

Regional Growth Centers Criteria Report

Everett Regional Growth Center



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








The Everett regional growth center includes the downtown core and Everett Station District, with a variety of government, office, retail, professional services, and residential uses. Primary attractions in the center include the Angel of the Winds Arena, federal, county, and city offices; a hospital, library, performing arts theater, art galleries, specialty retail stores, bars, and restaurants.

Evaluation of Regional Growth Centers Requirements

Status Icons:

 On track
  Needs attention
  Does not meet criteria
  N/A

Criteria		Status
Center Type	—	Metro Growth Center
Existing Density Required: 30 people/acre		The Everett Regional Growth Center's current density is 31 people per acre, which meets the criteria.
Planned Target Density Required: 85 people/acre		The Everett Regional Growth Center's 2035 planned density is 71 people per acre, which does not meet the criteria. Reaching this density shows whether the center is effectively managing and concentrating growth within its boundaries.
Mix of Uses: 15% of planned residential and employment activity		47% of planned growth is expected to be residential.
Size: 320 to 640 acres (larger if served by high-capacity transit)		The Everett Regional Growth Center is currently 661 acres, which is slightly larger than the maximum size.
Transit Access: Existing or planned frequent bus service or high-capacity transit		The center has existing commuter rail, bus rapid transit, and bus service and is planning for light rail to serve the community.
Market Potential: Demonstrated capacity to support growth targets	—	A market study was not required. Since 2010, the center has increased density by 2 people per acre.

Criteria	Status
Subarea/Centers Plan	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; border: 1px solid black; margin-right: 10px;"></div> <div>The center plan was last certified in 2018. Please see the updated certification report for additional planning recommendations.</div> </div>

Jurisdiction Comments / Additional Context

The city appreciates PSRC’s review of the Metro Everett subarea plan and for the agency’s ongoing support for effective center planning. We share the agency’s goals for focused growth in centers, including Metro Everett, and for that growth to support healthy, equitable, vibrant communities well-served by infrastructure and services.

Now that the city has completed a major update to its comprehensive plan and development regulations (Everett 2044, adopted June 2025), we are turning our attention to, among other things, subarea planning for our system of regional, countywide, and local centers. While the current Metro Everett subarea plan was not adopted too long ago (2018), the area is both dynamic and important to the city’s growth strategy, making it worthy of near-continuous attention. We anticipate launching a process to update the Metro Everett subarea plan once the Sound Transit Board identifies the location and configuration of the Downtown Everett light rail station, a key piece of context for the future of the subarea.