



Regional Centers Framework Update Project

Kitsap Regional Coordinating Council Briefing
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Issue: How can the region better support growing centers at all levels?

- PSRC working with members to evaluate centers framework
- Guide strategic use of limited regional investments
- 21-member stakeholder group
 - Discuss successes and opportunities of centers in central Puget Sound
 - Recommend changes to recognize both regional and subregional centers using consistent designation criteria and procedures
 - Recommend implementation actions including timing/phasing of new framework

Current Centers Framework

- Currently two *types* of centers: Regional Growth Center (RGC) and Manufacturing Industrial Center (MIC).
- One *scale* or *tier* of center (regional)
- Based on existing & planned activity levels
 - RGC: at least 18 existing and 45 planned activity units (population + employment) per acre
 - MIC: at least 10K existing and 20K planned jobs

New Framework Concepts

- All centers will be redesignated into new framework
- Example topics
 - Military installations – implications for nearby centers (additional activity units?)
 - Market potential
 - Transit service – duration, frequency

New Framework (cont.)

Early draft alternatives respond to board direction and working group discussion, including:

- Per board, all include transit measures
- All include minimum or recommended thresholds of existing and planned activity
- Some include tiers with higher thresholds than current, some lower

Notes:

- Silverdale slightly below existing activity thresholds in current designation procedures
- Puget Sound Industrial Park - Bremerton below existing employment thresholds in current designation procedures

RGC Alternative A

- Simple approach that refines existing framework
- Creates 3 tiers (high, medium, low) based on defined activity, size and transit service
- Bremerton goes to medium tier (min. 18 au/ac, 30 planned)
- Silverdale goes to lower tier (min. 10 au/ac, 18 planned)

RGC Alternative B

- Emphasizes growth and growth potential
- 3 tiers based on defined activity, transit and market characteristics
- Highest tier comparable to current framework
- Basic criteria = # of activity units
- Supplemented by list of optional criteria (Kitsap advocated for Military Installations)

RGC Alternative C

- Connects activity and transit
- Creates 3 tiers based on relationship between transit and level of activity
- Existing centers below 18 au/ac would not meet lowest minimum thresholds (e.g. Silverdale)
- Bremerton would go to medium tier

RGC Alternative D

- Holistic review, variety of criteria
- Emphasizes long-term role and consensus on important regional locations
- Creates 2 tiers based on measures
 - Higher: Clear *regional* role, accommodate significant residential and employment growth, serves as major transit hub and has high quality service
 - Lower: Important destination within County, 18 au/ac or higher, evidence of future market potential, clear *local* priority
 - Silverdale, Bremerton TBD in this alternative

RGC Alternative E

- Based on total activity units
- Creates 2 tiers based on defined activity, size and transit service
- Silverdale would fall in lower tier (10K au min)
- Bremerton (and other areas like Auburn, Burien, Issaquah, Kent, Lakewood, Puyallup Downtown, Puyallup South Hill, and University Place) may not be eligible for either tier, and could be redesignated as a “local” center

MIC Alternative A

- Minor refinement - Adds one lower tier to existing framework
- 2 tiers based on activity
 - Higher tier: 10K existing and 20K planned jobs, at least 80% zoned industrial
 - Lower tier: 5K existing, OR 10K targeted jobs via adopted subarea plan and 80% zoned industrial

MIC Alternative B

- Focus on selective group of highly productive centers to meet intent of *Vision*
- Creates 2 tiers based on existing and planned activity, plus market and infrastructure
- Must meet at least two criteria each from market and infrastructure options list (Ex: at least 80% existing jobs are industrial/manufacturing)
- Those with less than 10K jobs wouldn't meet minimum standards (Puget Sound Industrial Area – Bremerton + four others)

MIC Alternative C

- Creates designation pathway for centers with planning and investments, even if not meeting higher activity levels
- 1 Tier
- Must meet six basic criteria (Ex: market study complete and infrastructure financing plan in place) + one of two optional criteria (Ex: current activity of 10K jobs, majority classified as industrial or manufacturing)
- Puget Sound Industrial Park – Bremerton and four others wouldn't meet minimum threshold

MIC Alternative D

- Emphasizes long-term role, consensus on important regional locations, and preservation of future MIC-related development
- 2 tiers
- Higher tier example: Clear *regional* role for center
- Lower tier example: serves as important employment center for County, capacity for future growth
- Puget Sound Industrial Park – Bremerton makes lower tier

Next Steps

- Oct. 19 – alternatives workshop
- Nov. 16 – refine working group recommendation (2-3 RGC alternatives with one preferred, and 2 MIC alternatives with one preferred)
- Dec. 21 – final report to PSRC Board