

Regional Centers Review

Growth Management Policy Board

October 5, 2023



Puget Sound Regional Council



Overview

- Background and GMPB's upcoming work
- Regional centers today
- Requirements for regional centers
- Current 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 →

Discussion for
November
meeting



Future GMPB Work on Regional Centers



- Designate new centers
- Evaluate designation of existing centers
- Potential changes to future centers framework



Board and Committee Outreach



2024: Updates to Growth Management Policy Board and Committees

Growth – Seattle South Lake Union



Transit Investments – Lynnwood



Change –Downtown Tacoma



Opportunities – Cascade (Arlington/Marysville)



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 Question

What additional information would be helpful for you to know about regional centers?



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



RGCs - 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)



RGCs - Mix of Uses

Regional Growth Center Mix of Uses 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)



MICs – Job Minimums

Manufacturing Industrial Centers Jobs Criteria

Existing Jobs: 10,000 (Employment), 4,000 (Growth)

Planned Jobs: 20,000 (Employment), 10,000 (Growth)

- Seattle Duwamish (67,700), Kent MIC (46,400) and Paine Field/Boeing Everett (41,500) have highest job numbers
- Puget Sound Industrial Center – Bremerton does not meet existing minimum job number for growth center (1,200)

Sources: PSRC Covered Employment Estimates (2022), GIS Database (2023)



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

Industrial Land Types:

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

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

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

Sources: 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

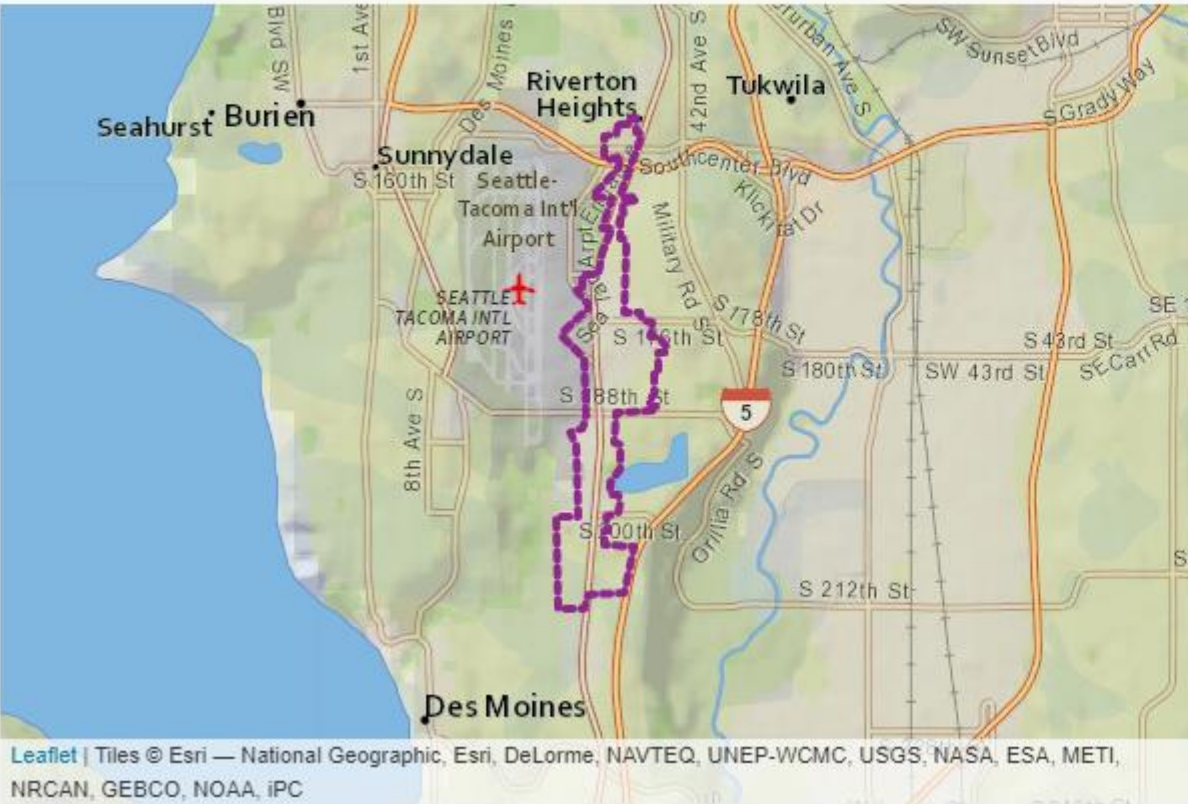
- Includes data on types of employment, worker demographics, and environmental impacts
- More information to Growth Management Policy Board later this year
- 10 Manufacturing/Industrial Center profiles



