



WORK SESSION MINUTES

Date: June 18, 2015
Time: 6:30 PM
Location: Rainier Conference Room

Present: Vice Chair, Sharon Mann; Commissioners, Louise Strander, Thomas McLeod, Miguel Maestas and Nhan Nguyen

Absent: Chair, Mike Hansen; and Commissioner Brooke Alford

Staff: Nora Gierloff, Deputy Director; Laura Benjamin, Assistant Planner and Wynetta Bivens, Planning Commission Secretary

CASE NUMBERS: PL13-0051 – 2015 Comprehensive Plan Update
L13-0052 – Housing
L13-0053 – Residential Neighborhoods

APPLICANT: City of Tukwila

REQUEST: Proposed amendments to the Housing Element and Residential Neighborhoods Element of the Comprehensive Plan as part of the periodic review and update of the Plan required by the Washington Growth Management Act

LOCATION: Citywide

Laura Benjamin, Assistant Planner, Department of Community Development facilitated review of the Draft Housing and Draft Residential Neighborhoods Elements with the Commission. The revisions recommended by the Planning Commission have been incorporated in the attached Housing and Residential Neighborhoods Elements Draft Issues attached Matrix. The matrix also includes noted comments from comment letters and emails submitted.

Adjourned: 7:25 PM

Submitted by: Wynetta Bivens
Planning Commission Secretary

Attachment



PLANNING COMMISSION (PC) MINUTES

Date: June 25, 2015
Time: 6:30 PM
Location: Council Chambers

Present: Chair, Mike Hansen; Vice Chair, Sharon Mann; Commissioners, Louise Strander, Thomas McLeod, and Brooke Alford
Commissioner Miguel Maestas - Arrived at 6:45 pm

Absent; Commissioner, Nhan Nguyen

Staff: Nora Gierloff, Deputy Director; Laura Benjamin, Assistant Planner, Rebecca Fox, Senior Planner, and Wynetta Bivens, Planning Commission Secretary

Chair Hansen called the public hearing to order at 6:40 pm.

Motion: Commissioner Alford made a motion to adopt the 05/21/15 and 05/28/15 minutes. Commissioner McLeod seconded the motion and all were in favor.

Chair Hansen opened the public hearing and swore in those wishing to provide testimony.

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Nora Gierloff, Deputy Director, Department of Community Development, explained that staff created a video to provide background on the Comprehensive Plan (Comp Plan) Update. The video was played following Ms. Gierloff's comments. Following is a portion of the information that was incorporated in the video. The Comp Plan is a State mandated 20 year vision, which includes State, Regional, King County, and City of Tukwila policies. The purpose of the plan is to guide City decisions, which is made up of various elements and topics. Every eight to twelve years the City assesses how well the plan is working and makes changes. The current update began in 2011 and will be completed by the end of 2015. The City has had many forms of public outreach to inform residences, guests and the business community regarding the update process to give them the opportunity to provide feedback on the proposed updates. Additional information regarding the Comp Plan Update can be obtained on the City's website.

Laura Benjamin, Assistant Planner, Department of Community Development explained the review process for the Housing and Residential Neighborhood Element.

Public Comments:

Bill Holstine, a 25 year citizen said he has been engaged in conversations with the City for the past six months. His said his main issues are privacy being compromised and the impacts of the maximum building heights in the neighborhood. He said side windows that compromise privacy should not be allowed. He said there should be some coordination with citizens who are going to be impacted by very tall structures. He suggested a policy be adopted for maximum 25 ft. building heights and increased lot sizes.

Joan Hernandez, citizen, encouraged maintenance improvement and diversity in the City housing stock. She spoke in support of historical preservation for all private property owners and inquired whether it was referenced in the Comp Plan. Staff said the City does support historical preservation, which is addressed and incorporated in policy 1.3 of the Community Image and Identity element of the Comp Plan. Ms. Hernandez said she did not feel like policy 1.3 was enough because there is no commitment. She requested the Commission consider amending the Comp Plan to reference language in the Residential Neighborhood providing the opportunity to property owners to apply for the landmark status.

