

Regional Centers Review

Freight Advisory Committee

October 11, 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

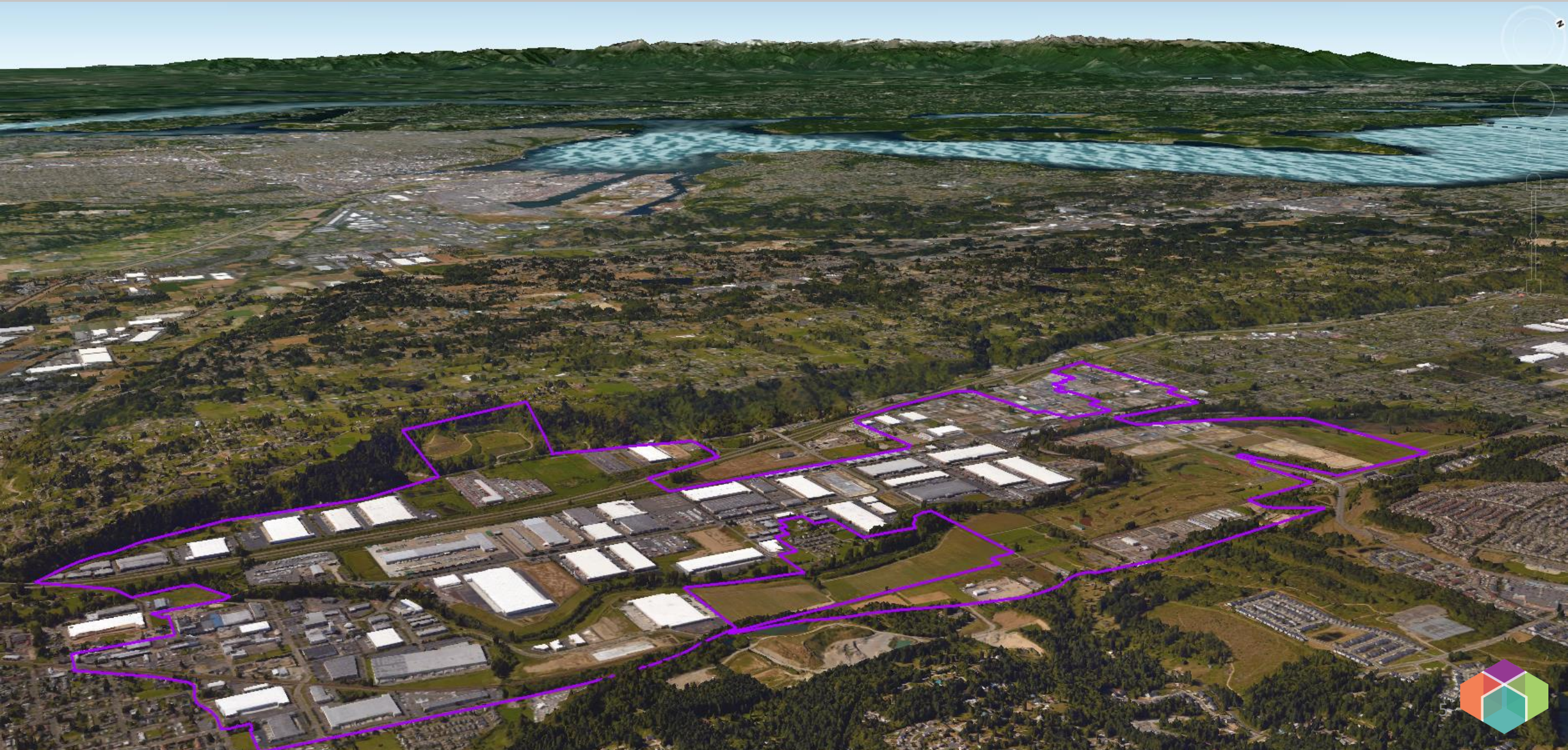
2018 – Regional Centers Framework Adopted

