



Puget Sound Regional Council

Equity Advisory Committee

Thursday, July 9, 2026 • 5:30 p.m. – 7:30 p.m.

Zoom Webinar

Attend

- Join the webinar at <https://psrc-org.zoom.us/j/87151650665?pwd=dlqWr8qsbms5iwViulabaYnJ1m18fT.1> and enter Passcode:753950
 - Listen by phone at 888 475 4499 US Toll Free and enter Webinar ID: 871 5165 0665 and Passcode: 753950
-

1. Welcome and Introductions (5:30)

2. Reports

- a. Meeting Summary for June 4, 2026*
- b. EAC Member Announcements & Check In
- c. Staff Announcements
- d. Policy Board Meeting Summaries*

3. Discussion Item (5:50)

- a. Regional Centers – Subarea Plan Checklist* – Liz Underwood-Bultmann & Nancy Ferber, PSRC

4. Break (6:30)

5. Discussion Item (6:40)

- a. Regional Centers – Subarea Plan Checklist Cont.* – Liz Underwood-Bultmann & Nancy Ferber, PSRC

6. Zoom Poll (7:25)

7. Information Item

- a. Register for the “Build Here, Puget Sound!” PSRC Housing Data and Policy Platform Tool Virtual Launch on July 22, 2026*

8. Next Meeting: September 3, 2026, 5:30 – 7:30 p.m.

The EAC regularly meets on the first Thursday of the month, from 5:30-7:30 pm, unless otherwise specified. See below for the upcoming 2026 meeting dates:

- No meeting in August
- September 3
- October 1

- November 5
- December 3

9. Adjourn (7:30)

***Supporting materials attached**

For more information, contact Mikayla Svob at msvob@psrc.org.

Sign language, and communication material in alternative formats, can be arranged given sufficient notice by calling 206-464-7090, TTY Relay 711.

العربية | Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng việt | Vietnamese, visit <https://www.psrc.org/contact/language-assistance>.



Puget Sound Regional Council

Equity Advisory Committee Meeting Summary

Date: June 4, 2026

Location: Remote Only

Presentations from the meeting are available on the [Equity Advisory Committee webpage](#).

Welcome

Julia Jannon-Shields and Jewel Sheperd-Sampson, EAC co-chairs, called the meeting to order at 5:30 pm. The co-chairs welcomed everyone and asked Mikayla to begin the roll call for attendance.

Corey Orvold shared a Juneteenth event at Mt. Tahoma High School in Tacoma, for June 6, sponsored by Tacoma Public Schools. Jewel invited members to attend the 2026 Wayzgoose Kitsap Festival on June 6 at the Sheridan Park Community Center. She also shared information for the Civics is a Drag event at the Roxy Theater in Bremerton on June 7.

Staff Announcements

Noah polled members for potential September dates for a trip to the Washington State Historical Society museum in Tacoma. Charles reminded members to complete the EAC Annual Member Survey. The survey allows staff to learn the committee's thoughts on areas of improvement, if members are interested in extending their terms, suggestions for new EAC members, etc. EAC board representatives and staff provided a summary of the Growth Management Policy Board meeting actions.

Discussion Item: Regional Centers Overview

Nancy Ferber, Senior Planner, and Liz Underwood-Bultmann, Principal Planner, provided background information on regional growth centers (RGCs), manufacturing/industrial centers (MICs), and subarea planning. They also shared updates on the current center monitoring and redesignation process in preparation for a more in-depth discussion in July.

Members responded to the question, "Based on your experience or knowledge of centers, what successes have you seen in centers in supporting more equitable opportunities for people?"

- Reduced isolation and reduced commute time to jobs

- Increased accessibility, transportation, access to businesses/services, and access to jobs/career opportunities
- Creating a space for community and opportunities for connection, walkability, and supporting age-in-place-connectivity (intergenerational)
- Environmental benefits (reducing GHG)
- Trees, tree canopies, promoting green spaces to increase respect for nature
- Ability to analyze impact on communities past and present?

Members responded to the question, “Which communities or lived experiences are currently underrepresented in planning for centers?”