The Commission were in support of adding language to the Comp Plan to support Ms. Hernandez's request. Commissioner Hansen requested a place holder in the matrix to incorporate language.

Hamdi Abdull, Executive Director, Somali and Youth and Family Club said the affordable housing situation is very bad, which causes a lot of homelessness. She said there needs to be consideration to see what can be done to support affordable housing for large families and it needs to be comprehensive and inclusive. She said what is currently called affordable is not affordable.

Alyssa Mehl and Richard Loo, Representatives for Bellwether Housing, a non-profit low income and affordable housing provider. Mr. Loo provided background information on Bellwether Housing. He discussed the challenge they face in providing affordable houses. He is urging that the City's Comp Plan emphasis the prioritization of permanently affordable housing to create long term stability in the City. Ms. Mehl said they think the following three strategies will help provide incentives and attract housing development to the City. They are requesting they are addressed in the Comp:

- 1) Reduction of parking requirements,
- 2) The reduction of studio unit size requirements,
- 3) Partial exemptions of impact fees for qualified affordable housing projects.

Barbara Bader, asked the Commission to comment on the Draft TIB element regarding the cultural and ethnic vision. Staff clarified that the element she was referring to was discussed at the May PC meeting. Ms. Bader also commented on reduced parking, and 400 sq. ft. units, which she said she is opposed to being adopted. She said the area is impacted by low income and affordable housing and she would like to see more concentration of economic low income development.

Graydon Manning, Representative for Homestead Community Land Trust, a non-profit home ownership group focused on low income housing development. They create permanently affordable home ownership with a one-time subsidy. He said the current zoning restrictions prevents them from maximizing the allowable 35 units for a proposed development in the

Cascade View neighborhood. He said they appreciate and support the following policies, 3.1, 3.2, 3.3 and 3.6 as well as 7.3 and 7.4 for residential neighborhoods. He also said they were in agreement with the development strategies mentioned by the Bellwether Housing representatives.

Commissioner Mann asked Mr. Manning if they were to build a 35 unit development how could they assure that it wouldn't look like a project but blend into the neighborhood. Mr. Manning said they have many strategies and the utilization of fantastic designs would prevent it from looking out of place. He said they could write enforcement mechanisms in the home owner's association agreement to ensure it is integrated into the community.

Amy Gore, Sustainable Community Instructor, Futurewise, said they are requesting a specific and clear affordable housing development and preservation program in the Comp Plan. She said they urge the City to include language for the following three issues in the Draft Housing Element that will better address the need:

- 1) Add a policy which addresses the risk of displacement of low income communities, particularly in proximity to transit;
- 2) Include additional tools such as density bonuses, impact fee exemptions, reduced parking, and housing trust fund under policy 3.2. They urge the City to ensure that any incentives provided by the City be tied directly and explicitly to public benefits like affordable housing,
- 3) Ensure that all affordable housing preserved or developed with City resources have long term affordability requirements and be offered at below market rate rents.

Kayla Schott Bresler, Policy Manager, Housing Development Consortium, King County, requested that a policy is added to the Comp Plan specifically addressing the housing needs for folks making less than 30% of the area median income. She said it is critical that the redevelopment strategies are coupled with affordable housing incentives to ensure Tukwila can meet the needs of current and future residents as housing prices increase. She expressed appreciation for the preservation policy and implementation strategies in the Housing Element. She urge the City to look at both qualitative and quantitative measures of evaluating housing needs such as, adequate size housing stock for families, healthy conditions, near transit, and permanent affordability requirement.

Hyojin Whitford, citizen, said she is proposing that the current lot size be reduced from 6500 sq. ft. to 6000 sq. ft. because current lot sizes are limiting. She said reducing the lot size will allow for new development and maximize the property value by having new quality and attractive housing for the residential neighborhoods. She asked that the Commission seriously consider her request.

Todd Smith, citizen, expressed concern that the housing element and the way housing is being looked at is not cohesive. He asked why the City can't partnership with groups that have good development ideas.

