

Growth Management Policy Board

Thursday, June 5, 2025 • 10:00 a.m. – 12:00 p.m.

Hybrid Meeting - PSRC Board Room: 1201 Third Avenue, Suite 500, Seattle, WA 98101

Watch or listen

- Watch the meeting live at https://www.psrc.org/watch-meetings
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Attend

- The public can attend meetings at <u>PSRC's office</u>.
- PSRC staff will be available to provide floor access 10 minutes before the meeting's start time and up to 15 minutes after the meeting's start time.
- If you arrive outside of these times, please call 206-464-7090 for assistance.

Provide public comment

- Public comment must relate to an action or discussion item on the agenda. Each member of the public will have 2 minutes to speak.
- In-person
 - Public comment may be made in person at PSRC's office.
- Comment during the meeting by Zoom or phone:

 Registration is required and closes at 8:00 a.m., the day of the meeting. Late registrations will not be accepted.
- Written comments
 - Comments may be submitted via email to hculver@psrc.org by 8:00 a.m. the day of the meeting. Comments will be shared with board members.

Public comments are public records and may be subject to disclosure pursuant to the Public Records Act, RCW Chapter 42.56.

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

2. Communications and Public Comment

Public comment must relate to an action or discussion item on the agenda.

- 3. Report of the Chair
- 4. Director's Report
- 5. Consent Agenda Action Items (10:15)
 - a. Approve Minutes of Growth Management Policy Board held May 1, 2025

6. Action Item (10:20)

a. Recommend Certification of Comprehensive Plans for Edmonds, Federal Way, Index, Issaguah, Lynnwood, Newcastle, and Sumner – *Liz Underwood-Bultmann, PSRC*

7. Action Item (10:35)

a. Recommend Conditional Certification of Comprehensive Plans for Lake Forest Park and Renton – *Liz Underwood-Bultmann*, *PSRC*

8. Discussion Item (10:50)

a. Addressing Racially Disparate Impacts in Comprehensive Plans - Members of the University of Washington Evans School Consulting Lab Team

9. Discussion Item (11:15)

a. Home in Tacoma Ownership Incentives - City of Tacoma Staff

10. Discussion Item (11:40)

a. Recap of the 2025 Legislature – Robin Koskey, PSRC and Dave Andersen, WA State Department of Commerce

11. Information Items

- a. GMPB Meeting Calendar 2025
- b. June 11, 2025 Transfer of Development Rights Workshop

12. Next Meeting: July 3, 2025, 10:00 a.m. - 12:00 p.m.

Major Topics:

- Plan Certifications
- Centers

13. 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 Heather Culver, e-mail hculver@psrc.org, or mail.

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MINUTES

Growth Management Policy Board Thursday, May 1, 2025 1201 3rd Ave., Ste 500, Seattle, WA 98101

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

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:02 a.m. by Councilmember Ed Prince, Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

Chair Prince had nothing to report.

DIRECTOR'S REPORT

Growth Management Director Paul Inghram welcomed the board and introduced PSRC's Director of Government Relations and Communications, Robin Koskey, who provided the board with an update on federal and state legislative actions. Mr. Inghram introduced the items on the agenda and mentioned the information items at the end of the agenda packet.

CONSENT AGENDA

 a. Approve Minutes of Growth Management Policy Board Meeting held April 3, 2025.

<u>ACTION</u>: It was moved and seconded (Sadalge/Marine) to adopt the Consent Agenda. The motion passed.

ACTION ITEM: RECOMMEND CERTIFICATION OF COMPREHENSIVE PLANS FOR COVINGTON, EDGEWOOD, ENUMCLAW, FIRCREST, GRANITE FALLS, KENMORE, KIRKLAND, LAKE STEVENS, MILTON, REDMOND, SAMMAMISH, SHORELINE, SKYKOMISH, AND SNOHOMISH

PSRC staff presented the board with the recommended certifications of comprehensive plans for Covington, Edgewood, Enumclaw, Fircrest, Granite Falls, Kenmore, Kirkland, Lake Stevens, Milton, Redmond, Sammamish, Shoreline, Skykomish, and Snohomish.

