

# Recommend Regional Center Redesignation

Growth Management Policy Board | February 19, 2026



Puget Sound Regional Council



SeaTac

# Today's Agenda



- Refresher on project background and process
- Review final batch of centers
- Potential action on redesignation



# 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



# Centers Framework Background



## 2018 Regional Centers Framework

- Establishes criteria and planning expectations for regional centers
  - Some existing centers fall short of today's designation standards
- Monitoring and redesignation process
- Process to designate countywide centers



# Regional Growth Center Progress



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



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



27 centers meet or exceed existing density minimums



More centers now connected by light rail and bus rapid transit



# Schedule



November 2025

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

January 2026

- Preview RGC criteria reports

February 2026

- Review remaining RGC reports
- Potential action on RGC redesignation



March 2026

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

# 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

Auburn

Bellevue

Bremerton

Burien

Bothell Canyon Park

Federal Way

Kent

Puyallup Downtown

Redmond Downtown &  
Overlake

Renton

Silverdale

## February 2026

Issaquah

Kirkland Greater  
Downtown & Totem  
Lake

Lakewood

Lynnwood

Puyallup South Hill

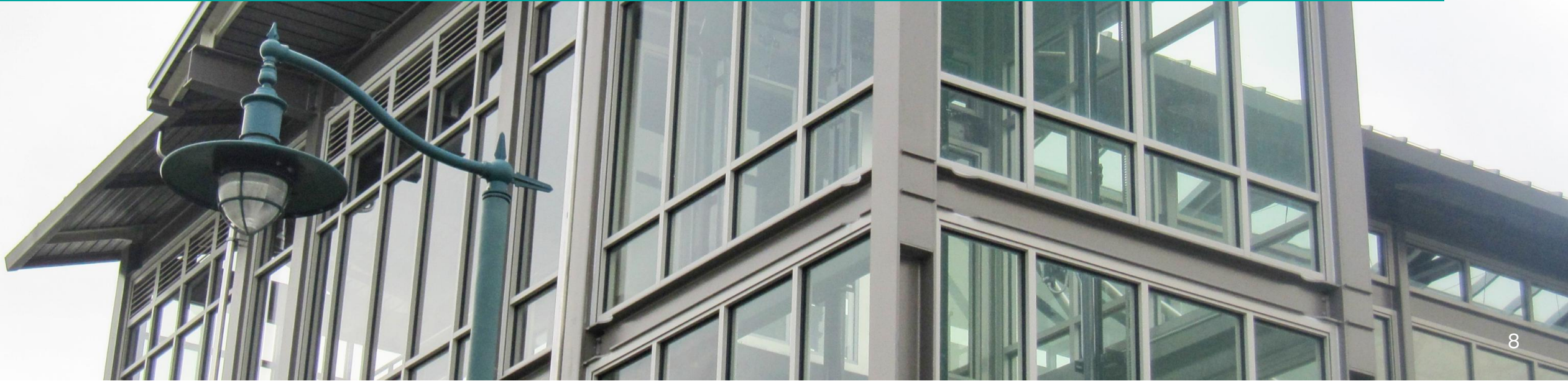
SeaTac

Tukwila

University Place



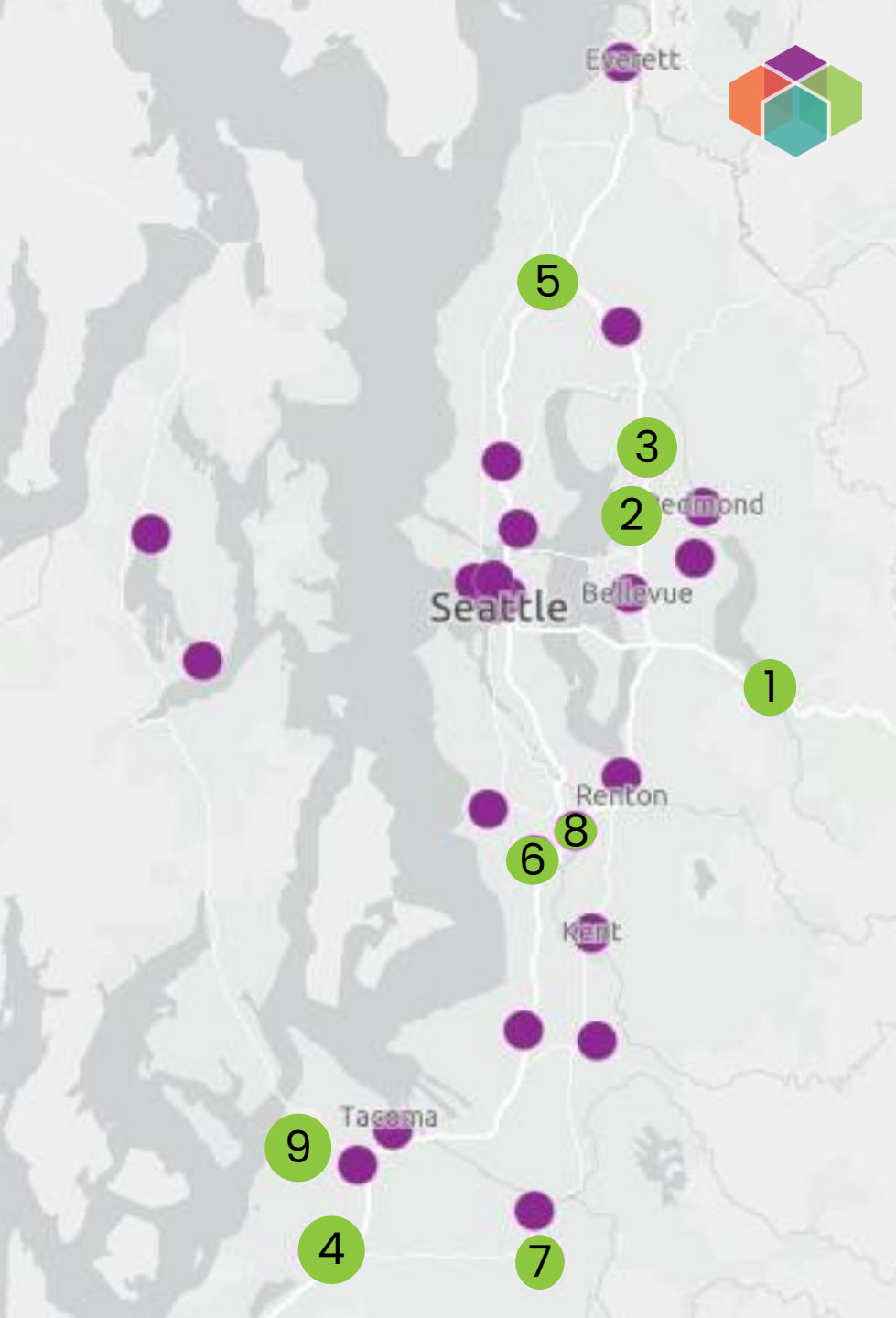
# Review Criteria Reports





# February Batch

- 1 Issaquah
- 2 Kirkland Downtown
- 3 Kirkland Totem Lake
- 4 Lakewood
- 5 Lynnwood
- 6 SeaTac
- 7 Puyallup South Hill
- 8 Tukwila
- 9 University Place





# Puyallup South Hill (2 of 2)



## Recommended conditions (2028):

Conditionally redesignate until December 2028

The city may either:

A. Complete the process for designation as a countywide center.

OR

B. Demonstrate meeting regional criteria, including planned frequent or high-capacity transit, and resubmit to PSRC

## Comments from Puyallup staff

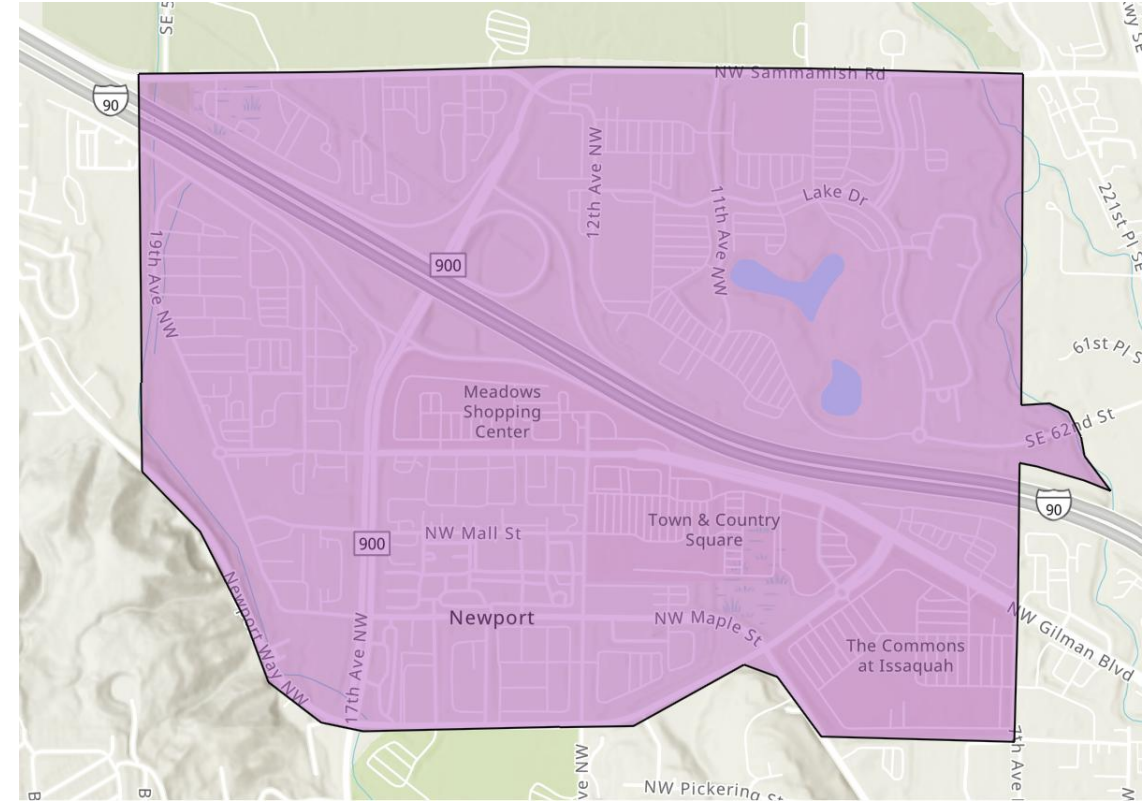
- City is committed to working on meeting regional criteria and working with Pierce Transit
- Criteria: meets 4 of 7: mix of uses, market potential and regional role as destination
- 2024 market analysis suggests market potential
- Recent and pipeline commercial and residential development projects

# Issaquah (1 of 2)



## Urban Growth Center

- ⚠️ Current Density: 27 people per acre  
0 residents | 12,340 jobs
- ⚠️ Planning Target: 68 \*based on previous growth targets
- ✅ Recent growth: 8 people per acre
- ⚠️ Size & Shape: 464, barrier to walkability
- ✅ Meets criteria for mix of uses, transit service



# Issaquah (2 of 2)



## Recommended conditions (2028):

- Show progress on housing goals
- Remove barriers to housing development
- Adopt updated growth targets
- Review the boundary to ensure pedestrian connectivity and resubmit for board approval

