

Manufacturing/Industrial Center Criteria Report



Paine Field/Boeing Everett MIC

Designation Recommendation

Conditionally redesignate Paine Field/Boeing Everett as a manufacturing/industrial center under the Regional Centers Framework, provided the city and county meet applicable regional criteria. The center supports VISION 2050's goals to preserve and grow industrial employment.

To meet conditions, the city and county will:

- Adopt a subarea plan for the center by December 31, 2027.

Background











Paine Field/Boeing Everett MIC is a powerful economic engine for the central Puget Sound region and is split between Snohomish County and the city of Everett. Much of the development and




activity that occurs in the center is related to aviation, aircraft production, maintenance, testing, flight training, business and corporate aviation, and military aviation activities. The center is generally bounded by Mukilteo Speedway (SR-525) on the west and Beverly Park Road on the south, and takes in the properties of Paine Field, the Boeing Company, and the SW Everett Industrial Area.

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 Paine Field/Boeing Everett MIC currently has 44,370 jobs which meets the criteria.
Planned jobs: 20,000 minimum	 The Paine Field/Boeing Everett MIC is planning for 49,880 jobs which meets the criteria.
Industrial Employment: Minimum 50% of all jobs classified as industrial	 94% of jobs are classified as industrial jobs which meets the criteria.
Size: No minimum size requirements for Industrial Employment Centers	 The Paine Field/Boeing Everett MIC is currently 4,241 acres.
Transit or transportation demand management strategies	 The Paine Field/Boeing Everett MIC is within a transit service district with bus rapid transit and bus service and is also planning for light rail service.
Core Industrial Uses: At least 75% of land area	 97% industrial zoning  In developing a subarea plan, the jurisdictions should review zoning to ensure commercial uses are strictly limited.

Criteria		Status
Industrial Retention Strategies		The jurisdictions' comprehensive plans address the MIC but a subarea plan should address more specific industrial retention strategies.
Market Potential: Demonstrated capacity to support growth targets		A market study was not required. Since 2010, the center has added 1,983 jobs.
Center Subarea Plan		The city and county have not adopted a subarea plan for the center. Please see recommended designation conditions regarding adoption of the subarea plan.

Jurisdiction Comments / Additional Context

The City of Everett and Snohomish County are committed to working together to complete a Subarea Plan for the Paine Field/Boeing Everett Manufacturing Industrial Center by December 31, 2027. Both jurisdictions recognize the regional significance of the Paine Field/Boeing Everett MIC as a center for economic activities and employment.

The previous Subarea Plan was repealed when the City of Everett adopted its new Comprehensive Plan on June 18, 2025. The City of Everett and Snohomish County are in the process of developing a new Subarea Plan. The Subarea Plan will assist both jurisdictions in meeting emerging economic trends, land use demands, and planning for future infrastructure investments.

In 2019, the Paine Field commercial air terminal opened for passenger service. Paine Field has the newest commercial airport terminal in Washington State, with commercial air routes servicing nearly a dozen destinations in the western United States. As part of Sound Transit's Everett Link Extension, light rail will connect from Lynnwood City Center to Downtown Everett. Sound Transit is planning for the SW Everett Industrial Center station within the Paine Field/Boeing Everett MIC. The Sound Transit Board will tentatively make a final decision on the station location in late 2027.