Paula Cabunoc, citizen, said that she is opposed to reducing the current lot size, and she does not want dense housing. She also said the community should be able to provide input.

There were no further comments.

The public hearing was closed.

Matrix Walkthrough – Housing and Residential Neighborhoods Elements

Staff and the Planning Commission completed a walkthrough of the Issues Matrix. The Planning Commission was in consensus to approve incorporated recommendations and comments as amended with additional changes noted below. All recommendations from meetings, comment letters and or emails from 6/18/15 – 6/23/15 are incorporated in the attached Housing and Residential Neighborhoods Element Matrix 6.25.15, version 6.9.15.

Changes:

Housing

Revision: Row 22, comment noted section - row 19 is referenced, revise to referenced row 20

Residential Neighborhoods

Add - policy 7.2.6, Language to read: “Strict code enforcement for neighborhood quality, especially regarding noise and odor.”

Motion:

Commissioner McLeod made a motion to adopt Case Number L13-0052 - Housing L13-0053 and Residential Neighborhoods Elements as amended and forward them to the City Council for review. Commissioner Alford seconded the motion. All were in favor.

Director’s Report

- Staff provided an update of upcoming meetings
- Staff thanked the Commission for their hard work on the Comp Plan. And Chair Hansen commended staff on their exceptional preparation on the Comp Plan.

Adjourned: 8:50 PM

Submitted by: Wynetta Bivens
Planning Commission Secretary

Attachment

Housing Element - Version 6.9.15

Revision Matrix 6.25.15

Note: Comments listed without an exhibit reference were delivered verbally during the public hearing

