

Manufacturing/Industrial Center Criteria Report



Pierce County Frederickson MIC

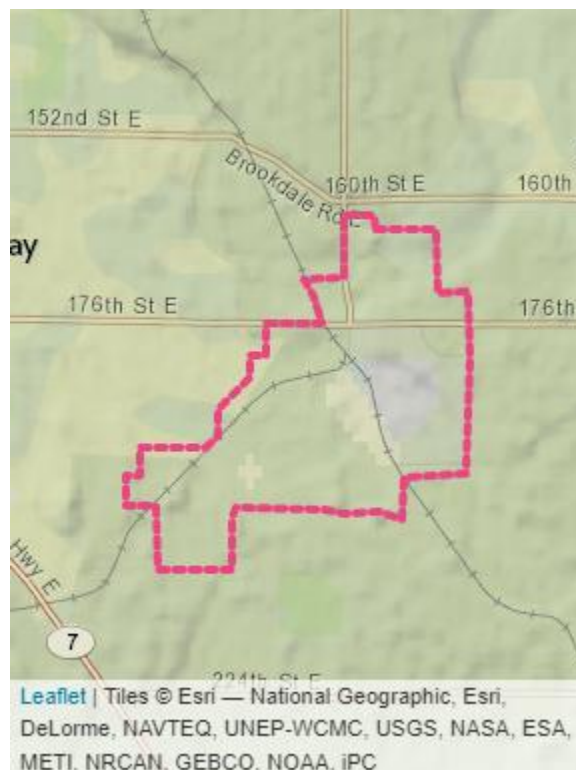
Designation Recommendation

Redesignate Frederickson 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:

- In future plan updates, the county should document transportation demand management strategies to reduce commute impacts in the MIC, along with industrial retention strategies.

Background










The Frederickson MIC is located within urban unincorporated Pierce County, southeast of Tacoma and southwest of Puyallup. The Frederickson MIC is one of the principal industrial centers of Pierce County. The county has made significant investments in the center’s infrastructure and plans to continue this investment in the future to encourage high intensity employment.

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 Frederickson MIC currently has 5,930 jobs, which meets the criteria.
Planned jobs: 10,000 minimum		The Frederickson MIC is planning for 10,000 jobs, which meets the criteria.
Industrial Employment: Minimum 50% of all jobs classified as industrial		76% of jobs are classified as industrial jobs, which meets the criteria.
Size: minimum of 2,000 acres		The Frederickson MIC is currently 2,652 acres, which meets the criteria.
Transit or transportation demand management strategies		The center is outside of a transit service district. To meet criteria, the county should document transportation demand management strategies and policies to reduce commute impacts.
Core Industrial Uses: at least 75% of land area		84% industrial zoning. The county should continue to monitor conditions to ensure that zoning is strictly limiting commercial uses.
Industrial Retention Strategies		The county's plan should provide more specific industrial retention strategies for the MIC.

Criteria		Status
Market Potential: Demonstrated capacity to support growth targets	—	A market study was not required. Since 2010, the center has added 2,545 jobs.
Center Subarea Plan	✓	The center plan was last certified in 2022. Please see the updated certification report for additional planning recommendations.

Jurisdiction Comments / Additional Context

Pierce County supports the recommendation to redesignate Frederickson as a manufacturing/industrial center under the Regional Centers Framework for VISION 2050. The county views the employment capacity and potential of the Frederickson area as a valuable county resource and is committed to supporting the urban centers of Unincorporated Pierce County. The Planning and Public Works Department has work planned to review warehousing and manufacturing land use considerations across the county, with focus on the Frederickson area, which will be conducted in 2027. This work will consider strategies and policies to address transportation demand, the nature and retention of industrial capacity, and impact mitigation.

The county is also currently working on community plan updates for nearby Community Plan Areas that will have connections to the Frederickson MIC, especially in South Hill. This work, both current and future, shows a commitment to the goals of Vision 2050 and will likely inform updates to other future planning efforts.