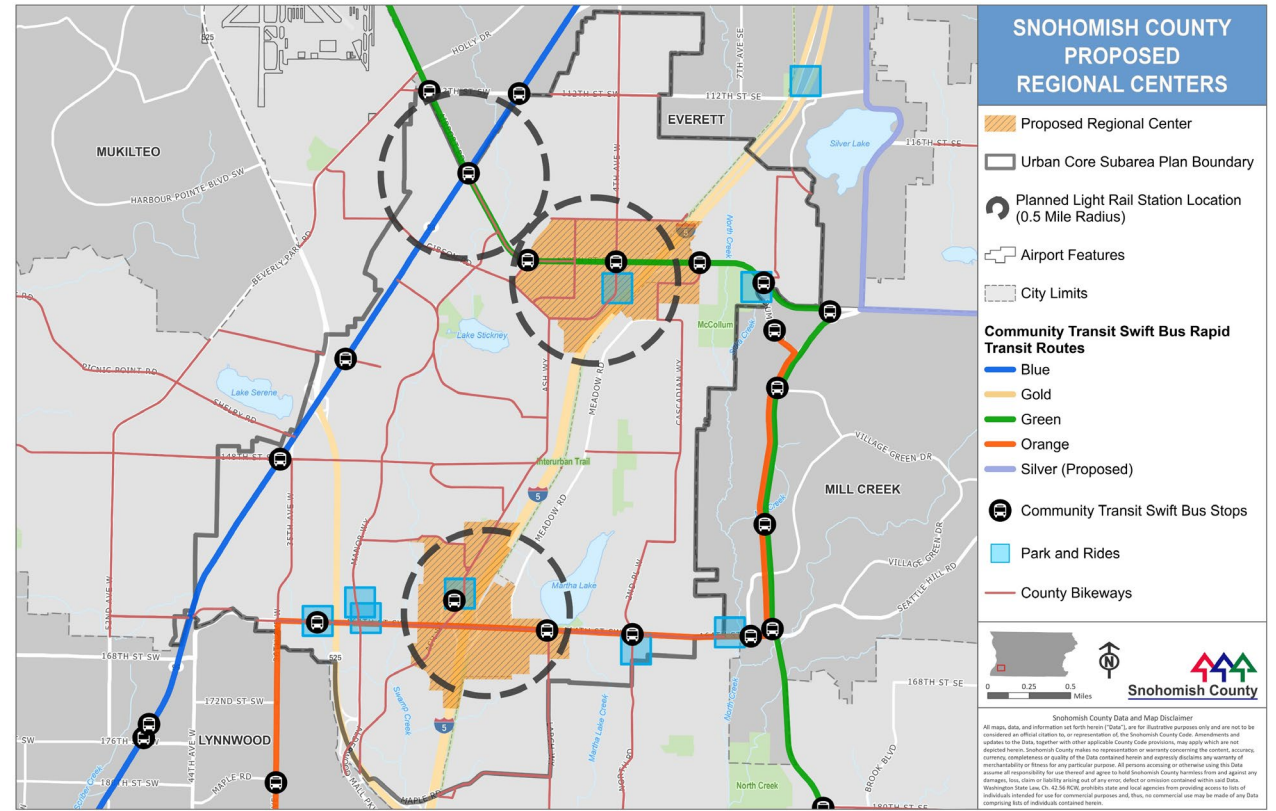


# Briefing on the Regional Growth Center Applications for the Mariner and Ash Way Centers

County Council  
General Legislative Session  
September 17, 2025



Matthew Siddons, Senior Planner, PDS, Snohomish County

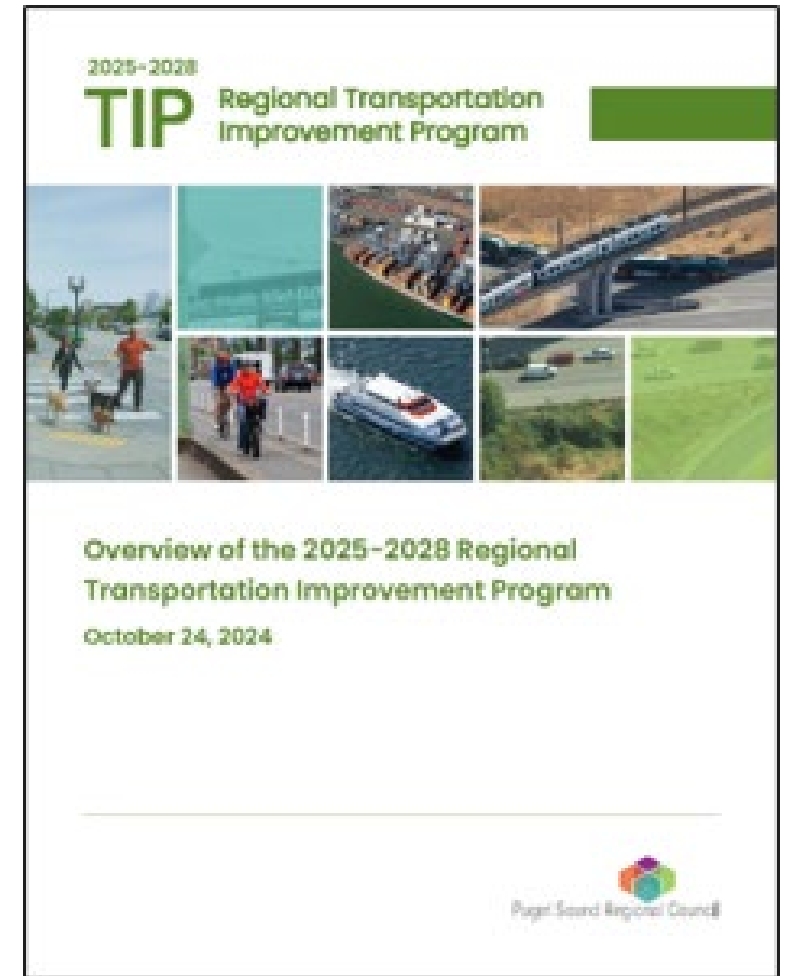
# Agenda

- PSRC VISION 2050 Plan
- Regional Center Designation Process
- Snohomish County Applications
- Council Ordinance
- PSRC Feedback
- Next Steps




# PSRC VISION 2050 Plan

- Regional Growth Centers are central to VISION 2050, the region's long-range strategy to guide sustainable growth and infrastructure investment.
- Designation offers a range of benefits:
  - PSRC's regionally managed federal transportation funds
  - Priority for infrastructure investments
  - Support for high-capacity transit
