

Industrial Lands Analysis Update

Growth Management Policy Board

May 2, 2024



Puget Sound Regional Council



We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.

psrc.org/equity

Project Background

Regional Industrial Lands
Analysis last published in 2015

VISION 2050 & 2022 Regional
Economic Strategy called for:

- Update of regional **inventory** of industrial lands
- Evaluation of **supply and demand** for industrial lands
- Identification of industrial **trends**



Project Timeline

2022

Project Scoping & Outreach

- PSRC Boards & Committees
- Local jurisdiction survey
- Direct engagement with local jurisdictions and agencies
- TOOLBOX session

2023

Data & Analysis

- Industrial lands inventory
- Industrial employment
- Demand indicators
- Workforce demographics
- Community impacts
- Validating trends

Project Outreach (Q4)

- Local jurisdictions
- PSRC Boards & Committees
 - GMPB Nov 2023

2024

Project Completion

- Draft report (Now)
- Final report (Summer)



Report Organization

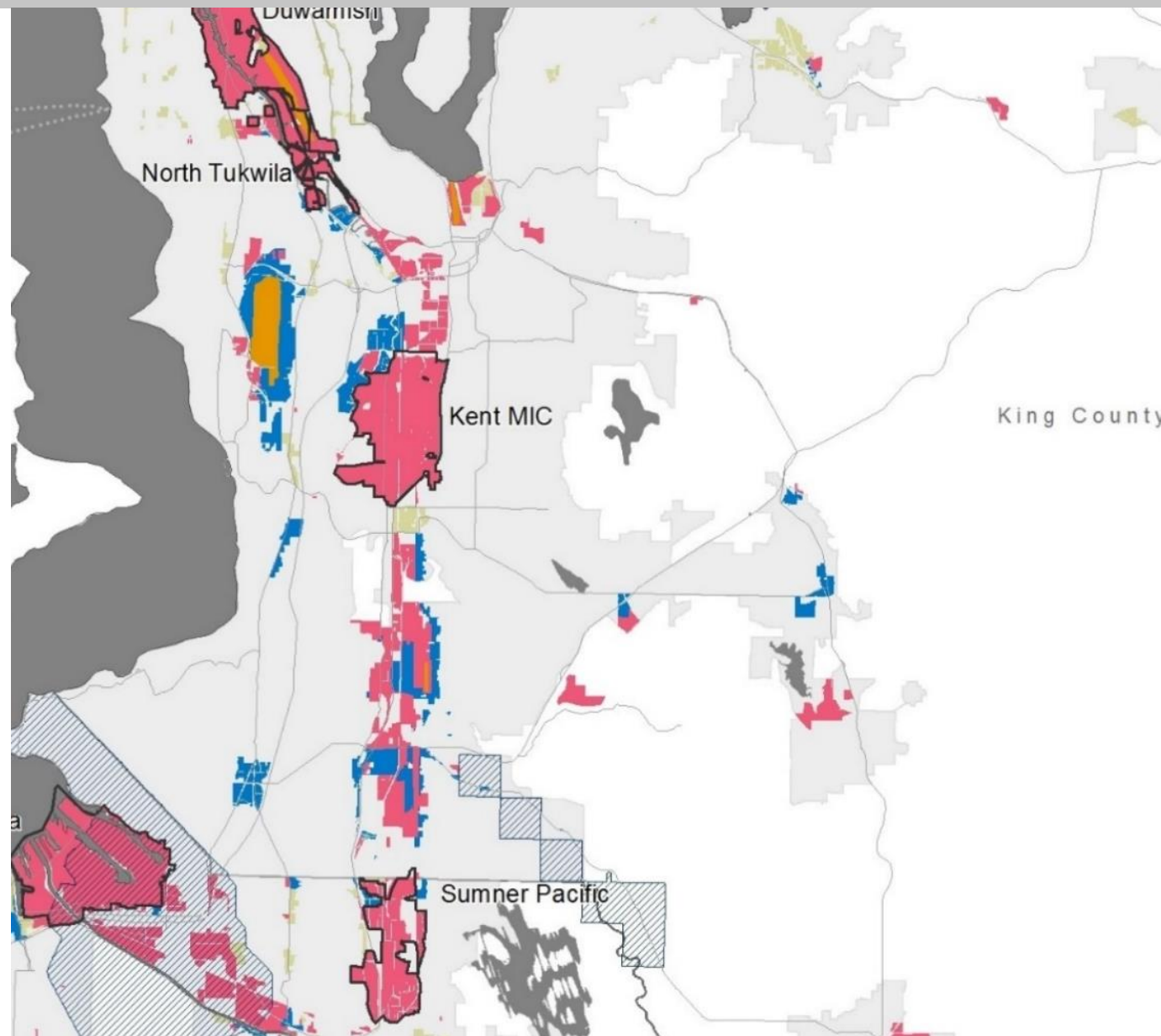
Chapters:

- Regional Industrial Lands
- Industrial Employment
- Drivers of Demand for Industrial Spaces
- Supply of Industrial Spaces
- Incompatible and Undesired Uses
- Industrial Workforce
- Impacts to Communities
- Goods Movement



Key Takeaways

- Little change to the gross supply of industrial lands
- There is more “net” industrial land capacity outside Seattle/King County
- There is a shortage of available industrial spaces in the region



Key Takeaways



- Warehousing has driven demand for industrial real estate development and job increases
- Manufacturing has experienced the biggest job losses

Key Takeaways

- The industrial workforce is older, Whiter and more male than the region
- People of color are disproportionately impacted by industrial activities in the region
- Preserving irreplaceable assets and maintaining freight routes is critical for preserving industrial businesses and jobs



What's Next?



Draft report available now

- www.psrc.org/our-work/industrial-lands

Final report released this summer

Questions or comments?

- Jason Thibedeau
jthibedeau@psrc.org