

# INDUSTRIAL LANDS ANALYSIS

Puget Sound Regional Council  
PSRC

cai community  
attributes inc



FOR THE CENTRAL PUGET SOUND REGION

# Why study?

“The purpose of the industrial lands analysis is to understand the importance of industrial lands to the regional economy, to assess whether the region has an adequate and appropriate supply of industrial land for the future, and to identify planning issues related to industrial lands that should be addressed.”



**Key Finding:**  
Industrial lands  
play a significant  
role in the  
regional  
economy.



**Jobs on Industrial Lands:**  
473,700 (27% of 1.7 million)

**Wages Paid:** \$ 24.4 billion  
(23% of \$105 billion)

**State Tax Revenue:** \$ 2.2 billion  
(with multipliers)

**Key Finding: Non-industrial land will continue to absorb industrial jobs, and may increasingly do so.**

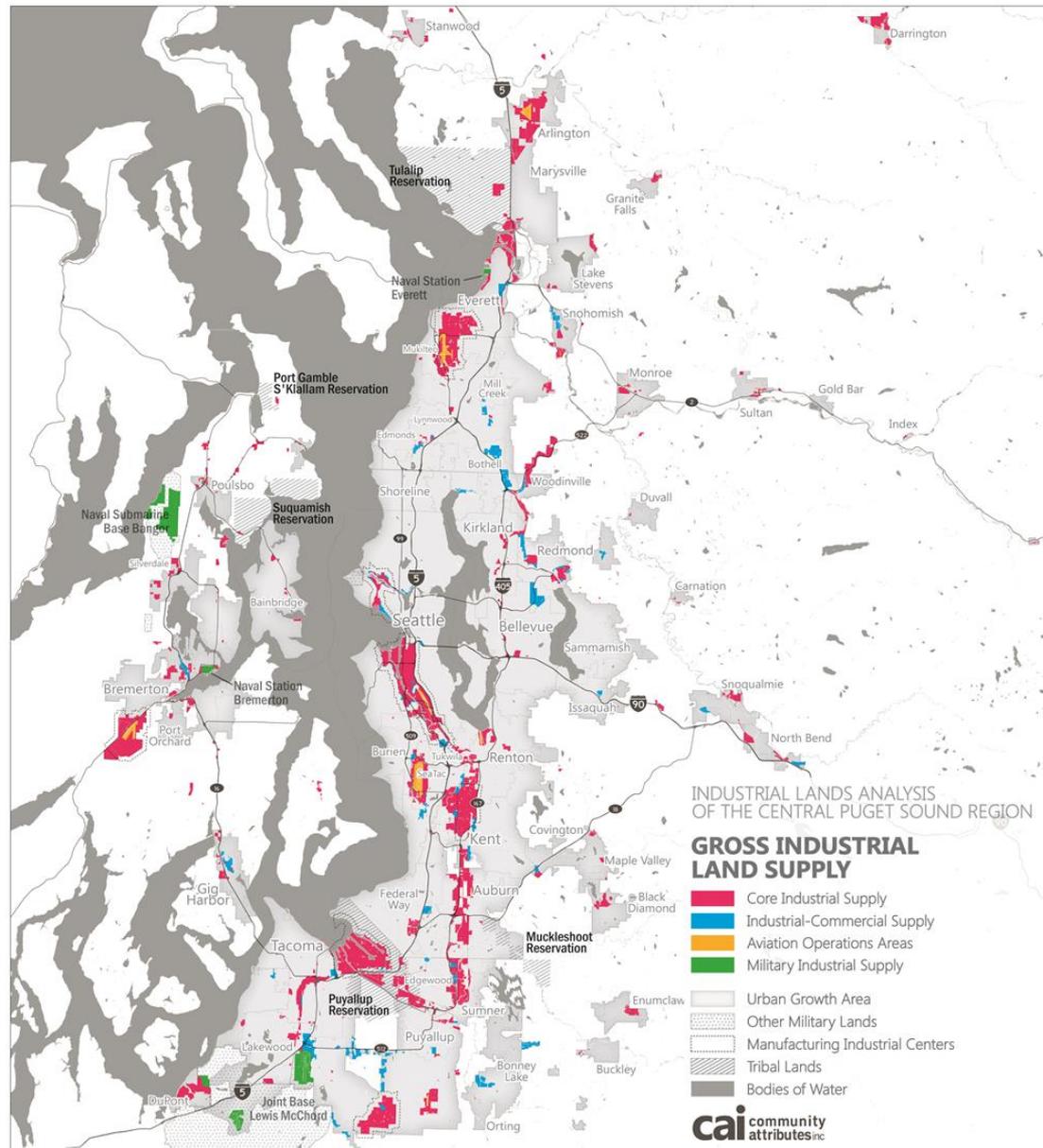


**40%**

of the region's total industrial-related sector jobs are located off of industrial land.

