

Tukwila International Boulevard District Element - Version 5.7.15  
Issues Matrix 5.28.15

Row #	Page #	Comment (language changes in strikeout/underline, recommendation in bold)	Exhibit #/ Date/Source	Staff comment/analysis/options
1	p. 1	Missing "What you will find in this chapter" summary at the start of the chapter. Need to add for consistency with other comprehensive plan elements.	Staff edits; 5.21.15	<b>Staff Recommendation:</b> Add the following: <b>WHAT YOU WILL FIND IN THIS CHAPTER:</b> <b>* A Vision Statement for the Tukwila International Boulevard (TIB) District</b> <b>* A discussion of the issues facing the TIB District today.</b> <b>* Goals and policies to guide development in the TIB District and implement the community's vision.</b> <b>PC 5.28.12:</b> Accepted staff recommendation.
2	p. 2, and throughout the element.	The term "multicultural community" or "diverse, multicultural community" would be a more accurate reflection of the corridor than the term "international flavor" or "multicultural flavor". The term "flavor" implies something that is not a part of the fabric of a community, but only a small addition.	K.Schott-Bresler; letter to PC; 5.28.15	Staff Recommendation: Under TIB District, 2nd para, 3rd sentence, revise as follows: "By building a complete neighborhood, promoting the District's diversity and <u>multi-cultural community</u> <del>international-flavor</del> , and ...". Similar changes made elsewhere in the element.  <b>PC 5.28.12:</b> Accepted staff recommendation.
3	p. 3	Figure 1. The TIB District boundary should be revised to include single family area north of S 130th and west of TIB, to E. Marginal Way S., since this area is a continuation of the SF neighborhood to the south.	McLeod; PC meeting 5.28.15.	<b>PC 5.28.12:</b> Accepted recommendation.
4	p. 4	TIB District vision statement: add the following: The vision for the Tukwila International Boulevard District is an area that is a complete neighborhood with <u>a thriving, multicultural residential and business community with affordable, culturally appropriate places to live, work, shop, and play.</u>	K.Schott-Bresler; letter to PC; 5.28.15	<b>PC 5.28.15.</b> Recommended the following revision: The vision for the Tukwila International Boulevard District is an area that is a complete neighborhood with <u>a thriving, multicultural residential and business community with vibrant places to live, work, shop, and play for everyone.</u>
5	p. 4	Community vision for the future. Revise as follows: A Tukwila International Boulevard (TIB) District that is a "complete neighborhood" with <u>affordable, culturally appropriate places to live, work, shop and play.</u> <del>The area is an enjoyable, affordable, and prosperous community with a positive resident and business friendly image.</del> The District has a distinctive identity and character that is different from other neighborhoods and retail areas in the City. <u>This includes many businesses in the corridor that are immigrant owned and provide retail and commercial services to a diverse customer base. This diversity remains an asset to the neighborhood, the City and the region.</u>	K.Schott-Bresler; letter to PC; 5.28.15	<b>PC 5.28.15.</b> Recommended to keep as is, except add: <u>This includes many businesses in the corridor that are immigrant owned and provide retail and commercial services to a diverse customer base. This diversity remains an asset to the neighborhood, the City and the region.</u>
6	p. 7	Walkability & connectivity. Last sentence - Replace the word "difficult" with "challenging". <i>Challenging</i> better implies the ability to overcome the issues regarding funding and warranting that could limit installing more crosswalks.	Mann; Meeting with staff 5.28.15	<b>Staff Recommendation:</b> Make the suggested revision: "Competition for limited public funding and warrant approvals may make implementing the desired changes to TIB and surrounding streets more <del>difficult</del> <u>challenging.</u> <b>PC 5.28.12:</b> Accepted staff recommendation.