ACTION: It was moved and seconded (M Stuart/Solomon) to recommend the Executive Board certify that the transportation-related provisions in the Covington, Edgewood, Enumclaw, Fircrest, Granite Falls, Kenmore, Kirkland, Lake Stevens, Milton, Redmond, Sammamish, Shoreline, Skykomish, and Snohomish 2024 Comprehensive Plans conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan. The motion passed.

The recommendation will be brought to the Executive Board for action on June 26, 2025.

DISCUSSION ITEM: A NEW MISSING MIDDLE? THE DISAPPEARANCE OF MODERATE SIZED HOUSING

The board was briefed by PSRC Associate Planner Eric Clute on follow-up data from the 2024 Regional Housing Strategy monitoring process. PSRC's recent housing trend on housing production by tenure and unit size shows a gap in producing moderately sized units for both the rental and ownership markets. PSRC will provide an annual update on the housing data monitoring efforts in the fall 2025. Board discussion included current housing production in contrast to permitting for future building, homeowner incentives, and interest in seeing the data at the county level.

DISCUSSION ITEM: TRANSFER OF DEVELOPMENT RIGHTS WORKSHOP

The board was briefed on the Department of Commerce's workshop that will help jurisdictions develop and update Transfer of Development Rights (TDR) programs and Land Conservation and Local Infrastructure Programs (LCLIP). TDR is a market-based mechanism that supports voluntary transfer of development rights from areas where developing is discouraged, and moved to places the community would like to grow. LCLIP provides a financial incentive for eligible cities in King, Pierce and Snohomish counties to participate in TDR. The workshop is planned for June 11 to go over the guidance resources and answer questions. Board discussion included questions on interjurisdictional TDR programs and incentives for jurisdictions to participate in the programs.

NEXT MEETING

The board will meet on Thursday, June 5, 2025, 10:00 a.m. - 12:00 p.m. Topics include:

- Comprehensive Plan Certifications
- 2025 Legislative Update
- UW Evans School Student Project
- Home in Tacoma Ownership Incentives

ADJOURN

The meeting adjourned at 11:29 a.m.

ATTACHMENTS

a. Attendance Roster - May 1, 2025

Growth Managemen	it Po	licy Board - May 1, 2025					1
Voting Members	T		✓	Non-voting Members			✓
King County	2	CM Sarah Perry		Associate Members			
,		Vacant		Alderwood Water and	1	COM Paul McIntyre	
				Wastewater District		John McClellan Alt	
Seattle	2	CM Maritza Rivera	1	Thurston Regional Planning	1	COM Chris Stearns	1
		CM Mark Solomon	1	Council		Marc Daily Alt	
		CM Alexis Mercedes Rinck, Alt		Public Agency Members		,	
Bellevue	1	Vacant		Commerce	1	Dave Andersen	
		CM Dave Hamilton, Alt	1	1		Mark Barkley Alt	
Cities/Towns	3	CM Ed Prince, Renton - Chair	1	Public Health Agencies	1	Dr. Gib Morrow, Kitsap Public Health District	
		CM Melissa Stuart, Redmond	1	1		DIR Chantall Harmon Reed, Tac-Pierce Cnty A	lt
		CM Pam Stuart, Sammamish	1	PSRC Committees		,	
		CP Lindsey Walsh, Alt - Issaquah		Regional Staff Committee	1	Andrea Spencer	1
		CM Amy McHenry, Alt - Duvall	1	1		Arun Sambataro, Alt	
		CP Satwinder Kaur "CORE", Alt - Kent	1	Equity Advisory Committee	1	Michelle Stewart	1
Kitsap County	1	COM Christine Rolfes "ROL-fes"	1	1 ' '		Thanh Nguyen, Alt "Than When"	1
' '		COM Oran Root, Alt		Private/Civic Members-Busin	ess/		
Bremerton	1	MYR Greg Wheeler	1	Master Builders of King and		Brian Holtzclaw	1
		CM Eric Younger, Alt		Snohomish Counties		Vacant Alt	
Cities/Towns	1	DM Jon Quitslund, Bainbridge Isl	1	Natural and Built	1	Angela Rozmyn	1
		MYR Ashley Mathews, Alt - Bainbridge Isl		Environments (exp.		Robert Pantley Alt	
Pierce County	1	CM Robyn Denson		Individual	1	Charlotte Murry	1
-		CM Paul Herrera, Alt		1		Vacant Alt	
Tacoma	1	CM Sandesh Sadalge (suh-DAHL-gay)	1	Private/Civic Members-Comr	nuni	ty/Environment	
		CM Sarah Rumbaugh, Alt		Futurewise	1	Alex Brennan	1
Cities & Towns	1	MYR Ben Coronado, Gig Harbor	1			Jazmine Smith, Alt	
		CM Andy Elfers, Alt - Sumner		Housing Development	1	Patience Malaba	
Snohomish County	1	CM Megan Dunn - Vice Chair	1	Consortium - Seattle/King		Jesse Simpson Alt	
		CM Sam Low, Alt		Emerald Alliance	1	Tracy Stanton	1
Everett	1	CM Scott Bader	1			Vacant Alt	
		MYR Cassie Franklin, Alt					
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ACTION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Recommend Certification of Comprehensive Plans for Edmonds,

