

Industrial Lands Analysis

Economic Development District Board

July 13, 2022



Puget Sound Regional Council

Presentation Overview

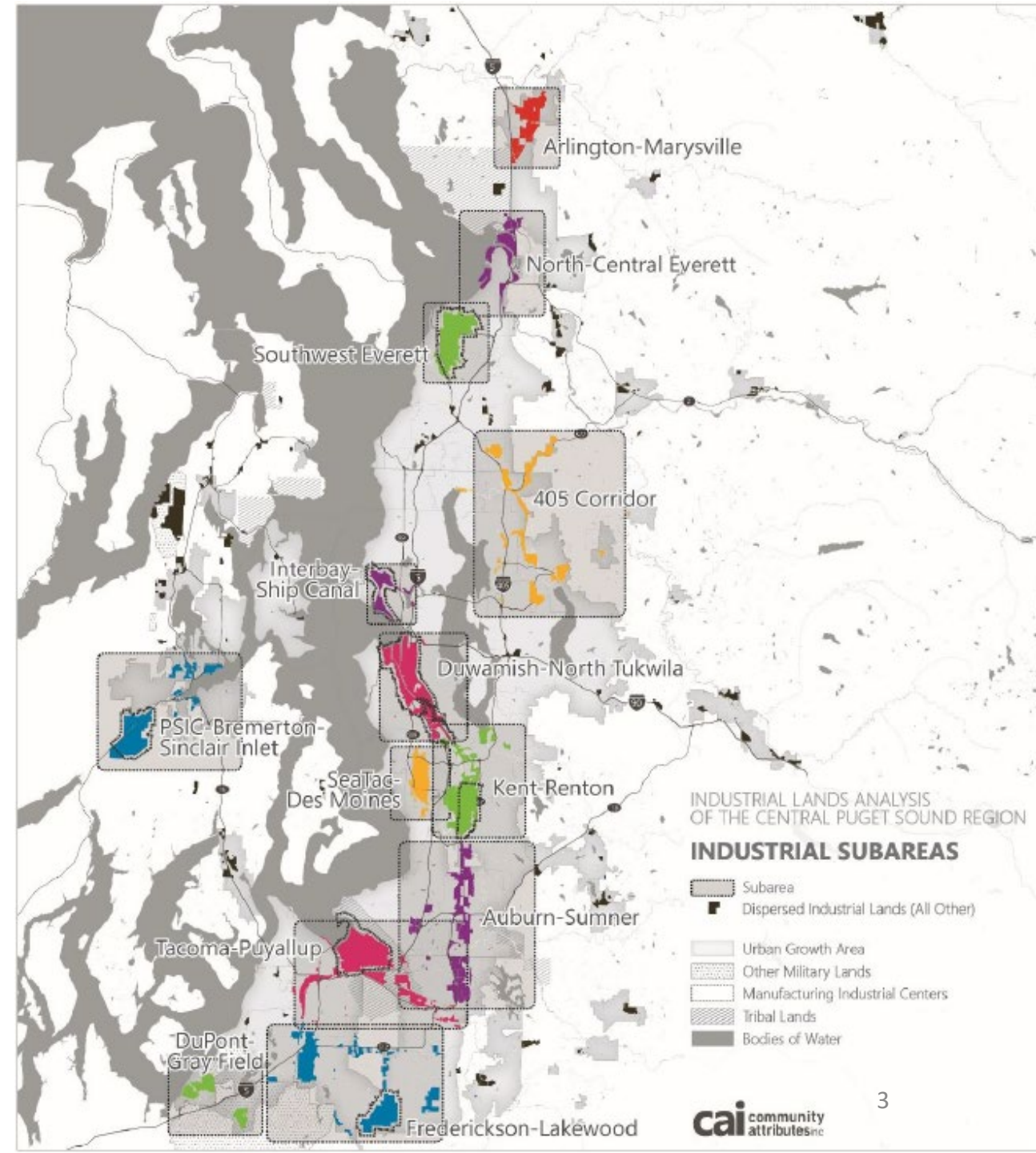


- Recap project purpose and scope
- Outreach findings
- Data preview
- Next steps



Project Purpose

- **Last Update in 2015**
- **Identified as major priority by PSRC boards, VISION 2050 & 2022 Regional Economic Strategy**
- **Provide support for local comprehensive plan updates**
- **Industrial lands are important to regional economy**
- **Seeks to answer:**
 1. What are trends and changes impacting industrial lands that this report update might consider?
 2. What are ways that an update to the industrial lands analysis might be useful for your community?
 3. How could the industrial lands analysis help the region improve equitable access to employment?



