

Manufacturing/Industrial Center Plan Certification Report Cascade (Arlington–Marysville) MIC Subarea Plan

April 9, 2026



The Cascade Industrial Center is located in Snohomish County and was designated as a manufacturing/industrial center by the Puget Sound Regional Council (PSRC) in 2019. The center consists of 4,019 acres shared between the cities of Arlington and Marysville. The subarea plan seeks to support business retention and growth, strengthen existing assets, expand transportation choices, and improve environmental conditions.

PSRC conducted a certification review of the subarea plan for the Cascade Industrial Center. Arlington and Marysville originally adopted the center plan (titled the Arlington–Marysville MIC Subarea Plan) in December 2018. The plan was previously certified in May 2019, prior to the adoption of VISION 2050.

Certification Action

The Puget Sound Regional Council certifies that the subarea plan for the Cascade Industrial Center addresses planning expectations for manufacturing/industrial centers.

The remainder of this report contains a summary of the PSRC review of the 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.¹ The [Regional Centers Framework](#) requires a review of centers in 2025, following local comprehensive plan

¹ 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.



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 subarea plan affirms the planning direction for the regional center is consistent with VISION 2050 and is an opportunity to identify any additional planning recommendations to better align with regional policy.

Review Findings

The plan includes many aspects that meet requirements for a manufacturing/industrial center plan, including:

- The plan outlines desired industry clusters and their site needs, along with goals and policies to support industrial and manufacturing uses.
- The plan references a market analysis that identifies opportunities to achieve significant enough job growth to meet the target to reach 20,000 jobs.
- The plan outlines various planned transportation projects that will increase capacity, reduce modal conflicts, and improve connectivity.
- The plan provides goals and policies to integrate natural features, such as open space, stormwater drainage, and restored stream corridors in the MIC's design identity.

The 2019 certification report (attached) provides a full description of the center plan highlights.

Based on review of the plan, the cities should consider the following comments in future updates to the regional center plan:

- Future updates to the subarea plan should include updated 2044 employment targets established in the cities' comprehensive plans.
- Future updates to the plan should include additional information on inclusive engagement in the planning process, including evaluating potential impacts to vulnerable communities.
- The plan should include information on current transportation mode split and future mode split goals. This will be a key approach to implement and monitor the plan's objectives to encourage pedestrian, bicycle, and transit use.
- In addition to promoting alternatives to single occupant vehicles, consider adopting additional policies that more comprehensively address emissions reduction and climate change mitigation in the center, or expand on how citywide efforts to reduce emissions relate to the center.
- MICs have a long-term role in preserving industrial lands and providing infrastructure and services necessary to support these uses. The cities should continue to monitor land uses and employment trends in the center to ensure that



zoning is focused on industrial uses, strictly limiting commercial uses, and supporting industrial jobs.

Conclusion and Next Steps

PSRC found that the subarea plan for the Cascade Industrial Center to be substantially consistent with planning requirements for manufacturing/industrial centers.

The cities are encouraged to address areas identified for additional work in upcoming plan updates and other planning efforts.

PSRC is available to provide assistance for future plan updates. Find additional planning resources on [PSRC's Plan Review webpage](#). For additional information regarding this certification report, please contact Drew Hanson at dhanson@psrc.org.



REGIONAL MANUFACTURING/INDUSTRIAL CENTER PLAN REVIEW CERTIFICATION REPORT



CITIES OF ARLINGTON AND MARYSVILLE

MANUFACTURING/INDUSTRIAL CENTER SUBAREA PLAN

May 30, 2019

BACKGROUND

A major emphasis of the Washington State Growth Management Act (GMA) is the need to coordinate local, regional, and state planning efforts. Within the central Puget Sound region, local governments and the Puget Sound Regional Council (PSRC) have worked together to develop an overall process for reviewing local, countywide, regional, and transit agency policies and plans for compatibility and consistency. VISION 2040, the Regional Transportation Plan, and the Adopted Policy and Plan Review Process call for PSRC to review and certify subarea planning efforts of jurisdictions with designated regional centers.¹ This process also provides an opportunity to coordinate and share information related to local and regional planning.

