

April 4, 2011

Tukwila Manufacturing Industrial Center

Issues and Opportunities Report

*Comprehensive Plan and Development Regulation Consistency
Analysis*

Issues and Opportunities

Comprehensive Plan and Development Regulation Consistency Analysis

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BACKGROUND

Tukwila's Manufacturing/Industrial Center is an important regional center of industrial activity. It is one of four such centers designated in King County. The Manufacturing/Industrial Center (MIC) is an area that is meant to preserve and enhance manufacturing and industrial activity, and the land that allows these activities to operate. King County's Countywide Planning Policies set parameters for the employment and uses that may occur within an MIC. Tukwila's MIC is one of the few remaining concentrations of industrial land in the urban Puget Sound region.

Tukwila's MIC is approximately 966 acres along the Duwamish River, bounded generally by the City of Seattle on the north, South 126th Street on the south, the Burlington Northern railway right-of-way on the east, and the Tukwila City limits on the west. The MIC is home to over 14,000 jobs, and provides a significant portion of Tukwila's economic activity.

City of Tukwila Comprehensive Plan policies establish that the Manufacturing Industrial Center is intended for industrial activity in order to "maximize the employment and economic benefits to the people of Tukwila and the region, while minimizing the impacts on residential neighborhoods." The Zoning Code, which implements the Comprehensive Plan's policies, limits non-industrial uses, especially office and retail, which may occur in the MIC, and reserves the land for industrial activities and some limited support for these uses. New housing is not permitted.

Purpose of the Report

This analysis is being undertaken as part of the City's required periodic review and update of its Comprehensive Plan goals and policies. It is a review of the applicable policies and regulations in effect and an examination of the geographic extent of the MIC. Staff has sought input from Tukwila's business community to identify key issues that affect industrial businesses and lands in the Manufacturing/Industrial Center.

This report will highlight issues to be reviewed by the Planning Commission. The Planning Commission will recommend a set of changes to the City Council.

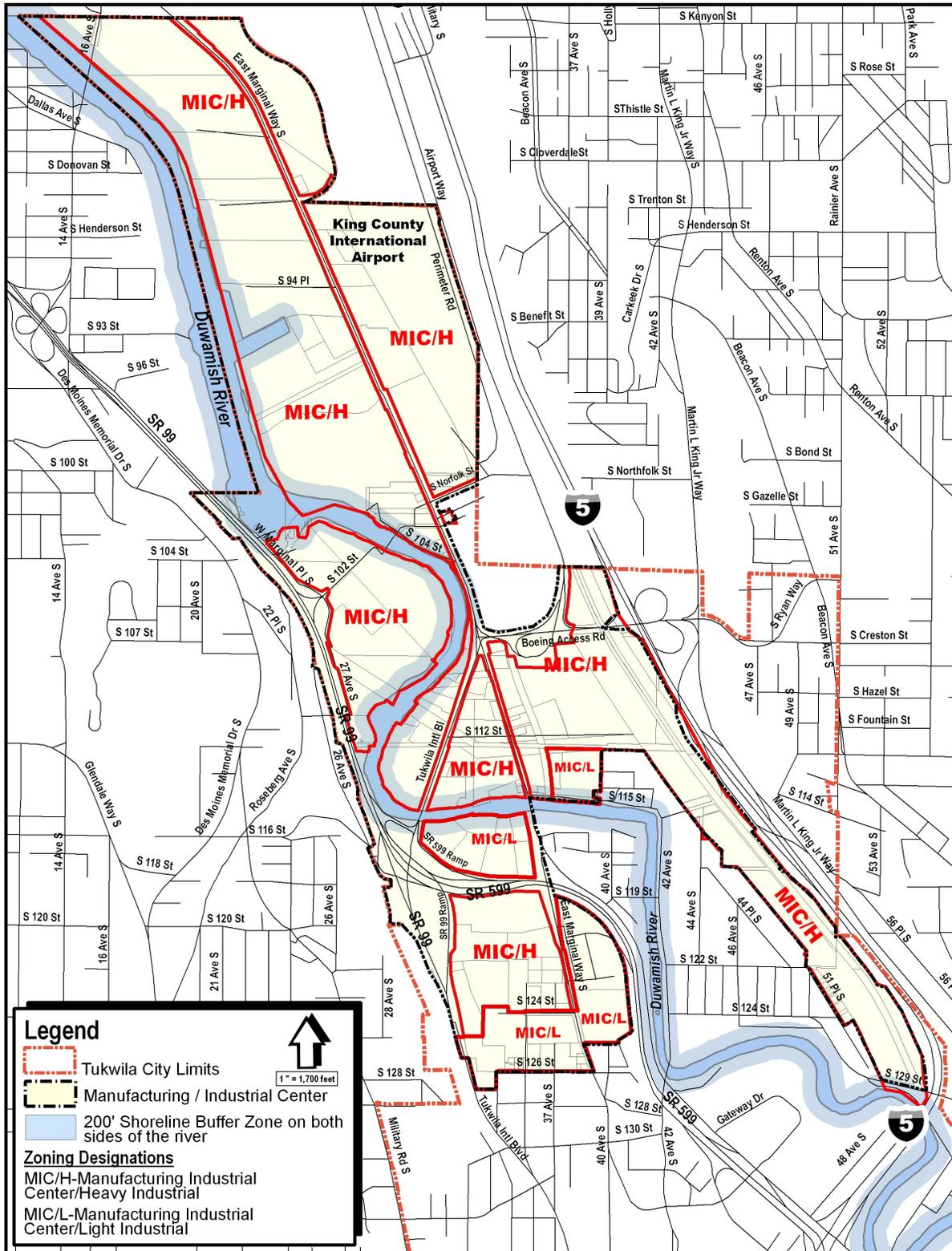


Figure 1: Map of Tukwila MIC

STAKEHOLDER SURVEY RESPONSES

Survey Process

To gain background data for its review of the Manufacturing/Industrial Center, as well as a way to involve business stakeholders, the Department of Community Development conducted a survey of businesses in the MIC. The purpose of the survey was to gain information about concerns of businesses, identify pressures that industrial businesses are facing, and to ask for feedback regarding the City of Tukwila's policies, especially industrial land use.

Tukwila sent postcards to 200 tenants and property owners in the MIC, inviting them to participate in an online survey to determine which issues were important to them. Tukwila staff also sent personal letters to approximately 15 businesses, asking them to participate in a more detailed survey, either on the phone or in-person, depending on individual preference. Extensive follow up phone calling occurred to secure business participation.

As a result of significant outreach efforts, Tukwila staff conducted interviews either in person or by phone or, in one case via email, with 20 businesses located in the MIC. Four responses were received to the shorter website surveys. As a result, a total of 23 businesses and one resident provided comments regarding the MIC out of a total of approximately 130 in the entire area.

Staff prepared a 17 question survey which included both short-answer and open-ended questions aimed at specific information, and a range of responses. It is based on surveys prepared by the City of Seattle in 2007. For most of the short-answer questions, results were readily summarized. In the case of the open-ended questions categories were created, results were summarized and displayed based on common themes that the businesses expressed.

The survey results provide important information and raise interesting questions about Tukwila businesses in the MIC. However, conclusions drawn from the results should be considered primarily as a snapshot of selected businesses, rather than indicating trends. The sampling method was not intended to be, and is not, statistically valid.

A summary of all results is included as Attachment A. The tabulated survey with all comments is Attachment B.

Summary of Key Findings

Businesses value Tukwila's central location: Businesses place a high value on their location in Tukwila's Manufacturing/Industrial Center for its access to major transportation corridors, customers and suppliers. Tukwila's central location provides excellent access to Seattle, the east side, Western Washington and Alaska.

Access is the key benefit to a Tukwila location: The outstanding benefit to a having a Tukwila industrial location is access. Throughout the survey the importance of Tukwila's good access and central location was mentioned. Some ways that access is considered notable includes the following:

Access to the highway system, including I-5 and Highway 599, primarily for getting onto the regional transportation network for reaching markets outside of the immediate area.

Access to airports is a significant plus, as is access to the Port of Seattle. Rail access is not considered important by survey respondents.

Employee access to worksites is convenient from a variety of locations

Access to customers, clients and suppliers is convenient and economical

In addition, firms consider having truck access to their individual site to be especially important. Having enough parking at the site is also very important.

A location in Tukwila's MIC has many advantages: In addition to access (freeways/transportation network, airports, ability to serve customers efficiently) and a central location, businesses felt their Tukwila location provided them with a good facility with reasonable costs.

Others mentioned the availability of power, fiber optics, good police response, good business climate, a large industrial area with industrial neighbors and the ability to be separate from residential uses. One remarked that Tukwila was the "heart of everything," including Alaska Marine lines and truck lines. They appreciated the ability to ship anywhere, anytime.

A location in the MIC has negatives, too: Responses were varied, but could generally be grouped into categories including: 1) public safety/crime concerns; 2) traffic congestion; 3) codes/permitting (slow permitting, restrictive zoning and sign codes); 4) regulation; 5) negative business climate; 6) lack of amenities/services for employees (transit/light rail, restaurants, retail); and 7) high costs (rent, City fees).

One business remarked on the difficult east/west traffic pattern due to the Duwamish River, King County International Airport and the 116th Avenue South bridge closure. Another was concerned over the perception that Tukwila was "too far south," and therefore difficult to access. The Superfund environmental cleanup was mentioned, as was the distance from other tourist destinations. One business expressed regret that the expected convergence of transit, light rail, highways and employment had not occurred.

Most industrial businesses prefer to be located with similar uses and away from non-industrial uses: Industrial businesses prefer to be grouped together with similar or complementary businesses. Industrial uses like to be located with other industrial businesses to generate business and share suppliers and customers. A significant number wanted business neighbors involved with trucking, either sales, repair, distribution, truck courier or businesses that generated lots of truck traffic.

Incompatibility with non-industrial operations: The most commonly cited reason for avoiding non-industrial neighbors was the view that industrial operations were just not compatible with many non-industrial activities due to impacts (noise, odor, truck traffic, appearance). For example, businesses were concerned that their operations could result in complaints from their non-industrial neighbors, or in negative impacts since their operations were not necessarily "attractive."

