

Regional Centers Framework

Executive Board

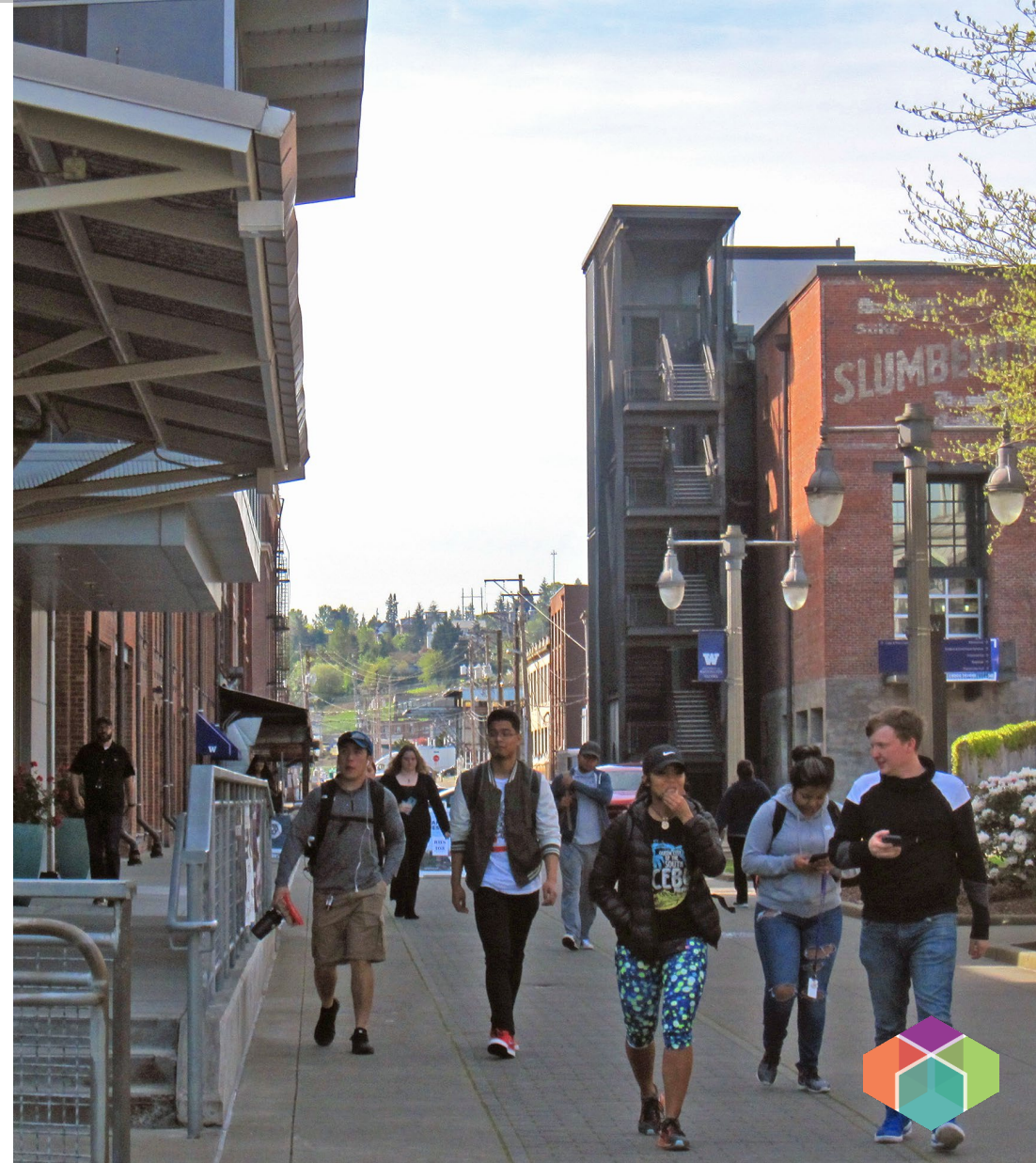
July 23, 2026



Puget Sound Regional Council

Overview

- Project Background and Timeline
- Project Scope:
 - Regional Growth Centers
 - Manufacturing/Industrial Centers
- Next Steps