2020 – VISION 2050 focus on centers

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

2025 – Redesignation process and centers evaluation

Growth – Sumner Pacific



Preservation – Port of Tacoma



Opportunities – 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 Questions

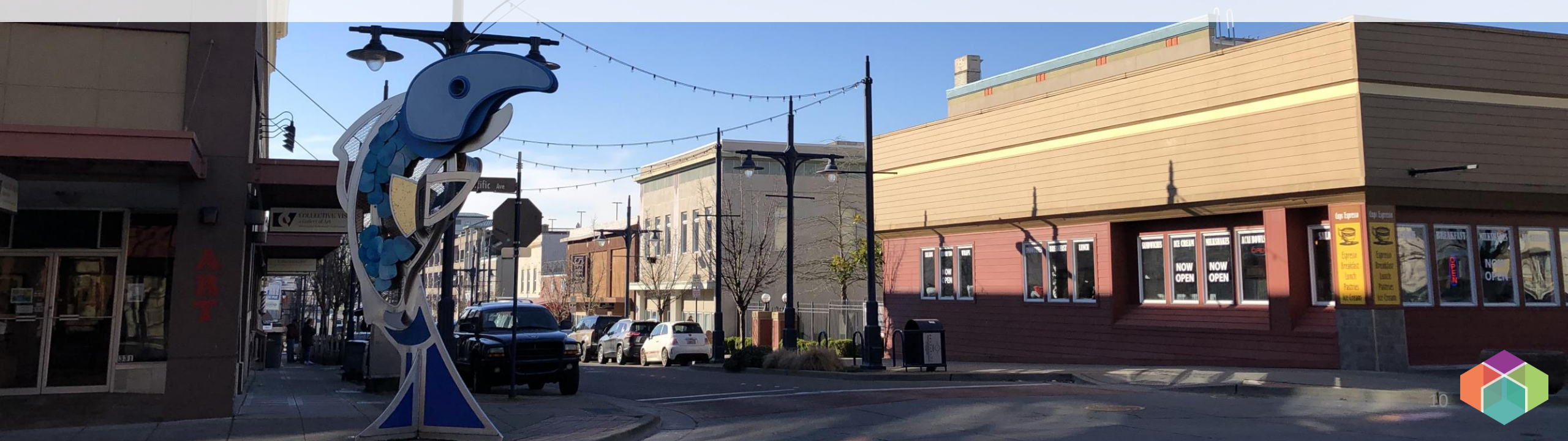
Are we asking the right questions to be able to review existing centers in 2025?

What do you think would be helpful to know about manufacturing industrial 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 MICs

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



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)