## Comments from Issaquah Staff

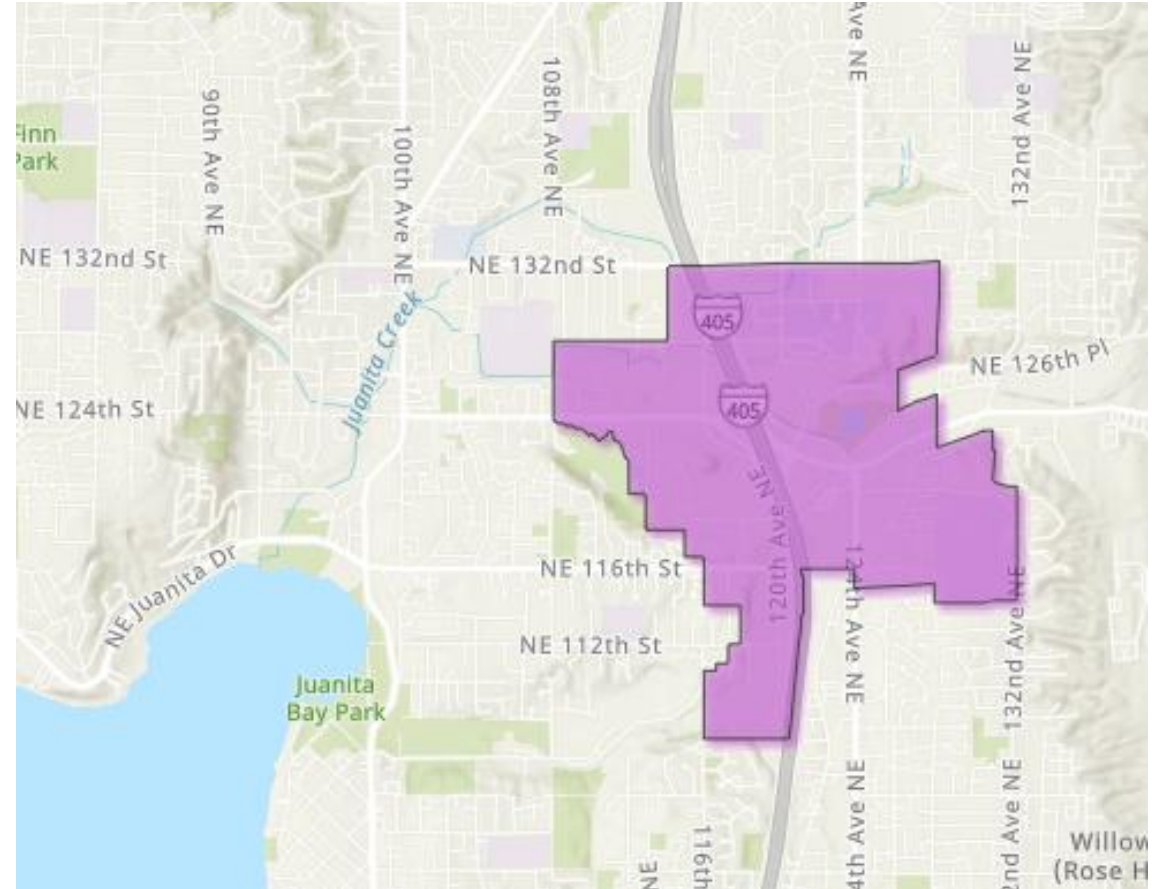
- Planned 364-unit project and ongoing developer outreach
- Removing housing barriers through updated regulations and collaborations
- Updating growth targets
- Ensuring pedestrian connectivity and planning a boundary review after station alignment

# Kirkland Totem Lake (1 of 2)



## Urban Growth Center

- ✓ Current Density: 26 people per acre  
7,110 residents | 14,470 jobs
- ✓ Planning Target: 55 people per acre
- ✗ Size: 842 acres, barrier to walkability