- Centers can potentially reduce displacement, but the selection of centers may not be equitable (i.e. White Center and South Park)
- For residents who may have already been displaced, create options for restitution from displacement. Engagement and planning shouldn’t just be forward-looking but also consider legacy carrying forward. Listen to people who may be negatively impacted.
- Supporting aging in place, senior needs, accessibility/disability with universal design and understanding that not all disabilities are visible
- Improve safety for residents living adjacent to street-grade trains
- Sensory impacted populations – creating quiet zones, green spaces
- Placemaking/wayfinding – how to get around and navigate these spaces
- Improving outreach to deaf/blind communities
- People that speak other languages need improved signage. How do you map areas and improve signage where other languages are spoken frequently? Providing this signage and improving translation will increase usage of public transit, allowing folks to feel more comfortable as they travel.
- Unhoused and tiny house community – consider how are they involved in the process. Unhoused residents are often in high traffic areas and tiny house communities may be in non-walkable areas like Manufacturing Industrial Centers.

Members responded to the question, “What additional information do you need to better understand regional centers or the subarea planning process?”

- How are cities conducting outreach?
- How is PSRC supporting local jurisdictions?
- Curious about role of paratransit/access bus in thinking about transit for centers
- Curious about who is benefitting from access to jobs. How do we know if centers are equitable without knowledge about job types? Are local residents being hired, with companies investing in local workforce development?
- Bullet point information about the subarea process would be helpful
- What measures are being taken for residents that are being displaced?

View the [Regional Centers Overview](#) presentation.

Questions? Contact Nancy Ferber, Senior Planner, at nferber@psrc.org, or Liz Underwood-Bultmann, Principal Planner, at lunderwood-bultmann@psrc.org.

Discussion Item: Quarterly Engagement Activity

Throughout 2026, EAC meetings feature engagement activities once per quarter to continue to build camaraderie among members. The goal of these structured times is to allow EAC members to become more familiar with one another and the work they do outside of the monthly meetings with PSRC.

Questions? Contact Noah Boggess, Senior Public Engagement Specialist, at nboggess@psrc.org.

Adjourn

At the close of the meeting, members participated in a poll to evaluate the meeting. The meeting adjourned at 7:30 pm.

Members Represented at the Table

See attached attendance roster.

PSRC Staff and Other Guests Present

- Charles Patton, PSRC
- Mikayla Svob, PSRC
- Noah Boggess, PSRC
- Liz Underwood-Bultmann, PSRC
- Nancy Ferber, PSRC
- Erin Auzins, King County
- Hannah Davock, PSRC
- Paul Inghram, OSRC
- Vivian O.
- Erin

ATTACHMENT:

- A. EAC Member Attendance for the June 4, 2026, Meeting



Growth Management Policy Board | At Work



Growth Management Policy Board At Work

A video of this meeting is available on the [Watch Board Meetings webpage](#).

June 18, 2026

Housing Data Tool

Through a grant from Amazon, PSRC has contracted with HR&A to create a housing tool that allows users to dive into data within our region to better address housing affordability and supply. HR&A staff presented a live demo of the tool and Uncommon Bridges staff provided details on the upcoming outreach.

The “Build Here” tool launches on July 22 with a virtual livestream event. In the fall, a four-county roadshow will support interaction with the tool. PSRC staff will forward additional information to share with your community about the tool and launch event. View the [Data tool video](#) and [Data tool presentation](#).

For additional information, please contact Paul Ingraham, Director of Growth Management, at pingraham@psrc.org.

Regional Centers Framework Scoping

The board discussed the scope of updates to the Regional Center Framework. This included sharing policy priorities and direction for updates to the centers guidance and requirements. In July, staff will share a finalized scope with the board. View the [Centers video](#) and [Centers presentation](#).

For additional information, please contact Liz Underwood Bultmann, Principal Planner, at lunderwood-bultmann@psrc.org, or Nancy Ferber, Senior Planner, at nferber@psrc.org.

Sales and Use Taxes for Affordable Housing

PSRC staff shared how sales and use taxes have contributed to funding affordable housing in our region. These funding sources have helped meet local needs for critical housing programs and new housing developments. View the [Housing video](#) and [Housing presentation](#).

For additional information, please contact David Dixon, Associate Planner, at ddixon@psrc.org.

Legislative Update

PSRC staff updated the board on state and federal budgets and policy. View the [Legislation video](#) and [Legislation presentation](#).

For additional information, please contact Robin Koskey, Director of Government Relations and Communications, at rkoskey@psrc.org.



Transportation Policy Board At Work

A video of this meeting is available on the [Watch Board Meetings webpage](#).

