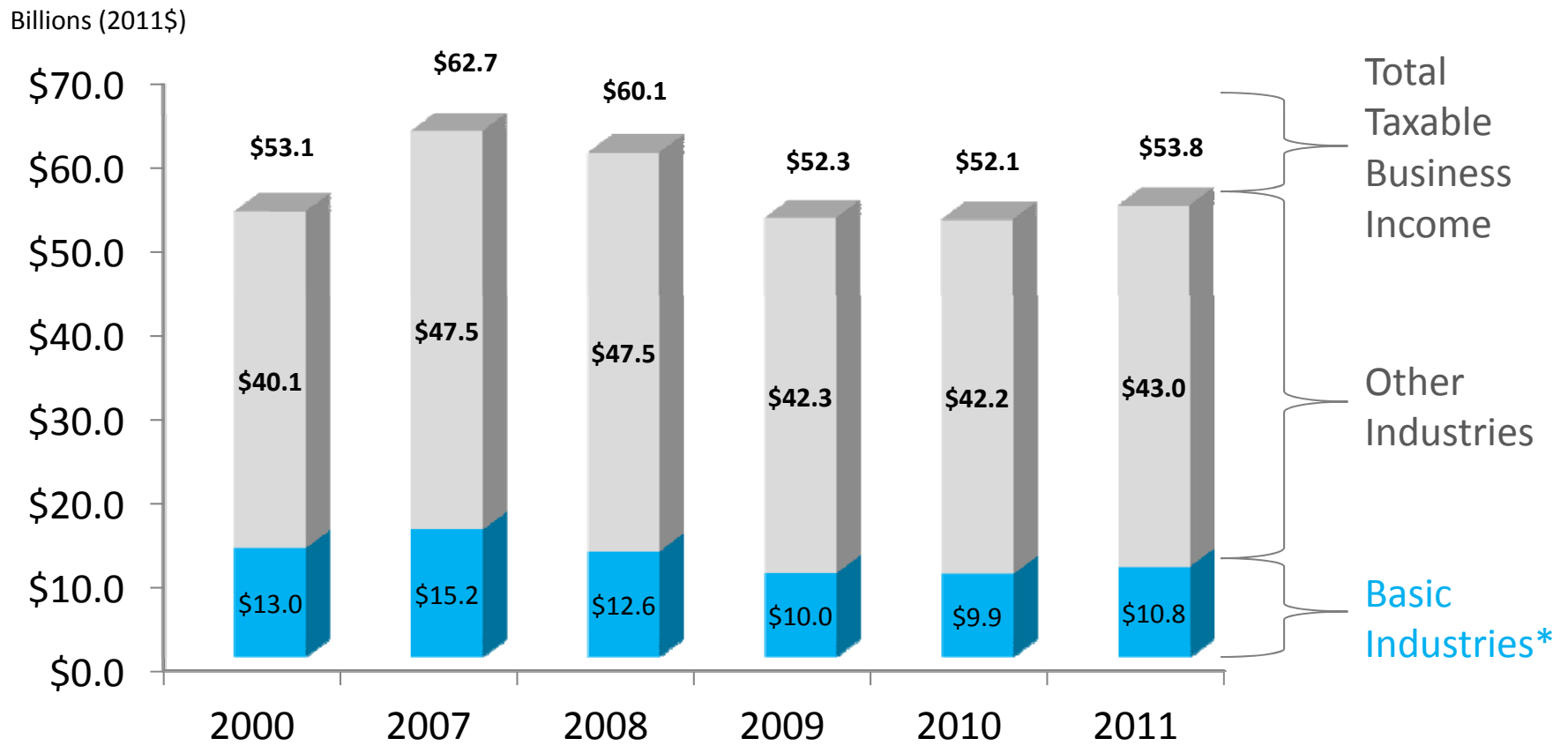


## Industrial Development Pilot Program



## Economic Impact: Seattle Basic Industries

Exhibit 1. Seattle Taxable Business Income by Industry Sector, Select Years (2011\$)



