



Puget Sound Regional Council

## Growth Management Policy Board

Thursday, May 21, 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

- Watch the meeting live at [www.psrc.org/watch-meetings](http://www.psrc.org/watch-meetings)
- Listen by phone 1-888-475-4499, Meeting ID: 872 8028 7447, Passcode: 120770

### Attend

- The public can attend meetings at [PSRC's office](#).
- PSRC staff will be available to provide floor access 10 minutes before the meeting's start time and up to 15 minutes after the meeting's start time.
- If you arrive outside of these times, please call 206-464-7090 for assistance.

### 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](mailto: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](#).

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### 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 April 16, 2026

**6. Action Item (10:25)**

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

**7. Discussion Item (10:45)**

- a. Homelessness and Shelter Needs Across the U.S. – *Eric Clute, PSRC*

**8. Discussion Item (11:15)**

- a. VISION Review and Update – *Paul Inghram, PSRC*

**9. Information Items**

- a. GMPB Meeting Calendar 2026
- b. 2026 General Assembly Registration Flyer
- c. TOOLBOX Series – Local Approaches to Housing and Supportive Services

**10. Next Meeting: June 18, 2026, 10:00 a.m. – 12:00 p.m.**

Major Topics:

- Regional Centers Framework
- Housing Data Tool
- Regional Housing Needs Update

**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](mailto:HCulver@psrc.org) or mail.

For language or ADA assistance at PSRC board meetings, please contact us at 206-464-7090 at least 72 hours in advance of the meeting. For TTY-based telecommunications relay service dial 711.

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## Puget Sound Regional Council

### MINUTES

#### **Growth Management Policy Board**

**Thursday, April 16, 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 Ed Prince, Chair.

### COMMUNICATIONS AND PUBLIC COMMENT

Public comment was provided by Robin Briggs on the Regional Implementation of the Comprehensive Climate Action Plan.

### CHAIR'S REPORT

The Chair had nothing to report.

### DIRECTOR'S REPORT

Director of Growth Management Paul Inghram welcomed the board and 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 March 19, 2026.

**ACTION: It was moved and seconded (Fullerton/Marine) to adopt the Consent Agenda. The motion passed.**

**DISCUSSION ITEM: RECAP OF THE 2026 STATE LEGISLATIVE SESSION**

PSRC staff were joined by Dave Andersen of WA State Department of Commerce to review housing and growth management-related bills passed during the 2026 state legislative session. PSRC staff also reviewed federal budget updates.

**DISCUSSION ITEM: REGIONAL IMPLEMENTATION OF THE COMPREHENSIVE CLIMATE ACTION PLAN**

PSRC is in partnership with the Puget Sound Clean Air Agency (PSCAA) to develop a Comprehensive Climate Action Plan. Sara Hetrick from PSCAA shared background information about the plan and led a board discussion on regional climate coordination.

**DISCUSSION ITEM: MANUFACTURING/INDUSTRIAL CENTERS REDESIGNATION**

The board discussed the role, performance and criteria of manufacturing/industrial centers (MICs) and previewed criteria and certification reports. In May, the board will consider a recommendation to the Executive Board on redesignating MICs.

**NEXT MEETING**

The board will meet on Thursday, May 21, 2026, 10:00 a.m. – 12:00 p.m.

Topics include:

- Housing Data Trends
- VISION Implementation Review
- Regional Centers Redesignation

**ADJOURN**

The meeting adjourned at 11:50 a.m.

**ATTACHMENTS**

- a. Attendance Roster – April 16, 2026





## Puget Sound Regional Council

May 14, 2026

### **ACTION ITEM**

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject:** **Recommend Redesignation of Manufacturing/Industrial 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 manufacturing/industrial centers in April 2026. The board is asked to consider making a recommendation to the Executive Board.

### **RECOMMENDED ACTION**

Staff propose that the Growth Management Policy Board recommend redesignation of manufacturing/industrial centers to the Executive Board:

**Recommend redesignation of manufacturing/industrial centers and certification of 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.

