



Puget Sound Regional Council

## Growth Management Policy Board

Thursday, November 2, 2023 • 10:00 AM – 12:00 PM

Hybrid Meeting - PSRC Board Room – 1011 Western Avenue, Suite 500, Seattle, 98104

### Attend, watch or listen

- The public can attend meetings at PSRC's offices
- Watch the meeting live at <https://www.psrc.org/watch-meetings>
- Listen by phone 1-888-475-4499, Meeting ID: 859 2629 7926, Passcode: 429706

### Provide public comment

- **Public comment must relate to an action or discussion item on the agenda. Each member of the public will have 2 minutes to speak.**
- **In-person**  
Public comment may be made in person at PSRC's office.
- **Comment during the meeting by Zoom or phone:** [Register here](#)  
To allow staff time to process requests, registration is required and closes at 8:00 AM the day of the meeting. Late registrations will not be accepted.
- **Written comments**  
Comments may be submitted via email to [hculver@psrc.org](mailto:hculver@psrc.org) by 8:00 AM the day of the meeting. Comments will be shared with board members. Comments received after the deadline will be provided to board members after the meeting.

Public comments are public records and may be subject to disclosure pursuant to the Public Records Act, RCW Chapter [42.56](#).

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1. **Call to Order and Roll Call (10:00) – Councilmember Ed Prince, Chair**
2. **Communications and Public Comment**  
Public comment must relate to an action or discussion item on the agenda.
3. **Report of the Chair**
4. **Director's Report**
5. **Consent Agenda – Action Item (10:15)**
  - a. Approve Minutes of Growth Management Policy Board Meeting held October 5, 2023
6. **Discussion Item (10:20)**
  - a. 2023 Housing Monitoring Report – *Eric Clute, PSRC*

**7. Discussion Item (10:55)**

a. Industrial Lands Analysis Update – *Jason Thibedeau* , *PSRC*

**8. Discussion Item (11:20)**

a. Regional Centers Monitoring - *Maggie Moore*, *PSRC*

**9. Next Meeting:**

**Thursday, January 4, 2024, 10:00 AM – 12:00 PM – Remote Only**

Major topics for January:

- Regional Transit-Oriented Development Committee 2024 Work Plan
- Black Homeownership Initiative

**10. Adjourn (12:00)**

Board members please submit proposed amendments and materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to Heather Culver, e-mail [hculver@psrc.org](mailto:hculver@psrc.org); fax (206) 587-4825; or mail.

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## Puget Sound Regional Council

### **MINUTES**

#### **Growth Management Policy Board**

**October 5, 2023**

#### **Hybrid Meeting**

[To watch a video of the meeting and hear the discussion, go to <https://www.psrc.org/watch-meetings>]

Due to a lack of quorum at the published meeting time, the board heard chair and staff updates.

### **CHAIR'S REPORT**

The Chair welcomed attendees to the meeting.

### **DIRECTOR'S REPORT**

Growth Management Director Paul Inghram welcomed remote and in-person attendees.

### **TOD EVENT RECAP**

Prior to the meeting being called to order, Director Paul Inghram gave a recap of PSRC's Transit-Oriented Development (TOD) event, From Pandemic to Prosperity: Downtowns Reimagined, held on September 29, 2023.

### **CALL TO ORDER**

The meeting was called to order at 10:08 a.m. by Councilmember Ed Prince, Chair.

### **COMMUNICATIONS AND PUBLIC COMMENT**

There was no public comment.

### **CONSENT AGENDA**

- a. Approve Minutes of Growth Management Policy Board Meeting held September 7, 2023.

