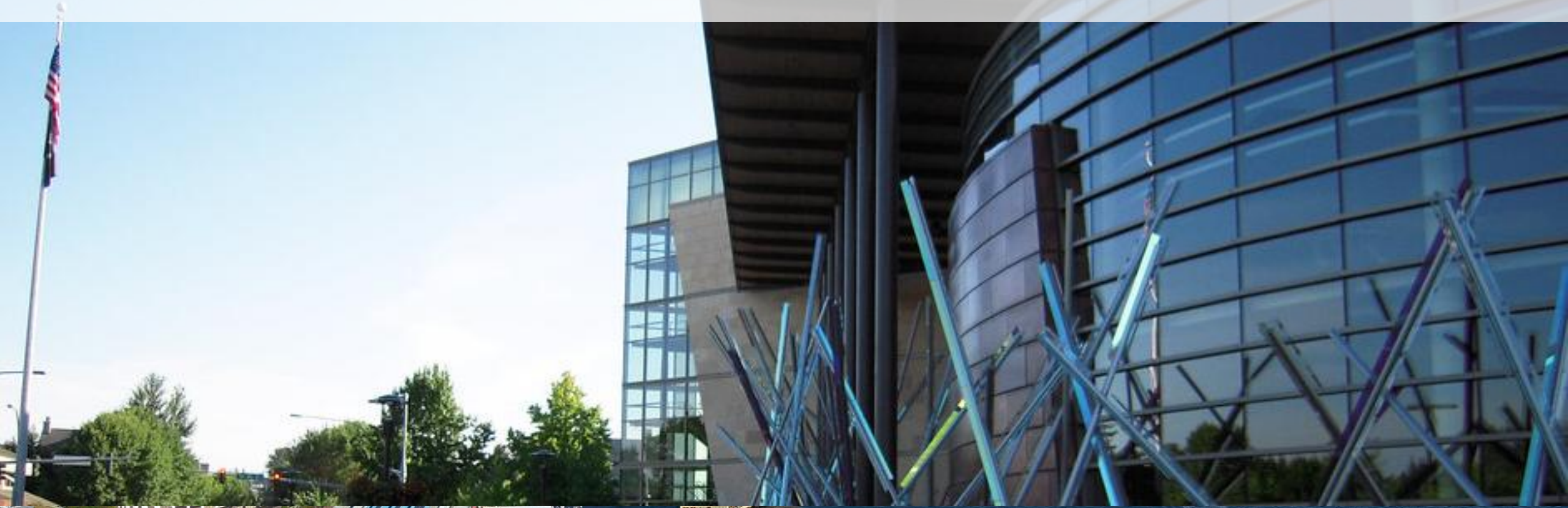


Regional Centers Redesignation

Growth Management Policy Board | January 15, 2026



We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.

psrc.org/equity

Today's Agenda



- Purpose of regional center redesignation
- Project **background** and approach
- **Preview** criteria reports: January Batch



Background

Key part of VISION 2050 & the Regional Growth Strategy



Guide regional growth allocations



Advance local planning



Inform transit service planning



Protects rural and natural resource areas



Priority areas for PSRC's federal transportation funding



Why Redesignate Centers?



Objective:

- Review individual center performance
- Evaluate regional goals

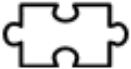







Outcomes:

- Confirm designation of existing centers through the redesignation process
- Evaluate the system of centers



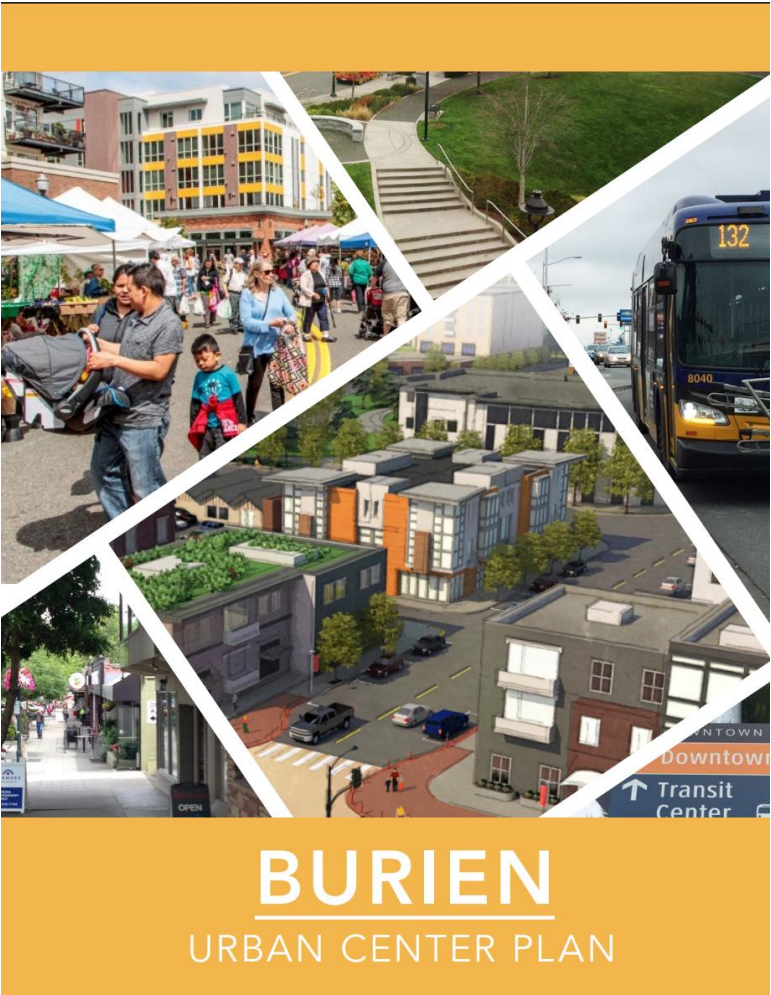
Regional Growth Center Criteria

Qualities of a successful center

Growth Center	
Key Ingredients	
Existing jobs + housing	
Planning for growth	
Mix of uses (existing + planned)	
Quality transit service	
Walkable size + shape	
Potential to grow	
Destination	

+

Local planning





Work Plan & Deliverables

Schedule

July – October
2025

- Board discussions about redesignation

November 2025

- Review process & preview regional growth center (RGC) criteria reports

January 2026

- Preview RGC criteria reports and recommendations



February 2026

- Preview remaining RGC reports and recommendations
- *Potential action on RGC redesignation*

March 2026

- *Potential action on RGC redesignation (if continued)*
- Begin preview of manufacturing/industrial centers

Redesignation and Certification Materials

Regional Growth Centers Criteria Report

Everett Regional Growth Center **[DRAFT]**



Designation Recommendation

Redesignate Everett as a regional growth center under the Regional Centers Framework. The center supports VISION 2050's goals to create compact, livable places that accommodate significant regional growth, while promoting sustainability and inclusion.