### **DISCUSSION**

Centers are the hallmark of VISION 2050 and the Regional Growth Strategy. The region's 30 RGCs and 10 MICs 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 review by GMPB, the Executive Board adopted the [Regional Centers Framework](#), which defines standards for the designation of regional and countywide centers. The Regional Centers Framework directed review of centers in 2025 and every five years thereafter. At the first review in 2025, existing regional centers are expected to fully meet eligibility and designation criteria.

A general schedule the MIC review and redesignation process is provided below:

Month	Planned GMPB Meeting Topic
March 2026	GMPB recommendation and Executive Board action to redesignate regional growth centers
April 2026	Preview manufacturing/industrial center criteria and certification reports
<b>May 2026</b>	<b><i>Potential action on manufacturing/industrial center redesignation</i></b>
June 2026	Discuss potential Regional Centers Framework updates  Potential Executive Board action on manufacturing/industrial centers
Fall + Winter 2026	Discuss and consider any needed updates to Regional Centers Framework

### Background on Manufacturing/Industrial Centers

MICs are a key component of the [Regional Centers Framework](#) and play a distinct role in advancing regional objectives. These centers are specifically intended to preserve and protect land for industrial and job-generating uses, helping to ensure that sufficient space remains available to support a diverse and resilient employment base. By concentrating industrial activity in designated areas, MICs support the efficient movement of goods and services, strengthen regional and global trade connections, and reinforce the region's role in national and international supply chains. In addition, they provide opportunities for a range of employment types, often offering higher-than-average wages and contributing to broader economic opportunities and stability.

The 10 MICs are each unique and range from industrial waterfront and port-oriented areas, locations with strong access along the I-5 corridor, to hubs anchored by aerospace and advanced manufacturing industries. Together, they reflect the region's varied industrial base and its reliance on multimodal transportation networks to support trade, logistics, and production.

In evaluating MICs, regional criteria focuses on protecting industrial land from non-industrial uses, adequate infrastructure and access to freight and transportation networks, and demonstrating sufficient market demand and employment capacity. Centers are also expected have subarea plans which [align with adopted planning policies](#), support efficient land use, and maintain conditions that are conducive to long-

term industrial growth and investment. Additional information on broader manufacturing trends and the role of industrial lands in the region can be found in the 2024 [Industrial Land Analysis](#).

MIC designation criteria emphasize several key areas: the scale and concentration of industrial employment, the presence of regionally significant industrial and freight activities, and access to major transportation infrastructure, including ports, rail, and highways. The criteria also assess the protection of industrial lands from commercial use encroachment, local planning and zoning that supports industrial uses, and the long-term potential for job growth and economic productivity.

Similar to RGCs, over time, MICs have been designated through different processes, and some existing centers do not meet current planning or employment expectations. During the monitoring process, including conversations with jurisdictional staff, several MICs were identified that do not fully meet the criteria. Some need to adopt subarea plans, others are facing challenges in meeting job targets. Almost all of them are experiencing increasing demand for warehousing and storage facility uses, which generate fewer jobs compared to industrial/manufacturing trades.

### **Manufacturing/Industrial Center Redesignation Package**

PSRC staff have prepared draft criteria and certification reports that provide a brief summary of each center and its subarea plan. Information and analysis of the centers are presented through two key reporting tools:

- **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 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 centers](#).

The complete set of redesignation recommendations shows that manufacturing/industrial centers are meeting the majority of the regional criteria. Redesignations with conditions provide a path to complete remaining work within a specified timeframe.

This review process is an opportunity to support the MICs in addressing challenges by providing a path forward to meet criteria or, if appropriate, considering reclassification to better reflect their circumstances and role. The board has had several conversations about how to approach centers that do not fully meet criteria. Recognizing that planning for a center is an ongoing process, GMPB has discussed providing flexibility for required subarea plans, especially in light of the demands of recent state-level planning

mandates.

To provide additional time and flexibility, several recommendations include conditions to re-submit material to the board. These conditions follow several common themes:

- Re-review for progress toward employment growth goals (Seattle Ballard-Interbay, North Tukwila, Puget Sound Industrial Center - Bremerton)
- Complete or revise subarea plans (Seattle Ballard-Interbay, Seattle Duwamish, North Tukwila, Paine Field/Boeing Everett)

Since the April preview of MIC criteria reports, staff updated the recommended timeline for some Seattle's Ballard-Interbay redesignation conditions. The City of Seattle is planning to review the impacts of recent industrial zoning changes in 2028. Revising the timeline to complete a market analysis in 2028 would better align with this work.

