

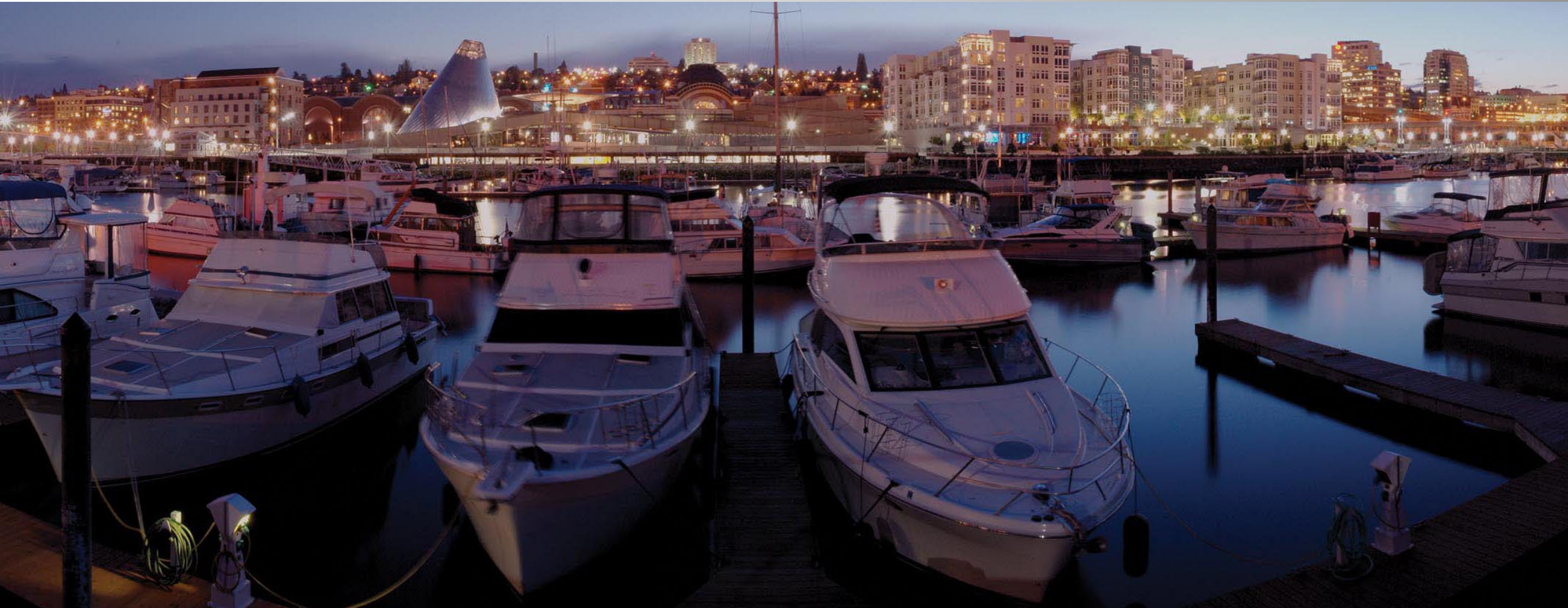
# Regional Centers: Subarea Planning

Equity Advisory Committee

July 9, 2026



Puget Sound Regional Council



# Agenda



- Centers background
- Subarea planning
- Checklist discussion by topic
  - Breakout Room A
  - **Break-**
  - Breakout Room B
- Manufacturing/Industrial Centers Discussion
- Next Steps



# Ice Breaker

## What's a Center?

An area of focused growth with housing, jobs, services, and transportation options.

