



Staff Report and Recommendation
Annual Comprehensive Plan Amendment Process for 2019
Regional Growth Centers, Regional Manufacturing/Industrial
Centers, Countywide Centers, Rural Centers, and Military
Installations

Summary

Table with 2 columns: Field Name and Value. Fields include Report Date, Hearing Date, Amendment Type, Description, Geographic Area Affected, SEPA, Department Recommendation.

This report and recommendation are based on information available at the time of publication. The department may revise information and change its recommendation if the discovery of new relevant and material fact occurs.

Table with 3 columns: Revision History No., Date, Description. Lists two revisions from 8/20/2019 and 10/18/2019.

## 1. Background

The Kitsap County Comprehensive Plan describes the 20-year vision for unincorporated Kitsap County and how that vision will be achieved. The plan covers land use, economic development, environment, housing and human services, transportation, capital facilities and utilities as well as parks, recreation, and open space. The Washington State Growth Management Act (GMA, RCW 36.70A) mandates Washington jurisdictions to adopt a Comprehensive Plan.

### A. Growth Management Act Authority

The GMA mandates that Kitsap County review and, revise if needed, its Comprehensive Plan and development regulations at least every 8-years [RCW 90.70A.130(5)]. The most recent Kitsap County 8-year update concluded with the adoption of the 2016 Kitsap County Comprehensive Plan on June 27, 2016 by Ordinance 534-2016. The GMA also mandates that Kitsap County's Comprehensive Plan and development regulations be subject to continuing review and evaluation, allowing for annual amendments to the Comprehensive Plan and development regulations [RCW 36.70A.130(1)]. The most recent annual amendment to the Comprehensive Plan concluded with the adoption of Ordinance 565-2018 on December 10, 2018.

Kitsap County Code sets forth a process and criteria for making amendments to the Comprehensive Plan [KCC 21.08]. In making amendments, the County must consider:

- Whether the proposed amendments are consistent with and supports other plan elements and or development regulations, and if not, what additional amendments to the plan and/or development regulations will be required to maintain consistency;
- Whether the proposed amendment to the plan and/or regulation will more closely reflect the goals and policies of the Comprehensive Plan;
- Whether the proposed amendment is consistent with the Kitsap County-wide Planning Policies; and
- Whether the proposed amendment complies with the requirements of the GMA.

The final docket adopted by the Board of County Commissioners on April 24, 2019 (Resolution No. 069-2019) allows for consideration of this amendment during Kitsap County's annual Comprehensive Plan amendment process for 2019.

### B. Puget Sound Regional Council

The Growth Management Act defines the Puget Sound region as the counties of King, Kitsap, Pierce, and Snohomish. The Puget Sound Regional Council (PSRC) helps these

counties, and over 80 jurisdictions within them, by developing policies<sup>1</sup> and coordinating decisions regarding regional growth, transportation, and economic development planning.

“VISION 2040 (adopted by the Puget Sound Regional Council during 2010) serves as the long-range growth management, environmental, economic development, and transportation strategy for King, Kitsap, Pierce, and Snohomish Counties. VISION 2040 includes the Regional Growth Strategy, Multi-County Planning Policies (RCW 36.70A.210) and Implementation Actions.” Kitsap County adopted the Kitsap Countywide Planning Policies (KCPP) through Ordinance 522-2015. The KCPP encourage the development of regional growth centers, regional manufacturing/industrial centers, town or city centers, mixed use centers, activity and employment centers, and transportation hubs.

PSRC adopted the Regional Centers Framework Update in 2018 (2018 Framework Update) which updated the criteria and terminology used to designate and maintain centers. Public input and the 2018 Framework Update is informing the PSRC update to region’s growth strategy, VISION 2040, and extending it to 2050<sup>2</sup>. Center types now include regional growth centers, regional manufacturing/industrial centers, countywide centers, rural town centers or local centers, major military installation, and countywide military installation.

Kitsap County is updating the Comprehensive Plan to remain consistent with this terminology. The County is also coordinating with the Kitsap Regional Coordinating Council to update the Kitsap Countywide Planning Policies to maintain consistency with the PSRC regional policies and 2018 Framework Update.

C. Proposed Amendment

The proposed amendment (Attachment A1 – Proposed Amendment):

1. Adds Land Use Policy 32.5 that designates Regional Growth Centers, regional manufacturing/industrial centers, countywide centers, and rural centers.
2. Updates Land Use Policy 45 designating major military installations and countywide military installations.

D. Geographic Description

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<sup>1</sup> Puget Sound Regional Council (2009). VISION 2040. Seattle, WA.

<sup>2</sup> PSRC started updating VISION 2040 in 2017 to consider new information and perspectives about a changing region. PSRC anticipates adoption of VISION 2050 in 2020. The VISION 2050 project website provides details about the project content and process <https://www.psrc.org/vision>.

This amendment to the Kitsap County Comprehensive Plan affects unincorporated Kitsap County. Proposed center designations are dispersed throughout unincorporated Kitsap County.

## 2. Department Recommendation

Having analyzed the proposed amendment and other alternatives, if applicable, the Department recommends:

- Adoption of the amendment:
  - as proposed above
  - as described in Alternative \_\_\_ below
  - with revisions described below
  - with conditions described below
- Deferral of the amendment to a future docket
- Denial of the amendment

### A. Revisions

None.

### B. Conditions

None.

### C. Rationale

- The Kitsap County Board of Commissioners requested a review of the Kitsap County Comprehensive Plan policies and Puget Sound Regional Council regional planning policies related to the designation of regional growth centers, regional manufacturing/industrial centers, countywide centers, rural centers, and military installations.
- The Department of Community Development worked with the Department of Public Works to designate regional growth centers, regional manufacturing/industrial centers, countywide centers, rural centers, major military installations, and countywide military installations in Comprehensive Plan policies to identify areas where infrastructure improvements and planning will support growth in Urban Growth Areas and Limited Areas of More Intense Rural Development.
- The Department of Community Development and the Department of Public Works reached consensus on the proposed amendment.
- The proposed amendment revises terminology consistent with the Puget Sound Regional Council 2018 Regional Centers Framework Update and updates the list of designated centers to support the County's ability to achieve the existing vision for development and planned growth in unincorporated Kitsap County.

### 3. Other Alternatives Considered

The Department determined that consideration of alternatives was not needed for this application.

### 4. Analysis

Amendments to the Comprehensive Plan must be consistent with the criteria outlined in Kitsap County Code (KCC) Chapter 21.08. Applicable criteria are analyzed below. A summary of the State Environmental Policy Act (SEPA) review of this amendment is located at the end of this section.

#### A. General Decision Criteria (KCC 21.08.070.A)

*For each proposed amendment to the Comprehensive Plan, the Planning Commission in reaching its recommendation, and the Board of Commissioners in making its decision, shall develop findings and conclusions, which demonstrate:*

- 1. How circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;*

**Staff Analysis:** The Puget Sound Regional Council (PSRC) adopted the Regional Centers Framework Update in March 2018 which revised the criteria used to establish or maintain regional growth centers, regional manufacturing/industrial centers, countywide centers, rural centers, and military installations. PSRC is updating regional planning policies for VISION 2040 that extend the planning horizon to 2050.

- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations; and*

**Staff Analysis:** The Puget Sound Regional Council (PSRC) adopted the Regional Center Framework Update in March 2018 which revised the criteria used to establish or maintain regional growth centers, regional manufacturing/industrial centers, countywide centers, rural centers, and military installations. PSRC is updating regional planning policies for VISION 2040 that extend the planning horizon to 2050.

- 3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.*

**Staff Analysis:** Not applicable – this is not a re-designation request.

B. **Additional Decision Criteria (KCC 21.08.070.B)**

*In addition to the findings and conclusions above, a proposed text amendment may be recommended for approval by the Planning Commission and may be approved by the Board of Commissioners if the following findings are made:*

1. *All Text Amendment Requests. Each of the following requirements must be satisfied to recommend approval.*

a. *Whether the proposed amendment is consistent with and supports other plan elements and/or development regulations and, if not, what additional amendments to the plan and/or development regulations will be required to maintain consistency;*

**Staff Analysis:** The 2016 Comprehensive Plan directs the County to align County policies with PSRC regional planning policies. The Department interprets this to include alignment with the PSRC 2018 Regional Centers Framework Update. The proposal achieves this alignment of policies and guides County investment in infrastructure and planned growth for these centers.

b. *Whether the proposed amendment to the plan and/or regulation(s) will more closely reflect the goals, objectives and policies of the Comprehensive Plan and reflect the local circumstances of the county;*

**Staff Analysis:** The proposal is consistent with the balance of the goals and policies of the Kitsap County Comprehensive Plan and reflects the local circumstances of the county.

**Consistent Goals and Policies**

The proposal is consistent with the following goals and policies:

Land Use Goal 4. Coordinate with other jurisdictions, tribal governments, agencies, special districts, and property owners to ensure coordinated and compatible land use planning and utilize Urban Growth Area Management Agreements with cities, as feasible.

Land Use Policy 19. Coordinate with the Puget Sound Regional Council, the Kitsap Regional Coordinating Council and other jurisdictions not included in these groups, on Land Use / Zoning policy.

