



Thurston County Industrial Lands Study

Presentation to TC Planning Commission

March 20, 2024

Agenda

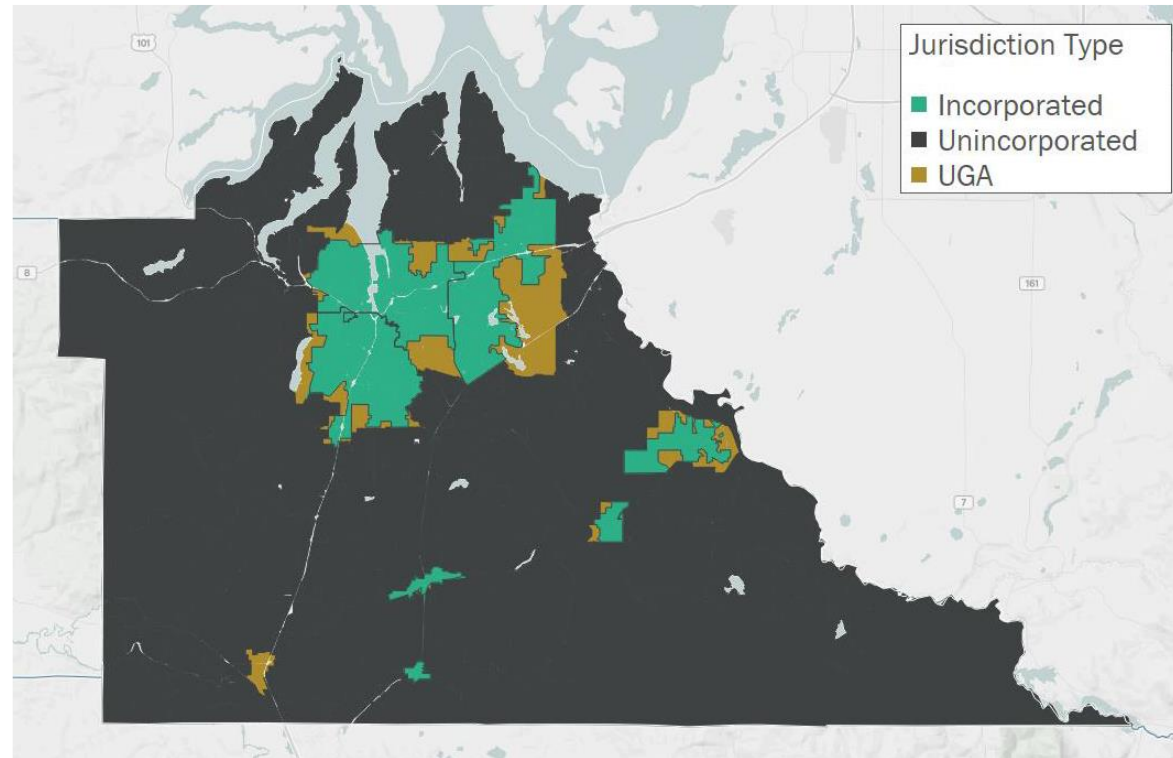
- Background
- Overview of Study
- Key Takeaways

Why study industrial lands?

- 2018-2024 - Unprecedented number of industrial rezoning requests
- 2022 - Planning Commission recommends County complete a comprehensive inventory of industrial lands to inform decision-making
- 2022 - Board docketed and funds Industrial Lands Study
- 2023 – County contracts with Maul Foster Alongi to complete Study
- 2023 – Final Study delivered to County in December

Study scope

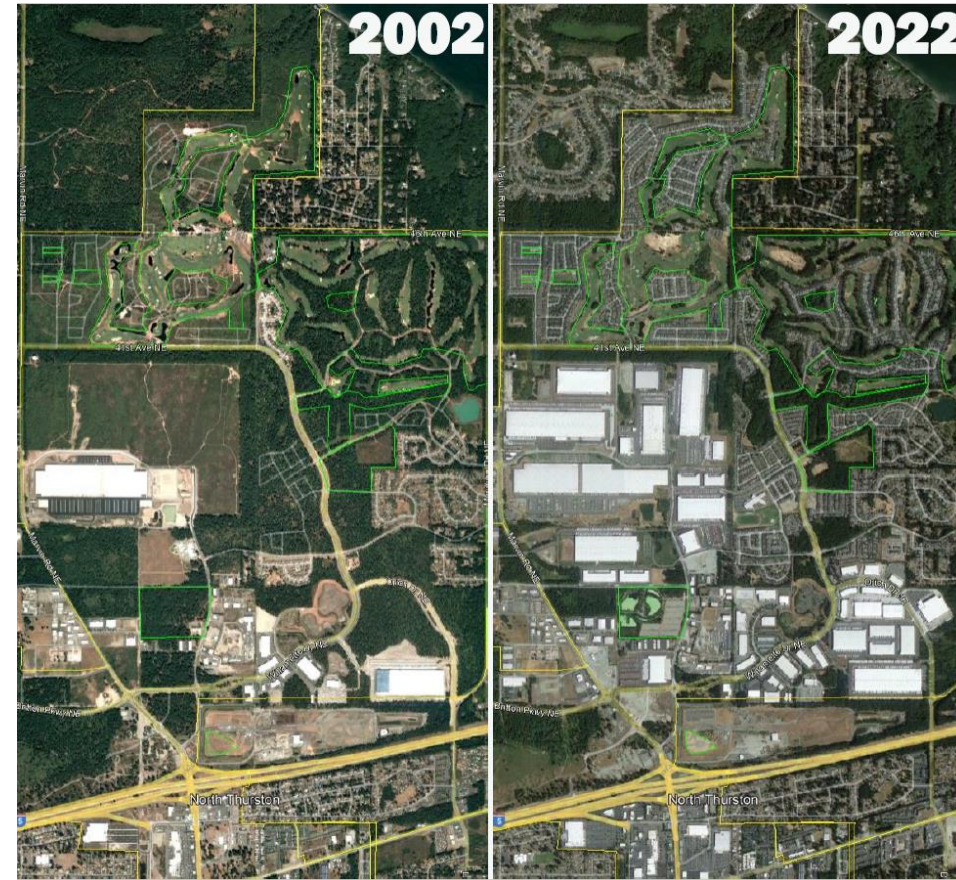
- Entire County – Cities, UGAs and Rural
- Looked at:
 - Employment Projections
 - Built Industrial Space
 - Industrial Lands Inventory



