



Puget Sound Regional Council

Growth Management Policy Board

Thursday, March 19, 2026 • 10:00 a.m. – 12:00 p.m.

Hybrid Meeting – PSRC Board Room: 1201 Third Avenue, Suite 500, Seattle, WA 98101

Watch or listen

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Attend

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Provide public comment

- **Public comment must relate to an action or discussion item on the agenda. Each member of the public will have 2 minutes to speak.**
- **In-person:**
Public comment may be made in person at PSRC's office.
- **Comment during the meeting by Zoom or phone:**
[Registration](#) is required and closes at 8:00 a.m. on the day of the meeting. Late registrations will not be accepted.
- **Written comments:**
Comments may be submitted via email to HCulver@psrc.org by 8:00 a.m. the day of the meeting. Comments will be shared with board members.

Public comments are public records and may be subject to disclosure pursuant to the Public Records Act, RCW Chapter [42.56](#).

1. Call to Order (10:00) – Councilmember Ed Prince, Chair

2. Communications and Public Comment

Public comment must relate to an action or discussion item on the agenda.

3. Report of the Chair

4. Director's Report

5. Consent Agenda - Action Items (10:20)

- a. Approve Minutes of Growth Management Policy Board held February 19, 2026

6. Action Item (10:25)

- a. Recommend Certification of Comprehensive Plans for Bonney Lake, Pacific, and Seattle – *Erika Harris and Liz Underwood-Bultmann, PSRC*

7. Action Item (10:40)

- a. Recommend Redesignation of Regional Growth Centers and Certification of Subarea Plans – *Liz Underwood-Bultmann and Nancy Ferber, PSRC*

8. Discussion Item (11:25)

- a. Regional Open Space Conservation Plan Update – *Erika Harris, PSRC*

9. Information Items

- a. GMPB Meeting Calendar 2026
- b. 2026 General Assembly Save the Date Flyer
- c. VISION 2050 Awards Call for Nominations Flyer
- d. Summer Planning Academy Flyer
- e. TOOLBOX Series – Greener for All: Reimagining Access to Parks Flyer
- f. Joint Board Session On Addressing Underserved Communities In Our Region Flyer

10. Next Meeting: April 16, 2026, 10:00 a.m. – 12:00 p.m.

Major Topics:

- State Legislative Wrap Up
- Centers Redesignation

11. Adjourn (12:00)

Board members, please submit proposed amendments and materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to Heather Culver, e-mail HCulver@psrc.org or mail.

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Puget Sound Regional Council

MINUTES

Growth Management Policy Board

Thursday, February 19, 2026

Hybrid Meeting – PSRC Board Room: 1201 Third Avenue, Suite 500, Seattle, WA 98101

[To watch a video of the meeting and hear the discussion, go to <https://www.psrc.org/watch-meetings>]

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:02 a.m. by Councilmember Megan Dunn, Vice Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

A letter from the City of Kirkland was distributed to the board prior to the meeting.

CHAIR'S REPORT

Vice Chair Dunn welcomed the board and welcomed new members and alternates to the board and thanked outgoing members and alternates.

DIRECTOR'S REPORT

Director of Growth Management Paul Inghram welcomed the board and introduced Robin Koskey, PSRC's Director of Government Relations and Communications, who presented the board with a government relations update.

Paul briefly introduced the agenda and made note of the information items included in the packet.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held January 15, 2026.

ACTION: It was moved and seconded (Matthews/Bader) to adopt the Consent Agenda. The motion passed.

ACTION ITEM: RECOMMEND CERTIFICATION OF COMPREHENSIVE PLANS FOR PUYALLUP AND RENTON

The board recommended certification of Puyallup and Renton comprehensive plans. The Executive Board conditionally certified Renton's comprehensive plan in June 2025, pending additional amendments to the transportation element. Following adoption of the amendments, staff now recommend full certification of Renton's plan.

ACTION: It was moved and seconded (Rivera/Coronado) to recommend the Executive Board certify that the transportation-related provisions of the Puyallup and Renton comprehensive plan conform to the Growth Management Act and is substantially consistent with multicounty planning policies and the Regional Transportation Plan. The motion passed.

The recommendation will be brought to the Executive Board for action on March 26, 2026.

ACTION ITEM: RECOMMEND REDESIGNATION OF REGIONAL GROWTH CENTERS AND CERTIFICATION OF REGIONAL GROWTH CENTER SUBAREA PLANS

The board reviewed regional growth centers criteria and continued the discussion of redesignation for existing centers. PSRC staff shared the final batch of draft center criteria and certification reports for nine centers. The board discussed potential conditions and the process to review regional center boundaries. The board requested additional information before making a final recommendation and will resume discussion at their March meeting.

The board concluded the discussion without taking action and will continue at the March meeting.

DISCUSSION ITEM: HOUSING INCENTIVES AND TOOLS SURVEY (HITS) RESULTS

The board heard a summary of results and key findings from the Housing Incentives and Tools Survey (HITS) which documents the progress in housing policies and programs in our region. These results reflect the work of local governments to update comprehensive plans and meet new development regulations in recent years.

NEXT MEETING

The board will meet on Thursday, March 19, 2026, 10:00 a.m. – 12:00 p.m.

