



Industrial Lands Analysis Update 2022 Stakeholder Outreach Summary

Stakeholder Outreach

PSRC staff performed stakeholder outreach beginning in early 2022 to help identify trends in regional industrial lands and gather insights into the development of the Industrial Lands Analysis Update. The outreach consisted of an Industrial Trends Survey, a series of community stakeholder discussions, and discussions with PSRC boards and committees.

Industrial Trends Survey

PSRC administered a survey of local jurisdictions and other governments with industrial land assets in February 2022 to gather their perspectives on trends that are impacting industrial lands. The survey asked about trends and issues related to industrial lands, improving equitable access to employment, relevant data and information, needed priorities for industrial lands, and recent related work. Thirteen respondents participated in the survey, each identifying priorities for their jurisdiction or organization.

Stakeholder Interviews and Discussions

In early 2022, PSRC interviewed staff from regional cities, counties, ports, and tribal governments, as well as peer regional governments in California and British Columbia to better understand recent trends impacting industrial lands. Staff also led a discussion with the Transportation Choices Coalition's Community Partners group to gather input on the topic.

In June 2022, PSRC held a virtual event focused on the Industrial Lands Analysis Update. Guest speakers from Everett, Seattle, and Tacoma presented their local industrial lands planning projects. The event provided an opportunity to highlight local work on planning for industrial lands and to solicit feedback from attendees, which included local jurisdiction planners, private sector planners, and others involved in planning for industrial lands. More than sixty people attended the event, with many tuning in from outside the region and state.

PSRC Board and Committee Discussions

Throughout 2022, staff made presentations on the Industrial Lands Analysis Update to PSRC's Growth Management Policy Board, Economic Development District Board, Freight Advisory Committee, and the Regional Staff Committee. These board and committee engagements provided an opportunity to hear feedback from elected officials and local staff and receive input on priorities for the analysis.



List of Participating Stakeholders

<ul style="list-style-type: none">• PSRC Growth Management Policy Board• PSRC Economic Development District Board• PSRC Freight Advisory Committee• PSRC Regional Staff Committee• Transportation Choices Coalition: Community Partners• Association of Bay Area Governments• Northwest Seaport Alliance• Port of Seattle• Port of Tacoma• Seattle Department of Transportation• Navy Region NW• City of Vancouver, BC• Puyallup Tribe of Indians• Tulalip Tribes	<ul style="list-style-type: none">• King County• Pierce County• Snohomish County• City of Arlington• City of Bonney Lake• City of Edgewood• City of Everett• City of Issaquah• City of Kent• City of Lakewood• City of Marysville• City of Redmond• City of Renton• City of SeaTac• City of Seattle• City of Tacoma
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Stakeholder Feedback

Feedback from stakeholder outreach efforts fell into the following categories:

- Supply of Industrial Lands
- Positive Drivers of Demand
- Incompatible and Undesired Uses
- Impacts to Neighboring Communities
- Maintenance Costs
- Workforce
- Transit Investments
- Goods Movement

The following paragraphs highlight the main insights from each area:

Supply of Industrial Lands

The supply of industrial lands emerged as a significant concern. Respondents noted the limited availability of prime land for future development including shovel-ready sites. It was emphasized that maintaining and expanding industrial lands should be prioritized. Understanding the available supply relative to anticipated need, as well as the decreasing job density per acre, is essential for effective planning. Market information, such as the types of industrial lands and buildings needed, occupancy



rates, and lease costs per acre, was identified as crucial for informed decision-making.

Sizing was identified as a challenge, with a need to encourage more small and mid-size spaces to support manufacturing. There is a premium on land for manufacturing, especially large sites, and a mismatch between the type and size of available land and the businesses that can occupy them. Others noted that there may be opportunities for smaller industrial areas across the region outside of the MICs to help meet demand for industrial spaces and allow for increased connectivity to housing.

Positive Drivers of Demand

Respondents noted that there is strong demand for industrial spaces in the region, including interest from international businesses. Strong regional industries, such as aerospace, continue to drive demand for business growth in the region. In addition, continued growth in operations at Sea-Tac Airport is increasing activities at nearby industrial sites.

Respondents are noticing a shift in the types of industrial activities that are vying for space. This includes the growth of businesses that have fewer community and environmental impacts, including smaller scale manufacturing, maker spaces, design and prototyping, as well as a trend towards electrification of support activities, away from traditional fossil fuels. This shift to lighter industrial uses and manufacturing is more compatible with non-industrial activities and is less dependent on core industrial lands.

Incompatible and Undesired Uses

In terms of incompatibility and undesired uses, stakeholders reported continued pressure for incompatible or less desirable uses on industrial lands. The growing demand for warehousing and distribution, particularly in urban areas, was reported as a key concern. Compared to manufacturing, warehousing activities offer fewer jobs, lower job density, and limited supply chain economic impacts. Efforts are underway in some jurisdictions to close loopholes that allow activities such as retail and mini-storage as well as to develop incentives to attract specific types of jobs and businesses.



Impacts to Communities

Communities adjacent to industrial areas, including tribes, raised concerns about the impact of industrial activities on housing and residential environments. Pollution mitigation options were identified as crucial in addressing these concerns.

Additionally, limited conversations with tribes regarding planning were reported, leading to disproportionate impacts on tribes from industrial activities.

Environmental impacts on fish, water quality, and air quality, including trucking impacts, were also highlighted as areas of concern.

Maintenance Costs

Challenges related to costs were also raised, particularly regarding the maintenance of industrial lands. Concentrations of jobs and industrial centers place disproportionate impacts on local infrastructure, which can strain a jurisdiction's resources. It was noted that equitable access to jobs is contingent upon sufficient maintenance, as BIPOC individuals who hold many living wage positions in industrial lands must navigate the deteriorating transportation network to access their jobs.

Workforce

During stakeholder outreach, respondents consistently emphasized the importance of a strong workforce for the success of industrial activities in the region. They highlighted the current demand for workers and the continued investment by businesses due to long established workforce strengths in industrial manufacturing. However, challenges exist in terms of workforce supply, necessitating the development of robust workforce development strategies. Respondents also identified the potential of workforce development efforts as an important tool in meeting racial equity goals regarding employment. However, limited data availability by race, gender, and age was reported, which hinders the ability to set targets and goals in these areas.

Transit Investments

Respondents raised the potential benefits and challenges to the region's industrial lands of high-capacity transit investments. On one hand, these investments could provide more equitable access to these jobs and help meet regional equity goals. Conversely, these investments could lead to increased demand for incompatible uses on industrial lands, such as housing. Respondents expressed interest in



improved data related to commuting patterns for industrial workers to help identify challenges in job access and inform strategies to address them.

Goods Movement

The impact of increasing traffic to the region's supply chains was raised as a concern. Respondents noted that the region's industrial areas, including ports and airports, are an interdependent network and more should be done to provide efficient goods movement between these areas.

It was noted that the region continues to see strong growth in the volume of domestic and international air cargo at Sea-Tac Airport. Continuing state and regional efforts are underway to identify solutions to future airport capacity challenges.