## Downtown Everett

- Arena, city offices, library

## Downtown Tacoma

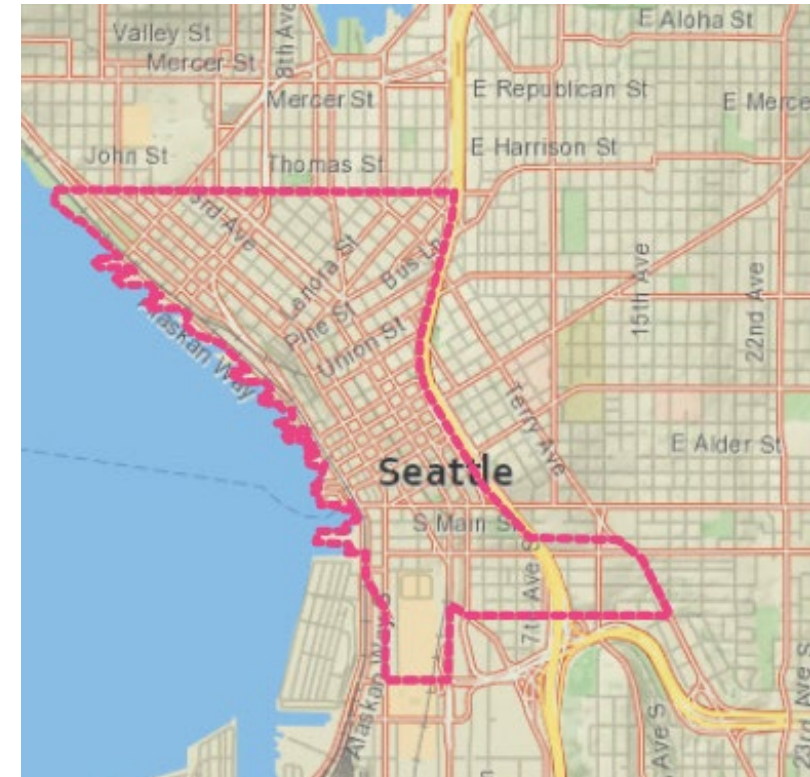
- Waterfront, Tacoma Link Light Rail

## Downtown Seattle

- Belltown, waterfront, Pioneer Square

Which  
Centers do  
you visit  
most often?

*Boundary example*



**Auburn**  
(Downtown)

**Bellevue**  
(Downtown)

**Bothell**  
**Canyon Park**

**Bremerton**  
(Historic core &  
shipyard)

**Burien**  
(Town Square)

**Everett**  
(Downtown)

**Federal Way**  
(The Commons,  
light rail)

**Issaquah**  
(Costco HQ)

**Kent**  
(Downtown)

**Kirkland**  
• Downtown  
• Totem Lake

**Lakewood**  
(Towne Center)

**Lynnwood**  
(Alderwood Mall)

**Puyallup**  
• Downtown  
• South Hill

**Redmond**  
• Downtown  
• Overlake

**Renton**  
(Boeing, The  
Landing)

**SeaTac**  
(International  
Blvd)

**Seattle...**  
• Downtown  
• First Hill/Capitol Hill  
• Northgate

**Seattle**  
• South Lake Union  
• University  
• Uptown

**Silverdale**  
(Kitsap Mall)

**Tacoma**  
• Downtown  
• Mall

**Tukwila**  
(Mall)

**University Place**  
(27<sup>th</sup> Business District)

# Today's Goals

## Goals

- Revisit the role of centers
- Explore subarea planning
- Review checklists
  - Identify gaps/opportunities

## Outcomes

- Propose changes to improve subarea plan checklists



# Questions to Keep in Mind



**1. What important equity-related outcomes should cities focus on?**

- What's missing from checklists that could be improved?

**2. What do equitable neighborhoods look like?**

- Based on personal experiences, what equity-related approaches do you see working well?



# What we heard from you...

## Impacts

- Increasing access/reduce isolation
- Commute impacts, expand local job access
- Support aging in-place

## Representation

- Seniors & aging-in-place
- Disability & sensory access needs
- Historically impacted residents
- Unhoused community members
- Multilingual wayfinding

## Other

- Public engagement
- Paratransit access
- Who benefits from job creation?
- Addressing Displacement





# Regional Growth Centers-Refresher



# Background



## Regional Centers

- Hubs for housing & jobs
- Focus growth in walkable, transit-connected area
- Support regional growth goals

## Subarea Plans

- Neighborhood specific
- Identifies where housing, jobs, and services go
- Community input



# Types of Regional Centers

## Regional Growth Centers

- Walkable, mixed-use
- Downtown Bellevue, Kirkland Totem Lake, First Hill/Capitol Hill