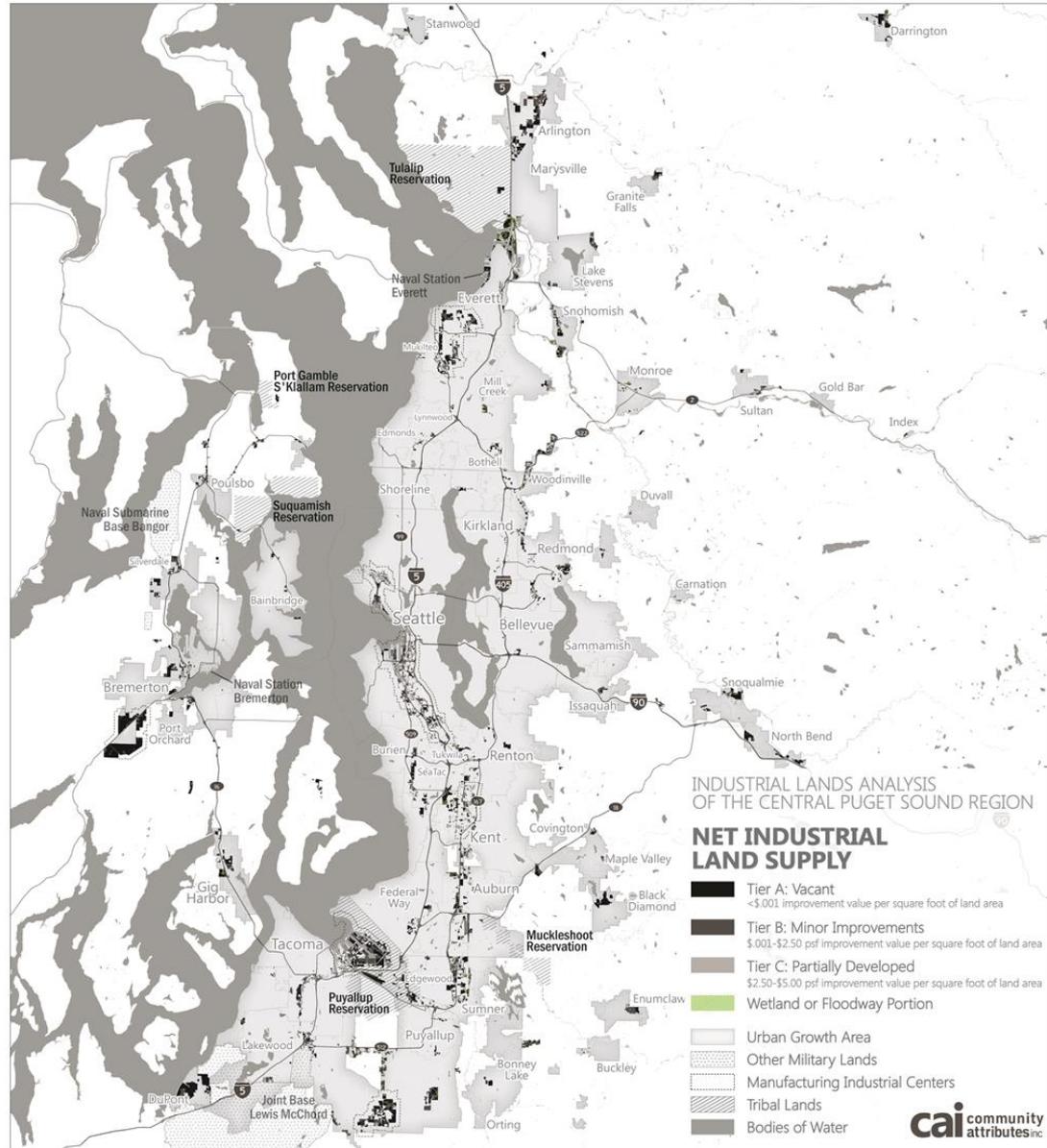
**Key Finding: It is important to protect industrial land for heavy industrial activities, especially lands with unique assets and large infrastructure investments.**