VISION 2040 includes an action (DP-Action-17 and p. 98) for jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans for those centers. This expectation has been in place since the PSRC Executive Board adopted its Plan Review Process in 2003 and is required for designation of new regional centers under the Designation Procedures for New Centers and the Regional Centers Framework.

DISCUSSION

The Cascade Industrial Center is located in the cities of Arlington and Marysville. The cities adopted a Regional Manufacturing/Industrial Center (MIC) Subarea Plan for the center and submitted an application for regional designation in January 2019. This report addresses subarea planning requirements and expectations for manufacturing/industrial centers. A separate report ([available here](#)) details how the designation application meets eligibility and designation criteria. The cities have partnered to jointly plan for industrial growth in the area and have spent the past several years working together to conduct a market study of the area and prepare the subarea plan. The cities signed an interlocal agreement to pursue the center designation and have adopted policies that commit to continued joint planning efforts. The proposed center is located in Snohomish County, east of Interstate 5 and the Tulalip Reservation. The center is 4,019 acres in size, with approximately 2,291 acres located in Arlington and 1,728 acres located in Marysville. The city-owned Arlington Municipal Airport is located within the center, and the center currently contains over 7,000 jobs. Nearly 80 percent of the existing employment in the center is industrial

¹ The specific requirements for center planning are provided in [PSRC's Plan Review Manual](#), and the process is also described in [VISION 2040, Part IV: 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.

(manufacturing, construction, warehousing, transportation, and utilities). PSRC staff worked with city staff in preparation of this report.

CERTIFICATION RECOMMENDATION

Staff reviewed the subarea plan and found that the plan is consistent with the Regional Manufacturing/Industrial Center Plans Checklist. The following action is recommended to the PSRC Growth Management Policy Board, Transportation Policy Board, and Executive Board:

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

The remainder of this report contains a summary of the PSRC review of the Cascade Industrial Center subarea plan. Under each heading, the scope of the certification review, as guided by the [Plan Review Manual](#) and Regional Center Plans Checklist, is listed in high-level bullets. Discussion in each topic area highlights exemplary provisions of the plan, as well as issues identified through the certification review where future work on the part of the city may more fully address VISION 2040, the Regional Transportation Plan, and center planning requirements.

REVIEW OF REGIONAL MANUFACTURING/INDUSTRIAL CENTER PLANNING

BACKGROUND

The success of regional centers lies at the heart of VISION 2040 and the Regional Growth Strategy, and jurisdictions with regionally designated centers are expected to conduct subarea planning for these areas. Subarea planning efforts are reviewed for consistency with the Regional Manufacturing/Industrial Center Plans Checklist. The review contained in this section follows the format and content established in this checklist, covering the six major categories (center plan concept, environment, land use, economy, public services, and transportation).

Center Concept

SCOPE OF REVIEW

The Regional Manufacturing/Industrial Center Plans Checklist calls for subarea plans to address the following center concepts:

- Vision for the center**, including a commitment to preservation of an urban industrial land base.
- Identification of the area** designated as a regional center and relationship to other plans.
- A **market analysis** of the center's development potential.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Cascade Industrial Center Subarea Plan effectively addresses the center concept provisions of the Plan Checklist. Highlights include:

- ☑ The plan seeks to maximize opportunities to increase sustainability, including long-term economic vitality, energy efficiency, greenhouse gas reductions, and community health.
- ☑ The plan clearly describes the center, its relationship to citywide planning, and broader county context for the center and its development market.
- ☑ The plan provides significant detail about growth opportunities and market potential for development in the center.

DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with regional centers expectations on center concept.

