

1 Adopted: November 12, 2025

2 Effective: November 23, 2025

3 SNOHOMISH COUNTY COUNCIL

4 Snohomish County, Washington

6 AMENDED ORDINANCE NO. 25-055

8 RELATING TO GROWTH MANAGEMENT, AMENDING APPENDIX I OF THE COUNTYWIDE PLANNING
9 POLICIES FOR SNOHOMISH COUNTY FOR REGIONAL CENTER DESIGNATION

11 WHEREAS, the Growth Management Act (GMA), RCW 36.70A.210(2), requires the legislative
12 authority of each county which is subject to the GMA's comprehensive planning requirements to adopt
13 a countywide planning policy (CPP) framework in cooperation with the cities and towns within that
14 county, and from which the county, city and town comprehensive plans are developed and adopted;
15 and

17 WHEREAS, RCW 36.70A.210 also requires that the CPPs govern interjurisdictional consistency of
18 county and city planning efforts and implementation of GMA; and

20 WHEREAS, the County most recently revised CPPs through Ordinance 23-062, effective
21 July 31, 2023; and

23 WHEREAS, CPP DP-8 requires that the County and cities shall designate and provide for the
24 development of local, countywide, and regional centers consistent with the Regional Growth Strategy,
25 the Regional Centers Framework, and the Countywide Center Criteria contained in Appendix I; and

27 WHEREAS, Snohomish County is proposing to submit applications to designate the Mariner Light
28 Rail Station Area and the Ash Way Light Rail station Area (Mariner and Ash Way Centers) as regional
29 urban growth centers to the Puget Sound Regional Council (PSRC); and

31 WHEREAS, Snohomish County is proposing to amend Appendix I of the CPPs to support
32 designating the Mariner and Ash Way Centers as regional urban growth centers; and

34 WHEREAS, on April 10, 2025, the Planning Advisory Committee (PAC) of Snohomish County
35 Tomorrow (SCT) was briefed on the County's proposal to apply to designate the Mariner and Ash Way
36 Centers as regional urban growth centers with PSRC; and

38 WHEREAS, on May 8, 2025, the PAC of SCT passed motions to confirm that the County's
39 proposal to designate the Mariner and Ash Way Centers as regional urban growth centers conforms
40 with PSRC's criteria for regional centers framework; and

42 WHEREAS, on May 28, 2025, the Steering Committee of SCT was briefed on the County's
43 proposal to designate the Mariner and Ash Way Centers as regional urban growth centers with PSRC;
44 and

45 AMENDED ORDINANCE NO. 25-055

RELATING TO GROWTH MANAGEMENT, AMENDING APPENDIX I OF THE COUNTYWIDE PLANNING POLICIES FOR
SNOHOMISH COUNTY FOR REGIONAL CENTER DESIGNATION

PAGE 1 OF 8

1 WHEREAS, on June 25, 2025, the Steering Committee of SCT passed motions recommending the
2 Mariner and Ash Way Centers for regional urban growth center designation with PSRC; and
3

4 WHEREAS, on September 26, 2025, the County submitted applications to PSRC to designate the
5 Mariner and Ash Way areas as regional urban growth centers; and
6

7 WHEREAS, on October 28, 2025, the County received feedback from PSRC noting that PSRC staff
8 had reviewed the applications and determined they did not meet the threshold for advancement to the
9 PSRC Executive Board for consideration; and
10

11 WHEREAS, Snohomish County intends to collaborate with PSRC staff to address the identified
12 deficiencies and strengthen the applications for resubmittal in a future regional growth center
13 designation cycle; and
14

15 WHEREAS, the County Council held a public hearing on November 12, 2025, to consider the
16 entire record, including the SCT Steering Committee recommendation to recommend the Mariner and
17 Ash Way Centers for regional urban growth center designation, to amend Appendix I of the CPPs, and to
18 hear public testimony;
19