Topics include:

- Plan Certifications
- Regional Growth Center Redesignation
- Open Space Report Update

ADJOURN

The meeting adjourned at 11:55 a.m.

ATTACHMENTS

- a. Attendance Roster – February 19, 2026

GMPB February 19, 2026 Attendance Roster

Growth Management Policy Board - February 19, 2026						
Voting Members			✓	Non-voting Members		✓
King County	2	CM Rhonda Lewis		Associate Members		
		Vacant		Alderwood Water and Wastewater District	1	COM Paul McIntyre
						John McClellan Alt
Seattle	2	CM Maritza Rivera	1	Thurston Regional Planning Council	1	COM Chris Stearns
		CM Eddie Lin				Interim Executive Director Allison Osterberg Alt
		CM Alexis Mercedes Rinck, Alt		Public Agency Members		
Bellevue	1	CM Vishal Bhargava "BAR-gah-vah"		Commerce	1	Dave Andersen
		DM Dave Hamilton, Alt				Mark Barkley Alt
Cities & Towns in King County	3	CM Ed Prince, Renton - Chair		Public Health Agencies	1	DIR Chantall Harmon Reed, Tac-Pierce Cnty
		CM Pam Stuart, Sammamish	1			Yolanda Fong Alt
		Mayor Amy McHenry, Alt - Duvall	1	PSRC Committees		
		CP Satwinder Kaur, Alt - Kent "CORE"	1	Regional Staff Committee	1	Andrea Spencer
		Mayor Mark Mullet, Alt - Issaquah	1			Vacant
		CM Cheryl Paquette, Alt - Carnation	1	Equity Advisory Committee	1	Corey Orvold
Kitsap County	1	COM Christine Rolfes "ROL-fes"	1			Laurenne Sayles Alt
		COM Oran Root, Alt		Private/Civic Members-Business/Labor		
Bremerton	1	MYR Greg Wheeler	1	Master Builders of King and Snohomish Counties	1	Brian Holtzclaw
		Vacant				Vacant Alt
Cities & Towns in Kitsap County	1	Vacant		Natural and Built Environments (exp.	1	Angela Rozmyn
		MYR Ashley Mathews, Alt - Bainbridge Isl				Robert Pantley Alt
Pierce County	1	CM Robyn Denson		Individual	1	Charlotte Murry
		CM Paul Herrera, Alt	1			Vacant Alt
Tacoma	1	CM Sandesh Sadalge "suh-DAHL-gay"		Private/Civic Members-Community/Environment		
		CM Sarah Rumbaugh, Alt	1	Futurewise	1	Alex Brennan
Cities & Towns in Pierce County	1	CM Ben Coronado, Gig Harbor	1			Jazmine Smith, Alt
		CM Gwendolyn Fullerton, Alt - Bonney Lake		Housing Development Consortium - Seattle/King	1	Patience Malaba
Snohomish County	1	CM Megan Dunn - Vice Chair	1			Jesse Simpson Alt
		CM Sam Low, Alt		Emerald Alliance	1	Tracy Stanton
Everett	1	CM Scott Bader	1			Vacant Alt
		MYR Cassie Franklin, Alt				
Cities & Towns in Snohomish County	1	MYR Joe Marine, Mukilteo	1			
		CP Nick Coelho, Alt - Lynnwood	1	Non Voting	12	
						5
Federally Recognized Tribes						
Muckleshoot Indian Tribe	1	Vacant				
Puyallup Tribe of Indians	1	Robert Barandon				
		Vacant				
Suquamish Tribe	1	Vacant				
		Alison O'Sullivan Alt				
Statutory Members						
Ports	1	COM Deanna Keller, Tacoma	1			
		COM JT Wilcox, Alt - Tacoma				Abbreviations
WSDOT	1	Jeff Storrar				CM Councilmember
		Cameron Kukes, Alt "Kooks"				COM Commissioner
						CP Council President
Voting	22	(Quorum = 11) Quorum Total	13			DM Deputy Mayor



Puget Sound Regional Council

March 12, 2026

ACTION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommend Certification of Comprehensive Plans for Bonney Lake, Pacific, and Seattle**

IN BRIEF

At its March meeting, the Growth Management Policy Board will be asked to recommend certification of the Bonney Lake, Pacific, and Seattle comprehensive plans.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should recommend the Executive Board certify that the transportation-related provisions in the following conform to the Growth Management Act and are consistent with the multicounty planning policies and the Regional Transportation Plan:

[City of Bonney Lake 2024 Comprehensive Plan](#)

[City of Pacific 2024 Comprehensive Plan](#)

[City of Seattle 2024 Comprehensive Plan](#)

The draft certification reports are available at the links provided for the board's review.

DISCUSSION

A major emphasis of the Washington State Growth Management Act (GMA) is the need to coordinate local, regional and state planning efforts. Within the central Puget Sound region, local governments and the Puget Sound Regional Council (PSRC) have worked together to develop an overall process for reviewing local, countywide, regional and transit agency policies and plans for compatibility and consistency.

