

## **Exhibit 0:**

# **Tukwila Village – Indoor Commons**

## **Statement of Purpose and Design**

### **Plaza Parcel – Intended Use**

The goal for Tukwila Village is to create an extraordinary shared experience that will enhance community life for the City and its residents. As a major component of Tukwila Village, the Plaza Parcel will help fulfill this goal by serving as a welcoming, active, vibrant, and attractive place where people can gather, connect with each other, and enjoy a range of activities and amenities. The Plaza Parcel includes two components - the outdoor community Plaza and the indoor community Commons. They are both intended to be used by, and accessible to, Tukwila Village residents, library and business patrons, and the greater community throughout the year. Since the Plaza & Commons are located in a neighborhood with an “international” character (as suggested by its proximity to SeaTac International Airport and Tukwila International Boulevard), made up of people from distant countries with a great variety of languages and cultures, the Plaza parcel design will seek to be a welcoming place supportive of their needs and aspirations. The Plaza and Commons should also have a multi-generational appeal, from children to seniors, residing at Tukwila Village as well as in surrounding neighborhoods.

### **Indoor Community Commons – Design Concept**

The indoor community "Commons" design concept shall be consistent with the concept established for the Plaza parcel, as well as the Tukwila Village project as a whole. The design concept shall take into consideration the diversity of the community, the City of Tukwila’s vision for the project as a welcoming and gathering place, and the functional characteristics of the mixed-use development.

### **Indoor Community Commons - General Design Guidelines**

#### **1. Community Amenity**

The community "Commons" building shall include a minimum of 2,000 square feet of meeting room and related accessory space to serve Tukwila Village and the surrounding community. The community building and related amenities shall facilitate a diverse set of activities including those that are active and passive, formal and informal, group and individual, planned and spontaneous. The community "Commons" building will incorporate a commercial space suitable for a café and/or coffee shop.

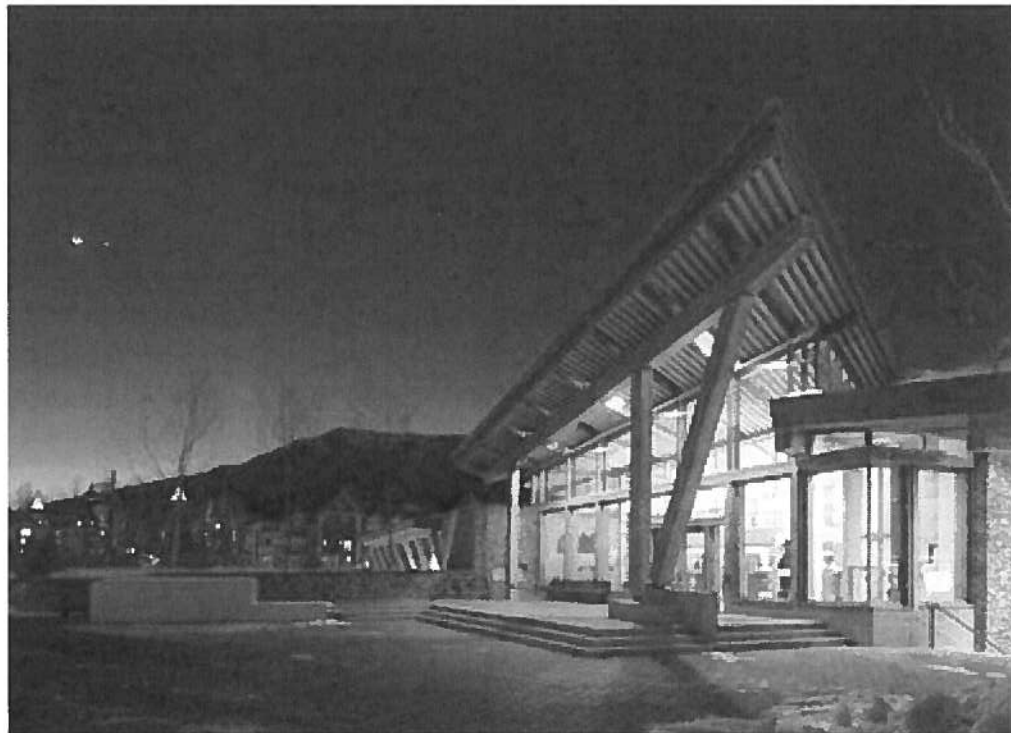
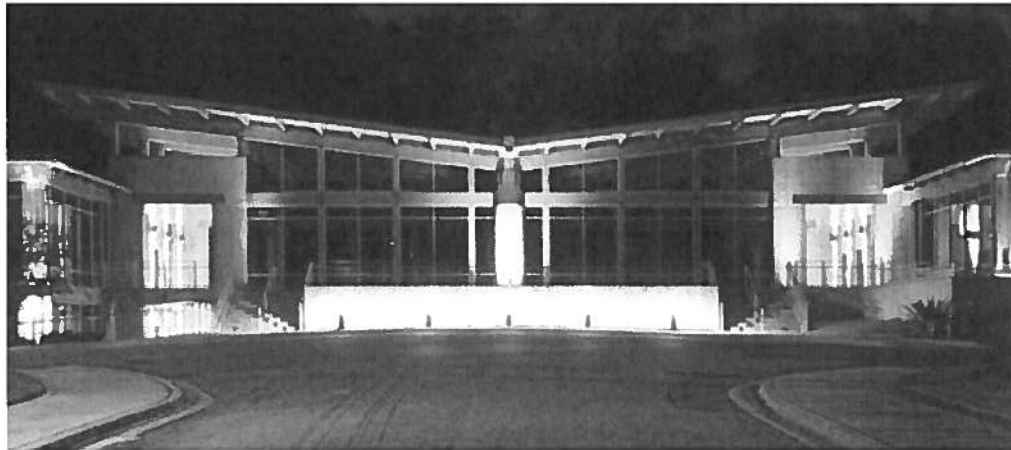
#### **2. Focal Point**

