Regional Centers Framework Update

Tacoma City Council · March 21, 2017

Puget Sound Regional Council

Overview

- **Background**

- Project Overview and Previous Board Direction

- **Overview of Stakeholder Working Group Report**
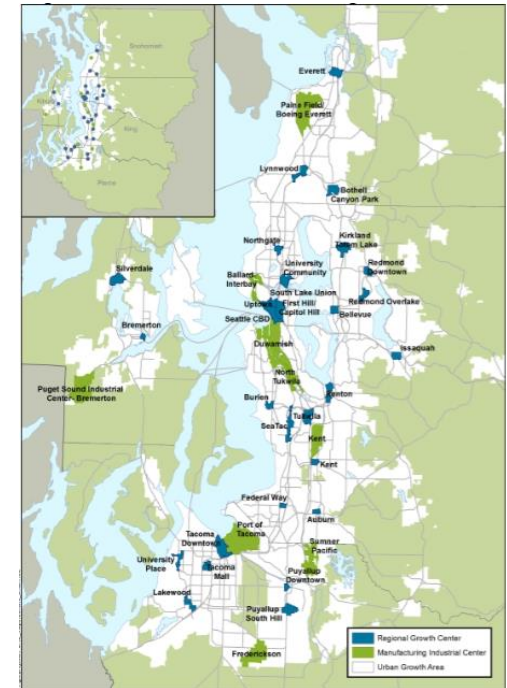
- **Process and Next Steps**

Overview

What are centers and how do we use them?

Centers are how we focus and support **our region's growth.**

- VISION 2040 and regional growth allocations

- Local planning

- Funding framework to support growth

- Transit service planning

- Other planning processes

- Data collection and research

Background

Why are we doing this project?

- **Regional objectives.** Implement VISION 2040 policy, prepare for update

- **Recent initiatives.** Growing Transit Communities and the Industrial Lands Analysis

- **Role of other places.** Questions about how to address military lands, countywide centers, other growing places

- **Change over time.** Reassess growth trajectories, alignment with transit investments, and how we plan for centers

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Background

Stakeholder Working Group

21 members with regional representation

- Met monthly from June 2016 – January 2017

Developed recommendations and distinct alternatives for board consideration

Identified policy issues for board

Working Group Report

Eligibility

Is this the right place? Are the right building blocks in place (infrastructure, local commitment, etc.) for a successful center?

Tiered Criteria

What are the characteristics of the center? Where does the center fit in with the broader system of centers?

Regional Support

How can the region best support a system of centers?

Implementation + Performance

How is the region working together to ensure a sustainable system of centers over the long term?

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Working Group Report

Eligibility

Is this the right place? Are the right building blocks in place (infrastructure, local commitment, etc.) for a successful center?

Require additional planning in advance of designation

- Documentation of affordable housing strategies, environmental review, infrastructure to support growth
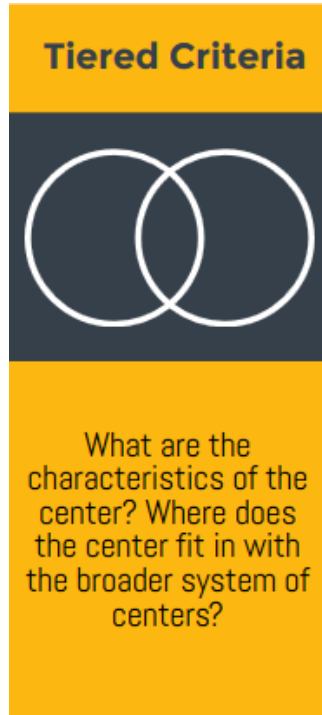
Growth centers:

- Require existing housing

Manufacturing centers:

- Require incentives, industrial preservation strategies

In designation process, consider location, distribution, overall regional planning objectives

Working Group Report

Tiered Criteria

What are the characteristics of the center? Where does the center fit in with the broader system of centers?

Two regional growth center alternatives

- Differences between alternatives include the number of tiers, density thresholds, evaluation process
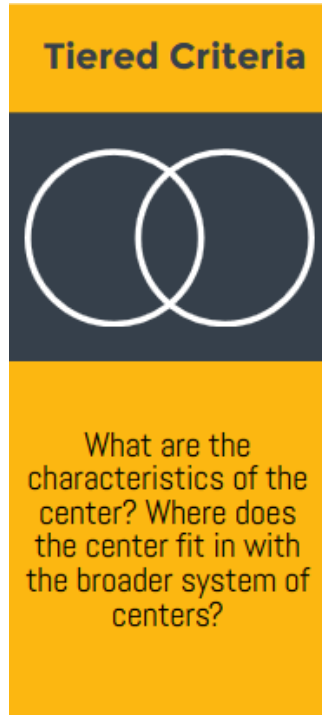
New criteria related to:

- Transit, center size, regional role, market potential, core industrial uses

Countywide centers

- Delegate to countywide process but provide parameters

- Expectations for mixed-use zoning, evidence of local priority, multimodal transportation options

Working Group Report

Tiered Criteria

What are the characteristics of the center? Where does the center fit in with the broader system of centers?

