

Regional Industrial Land Inventory

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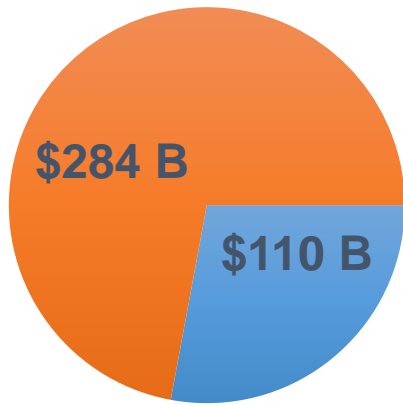


Today's topic

- Economic competitiveness context
- Industrial land inventory: Where and how much
- Industrial land inventory: Use the data!
- Regional analysis
- Discussion



Manufacturing's importance to MSP economy



- Manufacturing, Wholesale, Transport & Warehousing output
- All other industries output

- Total metro economic output: \$394 Bn (2016)
- Manufacturing and related are 28% of that output
- Most manufactured output is exported
 - “Exports” here includes both international and rest-of-nation

Source: REMI.com



Background: Why are we interested?

- Metropolitan Council created to coordinate the orderly development of the region
 - With attention to infrastructure, systems and dynamics that transcend local jurisdictions
- *Thrive MSP 2040* recognizes economic competitiveness and prosperity as regional concerns
 - Supply and continued viability of industrial sites
 - Transportation networks serving freight needs



Thrive MSP 2040 discussion of industrial land

“The Council will...

- Use its authority and **provide technical assistance** to protect and preserve compatible land uses around resources such as airports, railroads, and industrial land.
- **Conduct a metrowide inventory** and analysis of industrial land to assess the supply of and demand for industrial land with freight access.
- **Encourage the expansion of industrial land and supportive infrastructure as needed** to fulfill demand for industrial land with freight access.”



Industrial land inventory: What's in it?

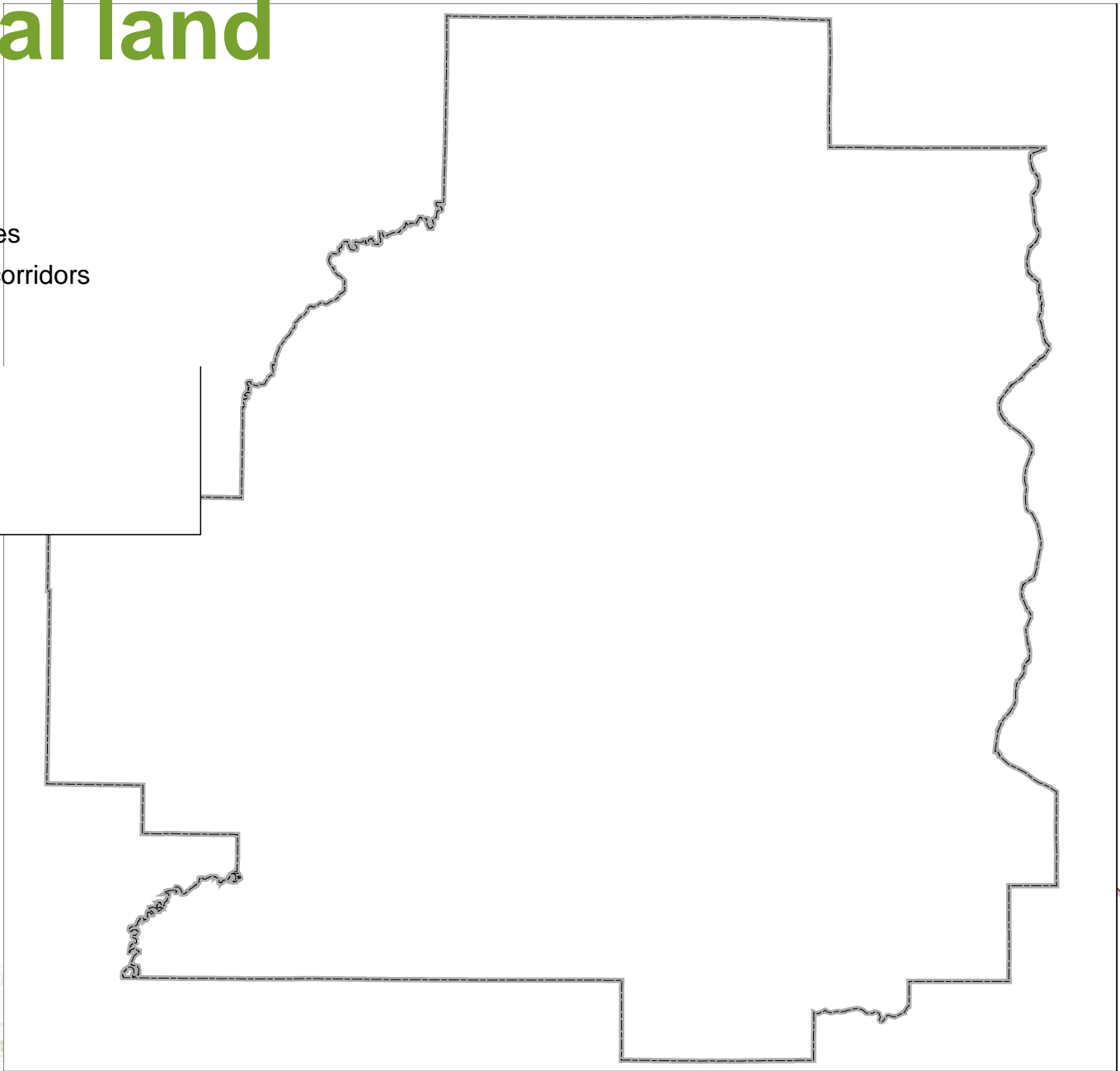
Pulled together 10 separate spatial data sets