  - Alignment with regional and local growth strategies
  - Partnerships with jurisdictions, transit agencies, and regional bodies



# Regional Center Designation Process

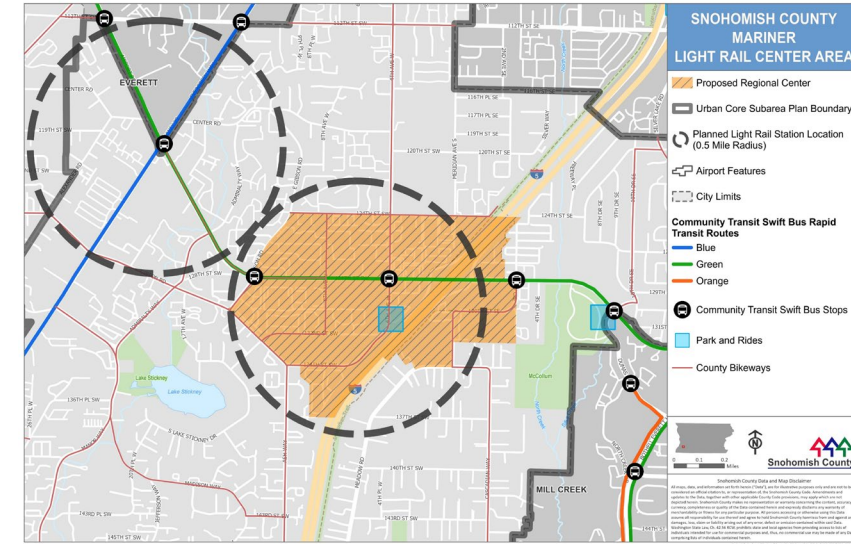
The Countywide Planning Policies (CPPs) outlines the process for designating a new Regional Center within Snohomish County:

1. A local jurisdiction nominates a center;
2. A working group of Snohomish County Tomorrow (SCT) reviews the proposal for conformity with the criteria in the Regional Centers Framework;
3. If the prospective center is found to be appropriate, the SCT Steering Committee recommends the center for designation; and
-  4. The County Council holds a public hearing and makes the decision whether or not to seek designation of the prospective center and forward the proposal to the Puget Sound Regional Council for consideration.

