



Puget Sound Regional Council

Growth Management Policy Board

Thursday, June 18, 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
- 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 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](#).

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 May 21, 2026

6. Discussion Item (10:25)

- a. Regional Centers Framework Scoping – *Liz Underwood-Bultmann and Nancy Ferber, PSRC*

7. Discussion Item (11:00)

- a. Sales and Use Taxes for Affordable Housing– *David Dixon, PSRC*

8. Discussion Item (11:20)

- a. Housing Data Tool – *Ryan Canavan and Arjun Gupta Sarma, HR&A*

9. Information Items

- a. GMPB Meeting Calendar 2026
- b. TOOLBOX Series – Local Approaches to Housing and Supportive Services
- c. Public Comment Letter regarding the Totem Lake Regional Growth Center and the Southern Industrial Subarea

10. Next Meeting: July 16, 2026, 10:00 a.m. – 12:00 p.m.

Major Topics:

- Puget Sound Recovery
- Open Space Plan Update
- Regional Centers Framework

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 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, May 21, 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 www.psrc.org/watch-meetings]

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:04 a.m. by Councilmember Ed Prince, Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

The Chair had nothing to report.

DIRECTOR'S REPORT

Director of Growth Management Paul Inghram welcomed the board, 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 April 16, 2026.

ACTION: It was moved and seconded (Rivera/McHenry) to adopt the Consent Agenda. The motion passed.

ACTION ITEM: RECOMMEND REDESIGNATION OF MANUFACTURING/INDUSTRIAL CENTERS AND CERTIFICATION OF SUBAREA PLANS

PSRC staff presented the board with a recommendation to redesignate manufacturing/industrial centers and to certify subarea plans.

ACTION: It was moved and seconded (Dunn/Rolfes) to recommend the Executive Board redesignate manufacturing/industrial centers and certification of subarea plans as shown in Attachment A.

The motion passed.

Attachment A was included in the meeting agenda packet. The recommendation will be brought to the Executive Board for action on June 25, 2026.

DISCUSSION ITEM: HOMELESSNESS AND SHELTER NEEDS ACROSS THE U.S.

Staff shared early results for the 2026 Regional Housing Strategy monitoring update, focusing on homelessness in the region and comparing it to other regions across the country. The board discussed how this work can help jurisdictions meet the housing needs identified in their comprehensive plans.

DISCUSSION ITEM: VISION 2050 REVIEW AND UPDATE

Staff reviewed VISION 2050 progress and accomplishments from the last five years. To support preparation to update the plan, the board shared goals they continue to prioritize in their communities and what they would like to see more of in VISION 2060 development.

NEXT MEETING

The board will meet on Thursday, June 18, 2026, 10:00 a.m. – 12:00 p.m.

Topics include:

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

ADJOURN

The meeting adjourned at 11:38 a.m.

