



Planning for Centers

Passport to 2044: TOD & Centers | December 13, 2022



Puget Sound Regional Council

Regional Centers

Regional Growth Centers

Location of compact, pedestrian-oriented development with a mix of housing, jobs, retail, services, and other destinations

Manufacturing/Industrial Centers

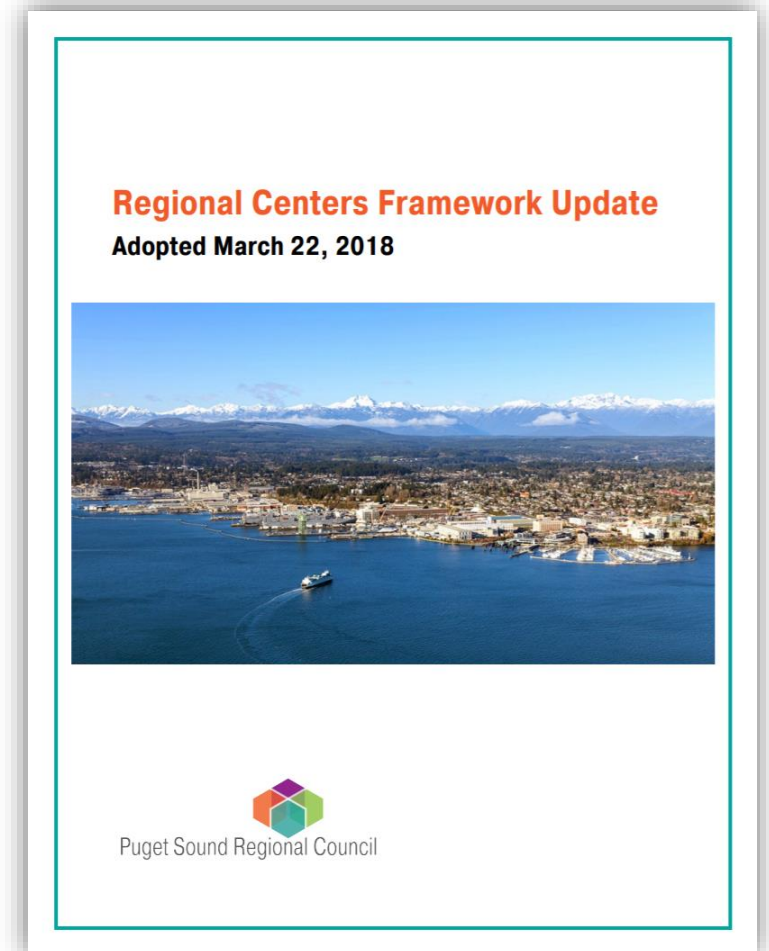
Areas where regionally-significant manufacturing and industrial land uses are concentrated and preserved



2018 Regional Centers Framework Update



- New classifications for regional centers
 - Regional Growth Centers – Urban and Metro
 - Manufacturing/Industrial Centers – Employment and Growth
- Clearer center planning requirements
- Minimum criteria for countywide centers
- Application window for new designations



