1	Adopted: November 12, 2025
2	Effective:November 23, 2025
3	SNOHOMISH COUNTY COUNCIL
4	Snohomish County, Washington
5	
6	AMENDED ORDINANCE NO. 25-055
7	
8	RELATING TO GROWTH MANAGEMENT, AMENDING APPENDIX I OF THE COUNTYWIDE PLANNING
9	POLICIES FOR SNOHOMISH COUNTY FOR REGIONAL CENTER DESIGNATION
10	
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 14	a countywide planning policy (CPP) framework in cooperation with the cities and towns within that county, and from which the county, city and town comprehensive plans are developed and adopted;
14 15	and
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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
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20	WHEREAS, the County most recently revised CPPs through Ordinance 23-062, effective
21	July 31, 2023; and
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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
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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
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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
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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
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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
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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
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WHEREAS, on June 25, 2025, the Steering Committee of SCT passed motions recommending the 1 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 designation cycle; and 13 14 15 WHEREAS, the County Council held a public hearing on November 12, 2025, to consider the entire record, including the SCT Steering Committee recommendation to recommend the Mariner and 16 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 population of the Southwest Urban Growth Area (SWUGA) is projected to increase from 505,947 34 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

PSRC and submit a revised application in a future application cycle.

the municipal urban growth areas (MUGA) boundaries for the cities. If approved by PSRC, the

by PSRC on October 28, 2025, that the Mariner Center application will not advance to the PSRC Executive Board for consideration at this time. The County intends to continue coordination with

Mariner Center will become a designated regional urban growth center. The County was informed

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- E. The County submitted a regional urban growth center application for the Ash Way Center to PSRC.

  The application is supported by the Cities of Mill Creek and Lynnwood. The Ash Way Center falls within the MUGA boundaries for the cities. If approved by PSRC, the Ash Way Center will become a designated regional urban growth center. The County was informed by PSRC on October 28, 2025, that the Ash Way Center application will not advance to the PSRC Executive Board for consideration at this time. The County intends to continue coordination with PSRC and submit a revised application in a future application cycle.
- 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.

- G. The Regional Center section is also amended to include the addition of the Appendix I CPP Snohomish County Regional Growth Centers and Manufacturing/Industrial Centers Map. The map shows the location of regional growth centers and manufacturing and industrial centers in Snohomish County. The map also shows the location of the Mariner and Ash Way Centers as candidate regional urban growth centers.
- H. The Candidate Countywide Centers section is amended to add footnotes that the Mariner and Ash
   Way Centers are being recommended as candidate regional urban growth centers for consideration
   by PSRC.
  - I. The proposed amendments are consistent with the following Multicounty Planning Policies (MPPs) from Puget Sound Regional Council VISION 2050:
    - MPP-RGS-9: "Focus a significant share of population and employment growth in designated regional growth centers."
       The County is following the principles of VISION 2050 and the PSRC Regional Growth Strategy in directing future population and employment growth in urban areas of the County with access to high capacity transit.
    - 2. MPP-RC-7: "Give funding priority both for transportation infrastructure and for economic development to support designated regional growth centers and manufacturing/industrial centers, consistent with the regional vision. Regional funds are prioritized to regional centers." Regional centers serve as priority investment areas for transportation infrastructure to support growing populations. Having the Mariner and Ash Way Centers designated as regional urban growth centers will provide more regional funding sources for transportation improvements.
    - 3. MPP-DP-21: "Provide a regional framework for designating and evaluating regional growth centers." PSRC's Regional Centers Framework provides the eligibility and criteria standards for the designation of regional centers. The applications to designate the Mariner and Ash Way Centers follows the framework criteria including existing density, planned target density, size, transit, and role.

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

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

CPP DP-8: "If applicable, the County and cities shall designate and provide for the development
of local, countywide, and regional centers consistent with the Regional Growth Strategy, the
Regional Centers Framework, and the Countywide Center Criteria contained in Appendix I."
The applications for designating the Mariner and Ash Way Centers follow the policies and
processes outlined in these plans. The County has been partnering with the Cities of Mill Creek,
Everett, and Lynnwood on completing the regional urban growth center applications.

2. CPP DP-9: "Jurisdictions that have designated regional growth centers and manufacturing/industrial centers shall direct a significant share of population and employment growth to those areas through the provision of land use policies and infrastructure investments that support growth levels and densities consistent with the regional vision".