Row #	Page #	Comment (language changes in strikeout/underline, recommendation in bold)	Exhibit #/Date/Source	Staff comment/analysis/options
1	1	Purpose. Second paragraph. Change the word "modest" to be consistent with PSRC TOD language.	Mann, PC Work Session, 6.18.15	Staff Recommendation: Revise as suggested. Now reads "These steps are necessary to plan for growth that will reduce barriers that prevent modest wage workers low and moderate income households from living near their work or transit..." Language from PSRC Growing Transit Communities Strategy - http://www.psrc.org/assets/9539/GTCStrategy.pdf
2	2/3	Home Ownership Options. The last sentence states that the current range of housing options does not accommodate older adults hoping to "age in place." I would add that the current range doesn't accommodate older adults who would like to remain in Tukwila but no longer want to live in a large house with a big yard. Some seniors would like to downsize to a small house with a small yard or even a townhouse.	Letter from Pam Carter, dated 6.21.15	Comment noted.
3	3	Policy 3.1.1. Correct horizon date (typo)	Staff edit	Staff Recommendation: Policy 3.1.1. now reads "...to meet the regional growth target of 4,800 new housing units by 2013 2030 ."
4	3	Policy 3.1.2. I would insert the word "especially" or "particularly" so that it reads: "...sizes particularly in neighborhoods where..."	Letter from Pam Carter, dated 6.21.15	Staff Recommendation: Revise as suggested. Policy 3.1.2 now reads "Explore adopting smaller lot sizes, especially in neighborhoods where the historical lot pattern is smaller than the established 6.7 dwelling units per acre (6,500 square foot lots)."
5	3	Revise Implementation Strategy on revised lot size. Change "maximum" to "minimum" (typo).	Staff edit	See below (Row)
6	3	I would delete the first strategy as it sounds like the neighborhood will be deciding the minimum lots sizes. It makes sense to meet with the neighborhood but their wishes should not be the controlling factor.	Letter from Pam Carter, dated 6.21.15	The intent of the Implementation Strategy is to involve residents in the process of establishing lot area minimums. Council will ultimately decide on lot area minimums, but community involvement is critical to ensure revised regulations are the best fit for the neighborhood. Staff Recommendation: Revise to keep intent of Implementation Strategy and add language to better define the community's role in the process. The Implementation Strategy now reads "Meet with residents and property owners at the neighborhood level to receive input to help establish desired lot area maximums minimums for the individual neighborhoods."
7	3	6,500 sf minimum lot size and 50 ft minimum lot width requirements in the LDR zone hamstring the number of buildable units and make projects economically unviable, specifically potential project at Riverton United Methodist Church property. Support options to reduce lot size and lot dimensions.	Email from Homestead Community Land Trust, dated 6.23.15	Comment noted. Policy 3.1.2 supports exploring options to adopt smaller lot sizes in neighborhoods where the historical lot pattern is smaller than the zoning code requirements.
8	3/4	We ask the City include a strategy in the Comprehensive Plan to consider amending the development code requirements to allow for smaller studio housing units.	Letter from Bellwether Housing, dated 6.25.15	Amending the development code to allow for a full range of housing options, which may include smaller studio housing units, is addressed in Policy 3.2.2. Staff Recommendation: Keep as is.
9	4	Policy 3.2.1. Reword to clarify. The City provides zoning that allows for housing, but does not provide housing.	Staff edit	Staff Recommendation: Revise as suggested. Policy 3.2.1 now reads "Provide zoning that allows a variety of housing throughout the City to allow for diverse, equitable neighborhoods."
10	4	Policies 3.2.2 and 3.2.3. I support these policies that would enable a greater variety of housing types than currently exist in Tukwila.	Letter from Pam Carter, dated 6.21.15	Comment noted.
11	4	Policy 3.2.3. Reword to clarify. The City has a limited supply of land. Utilize zoning that allows for housing and other facilities.	Mann, PC Work Session, 6.18.15	Staff Recommendation: Revise as suggested. Policy 3.2.3 now reads "Provide sufficient appropriate zoning land is appropriately zoned for housing of all types..."
12	4	Suggest the City consider re-introducing the housing options program or to consider a new set of allowances in residential zones that reward the kind of development the City wishes to see.	Email from Homestead Community Land Trust, dated 6.23.15	Comment noted. Goal 3.2 and Implementation Strategies support the reinstatement of limited demonstration projects for clustered or cottage housing.
13	4	One of the best ways to prevent and address homelessness is to ensure that quality, permanently affordable housing is available for very-low income households. Ask that the City add a policy under Goal 3.2 to "work to address the need for housing affordable to households at less than 30% AMI."	Letter from HDC/Futurewise, dated 6.23.15	Policy 3.2.2 address housing opportunities for all population segments. Staff Recommendation: Revise Policy 3.2.2 to include language specific to households at less than 30% AMI. Policy 3.2.2 now reads " Encourage a full range of housing opportunities for all population segments, including very-low income households earning less than 30% AMI , through actions..."