Study methodology

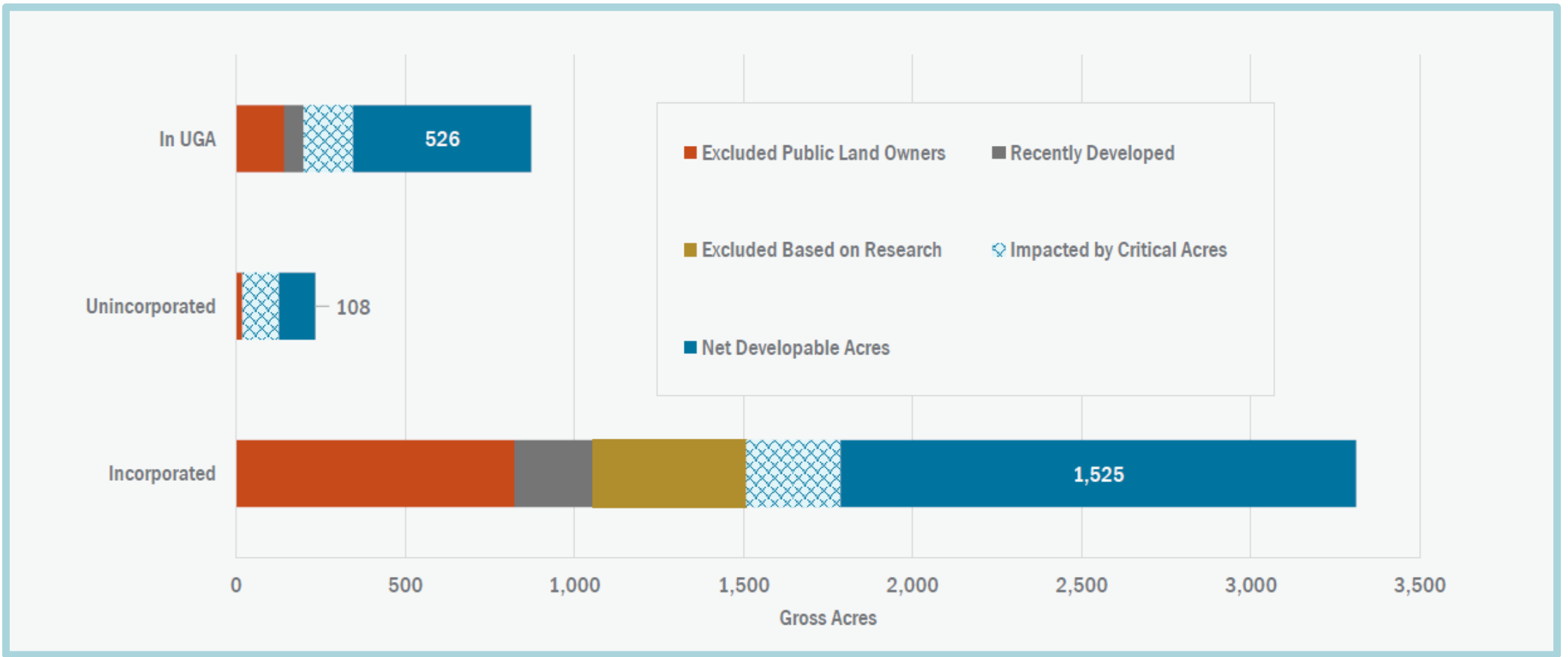
Study looked at:

- Industrial employment growth trends
- Four employment forecast scenarios for manufacturing & transportation / warehouse
- Land need forecasts based on employment need
- Land inventory broken out by developed, underutilized and developable areas



Forecasted need for 2022-2045

- Industrial square footage: 16.0 million to 23.3 million
- Total acres needed: 1,229 to 1,792
- Currently 2.9 million square feet and 256 acres in pipeline for development



Developable land inventory

Developable land inventory



- 1,903 acres available countywide
- 1,105 acres are utility ready or need one primary utility
- Analysis of land by acreage groups in UGA and rural Thurston County found:
 - 0 acres in 40+ acre parcels
 - 96 acres in 20 - 39.99-acre parcels
 - 456 acres in 1 -19.99-acre parcels

Key takeaways

- Total acres needed: 1,229 to 1,792
- 1,903 acres available countywide
- 58% of developable acreage is utility ready or in need of minimal utility investment
- More developable acreage available in smaller parcel sizes



Thank you

Andrew Boughan

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