The community Commons building shall serve as a major focal point within the Plaza and for Tukwila Village as a whole.

- a. While maintaining consistency with the overall Plaza & Tukwila Village design concept, the architectural design of the community Commons building shall be expressive of the importance of the community Commons building to the overall

project and greater community. The community Commons building shall stand out as a “distinctive and unique” community gathering space.

- b. The siting of the community Commons building shall ensure that it is highly visible from the major view corridors into Tukwila Village from both S. 144th street and Tukwila International Boulevard. Distinctive massing and elements of the design should be visible at key sightlines /gateways into the project such as the primary entry from T.I.B. and from Plaza entry points along the S. 144<sup>th</sup> Street frontage.
- c. The primary community Commons building entry shall be a prominent architectural feature / focal point, creating a unique pedestrian destination and visual identity within the Plaza.



*Examples of distinctive community building design*

### 3. Connections

The community Commons building shall facilitate both visual and physical connections within the Tukwila Village site. The building shall:

- a. Be physically integrated and connected to public sidewalks, Plaza activity spaces, and parking.
- b. Provide visual and functional connectivity between the proposed indoor Commons and the outdoor Plaza activity spaces through transparency and physical connections such as expansive glazing and doors.
- c. Include a banner hanging system on an exterior wall in view of the Plaza for event marketing.
- d. All windows and transparent doors shall have sliding panels, draperies, blinds, or window treatments with the ability to restrict views and sunlight. Window treatments shall take into consideration ease of operation, longevity and low cost maintenance.
- e. Provide connections to the outdoor Plaza to allow for expanding use such as an outdoor covered porch or stage/patio area.
- f. Include doors connecting the meeting room to the outdoor Plaza that are able to open up (e.g., garage-style doors) such that they can allow at least two, unimpeded entryways of at least 8 feet wide each.
- g. The Plaza area adjacent to the meeting room “front” facing the center of the Plaza should have different color, design, or surface treatment to create a feeling of a “stage apron area” so that it is clear that it could be used as a performance space.



