

**From:** [georgina- on-the-Duwamish](#)  
**To:** [Lynn Miranda](#)  
**Subject:** Re: NOTICE: Planning Commission Public Hearing on land use changes in NCC & RC zoning in Tukwila International Blvd area  
**Date:** Thursday, April 16, 2020 6:08:20 PM

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I have read the document and agree with the staff recommendations, all of which support/enhance a walkable TIB district. Good work.

Georgina Kerr  
3836 S 116th St  
Tukwila WA 98168  
206 444 9695

On April 16, 2020 at 3:29 PM Lynn Miranda <[Lynn.Miranda@TukwilaWA.gov](mailto:Lynn.Miranda@TukwilaWA.gov)> wrote:

Hello,

You are receiving this Notice of a Planning Commission Public Hearing because you previously indicated an interest in receiving information related to a project or community planning effort in the Tukwila International Boulevard area. Please let me know if you no longer wish to be on our list of interested parties and I will remove you from this list.

The Tukwila Planning Commission will be holding a **virtual public hearing** on Thursday April 23 at 6:30 p.m. to consider zoning code amendments restricting or prohibiting certain auto-oriented and lodging uses currently prohibited by Ordinance 2620, for the purpose of implementing the Tukwila International Boulevard (TIB) Element of the Comprehensive Plan. Land uses currently permitted in the Neighborhood Commercial Center (NCC) and Regional Commercial (RC) zoning districts

may be affected.

**Please see the Notice below for directions on how to learn more about the zoning code amendments, access the virtual meeting online or via telephone, and provide public comment on the project via email or verbally.**

**City of Tukwila**

**PUBLIC HEARING NOTICE**

# McCULLOUGH HILL LEARY, PS

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April 23, 2020

VIA ELECTRONIC MAIL

Planning Commission  
City of Tukwila  
6200 Southcenter Boulevard  
Tukwila, Washington 98188

Re: Comments on Item L20-0015  
Zoning code amendments restricting or prohibiting certain auto-oriented and lodging uses  
Under the Tukwila International Boulevard (TIB) Element of the Comprehensive Plan

Dear Commission Members:

We are writing on behalf of Sterling Realty Organization (“SRO”), which is the owner of the property located at the southeast quadrant of the intersection of Tukwila International Boulevard (TIB) and SR-518 (the “Property”), to provide comments on the above-referenced draft ordinance (the “Proposed Ordinance”). The Property is the home to the Avis Car Rental service facility and Shuttlepark airport parking.

SRO has been working cooperatively with the City and Sound Transit on a vision for a transit-oriented development on the Property, linked to the nearby light rail and future BRT station with a pedestrian bridge over SR-518. With such a pedestrian connection in place, the Property becomes an ideal location for a high-density, mixed-use development, which would anchor the southern end of the City’s TIB subarea.

But the ability of SRO to pursue this TOD vision depends critically on the continuation of productive economic uses on the Property. The cost of planning and development of a future TOD project on the Property will run into the millions of dollars and will need to be phased over a period of years. If productive uses cannot continue on the Property, then the viability of the TOD vision will be severely jeopardized.

The current uses on the Property – automotive services, automobile sales and car rental for Avis, and commercial parking for Shuttlepark – would be rendered nonconforming by the Proposed Ordinance. Under the City’s Code, a mere six-month lapse in use of these nonconforming uses could terminate them. We do not know what the post-COVID world will look like, but airport car rental-related activities and airport parking are certainly two uses that are most at risk. SRO is highly concerned that if COVID effects cause such a lapse in use, the Proposed Ordinance will have the unintended effect of terminating the economic use of the Property. If that happens, then the TOD vision for the Property may be a disappearing dream.

The Property is unique in the TIB subarea, in its size and location. It is geographically isolated from the rest of the subarea, it is the largest parcel in the subarea, and it is adjacent to high-impact transportation corridors on two sides. Unlike other sites in the TIB subarea, the continuation of auto-oriented uses on the Property does not pose a land use risk to the redevelopment vision for the corridor. To the contrary, continuation of current uses on the Property is critical to keeping the TOD vision for this site alive.