14	4	It is critical that the City implement proactive policies to prevent and mitigate displacement as affordable housing is lost to redevelopment. Ask that the City add a policy or strategy under Goal 3.2 to "work to prevent displacement of low-income populations and mitigate the impact of displacement as development occurs, particularly in proximity to transit and opportunity-rich neighborhoods.	Letter from HDC/Futurewise, dated 6.23.15	Policy 3.2.5 and 3.2.6 address affordable housing preservation, including mitigating displacement. Staff Recommendation: Revise Policy 3.2.5 to more explicitly address displacement from redevelopment as an aspect of affordable housing preservation. Policy 3.2.5 now reads "Develop affordable housing preservation programs and strategies, including prevention of the displacement of low-income households in areas of redevelopment. "
15	4	I strongly support the first strategy.	Letter from Pam Carter, dated 6.21.15	Comment noted.
16	4	I would remove the word "limited" in the second strategy. If we continue to be overly cautious and restrictive, we will have the same result, no cottage housing, etc. I would prefer that the City develop codes for these housing types rather than limit them to demonstration projects. Many other cities have managed to adopt realistic, workable regulations, why not Tukwila?	Letter from Pam Carter, dated 6.21.15	The now expired Housing Options program (TMC 18.120) was intended to be a limited, pilot program. Many cities have demonstrated success with a limited pilot/demonstration cottage housing program, and then renewed and revised the program using lessons learned to expand the program and to promote successful, compatible development. Staff Recommendation: Keep as is.
17	4	Ask that the City add a policy to ensure that affordable housing created or preserved using local public resources or by regulation retains its affordability for the longest possible term and be created at below-market rate.	Letter from HDC/Futurewise, dated 6.23.15	Term of affordability addressed in Implementation Strategy "Develop specific statements regarding location, type, and characteristics of desired affordable housing to present to local non-profit developers." Staff Recommendation: Keep as is. The level of affordability and how long housing will remain affordable would be included in these statements to developers.
18	5	Reword Implementation Strategy to clarify City's role in supporting a regional housing position. City to participate and provide support but will not staff/fund the position.	McLeod, PC Work Session, 6.18.15	Staff Recommendation: Revise as suggested. Now reads " Participate support staffing at the regional level, by supporting in the form of a South King County Housing & Neighborhood Planner position... "
19	5	Need for additional Implementation Strategy to support "Identify specific publically-owned land for affordable housing development." Acquiring property (land banking) for affordable housing is a tool supported by the PSRC Growing Transit Community's effort.	Mann/McLeod, PC Work Session, 6.18.15	Staff Recommendation: Revise as suggested. New Implementation Strategy reads " Explore acquiring property to land bank for affordable housing. "
20	5	While there are a variety of regulatory incentives the City can utilize to promote the development of affordable housing, some tools go beyond the City's jurisdiction, such as tax credits and tax-exempt bonds. The purpose of the Implementation Strategy is for the City to explore and utilize regulatory tools and incentives to promote housing developments that meet community needs that are currently not being met by the existing housing stock, specifically 'family-sized' (3+ bedroom) apartments and housing that is affordable for low and very-low income residents. The Implementation Strategy should be revised to maintain this purpose and include tools that are available to the City.	Staff edit	Staff Recommendation: Implementation Strategy now reads " Explore and develop incentive zoning, tax credits, tax-exempt bonds, tax-exempt impact fees, a housing trust fund, density bonuses, parking exemptions, deferred or reduced payment of impact fees, multi-family tax exemptions and/or other tools to develop or maintain affordable housing that meets the needs of the community, specifically units sized and priced for low and very-low income residents. "
21	5	Ask that the City add more tools to "explore and develop" under Goal 3.2, such as: density bonuses, reduced parking requirements, multi-family tax exemptions, fee waivers, impact fee exemptions, and permit expediting in order to encourage the development of housing affordable at below market-rate.	Letter from HDC/Futurewise, dated 6.23.15	Comment noted. Staff Recommendation: Addressed in previous comment (Row 19).
22	5	We ask that the City include a strategy in the Comprehensive Plan to explore development incentives to reduce parking ratio requirements for affordable housing development near transit areas.	Letter from Bellwether Housing, dated 6.25.15	Comment noted. Staff Recommendation: Addressed in previous comment (Row 19).
23	5	We ask that the City include a strategy in the Comprehensive Plan to consider development incentives that reduce impact fees for qualified low-income housing projects to encourage affordable housing development.	Letter from Bellwether Housing, dated 6.25.15	Comment noted. Staff Recommendation: Addressed in previous comment (Row 19).
24	5	Strongly support the exploration of a housing trust fund.	Letter from HDC/Futurewise, dated 6.23.15	Comment noted.
25	6	Appreciate the attention paid to collaboration with other jurisdictions, nonprofits, and regional partners - Goal 3.3.	Letter from HDC/Futurewise, dated 6.23.15	Comment noted.
26	6	Strongly support Policy 3.3.2 to review progress toward reaching affordable housing goals.	Letter from HDC/Futurewise, dated 6.23.15	Comment noted.
27	7	Goal 3.4 Implementation Strategies- last bullet. Would this fund assist all low-income homeowners or only those connecting to City of Tukwila sewers?	Letter from Pam Carter, dated 6.21.15	Comment noted. The potential Housing Trust Fund would assist all low-income homeowners living in the City of Tukwila, regardless of sewer provider. This Implementation Strategy is consistent with language in the Utilities Element.
28	8	Goal 3.6 As the demand for housing rises in Tukwila, we urge the Comprehensive Plan to emphasize the prioritization of permanent affordable housing development to create long-term stability so that equity and diversity remain an integral part of Tukwila's core.	Letter from Bellwether Housing, dated 6.25.15	Comment noted.
29	8	Policy 3.6.2. I support this policy but feel it needs an additional Implementation Strategy. I would suggest: Develop regulations for small houses, cottage housing, and other innovative housing types appropriate for seniors so they may remain in the community.	Letter from Pam Carter, dated 6.21.15	Policies and Implementation Strategies addressing promoting a variety of housing options are found under Goal 3.2 (pages 4-5). Adding additional language to support Policy 3.6.2 may be redundant. Staff Recommendation: Keep as is.