20 NOW, THEREFORE, BE IT ORDAINED:
21

22 Section 1. The County Council makes the following findings:
23

- 24 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth fully
25 herein.
26
- 27 B. PSRC's VISION 2050 includes a Regional Growth Strategy that focuses growth in centers and near
28 transit, with the goal of creating sustainable urban communities. Population and employment
29 growth in the region should be accommodated within existing and developing centers that have
30 access to high capacity transit.
31
- 32 C. The Comprehensive Plan Population and Employment Element includes 2044 Population Growth
33 Targets for Cities, UGAs, and the Rural/Resource Area. The growth targets show that the
34 population of the Southwest Urban Growth Area (SWUGA) is projected to increase from 505,947
35 residents in 2020 to 730,750 residents in 2044. This is an increase of 224,803 residents and is equal
36 to 72.9% of total county growth. The Mariner and Ash Way Centers are in the County's SWUGA.
37
- 38 D. The County submitted a regional urban growth center application for the Mariner Center to PSRC.
39 The application is supported by the Cities of Mill Creek and Everett. The Mariner Center falls within
40 the municipal urban growth areas (MUGA) boundaries for the cities. If approved by PSRC, the
41 Mariner Center will become a designated regional urban growth center. The County was informed
42 by PSRC on October 28, 2025, that the Mariner Center application will not advance to the PSRC
43 Executive Board for consideration at this time. The County intends to continue coordination with
44 PSRC and submit a revised application in a future application cycle.
45

- 1 E. The County submitted a regional urban growth center application for the Ash Way Center to PSRC.
2 The application is supported by the Cities of Mill Creek and Lynnwood. The Ash Way Center falls
3 within the MUGA boundaries for the cities. If approved by PSRC, the Ash Way Center will become a
4 designated regional urban growth center. The County was informed by PSRC on October 28, 2025,
5 that the Ash Way Center application will not advance to the PSRC Executive Board for consideration
6 at this time. The County intends to continue coordination with PSRC and submit a revised
7 application in a future application cycle.
8
- 9 F. The amendments to Appendix I - Centers of the CPPs support the County in seeking regional urban
10 growth center designation for the Mariner and Ash Way Centers with PSRC. The Regional Centers
11 section of Appendix I is amended to add that the Mariner and Ash Way Centers are being
12 recommended as candidate regional urban growth centers for consideration by PSRC.
13
- 14 G. The Regional Center section is also amended to include the addition of the Appendix I – CPP
15 Snohomish County Regional Growth Centers and Manufacturing/Industrial Centers Map. The map
16 shows the location of regional growth centers and manufacturing and industrial centers in
17 Snohomish County. The map also shows the location of the Mariner and Ash Way Centers as
18 candidate regional urban growth centers.
19
- 20 H. The Candidate Countywide Centers section is amended to add footnotes that the Mariner and Ash
21 Way Centers are being recommended as candidate regional urban growth centers for consideration
22 by PSRC.
23
- 24 I. The proposed amendments are consistent with the following Multicounty Planning Policies (MPPs)
25 from Puget Sound Regional Council VISION 2050:
26
- 27 1. MPP-RGS-9: “Focus a significant share of population and employment growth in designated
28 regional growth centers.”
29 The County is following the principles of VISION 2050 and the PSRC Regional Growth Strategy in
30 directing future population and employment growth in urban areas of the County with access
31 to high capacity transit.
32
- 33 2. MPP-RC-7: “Give funding priority – both for transportation infrastructure and for economic
34 development – to support designated regional growth centers and manufacturing/industrial
35 centers, consistent with the regional vision. Regional funds are prioritized to regional centers.”
36 Regional centers serve as priority investment areas for transportation infrastructure to support
37 growing populations. Having the Mariner and Ash Way Centers designated as regional urban
38 growth centers will provide more regional funding sources for transportation improvements.
39
- 40 3. MPP-DP-21: “Provide a regional framework for designating and evaluating regional growth
41 centers.” PSRC’s Regional Centers Framework provides the eligibility and criteria standards for
42 the designation of regional centers. The applications to designate the Mariner and Ash Way
43 Centers follows the framework criteria including existing density, planned target density, size,
44 transit, and role.

1 4. MPP-RC-1: "Coordinate planning efforts among jurisdictions, agencies, federally recognized
2 tribes, ports, and adjacent regions, where there are common borders or related regional issues,
3 to facilitate a common vision." The County is coordinating with the cities of Mill Creek, Everett,
4 and Lynnwood and is utilizing the SCT process for identification and designation of regional
5 urban growth centers.
6

7 J. The proposed amendments are consistent with the following countywide planning policy (CPPs) for
8 Snohomish County:
9

