



Tukwila Pond Park Master Plan

Stakeholder Meeting #1

01-13-2020



BHC Consultants Schemata Workshop
Heath Traffic Sieger Consulting
John Mason The Watershed
Company

Tukwila Pond Park Master Plan

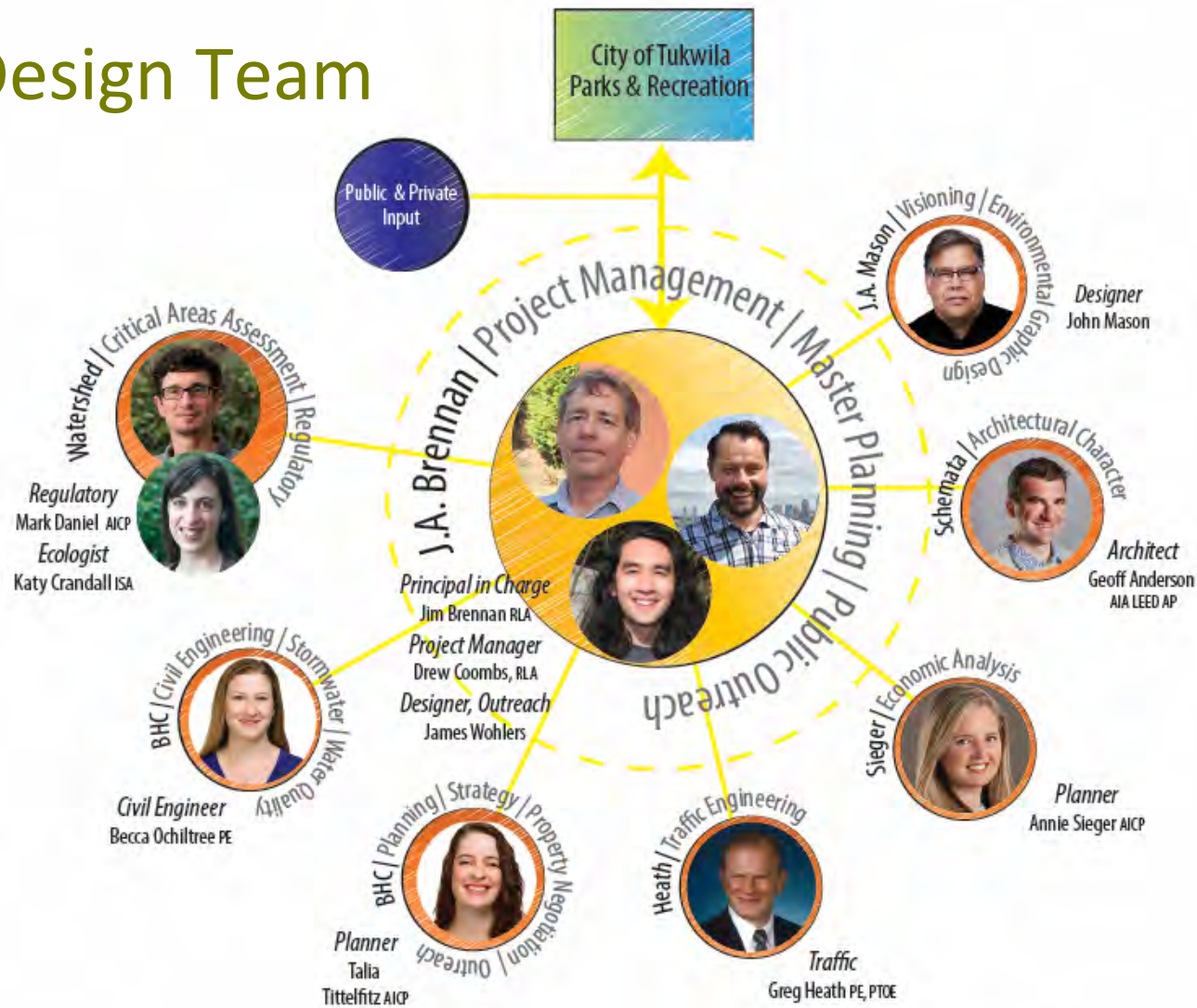
j.a.brennan associates



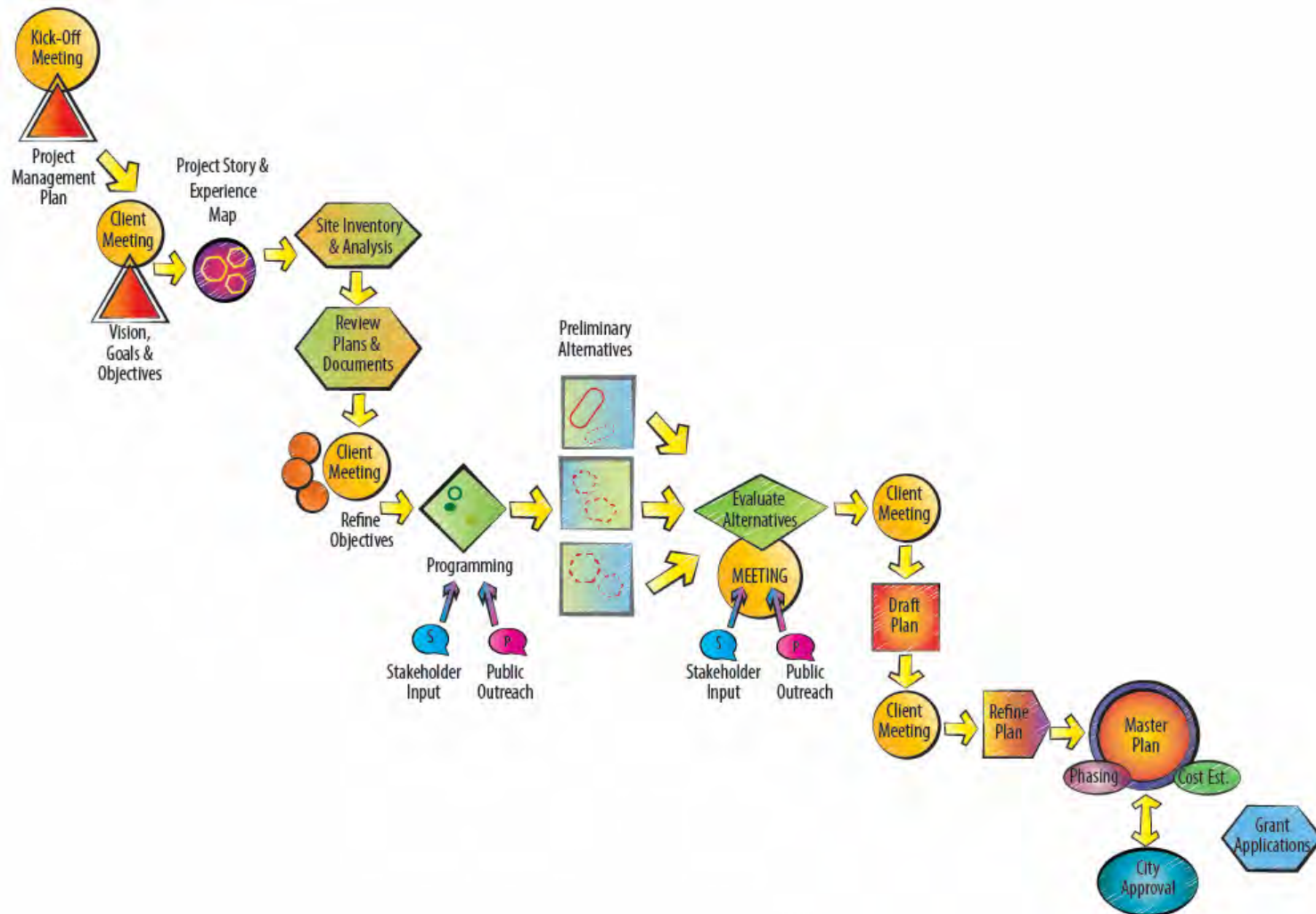
- **Stakeholder Meeting # 1 Agenda:**
- **1:30pm – 3:00pm**
- **Goal – envision the opportunities for Tukwila Pond**
 - *Key issues – access – acquisition - activation*
 - *Purpose – Solicit input and ideas*
- 1. *Introduction*
- 2. *Master Plan Process*
- 3. *Schedule*
- 4. *Issues and Opportunities – Observations of site and context–*
- 5. *Draft Vision Goals and Design Principles*
- 6. *Programming*
- 7. *Next Steps*



Design Team



Master plan process



City of Tukwila														
J.A. Brennan Associates, PLLC														
Tukwila Pond Park Master Plan SIMPLE SCHEDULE - 10-27-2020														
	2020				2021									
TASK	O	N	D	J	F	M	A	M	J	J	A	S	O	
MASTER PLAN														
Project initiation														
Site analysis														
Public engagement plan														
Program definition														
Vision Charette														
Alternatives														
Baseline Funding analysis														
Preliminary Draft master plan														
Cost estimates														
Permitting support - Input														
Phasing														
Final master plan														
Economic Analysis														
City Council - Meetings														
Stakeholder - Meetings														
Public involvement														
COT Meetings														



