

## 3.8 SOCIOECONOMICS

This section describes the existing social and economic conditions that are relevant to the site and the City of Tukwila. Potential socioeconomic impacts from implementation of the Proposed Actions and alternatives are evaluated. The issue of “environmental justice” is also addressed. Primary sources of information include the Puget Sound Regional Council (PSRC), the 2000 Census, and the City of Tukwila.

### 3.8.1 Affected Environment

#### Population

The City of Tukwila covers about 8.8 square miles and is bordered generally by the City of Seattle on the north, the City of SeaTac on the west, the City of Renton on the east and the City of Kent on the South.

The US Census provides population data by City and census tract. Between 1990 and 2000, Tukwila’s population grew from 11,874 to 17,181, or 45 percent. Population growth occurred due to both in-migration and annexation of previously unincorporated residential areas. The Tukwila South site is located within Census Tract 283, which encompasses portions of Tukwila, unincorporated King County and Kent (east of Interstate-5 and primarily in light industrial and agricultural use), as well as residential portions of the cities of Tukwila and SeaTac west of Interstate-5 (refer to Figure 3.8-1.) Population within Census Tract 283 in 2000 was 3,175; the majority of this population is located in the portion of the census tract west of Interstate-5 in single-family residential use. Population within the site is limited primarily to residents of the scattered single family and farm residences located along S 178<sup>th</sup> Street and Southcenter Parkway/Frager Road. There are currently 11 occupied housing units on the site; three are owner-occupied and the remainder are rental units owned by the applicant (La Pianta LLC, 2005).

#### Projected Population

PSRC uses Census data to develop forecasts of population, households, and employment for Forecast Analysis Zones (FAZs) within the Puget Sound region for the purpose of land use and transportation planning. FAZ forecasts are updated annually and are available for ten year periods through 2030. PSRC forecasts population, households, and employment for FAZs, not for individual jurisdictions or census tracts. PSRC forecasts of population and employment were used in this section for the projected buildout year of Tukwila South (2030). PSRC forecasting areas do not match jurisdictional boundaries. These forecasting areas were used because they can best approximate the Tukwila South site, which currently includes areas within the City of Tukwila, as well as areas within other jurisdictions. The City of Tukwila has not formulated population forecasts for 2030; City staff reviewed PSRC’s 2020 forecasts and determined that such forecasts may be too high. Therefore, it is possible that the 2030 forecasts are also high, from the City’s standpoint.

The City of Tukwila and Tukwila South Planning area are encompassed mostly within FAZ’s 3900, 3905, and FAZ 3600. FAZ’s 3900 and 3905 make up the “Tukwila FAZ Group.” The boundaries of the Tukwila FAZ Group correspond closely with the north, east, and west boundaries of the City; a small portion of the City west of SR 99 extends into FAZ 3705. The

southern boundary for the Tukwila FAZ Group is S 178<sup>th</sup>/S 180<sup>th</sup> Street. The portion of the City south of S 180<sup>th</sup> and the Tukwila South planning area (including the site) are located within FAZ 3600. FAZ 3600 also includes areas in the City of Kent primarily in industrial and agricultural use; a small portion of this FAZ includes area in the City of SeaTac, west of I-5, that is residential. Figure 3.8-1 shows the boundaries of the FAZs and census tracts within FAZ 3600, relative to the site.

Table 3.8-1 shows population forecasts for the Tukwila FAZ Group (FAZ's 3900 and 3905) and FAZ 3600.

**Table 3.8-1  
FORECASTED FUTURE POPULATION, 2000 TO 2030**

<b>Area</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
Tukwila FAZ Group (FAZs 3900 and 3905)	12,596	16,013	20,072	23,966
FAZ 3600	16,818	17,415	18,429	19,038
<b>Total</b>	<b>29,414</b>	<b>33,428</b>	<b>38,501</b>	<b>43,004</b>

Source: PSRC, 2004.

Population in the Tukwila FAZ Group and FAZ 3600 is projected to increase by a combined total of 13,590 people by 2030 (46 percent between 2000 and 2030).