Consistent with [PSRC's plan review process](#), PSRC staff provided comments on the draft plan and now recommends certification of the following adopted comprehensive plan:

- Bonney Lake adopted its 2024 comprehensive plan update on December 9, 2025. PSRC staff provided comments on the draft plan in August 2024 and October 2025.
- Pacific adopted its 2024 comprehensive plan update on December 8, 2025. PSRC staff provided comments on the draft plan in November 2024.
- Seattle adopted its 2024 comprehensive plan update on December 16, 2025. PSRC staff provided comments on the draft plan in May 2024 and February 2025.

The comprehensive plans were reviewed in accordance with the adopted plan review process using PSRC's [Plan Review Manual](#) and [VISION 2050 consistency tool](#). The plans were found to be substantially consistent with VISION 2050 (the multicounty planning policies) and the Regional Transportation Plan, and to conform to transportation planning requirements in the Growth Management Act. PSRC staff coordinated with jurisdictional staff in the review of the plan and the development of the certification report.

The adopted plan review process calls for the Executive Board to take certification action on comprehensive plans on recommendation from the Growth Management and Transportation Policy Boards. Options for Executive Board action are to:

- Certify that the plan is consistent with multicounty planning policies and the Regional Transportation Plan and conforms to Growth Management Act requirements for transportation planning, or
- Conditionally certify that the plan addresses most provisions of regional plans and policies and the Growth Management Act, with a requirement that a limited set of outstanding issues be addressed prior to full certification, or
- Do not certify.

Based on previous board direction, jurisdictions with plans that are certified or conditionally certified are then eligible to apply for PSRC funding or proceed with any project submitted into the Regional Transportation Improvement Program.

NEXT STEPS

The Executive Board will consider the board's recommendation at its April meeting. Additional certifications will be brought forward for consideration at future board meetings.

For additional information, please contact Paul Inghram, Director of Growth Management, at pinghram@psrc.org or Liz Underwood Bultmann, Principal Planner, at lunderwood-bultmann@psrc.org.



Puget Sound Regional Council

March 12, 2026

ACTION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommend Redesignation of Regional Growth Centers and Certification of Subarea Plans**

IN BRIEF

The [Regional Centers Framework](#) directs a process to review and redesignate regional centers. The Growth Management Policy Board reviewed criteria and certification reports for all the designated regional growth centers from November through February. The board discussed the recommended redesignation action at its February meeting. The recommendation is before the board again at the March meeting.

RECOMMENDED ACTION

Staff propose that the Growth Management Policy Board recommend redesignation of regional growth centers to the Executive Board:

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

The board may choose to act as shown, amend the motion, or consider the final recommendation at a future meeting. Alternatives to this recommended action are provided in this memo.

DISCUSSION

Centers are the hallmark of VISION 2050 and the Regional Growth Strategy. The region's 30 regional growth centers and 10 manufacturing/industrial centers are hubs for the Puget Sound region's most significant businesses, major cultural facilities, and transportation connections. They guide regional growth allocations, advance local

planning, inform transit service planning and represent priority areas for PSRC's federal transportation funding.

In 2018, following extensive work by GMPB, the Executive Board adopted the [Regional Centers Framework](#), which defines criteria for the designation of regional and countywide centers. Over time, regional centers were designated through different processes, and some existing centers are not meeting planning or growth expectations today. Recognizing the variation among centers, a key objective of the framework is to have more consistent requirements between new and existing centers. The Regional Centers Framework directed review of centers in 2025 and every five years thereafter. GMPB and the Executive Board developed a [scope of work](#) for this project in February 2024.

The review is the first opportunity to evaluate consistency with the adopted criteria and identify areas for improvement, applicable to both thriving centers and those that have seen slow growth. The goal of this review process is to evaluate alignment with required criteria, identify and address discrepancies and recommend next steps for jurisdictions to resolve issues. This will bring all centers into consistency with the adopted criteria and maintain a high-functioning system of centers.

A general schedule of the redesignation process is provided below:

Month	Planned GMPB Meeting Topic
July – October 2025	Regional center monitoring briefings and policy discussions
November 2025	Review policy topics; preview regional growth center (RGC) criteria and certification reports
January 2026	Preview RGC criteria and certification reports
February 2026	Preview RGC criteria and certification reports Potential action on RGC redesignations (<i>no action taken</i>)
March 2026	<i>Potential action on regional growth center redesignations</i> Begin review manufacturing/industrial center (MIC) criteria
April 2026	If needed: <i>Regional growth center follow-up</i> Preview reports for manufacturing/industrial centers

At its February meeting, the board reviewed the final batch of regional growth centers. The complete set of redesignation recommendations show that, overall, regional growth centers are performing well and meet the majority of the regional criteria. Most regional growth centers have adopted subarea plans and are demonstrating long-term market interest to support employment and housing growth. Jurisdictions have taken significant steps to support successful centers, including major investments in parks, transportation, and civic spaces.

PSRC staff have prepared draft criteria and certification reports summarizing each center and its subarea plan (see Attachment A). The board is asked to review these findings in considering both the redesignation of centers and the certification of subarea plans:

- **Criteria reports** provide a preliminary recommendation on redesignation, along with any conditions or comments. The reports provide a general overview of the regional center and summarize how each center meets designation criteria. Reports also include any additional context or supporting information provided by the jurisdiction following meetings with PSRC staff.
- **Certification reports** evaluate the most recent center subarea plans and assess alignment with the VISION 2050 consistency tools for [manufacturing/industrial center](#) and [regional growth center](#) plans.