*Examples of visual and physical connections*

#### 4. Flexibility / Diversity

The community Commons building shall be designed to be flexible enough to accommodate a diverse range of activities and number of users and to support the Plaza. The building shall:

- a. Provide a community/meeting room of at least 1,600 square feet with a simple rectangular floor plan that will facilitate a maximum number of uses.
- b. Provide multiple electrical outlets on interior and exterior walls, and trellises to power lights, speakers, and other devices.
- c. Provide a storage space of at least 180 square feet for items needed to support a variety of activities such as tables & chairs, art displays, games, exercise, music, dance, etc.
- d. Provide a “catering” kitchen facility which will accommodate (minimal) food preparation, re-heating, assembling and serving of food and clean-up. The kitchen facility shall have direct access to the community/meeting room and direct access to an exterior service/loading entrance. The kitchen shall include the following equipment: a gas convection oven and range hood, range with four burner stove top and range hood, refrigerator, freezer, two compartment sink, hand wash sink, ice machine, and microwave.
- e. Provide a countertop and sink along a wall inside the community /meeting room.
- f. Provide numerous electrical outlets inside the meeting room that are wall mounted at floor level, flush mounted in the floor, and wall mounted at ceiling level to enable convenient connections for projectors, speakers, lights, portable equipment, etc.
- g. Include a sound system with wireless microphone connections and built in wall or ceiling mounted speakers inside and eaves or wall mounted speakers on the exterior above the doors facing the center of the Plaza.
- h. Provide public restroom facilities for both men and women.



*Examples of simple spaces/flexible uses.*

#### 5. Shared Uses

The community Commons building should provide opportunities for joint development of commercial (e.g., café/coffee shop) and community/meeting room uses where there is a potential for efficient use of common features and resources

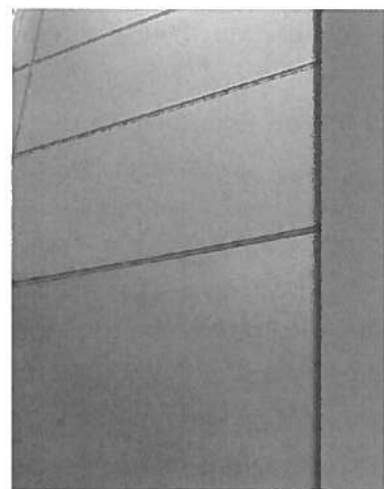
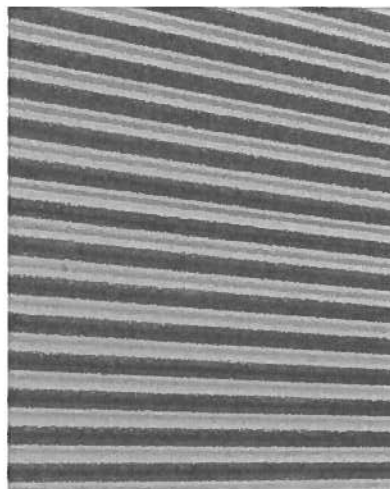
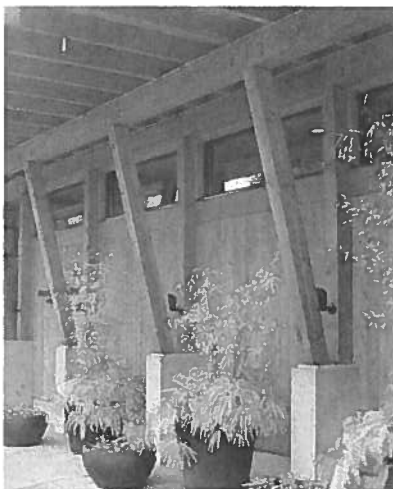
- a. The community Commons building should be designed such that the commercial tenant (e.g., café/coffee shop) could provide management oversight and a presence/activity in the building throughout the day, as well as to provide catering or other food and beverage options.