7	p. 9	Policy 8.2.1 and Figure 2. I support the nodes and feel it is important to focus on both nodes as the City plans for future development.	P.Carter; letter dated 5.26.15	Comment noted
8	p. 10	Village Node area. Policy 8.2.2 designates this area for certain uses. This policy should be revised to include employment generating businesses at the Village Node.	Mann; Meeting with staff 5.28.15	Jobs with higher paying wages would most likely occur in the office market than retail. The market analyst at the CC/PC worksession reported that there is limited market for office in Tukwila, as well as South King County, unless it is generated by a specific user with a specific purpose. The most likely location for office in the TIB District would be at the TOD Node, which would leverage its proximity to the airport, light rail station, and highways. <b>Staff Recommendation:</b> Keep 8.2.2 as is. <b>PC 5.28.12:</b> Accepted staff recommendation.  Policies for the TOD Node call for a more intensive mix of mid- to high rise uses that would serve as more of an employment center than the Village Node. <b>Staff Recommendation:</b> Revise 8.2.4 (TOD Node) as follows: "Designate this area for a more intensive, transit-oriented mix of mid to high rise office, multifamily residential, and hospitality uses and services with structured parking that builds on the momentum of the TIB Station's proximity to SeaTac area <u>and generates jobs for the community.</u> <b>PC 5.28.12:</b> Accepted staff recommendation.
9	p. 11	Implementation strategies for Village Node. I support the increased heights and revision of enclosed parking requirements	P.Carter; letter dated 5.26.15	Comment noted

10	11	Village Node Implementation strategy - 2nd bullet. Why 75 foot maximum?	PC; 5.28.15 meeting	<p><b>5.28.15.</b> This height was recommended by consultants. However, more detailed analysis can be done when element is implemented and zoning regulations are revised.</p> <p><b>Staff Recommendation:</b> Revise sentence to read "Explore implementing an incentive system for <u>an increased</u> <del>a 75-foot maximum</del>-height allowance.</p> <p><b>Also,</b> make similar change on Page 14, 1st bullet: - In the areas zoned Neighborhood Commercial Center (NCC) and RC, explore implementing <u>an increased 75-foot maximum</u>-height allowance if design incentives are met .</p> <p><b>PC 5.28.12:</b> Accepted staff recommendations.</p>
11	p. 12	Sidebar box - Unconventional anchors. Delete last sentence about food trucks parked permanently inside. Does not want to see food trucks parked permanently anywhere in TIB area.	Mann; Meeting with staff 5.28.15	<p><b>Staff Recommendation.</b> Revise as suggested. Note that this box just provides explanation or additional information, but is not a goal, policy or implementation.</p> <p><b>PC 5.28.12:</b> Delete the sentence but add "food trucks" to list of uses in previous sentence.</p>
12	p. 12	Implementation Strategies - TOD Node. I support the overlay zone and note that it would include the area south of SR 518. While much of that area is currently primarily a park and fly lot, it has tremendous potential for mixed-use development.	P.Carter; letter dated 5.26.15	Comment noted
13	p. 12	Village & TOD Nodes - Implementation Strategy. 1st bullet. Proposed strategy prohibits parking as a primary use. Parking as a primary use should be a permitted use within the nodes, provided it is located in a structure having ground floor retail and is architecturally designed to limit visual impacts and fit in with the vision for the nodes.	Mann; Meeting with staff 5.28.15	<p>The intent was to limit commercial park and fly operations.</p> <p><b>Staff Recommendation:</b> Revise as follows: Prohibit parking as a primary use within the nodes, <u>except for day use.</u> This will allow accessory parking, and paid-parking lots (if they become feasible), but still prohibit park &amp; fly parking operations.</p> <p><b>PC 5.28.12:</b> Accepted staff recommendation.</p>
14	p. 12	In Village and TOD Nodes - Implementation strategies, 3rd bullet. "Explore establishing a quasi-public retail leasing and management agency to "sell" the vision for the node, plan and coordinate the node's leasing strategy...." This is confusing - what is being suggested here?	Hansen; PC worksession 5.21.15	<p>Perhaps what is needed is a SIDEBAR BOX to help explain this proposed implementation strategy.</p> <p><b>Staff Recommendation:</b> Add "<b>SIDEBAR BOX: What could a quasi-public retail leasing &amp; management agency do for the TIB District?</b>" Getting the right retail tenant mix and quality will give a street its unique character as well as the diversity of product offerings it needs to compete successfully with more established retail destinations. To achieve this mix, a neighborhood commercial street should be managed and operated like a shopping center. It is difficult for individual landlords to recruit appropriate high-quality tenants, since they are inclined to lease their space to whomever is willing to pay the rent. Retailers also do not like to take risks, but if you have a coordinated merchandising plan and strive for a good tenant mix, the risk to retailers will be reduced. To achieve higher sales, rents, and land values, landlords along the street need to band together and work proactively with the public sector to merchandise and lease their street in a coordinated and mutually supportive way. <i>Source: The Urban Land Institute in Ten Principles for Rebuilding Neighborhood Retail "</i></p> <p><b>PC 5.28.12:</b> Accepted staff recommendation.</p>