## Manufacturing/Industrial Centers

- Industrial areas/jobs
- Boeing Paine Field/Everett, Kent



Encouraged:  
Housing & transit

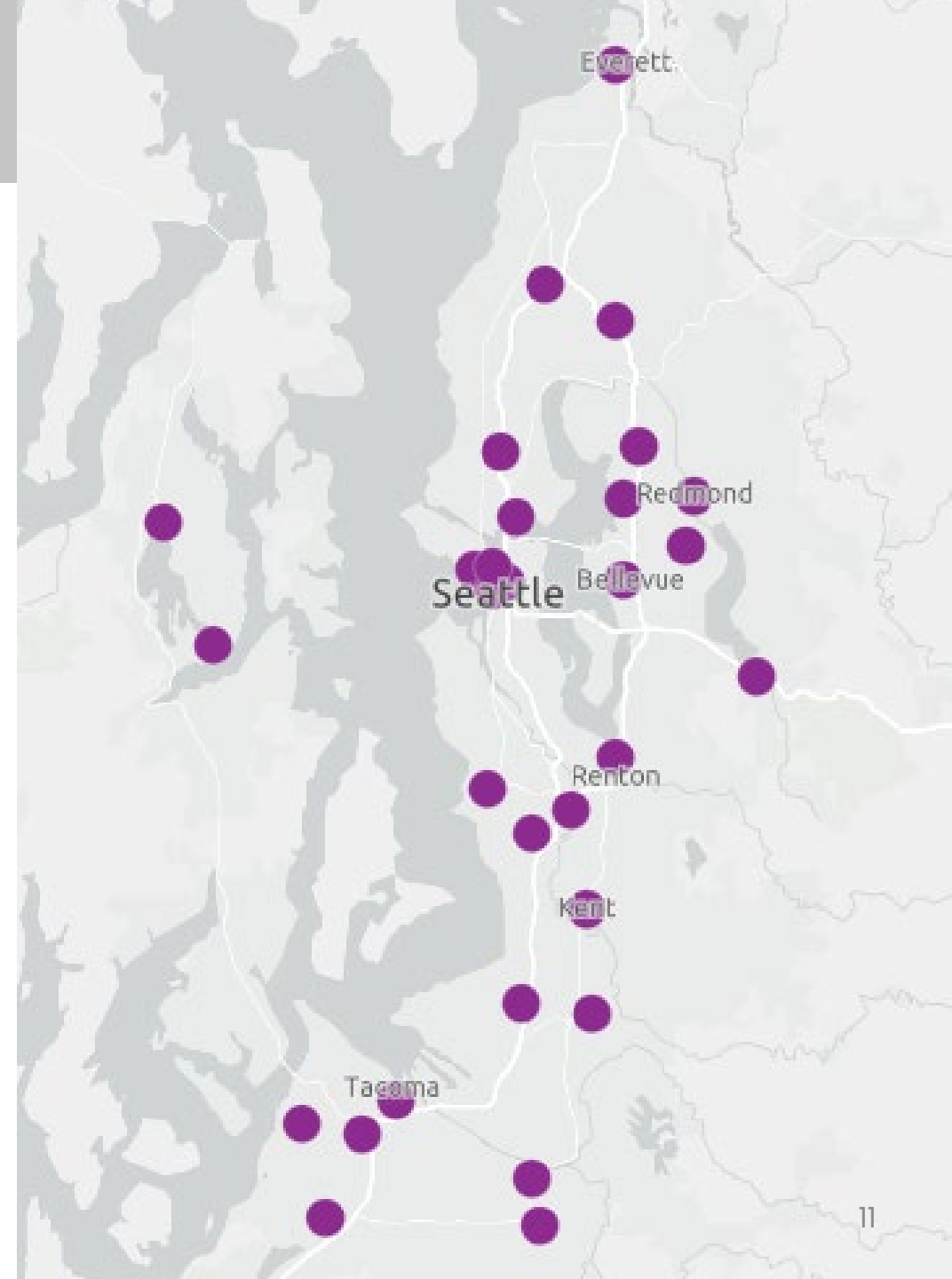
Discouraged:  
Sprawl

Encouraged:  
Manufacturing  
jobs

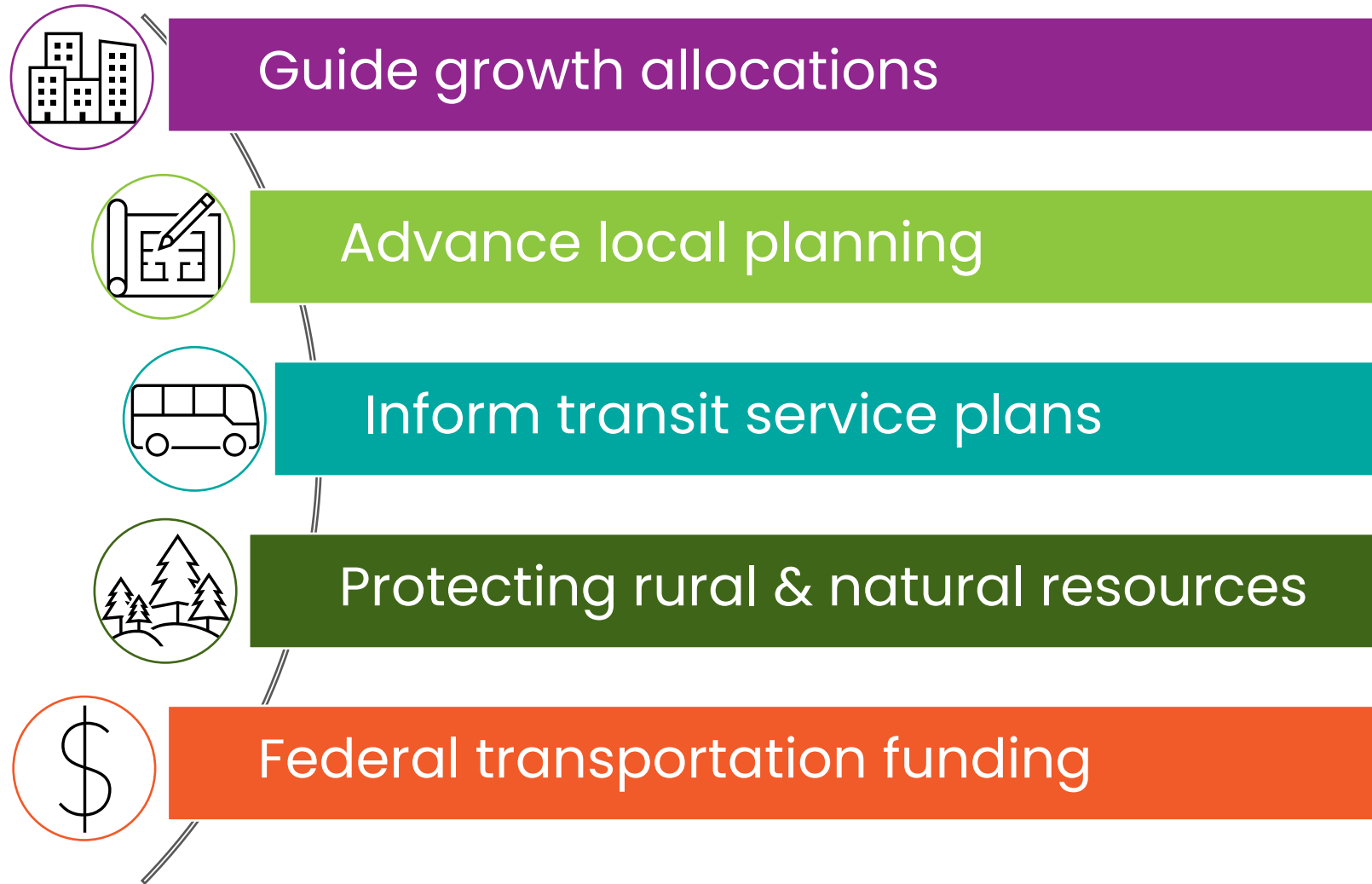
Discouraged:  
Commercial  
uses

# Where are Centers?

- Located in the four PSRC counties
- Cities apply to have centers
- Selected based on capacity for jobs, housing, infrastructure, thorough plans
- 30 **Regional Growth Centers**
- 10 Manufacturing/Industrial Centers



# Regional Centers Purpose



# What Makes a Successful Center?



- Transit access & walkability
- Mix of housing, jobs, & services
- Higher-density, compact development
- Community support/input
- Ability to grow & attract investments



# Questions/Discussion

Thoughts/Concerns?

**What do equitable neighborhoods look like?**

- Based on personal experiences, what equity-related approaches do you see working well?



