

INDUSTRIAL DEVELOPMENT DISTRICTS

RDS Committee Update – December 6, 2011



King County

Industrial Development Districts Program:
A partnership between King County and the City of Seattle to incentivize public and private sector investment in new, sustainable, industrial facilities; resulting in innovation and increased economic performance for industrial firms.

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- Martin Luther King County Labor Council
- Manufacturing Industrial Council
- Sightline Institute
- King County
- Seattle Department of Planning and Development
- Office of Sustainability and Environment
- Seattle Public Utilities
- Washington State Department of Ecology

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Program Elements:

1. Industrial Firm Mapping Tool
2. Case Studies and Regulatory Review
3. Pilot Program - Request for Concepts to Incentivize New Sustainable Investment

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Industrial Firm Mapping Tool: OED is working with King County to develop a web-based mapping tool that will provide the following County-wide firm-level data:

- Company Name and Address
- Industry SIC/NAIC code
- Employee count (at site)
- Facility size
- Whether they own or rent
- Revenues
- Detailed financials and more

This tool will provide a better understanding of the more than 3,000 industrial firms in King County, more focused outreach, and better matchmaking capabilities.

Completion Date: January, 2012

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Case Studies and Regulatory Review: OED is cataloging the regulatory issues and constraints that most directly impact the growth of manufacturing and maritime firms. The final report contain recommendations based on interviews of the following 12 organizations:

1. Cascade Designs
2. Sabey Corporation
3. Harley Marine Services
4. Alaskan Copper and Brass
5. Capital Industries
6. Vigor Industrial
7. Port of Seattle
8. Nucor Steel
9. American Life
10. Delta Marine
11. Boeing
12. Mason Construction

Completion Date: Draft report complete, Final report in January, 2012

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Request for Concepts to Pilot New Models for Industrial Development: Private industry, labor, environment, and the public sector are working together to support projects that will:

1. Result in a positive economic benefit;
2. Result in equal to or better measurable environmental performance than would result from current regulations; and
3. Be located in on industrially zoned land in unincorporated King County, WA or the City of Seattle.

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Pilot Project Examples:

- Redevelopment of an existing industrial facility in order to increase capacity and/or efficiency;
- Allowance of a mix of industrial and non-industrial uses on a site or within a specific area that results in the development of new industrial facilities;
- A more efficient method for achieving or exceeding regulatory compliance (e.g., stormwater compliance, salmon mitigation, etc.);
- Use of alternative energy systems to lower costs or reduce usage of utility-provided electricity or natural gas; and
- A group of small companies that plan to share resources (e.g., building, equipment, training programs, raw materials, etc.) in order to lower costs or increase efficiencies.

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Harley Marine Services: Recently started construction on their new global headquarters. Development standards made it difficult to allow a development configuration that met their training, operation and growth needs at this site.



Vigor Industrial (formerly Todd Shipyard): Can increase efficiency by 20% if they are allowed to reconfigure their site and bring non-industrial suppliers and customers on-site.





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03/10/11

HARLEY MARINE SERVICES | EXISTING SITE CONDITION
HEADQUARTERS

MITHUN

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Selection Process:

1. King County and City of Seattle staff will confirm that responses to the RFC **meet the submittal requirements**;
2. The **Advisory Committee**, made up industrial business owners, industrial land owners, organized labor, and environmental groups, will **evaluate RFC responses** and **make recommendations** to the City of Seattle and King County; and
3. **Executive Staff from King County and the City of Seattle** will select RFC responses as Pioneer Industrial Development Projects

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City of Seattle's
Office of Economic Development
www.seattle.gov/economicdevelopment
www.growseattle.com

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GROW
your business

GREEN
your business