15	p. 13	Land Use Outside of Nodes. Policy 8.2.10 limits new retail outside of nodes. Commissioner feels should not limit new retail development outside of nodes. Instead, focus on developing new retail in node areas, but retain the flexibility to allow new retail outside of nodes.	Mann; Meeting with staff 5.28.15	<p>Market &amp; retail analysts at the CC/PC worksessions reported that there is currently limited market for retail, and that it should be initially directed to the nodes to build momentum and create successful activity centers. Then, as the nodes evolve, expand opportunities for new retail in areas outside of nodes.</p> <p><b>Staff Recommendation:</b> Revise as follows: Allow a diverse mix of uses, including residential, commercial services, office recreational and community facilities; <del>and</del> <u>Allow limited new retail in the TIB area outside the nodes; once the nodes are established, expand opportunities for retail outside the nodes.</u></p>
16	p. 13	Policy 8.2.11 Permit only those types of light industrial uses that are labor-intensive and support the TIB District vision. What does labor-intensive mean? Can other clarifying language be included?	Hansen; PC worksession 5.21.15	<p>Clarification: "labor-intensive" was intended to describe those types of light industrial uses that require "hands on" labor to construct or make, such as the making of wine, clothes, jewelry, shoes, electronics, or furniture, as opposed to more mass production operations. These types of light industrial uses typically have less environmental impact than those associated with heavy industry. Think of the <i>Maker Movement</i> , which is described as people using an element of creative skill to make or design something on their own.</p> <p><b>Staff Recommendation:</b> Revise Policy 8.2.11 as follows: Permit only those types of light industrial uses that <u>require hands-on labor and are labor-intensive operate in such a manner that no nuisance factor is created or apparent outside an enclosed building and the scale of such activities does not conflict with</u> <del>and support</del> the TIB District vision <u>of a walkable, pedestrian-oriented neighborhood.</u></p>

17	p. 13	Policy 8.2.15. Suggest that the city leverage opportunities that may be created with vacant parcels and add language to this property: " <u>Explore opportunities to use these properties for affordable housing.</u> "	K.Schott-Bresler; letter to PC; 5.28.15	<b>Staff Recommendation:</b> Revise as suggested. <b>PC 5.28.12:</b> Accepted staff recommendation.
18	p. 13	Policy 8.2.18. Gateways. I support the concept of gateways but feel it should also include architectural and landscape elements along the TIB Corridor which advertises its unique "brand." This could be banners or signage and would follow the adoption of a name for the district as mentioned in the first Implementation Strategy shown on page 26.	P.Carter; letter dated 5.26.15	<b>Staff Recommendation:</b> P. 26, add the following to the implementation strategy suggesting developing a name for the community: <u>Use banners, signage and architectural and landscape elements to "advertise" the new identity throughout the TIB District.</u> <b>PC 5.28.12:</b> Accepted staff recommendation.
19	p. 13	Land Use Outside of Nodes. Policy 8.2.12 says stand along multifamily should be allowed. Commissioner feels stand-alone multifamily residential buildings should <u>not</u> be permitted to locate along TIB.	Mann; Meeting with staff 5.28.15	<b>Staff Recommendation:</b> Keep as is. Stand alone multifamily is currently prohibited along TIB. This policy gives a developer the OPTION to construct stand alone residential. Rationale: TIB is to transition to a "main street" and stand alone residential has a place along that type of streetscape. Also, market analyst reported that it is difficult to lease ground floor retail or office spaces in mixed use buildings, and it raises overall development and leasing costs. <b>5.28.15.</b> PC concerned about the appropriateness & quality of ground floor living on TIB. Recommended adding an implementation strategy: <u>Explore policies to address treatment and livability of ground floor living spaces to make them consistent with the vision for the TIB District.</u> <b>PC 5.28.12:</b> Accepted staff recommendation.
