

Manufacturing/Industrial Centers

Growth Management Policy Board

October 15, 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

Role of Manufacturing/Industrial Centers



Concentrate manufacturing and industrial uses



Protect a limited supply of industrial land



Support the region's economy and manufacturing jobs



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

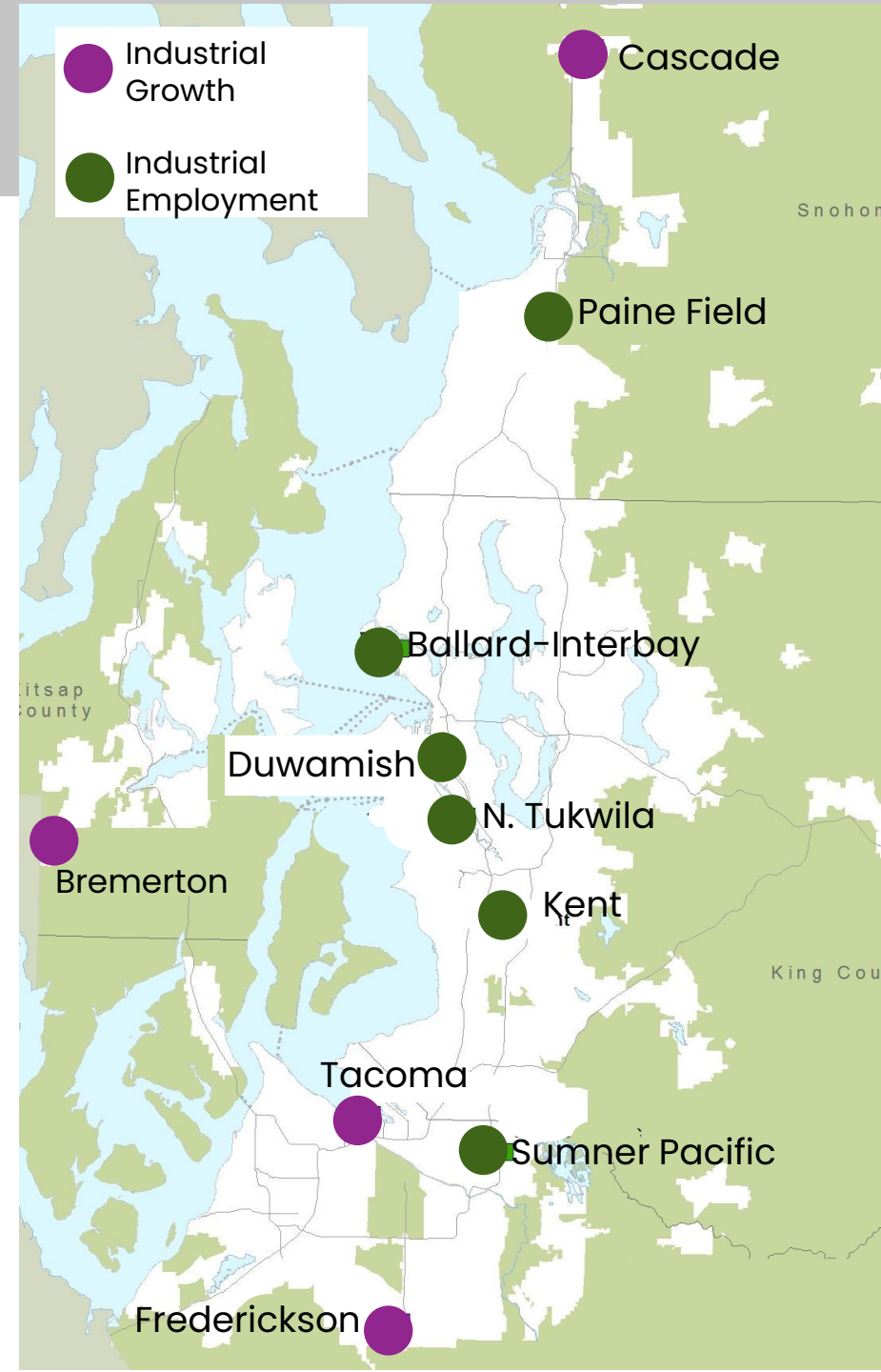


MICs at-a-glance

- Industrial **employment** centers: active areas, legacy of industrial uses
- Industrial **growth** centers: large clusters with growth potential

Successes & Challenges

- + Provide high-wage jobs
- + Protect industrial employment base
- Pollution and impacts on nearby communities



Key Manufacturing/Industrial Center Issues

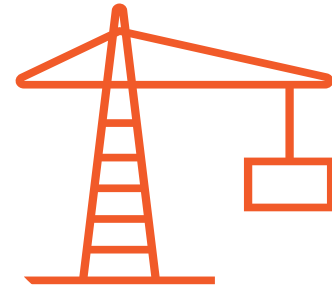
Impacts to Adjacent
Communities



Changing Industrial
Employment



Industrial Uses





1. Impacts to Adjacent Communities

Impacts to Adjacent Communities: Background

Issue: MICs may contribute to disproportionate impacts to adjacent communities

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



Impacts to Adjacent Communities: Discussion

Discussion Questions:

- Should MICs address transportation safety and impacts?
- Should MICs identify existing & potential residential uses nearby?
- Should MIC plans coordinate with local health districts?
- Should PSRC:
 - Track SB 6026 implementation and guidance?
 - Monitor Climate Commitment Act implementation and Ecology guidance ?