**ACTION: It was moved and seconded (Wahl/Buxton) to adopt the Consent Agenda. Motion passed.**

## **SUMMER YOUTH ENGAGEMENT RECAP**

The board was briefed on PSRC's summer youth engagement program, the Summer Planning Academy (SPA), by Senior Public Engagement Specialist Noah Boggess. The four-week, four-session in-person program hosted 23 students from across the region and focused on planning topics, introduced the cohort to panelists and speakers, and included site visits. The topics covered were Metropolitan Planning Organization Basics, Transit, Environment, and a combined session on Housing and Equity. With successful completion of the program, students received a \$500 scholarship. Board members showed interest in how elements of the program might be used to engage their own communities in the planning process.

## **LEGISLATIVE UPDATE**

PSRC Government Relations and Communications Director Robin Koskey provided an overview of the process of developing PSRC's legislative priorities and sought feedback on potential legislative policy items. The agency is proposing a framework of keeping the region moving; increasing housing choices and affordability; significantly reducing greenhouse gas emissions; and sustaining a strong economy. The board provided feedback with emphasis on elements regarding the implementation of HB 1110, consideration of greenhouse gas emissions of buildings, and environmental justice and pollution impacts to communities. The Executive Committee will finalize recommendations and propose the Executive Board adopt the legislative agenda at the December meeting.

## **REGIONAL CENTERS DATA**

PSRC Senior Planner Maggie Moore gave an update on PSRC's regional centers work programs including current processes for centers designation and resources available. PSRC is developing a data dashboard with profiles for individual regional centers which includes measures on demographics, housing, transportation, and urban form. The agency is creating a 2025 monitoring and redesignation process based on the Regional Centers Framework and will return to the board in November to discuss. The board discussed benefits of centers designation, the structure of the designation, and how transportation funding and elements tie into centers designation.

## **NEXT MEETING**

The next GMPB board meeting is scheduled for November 2, 2023.

Topics include:

- 2023 Housing Monitoring Report
- Regional Centers Monitoring

**ADJOURN**

The meeting adjourned at 12:00 p.m.

**GUESTS AND PSRC STAFF PRESENT (As determined by staff.)**

Kathryn Johnson, PSRC  
Piset Khuon, PSRC  
Paul Inghram, PSRC  
Maggie Moore, PSRC  
Liz Underwood-Bultmann, PSRC  
Robin Koskey, PSRC  
Noah Boggess, PSRC  
Carolyn Downs, PSRC  
Ben Bakkenta, PSRC

Attachments:

October 5, 2023 GMPB Attendance Roster

Growth Management Policy Board - October 5, 2023							
Voting Members			✓	Non-voting Members			✓
King County	2	CM Dave Upthegrove		<b>Associate Members</b>			
		CM Joe McDermott	1	Alderwood Water and Wastewater District	1	COM Paul McIntyre	1
Seattle	2	CM Andrew Lewis	1	Thurston Regional Planning Council	1	Helen Wheatley	
		CM Dan Strauss				MYR Joe DePinto, Yelm Alt	
		CM Tammy Morales, Alt		<b>Public Agency Members</b>			
Bellevue	1	MYR Lynne Robinson		Commerce	1	Dave Andersen	1
		DM Jared Nieuwenhuis, Alt				Mark Barkley Alt	
Cities/Towns	3	DM Traci Buxton, Des Moines	1	<b>PSRC Committees</b>			
		CM Phillippa Kassoover, Lake Forest Park		Regional Staff Committee	1	Andrea Spencer, Bremerton	1
		CM Ed Prince, Renton - Chair	1			Vacant	
		CM Melissa Stuart, Alt - Redmond		<b>Private/Civic Members-Business/Labor</b>			
		CM Pam Stuart, Alt - Sammamish	1	Master Builders of King and Snohomish Counties	1	Jennifer Anderson	
		CP Lindsey Walsh, Alt - Issaquah	1				
Kitsap County	1	COM Katie Walters		Natural and Built Environments	1	Angela Rozmyn	
		COM Christine Rolfes, Alt				Robert Pantley Alt	1
Bremerton	1	MYR Greg Wheeler	1	Seattle Children's Hospital	1	Hugh Ewart	
		CM Jeff Coughlin, Alt				Chris Ramirez Alt	
Cities/Towns	1	CM Jon Quitslund, Bainbridge Isl		<b>Private/Civic Members-Community/Environment</b>			
		CM Joe Deets, Bainbridge Isl, Alt		Futurewise	1	Alex Brennan	1
Pierce County	1	CM Robyn Denson				Tiernan Martin Alt	
		CM Paul Herrera, Alt		Housing Development Consortium - Seattle/King	1	Patience Malaba	1
Tacoma	1	CM Joe Bushnell		Metro Parks Tacoma	1	Jesse Simpson Alt	
		CM Sarah Rumbaugh, Alt	1			Debbie Terwilleger	
Cities & Towns	1	CM Melodi Koening, Orting	1				
		MYR Josh Penner, Alt - Orting		Kitsap Public Health District	1	Dr. Gib Morrow, Kitsap Public Health District	1
Snohomish County	1	CM Megan Dunn - Vice Chair	1			Vacant Alt	
		CM Sam Low, Alt - Snohomish County		Non Voting	11		7
Everett	1	CM Don Schwab					
		MYR Cassie Franklin, Alt					
Cities/Towns	1	MYR Pro Tem Bryan Wahl, Mountlake Terrace	1				
		CM Erin Murray, Alt - Mountlake Terrace					1
<b>Federally Recognized Tribes</b>							
Muckleshoot Indian Tribe	1	Vacant					
Puyallup Tribe of Indians	1	Andrew Strobel					
		Jennifer Keating Alt					
Suquamish Tribe	1	Rich Purser				<b>Abbreviations</b>	
		Vacant Alt				CM Councilmember	
<b>Statutory Members</b>							
Ports	1	COM Fred Felleman, Seattle	1			COM Commissioner	
		COM Don Meyer, Tacoma Alt				CP Council President	
WSDOT	1	Jeff Storrar	1			DM Deputy Mayor	
		JoAnn Schueler, Alt				MYR Mayor	
						1 = Member for Meeting	
Voting	22		(Quorum = 11) Quorum Total	12		X = Alternate for Meeting	



## Puget Sound Regional Council

### **DISCUSSION ITEM**

October 26, 2023

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **2023 Housing Monitoring Report**

### **IN BRIEF**

Following up on the board's discussion of the Regional Housing Strategy monitoring program in 2022, this presentation will review monitoring work for 2023, including data and case studies to look at how the strategy is being implemented and identify gaps and opportunities for future work. Staff asks for board feedback about how this data can help local plan updates and monitoring of the Regional Housing Strategy.

### **DISCUSSION**

The [Regional Housing Strategy](#) is a playbook of regional and local actions to preserve, improve and expand housing stock in the region. The aim is to make a range of affordable, accessible, healthy and safe housing choices available to every resident and to promote fair and equal access to housing for all people.

The strategy calls for PSRC to track performance and outcomes over time and identify challenges or barriers in consultation with jurisdictions and other stakeholders. Performance measures support the housing goal in VISION 2050 to meet the region's housing and affordability needs.

Monitoring provides a snapshot of key housing measures in the region and captures long-term trends. It helps focus regional housing assistance and local work, with an emphasis on eliminating racial disparities in access to housing.

The 2023 Housing Monitoring Report follows [the 2022 Housing Monitoring Report](#) and the [2021 Regional Housing Needs Assessment](#). PSRC will continue to review these measures annually and periodically, depending on data type and source.

## **Data Measures & Key Findings**

Data analysis shows that more is being done to address housing access and affordability than past decades, but given the scale and scope of the housing crisis, the region needs to do even more. Historic investments and changes are needed to see significant improvements and get the region closer to the VISION 2050 goal of providing a range of affordable, accessible, healthy and safe housing choices to every resident.

At the October meeting the board will be briefed on key findings centered around general affordability measures and the three “S” of the Regional Housing Strategy – Supply, Stability and Subsidy.