Some regional growth centers do not meet all of the criteria specified in the Regional Centers Framework. To provide additional time and flexibility, several recommendations include conditions to re-submit material to the board. Redesignations with conditions provide a path to complete remaining work within a specified timeframe. A conditional approval specifies item(s) that need to be addressed, establishes a timeline for completing these actions and encourages collaboration with PSRC staff, such as reviewing draft materials prior to submission to the board. Center designations are maintained while providing flexibility to meet the established designation criteria.

These conditions follow several common themes:

- Re-review in 2028 for progress on planning and growth goals (Federal Way, Issaquah, and Silverdale)
- 2028 deadline to meet regional criteria or apply for countywide designation (Puyallup South Hill)
- Complete or revise subarea plans (Federal Way, Kent, Renton, all Seattle centers, Silverdale)
- Review boundaries for size or walkability (Issaquah, Kirkland Totem Lake, Lynnwood, Renton, SeaTac, Seattle Northgate, Silverdale, Tukwila)
- Review or revise growth targets (Issaquah, Silverdale, Tukwila)

The full list of recommendations follows in **Attachment A**. The board may choose to act as shown, amend the proposal, or consider the final recommendation at a future meeting.

The Executive Board was briefed on the project at their February meeting, and board members offered comments about exceptions to boundary review conditions in response to comments from the city of Kirkland. The Executive Board will consider the final regional growth center redesignation package once GMPB takes action.

February Board Discussion Follow-Up

At the February meeting, the board discussed the role of conditions and [a request from Kirkland](#) to remove a condition related to boundary review. Kirkland requests GMPB remove the recommended condition regarding the center's size and boundary.

GMPB identified several questions on the role of conditions and regional requirements, which are discussed in more detail below.

In addition to Totem Lake, other regional growth center redesignation reports include conditions related to size, shape, and highway crossings. Those include:

- **Size:** Silverdale and Tukwila
- **Barriers to walkability:** Issaquah, Lynnwood, and Northgate (Seattle)
- **Size and barriers to walkability:** Kirkland Totem Lake
- **Shape and walkability:** Renton and SeaTac

While size is not mentioned specifically, Puyallup's South Hill report states that the city would need to demonstrate the center meets regional requirements by 2028. The center is currently 845 acres, about 200 acres above the maximum size.

Why is the board discussing regional center boundaries?

The board is implementing the redesignation process outlined in the [Regional Centers Framework](#) (see p. 9 – 10) that identifies an objective of greater consistency between new and existing centers. Relevant sections include:

“Regional centers have been a central strategy of the regional plan for decades, although centers have been designated through different procedures depending on when they were first designated. An objective with the regional centers framework update is to establish a more consistent system between new and existing centers. [...]

At the first monitoring review in 2025, existing regional growth centers will be expected to fully meet eligibility and designation criteria similar to new centers:

[...]

- The board will maintain flexibility in evaluating existing centers to consider when centers are very close to the existing conditions criteria, to account from economic recessions, progress and growth, local investments or the lack of investments, and regional importance of a particular area.

The recommendations seek to apply adopted policy and reflect recent board direction to

provide time and flexibility for jurisdictions to respond to requirements. The recommendations could be amended at the board's direction.

What are the requirements for center boundaries and why are they important?

The Regional Centers Framework includes criteria for size, shape, and walkability:

- **Size:** 200 acres minimum to 640 acres maximum (may be larger if served by an internal, high-capacity transit system). Metro growth centers must be at least 320 acres.
 - The original intent of the exception for "internal" high-capacity transit was to apply to downtown Seattle and Tacoma, which are larger than 640 acres and have streetcar and light rail access throughout. If existing and planned bus rapid transit were included in this definition, about 75% of regional growth centers would qualify for the exception.
- **Existing conditions for shape and walkability:** Recommend centers to be nodal with a generally round or square shape and avoid linear or gerrymandered shapes that are not readily walkable or connected by transit. Bicycle and pedestrian infrastructure, amenities, and a street pattern that supports walkability.

The maximum size criteria of 640 acres was based on research and well-established planning standards. Research shows that many people are willing to walk 10 minutes, or up to a half mile, to access high-capacity transit such as light rail or commuter rail. The half-mile walk distance around transit stations is the common size for planning distance around these modes to capture development potential. The recently adopted transit-oriented development law (HB 1491) requires rezoning of the area within a half mile walk from a light rail station or quarter mile walk from a bus rapid transit stop, which is consistent with the minimum and maximum size standard for regional growth centers. Focusing concentrated growth and development beyond that distance would be harder to access by transit and may create transportation challenges.

For reference, the Downtown Bellevue regional center is 410 acres, about 0.8 miles from edge to edge, and the walk distances to the light rail station within the center ranges up to about one mile. PSRC maintains a [data dashboard](#) that lists the size and includes a map of each center.

What does it mean to have a condition?