Project Background and Timeline



Background

Key part of VISION 2050 and the Regional Growth Strategy



Guide regional growth allocations



Advance local planning



Inform transit service planning



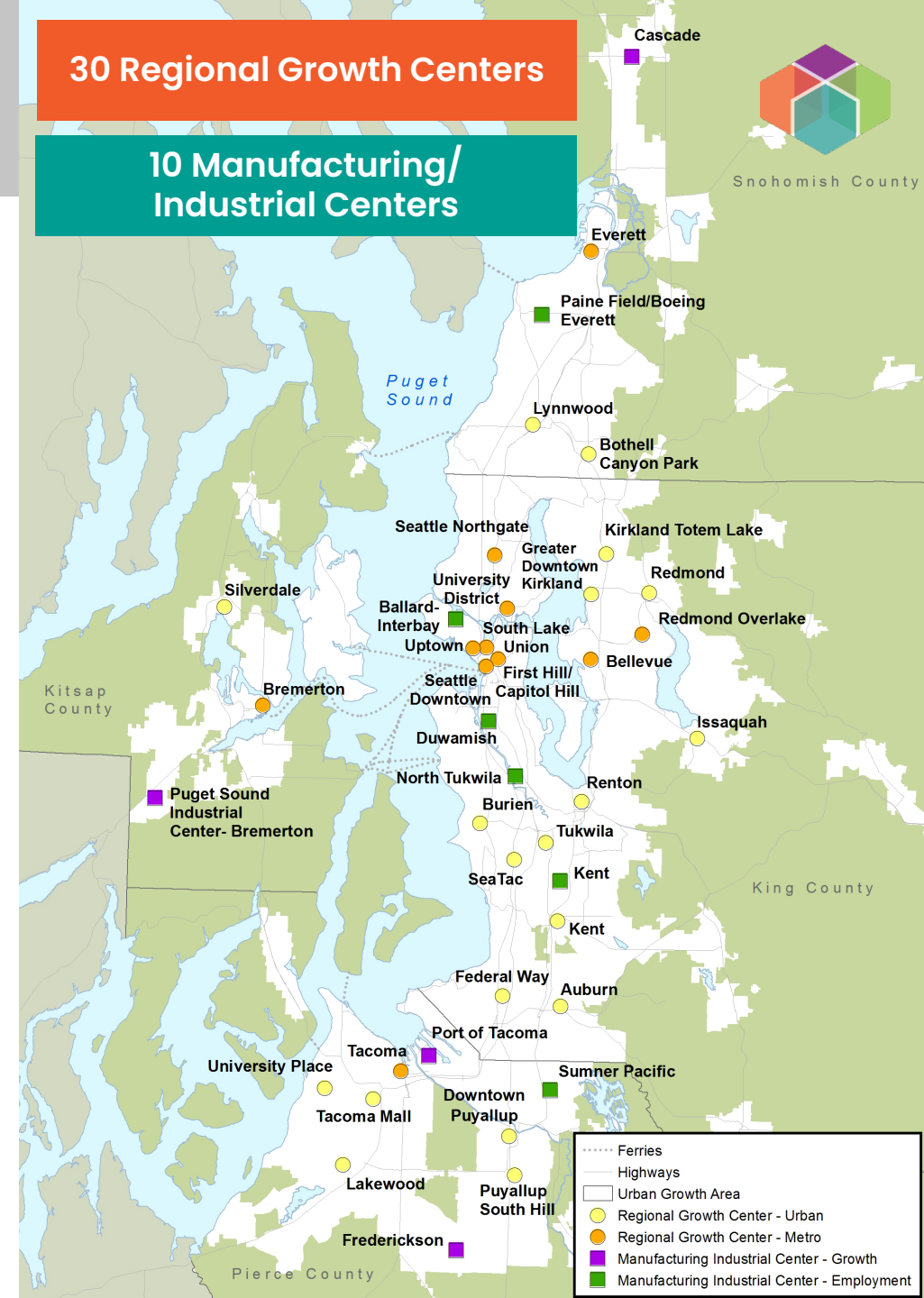
Protects rural and natural resource areas



Priority areas for PSRC's federal transportation funding

30 Regional Growth Centers

10 Manufacturing/
Industrial Centers



What is a Regional Growth Center?

A regional growth center is a **walkable neighborhood with frequent transit**. These areas are planning for more housing and jobs.



