

# Downtown Center Redesignation

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*Community Development*

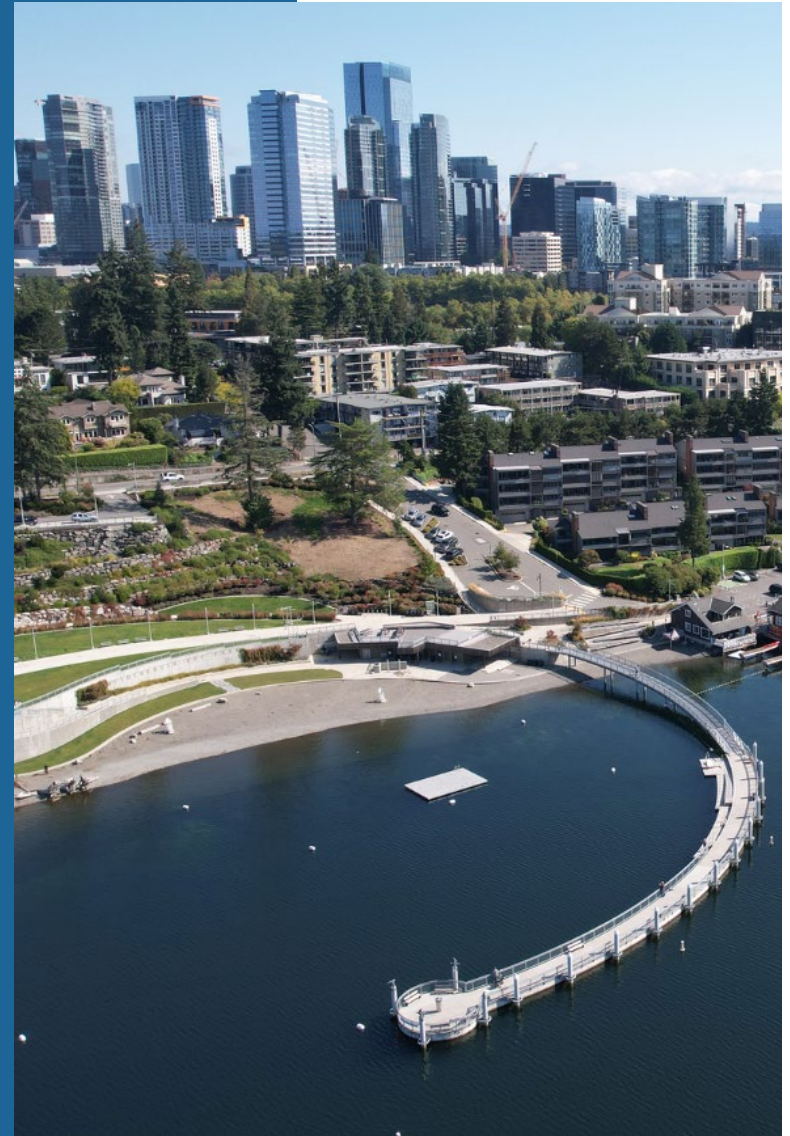
**July 9, 2025**





# Action

Take action to recommend the updates to the Downtown Subarea Plan to meet the requirements for redesignation as a Metropolitan Regional Growth Center







# Agenda

1. Background
2. Decision Criteria
3. Public Comment
4. Changes Based on Commission Feedback



## Background

# PSRC Monitoring & Redesignation

- Last certified in 2020
- Criteria updated based on Vision 2050
- Evaluate how Growth Centers meet regional goals
- Demonstrate Downtown continues to meet criteria



# Decision Criteria Overview

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The Final Review Decision Criteria are set forth in LUC 20.30I.150:

1. The proposed amendment is **consistent with the Comprehensive Plan**.
2. The proposed amendment **addresses the interest and changed needs of the entire city**.
3. The proposed amendment **addresses significantly changed conditions** (since the last time the pertinent map or text was amended).
4. Implicit in the proposed amendment is an expectation of general conformance with adjacent land use and the surrounding development pattern. However, it is not a site-specific amendment in property terms so the decision criterion for development suitability **does not apply**.
5. The proposed amendment **demonstrates a public benefit and enhances the public health, safety and welfare**.