30	8	Need for Implementation Strategy to support Policy 3.6.4. Schools are an important factor for prospective homebuyers and the City can do more to support and strengthen the image/reputation of Tukwila's schools to bring in more homebuyers and long-term residents.	Hansen meeting with staff, 6.22.15	<p>Staff Recommendation: Revise as suggested. New Implementation Strategy to support Policy 3.6.4. to read "Work with school districts serving Tukwila students to promote a positive image and reputation of Tukwila's schools and educational programs."</p>
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Residential Neighborhoods Element - Version 6.9.15

Revision Matrix 6.25.15

Note: Comments listed without an exhibit reference were delivered verbally during the public hearing

Row #	Page #	Comment (language changes in strikeout/underline, recommendation in bold)	Exhibit #/Date/Source	Staff comment/analysis/options
1	5	Walking and biking are potential organized recreation activities. Organized recreation activities should not focus on activities which requires access to a motor vehicle.	Alford meeting with staff, 6.23.15	Comment noted.
2	6	Noise Abatement. This title does not seem to match the text under it. The topic seems to be about protecting neighborhoods.	Letter from Pam Carter, dated 6.21.15	The issue is focused on protecting neighborhoods from noise including auto traffic, airports, and light and heavy rail, and corresponds with Goal 7.7. Staff Recommendation: Keep as is.
3	7	Policy 7.2.2 Sidewalks are a critical component of residential infrastructure. More emphasis should be placed on sidewalk development.	Mann, PC Work Session, 6.18.15	Staff Recommendation: Revise as suggested. Policy 7.2.2 now reads "Improve the public infrastructure in all neighborhoods to an equivalent level of quality, with an emphasis on sidewalks. "
4	7	Code Enforcement, proactive and reactive efforts, can help to improve neighborhood quality and improve and create a more consistent level of quality/livability in the City's neighborhoods. Need for additional policy language on Code Enforcement.	Mann, PC Work Session, 6.18.15	Staff Recommendation: Revise as suggested. New policy 7.2.5 now reads " Provide adequate support for Code Enforcement efforts to improve and maintain neighborhood quality and livability. "
5	7	Need for Implementation Strategy to work off Policy 7.2.1 to support schools as integral parts of the built environment/infrastructure of neighborhoods.	Hansen meeting with staff, 6.22.15	Staff Recommendation: Revise as suggested. New Implementation Strategy now reads " Continue to work with school districts serving Tukwila students to ensure school facilities provide quality public spaces. "
6	8	Need for additional policy language to address the need for stricter enforcement of City codes to maintain and enhance neighborhood quality, specifically for noise and odor issues.	Mann, public hearing, 6.25.15	Staff Recommendation: Revise as suggested. New Policy 7.2.6 now reads " Strict code enforcement of policies for neighborhood quality, especially regarding noise and odor. "
7	8	Community members were involved in the creation of the Walk and Roll Plan, but outreach efforts have since ended. Community members should continue to be a part of the process, including implementation of the plan and the development of new and enhancement of existing pedestrian and bicycle facilities.	Alford meeting with staff, 6.23.15	Staff Recommendation: Revise as suggested. New Implementation Strategy now reads "Continue developing and implementing projects from the Walk and Roll Plan and Safe Routes to School, with a renewed emphasis on community involvement and engagement. "
8	8	4 th bullet — It's difficult to comment on this without knowing where the specified areas are. Is it a particular neighborhood?	Letter from Pam Carter, dated 6.21.15	The specified areas which may require sidewalks adjacent to new development or participation in a no-protest LID are not predetermined. Areas, whether they be neighborhoods or smaller geographical areas, will be determined by Public Works and the City's established sidewalk prioritization protocol. Comment noted.
9	8	Last bullet — The Goal 1 C should be written out as someone reading the Comp Plan may not be familiar with the Strategic Plan.	Letter from Pam Carter, dated 6.21.15	Staff Recommendation: Revise as suggested. Implementation Strategy now reads "Implement the Strategic Plan, specifically Goal 1C - Focus City planning and investments on creating a connected, dynamic urban environment. "

