

Manufacturing/Industrial Center Criteria Report



Cascade Industrial Center (Arlington–Marysville)

Designation Recommendation

Redesignate the Cascade Industrial Center as a manufacturing/industrial center under the Regional Centers Framework. The center supports VISION 2050's goals to preserve and grow industrial employment.

Additional recommendations:

- Update growth targets for the 2024-44 planning period based on the cities' current adopted growth targets

Background










The Cascade Industrial Center is located in the cities of Arlington and Marysville in Snohomish County. The MIC is located east of I-5 and the Tulalip Reservation. The Arlington Municipal Airport


is located within the center, along with other industrial jobs.

Evaluation of Manufacturing/Industrial Centers Requirements

Status Icons:

 On track
  Needs attention
  Does not meet criteria
  N/A

Criteria		Status
Center Type	—	Industrial Growth Center
Existing jobs: 4,000 minimum		The Cascade Industrial Center currently has 9,220 jobs which meets the criteria.
Planned jobs: 10,000 minimum		The Cascade Industrial Center is planning for 20,000 jobs which meets the criteria. The cities should review the growth target to ensure this target is up to date with their current comprehensive plans.
Industrial Employment: Minimum 50% of all jobs classified as industrial		75% of jobs are classified as industrial jobs which meets the criteria.
Size: minimum of 2,000 acres		The Cascade Industrial Center is currently 3,978 acres which meets the criteria.
Transit or transportation demand management strategies		The Cascade Industrial Center is within a transit service district with bus service and is also planning for bus rapid transit service.
Core Industrial Uses: at least 75% of land area		89% industrial zoning. The cities should continue to monitor conditions to ensure that zoning is strictly limiting commercial uses.
Industrial Retention Strategies		The cities' subarea plan includes a variety of policies to foster and retain an industrial employment base.
Market Potential: Demonstrated capacity to support growth targets	—	<p>A market study was not required.</p> <p>Since 2010, the center has added 3,630 jobs.</p>

Criteria	Status
Center Subarea Plan	 <p>The center plan was last certified in 2019. Please see the updated certification report for additional planning recommendations.</p>

Jurisdiction Comments / Additional Context

The Cascade Industrial Center (CIC) has long been slated for industrial development. In 2019, the CIC received its official designation as a manufacturing/industrial center from the Puget Sound Regional Council. The CIC has experienced significant growth since 2018, with only 27.8% of the land in the CIC not yet either developed or entitled (please note actual development on some land will occur over a decade or longer due to the type of entitlement received). The city has seen many new businesses locate within the CIC, and we’re excited for more to come.