

Regional Centers Update

Growth Management Policy Board | July 3, 2025



Puget Sound Regional Council



We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.

psrc.org/equity

Overview

Zoom poll
question #1



- Role of Regional Centers Framework
- Monitoring process update
- What to expect with the upcoming redesignation process
- Next Steps: emerging policy questions



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



2018 Regional Centers Framework

Purpose

- Establishes consistent criteria and planning expectations for regional centers
 - Some existing regional centers do not meet criteria to be designated today
- Establishes requirements for new centers and redesignation of existing centers
- 2024/2025: timeline to designate new centers and redesignate existing centers
- Includes minimum criteria for countywide centers



Regional Centers Framework – Local Work

Countywide centers: policy updates and initial designation

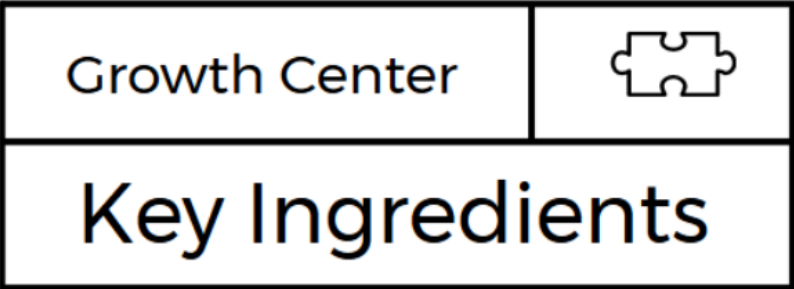
Center plans: Examples of regional center plans initiated or adopted:

- Auburn
- Bothell Canyon Park
- Burien
- Everett
- Kent
- Lakewood
- Lynnwood
- Port of Tacoma
- Seattle: Downtown, Capitol Hill, Northgate
- Tacoma Mall



