

Manufacturing/Industrial Center Criteria Report



North Tukwila MIC

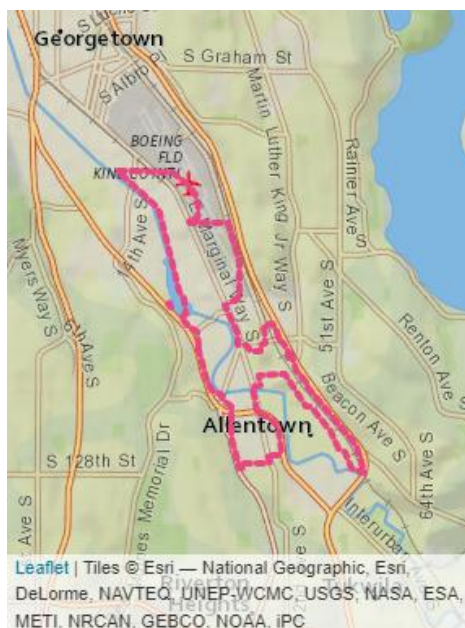
Designation Recommendation

Conditionally redesignate North Tukwila as a manufacturing/industrial center under the Regional Centers Framework until December 2028. The city may either:

- Complete the process for designation as a countywide industrial center, or
- Demonstrate the center meets regional criteria, including adoption of a subarea plan and completion of a market analysis that shows how the center can meet planned MIC job targets. The city may also propose an alternative approach that can meet regional requirements. To complete this, the city would need to share a preliminary draft with PSRC for discussion and submit final documentation for PSRC board approval.

This condition allows the city additional time to meet the regional designation criteria or to complete the designation process to become a countywide industrial center. The center plays an important role in supporting industrial jobs.

Background











The North Tukwila MIC is located at the north end of the city and adjoining the Duwamish MIC in the City of Seattle. The center is characterized by light to heavy manufacturing uses and includes the southern third of King County International Airport/Boeing Field. The Duwamish River winds through the MIC, providing businesses with water access.

Evaluation of Manufacturing/Industrial Centers Requirements

Status Icons:

 On track
  Needs attention
  Does not meet criteria
  N/A

Criteria		Status
Center Type	—	Industrial Employment Center
Existing jobs: 10,000 minimum		The North Tukwila MIC currently has 9,650 jobs which does not meet the requirements for an Industrial Employment Center. The center has sufficient employment to be designated as an Industrial Growth Center.
Planned jobs: 20,000 minimum		The North Tukwila MIC is planning for 20,000 jobs, which meets the criteria. However, the plan doesn't demonstrate capacity to achieve the stated employment goal. The city's plan should document that the center has sufficient zoned development capacity for the employment target.
Industrial Employment: Minimum 50% of all jobs classified as industrial		83% of jobs are classified as industrial jobs which meets the criteria.
Size: no minimum size requirements for Industrial Employment Centers	—	The North Tukwila MIC is currently 1,067 acres, which meets the requirements for an Industrial Employment Center. If designated as an Industrial Growth Center, the center would need to be a minimum of 2,000 acres.
Transit or transportation demand management strategies		The North Tukwila MIC is within a transit service district with bus service and is also planning for light rail service.

Criteria	Status	
Core Industrial Uses: at least 75% of land area		86% industrial zoning. However, the city should continue to monitor conditions to ensure that zoning is strictly limiting commercial uses, particularly in the context of goals in the comprehensive plan to support residential and mixed-use development around the planned Boeing Access Road Station in the center.
Industrial Retention Strategies		The city's center plan includes policies to foster and retain an industrial employment base. This topic should be explored in an updated MIC plan.
Market Potential: Demonstrated capacity to support growth targets		<p>A market study would be required if the city wants to retain the regional Industrial Employment Center designation</p> <p>Since 2010, the center has lost 4,330 jobs.</p>
Center Subarea Plan		The center plan was last certified in 2020. To remain designated as a regional center, the MIC plan would need to be updated to meet regional requirements.

Jurisdiction Comments / Additional Context

Staff is committed to rectifying inconsistencies with the North Tukwila MIC and is actively collaborating with the City of Seattle on a potential partnership with the Duwamish MIC. The North Tukwila MIC has significant strategic advantages in retaining and growing high-quality industrial jobs. The confluence of an international airport, barge access, an existing aerospace industry, major rail access and substantial industrial area to the north is regionally significant. While sole ownership of large areas of land within the MIC and previously developed sites requiring significant investment to redevelop will likely limit immediate job growth with the MIC, staff believes there is still significant capacity for redevelopment and growth within the North Tukwila MIC.