



Regional Centers Framework Update Project

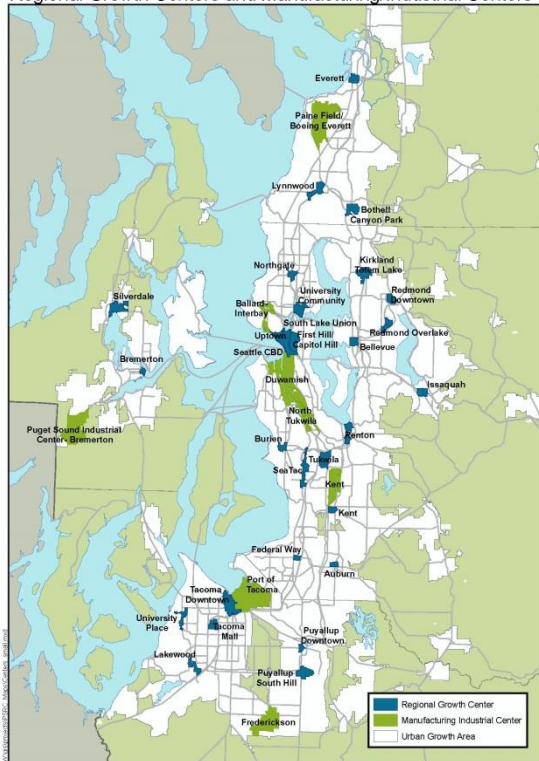
Project Overview and Outreach

Growth Management Planning Council

March 30, 2016

Regional Centers Framework Update Project

Regional Growth Centers and Manufacturing/Industrial Centers



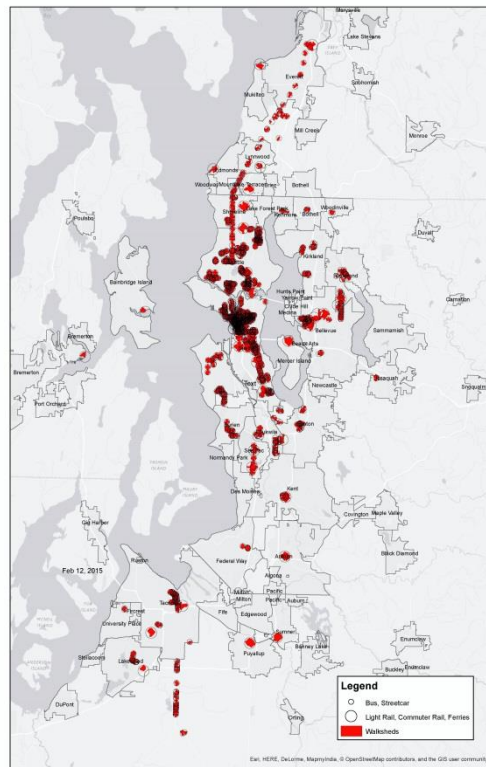
- Evaluate regional centers framework
- Recommend structural changes
 - Recognize regional and subregional centers
 - Use consistent criteria and procedures

IF APPROVED:

- New framework and procedures
 - Update plans, policies, procedures
 - Inform future planning and investments

“Subregional Centers”

Eligible Locations for REDI Fund 2015 DRAFT



Central places not currently designated at the regional level, including:

- countywide centers identified in CPPs
- local centers in comprehensive plans
- other central places that have been the subject of planning/investment/growth

Project will recommend formal criteria to identify subregional centers in the region

Why update?

- Carry out VISION 2040 policy direction* to create consistent framework
- Implement recommendations of Growing Transit Communities Strategy and Industrial Lands Analysis
- Respond to Board direction relating to role of emerging employment centers and military facilities in regional planning

**VISION 2040 MPP-DP-12, DP-Action-5; Regional Centers Monitoring Report – Recommendations 1 (Market Study) & 10 (Countywide Centers); Growing Transit Communities Strategy – Actions 1.6 & 5.2*

What outcomes?

