

# Manufacturing/Industrial Centers Redesignation

Growth Management Policy Board

April 16, 2026



Puget Sound Regional Council



# Agenda

- Monitoring process update
- MIC Background
- Preview Reports
- Next steps



# Center Monitoring Progress Update

- Redesignated 30 RGCs
- Discussed successes and challenges
- Directed development of boundary exception policy
- Today: Preview MICs



# Timeline and Next Steps

April 2026

MIC refresher, preview reports

May 2026

Potential action on MIC redesignation

June 2026

Scoping: Regional Centers Framework, exceptions

Fall/Winter  
2026

Discuss and consider updates to the Regional  
Centers Framework

2027-2028

New center applications opens, re-reviews

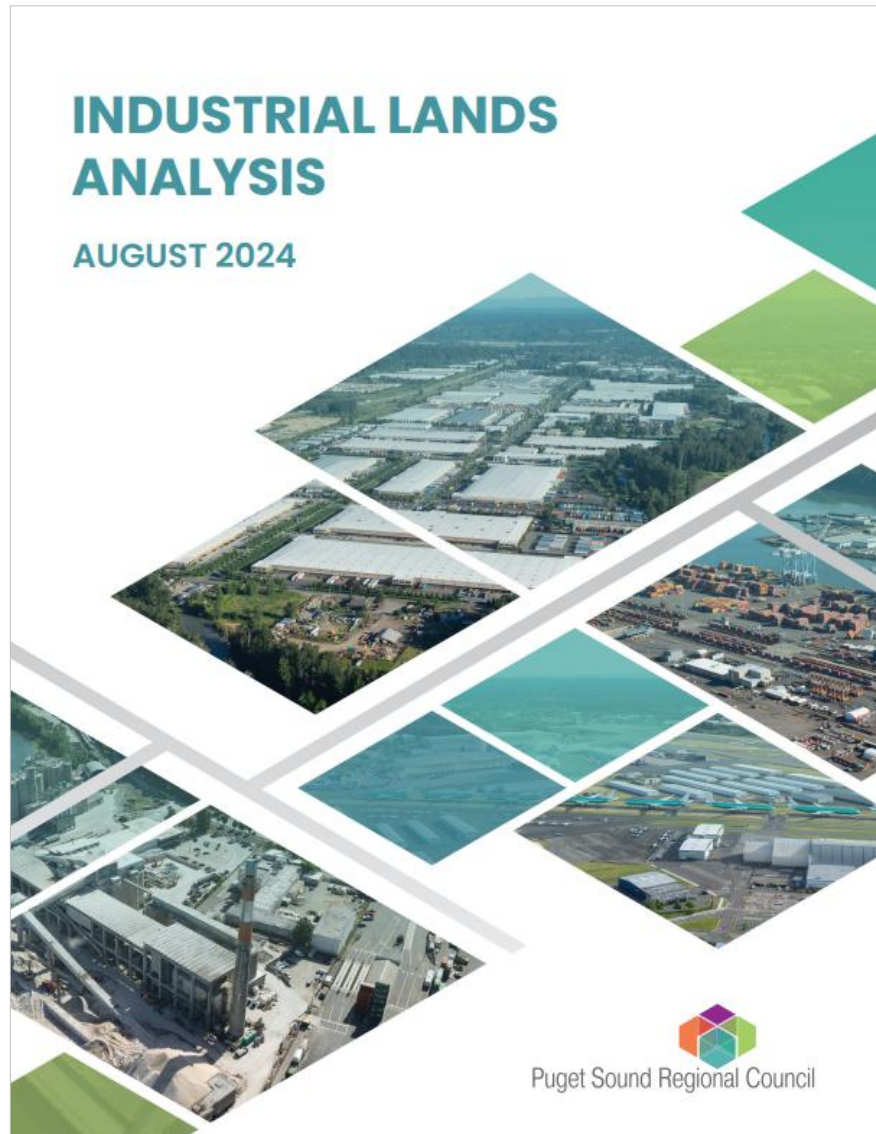




# Manufacturing/Industrial Centers (MICs)



# MIC Background



- 29% of region's industrial jobs
- 75,900 gross acres of industrial land
  - Aerospace manufacturing
  - Ports, distribution sites/logistics
  - Stable supply of industrial land
- Redevelopment pressure, low vacancy rates
- What we've heard
  - Battery and energy storage
  - Balancing warehousing needs



