

Regional Centers Framework: Manufacturing/Industrial Centers Updates

Regional Staff Committee

October 1, 2026



Puget Sound Regional Council

Agenda

- Framework Update Status
- Role of MICs
- Potential Updates (MICs)
 - Community impacts
 - Changes in economic demands
 - Industrial use zoning



Photo credit:
Tacoma Downtown
Partnerships

Status & Process



- RGCs
- MICs ←
- Admin





Manufacturing/Industrial Centers- Refresher

Role of Manufacturing/Industrial Centers



Concentrate manufacturing and industrial employment



Protect a limited supply of industrial land



Support the region's economy and industrial functions



Provide locations for uses that may be incompatible with other land uses



Manufacturing/Industrial Centers: Background



- 29% of region's industrial jobs
- 75,900 gross acres of industrial land
 - Aerospace manufacturing
 - Ports, distribution sites/logistics
 - Stable supply of industrial land
- Redevelopment pressure
- What we've heard
 - Battery and energy storage
 - Balancing warehousing needs



Key Manufacturing/Industrial Center Issues

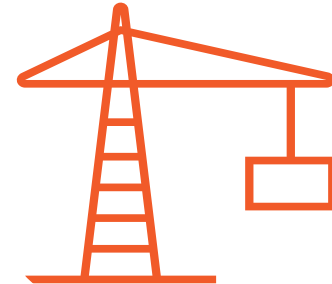
Impacts to Adjacent
Communities



Shifts in Economic
Demands



Industrial Uses





1. Impacts to Adjacent Communities

Impacts to Adjacent Communities: Background

Issue: MLCs may contribute to disproportionate impacts to adjacent communities

- **Transportation & Safety:** transportation/freight/travel conflicts
- **Residential uses** in and near MLCs may be disproportionately impacted
 - Airports, train yards, emissions
- **Environmental:** Uses with greater environmental impacts



Impacts to Adjacent Communities: Discussion

Transportation/Safety

- How can jurisdictions reduce vehicular conflicts and diesel emissions?

Residential Uses

- What tools support impacted residents?
- Can community benefit agreements support residents?

Environmental:

- How can subarea plans address impacts?
- How should subarea plans support coordination with regional and state partners?

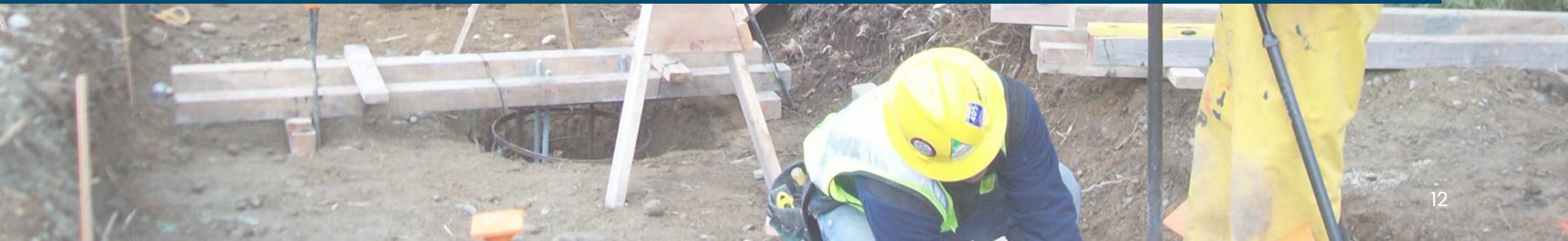
Discussion :

- How can MICs better address these impacts
- Other ideas?





2. Changes in Economic Conditions



Changing Economic Conditions: Background

Issue: competition for scarce industrial land by uses that generate few jobs:

- Battery storage
- Distribution centers

Warehousing has grown substantially while manufacturing space has stagnated

Data centers placing new demands on industrial land despite uncertain local job benefits



Photo credit: WSDOT: storage yard Frederickson



Changes in Economic Conditions: Discussion

- Should MICs do more to prioritize manufacturing jobs
- What types of employment should MICs prioritize as economic conditions change?
- Should MICs do more to protect industrial land?

Discussion:

How should MICs balance manufacturing jobs with other uses?





3. Industrial Use Zoning



Industrial Use Zoning: Background

Issue:

Incompatible (non-industrial) uses compete with manufacturing jobs and may create conflicts with industrial activity.

- Residential, hotels, event facilities, car dealerships
- Varies by local market/context, but pressures are occurring across the region
- Balancing flexibility for non-industrial uses for amenities and services for employees



Industrial Use Zoning: Discussion

- Should non-industrial uses be restricted/limited in MICs?
- Should MICs require more area for industrial zoning?
- How to retain uses complementary to industrial uses?

Discussion:

How might industrial zoning definitions better align with the role of MICs?



Recap & Next Steps

Today's input will help:

- Refine options for framework changes
- Flag topics that could be addressed in VISION update
- Identify areas for further discussion
- Develop recommendations for GMPB

Up next:

- Future meeting (TBD)
- Administrative topic updates & review Equity Advisory Committee input on subarea plans





Thank you!

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