Many businesses stated that they wish to be located away from residences and non-industrial uses due to the noise and impacts they themselves produced, and their desire to operate without being considered a nuisance by others. Two respondents felt that having residential uses nearby could be a source of criminal activity or break-ins at their business.

There are some benefits to having some non-industrial neighbors: Some industrial businesses view certain non-industrial uses, such as restaurant and retail, as amenities that can enhance the work environment for their employees. A few thought that additional offices could provide them more customers. At least one business felt that proximity to residences could provide a source of additional customers for the business, and that all viable uses should be encouraged.

Costs and the need for larger facilities would cause businesses to change location: In general, businesses would prefer to stay in place, but if necessary would be compelled to move to seek a larger facility and lower costs. Many industrial land users are concerned about the availability of space that fits their needs, and the rising costs of rent and land. All of the respondents stated that the costs of land and/or rent was either very important or somewhat important.

If necessary, King County, especially Auburn or Kent, would be the favored place to relocate: If businesses decided to leave Tukwila, over one in four would choose either Auburn or Kent due to lower costs and the ability to get larger facilities.

Businesses would like faster, more certain permit processing: Businesses commented on fire permit fees, rack permits, building code requirements, seismic requirements, and permits for machine installation.

Public safety/crime is a priority: When asked their concerns about a Tukwila location, over 70% of respondents felt that public safety/crime issues were very important to them, citing problems with burglary/car prowling. Police response for personal crime was good, and businesses had good interactions with the police. Response for property crime was somewhat less satisfactory.

Traffic congestion is a problem...or not: Businesses were evenly split with approximately 50% feeling that traffic was an important problem, and approximately 50% saying that it wasn't important at all. Congestion made getting to Southcenter difficult for some. Interurban works well.

Amenities: Several businesses were pleased with trails and parks in the MIC. Others felt that restaurants and other amenities for their employees were lacking, and wanted more. Several businesses were especially interested in additional public transit options, including additional bus service, and a light rail stop.

Business Climate and Perception: Feelings were mixed regarding business climate. Some businesses felt that the City had a good or neutral business climate, others felt that the City had a negative attitude toward business. One business remarked that they didn't feel connected to Tukwila, although they had used the Tukwila Community Center for meetings and a staff picnic. One business requested that the City keep reaching out to business as it is doing now with the survey, since businesses sometimes feel that the City of Tukwila doesn't care about them.

Comments and Suggestions to the City of Tukwila

Businesses were asked open-ended questions about ways the City could help their business operations and also to provide comments for the City of Tukwila. Businesses made 48 very interesting suggestions or comments regarding better communication, zoning, transportation, permitting, transit/light rail, taxes/bureaucracy, public safety, landscaping requirements, other regulations.

Communication: The most common suggestions concerned communication, including providing additional opportunities for communication through the City's website, email, safety alerts, even business cards. Businesses appreciated prior flood information and asked for more.

Zoning/Permitted Uses: Land use was a topic of interest. Three individuals wanted only industrial uses in the area and five wanted additional non-industrial uses including more offices (to generate customers), restaurants and a hotel. Of these, one business suggested a transitional buffer around the MIC to allow commercial uses that could serve both residents and industrial employees, while another felt that the southern part of the MIC should be rezoned to office.

Transportation: Suggestions concerned traffic lights, including better timing for lights along E. Marginal Way and desire for a traffic light at S. 112th and E. Marginal Way. There was concern over a potential bike lane on E. Marginal.

Permitting: Three businesses wanted faster or more certain permitting. One suggested offering permitting assistance and advice, while another wanted more notice for business license renewals. One suggested that the City adapt its processes to fit real demands.

Transit/Light Rail: Three businesses wanted the light rail stop at E. Marginal and better access to public transportation.

Taxes/Bureaucracy: Not surprisingly, lower taxes and no B&O tax were requested. Another business asked for friendlier service to business with less bureaucracy.

Public Safety: Additional police patrols were requested, as well as more emergency training. Better police and fire department cooperation was suggested.

Landscaping: Trees and bushes along E. Marginal Way attracted notice with a request for trimming to improve safety and visibility, as well as a suggestion for fewer landscaping requirements.

Regulations: Request was made for consistent sign code enforcement. The City was asked to work with State and federal governments to change paint regulations.

Other: Several additional comments were made, including: 1) Keep supporting the Rock and Roll Marathon; 2) Monitor City actions for impacts on business; 3) Keep reaching out to business as you are doing through this survey-- businesses sometimes feel that the City of Tukwila doesn't care about them; 4) Provide help in hiring qualified employees; 5) Thanks to Mayor Haggerton for his participation in Museum of Flight programs.

Survey results will be shared with City officials for consideration.

POLICY CONSISTENCY ANALYSIS

Countywide Planning Policies

The Growth Management Act fundamentally changed the way that comprehensive planning was done and land use decisions were made in Washington State. The challenge of the Growth Management Act was to establish a Countywide vision and devise a strategy to achieve it. This included balancing growth, economics, land use, infrastructure, and finance.

The Growth Management Act gave local officials new tools for planning and, for the first time, mandated that the County and cities work together to establish an overall vision. Through a collaborative process, the local jurisdictions of King County prepared the Countywide Planning Policies. The Policies serve as the framework for each jurisdiction's own comprehensive plan, which must be consistent with Countywide Planning Policies. These individual comprehensive plans throughout the County, then, will be consistent with the overall vision for the future of King County.

When a Countywide Policy states that a jurisdiction "shall" or "will" do something, such a policy requires the jurisdiction's Comprehensive Plan to contain a policy that is written to accomplish the purpose of the Countywide Policy. When a Countywide Policy states that a jurisdiction "should" do something, such a policy requires the jurisdiction's Comprehensive Plan to contain a policy that is written to accomplish the purpose of the Countywide Policy unless the jurisdiction identifies reasons why it has not done so. When a Countywide Policy states that a jurisdiction "may" do something, such a policy suggests the jurisdiction's Comprehensive Plan contain a policy written to accomplish the purpose of the Countywide Policy if it is in their interest.

Framework policies establish the overall direction for the policies while land use policies provide more detail. Following is a review of Countywide Planning Policies, both framework and land use, relevant to Tukwila's MIC. Each policy is followed by a staff evaluation

FW-12(a) All jurisdictions within King County share the responsibility to accommodate the 20-year population projection and employment forecast. Anticipated growth shall be allocated pursuant to the following objectives:

- a. To plan for a pattern of growth that is guided by the Regional Growth Strategy contained in Vision 2040, the growth management, transportation, and economic development plan for the 4-county central Puget Sound region;
- b. To ensure efficient use of land within the UGA by directing growth to Urban Centers and Activity Centers;
- c. To limit development in the Rural Areas;
- d. To protect designated resource lands;
- e. To ensure efficient use of infrastructure;
- f. To improve the jobs/housing balance within the county;
- g. To promote a land use pattern that can be served by public transportation and other alternatives to the single occupancy vehicle; and

h. To provide sufficient opportunities for growth within the jurisdictions.

Analysis: Tukwila's regional share of employment growth is 17,550 new employees by 2031. Approximately one-third of that growth is planned to be accommodated in the MIC.

According to the Countywide Planning Policies:

Manufacturing/Industrial Employment Centers are key components of the regional economy. These areas are characterized by a significant amount of manufacturing, industrial, and advanced technology employment. They differ from other employment areas, such as business/office parks (see FW-16 and LU-70-74), in that a land base and the segregation of major non-manufacturing uses are essential elements of their operation.

FW-15 Within the Urban Growth Area, the Countywide Planning Policies shall assure the creation of a number of locally determined Manufacturing/Industrial Centers which meet specific criteria. The Manufacturing/Industrial Centers shall be characterized by the following:

- a. Clearly defined geographic boundaries;
- b. Intensity/density of land uses sufficient to support manufacturing, industrial and advanced technology uses;
- c. Reasonable access to the regional highway, rail, air and/or waterway system for the movement of goods;
- d. Provisions to discourage large office and retail development; and
- e. Fast-track project permitting.

Analysis: Tukwila's MIC boundary generally follows physical boundaries such as the Duwamish River, freeways or arterials or the political boundary of the City limits. The more complex boundary along the southern edge of the area delineates significant use changes such as the boundary between single family houses and the BNSF railroad tracks and yard in the Allentown neighborhood. Additional discussion of this issue is found in the Boundary Review section of this report.

The excellent transportation access to the MIC was cited as a major reason for business location by participants in our public survey. This includes access to airports and the highway system (I-5, I-405, SR 599) to reach markets, suppliers and clients.

Tukwila's MIC contains aerospace manufacturing (Boeing), transportation (KC Metro bus yard), freight (UPS, BNSF) and heavy manufacturing (Jorgensen Forge). However under code changes approved in 2001 significant new non-manufacturing uses have been permitted such as the Group Health Cooperative and Department of Homeland Security. These changes allow office uses up to 20,000 sf outright and office uses over 20,000 sf as conditional uses in MIC/L.

Retail uses are still limited to "a type and size that clearly intend to serve other permitted uses and/or the employees of those uses" TMC 18.36.040.

A Planned Action, adopted in 1998, evaluates and anticipates environmental impacts in the MIC, and allows streamlined and certain environmental review for qualifying projects.

Manufacturing/Industrial Center Designation Process

LU-51 The location and number of regional Manufacturing/Industrial Centers in King County were determined through the joint local and Countywide adoption process, based on the following steps:

- a. Countywide Planning Polices include specific criteria for Manufacturing/Industrial Centers;
- b. Jurisdictions electing to contain a Manufacturing/Industrial Center provided the Growth Management Planning Council with a statement specifying how the Center will meet the intent of the Countywide Policies, including plans to adopt criteria, incentives, and other commitments to implement Manufacturing/Industrial Centers;
- c. The Growth Management Planning Council reviewed the Manufacturing/Industrial Centers elected by local jurisdictions consistent with policy FW-1, and the following criteria:
 1. The Center's location in the region, especially relative to existing and proposed transportation facilities and its potential for promoting a Countywide system of Manufacturing/Industrial Centers;
 2. The total number of Centers that are needed in the County over the next 20-years based on 20 years projected need for manufacturing land to satisfy regional projections of demand for manufacturing land that assume a ten percent increase in manufacturing jobs over this period;
 3. The type and level of commitments that each jurisdiction has identified for achieving Manufacturing/Industrial Center goals;
 4. Review of other jurisdictional plans to ensure that growth focused to Manufacturing/Industrial Centers is assured; and
 5. The accessibility of the Center to existing or planned transportation facilities.
- d. The Growth Management Planning Council confirmed the following Manufacturing/Industrial Centers: North Tukwila/Duwamish, Ballard/Interbay, the Kent Industrial Area, and Redmond Overlake.