- 10 1. CPP DP-8: "If applicable, the County and cities shall designate and provide for the development
11 of local, countywide, and regional centers consistent with the Regional Growth Strategy, the
12 Regional Centers Framework, and the Countywide Center Criteria contained in Appendix I."
13 The applications for designating the Mariner and Ash Way Centers follow the policies and
14 processes outlined in these plans. The County has been partnering with the Cities of Mill Creek,
15 Everett, and Lynnwood on completing the regional urban growth center applications.
16
- 17 2. CPP DP-9: "Jurisdictions that have designated regional growth centers and
18 manufacturing/industrial centers shall direct a significant share of population and employment
19 growth to those areas through the provision of land use policies and infrastructure investments
20 that support growth levels and densities consistent with the regional vision".
21 The County is directing population and employment growth to the Mariner and Ash Way
22 Centers. The Comprehensive Plan includes policies that direct growth to centers with transit
23 services. The Future Land Use Map (FLUM) includes the Light Rail Community (LRC) Future Land
24 Use (FLU) designation around the planned light rail station areas at Mariner and Ash Way. The
25 County is proposing the Light Rail Community (LRC) zone to lands in the Mariner and Ash Way
26 Centers. The LRC zone supports high density residential, mixed use, and transit oriented
27 developments. The Transportation and Mobility Subelement of the Urban Core Subarea Plan
28 identifies transportation investment projects. Projects include improvements to roads,
29 pedestrian infrastructure, and bicycle infrastructure in the Mariner and Ash Way Centers.
30
- 31 3. CPP DP-10: "The County and cities shall coordinate the designation and planning of regional,
32 countywide, and local centers with transit service and other service providers to promote well-
33 designed and transit oriented developments that enhance economic development opportunities
34 for all residents, address environmental goals, and reduce vehicle miles traveled and
35 greenhouse gas emissions from transportation."
36 The Urban Core Subarea Plan Element supports the development of centers near light rail
37 transit infrastructure. The centers are to be walkable and connected by transit services including
38 light rail and bus transit. The proposed LRC zone supports pedestrian and transit oriented
39 development near planned light rail stations. This will reduce the reliance on vehicles for travel
40 within the center.
41
- 42 4. CPP DP-14: "The County and cities should promote and focus new compact urban growth in
43 local centers, countywide centers, regional centers, and transit emphasis corridors."

1 The Comprehensive Plan supports directing growth in population and employment to centers.
2 The Land Use Element includes policies to seek regional center designation for the Mariner and
3 Ash Way Centers. The Urban Core Subarea Plan Element includes policies to support new
4 investments in transportation and infrastructure near light rail.
5

6 K. As explained in the recitals, the proposed amendments are also consistent with Appendix I of the
7 CPPs, which outlines the process identified by SCT for the designation of a new regional center in
8 Snohomish County.

- 9 (a) A local jurisdiction nominates a center;
10 (b) A working group of SCT reviews the proposal for conformity with the criteria in the
11 Regional Centers Framework;
12 (c) If the prospective center is found to be appropriate, the SCT Steering Committee
13 recommends the center for designation; and
14 (d) The County Council holds a public hearing and makes the decision whether or not to seek
15 designation of the prospective center and forward the proposal to the Puget Sound
16 Regional Council for consideration.
17

18 L. The proposed amendments are consistent with the following Comprehensive Plan policies for
19 Snohomish County:
20

- 21 1. LU 3.A.5 "The County will pursue the designation of the Ash Way and Mariner Countywide
22 Growth Centers as Regional Growth Centers under the PSRC'S VISION 2050 plan."
23 The County is submitting applications to designate the Mariner and Ash Way Centers as
24 regional urban growth centers with PSRC. The applications follow PSRC's Regional Centers
25 Framework provides the eligibility and criteria standards for the designation of regional
26 centers. The designation will provide more regional funding sources for transportation
27 improvements.
28 2. The Comprehensive Plan Urban Core Subarea Element identifies the Mariner and Ash Way
29 Centers as key locations to accommodate future population and employment growth. The
30 Mariner and Ash Way Centers are proposed to accommodate a significant portion of the
31 County's growth in new housing units and jobs. The Mariner and Ash Way Centers will be
32 served by light rail transit as part of Sound Transit's Everett Link extension. Sound Transit and
33 Snohomish County are proposing substantial new infrastructure investments in transit, roads,
34 pedestrian facilities, and capital projects in the centers.
35

36 M. The proposed amendments comply with the procedural requirements of the GMA, including the
37 public participation provisions in RCW 36.70A.035 and .140.
38

39 N. No inconsistencies between the proposed amendments and the GMA have been identified.
40

41 O. No inconsistencies between the amendments and the CPPs have been identified.
42

43 P. Appropriate public participation has been provided through the SCT process and through a public
44 hearing on this ordinance held after public notice.

