Application for Regional Center Designation

Arlington-Marysville Manufacturing/Industrial Center
Regional Staff Committee | April 18, 2019
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)
Regional Centers Framework

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

2,291 acres

1,728 acres
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
Zoning Requirements

Centers Framework requires at least 75% of land area zoned for core industrial uses

- Manufacturing, transportation, warehousing, and freight terminals
- Commercial uses are strictly limited.
Core Industrial Zoning

Marysville Light Industrial zoning allows commercial uses, such as:

- Department stores, grocery stores, and drug stores
- Restaurants
- Hotels/motels
- Tire stores
- Auction houses
- Agricultural and forestry uses
MIC Subarea Plan Policies

• 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
• Working with Marysville on timeframe for implementation
Committee Discussion

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

• Brief Executive Board on MIC application (April 25)
• Finalize review of application and staff report
Thank you.