2. Changing Industrial Employment



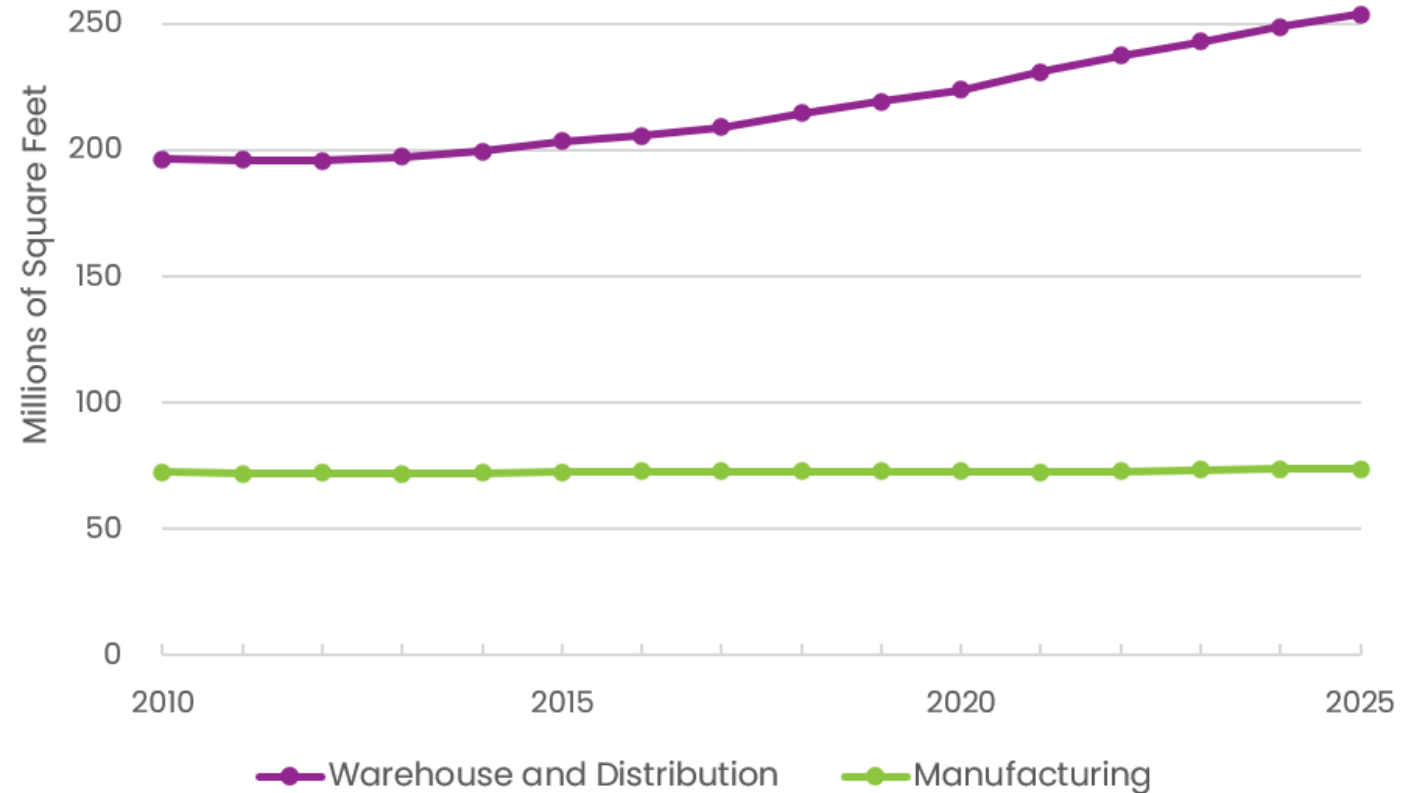
Changing Industrial Employment: Background

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

- Battery storage
- Distribution centers
- Data centers

Warehousing has grown substantially while manufacturing space has stagnated

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



Changing Industrial Employment: Discussion

Discussion Questions:

- Should MICs prioritize uses that create more industrial jobs and/or restrict uses with fewer jobs?
- Should jurisdictions be encouraged to provide incentives for job creation?





3. Industrial Uses



Industrial Use: Background

Issue:

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

Some non-industrial uses support MIC by providing services and amenities for businesses and employees

Core industrial uses defined in Framework as:
*dominated by **traditional industrial activities including manufacturing, transportation, warehousing, and freight terminals, with commercial uses strictly limited.***



Industrial Use: Discussion

Discussion Questions:

- Should MICs have stronger protection of core industrial uses through zoning?
- Should the Framework consider a more precise definition of, “core industrial use?”
- Should MICs work to limit incompatible uses that may reduce industrial capacity (residential, hotels, event facilities, and car dealerships?)
- Should the Framework allow more flexibility for non-industrial uses that serve businesses and employees?



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:

- Review Equity Advisory Committee input on subarea plans
- Administrative updates
- Return to regional growth center topics





Thank you!

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