IF ADOPTED, new framework and procedures could:

- Reflect diversity of center types and functions
- Provide better support to local centers that help meet regional growth strategy
- Improve overall consistency and coordination on centers planning
- Inform updates to plans, policies and procedures:
 - Re-designation of existing centers
 - Policy framework for regionally managed funds

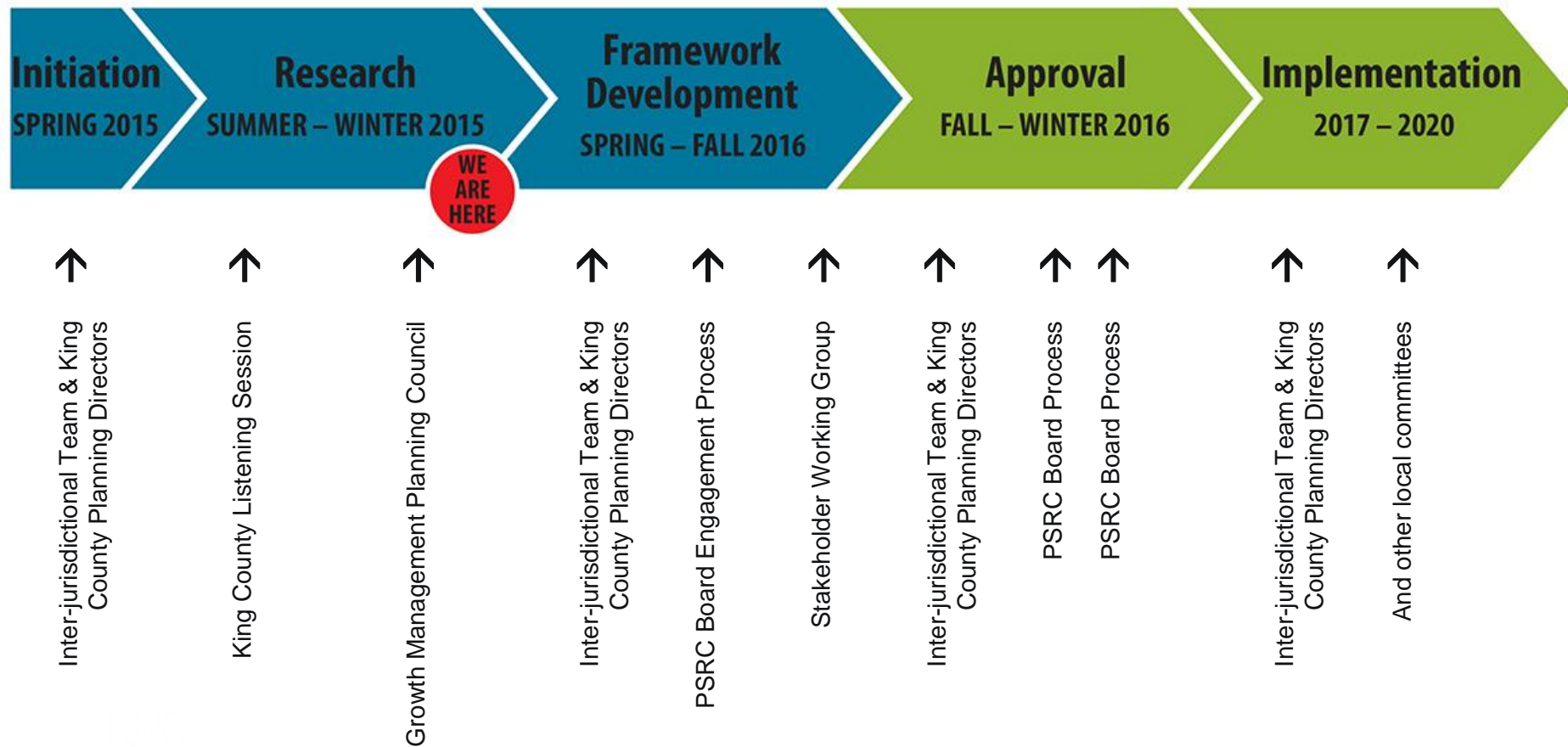




Key Questions

- *Justification:* Would a different framework better implement VISION?
- *Regional balance:* How to balance need for regional consistency and support for growing places with equitable distribution?
- *Market demand/strategies:* How many centers can the region reasonably support? How to grow demand in centers?
- *Implementation:* Redesignate regional centers? Alter policy framework for PSRC transportation funds?