Issues and Opportunities

Historic use



Historic and current use



Context

Urban Center

Westfield Mall

Southcenter

Tukwila Pond

Green River Trail

Tukwila South

Sounder Station

Tukwila Urban Center Ped Bridge

Bicentennial Park

Interurban Trail

Orillia



Existing conditions

TUKWILA POND

- 25 Acres
- Surrounded by Southcenter
- Basic Park Amenities
- Natural Habitat
- Green Space
- Tree Canopy

Tukwila Pond - Looking east from Southcenter Parkway



Adopted Southcenter Sub-Area Plan



Figure 1.1.
Evolution of District Structure

Southcenter encompasses a relatively large area containing a wide variety of uses. To create a more coherent urban form and enhance the Center's long-term competitive edge within the region, the City intends to guide development and change to create distinct areas where the character, forms, types of uses and activities benefit, complement, and support each other. (*City of Tukwila Comprehensive Plan*)

Adopted Southcenter Sub-Area Plan

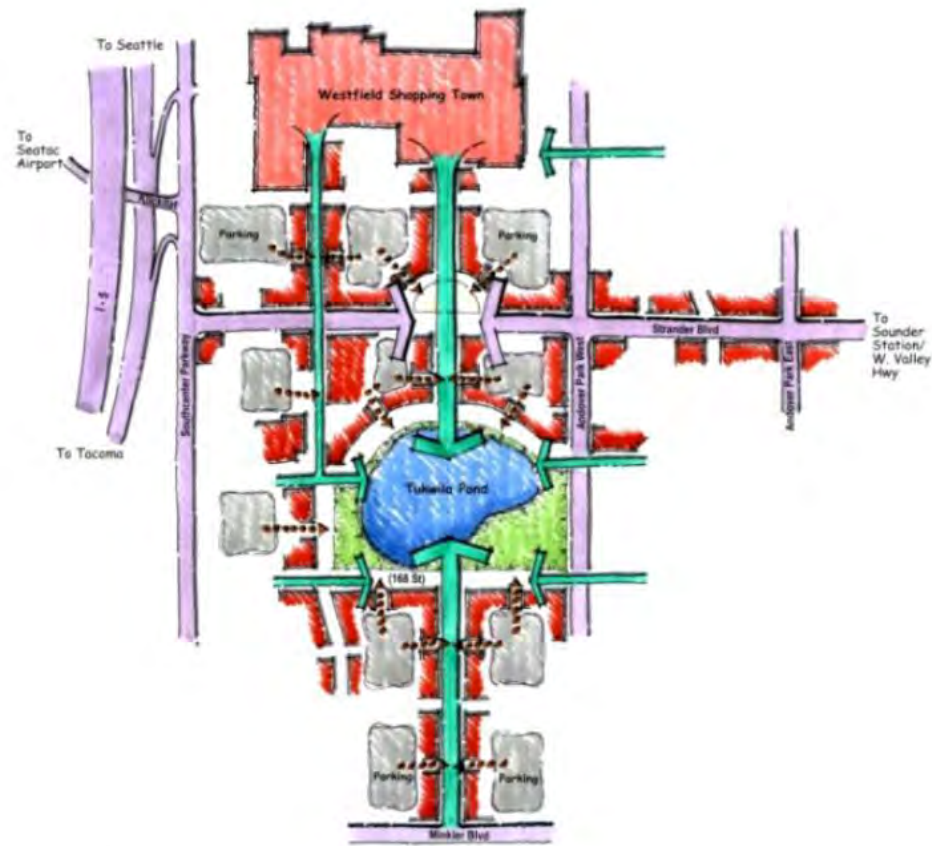


Figure 1.5 Integrate Tukwila Pond into emerging urban center development

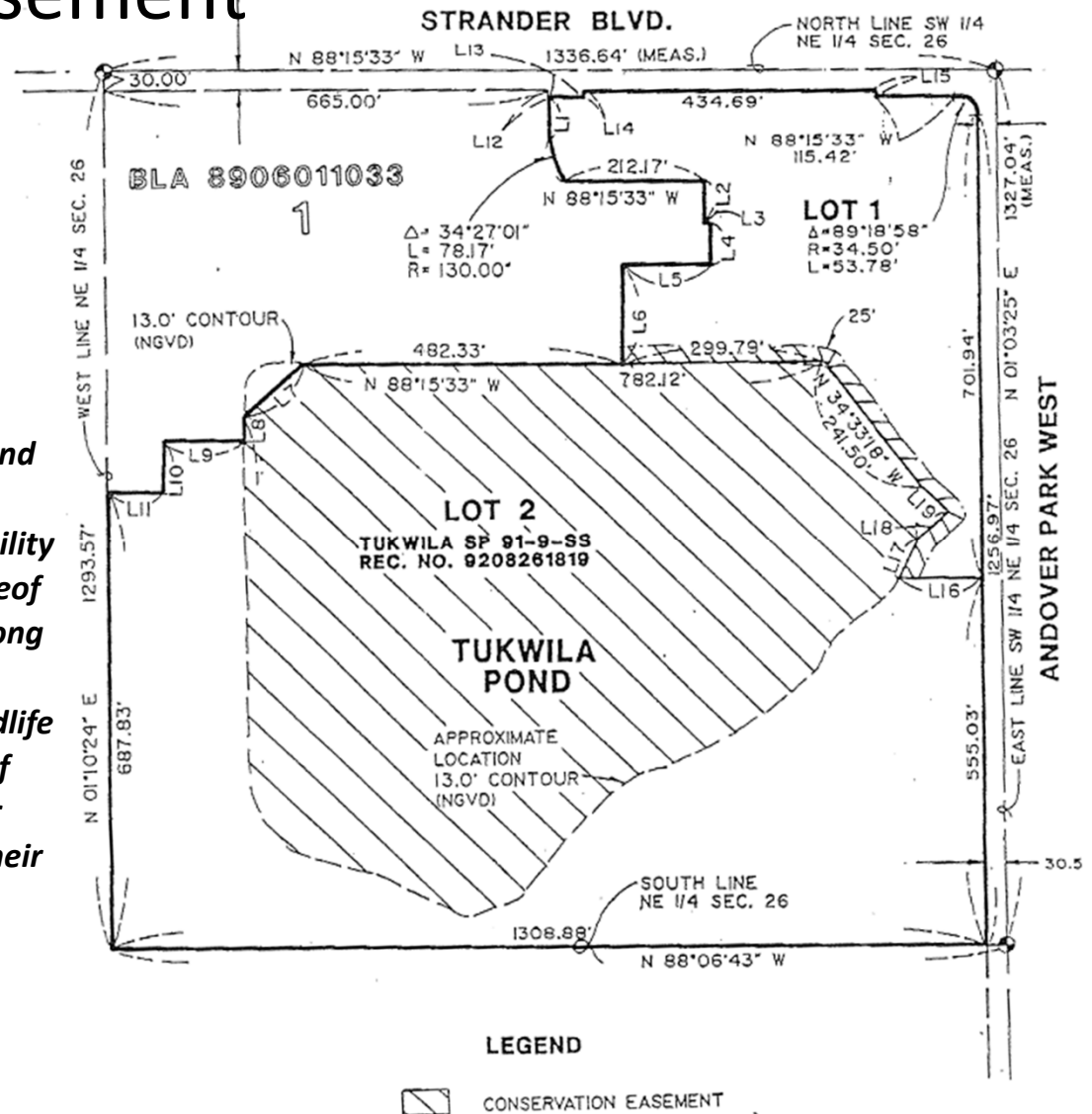


Existing facilities



Conservation easement

■ *Existing vegetation shall be retained and no development shall be permitted on Tukwila Pond that would affect the ability to preserve the ecological system thereof bird and other wildlife habitat for so long as Tukwila Pond is deemed to have significant value as bird and other wildlife habitat according to either the State of Washington Department of Wildlife or the U.S. Fish and Wildlife Service, or their successors. "*