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 will consider the GMPB recommendation at their June meeting or following GMPB action.

## **NEXT STEPS**

Following GMPB action, the Executive Board will consider the redesignation package. GMPB will discuss potential updates to the Regional Centers Framework and development of the boundary exception policy at upcoming meetings in 2026.

For additional information, please contact Liz Underwood Bultmann, Principal Planner, [lunderwood-bultmann@psrc.org](mailto:lunderwood-bultmann@psrc.org) or Nancy Ferber, Senior Planner, [nferber@psrc.org](mailto:nferber@psrc.org).

## **ATTACHMENTS**

- A. Manufacturing/Industrial Centers and Subarea Plans

**Recommend redesignation of manufacturing/industrial centers and certification of subarea plans:**

Center	Draft redesignation recommendation	Criteria Report	Center Subarea Plan Certification
Cascade Industrial Center (Arlington/Marysville)	Redesignate as an Industrial Growth Center	<a href="#">Cascade Draft Criteria Report</a>	<a href="#">Cascade Draft Certification Report</a>
Frederickson	Redesignate as an Industrial Growth Center	<a href="#">Frederickson Draft Criteria Report</a>	<a href="#">Frederickson Draft Certification Report</a>
Kent MIC	Redesignate as an Industrial Employment Center	<a href="#">Kent Draft Criteria Report</a>	<a href="#">Kent Draft Certification Report</a>
North Tukwila	Conditionally redesignate as an Industrial Employment Center until 2028	<a href="#">North Tukwila Draft Criteria Report</a>	n/a
Paine Field/Boeing Everett	Conditionally redesignate as an Industrial Employment Center with planning condition	<a href="#">PF/BE Draft Criteria Report</a>	n/a
Puget Sound Industrial Center-Bremerton	Conditionally redesignate as an Industrial Growth Center until 2028	<a href="#">PSICB Draft Criteria Report</a>	n/a
Seattle Ballard-Interbay-Northend	Conditionally redesignate as an Industrial Employment Center with conditions [revised]	<a href="#">BINMIC Draft Criteria Report</a>	n/a
Seattle Duwamish	Conditionally redesignate as an Industrial Employment Center with planning condition	<a href="#">Duwamish Draft Criteria Report</a>	n/a
Sumner-Pacific	Redesignate as an Industrial Employment Center	<a href="#">S-P Draft Criteria Report</a>	<a href="#">S-P Draft Certification Report</a>
Tacoma Tideflats	Redesignate as an Industrial Growth Center	<a href="#">Tideflats Draft Criteria Report</a>	<a href="#">Tideflats Draft Certification Report</a>



## Puget Sound Regional Council

May 14, 2026

### **DISCUSSION ITEM**

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject:** **Homelessness and Shelter Needs Across the U.S.**

### **IN BRIEF**

With updates to comprehensive plans now complete, jurisdictions are modifying their codes to accommodate more housing. Planning for and accommodating shelter and permanent supportive housing (PSH) are newly required by state law.

Staff will share early results for the 2026 Regional Housing Strategy monitoring update, this time focusing on homelessness in our region and comparing it to other regions across the country. The board will be asked for feedback on how this work can help jurisdictions meet the housing needs laid out in their comprehensive plans.

### **DISCUSSION**

The [Regional Housing Strategy](#) is a playbook of regional and local actions to preserve, improve and expand housing stock in the region. The aim is to make a range of affordable, accessible, healthy and safe housing choices available to every resident and to promote fair and equal access to housing for all people.

The strategy calls for PSRC to track performance and outcomes over time and identify challenges or barriers in consultation with jurisdictions and other stakeholders. Performance measures support the housing goal in VISION 2050 to meet the region's housing and affordability needs.

The region continues to struggle to adequately address the homelessness crisis, with more people experiencing it each year. Counts of unsheltered homelessness (people who are living in a car, RV, tent, park, or somewhere else not meant for human habitation) has grown considerably. Other cities in the U.S. have struggled with rising

homelessness, though some have shown much more success in addressing unsheltered homelessness. In New York City, for example, 140,000 people were homeless in 2024 but only 4,300 were sleeping on the street. Compare that to Los Angeles where 71,000 people are experiencing homelessness with 50,000 living outside.