### ***Housing affordability***

General affordability measures include median rent and home price, cost burden, average mortgage rates/payments and racial disparities in renter income. The most recent data for these measures provide more information on the impacts of the pandemic, rising mortgage rates and the continued supply shortage on housing costs and production.

### ***Supply: Build more housing of different types.***

Supply measures include housing production in relation to population growth, housing production near transit and job centers, production of middle density housing and the availability of rental and ownership units.

### ***Stability: Provide opportunities for residents to live in housing that meets their needs.***

Stability measures include the production of income-restricted housing and access to homeownership for BIPOC households, specifically home loan denials by race/ethnicity.

### ***Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents.***

Subsidy measures will highlight historic investments made by the State Legislature, as well as a case study exploring the Maureen Howard Affordable Housing Act, passed by Pierce County Council earlier this year.

## **Questions for the board:**

- Are these data helpful for local jurisdictions to understand housing needs?
- Given what was discussed today, do jurisdictions have the tools and support to address Supply, Stability and Subsidy? What is needed?



## **NEXT STEPS**

As stated in the Regional Housing Strategy, PSRC will publish an annual update on housing data monitoring efforts. The finalized 2023 report will be available later this year. Looking ahead, some data measures may be updated more or less frequently based on data availability.

For more information, please contact Eric Clute, Associate Planner, at [eclute@psrc.org](mailto:eclute@psrc.org).



## Puget Sound Regional Council

### **DISCUSSION ITEM**

October 26, 2023

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Industrial Lands Analysis Update**

### **IN BRIEF**

PSRC is continuing to develop the regional [Industrial Lands Analysis](#) update and will provide the Growth Management Policy Board with a project update including findings from the industrial lands inventory, demand analysis, employment data, and demographic data, as well as the next steps and updated timeline for completion of the project.

### **DISCUSSION**

In 2015, PSRC developed an Industrial Lands Analysis that assessed economic activity on industrial lands in the region and analyzed the region's ability to accommodate economic growth on industrial lands. VISION 2050 and the 2022 Regional Economic Strategy (RES) both include calls to update the Regional Industrial Lands Analysis to update the inventory of industrial lands, evaluate supply and demand for industrial land across all industry sectors and research trends for industrial uses as technology and markets evolve.

#### Stakeholder Outreach

In 2022, PSRC staff performed stakeholder outreach to help identify trends in regional industrial lands and gather insights into the development of the Industrial Lands Analysis update. The outreach consisted of an industrial trends survey, a series of discussions with local jurisdictions with industrial lands and discussions with PSRC boards and committees.

PSRC administered a survey of local jurisdictions and other governments with industrial land assets in February 2022 to gather their perspectives on trends that are impacting

industrial lands. The survey asked about trends and issues related to industrial lands, improving equitable access to employment, relevant data and information, needed priorities for industrial lands, and recent related work. Thirteen respondents participated in the survey, each identifying priorities for their jurisdiction or organization.

In early 2022, PSRC interviewed staff from regional cities, counties, ports, and tribal governments, as well as peer regional governments in California and British Columbia to better understand recent trends impacting industrial lands. Staff also led a discussion with the Transportation Choices Coalition's Community Partners group to gather input on the topic.

In June 2022, PSRC held a virtual event focused on the Industrial Lands Analysis Update. Guest speakers from Everett, Seattle and Tacoma presented their local industrial lands planning projects. The event provided an opportunity to highlight local work on planning for industrial lands and solicit feedback from attendees, which included local jurisdiction planners, private sector planners and others involved in planning for industrial lands. More than sixty people attended the event, with many tuning in from outside the region and state.

Throughout 2022, staff provided updates on the Industrial Lands Analysis Update to PSRC's Growth Management Policy Board, Economic Development District Board, Freight Advisory Committee and the Regional Staff Committee. These board and committee discussions provided an opportunity to hear from elected officials and local staff on the industrial trends that their communities are experiencing.

