

Regional Centers Overview

Equity Advisory Committee

June 4, 2026



Puget Sound Regional Council



Introductions & Ice Breaker


Word Cloud Question:
What is your favorite
destination in your
neighborhood?

Short Answers:
How familiar are you with
the concept of regional
centers?

Instructions

Go to
www.menti.com

Enter the code
2602 9692



Or use QR code



Agenda



- Meeting Goals
- Centers Background
- Redesignation Process
- Subarea Planning

- Break -

- Breakout Rooms: Discussions
- Next Steps



Today's Meeting/Goals



Build shared understanding of:

- Regional Centers
- How they came to be
- How we can improve subarea planning

- In-depth discussion in July



Wait...have I been to a center?

Regional Growth Centers

- Walkable, mixed-use
- Downtown Bellevue, Kirkland Totem Lake, First Hill/Capitol Hill

Manufacturing/Industrial Centers

- Industrial areas/jobs
- Boeing Paine Field/Everett, Kent



Encouraged:
Housing & transit

Discouraged:
Sprawl

Encouraged:
Manufacturing
jobs

Discouraged:
Commercial
uses

Questions to keep in mind



1. Based on your experience/knowledge of centers, what positive impacts do centers have in addressing equity related issues?
2. Which communities or lived experiences are currently underrepresented when reviewing center progress?
3. What additional information do you need to better understand the subarea planning process?

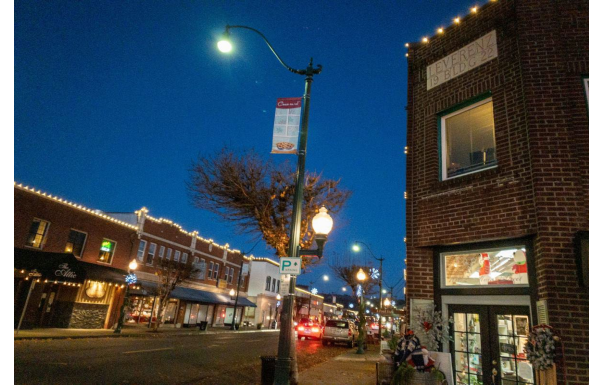




Regional Growth Centers-Background



Examples of Centers



Regional Metro
Growth Center

Regional Urban
Growth Center

Manufacturing/
Industrial Center

Countywide
Centers

Downtown
Everett

Totem Lake

Paine
Field/Everett

Downtown
Sumner

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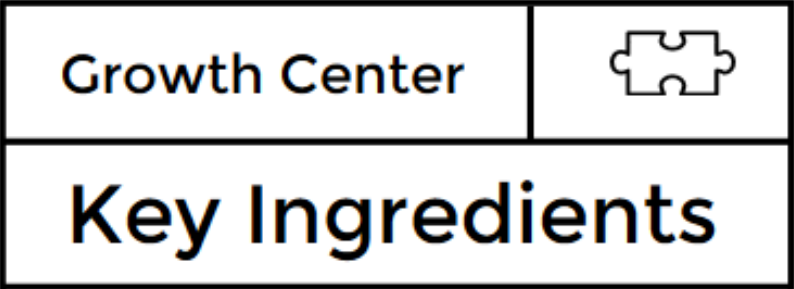
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Regional Growth Center Criteria

Qualities of a successful center



Existing jobs + housing



Planning for growth



Mix of uses (existing + planned)