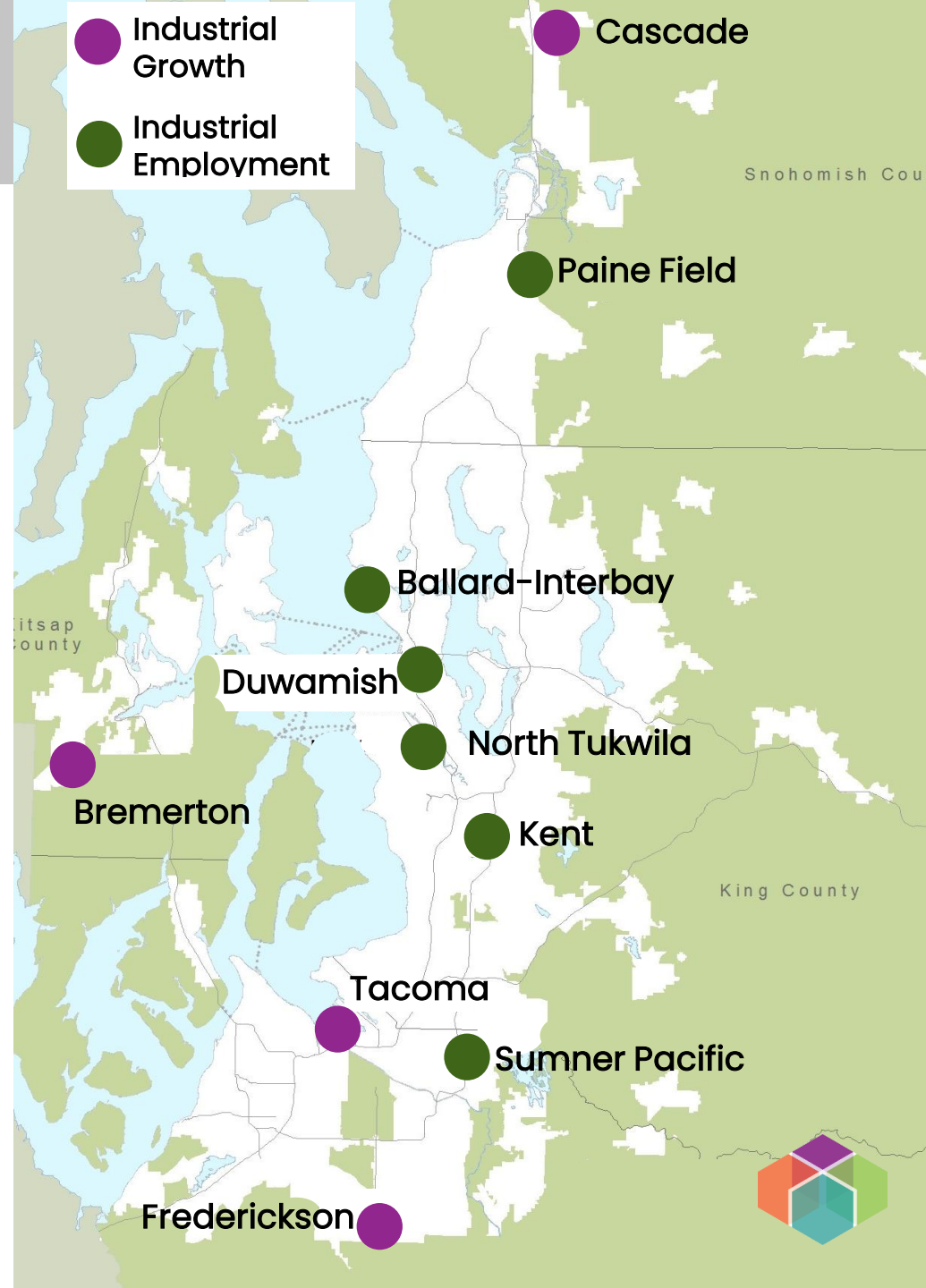
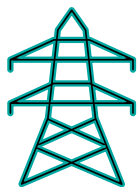
# MIC Purposes