ATTACHMENTS

- a. Attendance Roster – May 21, 2026

Growth Management Policy Board - May 21, 2026					
Voting Members			✓	Non-voting Members	✓
King County	2	CM Rhonda Lewis Vacant		Associate Members	
				Alderwood Water and Wastewater District	1 COM Paul McIntyre John McClellan Alt
Seattle	2	CM Maritza Rivera CM Eddie Lin CM Alexis Mercedes Rinck, Alt	1 1	Thurston Regional Planning Council	1 COM Chris Stearns Interim Executive Director Allison Osterberg Alt
Bellevue	1	CM Vishal Bhargava DM Dave Hamilton, Alt	1	Public Agency Members	
				Commerce	1 Dave Andersen Mark Barkley Alt
Cities & Towns in King County	3	CM Ed Prince, Renton - Chair CM Pam Stuart, Sammamish Mayor Amy McHenry, Alt - Duvall	1 1 1	Public Health Agencies	1 DIR Chantall Harmon Reed, Tac-Pierce Cnty Yolanda Fong Alt
		CP Satwinder Kaur, Alt - Kent Mayor Mark Mullet, Alt - Issaquah CM Cheryl Paquette, Alt - Carnation	1 1 1	PSRC Committees	
				Regional Staff Committee	1 Andrea Spencer Vacant
				Equity Advisory Committee	1 Corey Orvold Laurenne Sayles Alt
Kitsap County	1	COM Christine Rolfes COM Oran Root, Alt	1	Private/Civic Members-Business/Labor	
Bremerton	1	MYR Greg Wheeler CP Jane Rebelowski, Alt	1	Master Builders of King and Snohomish Counties	1 Brian Holtzclaw Vacant Alt
Cities & Towns in Kitsap County	1	CM Ashley Mathews, Bainbridge Isl MYR Ed Stern, Alt - Poulsbo	1	Natural and Built Environments (exp.	1 Angela Rozmyn Robert Pantley Alt
Pierce County	1	CM Robyn Denson CM Paul Herrera, Alt	1	Individual	1 Charlotte Murry Vacant Alt
Tacoma	1	CM Sandesh Sadalge CM Sarah Rumbaugh, Alt		Private/Civic Members-Community/Environment	
				Futurewise	1 Alex Brennan Jazmine Smith, Alt
Cities & Towns in Pierce County	1	CM Ben Coronado, Gig Harbor CM Gwendolyn Fullerton, Alt - Bonney Lake	1 1	Housing Development Consortium - Seattle/King	1 Patience Malaba Jesse Simpson Alt
Snohomish County	1	CM Megan Dunn - Vice Chair CM Sam Low, Alt	1	Emerald Alliance	1 Tracy Stanton Vacant Alt
Everett	1	CM Scott Bader MYR Cassie Franklin, Alt			
Cities & Towns in Snohomish County	1	MYR Joe Marine, Mukilteo CP Nick Coelho, Alt - Lynnwood	1 1	Non Voting	12
Federally Recognized Tribes					
Muckleshoot Indian Tribe	1	Vacant			
Puyallup Tribe of Indians	1	Robert Barandon Vacant			
Suquamish Tribe	1	Vacant Alison O'Sullivan Alt			
Statutory Members					
Ports	1	COM Deanna Keller, Tacoma COM JT Wilcox, Alt - Tacoma			
WSDOT	1	Jeff Storrar Cameron Kukes, Alt			Abbreviations CM Councilmember COM Commissioner CP Council President
Voting	22	(Quorum = 11) Quorum Total	13		DM Deputy Mayor



Puget Sound Regional Council

June 11, 2026

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Regional Centers Framework Scoping**

IN BRIEF

The [Regional Centers Framework](#) provides policy direction and criteria for regional growth and manufacturing/industrial centers. With the conclusion of the regional center redesignation process and prior to the start of the VISION update, there is an opportunity to make updates to the Framework to address issues identified during the redesignation process and changes in state law. Staff will present a preliminary list of topics at the June meeting and ask for board confirmation of a project scope at the meeting in July.

DISCUSSION

[Regional centers](#) are the hallmark of VISION 2050 and the Regional Growth Strategy. They guide regional growth allocations, advance local planning, inform transit service planning and represent priority areas for PSRC's federal transportation funding.

The region has 30 designated regional growth centers. These locations contain significant business, governmental and cultural facilities, and are areas planning for significant growth. The region's 10 designated manufacturing/industrial centers are locations for more intensive industrial activity. Both regional growth centers and regional manufacturing/industrial centers are focal points for planned growth, economic development, and transportation infrastructure investments.

Project Purpose

The [Regional Centers Framework](#) (2018) established criteria and planning expectations to ensure centers are developing as thriving and connected communities with sufficient market potential to accommodate new jobs and residents. The framework outlines eligibility and designation criteria for regional centers, provides minimum criteria for

countywide centers, and outlines planning requirements and other implementation steps.

The Growth Management Policy Board and Executive Board approved the [scope of work](#) for the monitoring process in February 2024. The scope of work directed consideration of potential updates to the Regional Centers Framework to better support centers. Since the framework was adopted in 2018, there have been a variety of changes that could inform potential updates. Regional centers have continued to grow and develop with changes to the regional economy. New state laws have changed how cities are planning for housing and transit-oriented development. Implementation of centers requirements have provided opportunities to evaluate current processes. The board specifically directed the inclusion of an exception process for the review of center boundaries and size. The goal of this work is to identify focused updates that can support successful centers.