- b. The commercial tenant's cash register location shall be highly visible, with clear sight lines to the main entry, the community/meeting room entry and the public restroom facilities.
- c. Maximize the amount of useable community/meeting space through the use of shared facilities such as a common entry/reception area, shared restroom facilities and mechanical and utility spaces.
- d. The community "Commons" building, including the community/meeting room, restrooms, and catering kitchen, must be able to be operated separately from the commercial space (café/coffee shop) and be able to remain open and available to the public during reasonable hours, even when the commercial space is not open.

## 6. Building Materials

Utilize durable, high quality building materials that contribute to the overall appearance, ease of maintenance, and longevity of the building.

- a. Materials & detailing shall be appropriate to the architectural character of the building.
- b. The selected materials shall impart a sense of permanence, as well as a sense of community and "warmth." Appropriate materials shall include: concrete, masonry, metal, glass, fiber cement cladding, and wood.
- c. Materials selection shall be easily maintained and discourage vandalism.
- d. Interior paint should be mark resistant and easy to clean.
- e. Color selection should be distinctive and eye-catching (e.g., vivid accent color).
- f. The community/meeting room should have a concrete floor with a low maintenance, highly durable, easily cleaned finish.

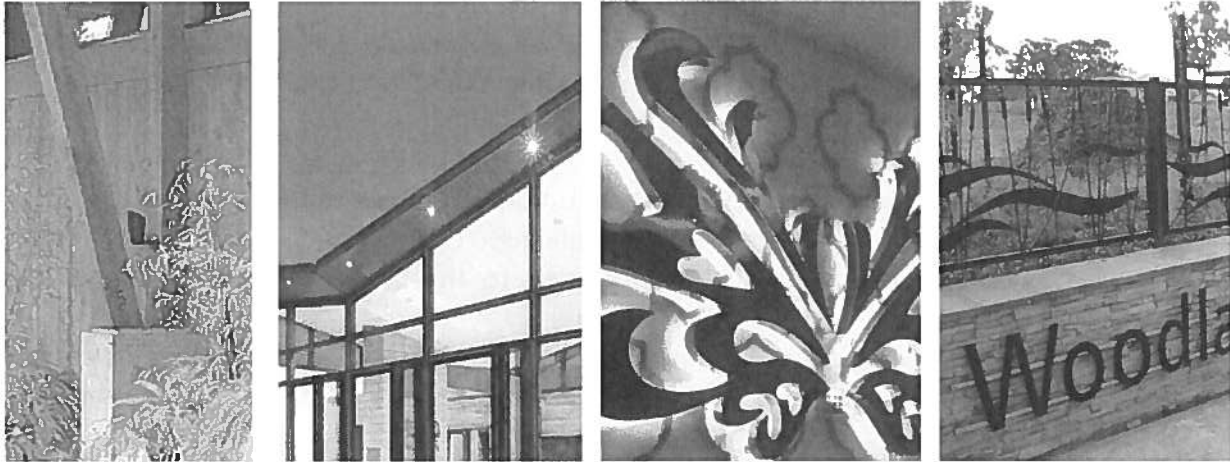


*Examples of appropriate and distinctive materials*

## 7. Lighting and Signage

Integrate into the architectural design and materials selection the placement of exterior lighting and signage .

- a. Lighting shall be provided to enhance user safety, as well as aesthetics.
- b. Incorporate lighting design that enhances dramatic architectural features such as column uplighting, soffit lighting, and backlighting.
- c. Signage shall be provided to clearly identify the identity and use of the building. Consider the incorporation of public art into the signage design.



*Examples of building lighting, signage and public art*

## **8. Service Areas and Mechanical Equipment**

Minimize the visual impact of service and mechanical areas.