Land Use Goal 6. Direct development to designated Urban Growth Areas consistent with projected population growth, Growth Management Act and

Countywide Planning Policies while considering development patterns that reduce sprawl, use urban land more efficiently, and that incorporate feasible, innovative and sustainable practices.

- c. *Whether the proposed amendment is consistent with the Kitsap County-wide Planning Policy;*

**Staff Analysis:** The proposed amendment is consistent with the [Kitsap County-wide Planning Policies](#) (CPPs; adopted on 5/11/2015 by Kitsap County Ordinance 522-2015). The County is designating centers that reflect new terminology and criteria established by the Puget Sound Regional Council in the 2018 Regional Centers Framework and regional policies. The County will propose initial center designations and changes to existing designations to the Kitsap Regional Coordinating Council to implement this Comprehensive Plan amendment.

#### Consistent Goals and Policies

The proposal is particularly consistent with the following goals and policies:

#### Element C: Centers of Growth

2. The Kitsap Countywide Planning Policies encourage the development of Centers according to the following typology:

a. Regional Growth Centers:

i. Metropolitan Centers function as anchors within the region for a high density mix of business, residential, public, cultural and recreational uses, and day and night activity. They are characterized by their historic role as the central business districts of the major cities within the central Puget Sound region, providing services for and easily accessible to a population well beyond their city limits. Metro Centers may also serve national or international roles." (VISION 2040)

ii. Urban Centers are areas with the comprehensive planning to support a wide range of commercial, housing, and cultural choices. All areas of the Urban Center are serviced by transit throughout the day and much of the area is within walking or bicycling distance. Significant in-fill opportunities exist with the highest residential, commercial, and employment densities expected. (VISION 2040)

b. Regional Manufacturing/Industrial Centers are major, existing regional employment areas of intensive, concentrated manufacturing and industrial land uses which cannot be easily mixed at higher densities with other incompatible uses. To preserve and maximize land at these centers for manufacturing, industry and related uses, large retail uses or non-related offices are discouraged. Provision of adequate public facilities and services, including good access to the region's transportation system, is very important to the success of manufacturing/industrial centers." (VISION 2040)

c. The following are other types of centers within Kitsap County:

- i. Town or City Centers are usually the existing downtown core of a city or Urban Growth Area. There is an abundant mix of shopping, service, employment, and cultural opportunities. Multifamily housing may be intermixed and single family housing may be within walking or bicycling distance. Infill should include mixed use and higher densities surrounding the Town Center.
  - ii. Mixed Use Centers are a generic category that can be described in terms of neighborhoods or districts within a city or Urban Growth Area. The designation represents a commitment to planning for Center development, with a planned mix of housing, commercial, service, and employment opportunities. Most shopping and commercial uses are within a short walking or bicycling distance of housing. There is a higher proportion of multi-family housing at relatively high densities. Navy facilities could be considered for this designation.
  - iii. Activity and Employment Centers are areas of concentrated employment and are a magnet for significant numbers of people usually during daytime hours because of business and/or manufacturing activities. They may be located outside of Urban Growth Areas, consistent with the Growth Management Act. Industrial and business parks and Navy employment centers are in this category. Within Urban Growth Areas, the opportunity to include a proportional residential element should be determined on a case-by-case basis, considering the unique geography and economics of the area.
  - iv. Transportation Hubs are locations of regional inter-modal connection that may be located outside of Urban Growth Areas. Examples are ferry terminals, the Bremerton National Airport, or certain transit stations.
3. Recognizing that communities evolve over time, a jurisdiction may request of the Kitsap Regional Coordinating Council an initial designation or a change in Center status. This request shall be considered and a decision made during the next Countywide Planning Policies amendment cycle. A change in Center status may require action by the Puget Sound Regional Council.

Element H: Transportation

4. Recognizing that the County and the Cities each encompass a range of development and density patterns, each jurisdiction shall designate its Centers consistent with the criteria set forth in Element C of the Countywide Planning Policies.
- d. *Whether the proposed amendment complies with the requirements of GMA, state and local laws and other applicable inter-jurisdictional policies or agreements; and*

**Staff Analysis:** The proposed amendment will ensure implementation of the County's vision for development and planned growth in unincorporated areas of



the County and is consistent with the requirements of GMA, state and local laws and other applicable inter-jurisdictional policies and agreements.

- e. *An explanation of why language should be added to the Comprehensive Plan or why existing language should be modified or deleted.;*

**Staff Analysis:** The proposed amendment should be added to the 2016 Comprehensive Plan for the following reasons:

- Land Use Goal 4 encourages coordination with other jurisdictions and agencies to ensure coordinated and compatible land use planning.
- Land Use Policy 19 encourages coordination with the Puget Sound Regional Council, the Kitsap Regional Coordinating Council and other jurisdictions not included in these groups, on Land Use / Zoning policy.
- The proposal includes updates to the 2016 Comprehensive Plan to maintain consistency with the Puget Sound Regional Council 2018 Regional Centers Framework Update and regional planning policies.
- The proposal supports an update to the Kitsap Countywide Planning Policies to increase consistency with Puget Sound Regional Council 2018 Regional Centers Framework Update and regional planning policies.

C. State Environmental Policy Act (SEPA)

The Kitsap County SEPA official issued a SEPA threshold determination of non-significance (DNS; Attachment B1) for this amendment after having reviewed the SEPA environmental checklists prepared for this amendment (Attachment B2). The SEPA official's review found that this amendment is not related to or dependent on any of the other proposed Comprehensive Plan amendments and therefore an independent SEPA threshold determination was made regarding this amendment.

Notice of this SEPA threshold determination was:

- Filed with the Washington State Department of Ecology [SEPA Register](#);
- Published in the Kitsap Sun newspaper; and
- Will be integrated with other public announcements.

The SEPA threshold determination and environmental checklist was also distributed to agencies with jurisdiction, the Department of Ecology, affected tribes, and each local agency or political subdivision whose public services would be changed as a result of implementation of the proposal.

## 5. Public Involvement and Outreach

Kitsap County's public involvement and outreach in support of this amendment has exceeded the requirements of the Growth Management Act (RCW 36.70A) and Kitsap County Code (KCC 21.08).

A. Prior Public Involvement and Outreach

Prior public involvement and outreach regarding the 2019 docket, including this amendment, has included the following:

- An [Online Open House](#) with information about previous, current, and upcoming phases of the 2019 amendment process.
- A public comment period (11/1/2018 – 12/11/2018) and a public hearing by the Kitsap County Board of Commissioners (12/10/2019) while setting the initial docket of amendments. Notifications and announcements regarding this comment period and public hearing included the following:
  - Legal notice published in the Kitsap Sun newspaper (11/30/2018);
  - Broadcast announcements via email, text message, Facebook.com, Twitter.com, and Nextdoor.com; and
  - Formal letters to Tribes with usual and accustomed area in Kitsap County.
- Legal notice announcing the docket of amendments was published in the Kitsap Sun newspaper (1/5/2019).

B. Current Public Involvement and Outreach

This staff report provides, in full, the proposed amendment and analysis of the amendment for review by the public and the Kitsap County Planning Commission.

Visit the [Online Open House](http://tinyurl.com/kitsap2019cpa) (<http://tinyurl.com/kitsap2019cpa>) to learn more about the 2019 annual amendment process, important dates and deadlines, and how to participate in the process, including:

- Attending an open house in North Kitsap, Central Kitsap, or South Kitsap.
- Attending Planning Commission meetings.
- Testifying at the Planning Commission's public hearing.
- Submitting written comments.

A new comment period regarding the proposed amendment (Attachment A), this staff report, and the SEPA determination (Attachment B1) opened on the date this report was published. To be included in the official record, written comments must be submitted to the Department of Community Development before the deadline using one of the following methods:

- Entered [online via computer or mobile device](#) (preferred method).
- Emailed to [CompPlan@co.kitsap.wa.us](mailto:CompPlan@co.kitsap.wa.us).
- Mailed to 614 Division St - MS36, Port Orchard, WA 98366.
- Dropped off at the Permit Center at 619 Division St, Port Orchard.
- Dropped off at one of the scheduled open houses.
- Submitted to the clerk at a scheduled public hearing.

Notifications and announcements regarding this comment period and the Planning Commission's public hearing will include:

- Legal notice published in the Kitsap Sun newspaper.
- Broadcast announcements via email, text message, Facebook.com, Twitter.com, and Nextdoor.com.
- Notice signs posted on site-specific amendment properties.
- Notices mailed to property owners near site-specific amendments and geographically specific amendments covering smaller areas.
- Formal letters to Tribes with usual and accustomed area in Kitsap County.

C. Future Public Involvement and Outreach

Additional public involvement and outreach are anticipated to occur during October through December when the Kitsap County Board of Commissioners will be considering the amendments for adoption.