The update of VISION 2050 will begin next year, and a call for new center applications will occur in 2027. Adjusting and refining the framework now will address the changes noted above and support the VISION update and the application of new centers.

Process

This memo identifies potential updates to centers guidance or requirements. Staff will seek the board's direction before bringing back a proposed scope for the update in July.

Discussions on potential updates are expected to occur in summer and fall 2026 through existing boards and committees, including the Regional Staff Committee and the Equity Advisory Committee. The board will be asked to consider policy options later this fall, and the Executive Board will consider any changes to the Regional Centers Framework once the Growth Management Policy Board acts on a recommendation.

Potential Policy Topics to Address in Framework Updates

Through conversations with jurisdictional staff and board discussions, staff identified specific areas where updates to the framework are needed to be consistent with recently adopted legislative policies, address issues raised during redesignation, reflect prior board discussion, and areas where centers are consistently not meeting criteria.

Potential regional growth center topics:

- **Density criteria/alignment with state TOD bill (HB 1491):** State law now prescribes density minimums at transit stations. An update to the Framework could review regional growth center density standards for consistency with new requirements in state law. The update could also review for consistency between transit definitions and the role of light rail stations in regional center designation.

- **Housing criteria:** To be consistent with recent state legislation, including HB 1220 and HB 1491, this update could provide additional guidance or requirements to support accommodating a broader range of housing types and housing affordability and availability.
- **Boundaries and connectivity:** Several conditional approvals were recommended for jurisdictions to revisit their boundaries with an emphasis on improving connectivity and walkability. Additional updates could include clarifying size and connectivity expectations.
 - **Boundary exception process:** The board directed the development of an exception option from the review of center boundaries in specific situations. This will be incorporated as part of the Framework update.
- **Sense of place and social infrastructure:** Board members have discussed encouraging unique, active, and complete communities. This update could consider additional ways to encourage amenities and programming such as childcare, arts, entertainment, parks and open space, public gathering spaces, and cultural events to foster a sense of place.

Potential manufacturing/industrial center topics:

- **Changes in economic conditions:** Through the redesignation process, several jurisdictions identified challenges with achieving employment targets given shifts to less job-intensive industrial uses. The update could consider how the Framework could be adjusted to recognize evolving shifts in job demand and function of MICs over time. This could help ensure the framework recognizes changing economic conditions while promoting the retention of industrial jobs and industrial land use.
- **Core industrial definition:** The definition of “core industrial zoning” could be updated to address the role of potentially incompatible uses such as retail, hotels, and other commercial uses. Clarifying this definition would help preserve industrial areas for their intended functions.
- **Impacts to adjacent communities:** A recurring issue for industrial areas is the impact that they have on adjacent communities. The update could consider additional research or guidance related to impacts on surrounding communities, including environmental justice considerations and strategies for mitigating negative community impacts.

Other topics:

- **Equity Advisory Committee review:** The committee is in process of reviewing regional center planning requirements for any additional opportunities for improvements to subarea planning requirements.

- **Administrative updates:** The update could consider minor updates to clarify the regional center application process or clarify other requirements.

The Regional Staff Committee discussed the list of potential topics at their June 2026 meeting and provided feedback that the list captures major topic areas of interest. The committee rated work to review density and alignment with the statewide transit-oriented development statute as the highest priority topic for regional growth centers. Addressing changing economic conditions was rated as the highest priority topic for manufacturing/industrial centers. Committee members also provided feedback on more detailed policy questions to consider and recommended continued outreach to jurisdictions.

Discussion questions for the board:

- Does the board have any feedback regarding the proposed list of topics for the Framework update to address?
- Given the limited scope of this update, are there any topics that would be better addressed during a future review or during the VISION update?

Based on the board discussion at the June meeting, staff will develop a draft project scope for the board to review in July. Staff will then proceed with research and development of policy options for board and committee consideration.

NEXT STEPS

The board will continue discussion of the project scope in July and will continue discussion of the Regional Centers Framework at future meetings.

