

# PSRC PLAN REVIEW REPORT & CERTIFICATION RECOMMENDATION

## CITY OF NORMANDY PARK COMPREHENSIVE PLAN

February 25, 2016



### BACKGROUND

The Washington State Growth Management Act calls for coordination between local, regional, and state planning efforts. To advance this coordination, state law requires PSRC to certify that regional transit plans, countywide planning policies, and local comprehensive plans within the central Puget Sound region conform to: (1) established regional guidelines and principles, (2) the adopted long-range regional transportation plan, and (3) transportation planning requirements in the Growth Management Act. Within the central Puget Sound region, the multicounty planning policies in VISION 2040 have been established as the regional guidelines and principles under Revised Code of Washington (RCW) 47.80.026. Certification of local comprehensive plans is also a requirement for jurisdictions and agencies that intend to apply for PSRC funding or proceed with any project submitted into the Regional Transportation Improvement Program, regardless of funding source.

Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process ([Adopted Policy and Plan Review Process](#), Revised September 2003) for reviewing and certifying local, countywide, regional, and transit agency policies and plans.<sup>1</sup> This process also provides an opportunity to coordinate and share information related to local and regional planning. A set of materials, compiled in a [Plan Review Manual](#), provides details on the review and certification process, background, and framework. The manual also provides guidance and checklists for aligning plans and policies with [VISION 2040](#), [Transportation 2040](#), and [Growth Management Act](#) requirements.

### DISCUSSION

This report summarizes the findings and recommendations regarding the periodic update to the comprehensive plan for the City of Normandy Park, adopted by the city on January 26, 2016. PSRC last certified the City of Normandy Park's comprehensive plan in September 2007. PSRC staff reviewed the updated 2015 comprehensive plan and coordinated with city staff in the development of this report.

### CERTIFICATION RECOMMENDATION

Based on the review of the City of Normandy Park comprehensive plan, the following action is recommended to the PSRC Growth Management Policy Board, Transportation Policy Board, and Executive Board:

**The Puget Sound Regional Council certifies that the transportation-related provisions in the City of Normandy Park 2015 comprehensive plan update conform to the Growth Management Act and are consistent with the multicounty planning policies and the regional transportation plan.**

The remainder of this report contains a summary of the PSRC review of the City of Normandy Park comprehensive plan update. Under each heading, the scope of the certification review, as guided by the [Plan](#)

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<sup>1</sup> The certification requirement in the Growth Management Act is described in RCW 47.80. The specific requirements for transportation elements in local comprehensive plans are spelled out in RCW 36.70A.070. PSRC's Interlocal Agreement, Section VII, also provides direction for the review of local comprehensive plans and countywide policies (Resolution A-91-01, amended March 1998). The Council's Executive Board last updated its process for Policy and Plan Review in September 2003. The process is also described in VISION 2040, Part IV: Implementation.

[Review Manual](#) and Local Comprehensive Plan Checklist, is listed in high-level bullets. Discussion in each topic area highlights exemplary provisions of the plan, as well as issues identified through the certification review where future work on the part of the city is needed to more fully address VISION 2040, Transportation 2040, and Growth Management Act planning requirements.

## Part I: Conformity with Growth Management Act Transportation Planning Requirements

### SCOPE OF REVIEW

The Growth Management Act (RCW 36.70A.070(6)) includes several requirements related to transportation elements in local comprehensive plans. These requirements are summarized as follows:

**Land use assumptions and forecasts of travel demand** that are internally consistent and consistent with growth targets.

**Service and facility needs**, including inventories of existing facilities, and level-of-service standards and concurrency provisions that address multiple modes of travel, planned land uses and densities, and state highways.

**Financing and investments**, including a multiyear financing plan and reassessment strategy to address potential funding shortfalls.

**Intergovernmental coordination** with neighboring cities, counties, and regional and state agencies.

**Demand management**, including programs to implement the Commute Trip Reduction Act.

**Pedestrian and bicycle planning**, including project funding and capital investments, education, and safety.

**Land uses adjacent to airports**, identifying relevant facilities, existing and planned uses, and policies that discourage incompatible uses.

