## Preliminary Draft Summary Evaluation of Potential Alternatives to Overcome Industrial Land Capacity Shortfalls to 2035, August 24, 2012

### Potential alternatives to meet industrial land capacity shortfalls

<table>
<thead>
<tr>
<th>Estimated shortfalls</th>
<th>Preliminary estimate of gain/reduction (acres)</th>
<th>Job impacts</th>
<th>Effective mitigation</th>
<th>Healthy</th>
<th>Equity</th>
<th>Other</th>
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</table>

### Policy concept: Industrial sanctuaries and retention

1. **Limit industrial sanctuary conversion**
   - (a) Allow no net loss in “prime” industrial areas and up to 3% loss in other areas by 2035.
   - (b) Allow up to 1% loss in “prime” industrial areas and 5% loss in other areas by 2035.

2. **Restrict new non-industrial uses in industrial areas**
   - (a) Identify and substantially reduce allowances for land-intensive non-industrial uses.
   - (b) Limit industrial conversion per alternative 1 above.

### Policy concept: Industrial land intensification

3. **Increase brownfield redevelopment**
   - (a) Make a large public investment to incentivize brownfield cleanup and reuse.
   - (b) Make a moderate public investment to increase brownfield cleanup and reuse.

4. **Encourage site intensification**
   - (a) Greatly increase public investment and improve regulatory/fee environment.
   - (b) Maintain current public investment and regulatory/fee levels (assume 20% “refill”)

5. **Expand incentives for low-cost “industrial office” development**
   - (a) Create incentives to greatly increase industrial office development (assume 15% of current industrial office development incentives for area 5% of area).
   - (b) Maintain current industrial office development incentives (assume 5% of area).

### Policy concept: Industrial area expansion

6. **Annex and rezone West Hayden Island**
   - (a) Designate 300 acres of marine terminal area and 500 acres of natural area.
   - (b) No additional industrial acres.

7. **Update the location of open space zoning**
   - (a) Designate airport area golf courses for 2/3 industrial & 1/3 open space if converted.
   - (b) Designate airport area golf courses for 1/3 industrial & 2/3 open space if converted.

8. **Expand Central City’s industrial-office overlay zoning**
   - (a) Apply EOS overlay zone to all Central City industrial areas.
   - (a) Apply EOS overlay zone selectively to Central City industrial areas.

9. **Expand Dispersed Industrial areas**
   - (a) Substantially expand (assum 60 acres) small-scale industrial/office areas.
   - (b) Modestly expand (assum 30 acres) small-scale industrial/office areas.

### Policy concept: Relation to watershed health

10. **Allow for limited additional Natural Resource Inventory protection**
    - (a) In prime industrial area, limit new protected area to “high” ranked resources.
    - (b) In prime industrial area, limit new protected area to “high/medium” ranked resources.
    - (c) In prime industrial area, protect all NRI resources (assume 950 new acres).

### All capacity options combined

| All “a” high-capacity-gain options combined (assume 10% overlap) | Resulting capacity surplus/shortfall | 22,500 | 46,300 |
| All “b” low-capacity-gain options combined (assume 10% overlap) | Resulting capacity surplus/shortfall | 7,400 | 15,500 |

### Example of mixed “a” options to meet shortfalls and priorities (assume 10%)

| Resulting capacity surplus/shortfall | 16,500 | 33,800 |

### Notes:
- This preliminary evaluation of capacity alternatives is intended to facilitate discussion. Each alternative includes a high option “a” and a low option “b” to indicate a range of possible choices. Capacity and employment effects are estimated from draft Economic Opportunities Analysis results. Supported jobs include direct, indirect, and induced regional jobs. Effects of alternatives among public priorities considers overlapping objectives and tradeoffs.