

# INDUSTRIAL LANDS ANALYSIS



FOR THE CENTRAL PUGET SOUND REGION

Puget Sound Regional Council

PSRC

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attributes inc

**PSIC-Bremerton-Sinclair Inlet**

**Exhibit 6.10. Employment Forecasts and Land Area, PSIC-Bremerton-Sinclair Inlet Subarea, 2012-2040**

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<b>Jobs</b>	<b>2012</b>	<b>2040</b>	<b>2012-2040</b>
<b>Industrial</b>	12,640	15,906	3,266
<b>Non-Industrial</b>	3,039	4,305	1,266
<b>Total</b>	15,679	20,211	4,532

  

<b>Land Area</b>	
<b>Total Area (acres)</b>	5,526
<b>Tier A Vacant</b>	2,414
<b>Tier B Supply</b>	197

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Forecasts for employment in the PSIC-Bremerton-Sinclair Inlet subarea show that the majority of the growth (72%) is anticipated to occur in industrial jobs. This forecast reflects anticipated growth more than the redevelopment of existing industrial space since the subarea is currently largely undeveloped with a significant amount of vacant land, as well as forest lands and wetlands. It is also currently served by few transportation facilities.

The 3,266 new industrial jobs could require 210 to 300 additional acres of land (built at a jobs density ranging from 700 s.f. to 1,000 s.f., per employee, which fits the land uses anticipated in the area.)

Accommodating non-industrial job growth at modest densities for this area (300 s.f. per job, FARs of 0.5) would require an additional 17 acres of land. The 2,414 vacant acres could easily accommodate these forecasts with little change in development patterns in the subarea.

**Conclusion: The PSIC-Bremerton-Sinclair Inlet subarea has a surplus of land beyond that required to accommodate forecasts.**

## Dispersed-Kitsap County

### Exhibit 6.15. Employment Forecasts and Land Area, Dispersed-Kitsap County, 2012-2040

Jobs	2012	2040	2012-2040
<b>Industrial</b>	1,500	3,000	1,500
<b>Non-Industrial</b>	2,700	6,200	3,500
<b>Total</b>	4,200	9,200	5,000
<b>Land Area</b>			
<b>Total Area (acres)</b>	4,856		
<b>Tier A Vacant</b>	598		
<b>Tier B Underutilized</b>	287		

Employment in Dispersed-Kitsap County is forecast to grow mainly (70%) in non-industrial jobs, which is largely consistent with the current situation where non-industrial jobs account for the majority of employment on these lands.

The 1,500 additional industrial jobs would be expected to serve a diverse range of manufacturing needs for both civilians and the military, due to the presence of Naval Base Kitsap. As manufacturing uses tend to have lower employment densities than commercial and other industrial activities, the industrial job growth could require between 100 and 140 acres of land, assuming 750 to 1,000 s.f. of built space per job and an average FAR of 0.25.

Accommodating non-industrial job growth at moderate densities for this area (500 s.f. per job at an average 0.25 FAR) would require around 161 acres of additional land. The 598 vacant acres along with potential redevelopment of 287 acres should provide more than enough land to accommodate these forecasts, with little change to current development patterns. Industrial lands in this category are widely scattered on relatively small parcels, resulting in data suppression. Thus, attributing this growth to any particular area within the county is not possible.

**Conclusion: Dispersed industrial lands in Kitsap County have adequate capacity to absorb employment forecasts, provided industrial and non-industrial growth occurs with moderate employment and building densities.**

## REGIONAL SUMMARY OF EMPLOYMENT FORECASTS AND ABSORPTION IMPLICATIONS

The previous section demonstrated that the subareas vary in their capacity to absorb employment growth forecasted to occur in each subarea. While technically all, mathematically, have the capacity to absorb growth, considerations such as the desirability of existing vacant land will require strategies in some subareas to adapt to the demand for land in those areas. The subareas can be grouped into the following categories:

- **Strong demand/limited capacity.** For some subareas, strategies and planning will be required to accommodate growth. These include the Interbay-Ship Canal, Duwamish-North Tukwila, Kent-Renton, and SeaTac-Des Moines subareas.
- **Strong demand/adequate capacity.** In some subareas, capacity appears adequate, but demand is strong enough to merit management strategies. These include the Frederickson-Lakewood, Southwest Everett and Tacoma-Puyallup subareas.
- **Adequate capacity.** Some subareas have adequate land capacity to accommodate growth forecasts. These include the 405 Corridor, Arlington-Marysville, and North-Central Everett subareas, as well as the dispersed areas in all four counties.
- **Surplus capacity.** Some subareas have surplus land capacity beyond growth forecasts. These include the DuPont-Gray Field, PSIC-Bremerton-Sinclair Inlet, and Auburn-Summer subareas.