For additional information, please contact Liz Underwood Bultmann, Principal Planner, at lunderwood-bultmann@psrc.org or Nancy Ferber, Senior Planner, at nferber@psrc.org.



Puget Sound Regional Council

June 11, 2026

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Sales and Use Taxes for Affordable Housing**

IN BRIEF

Funding is consistently identified as one of the biggest barriers to affordable housing construction and operation. Many jurisdictions in the region dedicate a portion of sales and use taxes to affordable housing following enabling legislation adopted in 2019 and 2020. At the June meeting, the board will hear an overview of sales and use tax revenue tools and highlights on the ways this funding source contributes to meeting the need for affordable housing in the region.

DISCUSSION

Recent legislation (HB 1406 in 2019 and HB 1590 in 2020) enabled jurisdictions to use a portion of existing sales taxes or enact additional sales taxes for the purpose of supporting affordable housing. These funds are often referred to as “1406 funds” and “1590 funds” and are required by law to support households earning less than 60% of the area median income. Housing at this level of affordability typically requires significant subsidy and constitutes more than half of the region’s housing need. Across all taxing jurisdictions in the central Puget Sound, these taxes have generated nearly \$800 million in revenue for affordable housing from October 2019 through April 2026. In 2025 alone, the combined taxes generated over \$170 million. While not sufficient to address all low-income housing needs, leveraging these funds is critical to realizing local and regional housing goals.

How does the tax work?

1406 funds are a credit against the state sales tax (as in, they do not raise the overall sales tax rate), but the amount of revenue distributed to jurisdictions is a maximum of 0.0146%, generating \$146 for every \$1M in taxable retail sales. In contrast, 1590 funds are an increase in local sales tax at a rate of 0.1%, generating \$1,000 for every \$1M in

taxable retail sales. As a result, jurisdictions have collected significantly more revenue through 1590 funds than 1406 funds.

Many jurisdictions in the region use these tools – 59 collect revenue through 1406 and 18 have enacted taxes through 1590, including all four counties. 1406 required adoption of a compliant ordinance by July 2020, while cities were only eligible to enact a 1590 tax prior to the county. Cities that don't have a program in place can benefit from the tax revenue collected by their county.

Statutory Requirements

1406 funds must be used to provide housing and services to people whose income is at or below 60% AMI, including rental assistance. Up to 10% of funds may be used for administrative costs.

1590 funds must also be used for households earning below 60% AMI. At least 60% of the revenue must be used for capital expenditures, including the construction or acquisition of land or buildings for housing or behavioral health related facilities, operations and maintenance of these facilities, or rehabilitation of existing affordable housing. The remaining funds must be used for supportive services, including behavioral health treatment, housing-related services, rental assistance, or other affordable and supportive housing operations and maintenance.

How is the revenue being spent?

1406 Funds

Commerce tracks spending of 1406 funds per legislative requirement and publishes [annual reports](#) on statewide use of funds. These reports highlight some challenges in spending funds, especially for smaller jurisdictions. The 2025 report shows that large cities, counties, and sub-regional coalitions (such as ARCH, SSHAP, and SKHHP) have used 1406 funds to support capital expenditure and development. Eleven cities reported using 1406 funds for rental assistance, and 20 mostly smaller jurisdictions did not spend 1406 funds during the fiscal year. Some jurisdictions not spending 1406 funds may have retained funds until they can meaningfully support a capital project, while others opted not to use funds over the reporting period.

Capital projects supported by 1406 funds include:

- [Ardea at Totem Lake](#), a senior housing project in Kirkland, funded by ARCH
- [Mile Hill Shelter](#), operated by Kitsap Rescue Mission
- [Patsy Surh Place](#) in Tacoma, a new construction project for seniors 50% AMI and below
- [Parkview Services group home](#) in Graham, for individuals with intellectual and developmental disabilities
- [Victorian Place II](#), a rehabilitation project in Des Moines for households earning 35-50% AMI, funded by SKHHP

1590 Funds

The legislature does not require annual reporting on the use of 1590 funds, but many jurisdictions report their use of the tax revenue on their local websites. Recent examples include:

- [Bellevue](#) provides behavioral health services and housing stability services with 1590 funds.
- King County funds its [Health Through Housing](#) initiative, helping to acquire, develop, and operate emergency and permanent supportive housing facilities. As of 2025, the program supports over 1,000 units with another 400 under development.
- [Snohomish County](#)'s New Start Centers provide transitional housing in Everett and Edmonds funded with 1590 and federal American Rescue Plan funds.
- Pierce County's [Maureen Howard Affordable Housing Act](#) uses 1590 funding to support development, acquisition, and rehabilitation of several affordable housing projects. To date, 1,387 units have received funding for construction or development.
- [Renton reports using 1590 funds](#) for multiple projects:
 - o Willowcrest Phase II (2025) will receive \$900,000 to support 3 of 19 townhomes reserved for families experiencing homelessness through Homestead Community Land Trust.
 - o Steele House (2025) will receive \$500,000 to support 6 new townhomes for families experiencing homelessness and survivors of domestic violence through St. Stephen Housing Association.
 - o Vision House Phase IV (2026, potential funding) is expected to add 28 units with wraparound services and childcare (anticipates HB 1590 and CHIP support).
- [Bremerton Housing Authority](#) acquired a 24-unit apartment complex to house families with children earning 30% AMI or below. The project was supported by funding from Kitsap County's combined 1406/1590 funds, federal CDBG-HOME, and American Rescue Plan funds.

Takeaways

1406 and 1590 funds are uniquely flexible tools to meet local needs and have been used to catalyze additional investment, provide deeper affordability, and fill operations, maintenance, and supportive service needs. [SB 6027](#), passed in the 2026 session, expands the allowable uses of 1590 revenues. The capital expenditure set-aside can now be used for rehabilitation of existing affordable housing including emergency, transitional, and supportive housing, and remaining funds may be used for rental assistance.

Significantly fewer jurisdictions established taxes through 1590 than 1406. This may be seen as a lesson learned from challenges to spend 1406 funds. A jurisdiction that collects funds needs to have projects that are viable to receive the funding and have enough funding to move projects forward. All four counties in the region have

established 1590 taxes and collect revenue in the unincorporated part of the county and those cities that didn't establish the tax prior to the county's adoption. County revenue of 1590 funds accounts for 78% of all 1590 revenue collected in the region.

Cities that collect 1406 and 1590 funds retain control of the funding and some dedicate their funds to sub-regional housing efforts. Maple Valley recently encountered the dilemma of unspent 1590 revenues in 2025 and no local projects to fund. The city council opted to dedicate 50% of funds to the South King Housing and Homelessness Partners (SKHHP), and the remaining 50% to an opportunity fund for a future affordable housing project in the city. With funding likely to be an ongoing challenge for affordable housing development, jurisdictions may wish to consider the trade-offs between local projects and sub-regional coordination when considering the use of these funding sources.

NEXT STEPS

PSRC staff will continue to provide information on funding for affordable housing in support of local work to meet housing needs.

For additional information, please contact David Dixon, Associate Planner, at ddixon@psrc.org or 206-464-6172



Puget Sound Regional Council

June 11, 2026

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Housing Data Tool**

IN BRIEF

With a grant from Amazon, the Puget Sound Regional Council has contracted with HR&A to develop a housing data tool for the central Puget Sound region to help address housing affordability and supply. While the tool will be officially launched in July, HR&A will provide the Growth Management Policy Board with an overview of the platform and the upcoming launch events.

DISCUSSION

The Puget Sound Regional Council (PSRC) was selected by Amazon for a grant to support the creation of a housing data and policy platform. The goal of the platform is to provide parcel-level information on housing capacity to help address the housing affordability and supply crisis facing communities across the Puget Sound region. PSRC used the grant to hire HR&A to design and develop the platform. The platform will have two core components:

- **Housing Data:** The platform will provide accessible, intuitive data that includes mapping and narrative that illustrates information about market trends and other housing insights for specific geographic areas.
- **Parcel Analysis:** An interactive tool that will show underutilized land across each county, including ownership type, likelihood to redevelop, parcel size, and zoning capacity.