Center Profiles

Select Regional Growth Center:

SeaTac ▾



Summary Statistics

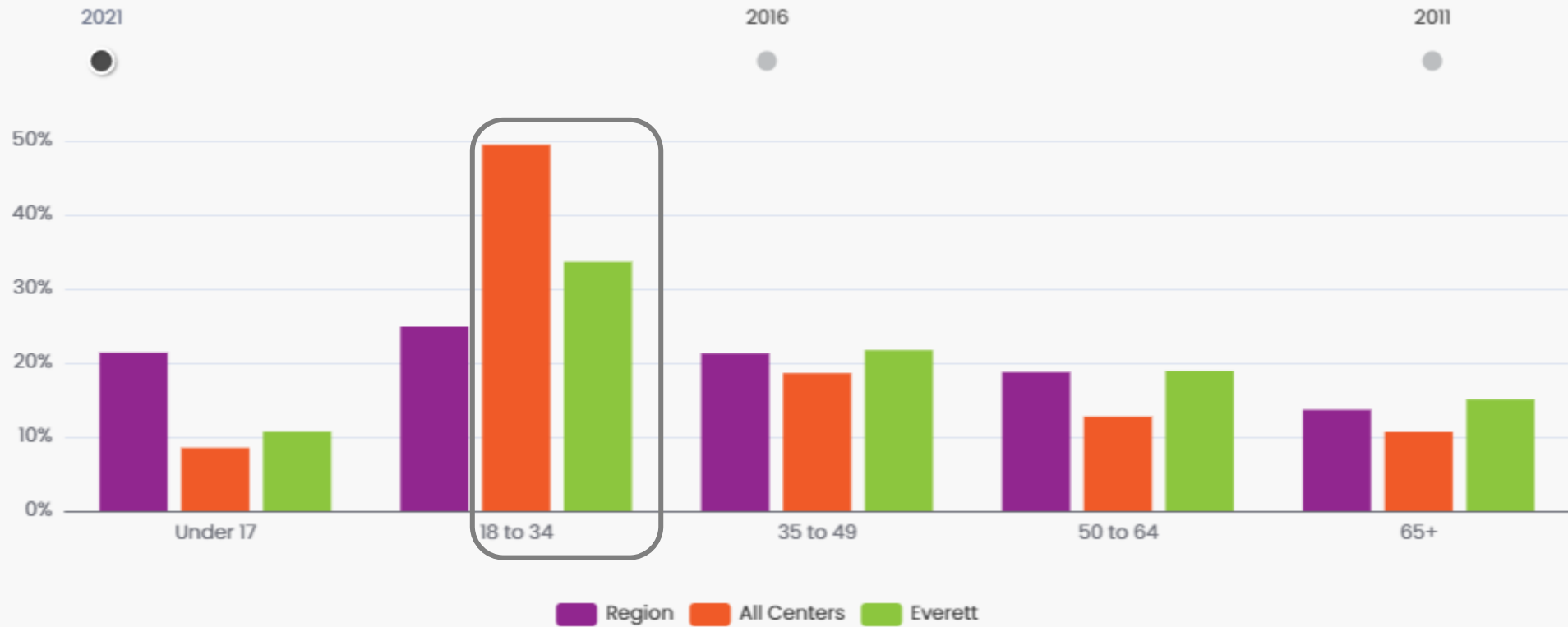
	Land Area (acres)	885
	Designation Year	1995
	Center Type	Urban
	Population	12,720
	Housing Units	5,170
	Total Employment	14,700
	Activity Units per Acre	31
	Jobs per Person	1.2