**71,983** gross acres industrial-zoned lands

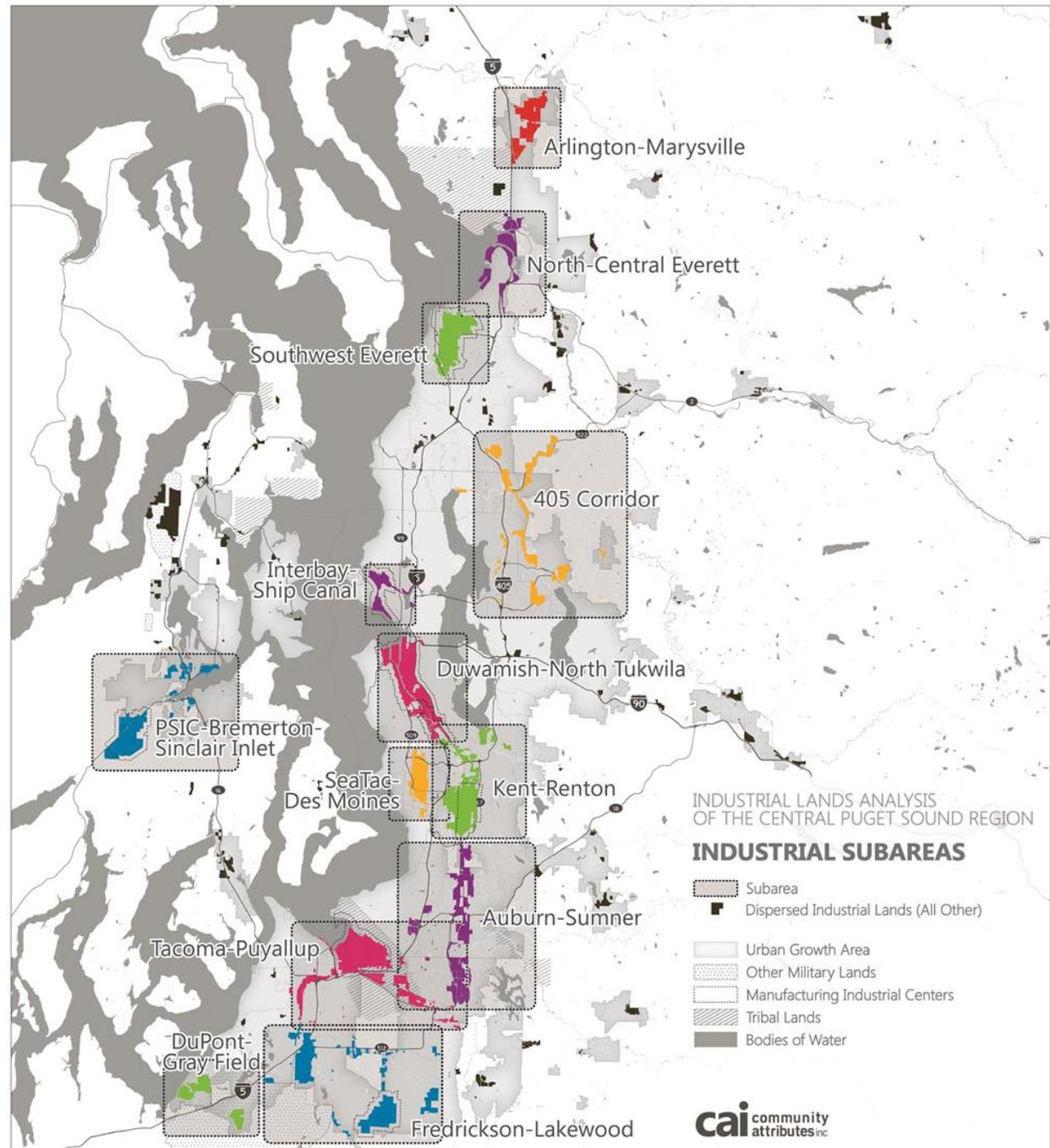


**Key Finding:**  
Overall, the region appears to currently have enough industrial land to meet future demand. However, the level of adequacy varies by subarea.