Analysis: The factors that supported the designation of Tukwila's MIC are still relevant.

Manufacturing/Industrial Center Criteria

LU-52 Each jurisdiction which contains a regional Manufacturing/Industrial Center shall adopt in its comprehensive plan a definition of the Center which specifies the exact geographic boundaries of the Center. Jurisdictions with Manufacturing/Industrial Centers shall have zoning and detailed plans in place to achieve the following goals by the year 2010.

- a. Preserve and encourage the aggregation of vacant or non-manufacturing/ industrial land parcels sized for manufacturing/industrial uses;
- b. Discourage land uses which are not compatible with manufacturing, industrial and advanced technology uses;
- c. Accommodate a minimum of 10,000 jobs; and

d. Limit the size of offices and retail unless as an accessory use.

Analysis: Tukwila has delineated the boundaries of its MIC and has revisited that boundary over time. For additional discussion see the Boundary Review section. Tukwila Comprehensive Plan Policy 2.1.4 calls for using some capital improvements to encourage land assembly if concurrent with substantial private actions.

Figures from 2009 show the total covered employment in the MIC at 14,353. Retail sales are limited to a scale intended to serve the local permitted uses.

New office uses are limited to 20,000 sf as permitted uses in the MIC/L. In the MIC/H, new offices are permitted outright if associated with another permitted use. Larger offices may be allowed within the MIC/L and MIC/H zones (subject to specific size and locational requirements) as stand-alone conditional uses. This provides an additional means to address potential impacts, especially traffic, of office uses on other uses in the vicinity.

LU-53 All jurisdictions support the development of a regional industrial siting policy to promote industrial activity.

Analysis: Tukwila Comprehensive Plan Policy 11.1.11 states: Work with other jurisdictions to bring about necessary changes in laws and regulations and to develop other approaches to solving common problems. Opportunities remain to implement this policy on a regional basis to develop a regional industrial siting policy.

LU-54 Jurisdictions shall design access to the regional Manufacturing/Industrial Centers to facilitate the mobility of employees by transit, and the mobility of goods by truck, rail or waterway as appropriate. Regional comprehensive plans shall include strategies to provide capital improvement projects which support access for movement of goods.

Analysis: The deferred Link Light Rail stop at Boeing Access Road would provide much greater transit access to the MIC. Reconstruction of the 16th Avenue Bridge will maintain this east-west link in the transportation network. Otherwise transportation into and within the MIC is robust and continues to have excess capacity.

LU-55 Jurisdictions which contain regional Manufacturing/Industrial Centers in conjunction with transit agencies, shall identify transit station areas and rights-of-way in each jurisdiction's comprehensive plan. Where transit stations exist or are planned, jurisdictions in conjunction with transit agencies shall identify various options such as feeder systems, bicycle routes and pedestrian systems to link the Center with its transit stations.

Analysis: Funding for a planned light rail station at Boeing Access Road was eliminated from the initial routing to SeaTac Airport. When the light rail station is once again under consideration, Tukwila will work with Sound Transit to finalize various options to access the future station. Tukwila's Walk and Roll Plan identifies bicycle and pedestrian routes within the MIC. Commuter use of car and van pools is supported by the Tukwila Commute Trip Reduction program. Per Comprehensive Plan policy 11.1.9 Reduce reliance on the single-occupancy vehicle for transportation of employees in and out of the MIC.

LU-56 In order to reserve rights-of-way and potential station areas for high-capacity transit or transit hubs in the regional Manufacturing/Industrial Centers, jurisdictions shall:

- a. Upon adoption of specific high-capacity transit alignments by METRO, adopt policies to avoid development which would restrict establishment of the high-capacity transit system;
- b. Preserve rights-of-way controlled by the jurisdiction which are identified for potential transit use; and
- c. Provide METRO an option to acquire property owned by the jurisdiction.

Analysis: Tukwila has a Comprehensive Plan policy in place to address this: 11.1.9 Reduce reliance on the single-occupancy vehicle for transportation of employees in and out of the MIC. In support of LU-56, the accompanying implementation strategy states: *Regional/rapid rail service to the MIC.*

LU-57 Transit agencies shall strive to provide convenient and economical mass transit service for the Manufacturing/Industrial Centers that will result in a decrease in single-occupancy non-commercial vehicle trips within the Centers.

Analysis: See LU-56 above. Additionally, the Tukwila Commute Trip Reduction program supports commuter use of car and van pools and buses in larger businesses in the MIC. Tukwila works with the Duwamish Transportation Management Association to secure and encourage transportation alternatives, including increased bus service, for the MIC. The bus alternative has been affected since service to the MIC reflects a trend of service hour reduction.

LU-58 Jurisdictions' comprehensive plans for regional Manufacturing/Industrial Centers shall demonstrate compliance with the criteria. In order to promote manufacturing/industrial growth, the Manufacturing/Industrial Center plan for each jurisdiction shall establish strategies:

- a. To provide capital facility improvement projects which support the movement of goods and manufacturing/industrial operations;
- b. To coordinate planning with serving utilities to ensure that utility facilities are available to serve such Centers;
- c. To provide buffers around the Center to reduce conflicts with adjacent land uses;
- d. To facilitate land assembly; and
- e. To attract the type of businesses that will ensure economic growth and stability.

Analysis: Comprehensive Plan Policy 2.1.4 Budget for public infrastructure (for example, roads, sewers, curbs, lighting, parks, open space) Use some capital improvement funds to encourage in-fill, land assembly, redevelopment, and land conversion for family-wage jobs, but only if concurrent with substantial private actions.

Infrastructure to support area buildout has been previously identified in the infrastructure comprehensive plans for transportation, sewer, water and storm drainage. Tukwila's Six-Year Capital Improvement Plan identifies projects within the City, including the MIC. Road improvement and utility improvements were completed along E. Marginal Way South in the mid- 1990's to enhance mobility and capacity. Adequate current and future capacity exists to serve the MIC with all utilities. Storm water improvements are under discussion in conjunction with Duwamish River cleanup to address outfalls to the river. Opportunities exist for private land owner participation and cooperation with the City of Tukwila in siting pipes and outfalls.

Zoning establishes buffers around the MIC in the form of the transitional MIC/L zone, through natural features such as the Duwamish River or with man-made elements including roadways such as Highway 599 and I-5. In the Allentown area where single-family homes abut industrial uses, the City of Tukwila has sought to minimize conflicts through enforcement of non-conforming use requirements and through the Comprehensive Plan and zoning map amendment process.

Comprehensive Plan policy 11.1.1 Support the efforts of existing industries to expand and new industrial businesses to develop in the Manufacturing/Industrial Center by providing them with economic data, information on available development sites, help in understanding and getting through the permit processes, and other appropriate assistance.

Tukwila's high quality infrastructure and favorable tax structure serve to retain and attract desirable industrial businesses. Tukwila's website provides information for businesses considering locating in the City. Tukwila's Economic Development Administrator and planning staff are available to work with businesses considering a Tukwila location. Planning staff will review development site options and City regulatory requirements. Assistance is provided informally or for a fee at a pre-application meeting with the City's regulatory department representatives.

LU-59 Each Manufacturing Center containing a minimum of 15,000 jobs and having sufficient employment densities to support high-capacity transit should be served by high-capacity transit. It is recognized that by their nature, Manufacturing/Industrial Centers may not achieve densities necessary to make high-capacity transit service viable. Nevertheless, Manufacturing/Industrial Centers which are located on the regional high-capacity transit alignment and which meet the transit-friendly criteria in policies LU-54 through LU-58 above should receive one or more high-capacity transit stations and/or transit centers.

Analysis: Tukwila's MIC meets this threshold for employment and is planned for even greater densities in the future. Construction of the deferred Boeing Access Road station would meet the intent of this policy.

LU-61 Jurisdictions shall consider conducting detailed State Environmental Policy Act review for the regional Manufacturing/Industrial Center at the planning stage so that project-specific environmental review is minimized.

Analysis: Tukwila has had a Planned Action in place in the MIC since 1998. This eliminates the need for individual SEPA analysis for projects that meet the criteria at TMC 21.04.152.

Tukwila Comprehensive Plan—Goals and Policies

The Tukwila Comprehensive (Comp) Plan is a long-range policy plan designed to articulate a vision of how Tukwila will grow in ways that sustain its citizens' values. The City first adopted the Comp Plan in 1995 as required by the state Growth Management Act of 1990.

The Comprehensive Plan makes basic policy choices and provides a flexible framework for adapting to real conditions over time. It sets forth the goals and policies the City uses to guide future decisions about how much growth Tukwila should plan for and where it should be located. The Comp Plan also describes in a general way how the City will address the effects of growth on transportation and other City facilities. It is the

basis for zoning and capital improvements. As conditions change, amendments to the Comprehensive Plan may be considered, subject to criteria that support the overall benefit of the community.

The City of Tukwila's Comprehensive Plan views the retention of industrial land and activity as very important to Tukwila's continued well-being. It establishes four fundamental objectives for Tukwila, upon which all goals and policies are based, including to "redevelop and reinvigorate the industrial uses along East Marginal Way."

Citywide policies that affect the MIC are found in the Economic Development, Natural Environment and Transportation elements. Policies directly affecting the Manufacturing/Industrial Center are concentrated in the Manufacturing/Industrial Center element. With one exception, the Comprehensive Plan review focuses on policies directly found in the Manufacturing/Industrial Center element. This element articulates the following overall goal for the Manufacturing/Industrial Center:

Goal 11.1

Support for existing industrial activities in the Manufacturing/Industrial Center and development of new industrial activity in order to maximize the employment and economic benefits to the people of Tukwila and the region, while minimizing impacts on residential neighborhoods.

