

Regional Growth Center Plan Certification Report

Lynnwood City Center + Alderwood Subarea Plan

February 12, 2026



The Lynnwood Regional Growth Center is located in Snohomish County and was designated as a regional growth center by the Puget Sound Regional Council (PSRC) in 1995. The subarea plan seeks to link the City Center and Alderwood areas through multimodal transportation connections, work towards achieving the planned growth goals, promote environmental sustainability, and amplify community voices throughout the process.

PSRC conducted a certification review of the Lynnwood City Center + Alderwood Subarea Plan. Lynnwood originally adopted their center plan on June 23, 2025. The city's center plan was not previously certified by PSRC.

Certification Action

The Puget Sound Regional Council certifies that the Lynnwood City Center + Alderwood Subarea Plan addresses planning expectations for regional growth centers.

The remainder of this report contains a summary of the PSRC review of the Lynnwood City Center + Alderwood 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. The review process is required by the [Regional Centers Framework](#) to both certify existing plans 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](#)

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



[Centers Framework](#) requires a review of centers in 2025, following local comprehensive plan updates. All regional centers are expected to have adopted subarea plans that meet the requirements of the Regional Centers Framework and VISION 2050. Certification of a subarea plan affirms the planning direction for the regional center is consistent with VISION 2050 and is an opportunity to identify any additional planning recommendations to better align with regional policy.

Report Format

Plans are reviewed using PSRC's [VISION 2050 Consistency Tool for Regional Growth Center Plans](#). This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or center planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of the center plan.



Plan Vision & Regional Collaboration

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- **Vision for the center**, including a commitment to compact, pedestrian and transit-oriented development.
- **A market analysis** of the center's development potential.
- **Equitable engagement process** with community and stakeholders.
- **Coordination** with tribes, ports, military installations, special purpose districts, and adjacent jurisdictions.
- Prioritize **services and access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Prioritize **local investments** in the center.

Certification Findings

The Lynnwood City Center + Alderwood Subarea Plan effectively addresses the center visioning provisions of the VISION 2050 Consistency Tool. The plan highlights the role the center plays as a part of PSRC's regional growth centers framework, how the area will serve two Link Light Rail stations, and how the area will help Lynnwood plan for growth targets as part of VISION 2050. The plan also highlights the goal of connecting the City Center and Alderwood areas through multimodal investments while outlining an inclusive public engagement process.

Environment and Climate Change

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Identify significant environmental features, including existing and planned **parks, trails and open spaces**.
- Minimize gaps in **equitable access** to parks and open spaces.
- Identify provisions to meet greenhouse gas emission reduction goals.
- Expand **electric vehicle infrastructure**.
- Promote innovative **green building practices** and encourage retrofitting.
- Avoid and mitigate environmental impacts on **vulnerable populations**.



Certification Findings

The Lynnwood City Center + Alderwood Subarea Plan effectively addresses the environment and climate provisions of the VISION 2050 Consistency Tool. The plan identifies a range of environmental features and critical areas highlighted through a series of maps. The plan includes goals and strategies to increase the number of street trees to provide an array of benefits and implement strategies that prioritize underserved and vulnerable communities with tree canopy and open space investments.

Land Use/Development Patterns

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Define **compact, walkable boundaries and shape** for the center.
- Include residential and employment **growth targets** accommodating a significant share of the jurisdiction's growth.
- Describe and map distribution and location of **existing and future land uses**. Encourage a mix of complementary uses.
- Develop **design standards** for pedestrian-friendly, transit-oriented development and other transit-supportive planning that focuses land uses around transit.
- Outline center's role in achieving VISION 2050's goal of attracting **65% of regional population growth and 75% of employment growth** to centers and high-capacity transit station areas.

Certification Findings

The Lynnwood City Center + Alderwood Subarea Plan effectively addresses the land use/development pattern provisions of the VISION 2050 Consistency Tool. The plan outlines growth targets for an additional 12,600 new housing units, 21,600 residents and 14,500 new jobs in the center by 2044. The plan provides information on planned densities and capacity for growth in the center. The plan includes a boundary change to increase the total acreage from 764 to 772 while removing some properties that have critical areas or are undevelopable.

