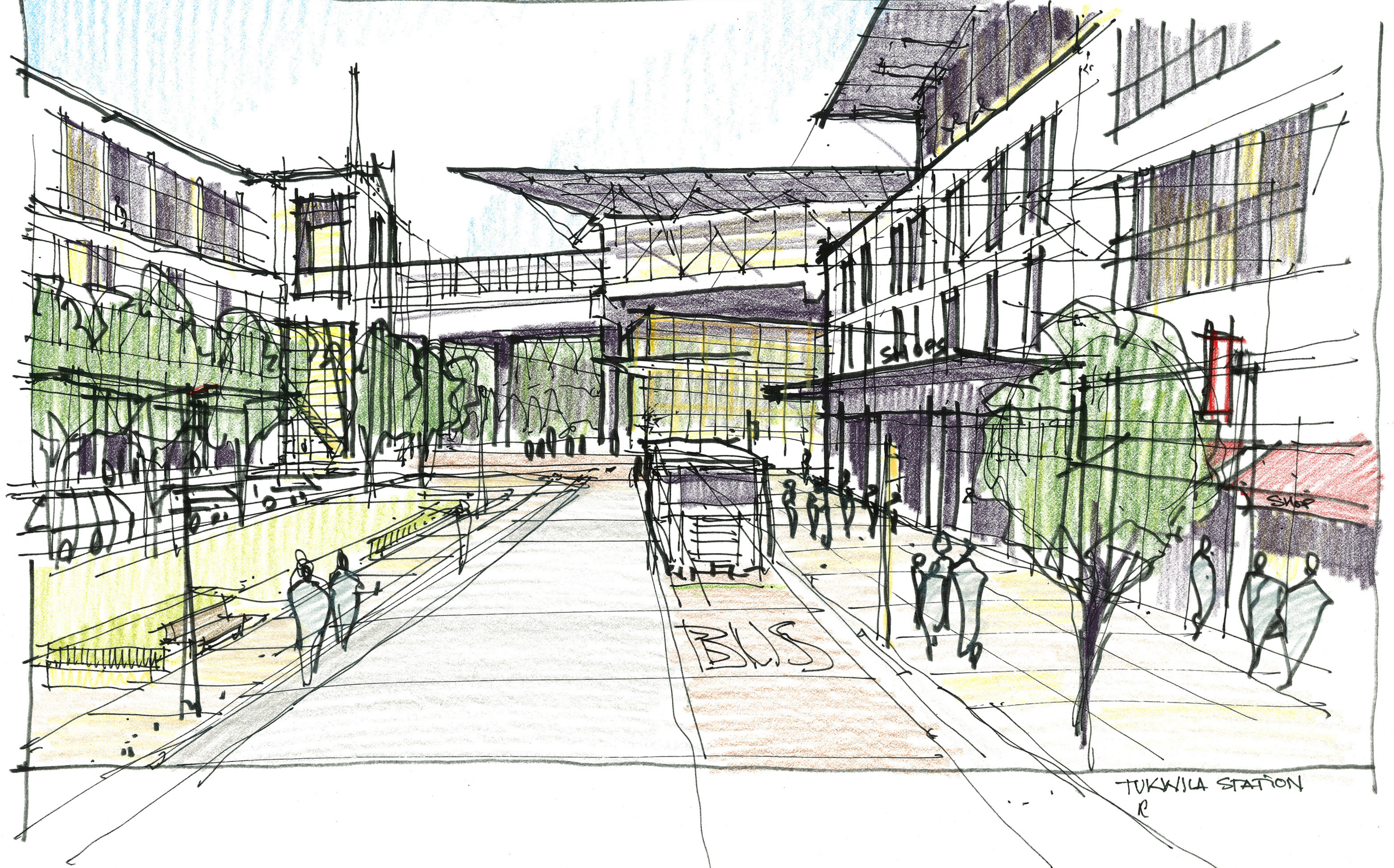
## **Improve station safety**

*Image Credit: Paul Crabtree*







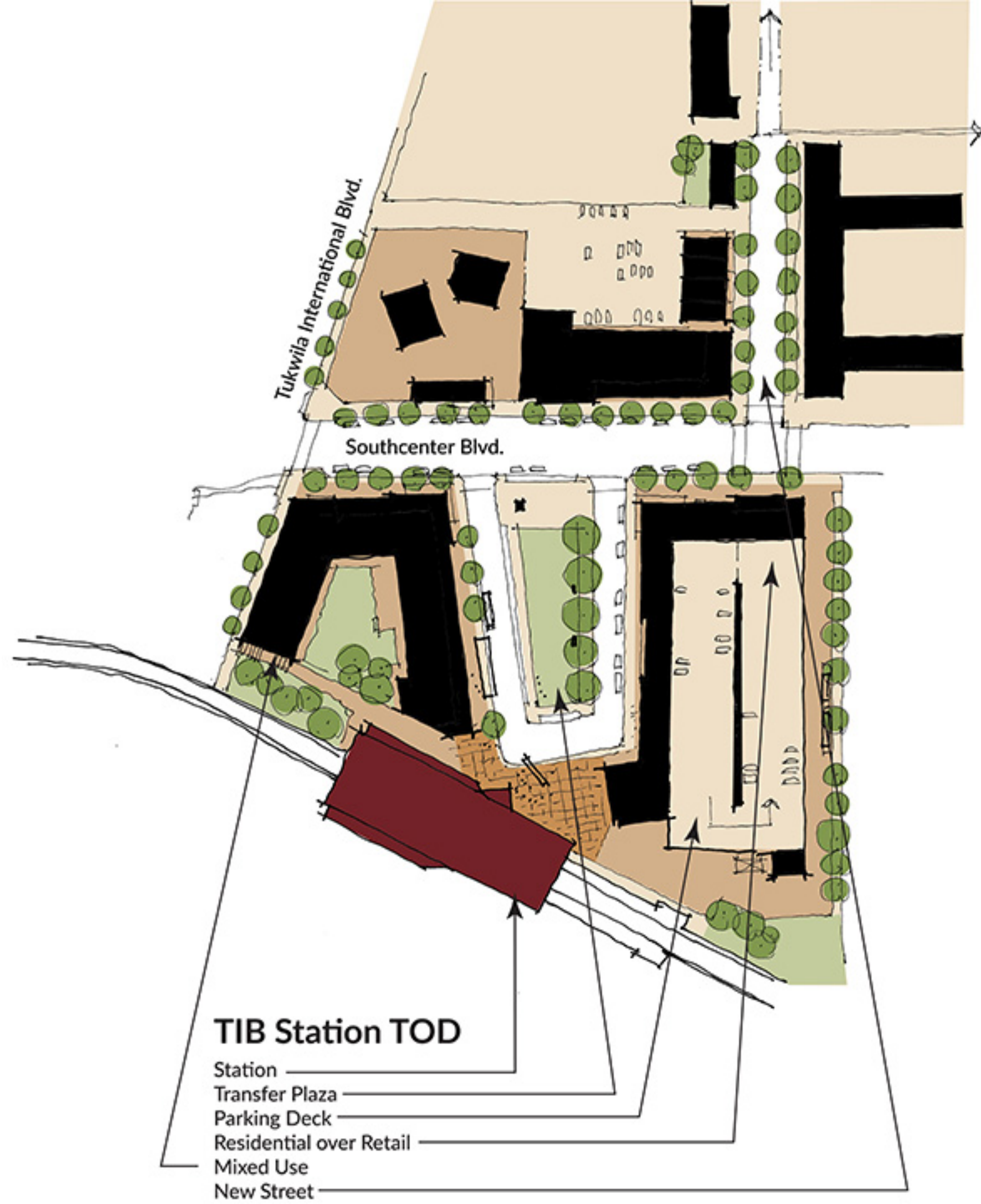






TUKWILA STATION







HOW DO WE  
GET IT DONE?

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1. Re-striping
2. Code Amendments