## Role

- Ensure **industrial land** is available to retain and support **industrial jobs**

## Two Center Types

- Industrial **employment** centers: active areas, legacy of industrial uses
- Industrial **growth** centers: large clusters with growth potential



# MIC Criteria

Criteria	Industrial Employment	Industrial Growth
Existing jobs	10,000	4,000
Planned jobs	20,000	10,000
Size minimum	n/a	2,000 acres
Infrastructure	Ports, air, rail, & freight access	n/a

## Other MIC Elements

- 50% industrial employment
- 75% zoned core industrial
- Restricted commercial uses
- Transit access
- Retention strategies





# MIC Report Preview



# Redesignation and Certification Materials

## Manufacturing/Industrial Center Criteria Report

Tacoma Tideflats MIC [DRAFT]

### Designation Recommendation

Redesignate Tacoma's Tideflats 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 Tideflats MIC comprises waterfront land and adjoining waterways on Tacoma's Commencement Bay. The center includes natural deep-water port and industrial lands; Tacoma and Pierce County's highest concentration of industrial and manufacturing activity; vital saltwater and estuarine habitat for salmon, shellfish, and other marine life; and is located within the ancestral lands of the Puyallup Tribe of Indians.

## Manufacturing/Industrial Center Plan Certification Report

Tacoma Tideflats Subarea Plan

April 9, 2026

Tacoma's Tideflats manufacturing/industrial center (MIC) is located in the City of Tacoma and was designated as a regional MIC in 2002. The Tacoma Tideflats Subarea Plan seeks for the MIC to be a connected, healthy and culturally unique place that demonstrates how a world class port can succeed alongside growing and vibrant urban neighborhoods.

The Puget Sound Regional Council (PSRC) conducted a certification review of Tacoma's Tideflats Subarea Plan. Tacoma adopted their center plan on December 2, 2025. The city's center plan was not previously certified by PSRC.

### Certification Action

The Puget Sound Regional Council certifies that the Tacoma Tideflats Subarea Plan addresses planning expectations for regional manufacturing/industrial centers.

The remainder of this report contains a summary of the PSRC review of the Tacoma Tideflats Subarea Plan and recommendations for future work to advance consistency with VISION 2050.

### About Manufacturing/Industrial Centers Certification

VISION 2050 directs jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans (DP-Action-8 and p. 80). This expectation has been in place since the PSRC Executive Board adopted the Plan Review Process in 2003. The review process is required by the [Regional Centers Framework](#) to both certify existing plans and when designating a new regional center.

VISION 2050, the Regional Transportation Plan, and PSRC's Adopted Policy and Plan Review process call for PSRC to review and certify these subarea planning efforts.<sup>1</sup> The [Regional Centers Framework](#) requires a review of centers in 2025, following local comprehensive plan updates. All regional centers are expected to have adopted subarea plans that meet the requirements of the Regional Centers Framework and VISION 2050. Certification of a

<sup>1</sup> The specific requirements for center planning are provided in [PSRC's Plan Review Manual](#), and the process is also described in [VISION 2050: Implementation](#). Certification of the jurisdiction's comprehensive plan for consistency with the regional transportation plan, regionally established guidelines and policies, and Growth Management Act requirements for transportation planning is completed through a separate board action.