\*Basic Industries include Construction and Resources; Manufacturing; and Wholesale, Transportation, and Utilities

## Economic Impact: Seattle Basic Industries

Exhibit 2. Summary of Basic Industry Economic Impacts (July, 2009)

Basic Industries*	2001	2008	% Change
Jobs	98,780	90,440	-8%
Workplaces	4,227	4,349	3%
Gross Business Revenue (bil. 2008\$)	14.5 or 31%	18.2 or 30%	26%
B&O Tax Revenue (mil. 2008\$)	35.2 or 41%	37.8 or 38%	12%
Sales Tax Revenue (mil. 2008\$)	44.0 or 32%	52.3 or 36%	19%
Average Wage (2008\$)	\$49,100	\$52,700	7%

\*Basic Industries include Construction and Resources; Manufacturing; and Wholesale, Transportation, and Utilities

## Economic Impact: Manufacturing Industrial Centers

Exhibit 3. Summary of Basic Industry Economic Impacts (July, 2009)

Duwamish MIC			
	2001	2008	% Change
Jobs	62,640	65,330	4%
Workplaces	1,826	1,890	4%
Ballard Interbay Northend MIC			
	2001	2008	% Change
Jobs	15,020	14,520	-3%
Workplaces	624	654	5%

## Industrial Vacancy Rates\*

Location	2007	2008	2009	2010	2011
Seattle	3.6%	3.11%	5.83%	5.86%	5.33%
South King County	4.46%	3.80%	6.73%	8.32%	7.49%
East King County	7.21%	5.48%	9.65%	9.74%	9.42%

\*Kidder Matthews Real Estate Market Review, Seattle Industrial, 2<sup>nd</sup> Quarter, 2011

## Manufacturing and Maritime Sector: Work Plan

Work Plan Element	Target Date
King County Aerospace Alliance	Underway
Duwamish manufacturing roundtable with the Mayor and Boeing	May, 2012 (proposed)
Maritime roundtable with the Mayor and the Port of Seattle	June, 2012 (proposed)
BETA release of GIS mapping tool of industrial firms across King County	June, 2012
<b>Release of Industrial Development Pilot Program "Request for Concepts"</b>	<b>June, 2012</b>
Pathways to Careers Initiative: Partnership with Seattle Community Colleges District	Underway
Conduct labor market analysis: Seattle's industrial and maritime sectors	Summer 2012
<ul style="list-style-type: none"> <li>▪ Convene three workforce focus groups with industrial employers</li> </ul>	Summer 2012

## Industrial Development Pilot Program: Proposal

*A regional partnership to incentivize new industrial investment in Unincorporated King County and the City of Seattle.*



## Industrial Development Pilot Program: Problem Statement

### Issues that impact the future of industry:

- Aging Industrial Facilities
- Aging Public Infrastructure
- Aging Workforce
- Inflated Land Values
- Zoning Uncertainty

