Motion 26-1: Countywide Centers
Motion 26-2: Regional Center Designation

Growth Management Planning Council

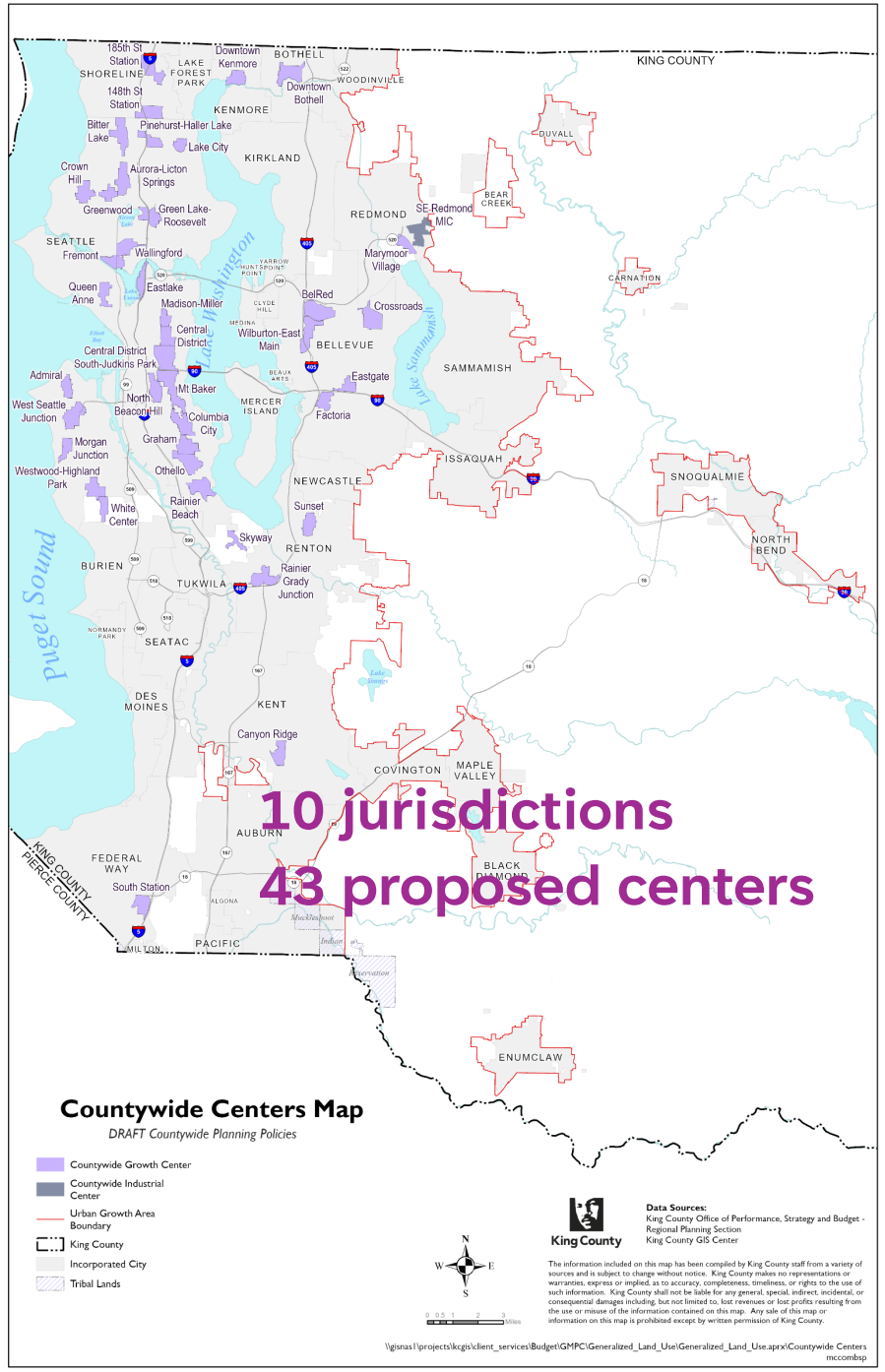
June 24, 2026

Background

- Regional Growth Strategies Framework
- 2021 Countywide Planning Policies Update
- 2025 Application Process

Status update

- Thank you to our talented review team!
- Center applications have been thoroughly reviewed
- Follow up with applicants on questions
- IJT input on initial recommendations
- GMPC reviews draft recommendation today!
- What's ahead:
  - Draft planning recommendation language
  - Goal: GMPC approves motions in September



IJT Recommendation

- Countywide Centers - 2 categories:
  - Approve designation
  - Approve designation with planning recommendations

- Regional Urban Growth Center:
  - Approve with planning recommendation

Planning recommendation themes

- Implement anti-displacement strategies
- Improve job/housing mix to meet minimum 20%
- Additional work to create a central place/destination/complete community
- Improve neighborhood connectivity/walkability
- Address shape/size

- Role of planning recommendations in designation
  - Informal, staff-to-staff, sent by letter from the County
  - Timing of planning recommendations – 5 years from designation

Future changes to designation criteria (2027 work)

- Overlapping criteria
- Countywide Growth Centers
  - Role of the TOD Bill
  - Centers as complete communities or 15-minute City
  - Review/reduce minimum job percentage
  - Minimum delta between existing and planned AUs
  - Freight requirements
  - More definition for some criteria
- Countywide Industrial Centers
  - Planning for industrial lands/centers

Next steps

- Working on planning recommendation language with jurisdictions and staff committee during the summer
- IJT review of planning recommendation language in July and August
- GMPC Action September 16
- County Adoption and Ratification through Q1 2027
- City Ratification through Q3 2027