Project Timeline



Winter/Spring 2022

Scoping

- January GMPB & EDD
- Local jurisdiction survey
- Direct engagement with local jurisdictions and agencies
- Determining data needs and capacity

Summer 2022

Data collection and analysis

- Land Inventory
- Employment estimates and forecast to 2050
- Manufacturing/Industrial Centers

Continue outreach

- Peer Networking
- Community orgs
- Tribes
- Industry groups
- Other regions

Fall/Winter 2022

Complete data analysis

Final Report

What have we heard?



- Rapid growth in warehousing and distribution
- Core industrial lands and infrastructure like ports and aviation manufacturing continue to be key assets to region
- Different market pressures and demands by subareas/MICs
- Greater demand for lighter and smaller-scale manufacturing



What have we heard?

- Cities considering strategies for “transit-oriented manufacturing”
- Need better data on equity and access to industrial jobs
- Need strategies for workforce development
- Disproportionate impacts of industrial lands to BIPOC populations and other underserved communities



Peer Networking

- June 24th workshop featured presentations from Seattle, Tacoma, and Everett on local industrial lands planning
- Opportunity to engage broader audience and build awareness for industrial lands work
- 60 attendees, with many tuning in from outside the region and state

TACOMA TIDEFLATS

Reflections on industrial land use planning in Tacoma's Tideflats, emerging policy tensions, and the promise of joint planning.

City of Seattle Industrial and Maritime Strategy

Puget Sound Regional Council (PSRC) event
June 24, 2022

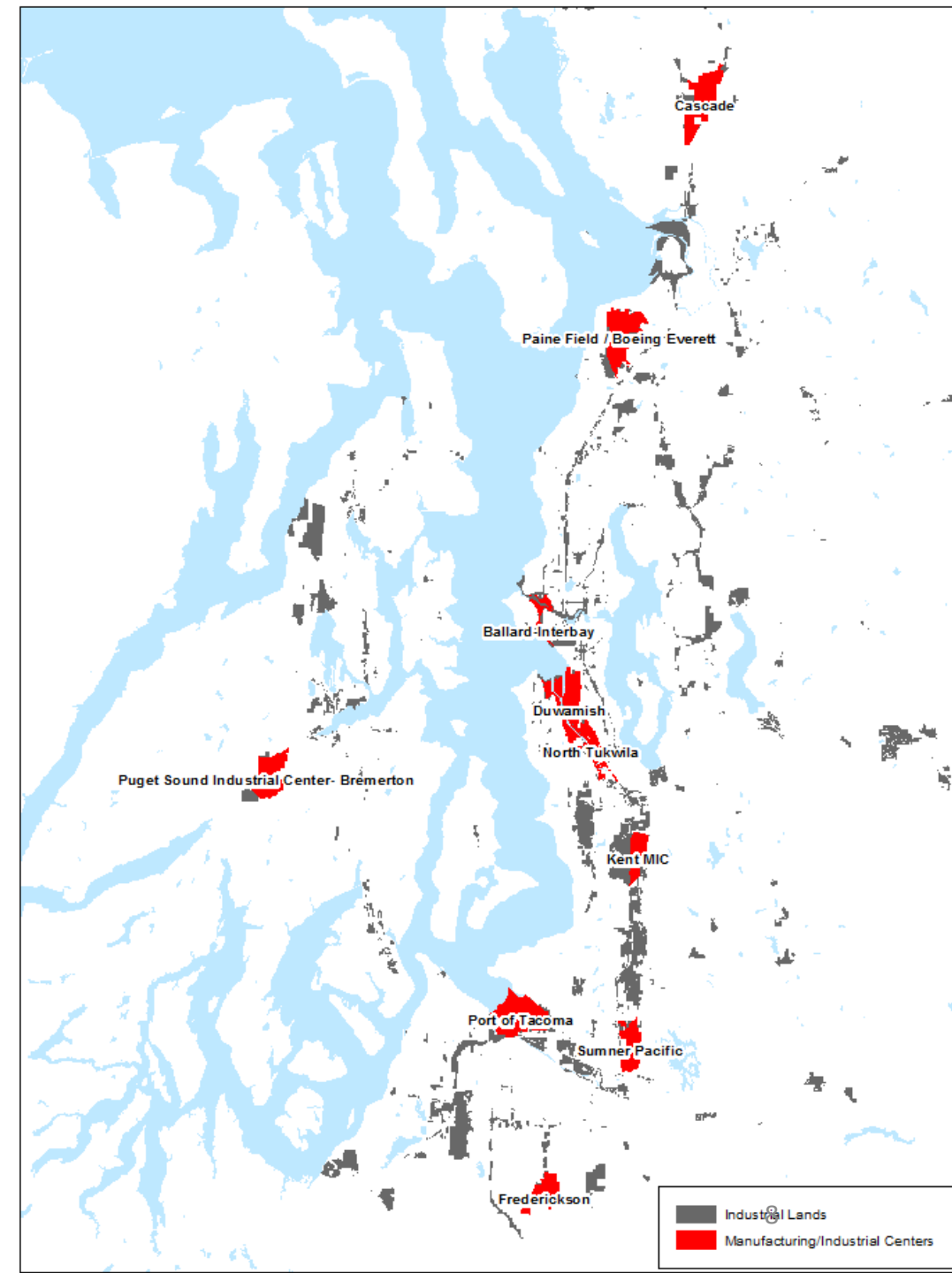
City of Everett Industrial Lands
Building on the past, fighting for the future