- ✓ Meets criteria for mix of uses, transit service



# Kirkland Totem Lake (2 of 2)



## Recommended condition (2029)

- Review the boundary to meet size criteria and ensure pedestrian connectivity and resubmit for board approval

## Comments from Kirkland Staff

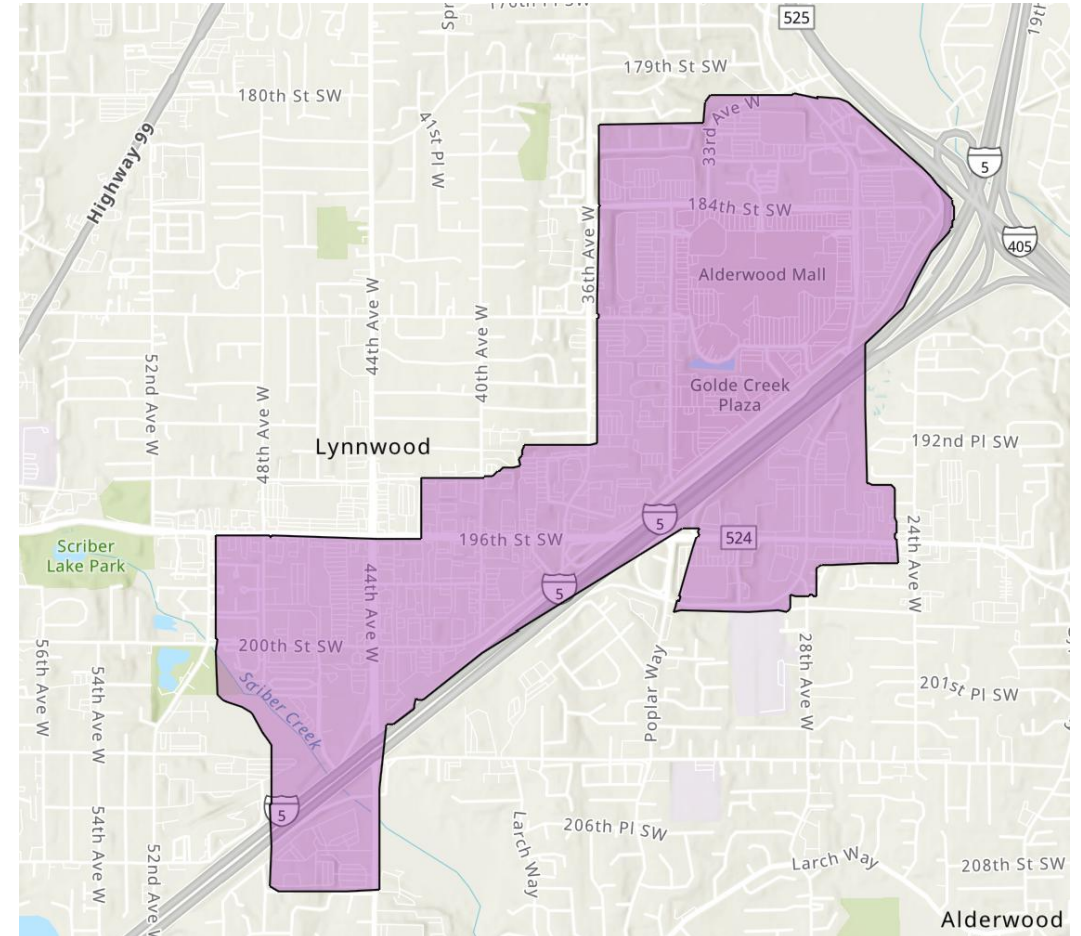
- Scan Design grant to improve the Southern Industrial Subarea
- 1,400 residential units in pipeline
- Oppose reducing the size given strong growth, investments, and state mandates. Future connections and transit hubs are planned.