Center Planning Timeline



2023



Ongoing technical assistance

Updated data and guidance

2024



Comprehensive plans deadline

Update center plans as needed

2025



Centers Monitoring

Certify Center Plans

Application Window for New Centers

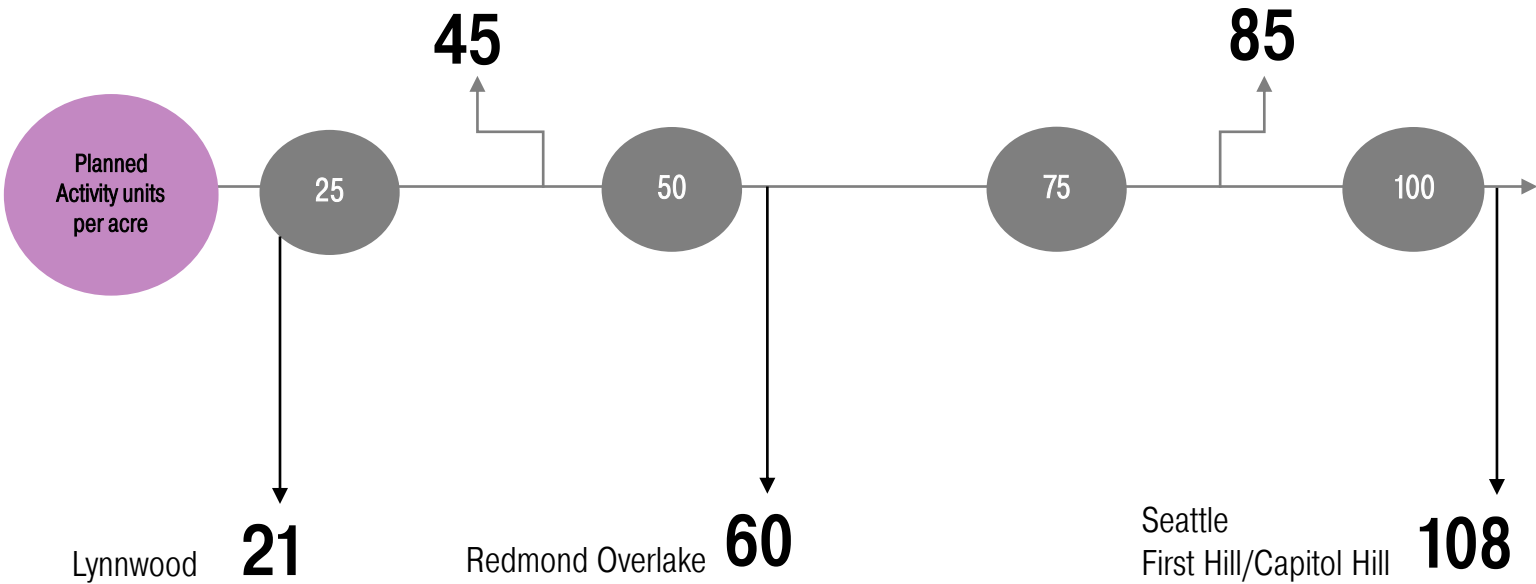
Regional Growth Center Goals & Criteria



Activity Unit =
Person or Job

Regional Growth Centers – Urban Centers

Regional Growth Centers – Metro Centers



Growth Center	
Key Ingredients	

- Existing jobs + housing

- Planning for growth

- Mix of uses (existing + planned)

