



Arlington Marysville

Manufacturing Industrial Center

Planning Study & Recognition

The cities of Marysville and Arlington are working together to have the Arlington Marysville MIC recognized as a Regional Manufacturing and Industrial Center by the Puget Sound Regional Council (PSRC). The PSRC adopted a Regional Centers Framework report which gave a pathway for recognition in March 2018. This plan effort was funded with financial assistance from the CERB Board.

A requirement for recognition is a subarea plan for the Arlington Marysville MIC. The cities worked together to develop the joint plan which was approved by Arlington in December 2018 and Marysville in January 2019. The plan includes the policy document, an existing conditions report and a market study for the area.

The market study projects that the MIC will attract some 25,000 jobs by 2040. The region's low vacancy rate and high rents overall (and in the Everett/Paine Field area specifically), coupled with robust demand for industrial spaces, is accelerating construction in the Arlington-Marysville MIC.

Development Investment Efforts

The City of Marysville has developed a regional drainage system that property owners can buy into to accommodate their storm water drainage needs. Several projects have taken advantage of this storm drainage system. The City of Marysville has invested in funding the initial design work for a new arterial street network that will extend 156th Street NE east to meet with 152nd Street NE. A new street at 160th Street NE will provide additional connectivity between Smokey Point Blvd. and 51st St. NE. This improvement will provide access to the industrial area and connect with the new Interstate 5 interchange to be developed at 156th Street NE, funded through Connecting Washington. The city is working to secure funding to build a bridge over the BNSF rail tracks west of the proposed 156th Street NE interchange to provide better access to I-5 for citizens to the west and to relieve traffic congestion on 172nd Street NE.

Implementation of Engrossed Senate Bill 5761

Marysville, Arlington and Snohomish County have implemented the property tax exemption for industrial and manufacturing construction. Two businesses that have applied for permits here are eligible to apply for this property tax exemption in 2019; they are an aerospace supply change manufacturer and a food processing plant. A website with information about the property tax exemption includes a link to the Manufacturing Resources Roadmap to help developers assess site feasibility, determine permit requirements and estimate costs and timelines for developing in Marysville. This Manufacturing Site Feasibility website was built with assistance from the Washington State Department of Commerce. Visit www.marysvillewa.gov/mic for more information.