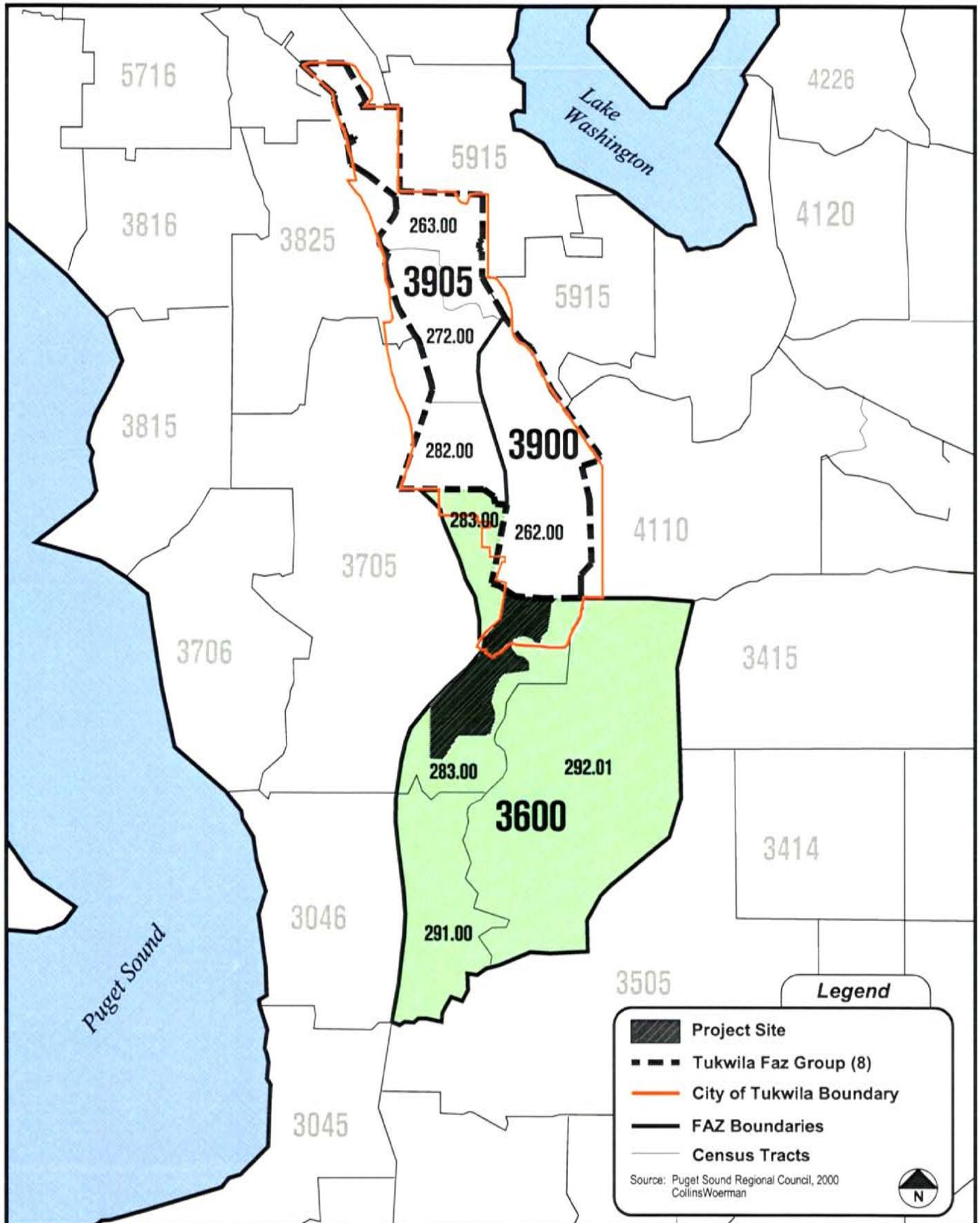
It should be noted that the City of Tukwila's updated Comprehensive Plan (2004) includes amendments which call for the transition of the Tukwila South planning area (which includes the site), from a lower density industrial/agricultural area to an urban, multi-use district with the potential for substantial new employment and housing. See Chapter 2, Proposed Actions and Alternatives, and Section 3.7, Relationship to Plans and Policies, for a discussion of the City's Comprehensive Plan policies. The current PSRC forecasts do not consider the increased population and employment potential associated with the 2004 Comprehensive Plan amendments for the Tukwila South planning area.

### Area Demographics

Demographic information on household income, household poverty status, race and ethnicity, and household composition for the site and surrounding area is presented below and compared to similar demographic information for the City of Tukwila overall and King County.

### Environmental Justice

Executive Order 12898 (1994) on Environmental Justice requires federal agencies to take appropriate steps to identify and address "disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority and low-income populations." As discussed in Chapter 2, Description of the Proposed Action and Alternatives, this EIS is intended to provide the environmental review associated with permit approvals for site infrastructure development; required permits for the Tukwila South Master Plan include a federal U.S. Army Corps of Engineers Section 404 permit under the Clean Water Act. Therefore, a discussion of environmental justice issues is included in this section.



The US Census provides population data on median household income, household poverty status, race/ethnicity, household composition, and age by census tracts. As described above, the site is located within Census Tract 283, which includes a comparatively higher density residential neighborhood area west of I-5. Other census tracts within FAZ 3600 include 292.01 and 291 (refer to Figure 3.8-1), which are primarily composed of low-density residential, light industrial and agricultural uses.

*Income*

Table 3.8-2 presents “median household income” for King County, the City of Tukwila and the FAZ 3600 census tracts. Median household income in the City of Tukwila was \$40,718 in 1999, approximately 77 percent of the 1999 median household income in King County. Median household income for FAZ 3600 census tracts ranged from between \$39,212 and \$60,470, or between 73 percent and 114 percent of the County’s median income. Census Tract 283 (encompassing the site) had the highest median household income, likely reflecting the inclusion of the single-family residential areas west of Interstate-5.

**Table 3.8-2  
MEDIAN HOUSEHOLD INCOME, 2000 CENSUS**

Area	Median Household Income
King County	\$53,157
City of Tukwila	\$40,718
<i>FAZ 3600 Census Tracts</i>	
283	\$60,470
292.01	\$39,212
291	\$59,779

*Source: US Census, 2000.*

The U.S. Department of Health and Human Services (HSS) issues “poverty guidelines”, a federal poverty measure, annually. In general, “low-income” households are those that fall below the U.S. Department of Health and Human Services poverty guidelines for family units. The U.S. Census determines the number of households below the poverty level according to a number of statistical “thresholds”, which are typically consistent with the HSS poverty guidelines. Table 3.8-3 shows the poverty status for households in King County, the City of Tukwila and the FAZ 3600 census tracts. Approximately eight percent of the households in King County fall below the poverty level. The City of Tukwila compares similarly with the County percentage-wise, with approximately 10% of its households falling below the federal poverty level. A comparatively small number of households below the poverty level are located in Census Tract 283.

