Tukwila Village Masterplan Courtesy of Johnson Braund Architects & The LA Studio

A MARKET RATE APARTMENTS
B MIXED INCOME SENIOR HOUSING
C COMMUNITY COMMONS
D AFFORDABLE SENIOR HOUSING
E AFFORDABLE SENIOR HOUSING

Tukwila Library | KCLS | PROJECT LOCATION
December 5, 2012
GATEWAY

...TUKWILA IS A GATEWAY FOR PEOPLE, A GATEWAY OF KNOWLEDGE, A GATEWAY TO LEARNING......
MOSAIC

Tukwila is a mosaic of cultures, of languages, ethnicity, income, ages, experiences.

DESIGN FOR FLEXIBILITY / WARM, INVITING / HAZELNUT TREES / LIKE LOTS OF GLASS / MEETING ROOM SHOULD OPEN UP / INCORPORATE SUSTAINABLE FEATURES / BRIGHT COLORS
**WALKS**
- Light Sandblast Finish
- Saw-cut Joints

**SOFT PAVEMENTS**
- Sand Set Flagstone Paving

**TERRACE PAVEMENTS**
- Pavers

**TERRACE EDGE, SEATING**
- Seat walls, concrete with wood/composite top
- Review Standard (Inverted U, Galvanized)

**BIKE PARKING**

**BIG ONES**
- Red Oak/White Oak

**WOODLAND UNDERSTORY & ACCENTS**
- Hazelnut – “Tukwila” Corylus cornuta
- Vine Maple Acer circinatum
- Dogwood Cornus ‘Eddies White Wonder’
- Native Mix: Salal, Sword Fern...
SUSTAINABLE STRATEGIES

1. Glazing - daylighting and views
2. Skylights - Daylighting
3. Geothermal heating
4. Green roof
5. Rain gardens collect roof and site water
6. Hydronic radiant heating and cooling
7. Pervious pavement
8. Rapidly renewable materials - cross laminated timber structure
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GROUND PLANE

TERRACE PAVEMENTS

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VIEW OF CHILDREN'S LIBRARY FROM NORTH