Tukwila Manufacturing Industrial Center Comprehensive Plan Update Background Report

October 2010

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Section 1: BACKGROUND

Tukwila's Manufacturing/Industrial Center is an important regional center of industrial activity. It one of four such centers designated in King County. The Manufacturing/ Industrial Center (MIC) is an area that is meant to preserve and enhance manufacturing and industrial activity, and the land that allows these activities to operate. Tukwila's MIC is one of the few remaining concentrations of industrial land in the urban Puget Sound region.

Tukwila's MIC is approximately 966 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. The MIC is home to over 14, 000 jobs, and provides a significant portion of Tukwila's economic activity, see Attachment A.

City of Tukwila Comprehensive Plan policies establish that the Manufacturing Industrial Center is intended for industrial activity in order to "maximize the employment and economic benefits to the people of Tukwila and the region, while minimizing the impacts on residential neighborhoods." The Zoning Code, which implements the Comprehensive Plan's policies, limits non-industrial uses, especially office and retail, which may occur in the MIC, and reserves the land for industrial activities and some limited support for these uses. New housing is not permitted.

Section 2: PURPOSE OF THE REPORT

This background report is being undertaken as part of the City's required update of the Comprehensive Plan. It is a review of the applicable policies and regulations in effect and an overview of past and present economic and physical conditions. Staff is identifying key issues that affect industrial businesses and lands in the Manufacturing/Industrial Center. Issues will be considered in light of:

1) The Comprehensive Plan's ongoing vision for the MIC that supports "existing and future industrial activity to maximize employment and economic benefits to the people of Tukwila and the region," and
2) Periodic requests to allow non-industrial uses to locate or expand there.

This information will form a basis for staff's discussions with stakeholders in order to evaluate whether City of Tukwila actions, such as modifications to existing plans, for example the 1998 MIC Strategic Plan or development codes, are needed to help maintain most effectively the Manufacturing/ Industrial Center's important industrial land and business resource.

Section 3: REGULATORY CONTEXT

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. These policies and regulations are summarized below.

A. 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 accommodate 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.

B. 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.

C. 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.*

D. 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.

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), see Attachment B. 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.

E. 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 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.

F. 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 Master Program (SMP) 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 SMP into the Comprehensive Plan. Further direction for implementing the required elements of the SMP 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 SMP, originally adopted in 1974, as required by state law. The Tukwila City Council adopted a revised SMP in December, 2009. The SMP 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 SMP 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 of 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.

Section 4: City of Tukwila Code and Policy Review

The underlying premise of the MIC update is the affirmation of the area's role as a focus for manufacturing and industrial activities, and as an important resource for industrial property. Through the Comprehensive Plan and development code update and amendment process, the community considers modifications to Tukwila's Comprehensive Plan and regulations in order to address changing conditions, new legal requirements and ongoing work. Some recent Comprehensive Plan and zoning changes affecting the MIC include:

> 2010—Significant portions of Tukwila's MIC lie along the shoreline, and are subject to the SMP. Recently adopted Shoreline policies for the new High Intensity and Urban Conservancy environments in the MIC call for increased buffer widths for new construction from 50' to 100.' Buffer reductions will be allowed in exchange for enhancements to the shoreline environment and for establishing a gentler slope to the shoreline edge.

2007—33 acres were removed from eastern edge of the MIC, in the Manufacturing Industrial Center/Heavy (MIC/H) zone, and rezoned as Light Industry (LI). The single-owner site is in the vicinity of Boeing Field, generally bounded by East Marginal Way South, South Norfolk Street, Airport Way South and Boeing Access Road. The property also included an additional 29 acres in the City of Seattle. (Ordinances #2185 and #2186)

2003—The Manufacturing Industrial Center/Heavy (MIC/H) Zoning category was revised to allow new office developments not associated with other permitted uses, subject to certain size and location restrictions (Ordinance #2028).

2001—The Manufacturing Industrial Center/Light (MIC/L) Zoning category was revised to allow office uses up to 20,000 square feet as a permitted use, and offices over 20,000 as a conditional use (Ordinance #1954).

Section 5: Land Use

The MIC's physical environment is shaped by the Duwamish River and its shoreline area, along with the filled upland areas that have been developed for heavy industrial use. The Duwamish River was channelized and dredged to enable navigation between Elliott Bay and the turning basin. Beyond the river's steep banks, the land is generally flat.

Approximately 1,174 acres or 25% of all land in Tukwila is zoned for industrial use, see Attachment B. The majority of industrially-zoned land is located in Tukwila's Manufacturing Industrial Center.

In 2010, Tukwila's Manufacturing/Industrial Center (MIC) is characterized by light to heavy manufacturing uses, commercial development that supports industrial activity, storage facilities, office and service development, and some commercial development along the major arterials. The area has a pattern of large lot ownership and a mixture of industrial activity with some vacant or under-utilized facilities. This pattern indicates the continued presence of the Boeing Company, the MIC's major property owner, and the decline of other heavy industrial companies in the area.

A significant portion of MIC is in governmental use, including the southern third of King County International Airport which is the second largest property owner in the MIC, the METRO transit maintenance facility, the US Department of Homeland Security, and the US Postal Service regional processing facility. Group Health is a large employer, providing warehouse, lab and service jobs.

