

Regional Centers System Monitoring

Growth Management Policy Board

March 6, 2025



Puget Sound Regional Council



We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.

psrc.org/equity

Overview

- Background
- Data by Regional Center Objectives
- Next Steps



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



Centers Monitoring and Redesignation Schedule

2024

- Scope of work
- Systems monitoring data collection & reporting

2025

- Applications & designation for new centers
- Criteria reports & redesignation of existing centers

2026

- Systems monitoring refresh
- Recommendations for Regional Center Framework update

Local Comprehensive Plan Adoption & Certification



Centers System Monitoring Focus

Key Questions:

- Is the region achieving desired outcomes from the system?
- Are any changes needed to the Regional Centers Framework or in future updates to VISION 2050 to better achieve the desired outcomes for centers?



Types of Regional Centers

Regional Growth Centers

Metro Growth Center

- Largest and most dense jobs and housing centers
- Regional transit hub

Urban Growth Center

- Dense existing jobs and housing
- High-quality transit service

Manufacturing/Industrial Centers

Industrial Employment Center

- Highly active industrial areas
- Preserve jobs and land use

Industrial Growth Center

- Cluster of industrial lands
- Potential for future job growth





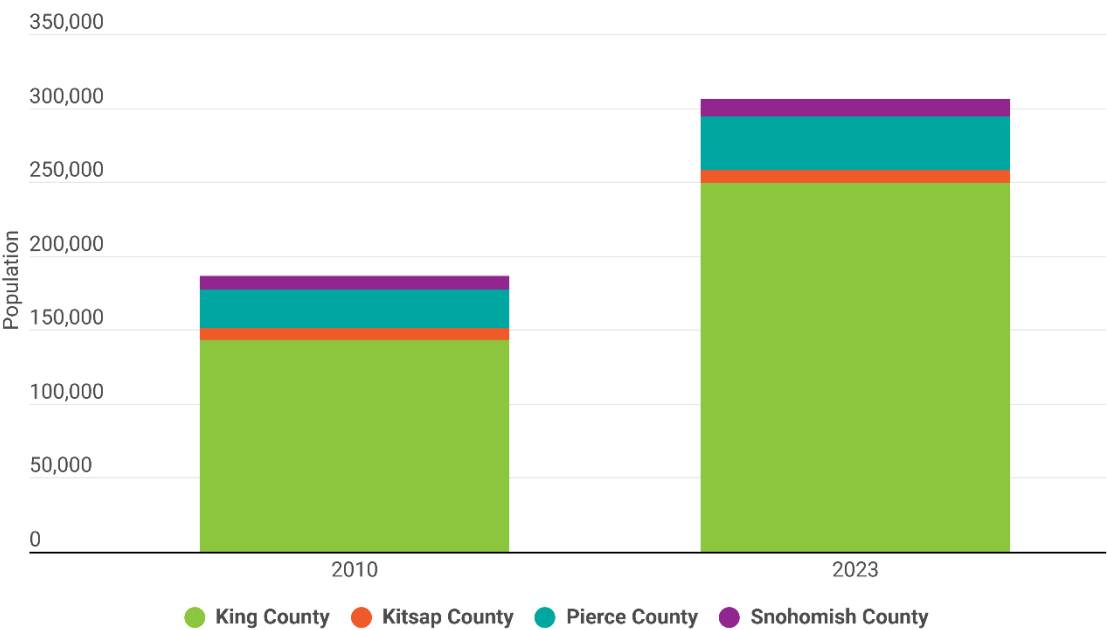
Growth

Objective: Centers attract a significant and growing share of the region's overall growth

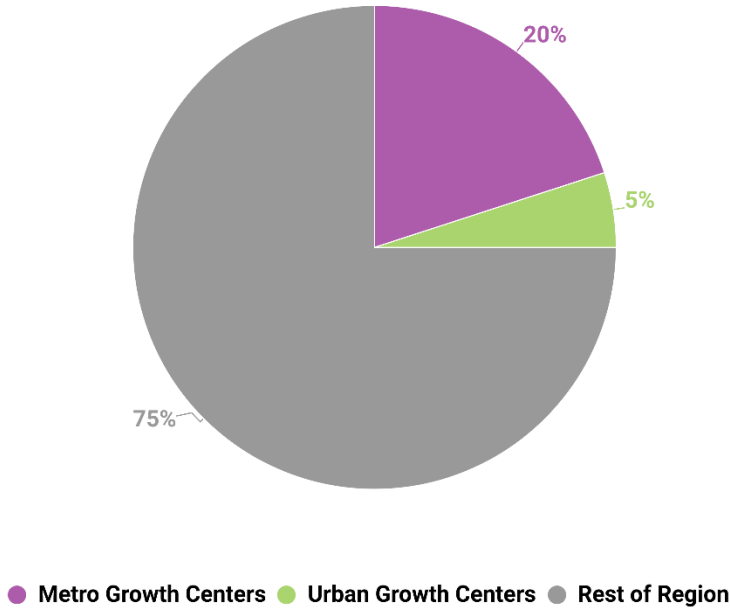
Growth

25% of the region’s housing growth from 2010 to 2023 occurred in regional growth centers

Regional Growth Center Population by County



Regional Growth Center Share of Housing Unit Growth



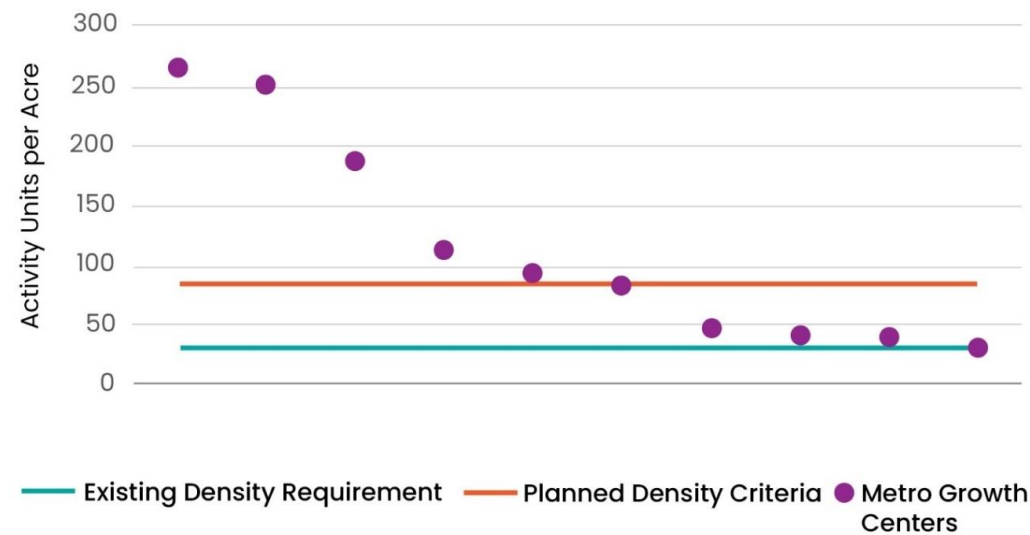
Source: Office of Financial Management Small Area Estimates Program: 2010, 2023; PSRC Parcel Estimates Program: 2010, 2023






Growth

Most metro growth centers already exceed the criteria for planned density

Metro Growth Centers: People per Acre



 $+$  \div  $=$ **People / Acre**

People per acre



Regional growth centers are evaluated by existing and planned density. People per acre (or activity units) density combines the number of jobs and residents and divides by the gross acres in the center


Source: Office of Financial Management Small Area Estimates Program: 2023; PSRC Parcel Estimates Program: 2023; PSRC Covered Employment: 2022