During this time, feedback from stakeholder outreach was shared during board and committee presentations and fell into the following categories:

- **Supply of Industrial Lands:** Concerns regarding the availability of industrial lands to meet the current and future needs of industry.
- **Positive Drivers of Demand:** Historic industries continue to drive demand on industrial lands, as well as the emergence of newer sectors.
- **Incompatible and Undesired Uses:** Continued pressure for incompatible and less desirable uses on industrial lands.
- **Impacts to Communities:** Activities on industrial lands having impacts on regional residents, tribes, and the environment.
- **Maintenance Costs:** Challenges that jurisdictions face related to the costs of maintenance of industrial lands.
- **Workforce:** Current and projected shortages of workers for industrial activities and demographic representation in this workforce.
- **Transit Investments:** Potential benefits and challenges of new high-capacity transit investments.
- **Goods Movement:** The impact of increasing traffic on the region's industrial supply chains.

### Industrial Lands Inventory

As part of the 2015 Industrial Lands Analysis, an inventory of industrial lands was developed. This included an analysis of gross industrial lands, which refers to all industrial land, including active sites, vacant land, and land that is able to be physically redeveloped land. It also included net industrial land supply, which refers to a subset of the gross supply that may be available for growth, including vacant land, and land that is able to be physically redeveloped land.

PSRC staff are working to update this inventory for the Industrial Lands Analysis update. The update defines industrial lands based almost entirely on allowed use as reflected in local zoning codes. The primary inventory intends to reflect all land within the region in which manufacturing and industrial uses are welcome to occur without conditional permits or special applications. This study relies on PSRC's 2019 Future Land Use (FLU) dataset, a compilation of jurisdictional zoning codes and geometries. Additional detail was added for industrial zones where data provided in the FLU were not adequately granular. The resulting draft inventory was reviewed for accuracy and cross-compared with the 2015 inventory with local zoning maps and codes to identify and correct potential errors.

The updated inventory includes the primary inventory categories that were defined in the previous analysis:

- **Core industrial:** Includes zoning designations on lands dominated by a broad range of manufacturing and traditional industrial uses.
- **Industrial-commercial:** Includes zoning designations on lands with a significant component of both industrial and commercial uses.
- **Airport Operations:** Includes land devoted to aviation operation areas, such as runways and taxi ways.
- **Military Industrial:** Includes areas within federal military bases with industrially related uses.

The updated inventory introduces a new supplemental category of lands where limited or conditional industrial uses are permitted:

- **Limited Industrial:** Includes commercial and mixed-use zones throughout the region where some manufacturing or industrial activities are allowed, along with other uses, although where there are often restrictions on the size or intensity of the industrial use. These spaces may be well suited for newer, lower-impact activities that are more compatible with neighboring uses.

The new inventory uses a more detailed and precise examination of local zoning. In total, the region has about 78,200 acres of land zoned for industrial activity with the supply spread across each county.

	<b>Core Industrial</b>	<b>Industrial Commercial</b>	<b>Airport Operations</b>	<b>Military Industrial</b>	<b>Total Industrial</b>
King County	19,500	8,600	1,200	-	29,300
Kitsap County	1,900	4,100	400	3,700	10,100
Pierce County	11,300	8,100	300	2,500	22,300
Snohomish County	13,200	2,000	1,000	300	16,500
<b>Region</b>	<b>45,900</b>	<b>22,800</b>	<b>2,900</b>	<b>6,500</b>	<b>78,200</b>

Broadly, there have been few changes to the overall amount of lands zoned for industrial uses across the region. The region continues to maintain large industrial areas, such as the Duwamish Valley, Paine Field and Port of Tacoma. However, as use changes occur and jurisdictions seek to support economic potential there are several anecdotal cases of adjusting zoning that shifts away from traditional manufacturing. For example, Redmond adopted the Marymoor Design District to allow for living, employment, and retail in proximity to Marymoor Park and the future light rail station. Kenmore’s zoning reflects a potential evolution of the concrete premix site to future uses. And, in Seattle, the city has studied how allowing limited amounts of office and residential uses in select locations near transit may support continued industrial and manufacturing activity. In some cases, the primary intent of the zone remains industrial and manufacturing. In other cases where the intent of the zone becomes more focused on newer, mixed uses, while allowing only restricted industrial activity, PSRC has reclassified the land as Limited Industrial.

