

Regional Centers Monitoring Update

Regional Staff Committee | February 5, 2026



Agenda

- Centers Refresher
 - Update on the redesignation process
- Framework Updates
 - Purpose
 - Input and Feedback
- Next Steps





Update on Redesignation Process

Centers overview...how we got here

2018 Regional Centers Framework

- Criteria and planning expectations for regional centers
 - Some existing regional centers do not meet criteria to be designated today
 - 2024/2025 monitoring review
- Process to designate countywide centers



Monitoring and Redesignation Scope of Work



Purpose

- Evaluate whether centers meet criteria
- Review local planning efforts

Outcomes

- Redesignate centers meeting criteria
- Provide path to success for centers that need improvement (*conditional approvals*)

Significant Progress for Regional Growth Centers



Since 2010, regional growth centers have added 25% of the region's housing growth and over 185,000 jobs



15 new or major updates to regional growth center plans since the Framework was adopted



27 centers meet or exceed existing density minimums



More regional growth centers now connected by light rail and BRT



Redesignation and Certification Materials

Regional Growth Centers Criteria Report

Everett Regional Growth Center **[DRAFT]**



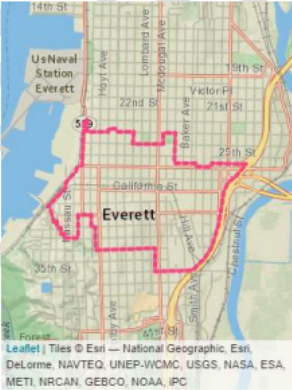
Designation Recommendation

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.

Regional Growth Center Batches

November 2025
Everett
Seattle Downtown First Hill/Capitol Hill Northgate South Lake Union University District Uptown
Tacoma Downtown Mall

January 2026
Federal Way
Kent
Renton
Silverdale
Auburn
Bellevue
Bremerton
Burien
Bothell Canyon Park
Puyallup Downtown
Redmond Downtown & Overlake

February 2026
Issaquah
Lakewood
Lynnwood
Puyallup South Hill
SeaTac
Tukwila
University Place
Kirkland Downtown Totem Lake

Process & Timeline



- Reviewed Background with boards


- Introduced Monitoring Process
- Identified issues

- GMPB Report Previews

- GMPB and Executive Board Action

- MIC review
- Update Framework
- EAC Input

-----July-Nov 2025-----

Nov – Feb 2026 

Feb – March 2026
(scheduled)

Spring 2026+

Redesignation Themes

Density

- Meet existing and planned density

Size & Walkability

- 320–640 acres
- Walkable size and shape

Center Subarea Plans

- Adopt and certify center subarea plans



Framework Updates – Identifying Themes



Why Consider Updating the Centers Framework?



- Monitoring Scope of Work:
Consider if updates to the Framework or VISION 2050 could better support centers
- Changes on the ground
- New state laws (HB 1491, 1220)
- Feedback from redesignation and systems monitoring



Elements in Framework

Eligibility



Criteria



Planning



**Regional
Support**



**Implementation
+ Performance**



Discussion Questions

- What is needed to support successful centers?
- What topics should be explored in updating the framework?
- What are priorities for the framework review?
- Other thoughts?

Emerging Themes: Criteria & Systems



- Existing density/planned density minimums (growth targets)
- Housing requirements
- Walksheds and connectivity

- Zoning requirements in MICs
- Alignment with equity goals
- Number and distribution of centers
 - Role of light rail stations



Emerging Themes: Process & Sense of Place



- Subarea planning
- Application process
- Monitoring timeline and process
- Other support needed for successful centers

- Beyond jobs and housing, role of “sense of place” in centers criteria
- Role of centers as destinations
- Equity and displacement in centers



Discussion Questions

- What is needed to support successful centers?
- What topics should be explored in updating the framework?
- What are priorities for the framework review?
- Other thoughts?

Recap & Next Steps

What we've heard today

Next Steps:

- Board redesignation recommendations (Spring 2026)
- Engagement with RSC on framework scope
- Equity Advisory Committee input



Thank You!

Liz Underwood-Bultmann, AICP

Principal Planner

LUnderwood-Bultmann@psrc.org

Nancy Ferber, AICP

Senior Planner

NFerber@psrc.org



Puget Sound Regional Council