

Regional Centers Review

Regional TOD Committee
September 15, 2023



Puget Sound Regional Council



Overview

- Background
- Regional centers today
- Requirements for regional centers
- Upcoming 2025 process and resources
- Discussion



Regional Centers

- Regional growth centers are central places with a mix of activities and transportation options
- Manufacturing/industrial centers support employment growth, preserve industrial areas
- Centers guide regional growth allocations and inform transit service planning
- Priority areas for PSRC's federal transportation funding
- Advance regional goals for climate, equity, and housing



Background of Regional Centers

1990 VISION 2020 – calls for a **hierarchy** of centers

2003 – Centers focus for regional transportation **funding**

2013 – **Current centers monitoring** report and profiles

2018 – Regional Centers Framework Adopted

2020 – VISION 2050 focus on centers

2024/2025 – **Next application window** for new centers

2025 – Redesignation process and centers evaluation

2018 Regional Centers Framework

Purpose

- Establishes criteria and planning expectations for regional centers
- Ensures consistency for designation of centers
- Addresses requirements of new centers and redesignation of existing centers
- 2024/2025 Designate new centers and redesignate existing centers



Discussion Questions

Are we asking the right questions to be able to review existing centers in 2025?

What do you think would be helpful to know about regional growth centers?

What other data may be needed for successful monitoring and redesignation?



Regional Centers Today



Today's Regional Centers

30 RGCs and 10 MICs

- 50,000 acres and 8% of the region's urban area
- 300,000 people and 7% of the region's population
- 930,000 jobs and 44% of the region's employment

Sources: PSRC Covered Employment Estimates (2022), GIS Database (2023)
WA Office of Financial Management (2022)



Types of Regional Centers

Regional Growth Centers

Urban Growth Center

- Dense existing jobs and housing
- High-quality transit service
- Planning for significant growth

Metro Growth Center

- Dense existing jobs and housing
- Regional transit hub
- Provide regional services

Manufacturing Industrial Centers

Industrial Employment Center

- Highly active industrial areas
- Preserve jobs and land use
- Grow industrial employment

Industrial Growth Center

- Cluster of industrial lands
- Potential for future job growth
- Long-term growth and retention



Manufacturing/Industrial Centers


Sumner-Pacific Manufacturing/Industrial Center

Sumner & Pacific, Pierce County | MIC – Employment | Regionally Designated in 2016


The Sumner-Pacific MIC is located in the two cities of Sumner and Pacific in Pierce County. The MIC is an important regional warehousing, transportation, distribution, and logistics hub. It has easy connections to the regional transportation system via SR 167, a principal freight corridor.

Total Acres	2,236
Total Jobs	14,566
Industrial Jobs %	90.6%
Employment Density	6.5 jobs/acre
Total Population	322
Housing Units	98

Sources: Costar, PSRC covered employment estimates, U.S.Census



Industrial Land Types + Supply



Non-Industrial	226 acres
Core Industrial Land	2,007 acres

Industrial Land Types:

- Airport Operations
- Core Industrial
- General Commercial
- Highway
- Manufacturing/Industrial Center
- Non-Manufacturing Land
- Other Uses

For more information on the data used in this profile, see <https://www.psrc.org/our-work/industrial-lands>.


Draft Industrial Lands Analysis | April 2023 | Puget Sound Regional Council

Sumner-Pacific Manufacturing/Industrial Center

– Employment | Regionally Designated in 2016

	2020 Jobs	Change 2010-2020
Construction	3,061	841
Manufacturing	3,172	2,132
Transportation, Distribution & Logistics	3,341	2,960
Warehousing & Wholesale	3,374	1,319
Other Industrial	250	131

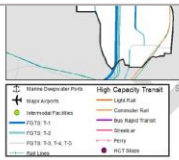
Commute Mode of Workers in MIC



Bike & Walk	1%
Transit	0%
HOV 2+	28%
SOV	69%
Other	1%

Source: PSRC SoundCast

The Freight and Goods Transportation System (FGTS) is a WSDOT system for classifying state freight corridors by modes based on annual freight tonnage.