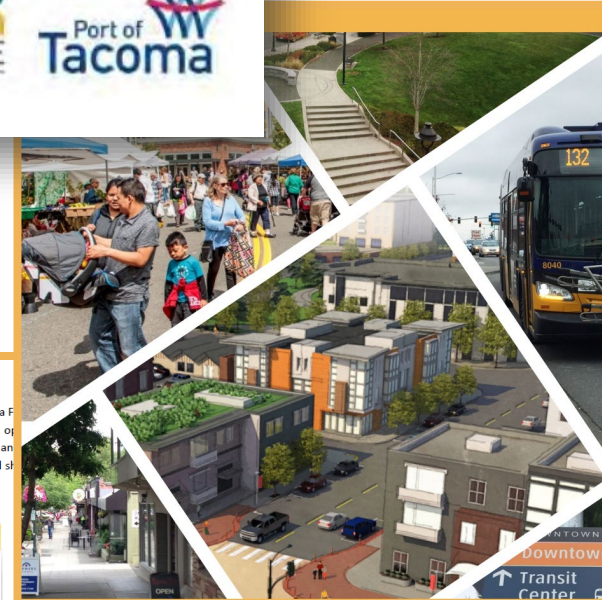


# Subarea Planning: Key Concepts



# What are Subarea Plans?

- Goals, policies, and actions to guide residential and job growth
- Center-specific land use maps and market analysis
- Planned investments in housing, parks, and capital facilities, (transportation projects)



## BURIEN URBAN CENTER PLAN

### Vision Public Meeting

A workshop was held on October 5, 2017 to invite comments on the Vision for the MIC as part of a Vision Open House. Over 200 persons participated in the event. This meeting included an informal informational displays and staff available to meet one-on-one with participants. This was also an opportunity for community members, employees, and business owners to learn about the planning process and staff planning for the future.



Vision Public Meeting, BERK 2017

### White River Dialogue Group

In 2016, the City received a grant from the Washington State Department of Commerce to develop design solutions for flooding and floodplain habitat design for the northern portion of the White River as it enters the City and flows downstream to 16th Street East at the beginning of Sumner's Manufacturing and Industrial Center. Since then, Sumner together with the City of Pacific has been meeting with stakeholders within the White River valley including the Puyallup and Muckleshoot Tribes and Pierce County. The purpose of these stakeholder meetings is to discuss projects and plans to address flood protection and salmon habitat restoration for the White River while balancing the need to preserve areas for future industrial development. The group has been meeting since November 2016 and have come up with conceptual ideas for long-term flood hazard reduction and salmon habitat restoration. The specific outcome of the Dialogue Group process has not yet been determined. See [Exhibit 4](#).

### Advisory Group Meetings

In order to provide input on the planning process, the Cities created an advisory group. The advisory group reviews technical information, provides input and recommendations, and works collectively to refine components of the Subarea Plan. This group is comprised of senior technical staff from each of the regional jurisdictions and SPMIC business and property owners. The advisory group met two times over the course of preparation of the Subarea Plan to provide input on substantive aspects of plan development.



# Examples: What subarea plans include

- Document **existing conditions**
- Guide downtown growth
- Define what uses are allowed and where
- Encourage a **walkable**, mixed-use core near transit
- Outline **economic programs**
- Shape livable areas

## Neighborhood business incubators

These often take the form of free or low-cost spaces, mentorship, and/or access to capital for emerging small businesses. The City's Storefront Auburn Program in past decades brought artists to vacant storefronts in the city, providing gallery and exhibition space. A future, more comprehensive business incubator could be considered in existing or new space in Downtown.



A Micro-Restaurant Space at the La Scala in Beaverton, OR. Source: Carleton Hart Architecture.



# Checklist benefits & purpose

- New plans, updates, or plan amendments
- Guidance tool provided by PSRC to evaluate plans for consistency
- Ensure local subarea plans align with VISION 2050



# Subarea Planning: Checklist Users

Develop/Update  
Plans

PSRC Review

Executive Board  
Certification

- City staff use checklist as guidance tool
- Public Engagement
- Submit draft subarea plan to PSRC
- PSRC staff use checklist as review tool
- Provide comments to city staff
- Make recommendations to GMPB



# Equity focused checklist items

## Innovation/Engagement, and Racial Equity

- How were stakeholders engaged?
- How was racial equity considered in the planning process?
- Are there any additional innovative policies or programs included?