June 11, 2026

Rural Town Centers and Corridors Program / Transportation Alternatives Program Release for Public Comment

Between January and May 2026 PSRC conducted competitive project selection processes for the Rural Town Centers and Corridors Program (RTCC) and the Transportation Alternatives Program (TAP). Six projects totaling approximately \$6.07 million were recommended for RTCC funding, and fourteen projects totaling approximately \$16.1 million were recommended for TAP funding. The board released the list of projects for public comment and review between June 11 and July 23, 2026, with a recommendation to the Executive Board expected on July 9. [View video](#) and [presentation](#).

For additional information on the RTCC or TAP programs, please contact Doug Cox at dcox@psrc.org or 206-971-3050.

FIFA World Cup Regionwide Activities

The board was briefed on activities occurring around the region for the FIFA World Cup. A report on the distribution of \$8.4 million in Federal Transit Administration funds to the region's transit agencies to support World Cup activities was provided. The board also heard from Everett, Bremerton, Tacoma, Renton and Seattle on their various efforts related to their status as fan zone and host cities. [View video](#).

For more information, please contact Kelly McGourty, Director of Transportation Planning, at kmcgourty@psrc.org or 206-971-3601.

Upcoming Transportation Work Program and Board Topics

PSRC staff provided a brief overview of the upcoming transportation work program. Future board briefings include action on RTCC and TAP funding recommendations, the next project selection process and adoption of the Policy Framework for PSRC's Federal Funds, and early planning and timelines for implementation items from the Regional Transportation Plan. [View video](#) and [presentation](#).

For more information, please contact Kelly McGourty, Director of Transportation Planning, at kmcgourty@psrc.org or 206-971-3601.



Puget Sound Regional Council

July 9, 2026

DISCUSSION ITEM

To: Equity Advisory Committee

From: Nancy Ferber, Senior Planner, Growth Management
Liz Underwood-Bultmann, Principal Planner, Growth Management

Subject: **Regional Centers – Subarea Plan Checklist**

IN BRIEF

This discussion will revisit the purpose of regional growth centers and manufacturing/industrial centers. Staff will discuss the role of subarea plans and the key elements of successful plans. The committee will review the current subarea planning checklists used by PSRC to review these plans. The discussion will focus on identifying opportunities to improve the checklist and strengthen equity-focused outcomes in subarea planning.

DISCUSSION

Objectives

Today's discussion will build on the understanding of the role of regional growth centers and manufacturing/industrial centers and focus on subarea planning as a key process for supporting how these centers grow. Staff will review the purpose of subarea planning and introduce PSRC's checklists used to guide and evaluate local plans. The committee will be asked to provide feedback, organized by checklist topic areas, to strengthen equity outcomes in centers planning.

Centers Background

VISION 2050 focuses future housing and employment growth into dense, walkable, mixed-use regional growth centers and manufacturing/industrial centers, which concentrate industrial activity. Together, these centers play important roles in shaping growth in the region. [Regional centers \(webpage\)](#) help guide where dense growth is planned, encourage local planning efforts through subarea planning, inform transit service planning and are priority areas for PSRC's federal transportation funding.

The region has 30 designated regional growth centers. These are places with major business, government, and cultural activity, and they are planned to accommodate significant future growth. There are also 10 designated manufacturing/industrial centers, which are focused on more intensive industrial activity. [This map \(pdf\)](#) shows the location of all regional centers, which include neighborhoods such as the Lynnwood city center, downtown Tacoma, Seattle's University District, and downtown Bremerton.

In 2018, PSRC's Executive Board adopted the [Regional Centers Framework \(pdf\)](#) to identify requirements for regional centers. The Growth Management Policy and Executive Boards will consider targeted updates to requirements for regional centers later this year. PSRC staff are engaging the Equity Advisory Committee to gather feedback specifically on subarea planning checklists to support this work.

Subarea Planning

A subarea plan is a neighborhood-level plan that guides growth, development, infrastructure, and community goals. PSRC reviews and [certifies \(webpage\)](#) subarea plans for regional centers to ensure local planning aligns with regional goals established in VISION 2050. PSRC looks for several key elements within subarea plans that demonstrate how communities intend to accommodate growth, support implementation, and advance regional priorities in their local center.

These plans are important because they help ensure centers develop in a way that supports sustainable growth, expands access to housing and jobs, and advances opportunities for all.

How Subarea Plans Relate to Other Plans

Comprehensive Plans

Under Washington's Growth Management Act, cities and counties prepare comprehensive plans. PSRC supports jurisdictions to ensure these plans align with regional goals in VISION 2050 and state law.