1
2 Q. SEPA requirements for this non-project action have been met through the issuance of Addendum
3 No. 4 of the PSRC VISION 2050 Supplemental Final Environmental Impact Statement on September
4 16, 2025.

5 Section 2. The County Council makes the following conclusions:
6

- 7 A. The amendments would amend Appendix I of the CPPs by adding text amendments and the
8 Snohomish County Regional Growth Centers and Manufacturing/Industrial Centers Map.
9
10 B. The amendments to the CPPs satisfy the procedural and substantive requirements of the GMA.
11
12 C. The amendments are consistent with the policies of the MPPs.
13
14 D. The amendments are consistent with the policies of the CPPs.
15
16 E. The amendments as set forth in Exhibit A increase consistency between the CPPs and PSRC's VISION
17 2050 Regional Growth Strategy.
18
19 F. The County has complied with the procedural requirements of SEPA.
20
21 G. The County has complied with state and local public participation requirements under the GMA and
22 chapter 30.73 SCC by broadly disseminating the amendments and providing opportunities for
23 written comments and public hearing after public notice.
24
25 H. The amendments proposed by this ordinance do not result in an unconstitutional taking of private
26 property for a public purpose.
27

28 Section 3. The Snohomish County Council bases its findings and conclusions on the entire record
29 of the County Council, including all testimony and exhibits. Any finding, which should be deemed a
30 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
31

32 Section 4. Based on the foregoing findings and conclusions, Appendix I of the Countywide
33 Planning Policies for Snohomish County, last amended by Ordinance No. 23-062 on July 19, 2023, is
34 amended as indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by
35 reference into this ordinance as if set forth in full.

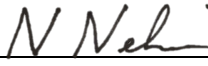
36 Section 5. The County Council directs the Code Reviser to update SCC 30.10.050 pursuant to SCC
37 1.02.020(3).
38

39 Section 6. Severability and Savings. If any section, sentence, clause, or phrase of this ordinance
40 shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a
41 court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
42 constitutionality of any other section, sentence, clause, or phrase of this ordinance. Provided, however,
43 that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or

1 court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the
2 effective date of this ordinance shall be in full force and effect for that individual section, sentence,
3 clause or phrase as if this ordinance had never been adopted.

4
5 PASSED this 12th day of November 2025.

6
7 SNOHOMISH COUNTY COUNCIL
8 Snohomish County, Washington
9

10
11 
12 _____
13 Council Chair
14

15
16 ATTEST:

17 
18 _____
19 Asst. Clerk of the Council
20

21
22
23 (X) APPROVED
24 () EMERGENCY
25 () VETOED

DATE: November 13, 2025

26
27 
28 _____
29 County Executive
30

31
32
33 ATTEST:

34
35 Melissa Geraghty
36 _____

37 Approved as to form only:

38
39 _____
40 Deputy Prosecuting Attorney
41
42
43
44
45

Exhibit A

Ordinance No. 25-055

Amendment to the Countywide Planning Policies Appendix I – Centers

Appendix I – Centers

Centers are a key feature of VISION 2050 and the Regional Growth Strategy. Centers are mixed use and industrial locations that attract robust employment and population growth. The Regional Centers Framework sets up a hierarchy of centers, starting at the regional level and moving through the countywide level to local centers.

Regional Context

VISION 2050 includes narrative and Multicounty Planning Policies that describe the role of centers in the Regional Growth Strategy and provide guidance for the implementation of the centers framework locally. VISION 2050 states:

Mixed-use centers of different sizes and scales—including large designated regional growth centers, countywide centers, local downtowns, and other local centers—are envisioned for all of the region's cities. Concentrating growth in mixed-use centers of different scales allows cities and other urban service providers to maximize the use of existing infrastructure, make more efficient and less costly investments in new infrastructure, and minimize the environmental impacts of urban growth.³⁰

Additional policies provide guidance for implementing the regional centers framework throughout the region including providing guidance on subregional funding allocation, countywide center designation, and guiding development and growth. The following policies and actions provide an overview of this guidance:

MPP-RC-8: Direct subregional funding, especially county-level and local funds, to countywide centers, high-capacity transit areas with a station area plan, and other local centers. County-level and local funding are also appropriate to prioritize to regional centers.

MPP-DP-25: Support the development of centers within all jurisdictions, including high-capacity transit station areas and countywide and local centers.

