

# Regional Centers Update

Regional TOD Committee

June 12, 2026



Puget Sound Regional Council

# Today's Agenda



- Project background
- Updates to Regional Centers Framework



# Background

Key part of VISION 2050 & the Regional Growth Strategy



Guide regional growth allocations



Advance local planning



Inform transit service planning



Protects rural and natural resource areas



Priority areas for PSRC's federal transportation funding



# Centers Framework Background



## 2018 Regional Centers Framework

- Establishes criteria and planning expectations for regional centers
- Monitoring and redesignation process in 2025
- Process to designate countywide centers



# Regional Growth Center Progress



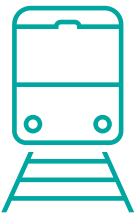
Since 2010, centers have added 25% of the region's housing growth and over 185,000 jobs



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



# Redesignation Themes & Conditions



## Density

- Meet existing and planned density

## Size & Walkability

- 320–640 acres
- Walkable size and shape

## Center Subarea Plans

- Adopt and certify center subarea plans

Redesignate

- Auburn
- Bellevue Downtown
- Bothell Canyon Park
- Bremerton
- Burien
- Everett
- Kirkland DT & Totem Lake
- Lakewood
- Puyallup Downtown
- Redmond DT & Overlake
- Tacoma DT & Mall
- University Place

Re-review in 2028 for growth/other gaps

- Federal Way
- Issaquah
- Puyallup South Hill
- Silverdale

Complete subarea plans and/or revise targets

- Federal Way
- Kent
- Issaquah
- Renton
- Silverdale
- Tukwila
- Seattle (All)

Address boundaries and walkability

- Issaquah
- Lynnwood
- Renton
- SeaTac
- Seattle Northgate
- Silverdale
- Tukwila

# Regional Centers Process & Timeline

GMPB  
MIC Redesignation  
Recommendations  
Exec Board Action

May/June  
2026

Framework  
Scoping &  
Research

Summer  
2026

Input on  
Potential  
Updates

Fall  
2026

Action on  
Framework  
Updates

Winter  
2026

New Centers  
Application  
Window Open

2027/  
2028



# Why Consider Updating the Centers Framework?



- Limited scope prior to VISION update to better support centers
- Feedback from redesignation and systems monitoring
- Changes on the ground
- New state laws (HB 1491, 1220)



# Potential Topics: Overview

## RGCs

- Density/TOD
- Housing
- Boundaries
- Sense of Place

## MICs

- Shifts in economic demands
- Uses in “Core Industrial” Zones
- Environmental impacts

## Other Topics

- Clarify Processes
- Equity Advisory Committee Review



# Potential Topics to Update: RGCs

## Density/Alignment with TOD Bill

- Review existing/planned densities
- Consider alignment with of HB 1491 – density near transit

## Housing

- Types & affordability
- Alignment with HB 1220/1491

## Boundaries & Connectivity

- Size, shape, addressing areas divided by highways
- Exception policy

## Sense of Place

- Encourage unique sense of place
- Encourage amenities



# Potential Topics to Update: MICs

## Compatible Uses

- Reevaluate definition of “core industrial zoning”

## Economic Shifts

- Evaluate shifts in demand within MICs
- Assess job impacts

## Environmental Impacts

- Research/guidance on disproportionate community impacts



# Questions and Feedback





# Thank You!

**Liz Underwood-Bultmann, AICP**

Principal Planner

[LUnderwood-Bultmann@psrc.org](mailto:LUnderwood-Bultmann@psrc.org)

**Nancy Ferber, AICP**

Senior Planner

[NFerber@psrc.org](mailto:NFerber@psrc.org)



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