Policies that support the primary goal include the following:

Support New Development

These policies are designed to take advantage of the development and improvement opportunities offered by the Manufacturing/Industrial Center, and to realize its full revenue and employment potential.

11.1.1 Support the efforts of existing industries to expand and new industrial businesses to develop in the Manufacturing/Industrial Center by providing them with economic data, information on available development sites, help in understanding and getting through the permit processes, and other appropriate assistance.

Analysis: See LU-58 above.

11.1.2 Assist landowners in remediating site problems caused by contaminated soil.

Analysis: Tukwila MIC property owners are eligible for free assistance through King County's Brownfields program. This may include research on past and present site uses, review of existing environmental studies and referrals to qualified environmental consultants. Under certain circumstances (i.e. if the end use of the site will result in a public benefit), private property owners may also be eligible for environmental site assessment services. Loans, in partnership the State of Washington, may also be available for cleanup of brownfield properties.

Simplify Permit Processing

These policies aim at reducing unpredictable permit conditions and permit review time.

11.1.3 Develop appropriate permit processes that minimize lengthy public review and simplify the development permit process, while providing meaningful opportunities for citizen input and protecting the environment.

Analysis: The Planned Action, adopted in 1998, anticipates environmental impacts of development in the MIC to provide shorter administrative review with increased consistency and predictability. Substantive development requirements are not decreased.

Public notice via the City of Tukwila website, mailings and property postings informs the public of opportunities to comment on proposed development and/or changes in regulations either directly to city staff, to the Planning Commission or to the City Council. Additionally, records of City Council actions are available online. A new Sign Code, adopted in 2010, simplifies signage requirements.

The Tukwila Department of Community Development is currently developing online permitting services, and expanded map offerings to simplify the permit process and make information more readily available to the public.

11.1.4 Tailor Manufacturing/Industrial Center shoreline requirements to achieve consistency between Shoreline and MIC element goals and policies.

Analysis: This policy is addressed through Tukwila's revised Shoreline Master Plan which the Tukwila City Council adopted in December, 2009. The SMP is currently under review by the Washington State Department of Ecology, with final adoption anticipated at a later date. Until final approval is given, Tukwila's current SMP and Comprehensive Plan policies and development regulations pertaining to the shoreline area remain in effect. As part of the Master Program update, new Shoreline Overlay District regulations will be implemented.

The new Master Plan establishes new shoreline environments within the MIC, including High Intensity Environment north of the turning basin, and Urban Conservancy south of the turning basin. The Plan addresses a number of issues including shoreline stabilization, protecting existing and new development from high river flows, and restoring important habitat. Other important aspects of the update recommend increasing buffers along the river, increasing public access opportunities, preserving native vegetation, and removal of invasive plants.

The City's vision for future land use, based on its overall Comprehensive Plan, includes maintenance and further development of its urban character, particularly its identity as a regionally significant center for manufacturing, industrial, and commercial development. A challenge lies ahead in determining how best to accommodate new and redevelopment near the shoreline in a manner consistent with both the Comprehensive Plan and the Shoreline Master Program.

Protect the Land Resource

The land in the Manufacturing/Industrial Center must be used effectively to allow it to generate its potential of high-wage jobs and public revenue.

11.1.5 Allow uses that are commonly associated with manufacturing and industry, including those directly supporting such activity, such as offices and laboratories, while limiting unrelated uses.

Analysis: This policy is addressed through zoning and development codes that allow industrial and manufacturing uses, as well as supportive uses, including retail intended to serve employees and other permitted uses as a conditional use. Residential uses are not permitted in the MIC. Office uses are subject to conditions and size limits. Stand-alone office use has expanded in the past decade due to changes in the zoning code.

11.1.6 Develop and designate appropriate zoning, buffers, mitigation and access opportunities where manufacturing zoning directly abuts or impacts residential zoning so that MIC uses may operate without significant degradation of the residential environment.

Analysis: This policy is addressed through the zoning code, code enforcement and the Comprehensive Plan amendment/rezone process. In 2010 the City of Tukwila approved a rezone from MIC/H to Office adjacent to a City park on S. 115th. This had the effect of establishing the Office zone and future office use as a means to buffer the surrounding single-family homes from MIC uses that could have developed there.

The Allentown community has a significant and direct interface between single-family residences and MIC uses, primarily BNSF railroad but also including certain non-conforming historic industrial uses. The City of Tukwila has sought to minimize conflicts both through enforcement of non-conforming use requirements and through the Comprehensive Plan and zoning map amendment process. Tukwila's control over interface between BNSF's intermodal yard and residential uses is limited by BNSF's preemption powers that allow the railroad to disregard state and local regulations that affect railroad operations.

Over the years, the City of Tukwila has met with BNSF in efforts to find a way to reroute trucks carrying cargo containers away from S. 124th. Both the City of Tukwila and BNSF are interested in finding a solution, but significant questions of routing and funding remain. This project is currently included in the 2011-2016 Capital Improvement Plan, but neither grant nor City funds are available. Resolving this issue would have a major positive impact on the Allentown neighborhood.

Recommendation: Add an implementation strategy as follows,

Actively seek alternative railroad-related freight routing away from residential streets in Allentown.

Improve Duwamish River Access

The Duwamish River as a natural amenity can be an asset to the industrial community.

11.1.7 Support the Duwamish River becoming a natural feature amenity in the MIC.

11.1.8 Improve public access and use of the west side of the river, protecting owner's rights to reasonable use and enjoyment, improve employee access to the east side of the river, and emphasize restoration on both sides of the river.

Analysis: These policies have been addressed in Tukwila's draft Shoreline Master Program through regulations that provide incentives for resloping and revegetating the river bank as well as providing public access.

Improve Transportation Flow

Work with other governmental agencies to address transportation problems.

11.1.9 Reduce reliance on the single-occupancy-vehicle for transportation of employees in and out of the MIC.

Analysis: This policy is addressed through Tukwila's Commute Trip Reduction program which operates to provide alternatives to single-occupancy vehicle commuting, and non-motorized options. Several Metro bus routes serve the MIC, including routes 124, 154

(peak only), 173, and 600 Group Health Express (Metro). Reflecting a decrease in service and shift to light rail, route 126 was changed to 124 in the 2009, while the 170 was cancelled.

The MIC Boeing Access Road is ideally suited for both light rail and commuter rail stations; both types of rail either pass through or beside the MIC. Co-locating stops provide opportunities to spur development, improve the regional traffic situation, and reduce carbon emissions by reducing single-occupancy vehicle trips. Unfortunately, the anticipated light rail stop at Boeing Access Road was removed, and Sounder Rail passes the MIC, but does not stop.

If funding for light and commuter rail stations appears likely to become available in the future, it may be desirable to review the impacts to determine if MIC zoning remains the most suitable for the areas around the station, or if another classification is more appropriate.

Recommendation: Add a new Comprehensive Plan Policy as follows:

Pursue light rail and commuter rail stops in the vicinity of Boeing Access Road.

Continue Intergovernmental Coordination

Work with other jurisdictions as required to ensure that the economic purpose of the MIC is fulfilled.

11.1.10 Make appropriate adjustments to the boundaries between Tukwila, King County and Seattle.

11.1.11 Work with other jurisdictions to bring about necessary changes in laws and regulations and to develop other approaches to solving common problems.

Analysis: Tukwila is addressing boundary adjustments through periodic discussions with King County and Seattle to establish the most workable boundaries for all jurisdictions. This includes the Unified Grocers site, and property at the northern edge of King County International Airport. At present, Tukwila is reviewing options for the North Highline Area with Seattle. This area is part of Tukwila's Potential Annexation Area, and is delineated future Manufacturing/Industrial Center. Seattle has also expressed interest in the area. If this area is annexed to Tukwila, it may be necessary to assess Tukwila zoning and existing uses in the area to determine that there are no inconsistencies.

Tukwila is coordinating with the Department of Ecology and EPA toward Duwamish River cleanup solutions, as well as regional stormwater runoff issues. The City is also active in seeking transit solutions for the MIC area discussions with Metro through its Commute Trip Reduction program.

DEVELOPMENT REGULATIONS REVIEW

Manufacturing Industrial Center-Light (MIC/L) and Manufacturing Industrial Center-Heavy (MIC/H) zoning and development standards implement the Manufacturing/Industrial Center Comprehensive Plan designation that provides a major employment area for manufacturing and industrial uses, and other activities that support those uses. The uses and standards are meant to enhance the redevelopment of the Duwamish Corridor.

MIC/L is distinguished by distributive light manufacturing, while MIC/H is focused on heavy or bulk manufacturing and industrial uses, in addition to distributive and light manufacturing/industrial uses.

Determining what constitutes a 21st century industrial business is challenging. Many “industrial” businesses are no longer the polluting, noisy type of business that many people believe them to be. A goal of Tukwila’s zoning for the MIC is to provide enough flexibility to allow for innovation in industry and to attract new businesses, enable existing businesses to operate and grow successfully, and to maintain sufficiently strict regulations to keep incompatible uses out of the industrial area.

With the intent of evaluating whether the allowed uses in the MIC support its goals, staff reviewed portions of Tukwila Municipal Code Chapter 18, including:

- 1) TMC Chapter 18.36 Manufacturing/Industrial Center-Light;
- 2) TMC Chapter 18.38 Manufacturing/Industrial Center-Heavy, and
- 3) portions of Chapter 18.50 Supplemental Development Standards, including 18.50.045 Height Regulations Around Major Airports and 18.50.100 MIC/L and MIC/H Site Lighting Standards.