HR&A is working to create a public-facing digital dashboard that will provide summary-level indicators (demographics, housing stock, affordability) and housing data reports at place, county, and regional levels. It will also have an interactive map and “data stories.”

The project will include jurisdiction-level interactive scenarios allowing users to test market scenarios for viability. Prototypes of common development types will provide examples of how economic changes impact development feasibility and housing production potential. Additionally, HR&A will provide technical assistance to PSRC and municipalities as they begin to implement the data in their workstreams.

NEXT STEPS

To launch the tool this summer, PSRC will hold a series of meetings to share the tool with local communities and to demonstrate how to use the housing data tool to make data-driven decisions for housing development across the four-county region. PSRC will host a region-wide kickoff event in July followed by smaller county-specific events.

For additional information, please contact Paul Inghram, Director of Growth Management, at pinghram@psrc.org or 206-464-7549.

2026 PSRC Growth Management Policy Board Meetings

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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>.



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](#).



Public Comment received May 28, 2026

My name is Sarah Jokar Deris, and I am a homeowner and resident of Kirkland living directly adjacent to the southern portion of the Totem Lake Regional Growth Center, specifically the ParMac Business Park area within the Southern Industrial Subarea currently being studied by the City.

I appreciate PSRC's acknowledgment in the recent certification and redesignation materials that the Totem Lake Regional Growth Center exceeds the standard size criteria and that the boundary may warrant future evaluation. I strongly encourage PSRC to carefully reconsider whether the Southern Industrial Subarea — particularly the ParMac area adjacent to established single-family neighborhoods — should remain within the Regional Growth Center boundary at its current intensity assumptions.

The southern portion of the Urban Center differs substantially from the core Totem Lake area surrounding the Village at Totem Lake, EvergreenHealth, and planned Stride BRT infrastructure. Unlike the urban core, the Southern Industrial Area lacks meaningful transit connectivity, contains active light industrial and employment uses, and directly borders established single-family residential neighborhoods.

The current planning assumptions for this area appear increasingly disconnected from both infrastructure realities and changing market conditions.

The ParMac CAR submitted during Kirkland's 2044 Comprehensive Plan process specifically sought entitlement flexibility for towers up to 18 stories adjacent to single-family homes. However, the property already possesses significant redevelopment potential under existing zoning without requiring Regional Growth Center-scale intensification. Current market conditions also call into question whether such extreme upzoning is appropriate or necessary. A current project in Totem Lake has already been scaled back due to rising construction costs and a substantially weakened office market ("The Witt").

I also encourage PSRC to consider whether the Southern Industrial Subarea fully satisfies the underlying intent of Regional Growth Center policy as articulated in VISION 2050. While the area benefits from proximity to the Cross Kirkland Corridor, the corridor itself is not equivalent to high-capacity transit infrastructure. Existing transit service in this area remains extremely limited, and residents are overwhelmingly car-dependent. Road congestion is already significant near the 116th Avenue NE / NE 124th Street corridor and will continue to worsen as additional projects currently under construction come online.

In addition, the area contains environmentally sensitive features associated with Forbes Creek and serves as one of the few remaining light industrial and employment districts in

Kirkland. Existing businesses in the ParMac area include a variety of small employers, including immigrant-owned and locally owned businesses that may be displaced through large-scale redevelopment pressures. Some businesses, such as Decorus — a women-owned and immigrant-owned company — have already relocated out of Kirkland, in their case to Woodinville.

I support thoughtful growth and understand the importance of accommodating regional housing needs. However, successful regional planning also requires context-sensitive implementation, appropriate transitions between land uses, and alignment between density assumptions and actual infrastructure capacity.

I respectfully encourage PSRC and the Growth Management Policy Board to:

- Reevaluate whether the Southern Industrial Subarea should remain fully within the Totem Lake Regional Growth Center boundary;
- Encourage the City of Kirkland to establish stronger transition policies adjacent to single-family neighborhoods;
- Support preservation of employment and light industrial uses where appropriate; and
- Ensure that future intensification in this area is tied to demonstrated transit capacity and infrastructure readiness rather than assumptions that may not align with current infrastructure and market conditions.

Thank you for your consideration.

Sarah Jokar Deris