Policy choices and funding priorities matter. Washington, D.C. has seen declines in people experiencing homelessness due to investments in apartment-style shelter, rapid rehousing programs, and investing one-time pandemic-era funding to address the problem.

Ultimately, addressing unsheltered homelessness does not solve homelessness more broadly, but it does reduce human suffering, keep public spaces accessible, and support a stronger social safety net. As seen in Washington, D.C., addressing these challenges will take strong political will and expanded public investment.

## **NEXT STEPS**

PSRC will continue to track and report on housing data, including in the annual monitoring update.

For additional information, please contact Eric Clute, Associate Planner, at [eclute@psrc.org](mailto:eclute@psrc.org).



## Puget Sound Regional Council

May 14, 2026

### **DISCUSSION ITEM**

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **VISION Review and Update**

### **IN BRIEF**

As we begin to look forward to updating VISION 2050, staff will brief the Growth Management Policy Board on the progress of implementing the regional plan by looking at what actions in VISION 2050 have been accomplished and at select data trends. Staff will seek board direction on what elements of VISION 2050 and other data should be analyzed at upcoming meetings during an assessment of the current plan.

### **DISCUSSION**

VISION 2050 is the long-range plan for the central Puget Sound region. It provides the framework for coordination across jurisdictions and establishes a collaborative approach to growth management, housing, transportation, economic development, and the environment. Like local comprehensive plans, VISION 2050 includes goals, policies, and actions. It also sets forth the Regional Growth Strategy that provides numeric guidance for planning for growth, which then guides the development of growth targets by each county.

The General Assembly adopted VISION 2050 in October 2020, in the midst of the pandemic and work-from-home. Following adoption, PSRC worked to implement the plan through coordination, guidance, and assistance. Implementation focused on two broad sets of actions: the update and adoption of regional plans and strategies, and work to support the 2024 local comprehensive plan updates.

### **Regional Planning**

VISION 2050 directs PSRC to perform regional planning work. Since the adoption of VISION 2050, regional planning actions include:

- Adoption of the 2022 Regional Transportation Plan
- Update of the Policy Framework for Federal Funds
- Adoption of the Regional Economic Strategy in 2021
- Launching of the Equity Advisory Committee
- Adoption of the Regional Housing Strategy in 2022
- Development of the Regional Equity Strategy
- Development of the Industrial Lands Report

### **Local Actions and Assistance**

VISION 2050 also recognizes that many of the actions to achieve the regional vision occur at the local level, through local comprehensive plans and capital projects. PSRC provided a comprehensive set of guidance leading up to the plan update process, reviewed each draft plan and coordinated with each jurisdiction. Local plans take a major step forward for the region in meeting transportation, housing, and environmental goals.

Staff will provide an overview of the work that has been accomplished regionally and locally to implement VISION 2050. We will also look to the board for guidance on what policies from VISION 2050 need more attention and where there are gaps that may require new approaches.

### **NEXT STEPS**

GMPB will be asked to continue to review VISION 2050 progress as we prepare to launch the work to develop VISION 2060.

For additional information, please contact Paul Inghram, Director of Growth Management, [pinghram@psrc.org](mailto:pinghram@psrc.org).

## 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

## Register Now



**Thursday, May 28, 2026**  
**10:00 a.m. — 1:00 p.m.**

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

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!**

**[Register Here](#)**



Puget Sound Regional Council



# TOOLBOX SERIES

## Local Approaches to Housing and Supportive Services



**Time: 10:00 a.m. – 11:30 a.m.**  
**Date: June 26, 2026**  
**Format: Zoom**

This TOOLBOX session will explore how local jurisdictions of all sizes are responding to homelessness and expanding supporting services in their communities. Speakers from across the region will share local approaches and highlight strategies being implemented in our region.

### SPEAKERS

**Kimberly Hendrickson**

Housing, Health, and Human Services Director, City of Poulsbo

**Amanda Judd**

Human Services Coordinator, City of Kirkland

**Mary Jane Brell Vujovic**

Human Services Director, Snohomish County

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](#).