Additional recommendations:

- Update growth targets for the downtown regional growth center
- Review the regional center boundary for overall size and to improve pedestrian connectivity

Background



Regional Growth Center Plan Certification Report Metro Everett Subarea Plan

October 30, 2025



The Everett regional growth center is located in Snohomish County and was designated as a regional growth center by PSRC in 1995. The subarea plan seeks to plan for an array of housing choices available to all household incomes, preserve and rehabilitate historical buildings, implement design standards that preserve character, and provide a wide range of convenient and safe transportation options.

The Puget Sound Regional Council conducted a certification review of the Everett's downtown subarea plan. Everett originally adopted its center plan in August 2018, and the plan was last amended in 2020. PSRC previously certified the center plan in 2018, prior to the adoption of VISION 2050.

Certification Action

The Puget Sound Regional Council certifies that the Metro Everett Subarea Plan addresses planning expectations for regional growth centers.

The remainder of this report contains a summary of the PSRC review of the Metro Everett Subarea Plan and recommendations for future work to advance consistency with VISION 2050.

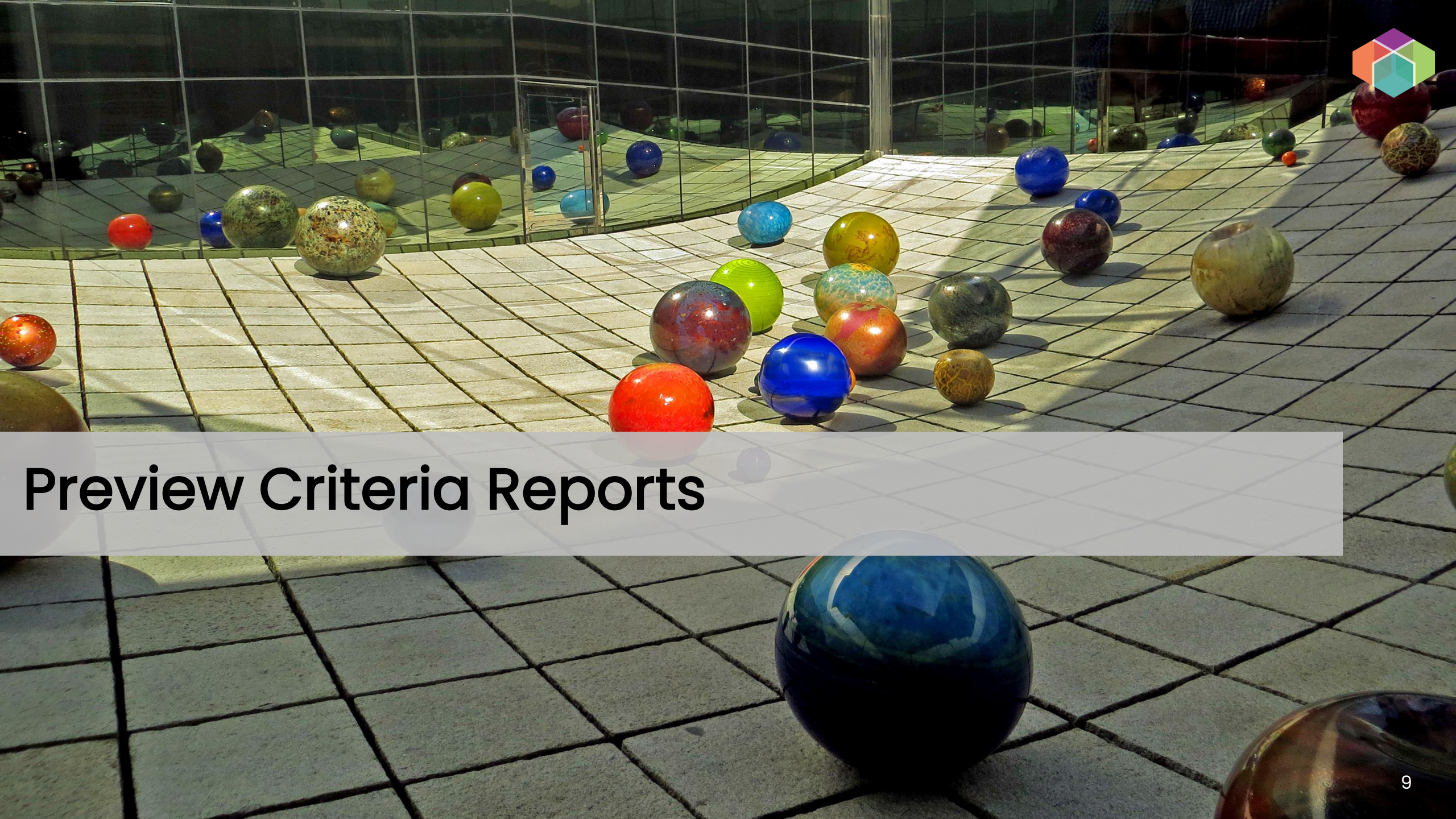
About Regional Growth Centers Certification

VISION 2050 directs jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans (DP-Action-8 and p. 80). This expectation has been in place since the PSRC Executive Board adopted the Plan Review Process in 2003. Center plan certification is required by the [Regional Centers Framework](#) for both existing regional centers and when designating new regional centers.

VISION 2050, the Regional Transportation Plan, and PSRC's Adopted Policy and Plan Review process call for PSRC to review and certify these subarea planning efforts.¹ The [Regional Centers Framework Update](#) requires a review of centers in 2025, following local

¹ The specific requirements for center planning are provided in PSRC's [Plan Review Manual](#), and the process is also described in [VISION 2050: Implementation](#). Certification of the jurisdiction's comprehensive plan for consistency with the regional transportation plan, regionally established guidelines and policies, and Growth Management Act requirements for transportation planning is completed through a separate board action.