1. Regional parcels dataset, from counties
 - Provides spatial location, tax classifications, assessed values of land and buildings on parcel
 - Also used to calculate local average land value per acre
2. Metro Urban Service Area
3. Observed land use, from Met Council
4. Planned land use, from comprehensive plans
5. Brownfields, from MPCA's *What's In My Neighborhood* database



Industrial land layers

- Intermodal facilities
- Freight highway corridors
- Railroads
- County Boundaries



Industrial land inventory: What's in it? (continued)

6. Adjacency to rail lines
7. Freight highway corridors proximity (½ mi buffer)
8. Intermodal freight facilities proximity (1 mi buffer)
9. Workforce in the local area (5 mi radius), from Census's Local Employment Dynamics database
10. Industrial real estate listings data, from Xceligent and MNCAR
 - Provides real estate type, building size, clear height, count of loading docks/bays



2010 land use in Plymouth, MN

Current and planned industrial land

Intermodal facilities

Freight highway corridors

Railroads

City and Township Boundaries

Apply filter: Land along railways

Intermodal facilities
Freight highway corridors
Railroads

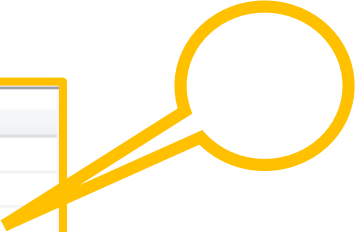
City and Township Boundaries

Apply filter: Land along railways + warehouse buildings present

Intermodal facilities
Freight highway corridors
Railroads

City and Township Boundaries

Identify and select a site, explore attributes



Field	Value
RE_ID1	1761566
PROPNAME1	5353 Nathan Ln N Building
BLDGSCOUNT	1
MFGFACILIT	0
LIGHTINDUS	0
FLEXBLDG	0
WAREHOUSE	1
TRUCKTERM	0
SUM_of_BLD	64225
MAX_of_YRB	1990
MAX_of_CLE	
SUM_of_DOC	5
SUM_of_BAY	1
RRADJ	1
RR1	SOO
FREIGHTTER	1
RAILTRUCK1	World Transload & Logistics
INDFLAG	IND

