



July 13, 2009

Council President Joan Hernandez and  
City Council Members  
City of Tukwila  
6200 Southcenter Blvd.  
Tukwila, WA 98188

Re: Shoreline Master Program Update

Dear Council President Hernandez and City Council Members:

The Southwest King County Chamber of Commerce submits the following comments on the City of Tukwila's Shoreline Master Program ("SMP") update.

The Chamber understands a variety of businesses have concerns about the impacts of the SMP depending on their location within the City. We are aware that for some property owners and businesses along the Green River, there is great concern about potential for negative economic impacts related to aspects of this proposal. In particular, there are concerns about the proposed river buffers, the restrictions on re-leasing of vacant space which could make it difficult for property owners to find tenants within the short time allowed by the SMP, and the potential economic burden of vegetation requirements.

To assist the City and the Planning Commission in working with their various and differing stakeholders in this important process, we highly recommend the formation of a formal "stakeholders" group to provide a forum for genuine dialogue with the community. We are confident that working with business and other segments of the community, there is opportunity to find a "win-win" solution to these issues.

It is our understanding that a full economic impact study has not been done for this endeavor. If that is correct, we urge the City Council to commission a full economic impact study so the Council can understand the impact of its actions both on businesses and on the City and its taxpayers.

Our members are deeply committed to the future economic health of the City of Tukwila. Thank you for your consideration of these comments.

Sincerely,

SOUTHWEST KING COUNTY CHAMBER OF COMMERCE

A handwritten signature in black ink that reads "Diane Summerhays". The signature is written in a cursive, flowing style.

Diane Summerhays  
Chairwoman of the Board

EXHIBIT 18 DATE 7-13-09  
PROJECT NAME  
PC Recommended SMP  
FILE NO 106-03X