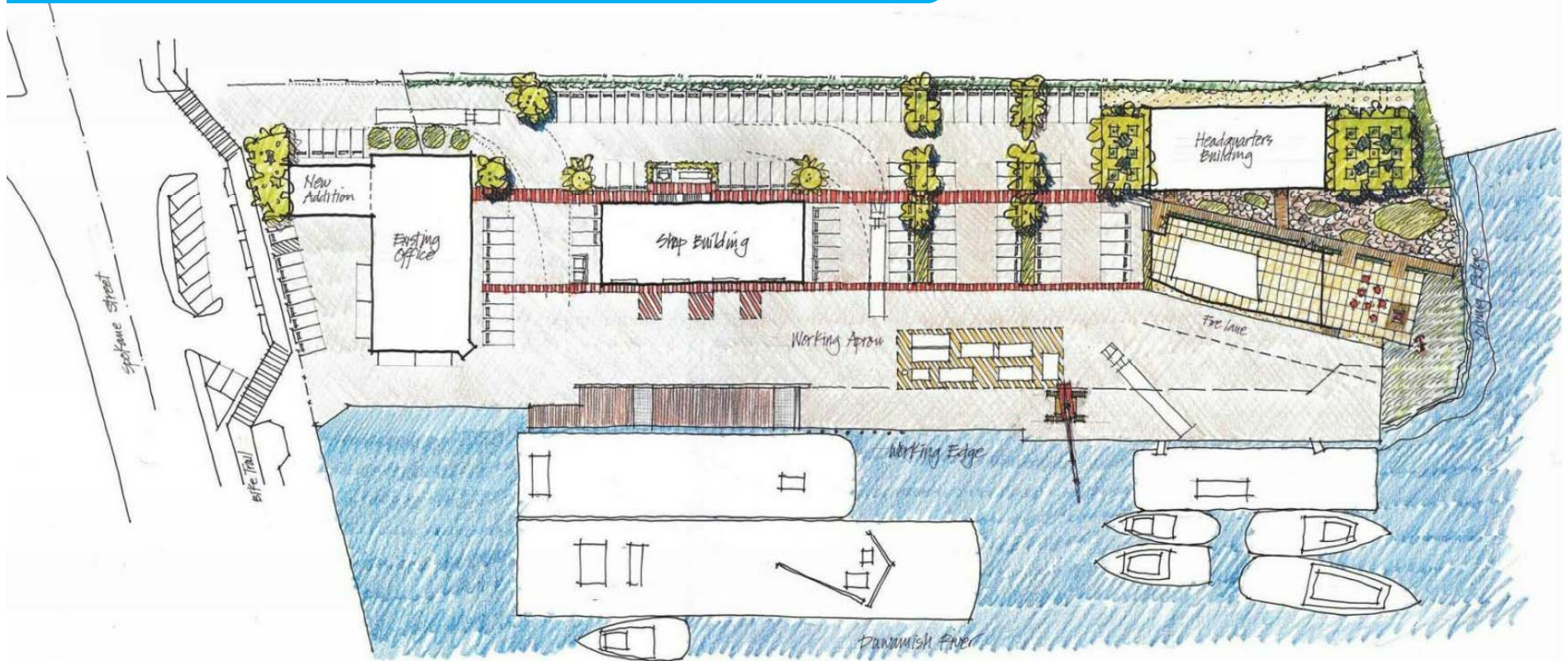


## Industrial Development Pilot Program: Requirements

### Pilot project requirements:

- Positive economic benefit
- Equal to or better environmental performance
- Located on industrially zoned land

## Real Life Example: Harley Marine Services



## Real Life Example: Harley Marine Services



## Industrial Development Pilot Program: Project Types

### Projects could include but are not limited to:

- Redevelopment of an existing industrial facility
- New mixes industrial and non-industrial uses that results in new industrial facilities;
- Alternative method for achieving or exceeding regulatory compliance
- Use of alternative energy systems
- Resource sharing between companies

## Industrial Development Pilot Program: Potential Projects



### Port of Seattle 90/91

- Infrastructure needs and current regulations preclude any type of development
- Current highest and best use is outdoor storage
- Regulatory flexibility could yield industrial investment



### Vigor Industrial

- Acquired Todd Pacific Shipyards, 2011
- Can increase efficiency if allowed to reconfigure site and bring business partners on-site.



### NOAA Site

- Piers destroyed by fire in July, 2006
- NOAA moved to Newport Oregon, 2011
- Maritime company has site under contract

## Industrial Development Pilot Program: Schedule

Milestone	Target Date
Partnership with Washington State	June 1, 2012
RFC Published in Daily Journal of Commerce	June 11, 2012
RFC Question and Answer Meeting	July 9, 2012
RFC Responses Due	August 9, 2012
Pilot Projects are Selected	September 10, 2012
City, County, and State Work Plans are Defined	October 31, 2012

## Industrial Development Pilot Program: Proposal

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