Summary

Staff review of Chapter 18.50.045 and 18.50.100 determined that these sections do not require revision. Review of TMC Chapter 18.36 (MIC/L) and Chapter 18.38 (MIC/H) found the following:

1. Some permitted uses do not directly support industrial development and are more properly considered as conditional uses that serve the immediate area. These include such uses as beauty and barbershop, financial services, medical services, and certain recreational services.
2. Manufacturing and processing uses can be clarified by adding wording about their expected impacts.
3. The status of office as either permitted or conditional use depending on size and circumstance is appropriate. Given office’s characteristics and the potential for impacts, new office development should have administrative design review.
4. Recognizing the need for trained employees, any educational uses in the MIC should have a vocational focus and be associated with an established aviation, manufacturing or industrial use.
5. Extended stay hotels/motels are incompatible with the noise, light and traffic found in industrial areas. They should not be allowed.

6. Hotels and motels may be incompatible with the noise, light and traffic found in industrial areas. They should be conditional uses.

In the following discussion, topics and possible changes are grouped together for consideration. The changes are meant to clarify that uses in the MIC are intended to be either industrial in nature or to support this type of use. Proposed revisions follow with a brief explanation.

Discussion of Permitted Uses

Staff reviewed the permitted uses in the MIC/L and MIC/H zones to evaluate how they support the district's goals of providing a major employment area for industrial uses and uses that support them, and whether it was possible to simplify or clarify the list of permitted uses. In most cases, the discussion of uses in the MIC/L and MIC/H districts is combined.

Beauty and Barber Shops (TMC 18.36.020.3 and TMC 18.38.020.3)

Analysis: These uses are permitted in all commercial and industrial zones throughout Tukwila, allowing employees in the MIC to readily find this service if desired. While this activity does not directly support industrial development, it is appropriate as a conditional use to serve employees in the MIC area.

Recommendation:

Delete "Beauty or barber shops" from Permitted Uses

Add to Conditional uses Retail Sales (TMC 18.36.040.11 and TMC 18.38.040. 9.)

Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, banks, outpatient medical services, and health clubs; retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.

Extended-Stay Hotel/Motel (TMC18.36.020.10 and TMC 18.38.020.10)

Analysis: Extended-stay hotels and motels are currently permitted uses in both the MIC/L and MIC/H zones.

Per the definition in TMC18.06.287 Extended-Stay Hotel or Motel:

“Extended-stay hotel or motel” means a building or buildings or portion thereof, the units of which contain independent provisions for living, eating and sanitation including, but not limited to, a kitchen sink and permanent cooking facilities, a bathroom and a sleeping area in each unit, and are specifically constructed, kept, used, maintained, advertised and held out to the public to be a place where temporary residence is offered for pay to persons for a minimum stay of more than 30 days and a maximum stay of six months per year. Extended-stay hotels or motels shall not include dwelling units, as defined in this section, for permanent occupancy. The specified units for extended-stay must conform to the required features, building code, and fire code provisions for dwelling units as set forth in this code. Nothing in this definition prevents an extended-stay unit from being used as a hotel or motel unit. Extended-stay hotel or motels shall be required to meet the hotel/motel parking requirements. Not included are institutions housing persons under legal restraint or requiring medical attention or care.

Hotels and motels, which are also allowed in the MIC, serve the traveling public for short-term stays i.e. less than 30 days. Extended stay hotels and motels are meant for longer stays of between 30 days and six months. In addition extended-stay hotels/motels typically fulfill a housing or home-like function, with a kitchen sink and permanent cooking facilities, a bathroom and a sleeping area in each unit. They are often used as semi-permanent housing.

Housing is not a permitted use in the MIC zones. It is not compatible with industrial uses due to noise, truck traffic, light and other impacts that industrial activity typically produces.

Extended-stay hotels/motels as well as standard hotels and motels are also permitted uses in the Regional Commercial (RC), Regional Commercial Mixed Use (RCM), Tukwila Urban Center (TUC), Commercial/Light Industrial (C/LI), Light Industrial (LI), Heavy Industry (HI), Tukwila Valley South (TVS), and could develop and operate there. Given the range of areas in which they may locate, allowing extended-stay hotel/motel uses in the MIC district is not necessary. No extended stay hotels are currently located in the MIC, therefore no non-conforming uses would be created by this change.

Recommendation:

Delete Extended-stay hotel/motel from Permitted Uses in MIC/L and MIC/H

Hotel (TMC18.36.020.12 and TMC 18.38.020.14) **and Motel** (TMC 18.36.020.23 and TMC 18.38.020.27)

Analysis: Hotels and motels are currently permitted uses in both the MIC/L and MIC/H zones. They provide lodging for travelers on a temporary and transitory basis under 30 days in duration. Although the permitted stay is shorter, the characteristics of the use, and the likelihood that it may be incompatible with the industrial surroundings is similar to the situation discussed with extended-stay hotel/motel above. Moreover, amenities, such as restaurants, that are typically sought by the traveling public, are not widely available in the MIC.

Hotels and motels may be used by the traveling public who have business with firms, such as Boeing, that are located within the MIC. Having this option may be considered a supportive use to industry. Given the potential noise, light, and traffic impacts on these uses, as well as the impacts that they may have, it is most appropriate to

reclassify them as conditional uses in order to ensure that they receive special consideration regarding the impacts on the industrial neighborhood and land uses in the vicinity.

Recommendation:

Delete Hotels and Motels from Permitted Uses in the MIC/L and MIC/H

Add to Conditional Uses in MIC/L and MIC/H

Financial—Banking, mortgage and other services (TMC 18.38.020)

Analysis: This use is treated inconsistently in the MIC. In the MIC/L, financial services are grouped with other office uses that are permitted if under 20,000 s.f. This size limit is appropriate to smaller, customer service bank branches. However, financial uses are permitted outright in the MIC/H without regard to building size. Rather than providing customer-related banking services for employees in the immediate area as intended, this could permit a large financial office building to be built. Financial services in the MIC should be limited to a “retail” type use serving employees in the immediate area.

Recommendation:

Delete Financial - banking, mortgage and other services from Permitted Uses in MIC/H

Add the underscored changes to Conditional Uses, Retail Sales TMC 18.38.040.9

Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, financial services, outpatient medical services, and health clubs; retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.

Manufacturing

Analysis: Examples of heavy industrial and manufacturing uses in the MIC zone include the Boeing Corporation and Jorgensen Forge. Other companies produce and repair equipment for trucks, process and package food, machine gears, and similar.

Manufacturing, processing, assembly and packaging uses are listed in TMC 18.36 for MIC/L and 18.38 for MIC/H. All MIC/L manufacturing uses are permitted in the MIC/H zone. Manufacturing uses exclusive to the MIC/H include additional heavy metal and chemical/solvent related processing that have greater potential of creating external environmental impacts. Separately listing the items that are manufactured and processed is intended to ensure that activities with similar characteristics are grouped to provide clarity. Changing technologies and production processes make it difficult to consider and list all possible uses, however the Code provides the Community

Development Director with flexibility to approve uses that are similar to others listed in the chapter.

An alternative to Tukwila's approach would be to delete specific definitional elements, and instead use a simplified format known as performance zoning. Performance zoning systems establish standards and criteria to control or limit the impacts of proposed uses or activities on neighboring properties. For instance, performance standards may limit the noise, glare or traffic impacts that an activity or use generates and that will be felt beyond the property boundary.

Tukwila's list of manufacturing uses groups together uses with similar characteristics and impacts, while providing examples for businesses, and the public of the specific activities that are desired and appropriate in the particular district. Staff believes that the list of permitted manufacturing uses would be easier to understand if it were organized according to the level of impact that the uses produced.

Recommendation for MIC/L and MIC/H:

Reorganize manufacturing uses. Add a preface to the permitted manufacturing/processing uses that explicitly states the potential impacts as follows:

TMC 18.36.020.17 -22 Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to manufacturing, processing, assembling, packaging and/or repairing of:

a. Electrical or mechanical equipment, vehicles and machines including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment;

b. Previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging

c. Food, including but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted);

d. Pharmaceuticals and related products, such as cosmetics and drugs;

e. Previously prepared materials including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile, and wood;

f. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment.

Recommendation for MIC/H:

Add reorganized MIC/L uses per discussion above. Reorganize and combine the listing of permitted manufacturing uses and add a preface to the permitted manufacturing/processing uses as follows:

TMC 18.38.020—13, 19-20 Manufacturing and industrial uses that have moderate to substantial potential for creating noise, smoke, dust, vibration or other external environmental impacts including, but not limited to:

a. Heavy metal processes such as smelting, blast furnaces, drop forging or drop hammering;

b. Manufacturing, processing, assembly, packaging and repair of:

1) Chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering)

2) Previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining and consumable electrode melting, and similar heavy industrial uses.

Office

Analysis: Staff reviewed development standards and permitted sizes for offices in the MIC/H and MIC/L zones. Offices are permitted in both MIC/L and MIC/H subject to specific size limits and/or characteristics either as permitted or conditional uses.

In 2001, the MIC/L Zone was amended to allow offices and similar uses up to 20,000 s.f. as stand-alone permitted uses. Offices and similar uses 20,000 s.f. and over may be allowed as conditional uses.

MIC/H allows offices associated with another permitted use, such as administrative uses for a manufacturing firm, as a permitted use.

In 2003, MIC/H was amended to allow stand alone offices as conditional uses subject to specific size and location restrictions including:

1) New offices shall not exceed 100,000 sf per lot that was established prior to 9/20/2003;

2) No new offices on the Duwamish River north of the turning basin;

3) An existing office development established prior to 12-11-1995 (the effective date of the Comprehensive Plan) may convert to a stand-alone office use subject to the provisions of the zoning code.

Size limits and the conditional use process address potential impacts, such as traffic, and the intent of preserving the majority of the land resource for industrial activity. Since the time this zoning change was adopted, several large office developments have been built in the MIC/L zone but there has not been a similar expansion in the MIC/H zone.

Options for regulating office uses include:

1) Maintaining the current regulations

2) Reducing the size of new stand-alone offices that are allowed in the MIC/H

Citing concern over non-industrial uses bidding up the price of land, Seattle recently limited the size of new offices allowed in industrial areas to 10,000 sf in light industrial and 25,000 s.f. in heavy industrial. In Tukwila's case, this would render a number of newer offices non-conforming.

