

# Regional Centers Monitoring Update

Executive Board | October 23, 2025



Puget Sound Regional Council



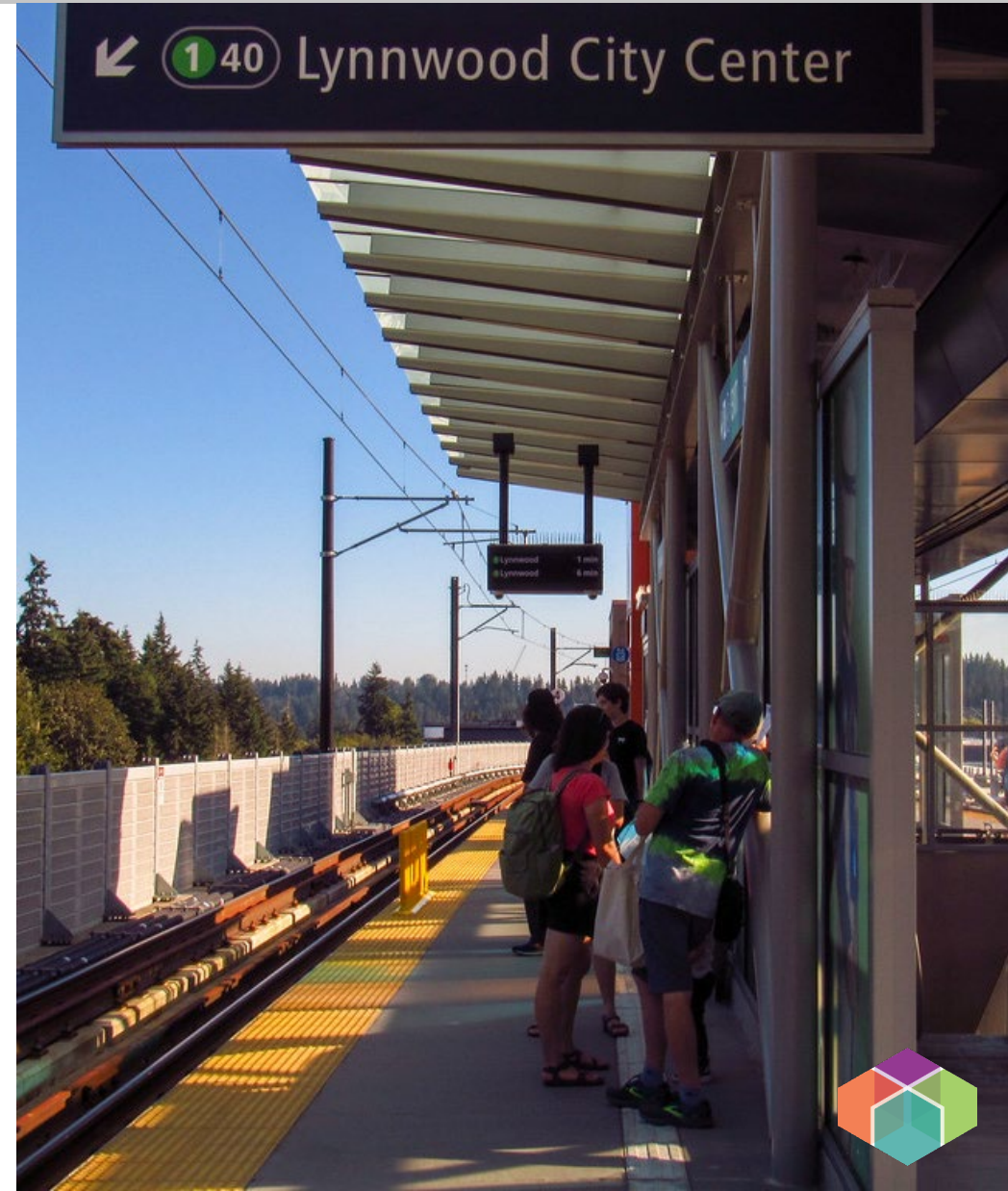
*We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.*

[psrc.org/equity](https://psrc.org/equity)



# Overview

- Role of Regional Centers
- Centers Framework
  - Redesignation Process
- Next Steps



# Why Centers Matter

## VISION 2050 & Regional Growth Strategy



Planned for major growth



Focus for local planning



Major transit destinations



Protect rural and natural resource areas



Priority areas for PSRC's federal transportation funding





# Centers Roadmap...How We Got Here

## 2018 Regional Centers Framework

- Establishes consistent criteria and planning expectations for regional centers
  - Some existing regional centers do not meet criteria to be designated today
- Establishes requirements and timeline (2025) to designate new centers and redesignate existing centers
- Developed process to designate countywide centers





