

# Predesign Report Part 1

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- Next Steps

## TUKWILA TEEN & SENIOR INTERGENERATIONAL CENTER

*Predesign Report Part 1 - Process & Programming*

City of Tukwila  
December 2021






McGRANAHAN  
architects

# Project Overview

In 2020 the City of Tukwila identified community need for an intergenerational center specifically serving teens and seniors. As a majority minority city with a large immigrant and refugee community, the City of Tukwila recognized that many teens and seniors would thrive with tailored, culturally relevant programs providing opportunities for engagement, education and support.


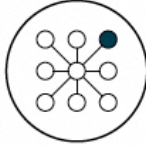

The City envisioned a space with programming that serves the needs of all teens and seniors, provides opportunities to launch young people into their futures, and offers social opportunities for seniors not currently available in the community. The challenge from the City leadership – particularly the City Council that elevated the idea during the 2021/2022 budget process – was to authentically engage with the community in a way that would center those voices in the process, planning and design.

# Design and Operations Goals

Design & Operational Goal	Goal Development
 <p><b>Be a place that prioritizes the teens and seniors of Tukwila.</b></p>	Community felt strongly that this should be a place where teens and seniors would not be displaced for community or rental programming.
 <p><b>Be good stewards of the diversity of Tukwila by creating a diverse, equitable and inclusive space that is representative of and for all in Tukwila.</b></p>	Tukwila is an incredibly diverse community. The space, artwork, staff, and building form should all reflect this vibrancy and provide an authentic sense of belonging for all.
 <p><b>Create a place where youth and seniors have access to various resources and services that reflect the experiences, needs, and wants of Tukwila community members.</b></p>	This Intergenerational Center should identify and provide for the specific needs of Tukwila teens and seniors. Champions were asked to brainstorm possible resources and services and a Landscape Assessment was done to understand what already exist in Tukwila. The Landscape Assessment will be released with Report 2.



# Design & Operations Goals

Design & Operational Goal	Goal Development
 <p data-bbox="453 485 1192 642"><b>Create a vibrant, welcoming, and safe place where all can feel a sense of belonging, ownership, and pride.</b></p>	<p data-bbox="1337 406 2267 721">Tukwila residents are incredibly proud of their community. This new space should be additive to that. It should welcome and support the interest and passions of the Tukwila teens and seniors, and create a clean, safe place where people can thrive mentally and physically.</p>
 <p data-bbox="453 771 1210 1085"><b>Create a place that provides opportunities for authentic connections. / Build a community engagement process that relies on trust and fosters authentic community connections with the City.</b></p>	<p data-bbox="1337 799 2254 1063">The Center should not only create opportunities for planned and spontaneous intergenerational connections, but also foster these connections through the planning process. Prioritize relationships of all kinds.</p>
 <p data-bbox="453 1220 1210 1313"><b>Create a place for teens and seniors to have fun.</b></p>	<p data-bbox="1337 1163 2229 1370">The Intergenerational Center should be a place that provides happiness and invests in the activities that the teens and seniors of Tukwila will enjoy.</p>

