

Recommend Redesignation of Regional Growth Centers

Executive Board

March 26, 2026



Puget Sound Regional Council

Agenda

- Project background
- Recommended action



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 Process



**July – October
2025**

- GMPB discussion of project and policy topics

**November –
February 2026**

- GMPB preview of regional growth center reports

**March 2026
GMPB**

- Recommended redesignating regional growth centers

**March 2026
Exec Board**

- Potential Executive Board action on regional growth center redesignation

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 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



Role of Conditional Approvals

Flexibility

- Provides more time to meet criteria (e.g. adopt subarea plans)

Structure

- Supports consistency
- Provides deadlines
- Encourages PSRC collaboration

Eligibility

- Preserves funding eligibility status



Redesignate

- Auburn
- Bellevue Downtown
- Bothell Canyon Park
- Bremerton
- Burien
- Everett
- Kirkland DT & Totem Lake
- Lakewood
- Puyallup Downtown
- Redmond DT & Overlake
- Tacoma DT & 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
- Lynnwood
- Renton
- SeaTac
- Seattle Northgate
- Silverdale
- Tukwila



GMPB Discussion Summary



GMPB Recommendation

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

* Create an exception policy

Option C

... AND remove all conditions to review boundaries

Other

- Other Amendments
- Continue: provide staff direction



GMPB Recommendation

Redesignate regional growth centers and certify regional growth center subarea plans as shown in Attachment A and direct staff to create a formal exception pathway for boundary review.



Next Steps

- Review manufacturing/industrial centers
- Support jurisdictions on conditions
- Update Regional Centers Framework (2026)
 - Board and committee engagement
- New center applications (2027/28)





Thank You!

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