Traditionally, industrial zoning has been the most permissive of zoning regulations, often allowing a wide range of uses. Over time, some jurisdictions have narrowed allowed uses to prevent incompatibilities with industrial activity and others have adjusted the allowed uses to better reflect economic opportunities. Some have increased allowance for non-industrial uses, such as retail storefronts, gas stations and restaurants, which are important components of industrial areas.

While the analysis of net supply is under development, jurisdictions have indicated that there is increased development in industrial areas, especially for warehouse and distribution facilities. Regionally, there remains a significant supply of vacant and developable industrial land. The inventory will look at how this varies across the region. Areas close to urban centers appear to be more constrained, have greater competition of uses, and may have more involved permitting challenges. The lowest levels of net supply are found in the North Tukwila, Ballard-Interbay, and Kent Manufacturing Industrial Centers (MICs). More net space is available in outlying industrial areas, although some of these areas lack utility infrastructure or access to transportation corridors and key users.

#### Demand for Industrial Spaces

Analysis of regional CoStar data on market rents and vacancy rates shows that demand for space on industrial lands has continued to be strong. In addition, the market is continuing to invest in the development of industrial spaces. New industrial supply continues to come to market, with the most recent quarter seeing the delivery of the highest volume of new square footage in decades. Warehousing space accounts for

most new industrial spaces coming online and these spaces are making up an increasing share of overall inventory.

### Industrial Employment Trends

The update will include analysis of employment trends since the last report across six macro groupings of industrial-related industries. These groupings include Construction, Manufacturing, Transportation, Distribution & Logistics, Warehousing & Wholesale and Other Industrial. Each macro grouping consists of one or more industry groups. For the 10-year period up to 2020, all macro groupings of industrial job categories showed employment growth. However, noticeable shifts occurred after March 2020. This included a loss of Machinery & Transportation Equipment jobs within the Manufacturing group, and increases in Warehousing & Storage and Wholesaling jobs within the Warehousing & Wholesale group.

The region's 590,000 industrial jobs make up about 28% of the region's total covered employment of about 2,130,000 jobs. While industrial employment has grown and has largely recovered from pandemic job losses, it has grown at a slower pace than employment in other sectors. Since 2005, industrial employment grew by 15% while overall employment, including industrial jobs, grew by 30%.

### Industrial Worker Demographics

Future projections for industrial and manufacturing jobs remain strong. According to a recent report from the U.S. Chamber of Commerce, there could be as many as 2.1 million industrial and manufacturing jobs unfilled nationwide from 2020-2030 due to skill gaps in the workforce. Stakeholders expressed concerns about the region's ability to meet current and future workforce demands across industrial sectors. Data shows that there is a larger percentage of workers at- or nearing- retirement age in the Manufacturing sector than the region, which may exacerbate challenges in maintaining this workforce.

Demographic analysis highlights that the region's industrial workforce has some notable differences to the region's total workforce. Approximately 24% of the region's industrial workforce is female, much lower than the 47% of total workforce in region, a difference that has been consistent in recent years. The share of industrial workers who are White Alone is comparable to the share in the overall regional workforce. However, that share is higher in the Construction and Manufacturing macro groups. Regional stakeholders identified that addressing this underrepresentation of certain demographic groups in the industrial workforce could be doubly beneficial: supplying the workforce needs of local employers as well as meeting the region's equity goals.

