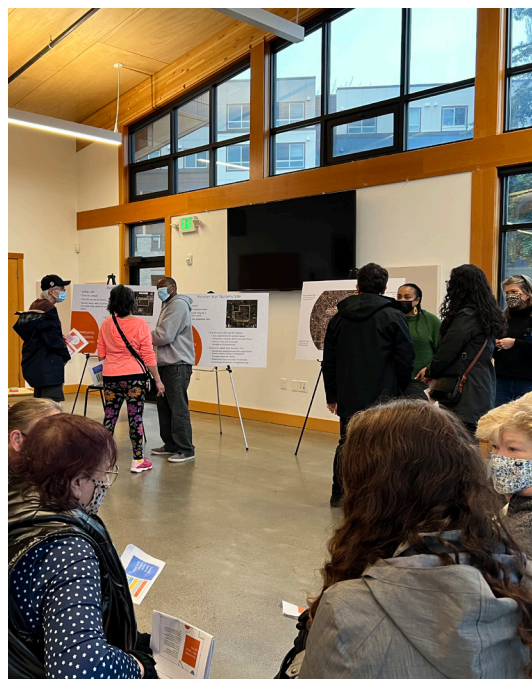


TUKWILA TEEN & SENIOR INTERGENERATIONAL CENTER

Predesign Report Part 2 - Site Analysis

City of Tukwila
February 2022



McGRANAHAN
architects

Acknowledgements

The City of Tukwila is located on the ancestral lands of the Coast Salish people. We acknowledge their continuing connections to land, waters and culture. We pay our respects to their elders past, present and emerging.

The City of Tukwila and the Project Team deeply appreciates all who participated in the programming & site selection process. The Tukwila community is and will always be paramount to the success of this project. Without the diversity of voices and community relationships, the Tukwila Teen & Senior Intergenerational Center will not be a reflection of this incredible city. Thank you for adding your unique voice to the conversation.

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African Born Seniors Group, Community Advisory Board- Human Services, Foster High School Students, Parks & Rec Senior Program participants, Refugee Women's Alliance (ReWA,) SHAG Housing Seniors, Showalter Middle School Students, Teens for Tukwila, Town Hall Community Meeting, Tukwila Children's Foundation- Board of Directors, Tukwila City Council, Tukwila City Staff, Youth Voices for Justice, and individual community member meetings.

Tukwila Champions

Bilan Aden, Tina Ali, Travis Boyd, Caden Crawford, Jadon Crawford, Katrice Cyphers, Dr. Eileen English, Andrea Gamboa, Chris Hong, Jalissa Horton, Allan Howard, Rachel Jackson, Jonathan Joseph, Hien Kieu, Miguel Maestes, AJ McCloure, Diana Melgoza, Marie Parrish, Pastor Terrance Proctor, Courtney Promvongsa, Alejandra Silva, Annie Stempa, Lina A. Stinson-Ali

Share Back & Verify Meetings

African Born Seniors Group, Foster High School, Showalter Middle School, Teens for Tukwila, Tukwila Champions & Community Members

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Executive Summary

Following the *Teen & Senior Intergenerational Center: Predesign Report 1 – Process & Programming*, this report (*Predesign Report 2 – Site Analysis*) completes the Predesign Phase for the proposed Tukwila Teen & Senior Center. Report 1 presented the community engagement and design & operational goals, the transformational community engagement process, and the flexible program spaces that emerged from the engagement process. Report 2 focuses on characteristics of the top two sites chosen through the non-traditional and extensive engagement, and observations of the project team. This report is intended to support the decision on the preferred site for the new Center.

The project began exploring potential sites in the Spring of 2021, heeding the direction from the City Council that the proposed facility should be in the Tukwila International Boulevard neighborhood and committed to ensuring the preferred site did not displace anyone by being either a City-owned property or one with a willing seller. With a list of four candidate sites identified by co-project managers Rachel Bianchi and Nate Robinson and a representative from the City's Economic Development division, the Project Team set to engage the Tukwila community to understand the opportunities and challenges of each site to inform the decision-making process.

As introduced in Report 1 and expanded upon in Report 2, the 23 Tukwila Champions toured, analyzed, discussed, and prioritized the list of sites narrowing it down to two finalists – the Bartell site named for its proximity to Bartell Drugs and the Star Nursery site named for the plant nursery that formerly occupied this site. Champions also identified a need for broader community engagement especially from the direct neighbors (both residential and commercial) of each site. This recommendation aligned with the community engagement goals for the project.

The Project Team began engagement with the broader community in October of 2021. Staff sent first-class mailings to all residents and property owners within 1000 feet of both the Bartell and Star Nursery sites. A virtual meeting was held specifically for the neighborhood around each site with the idea that each affected neighborhood could have the opportunity to convene separately. In December, an in-person open house was held at the Sullivan Center and a citywide virtual meeting was held over Microsoft Teams.

In addition, an online survey was available on the project webpage and was included in the mailings and on social media. Due to requests from community members, the survey was extended through the end of January 2022 to achieve maximum participation. The project webpage included videos on the siting process in English, Spanish and Vietnamese, and the online survey was available in English, Spanish, Vietnamese and Somali. All content – from the neighborhood-specific meetings to the in-person open house to the online videos – was the same, regardless of venue.

Through these meetings and as a response to community members who were concerned that siting preferences couldn't be identified until there was a better understanding of the programming, staff held a citywide programming open house in January and shared the programming information previously reviewed with small groups described in Report 1 and discussed with the Council in December.

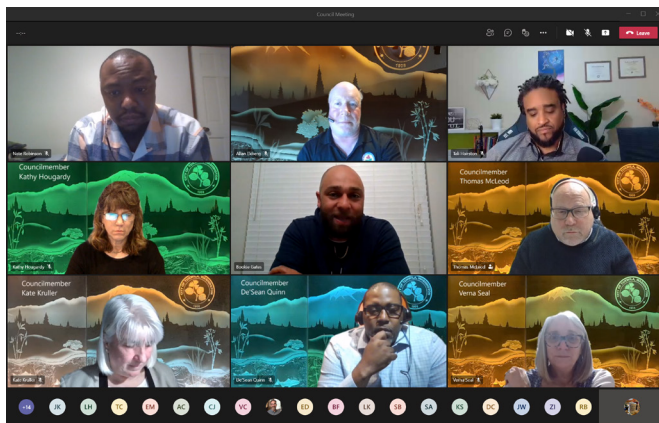
Concurrently, Community Outreach Consultant Tali Hairston and the Design Team comprised of Architecture, Landscape Architecture and Civil Engineering partners separately reviewed community data and the two remaining sites to provide their expertise to the attributes, challenges, and opportunities associated with each site. These assessments can be found in the

TUKWILA TEEN & SENIOR CENTER

EXECUTIVE SUMMARY

Community Assessment, Design Assessment and Appendix portions of this Report.

Finally, an ongoing appendix associated with this report continues documenting the complete data from the extensive and ongoing community outreach for this project. This Appendix builds upon the appendix associated with Report 1 providing appendices F, G, and H with the full Community Assessment Report, the remainder of notes from community engagement through January, and the complete results of the Site Survey respectively.



Project Team members present progress to City Council.

Recap from Report 1

As a reminder, the next few pages include the goals and programmatic elements first presented in *Predesign Report 1 – Process & Programming*. The Engagement Goals are the foundation for transformational community engagement throughout this project. The Design & Operation Goals and flexible program hubs represent the voices of participants in the planning process and should be referred to when considering which site will be the location of the new Tukwila Teen & Senior Center.

Transformational Community Engagement

One of the main drivers of this project is to center and elevate the relationship between the Tukwila

community and the City through transformational community engagement. This will build a strong foundation set in empathy, transparency, listening, and healing for not only this project, but also for any future endeavor.



Co-designing during a workshop with Tukwila Community Champions.

Transformational community engagement centers the community as experts and tasks the City with the responsibility to uplift and celebrate the input received from all community members. This inclusive co-designing process requires a community-focused Project Team to serve a supportive role by applying their respective skills and areas of knowledge to amplify the concepts, ideas and aspirations of community.

These Predesign Reports are based in and sourced from the relationships and understandings that were built in the co-design process. Through 73 meetings (both virtual and in-person, and held at different times to accommodate different schedules,) City-wide surveys, and online translated presentations a wealth of information was gathered. This Report presents the broad, unfiltered strokes of the conversations and engagement, and the Appendices provide all data, materials, and notes gathered from community engagement in full.

Transformational community engagement will continue throughout the design, construction and operation of the new Center.

Engagement Goal	Tracking & Progress
<p>1. Serve as a model for new approaches to community outreach that centers in and for community, building trust, embracing community ideas and embedding community in the process of project ideation and development.</p>	<p>On Track</p> <p><i>73 community meetings to date including in-person and virtual options; identified 23 Community Champions; held 24 check-in meetings on preliminary programming; provided translated presentations online; conducted a City wide survey to ensure we heard the whole community. Planned ongoing outreach and engagement throughout design, construction and operations.</i></p>
<p>2. Strengthen existing ties to community, build new relationships and establish lasting partnerships that will inform this project and can translate/inform future City of Tukwila community outreach efforts.</p>	<p>On Track</p> <p><i>The project team recognizes that the number of meetings is less important than authentic connections with the Tukwila community. Each meeting was a new opportunity for transformational engagement that teaches, listens, and builds advocacy around design and urban planning.</i></p>
<p>3. Address the unique challenges of engaging in community outreach during a pandemic including:</p> <p>Strategies for addressing digital divides, varying levels of digital literacy, multiple languages and varying hours of availability.</p>	<p>More Work to Be Done</p> <p><i>We recognize there are still community members that we need to reach. The Project Team created a hybrid approach offering the same engagement event through virtual or safe, in-person events at different times during the day/week. Presentation materials around siting effort translated into Spanish, Vietnamese and Somali.</i></p>
<p>4. Assist in identification of community representatives to engage alongside design and planning team members.</p>	<p>On Track</p> <p><i>Engagement efforts have led to new relationships and partnerships with community representatives; many community members invested in the outcome of this project.</i></p>
<p>5. Ensure connections with Tukwila residents, local schools, non-profits and senior community.</p>	<p>On Track</p> <p><i>The project team has engaged with teen and pre-teen students at Foster High School and Showalter Middle School, multiple non-profits serving the Tukwila community and individual community members. We recognize the importance of centering teens and seniors in ongoing outreach & engagement during design.</i></p>
<p>6. Provide an achievable plan for the financing, construction and long-term maintenance and operations of this new City facility.</p>	<p>Planned for 2022</p>

TUKWILA TEEN & SENIOR CENTER

EXECUTIVE SUMMARY

Design and Operational Goals

Developed through early community outreach and further refined at Champion Workshops, community members, representing diverse communities in Tukwila, identified the following design and operational goals for the new Center:

- Be a place that prioritizes the teens and seniors of Tukwila.
- 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.
- 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.
- Create a vibrant, welcoming, and safe place where all can feel a sense of belonging, ownership, and pride.
- Create a place that provides opportunities for authentic connections. / Build a community engagement process that relies on trust and fosters authentic community connections for the city.
- Create a place for teens and seniors to have fun.

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 & Operational Goals.

Through various community engagement efforts, six key hubs were identified to categorize the various programmatic needs. For more on these hubs and the community co-design process that created them, see *Predesign Report 1 - Process & Programming*.

These hubs include:

- Teen Only & Senior Only Spaces – While most of the new center will be shared spaces, sometimes both teens and seniors need a space to retreat and be with their peers.
- Teen & Senior Community Gathering Spaces— a shared space where teens and seniors can gather around activities such as sharing food, presentations, dancing or hosting any size meeting.
- Teen & Senior Active Recreation Space – an indoor gymnasium or recreation space was one of the highest priorities.
- Teen & Senior Learning Spaces – learning and resources spaces where financial literacy or education training classes could occur were an important theme throughout the community engagement.
- Teen & Senior Holistic Health Spaces – provides resources and services for teens and seniors in need.
- Teen & Senior Outdoor Spaces – outdoor spaces will be dependent on which site is chosen. Possibilities include gardens, walking paths, sport fields, outdoor gathering spaces, or areas for food trucks or events.