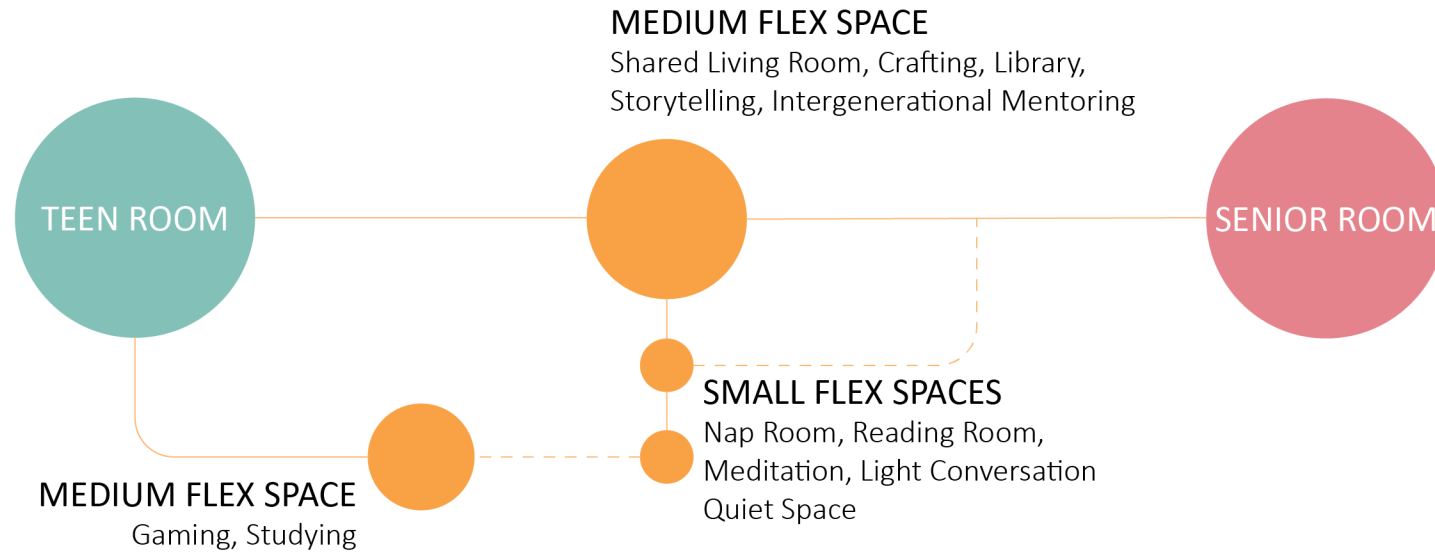
# Flexible Program Spaces

The Tukwila community recognizes that prioritizing teen and seniors in this proposed facility requires the utmost flexibility in the spaces that make up the building.

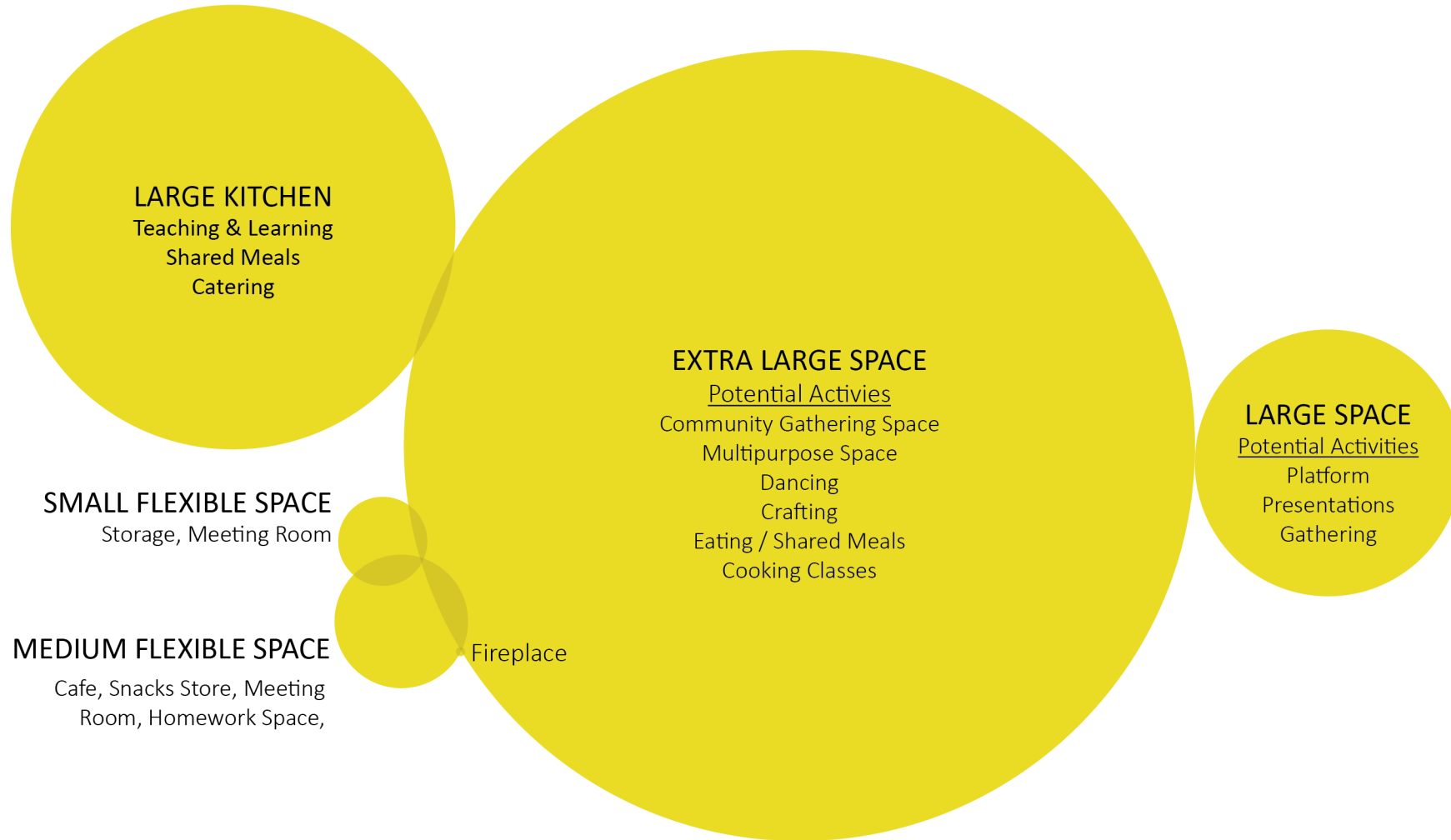
Most, if not all, rooms and spaces must be able to meet multiple programmatic needs to achieve the design and operational goals listed above.

