

REGIONAL CENTER PLANS CHECKLIST

This checklist is designed to assist jurisdictions in developing, updating, or amending their center plans. It provides the key expectations for the center plans for Regional Growth Center and Regional Manufacturing Industrial Centers plans (beyond the general requirements for comprehensive plans). These expectations are based on the procedures established by PSRC's Executive Board for designating new centers. Additional detail can be found in PSRC's Plan Review Manual Appendix E-4: Center Plans.

Regional Growth Center Plan Checklist

Center Plan Concept (or "Vision")

- ✓ Include a vision for the center. This should include a commitment to human scale urban form
- ✓ Include an overview of the relationship of the center plan to the city's comprehensive plan, as well as VISION 2040 and countywide planning policies
- ✓ Include a market analysis of the center's development potential

Environment

- ✓ Identify and develop provision to protect critical/environmentally sensitive areas
- ✓ Describe parks and open space, including public spaces and civic places
- ✓ Include policies and programs for innovative treatment of stormwater and drainage
- ✓ Include strategies and programs to reduce air pollution and greenhouse gas emissions

Land Use

- ✓ Demonstrate defined boundaries and shape for the center (boundaries should be compact and easily walkable. This suggests a roughly uniform shape of about 1 mile. Boundaries should not be elongated or gerrymandered)
- ✓ Establish residential and employment growth targets that accommodate a significant share of the jurisdiction's growth, as well as residential densities and building intensities with capacity to accommodate these levels of growth (note that targets are aspirational and state the minimum number of residents or jobs that a jurisdiction must be zoned to accommodate and will strive to absorb by the planning horizon year. Targets are distinct from zoned development capacity)
- ✓ Describe the mix, distribution and location of uses (such as residential, commercial, civic, public). Include a map showing uses.
- ✓ Include design standards for pedestrian-friendly, transit-oriented development and other transit-supportive planning that orients land uses around transit

Regional Growth Center Plan Checklist

Housing

- ✓ State total existing and projected housing units
- ✓ Include provisions for a variety of housing types that addresses density standards, affordable housing, and special housing needs
- ✓ Include implementation strategies and monitoring programs for addressing housing targets and goals

Economy

- ✓ Describe the economic and residential role of the center within the city and the region
- ✓ Describe key sectors and industry clusters in the center

Public Services

- ✓ Describe existing and planned capital facilities, as well as their financing (such as sewer, water, gas, electric, telecommunications). Explain strategies to ensure facilities are provided consistent with targeted growth

Transportation

Transportation 2040 physical design guidelines

- ✓ Encourage a mix of complementary land uses
- ✓ Encourage compact growth by addressing density and by linking neighborhoods, connect streets, sidewalks and trails
- ✓ Integrate activity areas with surrounding neighborhoods
- ✓ Locate public/semipublic uses near stations
- ✓ Design for pedestrians and bicyclists
- ✓ Provide usable open spaces
- ✓ Manage the supply of parking
- ✓ Promote on-street parking
- ✓ Reduce/mitigate parking effects

Regional Growth Center Plan Checklist

Additional Transportation Issues

- ✓ Develop an integrated multimodal transportation network, including pedestrian and bicycle facilities, as well as linkages to adjacent neighborhoods and districts
- ✓ Include detailed design criteria that advances transit-supportive land uses
- ✓ Address relationships to regional high-capacity transit (including bus rapid transit, commuter rail, light rail, and express bus) and local transit by working with transit agencies
- ✓ Include provisions for full standards for streets and urban roadways that serve all users, including pedestrians, bicyclists, transit, vehicles, and – where appropriate – freight (see “complete streets” description in VISION 2040)
- ✓ Include provisions context-sensitive design of transportation facilities
- ✓ Include provisions for environmentally friendly street (“green street”) treatments
- ✓ Tailor level-of-service standards and concurrency provisions for the center to encourage transit
- ✓ Include a parking management strategy
- ✓ Develop mode-split goals

Regional Manufacturing Industrial Center Plan Checklist

Center Plan Concept (or "Vision")

- ✓ Include a vision for the center. This should include a commitment to preservation of an urban industrial land base
- ✓ Include an overview of the relationship of the center plan to the city’s comprehensive plan, as well as VISION 2040 and countywide planning policies
- ✓ Include a market analysis of the center’s development potential

Environment

- ✓ Identify and develop provision to protect critical/environmentally sensitive areas
- ✓ Include policies and programs for innovative treatment of stormwater and drainage (*related to Public Services*)
- ✓ Include strategies and programs to reduce air pollution and greenhouse gas emissions

Regional Manufacturing Industrial Center Plan Checklist

Land Use

- ✓ Demonstrate and explain the defined boundaries and shape for the center
- ✓ Establish employment growth targets that accommodate a significant share of the jurisdiction's manufacturing/industrial employment growth, and demonstrate capacity to accommodate these levels of growth (note that targets are aspirational and state the minimum number of jobs that a jurisdiction must be zoned to accommodate and will strive to absorb by the planning horizon year. Targets are distinct from zoned development capacity)
- ✓ Describe the percentage of planned land use and zoning in the center for industrial and manufacturing uses
- ✓ Describe strategies to avoid land uses that are incompatible with manufacturing, industrial uses, such as large retail uses, high concentrations of housing, or non-related office uses (other than as an accessory use)
- ✓ Include design standards that help mitigate aesthetic and other impacts of manufacturing and industrial activities both within the center and on adjacent areas

Economy

- ✓ Describe the economic role of the center within the city and the region
- ✓ Describe strategies to support or maintain manufacturing industrial industries (i.e., workforce, apprenticeships, land value policies, parcel aggregation, etc.)
- ✓ Describe key sectors and industry clusters in the center

Public Services

- ✓ Describe local capital plans for infrastructure, as well as their financing (such as sewer, water, gas, electric, telecommunications). Explain strategies to ensure facilities are provided consistent with targeted growth

Transportation

- ✓ Describe the transportation networks to and within the manufacturing industrial center, and plans to identify and address deficiencies
- ✓ Describe strategies that address freight movement, including local and regional distribution
- ✓ Describe strategies that address freight movement and employee commuting (such as by encouraging modes such as fixed-route and high-capacity transit, rail, trucking facilities, or waterway, as appropriate)
- ✓ Address relationships to regional high-capacity transit (including bus rapid transit, commuter rail, light rail, and express bus) and local transit by working with transit agencies
- ✓ Develop mode split goals