Glossary of Terms

Champion (also Tukwila Champion)- a person with great interest in the success of Tukwila. Champions are a diverse group who REPRESENT, ENGAGE, and ADVOCATE for the wants and needs for all of the unique communities in Tukwila. These individuals participated in three 2-3 hour workshops around program development and site selection for this project.

Co-design- developing the architectural project with community so that every step of the design process is community led from discovery to verification.

Google Jamboard - an interactive digital whiteboard where multiple people can post their thoughts and others can see it in real time. Used here to gather anonymous community input during online engagement meetings.

Intergenerational - shared experiences between two or more distinct age groups.

Miro - an online collaborative whiteboard platform where groups can brainstorm together. Used here as a note taking and digital activity platform during engagement workshops.

Predesign Phase- the beginning of a construction or urban planning project that sets the foundation. In this case by developing goals, exploring space requirements, and choosing a site.

Psychological Safety- The feeling of mental and emotional security gained from the knowledge that there is no fear of embarrassment, judgement, or rejection when voicing opinions. Every community engagement meeting sought to establish a psychologically safe environment.

Schematic Design- the first phase of an architectural design process. This phase is based on and continues the work of the Predesign Phase through further developing the program into 3D space and building forms, exploring the constraints of the chosen site, choosing preliminary structural,

mechanical and electrical systems, and developing a budget.

Teen & Senior Intergenerational Center (also the Center) is a placeholder name for this facility. As the project develops, this name may change.

Transactional Design Process - a process of engagement where the Project Team interacts with the community solely to get information.

Transformational Design Process- a process of engagement where there is teaching, listening and building advocacy around design & urban planning. This conversational process of engagement not only develops richer project information, but also seeks to develop relationships and prioritize human-centered design.



Site Overview

The design of a building is closely connected to and intimately influenced by the chosen site. The boundaries, characteristics and context all contribute to the nature of the place being created and the experiences of those who use it. The Bartell site and the Star Nursery site would create different buildings, though the functions housed within are based on the same goals and programmatic elements.

The site evaluation process began with four primary sites in consideration and after a voting exercise by the Tukwila Community Champions, options were narrowed down to the top two: the Bartell site (offered for purchase) and the City-owned Star Nursery site. A summary of the input received by community participants is included in the section of this report called Community Engagement.

Overview of the Two Sites

Bartell Site

This site is named for its proximity to Bartell Drugs. It is comprised of two parcels currently used as overflow parking west of Bartell drugs and North of Walgreens. It is located between Cascade View Park, multifamily residential, and commercial developments. It is being offered to the City for purchase. The property is bounded very closely on the North by an apartment building. Depending on how much of the site the building covers, it is likely that existing traffic ingress and egress on the west side of the site will change. At 0.9 acres, it is very likely the building will be at least two stories, perhaps three or more with structured parking underneath, which will have an impact on surrounding properties, the arrangement of spaces in the building, the cost to build and perhaps to operate. Adjacency to a higher density and diversity of people and public transportation

provides accessibility for a greater number of people.

Star Nursery Site

This site is situated within a primarily single-family residential area with some multifamily buildings to the west. It is currently owned by the City. At 1.74 acres there is more area to explore options with respect to the building footprint, number of stories, parking and area dedicated to outdoor activities at ground level. Public transportation comes from the south along TIB moving north, and is ¼-mile walk from the site along South 140th Street. There may be a need to improve the curbs, sidewalks, right-of-way landscaping and lighting along the streets leading to the site from both Tukwila International Boulevard and from the High School and Middle School which are located two blocks south. Seniors and others may benefit from shuttles to use the new Center. The site's history as a plant nursery has left several ornamental trees that could be incorporated into the design.

Site Attributes Comparison Matrix

The Project Team compiled a table of each of the sites' attributes, to summarize topics and issues that were raised by participants in the planning process, along with observations of the design professionals on the Project Team. These observations are offered, side by side on the following pages, for the purpose of giving some context and a sense of the characteristics that each site offers in supporting a new Teen and Senior Intergenerational Center for Tukwila. This information is further described in the Design Team Assessments included later in this report.

TUKWILA TEEN & SENIOR CENTER

SITE OVERVIEW

	BARTELL SITE	STAR NURSERY SITE
Site Area	0.9 acres	1.74 acres
Ownership/ Purchase	City staff analysis of the previous seller's 2020 memorandum provides an estimated value of the two parcels at \$2.3 million. A final price will be negotiated.	The City purchased the Star Nursery site for \$885,000 in 2017 for the purpose of building a new fire station on the site. The project was removed from the public safety plan.
Neighbors	The ¼-mile radius around the site encompasses multifamily housing, a park, and commercial developments. Multifamily residential property directly adjacent to the north property line. Multi-generational, multifamily residences are situated to the west and north of the site. Cascade View Park located across the street to the west across 37th Avenue South. There are commercial neighbors adjacent to south and east of the property.	The ¼-mile radius around the site encompasses primarily single family residents. There are 3 homes with adjacent property lines, others are located across streets. There is a mobile home park across from the Southwest corner.
Potential Impacts to Neighbors	Bartell Drugs site may or may not include access to parking in the adjacent parking lot used by surrounding businesses. The new Teen and Senior Center will increase traffic and parking loads in the commercial area. Walgreens (immediately to the south of the Bartell Drug site) has a loading dock on the west side of their building who's delivery trucks may currently utilize the site to maneuver into the loading dock. Potential impact to northern zero-lot-line neighbors with views and daylight.	A new Teen and Senior Center on the site would draw new foot traffic through the neighborhood from Foster High School and Showalter Middle School. It would also draw new car and shuttle traffic through the neighborhood, primarily from South 140th Street to the west (connecting to TIB) and 42nd Avenue South from the south. Extended day and outdoor activities are anticipated in the new Center.
Potential Impact on Design/ Operations	There is a vehicle access point from 37th Avenue South on the west side of the site. That vehicular access point may or may not be retained in the design of the new Teen and Senior Center; as it could have a significant impact on the configuration of the building, its function and cost of construction. There is also a potential easement on the property for sale that needs clarification; it could impact the configuration of the new Teen and Senior Center, its function and cost of construction, as well as the neighboring properties. The zero-lot-line multifamily housing to the north would need accommodations for views and daylight in the design of the new Teen and Senior Center which would impact the potential size and configuration of the new Teen and Senior Center, its function and cost of construction.	Potential off-site sidewalk and street improvements may be needed to accommodate new pedestrian and vehicular traffic. The city may offer shuttle service to seniors and others who need help accessing the site.
Room for Growth/Site Improvements	Future site improvements or vertical building expansion could be more expensive relative to larger sites. Designing to accommodate future expansion, may make the initial building more expensive (for example, building a three-story building initially instead of two story to provide area for a future phase.)	The site affords area for future growth or site improvements that can be accommodated in the design of the new Teen and Senior Center.
Access to Services/ Amenities	The site is adjacent to restaurants, shopping, library, grocery store, and other amenities. There would be potential for combining errands at the local businesses and visits to the Center.	Direct walking path from schools, the community pool, and library.

	BARTELL SITE	STAR NURSERY SITE
Transportation/ Accessibility	This site is close to a number of bus stops, and is walkable for a higher concentration of people. Access from Foster High School and Showalter Middle School requires crossing TIB.	Approximately a ¼ mile walk to the closest public transportation stop on TIB and South 140th Street. This site is located across TIB from many neighborhoods with seniors & underserved families who live to the West of TIB. Shuttle service may be required for seniors and others. The site provides direct access to and from the nearby schools. Teens coming after school can reach the site without having to cross TIB.
Outdoor Play	Fitness activities would likely need to be located on the roof of the building. Cascade View Park across the street could potentially be used with improvements.	The site affords room at ground level for outdoor activities. The site and building configuration, parking approach and number of stories will influence the amount of site that can be dedicated to outdoor play.
Parking	The small site would likely require structured parking under the building to accommodate regulations, which would increase the cost of the building. Use of the adjacent commercial parking lot could potentially be negotiated with the purchase of the property.	Surface parking is more feasible on this site. The project may benefit from structured parking under the building to provide more area for outdoor activities and/or future growth, which would increase the cost of the building.
Potential Offsite Developments Needed	The buildable area on this parcel would be impacted by overhead power lines along 37th Avenue South on the west side of the site. The required setback is a 15-foot radius from the power line. Overhead power lines may be able to be placed underground to mitigate setback requirement, at additional expense.	New curb, sidewalks, and right-of-way landscaping in South 139th Street and South 140th Street, and possibly additional offsite accessible measures, may be required to allow pedestrian access to the site.
Landscape Design Considerations	Character of the site could be described as Urban Neighborhood Core. A few large evergreen street trees exist on site that may need to be removed due to their proximity to overhead power lines. There is active traffic along Tukwila International Boulevard. Busy retail, surrounding hardscape, and minimal vegetation contribute to a high level of noise at this site. There is view potential if the new Center is built vertically, but there is also potential for future surrounding building growth to block views.	Character of the site could be described as Park-like. Many large, healthy-looking trees and shrubs exist on site, due to it's former land use as a nursery. The plants include a very large weeping larch, several large conifers with trunk sizes up to 60", and other small trees and shrubs that may have potential to be used in the future landscape design. Distance from Tukwila International Boulevard, residential neighborhood uses, and large trees and other vegetation contribute to medium noise levels at this site. There is a prospect view from ground level to the northeast.
Civil Engineering Considerations	Stormwater flow control/detention requirements for this site will be needed. Due to the smaller parcel size and coordination of drainage through adjacent parcels, coordination of storm system on site could be challenging. Located in the "Neighborhood Commercial Center" zoning, the associated roadways adjacent to the site are well established. Some minor frontage improvements on the west side of the parcel is anticipated. The utilities serving this site appear to be adequate.	Larger site will require a large stormwater detention system and the relative depth of the storm drain connection in South 139th Street is shallow, likely causing a shallower system that takes up more footprint area. New curb, sidewalks, and right-of-way landscaping in South 139th Street and South 140th Street likely and possibly additional offsite accessible measures required to allow pedestrian access to the site. There is likely the need for utility main upgrades, street lighting upgrades, and possible roadway improvements adjacent to the site. Current and previous zoning not supportive of large infrastructure previously.



Community Engagement

The Project Team began exploring potential sites in the Spring of 2021, heeding the direction from the Council that the proposed facility should be in the Tukwila International Boulevard neighborhood. Originally, the co-project managers and a representative from the City's Economic Development division walked the neighborhood with an eye on City-owned property and properties known to either be on the market or that had a likely willing seller. Later, a larger group consisting of the full Project Team did the same walk looking at various properties. The Project Team committed early on to ensuring that the preferred site did not displace anyone and was either a City-owned property or one with a willing seller.

The Project Team narrowed the potential sites to the following four:

- Newporter site – located at S. 150th and Tukwila International Boulevard; City-owned
- Motels site – located on Tukwila International Boulevard just south of the SHAG development, this site would contemplate a co-location with HealthPoint
- Bartell site – located off of 37th Avenue South across from Cascade View Park and just north of Walgreens, this site has a willing seller
- Star Nursery site – located on S. 42nd Avenue between 139th Avenue S. and 140th Avenue S., this property is City-owned and originally purchased to relocate Fire Station 54, which was removed from the Public Safety Plan

Community voice has been guiding the predesign process and will continue to be a transformational part of the design, construction, and operation of the new Center. Regarding site selection, this community centered approach relied on the Tukwila community for discussion around these four sites. Initially, the group of 23 Tukwila Champions (introduced in *Predesign Report 1*

– *Process and Programming*) visited the sites in Champion Workshop 2 and narrowed down the list to the Bartell and Star Nursery sites.