Alternative A

Regional Growth Center – higher growth areas

- Regional role (metro center or regional destination)
- Significant existing/planned activity
- Existing or planned light rail, commuter rail, ferry, or other high-capacity or frequent transit
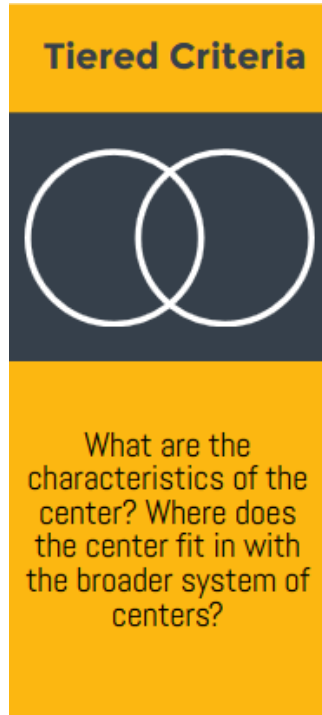- Market potential

Regional Growth Center

- Regional or county role (county destination)
- Existing/planned activity
- Existing or planned frequent & all day transit service
- Market potential

Countywide Centers (minimum guidelines)

- Transit, mixed use, compact, walkable

Working Group Report

Tiered Criteria

What are the characteristics of the center? Where does the center fit in with the broader system of centers?

Alternative B

Regional Growth Center all tiers

- Centers with existing or planned transit service
- 3 tier differentiation based on menu of choices, including:
  - Existing or planned density
  - Regional or county destination/role
  - Market potential
  - Actions supporting development

Countywide Centers (minimum guidelines)
- Transit, mixed use, compact, walkable

Working Group Report

Tiered Criteria

What are the characteristics of the center? Where does the center fit in with the broader system of centers?

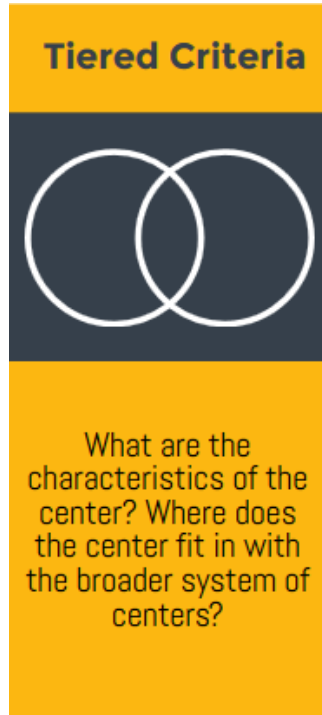## Three manufacturing/industrial center alternatives

- Differences between the alternatives include the number of tiers, employment thresholds, amount of industrial land

Military facilities

- Findings and recommendations related to military facilities
- Options to recognize facilities at the county or regional level

Working Group Report

Tiered Criteria

What are the characteristics of the center? Where does the center fit in with the broader system of centers?

Manufacturing/Industrial Centers

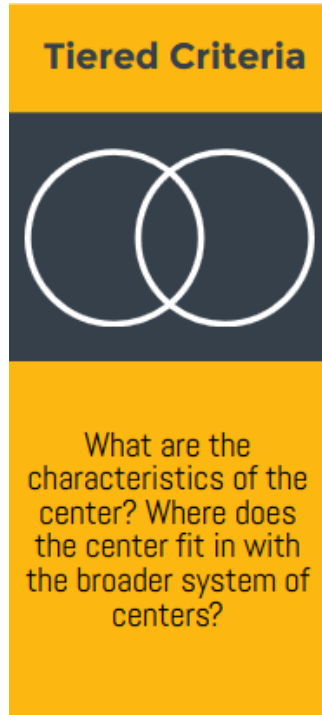### Alternative A

2 regional tier differentiation based on:

- Existing and planned employment (minimum 10k or 20k jobs)
- Core industrial zoning
- Industrial retention strategies
- Existing employment industrial in nature

Countywide Centers (minimum guidelines)

- Core industrial land or existing employment, industrial retention

Working Group Report

Tiered Criteria

What are the characteristics of the center? Where does the center fit in with the broader system of centers?

Manufacturing/Industrial Centers

Alternative B1

2 regional tier differentiation based on:

- Existing and planned employment OR significant industrial land
- Core industrial zoning
- Industrial retention strategies
- Existing employment industrial in nature

Alternative B2

2 regional types based on existing employment OR significant industrial lands, apply other criteria listed in B1

Working Group Report

Tiered Criteria

What are the characteristics of the center? Where does the center fit in with the broader system of centers?

Military facilities

- Findings and recommendations related to military facilities
- Options to recognize facilities at the county or regional level

Option A – Countywide designation of military facilities

Option B – Allocate military jobs + population to nearby centers

Option C – Develop Military Center designation

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Working Group Report

Focus on broad needs for center development beyond regional transportation funds

- Align other resources with regional centers

- Explore funding for planning and technical assistance

Strengthen support of centers through regional transportation funds

- Countywide centers

- Regional centers

- Guidance related to corridors, projects that support centers

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Working Group Report

Implementation + Performance

How is the region working together to ensure a sustainable system of centers over the long term?

Ongoing performance monitoring

- Region-wide goals for centers (e.g., Growth goals, mode split goals)

- Progress for individual centers

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Working Group Report

Implementation + Performance

How is the region working together to ensure a sustainable system of centers over the long term?

Updated centers framework would:

- Set policy direction
- Identify steps for implementation

Future implementation steps could include updates to:

- Administrative procedures + policies
- Regional plans
- Countywide and other policies

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Key Policy Issues

- Planning and funding implications of a tiered framework

- Equity and social justice

- Re-designation of existing centers

- Number and distribution of centers

- Centers in the unincorporated areas

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Proposed Schedule

February 2017   GMPB briefing on working group report

Feb/March 2017   Committee outreach

April – Summer 2017   GMPB extended work sessions,

recommendations

Fall 2017   Executive Board discussion and action

Liz Underwood-Bultmann
Lunderwood-
Bultmann@psrc.org

Thank you.