



Industrial Development Districts

Seattle City Council
Regional Development and Sustainability Committee
March 18, 2011

Importance of Seattle's Industrial Community

- Seattle's manufacturing and maritime businesses:
 - Support more than 90,000 jobs
 - generate \$6 billion per year in taxable retail sales, and
 - contribute over \$37 million per year in B&O taxes
- At the Great Recession's peak, vacancy rates for industrial properties ranged from 5% – 7%, while Seattle's downtown commercial core office vacancy reached nearly 20%

Goals of the Industrial Development District

- Encourage new industrial development in our manufacturing and industrial centers in support of long-term global competitiveness, job creation, and equitable generation of wealth
- Identify and test new regulatory approaches that both support industrial expansion and protect vital public interests; e.g., environment and land use

Examples of Innovative Industrial Development

Harley Marine Services



Todd Pacific Shipyards



Pearson, Canada Eco-Business Zone

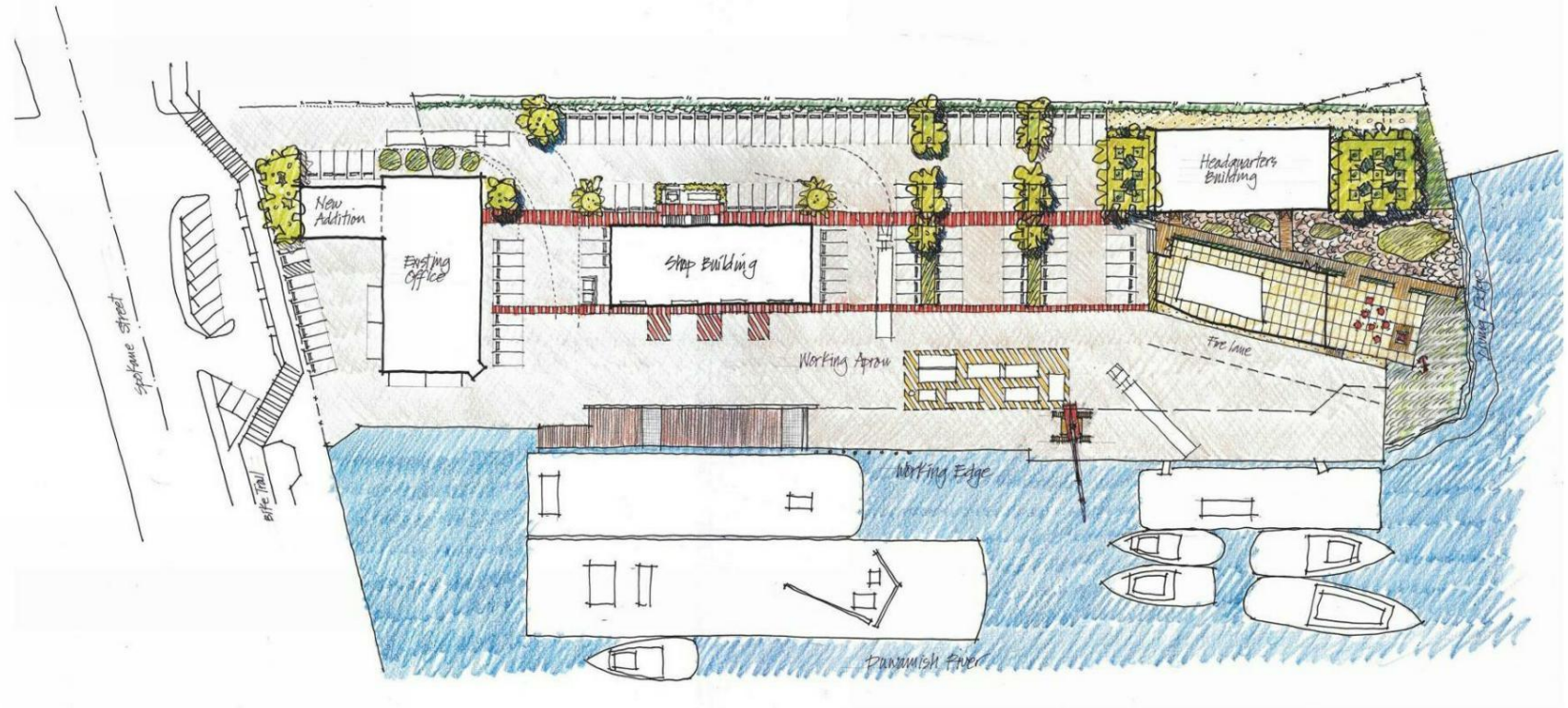


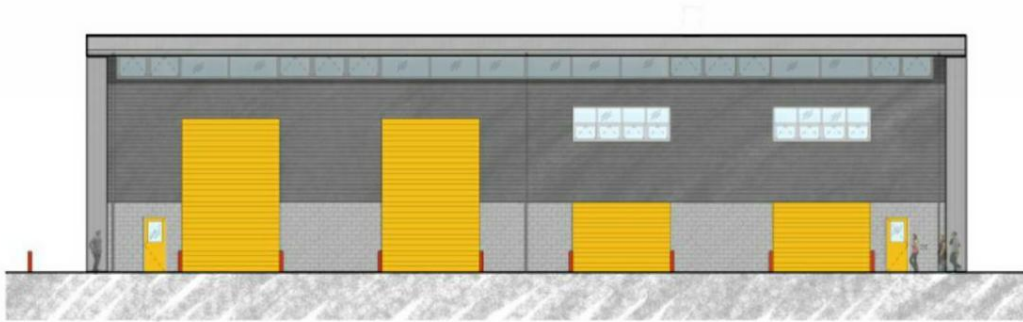