- a. Building planning should consolidate service/mechanical areas to a single location of the building on a side not facing the Plaza.
- b. Mechanical equipment shall be screened from view with landscaping, located on roofs screened by parapets or located in below grade vaults.
- c. Exterior concrete and paving near doors to delivery / service areas or mechanical areas shall be sufficiently reinforced so as not to be cracked or broken from the weight of delivery or repair vehicles.

Please note that the foregoing images are representative examples of the nature of the visual and physical connections, flexibility and diversity, shared uses, building materials and colors, lighting, signage and public art contemplated in connection with the design and construction of the community "Commons" building. Also, please note that the "Commons" will likely be renamed to create a unique identity while achieving the same purpose as described above.

## Exhibit N:

# Tukwila Village – Outdoor Plaza

## Statement of Purpose and Design

### Plaza Parcel – Intended Use

The goal for Tukwila Village is to create an extraordinary shared experience that will enhance community life for the City and its residents. As a major component of Tukwila Village, the Plaza Parcel will help fulfill this goal by serving as a welcoming, active, vibrant, and attractive place where people can gather, connect with each other, and enjoy a range of activities and amenities. The Plaza Parcel includes two components - the outdoor community Plaza and the indoor community Commons. They are both intended to be used by, and accessible to, Tukwila Village residents, library and business patrons, and the greater community throughout the year. Since the Plaza & Commons are located in a neighborhood with an “international” character (as suggested by its proximity to SeaTac International Airport and Tukwila International Boulevard), made up of people from distant countries with a great variety of languages and cultures, the Plaza design will seek to be a welcoming place supportive of their needs and aspirations. The Plaza and Commons should also have a multi-generational appeal, from children to seniors, residing at Tukwila Village as well as in surrounding neighborhoods.

### Outdoor Plaza – Design Theme

As diverse as the local community is, unity can also be seen through the many shared interests of these various cultures, such as an appreciation for family and social life, food and drink, music and the arts, and nature and the outdoors. The goal of the Plaza is to facilitate these shared interests and create opportunities for their mutual experience and enjoyment, thereby strengthening the bonds of community. This goal is captured in the phrase “**Common Ground**”, which we are using as the central design theme for the Plaza. [Since the Community Building within the Plaza has been tentatively referred to as the “Commons,” this phrase is especially appropriate to express the concept that the Plaza also serves as an extension of and complement to the Community Building as a gathering place. Please note, however, that the “Commons” will likely be renamed to create a unique identity while achieving the same purpose.]

The physical design of the Plaza is intended to express the idea of unity through the use of “universal” shapes, forms, and materials found in many cultures. In particular, the circle is a shape with symbolic significance in many cultures. It is said to represent unity, infinity (no beginning or end), democracy (no position in a circle is more prominent than any other position), and mobility (the wheel). These ideas are consistent with the goals for the Plaza, and, accordingly, the circle, partial circles and curves figure prominently in its design. Materials such as stone, brick, ceramic tile, wood, and water are

commonly used in the design of gathering places throughout the world and find expression in the design of the Plaza.

Similarly, the Plaza design reflects both the community's diversity and local character through a variety of material color, texture, pattern, and origin, such as, for example, the use of northwest native plant materials with a variety of leaf and flower, color and texture. Different varieties of stone and wood also may be featured in elements such as walls, pavement, and landscape structures. This expression of diversity and local character in the Plaza complements the idea of the "mosaic" expressed in certain aspects of the design of the adjacent Library. The expressed goal is for there to be harmony and coherence amidst the variety and diversity.

### **Outdoor Plaza – General Design Guidelines**

#### *1. Pedestrian Oriented*

The Plaza should be a safe place for pedestrians and protected from vehicular traffic through the use of curbs, bollards and structures. Pedestrians should feel safe and welcome. Connections between the various uses in and around the Plaza should be clear, visible, convenient, and accessible for all.

#### *2. Provide Attractions and Destinations*

The Plaza should offer a variety of things to see and do for all ages - seniors, adults, teens, and children - as well as for specific user groups, such as families with children or people with disabilities. The Plaza design should include "gateways" to identify Plaza entrance points and provide a sense of arrival and Plaza identity. Focal points of varying character and scale should be included within the Plaza to draw people into and through the space. These could include public art, water, ornamental vegetation, architectural structures, or other attractions. The Community Building, centrally located within the Plaza, will also serve as one of the principal focal points/destinations.