# Reports & Recommendations

## Does Not Meet All Criteria

Recommend re-reviewing the MIC in 2028 to evaluate progress to meet center criteria

## Meets Criteria

Cascade Industrial Center

Kent MIC

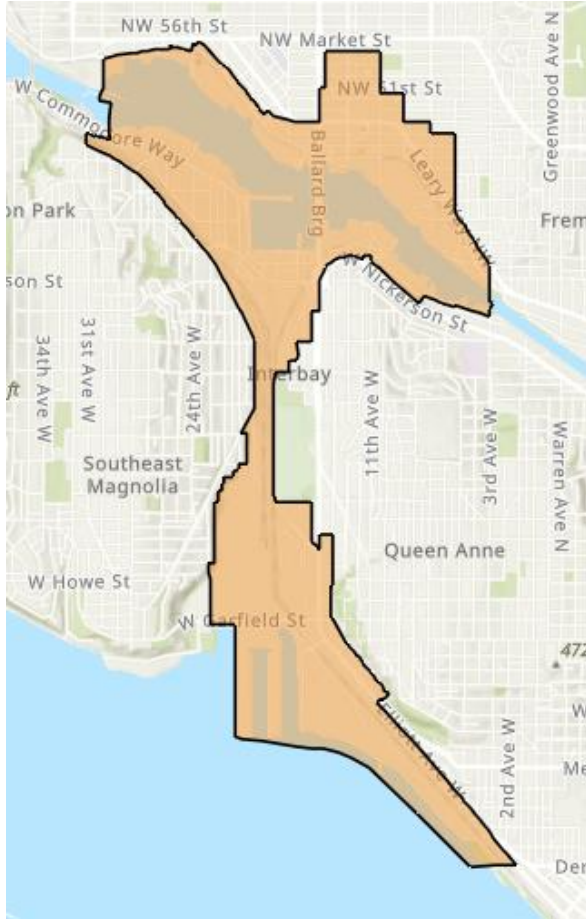
Sumner-Pacific

Frederickson

Tacoma Tideflats



# Ballard-Interbay (Industrial Employment) 1 of 2



- ✓ Existing Jobs (10,000 min) **17,480**
- ✓ Planned Jobs (20,000 min) **23,240**
- ✗ Industrial Employment (50% min) **39%**
- ✓ Existing bus, planned light rail
- ⚠ Zoning (75%min) **90%** but monitor uses
- ✗ Subarea plan not yet adopted



# Ballard-Interbay (Industrial Employment) 2 of 2

## Recommended Conditions:

By December 31, 2027:

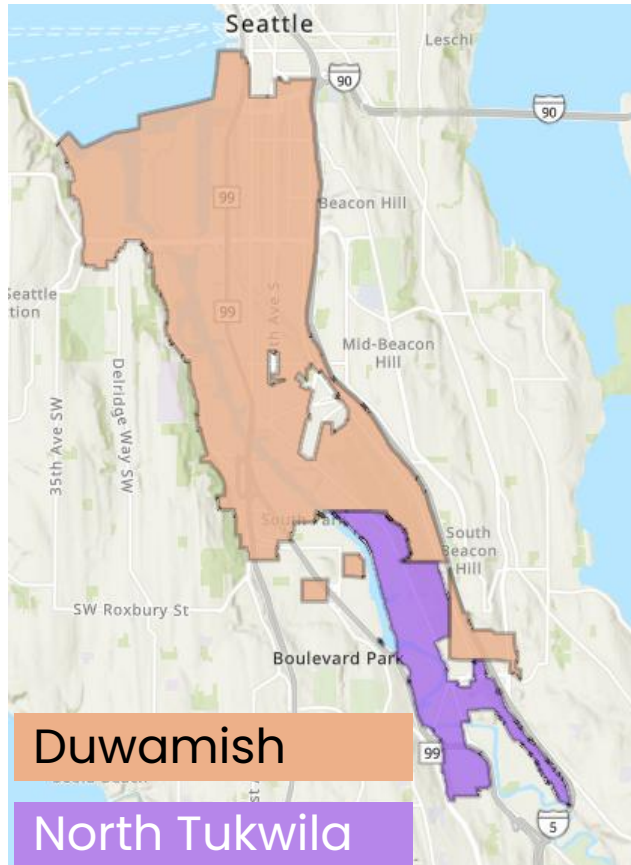
- Adopt a subarea plan
- Market study to show potential to meet industrial jobs requirements
- Progress to increase share of industrial employment

## City Input:

- *Eliminated Industrial Commercial zones*
- *Support Port redevelopment*
- *Released draft subarea plan*
- *Adopted comp plan policies for Industrial/Maritime strategies*