Project Timeline & Key Engagement Opportunities



Research Phase: *Activities*

- Outreach including over 25 meetings and work sessions in all four counties;
- Data analysis of existing trends and conditions across the region;
- Study on market indicators and overall demand for mixed-use centers in the region;
- Synthesis of numerous previous PSRC data and planning efforts;
- Research on structure and functions of centers frameworks of eight peer regions.



Draft Findings

The region has centers —some stable, and some growing—that serve different geographic scales, including local, subregional, and regional.

The centers framework, however, only recognizes one scale: regional.

The primary mechanism for supporting centers—the prioritization of regional transportation investments—does not address the broad needs for center planning and implementation and may create unintended consequences.

Draft Findings

Regional Growth Centers and other growing mixed-use places

Manufacturing/Industrial Centers, industrial lands, and other emerging job centers

Regional and local support for centers

Designation processes

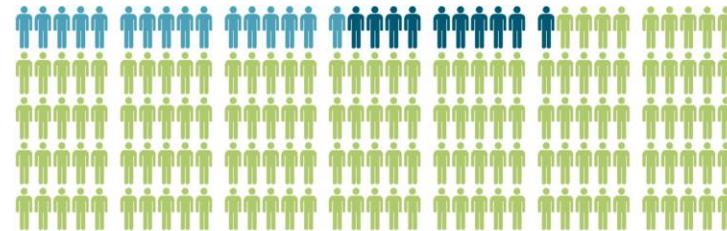
Draft Findings

Regional Growth Centers and other growing mixed-use places

Smallest RGCs
<4,000 AU



Seattle Downtown
>180,000 AU



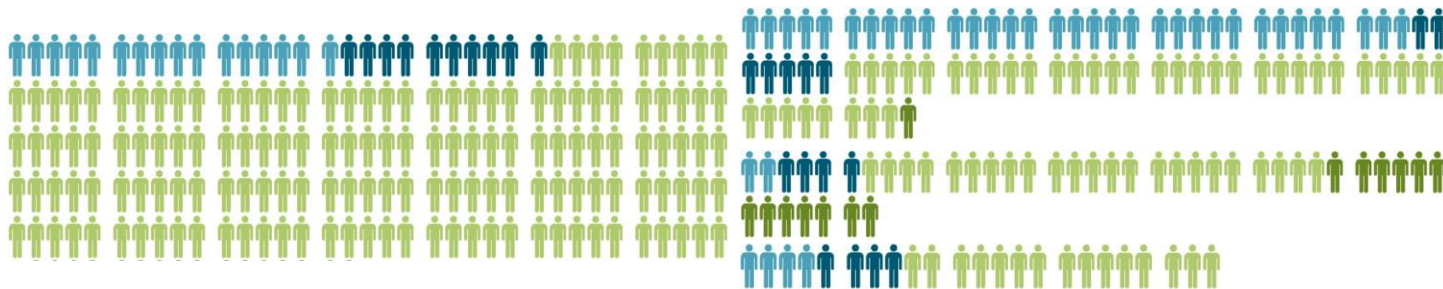
Draft Findings

Regional Growth Centers and other growing mixed-use places

Smallest RGCs
<4,000 AU



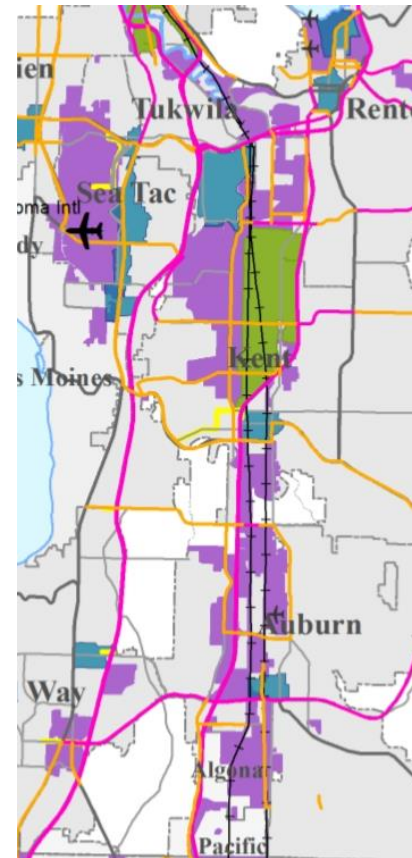
4 Seattle CBD RGC
>320,000 AU



Draft Findings

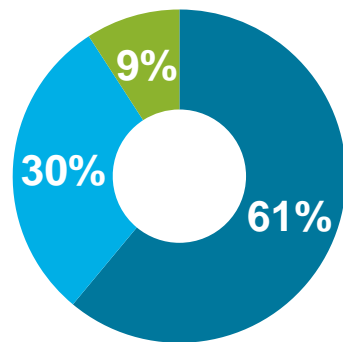
Manufacturing/Industrial Centers, industrial lands, and other emerging job centers