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

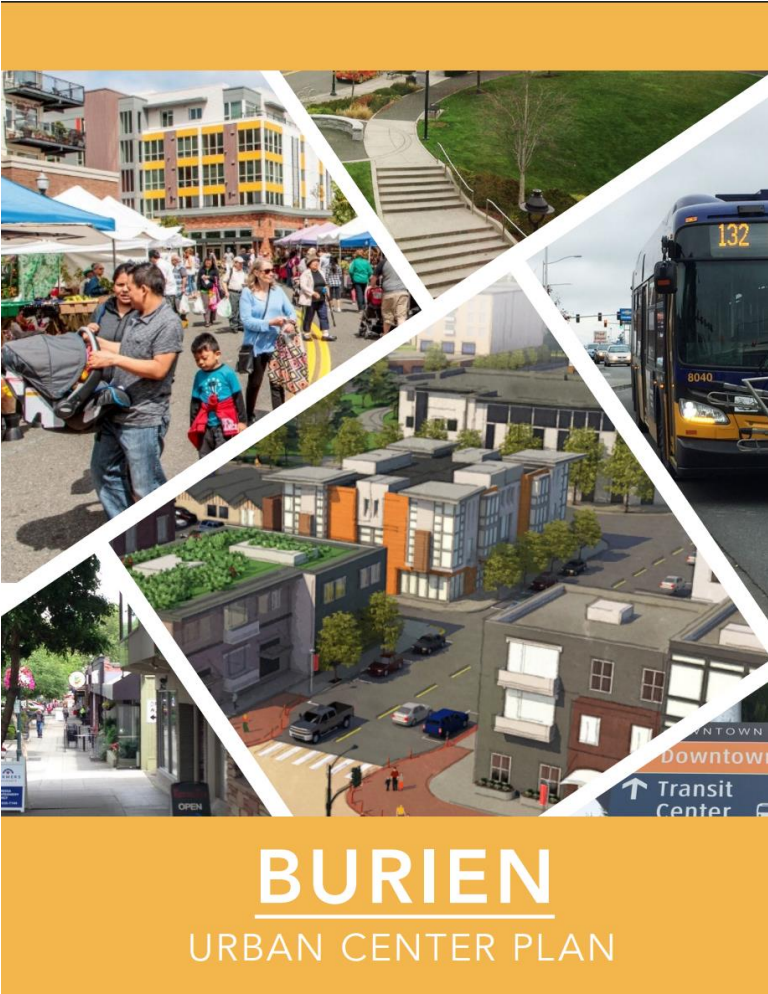


Destination



+

Local planning



Manufacturing/Industrial Center Criteria

Qualities of a successful center



Existing industrial jobs



Planning for growth



Freight infrastructure



Concentration of industrial land



Strategies to preserve industrial land



+

Local planning

Exhibit A - Ordinance 2018-1982 7/9/18 Revision

SUMNER-PACIFIC MIC SUBAREA PLAN



BERK

CITY OF SUMNER · CITY OF PACIFIC · JUNE 2018

Monitoring and Redesignation Schedule

GMPB and Executive Board approved the project scope February 2024



Key Questions:

- Is the region achieving desired outcomes from centers?
- Should any new centers be designated?
- Are individual centers meeting the criteria?
- Are any changes needed to the policy framework for centers?

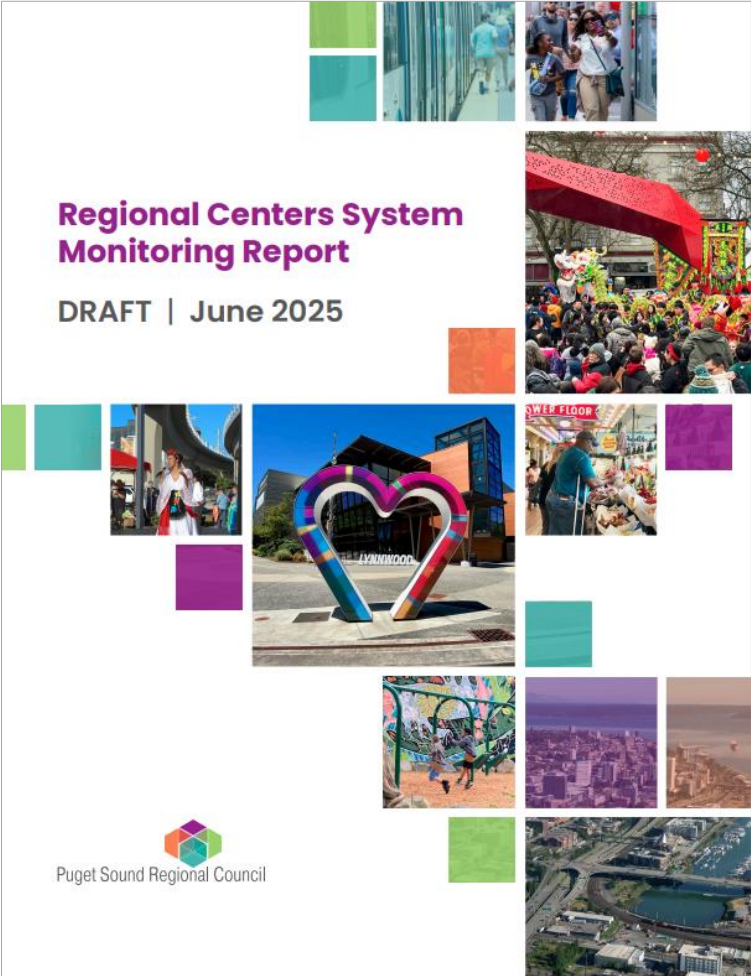


Centers System Monitoring Report

Zoom poll question #2



[Regional Centers System Monitoring Report now available](#)



Report evaluates regional center objectives:



Growth



Mobility



Housing



Environment



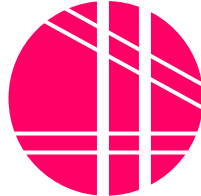
Social Equity & Opportunity



Economic Development



Public Health

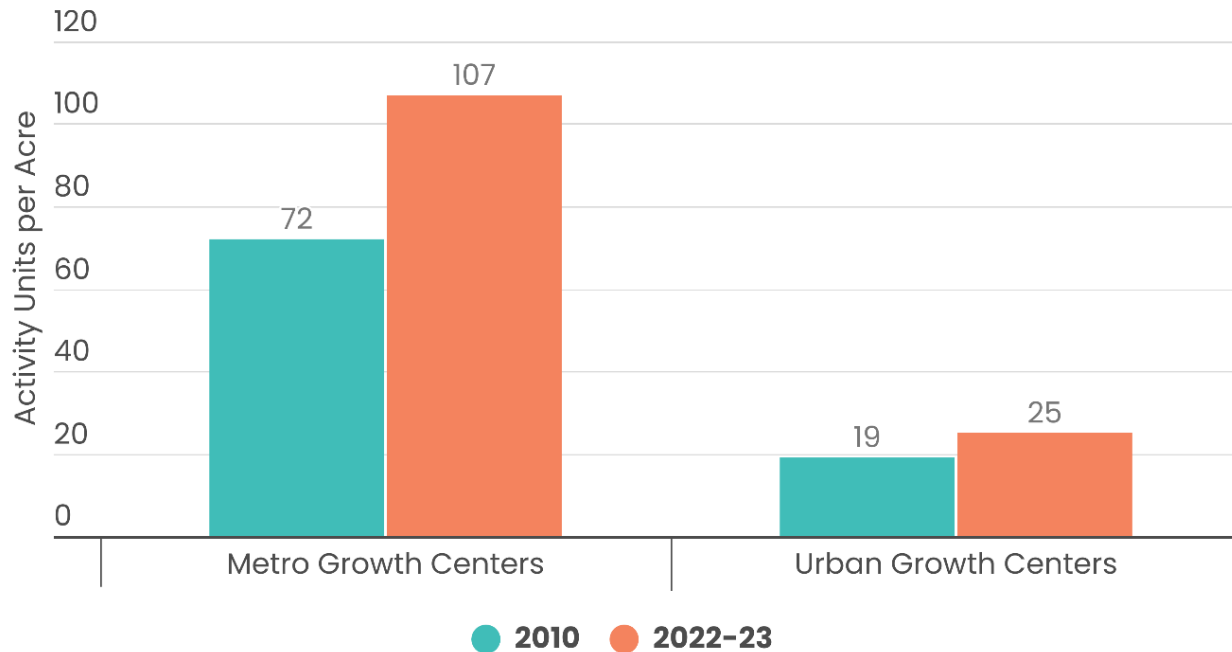


Urban Form



Centers System Monitoring Report

Change in Activity Density by Regional Growth Center Type



Key Finding:

- Regional centers are attracting growth, but primarily in Metro Growth Centers

Looking for data on regional centers?

PSRC's [Regional Centers Dashboard](#) includes data profiles for all regional centers