The conditions related to size and shape ask for the jurisdiction to review the boundary by 2029 or with the adoption of a subarea plan. The recommended conditions provide jurisdictions with time to meaningfully consider the adopted regional requirements, consider options and identify mitigation measures. A condition allows projects to continue to have priority for PSRC-managed transportation funds. Conditions provide

flexibility in the redesignation process and encourage jurisdictions to address current limitations, such as barriers to walkability. Without a specified condition, local governments are not required to address recommendations in the report.

What would a boundary review include?

To demonstrate that a boundary is appropriate and meaningfully plans for walkability, a jurisdiction would be asked to provide information about:

- Overall size and distance to transit stations
- Alignment with state law regarding station location and zoning (HB 1491)
- Land uses and opportunities for development
- Relationship to subarea plan boundaries
- Identification of barriers including the freeway, superblock pattern, and topography
- Mitigation strategies to overcome barriers and enhance connectivity, including new pedestrian connections, street pattern, and transit connections

The condition asks jurisdictions to submit documentation that the boundary was reviewed. The board would be able to review the materials submitted and determine whether the center is sufficiently consistent with regional criteria.

How can the conditions be met? Are there criteria for when the board wishes to make an exemption or approve boundary changes?

On the whole, the Regional Centers Framework emphasizes consistency with adopted requirements but allows for flexibility if a center is “very close” to meeting requirements for existing conditions. The Framework does not have a specific exception process. Recommending an exception is at the discretion of the board. A rationale for whether a boundary is substantially meeting the policy goals for regional centers could include demonstrating that the center has:

- Significant shares of walking, biking, and transit use
- A street pattern that supports walkability or clear mitigation strategies to connect the center via walking and transit
- A pattern of accommodating significant growth consistent with the Regional Growth Strategy
- Regional center boundaries consistent with subarea planning boundaries
- Captured areas around high-capacity transit

How can cities mitigate for highways that divide centers?

Some centers are faced with significant barriers to walking, such as highways that make it difficult to travel from one part of the center to another and restrict access to transit

and services. Many transit routes and stations are on or near highways. Mitigation could include planning for overpasses, underpasses, projects to improve pedestrian safety, sidewalk improvements and lighting, projects to break up superblocks to reduce walk distances or other measures.

What happens when parts of centers are removed?

Regional center boundary changes are not uncommon. Because of frequent and substantial boundary changes over the years, PSRC's Executive Board adopted procedures in 2021 to provide for additional review of boundary changes. The procedures require GMPB approval of boundary changes that are more than 10% of the center size.

Since the Regional Centers Framework was adopted in 2018, both Bothell and Kitsap County (Silverdale) have reduced the size of their centers to achieve better alignment with regional criteria.

Boundary changes are typically completed to align center boundaries with zoning, subarea plans, and development goals and to focus planning efforts. PSRC's funding process prioritizes centers *and the corridors that connect them*. In practice, this means that funded transportation projects often directly connect to a regional center while they may not be within a center boundary. It is not necessary for a project to be within the center boundary to be funded.

Kirkland's Request for Totem Lake

Kirkland's letter states, "Based on the current success of the Totem Lake Center in its current configuration, and its longstanding role in Kirkland's growth strategy, we urge GMPB to remove this recommendation from the redesignation conditions." The letter notes that the center meets the other center criteria, including existing and planned density. The letter notes the center's success and states that there are 1,400 residential units in the pipeline and that it would not be wise to split the center into two separate centers.

While the Framework doesn't address splitting a center to create two regional centers, PSRC staff agree that doing so would provide no benefit.

PSRC has not completed a comprehensive analysis of Totem Lake or its size and boundary. The center does meet the other criteria, and the development of jobs and housing is robust. In many ways, Totem Lake is a high performing center. However, several aspects are worth considering, including:

- The center is about 30% larger than the maximum size
- The barrier of I-405, major roads, and topography

- Industrial land uses and boundaries that are different than the Totem Lake subarea plan
- Transit station locations and their walksheds
- Strategies to mitigate the size and barriers

Staff anticipate these are elements that could be reviewed during the conditional review process. The timeline proposed for Kirkland's Totem Lake condition is June 2029 to coincide with local work already needed to comply with the state TOD law (HB 1491). After review, the board could choose to confirm the existing boundary, consider boundary changes or seek additional mitigation.

The city expressed concern for the language of the condition "to meet regional size criteria." This wording could be adjusted, if it would help to make it clear that the board may provide flexibility where there is work to be more aligned with the criteria and to recognize local conditions.

What would it mean to make an exception for Totem Lake?

One of the primary purposes of the Regional Centers Framework is to treat proposals for new centers and review existing centers more consistently. The board directed that existing centers should meet the same requirements as new centers, while allowing for some degree of flexibility. Providing an exception could raise additional policy implications:

- Should the exception apply to other regional centers that exceed the size maximum?
- If the size is excepted today, how should it be considered during future center monitoring work?
- The rationale described in Kirkland's February 18, 2026 letter is that the condition is not necessary because the center is growing and thriving. Should growth be considered in making an exception to other criteria?

Are the criteria in error or are exceptions useful?

As the board reviews the Regional Centers Framework later this year, it may consider whether the size requirement should change or whether specific exceptions should be called out.