**28,615** acres of industrial-zoned land that can accommodate future industrial growth



# 13 Industrial Subareas + Dispersed Land

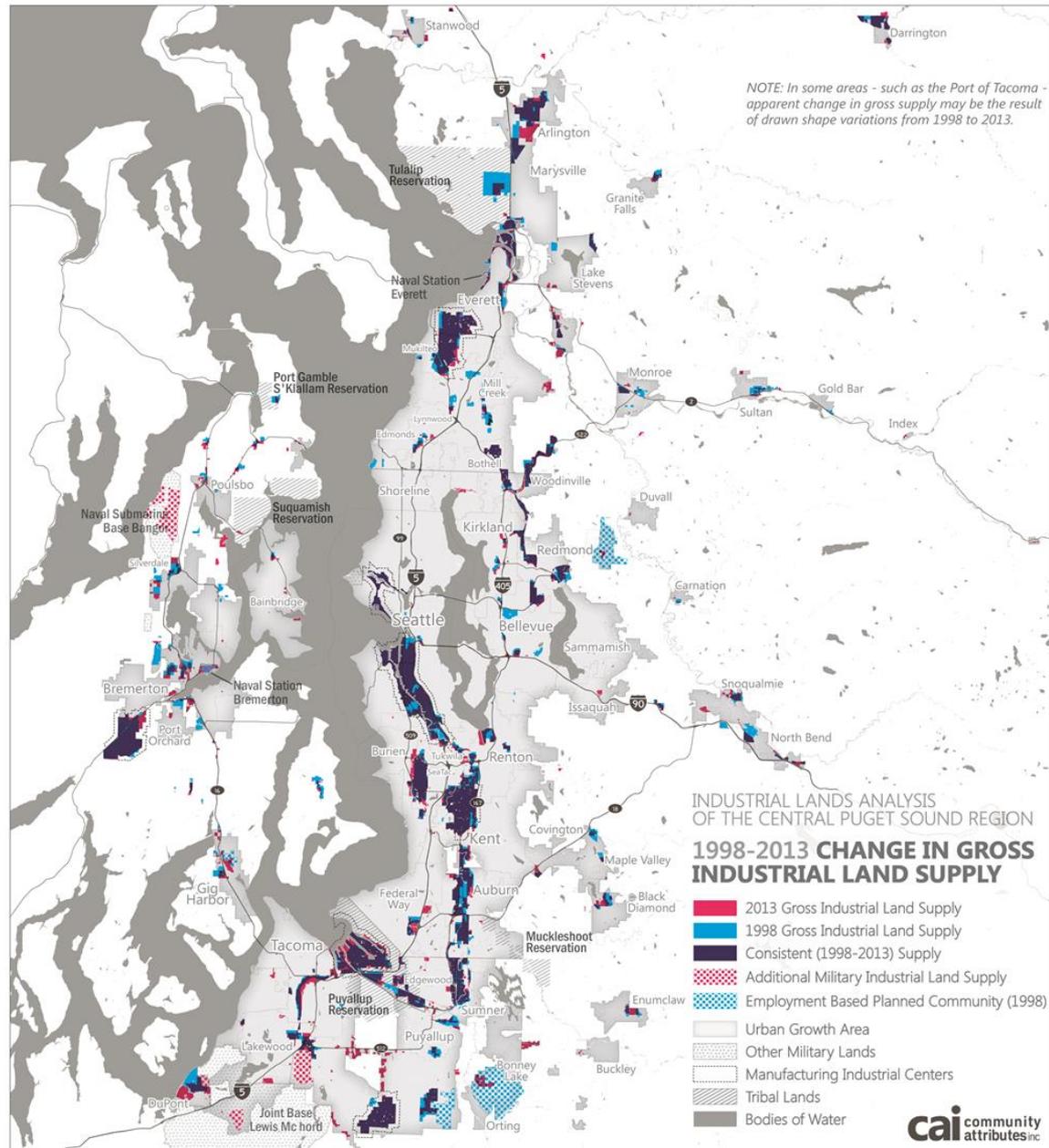


# How Future Demand Meets Current Supply by Subarea

- **Strong Demand/Limited Capacity.** Includes Interbay-Ship Canal, Duwamish-North Tukwila, Kent-Renton and SeaTac-Des Moines subareas.
- **Strong Demand/Adequate Capacity.** Includes Arlington-Marysville, Frederickson-Lakewood, and Tacoma-Puyallup subareas.
- **Adequate Capacity.** Includes I-405 Corridor, North-Central Everett, Southwest Everett, and the dispersed areas in all four counties.
- **Surplus Capacity.** Includes DuPont-Gray Field, PSIC-Bremerton-Sinclair Inlet, and Auburn-Sumner subareas.

**Key Finding: MICs are doing a good job overall in protecting industrial land.**

**Changes in the region's industrial land supply**



Key Finding: Many strategies for protecting industrial lands are land use policy recommendations that would be implemented locally.