Subarea Plans

PSRC requires subarea plans for designated regional growth and manufacturing/industrial centers, helping translate regional policy into more detailed, neighborhood plans. You can think of it this way: comprehensive plans set broad city- or countywide policy for housing, land use, transportation, and services, while subarea plans focus on specific actions within a neighborhood.

How Subarea Plans are Organized

While each subarea plan is unique to the individual center, they are often structured in similar ways. Subarea plans include history, background and contextual information. There are often maps, data analysis about housing and jobs and demographics in the area to provide additional context about the center. Plans typically include:

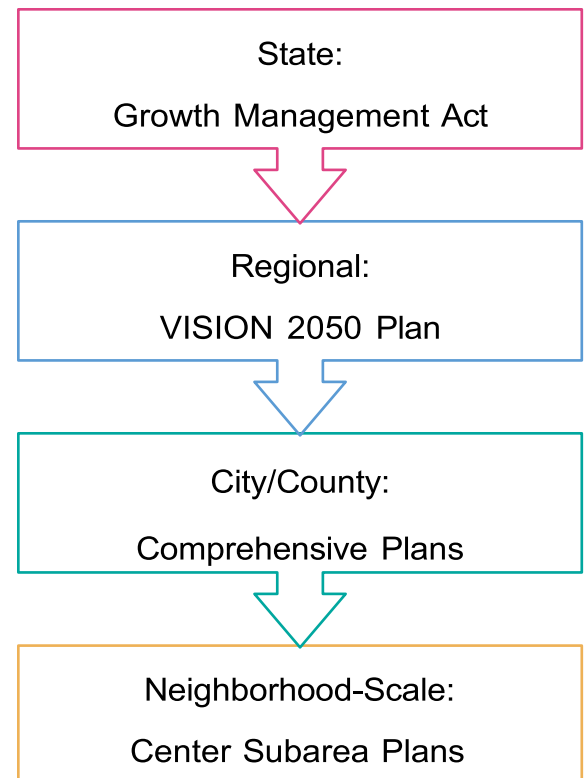
- **Goals:** describe desired long-term outcomes such as increasing housing supply, expanding job opportunities, improving access and mobility options.
- **Strategies and Actions:** identify ways to achieve the goals, such as specific affordable housing programs, transportation projects, new parks, and other steps.

Two recent examples of subarea plans include [Downtown Auburn Subarea Plan \(doc viewer\)](#) and the [Tacoma Tideflats Subarea Plan \(pdf\)](#).

Equity Advisory Committee Input

The committee will be asked to review the checklists used for [regional growth center \(pdf\)](#) and [manufacturing/industrial center \(pdf\)](#) subarea planning and provide feedback on potential opportunities for improvement. The checklists cover the following topics:

- **Center Vision and Collaboration** (establishing overall goals for the area, and engagement with community members to develop the plan)
- **Environment and Climate Change** (parks, environmental impacts and



sustainability)

- **Land use and Development Patterns** (zoning, numeric goals for new housing and employment growth)
- **Housing** (for regional growth centers: housing affordability and types)
- **Economy** (job goals and economic development programs)
- **Transportation** (new bike lanes, sidewalks, or other transportation projects)
- **Public Services/Infrastructure** (utilities, schools and civic institutions)

Attached are copies of the checklists with current equity-related topics highlighted. The committee discussion will focus on ways cities can support more equitable centers.

Discussion Questions

Today's meeting will include breakout discussions on topics in the checklist. Discussion questions for today will focus on identifying gaps in the subarea planning checklists and identifying opportunities to strengthen access to opportunity.

1. What important equity-related outcomes should cities be planning for centers?
What's missing from the checklist that could be improved?
2. What do equitable neighborhoods look like? Based on your personal experiences, what equity-related approaches do you see that are working well?

NEXT STEPS

In the coming months, the Growth Management Policy Board will be asked to provide recommendations to the Executive Board regarding potential updates to the Regional Centers Framework. Feedback and input from the Equity Advisory Committee helps shape recommendations for updates to the Regional Centers Framework.

PSRC staff are currently conducting outreach and engagement with countywide planning groups, planning directors and staff, as well as other internal PSRC boards and committees, to gather input and ensure transparency around key milestones. We look forward to returning to the EAC in early 2027 to provide an update on the project and the outcomes of the process.

For additional information, please contact Liz Underwood Bultmann, Principal Planner, at lunderwood-bultmann@psrc.org or Nancy Ferber, Senior Planner, at nferber@psrc.org.