Preview Criteria Reports

Overview of Criteria Reports

Highlights

- Most centers meet density and growth goals
- Achieve mix of uses
- Transit options and new connections

Areas for Improvement

- Formal conditions with deadlines
- Staff recommendations for updates

Criteria Report Guide



On Track



Needs Improvement



Does Not Meet
Criteria

Regional Growth Center Batches

November 2025

Everett

Seattle:

Downtown
First Hill/Capitol Hill
Northgate
South Lake Union
University District
Uptown

Batch
1

Tacoma

Downtown
Mall

January 2026

Federal Way

Kent

Renton

Silverdale

Auburn

Bellevue

Bremerton

Burien

Bothell Canyon Park

Puyallup Downtown

Redmond Downtown &
Overlake

Batch
2 A

Batch
2 B

February 2026

Issaquah

Lakewood

Lynnwood

Puyallup South Hill

SeaTac

Tukwila

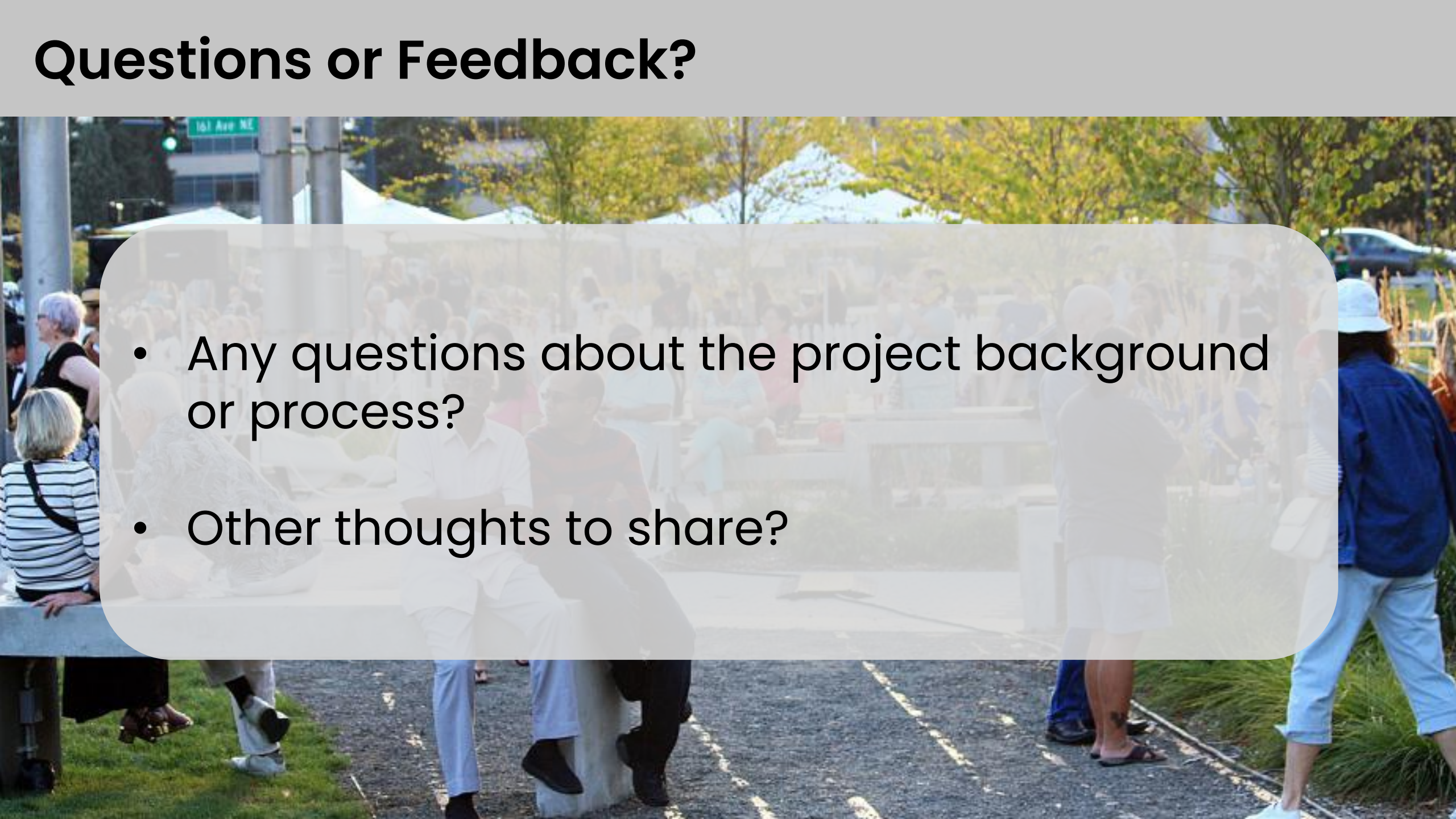
University Place

Kirkland

Downtown
Totem Lake

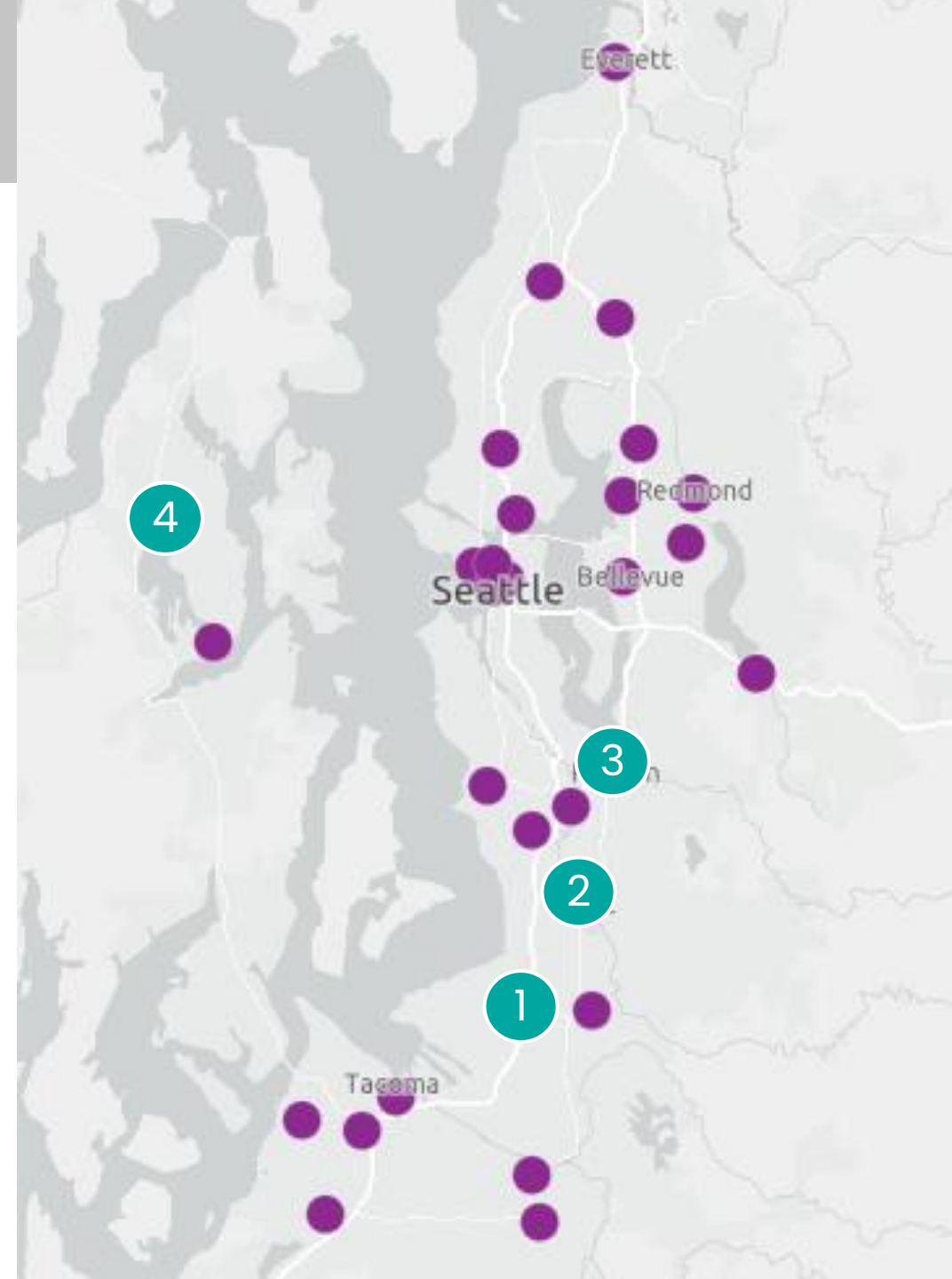
Batch
3

Questions or Feedback?