# Duwamish (Industrial Employment)

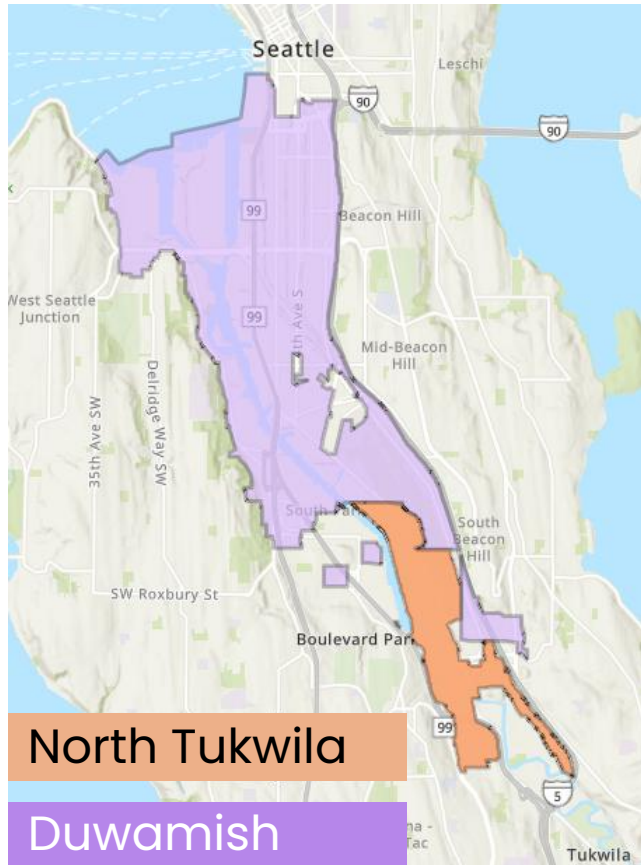


- ✓ Existing Jobs (10,000 min) **67,290**
- ✓ Planned Jobs (20,000 min) **79,790**
- ✓ Industrial Employment (50% min) **66%**
- ✓ Existing transit, with bus & light rail
- ✓ Zoning (75%min) **90%** but monitor uses
- ✗ Subarea plan not yet adopted

**Recommended Condition:** Adopt a subarea plan by December 2027

**City Input:**  
*Subarea draft released 4/6/26*

# North Tukwila (Industrial Employment) 1 of 2



- ❌ Existing Jobs (10,000 min) **9,650**
- ✅ Planned Jobs (20,000 min) **20,000**
- ✅ Industrial Employment (50% min) **83%**
- ✅ Existing transit: Bus & planned light rail
- ✅ Zoning (75%min) **86%** but monitor uses
- ❌ Subarea plan not yet adopted



# North Tukwila 2 of 2

## Recommended Conditions:

Redesignate until December 2028:

- Demonstrate the center meets regional criteria, including a subarea plan and market analysis, or
- Seek designation as a countywide industrial center

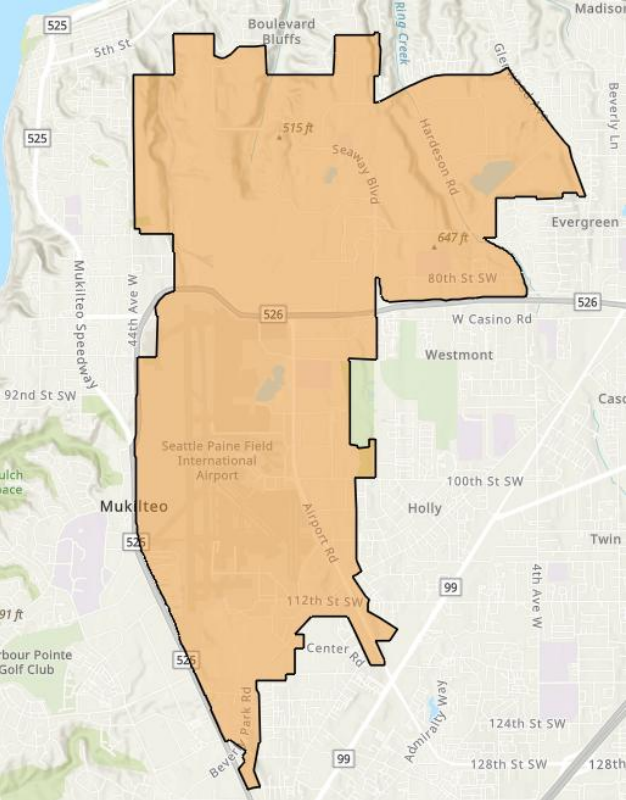
The city may also propose an alternative approach