3) Eliminating new stand-alone office uses from the MIC/H zone

This would be a reversion to the situation that existed at the time that the zoning code was adopted in 1995.

Recommendation:

After considering these options and reviewing regulations governing office use in the MIC zone it is determined that maintaining existing regulations is appropriate. No additional change in office use size or status is recommended at this time. However staff recommends requiring administrative design review for new office buildings, see discussion below.

Design Review for Office Uses (TMC 18.36.070 and TMC 18.38.070)

Analysis: Administrative design review is currently required for new developments within 300 feet of residential developments or within 200 feet of the Green/Duwamish River in both MIC/L and MIC/H.

Developments that do not meet these locational criteria, including office, are currently exempted from design review. Characteristics of office uses, including their interface with the public, are different from more typical industrial uses. Their development merits additional consideration to ensure that their appearance and function are appropriate.

Recommendation:

Require design review for new office uses in MIC/L and MIC/H as follows:

18.36.070 Design Review

Administrative design review is required for all new office development, and other developments within 300 feet of residential districts or within 200 feet of the Green/Duwamish River.

18.38.070 Design Review

Administrative design review is required for all new office development, and other developments within 300 feet of residential districts or within 200 feet of the Green/Duwamish River

Offices including Schools and Studios for Self-improvement

Also in the "office" use category, MIC/L allows stand alone office and similar activities up to 20,000 square feet as a permitted use. This category includes "schools and studios for self improvement" (TMC 18.36.020.24) as follows:

24. Offices including, but not limited, to software development and similar uses, financial services, schools and studios for education or self-improvement less than 20,000 square feet.

Larger offices and similar uses may be allowed as conditional uses per TMC 18.36.040.7.

Analysis: Office and other uses are appropriate to this category. Staff believes that schools and studios for self-improvement are somewhat different from office and other uses included in this category. If allowed in the MIC, school uses should support the employment goals of the MIC, and should be focused on providing assistance and training that is oriented toward industrial occupations.

Studios for self improvement should be removed because dance, yoga or art studios do not further the industrial goals of the MIC.

Recommendation:

Add the following underlined wording to the MIC/L chapter Permitted Uses 18.36.020.24 and strike language about studios for self improvement.

Offices including, but not limited, to software development and similar uses, financial services, schools ~~and studios~~ for professional and vocational education ~~or self-improvement~~ if associated with an established aviation, manufacturing or industrial use, and less than 20,000 square feet.

Add the following underlined wording to the MIC/L chapter Conditional uses 18.36.040.7 and strike language about studios for self improvement.

Offices including, but not limited, to software development and similar uses, financial services, schools ~~and studios~~ for professional and vocational education ~~or self-improvement~~ if associated with an established aviation, manufacturing or industrial use, 20,000 square feet and over.

Outpatient, Inpatient, and Emergency Medical and Dental (TMC 18.36.020.25 and TMC 18.38.020.29)

Analysis: This group of uses is permitted in both MIC/L and MIC/H. In-patient medical services are typically provided in hospital settings, providing “housing for patients under the care of doctors and nurses.” (TMC 18.06.435) Hospitals are not permitted uses in the MIC, therefore inpatient medical services are not appropriate. Medical and dental offices are permitted in all non-residential districts except RCC, and therefore have multiple places in the city in which they can locate and operate. Although this activity does not directly support industrial development, it is appropriate as a conditional use to serve employees in the MIC area.

Recommendation:

Delete “Outpatient, inpatient and emergency medical dental” from permitted uses.

Add “Outpatient and emergency medical dental” to Conditional Use Retail Services (18.36.040.xx and 18.38.040xx)

Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, banks, outpatient and emergency medical and dental services, and health clubs; retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.

Recreation Facilities (Commercial-indoor) Athletic or Health Clubs (TMC 18.36.020.28 and TMC 18.36.020.28)

Analysis: These facilities do not directly support industrial development, but can serve permitted uses and/or the employees of those uses as conditional uses. Additional opportunities for employee recreation are allowed as accessory uses.

Recommendation:

Delete Recreation Facilities (Commercial-indoor) athletic or health clubs from Permitted Uses in MIC/L and MIC/H

Add to Conditional Use Retail Services (18.36.040.xx and 18.38.040xx)

Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, banks, outpatient and emergency medical and dental services, and health clubs; retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.

Schools and studios for education or self-improvement (TMC18.38.020.39)

Analysis: Per the discussion pertaining to Offices and Schools for Self-Improvement in the MIC/L above, if allowed in the MIC, school uses should support the employment goals of the MIC, and should be focused on providing assistance and training that is oriented toward industrial occupations.

Studios for self improvement should be removed because dance, yoga or art studios do not further the industrial goals of the MIC.

Recommendation:

Add the following underlined wording to the MIC/H chapter Permitted Uses 18.38.020.39 and strike language about studios for self improvement.

Schools and studios for professional and vocational education or self-improvement if associated with an established aviation, manufacturing or industrial use

Taverns, nightclubs (TMC18.36.020.37 and TMC18.38.020.43)

Analysis: These uses are permitted in MIC/L and MIC/H. They do not directly support industrial development or activity. However, we draw the distinction between tavern and nightclub regarding their respective appropriateness in the MIC.

Tavern is a customary use providing workers in the immediate employment area, with the ability to enjoy a social opportunity after work. Nightclubs, however, are more oriented toward specialized nighttime entertainment. Customarily nightclub patrons leave their workplace, and come to the nightclub after dinner and a change of clothing for an evening's entertainment. Further, as a more specialized venue for evening entertainment, nightclubs typically draw their patrons from a larger area than the immediate vicinity of the workplace.

Recommendation:

Delete "nightclubs" from Permitted Uses in MIC/L and MIC/H

Discussion of Accessory Uses

Staff reviewed Accessory Uses, 18.36.030 and 18.38.030, which are appurtenant and incidental to permitted uses in the MIC/L and MIC/H districts and have the following findings.

Billiard or Pool Rooms (TMC 18.36.030.1 and TMC 18.38.030.1)

Analysis: This is a specialized entertainment use that does not directly support industrial development.

Recommendation:

Delete billiard or pool rooms from Accessory Uses in MIC/L and MIC/H

Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as Universities, Colleges or Schools (TMC 18.36.030.2 and TMC 18.38.030.2)

Analysis: Dormitories are currently allowed as accessory uses to colleges and universities. Per the following discussion of "Colleges and Universities", staff is recommending that they have a vocational and/or industrial focus. Vocational and industry-oriented schools typically do not offer lodging. Dormitories are places to live and housing is neither a permitted nor an appropriate in the MIC.

Recommendation:

Delete dormitory from Accessory Uses in MIC/L and MIC/H (TMC 18.36.030.2 and TMC 18.38.030.2).

Discussion of Conditional Uses

Staff reviewed Conditional Uses, 18.36.040 and 18.38.040, which are those which require additional scrutiny in the MIC/L and MIC/H districts and have the following findings.

Colleges and Universities (TMC 18.36.040.1)

Analysis: Colleges and universities are currently allowed as conditional uses in the MIC/L and MIC/H zones. Strictly speaking, these educational uses support neither industrial or manufacturing activity. It is not critical that they are allowed in the MIC since they can be located in all non-residential zones throughout Tukwila, except Residential Commercial Center (RCC).

Industrial and manufacturing practice is changing rapidly, incorporating new technology to develop and produce goods and services. School or education uses in the MIC should directly support industrial activity through appropriate training opportunities with the goal of educating individuals to assume well-paying positions in these fields. This is essential to developing and maintaining a diverse economy with family-wage jobs for Tukwila and the region. It is consistent with the goals of the Manufacturing/Industrial Center.

This will benefit industry in the MIC with skilled labor, a need that was underscored through business surveys conducted by staff. Several respondents indicated that they had difficulty in securing trained labor, and a request was made for City of Tukwila assistance in locating and hiring these individuals.

Despite the range of siting options, given industry's demonstrated need for well-trained employees, it is appropriate to allow these uses in the MIC provided they are associated with and directly support established industrial uses.

Recommendation:

Add the following wording to the Colleges and Universities Conditional Use category in MIC/L and MIC/H.

18.36.040.1 Colleges and universities with primarily vocational curriculum if associated with an established aviation, manufacturing or industrial use

18.38.040.1 Colleges and universities with primarily vocational curriculum if associated with an established aviation, manufacturing or industrial use

BOUNDARY REVIEW

There are three proposed changes to the MIC boundaries, all would remove properties from the MIC. One, the Duwamish Hill Preserve open space, has been suggested by staff and the other two were raised during the stakeholder interview process. Each site is discussed below with a staff recommendation.

Duwamish Hill Preserve

Analysis: The Duwamish Hill Preserve is an 8.6 acre parcel of land with historical, cultural and ecological importance. Through the actions of many partners including the Friends of the Hill, Cascade Land Conservancy and City of Tukwila, the property was purchased in 2004 and ongoing restoration has been taking place on the site ever since. The site will act as a permanent buffer between the residential neighborhoods to the east and south and commercial and industrial uses to the north and west.

Since the site is now protected from commercial or industrial development it should be removed from the MIC and zoned appropriately. Tukwila's other parks are zoned Low Density Residential (LDR) with a Public Recreation Overlay.

Recommendation:

Change the Zoning and Comprehensive Plan designation to Low Density Residential (LDR) with a Public Recreation Overlay to reflect its status as public open space.

