

# PSRC PLAN REVIEW REPORT & CERTIFICATION RECOMMENDATION



## CITY OF TUKWILA

## MANUFACTURING/INDUSTRIAL CENTER PLAN ELEMENT

December 23, 2020

### NORTH TUKWILA MANUFACTURING/INDUSTRIAL CENTER

The North Tukwila Manufacturing/Industrial Center (MIC) adjoins the southern border of the Duwamish MIC and extends from Seattle’s south city limits to South 126th Street in Tukwila. The center was designated as a regional manufacturing/industrial center by PSRC in 2002. The North Tukwila MIC is just under 1,000 acres in size and is characterized by light to heavy manufacturing uses and includes the southern third of King County International Airport/Boeing Field. The city’s vision for the center is to retain and expand industrial uses to ensure the center continues to offer employment opportunities for residents of Tukwila and across the region. The city incorporated center policies into a Manufacturing/Industrial Center element of their 2015 Comprehensive Plan. The city completed the plan element to address PSRC regional center subarea plan requirements and submitted the plan to PSRC. PSRC staff worked with city staff in preparation of this report.

### REGIONAL CENTERS CERTIFICATION

VISION 2040 includes DP-Action-17 (p. 98) that directs jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans for those centers. This expectation has been in place since 2003 and is required for all new regional centers. The Puget Sound Regional Council (PSRC) and local governments have worked together to develop an overall process for reviewing and certifying that regional center plans are consistent with VISION 2040, the Regional Transportation Plan, and the Adopted Policy and Plan Review Process.<sup>1</sup>

In 2018, PSRC adopted the [Regional Centers Framework Update](#). VISION 2050, an update to VISION 2040, was adopted in October 2020. The Regional Centers Framework calls for review of centers in 2025, following local plan updates. All regional centers are expected to have subarea plans adopted and updated to be consistent with the Framework and VISION 2050 by that time. Certification of a subarea plan now reaffirms the planning work for the regional center is consistent with VISION 2040 and is an opportunity to identify additional planning work required by 2025.

### CERTIFICATION RECOMMENDATION

Based on the review of the North Tukwila Manufacturing/Industrial Center Plan Element, the following action is recommended to the PSRC Growth Management Policy Board, Transportation Policy Board, and Executive Board:

**The Puget Sound Regional Council certifies that the North Tukwila Manufacturing/Industrial Center Plan Element addresses planning expectations for regional manufacturing/industrial centers.**

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<sup>1</sup> The specific requirements for center planning are provided in [PSRC’s Plan Review Manual](#), and the process is also described in [VISION 2040, Part IV: Implementation](#). Certification of the jurisdiction’s comprehensive plan for consistency with the regional transportation plan, regionally established guidelines and policies, and Growth Management Act requirements for transportation planning is completed through a separate board action.

# Review of Regional Manufacturing/Industrial Center Planning

PSRC worked with the city to complete the review and develop the remainder of this report, which contains a summary of the PSRC review of the North Tukwila MIC Plan Element. Under each heading, the scope of the certification review, as guided by the [Plan Review Manual](#) and [Regional Center Plans Checklist](#), is listed in high-level bullets. Discussion in each topic area highlights exemplary provisions of the plan, as well as issues identified through the certification review where future work on the part of the city may more fully address VISION 2040, the Regional Transportation Plan, and center planning requirements. Future work should be considered as jurisdictions update local plans in 2024 to be consistent with VISION 2050 and the Regional Centers Framework.

The review contained in this section follows the format and content established in the Regional Center Plans Checklist, covering the six major categories (center plan concept, environment, land use, economy, public services, and transportation).

## Center Concept

### SCOPE OF REVIEW

The Regional Manufacturing/Industrial Center Plans Checklist calls for subarea plans to address the following center concepts:

- Vision for the center**, including a commitment to preservation of an urban industrial land base.
- Identification of the area** designated as a regional center and relationship to other plans.
- A **market analysis** of the center's development potential (requirement for new centers).

### DISCUSSION

The North Tukwila MIC plan effectively addresses the Center Concept requirements.

- ☑ The plan presents a clear vision that seeks to preserve existing and future industrial activity to maximize employment and economic benefits to the people of Tukwila and the region.
- ☑ The plan makes clear reference to VISION 2040 and King County countywide planning policies.
- ☑ The plan's background report explores the center's development potential and recognizes the commercial pressures on industrial land. This report highlights the existing larger parcel sizes as an opportunity to retain and expand industrial uses.

## Environment

### SCOPE OF REVIEW

The Regional Manufacturing/Industrial Center Plans Checklist calls for subarea plans to address the following environmental policy topics:

- Critical/environmentally sensitive areas**, including inventories and relevant policies and programs.
- Innovative stormwater management** policies and programs.
- Air pollution and greenhouse gas emission reduction** policies and programs.

### DISCUSSION

The North Tukwila MIC plan effectively addresses the Environment requirements.

- ☑ Center policies are well integrated with the Shoreline Master Plan to promote restoration and preservation of the Duwamish. Policy 5.5.2 outlines development guidelines for shoreline development within the MIC to minimize river impacts. Policy 4.5.4 promotes staffing and financing restoration projects for the Duwamish River.
- ☑ Policy 4.8.1 promotes low-impact development techniques, including providing technical assistance to developers.

- ☑ Policy 11.1.2 supports cleaning up contaminated sites through assisting landowners in remediation efforts.
- ☑ Policies 12.1.45 and 12.1.46 support transitioning to renewable energy sources for commercial properties and reducing the city’s overall energy consumption by 25% by 2025. Policy 13.1.11 supports electric vehicle charging stations and alternative fuel sources to reduce greenhouse gas emissions.