ATTACHMENTS

- A. Regional Growth Center Checklist
- B. Manufacturing/Industrial Center Checklist







Attachment A: Regional Growth Center Checklist

VISION Consistency Tool for Regional Growth Center Plans

Highlight indicates topics relevant to equity and access to opportunity

Center Plan Concept (Vision) / Regional Collaboration	
The plan should:	Page Reference
✓ Include a vision statement that promotes accommodating growth through compact, pedestrian- and transit-oriented development.	
✓ Describe the center’s role within the city, county, and region.	
✓ Clearly identify the area as a designated regional growth center and describe the relationship of the center plan to the jurisdiction’s comprehensive plan, countywide planning policies, and VISION 2050.	
🌱 Describe or reference how equitable community engagement shaped the plan’s goals, policies, and strategies.	
The plan should include policies and identify programs that:	Page/Policy Reference
🌱 Encourage coordination with tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions, when applicable.	
Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities.	
🌱 Prioritize local investments in the center, including a list of specific transportation planning investments and programs and other public infrastructure investments.	

Environment and Climate Change	
The plan should:	Page Reference
✓ Identify significant environmental features in or near the center, including streams and shorelines.	

✓ Describe existing and planned parks, trails, and open space, including public and civic spaces.	
 Recognize the role of land use, development, and transportation on greenhouse gas emissions.	
The plan should include policies and identify programs that:	Page/Policy Reference
✓ Protect and enhance critical/environmentally sensitive areas, parks, and open spaces.	
 Identify and minimize gaps in equitable access to parks and open spaces.	
✓ Support innovative stormwater management.	
 Avoid or mitigate environmental impacts for vulnerable populations.	
 Support achievement of state and regional greenhouse gas emissions reduction goals.	
✓ Reduce air pollution and greenhouse gas emissions by increasing alternatives to driving alone.	
 Expand electric transportation infrastructure.	
✓ Promote innovative green building practices in design, materials selection, construction, and maintenance.	
 Encourage retrofitting of existing buildings to reduce building energy use.	

Land Use / Development Patterns

The plan should:	Page Reference
<input checked="" type="checkbox"/> Include the size of the center and describe whether the center boundary changed as part of the planning process. The plan should fully encompass the designated regional center and demonstrate defined boundaries and shape for the center, including consistency with size requirements for regional centers. Urban Growth Centers should be between 200-640 acres in	

size. Metro Growth Centers should be between 320-640 acres in size (may be larger if served by an internal, high-capacity transit system).	
✓ Describe and map the mix, distribution, and location of existing and future land uses (such as residential, commercial, civic, public, etc.).	
☑ Include the existing activity unit ¹ density of the center. Urban Growth Centers should have a minimum existing density of 18 activity units per acre. Metro Growth Centers should have a minimum existing density of 30 activity units per acre.	
☑ Recognize the role of the center in achieving the adopted VISION 2050 goal of attracting 65% of regional population growth and 75% of employment growth to centers and high-capacity transit station areas.	
The plan should include policies and identify programs that:	Page/Policy Reference
☑ Establish residential and employment growth targets that accommodate a significant share of the jurisdiction’s growth, in support of VISION 2050 and the Regional Growth Strategy. Residential densities and building intensities should have capacity to accommodate higher levels of growth. ² Urban Growth Centers should plan for densities of at least 45 activity units per acre. Metro Growth Centers should plan for densities of at least 85 activity units per acre. Please complete Table 1 below.	
☑ Encourage a mix of complementary uses, with a goal for a minimum mix of at least 15% planned residential and employment activity in the center.	
✓ Establish design standards for pedestrian-friendly, transit-oriented development and other transit-supportive planning that orients land uses around transit. Eliminate superblocks through innovative site design and public/private partnerships.	
✓ Promote infill development, particularly on underutilized parcels.	
✓ Increase access to opportunity, including employment and education opportunities and improved neighborhood quality of life.	



¹ An activity unit is a person or a job.

² Growth targets are the amount of growth a jurisdiction has agreed, through the countywide process, to plan for throughout its comprehensive plan elements over the 20-year horizon of the comprehensive plan. The targets include both the baseline density (current) plus the 20-year growth. Distinct from growth targets, zoned development capacity is not time-bound and, therefore, can allow higher levels of development.

Table 1 Growth Targets	Existing (Baseline) Conditions	Adopted Center Growth Target*	Zoned Development Capacity (meet or exceed target)	Page Reference
Population				
Housing Units				
Employment				

*The plan’s land use assumptions for travel modeling must be consistent with the adopted center growth targets.