Growth

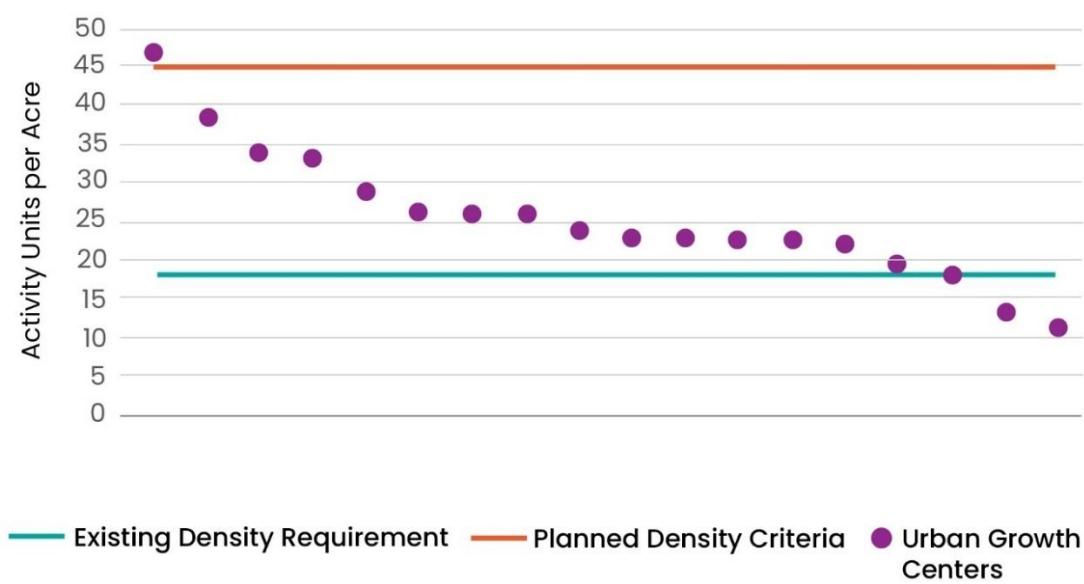
Three urban growth centers are still below the minimum density criteria

 $+$ 

\div 

$=$ **People / Acre**

Urban Growth Centers: People per Acre



People per acre

Regional growth centers are evaluated by existing and planned density. People per acre (or activity units) density combines the number of jobs and residents and divides by the gross acres in the center

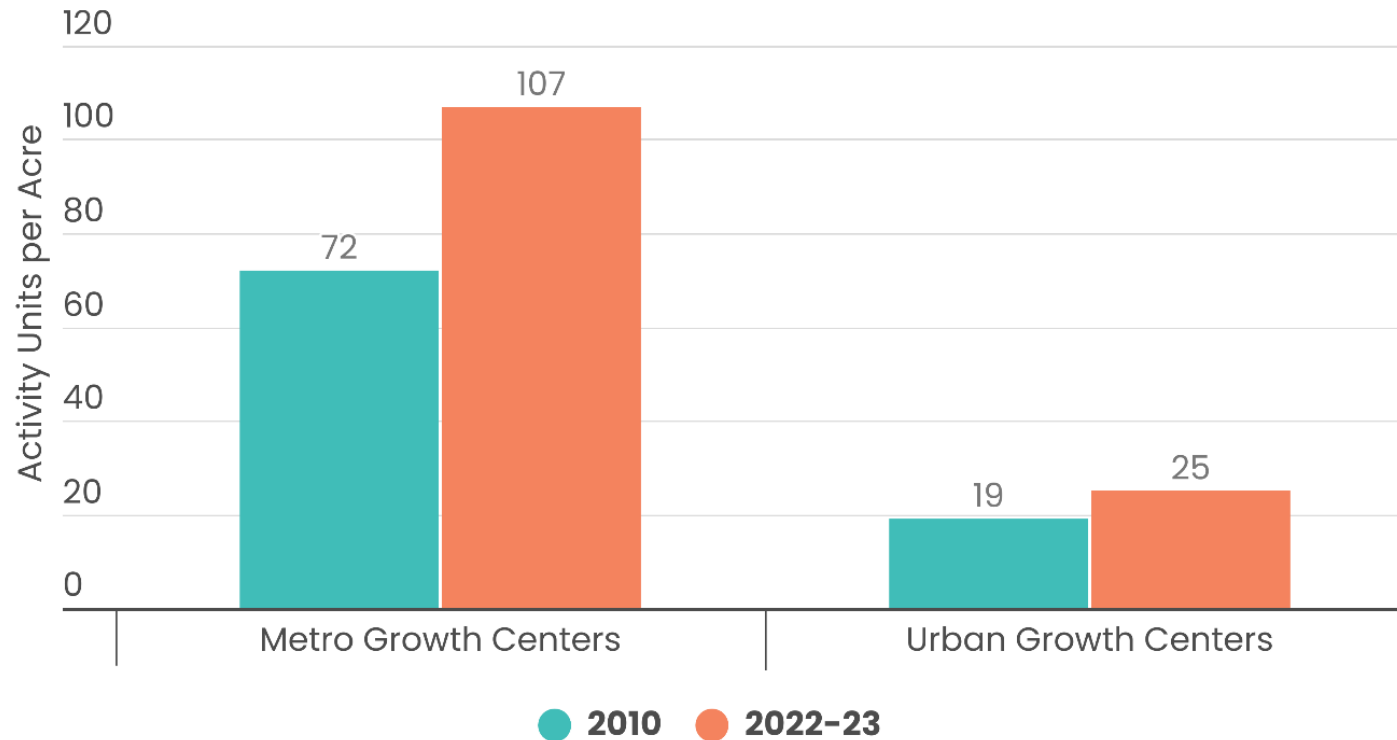
Source: Office of Financial Management Small Area Estimates Program: 2023; PSRC Parcel Estimates Program: 2023; PSRC Covered Employment: 2022



Growth

Metro growth centers have seen more rapid growth than urban growth centers

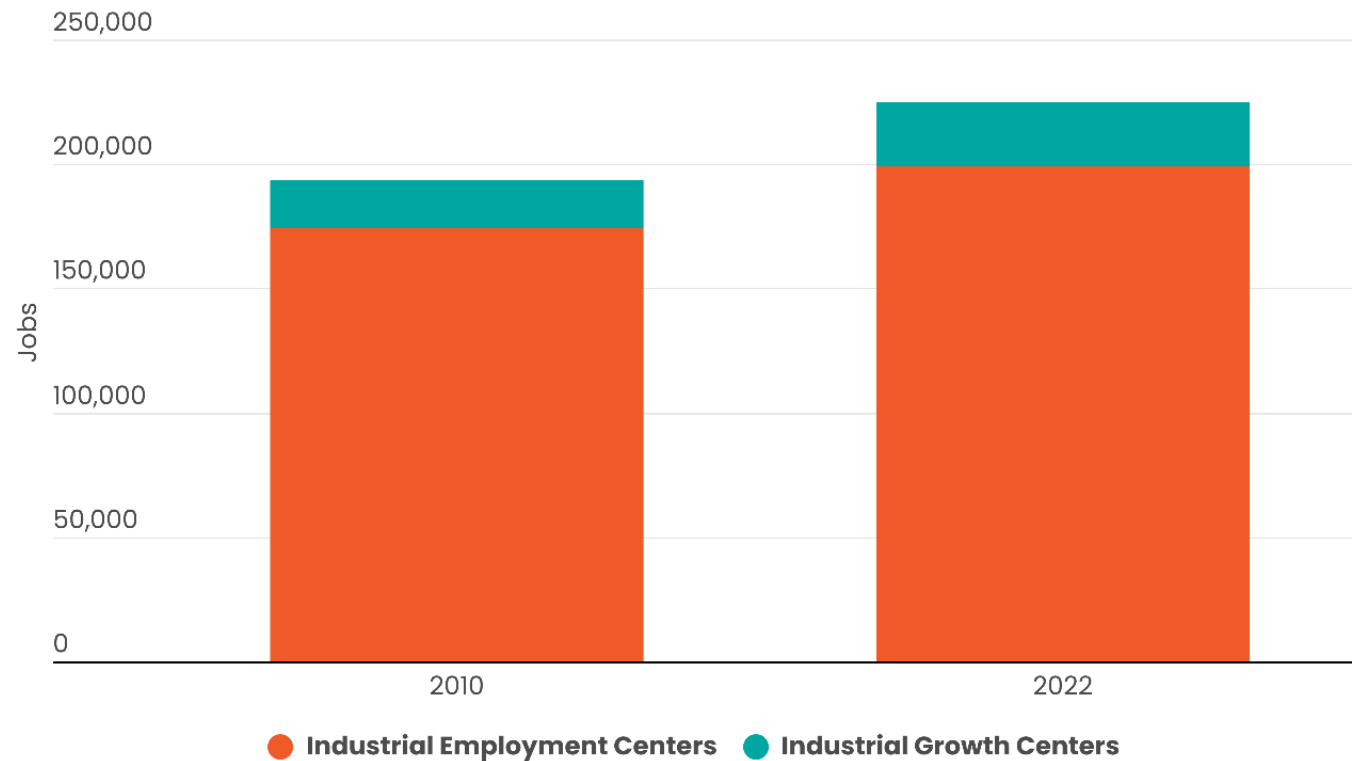
Change in Density by Regional Growth Center Type



Growth

In 2022, there were nearly 225,000 jobs in manufacturing/industrial centers, and 11% of all jobs in the region were in MICs

Total Employment in Manufacturing/Industrial Centers



Mobility

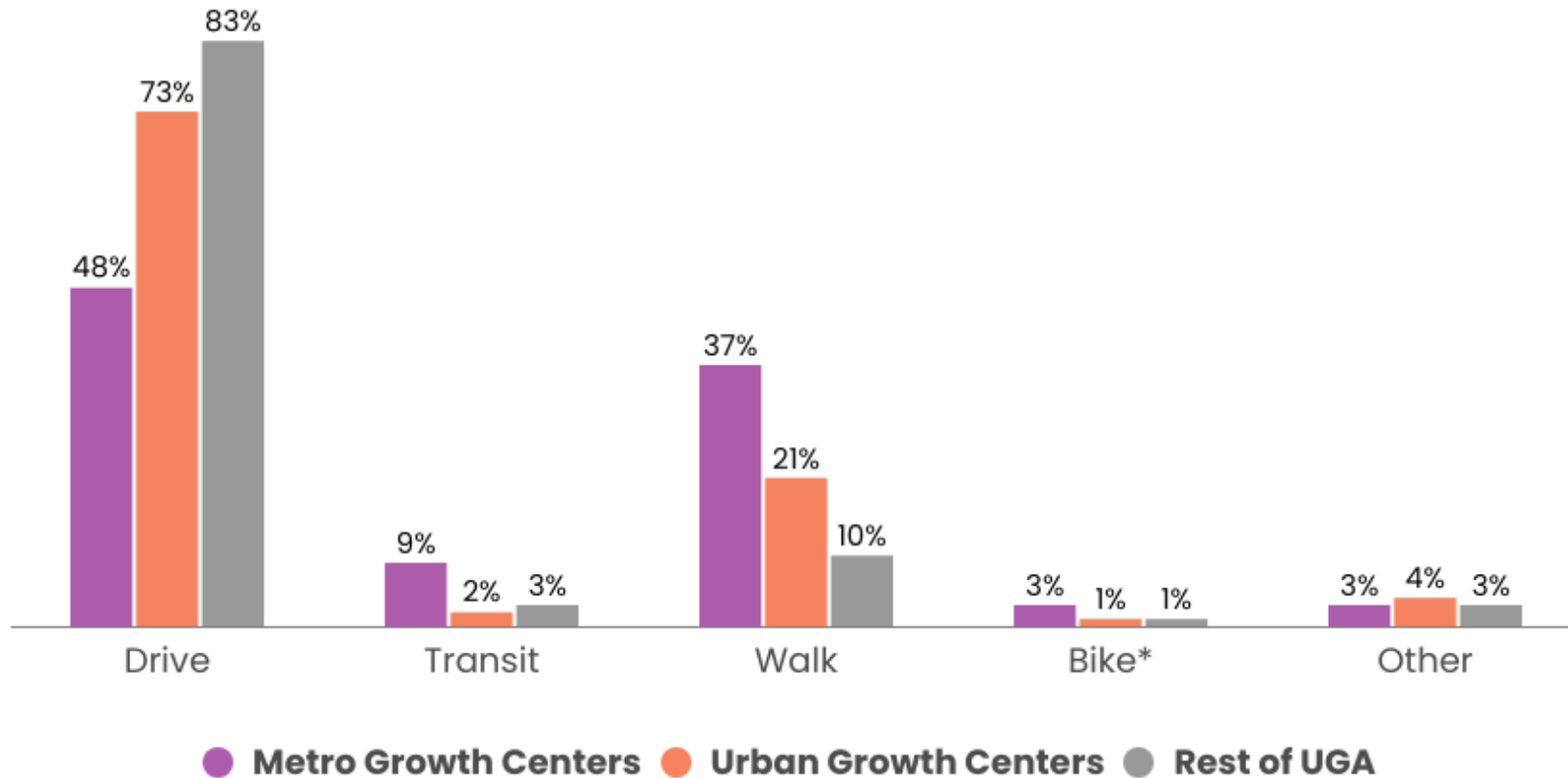
The background image shows a modern light rail train, specifically a Sound Transit Link, traveling on an elevated concrete track. The train is white with blue accents and has the 'Link' logo and 'SOUND TRANSIT' text visible. Overhead power lines and catenary systems are visible above the train. The scene is set against a clear blue sky. In the foreground, there are some trees with red leaves on the right and a building with a brown facade on the left. A semi-transparent white rectangular box is overlaid on the left side of the image, containing the text 'Mobility' and 'Objective: Centers provide diverse mobility choices'.

Objective: Centers provide diverse mobility choices

Mobility

Residents of regional growth centers drive less than other residents in the region

Mode of All Trips to Regional Growth Centers



Mobility

Manufacturing/industrial centers are freight hubs

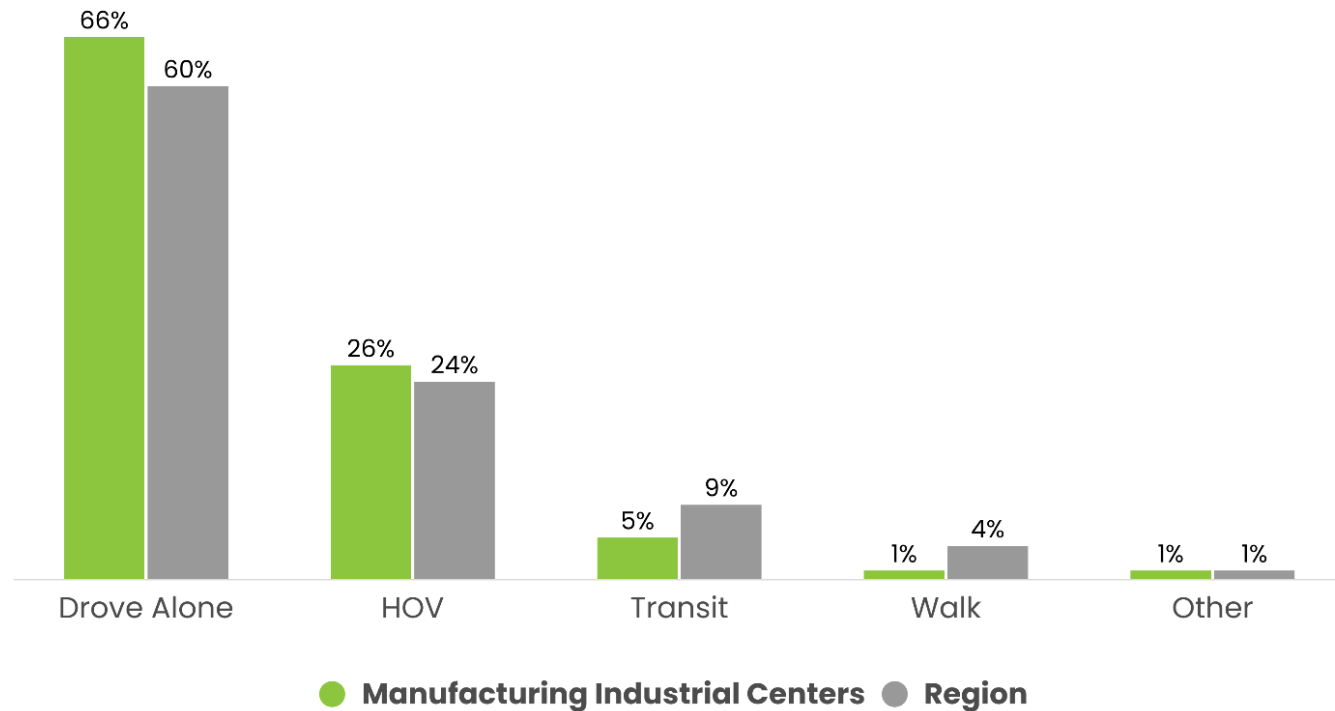
MICs account for only 1% of the region's land area but served as a destination for 17% of all the region's truck trips



Mobility

Workers in manufacturing/industrial centers drive alone to work at higher rates than other workers in the region

Mode Share for Workers in Manufacturing/Industrial Centers



A low-angle photograph of a modern, multi-story apartment building. The building features a mix of dark grey and light grey horizontal siding, large windows, and balconies with glass railings. The sky is a clear, bright blue. A semi-transparent white rectangular box is overlaid on the left side of the image, containing the title and objective text.

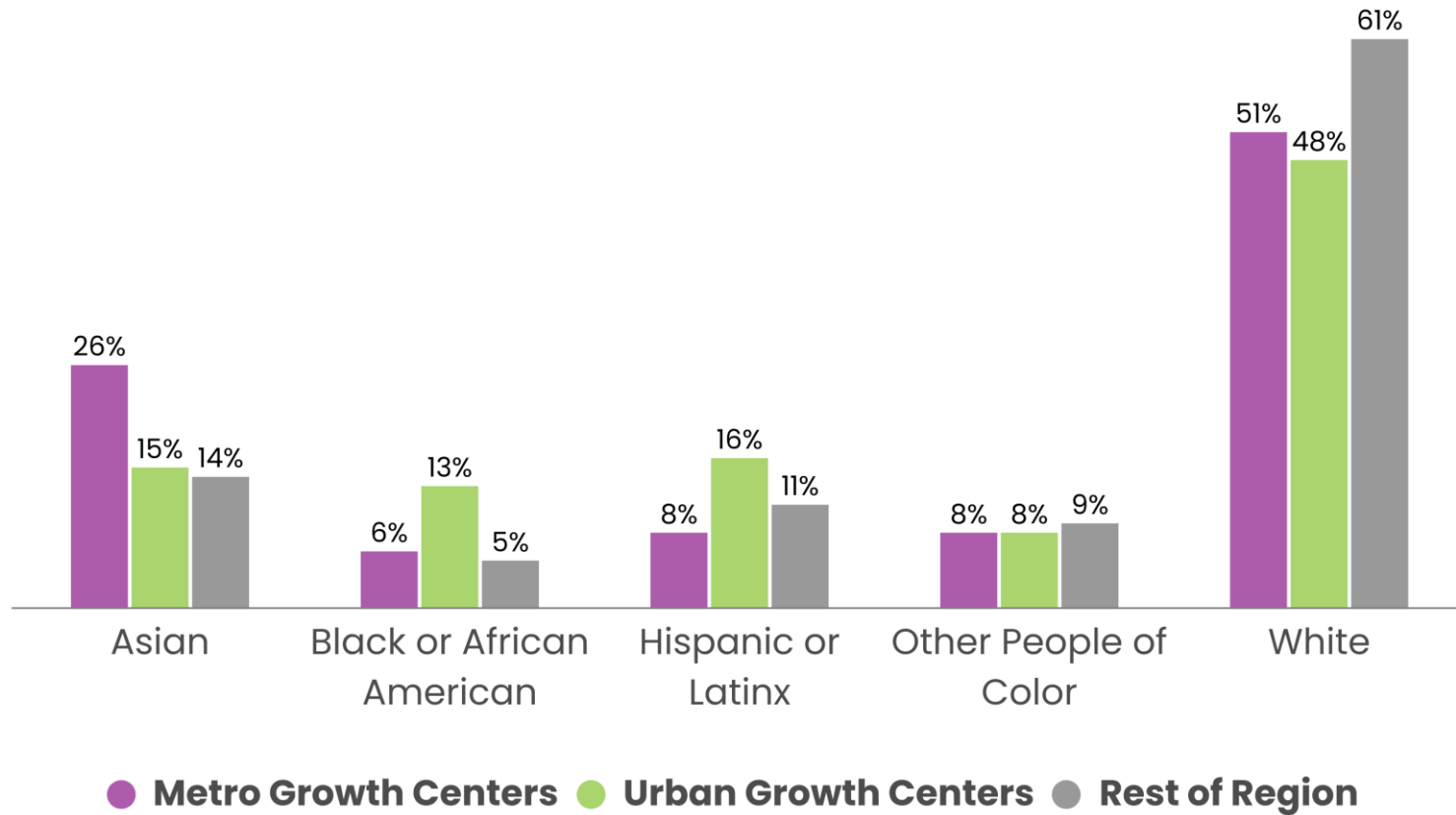
Housing, Equity & Opportunity

Objective: Regional growth centers offer high access to opportunity for a diverse population

Housing, Equity and Opportunity

Regional growth centers are more racially diverse than the rest of the region

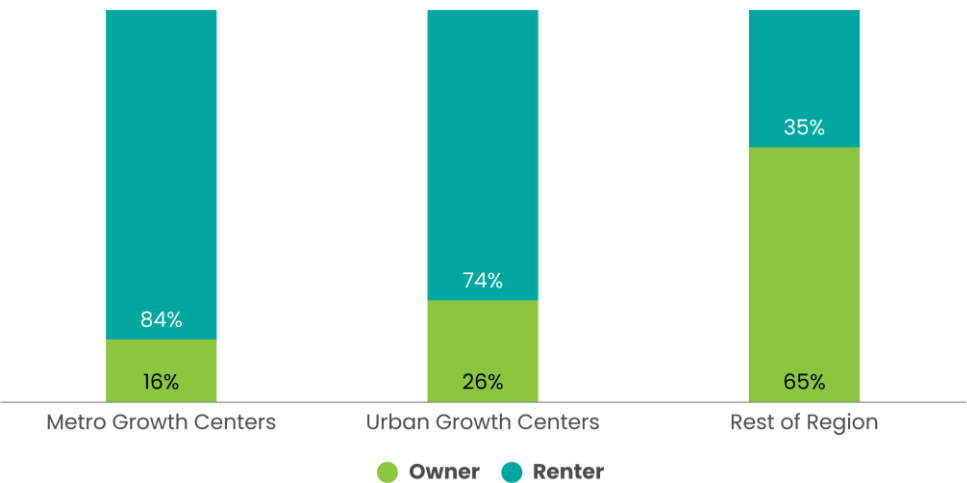
Regional Growth Center Population by Race and Hispanic/Latinx Origin



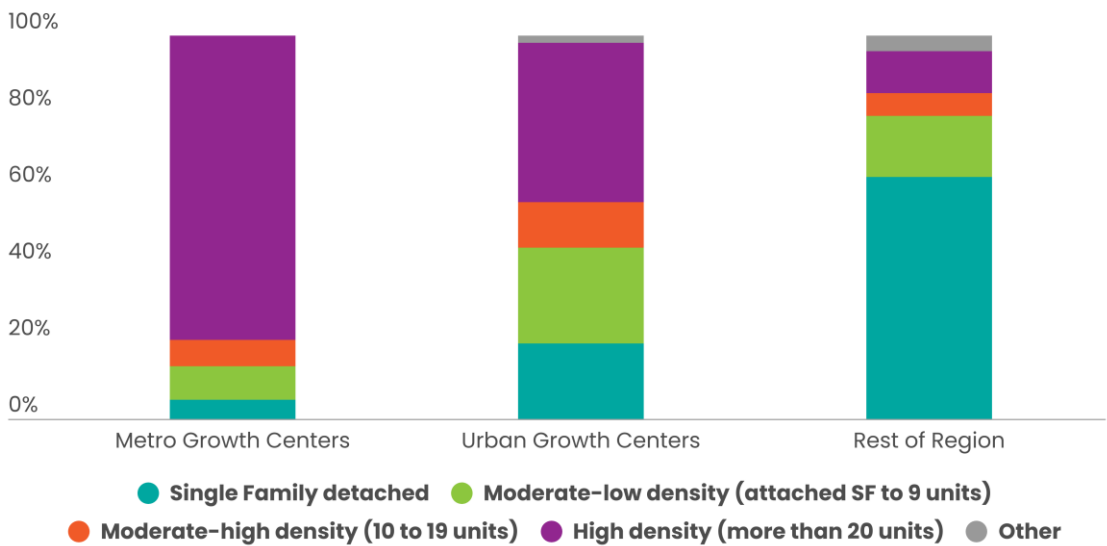
Housing, Equity and Opportunity

Housing in regional growth centers is primarily rental units in large multifamily buildings

Housing Tenure in Regional Growth Centers



Housing Types in Regional Growth Centers



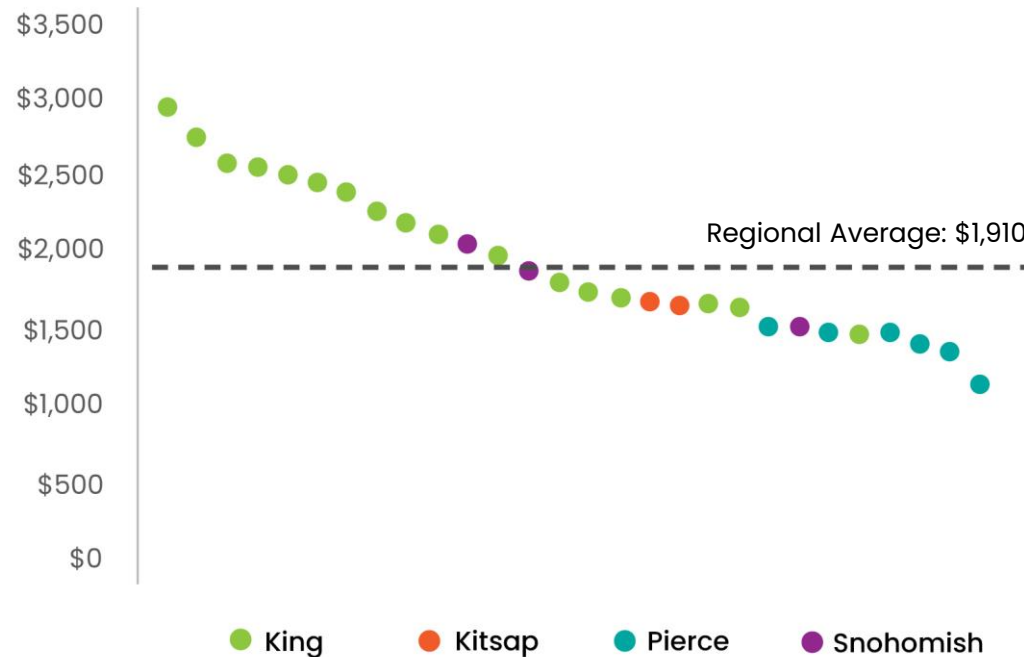
Source: U.S. Census Bureau American Community Survey; 2022 5-Year Estimates; PSRC Parcel Estimates Program: 2022



Housing, Equity and Opportunity

The average 1 bedroom apartment in regional growth centers is more expensive than regional average

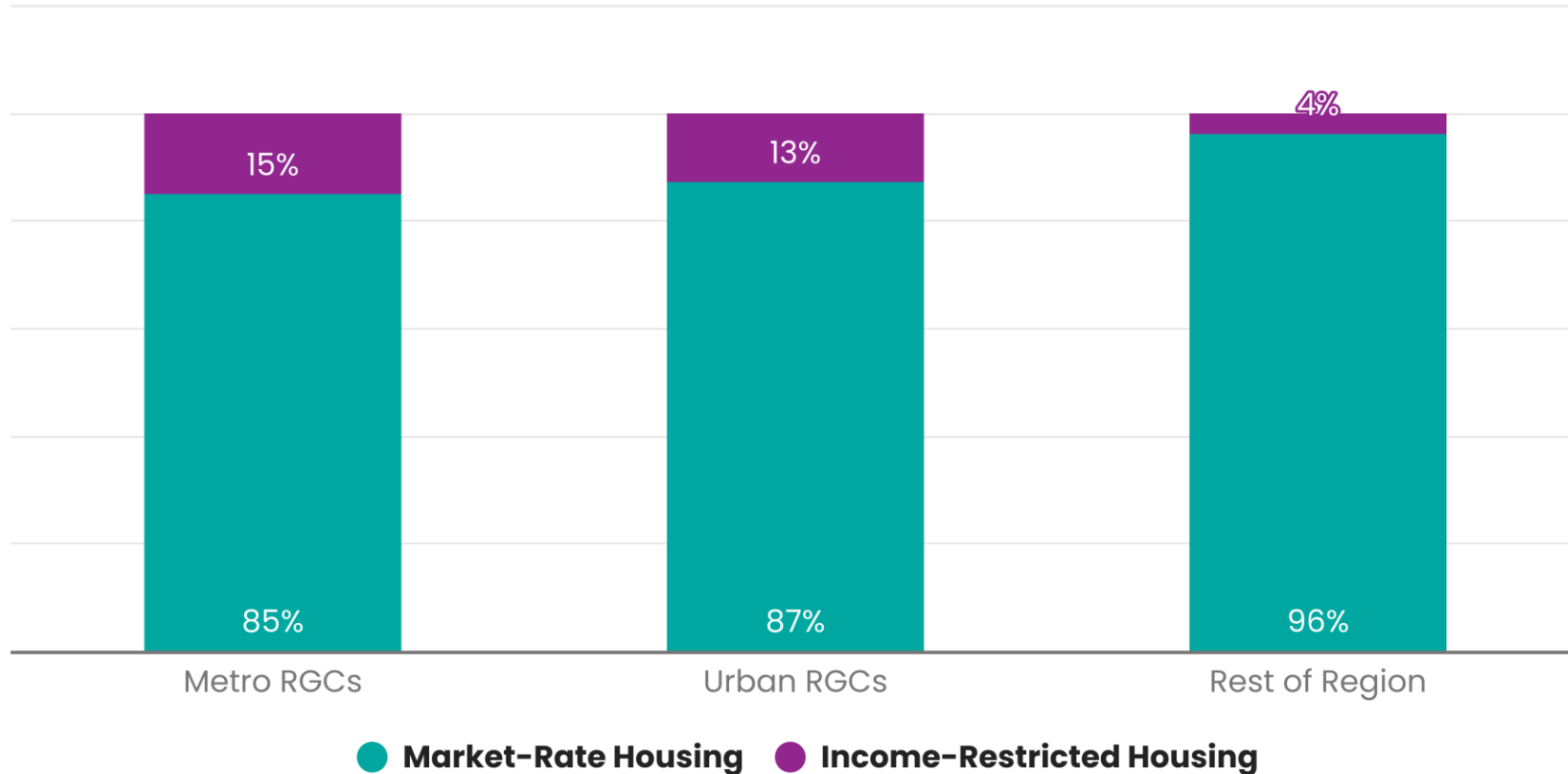
Average Rent in Regional Growth Centers, One Bedroom Units



Housing, Equity and Opportunity

Centers are home to a larger proportion of income restricted housing than the rest of the region

Share of Income-Restricted Housing by Regional Growth Center Type



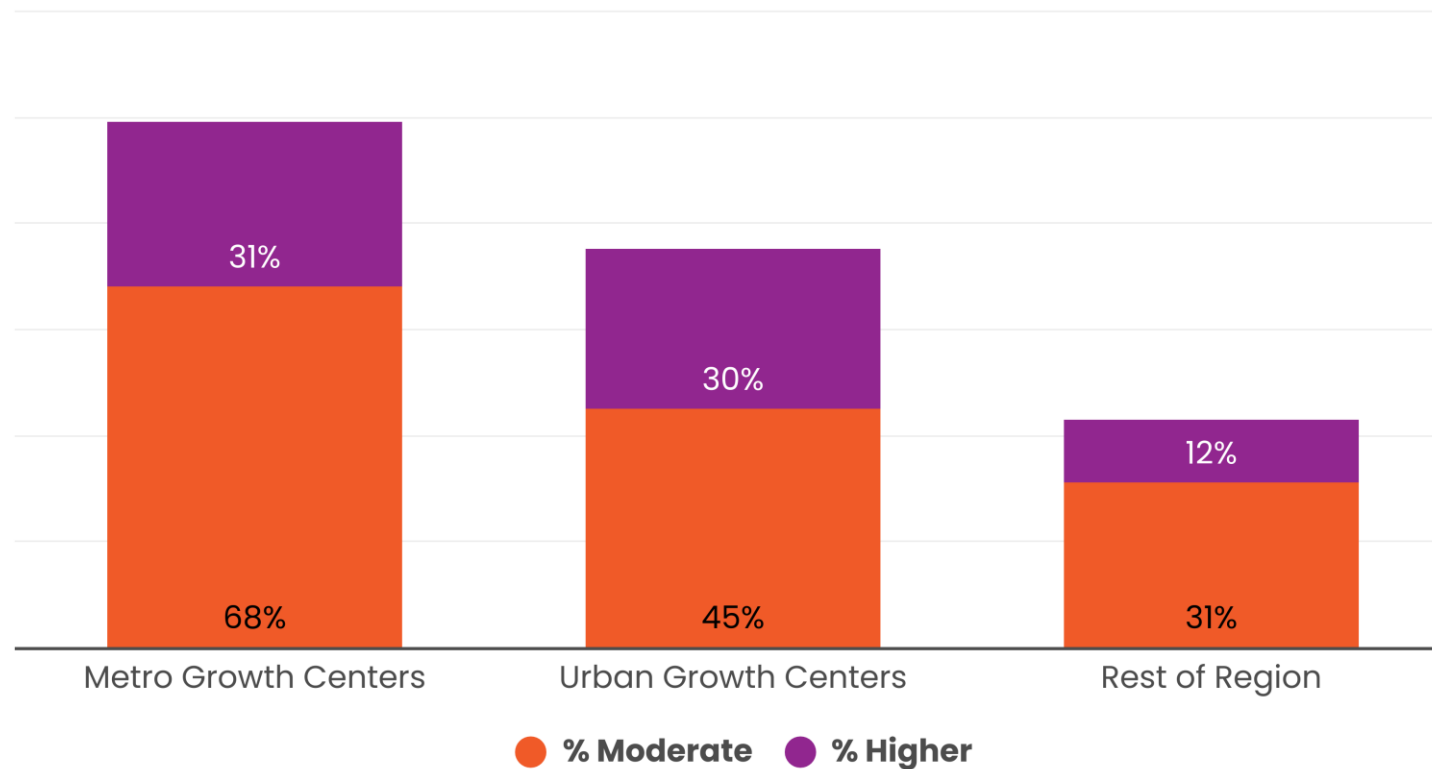
Source: PSRC Income Restricted Housing Database: 2021;
King County Income-Restricted Housing Database: 2021



Housing, Equity and Opportunity

Residents of regional growth centers live in neighborhoods with a higher risk of displacement than the rest of the region

Share of Regional Growth Center Residents Living in Displacement Risk Areas



A photograph of a park scene. In the foreground, there is a large tree with green and yellowing leaves. A paved path leads from the bottom left towards the center. A wooden bench is visible on the right side of the path. In the background, there is a large green lawn and more trees under a clear blue sky. The overall atmosphere is bright and sunny.

Environment & Public Health

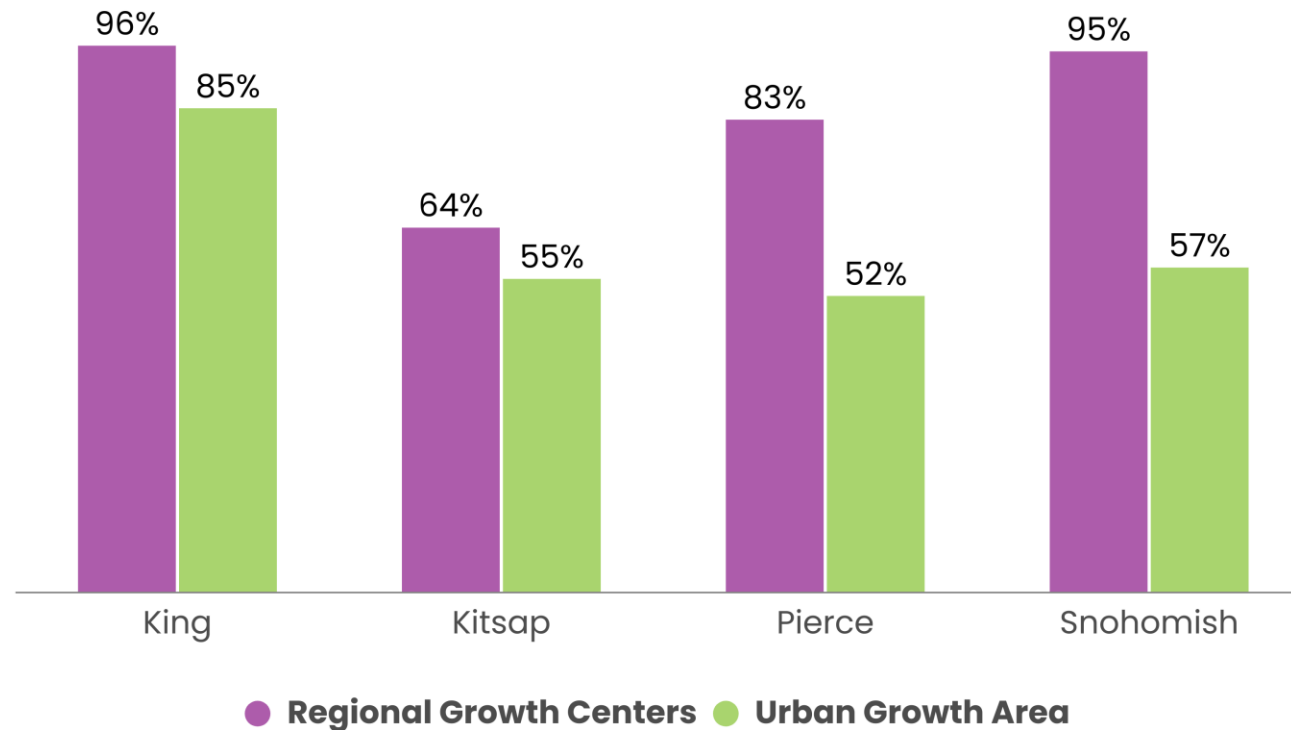
Objectives: Centers create complete and healthy communities

Centers provide access to urban open spaces and mitigate climate change impacts

Environment and Public Health

Residents of regional growth centers are significantly more likely to have access to a park than other residents in the urban area

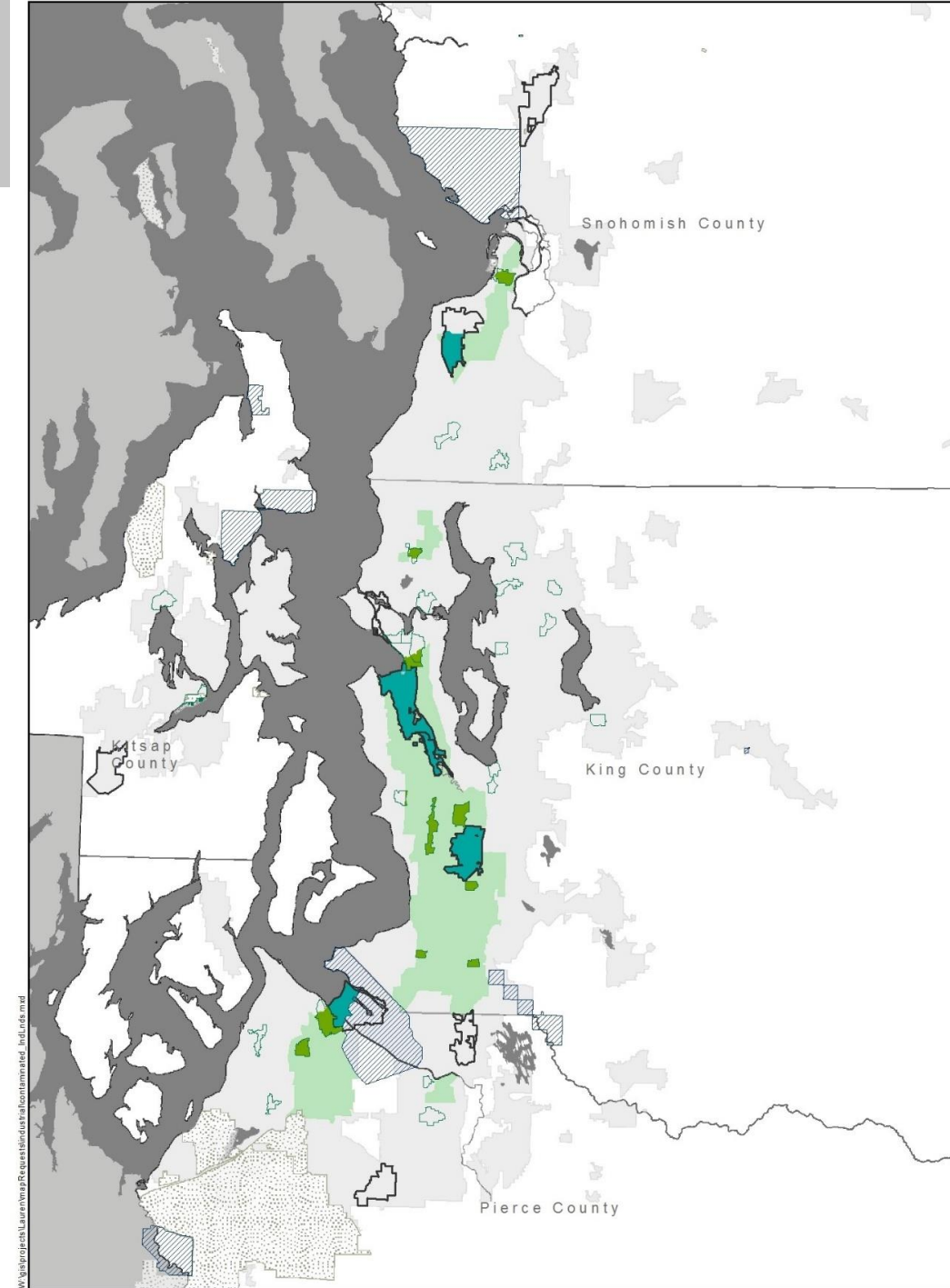
Percentage of Regional Growth Center Residents
Living Within ½ Mile of a Park



Environment & Public Health

The Washington Department of Ecology identified 16 areas in the state that are considered overburdened and highly impacted by criteria air pollutants.

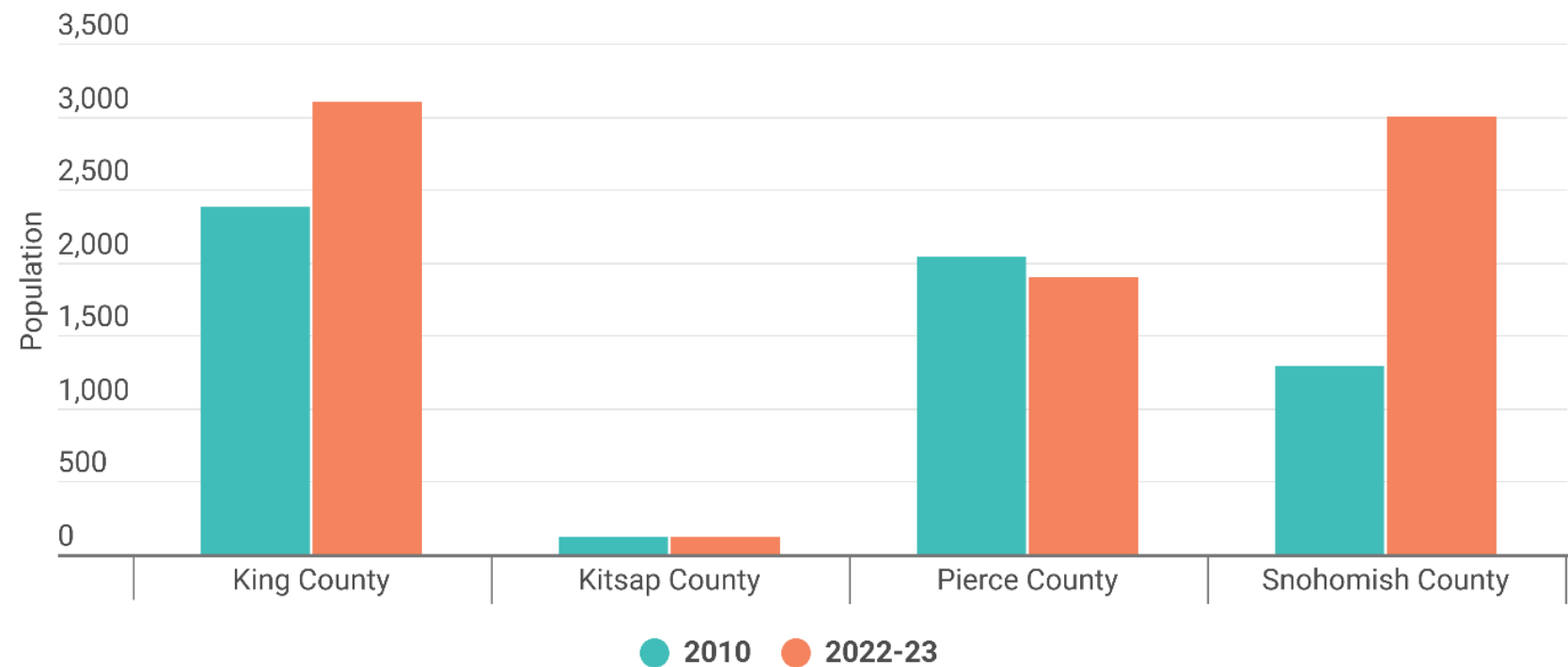
Among regional centers, six MICs and fifteen RGCs are located in overburdened communities.



Environment & Public Health

Although less than 1% of the region’s population lives in MICs, these areas have seen a 39% increase in population since 2010

Population Growth in Manufacturing/Industrial Centers



Source: Office of Financial Management Small Area Estimates Program: 2010, 2023; PSRC Parcel Estimates Program: 2010, 2023



Economic Development

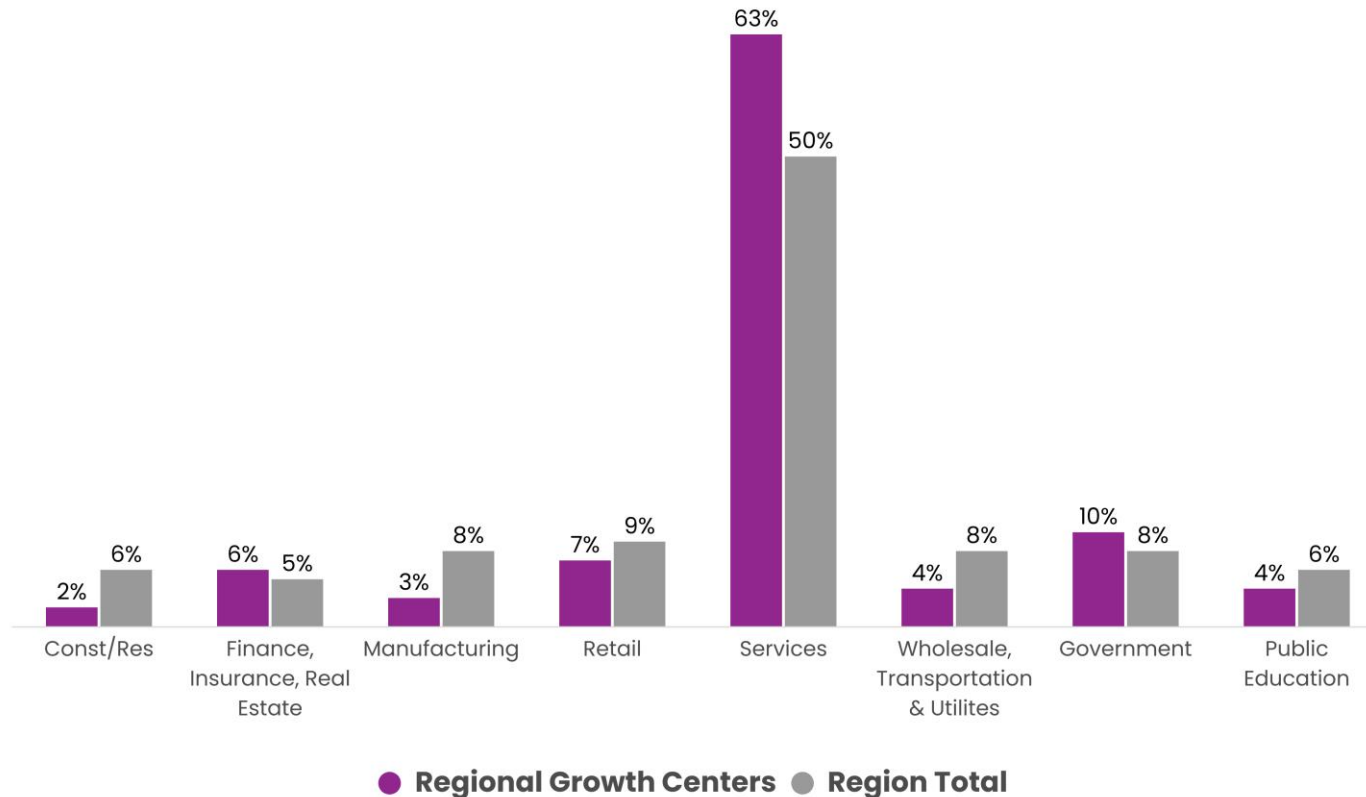
Objective: Centers help the region maintain a competitive economic edge