Quality transit service



Walkable size + shape



Potential to grow

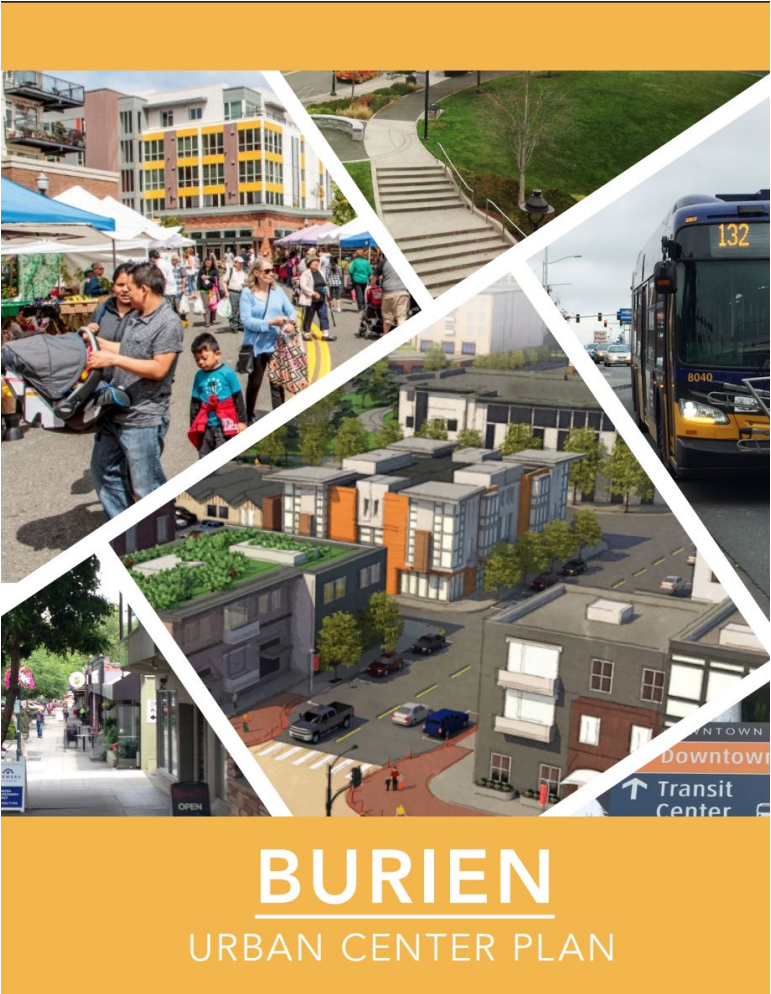


Destination

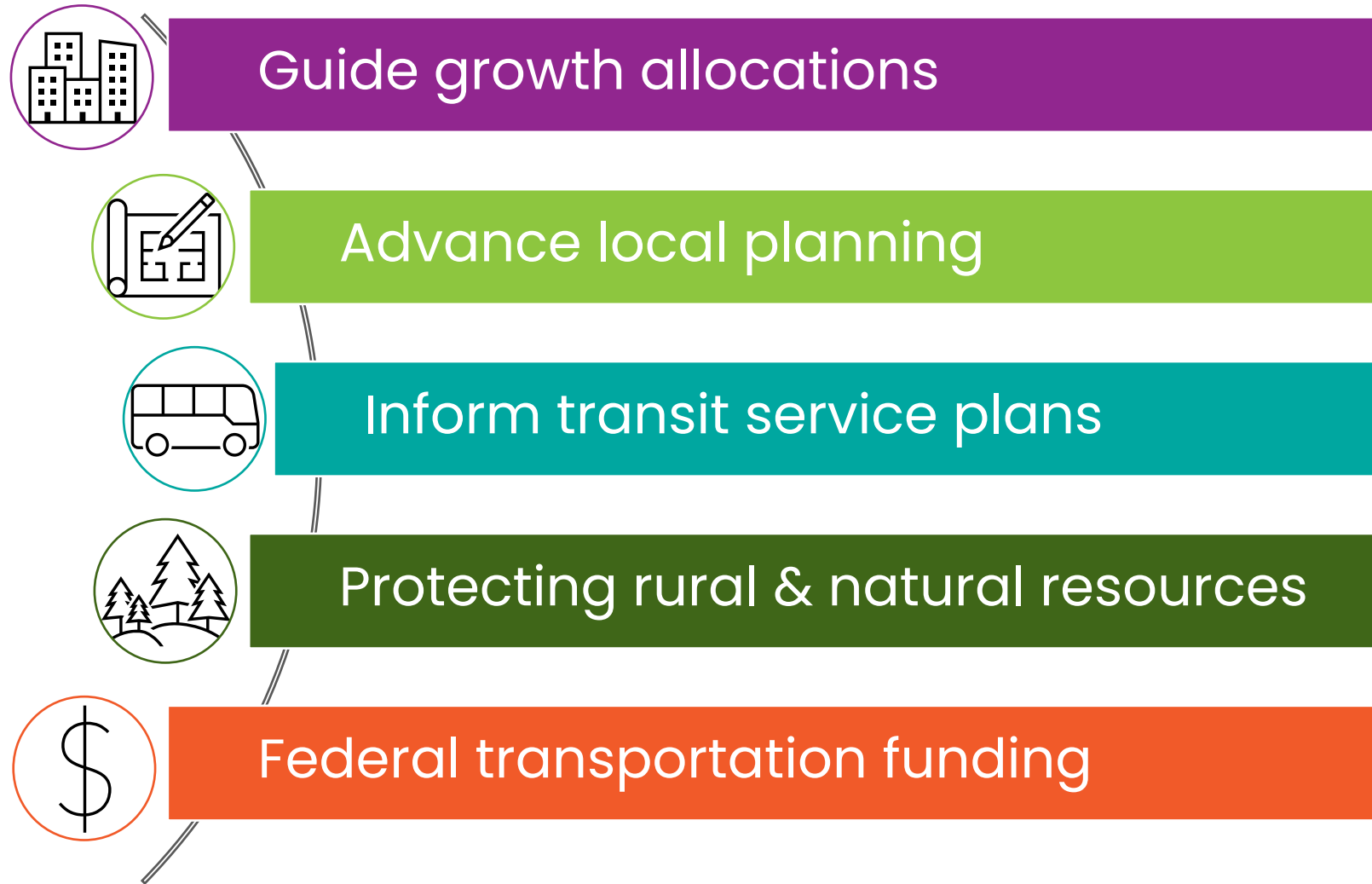


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Subarea Plans



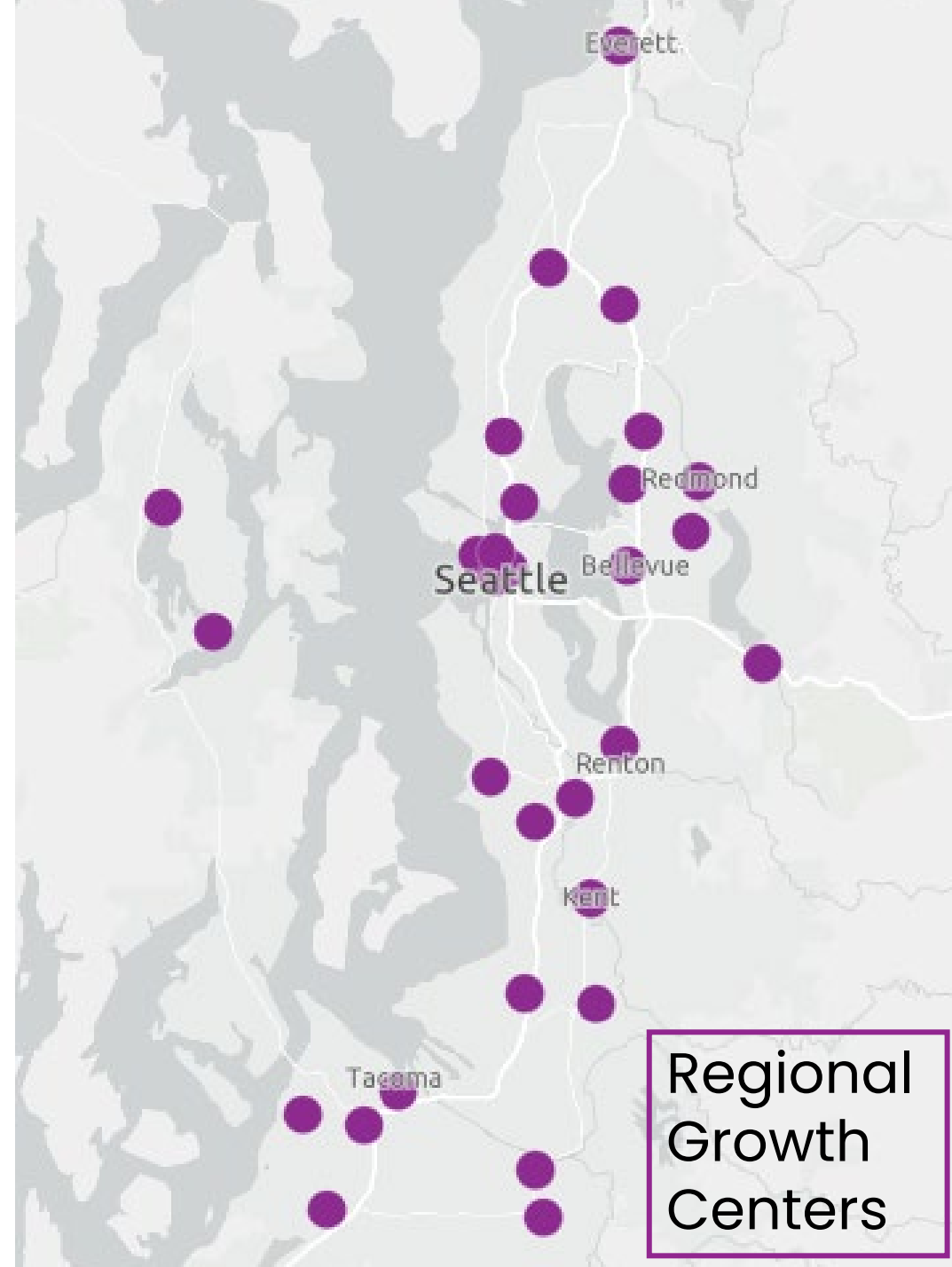
Regional Centers Purpose



PSRC's Role in Centers

Guiding Document: 2018 Regional Centers Framework

- Establishes criteria for Regional Growth and Manufacturing Industrial Centers
 - new & existing
- Outlines Monitoring Process
- Includes criteria for countywide centers