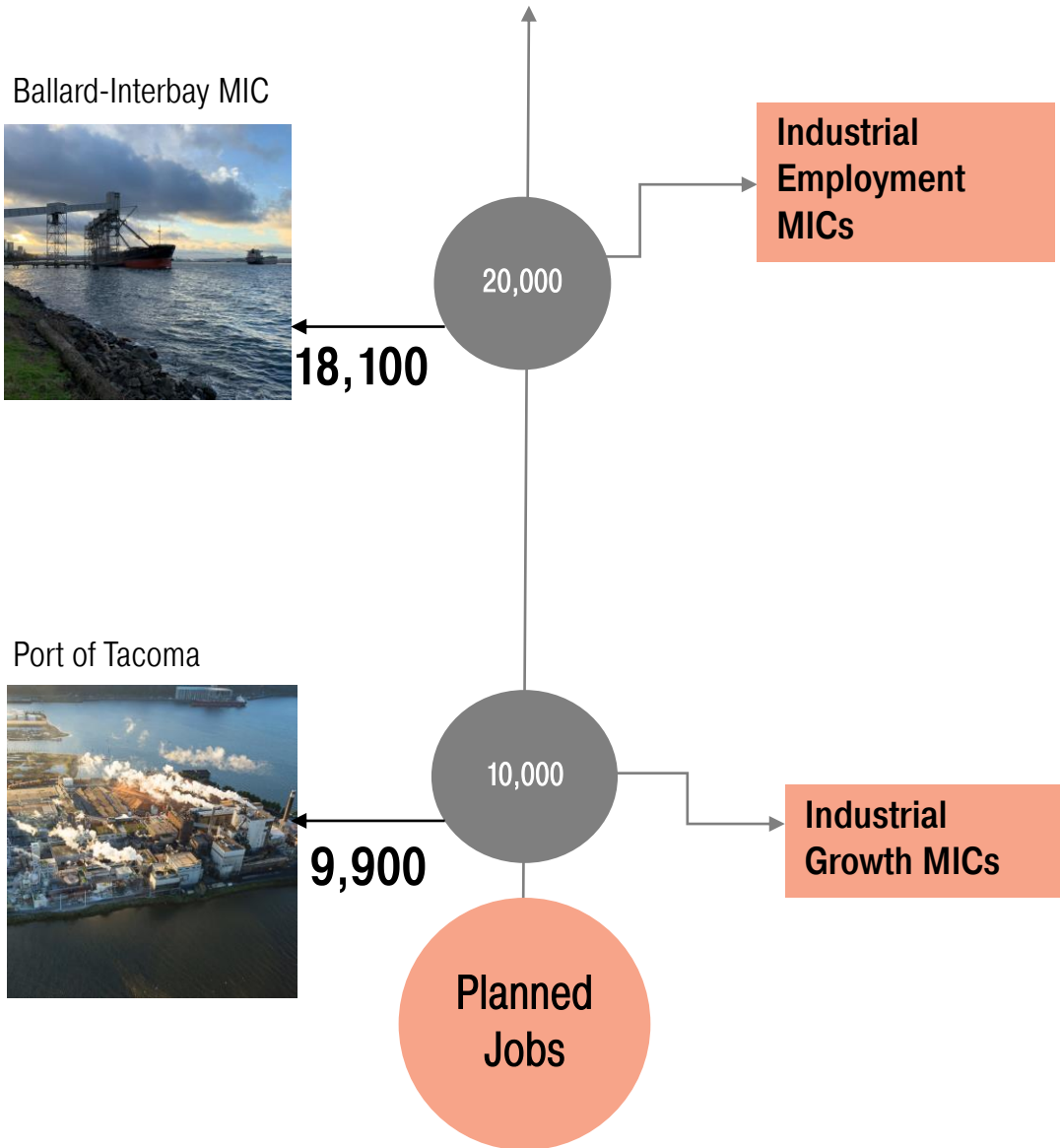
- Quality transit service

- Walkable size + shape

- Potential to grow

- Destination

Regional MIC Growth Goals & Criteria



Manufacturing/ Industrial Center	
<h2>Key Ingredients</h2>	

Existing industrial jobs