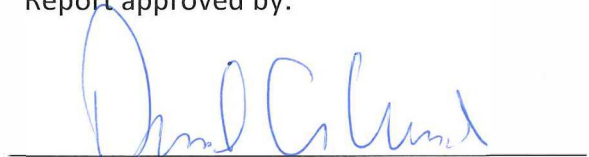
6. **Staff Contact**

Report prepared by:



Darren Gurnee, Planner  
(360) 337-5777  
[dgurnee@co.kitsap.wa.us](mailto:dgurnee@co.kitsap.wa.us)

Report approved by:



Dave Ward, Manager

7. **Attachments**

- A. Proposed Amendment - updated 10/18/2019
- B. State Environmental Policy Act (SEPA)
  - 1. SEPA Determination - in process for 10/18/2019 version
  - 2. SEPA Checklist - updated 10/18/2019
- C. Supplemental Materials
  - 1. Map of Center Locations - updated 10/21/2019
  - 2. Regional Centers Framework Update

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# **Attachment A**

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**Amendment #1: Center Designations**

The Kitsap County Comprehensive Plan, Chapter 1 (Land Use), page 1-18, adopted by Ordinance 565 (2018), is amended as follows:

Land Use Policy 32.5. The following tables designate Centers in unincorporated Kitsap County consistent with the regional planning policies and Regional Centers Framework Update adopted by the Puget Sound Regional Council.

<u>Urban Centers</u>	
<u>Kitsap County Center Location</u>	<u>2018 Regional Centers Framework Designation</u>
<u>Silverdale</u>	<u>Regional Growth Center</u>
<u>Puget Sound Industrial Center-Bremerton</u>	<u>Regional Manufacturing/Industrial Center</u>
<u>Kingston</u>	<u>Countywide Center</u>
<u>McWilliams/SR-303</u>	<u>Countywide Center</u>

<u>Rural Centers</u>	
<u>Kitsap County Center Location</u>	<u>2018 Regional Centers Framework Designation</u>
<u>Keyport</u>	<u>Rural Center</u>
<u>Manchester</u>	<u>Rural Center</u>
<u>Port Gamble</u>	<u>Rural Center</u>
<u>Suquamish</u>	<u>Rural Center</u>
<u>Type III LAMIRDs</u>	<u>Rural Center</u>

**Amendment #2: Military Installation Designations**

The Kitsap County Comprehensive Plan, Chapter 1 (Land Use), page 1-20, adopted by Ordinance 565 (2018), is amended as follows:

Land Use Policy 45. ~~Establish a list of recognized military “centers”.~~ The following table designates military installations in unincorporated Kitsap County consistent with the regional planning policies and Regional Centers Framework Update adopted by the Puget Sound Regional Council.

<u>Major Military Installation</u>	<u>Countywide or Other Military Installation</u>
<u>Naval Base Kitsap - Bangor</u>	<u>Naval Base Kitsap – Keyport</u>

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# **Attachment B**

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## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682 JEFF RIMACK, DIRECTOR  
(360) 337-5777 HOME PAGE - [www.kitsapgov.com/dcd/](http://www.kitsapgov.com/dcd/)

### DETERMINATION OF NONSIGNIFICANCE

**Description of Proposal:** 2019 Kitsap County Comprehensive Plan Amendment – Regional Growth Centers, Regional Manufacturing/Industrial Centers, Countywide Centers, Rural Centers, and Military Installations.

This amendment includes:

- A new policy that designates regional growth centers, regional manufacturing/industrial centers, countywide centers, and rural centers.
- An update to Land Use Policy 45, designating major military installations.

**Lead Agency:** Kitsap County

**Staff contact:** Darren Gurnee, Planner, Kitsap DCD, Planning and Environmental Programs Div.

**Location of proposal, including street address, if any:** This non-project action is an amendment to the Kitsap County Comprehensive Plan and affects unincorporated Kitsap County. Proposed center designations are dispersed throughout unincorporated Kitsap County.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. This is a non-project action. The SEPA comment period is extended through January 8, 2020.

#### COMMENTS:

This is a nonproject action per WAC 197-11-704(2)(b). Adoption by ordinance of the amendment by the Kitsap County Board of Commissioners is expected spring of 2020. The Comprehensive Plan and Kitsap County Code are subject to continuous review and may be amended in future years. Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Responsible Official: Scott Diener

SEPA Coordinator: Steve Heacock

Position/Title: SEPA Coordinator, Dept. of Community Development Phone: (360) 337-5777

Address: 619 Division Street, Port Orchard, WA 98366

DATE: 12/16/2019

Signature: \_\_\_\_\_

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## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

**A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

2019 Kitsap County Comprehensive Plan Amendment – Regional Growth Centers, Regional Manufacturing/Industrial Centers, Countywide Centers, Rural Centers, and Military Installations (a non-project action)

2. Name of applicant: [\[help\]](#)

Kitsap County Department of Community Development

3. Address and phone number of applicant and contact person: [\[help\]](#)

Darren Gurnee, Planner  
[dgurnee@co.kitsap.wa.us](mailto:dgurnee@co.kitsap.wa.us)  
360-337-5777  
619 Division Street, MS-36  
Port Orchard, WA 98366

4. Date checklist prepared: [\[help\]](#)

October 18, 2019

5. Agency requesting checklist: [\[help\]](#)

Kitsap County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Amendment is expected to be adopted in January 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

The Comprehensive Plan and Kitsap County Code are subject to continuous review and may be amended in future years. Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

Not applicable for this non-project action.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

This amendment will need to be adopted by Kitsap County ordinance.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

This amendment includes:

- A new policy that designates regional growth centers, regional manufacturing/industrial centers, countywide centers, and rural centers.
- An update to Land Use Policy 45 designating major military installations.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

This amendment to the Kitsap County Comprehensive Plan affects unincorporated Kitsap County. Proposed center designations are dispersed throughout unincorporated Kitsap County.

## **B. Environmental Elements** [\[help\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

Not applicable for this non-project action.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Not applicable for this non-project action.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Not applicable for this non-project action.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Not applicable for this non-project action.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Not applicable for this non-project action.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Not applicable for this non-project action.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Not applicable for this non-project action.

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Not applicable for this non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action.



- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Not applicable for this non-project action.

**3. Water** [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Not applicable for this non-project action

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Not applicable for this non-project action

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Not applicable for this non-project action

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable for this non-project action

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Not applicable for this non-project action

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

Not applicable for this non-project action

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable for this non-project action

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Not applicable for this non-project action

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Not applicable for this non-project action

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Not applicable for this non-project action

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Not applicable for this non-project action

**4. Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other

\_\_\_\_ other types of vegetation

Not applicable for this non-project action

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Not applicable for this non-project action

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Not applicable for this non-project action

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Not applicable for this non-project action

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Not applicable for this non-project action

**5. Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

Not applicable for this non-project action

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Not applicable for this non-project action

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not applicable for this non-project action

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Not applicable for this non-project action

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

Not applicable for this non-project action

**6. Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Not applicable for this non-project action

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Not applicable for this non-project action

**7. Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Not applicable for this non-project action

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

Not applicable for this non-project action

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

Not applicable for this non-project action

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

Not applicable for this non-project action

- 4) Describe special emergency services that might be required. [\[help\]](#)

Not applicable for this non-project action

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Not applicable for this non-project action

**b. Noise** [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Not applicable for this non-project action

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Not applicable for this non-project action

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Not applicable for this non-project action

**8. Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Not applicable for this non-project action

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not applicable for this non-project action

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

Not applicable for this non-project action

- c. Describe any structures on the site. [\[help\]](#)

Not applicable for this non-project action

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Not applicable for this non-project action

- e. What is the current zoning classification of the site? [\[help\]](#)

Not applicable for this non-project action

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Not applicable for this non-project action

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable for this non-project action

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Not applicable for this non-project action

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Not applicable for this non-project action

- j. Approximately how many people would the completed project displace? [\[help\]](#)

Not applicable for this non-project action

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable for this non-project action

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Not applicable for this non-project action

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable for this non-project action

**9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable for this non-project action

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable for this non-project action

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not applicable for this non-project action

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Not applicable for this non-project action

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Not applicable for this non-project action

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Not applicable for this non-project action

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Not applicable for this non-project action

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable for this non-project action

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Not applicable for this non-project action

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not applicable for this non-project action

**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Not applicable for this non-project action

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

Not applicable for this non-project action

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Not applicable for this non-project action

**13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

Not applicable for this non-project action

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Not applicable for this non-project action

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)



Not applicable for this non-project action

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Not applicable for this non-project action

**14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Not applicable for this non-project action

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Not applicable for this non-project action

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable for this non-project action

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Not applicable for this non-project action

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Not applicable for this non-project action

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Not applicable for this non-project action

**15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Not applicable for this non-project action

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Not applicable for this non-project action

**16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

Not applicable for this non-project action

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Not applicable for this non-project action

**C. Signature** [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  \_\_\_\_\_

Name of signee Darren Gurnee

Position and Agency/Organization: Planner, Kitsap County Department of Community Development

Date Submitted: 10/18/2019

**D. Supplemental sheet for nonproject actions** [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This non-project action designates centers in unincorporated Kitsap County consistent with the Puget Sound Regional Council 2018 Regional Centers Framework Update. A center designation supports the County's ability to achieve the existing vision for development and planned growth in unincorporated Kitsap County, but does not change the County's existing policies or development regulations. Such changes are anticipated in the future and will be evaluated at the time more information is known. This non-project action is:

- consistent with the Growth Management Act regarding [RCW 36.70A.110](#) Comprehensive plans – Urban Growth Areas and [RCW 36.70A.070](#) Comprehensive plans – Mandatory elements, more specifically Limited Areas of More Intense Rural Development (LAMIRD).
- not likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise more than planned for in the existing Kitsap County Comprehensive Plan.

Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Proposed measures to avoid or reduce such increases are:

The County will require individual projects to comply with Kitsap County Code and may implement conditions of approval to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This non-project action designates centers in unincorporated Kitsap County consistent with the Puget Sound Regional Council 2018 Regional Centers Framework Update. A center designation supports the County's ability to achieve the existing vision for development and planned growth in unincorporated Kitsap County, but does not change the County's existing policies or development regulations. Such changes are anticipated in the future and will be evaluated at the time more information is known. This non-project action is:

- consistent with the Growth Management Act regarding [RCW 36.70A.110](#) Comprehensive plans – Urban Growth Areas and [RCW 36.70A.070](#) Comprehensive plans – Mandatory elements, more specifically Limited Areas of More Intense Rural Development (LAMIRD).
- not likely to affect plants, animals, fish, or marine life more than planned for in the existing Kitsap County Comprehensive Plan.

Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The County will require individual projects to comply with Kitsap County Code and may implement conditions of approval to conserve plants, animals, fish, or marine life.

3. How would the proposal be likely to deplete energy or natural resources?

This non-project action designates centers in unincorporated Kitsap County consistent with the Puget Sound Regional Council 2018 Regional Centers Framework Update. A center designation supports the County's ability to achieve the existing vision for development and planned growth in unincorporated Kitsap County, but does not change the County's existing policies or development regulations. Such changes are anticipated in the future and will be evaluated at the time more information is known. This non-project action is:

- consistent with the Growth Management Act regarding [RCW 36.70A.110](#) Comprehensive plans – Urban Growth Areas and [RCW 36.70A.070](#) Comprehensive plans – Mandatory elements, more specifically Limited Areas of More Intense Rural Development (LAMIRD).
- not likely to deplete energy or natural resources more than planned for in the existing Kitsap County Comprehensive Plan.

Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Proposed measures to protect or conserve energy and natural resources are:

The County will require individual projects to comply with Kitsap County Code and implement conditions of approval to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This non-project action designates centers in unincorporated Kitsap County consistent with the Puget Sound Regional Council 2018 Regional Centers Framework Update. A center designation supports the County's ability to achieve the existing vision for development and planned growth in unincorporated Kitsap County, but does not change the County's existing policies or development regulations. Such changes are anticipated in the future and will be evaluated at the time more information is known. This non-project action is:

- consistent with the Growth Management Act regarding [RCW 36.70A.110](#) Comprehensive plans – Urban Growth Areas and [RCW 36.70A.070](#) Comprehensive plans – Mandatory elements, more specifically Limited Areas of More Intense Rural Development (LAMIRD).
- not likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection more than planned for in the existing Kitsap County Comprehensive Plan.

Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The County will require individual projects to comply with Kitsap County Code and may implement conditions of approval to avoid or reduce such impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This non-project action designates centers in unincorporated Kitsap County consistent with the Puget Sound Regional Council 2018 Regional Centers Framework Update. A center designation supports the County's ability to achieve the existing vision for development and planned growth in unincorporated Kitsap County, but does not change the County's existing policies or development regulations. Such changes are anticipated in the future and will be evaluated at the time more information is known. This non-project action is:

- consistent with the Growth Management Act regarding [RCW 36.70A.110](#) Comprehensive plans – Urban Growth Areas and [RCW 36.70A.070](#) Comprehensive plans – Mandatory elements and Limited Areas of More Intense Rural Development (LAMIRD).
- not likely to affect land and shoreline use more than planned for in the existing Kitsap County Comprehensive Plan.

Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The County will require individual projects to comply with Kitsap County Code and may implement conditions of approval to avoid or reduce such increases.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This non-project action designates centers in unincorporated Kitsap County consistent with the Puget Sound Regional Council 2018 Regional Centers Framework Update. A center designation supports the County’s ability to achieve the existing vision for development and planned growth in unincorporated Kitsap County, but does not change the County’s existing policies or development regulations. Such changes are anticipated in the future and will be evaluated at the time more information is known. This non-project action is:

- consistent with the Growth Management Act regarding [RCW 36.70A.110](#) Comprehensive plans – Urban Growth Areas and [RCW 36.70A.070](#) Comprehensive plans – Mandatory elements, more specifically Limited Areas of More Intense Rural Development (LAMIRD).
- not likely to increase demands on transportation or public services and utilities more than planned for in the existing Kitsap County Comprehensive Plan.

Individual project actions that may occur following these amendments are subject to applicable project level environmental review.

Proposed measures to reduce or respond to such demand(s) are:

The County will require individual projects to comply with Kitsap County Code and may implement conditions of approval to reduce and respond to such demands. Kitsap County can focus future planning efforts and infrastructure investment by designating these centers. This increases the County’s ability to respond to transportation demands in designated centers.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This non-project action designates centers in unincorporated Kitsap County consistent with the Puget Sound Regional Council 2018 Regional Centers Framework Update. A center designation supports the County's ability to achieve the existing vision for development and planned growth in unincorporated Kitsap County, but does not change the County's existing policies or development regulations. Such changes are anticipated in the future and will be evaluated at the time more information is known. This non-project action does not conflict with local, state, or federal laws or requirements for the protection of the environment.

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# **Attachment C**

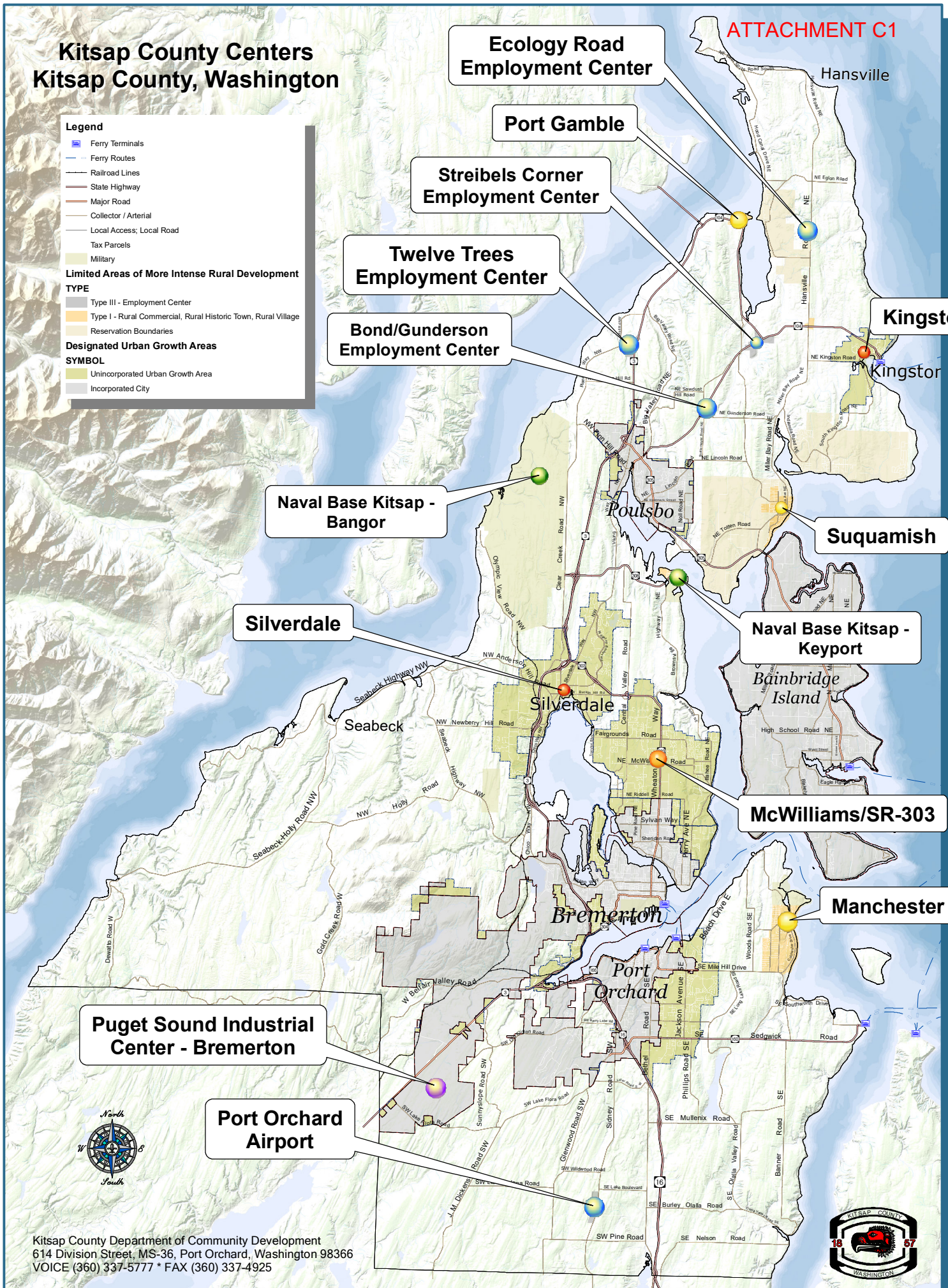
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# Kitsap County Centers Kitsap County, Washington

