

MANUFACTURING/ INDUSTRIAL CENTER

PURPOSE

Tukwila’s Manufacturing/Industrial Center (MIC) is one of four such centers proposed in King County, established through a designation process outlined by the Growth Management Planning Council (Figure 32). It comprises an area of 998 acres along the Duwamish River, bounded generally by the City of Seattle on the north, South 125th Street on the south, the Burlington Northern railway right-of-way on the east, and the Duwamish River on the west (Figure 33).



Figure 32 –
King County
Manufacturing/
Industrial Centers

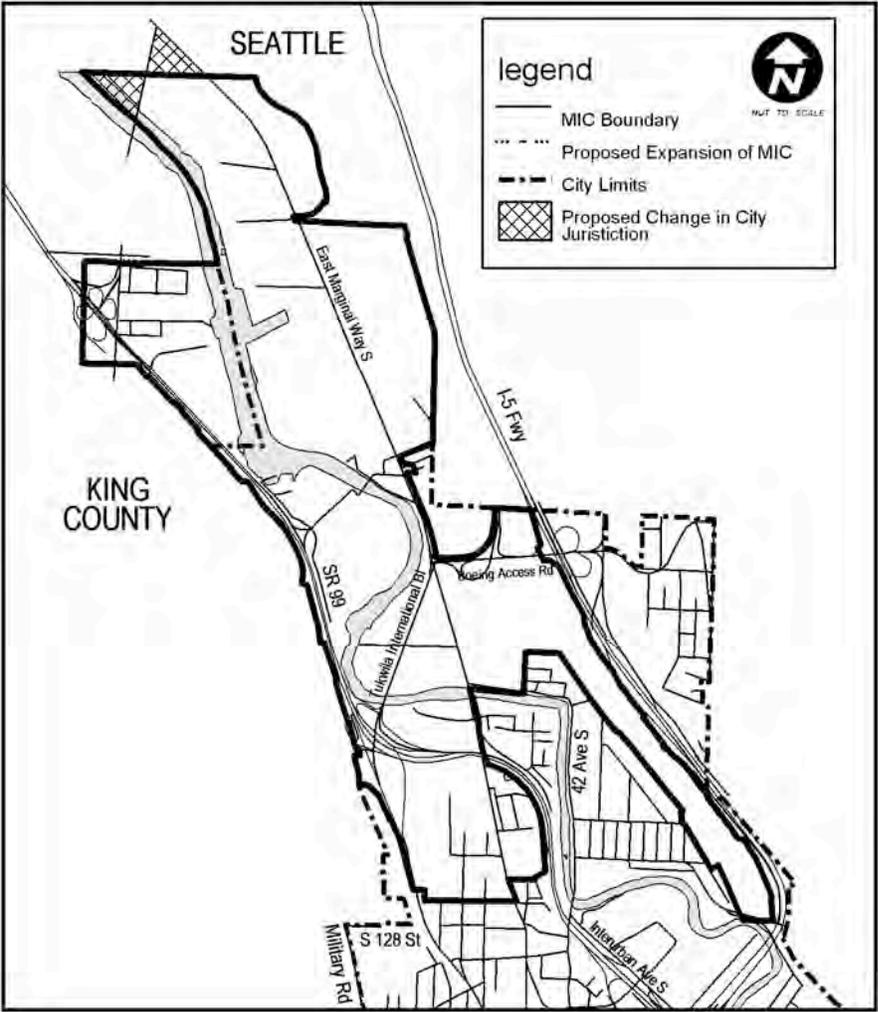


Figure 33 –
Tukwila MIC vicinity map

The area is already economically healthy, but opportunities exist to improve its usefulness and competitive position. This element of the Comprehensive Plan addresses these opportunities and recommends policies for realizing them.

ISSUES

There are 114 businesses located in the Manufacturing/Industrial Center, and employment exceeds 18,000, more than three-quarters of this in manufacturing (*Figure 34*). The Center is an integral source of direct (property tax) and indirect (sales tax) revenues received by Tukwila.

The Center is characterized by light to heavy manufacturing uses, storage facilities, office development, small areas of commercial development along arterials, and a few older residences. The southern third of King County International Airport occupies 175 acres of the Center, and there are County plans to redevelop this portion of the airfield as leases lapse. (*Figure 35*)