3. Incremental Development

THREE STEPS

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# RE-STRIPING





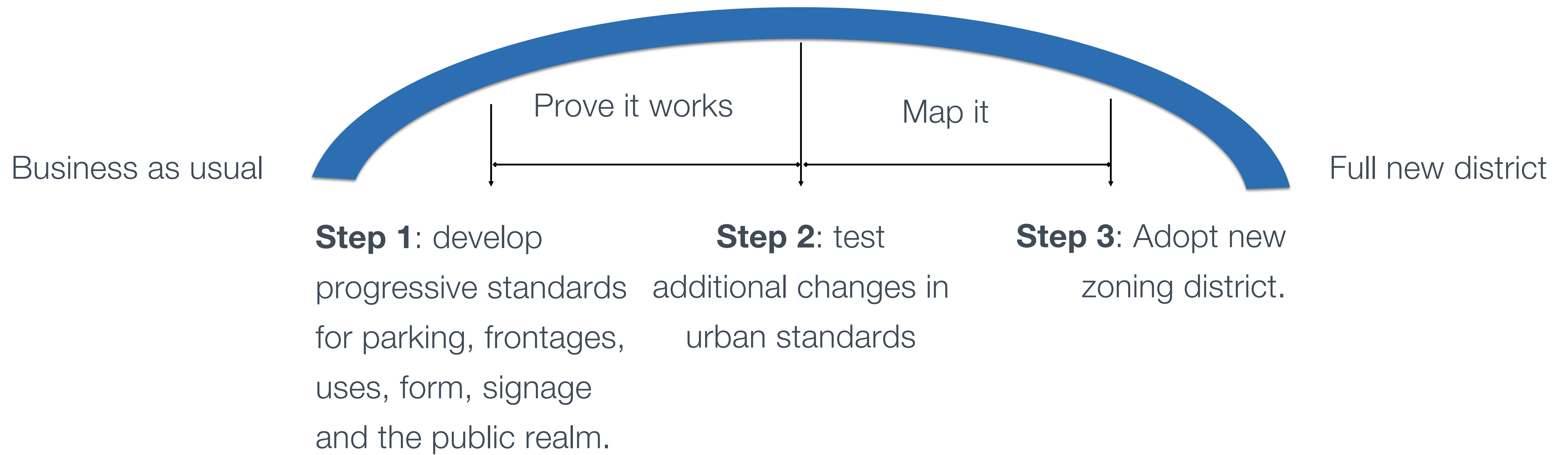


# CODE CHANGES

## Usual Barriers

- **Expensive**
- **Complicated**
- **Requires:**
  - a long time
  - political will
  - public buy in