ATTACHMENT C1

## Legend

- Ferry Terminals
  - Ferry Routes
  - Railroad Lines
  - State Highway
  - Major Road
  - Collector / Arterial
  - Local Access; Local Road
  - Tax Parcels
  - Military
- Limited Areas of More Intense Rural Development**
- TYPE**
- Type III - Employment Center
  - Type I - Rural Commercial, Rural Historic Town, Rural Village
  - Reservation Boundaries
- Designated Urban Growth Areas**
- SYMBOL**
- Unincorporated Urban Growth Area
  - Incorporated City



**Ecology Road  
Employment Center**

**Port Gamble**

**Streibels Corner  
Employment Center**

**Twelve Trees  
Employment Center**

**Bond/Gunderson  
Employment Center**

**Naval Base Kitsap -  
Bangor**

**Silverdale**

**Naval Base Kitsap -  
Keyport**

**Suquamish**

**McWilliams/SR-303**

**Manchester**

**Puget Sound Industrial  
Center - Bremerton**

**Port Orchard  
Airport**



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# Regional Centers Framework Update

**Adopted March 22, 2018**



Puget Sound Regional Council

# ATTACHMENT C2 - Regional Centers Framework Update

Regional Centers Framework Update  
Adopted March 22, 2018

## Contents

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### 1. Purpose and Background

#### Purpose

Centers are the hallmark of VISION 2040 and the Regional Growth Strategy. They guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for PSRC's federal transportation funding.

In 2015, the Growth Management Policy Board adopted a scope of work to review the existing centers framework. The regional centers have been integral to regional planning for over 20 years, and this update represented an opportunity to reassess the system in place today and opportunities to recognize other places that are serving important roles in the region. The Regional Centers Framework outlines a revised structure and criteria for regional and countywide centers and direction to update policies and procedures to update to the regional centers framework.

This update will:

- Clearly define the types of central places—both larger and smaller—within the region that are the focus of growth, planning, and investment.
- Establish criteria and planning expectations that ensure centers are developing as thriving and connected communities with sufficient market potential to accommodate new jobs and residents.
- Provide for consistent designation of centers at the regional and countywide levels across the region.
- Address requirements for new centers and redesignation of existing regional centers.

Growth in centers has significant regional benefits, including supporting multimodal transportation options, compact growth, housing choices near jobs, climate goals, and access to opportunity. As important focal points for investment and development, regional centers represent a crucial opportunity to support equitable access to affordable housing, services, health, quality transit service, and employment, as well as to build on the community assets currently present within centers.

#### Implementation

This framework establishes key opportunities for the region to support VISION 2040's objective of encouraging development of compact, livable centers as an opportunity to accommodate a significant portion of the region's growth. Adoption of the framework in itself does not change regional or local policies, regulations, or funding mechanisms. Implementation of the framework will take several steps that are discussed in Section 12 of the framework:

- Updating new center designation procedures
- Developing new administrative procedures for monitoring of existing centers
- Updating VISION 2040, including guidance on growth expectations for centers
- Updating countywide planning policies with countywide criteria and designations
- Measuring performance and outcomes over time
- Completing additional analysis on social equity strategies for centers
- Completing additional review and consultation with tribes on the role of tribal lands in the centers framework
- Research funding opportunities for centers
- Research the number and distribution of centers

## ATTACHMENT C2 - Regional Centers Framework Update

The framework proposal focuses on the criteria and process to designate and evaluate regional and countywide centers. The proposal does not recommend prioritizing funding based on center size or type. The proposal identifies different types and sizes of regional centers to better tailor expectations for future growth and development in centers.

Development of the board proposal has focused on providing opportunities for jurisdictions to designate new centers and flexibility to maintain existing centers, including at least two growth centers and one manufacturing/industrial center in each county. The centers framework should continue to maintain appropriate regional distribution and provide for opportunities to designate new centers.

### Guiding Principles & Objectives

In the project scope of work, the Growth Management Policy Board adopted the following guiding principles for the project:

- *Support the Growth Management Act and VISION 2040.*
- *Focus growth consistent with the Regional Growth Strategy.*
- *Recognize and support different types and roles of regional and subregional centers.*
- *Provide common procedures across the region.*
- *Guide strategic use of limited regional investments.*
- *Inform future planning updates at regional, countywide, and local levels.*

Objectives to guide the project were established at a joint board session in 2016:

**Growth:** Centers attract robust population and employment growth—a significant and growing share of the region’s overall growth.

**Mobility:** Centers provide diverse mobility choices so that people who live and work in centers have alternatives to driving alone.

**Environment:** Centers improve environmental sustainability, protecting rural and resource lands, habitat, and other critical areas by focusing the majority of growth in urban areas with existing infrastructure.

**Social Equity and Opportunity:** Centers offer high access to opportunity, including affordable housing choices and access to jobs, to a diverse population.

**Economic Development:** Centers help the region maintain a competitive economic edge by offering employers locations that are well connected to a regional transportation network, and are attractive and accessible to workers.

**Public Health:** Centers create safe, clean, livable, complete and healthy communities that promote physical, mental, and social well-being.

The Regional Centers Framework Update project included significant outreach and committee and board discussions. The process was informed by staff-level Technical Advisory Group and Stakeholder Working Group, joint board sessions, county-level workshops, and ongoing outreach to local governments. A staff-level Stakeholder Working Group met from June 2016 through January 2017 and identified recommendations and alternatives for PSRC’s boards to consider. Their final report informed deliberation by the Growth Management Policy Board in 2017.



---

### 2. Regional Centers Designation Procedures

The **Designation Procedures for New Centers** contains detailed requirements for designation and review of regional growth centers and manufacturing/industrial centers. The procedures are adopted by the Executive Board.

As part of the implementation of this framework, PSRC will update the **Designation Procedures for New Centers** to incorporate the following procedural changes:

- When designating new regional centers, the PSRC boards will also consider:
  - Distribution of centers throughout the region, including by county, and whether new center locations would be advantageous for overall regional growth objectives. Centers should be distributed in locations consistent with the regional vision, and in areas that do not place additional development pressure on rural and resource lands. Environmental factors may be considered in designating new centers.
  - The overall number of centers in the region, supported by research on the number and distribution of centers.
- Application and review of new regional centers will be limited to major regional growth plan updates (VISION 2040 and its successor plans) and approximately every five years, following the results of performance monitoring. As an interim measure, the application period for new centers will remain open through the fall of 2019.
- Employment and/or activity thresholds for new regional centers will be reviewed and potentially updated when the regional growth plan is updated to account for overall growth in centers over time. Center designations should remain relatively stable over the long term, but will allow centers to change into new types when they have achieved higher levels of activity and other criteria.

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### 3. Regional Growth Centers Eligibility and Criteria

Regional growth centers are locations of more compact, pedestrian-oriented development with a mix of housing, jobs, retail, services, and other destinations. The region's plans identify centers as areas that should receive a significant share of the region's population and employment growth compared with other parts of the urban area, while providing improved access and mobility—especially for walking, biking, and transit.

#### Eligibility Criteria for New Regional Growth Centers

The minimum eligibility requirements for new centers ensure consistency in centers designation and ensure that new regional growth centers meet the intent of VISION 2040 while allowing for flexibility. The **Designation Procedures for New Centers** will be updated to identify additional supporting documentation:

- **Local commitment.** Evidence center is a local priority and sponsor city/county has sustained commitment over time to local investments in creating a walkable, livable center.

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- **Planning.** Completion of a center plan (subarea plan, plan element or functional equivalent that provides detailed planning or analysis) that meets regional guidance in advance of designation. Environmental review that demonstrates center area is appropriate for dense development.
  - Assessment of housing need, including displacement risk, as well as documentation of tools, programs, or commitment to provide housing choices affordable to a full range of incomes and strategies to further fair housing
- **Jurisdiction and Location.** New regional growth centers should be located within a city, with few exceptions. LINK light rail stations in unincorporated urban areas (including those funded through the Sound Transit 3 ballot measure) may be eligible for center designation at any scale, provided they are affiliated for annexation or planned for incorporation. Joint planning of unincorporated center areas is encouraged. Other unincorporated urban areas may be eligible for countywide center status, provided they are affiliated for annexation or planned for incorporation.
- **Existing Conditions.** Existing infrastructure and utilities sufficient to support new center growth, a mix of both existing housing and employment, justification of size and shape. Recommend centers to be nodal with a generally round or square shape and avoid linear or gerrymandered shapes that are not readily walkable or connected by transit. Bicycle and pedestrian infrastructure, amenities, and a street pattern that supports walkability

### Designation Criteria for New Regional Growth Centers

The Regional Centers Framework Update defines two distinct types of regional growth centers with tailored minimum criteria as described in this section. The type of regional center does not establish a distinction for the purpose of PSRC’s regional funding process. The criteria are expanded to include discussion of appropriate size, minimum transit service, market potential, and regional role. Transit service is an important factor for growth in centers. Local governments should work with transit providers to plan for appropriate transit service levels in centers. The center types will be used to inform future growth planning.