The city should address the following comment in future updates to the center/subarea plan and/or implementation steps:

- The city should review the regional center boundary to ensure pedestrian connectivity while considering alignment with walksheds required by state transit-oriented development legislation (HB 1491). The city will submit documentation of the boundary review for PSRC board approval.



Housing

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Document **existing and targeted housing units** by type, affordability, and special needs housing.
- **Assess future housing needs:** address in a housing needs assessment.
- Address **density standards and development regulations** for housing types, addressing income bands.
- Reduce risk of displacement through a variety of **anti-displacement strategies;** preserve existing affordable housing.
- Encourage **partnerships with housing organizations** to promote more equitable housing opportunities.

Certification Findings

The Lynnwood City Center + Alderwood Subarea Plan effectively addresses the housing provisions of the VISION 2050 Consistency Tool. The plan includes a breakdown of current housing units and information from the city's housing action plan, which outlines future goals and actions for meeting housing targets.

The city should address the following comment in future updates to the center/subarea plan and/or implementation steps:

- Regional growth centers are critical locations to encourage affordable housing and provide opportunities for all. The city is encouraged to continue to work with regional partners to implement housing strategies to support affordable housing development in the center.



Economy

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe **key economic sectors and industry clusters** including those in the Regional Economic Strategy.
- Demonstrate the center’s **market potential** for accommodating future population and job growth.
- Reduce the risk of **commercial displacement** through multiple strategies.
- Expand **access to economic opportunity**; identify pipeline education and training opportunities.

Certification Findings

The Lynnwood City Center + Alderwood Subarea Plan effectively addresses the economic provisions of the VISION 2050 Consistency Tool. The plan highlights key economic sectors, including hospitality/services related to the convention center and nearby hotels. The plan also highlights the potential of infill development, particularly after major transit investments, such as West Alderwood Station, are completed. The plan lays out a series of strategies and goals for reducing displacement and increasing economic development through equitable solutions.

Transportation

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe connections to **regional high-capacity transit systems** and address existing and planned transit services and coordination with transit agencies.
- Identify **planned transportation investments**, policies, programs, and resources, including transit, pedestrian and bicycle facilities, connectivity, superblock removal, and projects promoting safety.
- **Encourage** environmentally friendly “green street” treatments.
- Adopt **level-of-service standards** and concurrency provisions designed to promote transit use.
- Establish a **parking management strategy** covering supply, on-street parking, and mitigating impact.
- Include **mode split goals** to reduce single occupant vehicle trips.



Certification Findings

The Lynnwood City Center + Alderwood Subarea Plan effectively addresses the transportation provisions of the VISION 2050 Consistency Tool. The plan highlights the extension of Sound Transit's Link Light Rail 1 line to the Lynnwood Transit Center while also identifying specific transportation investments and providing maps of future street/transit networks. The plan outlines a mode-split goal to achieve 55% of trips through alternatives to single occupant vehicles.

Public Services

Scope of Review

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Describe **local capital plans for infrastructure**, such as sewer, water, gas, electric and telecommunications, including financing and strategies to ensure facilities are provided consistent with planned growth.

Certification Findings

The Lynnwood City Center + Alderwood Subarea Plan effectively addresses the public services provisions of the VISION 2050 Consistency Tool. The plan includes detailed information on current capital facilities/utility plans and outlines goals and strategies for ensuring services will support future planned growth.

Conclusion and Next Steps

PSRC found the City of Lynnwood City Center + Alderwood Subarea Plan is substantially consistent with the planning expectations for regional growth centers.

PSRC encourages the city to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050.

PSRC is available to provide assistance with future plan updates. Find additional planning resources on [PSRC's Plan Review webpage](#). If the city has questions or needs additional information, please contact Drew Hanson at 206-971-3269 and dhanson@psrc.org.