# INCREMENTAL CHANGE









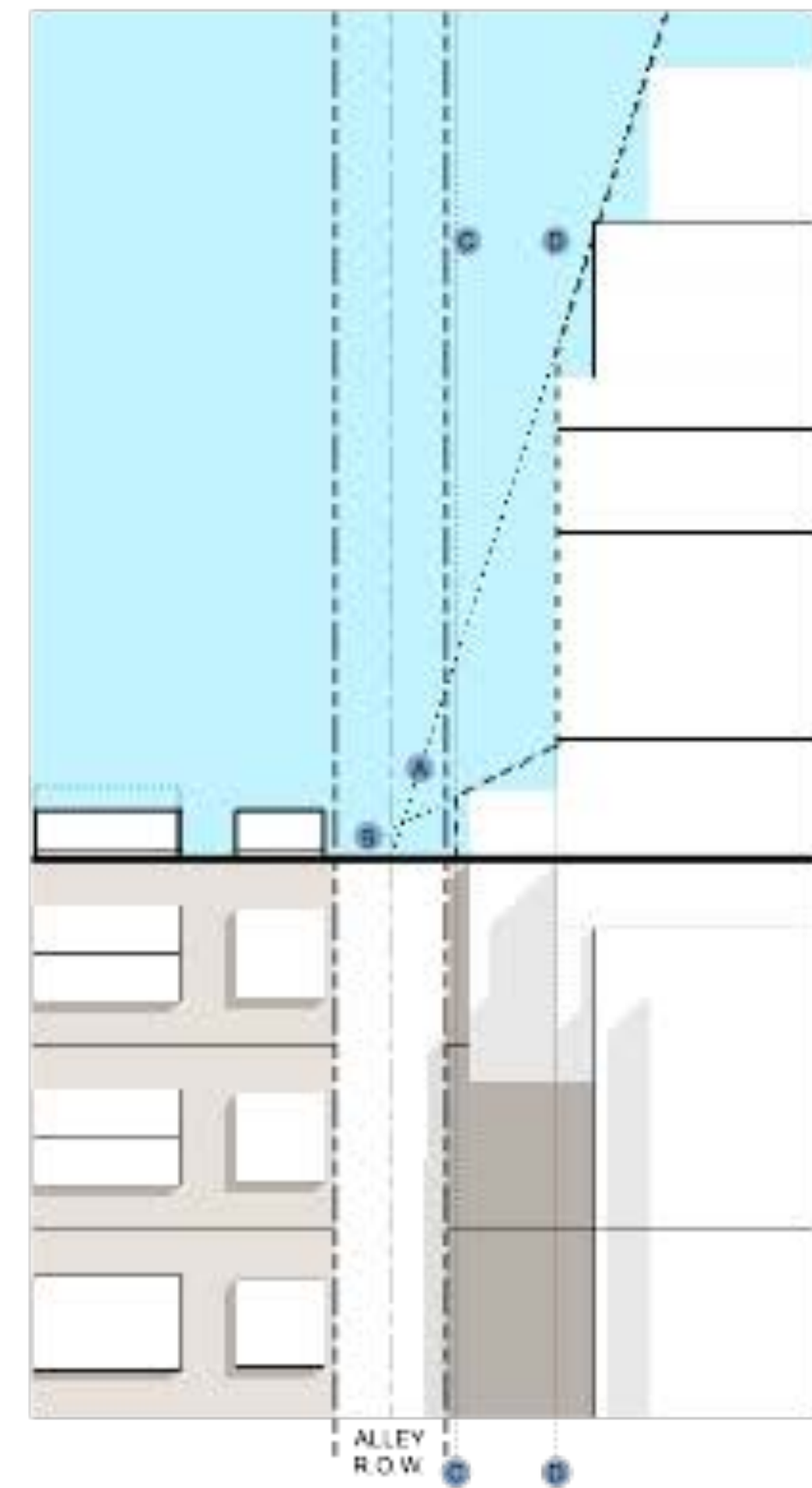




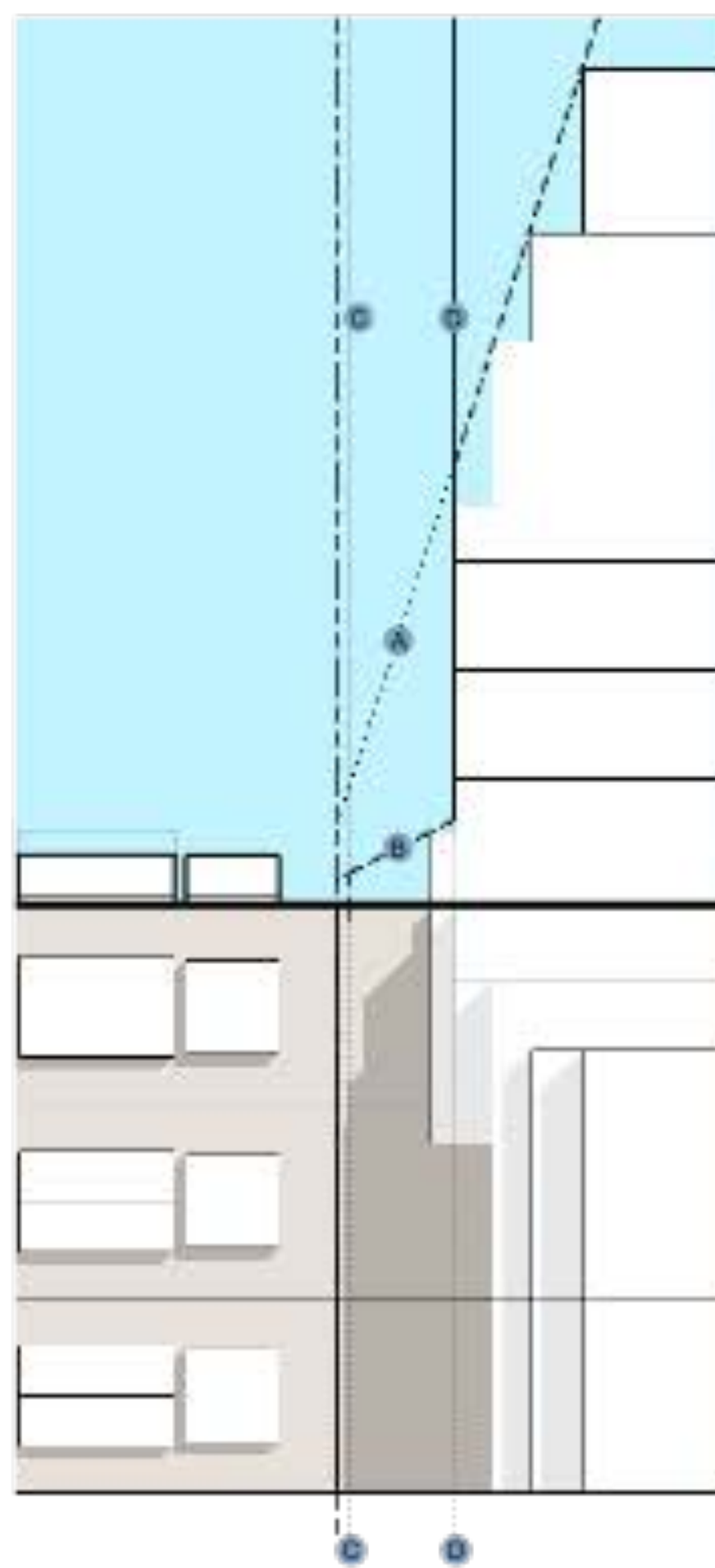




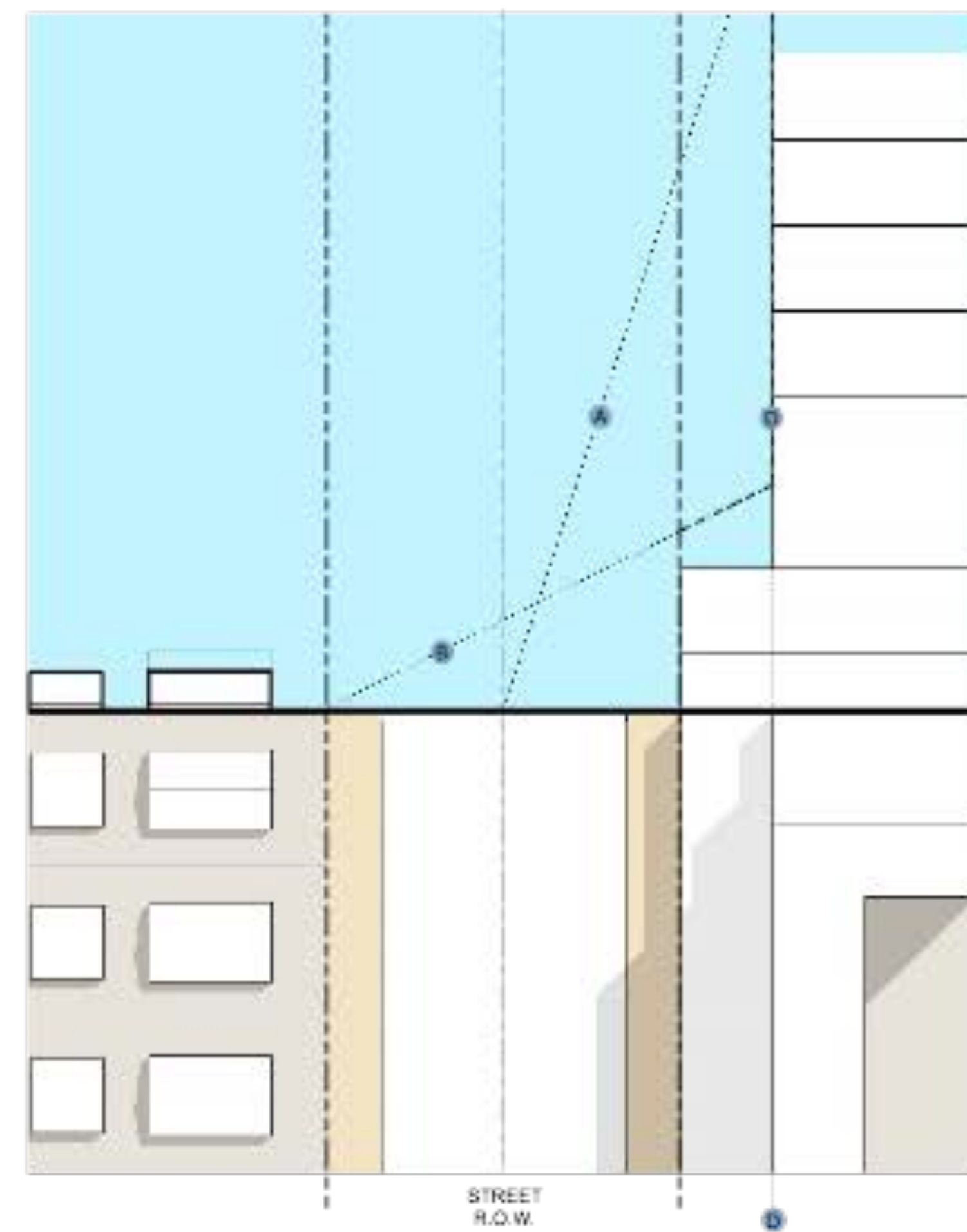
