The Future of Industry

American Planning Association State Conference

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Ensure a thriving central Puget Sound now and into the future through planning for regional transportation, growth management and economic development.

1. What is the contribution of industrial land to the regional economy?
2. How much of the region's industrial employment is on industrial land?
3. What is the distribution of industrial land in the region? Where are the major concentrations?
4. How has the quantity, distribution, and development level of industrial land in the region changed since 1998?
5. What factors influence the development of industrial land?
6. Does the region have an adequate supply of industrial land to meet industry demand?
7. How are jurisdictions in the region planning for their industrial land (MICs, other designated industrial land, and nonindustrial land with industrial uses)?
8. What actions, investments, or strategies do stakeholders think are needed to ensure an adequate supply of industrial land?

Providing:
- Guidance on methodology
- Input on data sources
- Feedback on draft findings

Analyzed:
- Industrial Employment
- Supply of Industrial Land
- Demand for Industrial Land
Why study?

"The purpose of the industrial lands analysis is to briefly describe 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."

How will the needs of industrial users change in coming years and decades...?

- Increased automation & technology-driven changes to production;
- Proliferation of light industrial/lab/warehouse/office “flex space”
- Maker culture, 3D printing, crowdsourced design, mfg aggregation;
Land Supply Profiling: Industrial Subareas

- 13 Subareas + Dispersed
- Geographically proximate concentrations of 1000+ ac

Subarea Profile
North Kent Valley: Overview

Net Supply Tiers

- Tier A - Vacant Land
- Tier B - Minor Improvements
  - Improvement Value/Land SF: $.00 < Selection <= $2.50
- Tier C - Partially Developed
  - Improvement Value/Land SF: $2.50 < Selection <= $5.00
- Apply Deductions:
  - Future Public Use: 2%
  - Future ROW: 2%
  - Market Factor: 5%

Gross versus Net Supply

Gross Industrial Land Supply: Developed + Undeveloped

Gross Supply Segmentation: Refined Categories

- **Case Industrial**: Lands dominated by industrial uses & development typologies. Example: Tacoma's M1 & M2 Zones.
- **Industrial Commercial**: Lands with a significant component of both industrial and commercial uses & facilities. Example: Seattle's IC (Industrial Commercial) Zone.
- **Aviation Operations Areas**: Runways, taxiways, aprons, and other movement areas, as distinguished from other facilities on site, that are unavailable for re-development in the near- to mid-term.
- **Military Industrial**: Industrial lands administered by the federal government and unavailable to the industrial real estate market in the near- to mid-term.
Subarea Profile
North Kent Valley:
Gross Supply
6,377 acres

DRAFT
2013 Gross Industrial Land Supply by Segment

69,862 acres
1998
Gross Industrial Land Supply

75,879 acres
2013
Gross Industrial Land Supply

Subarea Profile
North Kent Valley:
Net Supply
Total Net Supply:
1,163 Acres
or 18.4%
of Gross Supply
Subarea Profile
North Kent Valley: Suitability Analysis

- Freeway access from N. Kent is generally very good.
- Green River does form a minor barrier to direct I-5 access for industrial sites to the east.

Source: Community Attributes; ESRI

> Much of the Green River valley in N. Kent Subarea is within the 100 year floodplain.
> The zone south of Southcenter is heavily constrained by Critical Areas.

Source: Community Attributes, King County

> An exceptionally large, contiguous core of the N.Kent Subarea is well-buffered from surrounding residential zones.
> Even areas less-buffered by distance – as in Tukwila – are buffered by topography from nearby residential.

Source: Community Attributes, King County Dept. of Assessments

> Kent’s largest sites occur in a concentration between I-5 and the Green River, east of 188th.
> Renton contains nearly all of the large industrial sites in N.Kent Subarea.

Source: Community Attributes, King County Dept. of Assessments

1 MORE CONTEXT
2 SUPPLY ANALYSIS & METHODS
3 INFRASTRUCTURE & INDUSTRIAL AREA ASSETS
4 DEMAND FORECASTING CHALLENGES

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In 2012, there were 1,736,476 jobs in the 4-county central Puget Sound region. 468,100 or 27% were located on industrial lands.

* Employment figures are UNEMPLOYMENT & subject to review.
* Figures do not reflect revised labor market development.
Methodology: Defining Industrial Activity

Descriptive: Regional Employment by Macro

But Wait…
More on Non-Industrial Jobs on Core Industrial Lands

The TOP 10 Non-Industrial Activities by Employment on Core Industrial Lands are:

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Do we have enough of the right kinds of industrial land to satisfy demand for the next twenty years?

