



Puget Sound Regional Council

Growth Management Policy Board

Thursday, July 16, 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 June 18, 2026

6. Discussion Item (10:25)

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

7. Discussion Item (10:55)

- a. Regional Open Space Conservation Plan Update – *Erika Harris, PSRC*

8. Discussion Item (11:20)

- a. Puget Sound Recovery – *Mindy Roberts, Puget Sound Partnership*

9. Information Items

- a. GMPB Meeting Calendar 2026
b. Build Here, Puget Sound! Flyer

10. Next Meeting: NO MEETING IN AUGUST. Next meeting is September 17, 2026, 10:00 a.m. – 12:00 p.m.

Major Topics:

- Regional Centers Framework
- Regional Housing Needs Assessment
- Housing Production by Jurisdiction

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.

العربية | Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng việt | Vietnamese, visit www.psrc.org/contact/language-assistance.



Puget Sound Regional Council

MINUTES

Growth Management Policy Board

Thursday, June 18, 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

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 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 May 21, 2026.

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

DISCUSSION ITEM: REGIONAL CENTERS FRAMEWORK SCOPING

The board discussed the scope of the project to update the regional center framework. This included sharing policy priorities and direction for updates to the centers guidance and requirements. In July, staff will bring back a finalized scope for the board.

DISCUSSION ITEM: SALES AND USE TAXES FOR AFFORDABLE HOUSING

PSRC staff shared how sales and use taxes have contributed to funding affordable housing in our region. These funding sources have helped meet local needs for critical housing programs and new housing developments.

DISCUSSION ITEM: HOUSING DATA TOOL

Through a grant from Amazon, PSRC has partnered with HR&A to create a housing tool that allows users to dive into data within our region to better address housing affordability and supply. HR&A staff joined the board to live demo the tool and Uncommon Bridges staff provided details on the upcoming outreach.

The “Build Here” tool launches on July 22 with a virtual livestream event. In the fall, a four-county roadshow will support interaction with the tool. PSRC staff will forward additional information to share with your community about the tool and launch event.

NEXT MEETING

The board will meet on Thursday, July 16, 2026, 10:00 a.m. – 12:00 p.m.

Topics include:

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

ADJOURN

The meeting adjourned at 11:36 a.m.

ATTACHMENTS

- A. GMPB June 18, 2026 Attendance Roster

Attachment A: GMPB June 18, 2026 Attendance Roster

5.a.a

Growth Management Policy Board - June 18, 2026						
Voting Members			✓	Non-voting Members		✓
King County	2	CM Rhonda Lewis	1	Associate Members		
		Vacant		Alderwood Water and Wastewater District	1	COM Paul McIntyre
						John McClellan Alt
Seattle	2	CM Maritza Rivera	1	Thurston Regional Planning Council	1	COM Chris Stearns
		CM Eddie Lin				Interim Executive Director Allison Osterberg Alt
		CM Alexis Mercedes Rinck, Alt		Public Agency Members		
Bellevue	1	CM Vishal Bhargava		Commerce	1	Dave Andersen
		DM Dave Hamilton, Alt				Mark Barkley Alt
Cities & Towns in King County	3	CM Ed Prince, Renton - Chair	1	Public Health Agencies	1	DIR Chantall Harmon Reed, Tac-Pierce Cnty
		CM Pam Stuart, Sammamish	1			Yolanda Fong Alt
		Mayor Amy McHenry, Alt - Duvall	1	PSRC Committees		
		CP Satwinder Kaur, Alt - Kent	1	Regional Staff Committee	1	Andrea Spencer
		Mayor Mark Mullet, Alt - Issaquah	1			Vacant
		CM Cheryl Paquette, Alt - Carnation	1	Equity Advisory Committee	1	Corey Orvold
Kitsap County	1	COM Christine Rolfes	1			Laurenne Sayles Alt
		COM Oran Root, Alt		Private/Civic Members-Business/Labor		
Bremerton	1	MYR Greg Wheeler	1	Master Builders of King and Snohomish Counties	1	Brian Holtzclaw
		CP Jane Rebelowski, Alt				Vacant Alt
Cities & Towns in Kitsap County	1	CM Ashley Mathews, Bainbridge Isl	1	Natural and Built Environments (exp.	1	Angela Rozmyn
		MYR Ed Stern, Alt - Poulsbo				Robert Pantley Alt
Pierce County	1	CM Robyn Denson	1	Individual	1	Charlotte Murry
		CM Paul Herrera, Alt				Vacant Alt
Tacoma	1	CM Sandesh Sadalge		Private/Civic Members-Community/Environment		
		CM Sarah Rumbaugh, Alt	1	Futurewise	1	Alex Brennan
Cities & Towns in Pierce County	1	CM Ben Coronado, Gig Harbor	1			Jazmine Smith, Alt
		CM Gwendolyn Fullerton, Alt - Bonney Lake	1	Housing Development Consortium - Seattle/King	1	Patience Malaba
Snohomish County	1	CM Megan Dunn - Vice Chair	1			Jesse Simpson Alt
		CM Sam Low, Alt		Emerald Alliance	1	Tracy Stanton
Everett	1	CM Scott Bader	1			Vacant Alt
		MYR Cassie Franklin, Alt				
Cities & Towns in Snohomish County	1	MYR Joe Marine, Mukilteo	1			
		CP Nick Coelho, Alt - Lynnwood	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	1			
		COM JT Wilcox, Alt - Tacoma				Abbreviations
WSDOT	1	Jeff Storrar				CM Councilmember
		Cameron Kukes, Alt	1			COM Commissioner
						CP Council President
Voting	22	(Quorum = 11) Quorum Total	16			DM Deputy Mayor