Intermodal facilities

Freight highway corridors

Railroads

City and Township Boundaries

Summarize the data: Plymouth totals

Parcels	Acres	Realtor records
371	1,951.8	258

Intermodal facilities
Freight highway corridors
Railroads

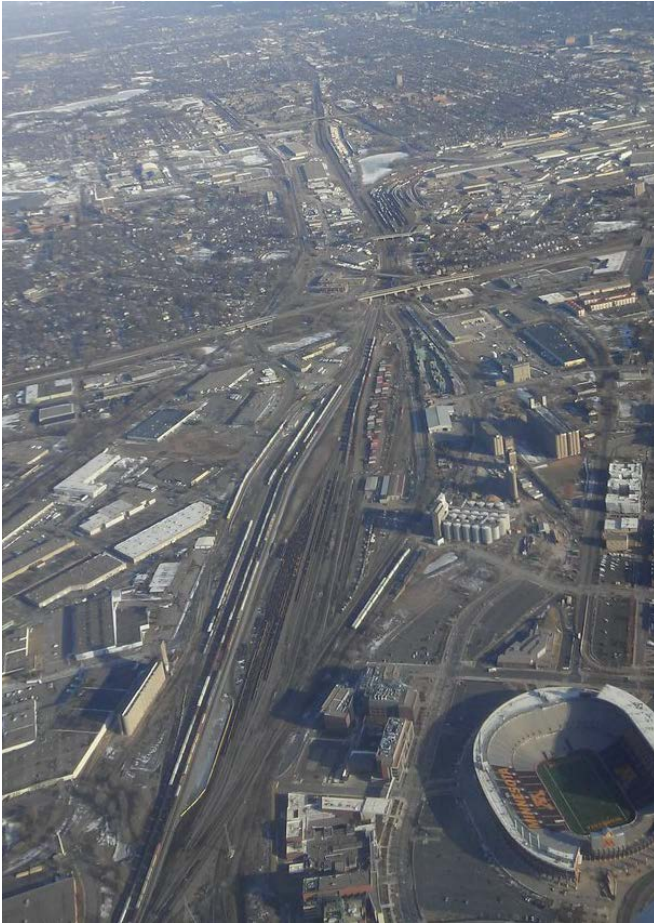
City and Township Boundaries

Online Industrial Atlas available 2017

- Explorable thru an interactive webmap
 - Links from Local Planning Handbook
- GIS shapefile will also be available for download



How's this useful to planners?



Industrial Land Inventory provides site attributes to:

- Assess industrial suitability
- Prioritize the most viable **future** industrial sites
- Identify where industrial **preservation** should be prioritized
- Identify challenges



What factors matter for new industrial development

- Analysis: Statistical analysis of observed industrial construction
- Probability of new development on an *average* parcel: <1% per decade
- Odds vary greatly with **location!**