Planning for growth



Freight infrastructure



Concentration of industrial land



Strategies to preserve industrial land



Growth in Centers



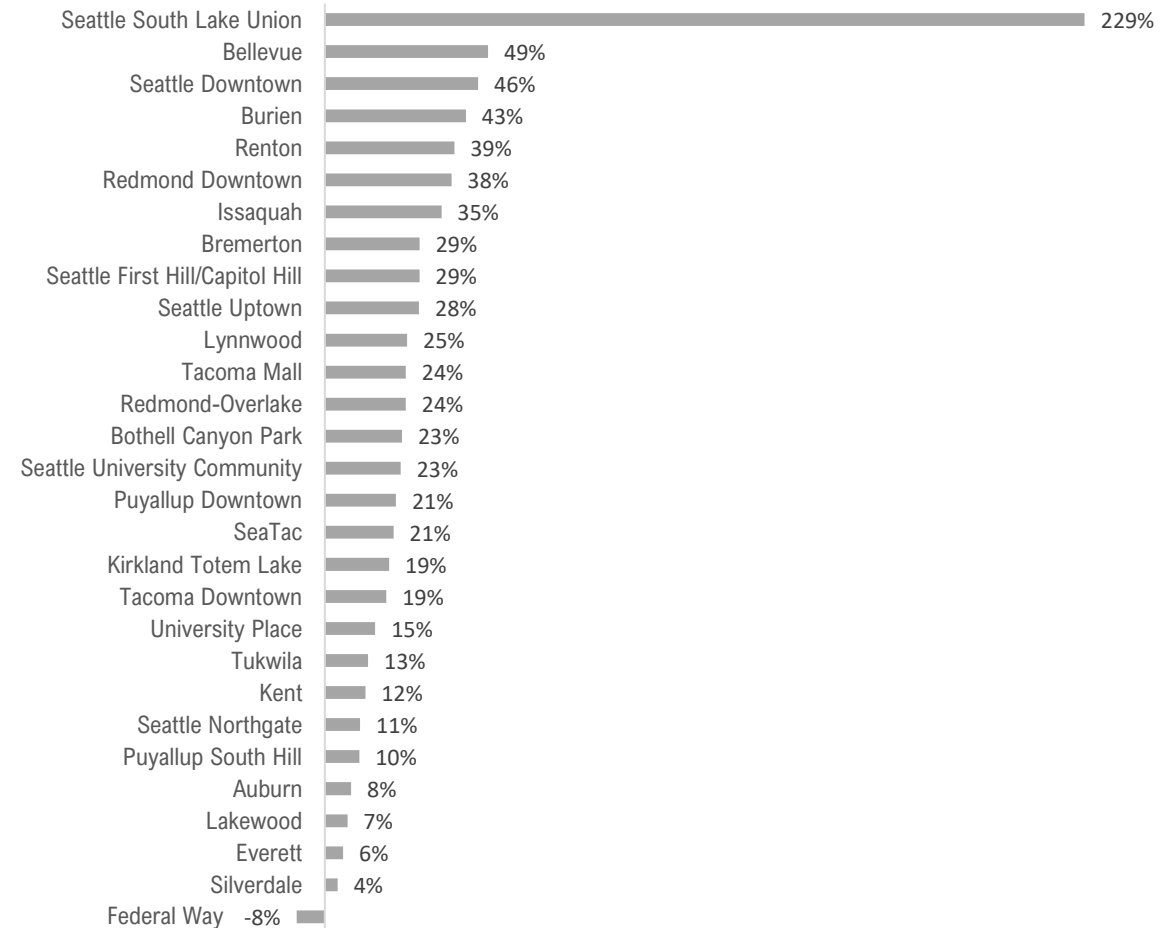
In 2019, regional growth centers had ...