# Lynnwood (1 of 2)



## Urban Growth Center

- ✓ Current Density: 27 people per acre  
5,840 residents | 13,270 jobs
- ✓ Planning Target: 72 people per acre
- ✗ Size: Increase 764 to 776, barrier to walkability
- ✓ Meets criteria for mix of uses, transit service



# Lynnwood (2 of 2)



## Recommended condition (2029)

- Review the boundary to ensure pedestrian connectivity and resubmit for board approval

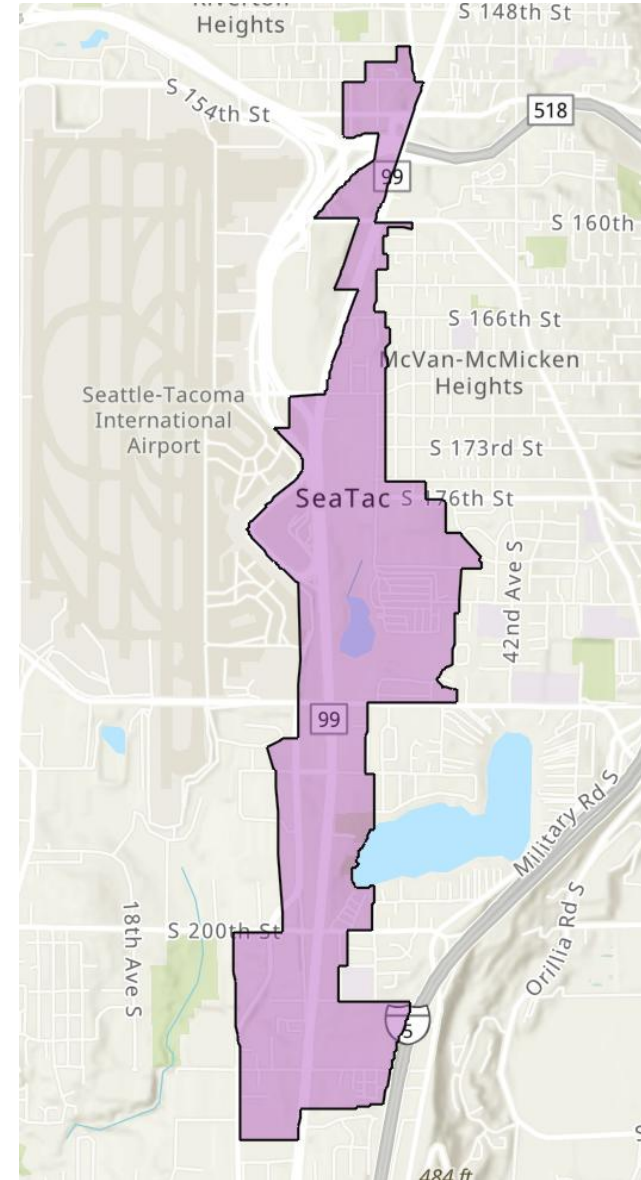
## Comments from Lynnwood Staff

- Planning work in support of future light rail station
- Adopting new City Center Streetscape Standards
- Multiple recent and expected developments
- Public infrastructure projects in process
  - Poplar Way Extension Bridge
  - 44<sup>th</sup> Ave W underpass
  - 42<sup>nd</sup> Ave W construction