## City Input:

- *City is addressing inconsistencies, coordinating with Seattle*
- *Center has regional assets and long-term redevelopment and growth potential*



# Paine Field/Boeing Everett (Industrial Employment) 1 of 2



- ✓ Existing Jobs (10,000 min) **44,370**
- ✓ Planned Jobs (20,000 min) **49,880**
- ✓ Industrial Employment (50% min) **94%**
- ✓ Existing transit: Bus, planned light rail
- ✓ Zoning (75%min) **97%**
- ✗ Subarea plan not yet adopted



# Paine Field/Boeing Everett 2 of 2

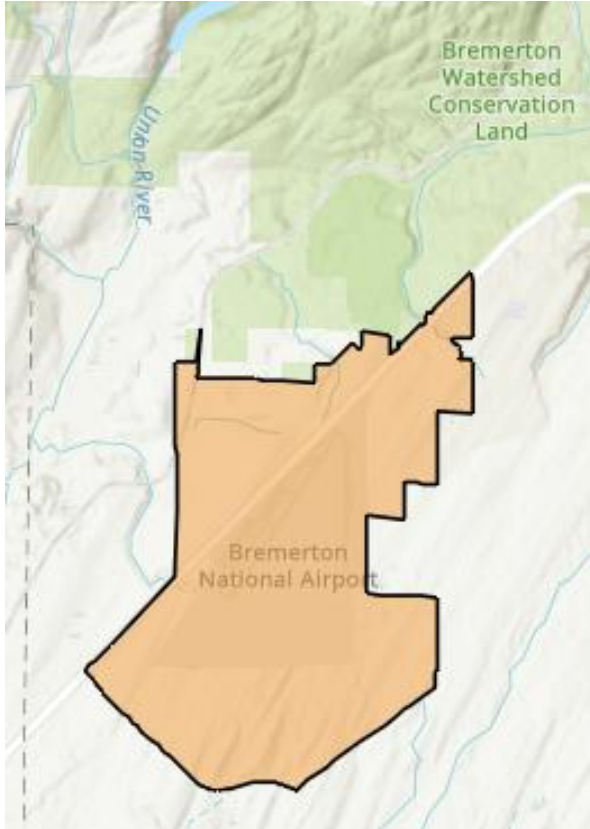
**Recommended Condition:** Adopt subarea plan by December 31, 2027

## City/County Input:

- *Everett and Snohomish County are developing a new subarea plan*
- *Paine Field opened for passenger service in 2019*
- *Sound Transit Board scheduled to decide on the light rail station location in late 2027*



# Puget Sound Industrial Center – Bremerton (Industrial Growth) 1 of 2



- ❌ Existing Jobs (4,000 min) **1,250**
- ✅ Planned Jobs (10,000 min) **10,257**
- ✅ Industrial Employment (50% min) **93%**
- ✅ Served by on-demand, shared-ride bus service
- ✅ Zoning (75%min) **96%**
- ✅ Retention strategies, subarea plan certified in 2014
- ❌ Market study: Limited existing infrastructure and utilities pose long-term challenges for new growth



# Puget Sound Industrial Center – Bremerton 2 of 2

**Recommended Condition:** Conditionally redesignate until December 2028. The city may:

- Demonstrate that the center is on a path to meet criteria, including employment targets

Allows additional time to meet the criteria *or* to consider shifting to a countywide center.