10	8	New residential development should not significantly reduce the tree canopy. Additional language should be added to include preservation of the tree canopy, in addition to significant trees.	Alford meeting with staff, 6.23.15	Staff Recommendation: Revise as suggested. Implementation Strategy now reads "Apply the tree code to require site design that minimizes the removal of significant trees and maintains appropriate tree canopy standards. "
11	8	Signage in neighborhoods can help to create a welcoming, inviting, and inclusive environment. Signage should focus on creating a sense of community and place making, rather than focusing on the geographical neighborhood boundaries.	McLeod, PC Work Session, 6.18.15	Staff Recommendation: Revise as suggested. New Implementation Strategy now reads " Develop neighborhood signage in multiple languages to foster a sense of community in residential areas. "
12	9	Since the policy [7.3] deals with promoting a mix of uses, there should be a strategy dealing with housing other than new single-family homes. I would suggest: Development of a variety of housing types including townhomes, small houses, accessory dwelling units, duplexes, etc.	Letter from Pam Carter, dated 6.21.15	Promoting a diverse range of housing options is addressed in the Housing Element, Goal 3.1 and 3.2. Goal 7.3 focuses on improvements to the built environment to encourage sustainability. Staff Recommendation: Keep as is.
13	9	Reword Implementation Strategy to clarify how City plans to put "emphasis" on existing land use patterns.	Mann, PC Work Session, 6.18.15	Staff Recommendation: Revise as suggested. Implementation Strategy now reads " Continued emphasis on existing land use patterns to protect residential uses. "
14	9	Implementation Strategies should be reworded to include more verbs and be more actionable.	Alford meeting with staff, 6.23.15	Implementation Strategies for Goal 7.3 (pages 9-10) Staff Recommendation: Keep as is. Wording of Implementation Strategies is consistent with other Comp Plan elements.
15	10	Policy 7.4.2. Language on "identified, valued natural and historic features" may be too restrictive in promoting high quality design. Also unclear what is considered a natural and/or historic feature in Tukwila./ The language on "identified, valued natural and historic features" should be kept to protect and enhance the City's natural and historic features, such as the Duwamish/Green River. Language may be amended to allow for more flexibility of design, but purpose should be kept.	Mann, PC Work Session, 6.18.15/ Alford meeting with staff, 6.23.15	Staff Recommendation: Revise to keep purpose of preserving Tukwila's valued natural and historic features without limiting different types of quality design. Policy 7.4.2 now reads "Ensure that, when applicable , residential development reflects high design quality in-harmony with identified, valued natural and historic features."
16	10	Goal 7.3 Implementation Strategies, 2nd and 4th bullets. Landscape planters - If it is what I call a parking strip, a planting area between the curb and the sidewalk, then I do not support these strategies. I really like parking strips but would not require them.	Letter from Pam Carter, dated 6.21.15	A landscape planter may be located between the sidewalk and curb or between the sidewalk and adjacent building. Specific design requirements would be codified in the Public Works Infrastructure Design Manual. Comment noted.
17	11	Implementation Strategies, 3rd bullet. This doesn't match the language in the draft Housing Element's Policy 3.1.2 and its Implementation Strategies.	Letter from Pam Carter, dated 6.21.15	The Implementation Strategies on page 11 correspond with the Single-Family Residential Development Policies (7.4.3-7.4.7). The policy language in the Housing Element applies city-wide, not solely to single-family homes/zones. Comment noted.
18	11	Implementation Strategy on "diminished garage requirements". Need to clarify to ensure off-street continues to be required/encourage. Reword to clarify "diminished."	Mann, PC Work Session, 6.18.15	Staff Recommendation: Revise as suggested. Implementation Strategy now reads "... such as requirements for less visually prominent diminished garages requirements and/or front yard setbacks for garages."
19	13	Goal 7.4 Implementation Strategies. 2nd bullet — Once again I would caution that any right-size parking standards need to recognize that lower income workers may not be able to use transit if they perform shift work or work in areas not served by transit, particularly industrial areas.	Letter from Pam Carter, dated 6.21.15	Comment noted.