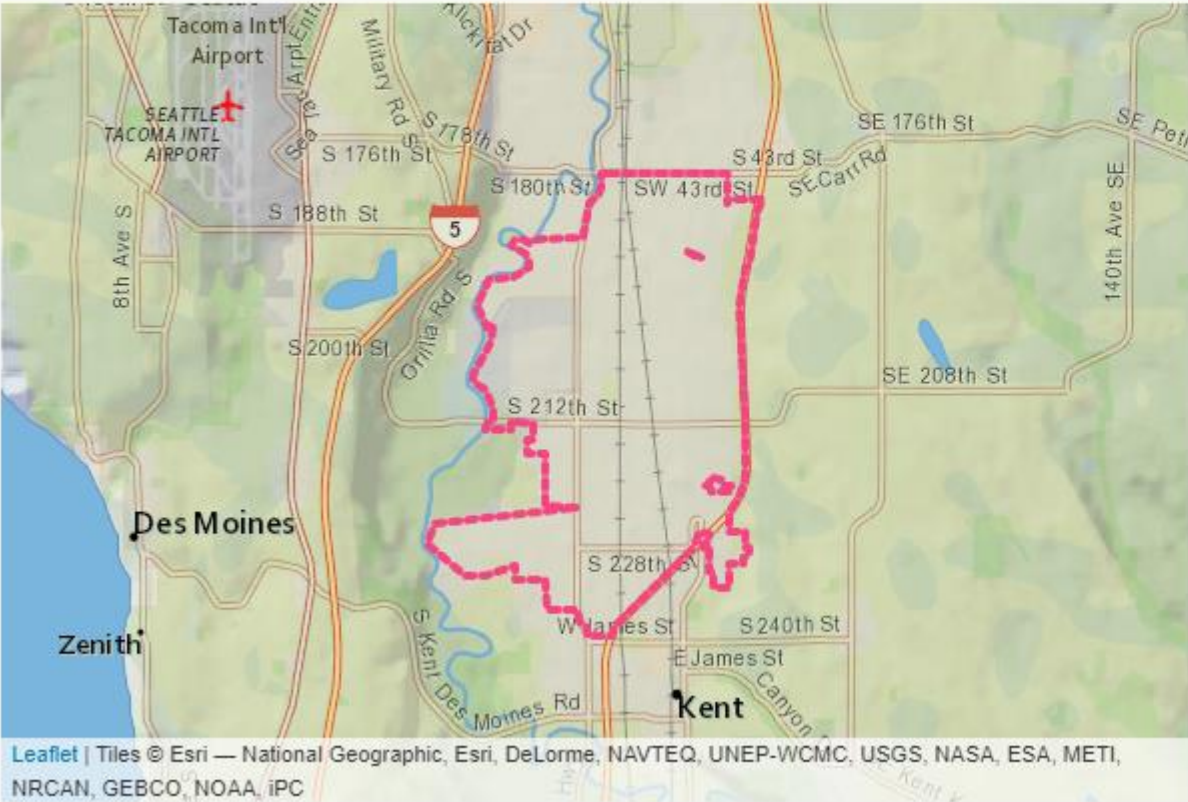


Center Profiles




Select Center:

Kent

[Download Center Data in Excel Format](#)



Summary Statistics

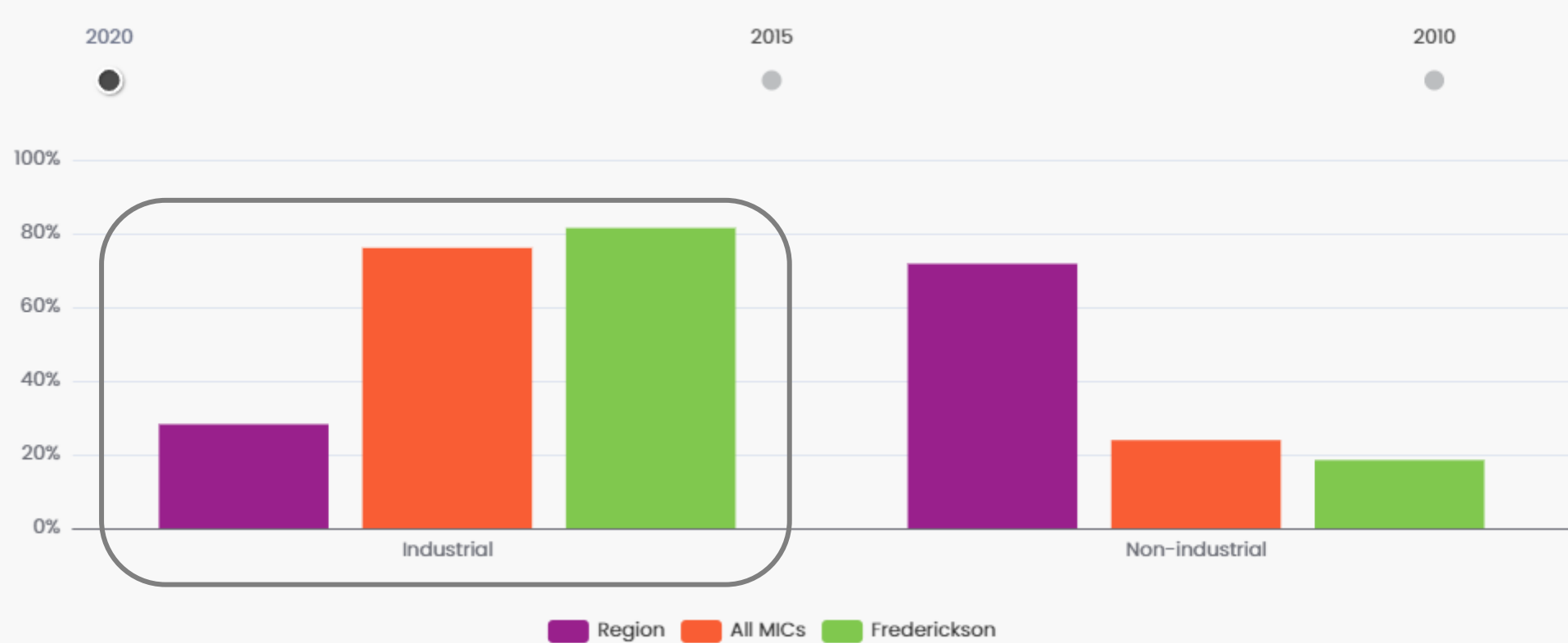
	Land Area (acres)	3965
	Designation Year	2002
	Center Type	Employment
	Population	560
	Housing Units	280
	Total Employment	46,100
	Activity Units per Acre	12
	Jobs per Resident	82.9