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
⊖ Document the total existing housing units, including a breakdown by type, affordability (including subsidized housing), and special housing needs.	
✓ 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
✓ Address density standards and development regulations to ensure a variety of housing types for all major household income categories are allowed. <sup>3</sup>	
✓ Demonstrate how housing targets and goals will be met.	
⊖ 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.	
✓ 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.	

Sample



# Breakout Room Topics: Part A

## Breakout A

- Vision/Collaboration
- Environment/Climate Change
- Land Use

**What important equity-related outcomes should cities focus on?**

- What's missing from checklists that could be improved?



# Break



# Breakout Room Topics: Part B

## Breakout B

- Housing
- Economy
- Transportation/Public Services

**What important equity-related outcomes should cities focus on?**

- What's missing from checklists that could be improved?





# Manufacturing/Industrial Centers (MICs)



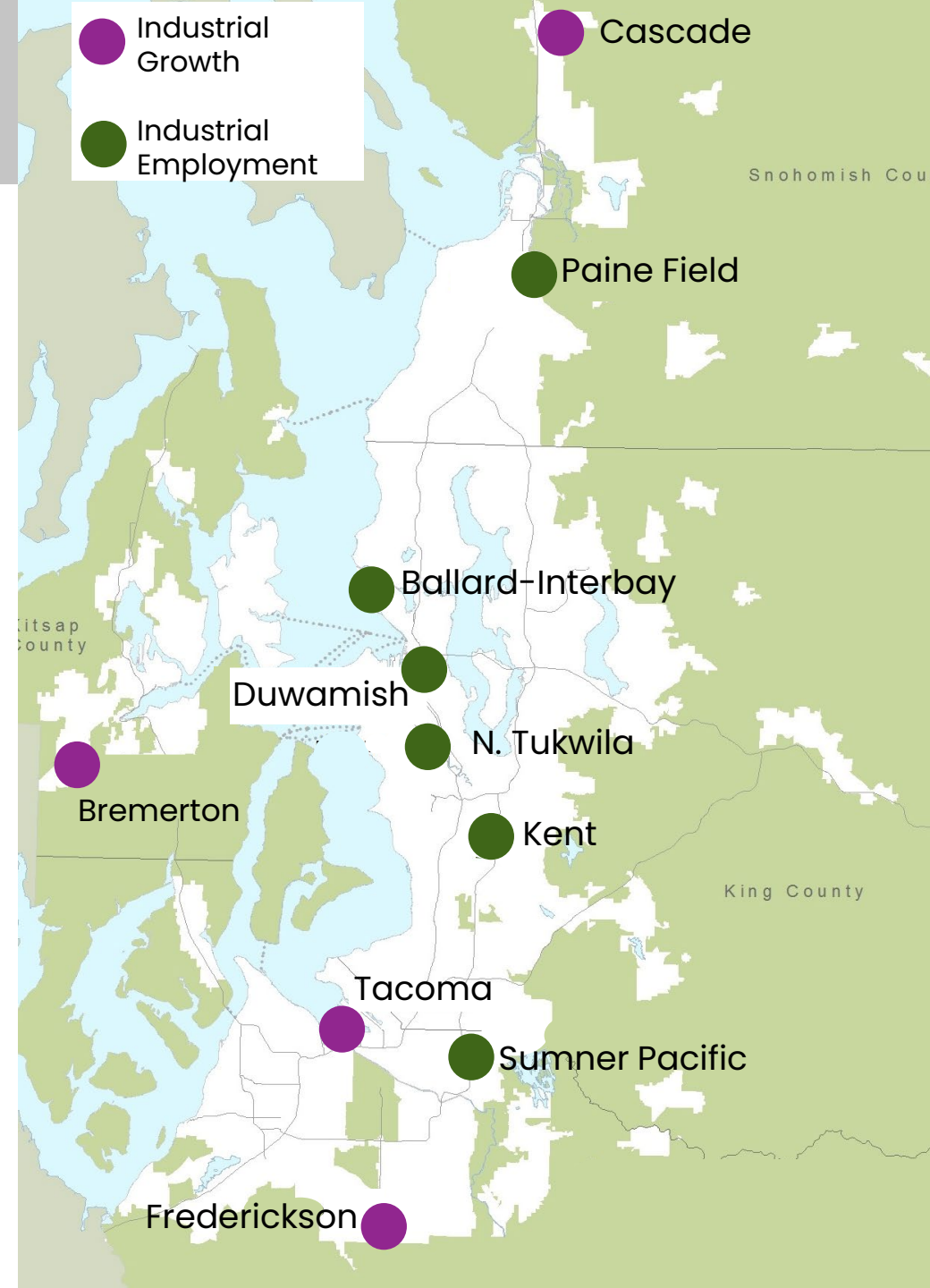
# Manufacturing/Industrial Centers

## Role

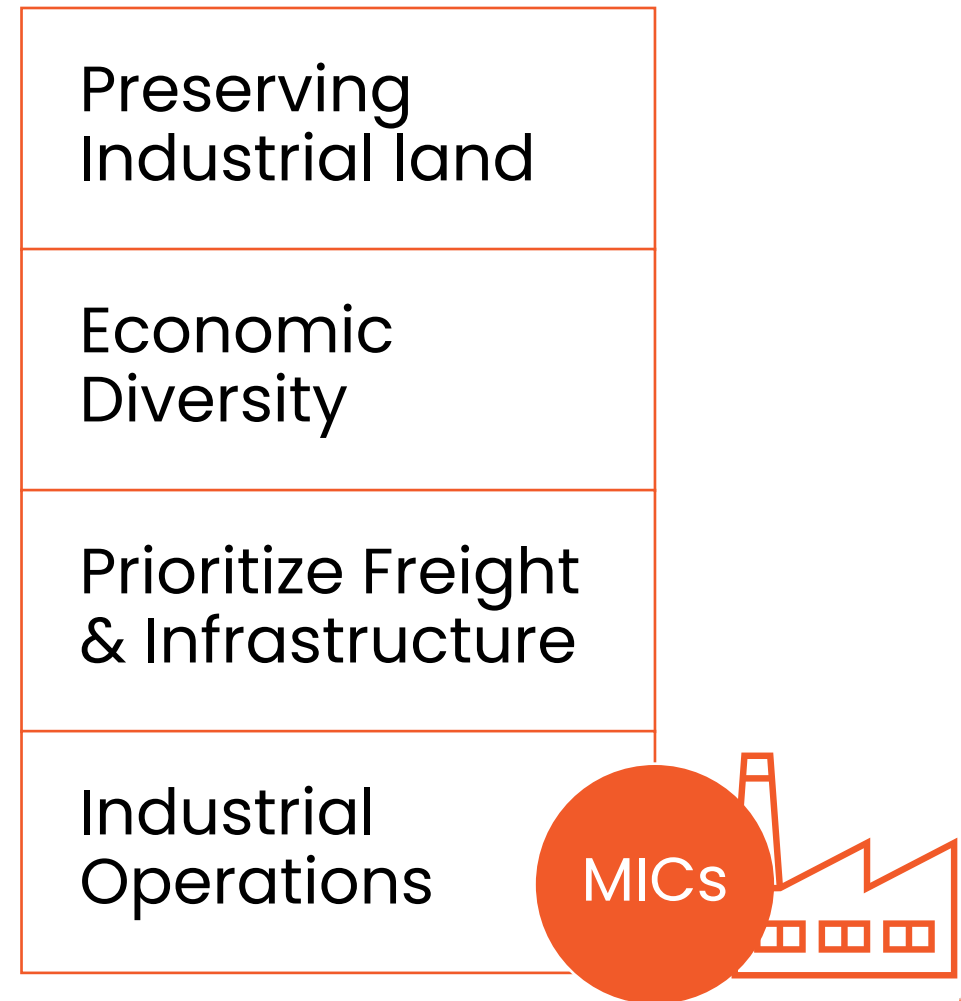
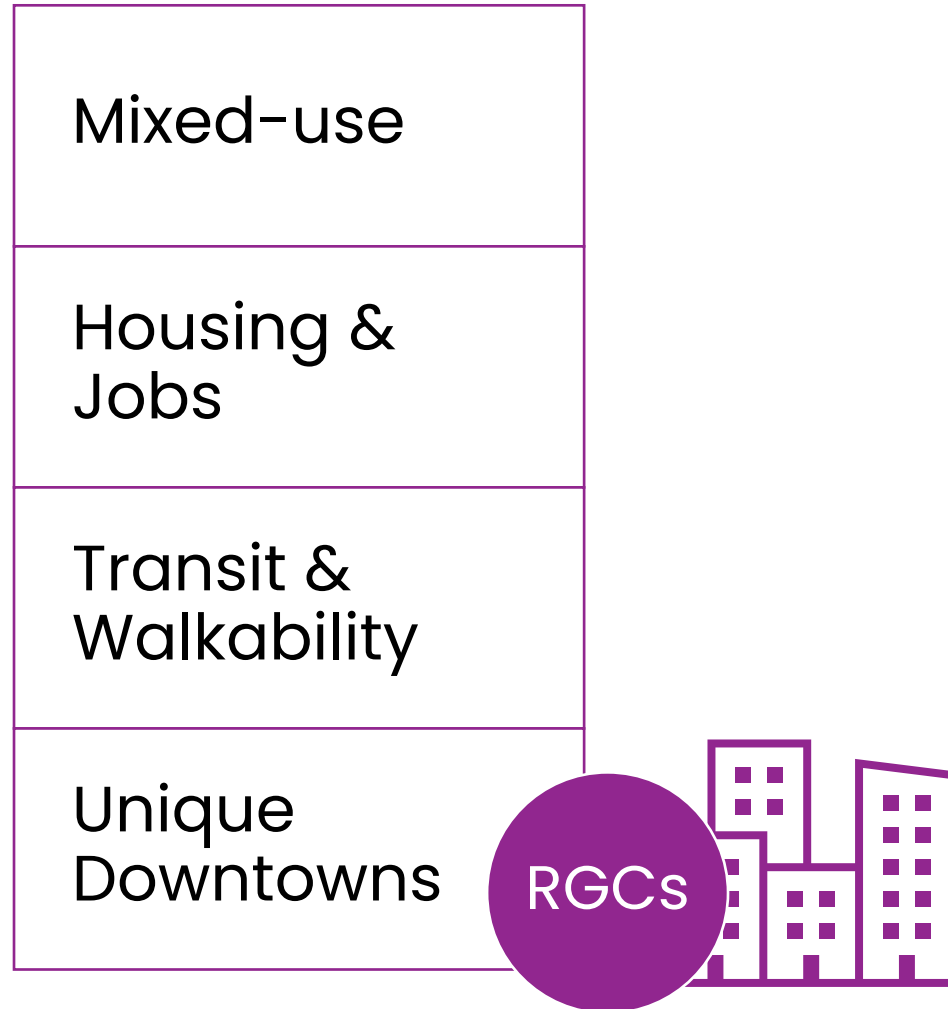
- Preserve land for jobs in industry/trades

