Regional Centers Framework

Key Element of VISION 2040

• Concentrated growth
• Priority for transportation and economic development funding
• Subarea planning expectations

The region will continue to maintain and support viable regional manufacturing/industrial centers to accommodate manufacturing, industrial, or advanced technology uses. (VISION 2040 Goal)
Framework Update

- Two types of industrial centers: Growth and Employment
- Subarea planning requirement
- Zoning expectations to discourage incompatible uses
Process

Eligibility & Designation

- Growth Management Policy Board
  - Executive Board

Plan Certification

- Growth Management Policy Board
- Transportation Policy Board
  - Executive Board
Eligibility Requirements

- Local commitment
- Planning
- Location
- Existing conditions
Designation Criteria: Industrial Growth Centers

- At least 2,000 acres in size
- At least 4,000 existing jobs and planning for at least 10,000 jobs
- Minimum 50% industrial employment
- Transit access and/or transportation demand management strategies
- 75% of land area zoned for core industrial uses
- Industrial retention strategies in place
- Regional role
Arlington-Marysville MIC

Proposed Arlington-Marysville MIC

- 2,291 acres
- 1,728 acres
Background

- The cities have been jointly planning for several years
  - 2016 – conducted market study
  - 2019 – adopted subarea plan
- Submitted designation application on January 16, 2019
Background

- Almost 8,000 jobs (nearly 80% is industrial)
- 80% of the land area is zoned for industrial uses
- Planning for 20,000 jobs by 2040
- Subarea plan adopted in January 2019

Exhibit 4-1: Employment by Sector, 2016

Total in 2016: 7,597 Jobs

- Construction & Resource: 1,160 Jobs
- Retail: 420 Jobs
- Government: 481 Jobs
- Services: 573 Jobs
- Warehousing, Transportation & Utilities: 1,143 Jobs
- Manufacturing: 3,781 Jobs (~50%)

MIC Subarea Plan Highlights

- Restrict incompatible land uses
- Support the growth of the airport and aviation-related land uses
- Buffer adjacent residential and commercial land uses from industrial uses
MIC Subarea Plan Highlights

- Desired industries include:
  - Aerospace
  - Advanced manufacturing
  - Food processing
  - Maritime
  - Wood products and mass timber

- Connected street network with non-motorized connections and public transit access
Board Discussion

What questions or comments do you have about the Arlington-Marysville MIC?
Next Steps

• Work with cities to finalize review of application and staff report

Eligibility & Designation

Growth Management Policy Board

Executive Board

Plan Certification

Growth Management Policy Board

Transportation Policy Board

Executive Board
Thank you.