



ADVANCED INDUSTRIAL ZONES

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July 2026

AGENDA



- The Opportunity, the Challenge, and the need for updated policy tools
- The “Advanced Industrial Zones” framework
- Case studies
- Governance
- A word on data centers

BIO



Jake Higdon is the founding director of Advanced Industrial Zones and a Fellow at California Forward and Center for Public Enterprise. He recently served as Senior Advisor for U.S. Manufacturing at the U.S. Department of Energy, where he stood up manufacturing grant and tax credit programs and launched a partnership with the Department of Commerce to foster regional industrial clusters. Prior to DOE, he worked on energy and climate policy at Environmental Defense Fund, Columbia’s Center on Global Energy Policy, Data for Progress, and the Obama White House.

THE OPPORTUNITY

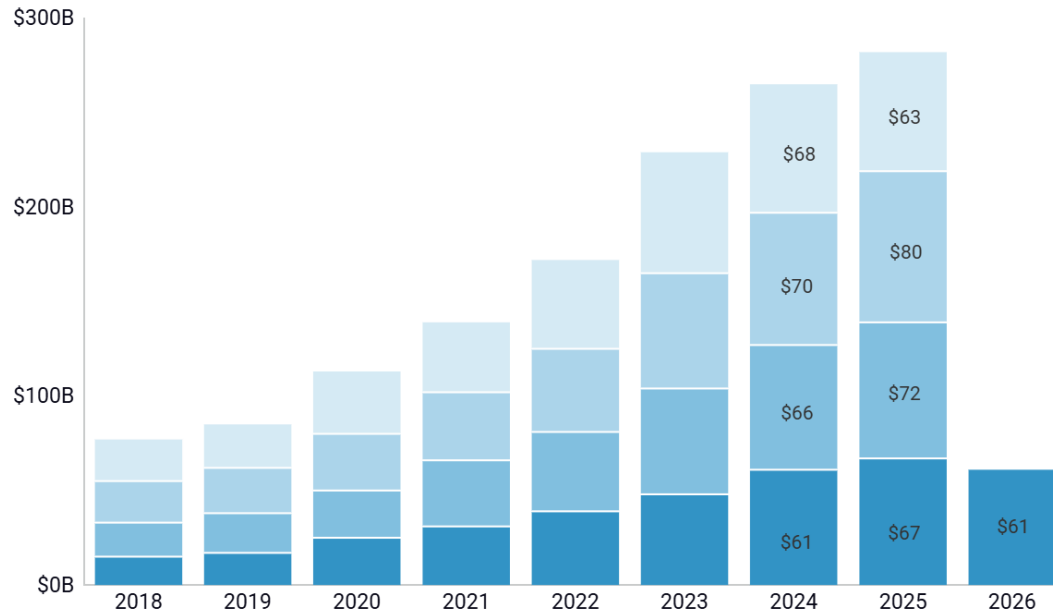


The U.S. has seen unprecedented investment in clean industries and advanced manufacturing since 2020, creating new economic development opportunities for regions across the country.

Clean investment by quarter

Billion 2024 USD

■ Q1 ■ Q2 ■ Q3 ■ Q4



Clean Investment Monitor (MIT / Rhodium)



Federal Reserve Bank of St. Louis

THE CHALLENGE



Despite this unprecedented investment and a few notable success stories, there have been a number of factory cancellations and stalled clean energy projects. Many U.S. states are struggling to build the industries of the future.

- Next generation industries all need the same **place-based inputs**: Land, infrastructure, clear permitting processes, a skilled manufacturing workforce.
- The ability to align these conditions – not techno-economics – is setting the “speed limit” on the buildout (and, therefore, economic opportunity and climate action). It’s also creating governance challenges for state and local officials.

To deliver on the economic potential of the electro-industrial revolution in America, we need a **better policy and governance model** for the buildout of clean industrial infrastructure.