## Recent Successes

- 29 % of the region's industrial jobs and 11 % of all jobs region-wide
- Planning approach unique to the region



# Regional Growth vs Manufacturing/Industrial Centers



# Impacts in Manufacturing/Industrial Centers



## Successes & Challenges

- + Provide high-wage jobs
- + Protect industrial employment base
- Pollution and impacts on nearby communities



# MIC Checklist (topics 1-3)

## Vision & Regional Coordination

- Goals, economic role, **community engagement**, partnerships

## Environment & Climate

- Natural resources, parks, green buildings, emissions, **environmental impacts**

## Land Use & Development

- Size, zoning, uses, **design standards to reduce impacts**, buffers

What important equity-related outcomes should cities focus on?

- What's missing from checklists that could be improved?



# MIC Checklist (topics 4-6)

## Economy & Jobs

- Clusters, **anti-displacement**, workforce/apprenticeships, **access to opportunities**

## Transportation

- Freight access, **safety, commute impacts, links to neighborhoods**

## Infrastructure & Public Services

- Utilities, **police, fire, parks services**

What important equity-related outcomes should cities focus on?

- What's missing from checklists that could be improved?



# Other Thoughts/Questions



1. What important equity-related outcomes should cities focus on?

- What's missing from checklists that could be improved?

2. What do equitable neighborhoods look like?

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# Recap & Next Steps

What we've heard today...

## Next Steps:

- Follow up conversations with other stakeholders
- Discussions & recommendations with Growth Management Policy Board
- Updates to EAC in early 2027





# Thank You!

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Puget Sound Regional Council