Puget Sound Regional Council

July 9, 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 \(pdf\)](#) provides policy direction and criteria for regional growth and manufacturing/industrial centers. The board will be asked to provide any additional feedback on the draft scope and give direction to proceed on the update to the Regional Centers Framework. The update of the framework will occur through the fall and into early 2027.

DISCUSSION

[Regional centers \(webpage\)](#) 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 also 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 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 new regional centers, provides minimum criteria for countywide centers, outlines planning requirements and other implementation steps, and directs the monitoring and redesignation of existing centers.

Since the framework was adopted in 2018, there have been a variety of changes that call for additional review and potential updates. New state laws have changed how cities are planning for housing and transit-oriented development. Regional centers have continued to grow and adjust with changes to the regional economy. The [2025 Regional Centers System Monitoring Report \(pdf\)](#) provided an opportunity to evaluate current processes. The board also specifically directed development of an exception process for the review of center boundaries.

The update of VISION 2050 will begin next year, and PSRC will open an application process for new centers in 2027. Identifying refinements to the framework this year will address the changes noted above, support the VISION update, and inform the next application process for new centers.

Existing boards and committees, including the Regional Staff Committee, Regional Transit-Oriented Development Committee and the Equity Advisory Committee, will review potential updates in the summer and fall of 2026. Staff will then ask the board to consider policy options later this fall. The Executive Board will consider adopting the updated Regional Centers Framework once the Growth Management Policy Board acts on a recommendation.

Policy Topics to Address in the Framework Update

The board discussed a draft list of review topics for the update at the June meeting. The policy topics identified in the draft scope (see **Attachment A**) are based on opportunities to evaluate recently adopted legislative policies, prior board discussion, and topics identified through the regional center redesignation review. In addition to GMPB, PSRC staff presented the proposed list of topics to the Regional Staff Committee, Regional TOD Committee, and countywide planning organizations.

Board members raised several questions in June that are addressed in more detail below:

- **Exception policy.** The final motion language adopted by the Executive Board in March directed development of an exception policy focused on boundary-related centers criteria. At the June meeting, a board member raised whether the work plan item should be more broadly defined to capture other topics where local governments may seek an exception to the criteria. The draft scope focuses on boundary exceptions, but the board should resolve whether this is intended to be a broader exception policy.
- **Other types of centers.** Regional centers, which include regional growth centers and manufacturing/industrial centers, are the primary focus of the framework update. The Regional Centers Framework also discusses countywide centers, local centers, and the role of military facilities. Staff provided information about military installations in response to a board member's questions. Because

military installations do not go through the same application, designation, and review process, they are not proposed to be part of the update. The other center types are also not planned to be the focus of this review.

- **Transit-oriented development outside of regional centers.** The framework update project is focused on policy related to designated regional centers. Other parts of the region served by high-capacity transit will also need to meet the requirements of HB 1491, the transit-oriented development bill. The VISION 2050 update is the appropriate project to consider how the scope of all changes from HB 1491 will inform regional policy.
- **VISION update.** Following staff policy review and board discussion this fall, some topics in the draft scope may point to specific, near-term updates to the framework or related documents. Other topics may identify a broader set of policy questions, such as whether the region has the right number of centers with the right distribution. These questions should be addressed through the VISION update, which provides an appropriate forum for evaluating and resetting the region's overall growth direction.

Discussion questions for the board:

- Does the draft scope of work adequately cover the topics to address in this review?
- Is the board-directed exception policy intended to consider criteria beyond boundary review?
- Does the board direct PSRC staff to proceed with the scope of work for the framework update?

NEXT STEPS

Following direction from the board to proceed, staff will begin work to review the policy issues identified in the project scope. The board will continue discussion on regional centers at upcoming 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.