Sources:
 Costar: dataset [year]
 PSRC: Covered Employment Estimates [2020], Industrial Lands Report [2023], 2050 RTP [2018], Transportation [year]
 U.S. Census Bureau: 2020 Census

Draft Industrial Lands Analysis | April 2023 | Puget Sound Regional Council

PSRC's Industrial Lands Analysis

- Includes data on types of employment, worker demographics, and environmental impacts
- More information to Growth Management Policy Board in fall 2023
- 10 Manufacturing/Industrial Center profiles



Activity Units

Regional Growth Center Activity Units (People/Acre) Criteria

Existing Density: 18 AU/acre (Urban), 30 AU/acre (Metro)

Planned Density: 45 AU/acre (Urban), 85 AU/acre (Metro)

- All centers = 57 AU/acre
- Seattle Downtown (246) and Seattle South Lake Union (259) have highest activity units/acre
- Silverdale (13) and Puyallup South Hill (11) do not meet existing minimum density threshold
- Eight centers exceed minimum planning density thresholds for their type

Bellevue, Redmond Overlake, Seattle Downtown, Seattle First Hill/Capitol Hill, Seattle South Lake Union, Seattle University District,

Sources: PSRC Covered Employment Estimates (2022), GIS Database (2023)
WA Office of Financial Management (2022)



Activity Units

Regional Growth Center Activity Units (People/Acre) Criteria

Mix of Uses: At least 15% planned residential and employment

- Primarily employment centers: 71% of activity units are jobs
- Seattle Northgate and Seattle University District have closest to 1:1 mix
- Bothell Canyon Park, Issaquah, and Tukwila have very low population compared to employment

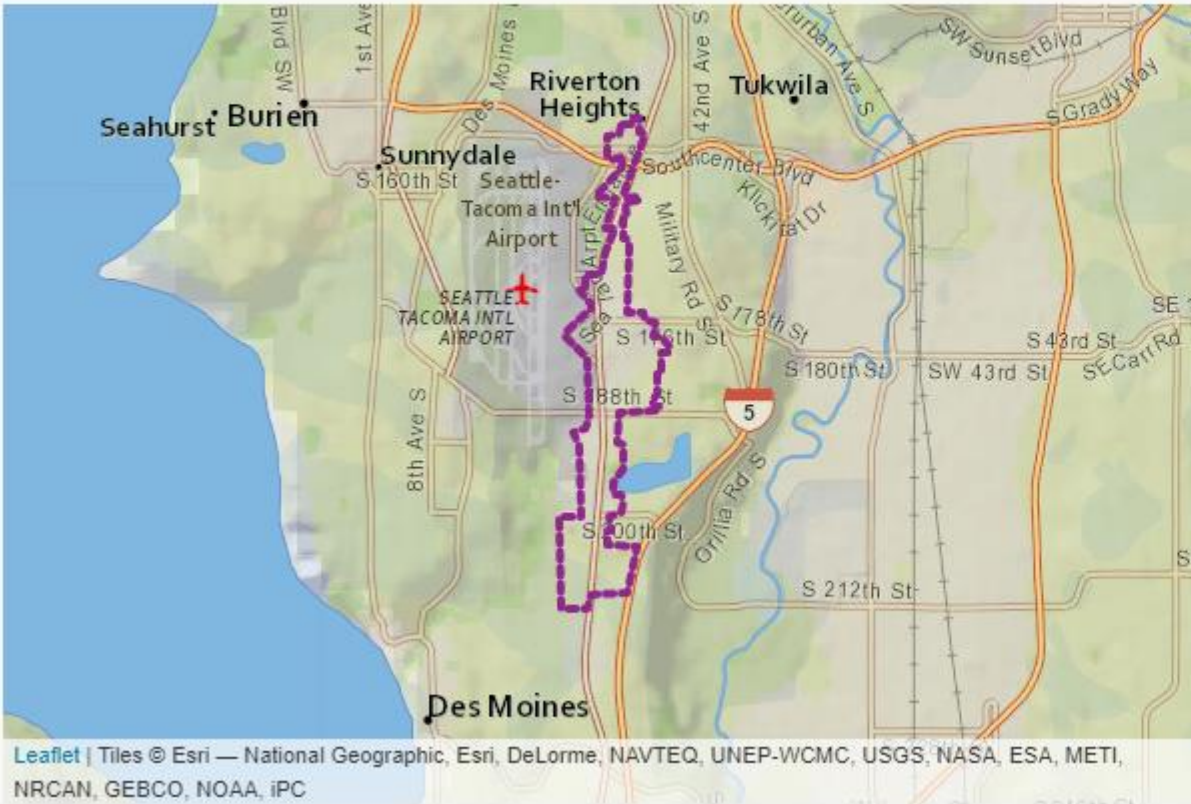
Sources: PSRC Covered Employment Estimates (2022), GIS Database (2023)
WA Office of Financial Management (2022)