Dan Eernisse
Economic Development Director
June 24, 2022

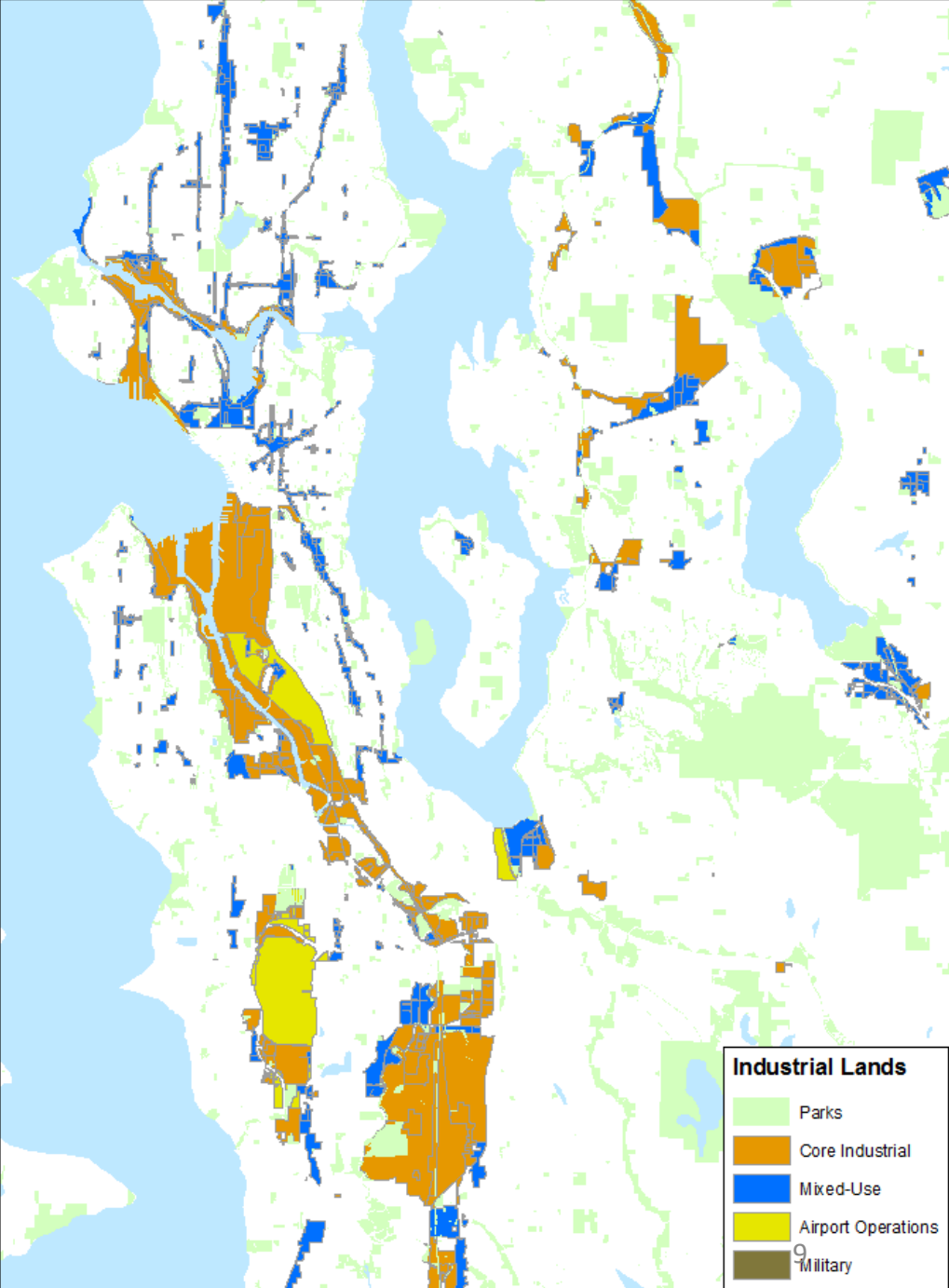