# TRANSITIONS



across alley

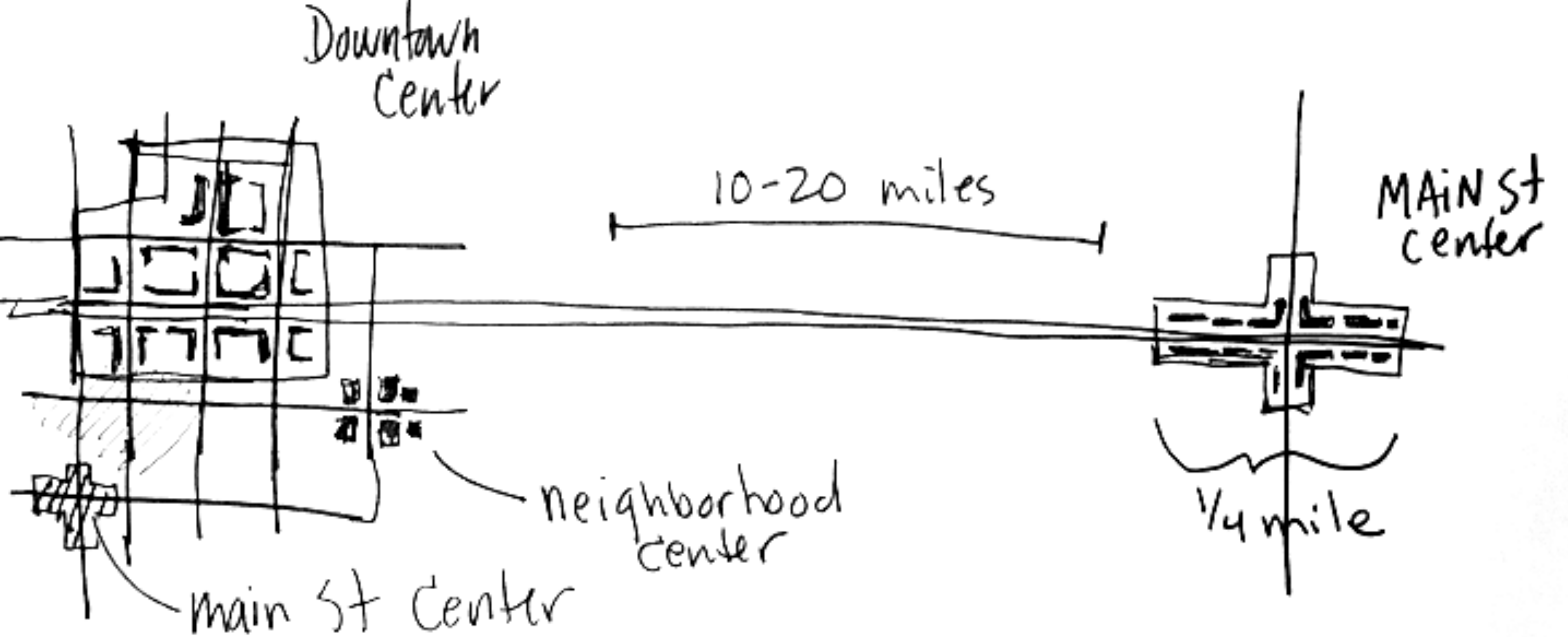


adjacent lot



across street

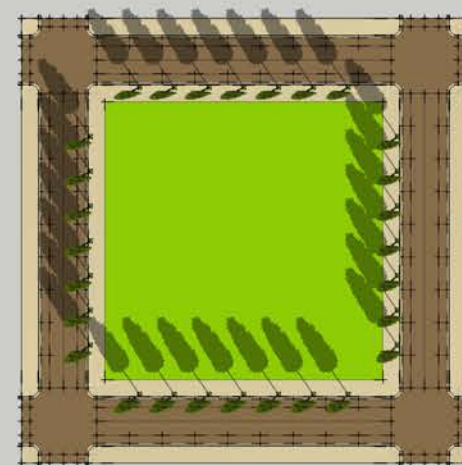




