

Recommend Redesignation of Regional Growth Centers

Growth Management Policy Board

March 19, 2026



Puget Sound Regional Council

Agenda



- Project background and recommendations
- Address February board questions
- Potential action
- MIC overview



Process Overview: GMPB Progress

November
2025

- Reviewed process & previewed regional growth center (RGC) criteria reports

January
2026

- Previewed RGC criteria reports

February
2026

- Previewed remaining RGC reports
- Discussed expectations around conditions
- Continued recommendation action to March

March
2026

- Potential Action on RGC redesignation
- Review Manufacturing/Industrial Center Criteria



April
2026

- Preview MIC Reports



Purpose of Regional Centers Redesignation



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*)



Overall Progress

- 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



Redesignation Recommendations

- 30 Regional Growth Centers
- **14** Centers meet criteria
- **16** Centers meet criteria with conditions



Redesignate

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

Re-review in 2028 for growth/other gaps

- Federal Way
- Issaquah
- Puyallup South Hill
- Silverdale

Complete subarea plans and/or revise targets

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

Address boundaries and walkability

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

Kirkland Totem Lake Context

Context

- Strong growth and thriving area
- Current size: 842 Acres, (max 640)
- Concerns: Size and walk access, I-405 barrier, incompatible uses

Suggested Conditional Approval

- *“Review the boundary to meet size criteria and to ensure pedestrian connectivity is provided throughout the center, while considering alignment with walksheds required by state TOD legislation (HB 1491).”*

Item for Board Consideration

City requests exception from boundary review



Follow Up: Questions from the Board

Role of Conditions

Boundary Review Process

Implications of Exceptions



Role of Conditions

Benefits of Conditional Approvals

Flexibility

- Time and flexibility to meet criteria (e.g. adopt subarea plans)

Structure

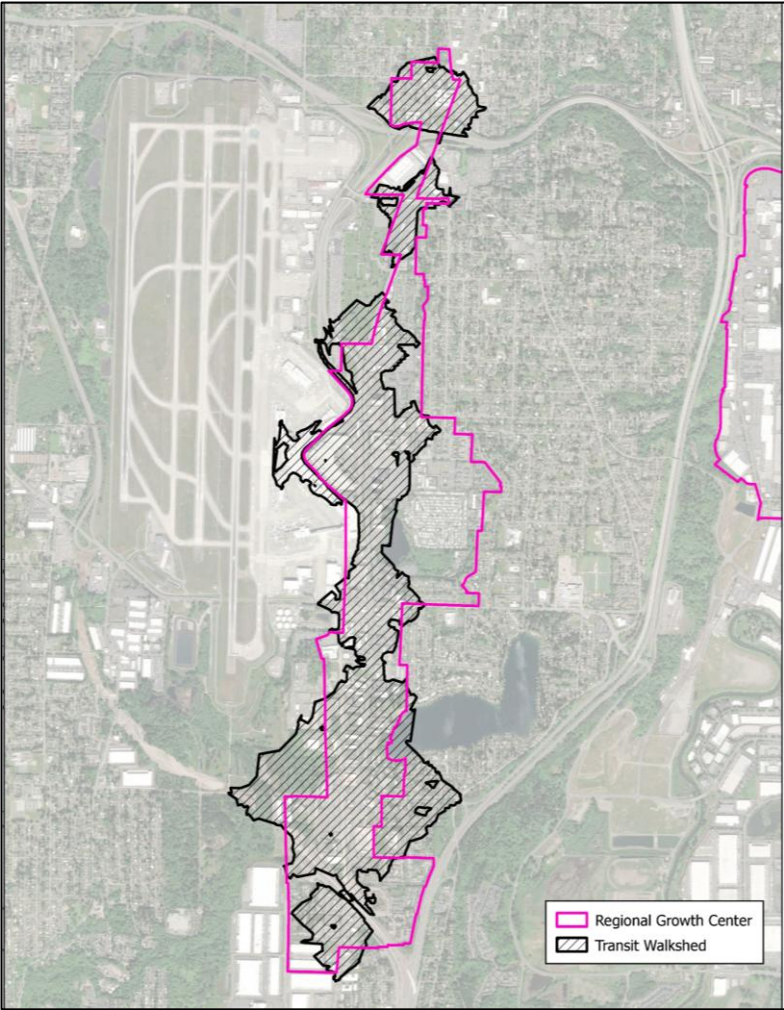
- Supports consistency
- Provides deadlines
- Encourages PSRC collaboration