Housing

The plan should:	Page Reference
<ul style="list-style-type: none">  Document the total existing housing units, including a breakdown by type, affordability (including subsidized housing), and special housing needs. 	
<ul style="list-style-type: none"> ✓ Assess future housing need in the center as part of the jurisdiction-wide housing needs assessment. 	
The plan should include policies and identify programs that:	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Address density standards and development regulations to ensure a variety of housing types for all major household income categories are allowed.³ 	
<ul style="list-style-type: none"> ✓ Demonstrate how housing targets and goals will be met. 	
<ul style="list-style-type: none">  Reduce the risk of residential displacement through a variety of anti-displacement strategies, including leveraging growth opportunities to provide new affordable units and preserving existing affordable housing. 	
<ul style="list-style-type: none"> ✓ Encourage coordination with housing organizations and community groups to address issues of homelessness, fair housing, anti-displacement, etc. Partnering with housing program and service providers can promote more equitable housing opportunities within the center. 	

³ VISION 2050 uses the following household income categories and definitions to track regional housing affordability: Middle (80-120% of area median income (AMI)); Moderate (50%-80% of AMI); Low (Below 50% of AMI); and Very Low (Below 30% of AMI).

Economy	
The plan should:	Page Reference
✓ Describe key economic sectors and industry clusters in the center, including those recognized in the Regional Economic Strategy.	
☑ Demonstrate the center's market potential for accommodating future population and job growth. ⁴	
The plan should include policies and identify programs that:	Page/Policy Reference
✓ Encourage the use of economic development tools to promote retention, expansion, and growth of employment opportunities within the center.	
☑ Reduce the risk of commercial displacement through a variety of anti-displacement strategies.	
☑ Expand access to economic opportunities through actions such as adopting a priority hire ordinance, encouraging workforce development partnerships, and identifying pipeline education or training opportunities.	

Transportation	
The plan should:	Page Reference
☑ Describe relationships to regional high-capacity transit (including bus rapid transit, commuter rail, light rail, ferry, and express bus) and local transit. Existing and planned transit service in the center should be referenced.	
✓ Demonstrate coordination with transit agencies.	
✓ Identify planned transportation investments, programs, and resources, including transit, pedestrian and bicycle facilities, and projects to eliminate superblocks or modal conflicts and promote safety and connectivity.	

⁴ A market study is recommended for all jurisdictions with centers. Market studies are required for designation of new centers and regional growth centers that have existing density levels below the level required for new centers at the time of the 2025 monitoring review. See pages 9-10 of the [Regional Centers Framework](#) for more information.

✓ Include a map of existing and planned pedestrian and bicycle facilities and determine what links are required to improve connectivity.	
✓ Include a map of the existing street pattern and determine what links are required to improve connectivity.	
✓ Include a mode-split goal.	
The plan should include policies and identify programs that:	Page/Policy Reference
✓ Support an integrated multimodal transportation network, including pedestrian and bicycle facilities, and linkages to adjacent neighborhoods and districts.	
✓ Plan for streets that serve all users, including pedestrians, bicyclists, transit users, vehicles, and – where appropriate – freight.	
✓ Support context-sensitive design of transportation facilities.	
✓ Encourage environmentally friendly street (“green street”) treatments.	
✓ Adopt level-of-service standards and concurrency provisions tailored for the center to encourage transit.	
✓ Establish a parking management strategy that addresses supply of parking, on-street parking, and mitigating effects of parking.	
✓ Identify strategies to achieve a mode-split goal that advances a more sustainable mix of auto, transit, and non-motorized trips.	

Public Services	
The plan should:	Page Reference
✓ Describe or reference local capital plans for infrastructure specific to the center, as well as their financing (such as sewer, water, gas, electric, telecommunications).	
The plan should include policies and identify programs that:	Page/Policy Reference
✓ Ensure facilities are provided consistent with targeted growth.	
✓ Ensure availability of public services, including K-12 education, to meet the needs of businesses and residents.	

Discussion Questions | Innovation, Engagement, and Racial Equity

The following questions address the Regional Centers Framework's intention for more inclusive, equitable development and engagement in centers and the desired outcomes for equity. Responses are an opportunity for the jurisdiction to highlight the most noteworthy aspects of the plan and the planning process. Responses also help tell PSRC boards how the plan is working to implement VISION 2050 and how the plan meets certification requirements.

