

Regional Centers Redesignation & Monitoring

Executive Board

February 26, 2026



Puget Sound Regional Council

Today's Agenda



- Project background
- GMPB review and key themes



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
 - Timeline to meet requirements
- Monitoring and redesignation process in 2025
- 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



Regional Growth Center Schedule



July – October
2025

- GMPB discussion of project and policy topics

November –
February 2026

- GMPB preview of regional growth center reports

March 2026

- Potential GMPB recommendation on regional growth center redesignation

Spring 2026

- Potential Executive Board action on regional growth center redesignation

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

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

Redesignation Options for Consideration

Redesignate as regional center

- Confirm that regional center meets applicable criteria

Redesignate as regional center with conditions

- Confirm that regional center meets most applicable criteria
- Identify specific actions and timeline to address inconsistencies

Recommend designation as a countywide center

- Determine that center does not sufficiently meet regional criteria
- Provide timeline to remove regional designation



Redesignation Themes & Conditions



Density

- Meet existing and planned density

Size & Walkability

- 320–640 acres
- Walkable size and shape

Center Subarea Plans

- Adopt and certify center subarea plans

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



Next Steps



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





Thank You!

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