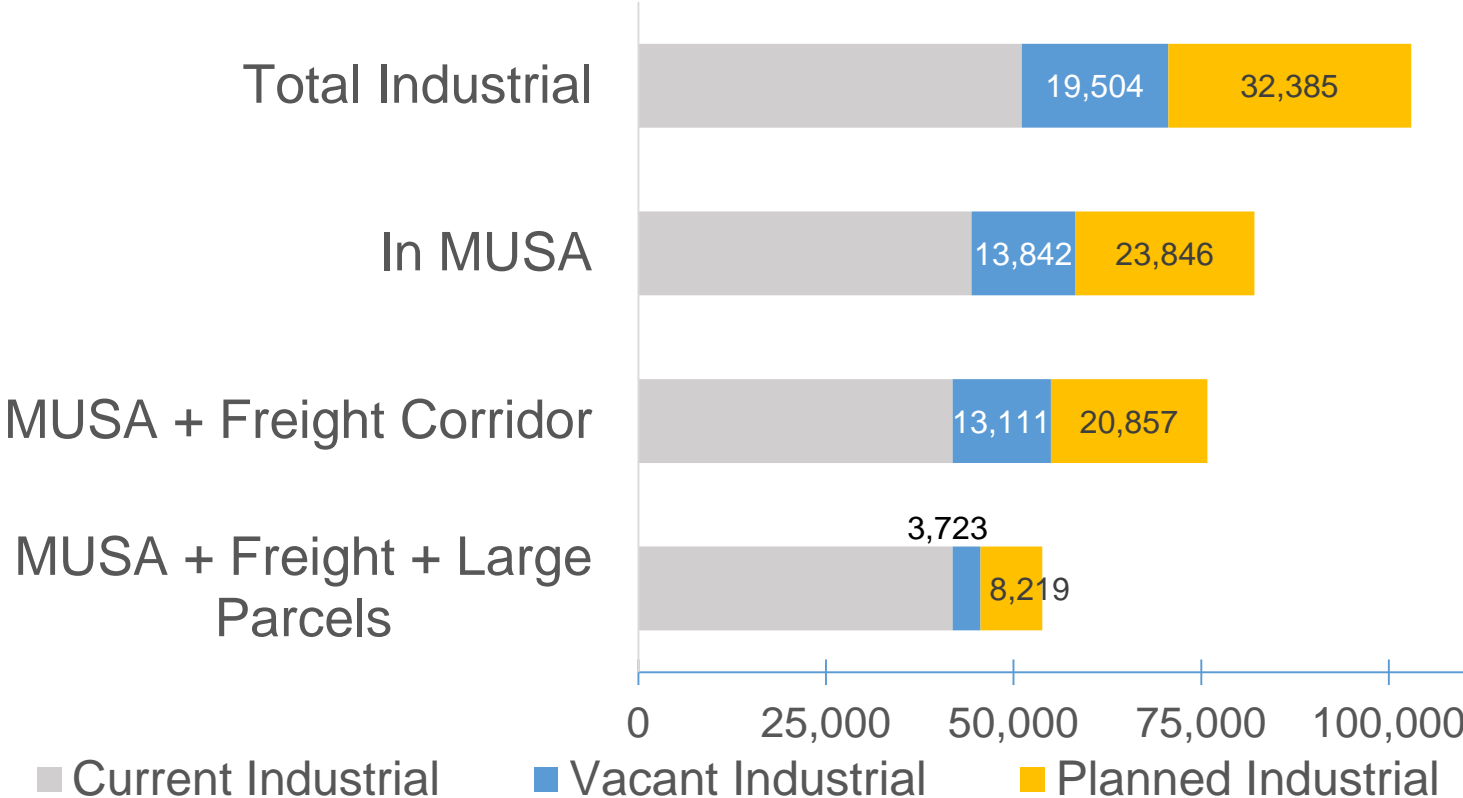


Inventory findings: How much industrial land?

- **Current industrial land: 51,106 acres**
 - 331 million square feet of space associated with this land, per Xceligent
- **Vacant (or minimally developed) industrial supply: another 19,504 acres**
- **Planned for future (2030) industrial: another 32,385 acres**
- Enough undeveloped and planned land to double our industrial activity!



Is the industrial land supply suited to site selectors' wants?