*Race and Ethnicity*

The majority of City of Tukwila and FAZ 3600 population is white. In the City of Tukwila, the categories of Asian and African American make up about 10 and 13 percent, respectively of the total population. The three FAZ 3600 census tracts are also characterized by a comparatively low percentage of minority population. Table 3.8-4 shows the ethnic and racial composition of the census tracts within FAZ 3600 as compared to the City of Tukwila.

**Table 3.8-3  
HOUSEHOLD POVERTY STATUS, 2000 CENSUS**

Area	Total number of Households	Number of Households below Poverty Level	Percentage of Total Households below Poverty Level
King County	711,235	55,739	7.8%
City of Tukwila	7,168	709	9.9%
<i>FAZ 3600 Census Tracts</i>			
283	1,189	40	3.4%
292.01	4,140	519	12.5%
291	1,879	109	5.8%

Source: US Census, 2000.

**Table 3.8-4  
ETHNIC AND RACIAL COMPOSITION, PERCENT OF TOTAL POPULATION, 2000 CENSUS**

Area	White	African American	Asian	Other <sup>1</sup>	Hispanic Origin <sup>2</sup>
City of Tukwila	58.6%	12.8%	10.9%	17.7%	13.6%
<i>FAZ 3600 Census Tracts</i>					
283	77.2%	3.5%	11.1%	8.2%	4.03%
292.01	67.5%	9.0%	8.4%	15.0%	13.9%
291	76.1%	6.2%	6.7%	10.8%	6.9%

Source: US Census, 2000.

<sup>1</sup> Other includes American Indian and Alaskan Native, Native Hawaiian and Pacific Islander, Other Race, and persons who categorized themselves as "two or more races."

<sup>2</sup> Hispanic Origin refers to the heritage, nationality group, lineage, or country of birth of a person or that person's parents or ancestors before their arrival in the United States. People who identify their origin as Hispanic may be of any race; therefore, the race category totals will exceed 100%.

### *Household Composition and Age*

Average household size in the City of Tukwila for single family units (owner and renter occupied) is 2.74 persons per household. Average household size in the City of Tukwila for multifamily units (owner and renter occupied) is 2.15 persons per household. Overall average household size in the City of Tukwila is 2.38 persons per household. The 2000 Census identified approximately 24 percent of the population as under age 20 and approximately eight percent as age 65 and over. Age within the FAZ 3600 census tracts compared similarly to the City as a whole. About 24 percent of the population was under age 20 and eight percent was age 65 and over.

### Housing Stock

#### Existing Housing Units

According to the U.S. Census, in 2000, the City's existing housing stock consisted of 7,817 units. Between 1990 and 2000, the total number of housing units in the City of Tukwila increased by approximately 31 percent (1,845 units), according to the U.S. Census; however,

this accounts for 1,768 units (including 199 multifamily units) which were annexed to the City during this period. Building permit data from this period shows that approximately 680 new units were permitted during this period (PSRC, 2004). Single family and multi-family units increased by approximately 33 and 34 percent, respectively. Table 3.8-5 shows the number of housing units in the City of Tukwila in 1990 and 2000.

### Projected Housing

Housing goals are identified in the City of Tukwila’s Comprehensive Plan (2004) and include both qualitative and quantitative objectives. In general, the City’s Comprehensive Plan provides for the number of units allocated to it by the King County Countywide Planning Policies (CPP).

**Table 3.8-5  
NUMBER OF HOUSING UNITS, CITY OF TUKWILA, 1990 AND 2000**

<b>Year</b>	<b>Total Housing Units</b>	<b>Single Family Units<sup>1</sup></b>	<b>Multi-Family Units<sup>2</sup></b>	<b>Mobile Homes and Other</b>
1990	5,972	2,292	3,357	323
2000	7,817 <sup>3</sup>	3,037 <sup>3</sup>	4,499 <sup>3</sup>	281

*Source: US Census, 1990 and 2000.*

<sup>1</sup> Single family units are defined as “1-unit detached” in the U.S. Census

<sup>2</sup> Multi-family units include the U.S. Census categories of “1-unit attached” and units in structures of “2 or more units” in both 1990 and 2000.

<sup>3</sup> Housing unit numbers for 2000 include units annexed to the City of Tukwila between 1990 and 2000 and do not all represent housing unit growth.

The CPP provide framework policies to guide development of jurisdictional comprehensive plans and include household and employment growth targets for its jurisdictions to accommodate within the mandated 20-year growth management planning period. Refer to Section 3.7, Relationship to Plans and Policies, for further discussion of the CPP and the City’s Comprehensive Plan.

The CPP 2001-2022 household growth target for the City of Tukwila is 3,200 new households. The 2001-2022 household growth target for the City’s Potential Annexation Area is 5 new households. Qualitative goals outlined in the Comprehensive Plan (2004) include “improving the housing stock in support of enhanced neighborhood quality” (Goal 3.3), “providing a full range of housing opportunities” (Goal 3.4), and reducing the transient nature of City neighborhoods (Goal 3.5).

The CPP housing growth targets for cities are intended as goals, not requirements, and indicate housing capacity that cities should be capable of accommodating in the future. They do not represent a “maximum” number of units that an individual City should plan for. The CPP state that housing and jobs to accommodate King County’s growth targets shall be planned in the context of zoning capacity of the land. The City is preparing a subarea plan for its Urban Center which includes modifying existing zoning regulations to increase housing capacity and density within the Urban Center. Based on an inventory of vacant and redevelopable land and the City of Tukwila’s Housing Element Background Report (2004), the majority of new housing growth capacity in the City is currently outside the Urban Center (1,500 units). When the Tukwila Urban Center Plan is implemented, a much larger capacity for housing unit growth may be created within the Urban Center. As indicated previously, this capacity does not consider the

additional capacity created by the City's 2004 Comprehensive Plan amendments for the Tukwila South planning area.