More Residents Between 18 and 34

Everett RGC

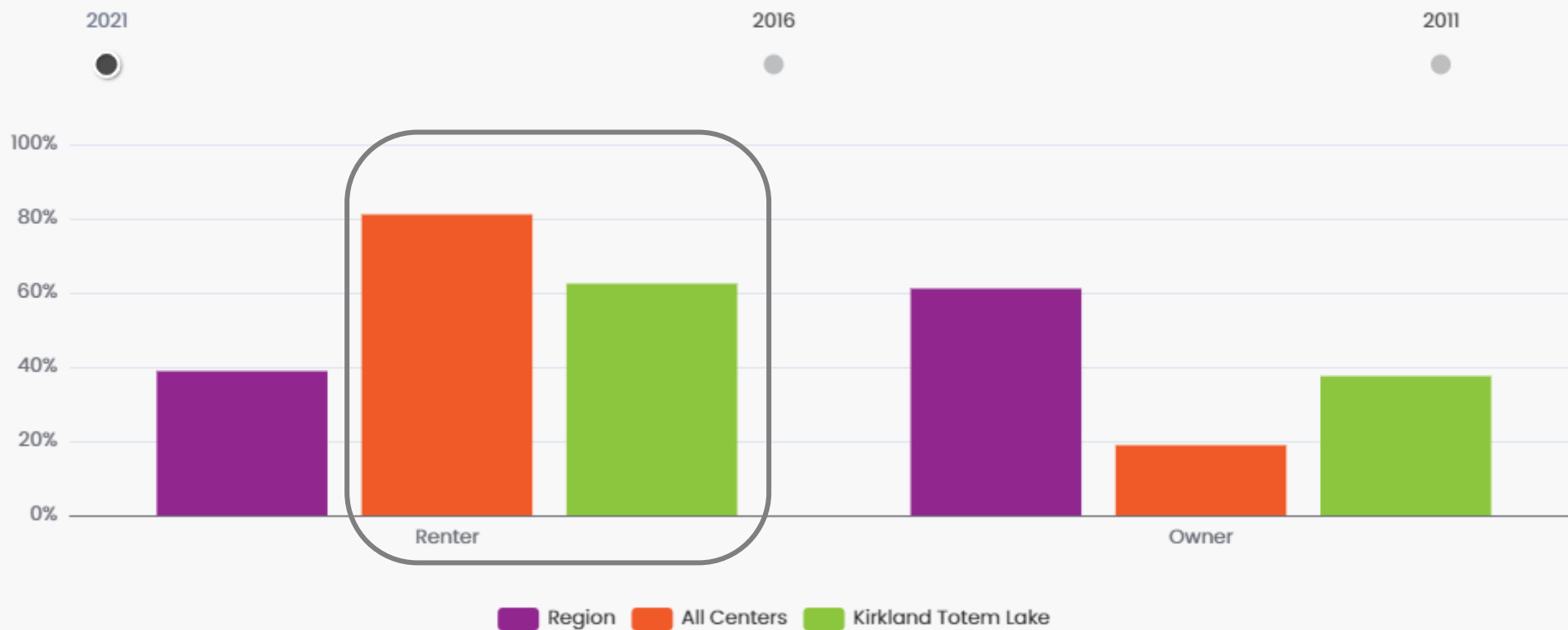
Total Population by Age Group



Larger Share of Renters in Centers

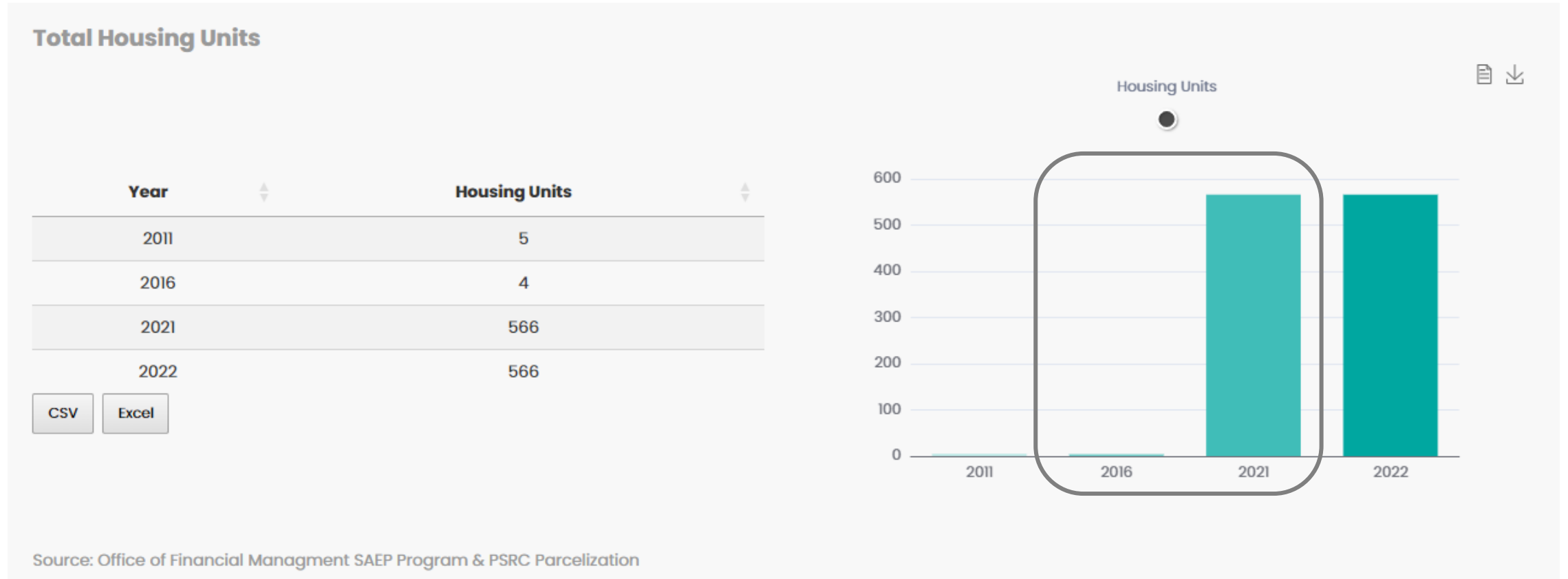
Kirkland Totem Lake RGC

Housing Tenure



Increases in Housing Units

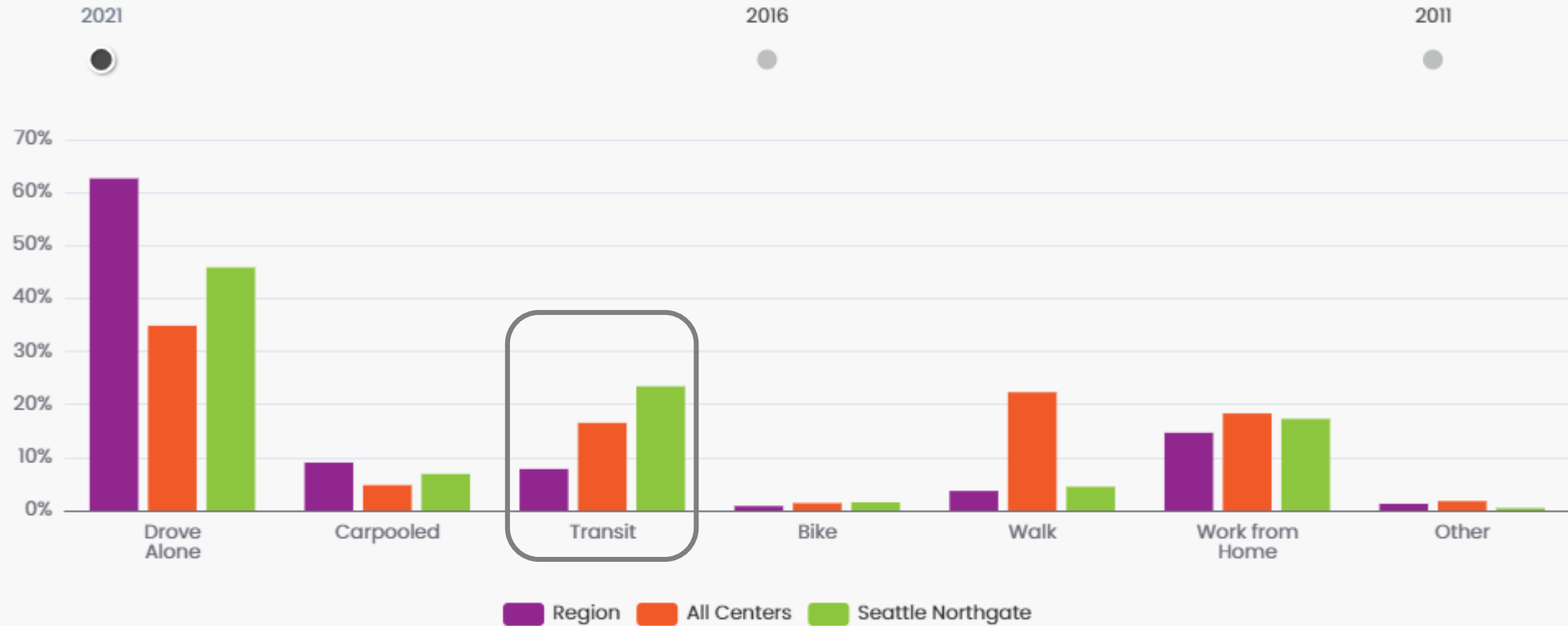
Tukwila RGC



More Transit Use for Residents

Seattle Northgate RGC

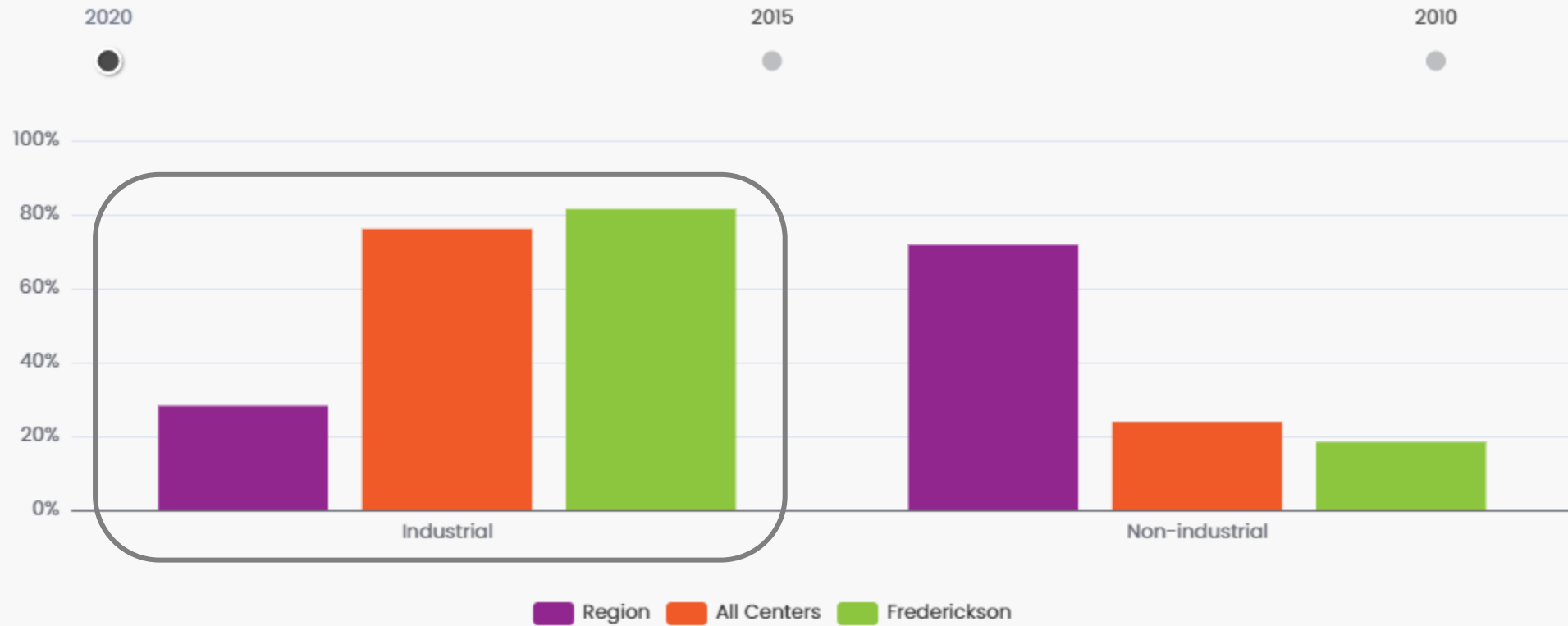
Mode to Work for Residents



Higher Shares of Industrial Jobs

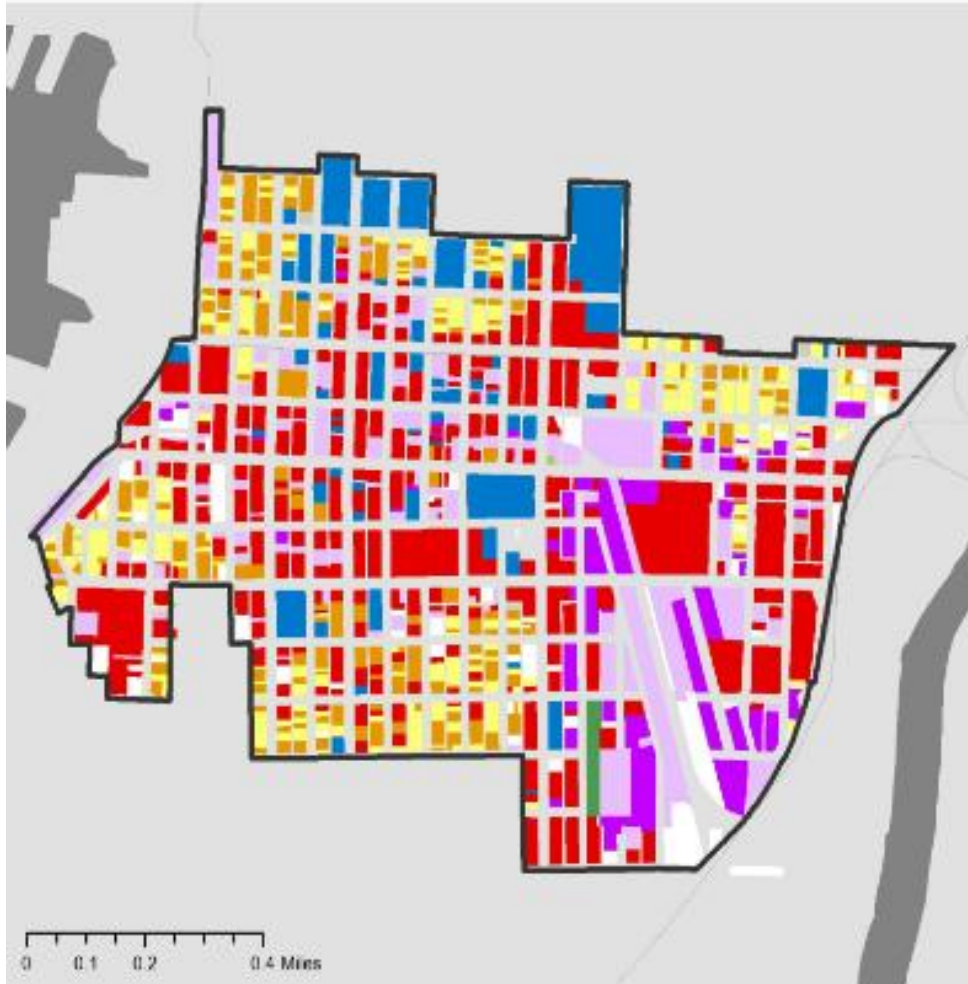
Frederickson

Share of Industrial Jobs



Land Use for Each Center

Everett RGC