SEATTLE / Pier 56, 1201 Alaskan Way, #200 / Seattle, WA 98101 / 206.623.3344
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HARLEY MARINE SERVICES | EXISTING SITE CONDITION
HEADQUARTERS

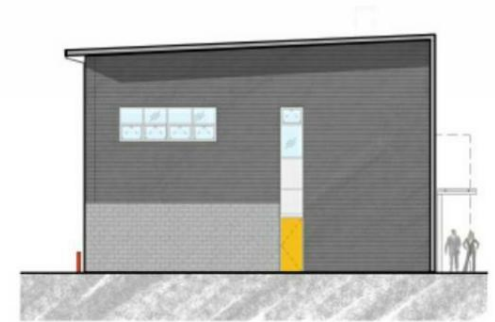
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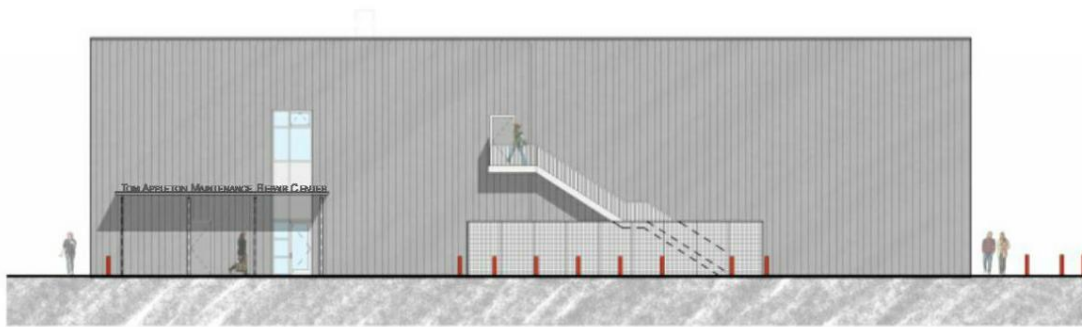
SHOP BUILDING - EAST ELEVATION

1/8" = 1'-0"



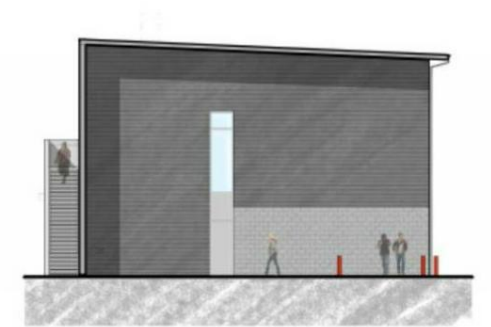
SHOP BUILDING - NORTH ELEVATION

1/8" = 1'-0"



SHOP BUILDING - WEST ELEVATION

1/8" = 1'-0"



SHOP BUILDING - SOUTH ELEVATION

1/8" = 1'-0"

BUILDING ELEVATION MATERIAL LEGEND:



CONCRETE MASONRY UNITS (CMU)
8" GROUND-FACED CMU BLOCKS
COLOR: CHARCOAL



METAL SIDING 1:
HORIZONTAL METAL SIDING
PF-1



METAL SIDING 2:
VERTICAL METAL SIDING
PF-2



STOREFRONT SYSTEM:
METAL SPANDREL PANEL INFILL



WINDOW SYSTEM 1 / CLERESTORY
/ STOREFRONT SYSTEM:
GLAZING
CLEAR



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HARLEY MARINE SERVICES | PERSPECTIVE NORTHEAST VIEW
HEADQUARTERS

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Terminal 10 & Todd Pacific Shipyards