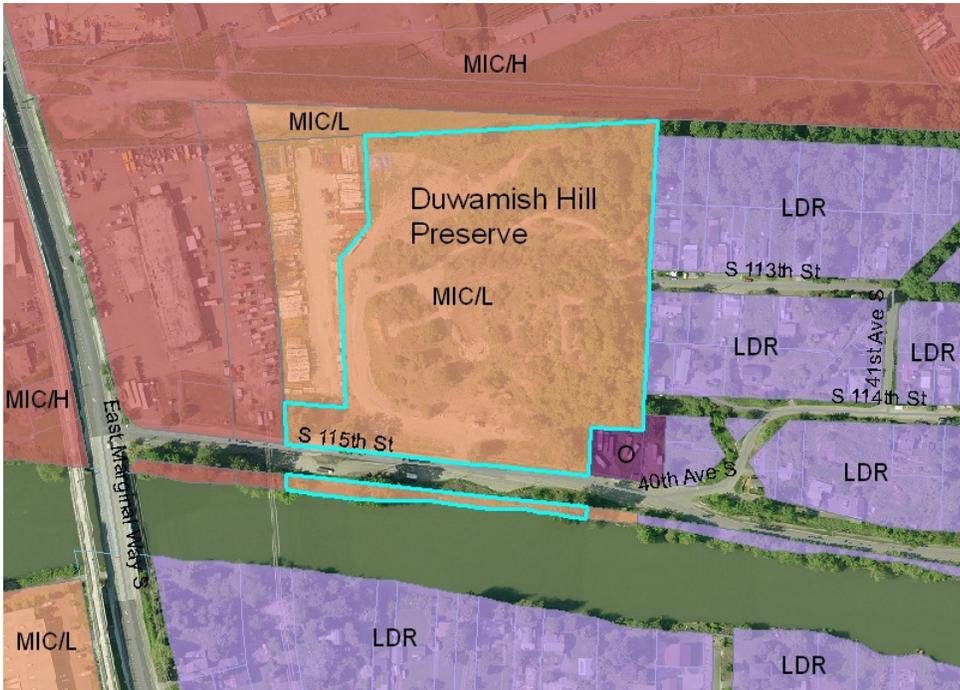


Figure 2: Duwamish Hill Preserve Zoning

Group Health Cooperative

Analysis: This site was developed in 2001 as a research and development campus for Group Health Cooperative operations. When the MIC/L code was changed in 2001 to allow office uses over 20,000 square feet as a conditional use Building B applied for and was granted a CUP to operate as an office use. Building A was granted similar approval in 2007.

During the MIC stakeholder interview process a representative of the Sabey Corporation suggested that the zoning for this site be changed to Commercial/Light Industrial (CLI). The setback, landscape and height standards are similar in the two zones.

C/LI BASIC DEVELOPMENT STANDARDS

Setbacks to yards, minimum:

- Front 25 feet
- Second front 12.5 feet
- Second front, if any portion of the yard is within 50 feet of LDR, MDR, HDR 15 feet
- Sides 5 feet
- Sides, if any portion of the yard is within 50 feet of LDR, MDR, HDR
 - 1st floor 15 feet
 - 2nd floor 20 feet

MIC/L BASIC DEVELOPMENT STANDARDS

Setbacks to yards, minimum:

- Front 20 feet
- Second front 10 feet
- Second front, if any portion of the yard is within 50 feet of LDR, MDR, HDR 15 feet
- Sides None
- Sides, if any portion of the yard is within 50 feet of LDR, MDR, HDR
 - 1st floor 15 feet
 - 2nd floor 20 feet

- 3rd floor 30 feet
- Rear 5 feet
- Rear, if any portion of the yard is within 50 feet of LDR, MDR, HDR
 - 1st floor 15 feet
 - 2nd floor 20 feet
 - 3rd floor 30 feet

Height, maximum 4 stories or 45 feet
Landscape requirements (minimum):

See Landscape, Recreation, Recycling/ Solid Waste Space requirements chapter for further requirements

- Fronts 12.5 feet
- Fronts, if any portion of the yard is within 50 feet of LDR, MDR, HDR 15 feet
- Sides 5 feet
- Sides, if any portion of the yard is within 50 feet of LDR, MDR, HDR 15 feet
- Rear None
- Rear, if any portion of the yard is within 50 feet of LDR, MDR, HDR 15 feet

- 3rd floor 30 feet
- Rear None
- Rear, if any portion of the yard is within 50 feet of LDR, MDR, HDR
 - 1st floor 15 feet
 - 2nd floor 20 feet
 - 3rd floor 30 feet

Height, maximum 4 stories or 45 feet
Landscape requirements (minimum):

See Landscape, Recreation, Recycling/ Solid Waste Space requirements chapter for further requirements

- Fronts 5 feet
- Fronts, if any portion of the yard is within 50 feet of LDR, MDR, HDR 15 feet
- Sides None
- Sides, if any portion of the yard is within 50 feet of LDR, MDR, HDR 15 feet
- Rear None
- Rear, if any portion of the yard is within 50 feet of LDR, MDR, HDR 15 feet

The uses allowed in the two zones are also similar, though there are a greater variety allowed in CLI. Primary differences include C/LI allowing commercial parking under certain circumstances, additional offices, small craft/repair shops, retail sales, and theatres as permitted uses.

C/LI design review requirements are greater than in MIC/L.

Because this is a fully developed site with high value buildings a change in Zoning/Comprehensive Plan designation is unlikely to result in changes to the use or structures in the near to medium term.

The other property owners with MIC/L zoning between S 124th and S 126th Street have been notified that a change to the zoning in this area is being discussed. We have not received any indication of their preferences.

Recommendation:

Retain the MIC/L Comprehensive Plan and Zoning designation.

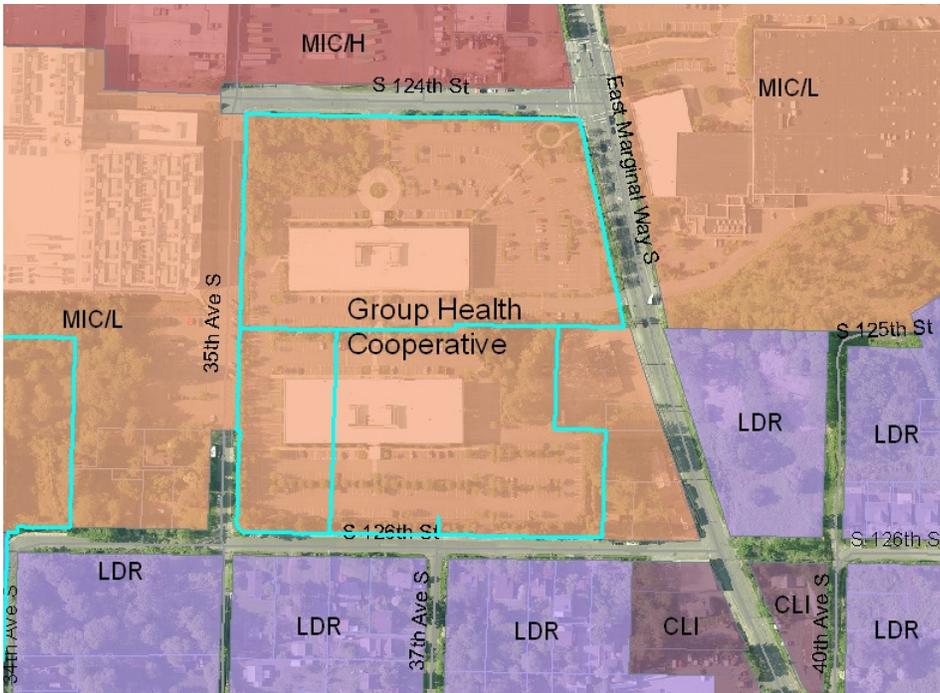


Figure 3: Group Health Cooperative Zoning

Department of Homeland Security

Analysis: This site was developed in 2003 as an office building for US Citizenship and Immigration Services. At that time the parcel was split between MIC/L, CLI and LDR zoning, though the majority of the building was in MIC/L. The project was granted a conditional use permit for the stand alone office use.

In 2004 the property owner applied for a comprehensive plan amendment to change the LDR portion of the site to CLI. Instead the Council opted to zone the entire site MIC/L after making a development agreement with the owner that provided additional screening for the residential properties to the east.

During the MIC stakeholder interview process a representative of the Sabey Corporation suggested that the zoning for this site be changed to Commercial/Light Industrial (CLI). The setback, landscape and height standards are similar in the two zones, see above. Because this is a fully developed site with high value buildings a change in Zoning/Comprehensive Plan designation is unlikely to result in changes to the use or structures in the near to medium term.

The other property owners with MIC/L zoning between S 124th and S 126th Street have been notified that a change to the zoning in this area is being discussed. We have not received any indication of their preferences.

Recommendation:

No significant changes have occurred on site since the Council and Planning Commission reviewed the zoning in 2004. Therefore Staff recommends that no change be made.

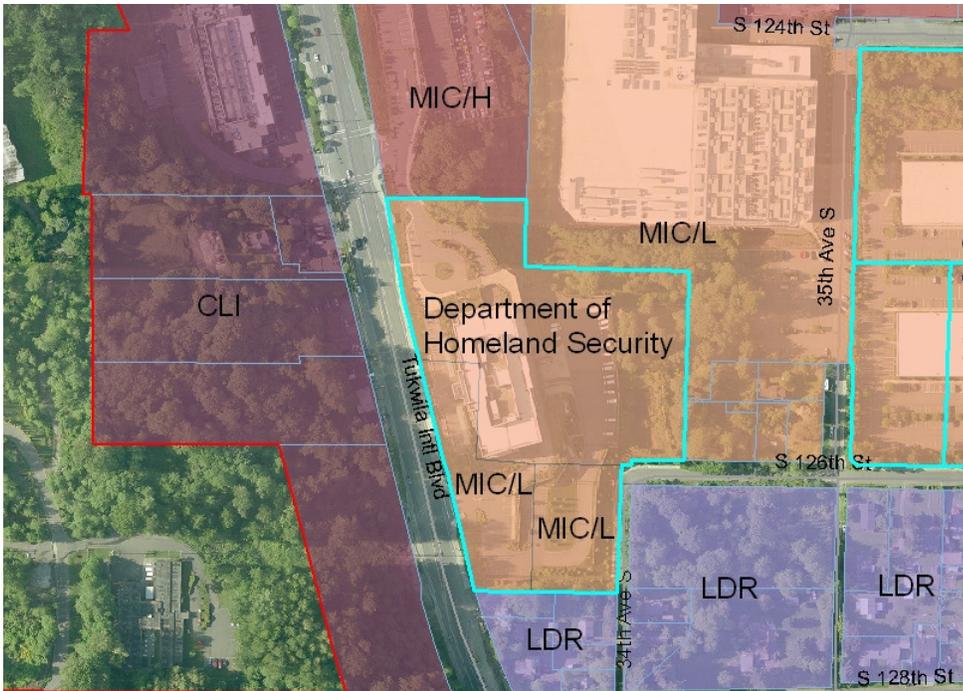


Figure 4: Department of Homeland Security Zoning

PLANNED ACTION

In 1998, the City Council adopted a Strategic Implementation Plan for the MIC and an accompanying Planned Action Environmental Impact Statement that analyzed anticipated development alternatives in the MIC area and streamlined SEPA review for development in that corridor. The Planned Action studied and anticipated development in the MIC area, and accounts for its impacts.