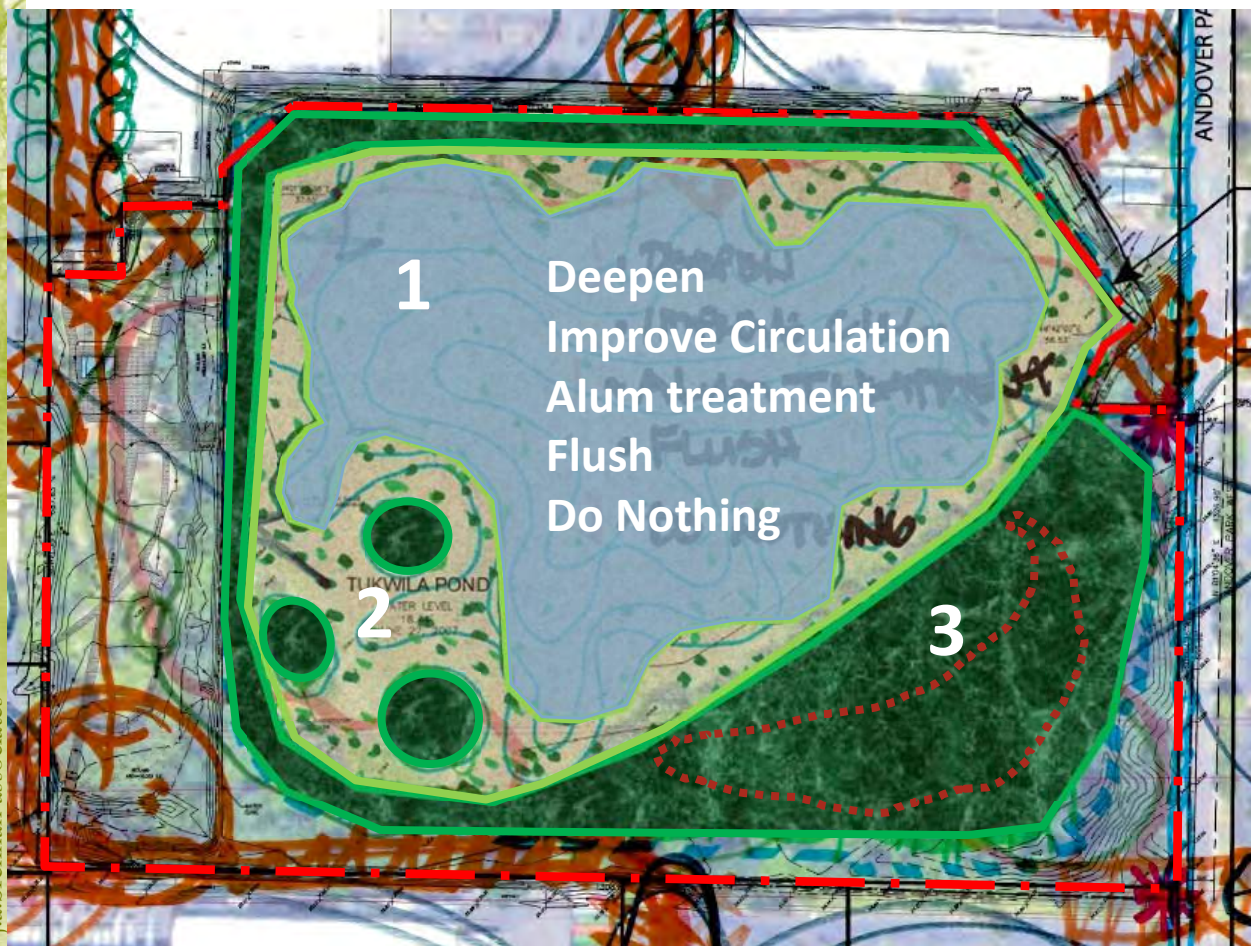


Wetland reconnaissance



Figure 3. Tukwila Pond Park subject property with estimated wetland boundaries, pond edge and culvert locations. Locations are approximate.

Wetland typology



Wetland Zone Typology:

- 1 Low Functioning Wetland
Enhance Open Water
- 2 Enhance Marsh/ Expand
- 3 Highly functioning wetland
Preserved forest/ emergent
/ scrub shrub wetland

Existing Wetland Mitigation
Approximate

Stormwater



Facility:

①

Outlet

②

Inlet Andover Eastside - SS 2

③

Inlet west side – SS 1



Wetland Mitigation (Wig Property)



Water quality

Eurasian Milfoil

Toxic Algae

(Blue green Algae - *Chroococcus*)

Highly rich in nutrients

(high in phosphorous and chlorophyll a)



Adjacent property runoff



Disconnected



Safety



Connect street edge (Wig Blvd.)



Balance human activity and habitat



Connect and embrace the park:



Key Topics:

 Connect and Embrace The Park

 TUC 18.28.120 – Tukwila Pond 25' Esplanade

 Existing Tukwila Pond Pedestrian Access

 Tukwila Right of Way (ROW)





VISION

A prized focal point of Southcenter, and Tukwila Urban Center, that is easily accessible, highly activated, and where new development is oriented towards the space.

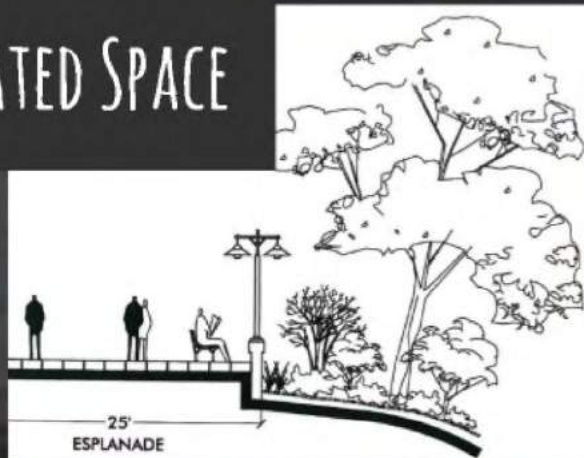
TAKE A LOOK...