Therefore, we are suggesting options for amendment of the Proposed Ordinance to address this issue. Each of these options recognizes that the Property is a unique asset with unique conditions in the TIB subarea, and allows for continuation of existing uses to help support the implementation of the TIB vision for the Property. SRO believes that Option 1 should be the preferred option: it is simpler to administer.

But in either case, SRO will continue to work closely with the City on the long-term TOD vision for the Property. This TOD process will lead to future zoning amendments for the Property and the subarea, as indicated in the Planning Commission work program. If other steps need to be taken to address existing uses on the Property, they should occur in that process, in the context of the long-term vision for the site. In the meantime, it would be a mistake to let area-wide use restrictions in the Proposed Ordinance to create an obstacle to future TOD development of the Property.

We urge you to recommend one of the options set forth in Attachment A, in order to keep this TOD vision alive.

Sincerely,

McCULLOUGH HILL LEARY, PS

A handwritten signature in cursive script that reads "John C. McCullough".

John C. McCullough

cc: Sterling Realty Organization

**Attachment A**

**SRO TOD Site/Tukwila**

*Proposed amendments to TIB Code*

**OPTION 1:**

- Add notes to the use tables to provide that (i) commercial parking uses, (ii) rental of vehicles not requiring a commercial driver's license uses, (iii) automotive services, and (iv) automobile and used car sales lots, existing on the effective date of the ordinance on parcels larger than 9 acres in the RC zone in the TIB subarea, are permitted uses.

**OPTION 2:**

*NEW SUBSECTION*

**TMC 18.70.040 Nonconforming Uses**

\* \* \* \* \*

7. Notwithstanding any provision in this Chapter to the contrary, on a lot in the RC zone of nine (9) acres or greater, a nonconforming commercial parking use, nonconforming rental of vehicles not requiring a commercial driver's license use, nonconforming automotive services use or nonconforming automobile and used car sales lot may be intensified or relocated on the site, or an existing structure devoted to such a use may be structurally altered or reconstructed at another location on the site, as long as the land area occupied by such nonconforming use is not increased. If any such nonconforming use ceases or is diminished, then the time periods for resumption of use set forth in subsection 18.70.040(3) shall be three (3) years.

PUBLIC COMMENTS TO THE PLANNING COMMISSION MEETING APRIL 23<sup>RD</sup>, 2020

My comments relate to the proposed changes to the RC zoning. I represent an entity which currently is under contract to purchase approx.. 1.6 acre of mostly vacant land located at 14816 TIB (the Steinberg Property) which is approx.. 1/3 of a mile North of the Light Rail Station. While I do not know the demand for the uses subject to the zoning changes in general, I can state with 100% certainty that none of the uses (automobile services, gas, car wash, drive thru, motel, etc.) to be discussed at the Planning Commission Meeting on 4/23 are contemplated uses for a redevelopment of the Steinberg Property.

As evidenced by the regional shortage of housing units (I have read estimated at 160,000 units for the Puget Sound Region), by far the highest and best use for the Steinberg Property is housing, and lots of it. The proximity to Light Rail makes all of the parcels between the Light Rail Station and Tukwila Village (identified on the City's web page as within walking distance to Light Rail) of even greater importance for housing.

Unfortunately, the current RC zoning falls far short of allowing the potential for housing units typically seen in close proximity to Light Rail Station. I.e. the Steinberg Property only allows for approx.. 35 units while we have received site plan approval from the City of SeaTac for 117 units on a similar size site, directly across the Tukwila Justice Center currently under construction.

I strongly urge the City, and the Planning Commission to move as quickly as possible on to the most important phase, which is to adapt zoning similar to what other jurisdictions have enacted around the Light Rail Stations, i.e. Spring District in Bellevue, Northgate in Seattle, or SeaTac for that matter (although they still have some zoning issues to work out which I understand will be addressed this year).

Thank you.

