

# Manufacturing/Industrial Center Plan Certification Report Frederickson Community Plan

April 9, 2026



The Frederickson manufacturing/industrial center (MIC) is located in unincorporated Pierce County and was designated as a MIC by the Puget Sound Regional Council (PSRC) in 2002. The subarea plan seeks to leverage regional transit investments to continue developing a multifaceted neighborhood with a diverse mix of housing, office, retail, and public space.

PSRC conducted a certification review of the Pierce County's Frederickson Community Plan. Pierce County originally adopted their community plan in October 2021 and adopted minor amendments to the plan with the county's 2024 comprehensive plan update. The plan was previously certified in March 2022.

## Certification Action

The Puget Sound Regional Council certifies that the Frederickson Community Plan addresses planning expectations for manufacturing/industrial centers.

The remainder of this report contains a summary of the PSRC review of the Frederickson Community 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

<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.



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 clearly describes the center and its role in the county and region.
- The plan was developed with engagement of the community and work was done to embrace the MIC as a community asset that is beneficial to members of the larger Frederickson community and within Pierce County.
- The plan prioritizes local county investments in the center, including a list of recommended projects.
- The plan provides goals and policies to support environmental stewardship, such as stormwater and fish passage and protection of Clover Creek as the center grows.

The 2022 certification report (attached) provides a full description of the center plan highlights.

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

- The plan should include information on current transportation mode split and future mode split goals. This is an important step and will be a key approach to implement and monitor the plan's objectives for alternatives to single-occupant vehicle trips in the center. Given that the center is outside of a transit service district, the plan should also document transportation demand management strategies to reduce commute impacts.
- Future updates plan should include additional information on inclusive engagement in the planning process, including evaluating potential impacts to vulnerable communities.
- The comprehensive plan generally addresses retention of industrial lands, but the Community Plan should be updated to include more details and specific policies on retention of industrial lands and jobs.
- The plan calls for a market assessment to determine strengths and weaknesses for commercial and industrial development in the center. The county is encouraged to pursue this work to support new opportunities for growth in the center.



- MICs have a long-term role in preserving industrial lands and providing infrastructure and services necessary to support these uses. The county 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 Frederickson Community Subarea Plan to be substantially consistent with planning requirements for manufacturing/industrial centers.

The county is 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 Kristin Mitchell at [kmitchell@psrc.org](mailto:kmitchell@psrc.org).



# REGIONAL MANUFACTURING/INDUSTRIAL CENTER PLAN REVIEW CERTIFICATION REPORT



## PIERCE COUNTY, FREDERICKSON COMMUNITY PLAN FEBRUARY 24, 2022

### FREDERICKSON MANUFACTURING/INDUSTRIAL CENTER

The Frederickson manufacturing/industrial center is located within urban unincorporated Pierce County, southeast of Tacoma and south 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.

### REGIONAL CENTERS CERTIFICATION

VISION 2050 directs jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans for those centers (DP-Action-8 and p. 80). 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. VISION 2050, 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.<sup>1</sup>

The [Regional Centers Framework Update](#) calls for review of centers in 2025, following local plan updates. All regional centers are expected to have subarea plans adopted and updated to be consistent with the Framework and VISION 2050 by that time. Certification of a subarea plan now affirms the planning work for the regional center is consistent with VISION 2050 and is an opportunity to identify any additional planning work required by 2025.

### CERTIFICATION RECOMMENDATION

Staff reviewed the subarea plan and found that the plan is consistent with the VISION Consistency Tool for Regional Manufacturing/Industrial Center Plans. 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 Frederickson Community Plan addresses planning expectations for regional manufacturing/industrial centers.**

The remainder of this report contains a summary of the PSRC review of the Frederickson Community Plan. Under each heading, the scope of the certification review, as guided by the [Plan Review Manual](#) and the [VISION 2050 Consistency Tool for Regional/Manufacturing Center Plans](#), 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 county may more fully address VISION 2050, the Regional Transportation Plan, and center planning requirements.

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<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.

# REVIEW OF REGIONAL MANUFACTURING/INDUSTRIAL CENTER PLANNING

## BACKGROUND

The success of regional centers lies at the heart of VISION 2050 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 VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans. The review contained in this section follows the format and content established in this tool, covering the six major categories (center plan concept/regional collaboration, environment and climate change, land use/development patterns, economy, transportation, and public services).

## Center Plan Concept (Vision)/Regional Collaboration

### SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

- Vision for the center**, including a commitment to accommodating employment and preservation of an urban industrial land base.
- Identification of the area** designated as a regional center and relationship to other plans.
- Description of the center's economic role** within the city, county, and region.
- Equitable engagement process** with community and relevant stakeholders.
- Coordination** with tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions.
- Prioritization of local investments** in the center.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Frederickson Community Plan effectively addresses the center concept provisions of the VISION Consistency Tool. Highlights include:

- The plan clearly describes the center and its role in the county and region.
- The plan was developed with engagement of the community and work was done to embrace the MIC as a community asset that is beneficial to members of the larger Frederickson community and within Pierce County.
- The plan prioritizes local county investments in the center, including a list of recommended projects.