Regional growth centers



Countywide centers

These centers are different from:



Data centers



Medical centers



Shopping centers

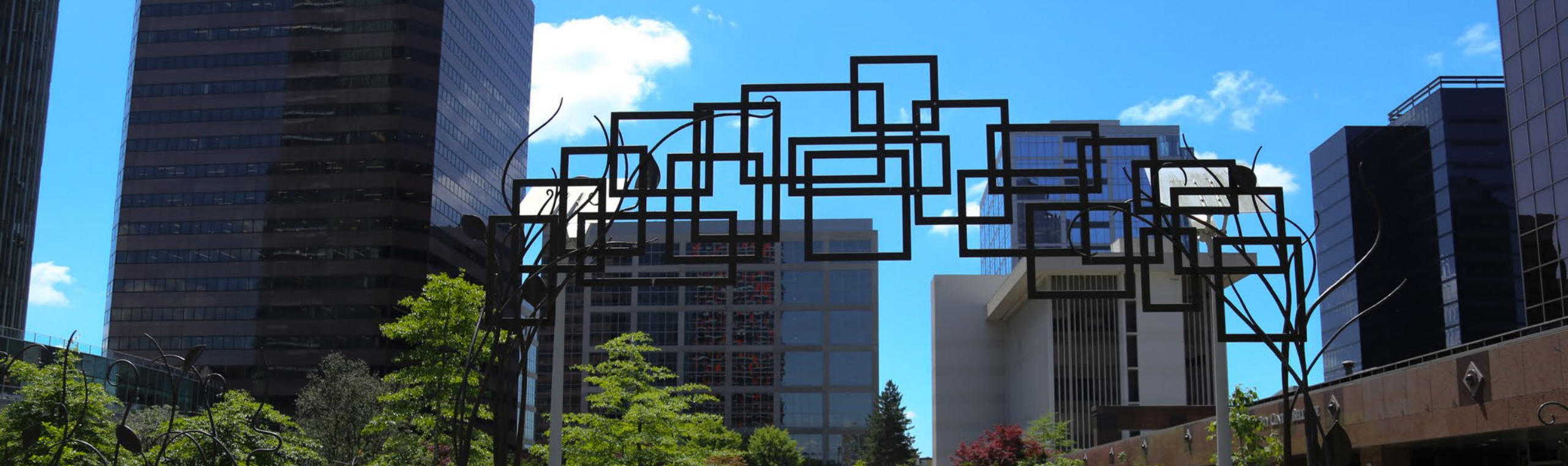


Regional Centers Framework

2018 Regional Centers Framework

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





Regional Centers Framework Project Scope



Project Purpose



Purpose:

- Consistency with new state laws for TOD and housing
- Address insights from redesignation and systems monitoring

Update will inform:

- New centers application window (2027)
- VISION 2050 update



Working Project Timeline

July 2026

GMPB finalized project scope

Sept 2026

GMPB to discuss options, provide direction on RGC topics

Oct 2026

GMPB to discuss options, provide direction on MIC topics

Nov 2026

GMPB to review draft compiled text amendments

Winter
2026/27

Comment period, approval process



Engagement & Outreach

Group	Focus
Regional Staff Committee	Review policy options
Equity Advisory Committee	Review subarea planning checklists
Regional Transit-Oriented Development Committee	Consistency with state TOD law
Countywide Planning Groups	Project Updates at Key Milestones



Project Scope: Topics



Regional Growth Centers

- TOD/Density
- Housing
- Livable communities
- Boundaries



Manufacturing/Industrial Centers

- Economic Demands
- “Core Industrial” Zoning
- Environmental Impacts



Other

- Updates & process improvements
- Equity Advisory Committee – Subarea Planning Input



Project Scope: Regional Growth Centers

Density & TOD

Review existing & planned densities

Evaluate consistency with HB 1491 (density near transit)

Housing

Address housing types & affordability

Evaluate consistency with new state laws

Livable Communities

Encourage unique sense of place & livable centers

Boundaries & Connectivity

Size, shape, addressing areas divided by highways

Board directed exception policy



Project Scope: Manufacturing/Industrial Centers

Economic Shifts

Evaluate shifts of demand within MICs

Assess employment impacts

Compatible Uses

Reevaluate definition of “core industrial” zoning

Environmental Impacts

Research & guidance on disproportionate community impacts

Admin & Other Topics

Updates to process or criteria

Equity Advisory Committee input on subarea planning



Committee & Countywide Groups: What We Heard

- Support for a focused update given other requirements
- Jurisdictions want to be engaged with the process

Other topics suggested:

- Health and air quality in RGCs
- Infrastructure for long-term growth
- Role of other TOD areas, countywide centers



GMPB Next Steps



- Fall 2026: Review and provide direction on policy options
- Winter 2026/27: Board recommendation on updates



Thank You!

Liz Underwood-Bultmann, AICP

Principal Planner

LUnderwood-Bultmann@psrc.org



Puget Sound Regional Council