The County is directing population and employment growth to the Mariner and Ash Way Centers. The Comprehensive Plan includes policies that direct growth to centers with transit services. The Future Land Use Map (FLUM) includes the Light Rail Community (LRC) Future Land Use (FLU) designation around the planned light rail station areas at Mariner and Ash Way. The County is proposing the Light Rail Community (LRC) zone to lands in the Mariner and Ash Way Centers. The LRC zone supports high density residential, mixed use, and transit oriented developments. The Transportation and Mobility Subelement of the Urban Core Subarea Plan identifies transportation investment projects. Projects include improvements to roads, pedestrian infrastructure, and bicycle infrastructure in the Mariner and Ash Way Centers.

3. CPP DP-10: "The County and cities shall coordinate the designation and planning of regional, countywide, and local centers with transit service and other service providers to promote well-designed and transit oriented developments that enhance economic development opportunities for all residents, address environmental goals, and reduce vehicle miles traveled and greenhouse gas emissions from transportation."
The Urban Core Subarea Plan Element supports the development of centers near light rail transit infrastructure. The centers are to be walkable and connected by transit services including light rail and bus transit. The proposed LRC zone supports pedestrian and transit oriented development near planned light rail stations. This will reduce the reliance on vehicles for travel within the center.

4. CPP DP-14: "The County and cities should promote and focus new compact urban growth in local centers, countywide centers, regional centers, and transit emphasis corridors."

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

- K. As explained in the recitals, the proposed amendments are also consistent with Appendix I of the CPPs, which outlines the process identified by SCT for the designation of a new regional center in Snohomish County.
  - (a) A local jurisdiction nominates a center;
  - (b) A working group of SCT reviews the proposal for conformity with the criteria in the Regional Centers Framework;
  - (c) If the prospective center is found to be appropriate, the SCT Steering Committee recommends the center for designation; and
  - (d) 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.

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

 LU 3.A.5 "The County will pursue the designation of the Ash Way and Mariner Countywide Growth Centers as Regional Growth Centers under the PSRC'S VISION 2050 plan."
 The County is submitting applications to designate the Mariner and Ash Way Centers as regional urban growth centers with PSRC. The applications follow PSRC's Regional Centers Framework provides the eligibility and criteria standards for the designation of regional centers. The designation will provide more regional funding sources for transportation improvements.

2. The Comprehensive Plan Urban Core Subarea Element identifies the Mariner and Ash Way Centers as key locations to accommodate future population and employment growth. The Mariner and Ash Way Centers are proposed to accommodate a significant portion of the County's growth in new housing units and jobs. The Mariner and Ash Way Centers will be served by light rail transit as part of Sound Transit's Everett Link extension. Sound Transit and Snohomish County are proposing substantial new infrastructure investments in transit, roads, pedestrian facilities, and capital projects in the centers.

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

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

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

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

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- Q. SEPA requirements for this non-project action have been met through the issuance of Addendum No. 4 of the PSRC VISION 2050 Supplemental Final Environmental Impact Statement on September 16, 2025.
  - Section 2. The County Council makes the following conclusions:

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> 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.

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10 B. The amendments to the CPPs satisfy the procedural and substantive requirements of the GMA.

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12 C. The amendments are consistent with the policies of the MPPs.

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14 D. The amendments are consistent with the policies of the CPPs.

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16 E. The amendments as set forth in Exhibit A increase consistency between the CPPs and PSRC's VISION 17 2050 Regional Growth Strategy.

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19 F. The County has complied with the procedural requirements of SEPA.

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G. The County has complied with state and local public participation requirements under the GMA and chapter 30.73 SCC by broadly disseminating the amendments and providing opportunities for written comments and public hearing after public notice.

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H. The amendments proposed by this ordinance do not result in an unconstitutional taking of private property for a public purpose.

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

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

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

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Section 6. Severability and Savings. If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance. Provided, however, 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 12 <sup>th</sup> day of November 2025.			
6	,			
7		SNOHOMISH COUNTY COUNCIL		
8		Snohomish County, Washington		
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11		/V /Veh		
12		Council Chair / \		
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16	ATTEST:			
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18	Lise Hickey			
19	Asst. Clerk of the Council			
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23	(X) APPROVED			
24	( ) EMERGENCY			
25	() VETOED	DATE: November 13, 2025		
26	. ,			
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28		Ome		
29		County Executive		
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33	ATTEST:			
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35	<u> Melissa Geraghty</u>			
36				
37	Approved as to form only:			
38	F. 5. 5. 5. 5. 5. 5			
39				
40	Deputy Prosecuting Attorney			
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#### **Exhibit A**

Ordinance No. 25-055

Amendment to the Countywide Planning Policies Appendix I – Centers

## 1 Appendix I – Centers

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

## Regional Context

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- 7 VISION 2050 includes narrative and Multicounty Planning Policies that describe the role of
- 8 centers in the Regional Growth Strategy and provide guidance for the implementation of the
- 9 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.<sup>30</sup>