# SeaTac (1 of 2)

## Urban Growth Center

- ✓ Current Density: 39 people per acre  
12,570 residents | 21,070 jobs
- ✓ Planning Target: 58 people per acre
- ✗ Size: 885 acres, irregular shape
- ✓ Meets criteria for mix of uses, transit service



# SeaTac (2 of 2)



## Recommended condition (2029)

- Review the boundary to ensure pedestrian connectivity and resubmit for board approval

## Comments from SeaTac Staff

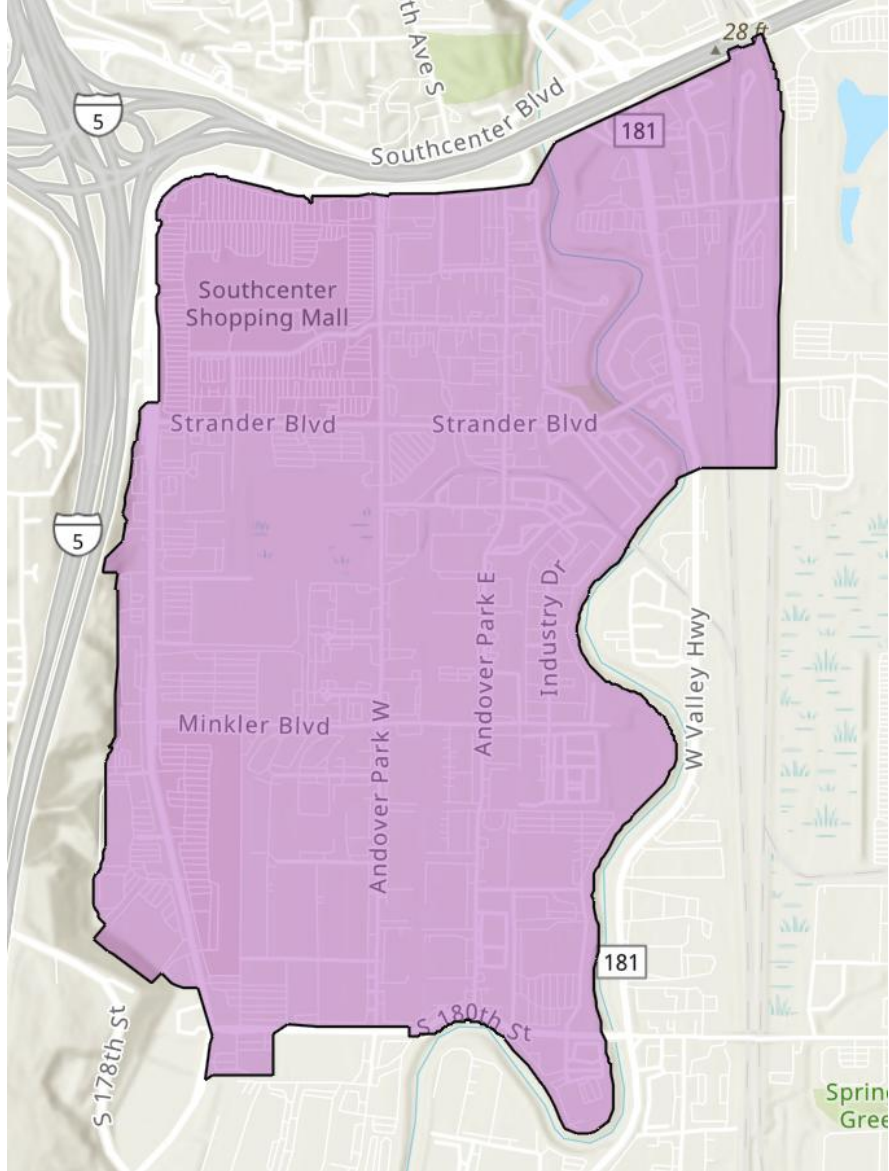
- Strong transit connectivity with three distinct urban villages, centered on a light rail station
- Significant development in housing, mixed-use projects and a new civic campus
- City will review boundary but does not support removing a light rail station area or significantly shrinking the center. Boundary reflects existing unique geography, infrastructure, and context.