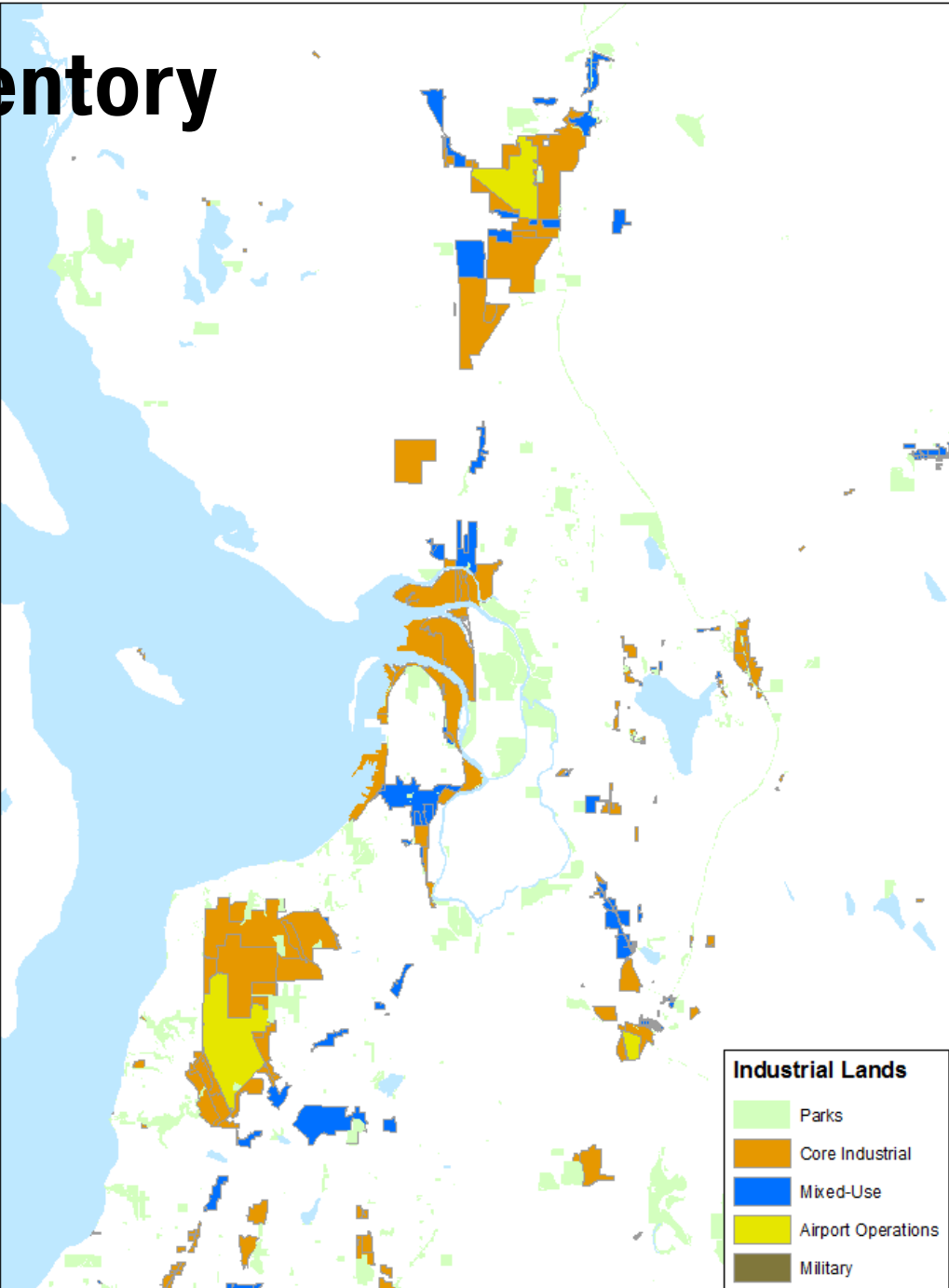
EVERETT WASHINGTON