Regional
Growth
Centers



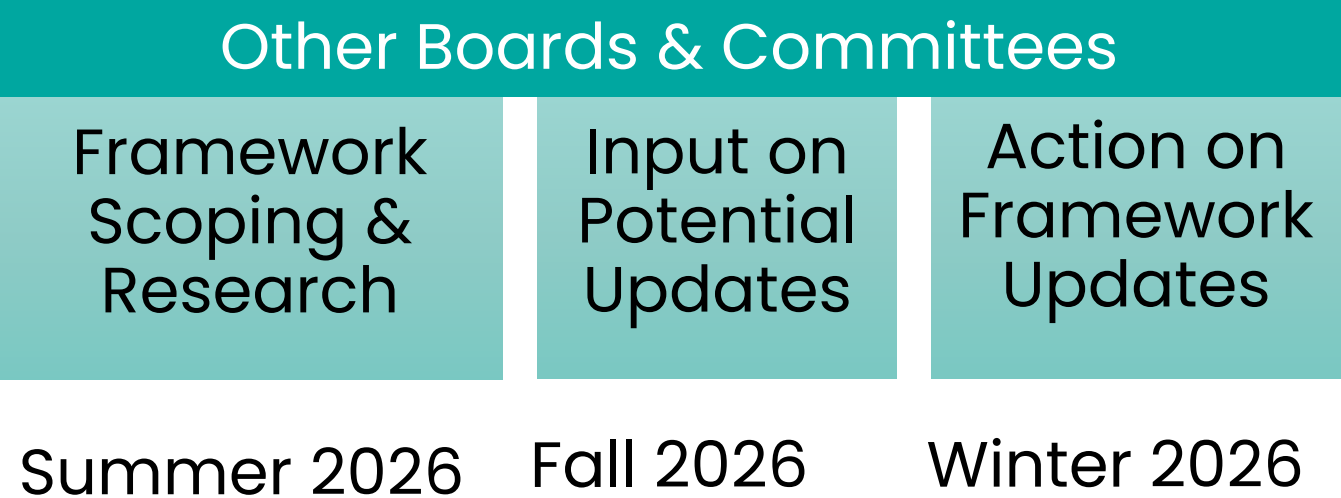
Regional Centers: Progress



- System Monitoring
- Redesignations
- Recertifications
- Revisiting Regional Centers Framework



Process & Timeline



Outcomes–Equity Considerations

Objective: Regional centers offer high access to opportunity to a diverse population

Compared to the rest of the region, centers have:

- Younger and more racially diverse residents
- More expensive one-bedroom apartments
- Higher share of subsidized housing
- Better access to parks
- Higher risk of displacement



Outcomes-Equity Impacts

Center Type	Successes	Challenges
Regional Growth Centers	More housing near transit/jobs; access to services and amenities	Risk of displacement and gentrification
Manufacturing/Industrial Centers	Provides high-wage jobs; protects industrial employment base	Pollution and truck traffic impacts on nearby communities



Progress/Success



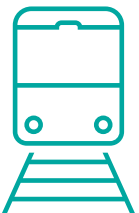
Since 2010, centers have added 25% of the region's housing growth and over 185,000 jobs



15 new or major updates to center plans since the Framework was adopted



27 centers meet or exceed existing density minimums



More centers now connected by light rail and bus rapid transit





Manufacturing/Industrial Centers (MICs)