ATTACHMENTS

- A. Draft Regional Centers Framework Update Scope of Work



Puget Sound Regional Council

Regional Centers Framework Update | Scope of Work

July 2026 **DRAFT**

Purpose

The Regional Centers Framework set criteria and expectations for regional growth centers, manufacturing/industrial centers (MICs), and countywide centers. Since the framework was adopted in 2018, PSRC and local governments have made significant progress implementing the policy goals of the framework.

To support a thriving system of centers, PSRC will consider updates to the Regional Centers Framework to address changes needed based on new state laws, development trends in centers and insights from the redesignation process. This review will focus on targeted amendments rather than substantial change in policy direction given the short time period for this work prior to the next VISION update, and many successful outcomes for regional centers under the existing framework. Review of the policy issues identified in this scope may result in discrete amendments to the framework or identify broader policy questions that may be explored in the VISION update or other processes.

Focus Areas

Regional growth center topics:

Density criteria/state TOD bill (HB 1491): Review density standards for consistency with new state law on transit-oriented development (HB 1491) and updates needed to support density in centers.

Housing affordability: Review housing criteria and subarea planning requirements for opportunities to support housing affordability and consistency with new state laws.

Boundaries and connectivity: Review standards for boundaries and connectivity for opportunities to clarify regional requirements.

- **Boundary exception policy:** Develop an exception policy for boundary review per GMPB and Executive Board action on regional growth center redesignation.

Livable communities: Review criteria and planning requirements to encourage amenities or programs that foster a sense of place and livable, complete communities.

Manufacturing/industrial center topics:

Changes in economic conditions: Review employment requirements for MICs to consider shifts in job demand and function.

Definition of core industrial zoning: Review definition of “core industrial zoning” and opportunities to strictly limit commercial uses, such as retail, hotels, and industrial-commercial uses.

Impacts to adjacent communities: Research potential impacts on communities adjacent to MICs and identify guidance or strategies to mitigate negative community impacts. This may be a longer-term research question.

Other topics:

Equity Advisory Committee review: Review regional center planning requirements and identify potential updates to support underserved communities, which may include displacement impacts.

Administrative updates: Compile updates to the regional center application, redesignation processes and other requirements.

Project Schedule and Process

- **Summer 2026.** Once the project scope is finalized, staff will develop briefing memos with policy options for areas identified in the scope. Equity Advisory Committee will review subarea plan requirements.
- **Fall 2026.** Regional Staff Committee will provide feedback on policy options. Growth Management Policy Board will be asked for direction on Framework amendments.
- **Winter 2026/27.** GMPB will consider Framework amendments. Once GMPB acts, Executive Board will consider final amendments.

Roles and Engagement

- **Regional Staff Committee** will review and provide feedback on policy options for topics identified in the project scope of work.
- **Equity Advisory Committee** will review and provide feedback on PSRC’s subarea planning requirements.
- **Growth Management Policy Board** will serve as lead policy board to recommend updates to the Regional Centers Framework or related policy documents.
- **Executive Board** will be responsible for action on final updates to the Framework.
- **Countywide organizations** and **jurisdictions** with regional centers will be updated at key project milestones.

Implementation

This project may result in amendments to the Regional Centers Framework or updates to other implementing documents. Those documents include the Designation Procedures for New Regional Centers, the Administrative Procedures for Existing Regional Centers, PSRC's Consistency Tools for Regional Center Subarea Plans, additional guidance documents, or future updates to VISION 2050.

DRAFT



Puget Sound Regional Council

July 9, 2026

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Regional Open Space Conservation Plan Update**

IN BRIEF

PSRC staff will provide an update on the development of the Regional Open Space Conservation Plan. Staff will ask the board to provide input on strategies and tools to include in the plan.

DISCUSSION

PSRC initiated the update of the [Regional Open Space Conservation Plan \(pdf\)](#) at the start of the year, in advance of the upcoming update to VISION 2050. At its March meeting, the board discussed the process to update the plan and provided feedback on the scope of work. Since March, project staff have met with the advisory committee for the plan and the Executive Board and received additional feedback. A draft of the plan is expected to be ready for review before the end of 2026, with the goal of having the plan finalized in the first quarter of 2027.

Staff have made progress on updating the regional open space network, conservation needs, park gaps, the regional trail network and other data. At its July meeting, staff will share this progress with the board. Staff will also share information on [community engagement \(webpage\)](#) for the plan, including a community survey, a photo challenge and participation in community events. The board is invited to participate in these engagement opportunities and to share the information with their staff and others.

Staff is also working to update the strategies and tools in the Conservation Action Plan (Chapter 6 of the plan). Some examples of key strategies in the plan include:

- Support growth in the right places
- Keep working lands working

- Increase access to nearby open space for urban residents
- Enhance stewardship on open space lands
- Coordinate planning among and within agencies, jurisdictions, Tribes, and organizations

Chapter 6 includes the full list of strategies. Potential updates to the strategies could include adding a strategy on enhancing tree canopy cover, adding new tools, and incorporating the performance measures currently in Section 7.2. Tools currently highlighted to support the conservation strategies include Transfer of Development Rights, resetting conservation futures to the allowed limit, ecosystem markets, providing transit service to open space destinations, integrated watershed plans, and stormwater parks. The board is encouraged to provide feedback on and suggest additional tools and strategies.