Environment

SCOPE OF REVIEW

The Regional Manufacturing/Industrial Center Plans Checklist calls for subarea plans to address the following environmental policy topics:

Critical/environmentally sensitive areas, including inventories and relevant policies and programs.

Innovative stormwater management policies and programs.

Air pollution and greenhouse gas emission reduction policies and programs.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Cascade Industrial Center Subarea Plan effectively addresses the environment provisions of the Plan Checklist. Highlights include:

- ☑ The plan is informed by an existing conditions report and contains provisions for protecting water quality, such as the integration of low impact development concepts, including rain gardens, regional stormwater facilities, pervious pavements, and green roofs. Additionally, planned stream restoration projects will enhance water quality.
- ☑ The plan promotes energy efficient buildings and fixtures and incentivizes the use of alternative energy sources such as solar and wind.

DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with regional centers expectations on the environment.

Land Use

SCOPE OF REVIEW

The Regional Manufacturing/Industrial Center Plans Checklist calls for center plans to address the following land use topics:

Defined boundaries and shape for the center that fully encompass the manufacturing/industrial base.

Employment growth targets that accommodate a significant share of the jurisdiction's manufacturing/industrial employment growth and demonstrate capacity to accommodate the levels of growth.

Existing and future land uses support manufacturing/industrial uses and are described and mapped. Incompatible uses are discouraged.

Design standards that help mitigate aesthetic and other impacts of manufacturing and industrial activities, both within the center and on adjacent areas.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Cascade Industrial Center Subarea Plan effectively addresses the land use provisions of the Plan Checklist. Highlights include:

- ☑ The plan notes that the subarea is largely already zoned for light or heavy industrial uses, and policies focus on the types of industrial uses desired in the center. Policies leverage the location of the Arlington airport within the center and encourage continued growth in the aerospace industry.
- ☑ The plan includes policies that restrict incompatible land uses and identifies opportunity sites for future development, as well as “shovel ready” sites. Policies support design standards that minimize the impact of the MIC on adjacent uses and neighborhoods, including screening and buffer requirements, limits on outdoor storage areas, and design guidelines to ensure new development complements existing character and development patterns.

DISCUSSION: AREAS FOR FURTHER WORK

The cities should address the following comments through future amendments or implementation steps for the Regional Manufacturing/Industrial Center Subarea Plan or Comprehensive Plan:

- The existing conditions report notes that agricultural lands have historically been located within and adjacent to the MIC. The subarea plan includes clear policies about addressing impacts on adjacent uses. As new industrial uses develop in the MIC, the cities should continue working with the county to mitigate potential negative impacts from industrial uses on adjacent agricultural and rural lands beyond city boundaries.
- The map of current land uses in the existing conditions report indicates that there are a number of properties currently in residential use within the MIC. As the cities prepare for the next update to their comprehensive plans, they should plan for the displacement of these residents and identify housing strategies to ensure residents can afford to stay within their communities.

Economy

SCOPE OF REVIEW

The Regional Manufacturing/Industrial Center Plans Checklist calls for subarea plans to address the following economy policy topics:

- Support or maintain** manufacturing industrial industries through innovative strategies.
- Key sectors and industry clusters** in the center.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Cascade Industrial Center Subarea Plan effectively addresses many of the economic provisions of the Plan Checklist. Highlights include:

- ☑ The plan includes an updated market study that demonstrates the industrial employment growth that has been occurring in the center will sustain and grow, supporting the employment growth targets. Key industry clusters identified in the center include aerospace, advanced manufacturing, food processing, maritime, and wood products and mass timber.
- ☑ The plan promotes partnerships with the Port of Everett, Washington State University, Economic Alliance of Snohomish County, Tulalip Tribe, and other economic development agencies to support all aspects of business, from recruitment and retention to expansion.
- ☑ The plan includes strategies for improving the local development review process, including reaching out to businesses in the MIC to understand their needs and concerns and streamlining the permitting process.

DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with regional centers expectations on economic development.