#### *3. Flexibility of Use*

The Plaza shall be designed to be flexible enough to accommodate a variety of uses such as casual sitting and relaxation, performances (music, theater, dance), farmer's markets, picnics, etc. The form and features of the design shall support and facilitate its intended functions, while allowing for those functions to change over time.

#### *4. Maximize Periods of Use*

The Plaza shall be designed to maximize periods of use in terms of its seasonal availability and usefulness. It shall be designed to encourage use during Spring, Summer, Fall, and Winter, as well as special holidays. It shall also be designed to facilitate and encourage both daytime and evening use, including satisfactory illumination.



5. *Provide Amenities to Enhance User Experience*

The Plaza shall offer a variety of amenities to enhance visitors' comfort and enjoyment. Ample and comfortable places to sit and relax, food and beverage options, shelter, and vegetation for shade and aesthetic enhancement should all be included. Materials and detailing for the various design elements shall be chosen carefully to convey a positive community image and foster a sense of local civic pride.

6. *Management and Maintenance*

The Plaza shall be managed and inexpensively maintained to be a safe, clean, attractive place at all times. CPTED (Crime Prevention Through Environmental Design) principles shall be incorporated as appropriate. Adequate lighting, trash/recycling receptacles, preventative features such as anti-graffiti surfaces or coatings and proper maintenance of landscape/hardscape and other features shall be considered.

**Outdoor Plaza – Materials and Colors**

1. Materials to be incorporated into the outdoor Plaza shall be varied, safe and durable, add visual interest to the overall space and enhance the user experience, with relatively low maintenance requirements.
2. A warm and vibrant Color Palette will assist in creating a welcoming space and environment for the many and varied cultures represented in the community. The colors should be interesting but not too busy, enticing but not too garish, compatible with the surrounding development, and able to stand the test of time.



Pervious Concrete Paving (or similar)



Concrete Paving with Score Joints (or similar)



Concrete Paving (or similar)



Sign Concept (or similar)



Seat Wall (or similar)



Fire Pit, Fire Bowl, or Fire Place (or similar)



Metal Bench (or similar)  
Colors to be determined



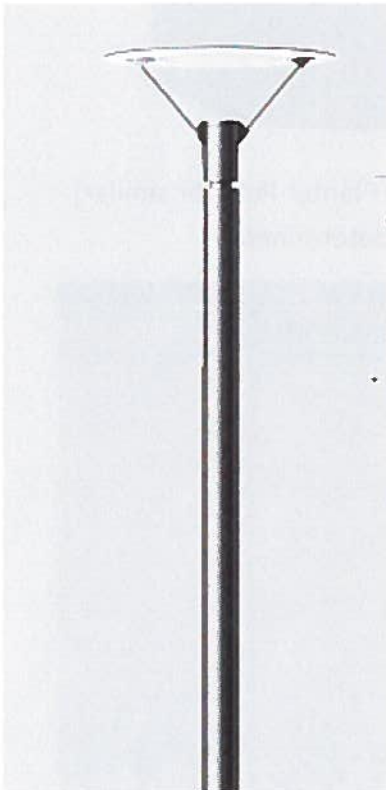
Metal Bench (or similar)  
Colors to be determined



Site Furnishings – Bike Rack (or similar)



