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AUG 28 2008

COMMUNITY  
DEVELOPMENT

City of Tukwila Planning Commission  
C/O Department of Community Development  
&  
Mr. Jack Pace  
Director of Community Development  
Department of Community Development  
6300 Southcenter Parkway Boulevard, Suite #100  
Tukwila, WA 98188

Re: Planning Commission Public Hearing of the City of Tukwila's 'Shoreline Master Program' Aug. 28<sup>th</sup>,  
2008  
Parcel #7888900164 (owner)

Dear Planning Commissioners and Mr. Pace,

As a fellow Commissioner and public servant I regret that I can not attend your public hearing the evening of August 28<sup>th</sup>, 2008 as I am attending special meetings with my own Commission and Foundations. In my absence I would like to introduce Mr. Ted Wheeler, my general contractor for my building, as my spokesperson.

It is my understanding that your Commission does not have subsequent public hearings scheduled. Again as a fellow Commissioner also addressing a monumental matter in my jurisdiction, a month of public exposure and reflection is inadequate for your assimilation of the public's will and guidance I would think. As such I encourage you to continue to make your plans known to those intimately involved and public-at-large with additional land owner targeted and community mailings, staff level workshops and follow-up public hearings as we need more public input and involvement in the development of the plan details.

My initial general comments and questions for your consideration:

Why mix substantial vegetation with a levee system, in the name of 'improving habitat', when it is recognized that vegetation can reduce levee structural integrity per the US Army Corps of Engineers and they preclude it? Your draft SMP follows their current slope parameter but not with regard to vegetation. Levee structural integrity should be the first and foremost consideration and not be compromised as the protection of life and property is paramount in serving our community. If substantial vegetation is mandated beyond your control why is a 'bench' needed as vegetation readily grows on a slope? Taking land from property owners to add trees on a 'bench' doesn't seem worthwhile since trees would probably not impact water temperature within the City of Tukwila and a significant number of trees would obstruct views of the river.....the major point of walking along the river's edge I would think.

As the Green River water flow during storms is controlled by a dam why should this not mitigate the current levee system as being 'inadequate' for flood control? Is there a history of the current levee system being inadequate in this regard or is this speculation?

My initial specific comments and questions relative to my property noted above for your consideration:

My building has considerable office build-out and an additional 6,000 sq. ft. of available mezzanine office space. My parking requirements to build-out this additional office space are dependant on the parking

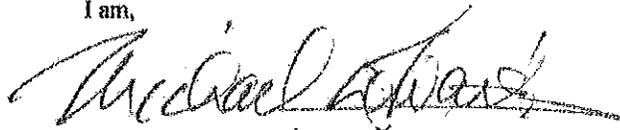
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PROJECT NAME  
Smp Update  
FILE NO L06-088

spaces in the proposed Green River 'buffer' zone. As my building has few docking doors the paved area in the proposed 'buffer' zone currently can be available for additional doors as well. This is acutely salient to me as my building is currently on the market for re-lease and the potential lessees want more office space and/or docking doors.

In the event of a natural disaster again (my building suffered considerable roof and interior damage in the storm of Dec. 2006) I would be beholden to the draft SMP constructs to allow destruction of 45' of my current building, as it is 80' from the current OHWM, if the costs of restoration were more than 50% of the building's worth as I understand it. Is this correct? If so does this not discourage restoration of older buildings that have fallen into disrepair?

Thank you for your time and consideration. Please feel free to call me at your will if you have any comments or questions.

I am,

A handwritten signature in black ink, appearing to read "Michael Edwards". The signature is written in a cursive style and is positioned above the typed name.

J. Michael Edwards  
San Juan County Public Hospital District #1 Commissioner  
Inter Island Healthcare Foundation, Board of Directors\*  
San Juan Community Hospital Committee, Co-Chair\*

\*501(c)3 organizations