However, the Champions advocated for further outreach to the direct neighbors and businesses, and the wider Tukwila community before a final decision was made. They also asked for an initial assessment of community resources to better understand how the new Center would fit into the existing community. The broader community engagement is covered directly after the Champion Workshop section, and the Community Assessment can be found in Appendix F.

Champion Workshop 2

Champion Workshop 2 was the second of three Champion Workshops. At this Workshop, the 23 Tukwila Champions reviewed the four candidate sites and key information, and visited the sites to discuss the pros and cons of each. Champions were also asked to vote for their first, second and third choice of sites. As there were multiple sections of each workshop to provide Champions with options, Champion Workshop 2 was held in two in-person meetings where transportation was arranged to each site and one virtual meeting using Zoom and Google Maps. For more on Tukwila Champions and the full scope of Champion Workshops, see *Predesign Report 1 – Process and Programming*.

Before visiting the sites, City-lead Rachel Bianchi oriented the Champions to each option noting that each of the four site options are City-owned or have a willing seller.

For the Motels site, Champions heard about discussions with HealthPoint that revealed that two separate developments would likely be in the best interest of the community. This separation would create more opportunities for new resources and services in the Tukwila community. As an example,

TUKWILA TEEN & SENIOR CENTER

COMMUNITY ENGAGEMENT

during the listening phase the Project Team heard a lot about the need for more good quality, affordable childcare in Tukwila which HealthPoint is contemplating for their building. It is also the case that the proposed Teen and Senior Center could meet the needs of some of HealthPoint's customers. For instance, a senior patient may need exercise opportunities and HealthPoint could refer them to the Teen and Senior Center programming. For this reason, the Motels/co-location site was eliminated from the potential sites.

Champions toured the remaining three sites generating pro/con lists at each followed by a discussion and vote for their preferred site. Champions overwhelmingly chose the Star Nursery and the Bartell Drugs sites as their preferred choices, though many noted that there seemed to be no 100% perfect site. A breakdown of the vote using 3 points for 1st choice, 2 points for second choice, and 1 point for 3rd choice nets the following point totals:

SITE	1 ST	2 ND	3 RD	TOTAL POINTS
Star Nursery	16	4	1	57
Bartell Drugs	4	15	2	44
Newporter	1	2	18	25

Newporter Site

The Newporter site is City-owned and 0.81 acres in size with a possible option to buy (willing sellers) all three parcels on this block. This site ranked very low among the Champions, with only one of the 23 Champions listing it as their number one site and the majority listing it as their third site. Specific concerns from the Champions regarding the Newporter site was the smaller size, the further distance to the high school and middle school, and the direct location on Tukwila International Boulevard which caused concern about safety and security for patrons of the proposed center and others. For these reasons this option was eliminated.



Image shows Champions' combined votes using colored dots - green for 1st place, yellow for 2nd place, and orange for 3rd place.



TUKWILA TEEN & SENIOR CENTER

COMMUNITY ENGAGEMENT

Bartell Site

The Bartell site is two parcels located just west of Bartell Drugs totaling 0.9 acres in size. The parcels are located across 37th Street from Cascade View Park, and the owner is willing to sell the area shown in the image to the City. With three green (first choice) stickers, 15 yellow (second choice) stickers, and 2 orange (third choice) stickers, this site rated a high second choice among the Champions. This site moved forward in the predesign engagement process.

The Bartell site was discussed as a highly accessible location with proximity to many amenities. Champions noted that the current Community Center is difficult to get to for those relying on public transit, but the Bartell site is near many bus routes. One Champion noted that it is nearby and easily accessible to many multigenerational, immigrant residences to the west. Many

Champions pointed out valuable proximities to shopping, pharmacies, schools, restaurants, TIB and the park noting that the visibility would be good for establishing the new Center or allowing for multiple errands to be run in tandem with visiting the Center.

However, Champions were concerned about the potential impacts to the northern residents and the adjacent businesses wondering if new developments would increase rents and displace tenants, or block the sunlight and views. Others were concerned about safety noting that there has been frequent criminal activity associated with this area. Still others were concerned that the smaller size and the cost of purchasing the site would limit potential programming.

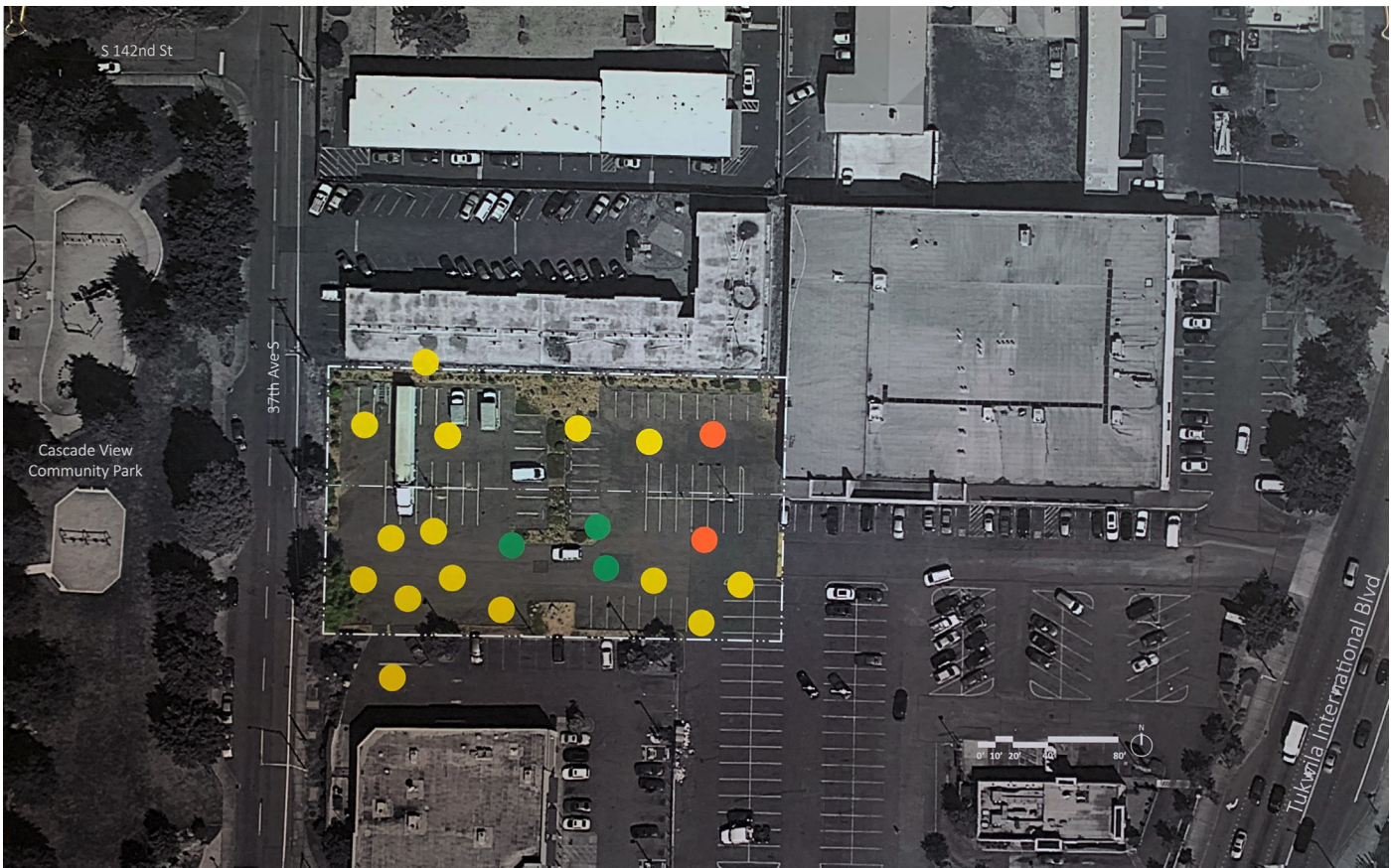


Image shows Champions' combined votes using colored dots - green for 1st place, yellow for 2nd place, and orange for 3rd place.



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COMMUNITY ENGAGEMENT

Star Nursery Site

The Star Nursery site is 1.74 acres in size and the home of the former Star Nursery. The City originally bought this site for Fire Station 54 which ended up being removed from the Public Safety Plan. The City is currently reviewing long term operations of fire services and may not need this site for Fire Station 54 in the future. The Star Nursery site rated the highest among the Champions with 16 green (first choice) stickers, three yellow (second choice) stickers, and one orange (third choice) sticker. This site moved forward in the predesign engagement process.

Many Champions loved this site. Some noted that with the lack of urban noise and the abundance of nature left from the nursery this site felt safe, calming and protected. Others noted that it was very close to the high school and middle school and the teens would not have to cross the busy

Tukwila International Boulevard to attend after school programming. Many loved the size of the lot noting there would be enough room for outdoor activities and an opportunity to provide access to nature for all teens and seniors.

However, there were Champions who had very deep concerns about the accessibility of the site. This site is further away from public transit that would affect access for many visitors to the Center. Champions noted that many teens and seniors have no personal vehicles making access to the current Tukwila Community Center challenging. They would like to see that fundamental issue remedied at this new Center in ways that empower teens and seniors. Champions also noted the potential impact on the single-family residential neighborhood with new car and foot traffic through the neighborhood, construction noise and ongoing Center programming.

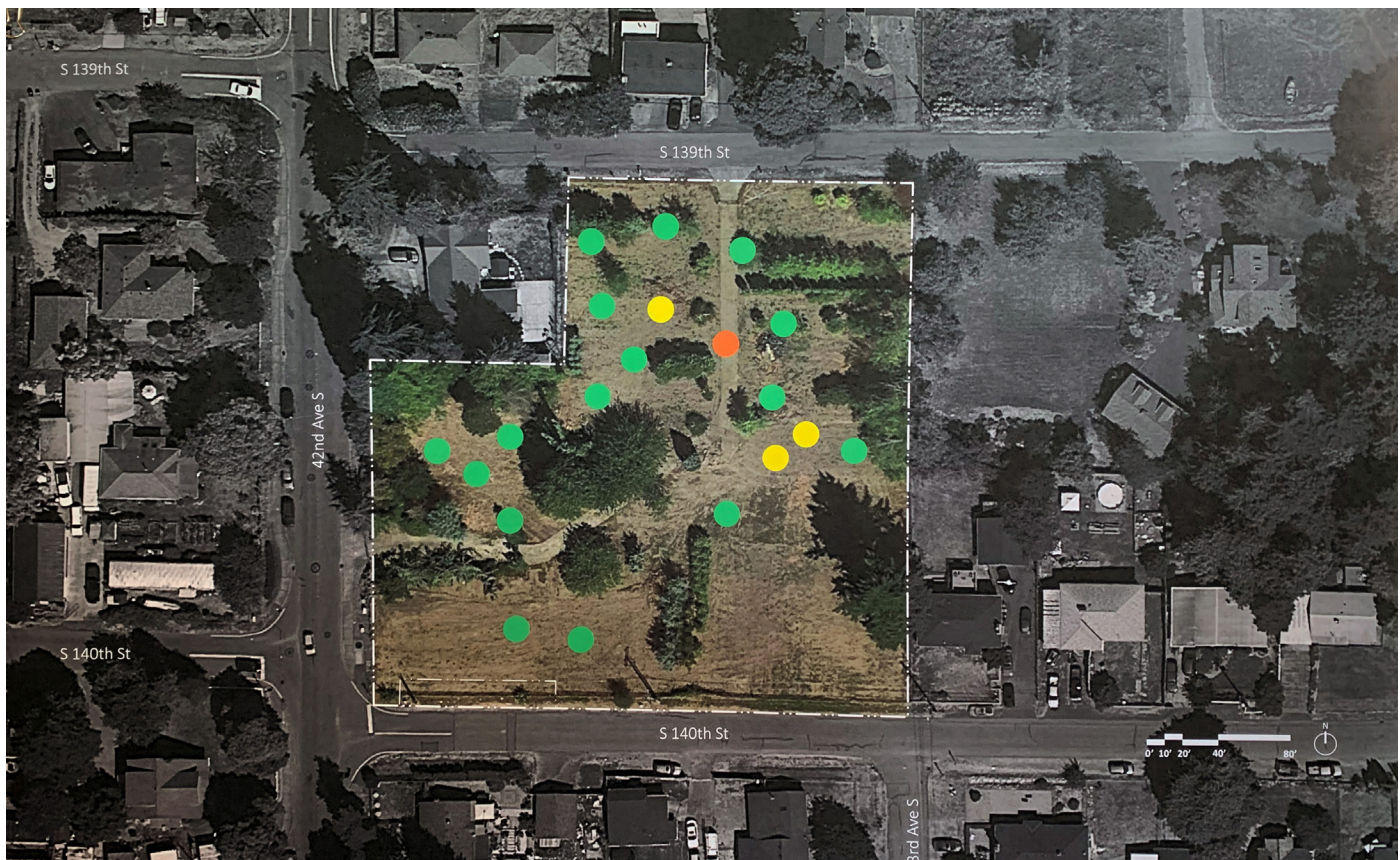


Image shows Champions' combined votes using colored dots - green for 1st place, yellow for 2nd place, and orange for 3rd place.