Air quality is largely an interjurisdictional issue in which each jurisdiction's travel behaviors, measured through vehicle emissions, affect the regional airshed. The Washington Administrative Code (WAC) requires local transportation elements and plans to include "policies and provisions that promote the reduction of criteria pollutants" for mobile sources (WAC 173-420-080). When PSRC reviews plans, it also certifies that the comprehensive plans include air quality policies and provisions, including a commitment to meeting the requirements of applicable federal and state air quality legislation.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The City of Normandy Park's comprehensive plan effectively addresses many of the transportation planning requirements of the Growth Management Act and includes adequate air quality policies and provisions.

Highlights include:

- ☑ The plan supports transportation improvements that promote safety and fuel conservation and reduce environmental impacts, including toxic surface water runoff, air pollution, and noise levels in residential areas (P.05-XP).
- ☑ Policies in the plan encourage coordination of public transportation planning with adjacent communities and regional transportation systems, including transit service connections to the new South 200th Street light rail station (P.16-XP).
- ☑ The plan supports work to reduce single-occupant vehicles, including METRO and PSRC efforts that increase carpooling and transit ridership (P.17-XP).

## DISCUSSION: AREAS FOR FURTHER WORK

The city should address the following comments at the earliest opportunity through future amendments to the comprehensive plan, subarea plans, or functional plans:

- The Growth Management Act requires that plan elements use consistent land use assumptions. Specifically, travel demand forecasts and transportation need assessments should be based on land use assumptions that correspond with the most recently adopted growth targets extended out to 2035 (RCW 36.70A.070(6)). While the plan states that assumptions from the land use element were used in determining future transportation needs, these assumptions should be more fully documented in the transportation element.

## Part II: Consistency with Regional Plans and Policies

### OVERVIEW

This section discusses consistency with the multicounty planning policies (established regional guidelines and principles under RCW 47.80.026) adopted in VISION 2040, and Transportation 2040, the region's long-range transportation plan. In addition to the multicounty planning policies, VISION 2040 contains a regional growth strategy with a preferred distribution of the region's residential and employment growth, as well as a number of implementation actions for local governments to carry out. Each policy area addressed in VISION 2040 is discussed in turn below.

### VISION 2040 Context Statement

VISION 2040 calls for local plans to include a context statement that describes how the comprehensive plan addresses regional policies and provisions adopted in VISION 2040. While the plan states that the transportation element is consistent with VISION 2040, the city should more explicitly describe how the plan addresses VISION 2040. Examples of context statements are provided in PSRC's [Plan Review Manual](#), page 2-1.

### Environment

#### SCOPE OF REVIEW

VISION 2040 calls for local comprehensive plans to address the following environmental policy topics:

**Stewardship**, including addressing the natural environment throughout the plan, decisions based on best-available science, and regional environmental initiatives.

**Earth and habitat**, including open space protection, restoration and protection of native vegetation, and coordination with adjacent jurisdictions.

**Water quality**, including actions that maintain hydrologic functions and reduce water pollution in ecosystems, watersheds, shorelines, and estuaries.

**Air quality and climate change**, addressing federal and state laws, reduction of pollutants, Puget Sound Clean Air Agency policies, and reduction of greenhouse gas emissions and adaptation to climate change.

#### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Normandy Park comprehensive plan addresses the environmental policy topics in VISION 2040. Highlights include:

- The plan promotes controlling development in environmentally sensitive or critical areas, preserving natural function, water quality, public safety and open-space character, and encouraging strategies that move development from environmentally sensitive areas to more buildable areas (P.11-LU and P.21-LU).

- ☑ The plan directs the city to restore and preserve shorelines, surface water bodies, and wetlands in Normandy Park, and supports stormwater control, habitat preservation and open space (G.01-EV and P.03-EV, P.06-EV, P.13-EV).

#### **DISCUSSION: AREAS FOR FURTHER WORK**

The certification review did not identify any major areas for improvement of the plan to better align with regional guidelines and principles on the environment.