- 
- A large crowd of people is gathered at an outdoor event, possibly a festival or community gathering. The scene is filled with people of various ages and backgrounds, some standing and others sitting on the ground. In the background, there are trees with green and yellow leaves, suggesting an autumn setting. A street sign for "161 Ave NE" is visible in the upper left. A semi-transparent white text box with rounded corners is overlaid in the center of the image, containing two bullet points.
- Any questions about the project background or process?
 - Other thoughts to share?

Regional Context: Batch 2a

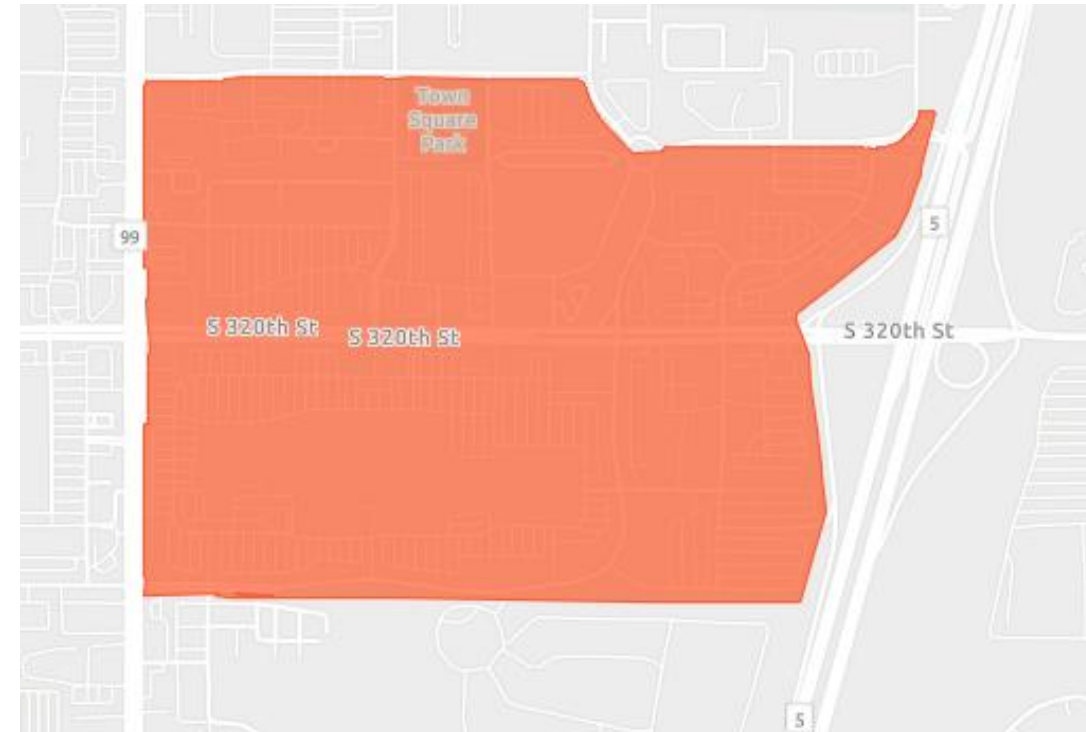
- 1 Federal Way
- 2 Kent
- 3 Renton
- 4 Silverdale



Regional Growth Center: Federal Way

Urban Growth Center

- ➖ Current Density: 14 people per acre
330 residents | 2,640 jobs
- ✓ Planning Target: 88 people per acre
- ➖ Recent growth: -1 people per acre since 2010
- ✓ Size: Increase from 200 to 227 acres
- ✓ Meets criteria for mix of uses, transit service



Regional Growth Center: Federal Way (cont.)

Recommended conditions:

- Adopt revised subarea plan by December 31, 2027
- Address barriers to developing housing
- Demonstrate growth progress

Comments from Federal Way Staff

Development updates:

- *Town Square Park*
- *Performing Arts and Event Center (2017)*

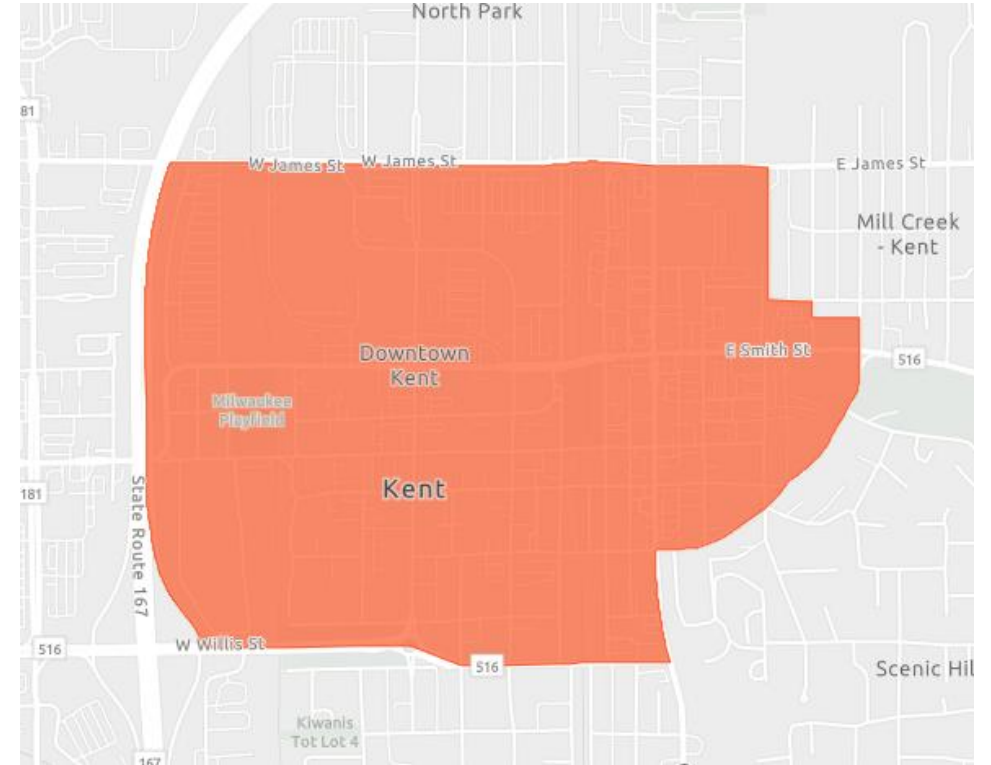
Policy updates:

- *Completed housing action plan*
- *Updated zoning*
- *Implemented Tax Increment Financing (TIF)*
- *New light rail station*

Regional Growth Center: Kent

Urban Growth Center

- ✓ Current Density: 26 people per acre
2,710 residents | 4,080 jobs
- ⚠ Planning Target: 43 people per acre
- ✓ Recent growth: 7 more people per acre since 2010
- ✓ Size: 292 acres
- ✓ Meets criteria for mix of uses, transit service



Regional Growth Center: Kent (cont.)