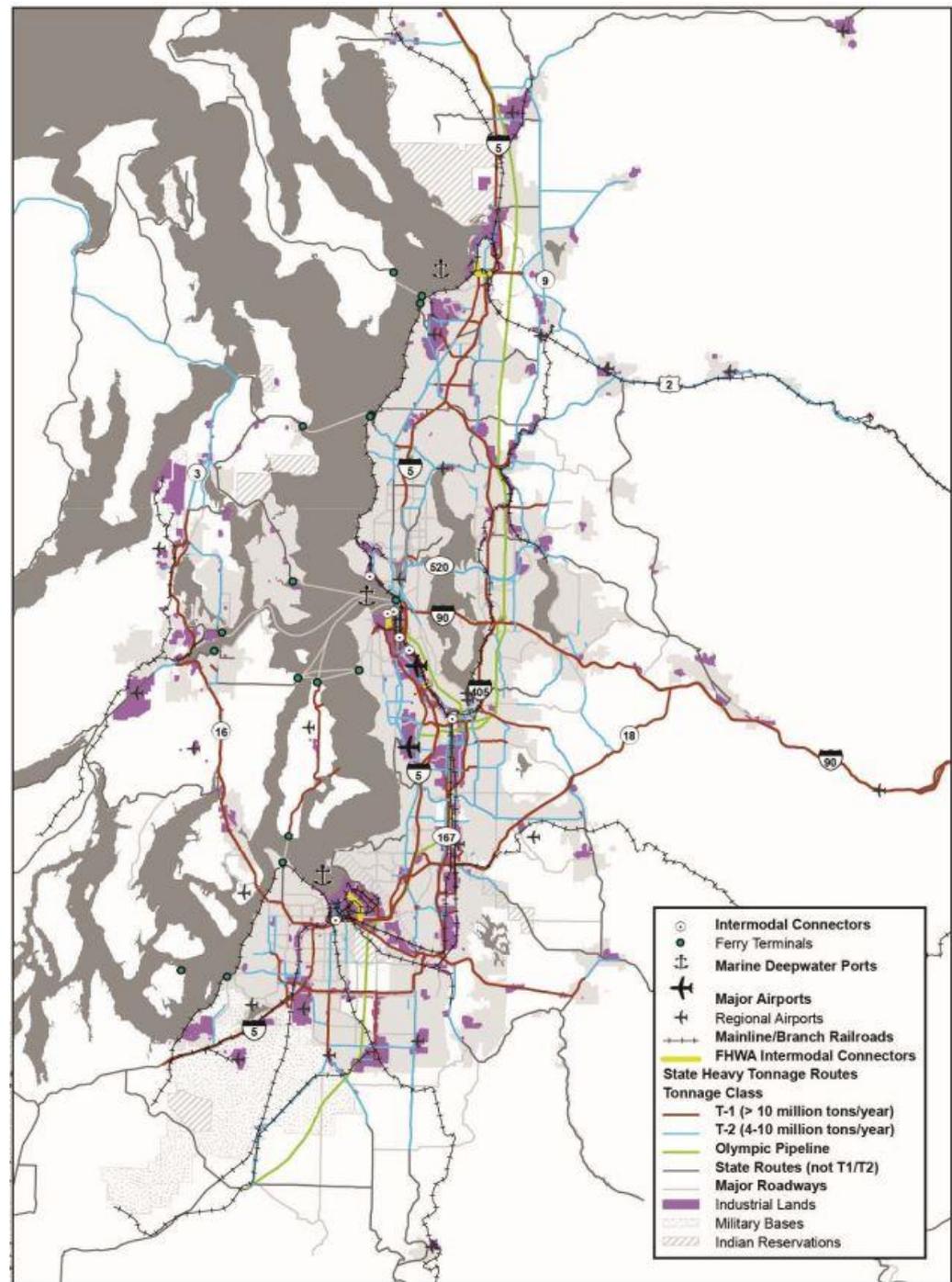
**Draft**  
**South Kitsap Industrial Area Subarea Plan**

# Recommended Strategies to Preserve and Enhance Industrial Land

- 1. Local role:** Establish or preserve policies that protect and ensure an adequate supply of land for industrial uses
- 2. Local role:** Simplify regulations to improve permitting efficiency
- 3. Local role:** Develop strategic planning frameworks for industrial areas
- 4. Local role:** Take advantage of Industrial Revenue Development Bonds
- 5. Regional role:** Facilitate information sharing of best practices

Local, regional, and state role: Align infrastructure planning with industrial land policy.

## Major Freight Transportation Infrastructure



# Recommended Strategies to Preserve and Enhance Industrial Land

6. **Regional role:** Consider study findings when updating regional designation procedures
7. **Regional role:** Continue to monitor supply and demand for industrial land
8. **Local, regional, and state role:** Align infrastructure planning with industrial land policy
9. **Local, state and federal role:** Provide support for brownfield cleanups
10. **Local, regional, state and federal role:** Provide economic development support

# Thank you!

[www.psrc.org/growth/industrial-lands/](http://www.psrc.org/growth/industrial-lands/)  
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