Center Profiles

Select Regional Growth Center:

SeaTac ▾



Summary Statistics

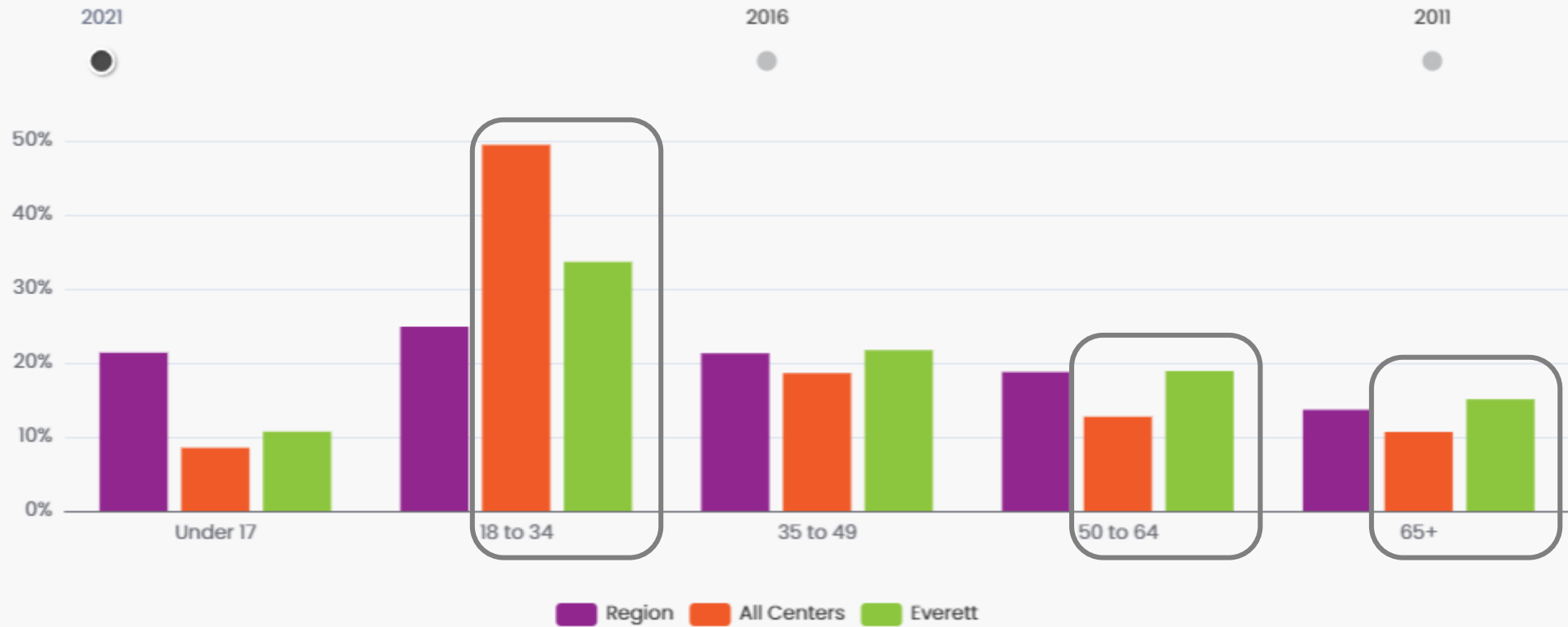
	Land Area (acres)	885
	Designation Year	1995
	Center Type	Urban
	Population	12,720
	Housing Units	5,170
	Total Employment	14,700
	Activity Units per Acre	31
	Jobs per Person	1.2