Recommended condition:

- Finalize and adopt the subarea plan by June 30, 2026

Comments from Kent staff

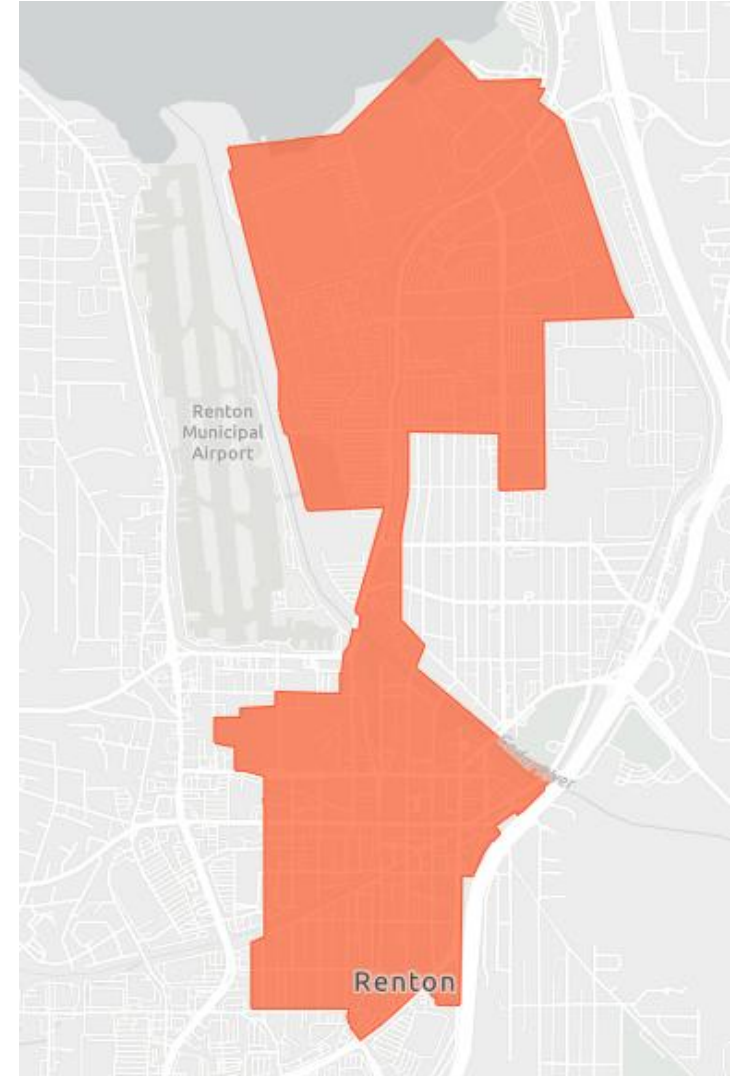
The city is updating the subarea plan, priorities include:

- *Supporting local businesses, promoting incubators, activating underused sites, and improving pedestrian streetscapes*
- *Market analysis shows the center may be able to exceeding the regional density goal*

Regional Growth Center: Renton

Urban Growth Center

- ✓ Current Density: 37 people per acre
4,990 residents | 17,400 jobs
- ✓ Planning Target: 50 people per acre
- ✓ Recent growth: 10 more people per acre since 2010
- ✗ Size: 606 acres but irregular shape
- ✓ Meets criteria for mix of uses, transit service



Regional Growth Center: Renton (cont.)

Recommend conditions:

- Revise subarea plan by December 31, 2027
- Review the boundary to ensure a cohesive area with pedestrian connectivity.

Comments from Renton staff

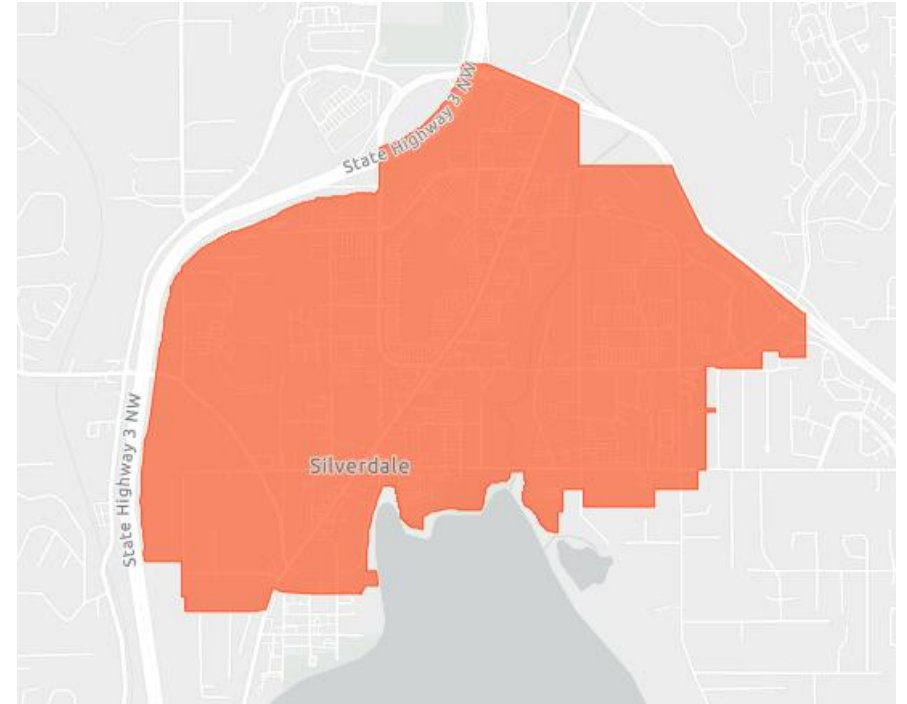
- *Boeing hub (15,000 employees)*
- *Four new hotels*
- *2,000 new housing units*
- *14 multi-family and mixed-use projects*
- *Improved connectivity via new multi-use trail facilities*
- *Expanded frequent transit service*

The city will address the conditions

Regional Growth Center: Silverdale

Urban Growth Center

- ➖ Current Density: 16 people per acre
2,440 residents | 9,090 jobs
- ➖ Planning Target: 30 people per acre
- ➖ Recent growth: 1 more person per acre since 2010
- ➖ Size: 718 acres
- ✓ Meets criteria for mix of uses, transit service



Regional Growth Center: Silverdale (cont.)