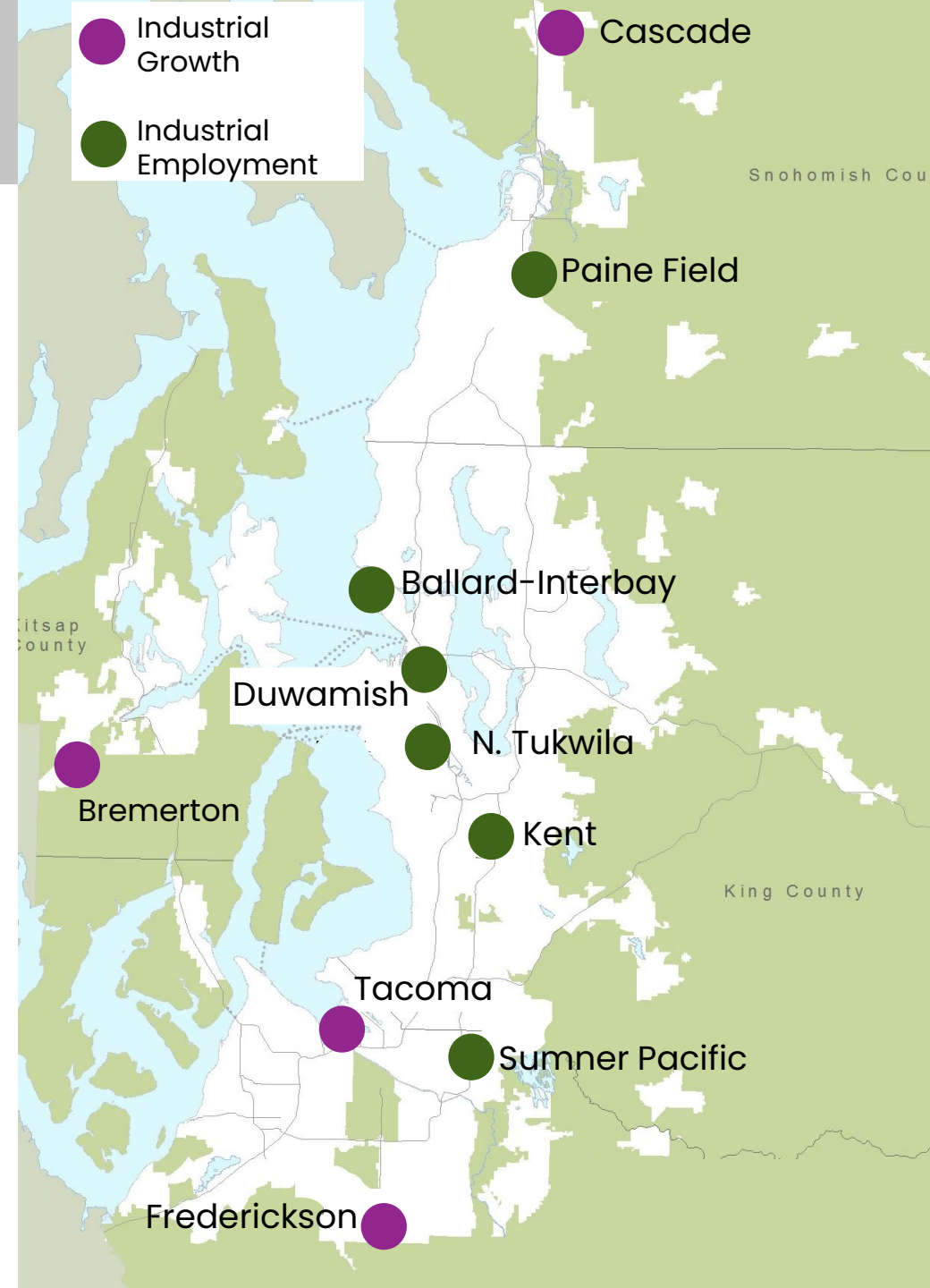
Manufacturing/Industrial Centers

Role

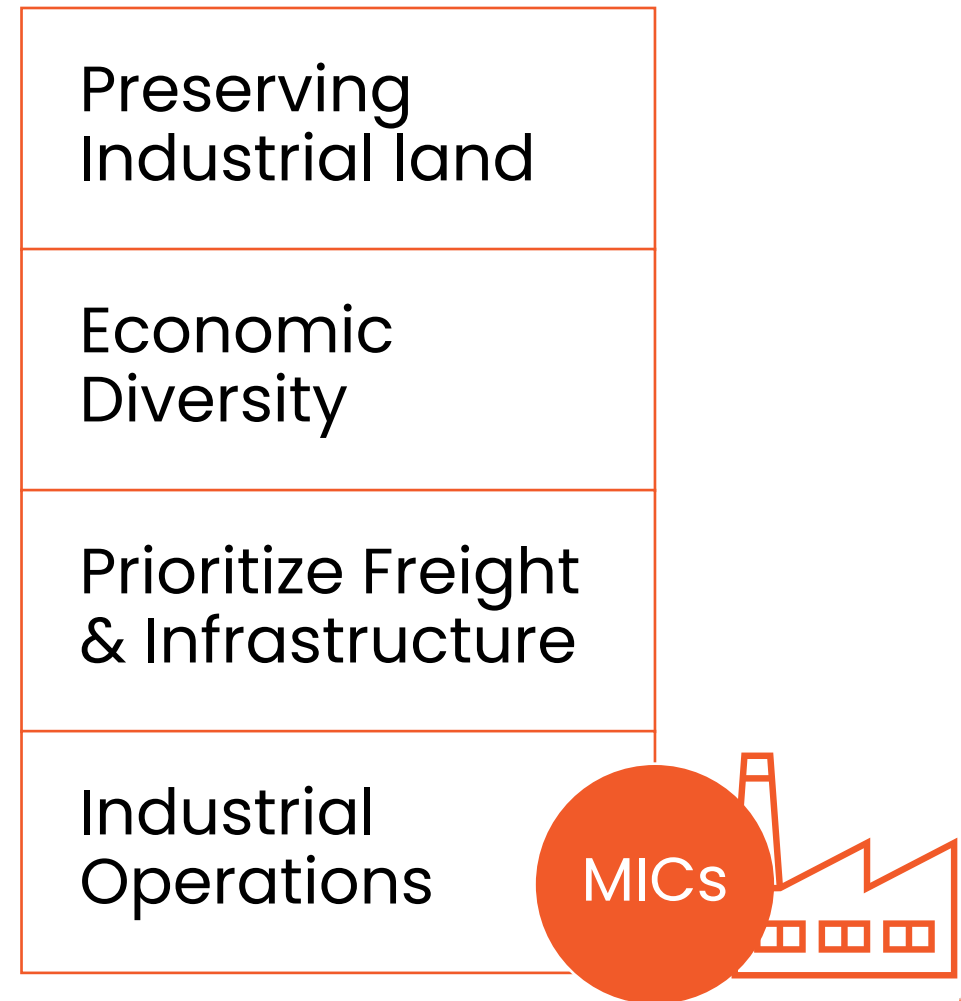
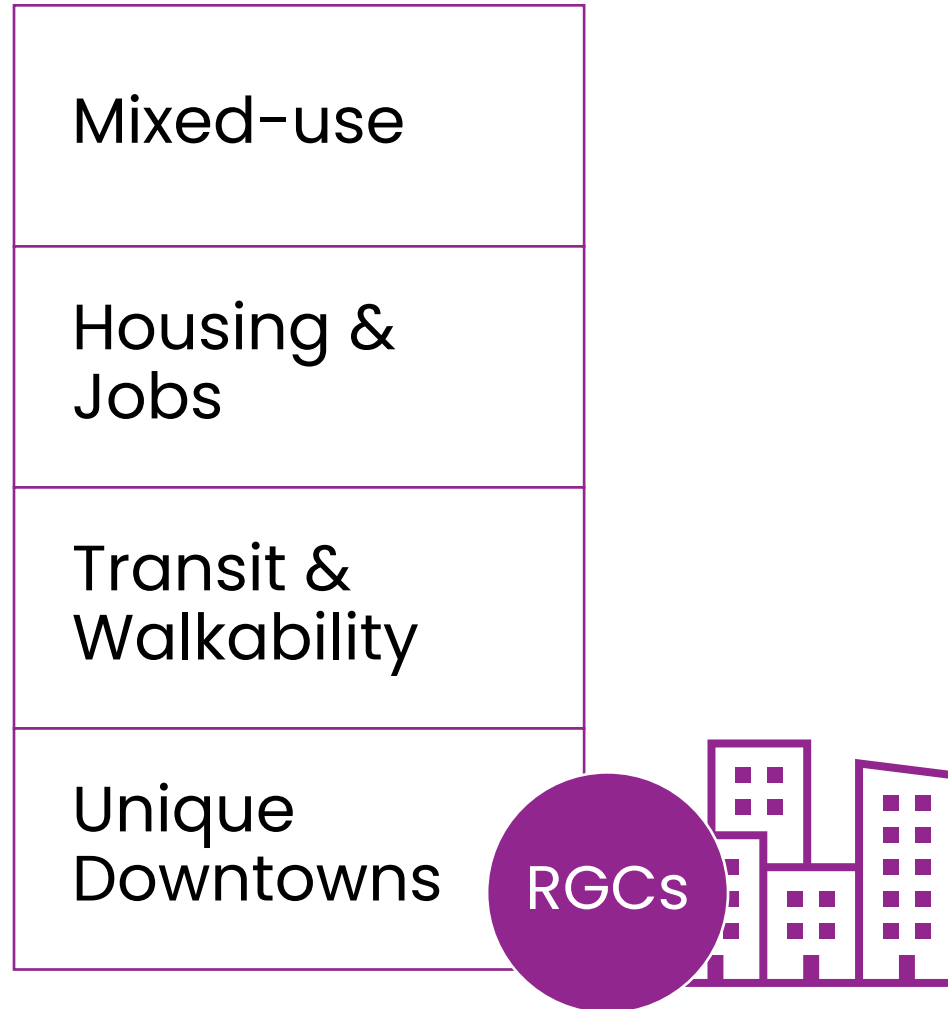
- Preserve land for jobs in industry/trades

Recent Successes

- 29 % of the region's industrial jobs and 11 % of all jobs region-wide
- Planning approach unique to the region