More Residents Under 34 and Over 65

Everett RGC

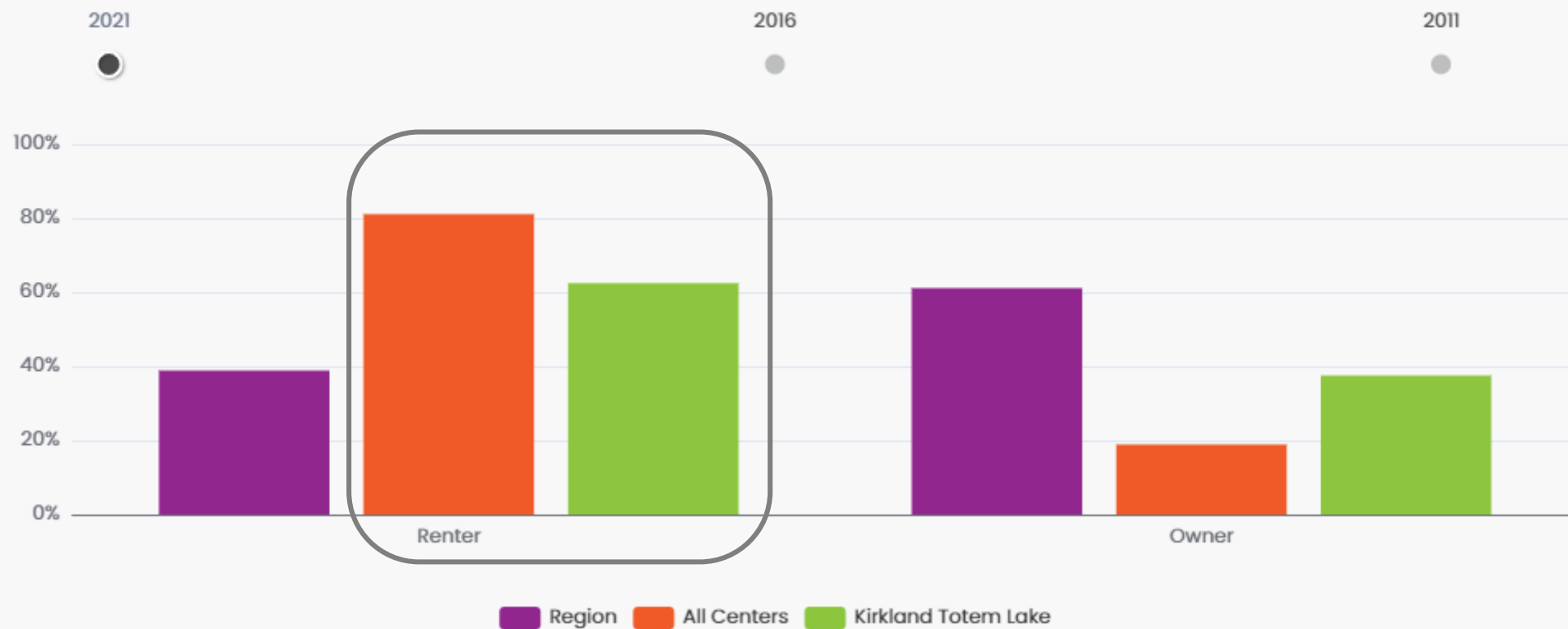
Total Population by Age Group



Larger Share of Renters in Centers

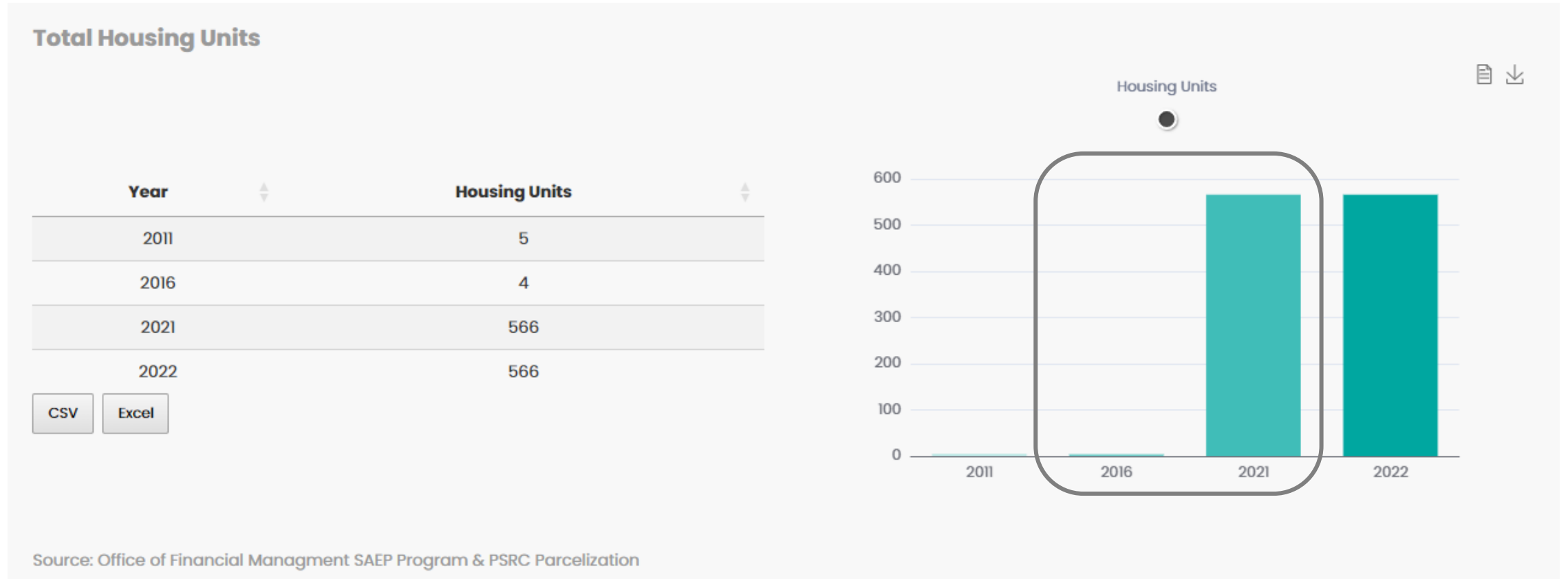
Kirkland Totem Lake RGC