The "Planned Action" option for State Environmental Policy Act (SEPA) review is allowed by the Washington Growth Management Act in sub-areas, such as the MIC, that have an adopted plan for development. Planned action environmental review is a voluntary process meant to eliminate unnecessary regulatory barriers, shorten the review process, and provide more predictable review through development standards. Tukwila has received 44 planned action requests to date in 2010, with 36 approved.

To be eligible for planned action environmental review, proposed projects must meet some basic qualifications, including:

- 1) The action is a "permitted use" or "accessory use" located within the MIC/L or MIC/H zones.
- 2) The action is:
 - a. Not an "essential public facility" per RCW 36.707A.200;
 - b. Not a conditional or unclassified use, in the MIC/L or MIC/H zones;
 - c. Not a development that extends waterward of the ordinary high water mark;
 - d. Not a development associated with the 16th Avenue Bridge construction activities.

The growth that has occurred since the preparation of the Planned Action Environmental Impact Statement has not exceeded the analyzed levels, and significant growth capacity is still available.

Infrastructure needed to support area buildout was previously identified in the infrastructure comprehensive plans for transportation, sewer, water and storm drainage. Facilities have either been built, or recommended in the Tukwila Capital Improvement program.

Per the Comprehensive Plan Transportation Element Policy 13.3.1, LOS E is the standard to guide City improvement and development approval decisions. In the northern portion of the MIC, transportation improvements, including curb, gutter, lights, storm drain and the timing of light signals, were completed for East Marginal Way in the late 1990s. There is adequate capacity for the next six years, and through 2030. The 16th Avenue Bridge will be rebuilt, ensuring east west connections at the north edge of the area. Rebuilding the Boeing Access Road bridge is a high priority. Identified in the 2011-2016 Capital Improvement Program, funding is not available at present. The light rail stop,

identified at Boeing Access Road, was withdrawn from the plans. Improvements along Tukwila International Boulevard have been implemented.

Currently the 2011-2015 Capital Improvement Program includes additional projects that directly impact the MIC, including:

- 1) Develop a program for NPDES reporting and compliance as required by the State of Washington;
- 2) Establish legal drainage connections from E. Marginal Way to the Duwamish River—Drainage from E. Marginal Way S. is discharged through outfalls owned and operated by the Boeing Company, Jorgensen Forge and two King County International Airport storm systems without easements. The Boeing Company has asked the City of Tukwila to take over ownership of their storm line and outfall. This project will clarify maintenance responsibility and will ensure the reliability of the system.
- 3) New BNSF Regional Center Access—The project would construct a new access to the BNSF Regional Distribution Center. It would relocate 900+ truck trips/day from residential streets in Allentown, increase the efficiency of truck access between the BNSF facility and freeways, freeway traffic and regional freight movement. At least two alternatives have been identified, but no cost estimates have been determined and no funding is available. The project would have a major positive impact on the Allentown neighborhood.

Sewer and water service, provided the City of Tukwila, has no capacity issues. A previous waterline project to separate Tukwila and Seattle lines was implemented, and capacity remains. In portions of the southern MIC, Valley View Sewer District provides service. Water is provided by Water Districts 20 and 125.

While it appears that the assumptions of the Planned Action remain valid, and that capacity remains for further growth, it is necessary to review and confirm or alter the assumption.

Recommendation:

Staff recommends a review of the Planned Action document to determine if an update is required.

SUMMARY OF RECOMMENDATIONS

Listed below are the recommended actions for discussion.

Tukwila Comprehensive Plan—Goals and Policies

Add an implementation strategy to Tukwila Comprehensive Plan Policy 11.1.6 as follows,

Actively seek alternative railroad-related freight routing away from residential streets in Allentown.

Add a new Tukwila Comprehensive Plan Policy as follows,

Pursue light rail and commuter rail stops in the vicinity of Boeing Access Road.

Development Regulations Review

Beauty and Barber Shops (TMC 18.36.020.3 and TMC 18.38.020.3)

Delete “Beauty or barber shops” from Permitted Uses

Add to Conditional uses Retail Sales (TMC 18.36.040.11 and TMC 18.38.040. 9.)

Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, banks, outpatient medical services, and health clubs; retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.

Extended-Stay Hotel/Motel (TMC18.36.020.10 and TMC 18.38.020.10)

Delete Extended-stay hotel/motel from Permitted Uses in MIC/L and MIC/H

Hotel (TMC18.36.020.12 and TMC 18.38.020.14) **and Motel** (TMC 18.36.020.23 and TMC 18.38.020.27)

Delete Hotels and Motels from Permitted Uses in the MIC/L and MIC/H

Add to Conditional Uses in MIC/L and MIC/H

Financial—Banking, mortgage and other services (TMC 18.38.020)

Delete Financial - banking, mortgage and other services from Permitted Uses in MIC/H

Add the underscored changes to Conditional Uses, Retail Sales TMC 18.38.040.9

Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, financial services, outpatient medical services, and health clubs; retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.

Manufacturing

Reorganize manufacturing uses. Add a preface to the permitted manufacturing/processing uses that explicitly states the potential impacts as follows:

***TMC 18.36.020.17 -22, and 18.38.020** Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to manufacturing, processing, assembling, packaging and/or repairing of:*

a. Electrical or mechanical equipment, vehicles and machines including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment;

b. Previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging

c. Food, including but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted);

d. Pharmaceuticals and related products, such as cosmetics and drugs;

e. Previously prepared materials including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile, and wood;

f. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment.

Reorganize and combine the listing of permitted manufacturing uses in MIC/H and add a preface to the permitted manufacturing/processing uses as follows:

***TMC 18.38.020–13, 19-21** Manufacturing and industrial uses that have moderate to substantial potential for creating noise, smoke, dust, vibration or other external environmental impacts including, but not limited to:*

a. Heavy metal processes such as smelting, blast furnaces, drop forging or drop hammering;

b. Manufacturing, processing, assembly, packaging and repair of:

1) Chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering)

2) Previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining and consumable electrode melting, and similar heavy industrial uses.

Design Review for Office Uses (TMC 18.36.070 and TMC 18.38.070)

Require design review for new office uses in MIC/L and MIC/H as follows:

18.36.070 Design Review

Administrative design review is required for all new office development, and other developments within 300 feet of residential districts or within 200 feet of the Green/Duwamish River.

18.38.070 Design Review

Administrative design review is required for all new office development, and other developments within 300 feet of residential districts or within 200 feet of the Green/Duwamish River

Offices including Schools and Studios for Self-improvement

Add the following underlined wording to the MIC/L chapter Permitted Uses 18.36.020.24 and strike language about studios for self improvement.

Offices including, but not limited, to software development and similar uses, financial services, schools ~~and studios~~ for professional and vocational education or self-improvement if associated with an established aviation, manufacturing or industrial use, and less than 20,000 square feet.

Add the following underlined wording to the MIC/L chapter Conditional uses 18.36.040.7 and strike language about studios for self improvement.

Offices including, but not limited, to software development and similar uses, financial services, schools ~~and studios~~ for professional and vocational education or self-improvement if associated with an established aviation, manufacturing or industrial use, 20,000 square feet and over.

Outpatient, Inpatient, and Emergency Medical and Dental (TMC 18.36.020.25 and TMC 18.38.020.29)

Delete “Outpatient, inpatient and emergency medical dental” from permitted uses.

Add “Outpatient and emergency medical dental” to Conditional Use Retail Services (18.36.040.xx and 18.38.040xx)

Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, banks, outpatient and emergency medical and dental services, and health clubs; retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.

Recreation Facilities (Commercial-indoor) Athletic or Health Clubs (TMC 18.36.020.28 and TMC 18.36.020.28)

Delete Recreation Facilities (Commercial-indoor) athletic or health clubs from Permitted Uses in MIC/L and MIC/H

Add to Conditional Use Retail Services (18.36.040.xx and 18.38.040xx)

Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, banks, outpatient and emergency medical and dental services, and health clubs; retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.

Schools and studios for education or self-improvement (TMC18.38.020.39)

Recommendation:

Add the following underlined wording to the MIC/H chapter Permitted Uses 18.38.020.39 and strike language about studios for self improvement.

Schools ~~and studios~~ for professional and vocational education ~~or self-improvement~~ if associated with an established aviation, manufacturing or industrial use

Taverns, nightclubs (TMC18.36.020.37 and TMC18.38.020.43)

Delete “nightclubs” from Permitted Uses in MIC/L and MIC/H

Billiard or Pool Rooms (TMC 18.36.030.1 and TMC 18.38.030.1)

Delete billiard or pool rooms from Accessory Uses in MIC/L and MIC/H

Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as Universities, Colleges or Schools (TMC 18.36.030.2 and TMC 18.38.030.2)

Delete dormitory from Accessory Uses in MIC/L and MIC/H (TMC 18.36.030.2 and TMC 18.38.030.2).

Colleges and Universities (TMC 18.36.040.1)

Add the following wording to the Colleges and Universities Conditional Use category in MIC/L and MIC/H.

18.36.040.1 Colleges and universities with primarily vocational curriculum if associated with an established aviation, manufacturing or industrial use

18.38.040.1 Colleges and universities with primarily vocational curriculum if associated with an established aviation, manufacturing or industrial use

Boundary Review

Duwamish Hill Preserve

Change the Zoning and Comprehensive Plan designation to Low Density Residential (LDR) with a Public Recreation Overlay to reflect its status as public open space.

Planned Action

Review Planned Action to determine if an update is required.