# Tukwila (1 of 2)

## Urban Growth Center

- ✓ Current Density: 23 people per acre  
730 residents | 18,460 jobs
- ✗ Planning Target: 45 people per acre but does not document sufficient capacity
- ✗ Mix of uses: not documented with targets
- ✗ Size: 847 acres
- ✓ Meets transit service criteria



# Tukwila (2 of 2)



## Recommended conditions (2027):

- Review the boundary to meet size criteria and resubmit for board approval
- Adopt growth targets and ensure the center has sufficient capacity

## Comments from Tukwila Staff

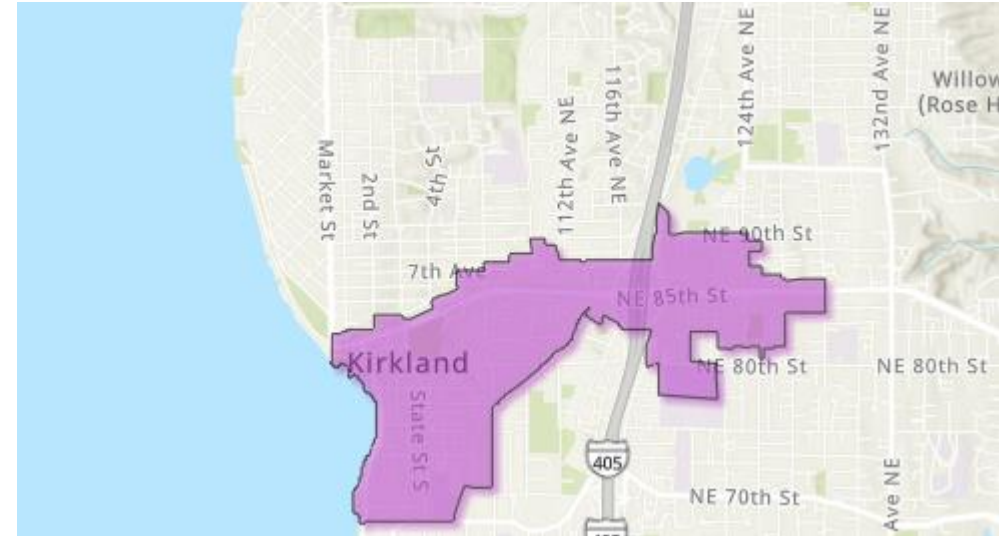
- Recent growth in residential units; renewed and expanded Multifamily Tax Exemption program
- Committed to reevaluating the density targets in conjunction with boundary modifications
- City will consider revising boundaries to meet size requirements, focusing on industrial or low-density areas

# Kirkland Greater Downtown



## Urban Growth Center

- ✓ Current Density: 44 people per acre  
8,580 residents | 4,950 jobs
- ✓ Planning Target: 76 people per acre
- ✓ Size: 564 acres
- ✓ Meets criteria for mix of uses, transit service



## Comments from Staff

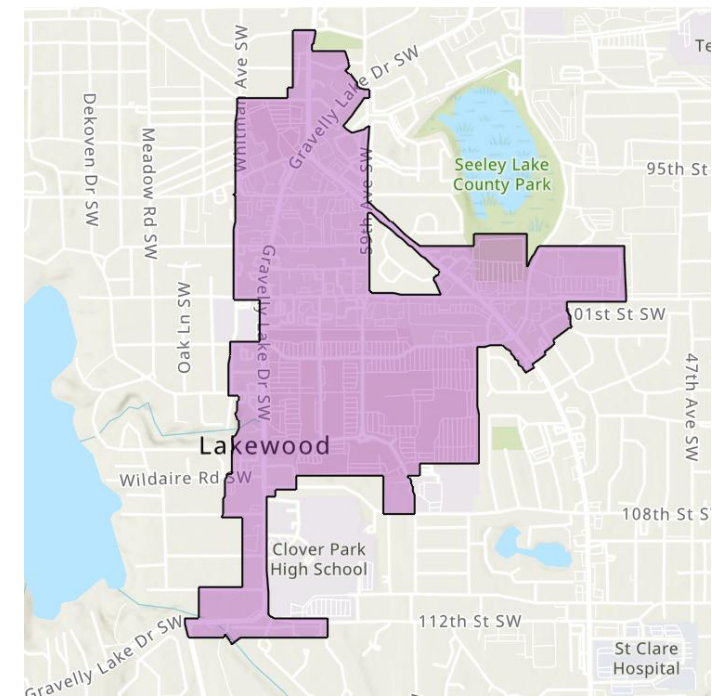
- Connections to new Stride BRT service
- New pedestrian paths
- Prioritizing 85<sup>th</sup> Station areas, potential community ice plex