## Employment

The City of Tukwila has a significant job base, with nearly 50,000 covered (by unemployment insurance) jobs in 2000. The City's ratio of jobs to residents is one of the highest in the region, with 2.9 jobs to every resident in 2000. Many of these jobs are located within the City's Urban Center (which includes the Southcenter Mall area), and the City's Manufacturing/Industrial Center. The King County 2002 Annual Growth Report identified a relatively even split between three employment sectors in the City: Finance, Insurance, Real Estate, and Services (FIRES) (26 percent); Retail (22 percent); and Manufacturing (28 percent). The Wholesale Trade, Transportation, Communications, and Utilities (WTCU) sector makes up about 16 percent of the City's employment (King County, 2002).

### Regional Employment Trends

Overall, employment in the Puget Sound region is projected to increase by over half a million jobs by 2020 (30 percent) and by over three-quarters of a million jobs (45.0 percent) by 2030 (PSRC, 2004). Service jobs have grown and will continue to grow significantly as a percent of total employment. These jobs are accounted for primarily in the FIRES sector. Job growth projected to occur in the FIRES sector are forecast to represent approximately 45 percent of the total regional employment by 2030. Jobs in the WTCU sector are forecast to represent approximately 12.5 percent of the total 2030 regional employment. Jobs in the retail and government/education sectors are anticipated to represent approximately 18 and 15 percent of the total jobs, respectively, by 2030. Jobs in the Manufacturing sector are forecast to decrease from about 14 percent of the total number of jobs to about nine percent by 2030 (PSRC, 2004).

High technology jobs, including biotech and emerging technologies as well as computer, electronics, software and chemical-related jobs, have played a significant role in recent regional job growth. Between 1995 and 2001, high technology employment in the central Puget Sound region grew by 65,000 jobs, or an average annual rate of 10 percent (PSRC, 2004). From 1995 to 2001, nearly 24 percent of all job growth in the region occurred in Standard Industrial Classification (SIC) codes that contain high technology industries, most notably in biotechnology, computer-related industry, medical research and telecommunications (PSRC 2004). There was a general decline in technology industries in 2001; however, since then, growth is again occurring in technology industries including biotech. From March 2001 to March 2002, according to data collected by the Washington State Employment Security Department, 1,156 jobs were added in biotech in the Puget Sound Region, a 9.9 percent annual increase (PSRC, 2003). From 2001 to 2003, the State's seven largest biotech companies grew in employment by approximately five percent, according to filings with the Securities and Exchange Commission (Seattle Times, February 2, 2005).

### Forecasted Employment

As described above, PSRC forecasts population, households, and employment for Forecast Analysis Zones (FAZs) to facilitate local and regional planning. Table 3.8-6 shows existing and forecasted employment by employment sector for King County, and the Tukwila FAZ Group and FAZ 3600 combined.

**Table 3.8-6  
EXISTING AND FORECASTED EMPLOYMENT, 2000 TO 2030**

Employment Sector	King County			Tukwila FAZ Group and FAZ 3600 <sup>1</sup>		
	2000	2030	Percent Change	2000	2030	Percent change
Manufacturing	147,868	129,664	(12%)	28,968	26,095	(10%)
WTCU <sup>2</sup>	172,682	236,438	37%	24,833	31,482	27%
Retail	209,969	274,575	31%	14,165	19,668	39%
FIRES <sup>3</sup>	505,375	822,584	63%	18,055	38,729	115%
Gov/Ed	152,683	207,532	36%	2,679	4,750	77%
<b>Total Employment</b>	<b>1,188,577</b>	<b>1,670,793</b>	<b>41%</b>	<b>88,700</b>	<b>120,724</b>	<b>36%</b>

Source: PRSC, 2003

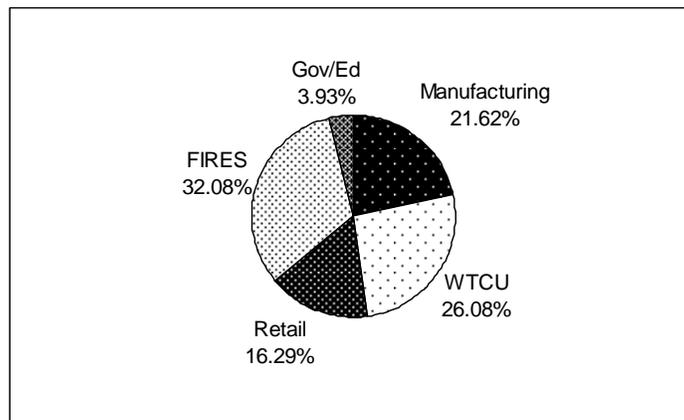
<sup>1</sup> FAZ 3600 includes the Pacific Gateway project, which is forecast to include a large amount of employment over the next 10 to 20 years.

<sup>2</sup> Wholesale trade, transportation, communications, and utilities.

<sup>3</sup> Finance, insurance, real estate, and services. This category includes all office employment not included in government, education, or WTCU. It also includes laboratory and hotel employment.

Employment forecasts for King County, the Tukwila FAZ Group and FAZ 3600 reflect recent employment trends for the region as a whole, with the most significant increases in employment forecast to occur in the FIRES sector and decreases in employment forecast for the Manufacturing sector. Figure 3.8-2 depicts the forecasted distribution of jobs among economic sectors in the Tukwila FAZ Group and FAZ 3600 in the year 2030.