Public Services

SCOPE OF REVIEW

The Regional Manufacturing/Industrial Center Subarea Plan Checklist calls for center plans to address the following public services topics:

Local capital plans for infrastructure, such as sewer, water, gas, electric and telecommunications, including financing and strategies to ensure facilities are provided consistent with planned growth.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Cascade Industrial Center Subarea Plan effectively addresses many of the public service provisions of the Plan Checklist. Highlights include:

- ☑ The plan describes existing services and planning provisions for water, sanitary sewer/wastewater, power/electricity, communications, and other community facilities.
- ☑ The plan includes policies to ensure urban level facilities and services are provided prior to, or concurrent with private development and require that development pays its fair share of costs toward infrastructure and public services.

DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with center planning expectations on public services.

Transportation

SCOPE OF REVIEW

The Regional Manufacturing/Industrial Center Plans Checklist calls for subarea plans to address the following transportation policy topics:

Integrated transportation network described, with deficiencies identified and addressed.

Freight movement strategies such as rail, trucking facilities, waterways, etc., including local and regional distribution.

Employee commuting, including demand management strategies and multimodal options.

Transit options should be described, with transit agency coordination encouraged.

Mode-split goals.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Cascade Industrial Center Subarea Plan effectively addresses many of the transportation provisions of the Plan Checklist. Highlights include:

- ☑ The plan provides clear references to planned improvements in the center as described in the cities' comprehensive plans.
- ☑ The plan describes existing transit service, and goals and policies encourage continued partnerships with transit providers to serve growth in the center. Policies encourage an integrated public transportation network with demand management strategies to decrease the number of single-occupant vehicles moving through the center.

- ☑ The plan incorporates pedestrian and bicycle infrastructure improvements along key streets to enhance mobility for people without impacting industrial businesses.

DISCUSSION: AREAS FOR FURTHER WORK

The cities should address the following comments through future amendments or implementation steps for the Regional Manufacturing/Industrial Center Subarea Plan:

- As called for in VISION 2040 (DP-Action-18), the subarea plan should include adopted mode split goals. This is an important step and will be a key approach to implement and monitor the plan's objectives for transit, bicycle, and pedestrian use in the center. PSRC has produced [additional guidance](#) about setting mode split goals that the city may find helpful in this work.

Conclusion and Next Steps

The cities have done exemplary planning work, as the center is poised to accommodate growth in a strategic location that is well served by transportation and other public facilities. The subarea plan meets the regional requirements for MIC planning, and PSRC staff thanks the cities for working through the plan review and certification process for the center subarea plan.

Next steps for the cities, to maintain consistency with VISION and the adopted Regional Centers Framework, include:

- PSRC working with the cities in the VISION 2050 planning process, understanding that PSRC anticipates adopting VISION 2050 in spring 2020.
- Following the adoption of VISION 2050, work with Snohomish County and other cities and towns in the county to adopt population and employment targets for 2050 to ensure the cities' employment targets include the anticipated growth within the MIC.
- Updating local comprehensive plans to be consistent with VISION 2050 and the updated countywide planning policies and growth targets. Growth targets for the MIC should be coordinated between the cities and should directly relate to the growth targets and planning horizon identified in the cities' comprehensive plans.
- Addressing the comments noted above regarding impacts to the adjacent rural area and housing policies. When updating local plans, PSRC is available to review drafts prior to adoption. This helps streamline the plan certification process, following adoption of local comprehensive plans.
- Working with PSRC in 2025 as centers and center plans are reviewed, in accordance with the adopted Regional Centers Framework. PSRC may provide additional comments or guidance for center planning as part of this work.

PSRC is available to provide assistance for future planning efforts. Additional planning resources can also be found at <https://www.psrc.org/our-work/plan-review>. If the cities have questions or need additional information, please contact Erika Harris at 206-464-6360 or eharris@psrc.org or Andrea Harris-Long at 206-464-6179 or AHarris-Long@psrc.org.