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

**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.

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

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<th>2011 Q2</th>
<th>2011 Q3, Q4</th>
<th>2012 Q1, Q2</th>
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<tbody>
<tr>
<td>Establish industrial development committee</td>
<td>Solicit and identify pioneer industrial development projects</td>
<td>Develop and execute workplans for selected “pioneer projects”</td>
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<td>Conduct “situational analysis” of Seattle’s industrial activity</td>
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City of Seattle’s
Office of Economic Development

www.seattle.gov/economicdevelopment
www.growseattle.com
www.onlyinseattle.org