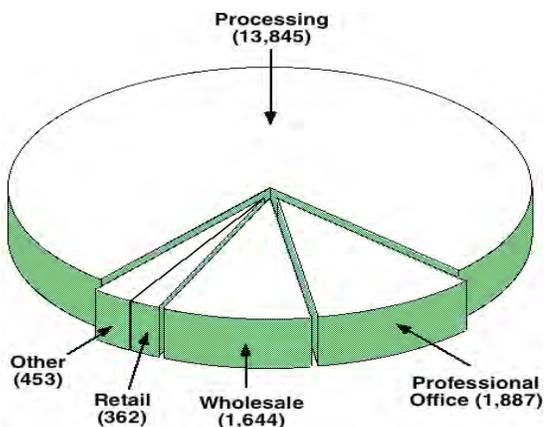


Figure 34 – Tukwila MIC: Distribution of employment

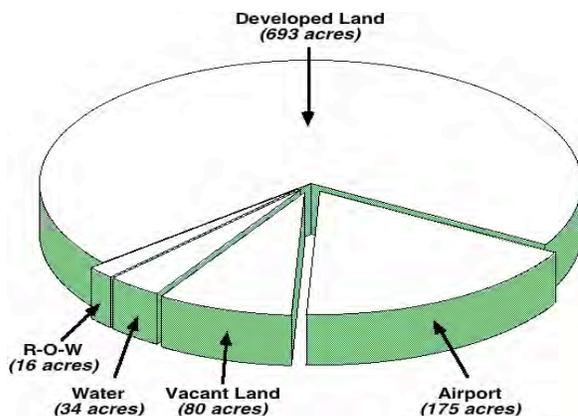


Figure 35 – Tukwila MIC: Distribution of land use

The Boeing Company, which controls approximately 750 acres within the Center, proposes to convert its facilities into an aerospace research and development engineering campus with office, laboratory, and manufacturing space. Should this occur, Boeing employment would remain stable, with a shift in emphasis to research and development jobs.

Because the Center is an established industrial area, an adequate infrastructure has been in place and maintained for many years.

The Center is a major distribution hub well-served by automobile, truck, air, rail, and water transportation facilities. Congestion represents a problem, however, partly owing to the high number of single-occupancy vehicles. A number of street and intersection improvements will be necessary to maintain acceptable levels of service. Regional proposals for commuter rail and local rapid rail systems that include service to and through Tukwila could also provide travel alternatives for area employees and regional travelers.

GOAL AND POLICIES

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

Policies are designed to take advantage of the development and improvement opportunities offered by the Center and to realize its full revenue and employment potential.

Support New Development

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.

IMPLEMENTATION STRATEGIES

- ◆ An Economic Development Advisory Board empowered to provide economic data and other appropriate assistance
- ◆ City providing permit process assistance and advice consistent with the MIC policies
- ◆ Development regulations and zoning map
- ◆ Allow building heights up to 125 feet where consistent with FAA regulations

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

IMPLEMENTATION STRATEGIES

- ◆ Technical assistance in bringing contaminated property into productive use in ways that minimize remediation costs while protecting the water quality of the Duwamish River
- ◆ A regional approach to remediation issues that cross jurisdictional boundaries

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.

IMPLEMENTATION STRATEGIES

- ◆ Development regulations and zoning map
- ◆ A programmatic environmental impact statement for MIC development, based on relevant information from existing EISs
- ◆ Supplemental environmental reviews for proposed building projects focusing on site-specific impacts
- ◆ A method for preparing and approving master plans for developing or redeveloping sites in the MIC, geared to the size and type of development

- ◆ Simultaneous action by the City on building permit application, State Environmental Policy Act (SEPA) review, and other required approvals on proposed projects
- ◆ Meaningful opportunities for citizen input into the permit review process
- ◆ Continuous improvement in the successful permit review process already in place in the City

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

IMPLEMENTATION STRATEGIES

- ◆ Shoreline guidelines expanded into specific design regulations, with exceptions from these regulations requiring action by the Board of Architectural Review and City Council
- ◆ Staff-level review of project compliance with adopted design standards

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.*

IMPLEMENTATION STRATEGY

- ◆ Zoning in the MIC that permits manufacturing and industrial and related uses along with retail, eating, and personal service establishments of limited size and location permitted, but with uses such as residential and large retail prohibited
- ◆ Development regulations and zoning map

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.

IMPLEMENTATION STRATEGIES

- ◆ Develop management, operational procedures, and night-time noise regulations that reduce impacts to residential neighborhoods
- ◆ Industrial park standards such as, setbacks, landscaping, visual screening, design review, and other provisions that provide adequate protection to residences along the boundaries of the MIC

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

IMPLEMENTATION STRATEGY

- ◆ Updated shoreline code that encourages restoration of the riverbank

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.

IMPLEMENTATION STRATEGIES

- ◆ Duwamish corridor river access guidelines consistent with the Tukwila Parks and Open Space Plan and city-wide river access guidelines
- ◆ A park on the Duwamish River in the MIC
- ◆ Updated Shoreline Master Program that encourages employee access to the shoreline

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.

IMPLEMENTATION STRATEGIES

- ◆ Regional/rapid rail service to the MIC
- ◆ Work to have a multimodal transportation center
- ◆ Continued support of agencies developing other programs to reduce dependence on the single-occupancy vehicle
- ◆ New east-west transit routes serving the MIC and other areas in Tukwila
- ◆ Support alternative commercial routes 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.

IMPLEMENTATION STRATEGIES

- ◆ A trade of territory so that 16th Avenue South becomes the City boundary between East Marginal Way and the river
- ◆ Elimination of other undesirable irregularities such as splitting of Associated Grocers and King County International Airport property

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.

IMPLEMENTATION STRATEGY

- ◆ Working with appropriate governments on:
 - Investigation of tax increment financing
 - Increased electrical energy capacity
 - Improved soil remediation regulations

- The most equitable and cost-effective approach to surface water drainage in the Duwamish Basin
- Continued improvement in water quality and wildlife habitat
- Increased predictability of permit conditions and reduced permit processing time