

Pierce County Regional Council Centers Submittal Requirements

The County and any municipality in the County that desires to request a Metropolitan Center, Regional Growth Center, Countywide Center or Manufacturing / Industrial Center within its boundaries shall:

1. Define the area of the center in the local comprehensive plan and include policies aimed at focusing growth within the center and along corridors consistent with the applicable criteria in the CPPs.
2. Adopt regulations that reinforce the center's designation.
3. Show how target levels for housing and employment needed to achieve the benefit of a center will be met over the next twenty years, or beyond the 20 year time horizon, per the CPPs.
4. Submit a report demonstrating that the proposed center meets the minimum criteria for designation together with a statement and map describing the center, its consistency with the applicable CPPs, and how adopted regulations will serve the center. The report shall also address transit services as described in the CPPs.

The minimum designation criteria to establish a candidate center by type are as follows:

Metropolitan Center

Area: up to 1-1/2 square miles in size;

Capital Facilities: served by sanitary sewers;

Employment: a minimum of 25 employees per gross acre of non-residential lands with a minimum of 15,000 employees;

Population: a minimum of ten households per gross acre; and

Transit: serve as a focal point for regional and local transit services.

Regional Growth Center

Area: up to 1-1/2 square miles in size;

Capital Facilities: served by sanitary sewers;

Employment: a minimum of 2,000 employees;

Population: a minimum of seven households per gross acre; and

Transit: serve as a focal point for regional and local transit services.

In order to be designated a Regional Growth Center the center should meet the regional criteria and requirements including those in VISION 2040, the regional growth, economic and transportation strategy as may be amended and designated by the Puget Sound Regional Council.

After county-level designation occurs within the Countywide Planning Policies and until regional-level designation by the PSRC occurs the center shall be considered a "candidate" Regional Growth Center.

Countywide Center

Area: up to one square mile in size;

Capital Facilities: served by sanitary sewers;

Employment: a minimum of 1,000 employees;

Population: a minimum of 6 households per gross acre; and

Transit: serve as a focal point for local transit services.

Manufacturing / Industrial Center

Capital Facilities: served by sanitary sewers;

Employment: a minimum of 7,500 jobs and/or 2,000 truck trips per day; and

Transportation: within one mile of a state or federal highway or national rail line.