The Duwamish River runs through the MIC. The river supports the Muckleshoot Indian Tribe's salmon fishery, and several water-dependent uses. Parks and open space include the Duwamish Hill Preserve, and several designated public wetland habitats. Several older single-family residences are located in the MIC.

The highly industrialized and modified portion of the Duwamish, including some property in the MIC, has also been the location of significant discharge of pollutants. This has resulted in portions of the river being designated as Federal Superfund sites. Remediation, source control and disposal activities are ongoing throughout the area.

Section 6: Transportation/Utilities

Since the MIC is an established industrial area, a complete infrastructure system has been in place for many years.

I-5, SR-599, Tukwila International Boulevard and East Marginal Way provide regional road access. The Tukwila Comprehensive Plan sets "Level of Service E" as the standard on roads in the Manufacturing/Industrial Center. East Marginal Way contains sufficient capacity to meet the MIC's anticipated transportation needs. Pedestrian and bicycle facilities are planned to supplement transportation infrastructure along East Marginal Way.

The MIC is served by water, sewer and storm drainage area-wide systems that are considered generally adequate to support buildout. Concurrency standards ensure adequate service and fair-share participation by properties that had not supported the area-wide system when it was developed.

Section 7: Employment

The MIC is an important source of direct (property tax) and indirect (sales tax) revenues received by Tukwila. Tukwila business license records indicate that there are currently 131 businesses located in the Manufacturing/Industrial Center. In 2009, "covered" employment was approximately 14, 353, more than half of this in the manufacturing sector.

Data from City of Tukwila business licenses and the Puget Sound Regional Council (PSRC) provide information on employment trends between 1995 and 2009/2010. PSRC data pertain to positions that are covered by the Washington Unemployment Insurance Act (i.e. "covered employment."), see Attachment C.

- Major Employers
    - Although there have been variations over the years, total number of jobs in the MIC, which was 14, 353 in 2009, is virtually the same as in 1995.
    - Manufacturing remains the largest employment sector, but it has declined by 40% between 1995 and 2009. Manufacturing shrank from 12,276 in 1995 to 7,337 in 2009, going from 86% of covered employment in the MIC to 51%.
    - Although a smaller factor in employment than manufacturing, the service sector was responsible for the majority of job growth in the MIC between 1995 and 2009. Service employment, such as health care and software, grew from 339 in 1995 to 2,681 in 2009. Government jobs, such as the US Postal Service and Homeland Security, also increased.

- Aerospace, including Boeing, represents the largest category of manufacturing. The decline in aerospace employment from 2000-04 was much smaller in the Tukwila MIC than was the case regionally, and the rebound was notably stronger (thus the concentration of aerospace into MICs). Although aerospace, including the Boeing Company, had a larger presence in the MIC a couple decades ago, levels over the past decade appear to be relatively steady or increasing, even in light of two economic downturns.

- Although its total employment has declined by 19% between 1995 and 2010, Boeing remains by far the largest single employer and property owner in the MIC (as reported by Tukwila business licenses.)

- Three large employers, including Boeing, Group Health Cooperative and King County Metro transit facility provided 90% of jobs in the MIC in 2010, see Attachment D.

- The MIC has generally avoided incompatible retail expansion, but growth in the services sector merits further monitoring.

- Wages

  Manufacturing jobs are the best paid in the MIC. In 2008, the average manufacturing wage ($95,087) was nearly twice that of a job in the service industry ($49,096), see Attachment E.

Section 8: Permitting and Development

Land Use Permits

A total of approximately 200 land use decisions were issued between 1990 and 2010 in the MIC. Shoreline permits were approximately 15% of the total land use permits, see Attachment F. Approximately 50% of them were environmental reviews for development that was covered under SEPA Planned Action review document. Prepared in 1999, the SEPA Planned Action document anticipated and allowed for environmental impacts of future development by completing project level environmental review during the time that the MIC Plan was originally prepared.

Building Permits

Approximately 3000 building, mechanical, electrical and public works permits were issued in the MIC between 1990 and 2010. Changes in recording permit information over time make it difficult to draw clear conclusions about trends from the data, but the majority of the permits were for tenant improvements, mechanical upgrades, and similar improvements. Approximately 1% of development permits were issued for new construction.

The highest-value permits were for projects involving improvements or new construction for Boeing Company facilities, the development of internet data centers, new construction for the Museum of Flight, and the future Raisbeck Aviation High School. The two former types of

development are distinctly industrial in nature, while the latter represent cultural and educational activities that are oriented toward aviation and technology industries, see Attachment G.

Development Potential

- The larger industrial parcels, such as are found in much of the Manufacturing Industrial Center, are especially suited to traditional industrial use.

- The majority of parcels in the MIC are over three acres in area. Approximately 80% of parcels located north of the Duwamish turning basin are between eight and 116 acres in size, see Attachment H.

- A ratio of improvements to land less than 1 is typical of many industrial uses, such as warehousing, storage or some manufacturing that require significant amounts of land, but may have relatively low value buildings.

- When the assessed value of improvements is less than the value of the land i.e. with an improvement to land ratio less than 1, property may be sought for redevelopment, including change of use from industrial to commercial. Over half of parcels in the MIC have land values that are higher than the value of buildings or improvements on site, see Attachment I.