- How were different stakeholders (e.g., community members, business owners, tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions, when applicable) engaged during the planning process? Were any new or innovative engagement techniques employed to reach historically underrepresented groups?
- How was racial equity considered in the planning process and addressed in the plan? Do you have examples of innovative policies that work to advance racial equity?
- Are there any additional innovative policies or programs to highlight from the center plan?

Attachment B: Manufacturing/Industrial Growth Center Checklist


VISION Consistency Tool for Regional Manufacturing/Industrial Center Plans

Highlight indicates topics relevant to equity and access to opportunity





Center Plan Concept (Vision) / Regional Collaboration

The plan should:	Page Reference
✓ Include a vision statement that commits to accommodating employment growth and preservation of an urban industrial land base.	
✓ Describe the center's economic role within the city, county, and region.	
✓ Clearly identify the area as a designated regional manufacturing/industrial center and describe the relationship of the center plan to the jurisdiction's comprehensive plan, countywide planning policies, and VISION 2050.	
 Describe or reference how equitable engagement with community and relevant stakeholders shaped the plan's goals, policies, and strategies.	
The plan should include policies and identify programs that:	Page/Policy Reference
 Encourage coordination with tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions, when applicable. ¹	
 Prioritize local investments in the center, including a list of specific transportation and other public infrastructure investments and programs.	

Environment and Climate Change

The plan should:	Page Reference
✓ Identify significant environmental features in or near the center, including streams and shorelines.	
✓ Describe existing parks, trails, and open spaces, including public and civic spaces.	
 Recognize the role of land use, development, and transportation on greenhouse gas emissions.	
The plan should include policies and identify programs that:	Page/Policy Reference

¹ Coordination with ports is required for jurisdictions with Container Port Elements under RCW 36.70A.085.

✓ Promote the rehabilitation of critical/environmentally sensitive areas.	
✓ Support innovative stormwater management.	
 Avoid or mitigate environmental impacts for vulnerable populations.	
 Support achievement of state and regional greenhouse gas emissions reduction goals.	
✓ Reduce air pollution and greenhouse gas emissions by increasing alternatives to driving alone.	
 Expand electric transportation infrastructure such as charging infrastructure for heavy duty equipment.	
✓ Promote innovative green building practices in design, materials selection, construction, and maintenance.	
 Encourage retrofitting of existing buildings to reduce building energy use.	

Land Use / Development Patterns

The plan should:	Page Reference
<input checked="" type="checkbox"/> Include the size of the center and describe whether the center boundary changed as part of the planning process. The plan should fully encompass the designated regional center and demonstrate defined boundaries and shape for the center, including consistency with size requirements for regional centers. Industrial Growth Centers should be at least 2,000 acres in size.	
✓ Describe and map the existing land uses and zoning in the center for industrial and manufacturing uses. Include how much of the total land area in the center is zoned for core industrial uses. ²	
<input checked="" type="checkbox"/> Include the existing number of jobs in the center. Industrial Employment Centers should have at least 10,000 existing jobs. Industrial Growth Centers should have at least 4,000 existing jobs.	

² Zoning designations dominated by traditional industrial land uses such as manufacturing, transportation, warehousing, and freight terminals. Commercial uses within core industrial zones shall be strictly limited.

<input checked="" type="checkbox"/> Include the share of existing industrial employment. Regional manufacturing/industrial centers must retain a minimum 50% industrial employment. ³	
The plan should include policies and identify programs that:	Page/Policy Reference
<input checked="" type="checkbox"/> Establish employment growth targets that accommodate a significant share of the jurisdiction’s manufacturing/industrial employment growth, in support of VISION 2050 and the Regional Growth Strategy. Policies should demonstrate capacity to accommodate employment growth targets. ⁴ Industrial Employment Centers should plan for at least 20,000 jobs. Industrial Growth Centers should plan for at least 10,000 jobs.	
<input checked="" type="checkbox"/> Retain at least 75% of industrially zoned land for core industrial uses. ⁵	
<input checked="" type="checkbox"/> Establish strategies to avoid land uses that are incompatible with manufacturing/industrial uses, such as large retail uses, residential uses, or non-related office uses (other than as an accessory use).	
 Consider how land use policies support access to high-capacity transit stations located in the center. Transit-oriented development in or near manufacturing/industrial centers needs to function differently with different uses than other centers to maintain a focus on protecting industrial zoning, jobs, and the region’s overall economic vitality.	
<input checked="" type="checkbox"/> Establish design standards that help mitigate aesthetic and other impacts of manufacturing and industrial activities both within the center and on adjacent areas.	
<input checked="" type="checkbox"/> Encourage transitional buffers between uses to minimize impacts on adjacent land uses.	