Eleven centers exceed 640 acres. Of these, six have multiple light rail or streetcar stations to qualify for the size exemption, including Downtown Seattle, Tacoma, and Redmond Overlake. Three centers have more than one condition and review of boundaries could help achieve better alignment with other requirements (Silverdale, Tukwila, and South Hill). One center is just slightly larger than the maximum size (Everett).

March Redesignation Action Options

The following are options for the board's consideration. Staff recommend Option A to redesignate regional growth centers as presented in Attachment A. The board could also amend the package to grant an exception to Kirkland's Totem Lake center or exempt all centers with boundary recommendations.

- **Option A:** Redesignate regional growth centers as shown in Attachment A. The recommendations in Attachment A include conditions for some regional centers, along with a variety of planning recommendations. This includes direction to review the boundary and size of Totem Lake.
- **Option B:** Redesignate regional growth centers as shown in Attachment A. Amend Kirkland's Totem Lake redesignation to remove a condition to review the boundary.
- **Option C:** Alternatively, the board could amend redesignation reports to remove all conditions to review boundaries.

The board may also choose to take more time to discuss regional growth center redesignations and provide additional direction to staff on information or outreach needed. Potential next steps could include additional consultation with the Regional Staff Committee on standards for review and exceptions.

Manufacturing/Industrial Centers

Manufacturing/industrial centers (MICs) preserve lands for family-wage jobs in basic industries and trade and provide areas where that employment may grow in the future. MICs form a critical regional resource that provides economic diversity, supports national and international trade, generates substantial revenue for local governments, and offers higher than average wages.

The region has 10 designated MICs. These centers are important employment locations that serve both current and long-term regional economic objectives. Manufacturing/industrial centers have very different characteristics and mobility needs than regional growth centers. The criteria to designate MICs focuses on factors to support the long-term industrial base of the region, such as existing industrial employment, zoning for core industrial uses, industrial retention strategies, and strategies for transportation demand management or transit. Like regional growth centers, PSRC requires a subarea plan for manufacturing/industrial centers.

The board will hear an overview of manufacturing/industrial criteria. The board is scheduled to begin review of draft MIC criteria and certification reports at their April meeting.

NEXT STEPS

Next month, the board may continue to discuss regional growth centers as needed and begin to review manufacturing/industrial centers. The board will discuss potential updates to the Regional Centers Framework at future meetings in 2026.

For additional information, please contact Liz Underwood Bultmann, Principal Planner, lunderwood-bultmann@psrc.org or Nancy Ferber, Senior Planner, nferber@psrc.org.

ATTACHMENTS

- A. Regional Growth Centers and Subarea Plans

Recommend redesignation of regional growth centers and certification of regional growth center subarea plans:

Center	Draft redesignation recommendation	Criteria Report	Center Subarea Plan Certification	Initial GMPB Review
Auburn	Redesignate as an urban growth center	Draft Criteria Report	Draft Certification Report	January 2026
Bellevue	Redesignate as a metro growth center	Draft Criteria Report	Draft Certification Report	January 2026
Bothell Canyon Park	Redesignate as an urban growth center	Draft Criteria Report	Recently certified in 2022	January 2026
Bremerton	Redesignate as a metro growth center	Draft Criteria Report	Draft Certification Report	January 2026
Burien	Redesignate as an urban growth center	Draft Criteria Report	Draft Certification Report	January 2026
Everett	Redesignate as a metro growth center	Draft Criteria Report	Draft Certification Report	November 2025
Federal Way	Redesignate as an urban growth center with conditions	Draft Criteria Report	<i>n/a</i>	January 2026
Issaquah	Redesignate as an urban growth center with conditions	Draft Criteria Report	Draft Certification Report	February 2026
Kent	Redesignate as an urban growth center with planning condition	Draft Criteria Report	<i>n/a</i>	January 2026
Kirkland Greater Downtown	Redesignate as an urban growth center	Draft Criteria Report	Recently certified in 2023	February 2026
Kirkland Totem Lake	Redesignate as an urban growth center with condition	Draft Criteria Report	Draft Certification Report	February 2026
Lakewood	Redesignate as an urban growth center	Draft Criteria Report	Draft Certification Report	February 2026

Center	Draft redesignation recommendation	Criteria Report	Center Subarea Plan Certification	Initial GMPB Review
Lynnwood	Redesignate as an urban growth center with condition	Draft Criteria Report	Draft Certification Report	February 2026
Puyallup Downtown	Redesignate as an urban growth center	Draft Criteria Report	Draft Certification Report	January 2026
Puyallup South Hill	Redesignate as an urban growth center with conditions through 2028	Draft Criteria Report	n/a	February 2026
Redmond Downtown	Redesignate as an urban growth center	Draft Criteria Report	Draft Certification Report	January 2026
Redmond Overlake	Redesignate as a metro growth center	Draft Criteria Report	Draft Certification Report	January 2026
Renton	Redesignate as an urban growth center with planning condition	Draft Criteria Report	Draft Conditional Certification Report	January 2026
SeaTac	Redesignate as an urban growth center with condition	Draft Criteria Report	Draft Certification Report	February 2026
Seattle Downtown	Redesignate as a metro growth center with planning condition	Draft Criteria Report	n/a	November 2025
Seattle First Hill/Capitol Hill	Redesignate as a metro growth center with planning condition	Draft Criteria Report	n/a	November 2025
Seattle Northgate	Redesignate as an <i>urban</i> growth center with planning condition	Draft Criteria Report	n/a	November 2025
Seattle South Lake Union	Redesignate as a metro growth center with planning condition	Draft Criteria Report	n/a	November 2025
Seattle University District	Redesignate as a metro growth center with planning condition	Draft Criteria Report	n/a	November 2025
Seattle Uptown	Redesignate as a metro growth center with planning condition	Draft Criteria Report	n/a	November 2025