**Exhibit 6.18** provides a summary table of employment forecasts and land capacity, as analyzed for this study.

**Exhibit 6.18. Summary of Employment Forecasts and Available Land, Industrial Subareas in Central Puget Sound Region, 2012 - 2040**

Area	Jobs									Land Area (acres)		
	2012			2040			2012-2040			Total Area (acres)	Tier A Vacant	Tier B Underutilized
	Industrial	Non-Industrial	Total	Industrial	Non-Industrial	Total	Industrial	Non-Industrial	Total			
405 Corridor	41,800	53,500	95,300	46,200	73,300	119,500	4,400	19,800	24,200	4,405	661	454
Arlington-Marysville	4,600	1,200	5,800	8,700	8,100	16,800	4,100	6,900	11,000	3,303	849	542
Auburn-Sumner	29,700	6,300	36,000	33,000	7,400	40,400	3,300	1,100	4,400	6,037	1,328	629
DuPont-Gray Field	1,000	2,200	3,200	1,200	2,900	4,200	300	700	1,000	1,916	882	116
Duwamish -North Tukwila	48,100	27,300	75,400	63,500	37,800	101,200	15,300	10,500	25,800	5,497	725	749
Frederickson-Lakewood	8,600	4,300	12,900	16,600	17,800	34,400	8,000	13,500	21,500	7,264	1,597	907
Interbay-Ship Canal*	10,700	14,300	NA	14,000	18,700	NA	3,300	4,400	NA	1,251	205	395
Kent-Renton	49,300	14,500	63,800	55,900	40,700	96,600	6,600	26,200	32,800	5,970	870	408
North - Central Everett	3,000	2,100	5,100	4,000	4,000	8,000	1,000	1,900	2,900	2,507	610	461
PSIC-Bremerton-Sinclair Inlet	12,600	3,000	15,700	15,900	4,300	20,200	3,300	1,300	4,500	5,526	2,414	197
SeaTac-Des Moines	7,700	5,400	13,100	14,900	9,100	24,000	7,200	3,700	10,900	2,648	446	99
Southwest Everett	50,800	5,000	55,800	58,100	7,100	65,200	7,300	2,100	9,400	4,449	948	390
Tacoma-Puyallup	21,300	8,900	30,200	28,500	26,000	54,500	7,200	17,100	24,300	7,594	2,182	1,327
Dispersed - King County	6,300	1,900	8,200	8,400	12,100	20,500	2,100	10,200	12,300	2,835	1,273	535
Dispersed - Kitsap County	1,500	2,700	4,200	3,000	6,200	9,200	1,500	3,500	5,000	4,856	598	287
Dispersed - Pierce County	1,100	1,600	2,700	2,700	3,700	6,400	1,600	2,100	3,700	1,883	587	342
Dispersed - Snohomish County	6,900	6,100	13,000	10,800	14,500	25,300	3,900	8,400	12,300	4,039	1,142	779
<b>Total</b>	<b>305,000</b>	<b>160,300</b>	<b>465,400</b>	<b>385,400</b>	<b>293,700</b>	<b>679,100</b>	<b>80,400</b>	<b>133,400</b>	<b>213,700</b>	<b>71,983</b>	<b>17,318</b>	<b>8,617</b>

\* PSRC forecast adjusted to reflect rezoning of nine-block area of South Lake Union which was zoned industrial and since rezoned to mixed-use. A Community Attributes estimate of 8,500 jobs in 2012 and 11,100 jobs in the 2040 forecast were subtracted from the PSRC number for non-industrial jobs.

Note: Total does not exactly sum due to rounding.