



## Puget Sound Regional Council

# Growth Management Policy Board

Thursday, July 7, 2022 • 10:00 AM – 12:00 PM

Hybrid Meeting

The meeting will be streamed live over the Internet at [www.psrc.org](http://www.psrc.org).

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### 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: 859 3876 8168, Passcode: 568261.

PSRC's office is open to the public for board meetings. 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.

### 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](mailto:kmitchell@psrc.org) by 8:00 am the day of 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. **To allow staff time to process requests, registration is required and closes at 8:00 AM the day of the meeting.** 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](#).

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

### 2. Communications and Public Comment

### 3. Report of the Chair

### 4. Director's Report

### 5. Consent Agenda (10:15)

- a. Approve Minutes of Growth Management Policy Board Meeting held June 2, 2022

### 6. Action Item (10:20)

- a. Approve Deadline Extension for the Greater Downtown Kirkland Regional Growth Center Application -- *Maggie Moore, PSRC*

**7. Discussion Item (10:30)**

a. PSRC's Climate Work Program -- *Kelly McGourty, PSRC*

**8. Discussion Item (11:00)**

a. Comprehensive Plan Review, Housing, and Certification -- *Paul Inghram, PSRC*

**9. Discussion Item (11:30)**

a. Industrial Land Analysis -- *Ben Kahn, PSRC*

**10. Next Meeting: September 1, 2022, 10:00 a.m. - 12:00 p.m.**

Major Topic for September:  
Comprehensive Plan Update

**11. 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](mailto: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>.



## Puget Sound Regional Council

### **MINUTES**

#### **Growth Management Policy Board**

**June 2, 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 10:03 a.m. by Vice Chair Dunn.

### **COMMUNICATIONS AND PUBLIC COMMENT**

Alex Tsimerman provided public comment on housing.

### **CHAIR'S REPORT**

Vice Chair Dunn announced Chair Prince is unable to attend today's meeting as he serves on the Sound Transit CEO Selection Committee, and they are holding a special meeting this morning. Vice Chair Dunn shared a reminder that a joint board session on implicit bias is scheduled for June 23 at 10:30 a.m.

### **DIRECTOR'S REPORT**

Director of Growth Management Paul Inghram announced the Regional Transportation Plan was adopted at General Assembly on May 26. Mr. Inghram highlighted the agenda packet includes a flyer for the upcoming June 15 Comprehensive Plan Update Overview Webinar.

### **CONSENT AGENDA**

- a. Approve Minutes of Growth Management Policy Board Meeting held May 5, 2022

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

## **REGIONAL HOUSING STRATEGY IMPLEMENTATION**

Mr. Inghram presented on the Regional Housing Strategy implementation including the role of the Puget Sound Regional Council (PSRC). PSRC's role includes providing capacity, resources, and data monitoring. Future housing work includes surveying jurisdictions, a public opinion survey, and an update to the 2019 housing incentives and tools survey. Upcoming technical assistance includes the June 15 workshop on comprehensive planning, a housing focused workshop in the fall, and a housing element guide.

## **STATE HOUSING SUPPORT FOR LOCAL PLANNING**

Anne Fritzel with the Washington State Department of Commerce presented on state housing work including the housing element update, the expansion of the Multifamily Tax Exemption (MFTE) program to include all cities in the central Puget Sound, and available housing grants. Ms. Fritzel shared periodic comprehensive plan updates are now every 10 years and are staggered across the state to better provide staff support and funding is coming to help support the updates. December 2024 is the deadline for the central Puget Sound counties.

## **SUBREGIONAL HOUSING GROUP PANEL PRESENTATION**

Senior Planner Laura Benjamin introduced the subregional housing group panel members: Chris Collier, Alliance for Housing Affordability; Angela San Filippo, South King Housing and Homelessness Partners; Lindsay Masters, A Regional Coalition for Housing; and Jason Gauthier, South Sound Housing Affordability Partners. Ms. Benjamin facilitated a conversation with the panelists highlighting successes and challenges for subregional housing groups.

## **NEXT MEETING**

Vice Chair Dunn announced the next board meeting is scheduled for July 7, 2022.

## **ADJOURN**

The meeting adjourned at 11:59 a.m.