Center	Draft redesignation recommendation	Criteria Report	Center Subarea Plan Certification	Initial GMPB Review
Silverdale	Redesignate as an urban growth center with conditions	Draft Criteria Report	<i>n/a</i>	January 2026
Tacoma Downtown	Redesignate as a metro growth center	Draft Criteria Report	Draft Certification Report	November 2025
Tacoma Mall	Redesignate as urban growth center	Draft Criteria Report	Draft Certification Report	November 2025
Tukwila	Redesignate as an urban growth center with conditions	Draft Criteria Report	Draft Certification Report	February 2026
University Place	Redesignate as an urban growth center	Draft Criteria Report	Draft Certification Report	February 2026



Puget Sound Regional Council

March 12, 2026

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Regional Open Space Conservation Plan Update**

IN BRIEF

PSRC initiated the update of the Regional Open Space Conservation Plan at the start of the year, as directed by VISION 2050, in advance of the upcoming update to VISION 2050. Staff are seeking feedback from the Growth Management Policy Board regarding new issues to address in the plan and assembling an advisory committee.

DISCUSSION

Farms, forests, aquatic systems, parks and other types of open space provide food, building materials, flood control, recreation, clean air and water and many other ecosystem services. Because this natural infrastructure provides so many benefits to the region, VISION 2050 includes ambitious expectations for protecting open space, reducing growth pressure in rural and resource lands and improving access to urban parks and regional trails. VISION 2050 directs the region to identify, preserve and enhance significant regional open space networks through implementation and update of the Regional Open Space Conservation Plan (MPP-En-12). It calls for providing parks, trails and open space within walking distance of urban residents and prioritizing historically underserved communities (MPP-En-15).

The [2018 Regional Open Space Conservation Plan](#) maps the open space network across the region and identifies priority actions needed to increase access to and sustain open spaces for the long term. A [Conservation Toolkit](#) helps implement the plan.

The regional open space network includes the most important open spaces in the region to maintain, protect and enhance. It covers 3 million acres of public and private land. The plan includes the following categories of open space:

- Urban open space
- Regional trails
- Farmland
- Working forests
- Aquatic systems
- Natural lands

Continued strong growth and development in the region puts pressure on the open space network, in particular the many acres that are on private land. The 2018 plan identified approximately 463,000 acres of the regional open space network that are most at risk and includes short- and long-term goals for conservation. The plan also identified 47 of the highest priority areas to improve equitable access to urban parks, open space and 300 miles of trails to complete the regional trail network.

In advance of the update to VISION 2050, PSRC will update the open space plan. The update will include key open space information, such as data on land cover, tree canopy cover, housing development, and park and trail locations. This information will help to assess how well the region is meeting its open space goals and how open spaces are evolving. A draft of the plan is expected to be released this fall, and the plan will be finalized in the first quarter of 2027.

PSRC held an initial project workshop with King, Kitsap, Pierce and Snohomish County staff to gather initial input on how to proceed with the update. Staff also received input on the plan update from the Regional Staff Committee at their March 5 meeting.

Staff are working with the board chairs to assemble an advisory committee to guide the development of the plan. The committee will include representatives from across the region and open space sectors, including subject matter experts on planning and development of urban open space and regional trails and conservation of farmland, forests, natural lands and aquatic systems.

Local elected officials and staff see the value of, impacts to, and challenges of open space preservation firsthand. Local insight will be critical to best understand open space enhancement needs and how plans for open space can shape future growth patterns. Throughout the update, the board will be asked for guidance to help shape the open space plan.

Questions for the board:

- What are the biggest challenges in the conservation and enhancement of open space, parks and trails?

- What information should PSRC consider for the Regional Open Space Conservation Plan update?
- Do you have a suggestion for members of the advisory committee?
- What community engagement strategies should be considered for the open space plan update?

NEXT STEPS

Board members are encouraged to share this information with staff who work on open space issues. Please send additional feedback to PSRC staff on the scope of the plan and suggestions for advisory committee members by March 27. PSRC staff will integrate feedback on the scope of work. The advisory committee is anticipated to begin meeting in April.

For additional information, please contact Erika Harris, Senior Planner, at eharris@psrc.org or 206-464-6360.