Housing Tenure



Increases in Housing Units

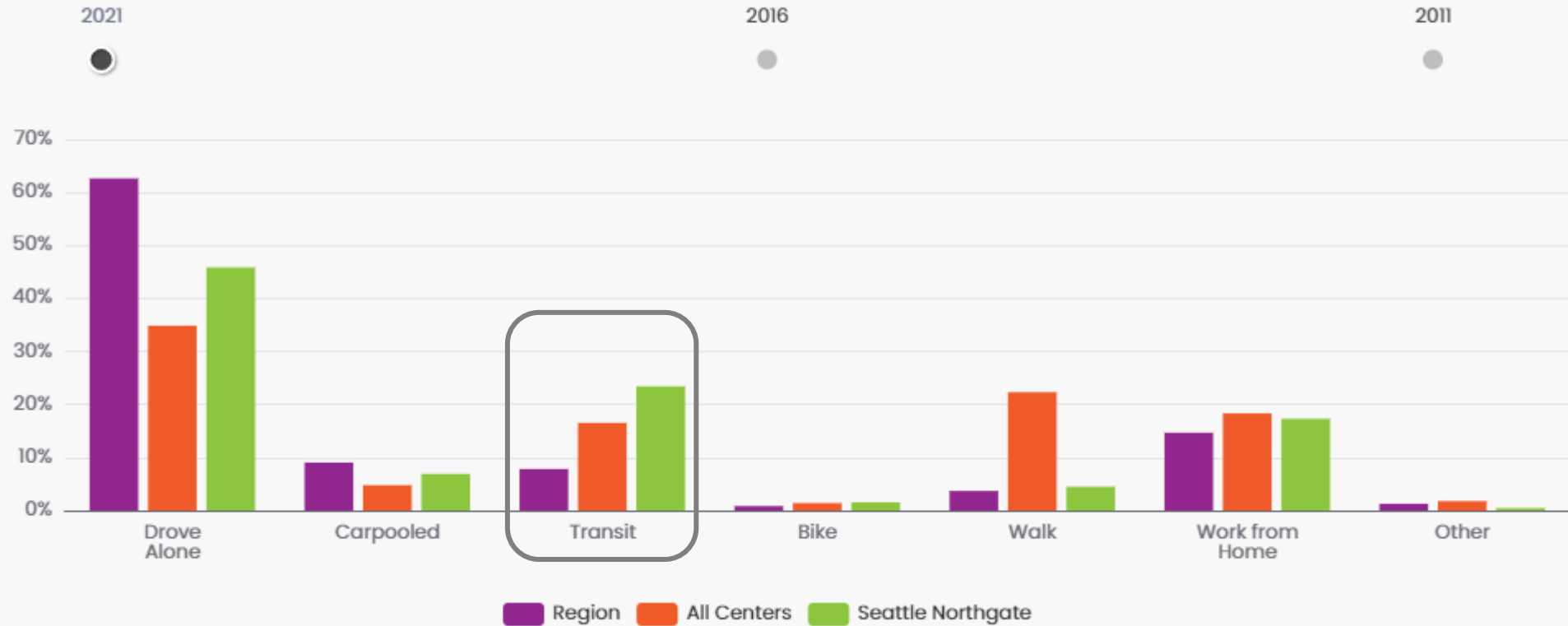
Tukwila RGC



More Transit Use for Residents

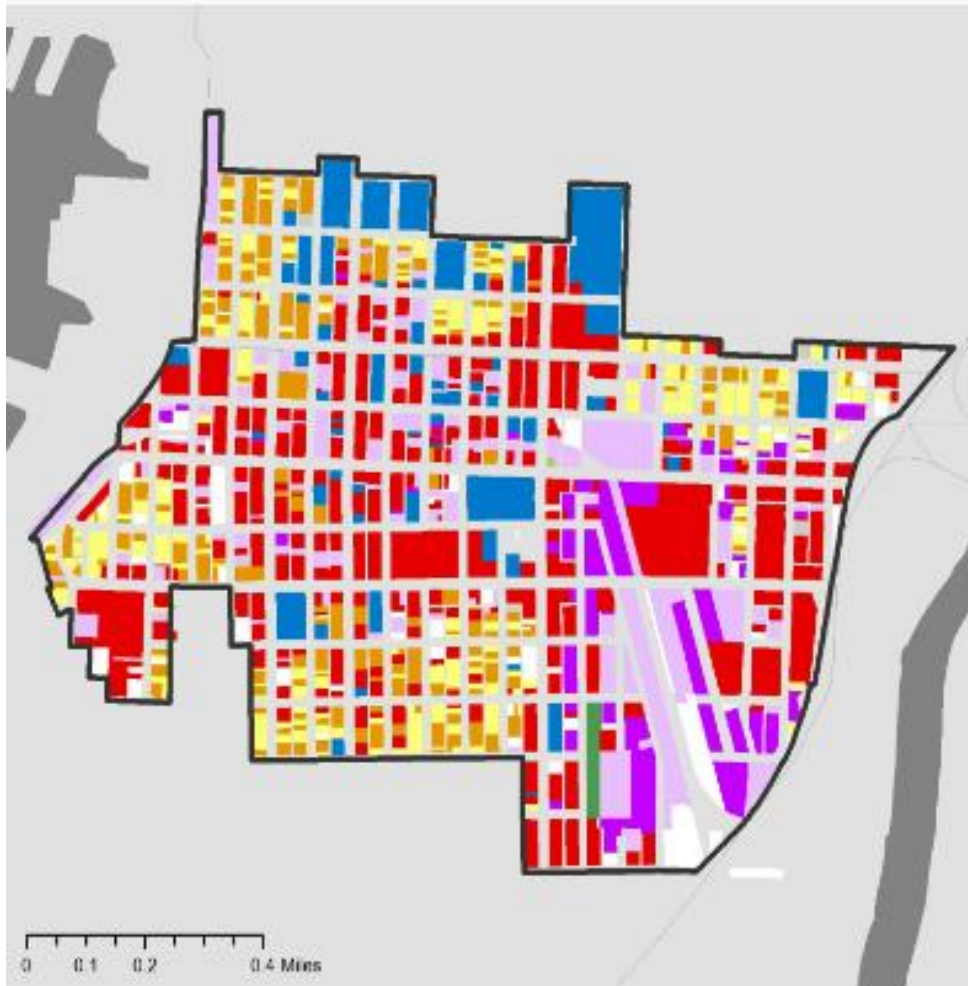
Seattle Northgate RGC

Mode to Work for Residents



Land Use for Each Center

Everett RGC





Regional Centers Requirements



2018 Regional Centers Framework

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Designation Requirements for RGCs