BUILDING BLOCKS



Portland  
200 x 200



Seattle  
330 x 330

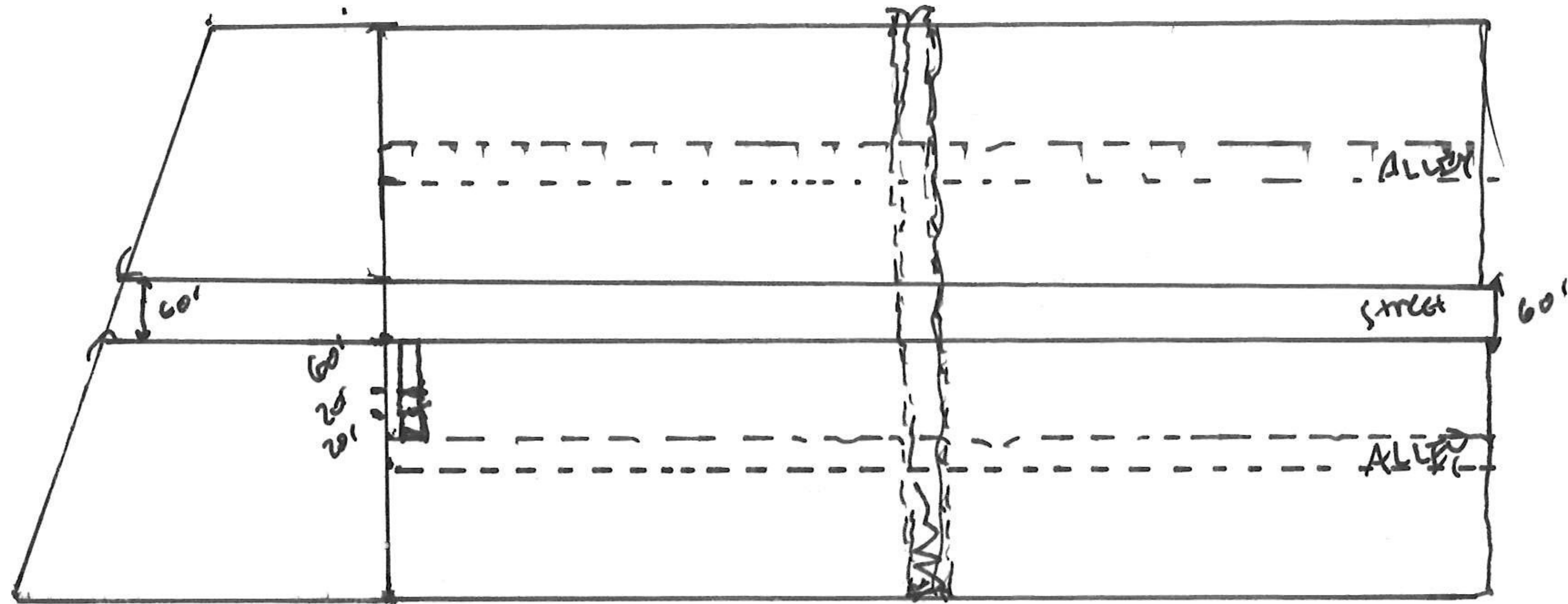


Tukwila  
660 x 1320



INCREMENTAL DEVELOPMENT