**Partners in Project Green
A Pearson Eco-Business Zone**

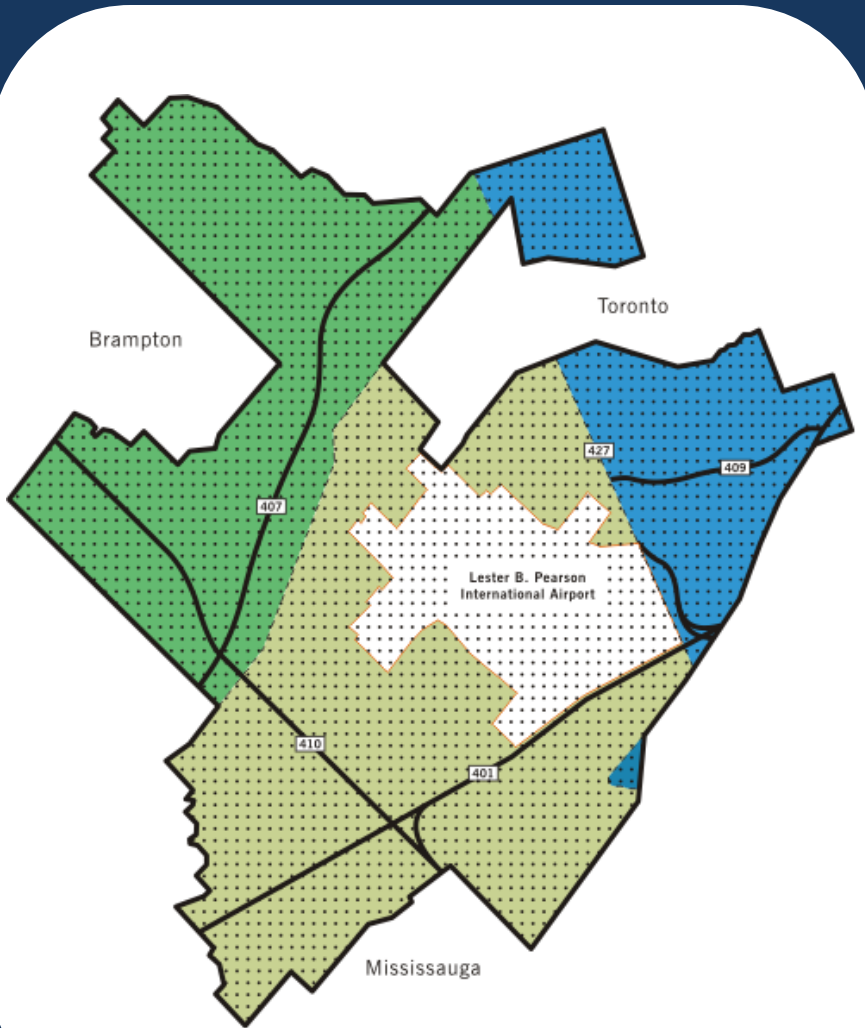
A Vision for the Pearson Eco-Business Zone



An internationally recognized community known for its ***competitive, high performance*** and ***eco-friendly*** business climate.

A model for leveraging regional transportation, economic, ecological assets, all harnessed by a talented pool of social capital.

Pearson Eco-Business Zone highlights:



- Over 12,000 hectares of industrial and commercial land.
- Canada's largest employment area, home to over 12,500 businesses and more than 350,000 employees.
- Major sectors include automotive, logistics, food processing, plastics and aviation.

Over 5.8 million MWh of electricity, 46 million GJ of natural gas and 109 million m³ of water used on annual basis.

Waste:

Woodbine Entertainment is developing a bio-gas solution for their organic waste.

Green Energy:

Lange Transportation has retrofitted their 30-year old 70,000 sq. ft. facility to utilize geo-thermal, saving \$60,000 a year.



Green Building:

Bayer Inc. has installed a 6,000 sq. ft. green roof on their head office.

See more eco-business leaders at www.partnersinprojectgreen.com

Baseline Analysis & Formation of a Steering Committee

- Use existing data and targeted sector interviews to better understand industrial business operations (such as energy consumption, waste management, supply-chain, etc.)
- Establish communication between businesses that have the most potential to work together and share resources, and identify broader policy and regulatory issues

Soliciting New Ideas and Identifying Promising Opportunities

- Steering Committee responsibilities:
 - solicit proposals for innovative development opportunities that would result in an expansion of the region's industrial base
 - make recommendations to government on the most promising proposals to pursue and identify associated regulatory and policy issues

Timeline

2011 Q2

Establish industrial development committee

Conduct “situational analysis” of Seattle’s industrial activity

2011 Q3,Q4

Solicit and identify pioneer industrial development projects

2012 Q1,Q2

Develop and execute workplans for selected “pioneer projects”

City of Seattle's Office of Economic Development

www.seattle.gov/economicdevelopment

www.growseattle.com

www.onlyinseattle.org

START
your business

GROW
your business

GREEN
your business