



Puget Sound Regional Council

Growth Management Policy Board

Thursday, March 3, 2022 • 10:00 AM – 12:00 PM

Hybrid Meeting

The meeting will be streamed live over the Internet at www.psrc.org.

PUBLIC NOTICE: In accordance with the Governor's Proclamations and the Seattle-King County Department of Public Health Officer's orders, masks are required for all visitors to PSRC's office, regardless of vaccination status. No refreshments will be provided at the meeting.

PSRC will continue to monitor public health guidance from the Washington State Department of Health and Seattle-King County Public Health Officer. Should there be any major changes to guidance, this meeting may be held virtually only.

Attend, watch or listen

Members of the public can attend meetings at PSRC's offices, watch the meeting live at <https://www.psrc.org/boards/watch-meetings>, or listen by phone 1-888-475-4499, Meeting ID: 814 9985 9488, Passcode: 179093

Provide public comment

PSRC's boards value public comment. Members of the public may provide public comment in multiple ways:

- Written comments may be submitted via email to kmitchell@psrc.org up to two hours before the meeting. Comments will be emailed to board members. Comments received after that deadline will be provided to board members after the meeting.
- Public comment may be made via Zoom or by phone. Registration is required and closes two hours before the meeting starts. Late registrations will not be accepted. Register [here](#). You will have 2 minutes to address the board.
- Public comment may be made in person at PSRC's office.

Public comments are public records and may be subject to disclosure pursuant to the Public Records Act, RCW Chapter 42.56. For further information regarding public comment, see our [website](#).

1. Call to Order (10:00) - Councilmember Ed Prince, Chair

2. Communications and Public Comment

- a. Letter from Friends of Black Diamond

3. Report of the Chair

- a. Appointment of Council Chair Megan Dunn as GMPB Vice Chair

- 4. Director's Report**
- 5. Consent Agenda (10:20)**
 - a. Approve Minutes of Growth Management Policy Board Meeting held February 3, 2022
- 6. Action Item (10:25)**
 - a. Recommend Certification of the Frederickson MIC Subarea Plan -- *Maggie Moore, PSRC*
- 7. Discussion Item (10:45)**
 - a. Regional Housing Strategy Update -- *Laura Benjamin, PSRC*
- 8. Discussion Item (11:30)**
 - a. Outreach and Support for 2024 Comprehensive Plan Updates -- *Maggie Moore, PSRC*
- 9. Information Item**
 - a. VISION 2050 Award Nomination Flyer
- 10. Information Item**
 - a. General Assembly Save the Date Flyer
- 11. Next Meeting: April 7, 2022, 10:00 a.m. - 12:00 p.m.**

Major Topics for April:
Regional TOD Committee Update
Housing Trust Fund
-

Save the Date: General Assembly - May 26, 2022, 10:00 AM - 1:00 PM
- 12. Adjourn (12:00)**

Board members please submit proposed amendments and materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to Kristin Mitchell, e-mail kmitchell@psrc.org, fax 206-587-4825; or mail.

Sign language, and communication material in alternative formats, can be arranged given sufficient notice by calling 206-464-7090 or TTY Relay 711.

العربية | Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng Việt | Vietnamese, visit <https://www.psrc.org/contact-center/language-assistance>.

Feb. 22, 2022

To: Growth Management Policy Board of PSRC
 RE: Black Diamond Comprehensive Plan Next Steps

Dear PSRC Growth Management Policy Board,

Thank you for your careful consideration of how Black Diamond's Comprehensive Plan could affect Vision 2050, our regional environment, and transportation infrastructure. At your Feb. 3 meeting, we testified that Black Diamond failed to address PSRC's 2020 conditions for Plan certification.

Suggested Alternatives for going forward:

1. Do not certify. Jurisdictions should see that PSRC's conditions to work toward Vision 2050 are meaningful and important.
2. Alternately, extend conditional certification with the Feb. 3, 2022, staff report recommendations, amended with a deadline of 2022 and the following:

Additional Condition: "PSRC extends conditional certification until the end of 2022 to submit Comprehensive Plan revisions based on an updated transportation model that considers current zoned capacity and is based on reasonable and accurate predictions for future development and transportation projects."

Rationale: The City is currently updating its transportation model for the vested Master Planned Developments (as required by City Ordinances 970 and 946, MPD Condition 17). This should substantially overlap with the work needed to develop a compliant transportation model for its comprehensive plan this year.

More Information:

- Despite having two years to address PSRC conditions, Black Diamond failed to meaningfully address problems with its Transportation planning.
- The City wrongly assumed new lanes on Hwy 169 inconsistent with regional plans.
- The City could develop other planning or transportation options, but they can't understand or consider options if they don't have a correct transportation model.
- Black Diamond's actions over the last two years signal an intent to *further* increase development capacity in direct conflict with PSRC recommendations.

Thank you,
 Friends of Black Diamond



Puget Sound Regional Council

MINUTES

Growth Management Policy Board

February 3, 2022

Hybrid Meeting

[To watch a video of the meeting and hear the discussion, go to <https://www.psrc.org/boards/watch-meetings>]

CALL TO ORDER

The meeting was called to order at 10:01 a.m. by Chair Prince.

COMMUNICATIONS AND PUBLIC COMMENT

Michael Birdsall provided comments about concerns related to the City of Black Diamond's comprehensive plan and urged the board to not approve it.

Peter Rimbo with Citizens' Technical Action Team provided comments about concerns related to the City of Black Diamond's comprehensive plan and urged the board to reject a conditional certification.

Kristen Bryant with Friends of Black Diamond provided comments about the history of the comprehensive plan process and expressed concerns about the City of Black Diamond's comprehensive plan.

CHAIR'S REPORT

Chair Prince welcomed new board members and alternates:

- Commissioner Fred Felleman is the new member representing Ports
- Deputy Mayor Jared Nieuwenhuis is the new alternate for the City of Bellevue
- Councilmember Joe Bushnell is the new member and Councilmember Sarah Rumbaugh is the new alternate representing the City of Tacoma
- Council President Michael Goodnow is the new alternate for the City of Bremerton
- Councilmember Jon Quitslund, City of Bainbridge Island, is the new member for Other Cities & Towns in Kitsap County

DIRECTOR'S REPORT

Director of Growth Management Paul Inghram welcomed new board members and alternates. Mr. Inghram shared that PSRC recognizes Black History Month and there will be upcoming blog posts in February that look at data on disparity in the region. Mr. Inghram provided an overview of the presentations on the meeting agenda.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held January 6, 2022

ACTION: It was moved and seconded (Wahl/Robinson) to adopt the Consent Agenda. Motion passed.

RECOMMEND CONDITIONAL CERTIFICATION OF BLACK DIAMOND COMPREHENSIVE PLAN

Senior Planner Laura Benjamin provided an overview of the work the City of Black Diamond has been doing to address the conditional certification since the Executive Board action in early 2020. The city efforts included amending the comprehensive plan and passing City Council Resolution 21-1407 to support working towards the city's adopted targets. Some of the conditions were not fully addressed, however. The staff report recommends that the city should continue to implement the resolution and address the inconsistencies between anticipated growth and adopted targets. Due to these ongoing issues, staff recommend a conditional certification. Board members discussed challenges related to growth and transportation in the plan, implications of conditionally certifying the plan, and options for delaying board action for additional research and discussion.

ACTION: It was moved and seconded (Buxton/Marts) to postpone taking action on the recommendation. Motion passed.

REGIONAL TRANSPORTATION PLAN AND PROJECT SELECTION PROCESS

Director of Transportation Kelly McGourty provided an overview the draft Regional Transportation Plan including that it is out for public comment and plans for upcoming open houses. The public comment period closes on February 28 and the plan will be adopted at the May General Assembly. Ms. McGourty also provided an overview of the Project Selection Process currently underway. It includes an equity pilot program that the Equity Advisory Committee will help support.

ECONOMIC DEVELOPMENT DISTRICT UPDATE

Jason Thibedeau, Program Manager for Economic Development, provided an overview of the Economic Development District and the Regional Economic Strategy adopted in

December 2021. Mr. Thibedeau highlighted a few of the 2022-2026 goals, including economic opportunity, global competitiveness, and quality of life. The Economic Development District provides analysis and strategy development, technical assistance, and amplifies regional efforts.

OPEN SPACE, RURAL, AND RESOURCE LANDS CONSERVATION TOOLKIT

Senior Planner Erika Harris presented tools for urban and rural lands in the Open Space, Rural, and Resource Lands Conservation Toolkit. Ms. Harris highlighted several tools local governments could adopt, including designating farm and forest land, Conservation Futures programs, rebate programs for green infrastructure, and other tools to support conservation efforts.

STORMWATER PARKS UPDATE

Senior Planner Erika Harris provided an update on the Stormwater Parks technical assistance grant. Initial funding was for four parks but was expanded to six parks due to additional funding. The jurisdictions selected: City of Kirkland, Kitsap County, City of Lynnwood, City of Marysville, and City of Woodinville. Ms. Harris shared that staff are looking for a Pierce County jurisdiction for the final spot. PSRC has held initial meetings with the jurisdictions and consultants. Technical assistance will be provided until September 2022 and the stormwater parks guidance will be available in October 2022.

NEXT MEETING

Chair Prince announced the next meeting is scheduled for March 3, 2022.

ADJOURN

The meeting adjourned at 11:45 a.m.

Attachments:

GMPB February 3, 2012 - Attendance Roster

Growth Management Policy Board - February 3, 2022								
Voting Members			✓	Non-voting Members				✓
King County	2	CM Claudia Balducci		Associate Members				
		Vacant		Alderwood Water and Wastewater District	1	COM Paul McIntyre		
						Dick McKinley Alt 1	1	
Seattle	2	CM Andrew Lewis	1	Thurston Regional Planning Council	1	John McCellan Alt 2		
		CM Dan Strauss	1			Helen Wheatley Alt		
		CM Tammy Morales Alt		Public Agency Members				
Bellevue	1	Mayor Lynne Robinson	1	Commerce	1	Dave Andersen		
		DM Jared Nieuwenhuis Alt	x			Mark Barkley Alt		
Cities/Towns	3	DM Traci Buxton, Des Moines	1	PSRC Committees				
		CM Tola Marts, Issaquah Alt	1	Regional Staff Cmte.	1	Andrea Spencer, Bremerton	1	
		CM Ed Prince, Renton - Chair	1			Chip Vincent, Renton Alt		
		CP Jessica Forsythe, Redmond Alt	x	Private/Civic Members-Business/Labor				
		CM Phillippa Kassover, Lake Forest Park Alt	x	Master Builders of King and Snohomish Counties	1			
		MYR Mason Thompson, Bothell Alt	x			Jennifer Anderson Alt	1	
Kitsap County	1	COM Ed Wolfe		Natural and Built Environments	1	Angela Rozmyn	1	
		COM Charlotte Garrido Alt				Robert Pantley Alt	x	
Bremerton	1	MYR Greg Wheeler	1	Seattle Children's	1	Edna Shim	1	
		CP Michael Goodnow Alt				Victoria Cleator Alt		
Cities/Towns	1	CM Jon Quitslund, Bainbridge Isl		Private/Civic Members-Community/Environment				
		TBD		Futurewise	1	Alex Brennan	1	
Pierce County	1	CM Hans Zeiger	1			Tiernan Martin Alt		
		CM Ryan Mello Alt		Housing Development Consortium - Seattle/King Co.	1	Patience Malaba	1	
Tacoma	1	CM Joe Bushnell	1	Metro Parks Tacoma	1	Debbie Terwilliger		
		CM Sarah Rumbaugh, Alt						
Cities & Towns	1	CM Ned Witting, Puyallup	1					
		MYR Joshua Penner, Orting Alt		Tacoma-Pierce County Health Department	1	Dr. Anthony Chen, Tacoma-Pierce County Health Department	1	
Snohomish County	1	CM Megan Dunn	1			Dr. Gib Morrow, Kitsap Public Health District Alt	x	
		CM Jared Mead Alt		Non Voting	11		8	
Everett	1	CM Mary Fosse	1					
Cities/Towns	1	MYR Russell Wiita, Sultan						
		Mayor Pro Tem Brian Wahl, Mountlake Terrace Alt 1	1					
Federally Recognized Tribes								
Muckleshoot Indian Tribe	1	Vacant						
Puyallup Tribe of Indians	1	Andrew Strobel						
		Jennifer Keating Alt						
Suquamish Tribe	1	Rob Purser				Abbreviations		
		Thomas Ostrom Alt				CM Councilmember		
Statutory Members						COM Commissioner		
Ports	1	COM Fred Felleman, Seattle	1			CP Council President		
		COM Don Meyer, Tacoma Alt 1				DM Deputy Mayor		
		COM Glen Bachman, Everett Alt 2				MYR Mayor		
WSDOT	1	Robin Mayhew	1			1 = Member for Meeting		
		JoAnn Schueler, Alt 1				X = Alternate for Meeting		
		Azim Sheikh-Taheri, Alt 2						
Voting	22	(Quorum = 11) Quorum Total	15					

5.a.a

Attachment: GMPB February 3, 2012 - Attendance Roster (3357 : Feb 3 GMPB Minutes)

GUESTS AND PSRC/STAFF PRESENT - All Attendees Remote
(As determined by staff.)

Anitra
Laura Benjamin, PSRC
Michael Birdsall
Kristen Bryant, Friends of Black Diamond
Carolyn Downs, PSRC
Aaron Hallenberg, Pierce County
Erika Harris, PSRC
Paul Inghram, PSRC
Kathryn Johnson, PSRC
Thara Johnson, City of Bellevue
Piset Khuon, PSRC
David Linehan, on behalf of City of Black Diamond
Kelly McGourty, PSRC
Kristin Mitchell, PSRC
Peter Rimbos, Citizens' Technical Action Team
Jack Sperry
Jason Thibedeau, PSRC
Liz Underwood-Bultmann, PSRC
David Yeaworth, Port of Seattle



Puget Sound Regional Council

ACTION ITEM

February 24, 2022

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommend Certification of the Frederickson MIC Subarea Plan**

IN BRIEF

Consistent with PSRC's adopted [plan review process](#), PSRC staff recommends certification of the subarea plan for the Frederickson Manufacturing/Industrial Center. The certification report (Attachment A) further describes how the plan meets applicable requirements.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should:

Recommend that the Executive Board certify that the Frederickson MIC subarea plan addresses planning expectations for regional manufacturing/industrial centers.

DISCUSSION

A major emphasis of the Washington State Growth Management Act (GMA) is the need to coordinate local, regional, and state planning efforts. Within the central Puget Sound region, local governments and the Puget Sound Regional Council (PSRC) have worked together to develop an overall process for reviewing local, countywide, regional, and transit agency policies and plans for compatibility and consistency.

VISION 2050 directs jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans for those centers (DP-Action-8 and p. 80). This expectation has been in place since the PSRC Executive Board adopted its Plan Review Process in 2003 and is required for designation of new regional

centers under the Designation Procedures for New Centers and the Regional Centers Framework. VISION 2050, the Regional Transportation Plan, and the Adopted Policy and Plan Review Process call for PSRC to review and certify subarea planning efforts of jurisdictions with designated regional centers.¹

The [Regional Centers Framework Update](#) calls for review of centers in 2025, following local plan updates. All regional centers are expected to have subarea plans adopted and updated to be consistent with the Framework and VISION 2050 by that time. Certification of a subarea plan now affirms the planning work for the regional center is consistent with VISION 2050 and is an opportunity to identify any additional planning work required by 2025.

At this board meeting, staff will present the following subarea plan certification reports for the Frederickson MIC for board consideration. The Frederickson manufacturing/industrial center is located within urban unincorporated Pierce County, southeast of Tacoma and south of Puyallup. The Frederickson MIC is one of the principal industrial centers of Pierce County. The county has made significant investments in the center's infrastructure and plans to continue this investment in the future to encourage high intensity employment.

PSRC staff reviewed the subarea plan and find that it addresses the planning expectations for regional centers. PSRC staff coordinated with county staff in the review of the plan and drafting of the certification report. The Regional Centers Framework (2018) calls for review of centers and center planning again in 2025, and PSRC may provide additional comments or guidance for center planning as part of that work.

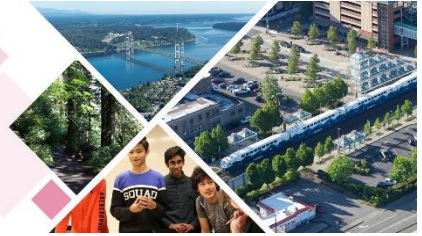
For more information, contact Maggie Moore, Senior Planner, at 206-464-6171 or mmoore@psrc.org.

Attachments:

A - 2022 Frederickson MIC Subarea Certification Report

¹ The specific requirements for center planning are provided in [PSRC's Plan Review Manual](#), and the process is also described in [VISION 2050: Implementation](#). Certification of the jurisdiction's comprehensive plan for consistency with the regional transportation plan, regionally established guidelines and policies, and Growth Management Act requirements for transportation planning is completed through a separate board action.

REGIONAL MANUFACTURING/INDUSTRIAL CENTER DRAFT PLAN REVIEW CERTIFICATION REPORT



PIERCE COUNTY, FREDERICKSON COMMUNITY PLAN

FEBRUARY 24, 2022

FREDERICKSON MANUFACTURING/INDUSTRIAL CENTER

The Frederickson manufacturing/industrial center is located within urban unincorporated Pierce County, southeast of Tacoma and south of Puyallup. The Frederickson MIC is one of the principal industrial centers of Pierce County. The county has made significant investments in the center's infrastructure and plans to continue this investment in the future to encourage high intensity employment.

REGIONAL CENTERS CERTIFICATION

VISION 2050 directs jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans for those centers (DP-Action-8 and p. 80). This expectation has been in place since the PSRC Executive Board adopted its Plan Review Process in 2003 and is required for designation of new regional centers under the Designation Procedures for New Centers and the Regional Centers Framework. VISION 2050, the Regional Transportation Plan, and the Adopted Policy and Plan Review Process call for PSRC to review and certify subarea planning efforts of jurisdictions with designated regional centers.¹

The [Regional Centers Framework Update](#) calls for review of centers in 2025, following local plan updates. All regional centers are expected to have subarea plans adopted and updated to be consistent with the Framework and VISION 2050 by that time. Certification of a subarea plan now affirms the planning work for the regional center is consistent with VISION 2050 and is an opportunity to identify any additional planning work required by 2025.

CERTIFICATION RECOMMENDATION

Staff reviewed the subarea plan and found that the plan is consistent with the VISION Consistency Tool for Regional Manufacturing/Industrial Center Plans. 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 Frederickson Community Plan addresses planning expectations for regional manufacturing/industrial centers.

The remainder of this report contains a summary of the PSRC review of the Frederickson Community Plan. Under each heading, the scope of the certification review, as guided by the [Plan Review Manual](#) and the [VISION 2050 Consistency Tool for Regional/Manufacturing Center Plans](#), 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 county may more fully address VISION 2050, the Regional Transportation Plan, and center planning requirements.

¹ The specific requirements for center planning are provided in [PSRC's Plan Review Manual](#), and the process is also described in [VISION 2050: Implementation](#). Certification of the jurisdiction's comprehensive plan for consistency with the regional transportation plan, regionally established guidelines and policies, and Growth Management Act requirements for transportation planning is completed through a separate board action.

REVIEW OF REGIONAL MANUFACTURING/INDUSTRIAL CENTER PLANNING

BACKGROUND

The success of regional centers lies at the heart of VISION 2050 and the Regional Growth Strategy, and jurisdictions with regionally designated centers are expected to conduct subarea planning for these areas. Subarea planning efforts are reviewed for consistency with the VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans. The review contained in this section follows the format and content established in this tool, covering the six major categories (center plan concept/regional collaboration, environment and climate change, land use/development patterns, economy, transportation, and public services).

Center Plan Concept (Vision)/Regional Collaboration

SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

Vision for the center, including a commitment to accommodating employment and preservation of an urban industrial land base.

Identification of the area designated as a regional center and relationship to other plans.

Description of the center's economic role within the city, county, and region.

Equitable engagement process with community and relevant stakeholders.

Coordination with tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions.

Prioritization of local investments in the center.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Frederickson Community Plan effectively addresses the center concept provisions of the VISION Consistency Tool. Highlights include:

- ☒ The plan clearly describes the center and its role in the county and region.
- ☒ The plan was developed with engagement of the community and work was done to embrace the MIC as a community asset that is beneficial to members of the larger Frederickson community and within Pierce County.
- ☒ The plan prioritizes local county investments in the center, including a list of recommended projects.

DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with regional centers expectations on center concept.

Environment and Climate Change

SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

- Critical/environmentally sensitive areas**, including inventories and relevant policies and programs.
- Innovative stormwater management** policies and programs.
- Air pollution and greenhouse gas emission reduction** policies and programs that support achievement of state and regional goals.
- Avoidance and/or mitigation of environmental impacts** for vulnerable populations.
- Electric transportation infrastructure**, such as charging stations for industrial equipment.
- Retrofitting of existing buildings** to reduce building energy use.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Frederickson Community Plan effectively addresses the environment and climate change provisions of the VISION Consistency Tool. Highlights include:

- ☑ The plan identifies the significant environmental features in and near the center, including areas associated with Clover Creek, and includes policies to address protection of these areas.
- ☑ The plan encourages the use of new technologies and strategies that minimize impacts on air quality and greenhouse gas emissions, recognizing the potential impact of increased industrial development.

DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with regional centers expectations on the environment and climate change.

Land Use/Development Patterns

SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

- Defined boundaries and shape for the center** that fully encompass the manufacturing/industrial base.
- Employment growth targets** that accommodate a significant share of the jurisdiction's manufacturing/industrial employment growth and demonstrate capacity to accommodate the levels of growth.
- Existing and future land uses** support manufacturing/industrial uses and are described and mapped, with an emphasis on core industrial uses. Incompatible uses are discouraged.
- Design standards** that help mitigate aesthetic and other impacts of manufacturing and industrial activities, both within the center and on adjacent areas.
- Support access to high-capacity transit stations** located in the center and consider the role of TOD in the center.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Frederickson Community Plan effectively addresses the land use/development pattern provisions of the VISION Consistency Tool. Highlights include:

- ☑ The plan includes use goals and policies that preserve industrial land uses and protect adjacent residential uses from adverse impacts benefit both industrial businesses and residents.
- ☑ The plan includes strengthened policies to limit non-industrial growth in the center.

- ☒ The location of the Frederickson MIC as part of the larger Frederickson community has the potential to create incompatibilities with the surrounding residential and commercial uses. The plan addresses this by including policies on transitional land between these uses and through design standards to help mitigate impacts of the industrial activities.

DISCUSSION: AREAS FOR FURTHER WORK

The county should address the following comments through future amendments or implementation steps for the Regional Manufacturing/Industrial Center Subarea Plan or Comprehensive Plan:

- ☐ VISION 2050 calls for jurisdictions to focus a significant share of employment growth in designated MICs. During the 2024 Comprehensive Plan update process the MIC's employment target should be updated to ensure the regional MIC criteria for jobs is met.
- ☐ In the updated Regional Centers Framework, a new criterion for MICs requires at least 75% of the land area be zoned for core industrial uses, with commercial uses strictly limited. While the Frederickson Community Plan includes a policy allowing for primarily core industrial uses, the county should monitor the distribution of uses in the MIC and ensure development regulations reflect this zoning requirement.

Economy

SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

Support or maintain manufacturing industrial industries through innovative strategies.

Key sectors and industry clusters in the center.

A **market analysis** of the center's development potential.

Reduce the risk of commercial displacement.

Expand access to economic opportunity.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Frederickson Community Plan effectively addresses many of the economic provisions of the VISION Consistency Tool. Highlights include:

- ☒ The plan includes a policy directing the county to prepare a market assessment of the area to evaluate the market strengths and weaknesses of the area.
- ☒ The plan promotes supporting existing and future businesses through marketing and promotional assistance with a focus on industrial-designated areas.

DISCUSSION: AREAS FOR FURTHER WORK

The county should address the following comments through future amendments or implementation steps for the Regional Manufacturing/Industrial Center Subarea Plan or Comprehensive Plan:

- ☐ Conduct the market assessment called for in the Frederickson Community Plan to identify potential for and opportunities to best support growth.

Transportation

SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

Integrated transportation network described, with deficiencies identified and addressed.

Freight movement strategies such as rail, trucking facilities, waterways, etc., including local and regional distribution.

Employee commuting, including demand management strategies and multimodal options.

Transit options should be described, with transit agency coordination encouraged.

Mode-split goals.

Eliminate modal conflicts and promote safety through transportation investments, programs, and resources.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Frederickson Community Plan effectively addresses many of the transportation provisions of the VISION Consistency Tool. Highlights include:

- ☒ The plan includes a transportation project list that reflects the intention to improve transportation flow for business and industrial needs, increase safety by reducing the number of collisions, and increasing options for mobility.
- ☒ The plan describes existing transportation options and emphasizes the need for additional transportation options to improve mobility in and around the center, including encouraging the Pierce County Transportation Benefit Area to include the Frederickson community.

DISCUSSION: AREAS FOR FURTHER WORK

The county should address the following comments through future amendments or implementation steps for the Regional Manufacturing/Industrial Center Subarea Plan:

- ☐ As called for in VISION 2050 (DP-Action-9), the subarea plan should include adopted mode split goals. This is an important step and will be a key approach to implement and monitor the plan's objectives for alternatives to single-occupant vehicle trips in the center. PSRC has produced [additional guidance](#) about setting mode split goals that the county may find helpful in this work. This could also include the planning for other modes of transportation not currently identified, such as shuttle service or other TDM measures.

Public Services

SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Manufacturing/Industrial Center Plans calls for subarea plans to address the following center concepts:

Local capital plans for infrastructure, such as sewer, water, gas, electric and telecommunications, including financing and strategies to ensure facilities are provided consistent with planned growth.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Frederickson Community Plan effectively addresses many of the public service provisions of the VISION Consistency Tool. Highlights include:

- ☒ The plan describes existing services and planning provisions along with a goal of anticipating and planning for needed public facilities, services, and infrastructure as the center grows.

DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with center planning expectations on public services.

Conclusion and Next Steps

PSRC thanks the county for working through the plan review and certification process for the center plan. The Frederickson Community Plan effectively address the requirements of the VISION Consistency Tool for Manufacturing/Industrial Center Plans, demonstrating consistency with VISION 2050, and is recommended for certification. The adopted Regional Centers Framework calls for the review of centers and center plans following the adoption of local plan updates. In 2025, PSRC review will ensure that center plans, center growth targets, and local comprehensive plans have been updated consistent with VISION 2050 and the Regional Centers Framework.

For additional information regarding this certification report, please contact Maggie Moore at mmoore@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

February 24, 2022

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Regional Housing Strategy Update**

IN BRIEF

Housing access and affordability are key policy areas in VISION 2050, the region's long-range plan for growth. The board will be provided an update on the adoption of the Regional Housing Strategy and the upcoming regional housing assistance work. The board will be asked to provide feedback to help develop the regional housing work program for the next 1-2 years.

DISCUSSION

The collective work of PSRC, counties, cities, and other agencies and organizations is needed to implement [VISION 2050](#) and meet the region's housing needs. Past housing planning efforts underscore that a plan is only as strong as its ability to be implemented. VISION 2050 and the draft Regional Housing Strategy strive to engage all 86 jurisdictions in the central Puget Sound region to address housing in a more coordinated and collaborative way, while also recognizing local circumstances.

For many years PSRC has been providing data, guidance, and technical assistance to support jurisdictions in their efforts to adopt best housing practices and establish coordinated local housing and affordable housing targets. Past efforts include:

- [Housing Innovations Program](#) – A collection of planning resources that local governments can use to promote housing affordability and new housing choices in their communities.
- [2019 Housing Incentives and Tools Survey](#) – A survey to local jurisdictions to learn how they use regulatory incentives and tools to promote housing development and affordability.

- [Housing Element Guide](#) – A resource for developing effective housing elements that address housing choices and affordability in local comprehensive plan updates due under GMA in 2015 and 2016.
- [Annual Housing Affordability Performance Trend](#) – A brief data story about housing costs and affordability for owners and renters.

In 2016, PSRC developed [Taking Stock](#), an assessment of the collective efforts of the region's counties and cities to implement VISION 2040, as viewed immediately following the 2015-2016 cycle of local comprehensive plan updates and looking ahead to develop VISION 2050. Taking Stock found that with housing costs climbing, housing affordability was an important and challenging policy area across the region. Many plans included robust housing needs analyses, new tools, and commitments to explore housing strategies; however, regulatory tools and subsidies were insufficient to meet the growing need.

Regional Housing Strategy

A new housing action in VISION 2050 (H-Action-1) directs PSRC to develop a regional housing strategy, including a regional housing needs assessment. The Regional Housing Strategy is intended to serve as a “playbook” of regional and local actions to move towards the region's goal to preserve, improve, and expand its housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident and to promote fair and equal access to housing for all people.

The Regional Housing Strategy will help to shape PSRC's housing work moving forward, including future technical assistance and legislative support. The strategy will also be used when reviewing local comprehensive plans, although housing elements have not been a certification focus area under the current plan review policy.

At the October 7, 2021, meeting, the Growth Management Policy Board unanimously recommended the [draft Regional Housing Strategy](#) to the Executive Board. The Executive Board and Equity Advisory Committee reviewed the GMPB recommended strategy and the Executive Board adopted the strategy at its February 24 meeting. Based on board and Equity Advisory Committee feedback, the strategy was updated to include stronger language on racial equity, better acknowledges the impacts of the COVID-19 pandemic, and includes stronger language on the current housing crisis and need for action. A full list of changes is available [online](#).

Implementation items that may get underway in early 2022, based on board feedback include:

- Monitoring – PSRC will develop a framework to track performance and outcomes over time and identify challenges or barriers over time.
- Typology – PSRC will work with stakeholders to develop and use a typology to identify the strategies, tools, and actions that have the most potential to make an impact in different types of places.

- Plan Review – PSRC will work to develop resources and guidance and convene stakeholders to support the implementation of VISION 2050 and the GMA during the 2024 major periodic comprehensive plan update.

PSRC staff will engage the board in the implementation of the Regional Housing Strategy at regular intervals for the coming years.

Staff are also working with the [Equity Advisory Committee](#) to get feedback on potential priority areas for implementation and input on how to best integrate racial equity into this work.

Additional Regional Housing Work

In addition to implementing the Regional Housing Strategy, VISION 2050 also calls for regional housing assistance.

H-Action-2 – Regional Housing Assistance— PSRC, in coordination with subregional, county, and local housing efforts, will assist implementation of regional housing policy and local jurisdiction and agency work. Assistance shall include the following components:

- Guidance for developing local housing targets (including affordable housing targets), model housing policies, and best housing practices
- Technical assistance, including new and strengthened tools, to support local jurisdictions in developing effective housing strategies, action plans, and programs
- Collection and analysis of regional housing data, including types and uses of housing and effectiveness of zoning, regulations, and incentives to achieve desired outcomes
- Technical assistance in support of effective local actions to address displacement, including data on displacement risk and a toolbox of local policies and actions

Several components of housing assistance may overlap with implementation of the Regional Housing Strategy.

The Regional Staff Committee was briefed on upcoming housing work at its February meeting. Many committee members asked for PSRC to identify what actions are most successful at the local level and to promote these tools rather than providing a “laundry list” of options. Several committee members expressed interest in future guidance, better assessing what local governments can control regarding housing and what is outside the scope of local work, such as financing and construction costs, that will require partnerships with private partners. Additionally, many committee members expressed support for state reform on commoditization and utility requirements and fees to promote the development of moderate density (missing middle) housing, particularly ownership options that can provide less costly entry level homeownership opportunities.

Questions for the board:

- What regional support is needed for upcoming housing work, such as the major periodic comprehensive plan update?
- How can PSRC best support housing work and fill in gaps over the next 1-2 years? Is there other work that should be a focus after the 2024 plan updates?

NEXT STEPS

PSRC staff will engage the board in the implementation of the Regional Housing Strategy at regular intervals, which will inform the complete regional housing work program over the next couple years.

For more information, contact Laura Benjamin at LBenjamin@psrc.org or 206-464-7134, or Paul Inghram at PInghram@psrc.org or 206-464-7549



Puget Sound Regional Council

DISCUSSION ITEM

February 24, 2022

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Outreach and Support for 2024 Comprehensive Plan Updates

IN BRIEF

PSRC staff will brief the board on planned outreach activities and support opportunities for the 2024 comprehensive plan updates.

DISCUSSION

Recognizing that much of the implementation of VISION 2050 occurs through local actions, PSRC works to support local planning through data, guidance, and resources. VISION 2050's RC-Action-1 and RC-Action-4 specifically call for PSRC to support local plan updates. Previously published resources are available on the [VISION 2050 Planning Resources](#) page. Following adoption of VISION 2050 in 2020, [PSRC has updated the Plan Review Manual](#) and issued [guidance on growth target development](#) and [coordination with tribes](#).

For the 2024 comprehensive plan updates, staff have identified priority areas for additional guidance based on new or expanded policy areas in VISION 2050. The regional plan expands on several topics, including housing, climate change, and racial equity. In addition, PSRC fielded a survey in January and February 2022 to city and county staff to learn more about the comprehensive update process and schedule. The survey included an opportunity for participants to share questions and areas of focus around specific topics included in local plans. Staff will provide an overview of survey results along with information on guidance materials in development.

In addition, PSRC staff are working with the Department of Commerce and MRSC to develop a series of workshops. These workshops will provide pertinent information on changes in state law since the last periodic update, VISION 2050 and PSRC's Plan

Review and Certification program, and resources available from the agencies. Workshops will also be responsive to local needs as identified in the survey and other communication.

The board will be asked for feedback on important policy areas to address through planning guidance or workshops and if there are any other priorities for outreach.

Staff will regularly update the board on resources in development and the upcoming workshop series for the comprehensive plan updates.

For more information, contact Maggie Moore, Senior Planner, at 206-464-6171 or mmoore@psrc.org.



Puget Sound Regional Council

VISION 2050 AWARDS

Call for Nominations 2022

The Puget Sound Regional Council is seeking nominations for the VISION 2050 Awards Program through April 1, 2022.

The VISION 2050 Awards celebrate progress to enhance the region's communities and natural environment while advancing equity and opportunity for all. The awards recognize innovative work by jurisdictions, Tribes, nonprofit organizations, businesses, and other groups in the region to create a better future for central Puget Sound.

We welcome nominations in the following categories:

On the Ground

Projects that show VISION 2050 in action today, including housing, mixed-use development or redevelopment, expanding access to opportunity, open space preservation, and transportation investments.

Planning Ahead

Comprehensive or subarea plans, economic development plans, climate action plans, equity initiatives, design guidelines, outreach programs, and other similar efforts that are shaping a positive future for the region.

Working Together

Cross-jurisdictional or public/private partnerships focused on solutions or working together to tackle tough problems and advance VISION 2050. Examples include multijurisdictional work on housing affordability, environmental and climate initiatives, corridor transportation planning, or other similar efforts to face long-term regional challenges.



The region's vision for 2050

is to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy. More information about the goals and themes of VISION 2050 can be found at <https://www.psrc.org/vision>

Eligibility

Nominations must be for projects, programs, plans and partnerships in the four-county region (King, Kitsap, Pierce and Snohomish counties) that are developed in the public or private sectors, or through public/private partnerships. Any individual, business, agency, Tribe, organization or jurisdiction may submit a nomination.

Submit a Nomination!

Nominations must be submitted online through the [VISION 2050 Awards Nomination Form](#)

Learn more at: psrc.org/vision-2050-awards

Scan the code for
the nomination form



Schedule

- **Feb 16, 2022** – Call for Nominations announced
- **April 1, 2022** – Nominations due
- **April-May 2022** – Awards Selection Committee composed of PSRC board members will select the award winners
- **June-August 2022** – Awards presented on location around the region



SAVE THE DATE

Puget Sound Regional Council
2022 Annual General Assembly



May 26, 2022 | 10:00 AM – 1:00 PM

Location and/or remote participation TBD

PSRC's General Assembly will meet on **May 26, 2022**, to vote on major decisions, establish the budget, and elect new officers. Please save the date!

All mayors, county executives, commissioners, and councilmembers of PSRC member jurisdictions and tribes have votes at the Assembly and are encouraged to participate.

Registration will open in **early April**.

For questions, please contact **Sheila Rogers** at (206) 354-6560 or email srogers@psrc.org.

Communication: General Assembly Save the Date Flyer (Information Item)



Puget Sound Regional Council