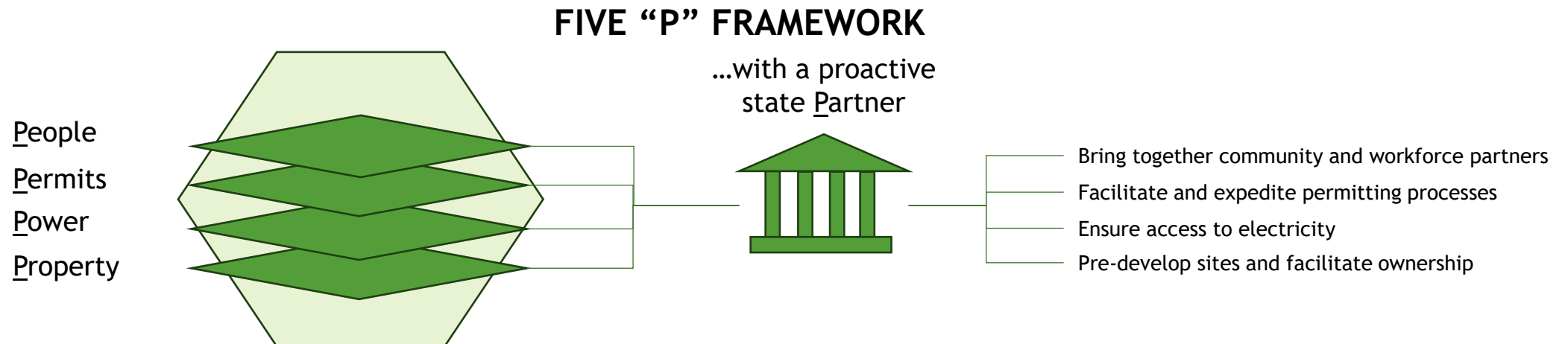
WHAT IS AN ADVANCED INDUSTRIAL ZONE?



Advanced Industrial Zones are designated geographies that states and communities co-develop to attract, sustain, and manage the growth of new industries... by getting the right ingredients in the right places.

HOW IT WORKS

- States – in concert with communities – identify high-potential geographies
- Zones focus on priority electro-industrial growth and establish clear community-set guardrails
- State resources focus on addressing shared physical, regulatory, and infrastructural barriers (e.g., power access)



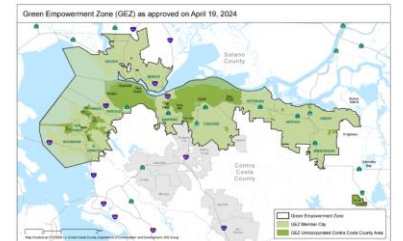
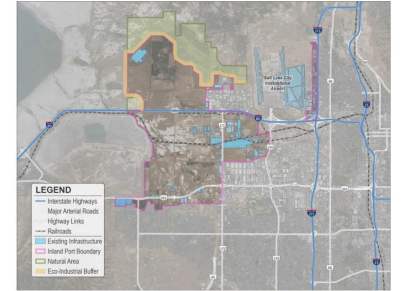
WHY TAKE A ZONE-BASED APPROACH?



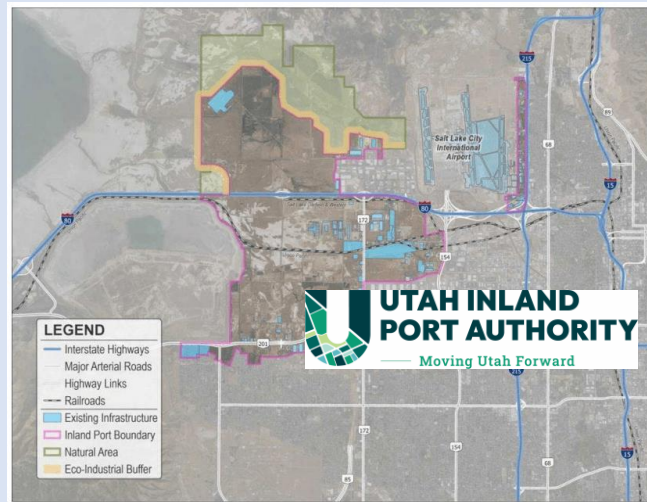
Why is an updated zone-based approach needed for the electro-industrial moment? And what is different about AIZs?