- Because industrial land value is typically lower in value than commercial land, there is constant pressure by non-industrial uses to locate in these zones, including the MIC. There is also periodic interest in rezones.

Section 9: Preliminary Issues and Opportunities

In addition to the information derived from the background report Staff will review industrial trends and seek information from survey results, public comments and conversations with stakeholders to determine key issues. Based on the work to date the following issues and opportunities will be carried forward into the public process for discussion and analysis.

- Tukwila's Manufacturing Industrial Center is a dynamic place. Although some firms have been in Tukwila for many years, approximately 13% of business licenses are new each year. This implies that the MIC continues to attract industrial firms.

- Boeing Plant #2 will be demolished. Once contaminated soil problems are resolved, a large amount of industrial property owned by the Boeing Company will be available for redevelopment.

- The MIC contains several sites with contaminated soils or similar issues. Environmental cleanup sites can represent both challenges and opportunities for redevelopment. The Raisbeck Aviation High School will be constructed on the former Rhone Poulenc site.

- The recent closure of the South Park/116th Avenue Bridge has produced minimal impacts due to long-term decreases in traffic along East Marginal Way. By contrast, the private bridge at S. 102nd across private property belonging to the Boeing Company has experienced an increase in traffic. A replacement for the South Park/116th Avenue Bridge has recently received full funding. Traffic impacts to the private bridge should be monitored.

- The Boeing Access Road bridge is deteriorating and needs replacement. If it were to close suddenly due to a natural disaster or if its operations were restricted, impacts to traffic would be significant. Grant funds are being sought, but at this point funding is not available.

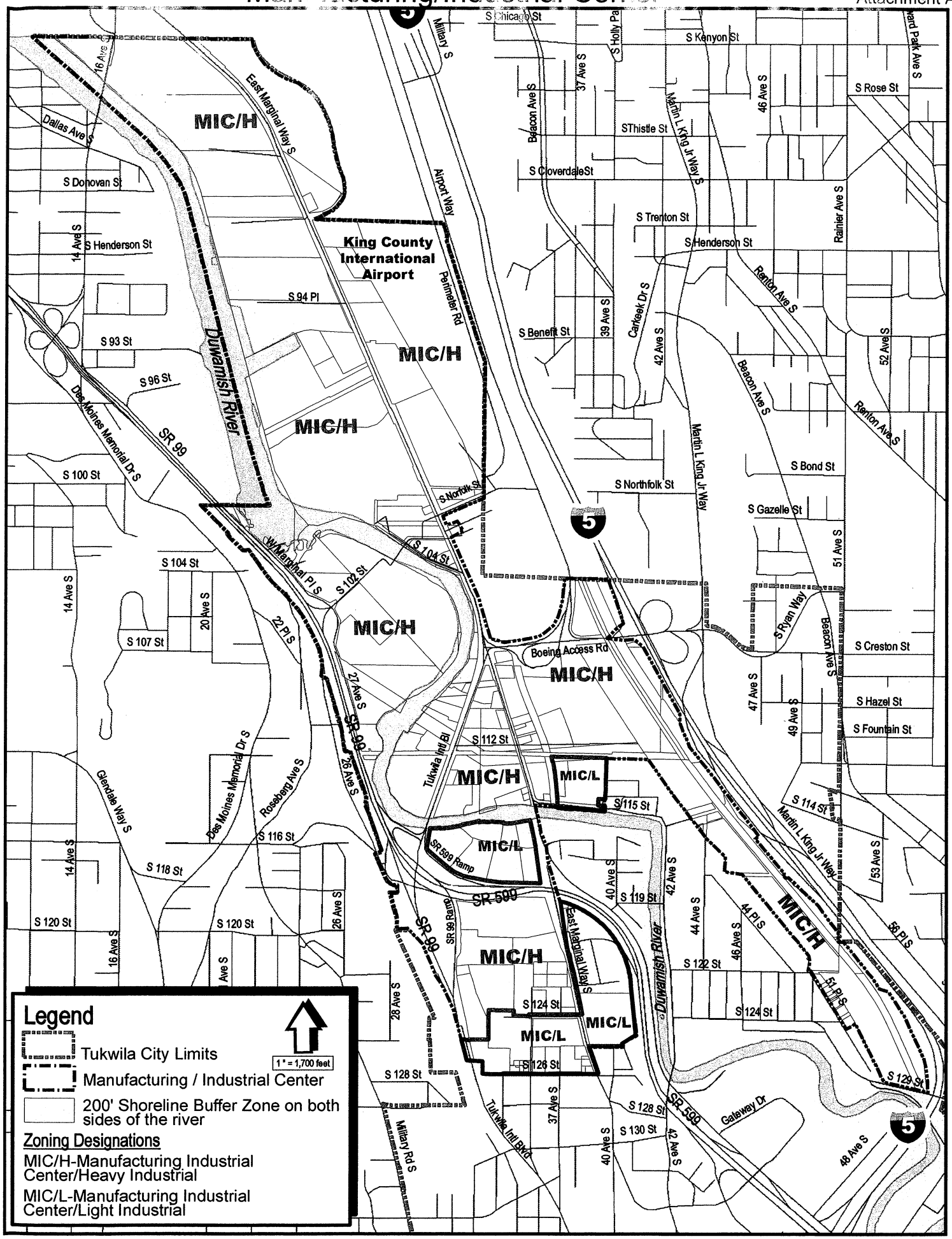
- There are no current plans for a light rail stop at Boeing Access Road, but increased development could prompt a long-term future change.