**Figure 3.8-2  
EMPLOYMENT IN THE TUKWILA FAZ GROUP AND FAZ 3600, 2030**



*Employment Growth Targets*

The Economic Development Element of the City of Tukwila's Comprehensive Plan (2004) outlines an approach and policies geared towards stimulating economic growth in the City. The Element sets forth an approach to enhancing Tukwila's economic well-being, including identifying adequate zoning capacity, infrastructure, and various investment/funding strategies

as means to achieve economic growth and also providing capacity for the King County Countywide Planning Policies (CPP) 2001-2022 employment growth target of 16,000 jobs. The current job growth target for Tukwila's Potential Annexation Area (PAA) is 497 jobs. The City's proposed amendments to the Tukwila South Element (which includes the PAA) of its Comprehensive Plan (2004) encourage the recruitment of knowledge based, high tech, and research and development industries that would create the potential for significantly more jobs than currently reflected by the CPP target. PSRC employment forecasts (identified above) also do not currently consider the potential for new employment in the Tukwila South area.

Similar to housing targets, CPP targets for employment growth are goals and are intended to indicate employment capacity that cities should be capable of accommodating in the future, but do not represent a "maximum" number of jobs that an individual City should plan for.

### 3.8.2 Impacts

Approval of the Proposed Action(s), including the Tukwila South Master Plan would facilitate the transition of the Tukwila south area into the urban, multi-use district envisioned by Tukwila's Comprehensive Plan. Implementation of the Tukwila South Master Plan would result in increases in residents and employees that would lead to demands on public services, parks and recreation facilities, and transportation and utility infrastructure. The City, as part of its planning responsibilities under the Growth Management Act (GMA), would plan for increases in population and associated demands on public services and infrastructure through ongoing capital facilities planning. Actual impacts would be generated incrementally as a result of future development projects that occurred over the 22-year buildout period. Refer to the respective sections in this Draft EIS for a discussion of potential impacts from future development of the site to other elements of the environment, including park and recreational facilities, public services, transportation and utilities.

As discussed in Chapter 2, Description of the Proposed Action and Alternatives, this EIS addresses impacts for the initial infrastructure development phase and at full buildout on the site, assumed at 2030. For environmental review purposes, assumptions have been made regarding the mix of uses, levels of redevelopment and subsequent numbers of employees and residents that could be generated under the three alternatives at full buildout. Potential impacts would be associated with future development projects, as they occurred. Ultimately, the actual rate of buildout and use of the site would be dependent on economic and regulatory factors.

### Alternatives 1 and 2

#### **Population and Housing**

Under Alternatives 1 and 2, it is assumed that future residential land use could consist of a mixture of "for sale" and "for rent" multifamily unit types including townhouses, condominiums and apartments. Residential building heights could vary between low rise (1-3 stories), mid-rise (3-6 stories) and high-rise (6+ stories). Residential density could range from 12 to 15 units per acre for low-rise multifamily development to 60 to 100 units per acre for high-rise multifamily development. No high-rise structures are assumed under Alternative 2.

Based on 2000 US Census data, the City has an average person per household ratio of 2.15 for multifamily units (owner and renter occupied). Using this ratio, the project's population capacity

is estimated at approximately 4,085 permanent residents under Alternative 1 and 1,505 permanent residents under Alternative 2 at buildout. Additional transient population would be generated by potential hotel land uses assumed under Alternatives 1 and 2. Alternative 1 assumes 880 hotel rooms; Alternative 2 assumes 730 hotel rooms.

Table 3.8-7 summarizes the number of permanent residential units assumed under Alternatives 1 and 2 and the associated projected population. Under Alternative 1 at full buildout, permanent residential population capacity would account for 9.5 percent of the total projected 2030 population for the Tukwila FAZ Group/FAZ 3600 (refer to Table 3.8-1). Under Alternative 2 at full buildout, permanent residential capacity would account for 3.4 percent of projected 2030 employment in the Tukwila FAZ Group/FAZ 3600. To the extent that such PSRC forecasts prove to be high (and actual population and employment are lower in 2030), Tukwila South's percentage of future population, households and employment would be higher than indicated in this section. As discussed under Affected Environment above, the current PSRC population forecasts do not consider the additional capacity in the City's Tukwila South planning area created by the 2004 Comprehensive Plan amendments. Displacement of existing residents is discussed below under Environmental Justice.

Information on the price of housing that would be developed in the future cannot be determined at this time. Rents for apartments would likely be higher than for existing rental units in the City of Tukwila as a whole, because they would be newly constructed, and would be close to recreational and urban amenities. Prices for owner-occupied housing would likely be consistent with market rates for new townhouses and condominiums in the surrounding areas.

**Table 3.8-7  
PERMANENT RESIDENTIAL UNITS AND PROJECTED POPULATION CAPACITY  
ALTERNATIVES 1 AND 2, FULL BUILDOUT (2030)**

Unit Type	Number of Multifamily Units		Estimated Population Capacity at Buildout <sup>1</sup>	
	Alternative 1	Alternative 2	Alternative 1	Alternative 2
Low-Rise (12-15 units/acre)	475	400	1,022	860
Mid-Rise (18-24 units/acre)	1,075	300	2,312	645
Hi-Rise (60-100 units/acre)	350	----	753	NA
<b>Total</b>	<b>1,900</b>	<b>700</b>	<b>4,085</b>	<b>1,505</b>

Source: La Pianta LLC and Collins Woerman, 2004.

<sup>1</sup> Population capacity is based on a person per household ratio of 2.15, consistent with the City of Tukwila average for multifamily units, and assumes a 100% occupancy rate.