Designed well, AIZs can:

1. Position the state as an infrastructure coordination partner, not just a check-writer.
2. Enable speed and experimentation (“geographic sandboxes”).
3. Facilitate meaningful, proactive community-led planning.
4. Support place-based clusters and agglomeration effects.
5. Pave the runway for future investment, while demanding less of local or state budgets.



DOMESTIC AND INTERNATIONAL CASE STUDIES



Utah Inland Port Authority
*Tax increment financing for
infrastructure upgrades in
designated "inland ports"*



Devens, MA Enterprise Zone
*Special permitting authorities for
modern industrial hub on old
Army base*



Ulsan, SK Eco-Industrial Park
*Long-term master planning, public
infrastructure financing, and single
implementing agency*



*"In Taiwan, TSMC and its suppliers build facilities in **dedicated industrial zones** that generally require one permit from a central authority. In Arizona, they must negotiate municipal, county, state and federal regulations, requiring thousands of approvals."*

[The New York Times](#), 12/5/2025

DOMESTIC AND INTERNATIONAL CASE STUDIES



Devens Enterprise Commission

- Delegated by the state to oversee the Devens Regional Enterprise Zone
- 75-day Unified Permitting Process
- Manages the Devens Reuse Plan that promotes “eco-industrial development”
- Runs sustainability programs (e.g., low-carbon procurement)

Devens, MA Enterprise Zone

Special permitting authorities for modern industrial hub on old Army base



7,675 jobs

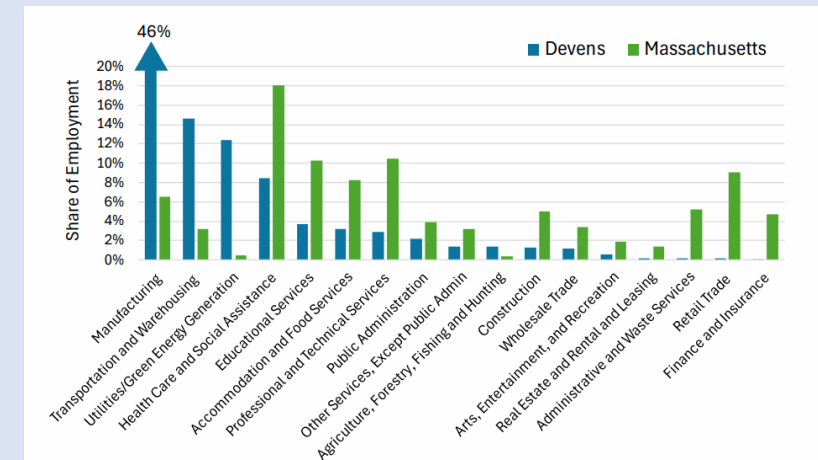
Exceeds 7K target

\$8 billion

Annual output

\$113,000

Average salary



A MODEL BUILT ON A LONGSTANDING TOOLKIT



Advanced Industrial Zones are part site-readiness, part shared infrastructure, and part community governance.

They offer a policy frame that can enable, augment, and super-charge the many great site readiness efforts already underway in communities and states around the country.

We are working with partners, states, and communities around the country to actualize this vision. Please get in touch if you want to discuss more!

*"States should consider establishing **advanced industrial zones**—predesignated areas with coordinated infrastructure, streamlined permitting, and integrated workforce development programs—to create a supportive ecosystem for clean energy manufacturers and to speed deployment."*

[Policy and Political Roadblocks—Not Economics—Are Holding Back America's Clean Energy Future](#) (NRDC)



READ MORE



THANK YOU

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HOW WE WORK