Higher Shares of Industrial Jobs

Frederickson

Share of Industrial Jobs



Transit Service

Frederickson

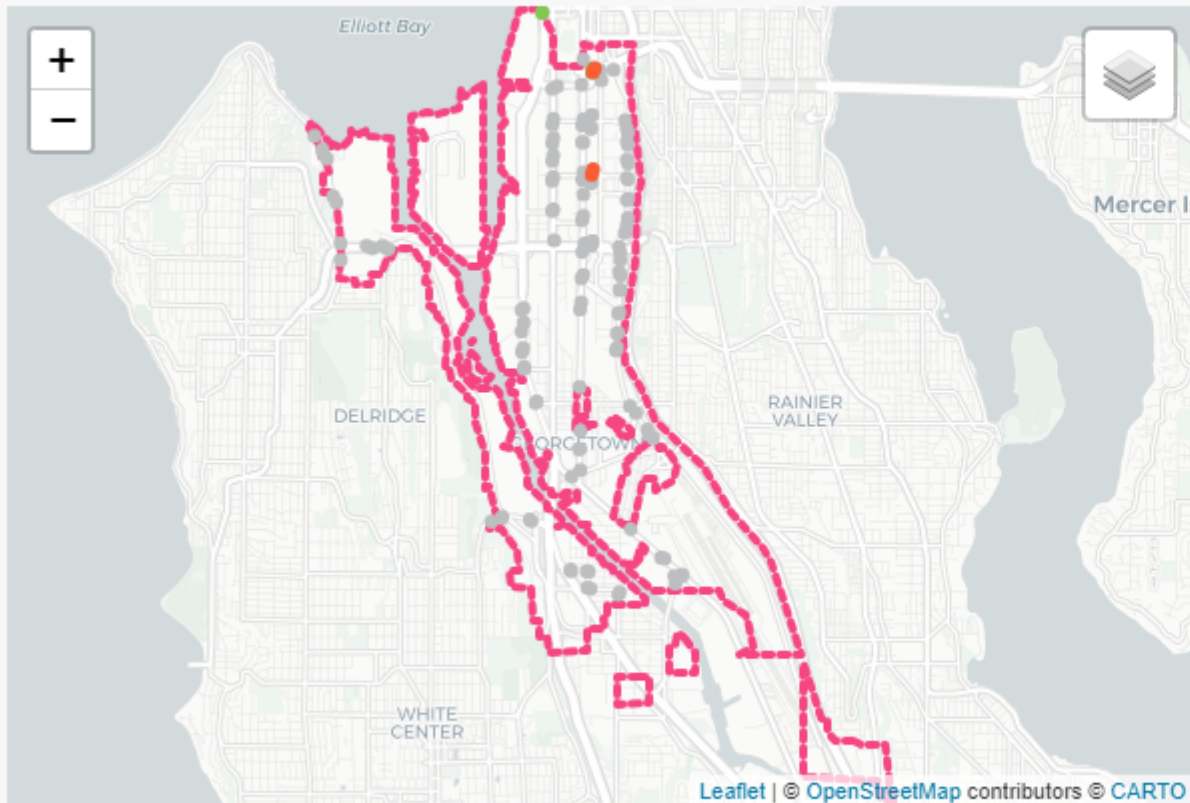
Demographics

Jobs

Housing

Transportation

Urban Form



Transit Service

All Transit Stops	135
Light Rail or Streetcar	4
BRT	3
Bus	131

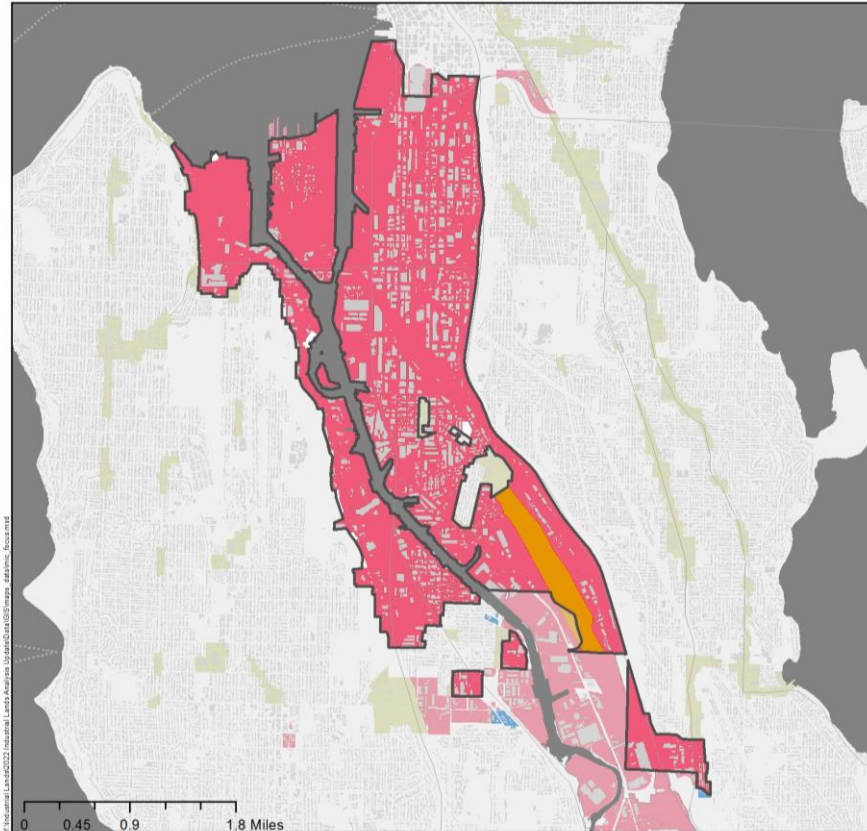
Source: Spring GTFS Service

● Bus ● Bus Rapid Transit ● Commuter Rail ● Ferry ● Light Rail or Streetcar



Industrial Land Types for Each Center

Duwamish MIC



More Info to Come!

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

Industrial Land Types + Supply

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

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 Freight Advisory Committee later this year
- 10 Manufacturing/Industrial Center profiles





Regional Centers Requirements



2018 Regional Centers Framework

Purpose

- Establishes criteria and planning expectations for regional centers
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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



Upcoming Process for Regional Centers



- PSRC annual data publication of center profiles
- 2024/2025 Designation of new centers
- 2025 Redesignation of existing centers & subarea plan review



2025 Monitoring & Redesignation Process

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 MICs **performed** in accommodating growth?

Characteristics: Size of centers and employment numbers

Employment characteristics: Who works in centers, how do incomes compare to the region, what jobs are available

Transportation usage: Existing mode split, transportation infrastructure

Urban form: Industrial land types

Data Collection

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

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 in MICs?

Growth Targets for employment

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



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.

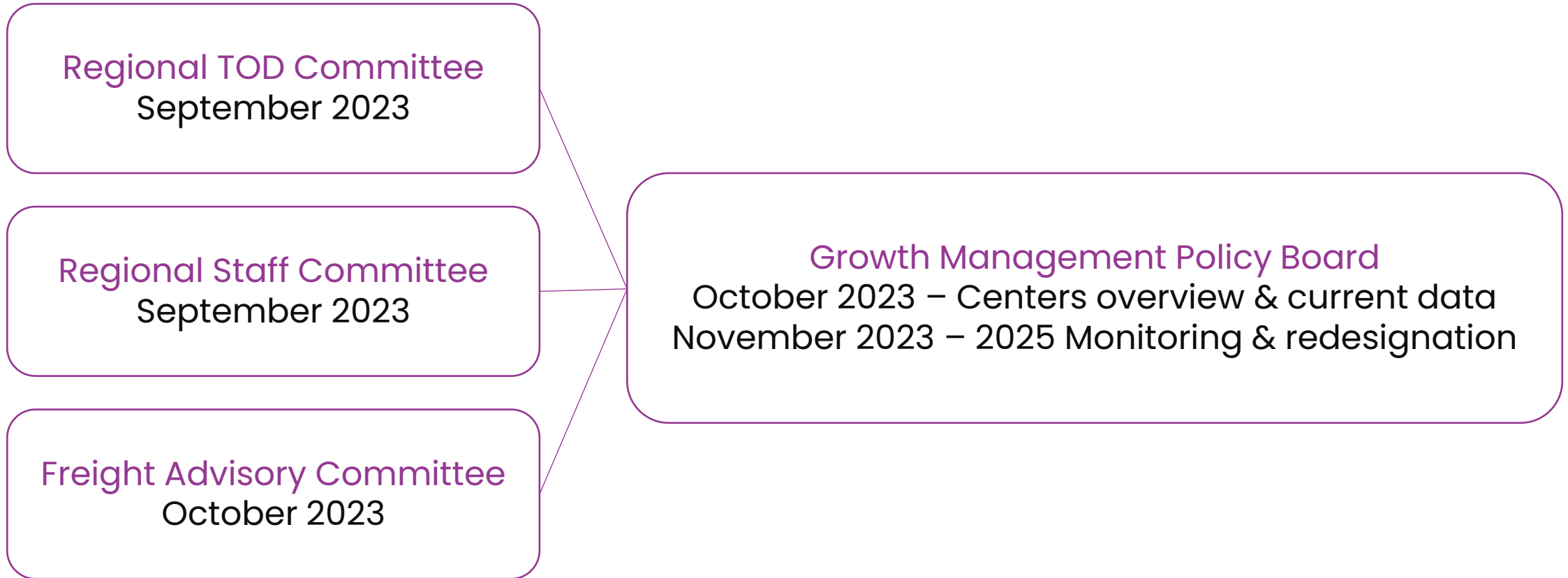
Summary Statistics

	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



Board and Committee Outreach



2024: Updates to Growth Management Policy Board and Committees

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 manufacturing industrial centers?

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Thank You!

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Puget Sound Regional Council