# Lakewood



## Urban Growth Center

- ✓ Current Density: 19 people per acre  
710 residents | 5,570 jobs
- ✓ Planning Target: 54 people per acre
- ⚠ Size: 337 acres
- ✓ Meets criteria for mix of uses and transit service



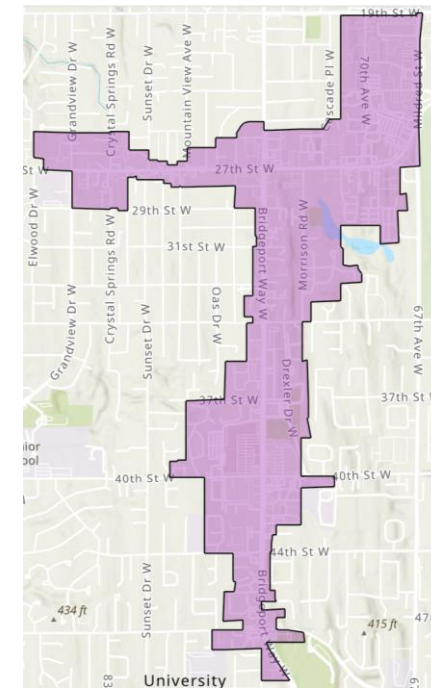
## Comments from Lakewood Staff

- Awarded a federal grant to advance downtown multimodal, safety, and economic goals.
- Updated boundary in 2023
- 300 housing units anticipated within mall footprint, anticipate the project will spur interest

# University Place

## Urban Growth Center

- ✓ Current Density: 23 people per acre  
6,860 residents | 3,920 jobs
- ✓ Planning Target: 46 people per acre
- ✖ Mix of uses: 88% planned residential
- ✓ Size: 481 acres
- ✓ Meets transit service criteria and T-Line extension will be adjacent to NE border of the center



## Comments from University Place

- New form-based zoning, removed density limits, and new business district plans
- Significant recent development
- Pedestrian improvement projects: sidewalks, planters, and bicycle lane improvements



# Board Recommendation



# Overview: Local Perspectives



- Jurisdictions are investing in and supporting centers
- New trails, light rail, housing and civic investments
- Pipeline of projects and recent subarea plans
- Shared challenges in generating market interest, particularly for office and retail



Redesignate without conditions

- Auburn
- Bellevue Downtown
- Bothell Canyon Park
- Bremerton
- Burien
- Everett
- Kirkland Downtown
- Lakewood
- Puyallup Downtown
- Redmond DT & Overlake
- Tacoma Downtown & Mall
- University Place

Conditions: re-review in 2028 for growth or criteria

- Federal Way
- Issaquah
- Puyallup South Hill
- Silverdale

Conditions: complete subarea plan and/or revise targets

- Federal Way
- Kent
- Issaquah
- Renton
- Silverdale
- Tukwila
- Seattle (All)

Conditions: address boundaries and walkability

- Issaquah
- Kirkland Totem Lake
- Lynnwood
- Renton
- SeaTac
- Seattle Northgate
- Silverdale
- Tukwila



# Discussion



- Does the board want to re-review any individual centers?
- Is the board interested in action today or is additional discussion needed?
- Questions or concerns about recommendations?

# Recommended Action



Recommend redesignation of regional growth centers and certification of regional growth center subarea plans as shown in Attachment A.

# Next Steps



- Recommendation to Executive Board
- GMPB to review manufacturing/industrial centers
- Work with jurisdictions on conditions
- Update centers framework (2026)
  - Regional Staff Committee
  - Equity Advisory Committee
- Review new center applications (2027/28)





# Thank You!

**Liz Underwood-Bultmann, AICP**

Principal Planner

[LUnderwood-Bultmann@psrc.org](mailto:LUnderwood-Bultmann@psrc.org)

**Nancy Ferber, AICP**

Senior Planner

[NFerber@psrc.org](mailto:NFerber@psrc.org)



Puget Sound Regional Council