Economic Development

More than half of all jobs in regional growth centers are classified as service-sector jobs

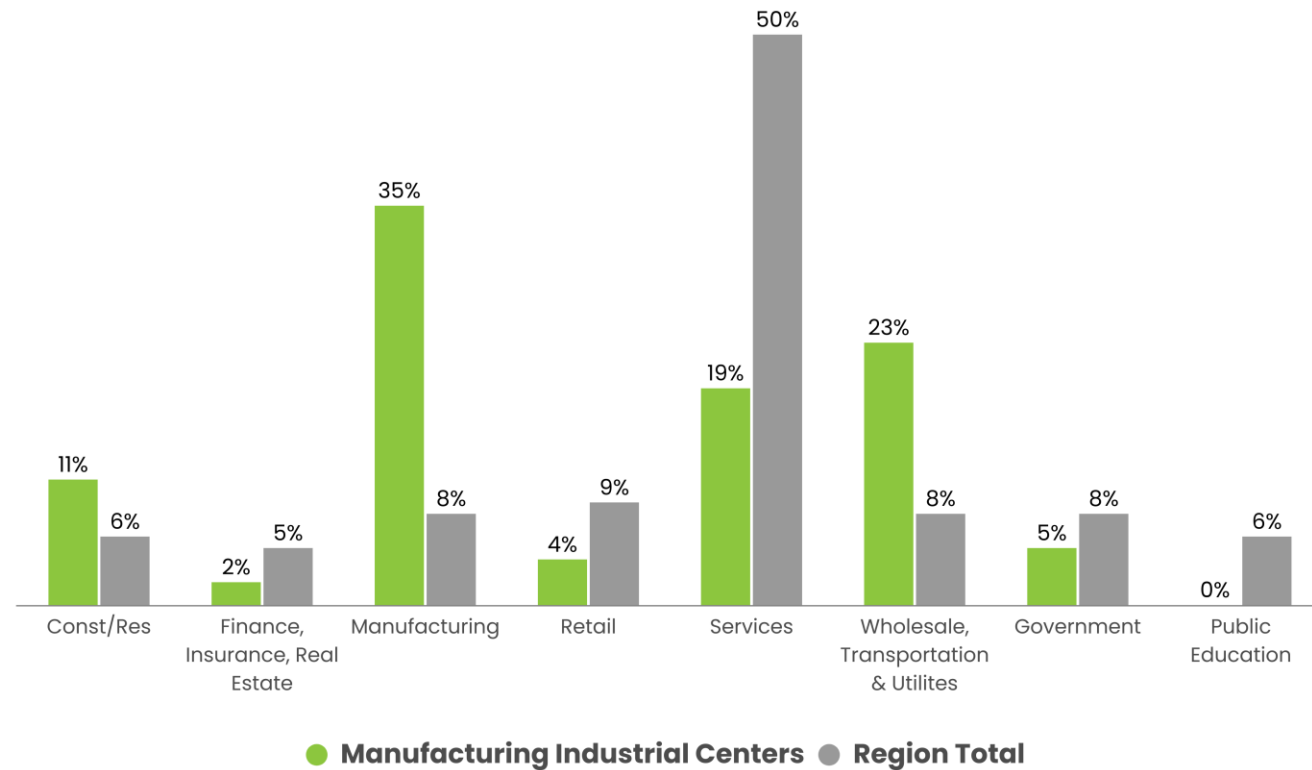
Employment Distribution in Regional Growth Centers



Economic Development

Manufacturing/industrial centers provide significant concentrations of employment in manufacturing

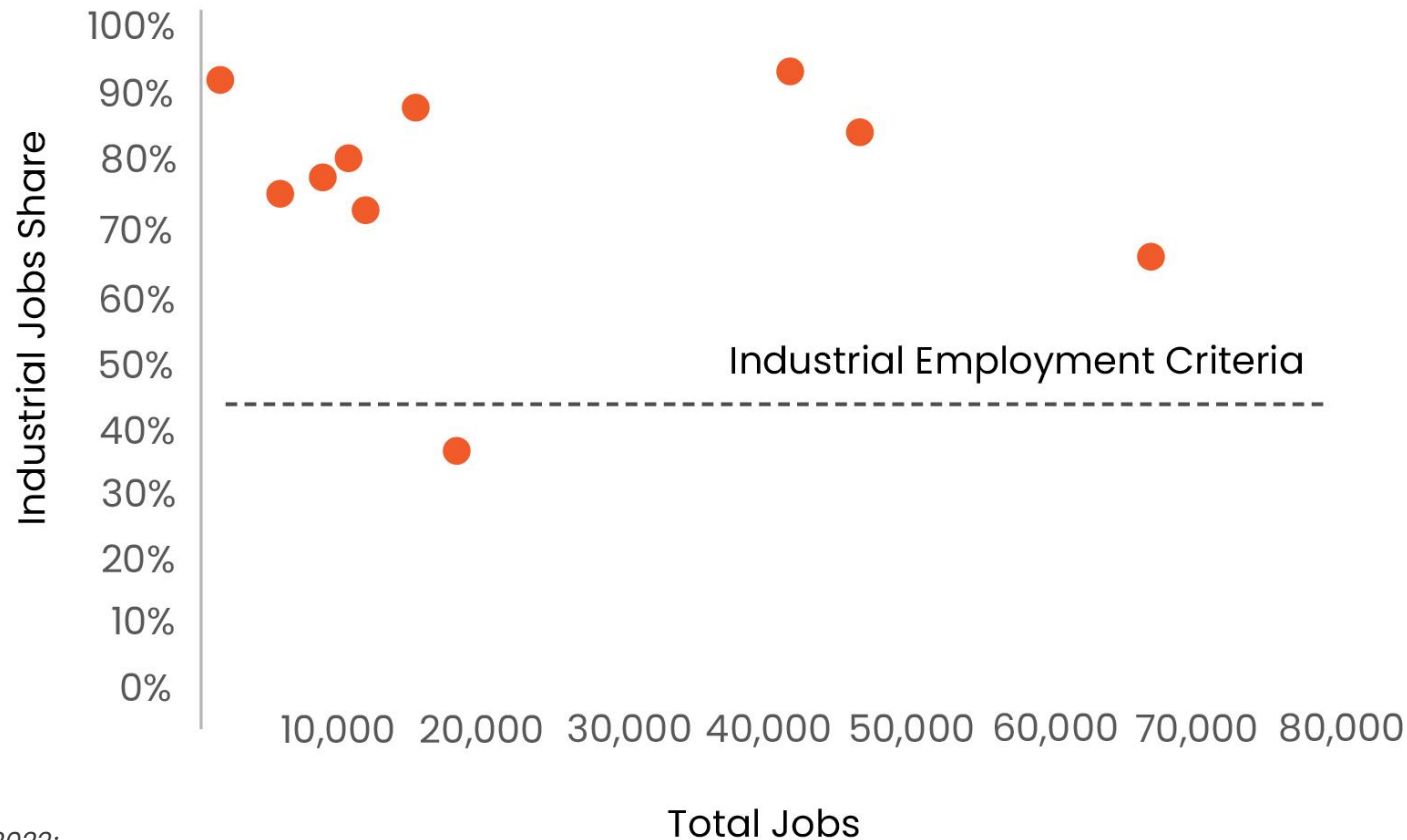
Employment Distribution in Manufacturing/Industrial Centers



Economic Development

On average, 76% of all jobs in MICs are categorized as industrial, significantly above the 50% criteria threshold.

Share of Region's Industrial Jobs in Manufacturing/Industrial Centers



Next Steps



Policy Considerations

Growth, mobility, and urban form in urban growth centers

Density requirements

Housing and displacement in regional growth centers

Population growth in manufacturing/industrial centers

Role of countywide centers



Next Steps

Release draft Regional Centers System Monitoring report in early spring

Regional centers redesignation process in summer/fall 2025

Update System Monitoring report and consider updates to the Centers Framework in 2026





Thank You!

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