# Monitoring and Redesignation Scope of Work



## Purpose

Review how the system of centers is meeting regional objectives and evaluate individual centers for consistency with criteria

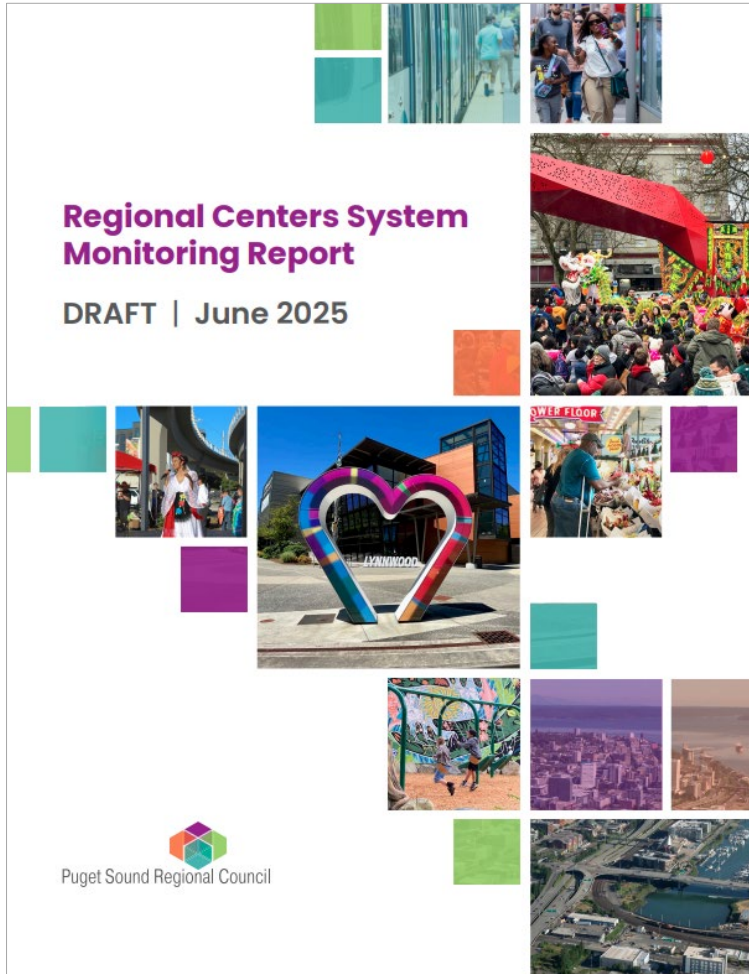
## Outcomes

- Evaluate the system of centers
- Consider designation of new regional centers
- Confirm designation of existing centers through the redesignation process



# Centers System Monitoring Report

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



**Report evaluates regional center objectives:**



Growth



Mobility



Housing



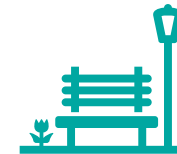
Environment



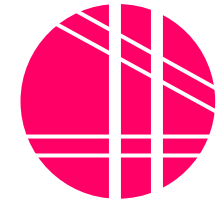
Social Equity &  
Opportunity



Economic  
Development



Public Health



Urban Form





# Different Types of Centers



## Regional Metro Growth Center

(Downtown  
Everett)

**9 centers**



## Regional Urban Growth Center

(Kirkland Totem  
Lake)

**21 centers**



## Countywide

(Downtown  
Sumner)

**107 centers**



## Neighborhood & Local

(Madrona)

# Qualities and Criteria for Successful Centers

## Growth Centers

Existing Jobs + Housing

Plans and potential for growth

Mix of uses

Quality of transit services

Walkability and layout

Regionally-significant places

## Manufacturing/Industrial Centers

Existing industrial jobs

Planning for growth

Freight infrastructure

Concentration of industrial land

Strategies for preserving industrial land



# Emerging Policy Topics

## Density

- Meet existing and planned density

## Size & Walkability

- 320–640 acres
- Walkable size and shape

## Center Subarea Plans

- Adopt and certify center subarea plans

# 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





# Working Board Schedule

Oct

- Review policy topics and gather board and committee input

Nov

- Policy topics, discuss first batch of criteria and certification reports for existing centers

Jan  
2026+

- Action items: Re(designation) and consider framework updates

Early  
2026

- Following GMPB recommendation, Executive Board action on redesignation



# Next Steps

- Applications submitted for Ash Way and Mariner in Snohomish County
- Next centers application window 2027/2028
- Revisit Regional Centers Framework in 2026







# Thank You!

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