The following comments should be considered in future review of the subarea policies:

- ☐ PSRC recognizes policy 4.1.1, which directs the city to consider the impacts of climate change. PSRC encourages the city to consider potential impacts on the MIC and explore strategies that would improve resiliency and adaptability as rising sea levels and other climate change impacts may affect the center. VISION 2050 calls for PSRC to develop guidance on climate change planning, which could inform this future work.

## Land Use

### SCOPE OF REVIEW

The Regional Manufacturing/Industrial Center Plans Checklist calls for center plans to address the following land use topics:

**Defined boundaries and shape for the center** that fully encompass the manufacturing/industrial base.

**Employment growth targets** that accommodate a significant share of the jurisdiction’s manufacturing/industrial employment growth and demonstrate capacity to accommodate the levels of growth.

**Existing and future land uses** support manufacturing/industrial uses and are described and mapped. Incompatible uses are discouraged.

**Design standards** that help mitigate aesthetic and other impacts of manufacturing and industrial activities, both within the center and on adjacent areas.

### DISCUSSION

The North Tukwila MIC plan effectively addresses the Land Use requirements.

- ☑ The center has clearly defined boundaries that represent the majority of manufacturing/industrial zoning and land uses within Tukwila.
- ☑ Policies support the continued preservation of industrial zoning and land uses by limiting incompatible land uses. The plan also encourages development regulations, such as buffers and noise limitations, to minimize negative impacts to adjacent residential areas.

The following comments should be considered in future review of the subarea policies:

- ☐ During the upcoming countywide target-setting process, the city should ensure the citywide employment allocation allows for the adoption of an employment growth target for the center that is consistent with the Regional Centers Framework, which calls for Industrial Employment Manufacturing/Industrial regional centers to plan for at least 20,000 jobs.
- ☐ The city should consider how land use policies can support access to the planned LINK light rail station at Boeing Access Road. However, it should be noted that the specific location for the station has not been determined at this time and additional analysis is required. Transit-oriented development near high capacity transit stations located in or near manufacturing/industrial centers needs to function differently with different uses than other centers to maintain a focus on protecting industrial zoning, jobs, and the region’s overall economic vitality. Consider reviewing PSRC’s [guidance on transit access](#) as center policies are updated.

## Economy

### SCOPE OF REVIEW

The Regional Manufacturing/Industrial Center Plans Checklist calls for subarea plans to address the following economy policy topics:

**Support or maintain** manufacturing and industrial industries through innovative strategies.

**Key sectors and industry clusters** in the center.

### DISCUSSION

The North Tukwila MIC plan effectively addresses the Economy requirements.

- ☑ The plan details the existing industries and employers in the center, including opportunities for growth and expansion in the manufacturing, transportation/warehousing/ and construction sectors.
- ☑ Policies support the retention and expansion of existing industrial businesses through different strategies, including providing economic and development data and streamlining and assisting with permit processes.

## Public Services

### SCOPE OF REVIEW

The Regional Manufacturing/Industrial Center Subarea Plan Checklist calls for center plans to address the following public services topics:

**Local capital plans for infrastructure**, such as sewer, water, gas, electric and telecommunications, including financing and strategies to ensure facilities are provided consistent with planned growth.

### DISCUSSION

The North Tukwila MIC plan effectively addresses the Public Services requirements.

- ☑ The plan details how infrastructure needs are met for the center and can support future growth. Policy 12.1.18 prioritizes utility investments to the center.
- ☑ Multiple agencies provide utilities within the city and center, and the plan promotes coordination of these services to ensure needs are met as growth occurs.

## Transportation

### SCOPE OF REVIEW

The Regional Manufacturing/Industrial Center Plans Checklist calls for subarea plans to address the following transportation policy topics:

**Integrated multimodal transportation network** described, with deficiencies identified and addressed.

**Freight movement** strategies such as rail, trucking facilities, waterways, etc., including local and regional distribution.

**Employee commuting**, including demand management strategies and multimodal options.

**Transit options** should be described, with transit agency coordination encouraged.

**Mode-split goals**.

### DISCUSSION

The North Tukwila MIC plan effectively addresses the Transportation requirements.

- ☑ Policy 11.1.9 calls for reducing the share of single-occupant vehicle trips within the center. Strategies and policies in the city's Transportation Element support implementation of Transportation Demand Management (TDM) and Commute Trip Reduction (CTR) programs.

- ☑ The city has a mode-split goal to reduce single-occupant vehicle trips to 70%. Strategies to achieve this goal focus on coordinating with transit agencies to expanding transit access in the center. Policy 13.4.1 supports the addition of a LINK light rail station in the center, at Boeing Access Road.
- ☑ The plan acknowledges the need for alternative commercial routes in and out of the MIC. Goal 13.7 aims to preserve the freight transportation network, and policy 13.7.1 directs the city to include trucking design parameters when designing transportation improvements on major roads serving the center. The plan also calls for the city to develop a freight mobility plan.

## Conclusion

PSRC thanks the city for working through the plan review and certification process for the center plan. The North Tukwila MIC plan effectively addresses the requirements of the Regional Center Plans Checklist, demonstrating consistency with VISION 2040, and is recommended for certification. The adopted Regional Centers Framework calls for review of centers and center plans again in 2025, following the adoption of VISION 2050 and local plan updates. In 2025, PSRC review will ensure that center plans, center growth targets, and local comprehensive plans have been updated to be consistent with VISION 2050 and the Regional Centers Framework.

For additional information regarding this certification report, please contact Andrea Harris-Long at [aharris-long@psrc.org](mailto:aharris-long@psrc.org).