Broader Community Engagement

The Champions helped narrow down the potential sites to their top two preferences- Star Nursery and the Partial Bartell Pad- with the Newporter site coming in a distant third choice. But the Champions and the City wanted to hear from the broader Tukwila community and the immediate neighbors of the top two sites in order to make an informed decision.

The City sent first class mailers to both residential and commercial neighbors who lived within 1000-feet of both the Star Nursery and the Bartell sites with translations located on the City website. They also sent information to the project mailing list and through City social media. Three virtual and one in-person open houses were held; two virtual meetings were for immediate neighbors while the third virtual and the in-person open houses were for any interested community member to attend.

At these informational open houses City-leads Nate and Rachel presented information on both sites, listened to community members' concerns and conducted a survey asking which site was preferred and why. Recordings of the presentation are available on the City website in English, Spanish, and Vietnamese, and the survey was available in English, Spanish, Vietnamese, and Somali. These meetings and survey were held from November 2021 through January 2022.

Virtual and In-person Open Houses

These were the first community-wide open meetings this project has held, previously relying on directed, small group engagement. As word of the project spread throughout the Tukwila community, more people joined the various open houses. Attendees of the virtual sessions included concerned neighbors of each site, community members, and a teen who had heard of the event from the flyer that was sent to her house. These residents all had a chance to share important thoughts with the City.

The discussion centered around what site would you choose and why, and was there anything else anyone would like to share. Dependent on how many people attended the virtual meetings, more conversational questions were added (smaller groups) or a Google Jamboard was used (for larger groups.) Full notes and any Jamboards can be found in Appendix G- Community Engagement.



Two community break-out groups gather around printed presentation boards to discuss hopes and concerns with Nate and Rachel at the Sullivan Center.

In the virtual open houses, the concerns generally aligned with similar thoughts from the Champions. Walking access, streetlights, sidewalks, and public transportation were discussed as positives for the Bartell Pad with some noting that additional off-site improvements would need to happen in the Star Nursery neighborhood. Some noted that parents could drop off their teens and easily do their errands or shopping or seniors could pick up prescriptions next door.

One concerned neighbor noted that she was enthusiastic about the new Center as a needed resource for Tukwila teens and seniors, and she would want to be very involved in the engagement process going forward if the site near her house was chosen. She wondered about noise into the evening or more people coming through the neighborhood.

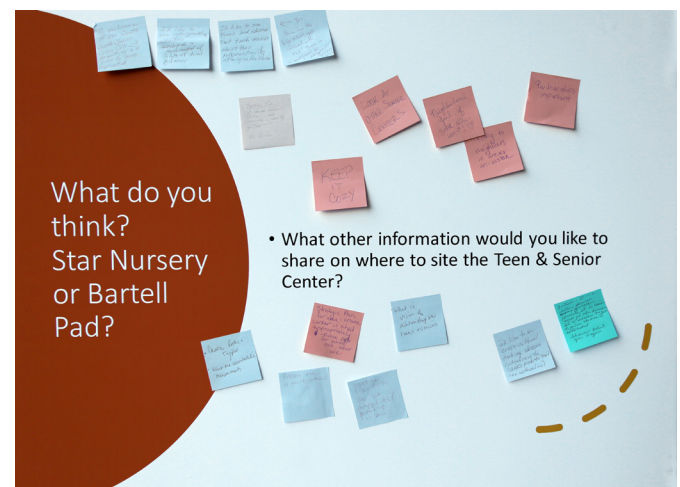
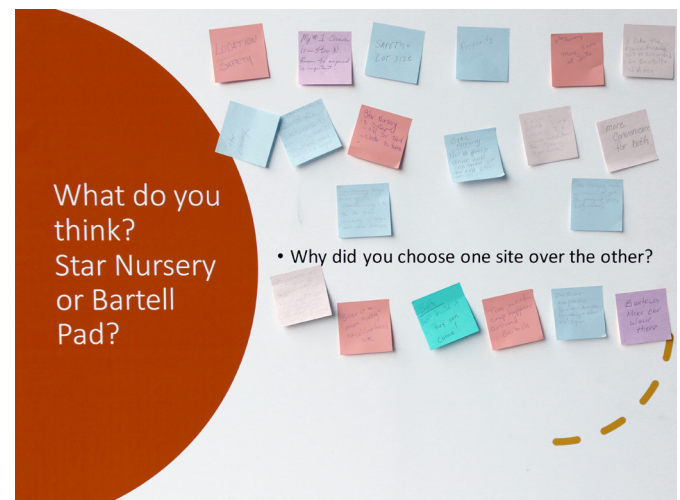
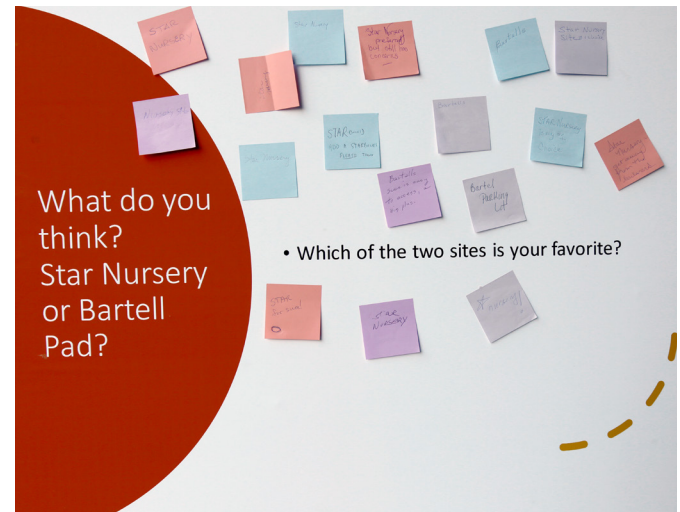
Some attendees noted they would like more information like the program, or would like to speak directly to the City one-on-one. City

co-managers Nate Robinson and Rachel Bianchi accommodated these neighbors with additional meetings at another date.

The in-person open house was held at the Sullivan Center near the Tukwila Library. For three hours, project team members conversed with Tukwila residents walking them through the same presentation printed on large format boards. After the discussions, community members were invited to answer the same questions using sticky notes.

The Sullivan Center open house attracted many seniors from the SHAG housing complex across the street as well as some community members from various areas of Tukwila. Seniors wondered about the feel of the future space with one noting that she'd like it to feel cozy and like home, not like a cold hotel. Another senior noted that the finishings and the furniture must accommodate varying disabilities, for example chairs must have arms otherwise they are difficult to get out of.

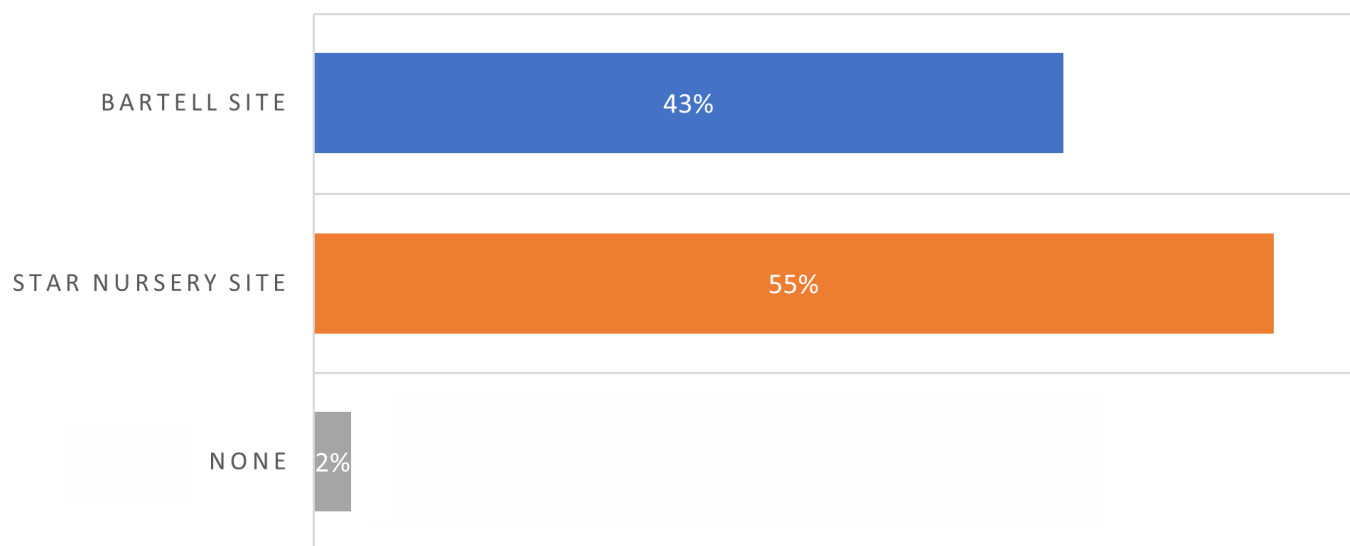
Some of the seniors from SHAG said they walked to Star Nursery all the time and they have the SHAGmobile to shuttle them places, thought they did worry about those on the other side of Tukwila International Boulevard (TIB.) While others noted they also were concerned about teens crossing TIB to get to the Bartell Pad after school, and about the safety and security of teens and seniors at the Bartell location.



Siting survey answers gathered at the in-person Open House at the Sullivan Center. Larger images can be found in Appendix G.

Online Site Survey

WHICH OF THE TWO SITES IS YOUR FAVORITE?



Results from the online siting survey. A total of 191 Tukwila community members voted for their preferred site and provided feedback.

Along with the conversations and information gathered at the virtual and in-person Open Houses, a siting survey was conducted online through the City of Tukwila website. The survey was open from November through January and promoted through the mailer, social media, public meetings and the project e-mail list. The full set of results is included in Appendix H.

The survey questions and the direct contact questions were the same, so whether you attended a virtual or in-person Open House or you watched the presentation through the City website, everyone had the opportunity to find the same information and provide feedback to the same questions.

- Which of the two sites is your favorite? (Choice: Former Star Nursery site or Partial Bartell Pad)

- Why did you choose one site over the other?
- What else would you like to tell us about locating the Teen & Senior Center?

In total, 190 community members took the online Site Survey with 82 votes (or 43%) for the Bartell Site, 105 votes (or 55%) for Star Nursery, and three people (or 2%) abstaining.

Common Themes – Bartell Site

Common themes for people choosing the Bartell site were that it was closer to their home or easier to get to, it was more accessible for more people, and the convenience and visibility of being centrally located. Some noted a “proximity to critical population group that needs this establishment the most” such as newly arrived immigrants, refugees and non-native speakers.

Others hoped that the new Center and the existing park would feel like an extension of each other promoting positive activities and providing safety to the surrounding areas.

Some chose the Bartell site because they thought the Star Nursery site should be something else – single family homes that fit with the character of that neighborhood or a neighborhood park so that green spaces stayed unpaved. Others didn't want to add foot traffic, cars, or noise to the quiet residential neighborhood around Star Nursery.

Common Themes – Star Nursery

Common themes for those choosing the Star Nursery site were that it is a larger site and is City-owned. Many liked the immediate access to nature, and that it has proximity to the schools. Others noted that Star would have room for adequate parking and noted that there should be a lot of accessible/ADA parking stalls.

Some chose the Star Nursery site because they thought the Bartell site had too much crime and they did not feel safe in that area while Star Nursery is quieter and safer being one block off of Tukwila International Boulevard. Others noted the “too close” proximity of the north apartment complex at the Bartell site as a reason to build at Star Nursery.

Additional Programming Open House

As the engagement on siting started prior to the finalization of Report 1 on Programming, some of those who attended a Site Open House were wondering about what sorts of activities would happen at the Teen and Senior Intergenerational Center. Some community members requested an additional Open House on programming before they finalized their vote on the site. See Report 1 for more community feedback on program.

Many who attended were excited to see this new Center come to Tukwila. Staff from the Tukwila Library and the Tukwila Metropolitan Park District were interested in partnering with the Teen & Senior Center as another resource in serving the community. Others commented on the community engagement process and how it feels like it's more than just “ticking off a few boxes” – community members feel heard and this place will be so special if Tukwila can see itself in the final Center. Others abstained from giving their opinion saying they needed more information or were there to listen.

See Appendix G for the full Google Jamboard and meeting notes.



Open House on programming to discuss and understand community concerns and site choices. Virtual meeting over Microsoft Teams using Google Jamboard.

Con

Small → concerned about parking

High traffic → Safety

Too Close
to TIP
Only

Near
Transit
Center

Parking
(limited??)

In-line / Grade

Transit
Center
Improvement
Project

Small for project
(example)

Due to being far
from the station
to the station

Due to being far
from the station
to the station

Close to
Police Station
help keep area
safe

Close to police station
and just
many years have
passed telling
about the police

To Close
Transit
Pro
Business
could be
the project

Main Findings of the Community Assessment

Community-based participatory research (CBPR) is a community-centered approach that involves the ideas, challenges, opportunities, and the lived experiences of community members and stakeholders. This community assessment reveals and highlights important findings in the development of the Teen and Senior Center Project Team report. The scope of this analysis details descriptively the services that typically fall within the core capacity of the city of Tukwila and provides an assessment of the ways the core capacity may be impacted.

In this analysis the contractors describe the critical questions and data used to form the analysis and the specific assessment findings. Additionally, this report was designed as an addendum to the Teen and Senior Center Project Team report. It is the contractor's hope it will serve the city of Tukwila, its citizens and representatives for a successful teen and senior center.

A Summary of the Key Findings

Community-based participatory data demonstrated the community believes there is a growing need to increase services to teens and seniors. There is also awareness that the current facilities, mainly the Tukwila Community Center, is a beautiful facility that is difficult to access for teens and seniors of Tukwila.

1. Teens and seniors who are marginally engaged in the educational or retirement systems may experience a lack of services and programs that address their lived experiences.
2. Tukwila residence frequently mentioned the relationship with the Tukwila School District as one that could be expanded with the building of the teen and senior center.

3. It is likely the city will be able to efficiently operate the teen and senior center in ways that reflect its diversity.

4. Through the community-based participatory process, the city's ability to partner and network with the non-profit community is viewed as a strength and something the community values as well.

5. (Recommendation) The findings indicate that a more centrally located site for the center allows the city to more feasibly support programs and services for teens and seniors. This is largely because a centrally located facility allows the gaps raised in the analysis to less negatively impact teens and seniors. In this way the teen and senior center may also serve as a community hub and connector to other community services, extending beyond the services and programs operating out of the center.

The full Community Assessment Report can be found in Appendix F.



STAR NURSERY SITE

BARTELL SITE

Design Team Assessments

The following assessments were prepared by McGranahan Architects, Landscape Architect firm Site Workshop, and Civil Engineering firm Jacobson Engineering. Each firm has provided initial observations of the challenges and opportunities of the two final sites- Bartell and Star Nursery.

Architectural Assessment

The design of a building is closely connected to and intimately influenced by the chosen site. The boundaries, characteristics and context all contribute to the nature of the place being created and the experiences of those who use it. The Bartell site and the Star Nursery site would create different buildings, though the functions housed within are based on the same goals and programmatic elements.

Bartell Site

The Bartell site is 0.9 acres in size and slopes from a high side on the west to a low end on the east. It is currently used as a paved parking lot with little vegetation. The City would need to purchase this site and City staff analysis of the previous seller's 2020 memorandum provides an estimated value of the two parcels at \$2.3 million. A final price will need to be negotiated.

Due to its size, future site improvements or vertical building expansion could be more expensive relative to larger sites. Designing to accommodate for future expansion, may make the initial building more expensive- for example, building a three-story structure initially instead of two-story to provide site area for a future phase.

Neighbors

The site is adjacent to restaurants, shopping, the library, a grocery store, a park, and other amenities.

A new Teen & Senior Center would be a centrally located resource for many of these surrounding communities and there would be potential for combining errands at the local businesses and visits to the Center.

The immediate ¼-mile radius around the site encompasses multifamily housing, Cascade View Park, and commercial developments. A ¼ mile represents a 5-minute walk at 3 miles an hour. Surrounding developments include multi-generational, multifamily residences that are situated to the west and north, a main grocery store to the south, the community pool and Tukwila Village including SHAG senior housing, the Sullivan Center and the library to the east, and commercial businesses directly to the east and south.

Just outside this radius are the high school and middle schools. The schools, the community pool, the library and SHAG senior housing are all located across Tukwila International Boulevard and access would require crossing TIB.

Directly to the north of the site is a multifamily residential property immediately adjacent to the property line. A new, multi-story Teen & Senior Center may impact the northern zero-lot-line neighbors with respect to views & daylight. Any building would need to be carefully planned to provide appropriate accommodations for views and daylight to the apartments that face this property. This would impact the potential size and configuration of the new Teen and Senior Center, and potentially its function and cost of construction.

Parking and Transportation

A new Teen and Senior Center will increase foot traffic, vehicle traffic and parking loads in the surrounding commercial area. There are four bus stops in the ¼-mile radius, two on Tukwila

TUKWILA TEEN & SENIOR CENTER

ARCHITECTURE ASSESSMENT

International Boulevard that runs north and south, and two on South 144th street running east and west. This proximity to mass transit would allow both the teen and senior populations autonomy and choices for traveling to the Center.

The Bartell site is currently used as overflow parking for the surrounding commercial businesses connected by shared parking area. Dependent on final negotiations for purchasing the Bartell site, the new Center may or may not include access to parking in the adjacent parking lot. Use of the adjacent commercial parking lot could potentially be negotiated with the purchase of the property. The site would likely also require structured parking under the building to accommodate regulations, which would increase the cost of the building.

There is a vehicle access point from 37th Avenue South on the west side of the site. This vehicle access point possibly has a potential easement on the property for sale that needs clarification. Walgreens, which is immediately to the south of the Bartell site has a loading dock on the west side of their building that may currently utilize this vehicle access point for delivery trucks maneuvering into the loading dock. Dependent on potential easement, purchase negotiations, and traffic flow, this access point may or may not be retained in the design of the new Teen and Senior Center and would have a significant impact on the configuration of the building, its function and cost of construction.

Outdoor Recreation

Depending on specific program, larger outdoor recreation and outdoor fitness activities could be located on the roof of the new building with adequate barriers. Smaller activities could be accommodated at ground level enhancing the landscaping around the building and potentially adding views to the northern, zero-lot-line neighbors. Additionally, Cascade View Park across the street could potentially be used with improvements that would benefit both the park and the new Center.

Other Concerns

The buildable area on this parcel would be impacted by overhead power lines along 37th Avenue South on the west side of the site. The required setback is a 15-foot radius from the power line. Overhead power lines may be able to be placed underground to mitigate offset requirement.

Star Nursery

The Star Nursery site is 1.74 acres in size and slopes from a high side on the southwest to a low side on the northeast. This site was formerly used as a plant nursery and is currently owned by the City of Tukwila. It was purchased for \$885,000 in 2017 for the purpose of building a new fire station on the site. That project has since been removed from the public safety plan.

Due to its larger size, this site affords area for future growth or site improvements that can be accommodated in the design of the new Teen and Senior Center.

Neighbors

The ¼-mile radius around the site primarily encompasses single family residents. There are three homes with adjacent property lines with other homes located across the surrounding streets. There is also a mobile home park across from the Southwest corner. Just at the edge and directly outside this radius are the high school and middle schools, the community pool, SHAG senior housing, and the Sullivan Center located to the south. Access from these spaces would not require crossing TIB.

The neighborhood surrounding this site is less noisy and less populated located one block east of Tukwila International Boulevard. Extended day and outdoor activities are anticipated in the new Center. This could potentially affect the surrounding neighbors and will require outreach to the neighborhood during the design process.

Additionally, this site is located across TIB from many neighborhoods with seniors & under-served families who live to the west of TIB, and may be harder for them to access the new Center.

Parking and Transportation

A new Teen and Senior Center on the site would draw new foot traffic through the residential neighborhood from Foster High School, Showalter Middle School and potentially other surrounding multifamily residential buildings. It would also draw new car and shuttle traffic through the neighborhood, primarily from South 140th Street to the west (connecting to TIB) and 42nd Avenue South from the south.

The Star Nursery site is approximately ¼-mile walk to the public transportation stops running north and south on TIB between South 140th and South 131st Streets. Shuttle service may be required for seniors and others.

The site provides direct access through neighborhood streets to and from the nearby schools. Teens coming after school can reach the site without having to cross TIB. Potential off-site sidewalk and street improvements may be needed to accommodate new pedestrian and vehicular traffic.

Due to the size of this property, surface parking is more feasible on this site. However, the project may benefit from structured parking under the building to provide more area for outdoor activities and/or future growth, which would increase the cost of the building.

Outdoor Recreation

The site affords room at ground level for outdoor activities. The site and building configuration, parking approach and number of stories will influence the amount of site that can be dedicated to outdoor play, fitness activities, or other outdoor spaces.

Other Concerns

New curb, sidewalks, and right-of-way landscaping in South 139th Street and South 140th Street, and possibly additional offsite accessible measures, may be required to allow pedestrian access to the site.

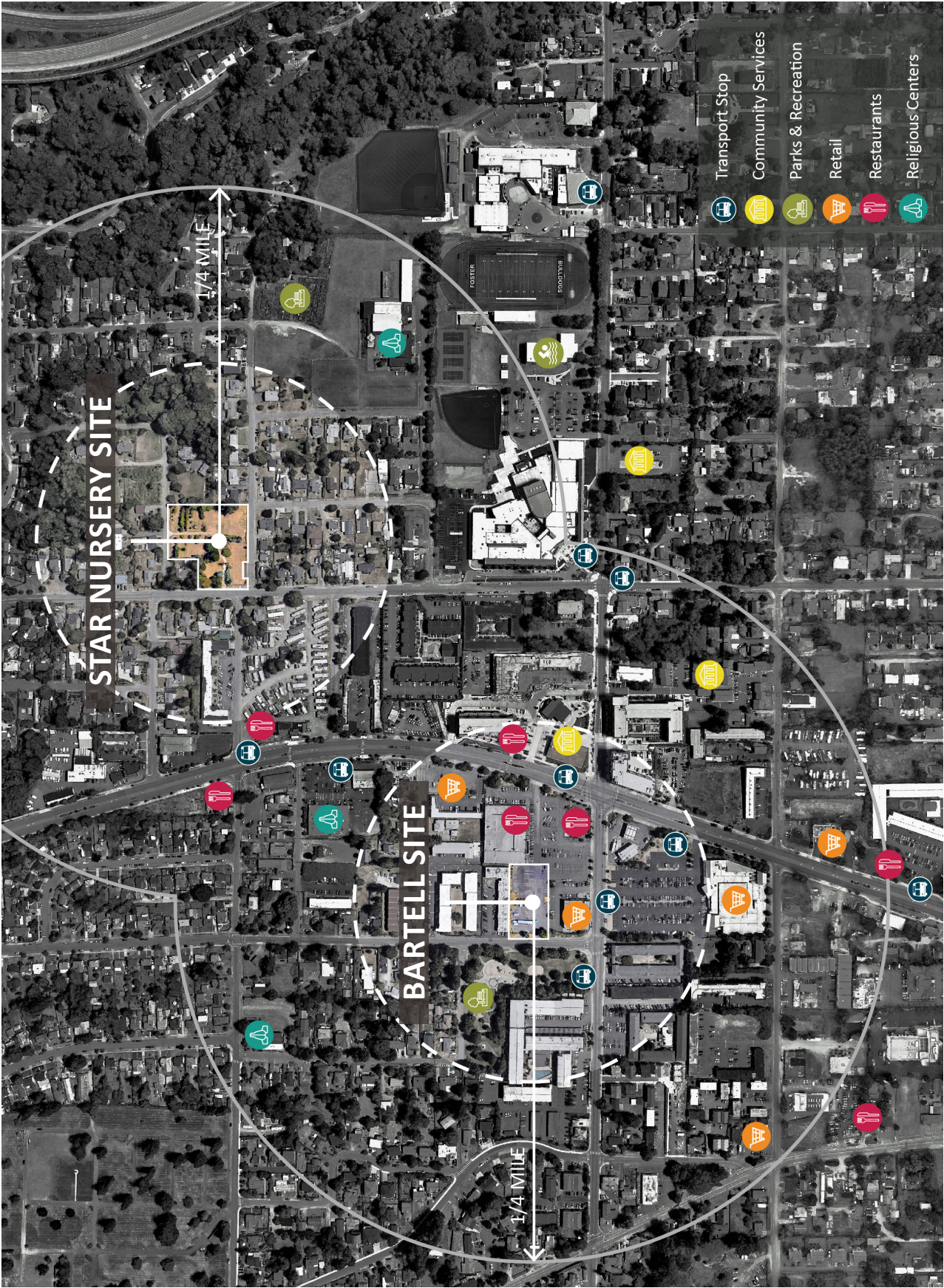
Architectural Diagrams

The following diagrams depict aspects of the context around the two sites described in the narrative above. Each of the diagrams include circles with a ¼-mile radius, which represents a 5-minute walk at 3 miles an hour.

The first diagram studies Amenities and Services in the vicinity of the two sites. It appears that more community amenities and services located are in the vicinity of the Bartell site.

The second diagram studies Vehicular & Pedestrian Pathway Conditions, looking at major and secondary arterials, speed limits, crosswalks, locations of sidewalks, as well as public transportation stops. This gives context to the pathways available to teens and seniors accessing either site.

The third diagram studies Zoning: Commercial and Residential. It gives an overview of the density of people and activities surrounding each site. The diagram includes the following zones: Low, Medium, and High Density Residential; Neighborhood Commercial Center and Regional Commercial Mixed Use.



Source - Google Earth. Map does not show all available amenities.

Vehicular and Pedestrian Pathway Conditions



Zoning: Commercial and Residential



Landscape Assessment

The future Teen & Senior Intergenerational Center will be a facility in the Tukwila International Boulevard Neighborhood, near Foster High School, Showalter Middle School, and the senior community including senior-oriented housing and multi-generational housing. The City's goal is to create an "innovative facility that will be inclusive and serve seniors during the day and teens in the afternoon/evening. The Facility will serve our Tukwila community and incorporate diverse cultural, economic, educational, and athletic opportunities and activities."

At this time, two sites have been identified as potential locations for this future community center, after several were analyzed by the city, project team, and community input was given. The two sites are referred to as the Star Nursery Site (due to its former land use) and the Bartell Site (due to its location adjacent to a Bartell pharmacy).

The two sites are located approximately 0.5 miles walk from each other yet have very different characters. The Bartell site is 50% smaller than the Star Nursery site (0.9 acres and 1.7 acres respectively). The entire property is an existing parking lot surrounded by retail, apartments and a public park and has the associated street noise, traffic and activity of a more urban site. The Star Nursery site is located in a single-family residential area and has established vegetation and distant views. With the adjacent single family residences and schools, the site is quieter, with less traffic. However, both sites are in close proximity to residences, commercial hubs, and public amenities.

From a landscape perspective, the Star Nursery site has more potential for outdoor recreational opportunities that require greater open space. Additionally, there are opportunities to preserve large trees and shrubs that appear to be thriving, and to take advantage of distant views, including a view of Seattle's skyline. The Bartell site, on the other hand, has the opportunity to activate the

existing Cascade View Community Park, provide a hub within the retail core of TIB and has a closer connection to bus transit.

Bartell Site: 14224 37th Ave South

The 0.9 acre "Bartell Site" is located west of Tukwila International Boulevard, fronting 37th Ave South and can be accessed via Tukwila Boulevard through adjacent parking lots. Currently the site is a paved parking lot, adjacent to a two-story multi-family apartment building to the north, retail to the south and east, and a surface parking lot to the south and east serving additional retail. Adjacent businesses include two large pharmacies, a fast-food drive through, a laundromat, a liquor store, a clothing store, and an East African restaurant. On the other side of 37th Avenue South is the Cascade View Community Park, a two-acre public park featuring picnic tables, barbecue area, a walking path, and a playground. The existing 37th Ave S frontage lacks a sidewalk adjacent to the site, and access will need to be planned to create safe and intuitive routes to the site to discourage pedestrians from traveling through the parking lot from Tukwila International Boulevard.

The site is located 0.2 – 0.3 miles from a bus stop for routes 124 and 128. One advantage of this



A view east toward Tukwila International Boulevard and the Bartell Drugs and other retail.

TUKWILA TEEN & SENIOR CENTER

LANDSCAPE ASSESSMENT

site is the proximity to several community hubs (and the location of the site on the same side of Tukwila International Boulevard as) Cascade View Community Park, popular small businesses and chain stores, the Abubakr Islamic Center of WA, and many intergenerational multifamily and single family residential areas.

The site is currently used as a parking lot for the adjacent retail stores. There is some existing vegetation, including a few evergreen street trees. The site currently lacks a distant view, but there is a potential for a rooftop view depending on the height of the building.



A view west toward Cascade View Community Park and street trees from the Bartell site.

Cascade View Community Park is an asset for the Intergenerational Center at this location and could be upgraded to offer more amenities that would benefit the programs and everyday use by visitors to the Center including accessible features, sport courts, site furnishings, planting beds, edible and sensory gardens, play and exercise equipment, an outdoor stage, and public art.

Landscape design opportunities at this site include:

- Rooftop garden/Green roof
- Small scale at grade garden areas
- Site Furnishings
- Connection to the existing park visually and physically, using features like wayfinding, a cross walk, public art and sightlines
- Urban Plaza for outdoor gathering, food trucks and/or a cafe
- Streetscape improvements, including sidewalks and street trees
- Green stormwater infrastructure, including bioretention planters and cisterns for water re-use
- Public art
- Upgrades and additions to the Cascade View Community Park to support programming such as gardening, fitness, art classes, dance and live music events, food and beverage, and everyday use of the park by Intergenerational Center visitors and staff.

Star Nursery Site: 13916 42nd Ave South

The 1.7-acre "Star Nursery" site is located one block east of Tukwila International Boulevard and has frontage on 42nd Ave South, South 139th Street, and South 140th Street. The site is adjacent to a single-family residential home on the NW corner of the block. Existing frontage lacks a sidewalk, and careful planning of routes will be needed to create safe routes to the property in a neighborhood currently lacking sidewalks. The site is located 0.3 – 0.4 miles from a bus stop for route 124. One advantage of this site is the proximity



Large trees and shrubs on the Star Nursery site, remnants from its former land use.

of several community hubs (and the location of the site on the same side of Tukwila International Boulevard as) the middle school, high school, Tukwila Pool, Tukwila Library, the Tukwila Village Senior Living Apartments, and residential areas.

The site includes several large trees and shrubs left over from the prior use as a nursery that have potential to be preserved and included in the future landscape design. They include large coniferous (up to 60" trunk diameter) and deciduous (up to 24" trunk diameter) trees, a large weeping larch (over 50' long) extending along the southern edge of the adjacent residential property, and various small trees and shrubs that need to be further inventoried and assessed for health and potential use in the Teen & Senior Intergenerational Center landscape design. The existing plants are located throughout the property, especially concentrated along the edges, buffering the site from noise and views to the adjacent property. There is a distant view from ground level of the Seattle skyline to the north.



There is potential to incorporate established plants, like this large conifer, in the future landscape design at the Star Nursery site.



A view north toward the Seattle skyline from the Star Nursery site.

The site is located in a residential zone and its distance from the busy Tukwila International Boulevard significantly reduces road noise. Landscape design opportunities at this site include

- Rooftop garden/Green roof
- Larger at-grade gardens (edible, sensory or other types)
- Site furnishings
- Outdoor gathering areas for sports and events (such as food truck festivals, soccer games, and concerts)
- Sidewalks
- A loop pathway
- Streetscape improvements, including sidewalks and street trees
- Green stormwater infrastructure, including bioretention cells, swales and cisterns for water re-use
- Public art

The future Teen & Senior Intergenerational Center will be an asset to the community it serves, and both locations have many advantages. Creating a site-specific design will yield very different outcomes depending on which site is chosen, however both sites offer similar benefits through their proximity to residences, retail, and civic spaces and both have potential for delightful public outdoor spaces and green stormwater infrastructure.

Civil Assessment

For approximately the last nine months, starting in April 2021, a variety of small meetings and community involvement discussions have been held to review the feasibility and site selection of the Teen and Senior Intergenerational Center. This assessment discusses some of the observations and notes associated with the feasibility for the final two project locations. Although the project locations are relatively close to each other (approximately 1/3-mile separation) there are significant differences in the project lot size and surrounding infrastructure that will heavily influence the characteristics of the proposed facility. The two project locations are the “Bartell Site” and “Star Nursery Site” as identified in maps in the architectural narrative.

It should be noted that this feasibility narrative did not include any detailed schematic design or massing of the proposed facility on either of the two project sites being considered as this is anticipated to occur in the next phase of the project design once a singular site has been chosen.

Bartell Site: 14227 Pacific Highway South

Existing Conditions

Located to the west of Tukwila International Boulevard, there are two parcels that currently combine for approximately 0.9-acres that are referred to throughout this report as the “Bartell Site” due to the existing large retail store located to the east of the property. This site is located immediately east of Cascade View Community Park and has frontage (the piece of land that lies immediately adjacent to the roadway along the project’s property line) along 37th Ave South. On the north side of the parcel is an existing two-story multifamily residential building, east of the project is an existing Bartell Drugs store, and to the south of the project is an existing surface parking lot

containing a Walgreens drug store. Topography of the potential project site includes approximately 10-feet of grade change with the high end of the site on the west side sloping down to low side on the east. The parcel is served by Water District 125 and Valley View Sewer District.

Proposed Site Demolition

Currently the project site location is paved as a parking lot, therefore no building demolition would be required. There is unidentified utility equipment in a chain link enclosure that appears to be serving the Bartell Drugs building that is located on the potential project’s parcel. Any utility easements for the location and operation of these utilities would need to be reviewed and coordinated with the adjacent property owner prior to removal.



Image looking at the parcel from the southeast corner of the property. Currently developed as a surface parking lot.

Site Preparation

It would be beneficial to install any utilities and perform site improvements before or after the rainy season (October to April) to minimize sediment transport and to protect the building subgrade during wet weather.

Installation of interceptor ditches, silt fence, straw wattles, and sediment traps etc. will be required to control construction stormwater and must be maintained through the duration of construction until the site is ready to be stabilized (paved and landscaped) to its final condition. Construction sites can be messy in nature, however as long as the dirt/debris/dust impacts off the construction site are minimized then there is little concern for surrounding and downstream stake holders. Sediment in stormwater runoff from construction sites are measured in comparison with a baseline measurement and the resulting comparison is called turbidity monitoring which measures the scattered and absorbed light transmitted through the runoff. In other words, the turbidity measures the cloudiness of the runoff where the units of measurements are called Nephelometric Turbidity Units or NTU's for short. The higher the NTU then higher the degree of cloudiness in the water sample. In addition to the sediment traps, supplementary filtration systems may be necessary in order for the contractor to treat the storm runoff to no more than 25 NTU's over the baseline flows in the area.

Although the site area is 0.9-acres, construction laydown and potential offsite improvements could ultimately disturb more than 1-acre, therefore an NPDES permit through the Washington State Department of Ecology will be required. The project will also construct more than 2,000 square feet of new plus replaced impervious surface and will require a full project Stormwater Pollution Prevention Plan (SWPPP), which will be prepared and executed by the future general contractor for the project. The SWPPP will be required to be maintained and updated as construction conditions change throughout the duration of construction, until the site is stabilized.

Stormwater

The project will create over 5,000 square feet of new replaced impervious surface. By exceeding this threshold, the project will be required to provide stormwater flow control for all new and

replaced hard surfaces and converted vegetated areas. Stormwater flow control systems (also called detention systems) are a constructed facility designed to store potentially damaging peak stormwater flows from the impervious surfaces temporarily until the downstream pipes, creeks, and stream flows subside and can safely carry the water away. The flow control, or detention, system will be designed to mimic forested conditions as required by the permitting jurisdiction (City of Tukwila) and sized accordingly. Although the 0.9-acre "Bartell Site" may seem like a small area when considering the entire drainage basin that the parcel is tributary to, controlling flows from small projects is important to the municipal and state agencies because the cumulative effect of uncontrolled stormwater flows from many small projects can be as damaging as those from larger projects. Peak stormwater flow rates from developed conditions can have damaging impacts to downstream storm systems and streams that historically received runoff from a less developed tributary area. A graph representing the need for stormwater flow control system is described in the adjacent graphic.

The City of Tukwila stormwater code (and associated adoption of the 2016 King County Surface Water Design Manual) requires low impact development strategies to infiltrate, disperse, and retain stormwater runoff onsite to the maximum extent feasible. All projects must treat stormwater on site from pollution generating surfaces (such as roads, parking lots, and any potential synthetic turf fields).

There is no geotechnical information currently available to describe the potential for infiltration on the project site, but characteristics of the soil conditions of development to the site immediately east of the project site were uncondusive to infiltration. If infiltration is infeasible, then infiltration systems that could help reduce some of the stormwater infrastructure costs for the proposed development would not be able to be used. This also precludes the use of permeable pavements. Likewise, the anticipated layout of

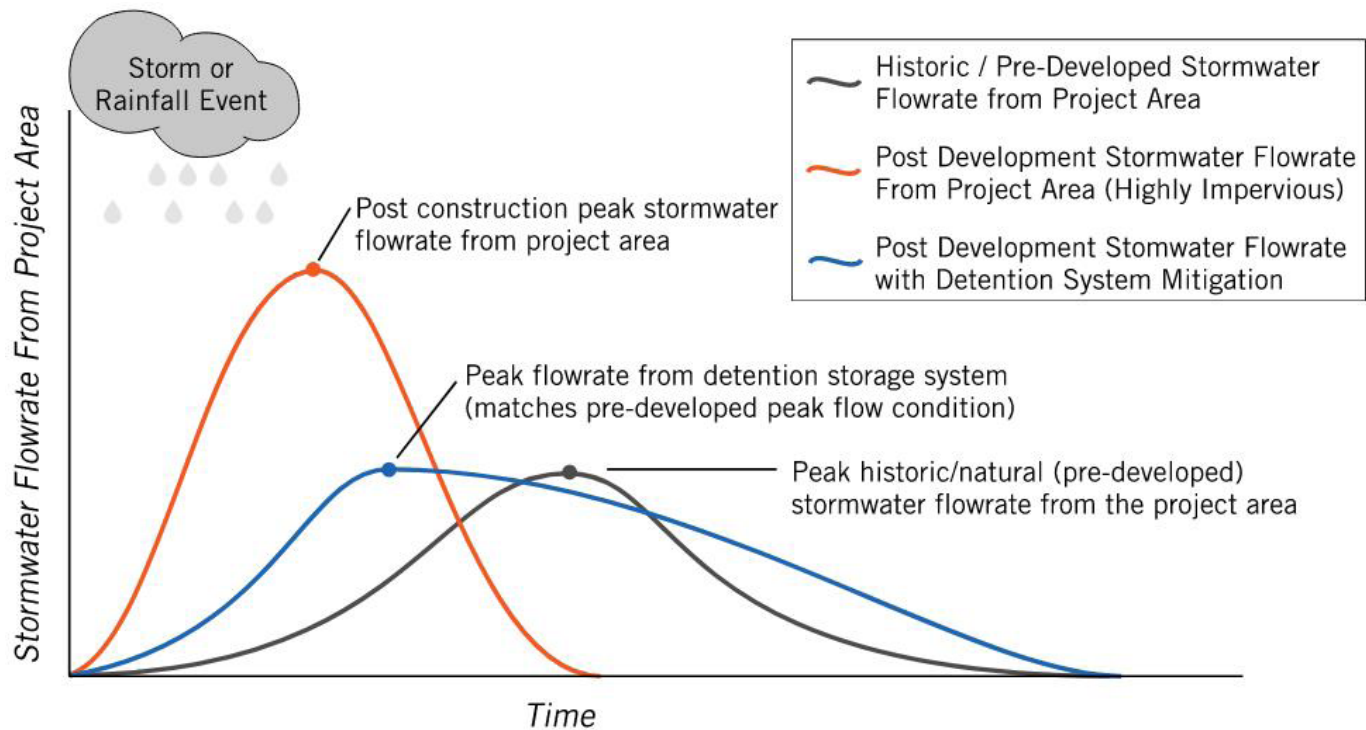


Figure 2 - Stormwater Impact from Development

the project on this site would not contain any suitable areas of native vegetation for stormwater dispersion systems. Therefore, conventional stormwater flow control systems such as vaults or pipes will likely be used.

As described previously in the narrative, site topography slopes from west to east. The stormwater drainage on the parcel follows the same flow direction as the topography. The project is located in the Southgate Creek Drainage Basin which is in a Conservation Flow Control Area according to the City of Tukwila's Infrastructure Design and Construction Standards (Chapter 5) and therefore a stormwater detention system would be required.

Utilities

For domestic water and fire water services, the parcel is served by Water District 125. A survey of the existing utilities has not been completed which would identify and locate underground utilities. Although it is anticipated that the domestic and fire

services for the parcel will come from the existing water main in 37th Avenue S, the existing size of the water main and infrastructure is not known at this time.

Sanitary sewer service to the parcel is served by Valley View Sewer District. Due to the topography of the site is likely that the sewer service will need to connect via side sewer to the sewer main in Tukwila International Boulevard. There is an established existing sewer pipe stubbed to the east edge of the parcel that would likely be the best way to serve any future development on this parcel. Alternatively, a sewer connection to the existing sewer main in 37th Avenue South could be made directly from the project site, however as 37th Avenue South is at the topographic high point of the site, the connection would have to be deep, or a pump be used to serve the sewer needs from the ground floor or any possible basement levels to the higher elevation sewer main in 37th Avenue South.

There are overhead power and communication lines along the project frontage on 37th Avenue

South including large wood poles supporting the aerial lines. These existing overhead power lines likely have a minimum clearance to any constructed building elements (further coordination with Puget Sound Energy is required but it is estimated that the clearance would be 15-feet). Alternatively aerial electrical lines could be undergrounded in which, for a significant cost, the aerial power lines on the poles are converted to underground duct banks. Constructing underground ductbanks could be costly, and in addition to construction of underground ductbanks would require large vaults, especially at this site due to an electrical switch on one of the poles that will require a large underground vault within the project frontage.

Paving and Access

As of this writing there is no title report to review easements and other encumbrances on the property (such as shared parking lot agreements with adjacent properties). A potential concern that needs to be investigated prior to the project moving forward with this site is the ability to construct over the entire 0.9-acre site. The southern parcel that makes up approximately half of the site area lies between an established east/west vehicle corridor that allows access to the businesses located on the east and south of the project location with access to 37th Avenue South. It would seem likely that reciprocal access

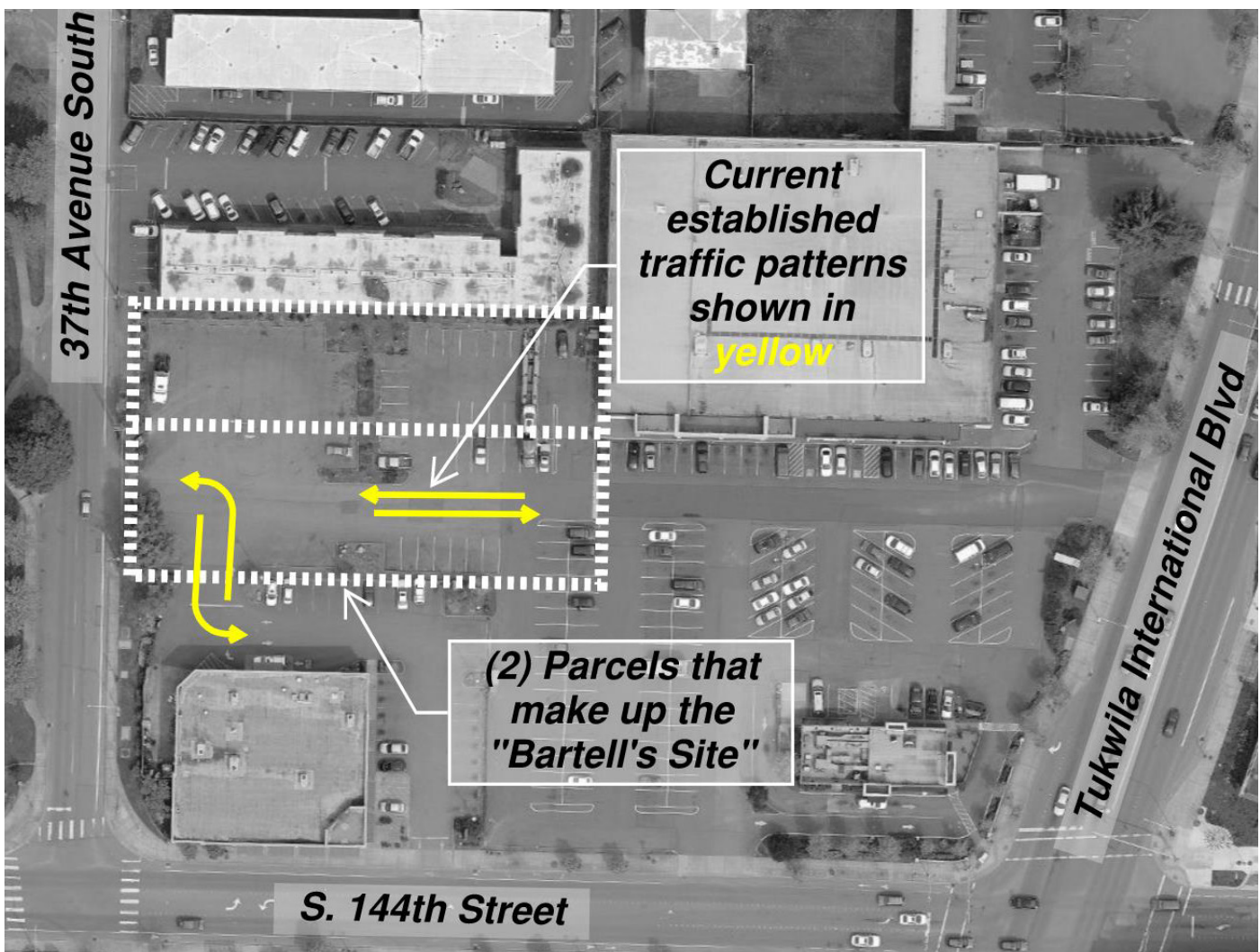


Figure 3 - Existing Traffic Patterns Through Site

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easements through this parcel with the parcel on the east and possibly to the parcel to the south would be through an easement. If an established easement for access runs through this parcel then a significant amount of the project property will be burdened with an undevelopable amount of property.

Offsite Improvements

With surrounding roadways and infrastructure generally established already, it is unlikely that a significant amount of offsite improvements to provide needed infrastructure to this project location would be required. The sidewalk immediately adjacent to the project on the 37th Avenue South frontage is currently not constructed, and building the sidewalk to match the City standards would likely be required.



Photo looking north along projects 37th Ave S. frontage. No sidewalk exists along the street and presence of overhead power lines may impact the ability to develop a multistory building immediately adjacent to the street.

Star Nursery Site - 13916 42nd Ave South

Existing Conditions

This potential project site location is approximately 2-blocks east of Tukwila International Boulevard and 1-block north of Foster High School. The parcel is located at the northeast corner of the intersection of South 140th Street and 42nd Avenue South. The parcel has frontage on 42nd Avenue South, South 139th Street, and South 140th Street. Site area is approximately 1.70-acres in size. The parcel is backwards “L” shape with a single-family residential home on an adjacent parcel to the northwest. This parcel is in a low-density residential zone (maximum 6.7 DU per acre). This is a City owned parcel originally purchased for potential reconstruction of Fire House 54. The site is served by Water District 125 and Valley View Sewer District. Topography of the potential project site generally flows from south to north.

City GIS maps identify the potential for Class 2 (moderate) landslide hazard areas on the parcel, however during site visits to the site location these areas appeared to be only moderately graded and likely will not interfere with the development of the parcel.

Existing frontage on the north and south sides of the project site do not have any sidewalk or curb separating the project from the adjacent roadway. The frontage along 42nd Avenue South does have an existing sidewalk and curb adjacent to the roadway.

Proposed Site Demolition

The existing buildings on the site have been previously removed. Existing vegetation will be removed, and appropriate stripping of soils where new construction will occur will be required. The potential building location has a number of existing large trees that, depending on the ultimate scope of the project, may need to have the root zone protected using measures to keep construction

laydown and construction traffic away from the tree in addition to offsetting constructed buildings and site infrastructure.

Site Preparation

A gravel working pad will be placed within and around the proposed building footprint and is recommended to be utilized during construction to provide a stabilized construction area.

It would be beneficial to install any utilities and perform site improvements before or after the rainy season (October to April) to minimize sediment transport and to protect the subgrade during wet weather.

Installation of interceptor ditches, silt fence, straw wattles, and sediment traps etc. will be required to control construction stormwater and must be maintained through the duration of construction until the site is ready to be stabilized (paved and landscaped) to its final condition. Construction sites can be messy in nature, however as long as the dirt/debris/dust impacts off the construction site are minimized then there is little concern for surrounding and downstream stake holders. Sediment in stormwater runoff from construction sites are measured in comparison with a baseline measurement and the resulting comparison is called turbidity monitoring which measures the scattered and absorbed light transmitted through the runoff. In other words, the turbidity measures the cloudiness of the runoff where the units of measurements are called Nephelometric Turbidity Units or NTU's for short. The higher the NTU then higher the degree of cloudiness in the water sample. In addition to the sediment traps, supplementary filtration systems may be necessary in order for the contractor to treat the storm runoff to no more than 25 NTU's over the baseline flows in the area.

The disturbed project area will be greater than 1 Acre, therefore an NPDES permit through the Washington State Department of Ecology will be required and will be applied for by the General

Contractor. The project will also construct more than 2,000 square feet of new plus replaced impervious surface and will require a full project Stormwater Pollution Prevention Plan (SWPPP), which will be prepared and executed by the General Contractor. The SWPPP will be required to be maintained and updated as construction conditions change throughout the duration of construction, until the site is stabilized.

Stormwater

The project will create over 5,000 square feet of new or replaced impervious surface. By exceeding this threshold, the project will be required to provide stormwater flow control for all new and replaced hard surfaces and converted vegetated areas. Stormwater flow control systems (also called detention systems) are a constructed facility designed to store potentially damaging peak stormwater flows from the impervious surfaces temporarily until the downstream pipes, creeks, and stream flows subside and can safely carry the water away. The flow control, or detention, system will be designed to mimic forested conditions as required by the permitting jurisdiction (City of Tukwila) and sized accordingly. Although the Star Nursery site may seem like a small area when considering the entire drainage basin that the parcel is tributary to, controlling flows from small projects is important to the municipal and state agencies because the cumulative effect of uncontrolled stormwater flows from many small projects can be as damaging as those from larger projects. Peak stormwater flow rates from developed conditions can have damaging impacts to downstream storm systems and streams that historically received runoff from a less developed tributary area. A graph representing the need for stormwater flow control system is described previously in Figure 2 of this narrative.

The City of Tukwila stormwater code (and associated adoption of the 2016 King County Surface Water Design Manual) requires low impact development strategies to infiltrate, disperse, and retain stormwater runoff onsite to the maximum

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extent feasible. All projects must treat stormwater on site from pollution generating surfaces (such as roads, parking lots, and any potential synthetic turf fields).

There is no geotechnical information currently available to describe the potential for infiltration on the project site, but known soil characteristics of nearby recent projects would suggest that infiltration on the property is unlikely. Therefore, implementation of infiltration systems on site is not anticipated at this time. This also precludes the use of permeable pavements. Likewise, the likely site plan for a project such as this one would not contain suitable areas of native vegetation for stormwater dispersion systems. Therefore, conventional stormwater flow control systems will likely be used.

As described previously in the narrative, site topography slopes from south to the north with the stormwater flow direction on the parcel following the same flow direction as the topography. The project is located in the Southgate Creek Drainage Basin which is designated as a Conservation Flow Control Area according to the City of Tukwila's Infrastructure Design and Construction Standards (Chapter 5) and therefore a stormwater detention, or flow control system, would be required to mitigate the development on the parcel.

There are low impact design elements that should be considered that could help reduce stormwater infrastructure costs and provide an opportunity for the community to learn about stormwater. The ability for the soil on the site to infiltrate is assumed to be very limited based on soil maps and review of other recent developments in the area. If large scale infiltration is not possible on this project, then other low impact stormwater designs that could be implemented include the following: non-infiltrating bioretention areas, vegetated roofs, and roof rainwater collection systems. If after further study on the project site it is found that stormwater infiltration is a possibility, then permeable paving systems could be utilized to provide infiltration, treatment, and storage of

stormwater. Although development in the urban corridor such as the Bartell site, which is already nearly fully impervious, could be considered a lower impact design strategy, the Star Nursery site may be able to accommodate more low impact development strategies into a future design due to more available area compared to the smaller Bartell Site.



Figure 4 - Project frontage along South 140th Street: overhead power lines along the project with terminal pole near the midpoint of the Star Nursery parcel.

Utilities

There is an existing 6" diameter water main in South 140th Street on the south side of the project, and an 8" water main in 42nd Avenue South along the west side of the project frontage, there is no known watermain in South 139th Street to the north of the project site. There are no existing fire hydrants identified on or immediately adjacent to the project site. Water conditions surrounding the site consist of water mains typical for single family residential neighborhoods but are generally undersized for commercial/civic type building construction. Water availability to the project location including fire flow tests and hydrant coverage analysis will be needed and may

require further design and coordination with the permitting authority and Fire Marshall.

Sanitary sewer service to the parcel is served by Valley View Sewer District. There is an 8” sanitary sewer main on the north side of the project that is approximately 8-feet deep at the topographic low point of the project that will be the likely connection point for this project.

There are overhead power lines along a portion of the southern property line, and overhead communication lines along the entire south frontage on South 140th Street. Near the mid-point of the site frontage along South 140th Street, there is a utility pole that is a terminal pole which is where the overhead power is routed underground (into ductbanks) at a pole that has a guy-wire support to counter any stress caused by tension on the overhead power lines. Then near



Figure 5 - Project frontage along South 139th Street. No curb or sidewalk exist.

the corner of South 140th Street and 42nd Avenue South the overhead communication wire is routed underground at a pole that also has a guy wire support to counter the tension in the overhead communication wire. These guy wires will need to be protected during construction and could influence the location of driveways and where project site access can occur.

Offsite Improvements






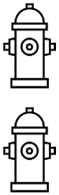
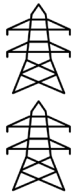

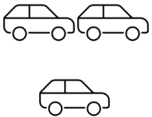
There is no curb or sidewalk along the South 140th Street and South 139th Street frontages. It is likely that the project will be required to install this infrastructure with development of the parcel. In addition to development of pedestrian access (sidewalks) immediately adjacent to the project site, safe pathways of pedestrian traffic to the facility may need to be considered. Direct access from Tukwila International Boulevard along South 140th Street, as well as pedestrian access ways from Showalter Middle School consists of routes along roadways with no current curb and sidewalk. Site access should be considered during project site selection.

Site Issues Comparison Table

A brief description of the two sites has been provided, however in order help compare the two different sites the table below has been created to compare the sites across a narrow selection of civil/site related topics.

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Site Specific Notes and Comments	Degree of Impact to Future Development on This Parcel	Civil Engineering Topic	Degree of Impact to Future Development on This Parcel	Site Specific Notes and Comments
The Bartell Site			The Star Nursery Site	
Stormwater flow control/detention requirements for this parcel will be needed. Due to smaller parcel size and coordination of drainage through adjacent parcels, coordination of storm system on site could be challenging.	 (medium)	Stormwater Infrastructure Costs	 (high)	Larger site will require a large stormwater detention system and the relative depth of the storm drain connection in South 139 th Street is shallow, likely causing a shallower system that requires a larger footprint area.
Located in the “Neighborhood Commercial Center” zoning, the associated roadways adjacent to the site are well established. Some minor frontage improvements on the west side of parcel are anticipated.	 (low)	Offsite Improvements Requirements (Pedestrian Frontage Improvements and Beyond)	 (high)	New curb, sidewalks, and right-of-way landscaping in South 139 th Street and South 140 th Street likely and possibly additional offsite accessible measures required to allow pedestrian access to the site.
Located in the “Neighborhood Commercial Center” zoning, the utilities serving this parcel appear to be adequate.	 (low)	Capacity Issues or Inability to Connect to Adjacent Utilities	 (medium)	There is likely the need for utility main upgrades, street lighting upgrades and possible roadway improvements adjacent to the site. Current and previous zoning not supportive of large infrastructure previously.
A future proposed building on this parcel could be impacted by the required setback to overhead power lines more so on this compact site than on a larger site.	 (medium)	Impact to Project Site from Overhead Utilities	 (low)	Large site likely not impacted by required setback to overhead power lines. The terminal pole guy wire support may influence the perimeter improvements.
Potential shared parking lot and potential reciprocal access easements may limit amount of constructable land on the project to less than the 0.9-acre site area. Further investigation of a title report should be pursued.	 (high)	Coordination of Access to Adjacent Parcels	(negligible)	No known or assumed access issues to neighboring properties.
The Bartell Site			The Star Nursery Site	



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