20	p. 14	Land use outside of Nodes - Implementation strategy. Revise the 3rd bullet at top of page as follows: "Consider alternative ways <u>and incentives</u> to transition from higher intensity zones to adjacent single family zoning.	Mann; Meeting with staff 5.28.15	<b>Staff Recommendation:</b> Revise as suggested. <b>PC 5.28.12:</b> Accepted staff recommendation.
21	p. 15	Policy 8.3.2. Providing additional crosswalks should increase actual versus <i>perceived</i> safety. Revise.	Mann; PC meeting 5.28.15	<b>PC 5.28.15:</b> Revise sentence to read: "Provide additional signalized crosswalks to increase convenience and <del>perceived</del> safety."
22	p. 17	Policy 8.4.2. I support this policy but feel the wording "a primary entrance from the front sidewalk" is a little awkward. I suggest rewording it so that it reads: "a primary entrance on or adjacent to the front sidewalk."	P.Carter; letter dated 5.26.15	<b>Staff Recommendation.</b> Revise as suggested: "Use incentives too encourage commercial businesses and residential buildings to create a continuous building wall along the street edge and locate a primary entrance <u>on or adjacent to</u> <del>from</del> the front sidewalk, as well as ...." <b>PC 5.28.12:</b> Accepted staff recommendation.
23	p. 18	Sidebar box - Green spaces and greenways, and 2 accompanying photos are located incorrectly.	Staff edits; 5.21.15	<b>Staff Recommendation:</b> Relocate Sidebar & photos under Walkability & Connectivity, Goal 8.6. <b>PC 5.28.12:</b> Accepted staff recommendation.
24	p. 19	Implementation strategy on Right Size Parking. I understand the concept of "Right Size Parking" but ask that it be used flexibly because sometimes lower-income residents are not able to use transit as their jobs involve shift work. This means they may need to travel evening and night hours when there are few if any buses running.	P.Carter; letter dated 5.26.15	Comment noted.
25	P. 19	Goal 8.6 walkability & connectivity. I support the goal but would like to see an Implementation Strategy added that allows "woonerf" streets where appropriate. These are streets designed so that pedestrians, cyclists, and autos share the space equally. They might be a good substitute for local access streets in the interior of a large development.	P.Carter; letter dated 5.26.15	<b>Staff Recommendation:</b> On page 23, add the following bullet to Implementation Strategies: <u>Explore, where appropriate, the use of "woonerf" streets that allow pedestrians, cyclists and autos to share the space equally, such as for local access streets in the interior of a large development.</u> <b>PC 5.28.12:</b> Accepted staff recommendation.
26	p. 20	Goal 8.6. Add "safety" to the second sentence.	PC meeting; 5.28.15	<b>Staff Recommendation:</b> Revise as "The TIB District's circulation network makes the neighborhood a great place to walk, improves mobility <u>and safety</u> for all users,..." <b>PC 5.28.12:</b> Accepted staff recommendation.
27	p. 20	Sidebar box. Trains, cars, buses and feet. Delete last sentence - "However, the corridor has the highest pedestrian fatality rate in the City." This is too negative and could change in the next few years.	Mann; Meeting with staff 5.28.15	<b>Staff Recommendation:</b> Revise as suggested. <b>PC 5.28.12:</b> Accepted staff recommendation.
28	p. 21	Implementation Strategies. Add stairs connecting Southgate open space to TIB.	Alford & McLeod; PC Worksession 5.21.15	<b>Staff Recommendation:</b> On page 23, add the following bullet to Implementation Strategies: <u>* Work with Parks &amp; Recreation Department to plan and construct a stairway connecting the Southgate Open Space to TIB.</u> <b>PC 5.28.12:</b> Accepted staff recommendation.
29	p. 22	Implementation Strategies. Revise as follows: "As redevelopment occurs, <del>establish</del> <u>encourage</u> a finer-grained pedestrian grid."	Strander; PC Worksession 5.21.15	<b>Staff Recommendation:</b> Revise as suggested. <b>PC 5.28.12:</b> Accepted staff recommendation.