Data Analysis

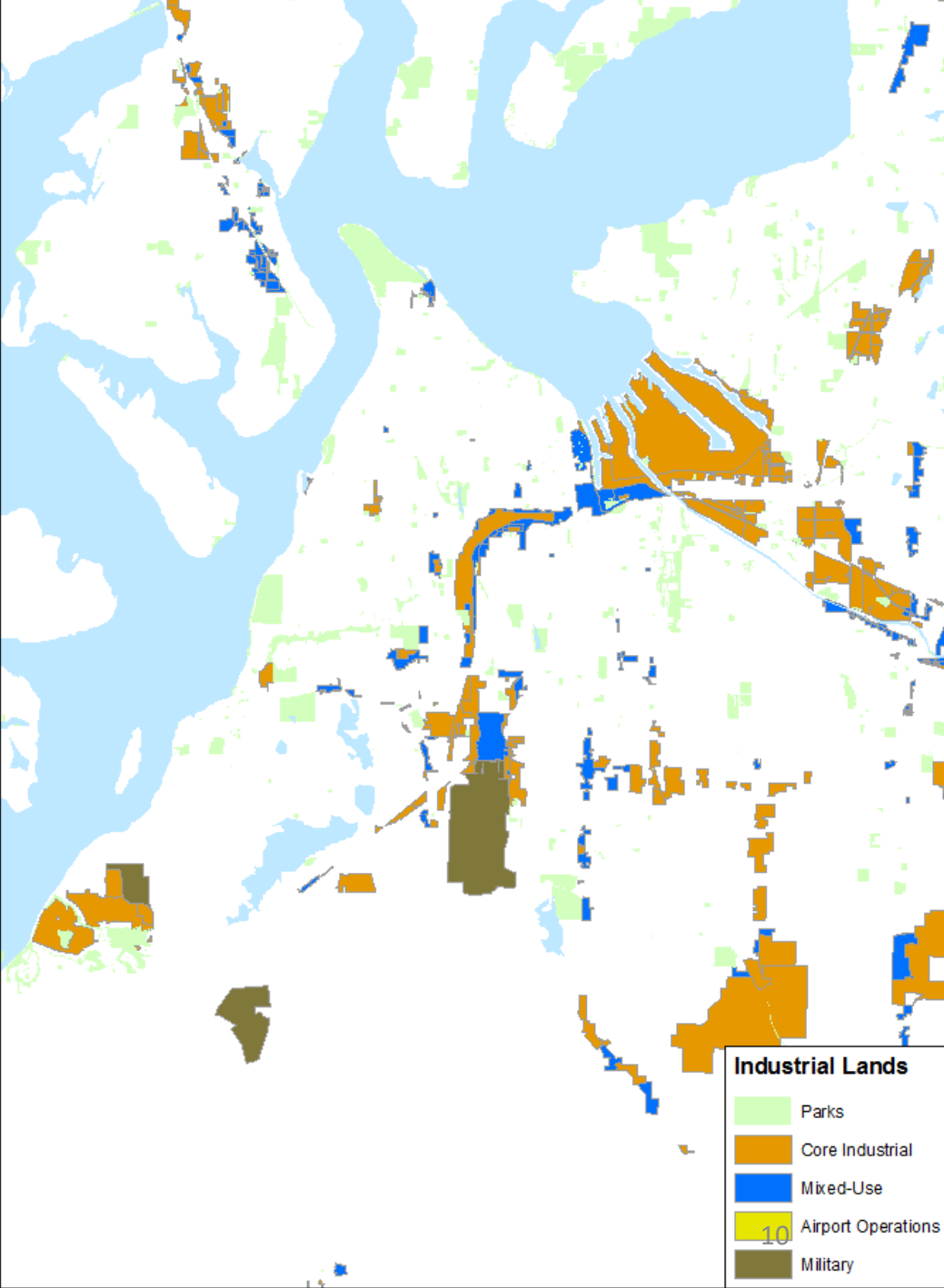
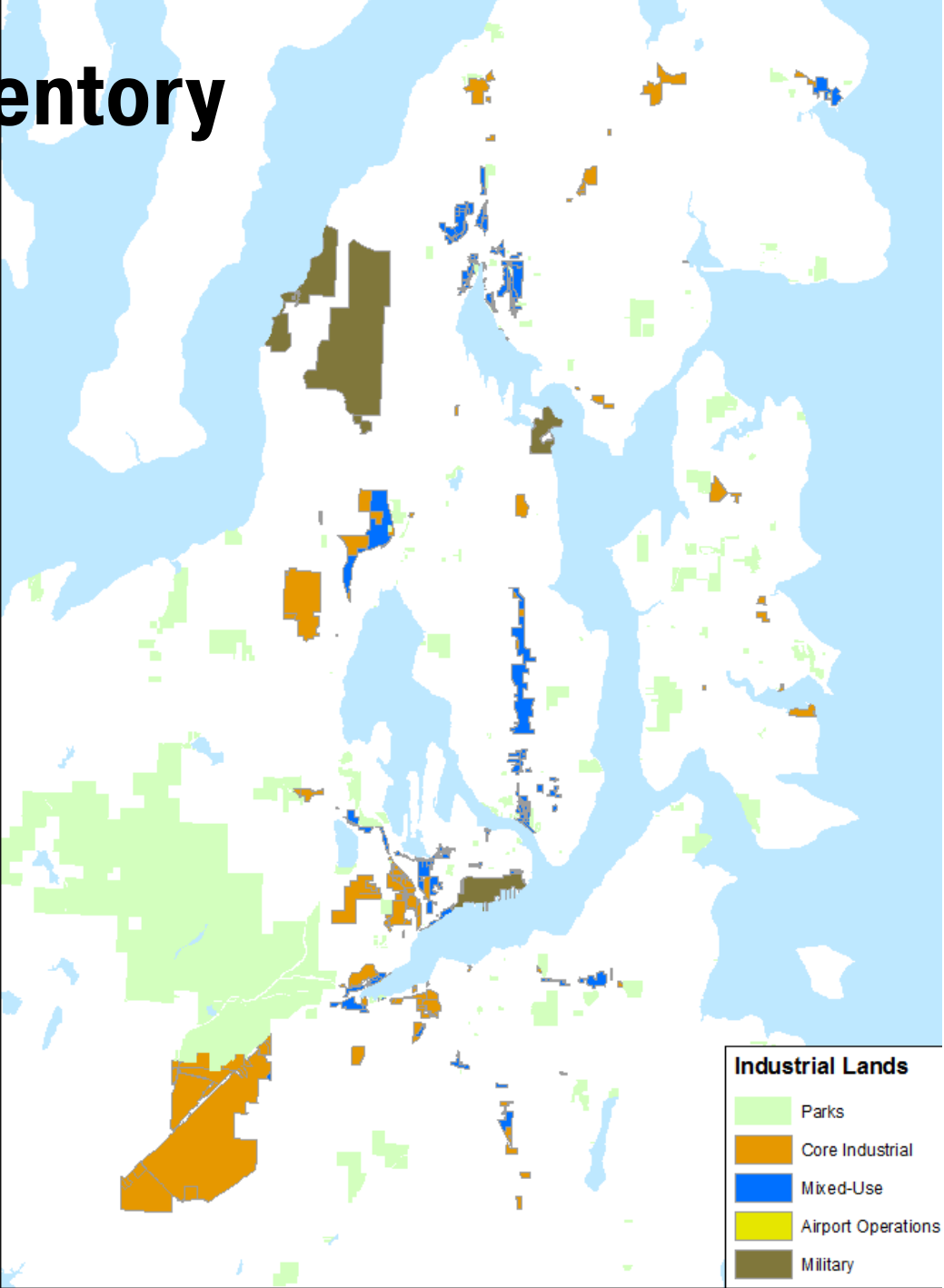
- **New industrial lands inventory**
 - Net change from 2015
 - Includes more mixed-use areas
 - Supply of industrial land
- **Employment data**
 - Wages
 - Industrial sectors
 - Updated forecast
- **Centers**
 - Analyzing land use and jobs data in Manufacturing/Industrial Centers and other areas of activity
 - Industries and land uses
 - Market trends
 - Land supply