# of Intersections	166
Intersection Density (per acre)	0.25
Intersection Density (per acre) - All Centers	0.22





Regional Centers Requirements



2018 Regional Centers Framework

Purpose

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Designation Requirements for RGCs

- Local commitment
- Completed center plan
- Location requirements
- Capital investments
- Existing density or market study
- 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

- Local commitment
- Completed center plan
- Location requirements
- Capital investments
- Existing employment or market study
- 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



Annual Centers Profiles



Regional Growth Centers

Manufacturing & Industrial Centers

Regional Growth Centers

Centers

Resources

Centers

VISION 2050

Planning Resources



Select Regional Growth Center:

Bremerton



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.

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

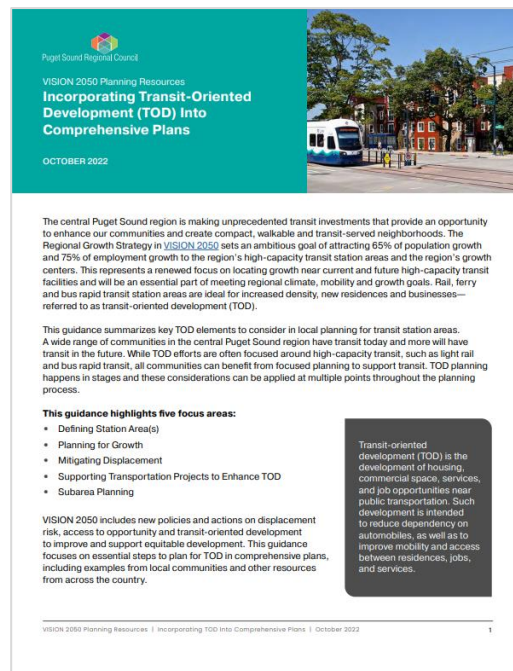
* Employment data is suppressed



PSRC Outreach and Resources



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



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



[Plan Review Manual & Consistency Tool](#)



Local Work on Centers

Urban Centers

Future Vision for Redmond: Centers

DRAFT v.3

Introduction

Since the 1990s Redmond has focused growth into Downtown and Overlake, which are now thriving centers of residential and commercial activity. Other cities in the region have also focused growth in centers, consistent with the regional growth strategy adopted by the Puget Sound Regional Council. The growth of the past three decades has led to a heightened awareness of:

- The benefits and challenges of focusing growth into centers.
- The need for policies, standards, and codes to reflect the transition from a suburban to urban form and pattern, and
- The need for specific policies for transit-oriented development (TOD).

VISION 2050, the region's long-range plan for growth, directs 65% of population growth and 75% of employment growth to the region's growth centers and high-capacity transit station areas. Based on this regional policy, Redmond 2050 continues to focus growth in Redmond's centers in a way that addresses needs and goals related to equity, sustainability, and resiliency.

Centers

The regional planning framework includes three levels of growth centers that serve to guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for transportation funding.