2026 PSRC Growth Management Policy Board Meetings

January						
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No meeting in August

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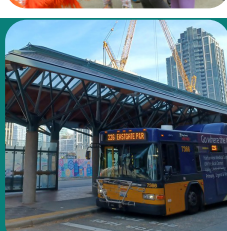
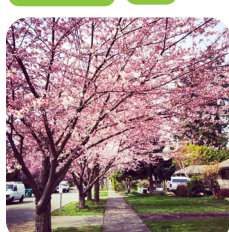
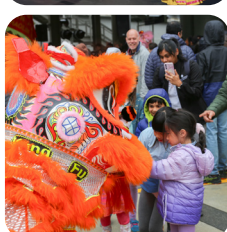
No meeting in December

Meetings are held 10:00 a.m. - 12:00 p.m. the **third** Thursday of the month. As needed, the Transportation Policy Board and the Growth Management Policy Board meet in joint session to coordinate activities and make decisions/recommendations.

Meeting dates and times are subject to change. If a meeting is changed or cancelled, GMPB members and alternates will be notified. Updated meeting dates are listed at <https://www.psrc.org>.

2026 GENERAL ASSEMBLY

Save the Date



Thursday, May 28, 2026

10:00 a.m. — 1:00 p.m.

**Seattle Convention
Center – Summit
900 Pine St,
Seattle, WA 98101**



Puget Sound Regional Council

This annual meeting is a key opportunity for members to vote on major decisions, including the adoption of PSRC's budget and the election of officers. **All mayors, county executives, commissioners, and councilmembers from PSRC member jurisdictions and tribes are eligible to vote** and are strongly encouraged to attend. We ask that at least one elected official from your jurisdiction participate to help establish a quorum.

We look forward to gathering with you—please save the date!

**Registration will open in
early April.**

VISION 2050 AWARDS



Puget Sound Regional Council

Call for Nominations 2026

The Puget Sound Regional Council is seeking nominations for the VISION 2050 Awards Program through **March 27, 2026**.

The VISION 2050 Awards celebrate progress to enhance the region's communities and natural environment while advancing equity and opportunity for all. The awards recognize innovative work to create a better future for central Puget Sound.

Eligibility

PSRC will only be accepting nominations directly from its [membership](#). Others seeking to nominate projects can do so through the member jurisdiction in which the project is located. PSRC will help connect potential nominees with local governments to help with the nomination process. Please contact [Michele Leslie](#) with questions.

Nominations must be for projects, programs, plans or partnerships within the four-county region of King, Kitsap, Pierce and Snohomish counties that help achieve VISION 2050. More information about the goals and themes of VISION 2050 can be found at psrc.org/vision.

All nominated projects must be completed and open, plans must be adopted by their jurisdictions, programs must be in operation and partnerships must be formally working together.

Submit a Nomination!

Nominations must be submitted online through the [VISION 2050 Awards Nomination Form](#)

Learn more at: www.psrc.org

Scan the code for
the nomination form



The region's VISION for 2050

is to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy. More information about the goals and themes of VISION 2050 can be found at www.psrc.org

Summer Planning Academy (SPA) for High School Students

Are you curious about how cities grow, change, and develop? Have you ever wondered how governments decide where train lines should go? Do you have ideas about how to make our communities better places for everyone? If so, you should apply for the Summer Planning Academy (SPA)!



Puget Sound Regional Council



The Puget Sound Regional Council (PSRC) is looking for high school students from King, Snohomish, Pierce, and Kitsap counties who want to learn about urban planning in our region and share ideas about how to make the central Puget Sound region a better place to live, work, and play.

SPA is a leadership development opportunity offered free of charge to students interested in planning a better future for our region. The program encourages students to think creatively about how better planning can help people lead better lives.

Upon successful completion of SPA, students are eligible to receive a **\$500** scholarship. SPA sessions will take place in Downtown Seattle on July 29, 31, August 5, and 7.

To learn more about PSRC, SPA, and to apply, go to www.psrc.org/our-work/summer-planning-academy or scan the QR code.



Questions? Email us at spa@psrc.org.



TOOLBOX SERIES

Greener for All: Reimagining Access to Parks



Date: March 20, 2026

Time: 10:00 – 11:30 AM

Format: Zoom

Mark your calendars for our first TOOLBOX webinar of the year! Join us on **March 20** for a conversation on expanding access to parks and green spaces as a way to advance equity, strengthen communities, and support vibrant places. Speakers from the **Trust for Public Land** will share national perspectives on improving access to green spaces, followed by local examples from **Parks Tacoma** and the **City of Renton** highlighting how these ideas are coming to life in communities across the region.

Participants will be eligible to claim one AICP CM credit.

Sessions are open to the public. Materials and video from past sessions can be found on PSRC's website.



Learn more about the TOOLBOX Series
or register to attend at
<https://www.psrc.org/our-work/toolbox>





Joint Board Session On Addressing Underserved Communities In Our Region

Thursday, April 30
10:00 AM — 12:00 PM
Hybrid Meeting

PSRC hosted four joint board sessions focused on underserved communities in 2021 – 2023. A new series is planned, and the first session will revisit the importance of building inclusive and resilient communities with opportunity for all in the Puget Sound region. Designed for both new and returning board members and their staff, the session will provide a timely refresher to support the development of effective strategies for today’s political climate. All PSRC board members are highly encouraged to attend.

RSVP information coming soon.