# Summary of **Public Comment**

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- Update description of Bellevue Square
- Do not add policy on commercial displacement
- Change narrative related to transportation planning
- Change policies related to transportation planning





## Changes Based On Commission Feedback

# Changes to Narrative

- Updated description of Bellevue Square (p. 3)
- Expanded the description of the role of Downtown as a Regional Growth Center (p. 4)
- Updated the description of the transportation planning process (p. 13)

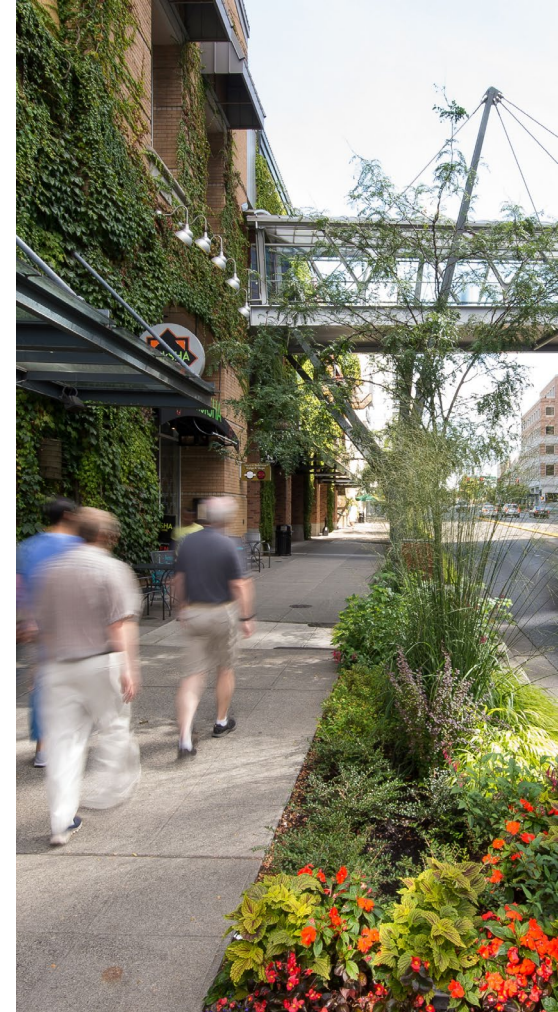


## Changes Based On Commission Feedback

# Changes to Policies

S-DT-23. Increase access to affordable commercial space that is appropriate to grow and retain small and independent businesses in Downtown.

- Text added since June 11





## Changes Based On Commission Feedback

# Changes to Policies

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- S-DT-29. Meet the needs of a variety of household sizes in diverse economic circumstances with ~~Provide~~ for a range of Downtown urban residential types and densities, **using a variety of tools** including affordable housing.

 - Text added since June 11



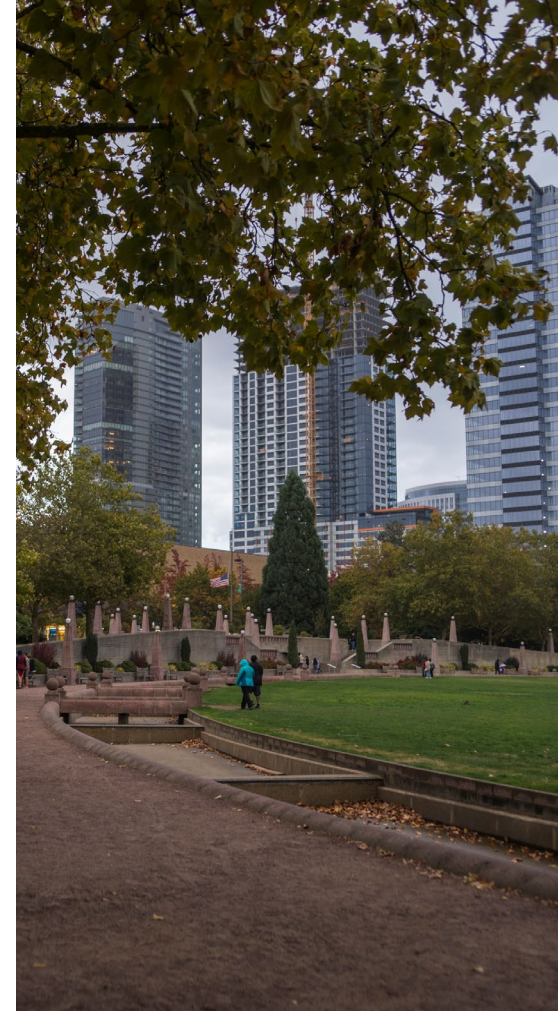
## Changes Based On Commission Feedback

# Changes to Policies

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S-DT-39. Look for opportunities to expand  
Encourage the expansion of sustainable  
stormwater infrastructure, tree canopy, and  
landscaping that enhances ecological  
functions and urban wildlife habitat  
connectivity.

- Text changed since June 11



## Changes Based On Commission Feedback

# Changes to Policies

S-DT-116. Provide an equitable distribution of neighborhood-serving parks and open spaces throughout Downtown. These amenities should ~~include a mix of passive, green open space along with more formalized hardscape areas~~ address the needs of a wide variety of park users, including people who live, work and visit Downtown, and those from underserved communities.

- Text added since June 11





# Revised Maps

- Updated maps located in Attachment B



# Process

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Council Launch	PC Intro	PC Study Session	Public Hearing/Recommendation	Council Adoption
Jan 14	May 28	June 11	July 9 (Tonight)	Fall



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