

Regional Centers Review

Growth Management Policy Board

November 2, 2023



Puget Sound Regional Council



Today's Meeting

- Familiarity with regional centers framework and role in the coming years
- Provide feedback on purpose and focus of data collection



Overview

- Regional Centers & Framework
- Monitoring & Redesignation Process
- What We've Heard
- Process & Data Collection
- GMPB Role, Next Steps & Discussion



Regional Centers

Key part of VISION 2050 & the Regional Growth Strategy



Guide regional growth allocations



Protects rural and natural resource areas



Advance local planning



Priority areas for PSRC's federal transportation funding



Inform transit service planning

30 Regional Growth Centers

10 Manufacturing/Industrial Centers



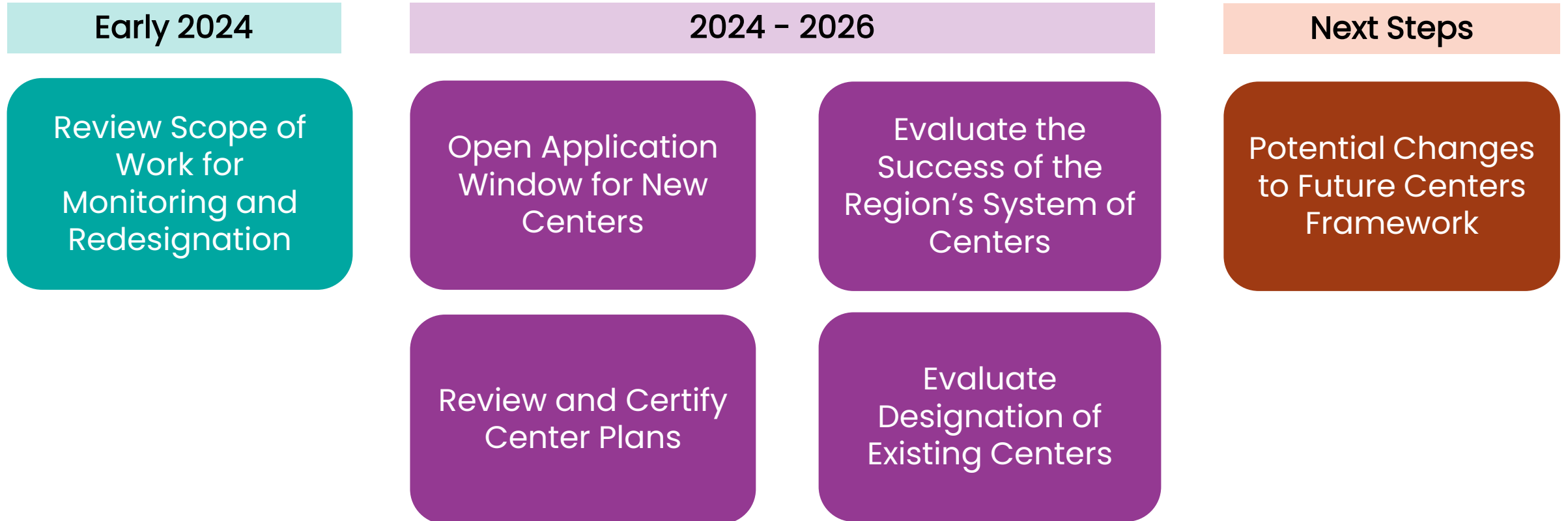
2018 Regional Centers Framework

The framework....

- 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



Upcoming GMPB Work on Regional Centers



Regional Centers



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

Metro Growth Center

- Dense existing jobs and housing
- Major transit hubs
- Provide regional services

Urban Growth Center

- High-quality transit service
- New opportunities for growth

Manufacturing Industrial Centers

Industrial Employment Center









- Highly active industrial areas
- Significant existing jobs
- Preserve jobs and land use







Industrial Growth Center

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



Regional Centers Criteria

Growth Center	
Key Ingredients	
Existing jobs + housing	
Planning for growth	
Mix of uses (existing + planned)	
Quality transit service	
Walkable size + shape	
Potential to grow	
Destination	

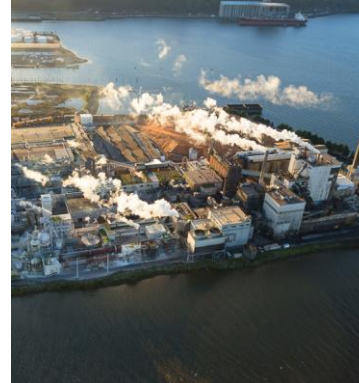
Manufacturing/ Industrial Center	
Key Ingredients	
Existing industrial jobs	
Planning for growth	
Freight infrastructure	
Concentration of industrial land	
Strategies to preserve industrial land	



Regional Growth Allocations and Local Planning

Regional Growth Strategy & Local Comprehensive Plans

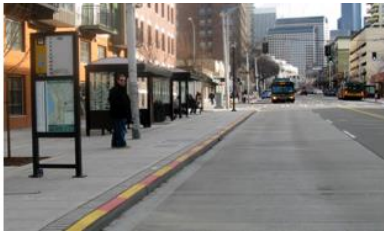
- VISION 2050 calls for regional growth to be focused in designated centers and near transit stations
- Cities with regional growth centers are designated to be the most intensely urban place in the region
- Jurisdictions are to encourage growth in regional growth centers and high-capacity transit areas



Regional Transportation Funding

PSRC's Federal Transportation Funding

- Supports the development of centers and transportation corridors that serve them
- Projects are evaluated for their support for centers and compact urban development, among other factors
- Total PSRC funding ~\$290 million annually from Federal Highway Administration and Federal Transit Administration