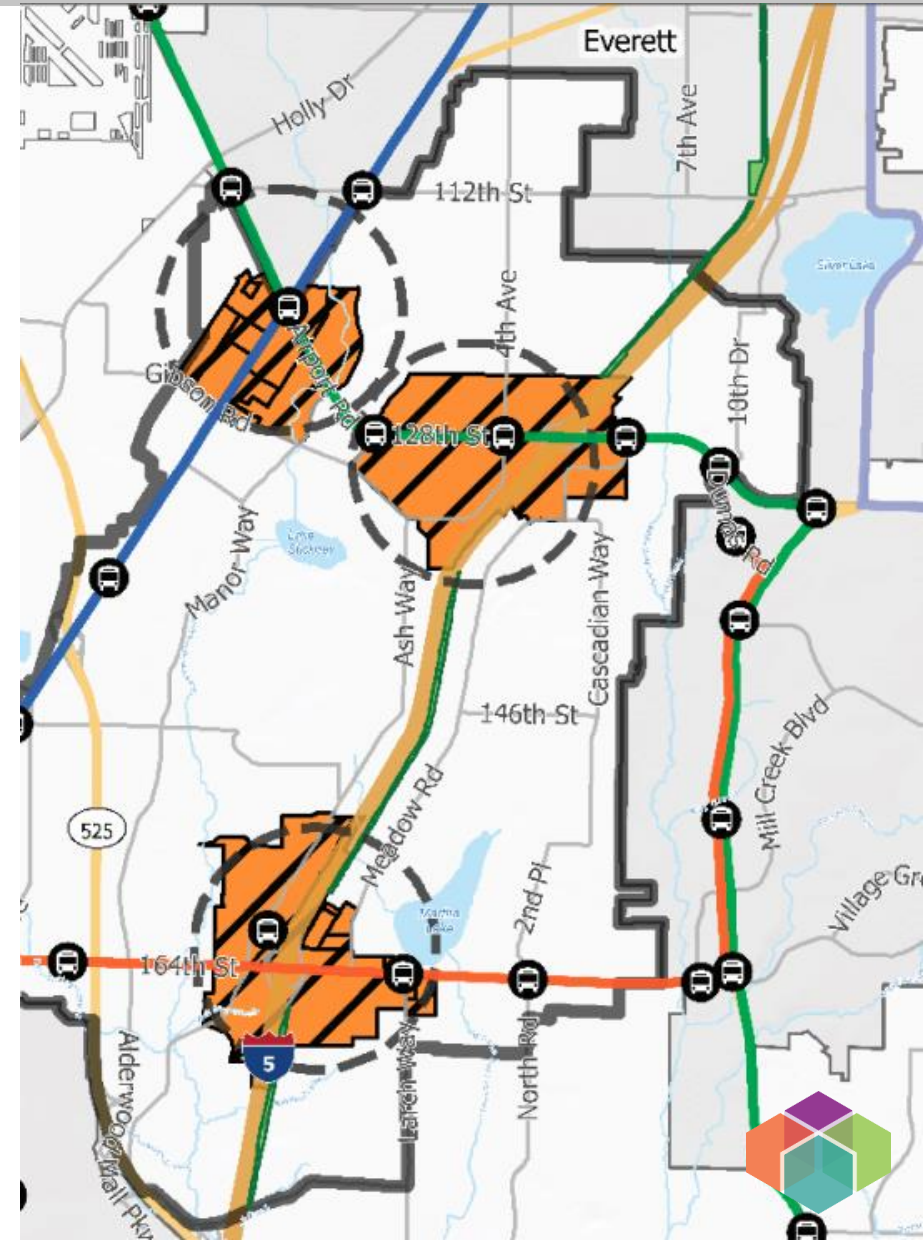




New Center Applications & Redesignation

New Regional Centers: Applications and Process

- Application window for new centers during VISION updates or about every five years
- Last applications in 2019; designated downtown Kirkland
- Applications due by September 26th
- Expecting applications from Snohomish County (Mariner and Ash Way)
- Next application window in 2027/28



Redesignation Process

Redesignation

Review how centers meet Framework criteria, including planning requirements

Future Board Action:
Action on redesignation



Redesignation Documentation



Jurisdictions submitting:

- Market studies
- Boundary updates
- Planning checklists
- Subarea plans

Upcoming documents for Board review and approval:

1. Criteria Reports
2. Certification Reports

Emerging Policy Areas

1. Centers without adopted subarea plans
2. Centers that don't meet minimum density requirements
3. Centers with limited recent growth
4. Centers with declining share of industrial jobs



Centers without
subarea plans

Centers not meeting
density criteria

Policy
Areas

Centers with limited
recent growth

Centers with a declining
share of industrial jobs



Centers without
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Recap: Policy Areas

1. Centers without adopted subarea plans
2. Centers that don't meet minimum density requirements
3. Centers with limited recent growth
4. Centers with declining share of industrial jobs

Zoom poll:
ranking
priorities (#3)



Redesignation: Future Options for Consideration

Redesignate as regional center

- Confirm that regional center meets applicable criteria

Redesignate as regional center with conditions

- Confirm that regional center meets most applicable criteria
- Identify specific actions and timeline to address inconsistencies

Redesignate as countywide center

- Determine that center does not sufficiently meet regional criteria
- Recommend designating as countywide center



Upcoming Schedule

Designation review and board recommendations (Fall 2025)

- Existing centers
- New centers

Update Regional Centers System Monitoring report (2026)

Consider updates to the Regional Centers Framework (2026)





Thank You!

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