Eligibility

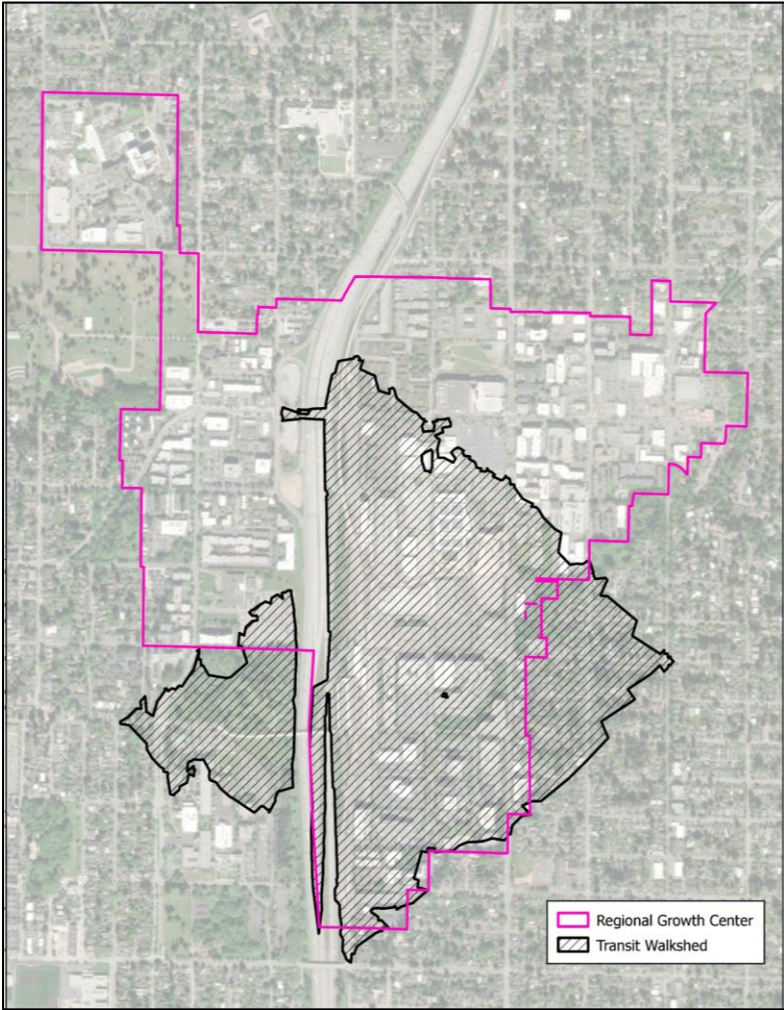
- Preserves funding eligibility status



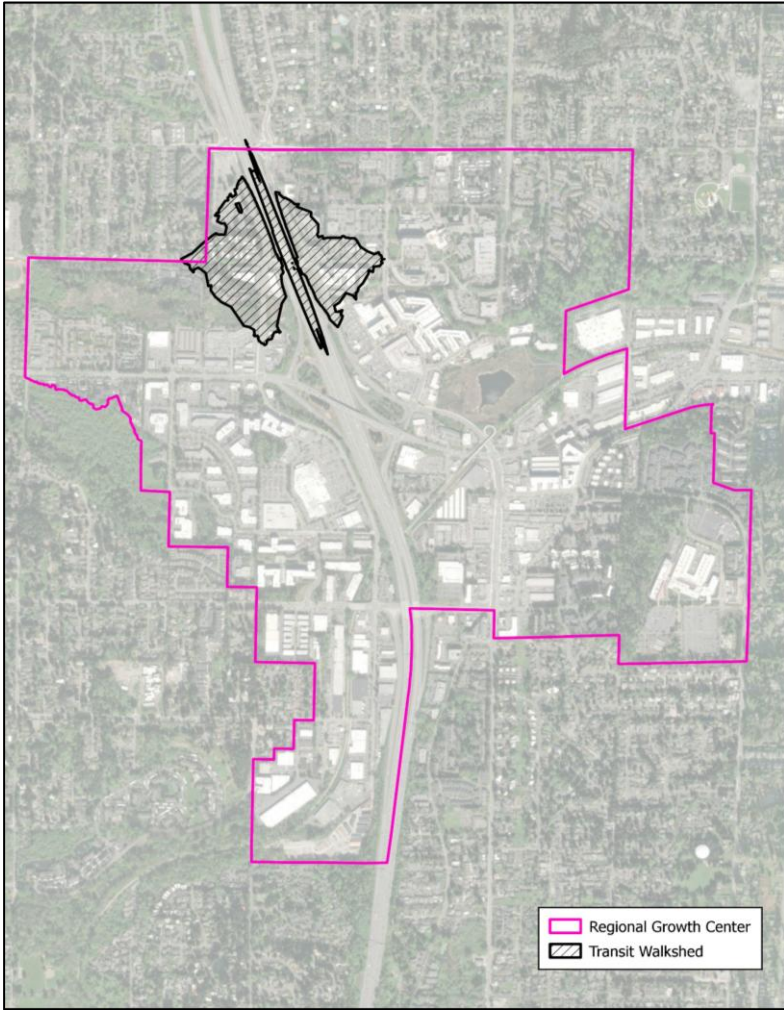
Boundary Reviews: Shape, Walkability, Size



SeaTac



Northgate



Kirkland Totem Lake

Boundary Review Process

Topics to consider:

- Overall size and access to transit stations
 - Alignment with state TOD law
 - Land uses and opportunities for growth
 - Subarea plan boundaries
 - Barriers to walking: freeway, superblocks, and topography
 - Support for pedestrian and transit connections
- Provide a draft and resubmit for board review



Exceptions & Consistency

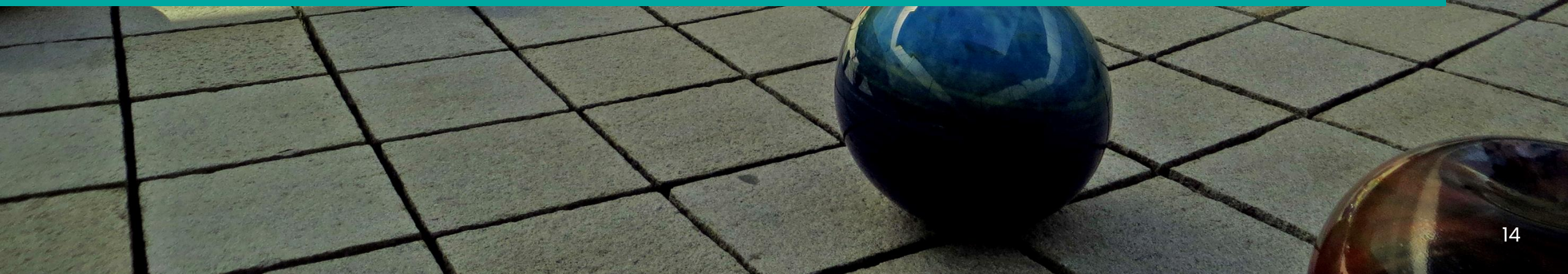


- Framework strives for consistency
- Flexibility based on board direction
- Potential Implications
 - Current Review: conditions for other centers
 - Future Review





Board Action



Recommended Action

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



Recommendation Options

Option A

Redesignate centers and certify subarea plans as shown in Attachment A

(No changes)

Option B

... AND remove the Kirkland Totem Lake condition related to size and boundary

Option C

... AND remove all conditions to review boundaries

Other

- Other Amendments
- Continue: provide staff direction





Manufacturing/Industrial Centers (MICs)