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

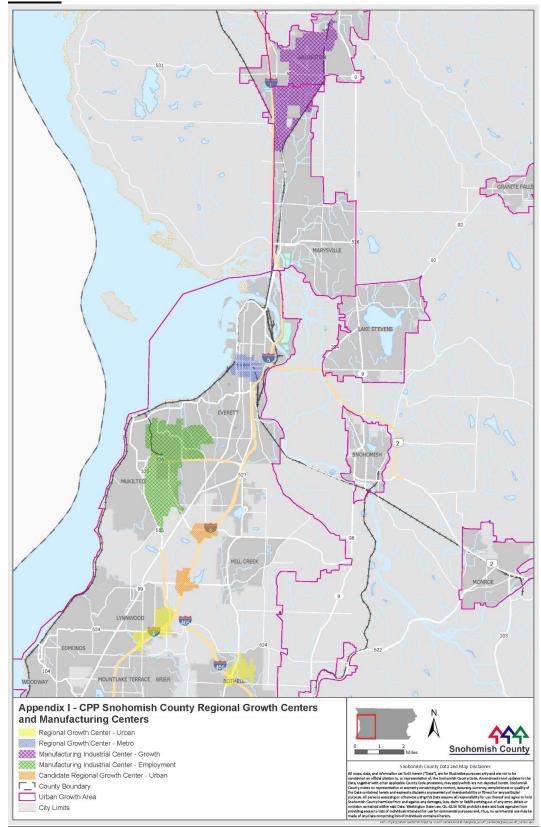
<sup>&</sup>lt;sup>30</sup> VISION 2050, page 28. Available at <a href="https://www.psrc.org/sites/default/files/vision-2050-plan.pdf">https://www.psrc.org/sites/default/files/vision-2050-plan.pdf</a>

Bothell Canyon Park RGC  Everett RGC  Lynnwood RGC  Regional Manufacturing/Industrial Centers  Cascade MIC  Paine Field/Boeing Everett MIC  The following centers are being recommended as Candidate Regional Growth Centers - Urban for consideration by the Puget Sound Regional Council.  Ash Way RGC <sup>21</sup> Mariner RGC <sup>32</sup> Snohomish County Tomorrow has identified the following process for designation of a new Regional Center within Snohomish County:  A local jurisdiction nominates a center;  A working group of Snohomish County Tomorrow (SCT) reviews the proposal for conformity with the criteria in the Regional Centers Framework;  If the prospective center is found to be appropriate, the SCT Steering Committee recommends the center for designation; and  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.	2	Regional Growth Centers
Cascade MIC Paine Field/Boeing Everett MIC  The following centers are being recommended as Candidate Regional Growth Centers - Urban for consideration by the Puget Sound Regional Council.  Ash Way RGC <sup>31</sup> Mariner RGC <sup>32</sup> Snohomish County Tomorrow has identified the following process for designation of a new Regional Center within Snohomish County:  A local jurisdiction nominates a center;  A working group of Snohomish County Tomorrow (SCT) reviews the proposal for conformity with the criteria in the Regional Centers Framework;  If the prospective center is found to be appropriate, the SCT Steering Committee recommends the center for designation; and  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.	3 4 5	Everett RGC
Paine Field/Boeing Everett MIC  The following centers are being recommended as Candidate Regional Growth Centers - Urban for consideration by the Puget Sound Regional Council.  Ash Way RGC <sup>31</sup> Mariner RGC <sup>32</sup> Snohomish County Tomorrow has identified the following process for designation of a new Regional Center within Snohomish County:  A local jurisdiction nominates a center;  A working group of Snohomish County Tomorrow (SCT) reviews the proposal for conformity with the criteria in the Regional Centers Framework;  If the prospective center is found to be appropriate, the SCT Steering Committee recommends the center for designation; and  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.	6	Regional Manufacturing/Industrial Centers
for consideration by the Puget Sound Regional Council.  • Ash Way RGC 31 • Mariner RGC 32  Snohomish County Tomorrow has identified the following process for designation of 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.	7 8	
Snohomish County Tomorrow has identified the following process for designation of 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.     Regional Centers Framework, page 11. Available at https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf	9	
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.   1. Regional Centers Framework, page 11. Available at https://www.psrc.org/sites/default/files/final regional centers framework march 22 version.pdf  1. Regional Centers Framework, page 11. Available at https://www.psrc.org/sites/default/files/final regional centers framework march 22 version.pdf  1. Regional Centers Framework, page 11. Available at https://www.psrc.org/sites/default/files/final regional centers framework march 22 version.pdf	1 2	<ul> <li>Ash Way RGC<sup>31</sup></li> <li>Mariner RGC<sup>32</sup></li> </ul>
<ol> <li>A working group of Snohomish County Tomorrow (SCT) reviews the proposal for conformity with the criteria in the Regional Centers Framework;</li> <li>If the prospective center is found to be appropriate, the SCT Steering Committee recommends the center for designation; and</li> <li>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.</li> </ol>	3 4	· · · · · · · · · · · · · · · · · · ·
https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf  22_Regional Centers Framework, page 11. Available at	5 6 7 8 9 0 1 1 2 3 4 5 6 7 8 9 0 1 1 2 3 4 4 5 6 7 1 1 2 1 2 3 4 4 5 5 7 1 1 2 1 2 3 4 4 5 5 7 1 2 3 4 4 5 5 7 5 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8	<ol> <li>A working group of Snohomish County Tomorrow (SCT) reviews the proposal for conformity with the criteria in the Regional Centers Framework;</li> <li>If the prospective center is found to be appropriate, the SCT Steering Committee recommends the center for designation; and</li> <li>The County Council holds a public hearing and makes the decision whether or not to seel designation of the prospective center and forward the proposal to the Puget Sound Regional Council for consideration.</li> </ol>
		https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf  22 Regional Centers Framework, page 11. Available at