Regional Growth Centers	
<p><b>Urban Growth Center</b></p> <p>These centers have an important regional role, with dense existing jobs and housing, high-quality transit service, and planning for significant growth. These centers may represent areas where major investments – such as high-capacity transit – offer new opportunities for growth.</p>	<p><b>Metro Growth Center</b></p> <p>These centers have a primary regional role – they have dense existing jobs and housing, high-quality transit service, and are planning for significant growth. They will continue to serve as major transit hubs for the region. These centers also provide regional services, and serve as major civic and cultural centers.</p>
<p><b>Urban Growth Center Criteria</b></p> <p>Center must meet each the following criteria:</p> <ul style="list-style-type: none"> <li>○ <b>Existing density.</b> 18 activity units per acre minimum</li> <li>○ <b>Planned target density.</b> 45 activity units per acre minimum</li> </ul>	<p><b>Metro Growth Center Criteria</b></p> <p>Center must meet each the following criteria:</p> <ul style="list-style-type: none"> <li>○ <b>Existing density.</b> 30 activity units per acre minimum</li> <li>○ <b>Planned target density.</b> 85 activity units per acre minimum</li> </ul>

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<ul style="list-style-type: none"><li>○ <b>Mix of uses.</b> Regional growth centers should have a goal for a minimum mix of at least 15% planned residential and employment activity in the center.</li><li>○ <b>Size.</b> 200 acres minimum - 640 acres maximum (may be larger if served by an internal, high capacity transit system)</li><li>○ <b>Transit.</b> Existing or planned<sup>1</sup> fixed route bus, regional bus, Bus Rapid Transit, or other frequent and all-day bus service. May substitute high-capacity transit mode for fixed route bus. Service quality is defined as either frequent (&lt; 15-minute headways) and all-day (operates at least 16 hours per day on weekdays) –or- high capacity</li><li>○ <b>Market potential.</b> Evidence of future market potential to support planning target</li><li>○ <b>Role.</b> Evidence of regional role<ul style="list-style-type: none"><li>● Clear regional role for center (serves as important destination for the county)</li><li>● Jurisdiction is planning to accommodate significant residential and employment growth under Regional Growth Strategy</li></ul></li></ul>	<ul style="list-style-type: none"><li>○ <b>Mix of uses.</b> Regional growth centers should have a goal for a minimum mix of at least 15% planned residential and employment activity in the center.</li><li>○ <b>Size.</b> 320 acres minimum - 640 acres maximum (may be larger if served by an internal, high capacity transit system)</li><li>○ <b>Transit.</b> Existing or planned light rail, commuter rail, ferry, or other high capacity transit with similar service quality as light rail. Service quality is defined as either frequent (&lt; 15-minute headways) and all-day (operates at least 18 hours per day on weekdays) –or- high capacity (e.g., ferry, commuter rail, regional bus, Bus Rapid Transit). Evidence the area serves as major transit hub and has high quality/high capacity existing or planned service.</li><li>○ <b>Market potential.</b> Evidence of future market potential to support planning target</li><li>○ <b>Role.</b> Evidence of regional role:<ul style="list-style-type: none"><li>● Clear regional role for center (for example, city center of metropolitan cities, other large and fast-growing centers; important regional destination)</li><li>● Jurisdiction is planning to accommodate significant residential and employment growth under Regional Growth Strategy</li></ul></li></ul>
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### 4. Manufacturing/Industrial Centers Eligibility and Criteria

Manufacturing/industrial centers preserve lands for family-wage jobs in basic industries and trade and provide areas where that employment may grow in the future. Manufacturing/industrial centers form a critical regional resource that provides economic diversity, supports national and international trade, generates substantial revenue for local governments, and offers higher than average wages.

<sup>1</sup> “Planned” transit means funded projects or projects identified in the constrained portion of Transportation 2040. The Transportation 2040 constrained project list incorporates projects in transit agency long-range plans where funding is reasonably expected during the 2040 planning horizon.

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VISION 2040 calls for the recognition and preservation of existing centers of intensive manufacturing and industrial activity and the provision of infrastructure and services necessary to support these areas. These centers are important employment locations that serve both current and long-term regional economic objectives.

Manufacturing/industrial centers have very different characteristics and mobility needs than regional growth centers. For example, transit may not be viable for all types of manufacturing/industrial centers, but identifying transportation demand management strategies, including carpool and vanpools, can help reduce congestion impacts regardless of transit access. The criteria to designate manufacturing/industrial centers focuses on these and other factors to support the long-term industrial base of the region. Moving freight and goods to and through MICs is critical, on trucks, as well as other modes, such as marine, air and rail.

The [Industrial Lands Analysis \(2015\)](#) identified strategies to ensure an adequate supply of industrial land in the region, including protecting priority users of industrial land and limiting commercial and office uses that compete with industrial use. The centers designation criteria provide some flexibility for non-industrial uses in manufacturing/industrial centers, which may include amenities and services for employees, some commercial uses, and other types non-industrial uses.

### **Eligibility Criteria for New Regional Manufacturing/Industrial Centers**

Minimum eligibility requirements ensure consistency in centers designation and ensure that new regional growth centers meet the intent of VISION 2040 while allowing for flexibility. The **Designation Procedures for New Centers** should be updated to identify additional supporting documentation:

**Local commitment.** Evidence center is a local priority had city/county has sustained commitment over time to local investments in infrastructure and transportation. Demonstrated commitment to protecting and preserving industrial uses, strategies and incentives to encourage industrial uses in the center, and established partnerships with relevant parties to ensure success of manufacturing/industrial center

**Planning.** Completion of a center plan (subarea plan, plan element or functional equivalent) that meets regional guidance in advance of designation. Where applicable, the plan should be developed in consultation with public ports and other affected governmental entities. Environmental review that the area is appropriate for development

**Location.** Manufacturing/industrial centers should be located within a city with few exceptions.

**Existing Conditions.** Adequate infrastructure and utilities to support growth, access to relevant transportation infrastructure, documentation of economic impact, and justification of size and shape of manufacturing/industrial center

### **Designation Criteria for New Regional Manufacturing/Industrial Centers**

The Regional Centers Framework Update identifies two distinct pathways to designate new manufacturing/industrial centers. Minimum eligibility for regional designation is described in this section. The criteria are expanded to include discussion of appropriate employment type, core industrial zoning, industrial preservation strategies, and regional role. The center pathways may be used to inform future growth planning.

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New Manufacturing/Industrial Centers	
<p><b>Industrial Employment Center</b></p> <p>These centers are highly active industrial areas with significant existing jobs, core industrial activity, evidence of long-term demand, and regional role. They have a legacy of industrial employment and represent important long-term industrial areas, such as deep-water ports and major manufacturing. The intent of this designation is to, at a minimum, preserve existing industrial jobs and land use and to continue to grow industrial employment in these centers where possible. Jurisdictions and transit agencies should aim to serve all MICs with transit.</p>	<p><b>Industrial Growth Center</b></p> <p>These regional clusters of industrial lands have significant value to the region and potential for future job growth. These large areas of industrial land serve the region with international employers, industrial infrastructure, concentrations of industrial jobs, and evidence of long-term potential. The intent of this designation is to continue growth of industrial employment and preserve the region's industrial land base for long-term growth and retention. Jurisdictions and transit agencies should aim to serve all MICs with transit.</p>
<p>Center must meet each the following criteria:</p> <ul style="list-style-type: none"> <li>• Existing jobs: 10,000 minimum</li> <li>• Planned jobs: 20,000 minimum</li> <li>• Minimum 50% industrial employment</li> <li>• If MIC is within a transit service district, availability of existing or planned frequent, local, express, or flexible transit service. If MIC is outside a transit service district, documented strategies to reduce commute impacts through transportation demand management strategies consistent with the Regional Transportation Plan Appendix F (Regional TDM Action Plan)</li> <li>• Presence of irreplaceable industrial infrastructure<sup>2</sup></li> <li>• At least 75% of land area zoned for core industrial uses<sup>3</sup></li> <li>• Industrial retention strategies in place</li> <li>• Regional role</li> </ul>	<p>Center must meet each the following criteria:</p> <ul style="list-style-type: none"> <li>• Minimum size of 2,000 acres</li> <li>• Existing jobs: 4,000 minimum</li> <li>• Planned jobs: 10,000 minimum</li> <li>• Minimum 50% industrial employment</li> <li>• If MIC is within a transit service district, availability of existing or planned frequent, local, express, or flexible transit service. If MIC is outside a transit service district, documented strategies to reduce commute impacts through transportation demand management strategies consistent with the Regional Transportation Plan Appendix F (Regional TDM Action Plan)</li> <li>• At least 75% of land area zoned for core industrial uses</li> <li>• Industrial retention strategies in place</li> <li>• Regional role</li> </ul>

<sup>2</sup> Industrial-related infrastructure that would be irreplaceable elsewhere, such as working maritime port facilities, air and rail freight facilities.