## **Development Patterns – Including the Regional Growth Strategy**

### **SCOPE OF REVIEW**

VISION 2040 calls for local comprehensive plans to address the following development patterns policy topics:

**Urban areas**, including targets for housing and employment growth, compact communities that support transit and walking, and provisions for redevelopment of underused land.

**Centers**, including planning for one or more central places as locations for compact, mixed-use development, with policies that prioritize funding to centers to advance development.

**Unincorporated urban areas**, including policies that advance annexation and orderly transition of governance.

**Resource lands**, including identification of steps to limit development.

**Regional design**, addressing local provisions that apply the Transportation 2040 Physical Design Guidelines, energy efficient building, historic preservation, and enhanced sense of community.

**Health and active living**, addressing healthy environment, physical activity and well-being, and safety.

### **DISCUSSION: EXEMPLARY PLAN PROVISIONS**

The city's comprehensive plan effectively addresses many of the development patterns policies in VISION 2040. Highlights include:

- ☑ The plan directs the city to maintain and promote a built environment that is of high quality, is pedestrian-oriented, and improves quality of life (P.12-LU).
- ☑ The plan includes policies that promote the efficient use of urban land through encouraging redevelopment of underutilized properties (P.06-LU).
- ☑ Policies in the plan support and protect cultural, historic, and visual resources (P.16-LU, P.17-LU, and P.09-PR).

### **DISCUSSION: AREAS FOR FURTHER WORK**

The city should address the following comments at the earliest opportunity through future amendments to the comprehensive plan, subarea plans, or functional plans:

- ☐ PSRC commends the city for affirmatively planning for a limited share of the county's growth, as called for in the regional growth strategy in VISION 2040. The city has adequate zoned development capacity to accommodate the housing and employment growth targets through 2035. Although the difference is small, the discussion of the targets should be more clearly consistent with the targets in the countywide planning policies and King County guidance on extending growth targets.
- ☐ The plan contains policies that support the development of mixed use and pedestrian-oriented neighborhood centers. These address VISION 2040's focus on supporting a variety of central places throughout the region. VISION 2040 also recommends that local jurisdictions prioritize infrastructure funding within their identified centers. Policies that prioritize transportation, public realm, and other investments in Normandy Park's centers would strengthen the plan's support for development in these locations (MPP-DP-11 and 13, MPP-T-11).

## Housing

### SCOPE OF REVIEW

VISION 2040 calls for local comprehensive plans to address the following housing policy topics:

**Increased housing production opportunities**, including diverse types and styles for all income levels and demographic groups.

**Affordable housing needs**, including an assessment of existing and future housing needs based on regional and local factors, including household income, demographics, special needs populations, and adequacy of existing housing stocks.

**Regional housing objectives** in VISION 2040, including promotion of housing diversity and affordability, jobs-housing balance, housing in centers, and flexible standards and innovative techniques.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The city's comprehensive plan effectively addresses the housing provisions contained in VISION 2040.

Highlights include:

- Policies in the plan encourage and support the provision of affordable housing through strategies such as increasing residential densities and supporting private sector efforts to provide affordable housing (P.01-HO, P.03-HO, and P.05-HO).
- The plan supports affordability by encouraging higher-density housing to locate in areas where transit is available or viable (P.03-LU).

### DISCUSSION: AREAS FOR FURTHER WORK

The city should address the following comments at the earliest opportunity through future amendments to the comprehensive plan, subarea plans, or functional plans:

- While many of the city's housing policies encourage the provision of affordable housing, the plan would be strengthened by adding a policy to make accessory dwellings a more viable affordable housing option, as they currently have several strict limitations.

## Economy

### SCOPE OF REVIEW

VISION 2040 calls for local comprehensive plans to address the following economic development policy topics:

Include an **economic development element** that addresses: business, people, and places.

**Retention and recruitment efforts** that support family wage jobs, industry clusters that export goods and services, and small businesses that are locally owned.

**Equitable benefits and impacts**, including provisions and programs that promote economic vitality in distressed areas or areas with disadvantaged populations.

**Adequate housing growth in centers** through collaboration with the private sector and provision of infrastructure.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The city's comprehensive plan effectively addresses many of the economic provisions of VISION 2040.