However, six key hubs were identified as a way to categorize the various programmatic needs, while ensuring the design and operational goals can be achieved.

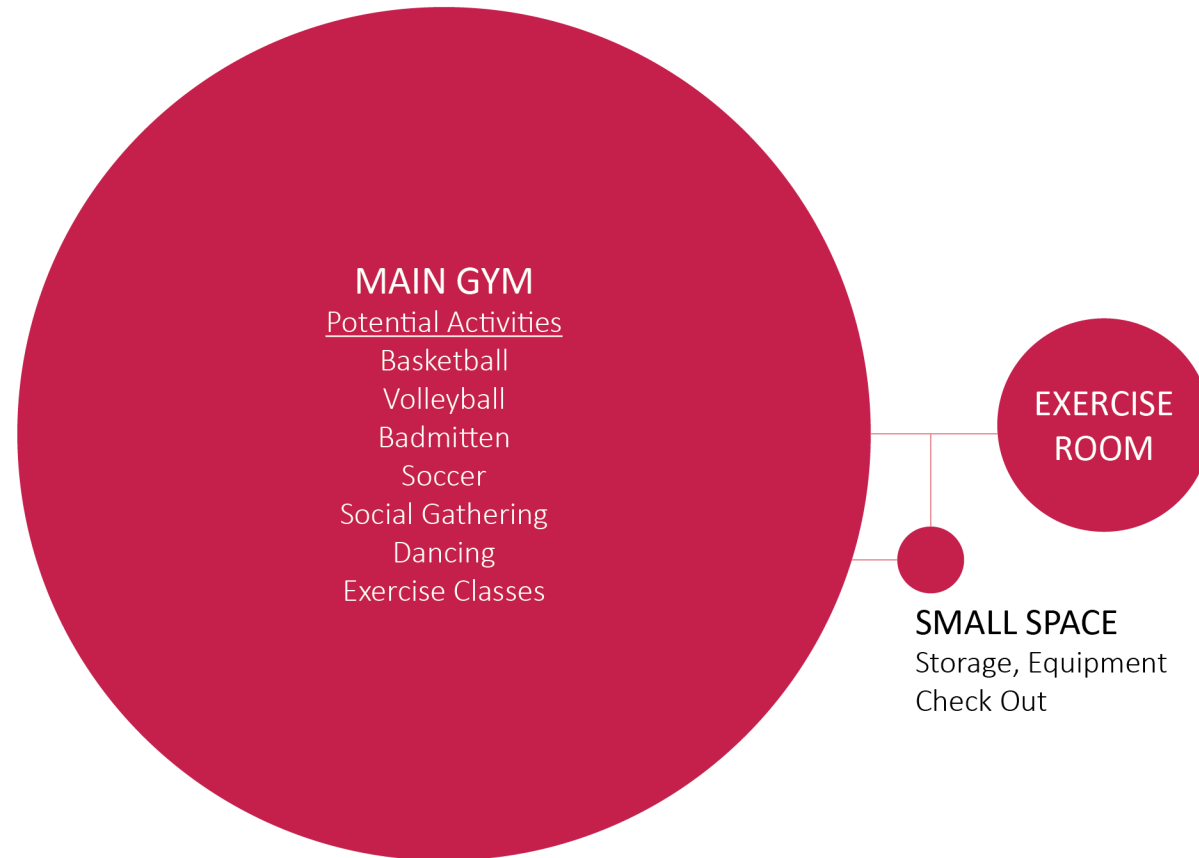
# Teen & Senior Spaces



# Teen and Senior Community Gathering Spaces

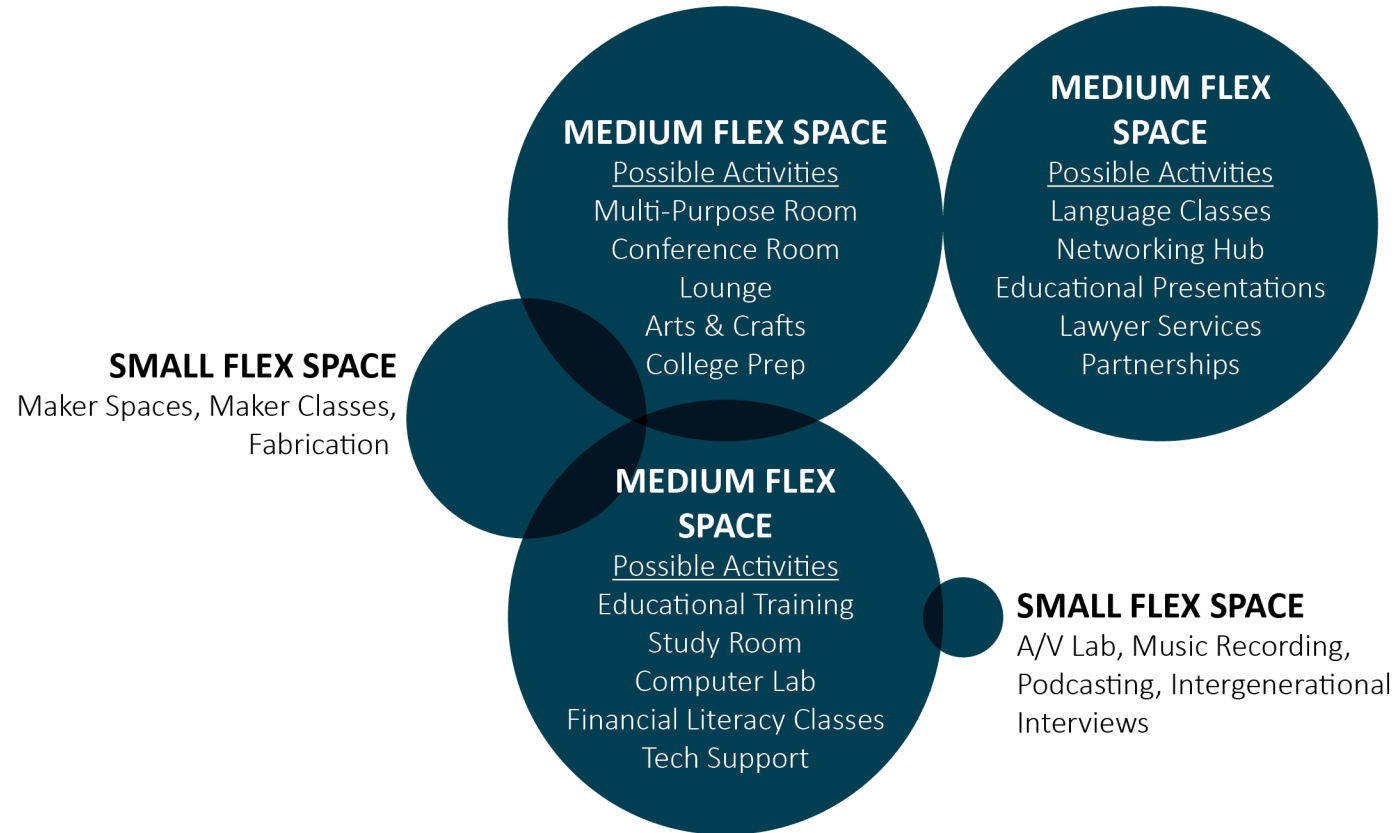


# Teen and Senior Active Recreation Spaces

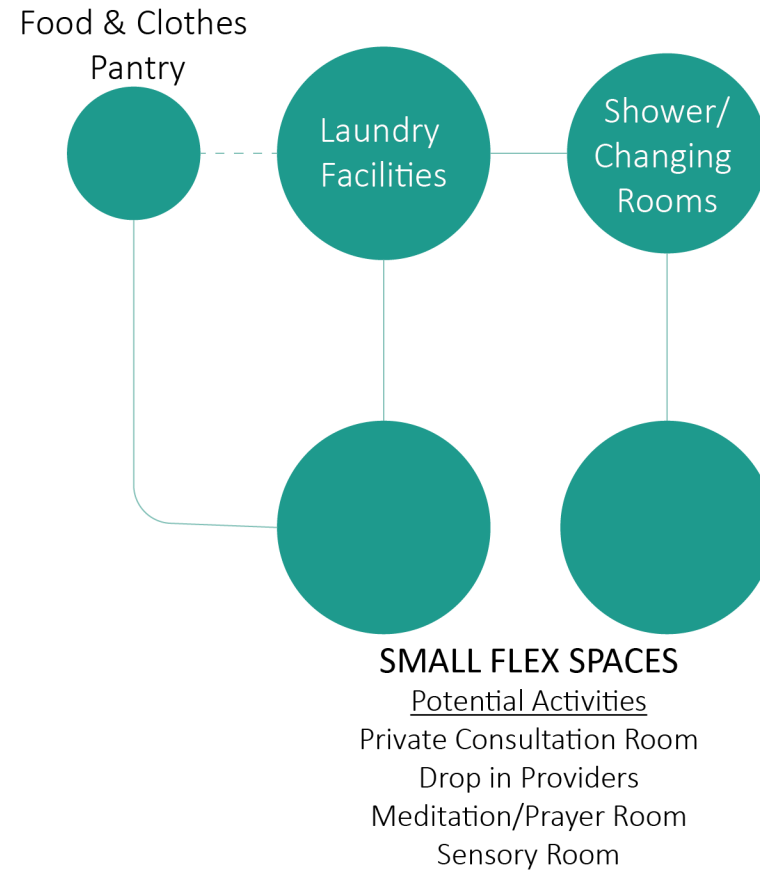




# Teen and Senior Learning Spaces



# Teen and Senior Holistic Health Spaces



# Teen and Senior Outdoor Spaces

## LARGE OUTDOOR SPACE

### Potential Activities

Basketball  
Skate Park  
Walkable Areas  
Soccer  
Seating Areas  
