REGIONAL CENTER PLANS CHECKLIST

This checklist is designed to assist jurisdictions in developing, updating, or amending their center plans. It provides the key expectations\(^1\) for the center plans for Regional Growth Center and Regional Manufacturing Industrial Centers plans (beyond the general requirements for comprehensive plans). These expectations are based on the procedures established by PSRC’s Executive Board for designating new centers. Additional detail can be found in PSRC’s Plan Review Manual Appendix E-4: Center Plans.

Center plans should ideally be a separate element in the comprehensive plan. When center plans are developed as a stand-alone subarea plan, they must be fully consistent with the comprehensive plan and the requirements of the Growth Management Act.

If issues or topics addressed in this checklist are located in other elements of the comprehensive plan, those sections should be referenced in the reporting tool.

### Regional Growth Center Plan Checklist

#### Center Plan Concept (or "Vision")

- Include a vision for the center that describes the role (economic, residential, cultural, etc.) of the center within the city, the county and the region. This should include a commitment to compact, pedestrian and transit-oriented development.
- Clearly identify the area designated as a regional growth center. Describe the relationship of the center plan to the city’s comprehensive plan, as well as VISION 2040 and countywide planning policies.
- Include a market analysis of the center’s development potential.\(^2\)

#### Environment

- If applicable, identify critical/environmentally sensitive areas in the center and reference relevant policies and programs to protect those areas.
- Describe parks and open space, including public spaces and civic places and include provisions to encourage accessible open space.
- Include or reference policies and programs for innovative stormwater management.
- Include or reference policies and programs to reduce air pollution and greenhouse gas emissions.

---

\(^1\) The checklist part of each reporting tool is designed to serve as an aid to highlight key provisions that should be addressed as policy and plan updates and amendments are being prepared. Plans can demonstrate consistency without necessarily checking off each and every item listed on the checklists. In other words, other approaches and provisions may be appropriate and acceptable. ([Plan Review Manual](#), page 3-1). The Center Plan Checklist was revised in June 2014.

\(^2\) Recommended for all jurisdictions with centers; required for designation of new centers.
# Regional Growth Center Plan Checklist

## Land Use

- Demonstrate defined boundaries and shape for the center (boundaries should be compact and easily walkable. This suggests a roughly uniform shape of about 1 square mile. Boundaries should not be elongated or gerrymandered. Planning area boundaries should fully encompass the designated regional growth center.)

- Establish residential and employment growth targets that accommodate a significant share of the jurisdiction’s growth, as well as residential densities and building intensities with capacity to accommodate these levels of growth (Note: 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.)

- Describe and map the mix, distribution and location of existing and future land uses (such as residential, commercial, civic, public). Encourage a mix of complementary uses.

- Establish design standards for pedestrian-friendly, transit-oriented development and other transit-supportive planning that orients land uses around transit.

## Housing

- Document total existing and targeted housing units.

- Include tailored provisions for a variety of housing types that addresses density standards, affordable housing for all major household income categories\(^3\), and special housing needs.

- Describe implementation strategies for addressing housing targets and goals.

## Economy

- Describe key sectors and industry clusters in the center.

- Include policies and programs addressing economic development in the center.

## Public Services

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

---

\(^3\) VISION 2040 uses the following household income categories and definitions to track regional housing affordability: Middle (80%-120% of area median income); Moderate (50%-80% of area median income); Low (Below 50% of area median income); and Very Low (Below 30% area median income).
### Regional Growth Center Plan Checklist

**Transportation (including Transportation 2040 Physical Design Guidelines)**

- ✓ Develop an integrated multimodal transportation network, including pedestrian and bicycle facilities, as well as linkages to adjacent neighborhoods and districts.
- ✓ Describe relationships to regional high-capacity transit (including bus rapid transit, commuter rail, light rail, and express bus) and local transit and coordination with transit agencies.
- ✓ Include or reference provisions for full standards for streets that serve all users, including pedestrians, bicyclists, transit, vehicles, and – where appropriate – freight (see “complete streets” description in VISION 2040).
- ✓ Include provisions for context-sensitive design of transportation facilities.
- ✓ Include or reference provisions for environmentally friendly street (“green street”) treatments or other comparable programs.
- ✓ Include or reference level-of-service standards and concurrency provisions tailored for the center to encourage transit.
- ✓ Include a parking management strategy that addresses supply of parking, on-street parking and mitigating effects of parking.
- ✓ Include mode-split goals.

### Regional Manufacturing Industrial Center Plan Checklist

**Center Plan Concept (or "Vision")**

- ✓ Include a vision for the center. This should include a commitment to preservation of an urban industrial land base. Describe the economic role of the center within the city, county and the region.
- ✓ Include an overview of the relationship of the center plan to the city’s comprehensive plan, as well as VISION 2040 and countywide planning policies.
- ✓ Include a market analysis of the center’s development potential.\(^4\)

---

\(^4\) Recommended for all jurisdictions with centers; required for designation of new centers.
### Regional Manufacturing Industrial Center Plan Checklist

**Environment**

- ✓ If applicable, identify critical/environmentally sensitive areas in the manufacturing/industrial center and reference relevant policies and programs to protect those areas.
- ✓ Include or reference policies and programs for innovative stormwater management *(related to Public Services)*.
- ✓ Include or reference policies and programs to reduce air pollution and greenhouse gas emissions.

**Land Use**

- ✓ Demonstrate and explain the defined boundaries and shape for the center. Planning area boundaries should fully encompass the designated regional manufacturing/industrial center.
- ✓ Establish employment growth targets that accommodate a significant share of the jurisdiction’s manufacturing/industrial employment growth, and demonstrate capacity to accommodate these levels of growth (Note: 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.)
- ✓ Describe the percentage of planned land use and zoning in the center for industrial and manufacturing uses.
- ✓ Describe strategies to avoid land uses that are incompatible with manufacturing, industrial uses, such as large retail uses, high concentrations of housing, or non-related office uses (other than as an accessory use).
- ✓ Establish design standards that help mitigate aesthetic and other impacts of manufacturing and industrial activities both within the center and on adjacent areas.

**Economy**

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

**Public Services**

- ✓ Describe or reference local capital plans for infrastructure, as well as their financing (such as sewer, water, gas, electric, telecommunications). Explain strategies to ensure facilities are provided consistent with targeted growth.
## Regional Manufacturing Industrial Center Plan Checklist

### Transportation

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