Economy

The plan should:	Page Reference
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³ For more information about how industrial jobs are defined, see page E-8 of PSRC’s [Industrial Lands Analysis](#) (2015).

⁴ Growth targets are the amount of growth a jurisdiction has agreed, through the countywide process, to plan for throughout its comprehensive plan elements over the 20-year horizon of the comprehensive plan. The targets include both the baseline density (current) plus the 20-year growth. Distinct from growth targets, zoned development capacity is not time-bound and, therefore, can allow higher levels of development.

⁵ Zoning designations dominated by traditional industrial land uses such as manufacturing, transportation, warehousing, and freight terminals. Commercial uses within core industrial zones shall be strictly limited.

✓ Describe key economic sectors and industry clusters in the center, including those recognized in the Regional Economic Strategy.	
☑ Demonstrate the center’s market potential for accommodating future job growth. ⁶	
The plan should include policies and identify programs that:	Page/Policy Reference
☑ Identify strategies to support or retain manufacturing/industrial industries and jobs (i.e., workforce, apprenticeships, land value policies, parcel aggregation, etc.).	
🌀 Work to reduce the risk of industrial displacement through a variety of anti-displacement strategies.	
🌀 Expand access to economic opportunities through actions such as adopting a priority hire ordinance, encouraging workforce development partnerships, and identifying pipeline education or training opportunities.	

Transportation

The plan should:	Page Reference
☑ Identify the transportation networks, including freight infrastructure, supporting and within the manufacturing/industrial center and address existing deficiencies.	
☑ Describe relationships to regional high-capacity transit (including bus rapid transit, commuter rail, light rail, ferry, and express bus) and local transit. Existing and planned transit service in the center should be referenced.	
☑ Demonstrate coordination with transportation and infrastructure partners, such as transit agencies, maritime port facilities and air and rail freight facilities.	
🌀 Identify planned transportation investments, programs, and resources, including freight, transit, pedestrian and bicycle facilities, and projects to eliminate modal conflicts and promote safety.	
✓ Include a mode-split goal.	

⁶ A market study is recommended for all jurisdictions with centers. Market studies are required for designation of new centers and regional manufacturing/industrial centers that have existing employment levels below the level required for new centers at the time of the 2025 monitoring review. See pages 10-11 of the [Regional Centers Framework](#) for more information.

The plan should include policies and identify programs that:	Page/Policy Reference
✓ Identify strategies to address deficiencies in the center’s transportation network.	
✓ Prioritize transportation projects that provide access to freight intermodal facilities to optimize freight movement for local, regional, and national distribution (including rail, trucking facilities, or waterways, as appropriate).	
☑ Reduce commute impacts through Transportation Demand Management (TDM) strategies consistent with the Regional Transportation Plan.	
✓ Support an integrated multimodal transportation network, including freight, transit, pedestrian, and bicycle facilities and linkages to adjacent neighborhoods and districts.	
✓ Identify strategies to achieve a mode-split goal that advances a more sustainable mix of auto, transit, and non-motorized trips.	

Public Services

The plan should:	Page Reference
✓ Describe or reference local capital plans for infrastructure specific to the center, as well as their financing (such as sewer, water, gas, electric, telecommunications).	
The plan should include policies and identify programs that:	Page/Policy Reference
✓ Ensure infrastructure and services are provided consistent with targeted growth.	

Discussion Questions | Innovation, Engagement, and Racial Equity

The following questions address the Regional Centers Framework’s intention for more inclusive, equitable development and engagement in centers and the desired outcomes for equity. Responses are an opportunity for the jurisdiction to highlight the most noteworthy aspects of the plan and the planning process. Responses also help tell PSRC boards how the plan is working to implement VISION 2050 and how the plan meets certification requirements.

- How were different stakeholders (e.g., community members, employees, business owners, tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions, when applicable) engaged during the planning process? Were any new or innovative engagement techniques employed to reach historically underrepresented groups?
- How was racial equity considered in the planning process and addressed in the plan? Do you have examples of innovative policies that work to advance racial equity?
- Are there any additional innovative policies or programs to highlight from the center plan?



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Housing Data and Policy Platform Tool



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