<sup>3</sup> Zoning designations dominated by traditional industrial land uses such as manufacturing, transportation, warehousing and freight terminals. Commercial uses within core industrial zones shall be strictly limited.

### 5. Regional Center Redesignation Standards

Regional centers have been a central strategy of the regional plan for decades, although centers have been designated through different procedures depending on when they were first designated. An objective with the regional centers framework update is to establish a more consistent system between new and existing centers. Recognizing both that existing centers were designated through different processes and the objective of working toward greater consistency, PSRC will develop administrative procedures for review of existing centers. The procedures are anticipated to be drafted in the first half of 2018, with a review of existing centers to follow in 2018 and 2019 during the VISION 2050 planning process.

- **Initial redesignation.** The first evaluation of existing centers will occur in 2018-2020 as part of the VISION 2040 update. All designated regional centers as of 2017 are automatically redesignated, provided that they meet the following criteria:
  - Adopted center plan (subarea plan, plan element or functional equivalent) should be completed by 2020. Jurisdictions may request an extension from the Growth Management Policy Board if substantial progress on subarea planning has been made by 2020. Different approaches to subarea planning may be appropriate and input from other affect government entities, such as public ports, will be considered, but future updates should be equivalent to a subarea plan by 2025. Plans should include goals and policies that specifically address the center and should be adopted by the jurisdiction(s) with local land use authority for the center. Plan adoption should meet public notice and involvement requirements established under the Growth Management Act.
  - Designation of the regional center in the adopted local comprehensive plan and countywide planning policies.
- PSRC staff will work with cities and counties to identify the applicable center types and whether all the criteria are already met or could be met.
- **Monitoring review of regional growth centers.** A first monitoring review period, scheduled for 2025, will follow the next major comprehensive plan periodic update (due in 2023 and 2024) and will reoccur about every five years thereafter. At the first monitoring review in 2025, existing regional growth centers will be expected to fully meet eligibility and designation criteria similar to new centers:
  - **Local commitment.** Evidence center is a local priority and sponsor city/county has sustained commitment over time to local investments in creating a walkable, livable center.
  - **Planning.** An updated center plan (subarea plan, plan element or functional equivalent that provides detailed planning or analysis) that addresses regional guidance, and plans for a mix of housing and employment, bicycle and pedestrian infrastructure, amenities, and a street pattern that supports walkability.
    - Assessment of housing need, including displacement risk, as well as documentation of tools, programs, or commitment to provide housing choices affordable to a full range of incomes and strategies to further fair housing.

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- **Location.** Existing regional growth centers not located within a city should be affiliated for annexation or in a location planned for incorporation. Joint planning of the center area is encouraged.
  - **Capital investments.** Capital investments by the local government in the center in the current or prior 6-year capital planning cycle, and commitment to infrastructure and utilities in the jurisdiction's capital improvement program sufficient to support center growth, pedestrian infrastructure, and public amenities.
  - **Center criteria.** Consistent with designation criteria for size, planning, transit, market potential, and role for new regional growth centers in Section 3. Existing centers will remain designated if they do not meet the new center density criteria, provided that the center is consistent with other criteria identified in this section.
  - **Market study.** Regional growth centers that have existing density levels below the level required for new regional centers at the time of the review must complete a market study to evaluate the potential for and opportunities to best support center growth. The market study must consider a planning horizon reasonably beyond the monitoring period (2025). The market study should show how the center can meet targeted levels of growth within the planning period. The jurisdiction should demonstrate its work to address opportunities identified in the market study.
- **Monitoring review of manufacturing/industrial centers.** A first monitoring review period, scheduled for 2025, will follow the next major comprehensive plan periodic update (due in 2023 and 2024) and will reoccur about every five years thereafter. At the first monitoring review in 2025, existing manufacturing/industrial centers will be expected to fully meet eligibility and designation criteria similar to new centers:
- **Local commitment.** Evidence center is a local priority and sponsor city/county has sustained commitment over time to local investments in infrastructure and transportation. Demonstrated commitment to protecting and preserving industrial uses, strategies and incentives to encourage industrial uses in the center, and established partnerships with relevant parties to ensure success of the manufacturing/industrial center.
  - **Planning.** Completion of a center plan (subarea plan, plan element or functional equivalent) that addresses regional guidance and plans for access to transportation infrastructure and economic development. Where applicable, the plan should be developed in consultation with public ports and affected governmental entities.
  - **Location.** If existing manufacturing/industrial centers are not located within a city, joint planning and annexation/incorporation are encouraged as feasible.
  - **Capital investments.** Capital investments by the local government in the center in the current or prior 6-year capital planning cycle, and commitment to infrastructure and utilities in the jurisdiction's capital improvement program sufficient to support center growth and planned transportation infrastructure.
  - **Center criteria.** Consistent with designation criteria for new manufacturing/industrial centers in Section 4. Existing centers will remain designated if they do not meet the new center existing or planned jobs criteria, provided that the center is consistent with other criteria identified in this section.

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- **Market study.** Manufacturing/industrial centers that have existing employment levels below the level required for new centers at the time of the review must complete a market study to evaluate the potential for and opportunities to best support center growth. The market study must consider a planning horizon reasonably beyond the monitoring period (2025). The market study should show how the center can meet targeted levels of growth within the planning period. The jurisdiction should demonstrate its work to address opportunities identified in the market study.
  - The board will maintain flexibility in evaluating existing centers to consider when centers are very close to the existing conditions criteria, to account from economic recessions, progress and growth, local investments or the lack of investments, and regional importance of a particular area.
  - Criteria related to physical improvements should be included in center plans, but may need to be addressed over the long-term, such as developing a complete walkable street network.

### 6. Countywide Centers

Each county’s countywide planning policies include criteria and processes for countywide centers, though the approach currently varies significantly by county. Through the Centers Framework Update, designation of countywide centers remains delegated to a countywide process while providing a baseline of consistent regional standards for each county to use. PSRC reviews and certifies countywide planning policies, but PSRC’s role does not include review of countywide centers.

Countywide growth centers serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment. Countywide industrial centers serve as important local industrial areas. These areas support living wage jobs and serve a key role in the county’s manufacturing/industrial economy. The checklist below represents basic standards expected for countywide centers in each county. Depending on county circumstance and priorities, countywide planning policies may include additional criteria (such as planning requirements or mix of uses) or other additional standards within this overall framework. Countywide center designations will be reviewed by an established timeframe and process set by the countywide planning body.

Countywide Centers	
Countywide Growth Center	Countywide Industrial Center
Center must meet each the following criteria:	Center must meet each the following criteria:
Identified as a countywide center in the countywide planning policies	Identified as a countywide center in the countywide planning policies
Located within a city or unincorporated urban area	Located within a city or unincorporated urban area



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Countywide Centers	
Countywide Growth Center	Countywide Industrial Center
<p>(cont.)</p> <p>Demonstration that the center is a local planning and investment priority:</p> <ul style="list-style-type: none"> <li>○ Identified as a countywide center in a local comprehensive plan; subarea plan recommended</li> <li>○ Clear evidence that area is a local priority for investment, such as planning efforts or infrastructure</li> </ul> <p>The center is a location for compact, mixed-use development; including:</p> <ul style="list-style-type: none"> <li>○ A minimum existing activity unit density of 10 activity units per acre</li> <li>○ Planning and zoning for a minimum mix of uses of 20 percent residential and 20 percent employment, unless unique circumstances make these percentages not possible to achieve.</li> <li>○ Capacity and planning for additional growth</li> </ul> <p>The center supports multi-modal transportation, including:</p> <ul style="list-style-type: none"> <li>○ Transit service</li> <li>○ Pedestrian infrastructure and amenities</li> <li>○ Street pattern that supports walkability</li> <li>○ Bicycle infrastructure and amenities</li> <li>○ Compact, walkable size of one-quarter mile squared (160 acres), up to half-mile transit walkshed (500 acres)</li> </ul>	<p>(cont.)</p> <p>Demonstration that the center is a local planning and investment priority:</p> <ul style="list-style-type: none"> <li>○ Identified as a countywide center in a local comprehensive plan; subarea plan recommended</li> <li>○ Clear evidence that area is a local priority for investment, such as planning efforts, or infrastructure</li> </ul> <p>The center supports industrial sector employment:</p> <ul style="list-style-type: none"> <li>○ Minimum 1,000 existing jobs and/or 500 acres of industrial land</li> <li>○ Defined transportation demand management strategies in place</li> <li>○ At least 75% of land area zoned for core industrial uses</li> <li>○ Industrial retention strategies in place</li> <li>○ Capacity and planning for additional growth</li> <li>○ Important county role and concentration of industrial land or jobs with evidence of long-term demand</li> </ul>

### 7. Local Centers and Other Types of Centers

VISION 2040 calls for central places in all jurisdictions to support a centers-based approach to development in the region. These places range from neighborhood centers to active crossroads in communities of all sizes. These centers play an important role in the region and help define our community character, provide local gathering places, serve as community hubs, and are often appropriate places for additional growth and focal points for services.