### Population In-Migration

Alternatives 1 and 2 would not be expected to generate significant construction-related in-migration during either the infrastructure development phase or as the site developed, based on the ability of the regional labor force to provide necessary construction skills. No significant relocation to the City of Tukwila or surrounding areas would be anticipated as the majority of construction workers would be expected to commute from their existing residences.

In addition to increases in permanent residential capacity associated with new housing units, additional employment capacity and associated indirect employment would be generated by long-term development of the Tukwila South area (discussed below). The purpose and need for the Tukwila South Master Plan calls for creating a substantial new employment base over the approximate 22-year buildout period (refer to Chapter 2 of this Draft EIS). While it remains probable that a substantial portion of the jobs would be filled by the skill sets of the existing Puget Sound labor force (commuters), the increased opportunities for employment could also act as a draw for relocating or in-migrant employees. It is not possible to accurately forecast the number or distribution of such employees. It is likely that such employees would choose to reside in neighborhoods located throughout the Puget Sound area, including within the City of Tukwila and surrounding jurisdictions (e.g., SeaTac, Kent, and Renton). The specific distribution of potential new residents (associated with employment in the Tukwila South area), to individual cities within the region would be based on various economic and social preferences and needs (e.g., wage levels, housing location and affordability, schools, etc.). Some of the relocating or in-migrant employees could also choose to reside in housing provided within the site. As such, some of the increases in population would be accounted for in the population capacity numbers identified in Table 3.8-7, above.

## Employment

### Employment Capacity

Objectives for the Tukwila South Master Plan (Alternatives 1 and 2) include creating a new employment and commercial hub that would generate new jobs in a large-scale campus environment, characterized by research and office environments, and including an array of commercial, retail, residential, hotel and recreational uses. Table 3.8-8 shows total employment at buildout based on the assumed land uses under Alternative 1 and Alternative 2. Refer to Chapter 2, Description of Alternatives, for a description of the assumed types of land uses.

**Table 3.8-8  
ALTERNATIVES 1 AND 2  
PROJECTED EMPLOYMENT AT BUILDOUT (2030)**

Alternative	Land Use	Square Feet (SF)	SF/Employee <sup>1</sup>	Number of Employees
<b>Alternative 1</b>	Research Campus	4,755,500	500	9,511
	Office Campus	3,955,500	350	11,301
	Office	900,000	300	3,000
	Retail	1,304,000	400	3,260
	Restaurant	285,000	400	713
	Hotel/Conference	900,000	1,000	900
	<b>Total</b>	<b>12,100,000</b>		<b>28,685</b>
<b>Alternative 2</b>	Research Campus	3,555,500	500	7,111
	Office Campus	2,905,500	350	8,301
	Office	850,000	300	2,833
	Retail	954,000	400	2,385
	Restaurant	85,000	400	213
	Flex-Tech	500,000	600	833
	Hotel/Conference	750,000	1,000	750
	<b>Total</b>	<b>9,600,000</b>		<b>22,427</b>

Source: La Pianta LLC and Collins Woerman, 2004.

<sup>1</sup> Ratio of square foot to employee is based on Urban Land Institute standards.

Employment capacity generated under Alternative 1 at full buildout would total 28,685 jobs. This level of employment would account for 1.7 percent of the total projected 2030 employment in King County and 24 percent of the total projected 2030 employment for the Tukwila Forecast Analysis Zone (FAZ) Group/FAZ 3600 (refer to Table 3.8-6). Under Alternative 2 at full buildout, employment capacity would total 22,427 jobs, or 1.3 percent of projected 2030 County employment and 19 percent of projected 2030 employment in the Tukwila FAZ Group/FAZ 3600. As discussed under Affected Environment, above, the current PSRC employment forecasts do not consider the additional capacity in the City's Tukwila South planning area created by the 2004 Comprehensive Plan amendments.

Under Alternatives 1 and 2, the Master Plan assumes that the existing Segale Business Park (1,565,000 square feet) would transition into a higher density retail district gradually over the buildout period. The Business Park is not currently fully occupied, however, employment capacity for the Segale Business Park is estimated at approximately 2,500 (Segale Business Park, 2004). Redevelopment of the Business Park could displace existing office, warehouse and light industrial employment that would need to relocate elsewhere within the City, the surrounding area, and/or the region. It is possible that these businesses would be able to find sites in the immediate Tukwila/Kent/Renton area, given the supply of existing business parks and land zoned for such uses in the area. Further, it is possible that displaced businesses could be accommodated within other parts of the Tukwila South site.

### Shifts in Employment Base

New development assumed under Alternatives 1 and 2 would significantly expand the existing employment base of the site and the Tukwila South planning area, consistent with the vision, goals and policies for this area stated in the 2004 Comprehensive Plan amendments (refer to Chapter 2 of this EIS). The proposed Master Plan calls for substantial new employment opportunities and employment growth capacity. Land uses assumed under Alternatives 1 and 2 would introduce economic diversity to the site, currently developed primarily in low-density industrial/office and agricultural uses. Development assumed under Alternatives 1 and 2 would generate between 15,400 (Alternative 2) and 20,800 (Alternative 1) jobs associated with research and office campus uses. These uses could accommodate new and expanding emerging technology industries, such as biotechnology and bioscience, applied and fundamental research centers, international education, training and conferencing centers, and other similar advanced technology and research entities. A range of commercial and retail uses would generate between 7,000 (Alternative 2) and 7,800 (Alternative 1) additional jobs.