RGCs comprise **3%** of the region's total urbanized area

Updated regional growth center data in **2023**

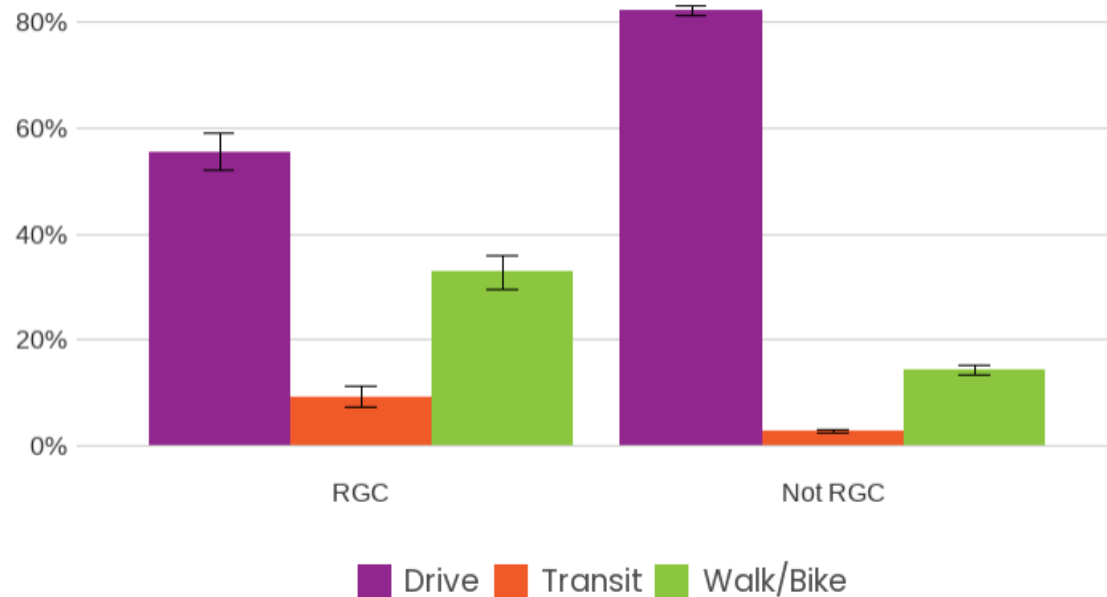
2010-2019 Center Growth Rates



Household Travel Survey Data

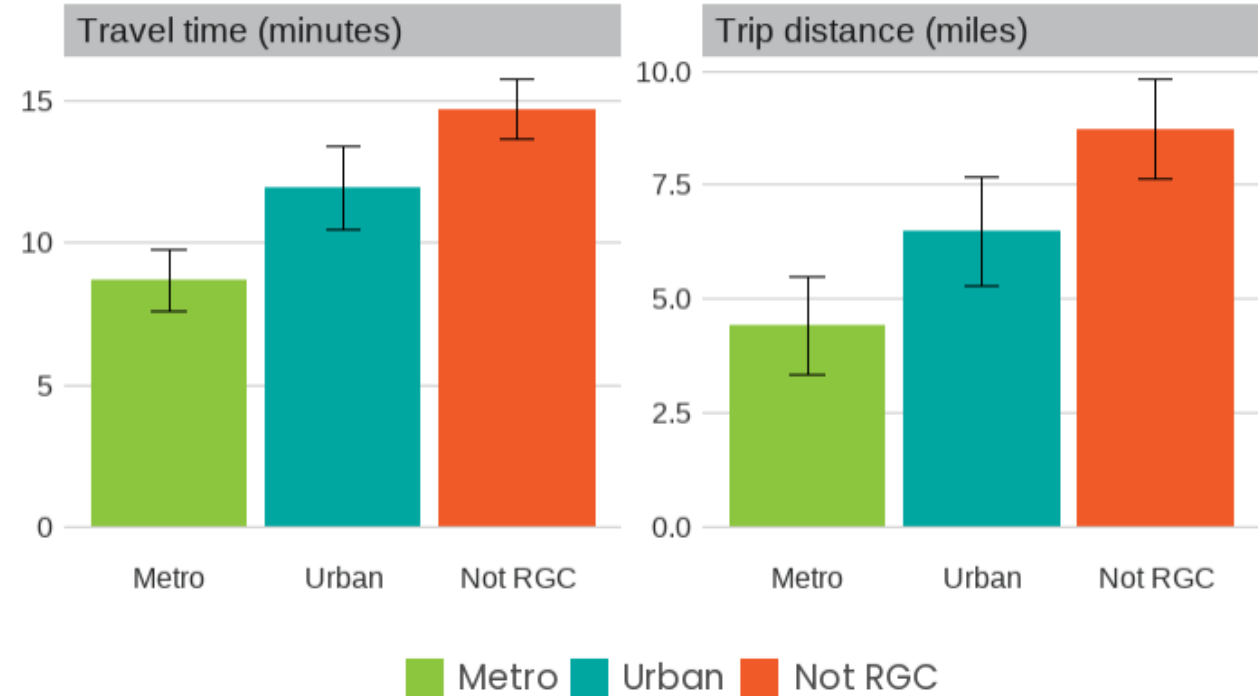


Trips by mode in RGCs (2021 HHTS)



Residents of regional growth centers more likely to take transit, walk or bike

Average travel time and trip distance (2021 HHTS)