Highlights include:

- The plan encourages improving shopping and service options within Normandy Park in order to provide convenient access to day-to-day needs and to boost the local economy (P.05-LU).

## DISCUSSION: AREAS FOR FURTHER WORK

The city should address the following comment at the earliest opportunity through future amendments to the comprehensive plan, subarea plans, or functional plans:

- PSRC’s plan review checklist includes several components addressing economic development. Ec-Action-6 calls for all cities and counties to adopt an Economic Development element when conducting the next major plan update. Because the city’s comprehensive plan hasn’t included a specific economic development element to date, the city should consider how to provide more information about the city’s actions to support economic development either through a new element, as called for in VISION 2040, or through existing plan elements. The additional information and policies could build on VISION 2040’s framework of people, business, and places for economic development (See VISION 2040’s Economy section).

## Transportation

### SCOPE OF REVIEW

VISION 2040 and Transportation 2040 call for local comprehensive plans to address the following transportation policy topics:

**Maintenance, management, and safety**, including clean transportation with reductions in pollution and greenhouse gas emissions, environmental factors, health and safety, stable and predictable funding sources, system and demand management strategies, and security and emergency response.

**Support for the regional growth strategy**, including system improvements that align with planned growth, prioritized investments that support compact development in centers, joint- and mixed-use development, complete streets and improvements to promote biking and walking, and context-sensitive design.

**Improved transportation options and mobility**, including alternatives to driving alone, facilities and services for special needs transportation, avoidance of new or expanded facilities in rural areas, and financing methods.

**Linking land use and transportation**, including integrating Transportation 2040 physical design guidelines in planning for centers and transit station areas, and land development tools that promote transportation alternatives.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Normandy Park comprehensive plan addresses the major transportation emphases in VISION 2040 and Transportation 2040, including maintenance, management, and safety. It supports the regional growth strategy and provides greater options and mobility. Highlights include:

- ☑ The plan promotes walking, biking, carpooling, and transit ridership to reduce greenhouse gas emissions and foster public health. Strategies to accomplish this include prioritizing pedestrian and transit corridor improvements, monitoring employer compliance with the Commute Trip Reduction Act, working with transit providers to pursue new local circulator and light rail shuttle service, working with METRO and PSRC on efforts to increase carpooling and transit ridership, and encouraging the use of low-emission vehicles (P.09-XP).
- ☑ The plan prioritizes the maintenance and repair of existing facilities. It calls for consideration of the best available lifecycle costs for capital improvements, including operation and maintenance costs, environmental, economic, and social impacts, and any replacement or closure costs (P.18-XP).

### DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with regional guidelines and principles on transportation. See Page 3 for comments related to conformity with Growth Management Act transportation planning requirements.

## Public Services

### SCOPE OF REVIEW

VISION 2040 calls for local comprehensive plans to address the following public services policy topics:

**Promote more efficient use of existing services**, such as waste management, energy, and water supply, through conservation – including demand management programs and strategies.

**Promote renewable energy and alternative energy sources.**

**Plan for long-term water needs**, including conservation, reclamation and reuse.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Normandy Park comprehensive plan update contains policies that address many of the public services provisions of VISION 2040. Highlights include:

- ☑ The plan directs the city to facilitate and encourage conservation of energy and water resources to delay the need for additional facilities, improve air and water quality (especially for salmon streams and rivers), and preserve substantial resources for future generations (P.01-CF).
- ☑ The plan supports the evaluation and refinement of recycling and solid waste programs. This ensures that service providers offer cost and other advantages to the community, regulations are employed, programs demonstrate improved waste diversion rates, a full range of needed and worthwhile programs exist, and all solid waste issues are addressed (P.11-CF).

### DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with regional guidelines and principles on the public services.

## Conclusion

PSRC staff thanks the city for working through the plan review and certification process. PSRC is available to provide assistance for future plan updates. Additional planning resources can also be found at <http://www.psrc.org/growth/planreview/resources/>. If the city has questions or needs additional information, please contact Erika Harris at 206-464-6360 or [eharris@psrc.org](mailto:eharris@psrc.org).