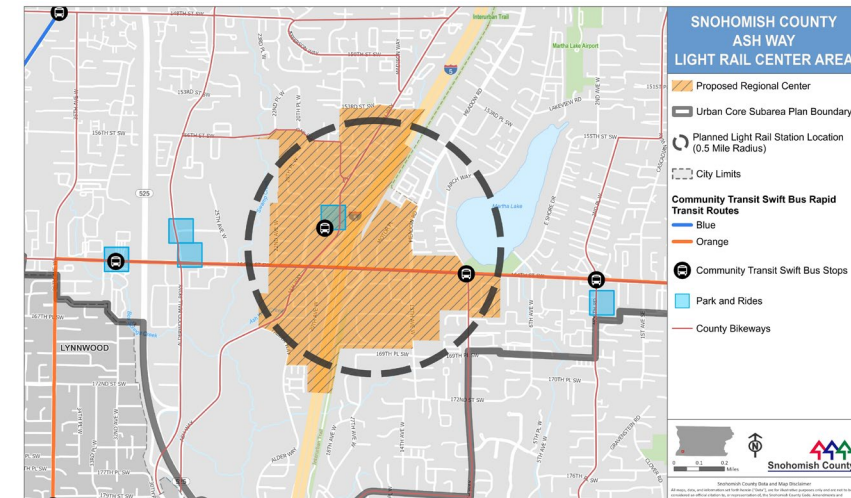


# Snohomish County Applications

- 2024 Comp Plan identifies Mariner and Ash Way Centers as key locations for growth.
- Applications submitted for the Mariner and Ash Way Centers.
- Applications with support from partner cities:
  - Mariner Center: Cities of Mill Creek and Everett
  - Ash Way Center: Cities of Mill Creek and Lynnwood



Mariner Center



Ash Way Center

# Ordinance and CPP Amendments

- Council ordinance being prepared.
- Commitment to pursuing regional growth center designation.
- Amendments to CPP's Appendix I – Centers
- Application due to PSRC September 26, 2025.
- Ordinance may be submitted after deadline.
- Public hearing set for October 15, 2025.

1	<b>COUNTYWIDE PLANNING POLICIES</b>
2	<b>FOR</b>
3	<b>SNOHOMISH COUNTY</b>
4	
5	<b>ADOPTED JUNE 1, 2011</b>
6	<b>AMENDED ORDINANCE NO. 11-011; EFFECTIVE DATE: JUNE 24, 2011</b>
7	
8	<b>AMENDMENTS:</b>
9	<b>JUNE 1, 2011 (AMENDED ORD. NO. 11-021) EFF. DATE JUNE 24, 2011</b>
10	<b>JUNE 8, 2011 (AMENDED ORD. NO. 11-015) EFF. DATE JUNE 24, 2011</b>
11	<b>OCTOBER 17, 2012 (ORD. NO. 12-070) EFF. DATE NOVEMBER 10, 2012</b>
12	<small>(APPENDIX A MAP CHANGE ONLY)</small>
13	<b>JUNE 12, 2013 (AMENDED ORD. NO. 13-032) EFF. DATE JUNE 30, 2013</b>
14	<small>(APPENDIX A AND APPENDIX B CHANGES ONLY)</small>
15	<b>APRIL 16, 2014 (ORD. NO. 14-006) EFF. DATE APRIL 27, 2014</b>
16	<small>(APPENDIX B CHANGES ONLY)</small>
17	<b>JUNE 4, 2014 (ORD. NO. 14-031) EFF. DATE JUNE 16, 2014</b>
18	<b>OCTOBER 12, 2016 (AMENDED ORD. NO. 16-078) EFF. DATE NOVEMBER 10, 2016</b>
19	<b>SEPTEMBER 29, 2021 (AMENDED ORD. NO. 21-059)</b>
20	<b>EFF. DATE OCTOBER 22, 2021</b>
21	<b>FEBRUARY 23, 2022 (ORD. 22-003) EFF. DATE MARCH 6, 2022</b>
22	<b>JULY 19, 2023 (ORD. 23-062) EFF. DATE JULY 31, 2023</b>
23	
24	
25	<small>NOTE: This is an unofficial compilation of the Countywide Planning Policies (CPPs). The official text of the</small>
26	<small>CPPs can be found in the ordinances adopting and amending the CPPs and those ordinances will control in</small>
27	<small>the event of a disparity between the ordinance and this unofficial compilation.</small>
28	



# PSRC Comments

- Updated 2024 employment data showing 17 activity units per acre at Ash Way.
- Enhance jurisdictional coordination and future governance clarity.
- Improve center boundaries and walkability, especially in relation to I-5.
- Considerations Sound Transit's 2027 alignment decision for Ash Way.