- Eventual roadway improvements are planned along Tukwila International Boulevard north to the Duwamish River.

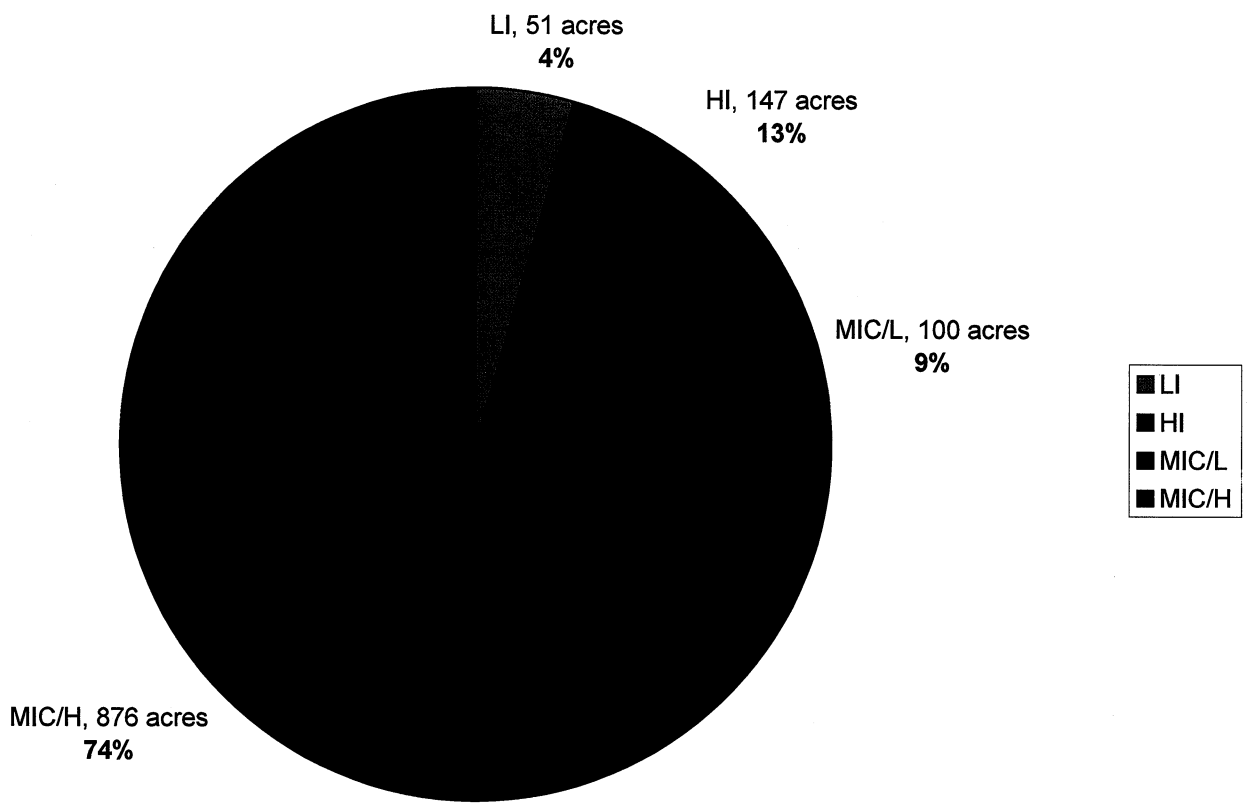
- BNSF is seeking and considering alternate means of access to its large-scale regional center.

Manufacturing/Industrial Center

Attachment A



Industrial Zoning by Land Area



Attachment C

COVERED EMPLOYMENT ESTIMATES
1995-2009

PSRC Covered Employment Estimates, Tukwila Manufacturing-Industrial Center									
Year	**Const/Res**	**FIRE**	**Manufacturing**	**Retail**	**Services**	**WTU**	**Government**	**Education**	**Total**
1995	52	18	12,276	217	339	578	760	-	14,240
2000	200	34	8,795	199	542	925	2,763	-	13,458
2001	249	S	8,242	390	564	1,083	2,877	-	13,417
2002	140	15	7,459	388	809	1,107	2,821	-	12,739
2003	128	32	7,786	238	699	1,096	3,066	-	13,045
2004	139	*	7,460	*	901	1,093	2,799	-	12,647
2005	173	*	7,079	*	890	1,259	2,736	-	12,434
2006	230	31	7,480	324	1,114	1,468	2,417	-	13,064
2007	259	27	8,005	331	2,969	1,475	2,758	-	15,824
2008	282	90	7,379	308	2,887	1,365	2,434	-	14,744
2009	319	132	7,337	317	2,681	1,281	2,286	-	14,353

Employment has varied by sector, but total employment remained virtually unchanged between 1995 and 2009.

