

VISION Consistency Tool for Regional Manufacturing/Industrial Center Plans

Note: The tool shown here is for illustrative purposes. To fill out the tool, visit www.psrc.org/our-work/plan-review.

This tool is designed to assist jurisdictions in developing, updating, or amending center plans and identifies planning expectations for Regional Manufacturing/Industrial Center plans (beyond the general requirements for comprehensive plans). These expectations are based on [VISION 2050](#) and the [Regional Centers Framework](#) (2018). The tool can be used at various times in the planning process:

Plan Scoping: Use checklist items as guidance for scoping the extent of center plans.

Draft Plan Review: Submit draft center plans to PSRC prior to adoption. Completing and submitting this tool and providing early drafts to PSRC helps identify potential consistency issues early in the process.

Certification Review: Along with the adopted plan, a completed tool will assist PSRC's review of the plan. Demonstrating inclusion of all of the necessary information in the checklist helps facilitate certification. *Note: The PSRC Executive Board is the final decision-making body for plan certification.*

Regional Collaboration: The tool provides an opportunity for jurisdictions to highlight innovative policies and programs and supports sharing of best practices across the region.

Regional Centers Monitoring: PSRC will conduct another centers monitoring period in 2025, following the 2024 local plan updates. This tool helps jurisdictions ensure updated center policies address regional guidance and that Framework criteria is met.

Relationship to the Comprehensive Plan Center plans can be a separate element in the comprehensive plan or developed as a stand-alone subarea plan. When done as a subarea plan, it must be fully consistent with the comprehensive plan and the requirements of the Growth Management Act.

Resources

- Regional Plans: [VISION 2050](#), [Regional Transportation Plan](#), and [Regional Economic Strategy](#)
- [Regional Centers Framework](#) (2018) and [Centers webpage](#) – access centers planning resources
- [Plan Review webpage](#) and [Certification Reports](#) – access information about the review and certification process, find [PSRC resources](#) by policy area, and view jurisdictions' past reports to identify areas for future review
- [VISION 2040 to VISION 2050](#) – summary of what changed in VISION 2050
- [VISION 2050 Policy Matrix](#) – a comparison of multicounty planning policies and actions from VISION 2040 to VISION 2050

Checklist at a Glance

The plan should:		Page Reference
✓ Describe key economic sectors in the center, including those recognized in the Regional Economic Strategy.	Indicates criteria from the Regional Centers	
☑ Demonstrate the center's market potential for accommodating future population and job growth.		
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 center's carbon footprint and promote sustainable strategies.	Indicates new or expanded emphasis in VISION 2050	

Indicate where to find the best or most complete example. It is not necessary to list all relevant pages/policies. Some items may be addressed by the

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.	

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

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
✓ 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	
☑ 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.	
☑ 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
☑ 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.	
☑ Retain at least 75% of industrially zoned land for core industrial uses. ⁵	
☑ 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.	

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.

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.

✓ Establish design standards that help mitigate aesthetic and other impacts of manufacturing and industrial activities both within the center and on adjacent areas.	
✓ Encourage transitional buffers between uses to minimize impacts on adjacent land uses.	

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 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.	

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.

<input checked="" type="checkbox"/> 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.	
<input checked="" type="checkbox"/> Demonstrate coordination with transportation and infrastructure partners, such as transit agencies, maritime port facilities and air and rail freight facilities.	
<input checked="" type="checkbox"/> 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.	
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).	
<input checked="" type="checkbox"/> 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?