Manufacturing/Industrial Centers within Snohomish County:

# Appendix I - CPP Snohomish County Regional Growth Centers and Manufacturing

# **Centers**



## **Countywide Centers**

- 2 Countywide ((center)) centers are the middle level of center under the centers hierarchy. There
- 3 are two types of countywide center, growth centers and industrial centers. VISION 2050 requires
- 4 countywide planning policies to include criteria and processes for the identification of
- 5 countywide centers. The Regional Framework provides baseline designation criteria and
- 6 descriptions of the two types of countywide center. However, "depending on county
- 7 circumstance and priorities, countywide planning policies may include additional criteria (such
- 8 as planning requirements or mix of uses) or other additional standards within this overall
- 9 framework." ((34))33
- 10 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
- 14 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
- 16 economy." ((33))35

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#### 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 At the time of identification, the center shall have:		
Conditions	• 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.	

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

<sup>((34)) 33</sup> Regional Centers Framework, page 11. Available at

Other	The center is served by a Community Transit Core Transit Emphasis Corridor
Requirements	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;
	• ½ 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.

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

Countywide Industrial				
Centers				
Identification	entification • 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	At the time of identification, the center shall have:			
Conditions	• A minimum 1,000 existing jobs;			
	<ul> <li>A minimum of 500 acres of industrial zoning;</li> </ul>			
	<ul> <li>At least 75% of the center zoned for core industrial uses; and</li> </ul>			
	<ul> <li>Existing capacity and planning for additional employment growth.</li> </ul>			
Other	The center shall:			
Requirements	<ul> <li>Through local or countywide planning have industrial retention</li> </ul>			
	strategies in place; and			
	<ul> <li>Play an important county role and concentration of industrial land or</li> </ul>			
	jobs with evidence of long-term demand.			

# **Identification Process**

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

- 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;

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- 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**

- 26 The following candidate centers were identified during the 2021 Countywide Planning Policies
- 27 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
- 29 evaluated to ensure they meet the criteria, and the CPPs have been amended to designate the
- 30 locations. Jurisdictions will need to complete local planning for each area to ensure it is an
- 31 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.
- 33 Candidate ((County)) Countywide Growth Centers:
  - 196<sup>th</sup> 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 County 36
- Edmonds Downtown Edmonds
- Everett Mall Everett
- Evergreen Way and SR 526 Everett

<sup>&</sup>lt;sup>36</sup> 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 County<sup>37</sup>
- 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
- 13 Candidate Countywide Industrial Centers
- Harbour Reach Mukilteo
  - Maltby Snohomish County
- Port of Everett/Navy Mill Everett
- Snohomish River Delta Everett

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#### 19 Local Centers

- 20 Local centers are designated through local planning processes by each local jurisdiction. There is
- 21 no countywide or regional designation process for local centers, but according to the Regional
- 22 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
- 24 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
- 26 center if they meet the designation criteria identified in this document and the Regional Centers
- 27 Framework.

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<sup>&</sup>lt;sup>37</sup> The Mariner Center is being recommended as Candidate Regional Growth Centers - Urban for consideration by the Puget Sound Regional Council.

<sup>((34))38</sup> Regional Centers Framework, page 12. Available at