Regional Centers Profiles & Industrial Lands



Regional Growth Centers

Manufacturing & Industrial Centers

Regional Growth Centers

Centers

Resources

Centers

VISION 2050

Planning Resources

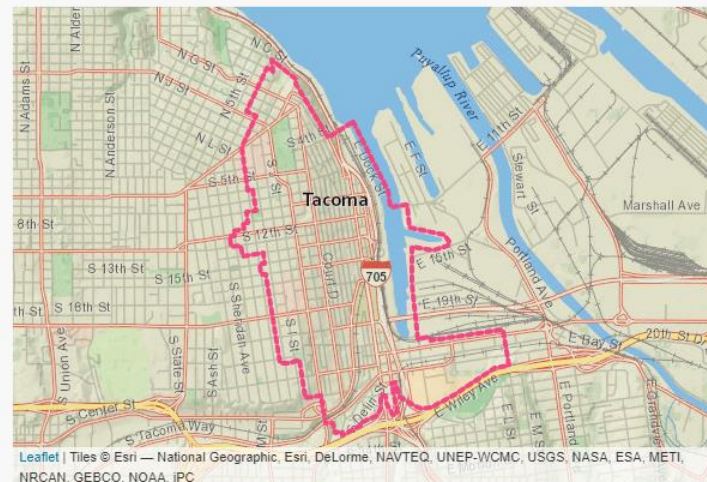


Connect With Us

Select Center:

Tacoma Downtown

[Download Center Data in Excel Format](#)



Summary Statistics

	Land Area (acres)	1378
	Designation Year	1995
	Center Type	Metro
	Population	16,050
	Housing Units	9,380
	Total Employment	35,970
	Activity Units per Acre	38
	Jobs per Resident	2.2

Description:

The Downtown Tacoma regional growth center includes a wide variety of commercial, industrial, residential, institutional and civic uses. Downtown Tacoma includes several city, county, and state government offices, as well as hospitals, schools, retail, restaurants, and cultural opportunities. Downtown Tacoma includes a large number of small blocks, creating a fine-grained street network that is easily accessible to pedestrians as well as by public transit and car. The center is served by Tacoma Link, Amtrak, Sounder, and bus and borders I-5 to the south.



Monitoring & Redesignation



Today's Discussion Questions

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

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



Purpose of Redesignation

Evaluate individual regional centers to determine how they meet criteria, the work being done, and redesignate as appropriate.



Existing Jobs/Housing



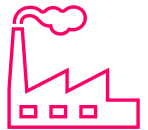
Planning for Growth



Existing or Planned Transit



Market potential



Industrial Land & Jobs



Purpose of Monitoring

Evaluate how the region's system of centers is meeting regional objectives and determine if updates may be needed to the framework to achieve this.



Growth



Mobility



Environment



Economic Development



Public Health





What We've Heard



Board and Committee Outreach



2024: Updates to Growth Management Policy Board and Committees

What We've Heard – Background & Purpose

Incorporating into Scope

- Share benefits of regional center status and consequences of redesignation
- Agree on purpose of upcoming work and redesignation process
- Should we consider a higher tier bar for centers planning above the current requirements?
- What's the right number and best distribution of centers?

Evaluating Feasibility

- Look at previous transportation project funding and center status
- Evaluation of countywide centers



What We've Heard – Regional System of Centers

Incorporating into Scope

- Evaluate centers by type and transit availability
- Data to Include: housing affordability, walkability, urban form consideration, transit service to neighboring centers, displacement, public health

Evaluating Feasibility

- Commute patterns for workers in centers

Included in Other PSRC Work or Outside of Scope

- Industrial jobs categorization and data collection
- Worker job locations and data set updates
- Transportation impacts to passthrough communities near centers

What We've Heard – Individual Centers

Incorporating into Scope

- Examine trend lines and reasonable measures being made
- Identification of critical infrastructure and cultural institutions

Evaluating Feasibility

- Availability of public land
- Public investments made by local jurisdictions

Included in Other PSRC Work or Outside of Scope

- Individual centers for redesignation outside of current framework requirements: tenure, demographic information

Process & Data Collection



2025 Monitoring & Redesignation Process

Purpose

Evaluate how the region's system of centers is meeting objectives and determine if updates may be needed to the framework to achieve this.

Evaluate individual regional centers to determine how they meet criteria, the work being done, and redesignate as appropriate.

Key Questions

How has the regional system of centers **performed** in achieving outcomes?

What level of **planning** has been done for centers and what's their **potential**?

How are individual centers **meeting criteria**?

Proposed Data Collection – System Performance

How has the regional system of centers **performed** in achieving outcomes?

Demographics: Who lives in centers, tenure

Housing characteristics: Housing types, affordability

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

Mobility: Existing mode split, transportation infrastructure

Urban form: Land use, block size

Environment & Public Health: Open space, emissions reduction, safety, walkability

Proposed Data Collection – System’s Future

What level of **planning** has been done for centers and what’s their **potential**?

Subarea Plans and consistency with VISION 2050

Growth Targets for employment and households

Zoned Capacity

Market Demand

Transportation Infrastructure: Planned projects and amenities

Data Collection – Individual Centers

How are individual centers **meeting criteria**?

Existing conditions: Density, employment numbers, mix of uses, transit or TDM availability

Planning: Target density, subarea plan certification, market potential, housing need and risk of displacement

Local Commitment: Local investments and priority

Upcoming GMPB Work on Regional Centers

Early 2024

Review Scope of Work for Monitoring and Redesignation

2024 - 2026

Open Application Window for New Centers

Review and Certify Center Plans

Evaluate the Success of the Region's System of Centers

Evaluate Designation of Existing Centers

Next Steps

Potential Changes to Future Centers Framework



Discussion Questions

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

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



Thank You!

Maggie Moore

Senior Planner

MMoore@psrc.org



Puget Sound Regional Council