MOMENTUM

BENEFITS

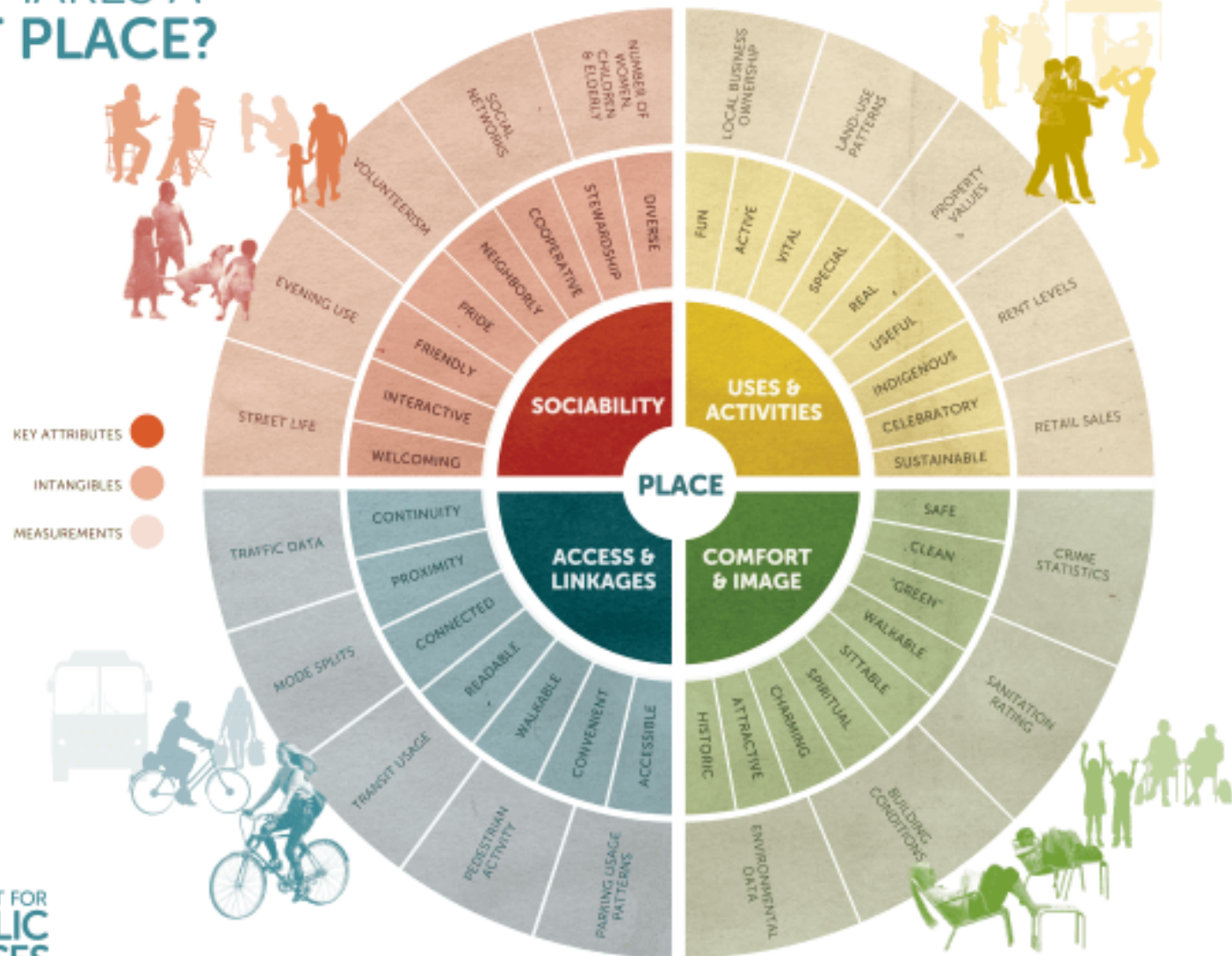


ACTIVATED SPACE



Functional
Appealing
Inviting

WHAT MAKES A GREAT PLACE?



DRAFT Design Principles



Tukwila Pond Park should...

Connect park to surrounding community.
Explore opportunities for land acquisitions for easements to connect park.



Tukwila Pond Park should...



Design for safety and crime prevention.
Improve surveillance, create a staff presence, and
activate the park with great activities.



