



City of Tukwila

Jim Haggerton, Mayor

Department of Community Development Jack Pace, Director

October 18, 2013

Dear Interested Parties,

The City of Tukwila has prepared and issued this State Environmental Policy Act (SEPA) Draft Supplemental Environmental Impact Statement (SEIS) to address the non-project proposal by the City of Tukwila to adopt the *Southcenter Subarea Plan, revised Tukwila Municipal Code (TMC) Chapter 18.28 Tukwila Urban Center (TUC)*, and the *Southcenter Design Manual*. The Draft SEIS supplements the following document: *Tukwila Comprehensive Plan Final Environmental Impact Statement*, prepared in October 1995. As part of the SEIS, Tukwila is preparing the SEIS documents pursuant to the provisions of RCW 43.21C.420.

The SEIS analyzes impacts associated with future development and redevelopment in the Southcenter area, the area currently zoned "TUC". Future development may include redevelopment of aging structures or infill on underutilized parcels that could occur over approximately the next 20 years, as well as potential increases in employment and population that are being planned for in this area. To help achieve the City's economic development objectives, a goal of the SEIS is to eliminate the need for additional environmental analysis in conjunction with development and redevelopment that occurs on individual sites within the Southcenter area, provided the projects are permitted uses and consistent with the subarea plan, development regulations and SEIS. This environmental review is intended to serve as a catalyst for redevelopment and as an incentive for property owners and developers to favorably consider Tukwila's Urban Center when locating a business or investing in the community.

You are invited to participate in the environmental review process for the Southcenter Subarea Plan and implementing regulations through written comments on the Draft SEIS. The deadline for submitting written comments is November 20, 2013 at 5:00 pm. Please address any written comments to Lynn Miranda, City of Tukwila Department of Community Development, 6300 Southcenter Boulevard, Suite 100, Tukwila, WA 98188; or email your comments to Lynn.Miranda@Tukwilawa.gov. After the written comment period ends, the next stage of the environmental review process will be publishing a Final SEIS. The Final SEIS will respond to comments received on the Draft SEIS.

Once the environmental review process is completed, the City Council will be reviewing and holding public hearings on the draft *Southcenter Subarea Plan, revised Tukwila Municipal Code (TMC) Chapter 18.28 Tukwila Urban Center (TUC)*, and the *Southcenter Design Manual*. If you would like to be added to our list of interested parties and receive email updates on the adoption process, please send an email to Lynn.Miranda@tukwilawa.gov.

Sincerely,

Jack Pace
SEPA Responsible Official
Director, Department of Community Development