

PROPOSED AMENDMENTS

Pierce County Comprehensive Plan/Land Use Element/Urban, Urban Industrial, Frederickson Manufacturing/Industrial Center (pages 2-40 to 2-41)

FREDERICKSON REGIONAL MANUFACTURING/INDUSTRIAL CENTER

The Frederickson Regional Manufacturing/Industrial Center is located within the urban unincorporated area, southeast of Tacoma and south of Puyallup. The center contains the intersection of 176th St. E. and Canyon Road E., and goes as far south as 208th Street. The boundaries are depicted in Map 2-3.

The Employment Center in Frederickson was designated as a Regional Manufacturing/Industrial Center in 1995 in anticipation of future development. Employment doubled from 2000-2010 from 1,580 jobs to a total of 3,394. Since then it has reached close to 4,000 employees. The Frederickson Manufacturing/Industrial Center (M/IC) still contains a significant amount of vacant land for future development and is characterized by large blocks averaging 102.8 acres, and large industrial parcel sizes averaging 6.2 acres, which will enable it to accommodate large manufacturing and industrial development projects. Since designation, the boundary has been adjusted to remove properties with environmental constraints, vested residential plats, parks, and open space to focus on properties that are conducive to industrial development.

[Map 2-3: Frederickson Manufacturing/Industrial Center]

The Frederickson M/IC is considered medium sized in terms of total gross acreage (2,651 acres), and has a smaller number of jobs compared to other designated regional centers. The center contains mostly employment-oriented activity. Major industry sectors include Manufacturing (69%), Wholesale, Transportation, and Utilities (9%), and Suppressed/Other (22%). Of the total number of jobs, the vast majority are in goods-dependent industries that are typically appropriate for Regional Manufacturing/Industrial Centers. The two largest employers are The Boeing Company and Toray Composites (America), which combined make up more than half of the employment within the center. The current employment density is 1.5 employees per acre. The target for the Frederickson M/IC is 13,700 total employment (9,700 additional) within the 20-year planning period. This target would create employment density of 5.6 employees per acre.

The M/IC includes environmentally sensitive areas associated with Clover Creek, which runs through the northern portion of the M/IC boundary. Clover Creek crosses a property owned by Tacoma Public Utilities (TPU) currently used for utilities and as a rifle range. Future industrial development is only expected on the TPU properties to the north that are not affected by the associated critical areas. There are floodplain, wetland, and oak presence indicators in the southern portion of the M/IC where there are existing industrial uses and a few vacant properties. Smaller wetland indicators are found on the northwest portion of the Boeing properties where development has not yet occurred and is not planned for intensive industrial uses. Policies in the Comprehensive Plan's [Environment Element](#) and the Critical Area Regulations in [Pierce County Code Title 18E](#) address protection of critical areas. The area surrounding the M/IC includes critical areas primarily associated with Clover Creek and its associated streams and wetlands.

GOAL LU-57 Recognize the Frederickson Employment Center as a Regional Manufacturing/Industrial Center and focus employment growth to this area.

LU-57.1 Encourage the type of development that will focus a significant share of employment growth to the Frederickson M/IC.

LU-57.1.1 Emphasize efficient size and shape, planning for transportation facilities and services, urban design standards, and protection from incompatible land uses.

LU-57.1.2 Discourage developments with low employment rates that cover large expanses of land.

LU-57.1.3 Allow primarily core industrial uses and limit commercial uses.

LU-57.2 The County shall prioritize infrastructure funding for projects supporting the Frederickson Industrial Center.

LU-57.2.1 Identify and implement infrastructure improvements which enhance the viability and attractiveness of the Frederickson Industrial Center.

LU-57.2.2 Coordinate with stakeholders to provide critical infrastructure to encourage the concentration of urban manufacturing and industrial land uses in the Frederickson Industrial Center.

LU-57.2.3 Explore opportunities to support more transportation options that result in a balanced mode split.

Pierce County Comprehensive Plan/Environment Element/Air Quality (page 7-3)

ENV-3.10 Encourage use of new technologies and strategies that minimize impacts on air quality and greenhouse gas emissions from increased industrial uses within the Employment Centers.