Mariner Center



Ash Way Center

# Next Steps

- Submit Mariner and Ash Way Center applications in the current 2025 cycle.
- Address PSRC's comments in the applications.
- Address refinements with PSRC and partner jurisdictions.





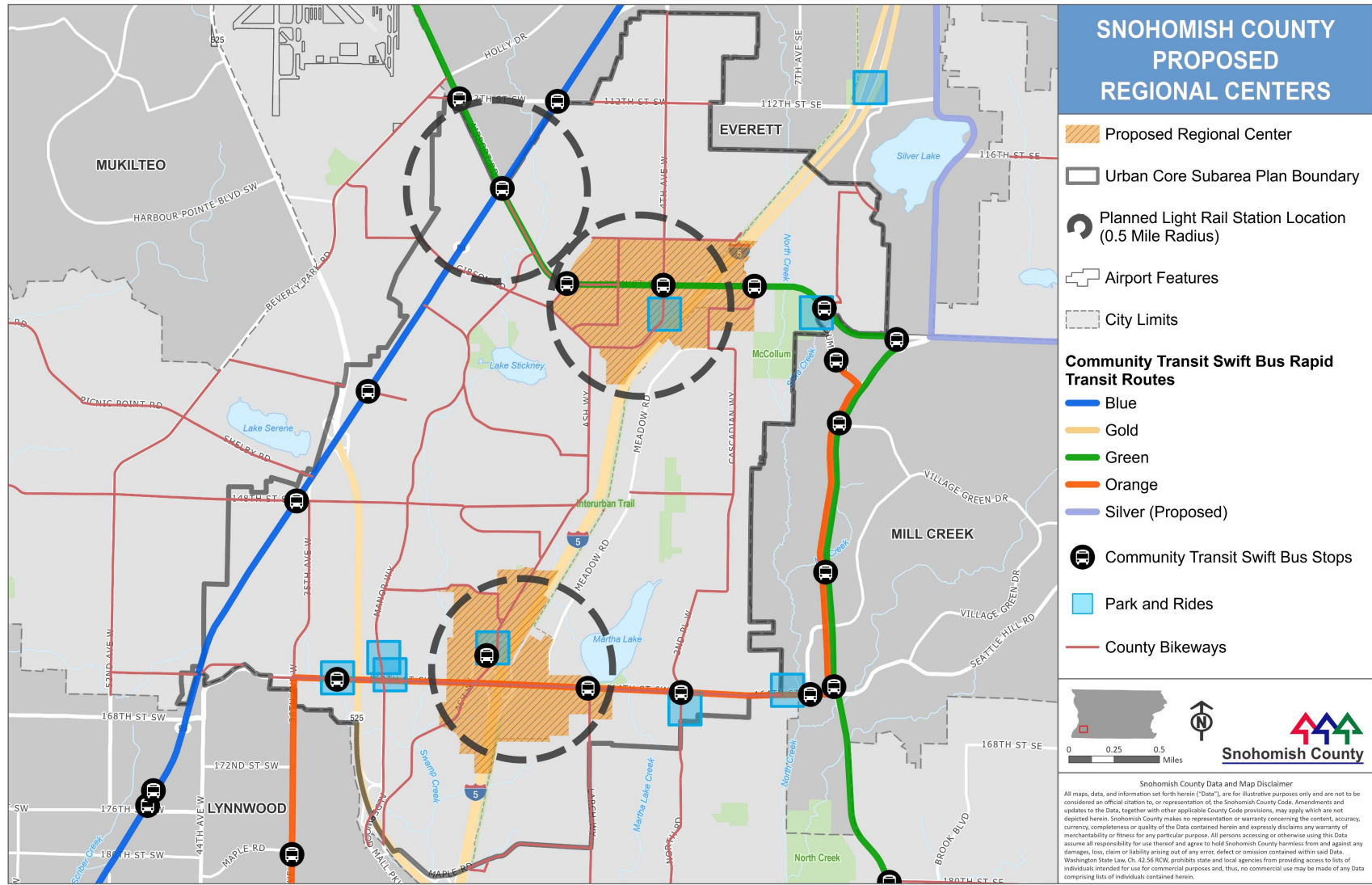
# Questions?

Matthew Siddons, Senior Planner,  
PDS, Snohomish County

[matthew.siddons@snoco.org](mailto:matthew.siddons@snoco.org)







# Thank You