Successful Centers: Regional Growth Centers vs Manufacturing/Industrial Centers

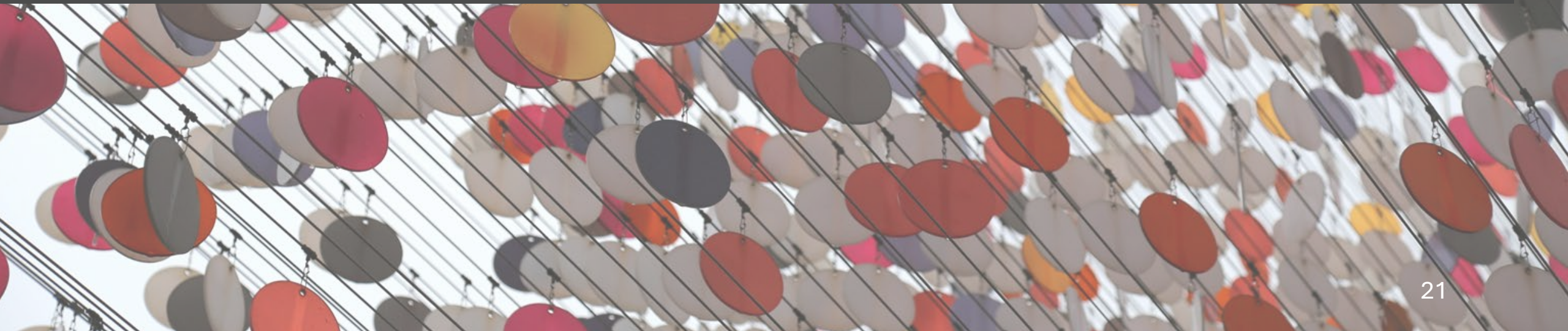


Thoughts/Questions?





Subarea Planning: Key Concepts



Center Subarea Planning: Purpose

Purpose

- Adopt growth goals at a local scale
- Establish a community's roadmap for how and where to grow
- Encourages public engagement
- Includes policies for:
 - Land use
 - Housing
 - Transportation
 - Equity and Displacement Risks
 - Economic Development

Vision Public Meeting

A workshop was held on October 5, 2017 to invite comments on the Vision for the Open House. Over 200 persons participated in the event. This meeting included informational displays and staff available to meet one-on-one with participants. Community members, employees, and business owners learned about the planning for the future.



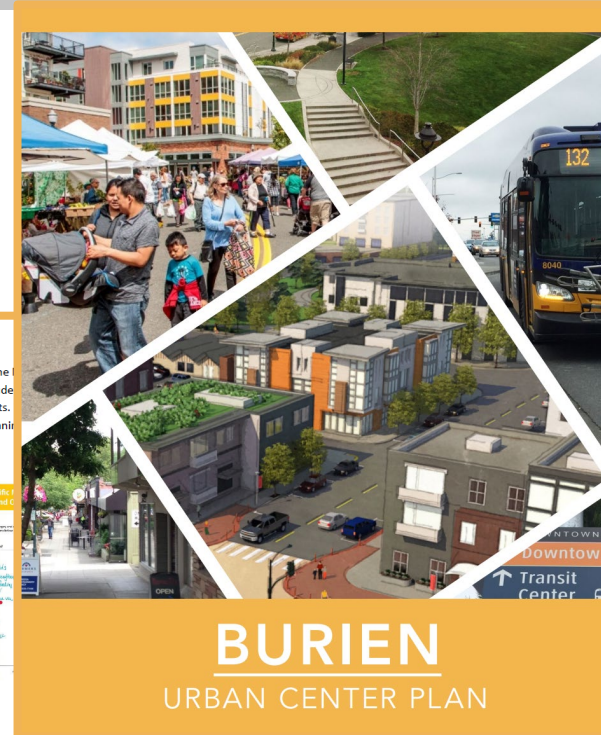
Vision Public Meeting, BERK 2017

White River Dialogue Group

In 2016, the City received a grant from the Washington State Department of Commerce to develop design solutions for flooding and floodplain habitat design for the northern portion of the White River as it enters the City and flows downstream to 16th Street East at the beginning of Sumner's Manufacturing and Industrial Center. Since then, Sumner together with the City of Pacific has been meeting with stakeholders within the White River valley including the Puyallup and Muckleshoot Tribes and Pierce County. The purpose of these stakeholder meetings is to discuss projects and plans to address flood protection and salmon habitat restoration for the White River while balancing the need to preserve areas for future industrial development. The group has been meeting since November 2016 and have come up with conceptual ideas for long-term flood hazard reduction and salmon habitat restoration. The specific outcome of the Dialogue Group process has not yet been determined. See [Exhibit 4](#).