Eligibility	Criteria
<ul style="list-style-type: none">• Local commitment• Completed center plan• Location requirements• Capital investments• Existing density or market study	<ul style="list-style-type: none">• Compatibility with VISION• Meets activity level existing density, target density, and adequate capacity• Size requirements• Transit service• Market potential• Regional role

Adopted by PSRC's Executive Board (June 2018)



Designation Requirements for MICs

Eligibility	Criteria
<ul style="list-style-type: none">• Local commitment• Completed center plan• Location requirements• Capital investments• Existing employment or market study	<ul style="list-style-type: none">• Compatibility with VISION• Meets existing jobs requirements, target jobs, and adequate capacity• Size requirements• At least 50% industrial employment• Transit or TDM measures• Industrial zoning• Regional role

Adopted by PSRC's Executive Board (June 2018)

Process & Resources



Upcoming Process for Regional Centers



- Annual data collection for center profiles
- 2024/2025 Designation of new centers
- 2025 Redesignation of existing centers & subarea plan review



2025 Monitoring & Redesignation Process

Purpose

Evaluate the success of regional centers in achieving the region's desired outcomes, analyze how individual centers are performing, and redesignate existing centers.

Key Questions

How have regional centers **performed** in accommodating growth?

What level of **planning** has been done for centers?

What is the **potential** for accommodating future growth?

What's next for the Regional Centers Framework and VISION?

Proposed Data Collection

How have regional centers **performed** in accommodating growth?

Characteristics: Size of centers, population and employment numbers

Demographics: Who lives in centers, how do incomes compare to the region, tenure

Housing characteristics: Housing types, affordability

Transportation usage: Existing mode split, transportation infrastructure

Urban form: Land use, block size

Data Collection

What level of **planning** has been done for centers?

Subarea Plans and consistency with VISION 2050

Policy Focus Areas

Transportation Infrastructure: Planned projects and amenities

Data Collection

What is the **potential** for accommodating future growth?

Growth Targets for employment and households

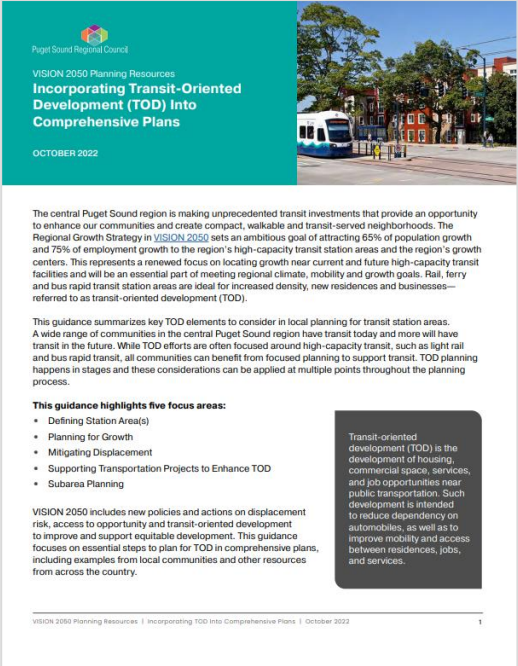
Zoned Capacity

Market Demand

Outreach and Resources



[Passport to 2044: TOD and Centers](#)



[Guidance on Incorporating TOD Into Comprehensive Plans](#)



[Plan Review Manual & Consistency Tool](#)



Annual Centers Profiles



Regional Growth Centers

Manufacturing & Industrial Centers

Regional Growth Centers

Centers

Resources

Centers

VISION 2050

Planning Resources



Select Regional Growth Center:

Bremerton



Summary Statistics

	Land Area (acres)	592
	Designation Year	1995
	Center Type	Metro
	Population	6,060
	Housing Units	1,550
	Total Employment	16,810
	Activity Units per Acre	39
	Jobs per Person	2.8

* Employment data is suppressed

Description:

The Bremerton regional growth center is the central business district in the historic core of the City of Bremerton. It has served as the site of the most concentrated area of jobs in Kitsap County for decades and includes the Puget Sound Naval Shipyard. The downtown features recent and planned residential development and waterfront amenities.



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Thank You!

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Puget Sound Regional Council