(Covered Employment refers to positions covered by the Washington Unemployment Insurance Act. The Act exempts the self-employed, proprietors and corporate officers, military personnel, and railroad workers, so those categories are not included.Covered Employment accounts for approximately 85-90% of all employment.)

1990 - 10 Largest Employers by Number of Employees							
	NAME	ST #	STREET	SUITE	ZIP	EMPLOYEES	TOTAL
1	Kenworth Truck Company	8801	E MARGINAL WY S			1325	1325
2	Security Pacific Bank	12400	E MARGINAL WY S			1095	1099
		10830	E MARGINAL WY S			4	
3	King County Metro	12100	E MARGINAL WY S			729	791
		11911	E MARGINAL WY S			62	
4	Earle M. Jorgensen Co.	8531	E MARGINAL WY S			470	470
5	Pony Express Courier Corp.	11004	E MARGINAL WY S			190	190
6	Rhone-Poulenc, Inc.	9229	E MARGINAL WY S			68	68
7	Burlington Northern Railroad	12400	51ST PL S			65	65
8	Yellow Freight System	11231	E MARGINAL WY S			50	50
9	Janco United, Inc.	10838	E MARGINAL WY S			40	40
10	ACI Glass Products	3225	S 116TH ST	#133		35	35

1995 - 10 Largest Employers by Number of Employees							
	NAME	ST #	STREET	SUITE	ZIP	EMPLOYEES	TOTAL
1	Boeing Co.	9725	E MARGINAL WY S		98108-3310	4318	6582
		7755	E MARGINAL WY S		98108-7605	1201	
		3417	S 120TH PL		98168-3321	573	
		8701	E MARGINAL WY S		98108-4681	230	
		9010	E MARGINAL WY S		98108-4022	163	
		10700	W MARGINAL PL S		98168	60	
		8620	E MARGINAL WY S		98108-3319	26	
		10500	W MARGINAL PL S		98168	11	
2	Kenworth Truck Company	8801	E MARGINAL WY S		98108-4045	1022	1022
3	King County Metro	12100	E MARGINAL WY S		98168-2580	571	641
		11911	E MARGINAL WY S		98168-2597	70	
4	Associated Grocers, Inc.	10430	E MARGINAL WY S		98188	450	450
5	Jorgensen Forge Co.	8531	E MARGINAL WY S		98108-4018	153	153
6	Group Health Cooperative	12400	E MARGINAL WY S		98168-2559	130	130
7	Eagle Systems, Inc.	12400	51ST PL S		98178-3436	113	113
8	Museum of Flight	9404	E MARGINAL WY S		98108-4097	84	84
9	Yellow Freight System	11231	E MARGINAL WY S		98168-1953	78	78
10	Innova Corporation	3325	S 116TH ST	#161	98168-1974	68	68

2000 - 10 Largest Employers by Number of Employees							
	NAME	ST #	STREET	SUITE	ZIP	EMPLOYEES	TOTAL
1	Boeing Co.	9725	E MARGINAL WY S		98108-3310	4236	7635
		7755	E MARGINAL WY S		98108-7605	2529	
		8701	E MARGINAL WY S		98108-4681	734	
		3417	S 120TH PL		98168-3321	74	
		8123	E MARGINAL WY S		98108-4010	50	
		10500	W MARGINAL PL S		98168-1834	7	
		8620	E MARGINAL WY S		98108-3319	5	
2	King County Metro	12100	E MARGINAL WY S		98168-2580	700	867
		12200	E MARGINAL WY S		98168-2598	115	
		11911	E MARGINAL WY S		98168-2597	52	
3	Kenworth Truck Company	8801	E MARGINAL WY S		98108-4045	600	600
4	Associated Grocers, Inc.	10430	E MARGINAL WY S		98168-1887	200	200
5	Digital Microwave	3325	S 116TH ST	#161	98168-1974	158	158
6	Jorgensen Forge Co.	8531	E MARGINAL WY S		98108-4018	150	150
7	Museum of Flight	9404	E MARGINAL WY S		98108-4097	121	121
8	Group Health Cooperative	12400	E MARGINAL WY S		98168-2559	110	110
9	Sea-Tac Ford Truck Sales	11000	TUKWILA INTL BLVD		98168-1998	88	88
10	Business Interiors NW Svcs	10838	E MARGINAL WY S		98168-1990	77	77

2005 - 10 Largest Employers by Number of Employees							
	NAME	ST #	STREET	SUITE	ZIP	EMPLOYEES	TOTAL
1	Boeing Co.	9725	E MARGINAL WY S		98108-3310	4489	7828
		7755	E MARGINAL WY S		98108-7605	2827	
		8701	E MARGINAL WY S		98108-4681	497	
		10500	W MARGINAL PL S		98168-1834	15	
2	Group Health Cooperative	12400	E MARGINAL WY S		98168-2559	705	1400
		12401	E MARGINAL WY S		98168-2559	400	
		12501	E MARGINAL WY S		98168-2559	295	
3	King County Metro	12100	E MARGINAL WY S		98168-2580	559	739
		12200	E MARGINAL WY S		98168-2598	105	
		11911	E MARGINAL WY S		98168-2597	75	
4	Associated Grocers, Inc.	10430	E MARGINAL WY S		98168-1887	204	204
5	Free & Clear, Inc.	12401	E MARGINAL WY S		98168-2558	200	200
6	Homeland Security, Dept. of	12500	TUKWILA INTL BLVD		98168-2506	200	200
7	Museum of Flight	9404	E MARGINAL WY S		98108-4097	185	185
8	Jorgensen Forge Corporation	8531	E MARGINAL WY S		98108-4018	155	155
9	McCormick & Schmick's Cater.	9404	E MARGINAL WY S		98108-4097	135	135
10	Diebold, Inc.	3315	S 116TH ST	#149	98168-1980	90	90

2010 - 10 Largest Employers by Number of Employees							
	NAME	ST #	STREET	SUITE	ZIP	EMPLOYEES	TOTAL
1	Boeing Co.	9725	E MARGINAL WY S		98108-3310	4195	5350
		7755	E MARGINAL WY S		98108-7605	600	
		8701	E MARGINAL WY S		98108-4681	555	
2	Group Health Cooperative	12400	E MARGINAL WY S		98168-2559	1192	1987
		12401	E MARGINAL WY S		98168-2559	420	
		12501	E MARGINAL WY S		98168-2559	372	
		12400	E MARGINAL WY S		98168-2559	3	
3	King County Metro	12100	E MARGINAL WY S		98168-2580	664	835
		12200	E MARGINAL WY S		98168-2598	111	
		11911	E MARGINAL WY S	Bdg.C	98168-5122	60	
4	Unified Grocers*	10430	E MARGINAL WY S		98168-1887	200	200
5	Homeland Security, Dept. of	12500	TUKWILA INTL BLVD		98168-2506	200	200
6	Jorgensen Forge Corporation	8531	E MARGINAL WY S		98108-4018	169	169
7	Museum of Flight	9404	E MARGINAL WY S		98108-4097	137	137
8	McCormick & Schmick's Cater.	9404	E MARGINAL WY S		98108-4097	93	93
9	Reischling Press, Inc.	3325	S 116TH ST	#161	98168-1974	91	91
10	UPS Freight	11231	E MARGINAL WY S		98168-1953	89	89

* Unified Grocers was rezoned from MIC/H to LI in 2008

PSRC Annual Average Wage Estimates, Tukwila Manufacturing-Industrial Center							
Year	**Const/Res**	**FIRE[1]**	**Manufacturing**	**Retail**	**Services**	**WTU[2]**	**Total[3]**
2008	$ 72,426	$67,444	$ 95,087	$52,325	$49,280	$48,096	$ 76,651

(Source: Puget Sound Regional Council)

Average manufacturing sector wages significantly higher than other salaries in the MIC.

[1]Finance, Insurance and Real Estate
[2]Warehouse, Trade, Utilities
[3]Total represents the total average of all wages in Tukwila's MIC, not only the industries that are shown.

ATTACHMENT F

MIC DEVELOPMENT & LAND USE PERMITS-- 1990-2010

Land Use Permits 1990 – 2010

102	Planned Action or SEPA decisions
30	Shoreline permits
22	Special Permission Director
13	Conditional Use Permits (mostly for wireless facilities)
12	Design Review decisions
11	Boundary Line Adjustments
5	Short Plats
5	Variances
2	Rezone and Comp Plan requests
1	Tree permit
200	Total