Rune Harkestad

Riverton Housing, LLC

845 NE 106<sup>th</sup> Ave. #100, Bellevue, WA 98004

**From:** [Traci](#)  
**To:** [Lynn Miranda](#)  
**Cc:** [Rachel Turpin](#)  
**Subject:** NOTICE: Planning Commission Public Hearing on land use changes in NCC & RC zoning in Tukwila International Blvd area  
**Date:** Wednesday, April 22, 2020 3:58:26 PM

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Good afternoon Ms. Miranda,

I hope you are healthy and strong during these unprecedented times.

As you are likely aware, Governor Jay Inslee has suspended certain in-person requirements under the OPMA. But there are restrictions on when action can be taken.

Pursuant to the order, agencies may only conduct meetings that can be attended remotely (both by the public and the governing body) and may only take “action,” as defined in [RCW 42.30.020](#), on matters that are either (1) necessary and routine, or (2) necessary to respond to the COVID-19 outbreak and the current public health emergency. All other matters must be postponed until regular meetings may resume that are in full compliance with the OPMA.

Remote/virtual meetings may take place as long as they are regular meetings dealing with **routine** items only.

More information can be found here: [http://mrsc.org/Home/Stay-Informed/MRSC-Insight/March-2020/Governor-Issues-Proclamation\\_20-28.aspx](http://mrsc.org/Home/Stay-Informed/MRSC-Insight/March-2020/Governor-Issues-Proclamation_20-28.aspx)

I was hoping that you would provide information on how the content of Tukwila’s 4.23.20 Planning Commission meeting is:

1. Necessary and routine and/or
2. Necessary to respond to the COVID-19 outbreak and the current public health emergency.

You likely are aware that the vast majority of cities have canceled all commission meetings until at least May. *Please see* Cities of SeaTac, Burien, Issaquah, Bellevue, Mercer Island.

I look forward to hearing from you.

Thank you,  
Traci Granbois

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**From:** Lynn Miranda [<mailto:Lynn.Miranda@TukwilaWA.gov>]  
**Sent:** Thursday, April 16, 2020 3:29 PM  
**To:** Lynn Miranda <[Lynn.Miranda@TukwilaWA.gov](mailto:Lynn.Miranda@TukwilaWA.gov)>  
**Subject:** NOTICE: Planning Commission Public Hearing on land use changes in NCC & RC zoning in Tukwila International Blvd area

Hello,

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**From:** [Traci](#)  
**To:** [Lynn Miranda](#)  
**Cc:** [Doris Cassan](#)  
**Subject:** comments for 4.23.20 Planning Commission Meeting  
**Date:** Thursday, April 23, 2020 3:53:39 PM

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Hello Ms. Miranda,

I signed up to speak but also wanted to include written comments to the Commission. Please find them below.

Thank you,  
Traci Granbois

Traci Granbois  
15858 International Boulevard, Tukwila, WA

The City of Tukwila is holding a public hearing during the first global pandemic in the past 100+ years.

Please allow the gravity of that statement to sink in.

You are holding a meeting which has the potential to negatively affect private property rights during the middle of an unprecedented public health emergency. You have had a moratorium on property in this zone for over 4 years. FOUR YEARS! This in itself is another unprecedented phenomenon. Would you describe “four years” as “reasonable” and “for a limited period of time”? The timing of this meeting is unfortunate and gives the impression that the City of Tukwila is attempting to slip a fast one past citizens who have served your community for 25+ years.

In regards to the substance of your meeting...the southern portion of the TIB study area is located directly across the street from our region’s Rental Car facility which services the Seattle-Tacoma Airport – the powerhouse money/jobs generator in this area. The Port built this facility at much expense for the benefit of all citizens. It is obvious that uses around this Rental Car facility will be related to...cars! It is unreasonable to disallow outdoor storage of automobiles – this will have an extremely negative effect on businesses affiliated with the main industry on IB, namely the airport & rental car facility.

Spot zoning. This potential zoning change appears to be an illegal spot zone – with only one car sales location noted on Attachment A, it appears that one specific business is being targeted.

In summary, I ask this committee to slow down and truly consider whether holding a public hearing during the middle of the Corona pandemic is truly in the best interest of the citizens. I then ask this committee to reconsider banning outdoor storage of automobiles on properties located on International Boulevard.

Thank you for your consideration,  
Traci Granbois