Residents in regional growth centers take shorter trips

Plan Review Manual: Contents

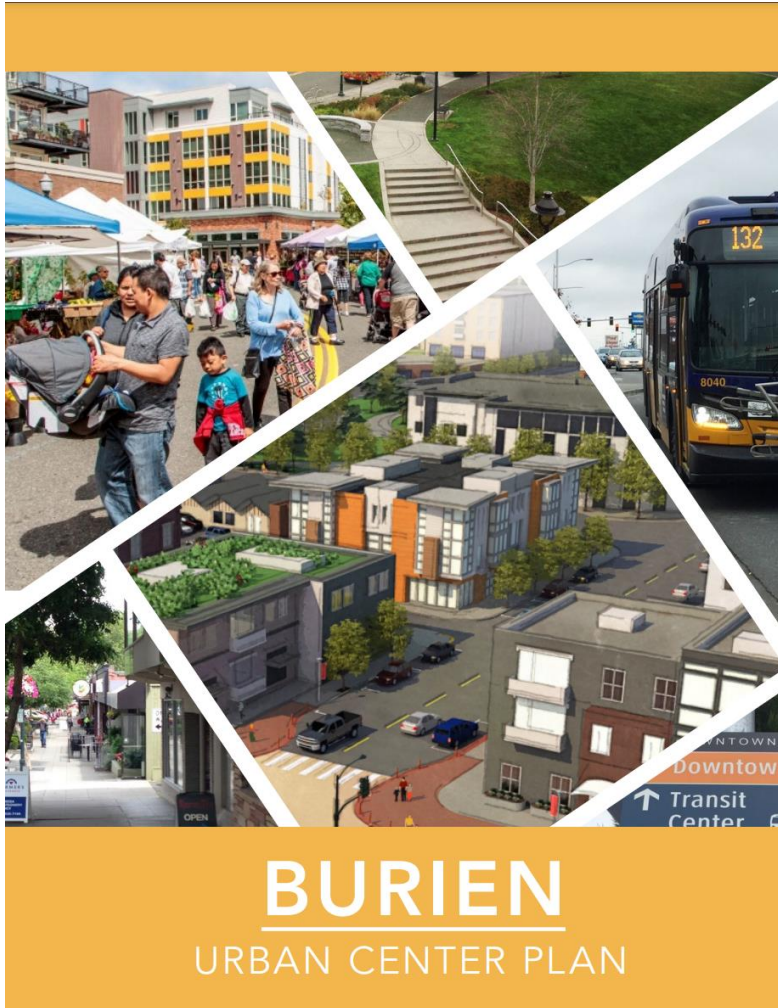


New/Expanded Checklist for Growth Centers

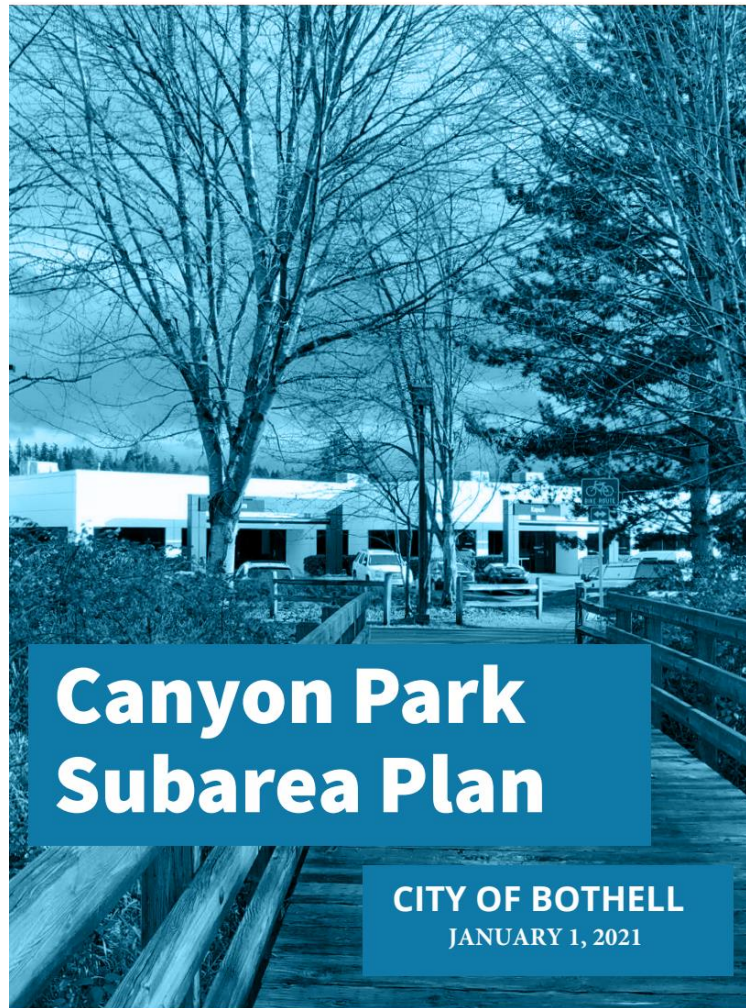


- Updated center **growth targets**; recognition of regional growth goal
- **Equity** – engagement; access to opportunity
- Identify **transportation projects** and other public infrastructure investments
- **Coordination** w/tribes, ports, military, special purpose districts, etc.
- **Climate change** and environment
- **Housing** – existing and need; anti-displacement strategies
- Commercial **anti-displacement** strategies
- **Other considerations**: size, boundaries, existing density/market study