### Manufacturing Industrial Centers

Manufacturing Industrial Centers (MICs) are locations for more intensive commercial and industrial activity. MICs are designated based on an existing minimum employment threshold, land planned specifically for industrial and/or manufacturing uses, protection from incompatible land uses, efficient size and shape, planning for transportation facilities and services and urban design standards. Unlike regional growth centers,

MICs have greater total employment as well as greater heavy industrial employment and are typically not appropriate for housing. VISION 2050 discourages other non-supportive land uses such as retail or non-related offices in MICs. The region is home to 10 designated MICs located across each of its four counties. They include Ballard-Interbay, Cascade Industrial Center, Duwamish, Frederickson, Kent, North Tukwila, Port of Tacoma, Paine Field/Boeing Everett, Puget Sound Industrial Center-Bremerton and Sumner-Pacific. Land inventory and employment data will be provided for each of the region's MICs, in addition to that of regional and county levels.

#### Next Steps

Throughout the fourth quarter of 2023, PSRC staff will provide project updates to the Regional Staff Committee, the Growth Management Policy Board, the Economic Development District Board and the Freight Advisory Committee. A final report will be developed and released in the first half of 2024.

For more information contact Jason Thibedeau, Economic Development Program Manager, at [jthibedeau@psrc.org](mailto:jthibedeau@psrc.org) or (206) 389-2879.



## Puget Sound Regional Council

### **DISCUSSION ITEM**

October 26, 2023

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Regional Centers Monitoring**

### **IN BRIEF**

Staff will provide the board with an update on the regional centers work program, including early planning for redesignation and monitoring called for by the [Regional Centers Framework](#) and responses to the board's feedback at the September meeting.

### **DISCUSSION**

Centers are the hallmark of VISION 2050 and the Regional Growth Strategy. They guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for PSRC's federal transportation funding.

The region has designated 30 regional growth centers. These are locations of the region's most significant business, governmental and cultural facilities and are planning for growth. The region's ten designated regional manufacturing/industrial centers are locations for more intensive industrial activity. Both regional growth centers and regional manufacturing/industrial centers are focal points for planned growth, economic development and transportation infrastructure investments.

The region's counties and local jurisdictions identify and designate countywide growth centers, countywide industrial centers, and local centers. These local hubs serve important roles as central places for activities, services and places where future growth can occur.

#### **Regional Centers Framework**

In 2018, PSRC's Executive Board adopted the [Regional Centers Framework](#) to identify consistent criteria for regional centers. This includes developing a framework to track



performance and outcomes of centers over time, providing guidance on planning for centers and redesignating existing centers.

Based on criteria in the Framework, PSRC staff are starting early work to define data needs and components of the 2025 monitoring and redesignation process. Potential data measures and sources will be shared, along with key questions informing the monitoring process.

### **2025 Monitoring and Redesignation Process**

This process will evaluate the success of regional centers in achieving the region's desired outcomes, analyze how individual centers are performing, and redesignate existing centers.

Key questions for this process include:

- How have regional centers performed in accommodating growth and achieving the region's desired outcomes?
- What is the potential for centers to accommodate future growth?
- Are individual centers meeting minimum requirements?
- What's next for the Regional Centers Framework and VISION?

PSRC staff sought feedback in September and October 2023 from the Regional TOD Committee, Regional Staff Committee, the Freight Advisory Committee and the Growth Management Policy Board. Committee and board members suggested additional measures for data collection, which included some that are feasible and others that may be challenging. This feedback will be shared with the board at the November meeting.

### **Discussion Questions**

At the November board meeting, PSRC staff will engage the board in answering the following questions:

- Are we asking the right questions to be able to review existing centers in 2025?
- What do you think would be helpful to know about regional growth centers?
- What other data may be needed for successful monitoring and redesignation?

### **NEXT STEPS**

PSRC staff will incorporate board and committee feedback in an updated scope of work for the centers monitoring process. This scope of work will be brought back to the board in early 2024, along with additional updates through 2025.

For more information, contact Maggie Moore, Senior Planner, at [mmoore@psrc.org](mailto:mmoore@psrc.org).