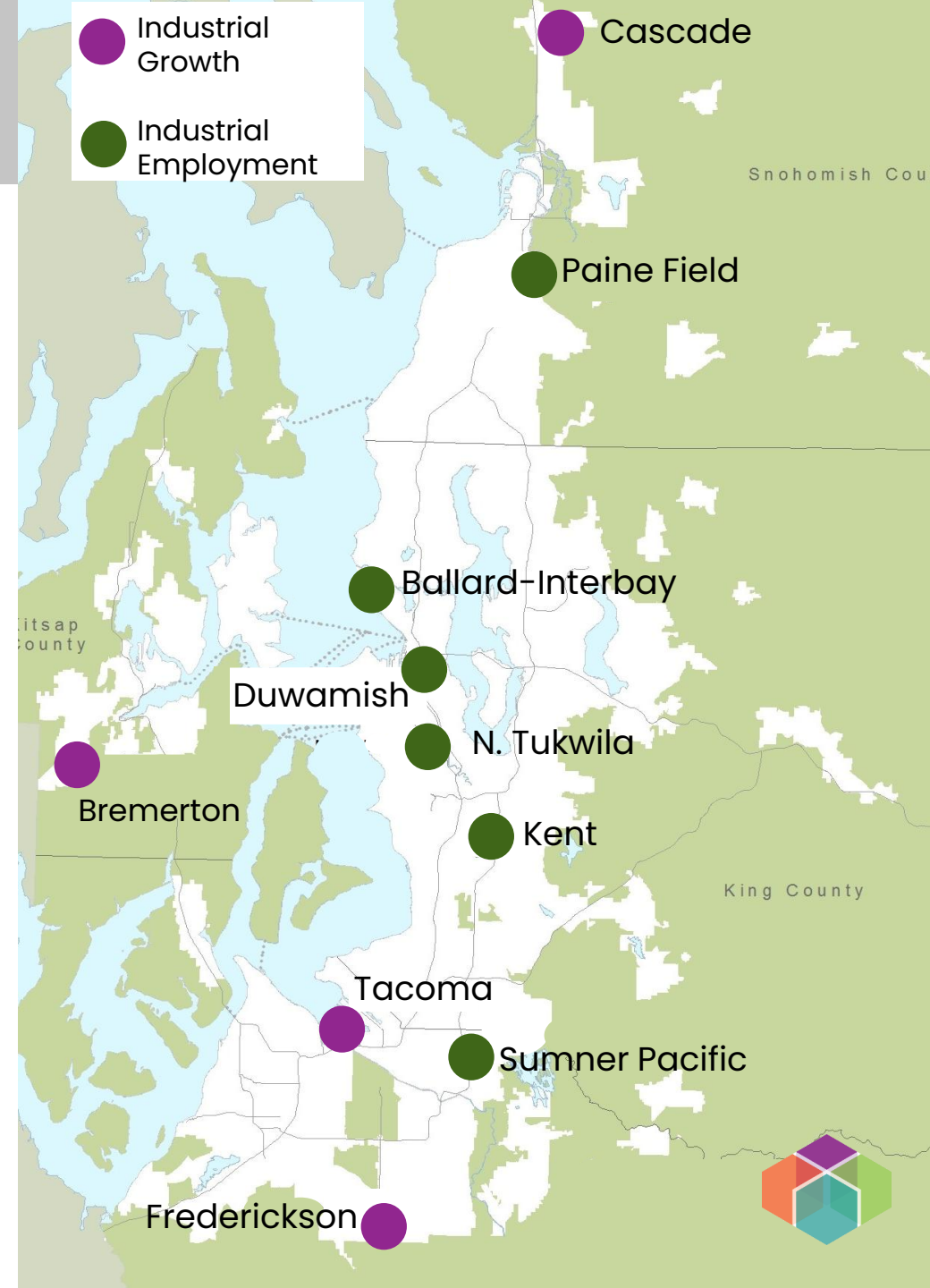
Manufacturing/Industrial Centers

Role

- Preserve land for jobs in industry/trades

Recent Successes

- 29 % of the region's industrial jobs and 11 % of all jobs region-wide
- Unique to the region



Successful Centers: RGC vs MICs


Mixed-use
Housing & Jobs
Transit & Walkability
Unique Downtowns

RGCs



Preserving Industrial land
Economic Diversity
Prioritize Freight & Infrastructure
Industrial Operations

MICs



MIC Emerging Policy Topics

Subarea Plans

- Adopt and certify center subarea plans

Employment

- Meet existing and planned job targets

Economic Shifts

- Demand for incompatible uses



Next Steps

- Executive Board Action on RGCs
- GMPB review of MICs
- Support jurisdictions with 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

Nancy Ferber, AICP

Senior Planner

NFerber@psrc.org



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