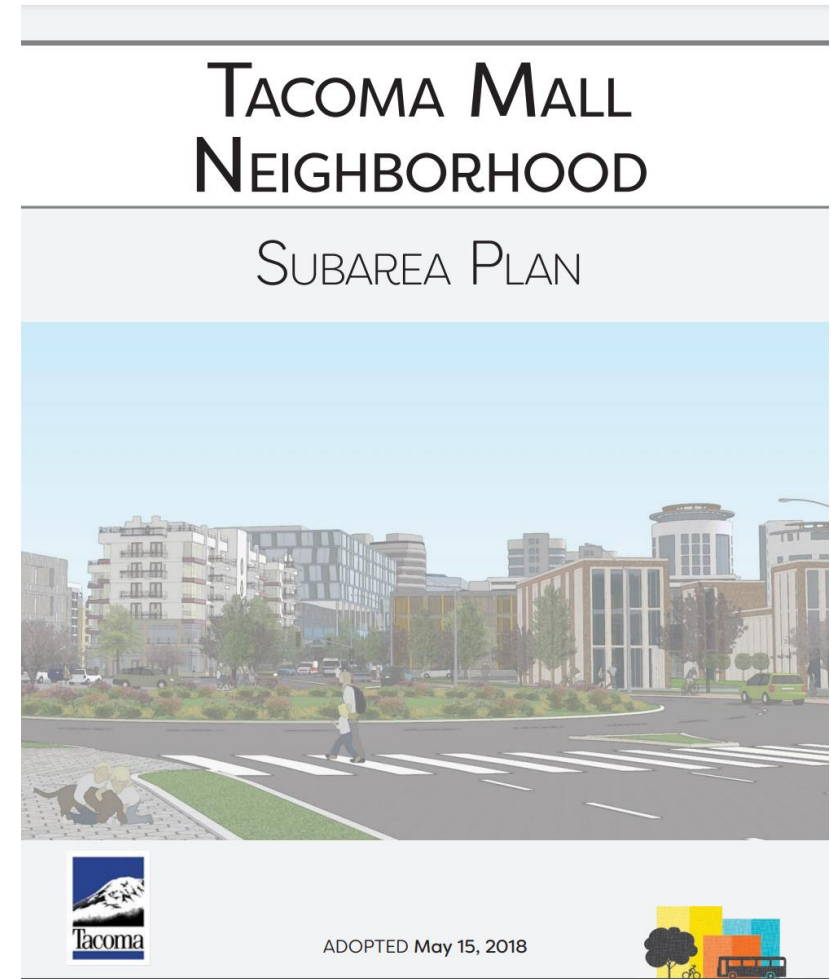
Recent Examples



[LINK](#)



[LINK](#)



[LINK](#)

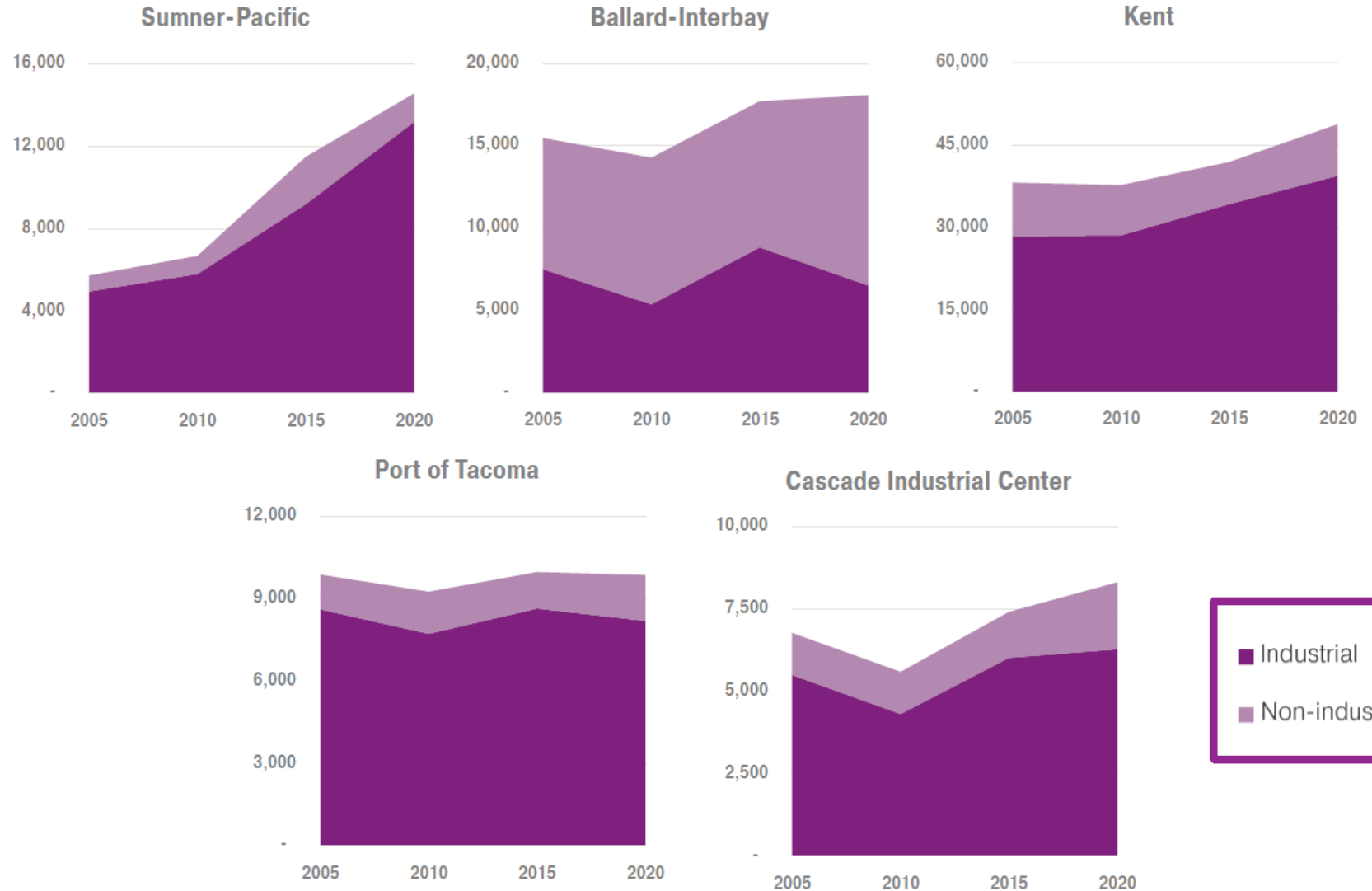
Manufacturing/Industrial Centers



Conditions for employment growth vary across counties and MICs

- Industrial growth appears to be slowing or declining in older, more established centers and increasing in MICs outside of King County

