Updated Designation Procedures for New Regional Centers
Regional Staff Committee • April 19, 2018
Overview of Today

- Reminder of the *Regional Centers Framework Update* and the types of new regional centers.
- Summary of new provisions and/or changes to designation procedures for new regional centers.
- Overview of next steps and schedule.
Regional Centers Framework

- Adopted by the Executive Board in March 2018.
- Identifies two distinct types of new *regional growth centers* and two distinct types of new *manufacturing industrial centers*:

<table>
<thead>
<tr>
<th>Regional Growth Centers</th>
<th>Manufacturing Industrial Centers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Growth Centers</td>
<td>Industrial Growth Centers</td>
</tr>
<tr>
<td>Metro Growth Centers</td>
<td>Industrial Employment Centers</td>
</tr>
</tbody>
</table>
Regional Centers Framework (cont.)

• Framework provides common expectations for new regional centers and includes new and/or revised provisions for that address:
  o Designation Process and Schedule
  o Designation Eligibility
  o Designation Criteria

• Framework calls for PSRC to update the designation procedures to reflect these.
Summary of Changes for Designation Procedures

Overview, Background, and Purpose

• Reorganizes and streamlines content to provide a user-friendly document.

• General text updates to reflect the adoption of the *Regional Centers Framework*.

• Identifies and describes the intent of the types of regional growth centers and two types of manufacturing industrial centers.
Designation Process and Schedule (Part 1A & B)

- Identifies the schedule for when new regional centers will be considered.

- Identifies two new items for the board to also consider during the designation process, including:
  - the overall number and distribution of regional centers.
  - the environmental suitability of the designation.
Eligibility for New Regional Centers (Part 2A & 3A)

- **Local Commitment** - adds provision regarding the demonstration of a local commitment to investments in the center.

- **Provisional Status** - removes provisional status and 2-year period to complete a center plan, and adds requirement that a center plan must be completed prior to applying.

- **Location** - adds detail regarding the location of proposed regional centers.

- **Existing Conditions** - Adds requirements related to condition that must be in place for designation.
Part 2B & C: Criteria for New Regional Growth Centers

Criteria sections for both Urban Growth Centers and Metro Growth Centers. Changes address:

- **Activity** - Includes new density thresholds for Metro Growth Centers, and adds goal for residential and employment mix for both types of centers.
- **Size** - Adds provision regarding the minimum and maximum acreage.
- **Transit** - Adds provision regarding the expected transit service.
- **Market Potential & Role** - Adds provision regarding there being evidence of the market potential and clarifies the role each type of center will play.
Criteria sections for both Industrial Growth Centers and Industrial Employment Centers. Changes address:

- **Activity** - adds new employment thresholds for Industrial Growth Centers, and new provision regarding the percent of industrial employment.
- **Size** - adds provision regarding the minimum size for Industrial Growth Centers.
- **Transit** - adds provision for expected transit service and/or TDM strategies.
- **Land Use and Role** - Revised provision regarding amount of industrial zoning, and adds provision regarding the role each type of center will play.
Next Steps

- Comments by Regional Staff Committee members by April 23rd
- Review by the Growth Management Policy Board in May
- Action by the Executive Board in June
Thank you