Recommended conditions:

- Adopt subarea plan by December 31, 2027
- Adopt growth targets that meet criteria and adequate zoning
- Revise boundaries to meet size criteria
- Implement market study recommendations
- Show progress toward growth goals by 2028

Comments from Kitsap staff

- *Kitsap County is updating the center plan for 2026 adoption*
- *Growth targets for the center will meet regional criteria*
- *Existing density is approaching the density requirement*
- *The county reduced the boundary from 1,003 to 717 acres and is pursuing additional adjustments*

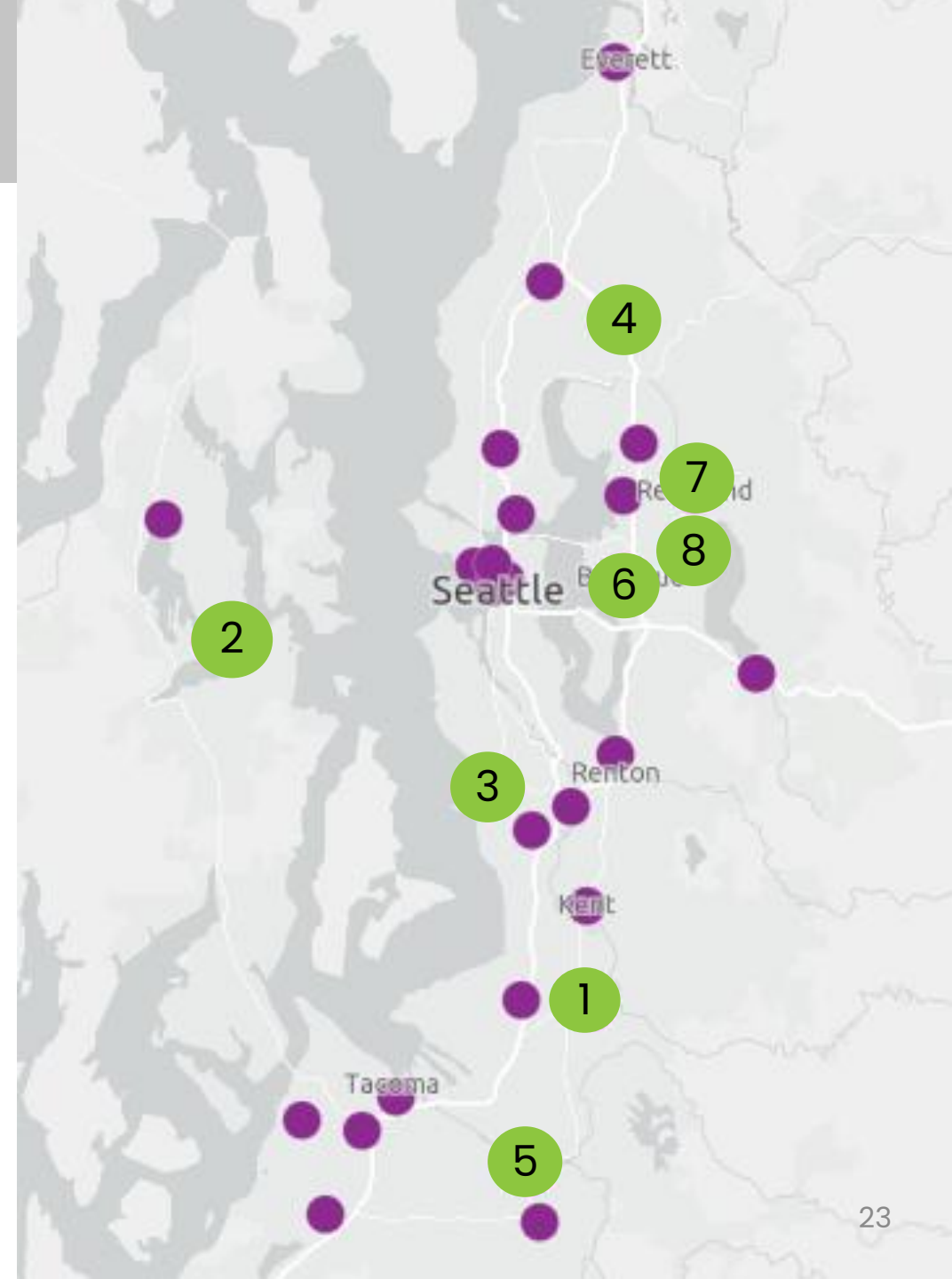
Questions/Feedback

Recommendation: Redesignation with conditions

1. Federal Way
2. Kent
3. Renton
4. Silverdale

Regional Context: Batch 2b

- 1 Auburn
- 2 Bremerton
- 3 Burien
- 4 Bothell Canyon Park
- 5 Puyallup Downtown
- 6 Bellevue
- 7 Redmond Downtown
- 8 Redmond Overlake

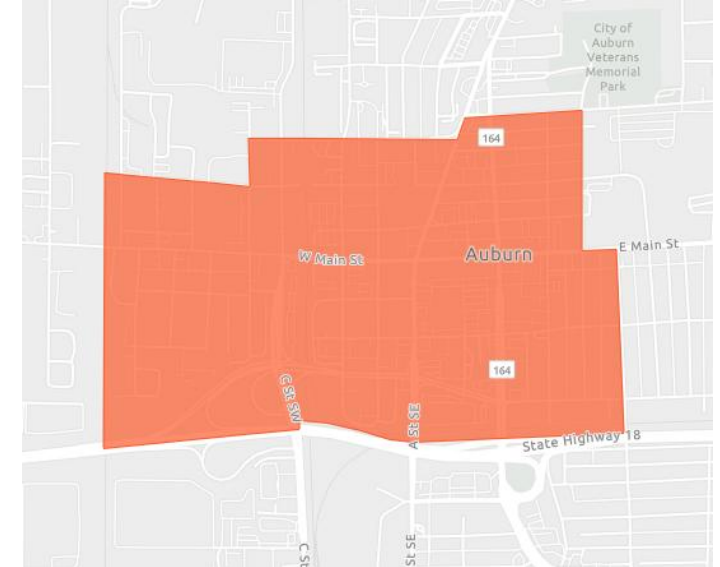


Regional Growth Center: Auburn

Urban Growth Center

- ✓ Current Density: 22 people per acre
1,910 residents | 3,550 jobs
- ✓ Planning Target: 63 people per acre
- ✓ Recent growth: 4 more people per acre since 2010
- ✓ Size: Increase from 234 to 355 acres
- ✓ Meets criteria for mix of uses, transit service