Building Permits by Category 1995-2010

Tenant Improvements

633	B-Mech-
435	Electrical -
355	B-Bldg –
63	B-Plumbing-
48	Demolitions-
14	B-reroof -
1, 548	Total

New Construction

17	New Other
11	New Office
3	New Warehouse
3	New Commercial
1	New Industrial
1	New Manufacturing
1	New School
37	Total

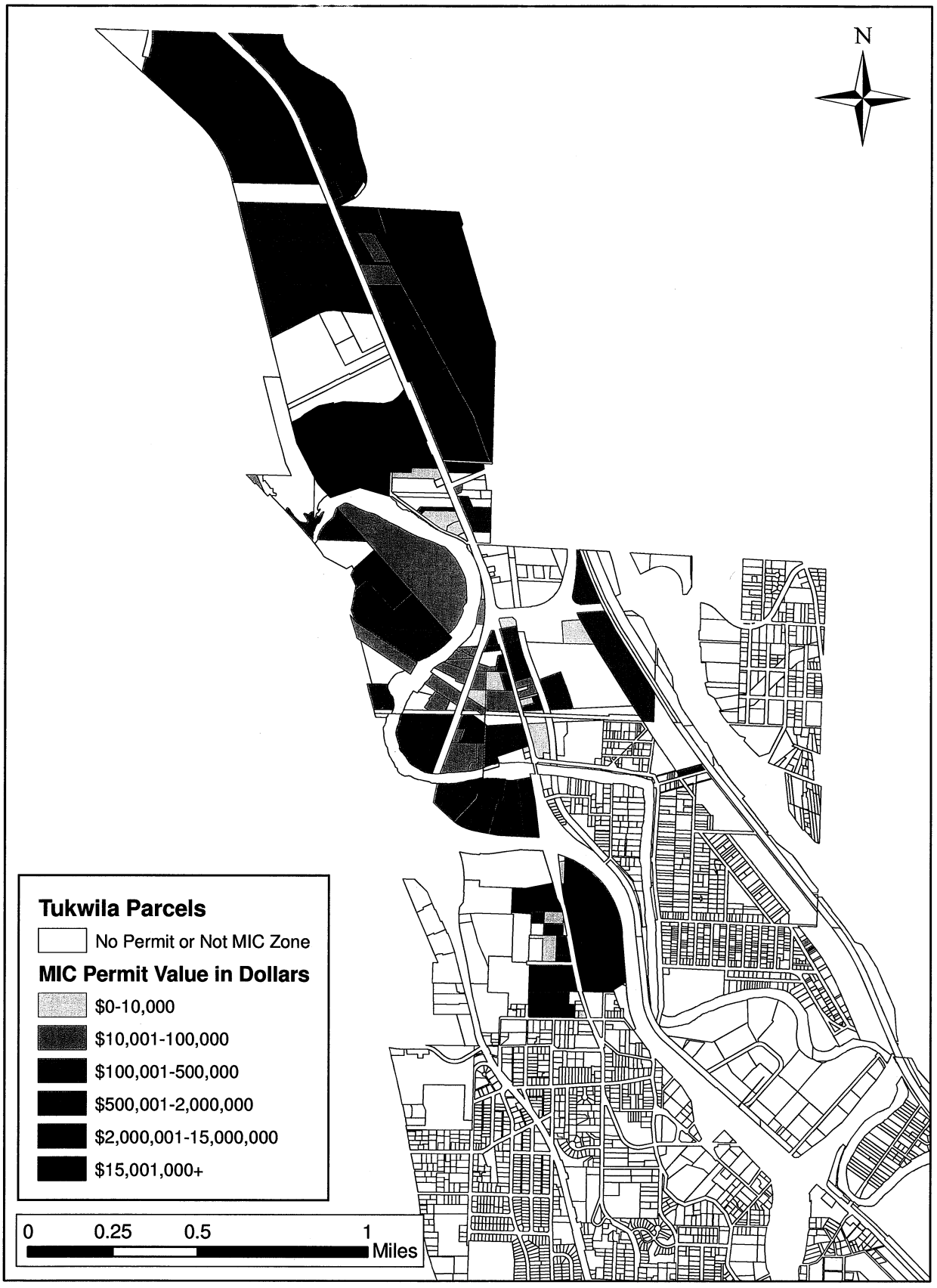
Total Alterations

435	Alteration Commercial
164	Alt Manufacturing
294	Alt Office
147	Alt Warehouse
68	Alt Other
8	Alt Retail
3	Alt Restaurant
1, 119	Total

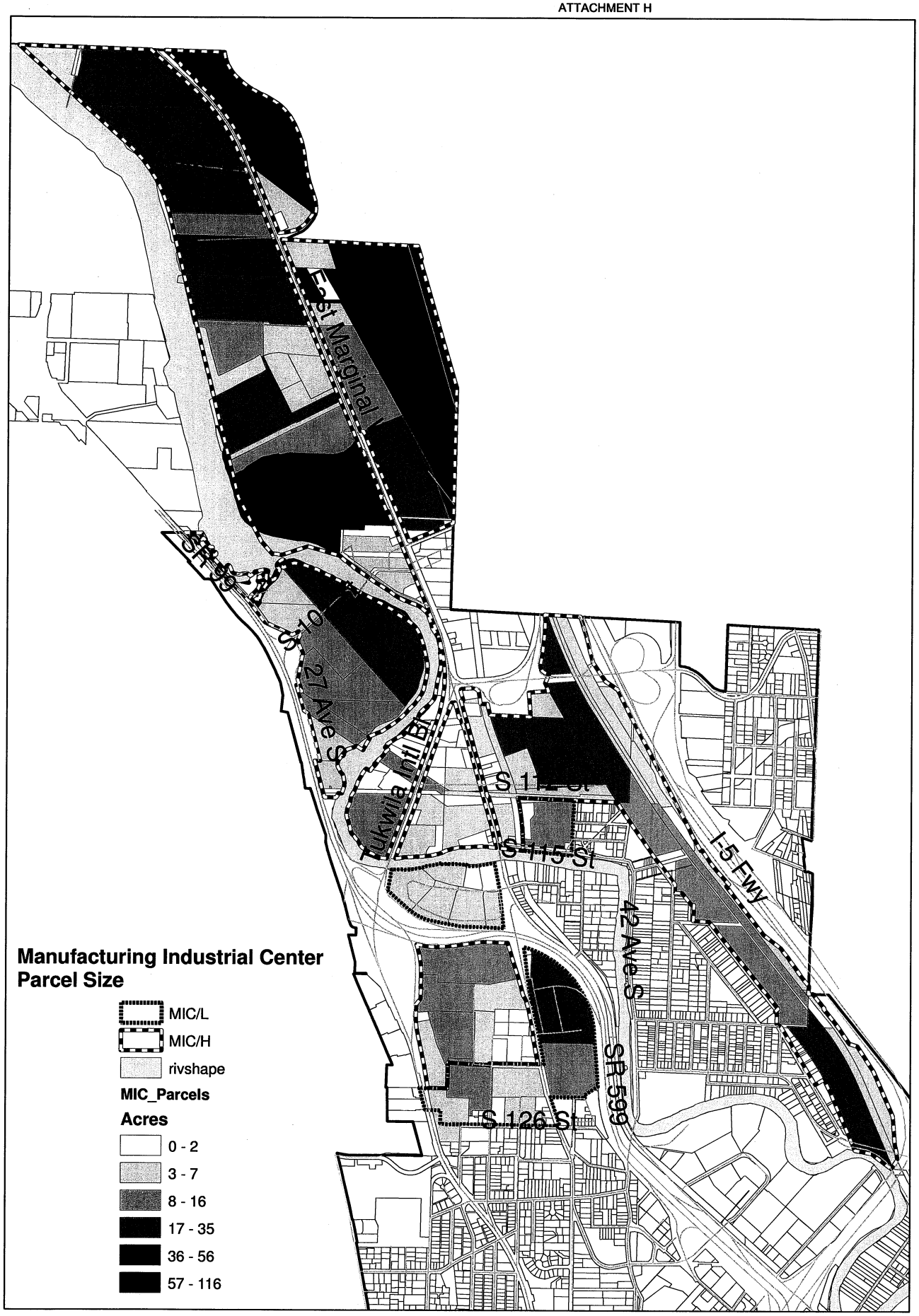
(Source: City of Tukwila Permits Plus permit tracking system)