The new mix of employment is assumed to include a range of job types and wage scales. Wage scales associated with retail, restaurant, and hotel jobs would be at the lower end, comparative to the other types of uses. The highest wage scales would likely be those associated with the emerging technology and biotech/bioscience industries and other research and office campus uses. Such jobs would represent new types of employment in the City of Tukwila and surrounding area. Ultimately, the specific mix of job types and wage scales would be dependent on the actual businesses that chose to locate at the site.

### Indirect/Cumulative Employment

Employment within the site would generate indirect and induced employment that could result in increased local and regional economic activity. In general, direct employment impacts produce a ripple effect through the economy in the form of indirect and induced impacts. Indirect and

induced impacts represent the second and third stages of job creation, respectively, as a result of the direct activity.

The types of land uses assumed under Alternatives 1 and 2 would generate new economic activity and could also serve to localize future regional demand for certain types of land use in the Tukwila South area. For example, it is anticipated that a portion of the office use would be developed in response to expected future regional demand for such use. Other types of land use would generate indirect/induced employment that might not otherwise occur. For example, industries that need the size, configuration, co-location opportunities and amenities provided exclusively by this site at this location (e.g., certain biotech/bioscience businesses and research entities) could choose to locate in the Tukwila South area for those reasons. These industries may not necessarily choose to locate elsewhere within the region, if the criteria or conditions could not be met. Table 3.8-9 identifies projected direct, and induced employment that would be generated under Alternatives 1 and 2 of the Tukwila South Master Plan.

**Table 3.8-9  
INDIRECT AND INDUCED EMPLOYMENT, TUKWILA SOUTH MASTER PLAN, 2030**

Employment	Alternative 1	Alternative 2
Direct Employment (Onsite)	28,685	22,427
Indirect, and Induced Employment	39,011	30,724
Employment Multiplier <sup>1</sup>	2.36	2.37

Source: Berk and Associates, 2004.

<sup>1</sup> The employment multiplier was derived from economic multipliers contained in the Washington State Input/Output Model. Multipliers vary due to the assumed mix of land uses by alternative. Type II multipliers used for this analysis include Industrial, Flex/Tech: 2.66; Research Lab: 3.86; office: 2.66; retail: 1.73. A portion of estimated induced employment would be in retail uses that could potentially locate onsite; this would somewhat reduce the estimated induced employment. Multipliers are used to calculate total employment (direct, indirect and induced) based on direct employment.

Direct employment generated under Alternatives 1 and 2 is estimated to generate between 30,000 and 39,000 additional indirect and induced jobs. These jobs would span a variety of industries, based on the range of land uses assumed under Alternatives 1 and 2. While it is likely that indirect/induced employment would locate across the Puget Sound region, certain types of employment would be more localized in nature. This could include, for example, indirect/induced retail employment and certain employment related to campus businesses and professional services. A portion of estimated induced employment would be in retail uses that could potentially locate onsite and, therefore, be included in the direct employment numbers shown in Table 3.8-8; this would somewhat reduce the overall number of induced jobs. Other types of indirect/induced employment would be more likely to locate throughout the region, including, for example, health science and services jobs, or finance and insurance jobs.

### **Environmental Justice**

Development assumed under Alternatives 1 and 2 would not result in any environmental justice impacts. As stated above under Affected Environment, Executive Order 12898 (1994) on Environmental Justice requires federal agencies to take appropriate steps to identify and address “disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority and low-income populations.” Demographic

information for the census tract that encompasses the site (Tract 283) shows that the area is predominately white (77 percent) with a median household income above that of the City of Tukwila and King County, and only four percent of the households living below the federal poverty level (refer to Tables 3.8-2, 3.8-3, and 3.8-4 in the Affected Environment section). In general, development assumed under Alternatives 1 and 2 would involve substantial job creation and is intended to bring new economic benefits to the City, surrounding area and the broader region.

Currently there are 11 housing units on the 498-acre site, three of which are owner-occupied five of which are occupied rental units owned by the applicant, and three of which are vacant rental units. The existing residential units would be demolished either during the initial infrastructure development phase or, depending on the location of units, over time as the site was developed; existing residents would need to relocate. Based on the small numbers of existing residents, and the fact that there are no concentrations or groups of minority or low-income residents on the site or in the immediate surrounding area, no “disproportionately high and adverse human health or environmental effects on minority or low-income population” would occur.

### No Action Alternative

#### **Population and Housing**

No housing units would be constructed on the site under the No Action Alternative; no significant, additional, permanent residential population would occur on the site.

#### Population In-Migration

Alternative 3 would involve a significantly lower level of development at the site and does not assume an initial infrastructure development phase. It is anticipated that the regional labor force would be able to provide the necessary construction skills for assumed land uses under this Alternative. No significant construction-related in-migration or relocation to the City of Tukwila or surrounding jurisdictions would be expected.

Alternative 3 would generate some additional employment capacity and indirect employment over the 22 year buildout period (discussed below), which could result in some increases in population to the City of Tukwila and surrounding areas over the buildout period. Based on the comparatively lower amount of employment that would be generated under Alternative 3, the potential for relocating or in-migrant employees would be substantially lower than under Alternatives 1 and 2. Similar to Alternatives 1 and 2, housing demand associated with increases in area employment would likely be spread out over the Puget Sound region.

#### **Employment**

##### Employment Capacity

Alternative 3 (No Action) is defined by what would be most likely to happen on the site, if the proposal did not occur, given existing zoning and site characteristics. Land uses assumed under Alternative 3 would typify the more traditional pattern of light industrial, warehouse, and big box retail land uses that exist in the area. It is assumed that the existing Segale Business

Park and certain other existing uses would remain. Development under the No Action Alternative would increase employment on the site by providing new retail, warehouse and industrial jobs. Table 3.8-10 shows total employment at buildout, based on the assumed land uses under Alternative 3.

Employment capacity generated under Alternative 3 at full buildout would be significantly lower than under Alternatives 1 and 2 and would total approximately 4,600 jobs, including the existing onsite capacity of approximately 2,400 jobs. Total employment capacity would account for approximately 3.8 percent of the total projected 2030 employment for the Tukwila FAZ Group/FAZ 3600 (refer to Table 3.8-6). Under Alternative 3, the Segale Business Park is assumed to remain; as such, no displacement of employment associated with the Business Park would occur.

**Table 3.8-10  
PROJECTED EMPLOYMENT, ALTERNATIVE 3 (NO ACTION), 2030**

<b>No Action Alternative</b>	<b>Land Use</b>	<b>Square Feet (SF)</b>	<b>SF/Employee<sup>1</sup></b>	<b>Number of Employees (2030)</b>
<b>Proposed Uses</b>	Retail - Big Box	492,385	1,000	492
	Retail	35,000	400	88
	Warehouse	944,906	1,000	945
	Warehouse/Office	104,990	666	158
	Industrial	343,875	1,000	344
	Industrial/Office	85,969	666	129
	<b>Total New Capacity</b>		<b>2,007,125</b>	
<b>Existing Uses to Remain</b>	Office	66,508	300	222
	Warehouse	220,458	1,000	220
	Warehouse/Office	1,218,816	666	1,830
	Manufacturing	149,034	1,000	149
	<b>Total Existing Capacity<sup>2</sup></b>		<b>1,654,816</b>	
<b>Total New and Existing Uses</b>	<b>New and Existing Capacity</b>			<b>4,577</b>
		<b>3,661,941</b>		

Source: La Pianta LLC and Collins Woerman, 2004.

<sup>1</sup> Ratio of square foot to employee is based on Urban Land Institute standards.

<sup>2</sup> Existing capacity identifies employment that could be accommodated by the existing land uses that will remain under the No Action Alternative at full buildout; it does not represent existing employment.

### Employment Base

New development assumed under Alternative 3 would not alter the current employment base, as it would be consistent with the warehouse/industrial and big box retail land uses that currently exist in the area and what is currently allowed under the existing zoning for the site. New development assumed under Alternative 3 would generate approximately 600 retail jobs, 1,100 warehouse-related jobs, and 470 jobs associated with industrial use.

### Indirect/Cumulative Employment

Similar to Alternatives 1 and 2, employment generated within the site under Alternative 3 (No Action) would also generate indirect and induced employment that could result in increased

local and regional economic activity. Table 3.8-11 identifies direct, indirect, and induced employment that would be generated under Alternative 3.

**Table 3.8-11  
INDIRECT AND INDUCED EMPLOYMENT, TUKWILA SOUTH MASTER PLAN, 2030**

<b>Employment</b>	<b>Alternative 3</b>
Direct Employment (Onsite)	2,156
Indirect, and Induced Employment	2,544
Employment Multiplier <sup>1</sup>	2.29

*Source: Berk and Associates, 2004.*

<sup>1</sup> The employment multiplier was derived from economic multipliers contained in the Washington State Input/Output Model. Multipliers vary due to the assumed mix of land uses by alternative. Type II multipliers used for this analysis include Industrial, Flex/Tech: 2.66; Research Lab: 3.86; office: 2.66; retail: 1.73. A portion of estimated induced employment would be in retail uses that could potentially locate onsite; this would somewhat reduce the estimated induced employment. Multipliers are used to calculate total employment (direct, indirect and induced) based on direct employment.

Direct employment generated under Alternative 3 is estimated to generate approximately 2,500 additional jobs, and would have a lower impact on the local and regional economy than Alternative 1 or 2. These jobs would span a comparatively reduced range of industries and would tend to be focused more locally. Examples of indirect/induced jobs that would be generated under Alternative 3 would include those associated with transportation services, retail trade, restaurants, and business and professional services. As under Alternatives 1 and 2, a portion of estimated induced employment would be in retail uses that could potentially locate onsite and, therefore, be included in the direct employment numbers shown in Table 3.8-11; this would somewhat reduced the overall number of induced jobs.

### **Environmental Justice**

Similar to the reasons discussed above under Alternatives 1 and 2, development assumed under Alternative 3 would not result in any environmental justice impacts.

#### **3.8.3 Mitigation Measures**

The Proposed Actions would facilitate the transition of the Tukwila south area into the urban, multi-use district envisioned by Tukwila's Comprehensive Plan. Land uses evaluated under Alternatives 1 and 2 would promote transition of the site from low density industrial and agricultural land uses to a higher density, higher intensity mix of research/office campus land uses. Development of the Tukwila South area would likely occur gradually, dependent on market conditions, and would occur consistent with the City of Tukwila's Comprehensive Plan policies and zoning code regulations. Land uses evaluated under the No Action Alternative would be consistent with the existing mix of land uses in the area.

No significant adverse impacts to socioeconomic conditions, including those associated with environmental justice issues, would result from any of the EIS alternatives. Because of this, no mitigation is warranted. Relevant mitigation measures for impacts to recreational resources, public services, transportation and other elements of the environment from population increases associated with the Proposed Actions and potential future redevelopment are discussed in the respective sections of this EIS.

#### 3.8.4 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts to socioeconomic conditions would occur as a result of the Proposed Actions or alternatives, as analyzed.