Recommend redesignation as an urban growth center



Comments from Auburn Staff:

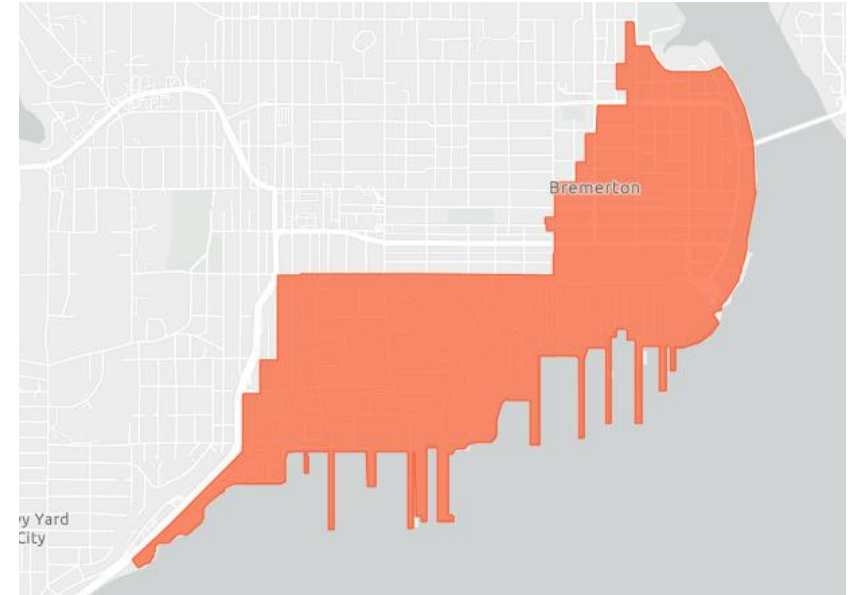
- New subarea plan with more density, building heights, and housing types
- Adopted planned action ordinance

Regional Growth Center: Bremerton

Metro Growth Center

- ✓ Current Density: 67 people per acre
6,510 residents | 33,670 jobs
- ✓ Planning Target: 85 people per acre
- ✓ Recent growth: 6 more people per acre since 2010 (excluding enlisted)
- ✓ Size: 592 acres
- ✓ Meets criteria for mix of uses, transit service

Recommend redesignation as a metro growth center



Comments from Bremerton staff:

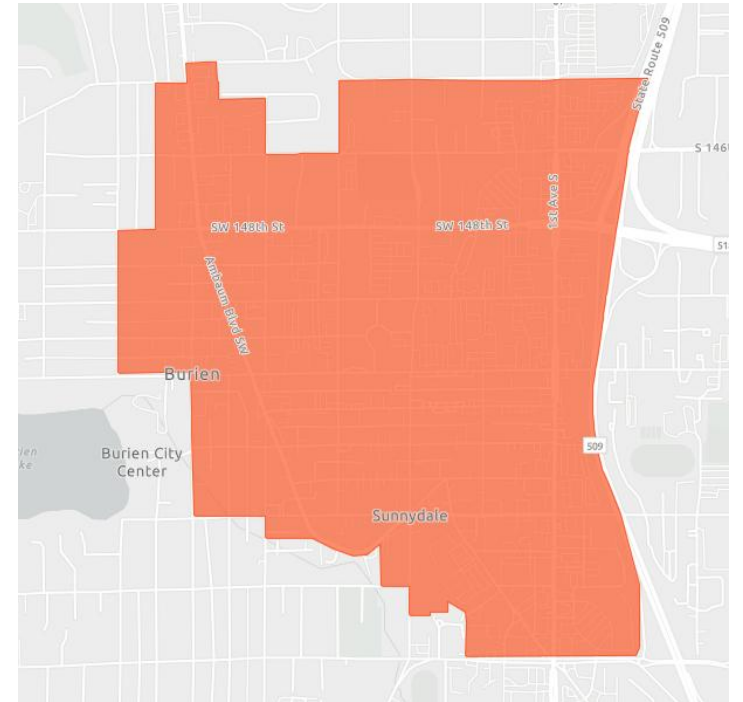
- New subarea plan will expand housing, employment, and transportation options
- Recent projects support an active downtown

Regional Growth Center: Burien

Urban Growth Center

- ✓ Current Density: 25 people per acre
4,000 residents | 6,030 jobs
- ⚠ Planning Target: 43 people per acre
- ✓ Recent growth: 7 more people per acre since 2010
- ✓ Size: 419 acres
- ✓ Meets criteria for mix of uses, transit service

Recommend redesignation as an urban growth center



Comments from Burien staff:

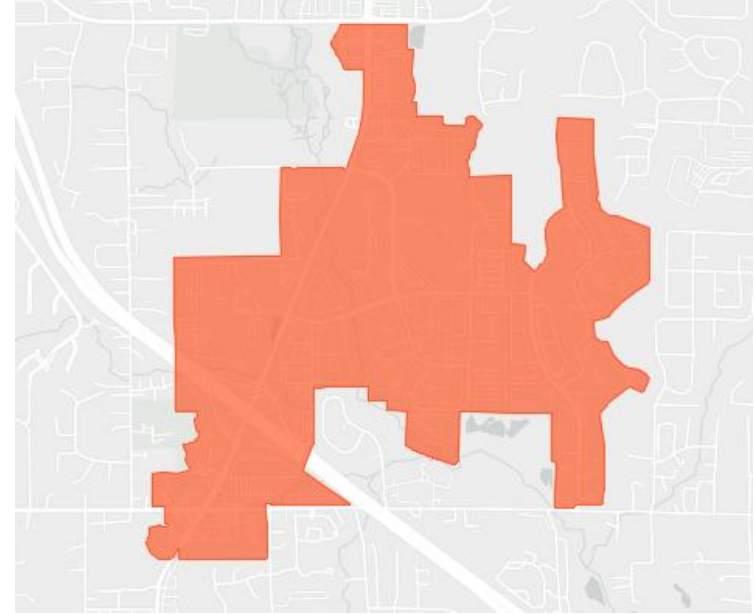
- City will update the planning target in 2026

Regional Growth Center: Bothell Canyon Park

Urban Growth Center

- ✓ Current Density: 22 people per acre
480 residents | 11,770 jobs
- ✓ Planning Target: 45 people per acre
- ✓ Size: 563 acres
- ✓ Recent growth: 6 more people per acre since 2010
- ✓ Meets criteria for mix of uses, transit service

Recommend redesignation as an urban growth center



Comments from Bothell staff:

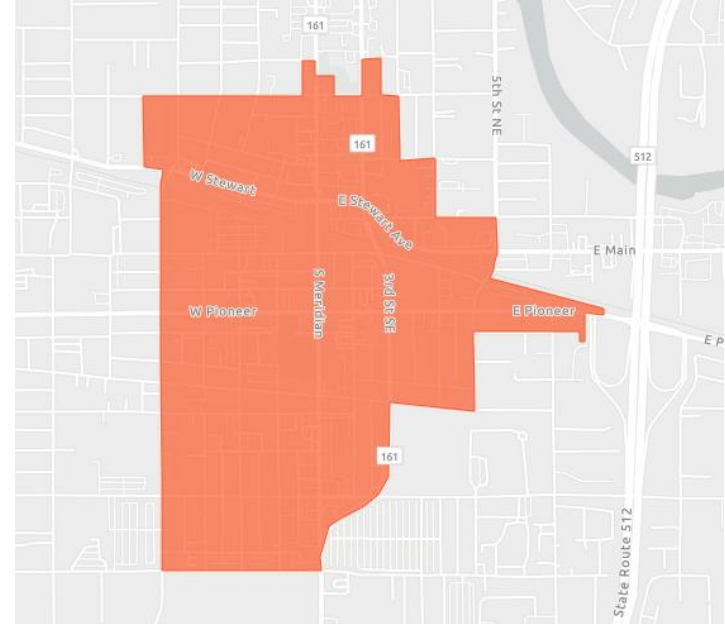
- Center has seen moderate development and is a primary hub for the city
- Recent projects include new private school in a repurposed office building

Regional Growth Center: Puyallup Downtown

Urban Growth Center

- ✓ Current Density: 22 people per acre
1,500 residents | 3,440 jobs
- ✓ Planning Target: 65 people per acre
- ✓ Recent growth: 6 more people per acre since 2010
- ✓ Size: 215 acres
- ✓ Meets criteria for mix of uses, transit service

Recommend redesignation as an urban growth center



Comments from Puyallup staff:

- New developments proposed, particularly on surplus city property.
- Stormwater improvement will address a major cost barrier to redevelopment.

Regional Growth Center: Bellevue

Metro Growth Center

- ✓ Current Density: 192 people per acre
16,550 residents | 62,290 jobs
- ✓ Planning Target: 351 people per acre
- ✓ Recent growth: 80 more people per acre since 2010
- ✓ Size: 410 acres
- ✓ Meets criteria for mix of uses, transit service



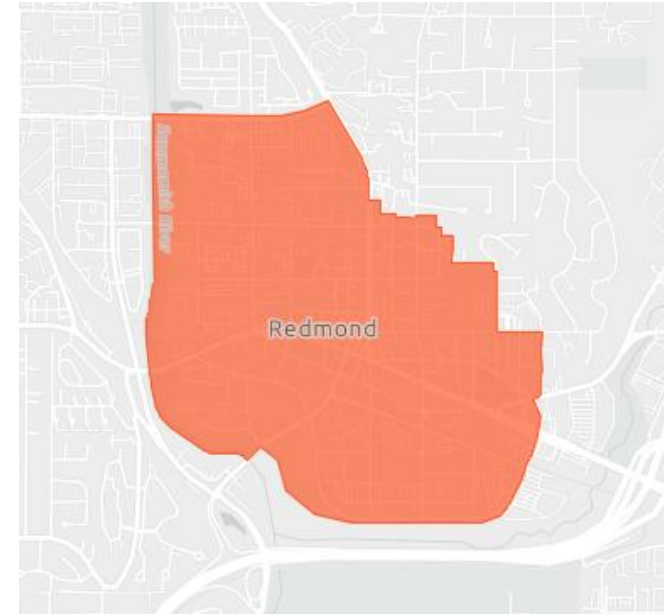
Recommend redesignation as a metro growth center

Regional Growth Center: Redmond Downtown

Urban Growth Center

- ✓ Current Density: 45 people per acre
9,660 residents | 10,370 jobs
- ✓ Planning Target: 79 people per acre
- ✓ Recent growth: 21 more people per acre since 2010
- ✓ Size: Increase from 433 acres to 509 acres
- ✓ Meets criteria for mix of uses, transit service

Recommend redesignation as an urban growth center



Comments from Redmond staff:

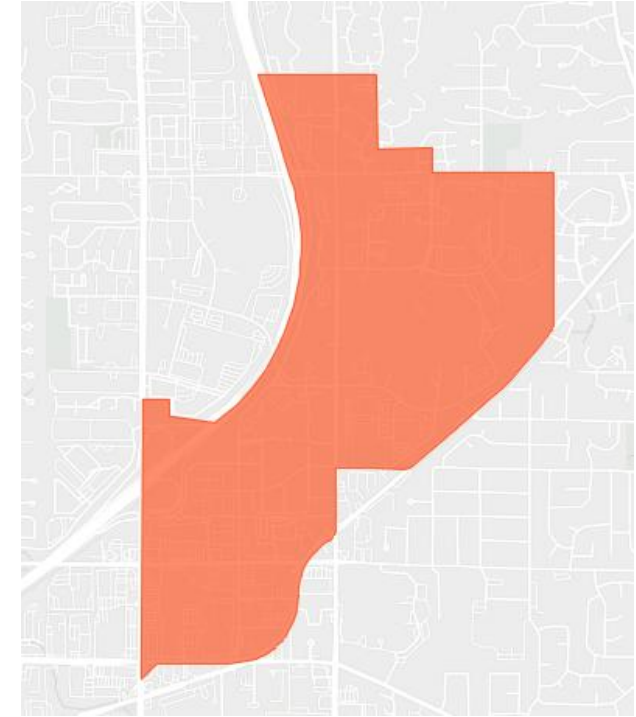
- Potential to be a Metro center, but development constrained by infrastructure and environmental issues
- Emphasizing walkability near the new light rail station

Regional Growth Center: Redmond Overlake

Metro Growth Center

- ✓ Current Density: 70 people per acre
5,110 residents | 54,800 jobs
- ✓ Planning Target: 101 people per acre
- ✓ Recent growth: 18 more people per acre since 2010
- ⚠ Size: Increase from 519 acres to 863 acres
- ✓ Meets criteria for mix of uses, transit service

Recommend redesignation as a metro growth center



Comments from Redmond staff:

- Ongoing commitment to a multi-modal system for community members of all ages and abilities.
- Urban Pathways—breaking up large blocks, new bridges, bike underpass

Questions or Feedback?

Recommendation: redesignate as urban/metro growth centers

- | | | | |
|----|---------------------|----|-------------------|
| 1. | Auburn | 5. | Puyallup Downtown |
| 2. | Bremerton | 6. | Bellevue |
| 3. | Burien | 7. | Redmond Downtown |
| 4. | Bothell Canyon Park | 8. | Redmond Overlake |

Questions or Feedback?

- Questions or concerns about these center recommendations?
- Additional information needed to make decision?



Thank You!

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Puget Sound Regional Council