### 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 and Climate Change

### SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

**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 that support achievement of state and regional goals.

**Avoidance and/or mitigation of environmental impacts** for vulnerable populations.

**Electric transportation infrastructure**, such as charging stations for industrial equipment.

**Retrofitting of existing buildings** to reduce building energy use.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Frederickson Community Plan effectively addresses the environment and climate change provisions of the VISION Consistency Tool. Highlights include:

- The plan identifies the significant environmental features in and near the center, including areas associated with Clover Creek, and includes policies to address protection of these areas.
- The plan encourages the use of new technologies and strategies that minimize impacts on air quality and greenhouse gas emissions, recognizing the potential impact of increased industrial development.

### 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 and climate change.

## Land Use/Development Patterns

### SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

**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, with an emphasis on core industrial uses. 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.

**Support access to high-capacity transit stations** located in the center and consider the role of TOD in the center.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Frederickson Community Plan effectively addresses the land use/development pattern provisions of the VISION Consistency Tool. Highlights include:

- The plan includes use goals and policies that preserve industrial land uses and protect adjacent residential uses from adverse impacts benefit both industrial businesses and residents.
- The plan includes strengthened policies to limit non-industrial growth in the center.

- The location of the Frederickson MIC as part of the larger Frederickson community has the potential to create incompatibilities with the surrounding residential and commercial uses. The plan addresses this by including policies on transitional land between these uses and through design standards to help mitigate impacts of the industrial activities.

#### DISCUSSION: AREAS FOR FURTHER WORK

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

- VISION 2050 calls for jurisdictions to focus a significant share of employment growth in designated MICs. During the 2024 Comprehensive Plan update process the MIC's employment target should be updated to ensure the regional MIC criteria for jobs is met.
- In the updated Regional Centers Framework, a new criterion for MICs requires at least 75% of the land area be zoned for core industrial uses, with commercial uses strictly limited. While the Frederickson Community Plan includes a policy allowing for primarily core industrial uses, the county should monitor the distribution of uses in the MIC and ensure development regulations reflect this zoning requirement.

## Economy

### SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

- Support or maintain** manufacturing industrial industries through innovative strategies.
- Key sectors and industry clusters** in the center.
- A **market analysis** of the center's development potential.
- Reduce the risk** of commercial displacement.
- Expand access** to economic opportunity.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Frederickson Community Plan effectively addresses many of the economic provisions of the VISION Consistency Tool. Highlights include:

- The plan includes a policy directing the county to prepare a market assessment of the area to evaluate the market strengths and weaknesses of the area.
- The plan promotes supporting existing and future businesses through marketing and promotional assistance with a focus on industrial-designated areas.

### DISCUSSION: AREAS FOR FURTHER WORK

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

- Conduct the market assessment called for in the Frederickson Community Plan to identify potential for and opportunities to best support growth.

## Transportation

### SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

**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.**

**Eliminate modal conflicts and promote safety** through transportation investments, programs, and resources.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Frederickson Community Plan effectively addresses many of the transportation provisions of the VISION Consistency Tool. Highlights include:

- The plan includes a transportation project list that reflects the intention to improve transportation flow for business and industrial needs, increase safety by reducing the number of collisions, and increasing options for mobility.
- The plan describes existing transportation options and emphasizes the need for additional transportation options to improve mobility in and around the center, including encouraging the Pierce County Transportation Benefit Area to include the Frederickson community.

### DISCUSSION: AREAS FOR FURTHER WORK

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

- As called for in VISION 2050 (DP-Action-9), 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 alternatives to single-occupant vehicle trips in the center. PSRC has produced [additional guidance](#) about setting mode split goals that the county may find helpful in this work. This could also include the planning for other modes of transportation not currently identified, such as shuttle service or other TDM measures.

## Public Services

### SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

**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 Frederickson Community Plan effectively addresses many of the public service provisions of the VISION Consistency Tool. Highlights include:

- The plan describes existing services and planning provisions along with a goal of anticipating and planning for needed public facilities, services, and infrastructure as the center grows.

#### 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.

## Conclusion and Next Steps

PSRC thanks the county for working through the plan review and certification process for the center plan. The Frederickson Community Plan effectively address the requirements of the VISION Consistency Tool for Manufacturing/Industrial Center Plans, demonstrating consistency with VISION 2050, and is recommended for certification. The adopted Regional Centers Framework calls for the review of centers and center plans following the adoption of local plan updates. In 2025, PSRC review will ensure that center plans, center growth targets, and local comprehensive plans have been updated consistent with VISION 2050 and the Regional Centers Framework.

For additional information regarding this certification report, please contact Maggie Moore at [mmoore@psrc.org](mailto:mmoore@psrc.org).