

Manufacturing/Industrial Center Criteria Report

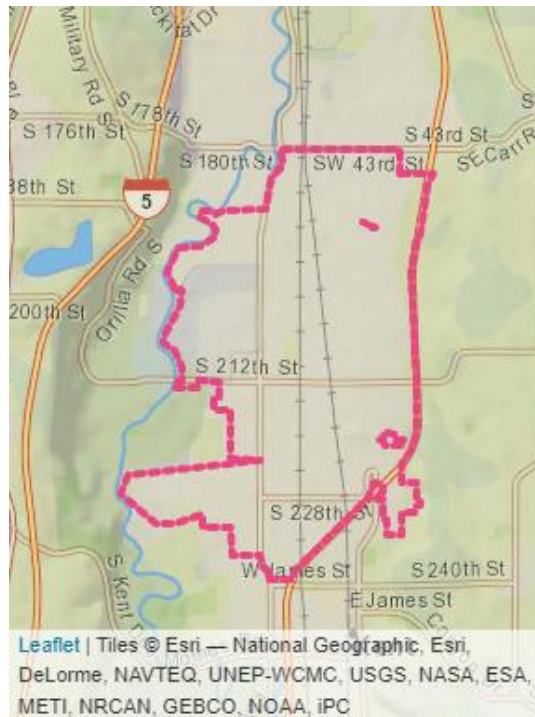


Kent MIC

Designation Recommendation

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

Background











The Kent MIC is in the Kent Valley, just north of downtown Kent. Centrally located between two maritime ports, adjacent to SeaTac International Airport, and with direct access to multiple major highways and rail lines, the Kent Valley is a prime industrial market in the Puget Sound. Legacy aerospace, logistics, food, and construction manufacturing and warehousing businesses have been firmly rooted in the Kent Valley for decades. New space and advanced manufacturing businesses are rapidly opening and expanding in part due to the city's efforts to encourage amenity-rich development for varied uses.

Evaluation of Manufacturing/Industrial Centers Requirements

Status Icons:

 On track
  Needs attention
  Does not meet criteria
  N/A

Criteria		Status
Center Type	—	Industrial Employment Center
Existing jobs: 10,000 minimum		The Kent MIC currently has 46,130 jobs which meets the criteria.
Planned jobs: 20,000 minimum		The Kent MIC is planning for 62,423 jobs which meets the criteria.
Industrial Employment: Minimum 50% of all jobs classified as industrial		85% of jobs are classified as industrial jobs which meets the criteria.
Size: no minimum size requirements for Industrial Employment Centers		The Kent MIC is currently 3,965 acres.
Transit or transportation demand management strategies		The Kent MIC 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		96% industrial zoning. The city should continue to monitor conditions to ensure that zoning is strictly limiting commercial uses.
Industrial Retention Strategies		The city's subarea plan includes a variety of policies to foster and retain an industrial employment base.
Market Potential: Demonstrated capacity to support growth targets	—	A market study was not required. Since 2010, the center has added 8,477 jobs.
Center Subarea Plan		The center plan was last certified in 2020. Please see the updated certification report for additional planning recommendations.

Jurisdiction Comments / Additional Context

The City of Kent has seen continued interest and growth in the Kent Industrial Valley and MIC. Over the past ten years (2014–2024), Kent has gained 2,200 manufacturing jobs, an increase of over 15%. Regionally over the same period, King, Snohomish and Pierce Counties lost between 2–11% of their manufacturing jobs.

City staff have observed some trends and additional opportunities to increase long-term success of the both the Kent MIC and other PSRC MICs:

- **Energy Capacity and Coordination**
 - A unique challenge in the Kent Industrial Valley is ensuring sufficient energy supply to meet increasing demand. There is an opportunity for the state, PSRC, and PSE to further align power demand forecasting with capital planning efforts and investments. As job growth and intensity evolve in the Kent MIC, earlier and more coordinated investments help ensure energy infrastructure keeps pace with regional growth expectations.
- **Evolving Industrial Land Uses and Complimentary Needs**
 - As the Kent Industrial Valley and MIC continue to diversify and increase job density beyond traditional warehouse uses, the city is taking a more holistic look at industrial land preservation. Protecting these areas from incompatible residential use remains a key priority. At the same time, the city has revisited assumptions about supporting uses—such as retail and office—which play an important role in creating vibrant, functional employment areas. Amenities and services are increasingly important for attracting and retaining a workforce and supporting transportation goals, particularly as job density increases.
- **Infrastructure and Investment Strategies**
 - Infrastructure investment formulas need to be re-evaluated and refined in light of streamlined sales tax, which has weakened the ability for growth of MICs to be paid for by denying a key revenue stream to municipalities that host them. PSRC should explore how to share the long-term costs of upkeep of infrastructure — like levies, culverts and storm water systems — given the regional and statewide benefits they provide.
 - As MICs evolve, there are opportunities to expand infrastructure and programmatic support beyond freight mobility. This could include greater consideration of transit access, workforce development investments, and place-based economic development tools to support both employers and employees within MICs.