Outdoor Cookouts  
Food Trucks  
Outdoor Movies

## MEDIUM OUTDOOR SPACE

Tranquility Garden, Individual  
Connection with Nature, Quiet  
or Reflective Space

## GARDEN SPACE

Edible Gardening, Teaching  
& Learning Garden, Connect  
with Others

# Predesign Report 1 Process & Programming

- Available at [TukwilaWA.gov/TTSC](https://TukwilaWA.gov/TTSC)
- Comprehensive overview of process, community engagement and programming to date

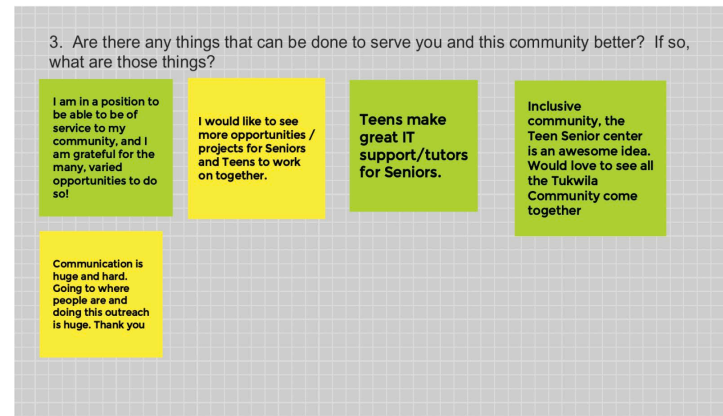
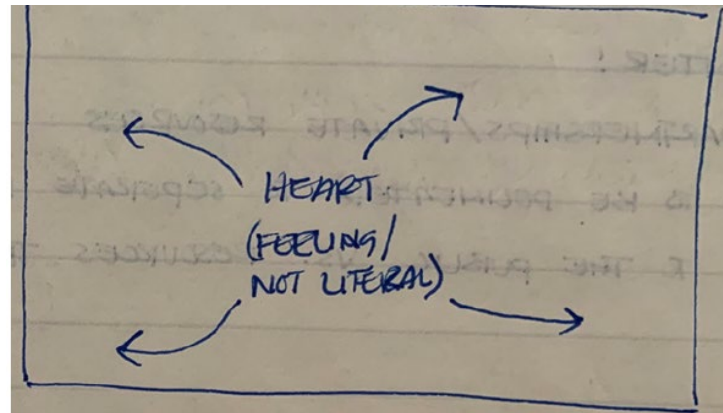
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# Report Appendix



- [TukwilaWa.gov/TTSCDec21](http://TukwilaWa.gov/TTSCDec21) Appendix
- Comprehensive listing of engagement outcomes, verbatim from the community
  - Responses to the initial 8 questions
  - Champions Workshops output
  - Results of the Share Back & Verify stage



# Tukwila Teen & Senior Center Next Steps

Web survey on site preference open until January 31 – [TukwilaWa.gov/TTSC](https://TukwilaWa.gov/TTSC)

Council direction on preferred site Q1 2022

Funding identification for next phase – schematic design – also in early 2022

Project financing plan to be developed during the 2023/2024 biennial budget process

Ongoing community engagement through design, construction and opening