Density Illustrated: Sample Commercial F.A.R.s

Density Illustrated: Sample Industrial Empl/Acre
Austin-Mac Conveyor Systems Manufacturing, Duwamish Subarea
- Site area: 0.74 acres
- Employees: 25
- F.A.R.: 0.78
- Density: 33 empl/acre

Density Illustrated: Sample Industrial Empl/Acre
Mutual Materials Cement & Concrete Products Manufacturing, S. Kent Valley Subarea
- Site area: 7 acres
- Employees: 30
- F.A.R.: 0.22
- Density: 4.2 empl/acre

Jobs Growth on Industrial Land Demand

Expand Industrial Lands
Increase Employment Densities
Evaluate the Mix of Industrial vs. Non-Industrial Jobs
Enhance Employment Tools?
Allowed Industrial Uses

A. AGRICULTURAL USES
A.2. Aquaculture
A.3. Community Garden
A.5. Urban Farm

C. COMMERCIAL USES
C.1. Animal Shelters and Kennels
C.2. Eating and drinking establishments
C.3. Entertainment Uses
C.3.a. Cabarets, adult
C.3.d. Sports and recreation, indoor
C.3.e. Sports and recreation, outdoor
C.3.f. Theaters and spectator sports facilities
C.3.f.i. Lecture and meeting halls
C.3.f.ii. Motion picture theaters
C.3.f.iii. Performing arts theaters
C.3.f.iv. Spectator sports facilities
C.4. Food processing and craft work
C.5. Laboratories, Research and development
C.6. Lodging uses
C.7. Medical services
C.8. Offices
C.9. Sales and services, automotive
C.10. Sales and services, general
C.11. Sales and services, heavy
C.12. Sales and services, marine

E. INSTITUTIONS
E.2. Child care centers
E.3. Colleges
E.6. Community centers and Family support centers
E.7. Hospitals
E.7. Institutes for advanced study
E.8. Major institutions subject to the provisions of Chapter 24.69
E.10. Museums
E.11. Private clubs
E.12. Religious facilities
E.13. Schools, elementary or secondary
E.14. Schools, vocational or fine arts schools
G. MANUFACTURING USES
G.3. Manufacturing, heavy
G.5. Manufacturing, light
G.6. Manufacturing, general
G.7. Manufacturing, heavy
H. PARKS AND OPEN SPACE

I. PUBLIC FACILITIES
I.3. Other public facilities
J. RESIDENTIAL USES
J.1. Artist’s studios/lofts
J.2. Caretaker’s quarters
J.3. Residential use, except artist’s studios/lofts and caretaker’s quarters, in a landmark structure or landmark district

K. STORAGE USES
K.1. Mini-warehouses
K.2. Storage, outdoor
K.2.b. Dry boat storage
K.2.c. Park and ride lots
K.2.c.i. Park and Pool Lots
K.2.c.ii. Park and Ride Lots
K.2.d. Boat marinas
K.2.e. Parking, principal use, except as listed below
K.2.e.ii. Park and Ride Lots
L. TRANSPORTATION FACILITIES
L.1. Cargo terminals
L.2. Parking and storage
L.2.a. Boat marinas
L.2.b. Dry boat storage
L.2.c. Parking, principal use, except as listed below
L.2.c.ii. Park and Ride Lots
L.2.c.ii. Park and Pool Lots
L.2.c.ii. Park and Ride Lots
L.2.d. Towing services
L.3. Passenger terminals
L.4. Rail Transit Facilities
L.5. Transportation facilities, air
L.5.b. Airports (land-based)
L.5.c. Airports (water-based)
L.5.d. Helisports
L.5.e. Helipads
L.6. Vehicle storage and maintenance
L.6.a. Bus bases
L.6.b. Railroad switching yards
L.6.c. Railroad switching yards with a mechanized hump
L.6.d. Transportation services, personal

M. UTILITY USES
M.1. Communication Utilities, major
M.2. Communication Utilities, minor
M.3. Power Plants
M.4. Recycling
M.5. Storage Treatment Plants
M.6. Solid waste management
M.6.a. Salvage yards
M.6.b. Solid waste transfer stations
M.6.c. Solid waste incineration facilities
M.7. Utility Service Uses

But what does it all mean?

Stay Tuned!
Subarea Profile North Kent Valley: Employment

- Facilities
- Employers
- Land values are predictably highest in this area along the Hwy 99 corridor running through Sea-Tac, as well as in Southcenter, and residential pockets of Renton.
- The industrial lands of N. Kent Subarea increase in value trending south to north.

Subarea Profile North Kent Valley: Suitability Analysis

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Methodology: Defining Industrial Activity
Calculating **DEMAND** and reconciling it with **SUPPLY** will provide a solid foundation for industrial land policy decisions to come.