Advisory Group Meetings

In order to provide input on the planning process, the Cities created an advisory group. The advisory group reviews technical information, provides input and recommendations, and works collectively to refine components of the Subarea Plan. This group is comprised of senior technical staff from each of the regional jurisdictions and SPMIC business and property owners. The advisory group met two times over the course of preparation of the Subarea Plan to provide input on substantive aspects of plan development.



Topics in Subarea Plans: Checklist Preview



- Vision/Collaboration
- Environment & Climate Change
- Land use
- Growth: population, housing, job targets
- Housing
- Economy
- Transportation
- Public Services/Infrastructure



What's in a subarea plan?



Example: Tacoma Tideflats

- Collaborative: Port, Cities, Tribes
- Seven-year process
- History, existing conditions, future goals
- Goals to balance economic vitality, environmental restoration, and community well-being



Tideflats area as viewed from
Downtown Tacoma
(*courtesy of the subarea plan*)



Questions?





Break



Subarea Planning: Things to keep in mind

2024 Auburn Downtown Subarea Plan Update

October 2025



- A hyper local level plan guiding growth
- Address visioning, housing, transportation, environment, public engagement, land use, and public services
- Locally developed, reviewed by PSRC for regional certification



Subarea Planning: Review Process

(Collaboration)
Certification reports

GMPB
Recommendations

Executive Board
Action: Certification

Regional Growth Center Plan Certification Report
Metro Everett Subarea Plan
October 30, 2025



The Everett regional growth center is located in Snohomish County and was designated as a regional growth center by PSRC in 1995. The subarea plan seeks to plan for an array of housing choices available to all household incomes, preserve and rehabilitate historical buildings, implement design standards that preserve character, and provide a wide range of convenient and safe transportation options.

The Puget Sound Regional Council conducted a certification review of the Everett's downtown subarea plan. Everett originally adopted its center plan in August 2018, and the plan was last amended in 2020. PSRC previously certified the center plan in 2018, prior to the adoption of VISION 2050.

Certification Action
The Puget Sound Regional Council certifies that the Metro Everett Subarea Plan addresses planning expectations for regional growth centers.

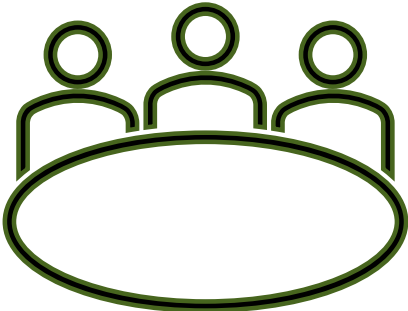
The remainder of this report contains a summary of the PSRC review of the Metro Everett Subarea Plan and recommendations for future work to advance consistency with VISION 2050.

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. Center plan certification is required by the [Regional Centers Framework](#) for both existing regional centers 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! The [Regional Centers Framework Update](#) requires a review of centers in 2025, following local

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.

Puget Sound Regional Council Plan Review & Certification Recommendation
Metro Everett Center Subarea Plan Certification Report | November 2025



Subarea Planning: Checklists

Innovation/Engagement, and Racial Equity

- How were stakeholders engaged?
- How was racial equity considered in the planning process
- Are there any additional innovative policies or programs included?

Table 1 Growth Targets	Existing (Baseline) Conditions	Adopted Center Growth Target*	Zoned Development Capacity (meet or exceed target)	Page Reference
Population				
Housing Units				
Employment				

*The plan's land use assumptions for travel modeling must be consistent with the adopted center growth targets.

Housing

The plan should:	Page Reference
⊖ Document the total existing housing units, including a breakdown by type, affordability (including subsidized housing), and special housing needs.	
✓ Assess future housing need in the center as part of the jurisdiction-wide housing needs assessment.	
The plan should include policies and identify programs that:	Page/Policy Reference
✓ Address density standards and development regulations to ensure a variety of housing types for all major household income categories are allowed. ³	
✓ Demonstrate how housing targets and goals will be met.	
⊖ Reduce the risk of residential displacement through a variety of anti-displacement strategies, including leveraging growth opportunities to provide new affordable units and preserving existing affordable housing.	
✓ Encourage coordination with housing organizations and community groups to address issues of homelessness, fair housing, anti-displacement, etc. Partnering with housing program and service providers can promote more equitable housing opportunities within the center.	

Sample



Breakout Room Discussion

1. Based on your experience or knowledge of centers, what positive impacts do centers have in addressing equity-related issues?
2. Which communities or lived experiences are currently underrepresented when reviewing center progress?
3. What additional information do you need to better understand the subarea planning process?



Recap & Next Steps

What we've heard today...

Next Steps:

- July EAC: Subarea Planning Input/Brainstorming
- Follow up conversations with Regional Staff Committee
- Discussions & recommendations with Growth Management Policy Board





Thank You!

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