DP-Action-1: Implement the Regional Centers Framework: PSRC will study and evaluate existing regional growth centers and manufacturing/industrial centers to assess their designation, distribution, interrelationships, characteristics, transportation efficiency, performance, and social equity. PSRC, together with its member jurisdictions and countywide planning bodies, will work to establish a common network of countywide centers.

Regional Centers

Regional Centers are identified by PSRC at the regional level. The Regional Centers Framework outlines the process for identifying new regional centers and provides detailed criteria for the designation of such areas. There are three Regional Growth Centers and two Regional

³⁰ VISION 2050, page 28. Available at <https://www.psrc.org/sites/default/files/vision-2050-plan.pdf>

1 Manufacturing/Industrial Centers within Snohomish County:

2 Regional Growth Centers

- 3 • Bothell Canyon Park RGC
- 4 • Everett RGC
- 5 • Lynnwood RGC

6 Regional Manufacturing/Industrial Centers

- 7 • Cascade MIC
- 8 • Paine Field/Boeing Everett MIC

9 The following centers are being recommended as Candidate Regional Growth Centers - Urban
10 for consideration by the Puget Sound Regional Council.

- 11 • Ash Way RGC³¹
- 12 • Mariner RGC³²

13 Snohomish County Tomorrow has identified the following process for designation of a new
14 Regional Center within Snohomish County:

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

³¹ Regional Centers Framework, page 11. Available at
https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

³² Regional Centers Framework, page 11. Available at
https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

3



Countywide Centers

Countywide (~~center~~) centers are the middle level of center under the centers hierarchy. There are two types of countywide center, growth centers and industrial centers. VISION 2050 requires countywide planning policies to include criteria and processes for the identification of countywide centers. The Regional Framework provides baseline designation criteria and descriptions of the two types of countywide center. However, “depending on county circumstance and priorities, countywide planning policies may include additional criteria (such as planning requirements or mix of uses) or other additional standards within this overall framework.”⁽⁽³⁴⁾⁾³³

Countywide Growth Centers are areas that “serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.”⁽⁽³²⁾⁾³⁴

Countywide Industrial Centers are areas that “serve as important local industrial areas. These areas support living wage jobs and serve a key role in the county’s manufacturing/industrial economy.”⁽⁽³³⁾⁾³⁵

Countywide Center Criteria

The following criteria must be met for designation of a Countywide Growth Center:

Countywide Growth Center	
Identification	- Shall be identified as a Countywide Growth Center in the Snohomish County Countywide Planning Policies. - Shall be identified as a Countywide Growth Center in the local comprehensive plan.
Prioritization	- It is recommended that the locality has developed a subarea plan for the center; and - Clear evidence that the area is a priority for investment, such as planning efforts or infrastructure.
Existing Conditions	At the time of identification, the center shall have: - An existing activity unit (AU) density of 10 AU/acre; - An existing planning and zoning designation for a mix of uses of 20% residential and 20% employment; - An existing capacity and planning for additional growth; and - Goals and policies that encourage mixed use development and increased densities in the local comprehensive or subarea plan.

^{((34)) 33} Regional Centers Framework, page 11. Available at https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

⁽⁽³²⁾⁾³⁴ Regional Centers Framework, page 11. Available at https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

⁽⁽³³⁾⁾³⁵ Regional Centers Framework, page 11. Available at https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

Other Requirements	The center is served by a Community Transit Core Transit Emphasis Corridor or High- Capacity Transit (HCT). The center shall encompass areas that fall within the following radii: • ¼ mile from a planned or existing Community Transit Core Transit Emphasis Corridor or local transit service that is equivalent in level of service; • ¼ mile from an existing or planned bus rapid transit stop; or • ½ mile of an existing or planned light rail station or commuter rail station. The center has a compact, walkable, shape and size: • Size of ¼ square mile (160 acres), up to ½ mile transit walkshed (500 acres). • It is recommended that centers are nodal with a generally round or square shape. • Centers should generally avoid linear or gerrymandered shapes that are not walkable or connected by transit. • The local comprehensive or subarea plan shall have goals and policies for the center that support the development of infrastructure and/or street patterns that encourage nonmotorized forms of transportation, such as walking and bicycling.
--------------------	--

1

2 The following criteria must be met for the designation of a Countywide Industrial Center:

3

Countywide Industrial Centers	
Identification	• Shall be identified as a Countywide Industrial Center in the Snohomish County Countywide Planning Policies. • Shall be identified as a Countywide Industrial Center in the local comprehensive plan.
Prioritization	• It is recommended that the locality has developed a subarea plan for the center; and • Clear evidence that the area is a priority for investment, such as planning efforts or infrastructure.
Existing Conditions	At the time of identification, the center shall have: • A minimum 1,000 existing jobs; • A minimum of 500 acres of industrial zoning; • At least 75% of the center zoned for core industrial uses; and • Existing capacity and planning for additional employment growth.
Other Requirements	The center shall: • Through local or countywide planning have industrial retention strategies in place; and • Play an important county role and concentration of industrial land or jobs with evidence of long-term demand.