There are critical industrial resources
—both lands and infrastructure—
outside of the current MIC framework.

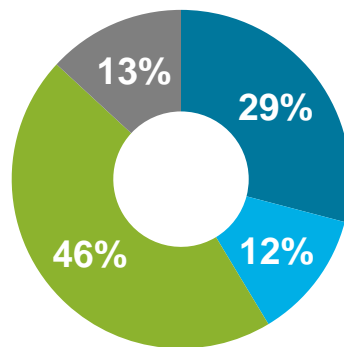


Draft Findings

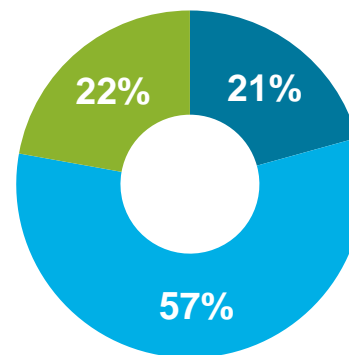
Regional and local support for centers



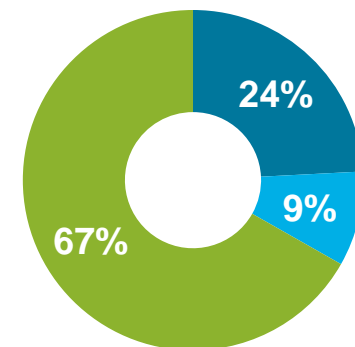
King



Kitsap



Pierce



Snohomish

Counties direct PSRC funds in different ways.

- Exclusively Regional Center(s)
- Regional & Local Center(s)
- Exclusively Local Center(s)
- None

Draft Findings

Designation processes

Pierce County

- Minimum of 2,000 employees;
- Minimum of 7 households per gross acre

King County

- Adopted zoning regulations and infrastructure plans to accommodate:
- A minimum of 15,000 jobs within one-half mile of existing or planned transit station;
 - At a minimum, average of 50 employees per gross acre; and
 - At a minimum, an average of 15 housing units per gross acre.

Next Steps

- Research Phase
 - Convened technical advisory group
 - Hold listening sessions and outreach meetings
 - Complete White Paper
- Framework Development Phase
 - Board Engagement Process
 - Stakeholder Working Group

Board Engagement Work Sessions

WHO

- GMPB and invited members of EB, TPB, and EDD

WHEN

- April 7th, 12:15-2:30 (following GMPB)
- May 5th, 12:15-2:30 (following GMPB)

OBJECTIVES

- Discuss findings from research phase
- Provide direction to staff on stakeholder process to develop recommendations

Overview

Scope

Next Steps

Project Timeline & Key Engagement Opportunities





For More Information

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