## City Input:

- *Committed to maintaining regional MIC designation*
- *Sole MIC in Kitsap County*
- *City looks forward to sharing progress on job growth*



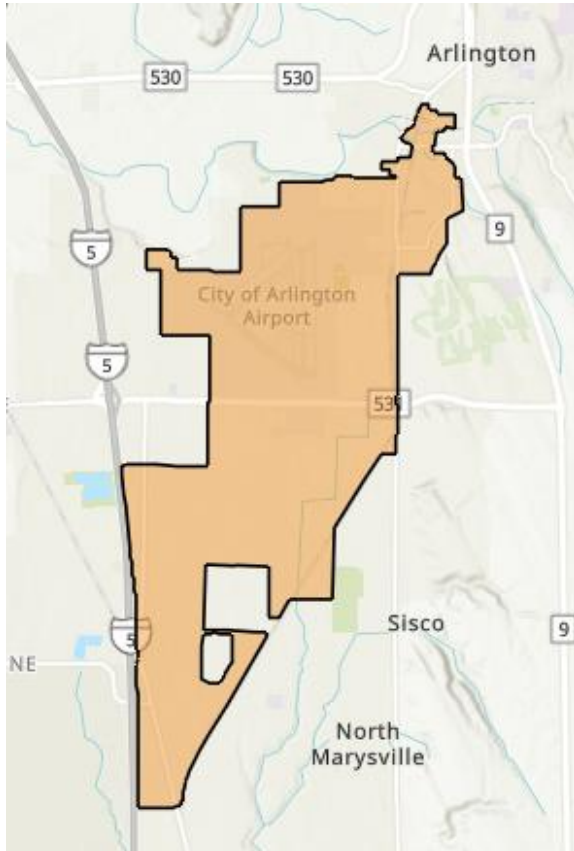
# Questions on Conditional Recommendations?



**Does the board have feedback or input on centers not meeting criteria or potential conditions?**



# Cascade Industrial Center Arlington-Marysville (Industrial Growth)



- ✓ Existing Jobs (4,000 min) **9,220**
- ✓ Planned Jobs (10,000 min) **20,000**
- ✓ Existing transit, planned BRT
- ✓ Zoning (75%min) **86% Industrial Zoning**

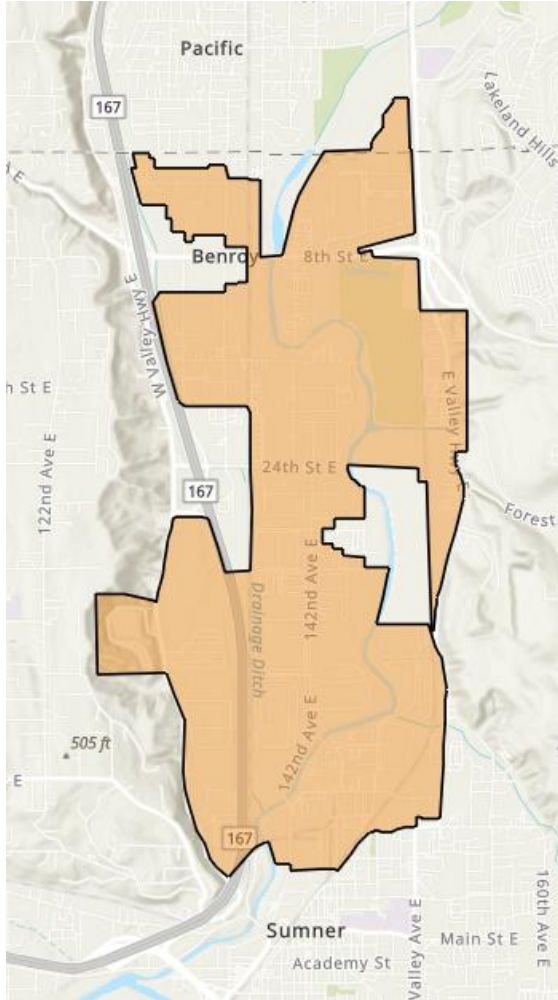
## City Input:

*Cascade has grown significantly since 2018 and has additional land available for development*