Updated Industrial Lands data and profiles in 2023



New/Expanded Checklist for MICs



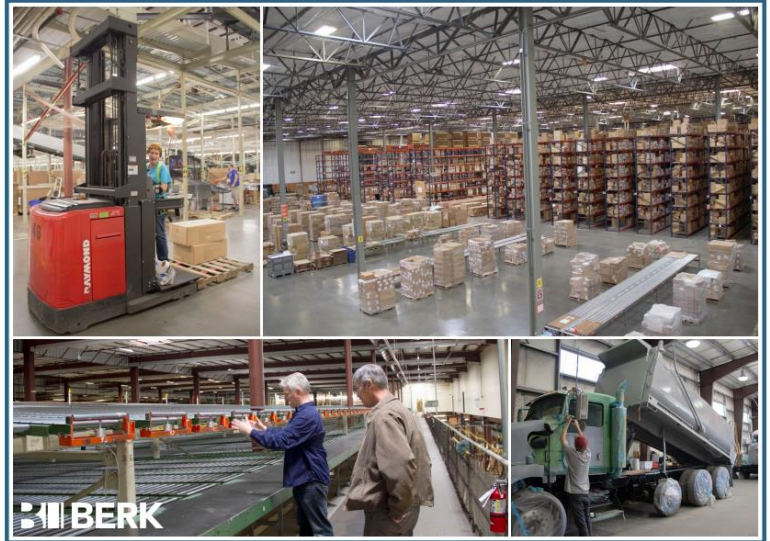
- Updated center **growth targets**
- Racial **equity** – engagement; access to economic opportunities
- **Coordination** w/tribes, ports, military, special purpose districts, etc.
- Identify **transportation projects** and other public infrastructure investments
- **Climate change** and environment
- **Limiting commercial uses** in industrial zones
- **Role of TOD** in/near MICs
- **Incompatible use** strategies
- **Other considerations**: size, boundaries, existing jobs/market study

Recent Examples



EXHIBIT A

SUMNER-PACIFIC MIC SUBAREA PLAN



CITY OF SUMNER · CITY OF PACIFIC · JUNE 2018



City of Arlington ARLINGTON-MARYSVILLE MIC SUBAREA PLAN



Types of Updates for Regional Centers



- 📋 **Certified since VISION 2050 (2020)** – meets most requirements, but recommend reviewing checklist and certification comments
- 📋 **Certified since VISION 2040 checklist (2014)** – may have some gaps; review updated checklist and certification report
- 📋 **Never certified // older certification** – likely to require significant updates to fully certify center plan
- 📋 **Consistency with other criteria** like size, boundaries, density, market study

Designating a Regional Center

- Application period in 2025
- Completed subarea plan + market study with application
- Countywide designation process
- Request density + employment data from PSRC
- Application and criteria available at psrc.org/centers



Countywide Centers

- New designation option
- Provisional/conditional centers in most counties; to be finalized after 2024 comprehensive plan updates
- Identify in comprehensive plan
- Consider subarea planning, establishing center targets



Centers Resources



- [Growth Targets and Mode Split Goals for Regional Centers](#): guidance for allocating growth and achieving more sustainable mode shares **update in progress**
- [Opportunity Mapping](#): interactive of access to opportunity across the region
- [Displacement Risk Mapping](#): identifies areas at greater risk of displacement
- [Planning for Equity](#): PSRC resources that support more equitable planning
- [Housing Innovations Program \(HIP\)](#): planning resources to promote housing affordability and density
- [Transit-Supportive Densities and Land Uses](#): guidance for adopting land uses and densities that best support transit investments
- [Industrial Lands Analysis Report](#): an assessment of economic activity on industrial lands with strategies for enhancing industrial land **update in progress**



Thank you!

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Thank you for joining us today!

If you have any questions please reach out to PlanReview@psrc.org

A short attendee survey will be provided at the end of the webinar, to meet PSRC's Title VI requirements.

You are not required to disclose the information requested in order to participate in this meeting. PSRC will handle the information gathered as confidentially as possible.

For further information regarding this process please contact the Title VI Coordinator at nbgrennan@psrc.org