The Regional Centers Framework recognizes the importance of these places, but does not envision a regional or county designation for all types of local centers. The designation criteria outlined in this

document may provide a path to regional or county designation for locations that continue to grow and change over time.

Per program eligibility requirements, rural centers that participate in PSRC's Rural Town Centers and Corridors funding competition are located in either a freestanding city or town that is outside the region's contiguous urban growth area or a county's unincorporated rural area. These centers are designated through a local planning process, not through the Regional Centers Framework process.

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### 8. Military Installations

Military installations are a vital part of the region, home to thousands of personnel and jobs and a major contributor to the region's economy. While military installations are not subject to local, regional, or state plans and regulations, PSRC recognizes the relationship between regional growth patterns and military installations, and recognizes the importance of military employment and personnel all aspects of regional planning.

Recognition of military installations in the update to VISION 2040 can better acknowledge the role these installations play in the regional economy and in regional growth patterns. Designation criteria for installations can also help establish common expectations for how the region works with and supports military installations. Stakeholders throughout the process have emphasized the need to address base transportation access to benefit surrounding communities, as well as the installations. Per federal statutes, PSRC transportation funds cannot be spent on military installations, but surrounding communities may be eligible to receive funds for projects that connect to installations.

#### Designation Criteria for Types of Military Installations

PSRC's Executive Board will identify *Major Military Installations* in the update to VISION 2040, subject to adoption of the plan by the General Assembly. Major installations are defined as installations with more than 5,000 enlisted and service personnel. As of 2017, four installations met the minimum size criteria: Joint Base Lewis-McChord in Pierce County, Naval Base Kitsap–Bangor and Naval Base Kitsap–Bremerton<sup>4</sup> in Kitsap County, and Naval Station Everett in Snohomish County.

This recognition in the regional plan advances active collaboration between military installations, neighboring jurisdictions, and the region. The region recognizes military installations are major employers, associated with congestion, and that regional designation can help work to alleviate impacts. Through this recognition, regional expectations include:

- Ongoing coordination between the military installation, countywide planning forum, and neighboring jurisdictions regarding planned growth, regional impacts, and implementation of multimodal transportation options
- Support for multimodal commute planning and mode split goals for installation
- Completed Joint Land Use Study or similar coordinated planning effort

<sup>4</sup> For the purpose of regional centers designation, jurisdictions may count military activity towards center thresholds when the installation is directly adjacent or surrounded by the center (such as Naval Base Kitsap-Bremerton and the downtown Bremerton regional growth center).

Smaller military installations may continue to be recognized by countywide planning forums as a type of countywide center or equivalent. The minimum size criteria for countywide center designation will be as specified by RCW 36.70a.530 and identify “federal military installation[s], other than a reserve center, that employs one hundred or more full-time personnel.” As of 2017, five installations met the minimum criteria: Naval Base Kitsap Keyport, Seattle Coast Guard Station, Naval Base Kitsap Jackson Park, Camp Murray, and Naval Base Everett – Smokey Point Support Complex.

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### 9. Planning Requirements

PSRC’s Plan Review Manual contains guidance and requirements for comprehensive plan certification, including center subarea plans. The **Regional Center Plans Checklist** in the **PSRC’s Plan Review Manual** addresses planning expectations for center subarea plans. PSRC will work with the Regional Staff Committee to update the Plan Review Manual to amend requirements and provide best practices, with consideration for local variability.

The **Regional Growth Center Plan Checklist** will be updated to address the following topics:

- Affordable housing, including housing targets, needs assessment, affordable housing goals, and strategies to encourage new housing production with long-term affordability
- Displacement risk analysis and strategies to prevent or mitigate displacement
- Transit access, including transit service, transit-dependent populations, and safe and connected pedestrian and bicycle networks
- Equitable community engagement
- Access to opportunity, including employment and education opportunities and neighborhood quality of life
- Environmental justice impacts
- Specific transportation planning investments, programs, and resources identified.
- Availability of public services, like K-12 education, to meet needs of households with children.

The **Regional Manufacturing/Industrial Center Plan checklist** will be updated to address the following topics:

- Equitable community engagement
- Access to opportunity, including employment and education opportunities
- Environmental justice impacts
- Expectations around core industrial uses, residential encroachment, transitional buffers, and commercial and office uses that do not support manufacturing/industrial function
- Clearly articulated long-term commitment to protect and preserve manufacturing/industrial land uses and businesses in the center
- Specific transportation planning investments, programs, and resources identified

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### 10. Regional Support

#### Funding to Support Centers

Staff will research and identify other potential funding sources or programs to support development in centers. This may include housing in regional growth centers, economic development, other capital funds, additional state resources, marketing, and other strategies. PSRC should collaborate with other agencies and funders to identify additional funding sources for designated centers. PSRC will also explore funding for centers planning and technical assistance.

### Regional Center Types

The Regional Centers Framework does not establish a distinction between different types of regional centers for the purpose of PSRC's funding framework.

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### 11. Performance Measures

In the VISION 2040 update, PSRC will work with local governments and other stakeholders to develop performance measures for centers as a whole to evaluate success of the overall framework. Like previous monitoring studies, PSRC will lead the effort, with support and review from local governments. Performance measures should focus on a limited number of centers and consider the project outcome statements to support growth, mobility, environment, social equity and opportunity, economic development, and public health. Metrics may include overall growth goals or mode split goals for centers, level of local or regional investment, greenhouse gas emissions reductions, or other measures as appropriate, such as housing affordability, mix of uses, and health and equity.

PSRC will continue to conduct ongoing monitoring of performance measures for individual centers. This may include progress towards growth targets and mode split goals, tracking implementation actions, or tracking other measures consistent with the designation requirements.

- PSRC will publish a centers performance monitoring summary every five years in order to stay on top of regional trends in centers development.
- PSRC will review centers for performance as part of the monitoring review and prior to regional plan update years, and consider possible changes or reclassification if the local jurisdiction is not taking steps to plan and support growth in center to meet targets or goals.

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### 12. Implementation

**Procedures and Planning Expectations.** The board directs staff to prepare updates to the **Designation Procedures for New Centers, Regional Center Plans Checklist**, and develop **administrative procedures** for existing centers.

**Plan Updates.** The board directs staff to identify issues for VISION 2040 update<sup>5</sup>:

- Identification of military installations a regional geography
- Preservation of industrial land, both within designated manufacturing/industrial centers and in other industrial areas in the region
- Growth goals for regional centers

**Countywide Planning Policies.** The board requests updates to the countywide planning policies in each county during the next GMA update cycle (by 2023/2024) to implement countywide centers and achieve consistency with the regional framework. PSRC staff should work collaboratively with countywide groups on technical assistance and implementation of updated criteria.

<sup>5</sup> The framework may inform an update to the Regional Growth Strategy but does not commit the region to any particular distribution of growth or definition of regional geographies.

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**PSRC Work Plan.** The board directs staff to develop an implementation work plan and schedule to engage with PSRC membership and other stakeholders as appropriate on additional analysis, research, and guidance. The work plan should incorporate the following tasks to support ongoing work on regional and countywide centers:

- **Performance measures.** In consultation with jurisdictions and other stakeholders, develop framework to track performance and outcomes over time and identify challenges or barriers over time. Performance measures should consider project outcome statements to support growth, mobility, environment, social equity and opportunity, economic development, and public health. Measures may include assessment of demographic characteristics, housing affordability, employment, amenities, and access to opportunity.
- **Update growth planning guidance.** Update the guidance paper on center targets to discuss changes to growth expectations for centers and the mix of employment and residential activity envisioned in regional growth centers.
- **Market studies.** Provide additional guidance on recommended components of market studies for centers.
- **Social equity**
  - Complete additional analysis and research on displacement and displacement risk in centers.
  - Provide additional resources and best practices addressing equitable community engagement, including opportunities for local planning staff and policy-makers to learn about tools that have been successfully used by cities and counties in the region.
  - Research and recommend a best practice approach to a comprehensive equity impact review tool to address social equity through policies and implementation decisions for centers throughout the region.
- **Tribal land & centers.** Complete additional review and consultation with tribes on the role of tribal lands in the centers framework.
- **Funding opportunities.** To achieve the vision of growth in centers, research other funding opportunities and opportunities to leverage existing designations. Collaborate with other agencies and funders to identify additional funding sources to designated centers. Explore funding, including a set-aside, for centers planning and technical assistance.
- **Military installations.** Staff will research other potential funding sources or programs to support improvement of transportation corridors serving recognized military installations. PSRC, countywide groups, and local jurisdictions should continue to work with state and federal partners to secure infrastructure resources, provide support for military installations, and address impacts on surrounding jurisdictions.
- **Economic measures.** Given their important role in the regional economy, PSRC should consider additional research on economic impact measures for manufacturing/industrial centers (e.g. revenue generators, export value).
- **Projects supporting centers.** Review and develop policy guidance on types of projects that support development in centers and corridors connecting centers.
- **Number and distribution of centers.** During the VISION 2040 update, research guidelines to manage the number and distribution of centers, factoring in minimum density standards, projected growth, jurisdictional size, location within the county, competition for market share, and allocation of limited regional resources.