20	13	Goal 7.4 Implementation Strategies. I would add another strategy: Revise recreation space requirements for multi-family housing and townhomes.	Letter from Pam Carter, dated 6.21.15	Recreation space requirements are included in the Implementation Strategy "Multi-family design criteria, standards, and guidelines." Staff Recommendation: Keep as is.
21	13	Community gardens spaces should be encouraged as recreation space in multi-family developments. However, the current Implementation Strategy is too narrowly focused on vegetable gardens.	Alford meeting with staff, 6.23.15	Staff Recommendation: Revise as suggested. Implementation Strategy now reads "Amend the zoning code to encourage community vegetable gardens and other forms of urban agriculture as part of recreation space."
22	13	Policy 7.5.1. Needs to be reworded to be clearer.	Letter from Pam Carter, dated 6.21.15	Staff Recommendation: Revise as suggested. Policy 7.5.1 now reads "Link commercial areas located to residential areas within approximately one-quarter mile of residential areas with high-quality non-motorized pedestrian and bicycle access facilities."
23	14	Need to clarify Implementation Strategy on parking in neighborhood-supportive commercial areas. Need to distinguish on-street and off-street parking.	Mann, PC Work Session, 6.18.15	Staff Recommendation: Revise as suggested. Implementation Strategy now reads " On-street parking along the street front, behind or beside buildings."
24	14	Implementation Strategy to support Policy 7.5.6 should be more explicit about how to create divisions/transitions between commercial or industrial uses and residential uses.	Alford meeting with staff, 6.23.15	Staff Recommendation: Revise as suggested. Implementation Strategy now reads " Continue to apply multi-family and commercial design guidelines, with an emphasis on buffering residential uses from commercial and industrial uses. "
25	14	Goal 7.6. These policies are not appropriate for the entire length of Southcenter Blvd. They appear to be written for just the section of the roadway east of I-5.	Letter from Pam Carter, dated 6.21.15	Southcenter Boulevard is the section of 'Southcenter' that is located east of I-5. The roadway becomes Southcenter Parkway once it veers south and runs by the mall. The policies are intended to focus on Southcenter Boulevard, the stretch of roadway that separates commercial uses at Southcenter from the residential areas to the north. Staff Recommendation: Keep as is.
26	15	There needs to be an additional Goal addressing the protection of residential neighborhoods from noxious odors.	Letter from Pam Carter, dated 6.21.15	Goal 7.1 Residential Land Use Pattern and Goal 7.2 Neighborhood Quality address odor impacts on residential areas with high level policy language. More specific language is best suited for regulations. In regards to marijuana grow operations, the City is aware that this is an issue and efforts are underway to address them through efforts outside of the Comp Plan update. See Community Affairs and Park Committee memo dated 6.22.15, available at http://records.tukwilawa.gov/WebLink8/1/doc/258740/Electronic.aspx Staff Recommendation: Keep as is.