Land Inventory



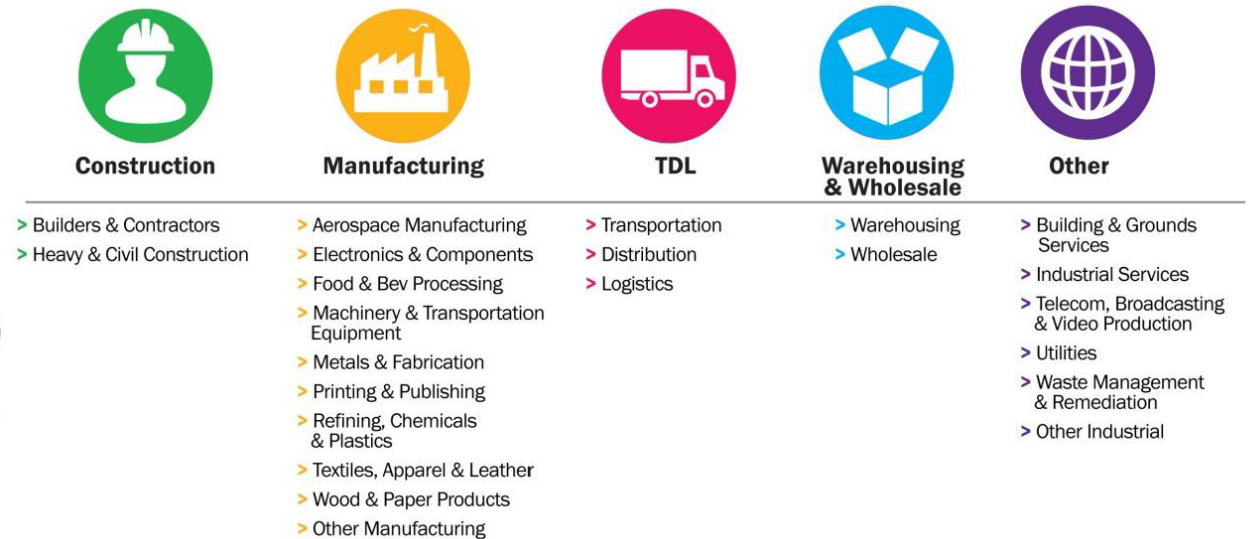
Land Inventory



Data sneak peak



- **32% of the region’s jobs are categorized as “industrial” (~680k in 2020)**
 - Steady since 2005
- **46% of jobs in region located on industrial lands (~984k of 2.1 million)**
 - Slight increase since 2005
- **30% of jobs on “core” industrial lands are not industrial**
 - Slight decrease since 2005



Timeline and next steps



Spring 2022

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- Board/committee engagement
- Direct engagement with local jurisdictions and agencies
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Thank you.

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