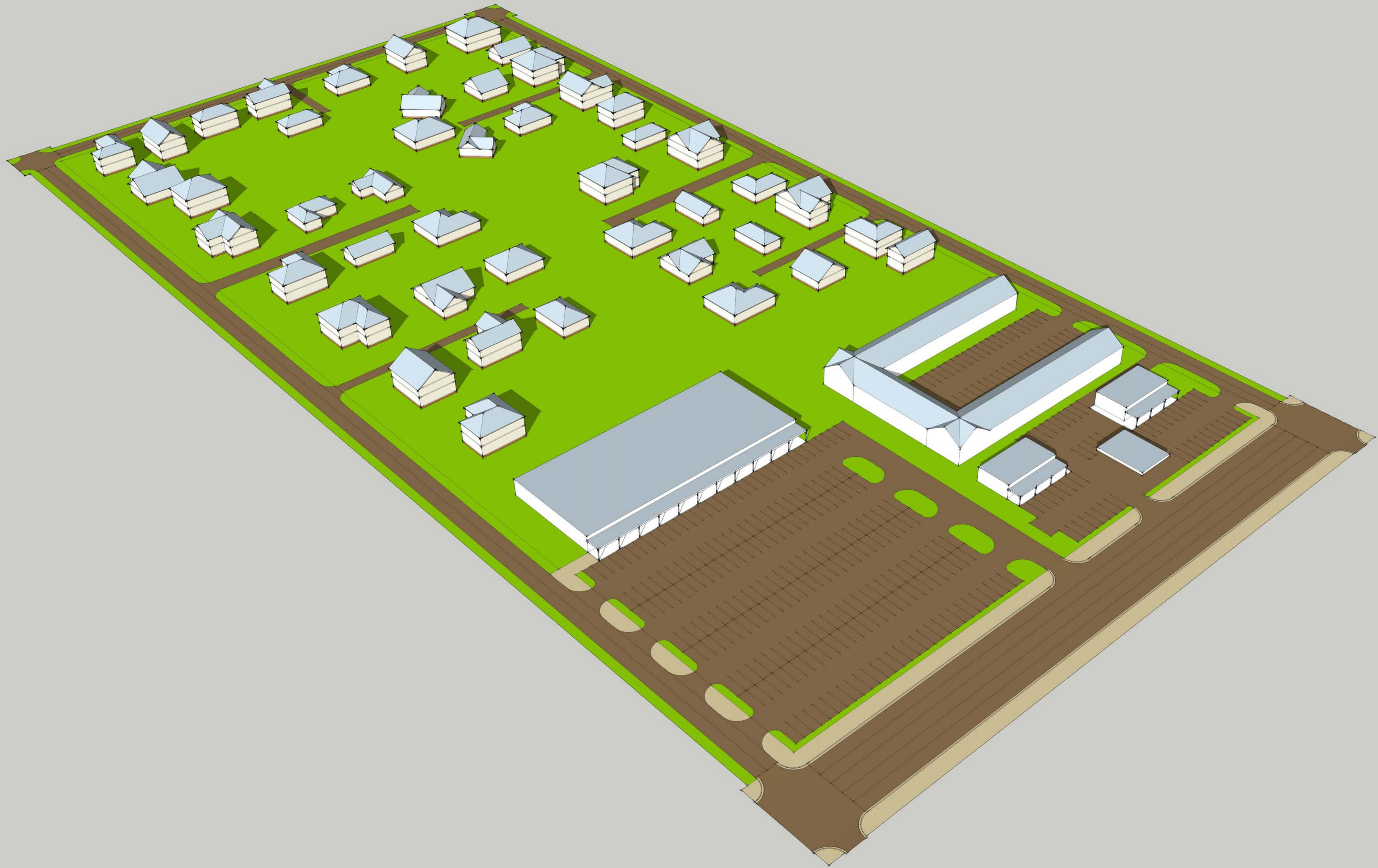




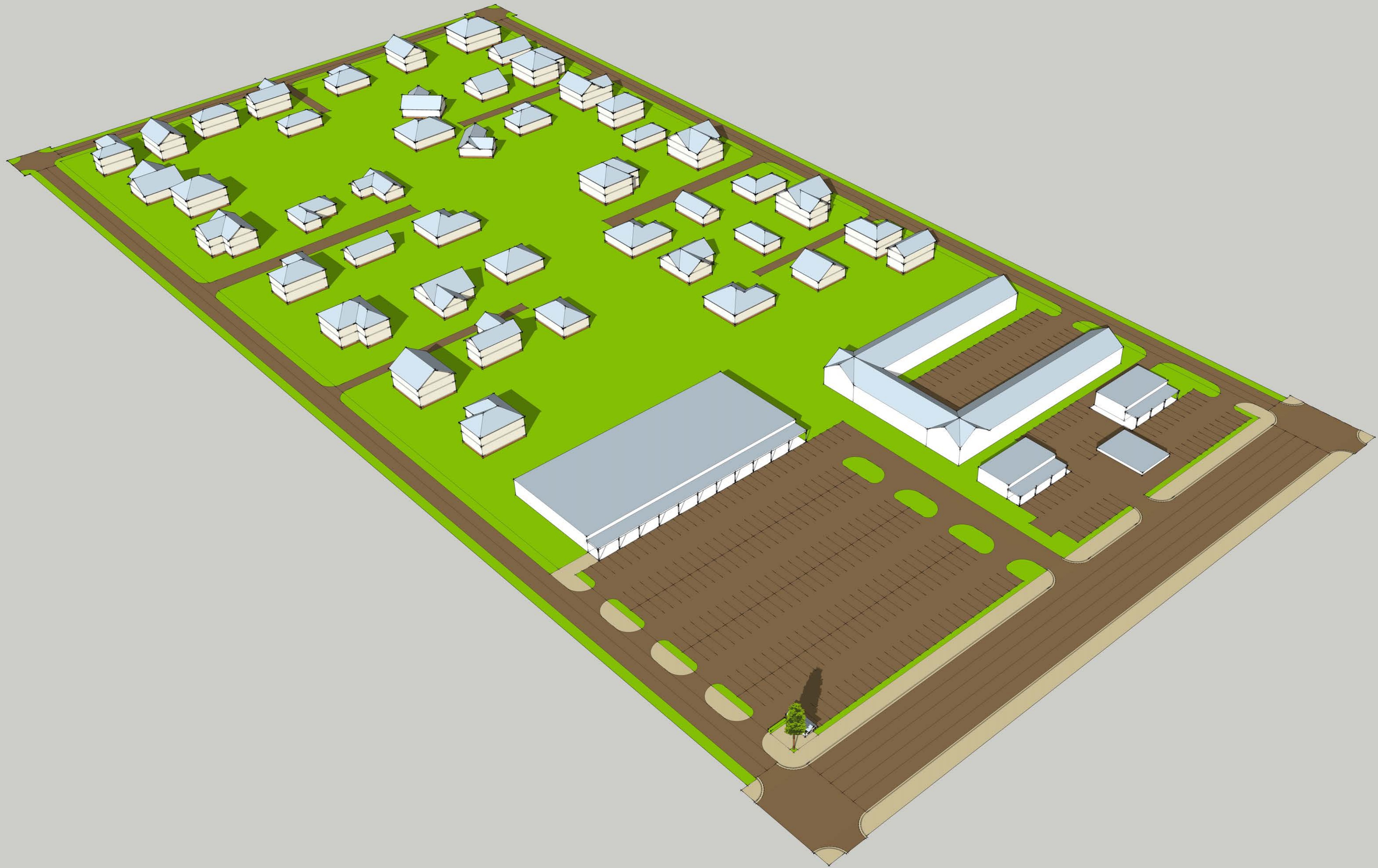
*Design: Slone Dawson, Sound Transit*

# BLOCK REDUCTION





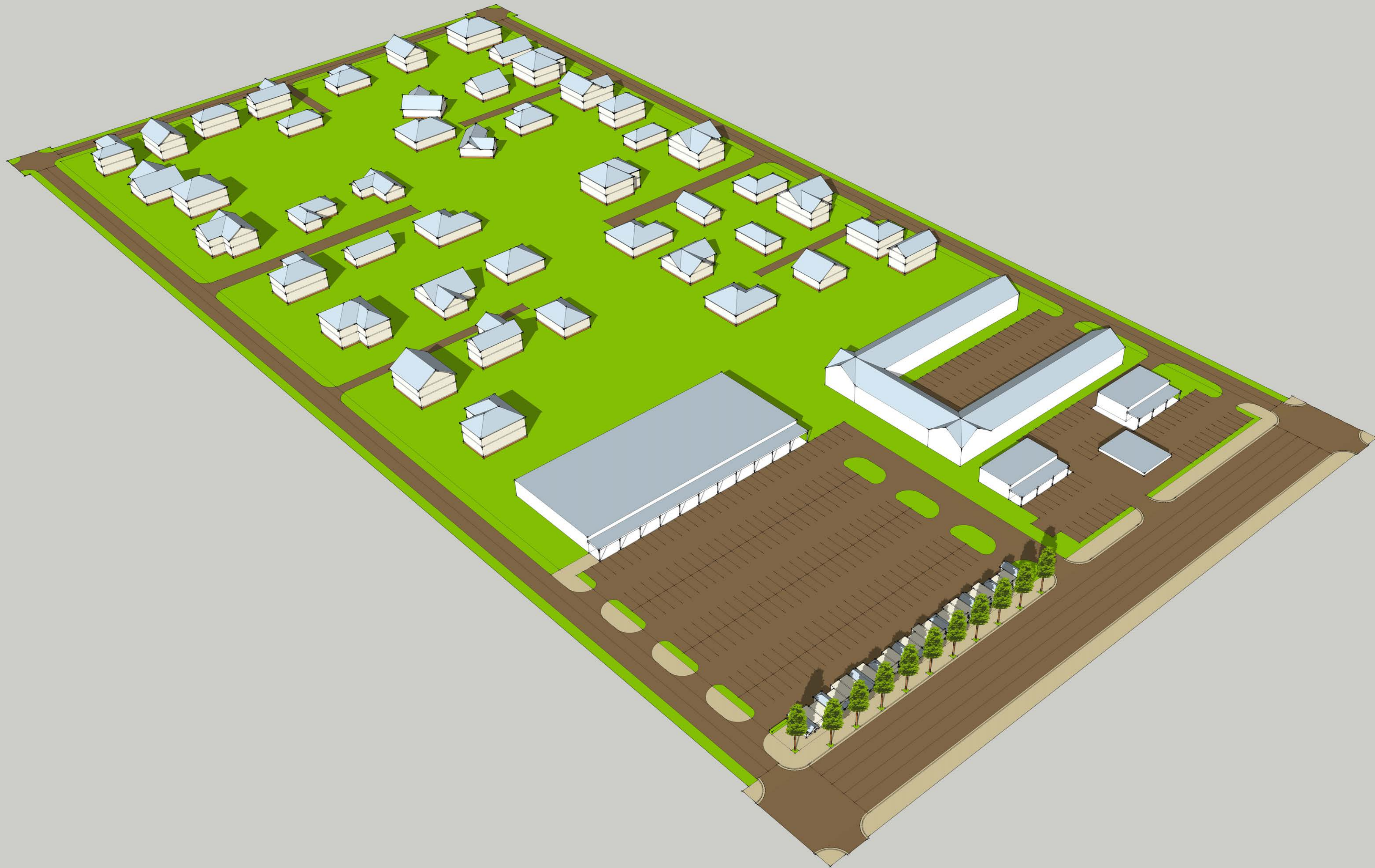




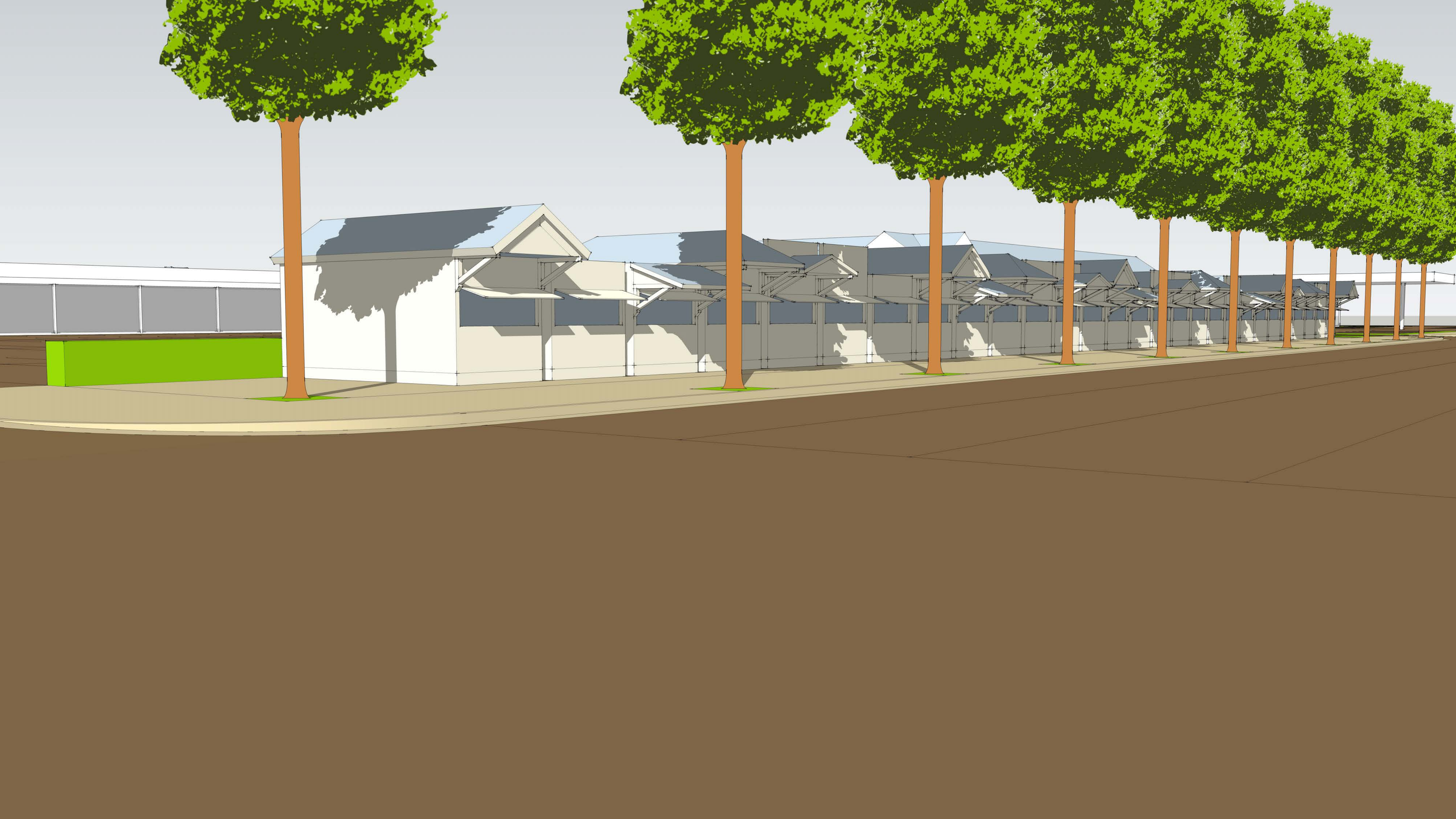






















# JUSTICE CENTER

















# CNU 25.Seattle

MAY 3 - 6, 2017





# NEXT STEPS

- Traffic Study
  - Re-striping
  - Code Development
  - Rezoning
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