

KEY PLANS AND REGULATIONS AFFECTING THE MANUFACTURING/INDUSTRIAL CENTER (MIC)

SUMMARY

In response to a statewide mandate for jurisdictions to update their Comprehensive Plans by 2014 Tukwila is reviewing its goals and policies related to its Manufacturing/Industrial Center (MIC). Below is a summary of legislation, policies, zoning and other regulations that affect and apply to Tukwila's MIC. This is the area covered by the MIC/H and MIC/L zoning districts. (Attachment A)

As a significant source of employment and economic activity, Tukwila's Manufacturing Industrial Center is important not only to the City of Tukwila, but also within the region. Future land use in the MIC is guided by its designation for continued manufacturing and industrial activities through the Puget Sound Regional Council's VISION 2040 Plan, King County's Countywide Planning Policies and Tukwila's Comprehensive Plan, Shoreline Management Plan and development regulations acting in coordination.

VISION 2040—Puget Sound Regional Council

The Puget Sound Regional Council (PSRC) is the regional transportation and growth planning agency for King, Pierce, Snohomish and Kitsap counties. Per Washington's Growth Management Act, the PSRC is charged with developing planning policies for the four-county region. The Puget Sound Regional Council recently adopted VISION 2040, a long-range growth management, transportation and economic development strategy to accommodating the additional 1.7 million people and 1.2 million new jobs expected to be in the region by the year 2040.

The goals of VISION 2040 promote the well-being of people and communities, economic vitality, and a healthy environment.

A central concept of VISION 2040 and its Regional Growth Strategy is to concentrate housing and job growth into defined areas, called centers. This includes identifying regional manufacturing/industrial centers as locations for industrial land and employment. The Puget Sound Regional Council sets criteria and standards that determine if a geographic area qualifies as a Manufacturing/Industrial Center. In exchange for accepting growth, a Manufacturing/Industrial Center is meant to receive transportation benefits and additional funding.

As it developed its Comprehensive Plan in the 1990s, the City of Tukwila sought and received designation as a Manufacturing/Industrial Center for its primary industrial area located along the Duwamish/East Marginal Way corridor. The location and number of regional Manufacturing/Industrial Centers in King County were determined through a joint local and countywide adoption process. Tukwila's MIC is one of four centers designated in King County. The Puget Sound Regional Council offers the following definition of a Manufacturing/Industrial Center, which applies to Tukwila's MIC:

Manufacturing/industrial centers are major, existing regional employment areas of intense, concentrated manufacturing and industrial land uses which cannot be easily mixed at higher

densities with other uses. To preserve land at these centers for manufacturing, industry and related uses, large retail uses or nonrelated offices are discouraged. Provision of adequate public facilities and services, including good access to the region's transportation system, is very important to the success of manufacturing/industrial centers.

Countywide Planning Policies and Designation of Manufacturing/Industrial Center

As required by the Washington Growth Management Act, King County's Countywide Planning Policies (CPPs) address growth management issues in King County. They are more specific than the Puget Sound Regional Council's VISION 2040. Adopted and ratified by the King County cities in 1994 and updated periodically, the CPPs provide a countywide vision. They serve as a framework for each jurisdiction, including Tukwila, to develop its own comprehensive plan, consistent with the overall vision for the future of King County and the region.

King County's Countywide Planning Policies identify four manufacturing/industrial centers, including Tukwila's Manufacturing Industrial Center (MIC). Within the boundaries of these centers, policies promote the preservation and aggregation of land parcels for manufacturing and industrial use and also discourage other uses that are not compatible with manufacturing and industrial activities. The CPPs identify Manufacturing/Industrial Employment Centers as key components of the regional economy. CPPs define Manufacturing/Industrial Centers as areas with a significant amount of manufacturing, industrial, and advanced technology employment.

Per the CPP's, jurisdictions with Manufacturing/Industrial Centers must have zoning and detailed plans in place to achieve certain goals by 2010, that include:

- 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.

If they meet certain employment levels and employment density, MICs should receive improved transit service, and help in indentifying and allocating funding for transportation improvements, and other services.

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

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

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.*
- *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.*

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.*

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.*

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.*

Zoning

Tukwila land use regulation is based on the Tukwila Comprehensive Plan, and implemented by the Tukwila Zoning Code (Tukwila Municipal Code Title 18), and the Shoreline Master Plan. *The Manufacturing Industrial Center zoning boundaries are shown in Attachment A.* (Should this be a link instead?)

The Comprehensive Plan and Zoning Code designate all land in the MIC as either Manufacturing Industrial Center/Light (TMC 18.36) or Tukwila Manufacturing Center/Heavy (TMC 18.38). The purposes of these zones are shown below:

Manufacturing Industrial Center/Light (MIC/L)

"This district is ... intended to provide a major employment area containing distributive light manufacturing and industrial uses and other uses that support those industries. This district's uses and standards are intended to enhance the redevelopment of the Duwamish Corridor.

Manufacturing Industrial Center/Heavy (MIC/H)

"This district is...intended to provide a major employment area containing heavy or bulk manufacturing and industrial uses, distributive and light manufacturing and industrial uses, and other uses that support those industries. This district's uses and standards are intended to enhance the redevelopment of the Duwamish Corridor."

Retail and Office Use in the MIC:

Both Manufacturing Industrial Center/Light (MIC/L) and Manufacturing Industrial Center/Heavy (MIC/H) allow certain non-industrial uses, including retail sales and office. Each zone treats these uses somewhat differently. Retail activity that is intended to serve other permitted uses and/or their employees in the immediate area is a conditional use in both the MIC/L and MIC/H.

The MIC/L zone allows offices that are smaller than 20, 000 square feet as a permitted use. The MIC/H zone requires that offices be associated with another permitted use, such as an administrative office for an existing manufacturing facility. The MIC/L zone considers offices greater than 20, 000 square feet as a conditional use. MIC/H allows offices not associated with a permitted use under specific conditions, subject to set size and location restrictions. Residential uses are not permitted in the MIC.

Environmental Review—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" 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, 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.

Shoreline Master Plan and Shoreline Overlay District

The Duwamish River, running through Tukwila and the Manufacturing/Industrial Center, is designated a Shoreline of Statewide Significance. Land within 200' of the Duwamish River lies within the shoreline jurisdiction, and is subject to the Shoreline Master Program, in conformance with the Washington State Shoreline Management Act (Chapter 90.58 RCW) and its implementing regulations (WAC 173-26). The Shoreline Management Program is intended to guide new shoreline development, redevelopment and promote reestablishment of natural shoreline functions, where possible.

Consistent with the Growth Management Act requirement to integrate the SMP and the Comprehensive Plan, the City adopted its updated Comprehensive Plan in 1995 and incorporated the required elements of a Shoreline Master Program into the Comprehensive Plan. Further direction for implementing the required elements of the Shoreline Master Program is provided through Zoning Code Chapter 18.44 and the design review process.

Over a period of years, the City of Tukwila has been updating its existing Shoreline Master Program, originally adopted in 1974, as required by state law. The Tukwila City Council adopted a revised Shoreline Management Program in December, 2009. The Shoreline Master Program 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 Shoreline Management Program 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 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.