

DATE: October 15, 2008
TO: Tukwila Planning Commission
FROM: Mark Hancock
Member, 1999/2000 Tukwila Shoreline Advisory Board
RE: SMP meetings and review process

The citizens' Shoreline Advisory Board was formed in September, 1999, and met through March, 2000. In reviewing my files from the Shoreline Advisory Board, and in particular the mark-up copy of the March 15, 2000 draft SMP, there are many differences from what is being considered now. The 2000 draft SMP is 79 pages, while the current draft SMP is 122 pages. There was considerable sensitivity and flexibility allowed in the 2000 draft where these requirements applied. Some of the initial ones include:

Public Participation

- There was extensive public participation including the Shoreline Advisory Panel, Tukwila Tomorrow, and numerous public education events. The recommendations that came out of this process were not carried forward.

Buffers

- The 2000 commercial/industrial buffers were 50 feet (mean average width) (Section 4.3A, p. 32, Section 4.3B, p. 33, Section 6.1E, page 48).
- The 2000 plan allowed modulation of buffer width based on site specific conditions (Section 6.1E, page 48).

Public Access

- The 2000 draft includes incentives for providing public access including reduction of required yards (Section 11.1, p. 59) and height increases (Section 11.2, p. 61). It also allows property owners -- at their option -- to provide off-site mitigation or payment in lieu of providing on site public access (Section 14.1, p. 68). It also requires identification of funding sources and priorities for public acquisition of access areas (Section 5.4, p. 40).

Parking and Loading

- The 2000 draft allows these uses on the river side with landscape screening (Section 9.1A, p. 56).

Height Limits

- The 2000 plan says that for commercial/industrial properties height limits between 101-200 feet from the water are the height limit of the underlying zone (Section 11.2, p. 60).

Landscaping

- The 2000 requirements are less extensive than the current proposal and are limited to landscape requirements for the underlying zone, with limited additional requirements along the river (landscape buffer 10 feet in width or the width of the required yard) and in required yards (Section 10.1, pp. 57-58).

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Economic Impact.

- The 2000 plan included sections on land development use and economic vitality (Section 5.2, Page 38) and private property rights (Section 5.10, page 44).

Applicability (Triggers)

- The 2000 plan defines nonconforming use and nonconforming structure separately. It incorporates by reference TMC 18.70 but does not include the other language in the current Section 9.1 (Section 21.5, p. 92).

I will review this material more fully and submit additional comments before tomorrow's deadline.