Attachments:

June 2, 2022, GMPB Attendance Roster

Growth Management Policy Board - June 2, 2022							
Voting Members			✓	Non-voting Members			✓
King County	2	CM Sarah Perry	1	<b>Associate Members</b>			
		CM Dave Upthegrove	1	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	Helen Wheatley	
		CM Dan Strauss				MYR Joe DePinto, Yelm	
		CM Tammy Morales Alt		<b>Public Agency Members</b>			
Bellevue	1	Mayor Lynne Robinson	1	Commerce	1	Dave Andersen	
		DM Jared Nieuwenhuis Alt				Mark Barkley Alt	
Cities/Towns	3	DM Traci Buxton, Des Moines	1	<b>PSRC Committees</b>			
		CM Tola Marts, Issaquah Alt	1	Regional Staff Cmte.	1	Andrea Spencer, Bremerton	1
		CM Ed Prince, Renton - <b>Chair</b>				Chip Vincent, Renton Alt	
		CP Jessica Forsythe, Redmond Alt		<b>Private/Civic Members-Business/Labor</b>			
		CM Phillippa Kassoover, Lake Forest Park Alt		Master Builders of King and Snohomish Counties	1	Jennifer Anderson	1
		MYR Mason Thompson, Bothell Alt	1				
Kitsap County	1	COM Ed Wolfe	1	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	1	<b>Private/Civic Members-Community/Environment</b>			
		CM Joe Rosapepe, Port Orchard Alt		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	
Tacoma	1	CM Joe Bushnell	1				
		CM Sarah Rumbaugh, Alt		Metro Parks Tacoma	1	Debbie Terwilleger	
Cities & Towns	1	DM Ned Witting, Puyallup	1				
		MYR Joshua Penner, Orting Alt		Tacoma-Pierce County Health Department	1	Dr. Anthony Chen, Tacoma-Pierce County Health Department	
Snohomish County	1	CM Megan Dunn - <b>Vice Chair</b>	1			Dr. Gib Morrow, Kitsap Public Health District Alt	1
		CM Jared Mead Alt		Non Voting	11		7
Everett	1	CM Mary Fosse					
Cities/Towns	1	MYR Pro Tem Brian Wahl, Mountlake Terrace	1				
		MYR Pro Tem Stephanie Vignal, Mill Creek 1st Alt	x				
		CM Erin Murray, Mountlake Terrace 2nd Alt					
<b>Federally Recognized Tribes</b>							
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	
<b>Statutory Members</b>						COM Commissioner	
Ports	1	COM Fred Felleman, Seattle	1			CP Council President	
		COM Don Meyer, Tacoma Alt 1				DM Deputy Mayor	
						MYR Mayor	
WSDOT	1	Robin Mayhew				1 = Member for Meeting	
		JoAnn Schueler, Alt 1				X = Alternate for Meeting	
		Azim Sheikh-Taheri, Alt 2					
Voting	22	(Quorum = 11) Quorum Total	16				

5.a.a

Attachment: June 2, 2022, GMPB Attendance Roster (3463 : June 2 GMPB Minutes)

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

Laura Benjamin, PSRC  
Chris Collier, Alliance for Housing Affordability  
Carolyn Downs, PSRC  
Courtney, Closed Captioner  
Anne Fritzel, Washington State Department of Commerce  
Jason Gauthier, South Sound Housing Affordability Partners  
Aaron Hallenberg, Pierce County  
Libby Hollingshead, King County  
Paul Inghram, PSRC  
Kathryn Johnson, PSRC  
Thara Johnson, City of Bellevue  
Piset Khuon, PSRC  
Brian Lee, PSRC  
Lindsay Masters, A Regional Coalition for Housing  
Kristin Mitchell, PSRC  
Megan Moore, Kitsap Public Health District  
Carol Naito, PSRC  
Angela San Filippo, South King Housing and Homelessness Partners  
Zack Sheilds, Town of Eatonville  
Alex Tsimerman  
Liz Underwood-Bultmann, PSRC



## Puget Sound Regional Council

### ACTION ITEM

June 30, 2022

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject:** **Approve Deadline Extension for the Greater Downtown Kirkland Regional Growth Center Application**

### IN BRIEF

Staff will ask the board to take action on the City of Kirkland's request to extend the application window for regional centers to allow time for the city to complete its application.

### RECOMMENDED ACTION

Move to extend consideration of the Kirkland center designation application through February 2023.

Extending the application window allows time for Kirkland to finish additional planning work necessary to complete its regional center application. This action recognizes the city's work to prepare and submit the application by the December 2019 deadline, while also providing additional time to fully meet center planning requirements to complete the application. The city outlines its additional work in a letter received June 21, 2022 (see Attachment A). If the board approves the extension, Kirkland can submit the new adopted subarea planning documents, along with an amended application, for PSRC to review for designation and plan certification.

### DISCUSSION

PSRC adopted the Regional Centers Framework Update in March 2018. This policy document clarifies the types of central places within the region; establishes criteria and planning expectations to ensure centers are continuing to be successful; provides for consistent designation for regional and countywide centers across the region; and

addresses requirements for new centers and redesignation of existing regional centers. The Framework supports VISION 2050's objective of encouraging development of compact, livable centers as an opportunity to accommodate a significant portion of the region's growth.

Following the adoption of the Framework, PSRC's Executive Board adopted revised designation procedures for new centers in June 2018. The Framework established application deadlines, with the first application period for new regional centers ending on December 31, 2019. After this deadline, application and review of new regional centers is limited to approximately every five years, following the results of centers performance monitoring or during VISION updates.

### **Greater Downtown Kirkland Regional Center Designation Application**

On December 30, 2019, PSRC received an application from the City of Kirkland for designation of Greater Downtown Kirkland as an Urban Regional Growth Center. PSRC staff reviewed the application materials for consistency with the designation procedures criteria. A fundamental change with the Regional Centers Framework is adding a new criterion that requires center planning to occur prior to designation of a new center. With this requirement, jurisdictions complete center plans and submit them with the designation application. PSRC then reviews and certifies the center plan concurrent with center designation. In staff review of Kirkland's designation application, it is clear that Greater Downtown Kirkland is a growing urban hub that meets many of the criteria to be designated a regional growth center. However, the city had not yet completed an adopted center plan for the new Greater Downtown Kirkland center that meets the designation criterion and requirements for subarea plan certification.

The city plans to meet center planning requirements through two plans: the Moss Bay Neighborhood Plan update and a subset of the NE 85<sup>th</sup> Street Station Subarea Plan. Together, these two plans will comprise the proposed regional center and plan for future growth.

In October 2020, the Growth Management Policy Board acted to extend consideration of the Kirkland center designation through June 2022. The city continued planning work, including the adoption of the Moss Bay Neighborhood Plan in December 2021 and development of the NE 5<sup>th</sup> Street Station Subarea Plan. However, work extended over a longer time frame than originally expected. The city provided a letter on June 21, 2022 (Attachment A) that details planning requirements still to be completed.

In an effort to work with the city and recognize the substantial work done so far to prepare the application, staff recommends that review of the Kirkland regional growth center application be extended through February 2023 to allow time for the city to adopt this additional planning work. Alternatively, the board could decline the application at this time and recommend resubmittal during the next center application period in 2024 or consider other exceptions to the application requirements.



## NEXT STEPS

If the board approves an extension for Kirkland's center application, the city will proceed with completing the center planning requirements for the proposed regional growth center. Once the additional work has been completed and adopted, the designation application and center plan will be brought to a future Growth Management Policy Board meeting, where the board will be asked to consider designation of the center and certification of the plan.

For more information, please contact Maggie Moore at 206-464-6171 or [mmoore@psrc.org](mailto:mmoore@psrc.org).

### Attachments:

A - Letter from Kirkland re Amended App June 2022



## CITY OF KIRKLAND

**Planning and Building Department**

**123 Fifth Avenue, Kirkland, WA 98033**

**425.587-3225 - [www.kirklandwa.gov](http://www.kirklandwa.gov)**

June 21, 2022

Maggie Moore, Liz Underwood-Bultmann, and Paul Inghram  
Puget Sound Regional Council (PSRC)  
1011 Western Avenue, Suite 500  
Seattle, WA 98104

Re: Greater Downtown Kirkland Regional Growth Center – Request for Application Extension

Dear Maggie, Liz and Paul,

Thanks for your continued collaboration with the City of Kirkland on our application to designate Greater Downtown Kirkland as an Regional Growth Center. In October 2020, the Growth Management Policy Board extended consideration of Kirkland's Regional Growth Center application to June 2022 in order for the City to complete additional planning work and incorporate it into the center application. The key pieces of work that remained to be completed were:

- Adoption of the Moss Bay Neighborhood Subarea Plan
- Adoption of the NE 85<sup>th</sup> Street Station Subarea Plan
- Preparation of a Market Study

The Moss Bay neighborhood and a subset of the highest-intensity portion of the Station Area Plan area comprise the Greater Downtown Urban Growth Center.

Since the Growth Management Policy Board's authorization of an application extension, the City has made significant progress on the center-related planning work that was outstanding in October 2020. City Council has adopted the Moss Bay Neighborhood Plan (December 2021) and has completed substantial work on the NE 85<sup>th</sup> Street Station Area Plan (comprising Comprehensive Plan Amendments, a plan document, and a Form-based Zoning Code), which is anticipated to be adopted on June 28, 2022. The work has extended over a longer timeframe than originally expected due to intense community interest, community and Council requests for a detailed Fiscal Impacts and Benefits Analysis, additional transportation analysis to ensure a robust multi-modal transportation system, and other technical analyses.

We are very proud of the work to-date on the Station Area Plan, which will result in transformative change in Kirkland. The plan will result in an additional 6,243 additional housing units, 17,763 additional jobs, a pedestrian/bike/transit-oriented transportation network, new publicly-accessible open space, and development standards containing the most robust sustainability requirements in the City, all organized around a new Bus

Rapid Transit Station planned to open in 2026. We believe that the Station Area Plan, in combination with the already-adopted Moss Bay Plan, will help advance VISION 2050's overarching objective of creating highly livable places through sound planning, while exceeding PSRC's high standards for Regional Growth Center designation.

Following adoption of the Station Area Plan, the City has additional work to complete, including additional clean-up of the Comprehensive Plan to be consistent with the Station Area Plan and incorporation of new capital improvements identified in the Station Area Plan into the City's Capital Improvement Program and ultimately the Capital Facilities Plan. In addition, the City is negotiating a Development Agreement with Google that will ensure that key public benefits identified in the Station Area Plan will be implemented over the next several years. Furthermore, the City is wrapping up work on a Planned Action Ordinance to make it easier for Plan-supportive development to take place. The aforementioned work will be concluded by December 2022, with the objective of seeing actual plan implementation over the next few years.

With this timeline in mind, we are requesting that the Growth Management Policy Board extend consideration of Kirkland's Regional Growth Center application to February 2023 in order to allow the City to wrap-up near-term Station Area Plan tasks and ensure the center application is complete and fully reflective of the City's planning work.

Thanks again for all your help in advancing our centers application.

Sincerely,



Adam Weinstein  
Director of Planning & Building



## Puget Sound Regional Council

### **DISCUSSION ITEM**

June 30, 2022

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **PSRC's Climate Work Program**

### **IN BRIEF**

At the July 2022 meeting, the Growth Management Policy Board will be briefed on several PSRC projects and partnerships related to climate. This includes guidance being prepared to support local jurisdictions on both climate mitigation and resilience, as well as partnership projects related to electric vehicles and climate preparedness.

### **DISCUSSION**

For more than a decade, regional policy has guided PSRC to address climate change. Adopted in 2008, VISION 2040 directed measures to reduce greenhouse gas emissions, move to alternative fuels and energy sources, and create communities that were less auto dependent. Transportation 2040 included a Four-Part Greenhouse Gas Strategy consisting of land use, user fees, transportation choices, and technology to help the region achieve significant reductions of greenhouse gas emissions, as well as supporting efforts to prepare for the impacts from climate change.

Climate change was an even greater priority during the development of VISION 2050, adopted in 2020. VISION 2050 provides expanded policy direction on climate, creating a new Climate Change chapter and including additional direction on resilience. VISION 2050's Regional Growth Strategy, multicounty planning policies and actions promote compact growth patterns, low-carbon travel choices, forest and open space protection, and other sustainability strategies that help mitigate greenhouse gas emissions and prepare for the impacts from climate change. Climate change was also expanded in the Regional Transportation Plan, adopted in 2022, which serves as the long-range transportation element of VISION 2050. The Regional Transportation Plan provides a path for a sustainable, multimodal transportation system to accommodate the needs of

a growing population. The Four-Part Greenhouse Gas Strategy lays out a path forward for significant reductions of emissions in line with the region's climate goals.

As cities and counties prepare for the 2024 comprehensive plan updates, PSRC is developing guidance documents to support this work. Guidance on addressing climate at the local level, including both the reduction of emissions and preparing for impacts, is anticipated to be available by mid-summer 2022. In addition, a workshop is being planned later this summer on climate change.

## **Partnership Projects**

PSRC is involved in several partnerships related to climate. Three specific projects are summarized below.

### Regional Electric Vehicle Collaboration

PSRC and the Puget Sound Clean Air Agency have been working together on the Regional Electric Vehicle (REV) Collaboration since 2019. The purpose of the collaboration is to provide technical assistance and enhance regional coordination on advancement towards a zero-emission transportation system. Five workshop events have been hosted to date with a variety of stakeholders from around the region, and development of a clearinghouse is underway. This work is aligned with the implementation plan called for in VISION 2050 and is detailed further in the Regional Transportation Plan.

### Puget Sound Climate Preparedness Collaborative

PSRC originally partnered with six other agencies in 2014 on the formation of a climate preparedness collaborative. Since that time, the Puget Sound Climate Preparedness Collaborative has expanded to over 20 participating agencies. The goal of the Collaborative is to create a forum for peer learning and to leverage opportunities and resources to assist local governments and organizations in developing communities resilient to the impacts of climate change. More information on the Collaborative may be found on their website at <https://pugetsoundclimate.org>.

### Puget Sound Regional Emissions Analysis Project

PSRC's planning efforts align with the regional greenhouse gas emissions inventory as developed by the Puget Sound Clean Air Agency. The current inventory is based on 2015 and is referenced in both VISION 2050 and the Regional Transportation Plan. An update of the regional emissions inventory is currently underway. The [Puget Sound Regional Emissions Analysis Project](#), a partnership of eight agencies and organizations around the region including PSRC, will provide a comprehensive update of regional greenhouse gas emissions and identify pathways for achieving equitable emission reductions across all sectors. This work is expected to be complete at the end of 2022.

For more information contact Kelly McGourty, Director of Transportation Planning, at [kmcgourty@psrc.org](mailto:kmcgourty@psrc.org) or 206-971-3601.



## Puget Sound Regional Council

### **DISCUSSION ITEM**

June 30, 2022

**To:** Growth Management Policy Board

**From:** Paul Inghram, Director of Growth Management

**Subject:** **Comprehensive Plan Review, Housing, and Certification**

### **IN BRIEF**

The 2024 periodic comprehensive plan update cycle is now underway. The Growth Management Policy Board will be briefed on the plan update, review and certification process, and be asked how PSRC can best guide the process and establish appropriate expectations for local plans.

### **DISCUSSION**

In May, the board was briefed on the periodic comprehensive plan update cycle and PSRC's plan review and certification role. During VISION 2050, the Regional Housing Strategy development, and in the recent review of the Black Diamond plan, the board also raised questions about certification.

During the development of the Regional Housing Strategy, the board discussed how jurisdictions need to hold each other accountable for meeting growth objectives and housing needs. PSRC does not have regulatory power to enforce the actions of the Regional Housing Strategy, but the strategy identified housing planning requirements in Plan Review and Certification as an area for additional discussion. This meeting is an opportunity to continue the conversation from May and provide staff with additional direction.

Early in the process of the prior (2015/16) update cycle, the board discussed the role of conditional certification and how to address cities that were not fully consistent with VISION 2040 and the Regional Transportation Plan. With most jurisdictions now underway with their required 2024 plan updates, this is an appropriate time to consider direction on certification from the Regional Housing Strategy. Setting expectations now



will help guide local planning efforts, avoid surprises, and make for a smoother board review process in 2025.

## The Plan Review Process



A major emphasis of the Growth Management Act is coordination of local, regional, and state planning efforts. To advance this coordination, the law ([RCW 47.80.023](#)) requires PSRC to review and certify that local comprehensive plans conform to regional guidelines and principles (multicounty planning policies), the regional transportation plan, and planning requirements in the Growth Management Act. Through plan certification, local jurisdictions become qualified to apply for federal transportation funds managed by PSRC.

### Comparison of State and PSRC Plan Review Processes

#### State review process

- |  |   |   |  |  |
|--|---|---|--|--|
| <ul style="list-style-type: none"> <li>• State agencies review and comment on local draft plans and development regulations</li> </ul> |  | <ul style="list-style-type: none"> <li>• Dept of Commerce confirms local adoption of GMA requirements</li> <li>• Compliance only through hearings board appeal process</li> </ul> |  | <ul style="list-style-type: none"> <li>• Jurisdictions qualify for state funding programs</li> </ul> |
|--|---|---|--|--|

#### PSRC review process

- |  |   |   |  |   |
|--|---|---|--|---|
| <ul style="list-style-type: none"> <li>• PSRC reviews and comments on local draft plans</li> </ul> |  | <ul style="list-style-type: none"> <li>• Plan review and certification focused on <i>transportation-related components</i></li> </ul> |  | <ul style="list-style-type: none"> <li>• Jurisdictions are eligible to apply for PSRC managed transportation funds</li> </ul> |
|--|---|---|--|---|

PSRC's goal is to help each jurisdiction in the region successfully demonstrate how their local plan is consistent with state planning requirements and VISION 2050. Following the 2015/16 updates, PSRC solicited feedback from jurisdictions in ways to make the plan review process more effective. Following the recommendations in [Taking Stock](#), PSRC has sought to make the plan review process clear up front and to provide continuous communication during the update process. Well in advance of formal certification review, PSRC is working to provide workshops, webinars, guidance materials, and technical assistance to support local communities with the development of plan updates.





PSRC's [Plan Review Manual](#) was updated in May 2021, following the adoption of VISION 2050, and is a valuable resource to use:

1. Early in the planning process to help define the update scope of work
2. During plan development to help focus specific planning issues
3. During the adoption process to ensure that local plans are consistent with VISION 2050

The Plan Review Manual is also useful for identifying new policy areas and focus areas for certification.

### What PSRC Looks for During Certification Review

PSRC's review of local comprehensive plans is established by four sources: Review and consistency requirements of the Growth Management Act (GMA) ([RCW 36.70A](#)), responsibilities for Regional Transportation Planning Organizations (RTPO) ([RCW 47.80](#)), and PSRC's [Interlocal Agreement](#) and adopted [Policy and Plan Review Process](#). These requirements call for PSRC to review and certify the transportation-related provisions of local plans for consistency with GMA, VISION 2050, and the Regional Transportation Plan.

While PSRC reviews and comments on all parts of each comprehensive plan, plan certification is based on those *transportation-related* components. This review includes several areas that have a direct relationship to transportation.

For example, some of the areas that GMA and the RTPO Act identify as core components of the regional guidelines and principles (MPPs) include:

- Land use assumptions, planned land uses and densities, including adopted growth targets
- Forecasts of travel demand consistent with adopted countywide growth targets
- Identified transportation needs consistent with growth targets
- Planned development that supports high-capacity transit
- Concentrations of economic activity and residential development
- Multimodal level-of-service standards
- Demand management programs
- Identified financing for transportation projects, including funding sources
- Intergovernmental coordination

- Pedestrian and bicycle planning
- Freight transportation and port access
- Air quality
- Rail transportation
- Intermodal connections

To be certified, the transportation-related provisions in local comprehensive plans need to demonstrate that they are consistent with the Regional Transportation Plan, which also serves as the functional transportation element of VISION 2050 and advances the multicounty planning policies. This includes consistency with the project lists and land use assumptions that underpin the Regional Transportation Plan. VISION 2050's multicounty planning policies serve as the region's adopted "guidelines and principles" and guide both regional and local planning.

Since the initial review framework for PSRC was established, GMA has been amended and new regional policies have been established. HB 1717 requires Tribal coordination, for example, which should be part of planning for transportation projects. One of the most significant changes to GMA was the adoption of HB 1220 that expanded the requirements for housing elements and development regulations. Planning for sufficient housing options that meet household needs has a direct impact on travel choices and commute patterns.

Regionally, VISION 2050 expanded on the policies of VISION 2040 and included direction to coordinate with Tribes, plan for climate change and resilience, meet housing needs, and address issues related to racial equity and displacement, among other policy areas. The Regional Growth Strategy elevated expectations for the regional transit system, identifying a goal that 65% of overall population growth and 75% of job growth will occur in designated regional centers and near transit stations. Some of these new policy areas extend beyond the transportation-related area of certification review, although many of them have a connection to and impact the transportation system.

During VISION 2050, the board recognized that access to housing, employment, and transit is directly related to the region's transportation system. To reflect the policy direction of VISION 2050 and the board's emphasis, focus areas for PSRC's review include planning for growth consistent with the Regional Growth Strategy, addressing the climate and air quality impacts of transportation, promoting equitable transit-oriented development (TOD) near high-capacity transit, coordination with transit agencies, and increasing housing supply and choices with access to transit and jobs.

Review of comprehensive plans will look for whether plans for future growth focus on designated regional, county, and local centers, whether growth patterns consider planned transportation improvements, including new transit stations, and how local plans coordinate and support providing transit access to urban areas.

Ultimately, whether a policy area of a local plan is a “transportation-related provision” is a decision for the Growth Management Policy Board to consider in making a certification recommendation to the Executive Board.

- **Are there areas that the board seeks to emphasize during the comprehensive plan review and certification process?**
- **What questions do you have about certification and plan review?**

## **Housing Actions**

Access to attainable housing was identified as a top priority in the development of VISION 2050 by the public and the board. The subsequent development of the Regional Housing Strategy identified the need for 800,000 more housing units by 2050 and a great need to increase housing affordability. The Regional Housing Strategy directs PSRC to:

*Explore housing planning requirements in Plan Review and Certification as they relate to transportation and access to jobs and services*

Every community has a role to play in expanding housing choices. Housing has become a regional issue – if housing becomes too expensive in one city, it impacts costs and affordability in neighboring communities. “Drive until you qualify” is a refrain that illustrates that high housing prices tend to cause families to move farther from jobs and services requiring them to drive farther and put an increased burden on the transportation system.

While every community in the region is taking measures to address housing access and choice, the implementation of housing actions typically lags that of market demand. The Regional Housing Needs Analysis identified that even though housing production is back to normal levels, the region is still making up for lost production following the Great Recession. Additionally, even robust, well-funded planning efforts that create new opportunities for more housing development can require years of process followed by site development work before new housing is created. This raises the question of how cities and counties can best work to offset housing costs and how to measure the effectiveness of local actions?

Through the plan review and certification process, PSRC reviews every housing element in each jurisdiction’s plans. Many local jurisdictions have adopted strong housing policies. More challenging, has been for cities and counties to convert policies into actions, such as zoning changes, new development regulations, and interlocal agreements with housing agencies.

In the 2015/16 cycle of plan updates, PSRC took several steps to emphasize housing during plan review, including:

- Employed a term-limited planner to focus specifically on review of housing elements in local plans (PSRC no longer has that position)
- Provided jurisdictions with detailed housing comments
- Looked at consistency with adopted housing growth targets as a certification issue

PSRC could emphasize housing during the plan review process like the prior round. With the more detailed direction of the Regional Housing Strategy and greater data available in the Regional Housing Needs Assessment, and information from the Department of Commerce regarding the implementation of HB 1220 now available, PSRC's actions could be more focused and, potentially, could look at both housing elements and other housing strategies and actions. For example, previous certification review has considered accommodating total housing growth targets. HB 1220 includes new state requirements for jurisdictions to demonstrate planning for need and housing capacity across the income spectrum. Should review of growth planning include an additional look at planning for affordable housing need?

- **How can PSRC's plan review process best support local housing efforts?**
- **Should PSRC continue to emphasize housing in plan review and/or explore housing review options that consider HB 1220, the Regional Housing Needs Assessment, and the Regional Housing Strategy?**

PSRC will be jointly hosting a series of workshops with the state Department of Commerce, the Municipal Research and Services Center (MRSC), and other partners this summer and fall to provide local jurisdictions with plan update information on topics such as housing, climate, and transportation. PSRC will also meet with countywide planning groups, hold one-on-one meetings, and present to local councils and planning commissions to help guide local planning efforts.

In addition to review of local plans, PSRC is also developing a housing monitoring program that will research and report on housing data, including local actions, housing production, and costs and affordability. Monitoring data will be an important factor in understanding whether the region is successfully implementing VISION 2050 and the Regional Housing Strategy.

For more information, please contact Paul Inghram, Director of Growth Management, at [pinghram@psrc.org](mailto:pinghram@psrc.org), Liz Underwood-Bultmann, Principal Planner, at [lunderwood-bultmann@psrc.org](mailto:lunderwood-bultmann@psrc.org), or Laura Benjamin, Senior Planner, at [lbenjamin@psrc.org](mailto:lbenjamin@psrc.org).



## Puget Sound Regional Council

### **DISCUSSION ITEM**

June 30, 2022

**To:** Growth Management Policy Board  
**From:** Paul Inghram, Director of Growth Management  
**Subject:** **Industrial Land Analysis**

### **IN BRIEF**

PSRC is in the process of updating the Regional Industrial Lands Analysis with the direction of the Growth Management Policy Board, Economic Development District Board, and Freight Advisory Committee. Staff will provide the board with a progress report that includes an update on the project's scope and timeline, a review of local jurisdiction outreach, and initial data analysis findings.

### **DISCUSSION**

VISION 2050 and the 2022 Regional Economic Strategy (RES) both include calls for an update to the Regional Industrial Lands Analysis. The purpose of the update is to refresh the industrial lands inventory, employment data, and subarea profiles, as well as gain a renewed understanding of trends impacting industrial lands and identifying new strategies to maintain and preserve them for the future. The updated industrial lands analysis is also intended to aid local jurisdictions as they renew their comprehensive plans as part of the 2024 planning cycle.

PSRC last updated information about industrial lands in 2015, which identified 13 areas of industrial concentration and about 30,000 net acres of industrial land. At the January GMPB meeting, the board heard about the need to update the industrial lands analysis to both respond to direction from VISION 2050 and the Regional Economic Strategy and to support local plan updates. Significant changes to industrial lands were also discussed, including the designation of two new manufacturing/industrial centers,

increased pressure to convert industrial lands, and a growing emphasis to address equitable access to quality jobs.

The board supported proceeding with the update including engagement of local technical staff and a schedule aiming to be complete in the fall. The board discussed issues impacting industrial lands, including the need for space near ports, how non-industrial jobs are essential to industrial areas but can also compete for space, how other uses, such as parking, can reduce land available for jobs, the need for transportation access and alternatives, and the need for affordable housing with access to industrial jobs.

Since the January meeting, staff have undertaken several outreach activities, including discussions with local jurisdiction and port staff, a local jurisdiction survey, and a Peer Networking event in June that included presentations from Seattle, Tacoma, and Everett about industrial lands planning in their cities. Staff have started to collect and prepare the data for analysis.

Questions the update is intended to address are:

- *What trends and changes are impacting industrial lands?*
- *In what ways can the update inform local planning efforts for industrial lands?*
- *How can the update help improve or identify strategies for equitable access to employment?*

### **Initial Outreach**

PSRC is continuing to engage with stakeholders to better understand issues, trends, and emerging challenges for industrial lands for communities across the central Puget Sound region. Staff have undertaken specific outreach activities, including a survey, one-on-one meetings with local jurisdictions and other public agencies (including ports), and a Peer Networking workshop. Additional plans for outreach include conversations with tribal governments, community-based organizations, and continued discussions with local jurisdictions and public agencies. Some of the key findings include:

- Core industrial lands and infrastructure, like ports and aviation manufacturing, continue to be key assets to region and are critical attractants for several industrial areas.
- Each community or “industrial subarea” has unique characteristics with different levels of industrial activity, levels of employment, and capacity for growth.
- Many communities are experiencing rapid growth in warehousing and distribution.

- Some industrial areas are facing increased growth pressures, including demand for internal and adjacent residential uses, big box, storage, and office, which can pose a threat to ongoing industrial operations.
- Industrial areas are experiencing demand for lighter and smaller-scale manufacturing and “maker spaces” that can serve as incubators for new companies.
- Cities are considering strategies to integrate new and planned light rail and bus rapid transit expansions in industrial areas.
- Cities are seeking better data on equity and access to industrial jobs.
- Cities need strategies to better connect employees with industrial jobs and provide training, particularly historically marginalized communities.
- Historically marginalized communities are more likely to be adversely impacted by the presence of industrial lands and activities in their communities; some communities distrust governments due to past decisions that created neighborhood/industrial conflicts.

### **Data Analysis**

PSRC staff are working to identify and analyze data for the 2022 Industrial Lands Analysis, including refreshing the inventory of industrial lands, updating employment and wage data, and updating subarea profiles. Initial details about these specific components are described below and will be presented to the board:

#### Industrial Lands Inventory

As part of the 2015 analysis, industrial lands were inventoried and defined as either “core industrial” or “industrial-commercial.” “Core industrial” lands include lands dominated by traditional, intensive industrial land uses, while “industrial-commercial” lands allow for a combination of industrial and non-industrial commercial uses.

In recognition that cities are seeing greater demand for lighter, small-scale manufacturing, the 2022 analysis aims to better inventory lands that may allow for certain industrial uses that weren’t captured in the 2015 report. As such, the 2022 inventory has been expanded to include more zones that allow for certain or limited industrial activities but restrict more intensive industrial uses. Many of these lands allow for a very limited set of industrial uses but were not accounted for in 2015. Staff recently completed the draft 2022 inventory and are in the process of analyzing the resulting data.

#### Employment Data

The 2022 analysis will include updated employment and wage data for industrial jobs, as well as updating employment forecasts to 2050 to align with VISION 2050. Current employment and wage data will be updated using 2020 Washington State Employment

Security Department data, while the forecast will be updated using the 2018 Regional Macroeconomic Forecast.

## **NEXT STEPS**

PSRC will continue to engage stakeholders throughout the summer and analyze data for the land inventory, employment estimates/forecast, and data profiles. A completed data analysis is anticipated to be shared this fall with a final report by the end of 2022.

For more information on the industrial lands analysis, please contact Ben Kahn, Associate Planner, at [bkahn@psrc.org](mailto:bkahn@psrc.org), Jason Thibedeau, Economic Development Program Manager, at [jthibedeau@psrc.org](mailto:jthibedeau@psrc.org), or Paul Inghram, Director of Growth Management, at [pingsram@psrc.org](mailto:pingsram@psrc.org).