Tukwila Pond Park should...

Improve water quality and restore the Pond.
Consider deepening the pond, alum treatment,
improve circulation, and flushing with additional water



Tukwila Pond Park should...

Ecological preservation and enhancement.
Preserve the ecological value of the pond.



Tukwila Pond Park should...

Emphasize its connection to the water through water activities, viewpoints and trail overlooks.
Consider easement and land acquisition.



Tukwila Pond Park should...

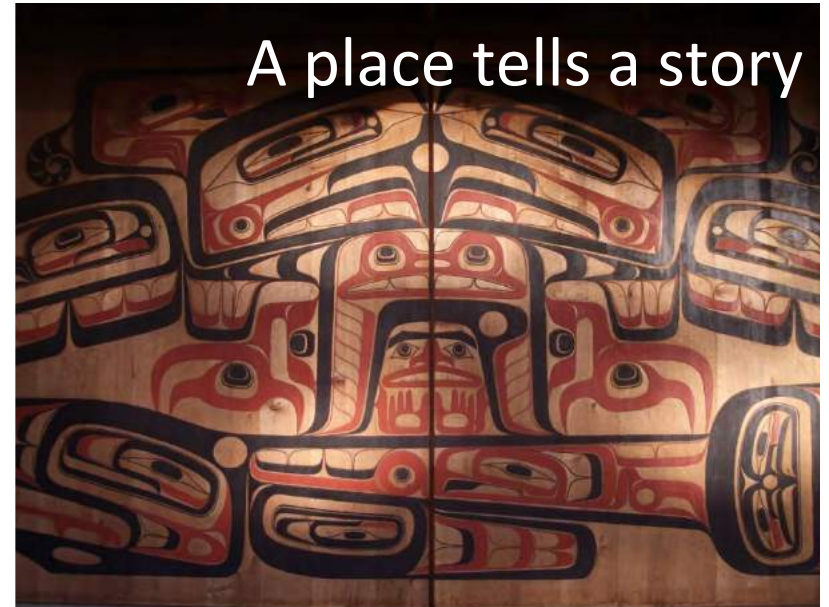
Activation with a rich array of recreational and community activities, appropriate to Tukwila's culture.





Activation





A place tells a story



Historical setting

Draft activity list

Recreation activities (PLAY)

- Loop Trail
- Overlooks
- Boardwalk
- Fishing
- Children's play features
- Picnic tables
- Non-motorized watercraft
- Refreshment station/café
- Space for food truck
- Community events/ plaza
- Market space

Gathering nodes (MEET)

- Amphitheatre
- Gathering plaza
- Esplanade
- Picnic shelter

Education (LEARN)

- Water systems education
- Environmental education
- Native plant education
- Eco-Art

Environmental restoration, preservation (PROTECT)

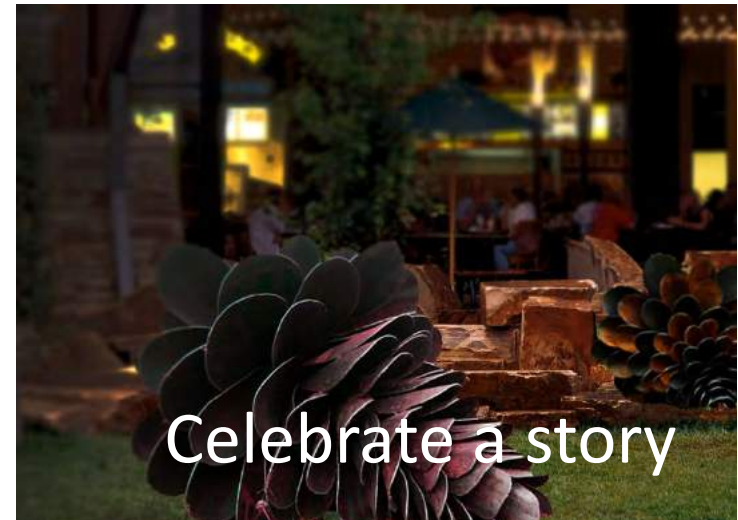
- Habitat enhancement
- Preservation
- Water Quality Improvement
- Bird viewing

Expand (Connections)

- Parking
- Wayfinding
- Interpretive Signage
- Safe walking
- Access
- Bike Connectivity
- Railroad / Green river trail
- Community relationships
- Adjacent property



Identification and navigation



Improve street connections to the Park



Festival street – Woonerf



Park infrastructure



Information kiosk



Community hall



Consider a multi use space for :
Learning
Events
Gathering





Nature play

Boardwalk



Boardwalk - experiences



Walking loop



Integrate the urban edge



Iconic place making – celebrate Tukwila



A for place for passive activity or respite



Playful landscape



Community events



Events and food trucks



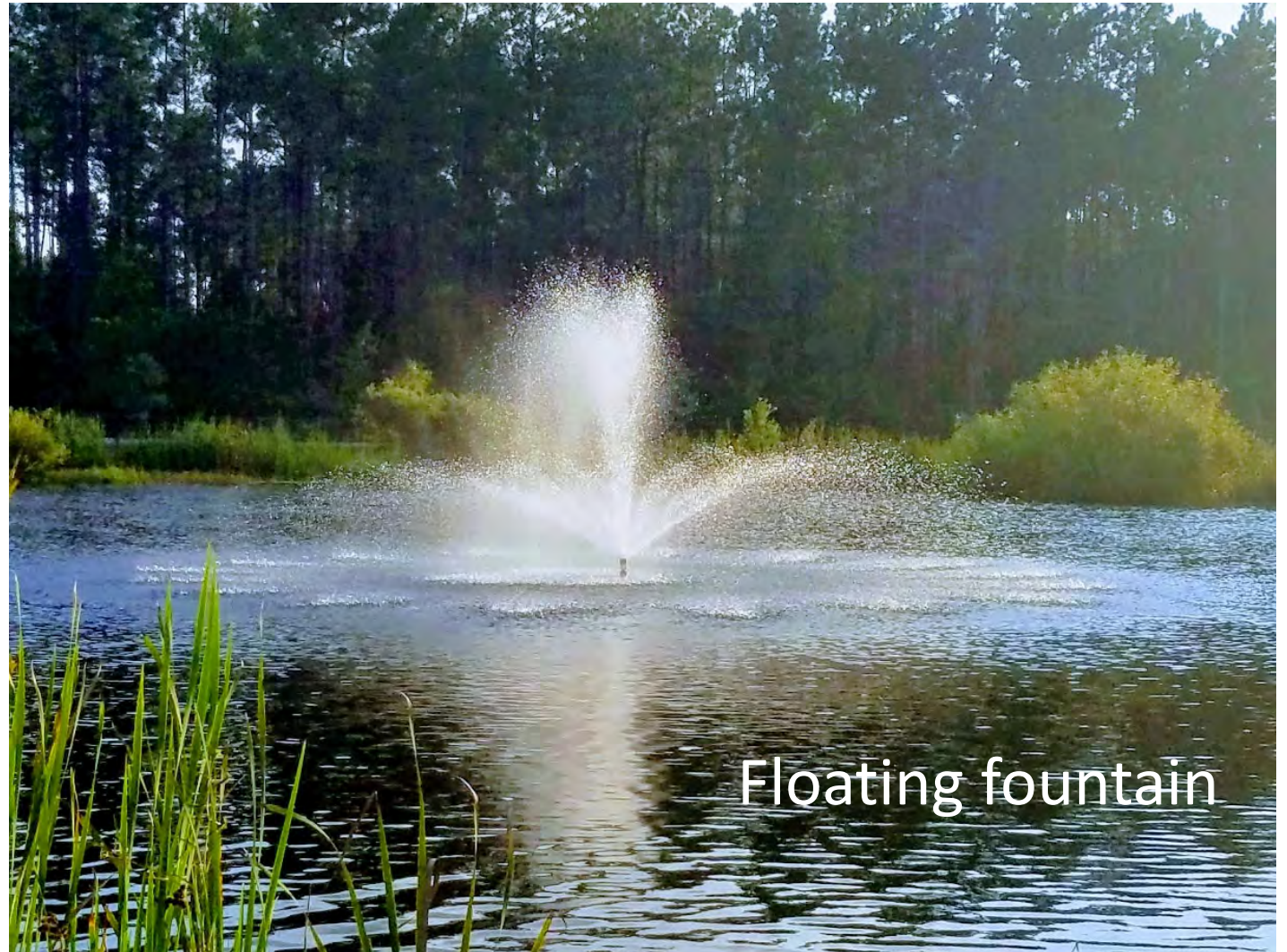
A space for gathering and story telling



Floating habitat islands



Improve water quality



Floating fountain



Water recreation



- **Summary :**

- *Create parking and clear access is critical*
- *What is the anchor activity or activities to draw people in large numbers year round*
- *What is the proper mix of other activities*
- *How do potential future land acquisition and easements affect the program for the site*

NEXT STEPS

- **Stakeholder and Public Meetings:**
 - *#2 – Charette/Workshop – January 26, 2021*
 - *#3 – Public Meeting – Meeting Vision and Program – February 3, 2021*



END