

SOUTH KITSAP INDUSTRIAL AREA



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- Southwest of Bremerton
- Regional designation as “*manufacturing/industrial center*” eligible for federal fund infrastructure improvements
- 3,400 gross acres centered around the Bremerton National Airport

PORT OF BREMERTON

Olympic View Industrial Park and Bremerton National Airport



- Foreign Trade Zone designation
- 938 total acres
- Fiber optics
- 230kv electric
- Sewer available

BREMERTON NATIONAL AIRPORT



- 6,000' all-weather runway
- 196,000 lb. gross weight bearing capacity (DW)
- Runway category C-III capable
- Can be lengthened

OLYMPIC VIEW INDUSTRIAL PARK

- Direct access to rail link and the Pacific Ocean
- Direct access to national rail road grid via Centralia
- Water, sewer, fiber optics, and 230kv electrical



SITE TRANSPORTATION LINKS

- Highways
 - Second Tacoma Narrows Bridge ECD 2006 (done)
 - State Routes 3 and 16 connect this area to the I-5 corridor
 - State ferry via Southworth, includes dedicated freight run.
- Rail
 - “Puget Sound Pacific Transportation Corridor” highway and rail system between Port of Bremerton and Port of Grays
- Air
 - 6,000’, all-weather runway with 150,000 lb’ gross weight bearing capacity. Category C-III.

PACIFIC OCEAN CONNECTION



- Port of Grays Harbor
 - Terminal 4

TRANSPORTATION BY RAIL



- Puget Sound & Pacific Railroad
 - 68 rail miles via short line railroad system on US Navy-owned track

SHIPPING RATES (2006)

- Sample rates OF Port of Grays Harbor

<u>Vessel Length (meters)</u>	<u>Rate per 24 hr day</u>
91.44	\$1,023
152.40	\$2,307
198.12	\$4,511
274.32	\$12,655

SOURCE: <http://www.portofgraysharbor.com/portServices/dockageTable.html>

- Puget Sound & Pacific Railroad
 - Rates are negotiable.

BUSINESS COSTS

Building in Kitsap County is highly competitive because:

- Land cost is generally lower;
- Skilled construction labor force is readily available; and
- Actual construction cost is favorable due to ease of access, staging, expedited permitting, and a competitive environment.

KITSAP WORKFORCE

AMPLE, TRAINED, and STABLE

- Kitsap's primary labor force in March 2011 was 122,500
 - Employed 113,710
 - Unemployed 10,670
 - Unemployment Rate 8.8%
- Kitsap draws on a secondary labor force of 1.9 million from the surrounding Mason, Jefferson, Pierce, King and Snohomish counties.

KITSAP WORKFORCE

(continued)

- Kitsap businesses praise the prevalent high work ethic, which is due to
 - Military retirees and spouses in the labor force
 - Family demographics of the county
- Kitsap businesses thrive on savings from low employee turnover
 - Compare 12% annual turnover in a Kitsap call center with 500+ employees
 - Versus 26% annual turnover in the same business nationally
- Kitsap's educational attainment (for persons 25 years and over) is high
 - High school graduate or higher – 91% vs. 87% for WA and 82% for USA
 - Some college or higher – 65% vs. 62% for WA and 52% for USA (2000)
- Kitsap has expertise and capacity for multiple specialized skills training programs.
 - Olympic College now trains 626 apprenticeship students in six programs, including the largest federal apprenticeship program in Washington State for the Puget Sound Naval Shipyard.

LIVING IN KITSAP COUNTY

Its stunning natural beauty is due to adjacent mountain ranges, the Olympic National Park and a gently rolling topography fringed by hundreds of miles of shorelines



LIVING IN KITSAP COUNTY

Its selection of communities and neighborhoods offer small-town ambiance with multiple affordable housing choices.



LIVING IN KITSAP COUNTY



Its half-hour access by multiple ferries to downtown Seattle provides the culture, sports and bustle of a major metropolitan center without the stress of urban living

KITSAP COUNTY'S BIG FIVE

1. **Stable workforce** –highly qualified employees, award-winning schools
2. **Affordable housing** –median home prices are approximately two-thirds of that found in other urban communities.
3. **Easy commutes** –uncongested traffic corridors
4. **Convenient shipping** –access to multiple transportation modes and high-speed fiber optics
5. **Choice locations and fast permitting** –ready to build properties and business parks.