Growth in centers has significant benefits, including supporting multimodal transportation options, compact growth, housing choices near jobs, climate goals, and access to opportunity. An important focal point for investment and

Organization of This Element

Introduction
Centers
Transit-Oriented Development

A. Common Centers Policies
Accommodating Growth
Land Use
Character and Design
Parks, Arts, Recreation, Culture and Conservation
Transportation

B. Downtown Neighborhood Policies
Introduction
Public Participation in the Neighborhood Plan Update
General Policies
Downtown Zones Policies

C. Overlake Neighborhood Policies
Land Use & Economic Vitality
Housing
Character & Design
Parks, Arts, Recreation, Culture and Conservation
Multi-Modal Transportation
Capital Facilities, Public Facilities and Services

Redmond Comprehensive Plan 141



Comprehensive Plans and Subarea Planning




Local Growth and Development

Arlington-Marysville Manufacturing-Industrial Center Market Study

August 2016
Submitted to:



Submitted by:



Market Studies



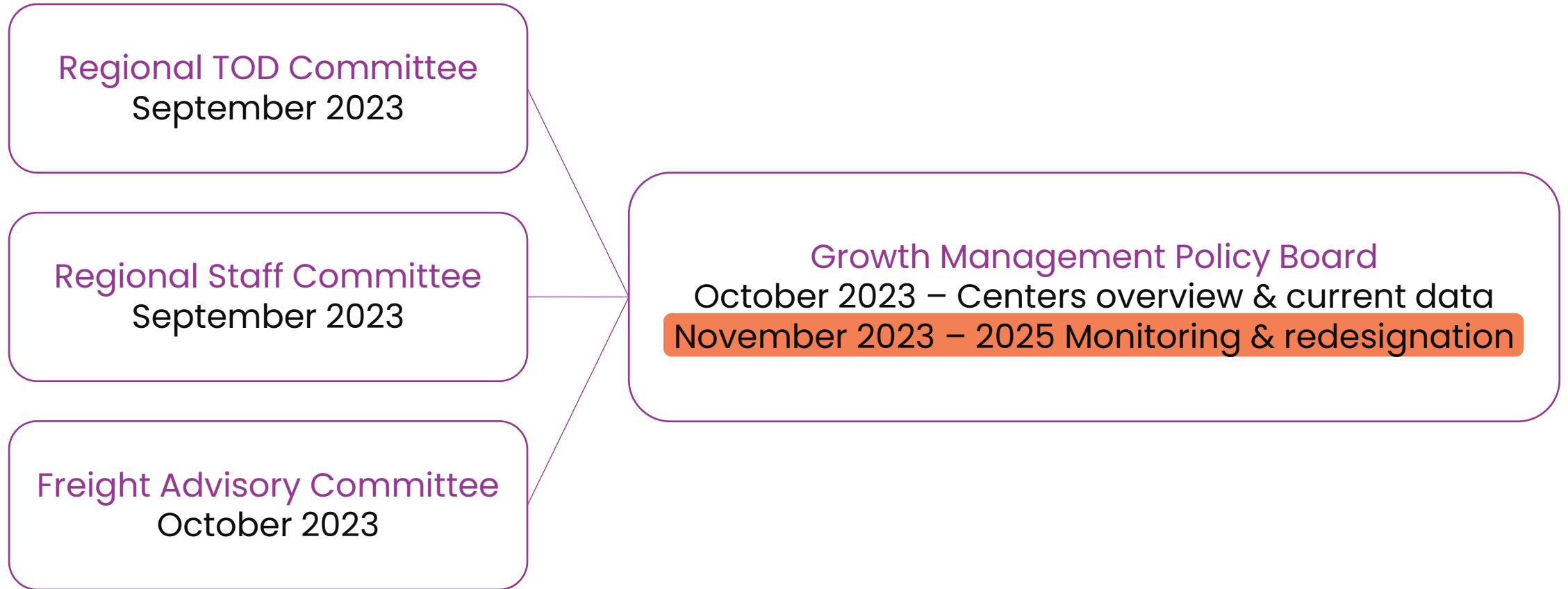
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Board and Committee Outreach



2024: Updates to Growth Management Policy Board and Committees

Discussion Question

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Thank You!

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