4

5 **Identification Process**

6 Initial identification of Countywide Centers shall occur through the process outlined below:

1. Candidate Countywide Centers are identified in the 2021 update of the Countywide Planning Policies for Snohomish County (below).
2. Jurisdictions determine whether or not to pursue formal identification of Candidate Countywide Centers within their jurisdictional boundaries.
3. Localities choosing to pursue formal identification complete local planning for each Candidate Countywide Center as a part of the 2024 GMA Comprehensive Plan Update. Local planning shall:
 - a. Formalize boundaries;
 - b. Identify Center location as a Countywide Center in the local comprehensive plan;
 - c. Adopt policies required by the Countywide Center criteria; and
 - d. If applicable, complete subarea planning.
4. Countywide Planning Policies are amended to finalize designation of Countywide Growth and Industrial centers that meet the criteria in this Appendix.

After initial countywide center designation, new countywide centers can be designated through the following process:

1. Prospective center is nominated by a local jurisdiction;
2. A working group of Snohomish County Tomorrow reviews the prospective center for consistency with the Countywide Center Criteria;
3. If the center proposal is found to be appropriate, the SCT Steering Committee recommends the countywide center for designation; and
4. The County Council holds a public hearing and makes the decision whether or not to designate the prospective center as a Countywide Center.

Candidate Countywide Centers

The following candidate centers were identified during the 2021 Countywide Planning Policies update. As outlined in the identification process above, these locations will not formally be designated as countywide centers until local planning has occurred, candidate centers have been evaluated to ensure they meet the criteria, and the CPPs have been amended to designate the locations. Jurisdictions will need to complete local planning for each area to ensure it is an appropriate location for a countywide center in accordance with local plans and complete all necessary planning to ensure the area meets the countywide center criteria identified above.

Candidate (~~County~~) Countywide Growth Centers:

- 196th Street Mixed Use Node – Lynnwood
- Airport Road and Highway 99 Provisional Light Rail Station – Everett and Snohomish County
- Ash Way Light Rail Station Area – Snohomish County³⁶
- Edmonds Downtown – Edmonds
- Everett Mall – Everett
- Evergreen Way and SR 526 – Everett

³⁶ The Ash Way Center is being recommended as Candidate Regional Growth Centers - Urban for consideration by the Puget Sound Regional Council.

- Lakewood – Marysville
- Mariner Light Rail Station Area – Snohomish County³⁷
- Marshall/Kruse Area – Marysville
- Marysville Downtown – Marysville
- Medical/Highway 99 Activity Center – Edmonds, Lynnwood, and Mountlake Terrace
- Mill Creek Town Center – Mill Creek
- Mountlake Terrace Town Center/Light Rail Station Area – Mountlake Terrace
- Mukilteo Old Town – Mukilteo
- North Everett – Everett
- Red Barn Village – Bothell
- Smokey Point – Arlington
- Thrasher’s Corner – Snohomish County

Candidate Countywide Industrial Centers

- Harbour Reach – Mukilteo
- Maltby – Snohomish County
- Port of Everett/Navy Mill – Everett
- Snohomish River Delta – Everett

Local Centers

Local centers are designated through local planning processes by each local jurisdiction. There is no countywide or regional designation process for local centers, but according to the Regional Centers Framework, local centers should “play an important role in the region and help define our community character, provide local gathering places, serve as community hubs, and are often appropriate places for additional growth and focal points for services.”⁽⁽³⁴⁾⁾³⁸

As local centers grow, they may become eligible for designation as a countywide or regional center if they meet the designation criteria identified in this document and the Regional Centers Framework.

³⁷ The Mariner Center is being recommended as Candidate Regional Growth Centers - Urban for consideration by the Puget Sound Regional Council.

⁽⁽³⁴⁾⁾³⁸ Regional Centers Framework, page 12. Available at https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf