

Revitalizing Main Street: Three Cities Perseverance Near Seattle

David Cline

Tukwila City Administrator

ICMA Conference Presenter

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Burien Town Square



Lake Forest Park Town Center Redevelopment



Tukwila Village

Lessons Learned

1. Clear Vision

- Community Support – communicate, engage, and communicate
- Political Support
- Staff Consistency
- Choosing private partner easier
- Be Bold! and grounded in the market reality

2. Perseverance

- It will take longer and cost more than expected
- The project will change – need to be flexible
- There may be setbacks along the way

3. Public leads the way

- Purchase Property – secure your own destiny
- Infrastructure costs – roads, utilities, open spaces, public buildings
- Planning – environmental, traffic, mitigation
- Seek other Public Partners – Library, Non-Profits, Education

4. Select the right Developer

- Common Vision is critical
- Needs to have experience working with public agencies

Three Suburban Cities Adjacent to Seattle

	Burien	Lake Forest Park	Tukwila
Population	42,418	12,718	19,127
Incorporated	1993	1961	1908
Annual General Fund	\$20 million	\$7 million	\$50 Million
Community	Residential & commercial, car dealers, hospital	90% Single Family residential, older, One small shopping development	65% multi-family housing, large commercial and Industrial businesses, largest shopping mall in Pacific Northwest
Ethnic Diversity	64% White	86% White	46% White
Median Income	\$50,000	\$100,000	\$43,000

Location



Three Similar Mixed Use Developments

	Burien Town Square	Lake Forest Park Town Center	Tukwila Village
Acres	10	5	5
Visioning	1997	2000	1998
City Purchased	2003	Privately held	2003
Public Partners	Library, City Hall, Park,	Library, Non Profit Community Center, Book Store	Library, Park, Senior Housing Non-Profit, Community Center, Police
Private Partner	LA Developer with local roots	Maryland Developer	Seattle Developer
Infrastructure	\$20 million	\$0	\$40 million
Funding	State, Federal, Local	Local tax credits	State, Federal, Local
Units	300+ condos	150+ apartments	400+ apartments
Completed	2009 Phase 1	Not started	2016 Estimated

The Vision for Tukwila Village

Tukwila Village will be a welcoming place where all residents can gather and connect with each other.

This mixed-use development will draw upon Tukwila's strengths and include a library, a neighborhood police resource center, retail, restaurants, public meeting space, and an outdoor plaza.

The Village may also include office, live/work, and residential space.

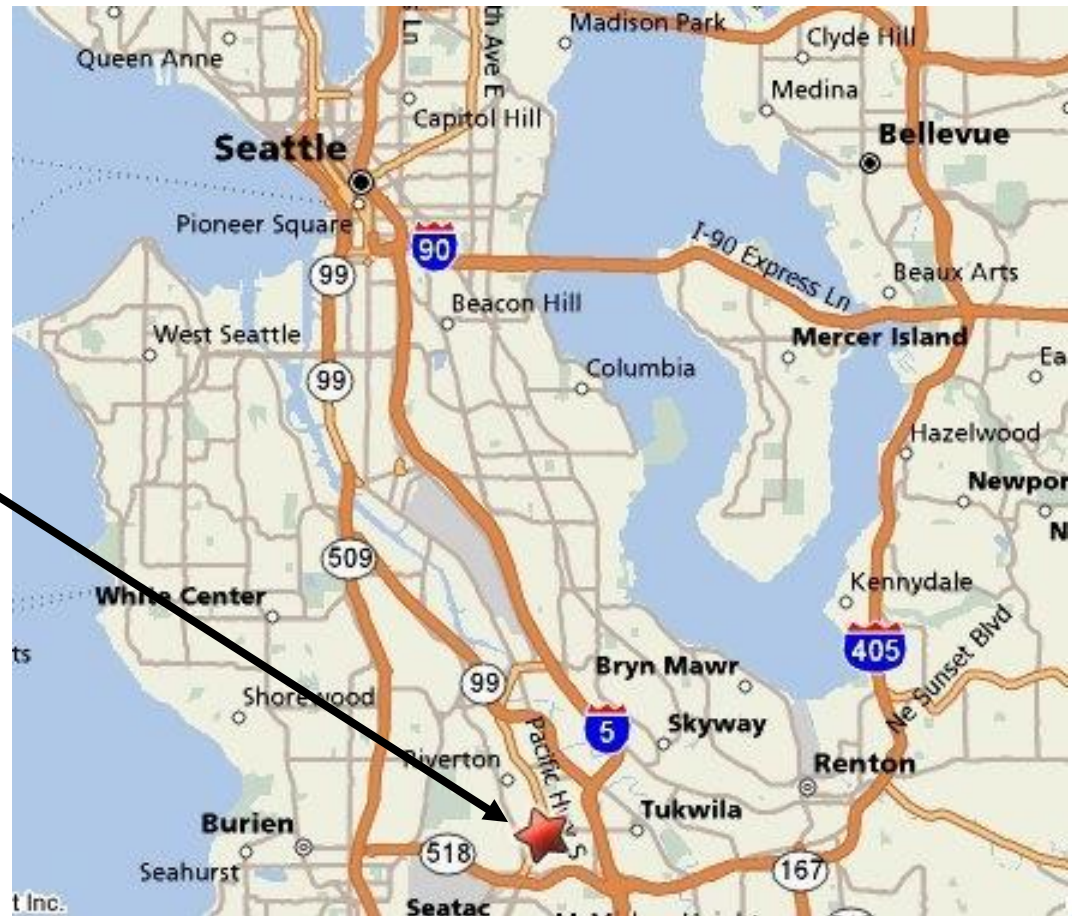
This active, vibrant place will set high standards for quality and foster additional neighborhood revitalization and civic pride.

Approved by Tukwila City Council – September 2007

Location

Tukwila Village

5.76 acres owned by City on two corners at Tukwila International Boulevard and South 144th Street.





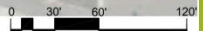
TUKWILA VILLAGE

JET INN MOTEL

RETAIL

JACK IN THE BOX

March 19, 2012



SCALE: 1" = 30'-0"





Phase 1 Residential Building



King County Library System



Commons Building

Pre-Annexation



Major Timeline

1991	Annexation of old Highway 99
1992 - 2000	Focus on safety & infrastructure - Rebuilt highway
1995 - 2000	Initial Planning Efforts and Market Analysis
1999 – 2003	Purchased 6 acres for redevelopment
2001	Selected 1 st Developer
2005	Developer withdraws
2006 - 2008	New Vision - Additional designs and concepts
2008	Select 2 nd Developer
2010	Developer withdraws
2011	Select 3 rd Developer – Senior Housing
2014	Groundbreaking
2016	Expected completion of Phase 1 & 2

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Questions/Comments?

David Cline

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David.Cline@TukwilaWA.gov

206-433-1850



The logo features the text "ICMA 100th ANNUAL CONFERENCE" centered against a light blue background with two stylized white fireworks. The "100" is in a large, blue, cursive font, with "th" in a smaller, orange, cursive font. "ICMA" is in a blue, sans-serif font above the "100". "ANNUAL CONFERENCE" is in a blue, sans-serif font below the "100".

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A decorative graphic at the bottom of the page consisting of a large green curved shape with a fine grid pattern, topped by a thin orange line and a light blue curved line.