# Sumner-Pacific (Industrial Employment)

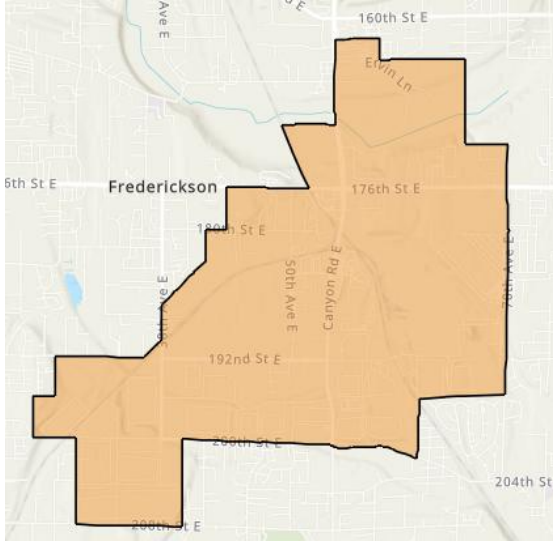


- ✓ Existing Jobs (10,000 min) **14,940**
- ✓ Planned Jobs (20,000 min) **20,000**
- ✓ Lacking transit, uses TDM strategies
- ⚠ Zoning (75% min) **78% Industrial Zoning**

**Staff Input:** *Working on floodplain restoration in the center, will consider industrial zoning*



# Frederickson (Industrial Growth)



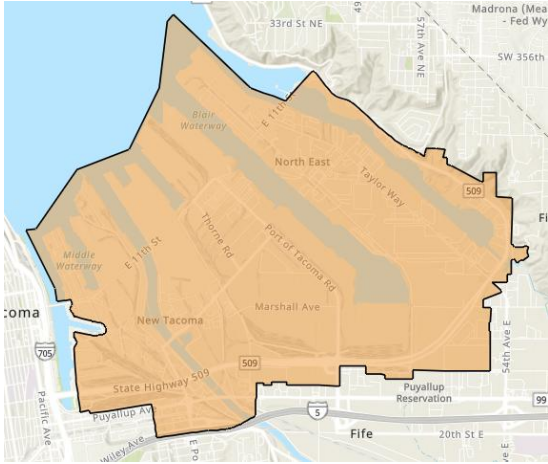
- ✓ Existing Jobs (4,000 min) **5,930**
- ✓ Planned Jobs (10,000 min) **10,000**
- ⚠ Outside transit service district, adopt TDM strategies
- ✓ Zoning (75%min) **84% Industrial Zoning**

**County Input:** *Committed to supporting the MIC*

*Planned work to review of warehousing & manufacturing land use and update nearby community plans to address impacts.*



# Tacoma Tideflats (Industrial Growth)



- ✓ Existing Jobs (4,000 min) 10,300
- ✓ Planned Jobs (10,000 min) 17,820
- ✓ Existing transit, planned light rail
- ✓ Zoning (75%min) 95% Industrial Zoning

***City Input:*** *The Tideflats is part of the ancestral lands of the Spuyalepabš, or Puyallup Tribe*

*Collaborative subarea plan balances industry with environmental restoration, honoring indigenous values, climate change, clean energy innovation, and transportation*



# Emerging Policy Topics

## Subarea Plans

- Adopt/certify subarea plans

## Employment

- Meet existing and planned job targets

## Economic Shifts

- Demand for incompatible uses



Meets Criteria

- Cascade Industrial Center
- Frederickson
- Kent MIC
- Sumner-Pacific
- Tacoma Tideflats

Adopt subarea plans

- Ballard-Interbay
- Duwamish
- Paine Field/Boeing

Re-review in 2028 for growth / other factors

- North Tukwila
- Ballard-Interbay
- Puget Sound Industrial Center - Bremerton



# GMPB Discussion

- What additional info would be helpful to support moving forward with recommendations?
- Do the draft reports align with the board's direction?



# Next Steps

- Recommendation on MIC redesignation
- Update Regional Centers Framework (2026)
  - Discuss exception policy
  - Board and committee engagement
- New center applications (2027/28)





# Thank You!

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