



TO: Tukwila Planning Commission

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SUBJECT: Tour of Prose Multifamily Development

ISSUE

The Tukwila Planning Commission will be touring the recently developed Prose mixed use multifamily project to provide commissioners a hands-on opportunity to see recent housing development and ask questions of building management and City staff.

BACKGROUND

Prose is the fourth multifamily project in the Tukwila Urban Center (TUC), and only the second non-senior living development in the TUC. The growth of multifamily within the urban center represents an actualization of high-density transit-oriented development, in an area where no residential units existed only ten years ago. The development, a seven-story, mixed-use development with structured parking is highly connected to both the transit center and Sounder commuter lines and walkable to numerous nearby amenities. As part of the development, frontage improvements complying with the City's adopted frontage improvements for this area were installed, further supporting a transition from dependence on personal car transportation.

The building itself incorporates important Crime Prevention Through Environmental Design (CPTED) principles, including high levels of transparency at the ground level, active street frontages, and well-illuminated pedestrian paths to promote visibility and safety. The project also provides select residential balconies, contributing to the City's residential open space goals by offering private outdoor amenities in addition to the landscaped third-floor courtyard. Weather protection overhangs also exist along frontages, providing some shelter to pedestrians in wetter months.

Success of the project was accomplished through a partnership between the City and developer, with the developer able to utilize an 8-year multifamily-tax exemption and height bonuses to ensure a viable product, while the units provide much needed housing for future Tukwila residential and the aforementioned public improvements enhance the experience for all.

PROJECT DETAILS



Structure Type: Mixed use multifamily (Type V over Type I construction)

Renter/Owner (Tenure): Renter

Unit Count: 285 (52 studios, 168 1-bedroom, 65 2-bedroom)

Unit Size/Sizes: Studio to 2-bedroom, 500-1,110 square feet

Lot Size: 5.34 acres

Density: 53.4 Units/Acre

Height: Seven stories

Zoning: Tukwila Urban Center – Transit Oriented Development (TUC-TOD)

Parking: 317 total structured spaces total

Opened: 2025

Construction Type (IRC/IBC): IBC

Rental Rates: [\\$1,725-3,388/month](#) (not including utilities)

Estimated Affordability: 70%-110%+ AMI

Previous Land Use: Detached Single Family Home

Special Considerations: 1st floor bank, retained in redevelopment, 8 year (market rate) multifamily tax exemption

Attachments:

N/A