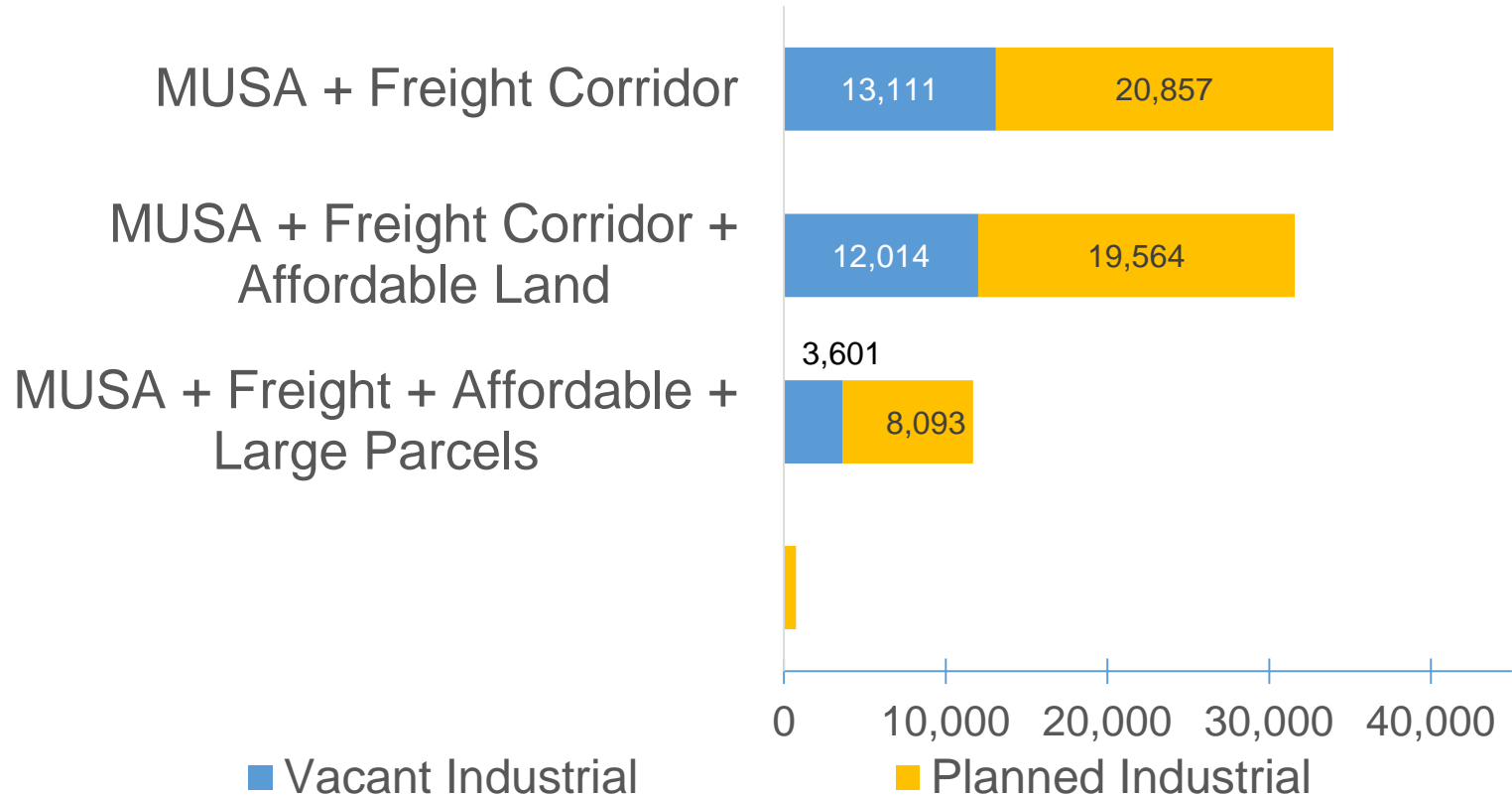
Comparing industrial supply with demand

Manufacturing and related industries are growing – but future growth is limited

- **Jobs growth** in these industries: **+4%**, 2015 to 2030
- Considering **industrial building activity**: **+7%** floorspace growth, 2015 to 2030
- Considering additional factors: high-end is **+12%** industrial land growth, 2015 to 2030
- Forecast range: Net growth up to 6,000 acres in active industrial use, 2015 to 2030



Comparing industrial supply with demand



Comparing industrial supply with demand

- Long-run, MSP has enough industrial land
 - Specialty submarket with limited supply: railroad-adjacent and river port-adjacent
- Short-run challenges make MSP industrial land supply seem smaller
 - The right location, the right characteristics
 - Can a large enough parcel be found?
 - Are land owners willing to sell?



Takeaways

Issues	Answers
Is more industrial land needed? Should land be re-guided to industrial?	Consider if site is adjacent to river port or rail
Should land be re-guided from industrial to other uses?	Depends on the viability for continued industrial use – and on the alternatives.
What risks come from oversupplying industrial land?	Too much supply will lead some land to sit idle
How to retain existing local industrial base?	Work to preserve viability!



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