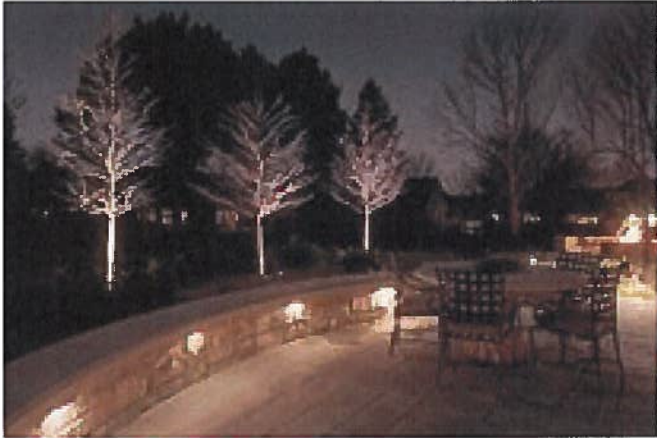
Site Furnishings – Bike Rack (or similar)



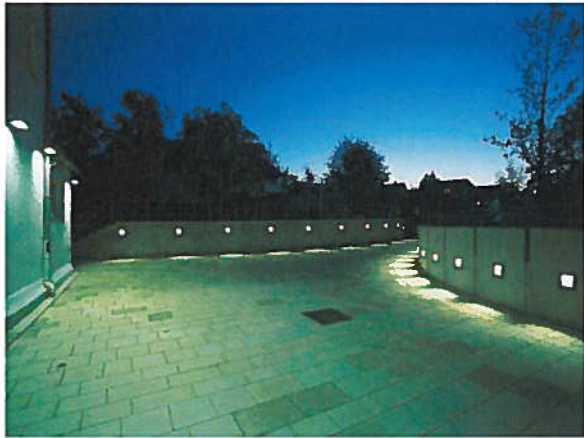
Parking Lot/Street Lighting (or similar)



Accent and Uplights (or similar)



Site Lighting – LED in-wall (or similar)



Site Lighting LED in-wall (or similar)



Freestanding Planter Pots (or similar)  
Colors to be determined



Freestanding Planter Pots (or similar)  
Colors to be determined



In-Pavement "Runnel" (or similar)



Cobbles sloped to form runnel

In-Pavement "Runnel" (or similar)



Bollards (style to match primary fixtures)



Information Kiosk Concept (or similar)



Interactive Water Feature (or similar)



Interactive Water Feature (or similar)



Chess/Game Board (or similar)



Game Tables (or similar)

The foregoing images are representative examples of the design themes, materials and colors, and the intended amenities and uses of the Plaza. The signage concepts reflected in such images are for illustration purposes only. All signage will be approved pursuant to applicable City code and not pursuant to this Statement of Purpose and Design.

Detailed Specifications:

1. The Plaza, excluding parking, drive aisles and the Community Building, must cover a minimum of 20,000 square feet.
2. The outdoor seating areas must be designed to deter sleeping or riding skateboards.
3. Landscaping must be primarily from native, low maintenance vegetation. Trees should be minimum 2" caliper (when planted) since smaller trees could be damaged by Plaza users.

The Plaza must include:

- A water feature that allows children to see and touch the water without significant risks, while minimizing operational and maintenance costs. It must be attractive or unnoticeable if the water feature is turned off for extended periods of time;
- Benches, seat walls, and other seating areas and weather resistant chairs with tables and umbrellas;
- Recreational ("play") elements for children and adults;
- Lighting for safety and architectural interest at night;
- Tables for games or picnics;
- A large lawn area designed to be firm and useable during winter months and with irrigation to be healthy in the dry summer months;
- Hardscape areas to accommodate pedestrian circulation and related activity.
- A variety of shade options so people can choose to sit in the sun, dappled light, or full shade, even on sunny days;
- Electrical outlets in light poles, street lamps, trees, etc. such that temporary outdoor light displays can be installed;
- Brackets on light poles and street lamps to hold hanging flower baskets and/or banners;
- Bike racks to accommodate, at a minimum, code required bicycle parking;
- Trash receptacles in appropriate quantities and locations to meet site demands;
- Locations for public art that changes based on community participation. The public art may include an artist-designed clock element, the design of which shall be coordinated with the Developer and the Mayor's office;
- Space for a series of 10'x10' tents and/or booths to accommodate a seasonal, recurring Farmer's Market.