30	p. 23	Sidebar box. Building bicycle equity in a community. Delete phrase "such as women of color". Do not need to single out one group.	Mann; Meeting with staff 5.28.15.	<b>Staff Recommendation:</b> Revise as suggested. <b>5.28.15</b> More discussion on this sidebar. Revise as suggested by PC: <del>Ensuring-Encourage</del> the sale of low cost bicycle parts, such as tires and tubes, <del>are sold locally</del> in corner stores,...". <b>5.28.15</b> Also, revise 1st sentence as follows: "...such as women of color among others, ..."  <b>PC 5.28.15:</b> Accepted staff recommendations.
31	p. 23	Community & character. This section speaks only to low wage paying, locally owned businesses and should focus more on promoting economic development and higher wage paying jobs.	Mann; Meeting with staff 5.28.15	<b>Staff Recommendation:</b> Recommend discussion amongst Planning Commissioners on this subject. <b>5.28.15</b> Should insert language in vision statement: <i>There is an emphasis on self-sustaining, living wage employment opportunities within the District.</i>  <b>PC 5.28.15:</b> Accepted staff recommendations.
32	p. 23	Policy 8.7.1. Recommend revising as follows: "Strive to attract <u>and retain</u> locally owned and operated stores, ..."	K.Schott-Bresler; letter to PC; 5.28.15	<b>Staff Recommendation:</b> Revise as suggested <b>PC 5.28.15:</b> Accepted staff recommendations.
33	p. 23	Policy 8.7.2. Recommend revising as follows: "...and reflect the international, <u>multi-cultural</u> character of the TIB area."	K.Schott-Bresler; letter to PC; 5.28.15	<b>Staff Recommendation:</b> Revise as suggested <b>PC 5.28.15:</b> Accepted staff recommendations.
34	p. 24	Policy 8.7.3. PC recommended revising as follows: "Create a central space for <u>permitted</u> food trucks, pop-ups, and a farmer's markets where residents and visitors will gather and sample the multicultural flavor of the TIB area. "	PC meeting; 5.28.15	<b>Staff Recommendation:</b> Revise as suggested <b>PC 5.28.15:</b> Accepted staff recommendations.
35	p. 24	Sidebar box. What is a pop-up? Revise as follows: "Pop-ups <u>by definition</u> are..."	PC meeting; 5.28.15	<b>Staff Recommendation:</b> Revise as suggested <b>PC 5.28.15:</b> Accepted staff recommendations.
36	p. 25	Revise photo title as follows: " <u>Owner-commissioned</u> yarn bombing of vacant building prior to its remodel for new business opening."	Staff edits; 5.21.15	<b>Staff Recommendation:</b> Revise as suggested <b>PC 5.28.15:</b> Accepted staff recommendations
37	p. 26	Need to consider ways to implement Policy 8.8.1 (on page 25) that encourages private landowners to maintain and upgrade their property and protects the neighborhood from adverse impacts of vacant and underutilized sites. There are places in the TIB District and other parts of the city (e.g. the SR 599 underpass) that should be on the City's radar for clean-up or beautification.	Hansen; PC worksession 5.21.15	<b>Staff Recommendation:</b> Page 26, add an implementation strategy: <u>Establish a code enforcement emphasis area(s).</u>  <b>PC 5.28.15:</b> Accepted staff recommendations
38	p. 28	Need to emphasize increasing living wage employment in TIB.	Mann; PC meeting 5.28.15	<b>Staff Recommendation:</b> Add: <u>8.10.7 Emphasize self-sustaining, living wage employment opportunities within the District.</u>
39	General	Affordable housing. Suggest that the City increase the proactive goals and policies to support the production and preservation of affordable housing in the corridor.	K.Schott-Bresler; letter to PC; 5.28.15	<b>PC meeting 5.28.15.</b> Affordable housing will be addressed more fully in the Housing Element, particularly in relation to how City-owned vacant properties are potentially developed.
40	General	Is there a potential to develop a "Makers District" that could be marketed? Is there an area in TIB District for it? It has been successful in Oakland and brought a new economy, where coffee shops, etc. followed to support the Makers. It might be a way to activate an area, bring people to the area, and boost the economy.	Alford; email 5.28.15	<b>Staff Recommendation:</b> Recommend discussion amongst Planning Commissioners on this subject. <b>5.28.15.</b> Discussed, but no changes recommended.