Questions for the board:

- Do you have any feedback on the updated information shared at the meeting?
- What open space conservation and enhancement strategies and tools should be emphasized in the Regional Open Space Conservation Plan update?

NEXT STEPS

Board members are encouraged to share the plan's community engagement activities with their staff and participate as interested. Staff will brief the board in the fall when a draft plan is ready for review.

For additional information, please contact Erika Harris, Senior Planner, at eharris@psrc.org or 206-464-6360.



Puget Sound Regional Council

July 9, 2026

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Puget Sound Recovery**

IN BRIEF

Mindy Roberts, the Executive Director of the Puget Sound Partnership, has been invited to the Growth Management Policy Board to discuss Puget Sound recovery efforts. She will ask the board for input on how the Partnership and PSRC can further support local work.

DISCUSSION

Though beautiful from a distance, the Puget Sound is facing serious challenges. Human actions over the past few centuries have damaged the sound and surrounding water bodies by degrading water quality and wildlife habitat, creating adverse impacts on human wellbeing and the state's obligations to Tribal Treaty Rights. Land use and transportation development practices have the potential to either degrade or improve water quality and hydrology.

The [Puget Sound Partnership \(webpage\)](#) is a state agency and the lead for the National Estuary Program under the Clean Water Act. The Partnership is responsible for the restoration of Puget Sound and recovery of its populations of salmon. The Partnership brings together hundreds of partners to organize action around a common agenda, advance sound investments and move priority actions forward.

Puget Sound recovery is a goal of [VISION 2050 \(pdf\)](#) and is addressed through several policies and actions in the plan. For example, MPP-En-17 calls for maintaining and restoring natural hydrological functions and water quality to recover the health of Puget Sound. Policy MPP-En-18 seeks to reduce stormwater impacts from transportation and development through watershed planning, redevelopment and

retrofit projects and low-impact development. En-Action-2 directs PSRC and the Puget Sound Partnership to coordinate to support watershed planning to inform land use, transportation and stormwater planning and projects that improve the health of Puget Sound. And En-Action-3, a local action, calls for jurisdictions within a watershed to participate together in watershed planning and integrate land use, transportation, stormwater and related disciplines across the watershed.

To implement En-Action-2, PSRC coordinates with Puget Sound Partnership. Director Roberts will provide an update to the board on the Partnership's work. She will highlight opportunities for PSRC members to support implementation of the [Action Agenda for Puget Sound \(webpage\)](#), the shared plan for advancing protection and restoration efforts across the region. Many Action Agenda topics such as smart growth, farmland protection, and community health closely align with VISION 2050.

Director Roberts will describe funding opportunities and grant writing assistance for projects and activities that support Puget Sound recovery. The [Puget Sound RAFT – Recovery Acceleration Funding Tool \(webpage\)](#) centralizes details on numerous funding opportunities for Puget Sound ecosystem and salmon recovery.

See the following resources for more information about Puget Sound recovery and the Puget Sound Partnership:

- [Making Waves \(webpage\)](#)
- [State of the Sound \(webpage\)](#)
- [Salmon Recovery Hub \(webpage\)](#)
- [Puget Sound Info \(webpage\)](#)

Discussion questions for the board:

- What are your greatest needs for support from Puget Sound Partnership and PSRC for Puget Sound recovery actions?
- What opportunities do you see for PSRC and local jurisdictions to collaborate with the Puget Sound Partnership?

NEXT STEPS

The board is encouraged to share information with interested staff, provide ideas for collaboration with PSRC and Puget Sound Partnership staff and integrate support for Puget Sound recovery into local work.

For additional information, please contact Erika Harris, AICP, Senior Planner, at eharris@psrc.org or 206-464-6360.

2026 PSRC Growth Management Policy Board Meetings

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No meeting in August

October						
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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>.



Build Here, Puget Sound!

Housing Data and Policy Platform Tool



When we all work from consistent regional data, the Puget Sound housing conversation becomes more coordinated and effective.

PSRC’s new **Build Here!** tool provides equitable access to localized housing data and supports faster, better-informed decisions across the housing development community.

Join us at the “**Build Here, Puget Sound!**” Virtual Launch.



Wednesday, July 22, 2026
12 p.m. – 1 p.m.
Streaming Live on PSRC’s YouTube!

[Register now!](#)



Who should attend?

Affordable housing developers
Academics
Community development professionals

Federal staff
Housing advocates
Local elected officials

Market rate developers
Planners
State legislators