Map of MIC Zone Permit Values

Attachment G



ATTACHMENT H



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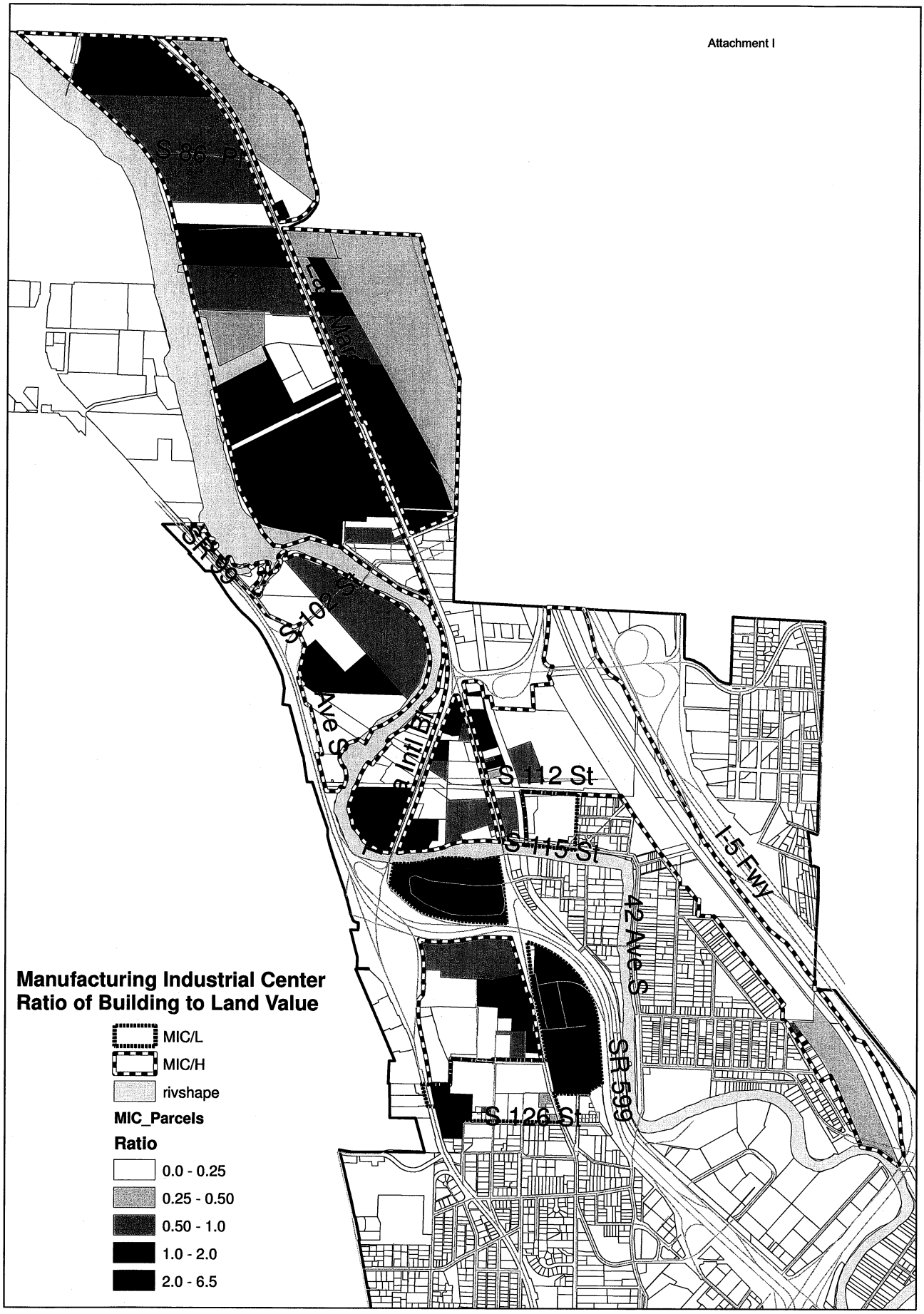
Attachment I



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