Federal Way, Index, Issaquah, Lynnwood, Newcastle, and Sumner

IN BRIEF

PSRC staff has reviewed and recommends certification of the 2024 comprehensive plan updates for Edmonds, Federal Way, Index, Issaquah, Lynnwood, Newcastle, and Sumner.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should recommend that the Executive Board certify that the transportation-related provisions in the following conform to the Growth Management Act and are consistent with the multicounty planning policies and the Regional Transportation Plan:

- City of Edmonds 2024 Comprehensive Plan (link)
- City of Federal Way 2024 Comprehensive Plan (link)
- Town of Index 2024 Comprehensive Plan (link)
- City of Issaguah 2024 Comprehensive Plan (link)
- City of Lynnwood 2024 Comprehensive Plan (link)
- City of Newcastle 2024 Comprehensive Plan (link)
- City of Sumner 2024 Comprehensive Plan (link)

The draft certification reports are available at the links provided for the board's review.

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.

Consistent with <u>PSRC's plan review process</u>, PSRC staff provided comments on the draft plans and recommends certification of the following adopted comprehensive plans:

- **Edmonds** adopted its 2024 comprehensive plan update on December 17, 2024. PSRC staff provided comments on the draft plan in November 2024.
- **Federal Way** adopted its 2024 comprehensive plan update on December 16, 2025. PSRC staff provided comments on the draft plan in August 2024.
- Index adopted its 2024 comprehensive plan update on February 3, 2025. PSRC staff provided comments on the draft plan in December 2024.
- **Issaquah** adopted its 2024 comprehensive plan update on December 2, 2025. PSRC staff provided comments on the draft plan in March 2024.
- Lynnwood adopted its 2024 comprehensive plan update on January 27, 2025.
 PSRC staff provided comments on the draft plan in October 2024.
- **Newcastle** adopted its 2024 comprehensive plan update on March 18, 2025. PSRC staff provided comments on the draft plan in November 2024.
- **Sumner** adopted its 2024 comprehensive plan update on January 6, 2025. PSRC staff provided comments on the draft plan in April 2024.

The comprehensive plans were reviewed in accordance with the adopted plan review process using PSRC's <u>Plan Review Manual</u> and <u>VISION 2050 consistency tool</u>. The plans were found to be substantially consistent with VISION 2050 (the multicounty planning policies) and the Regional Transportation Plan and to conform to transportation planning requirements in the Growth Management Act. PSRC staff coordinated with jurisdictional staff in the review of the plans and the development of the certification reports.

The adopted plan review process calls for the Executive Board to take certification action on comprehensive plans on recommendation from the Growth Management and Transportation Policy Boards. Options for Executive Board action are to:

- Certify that the plan is consistent with multicounty planning policies and the Regional Transportation Plan and conforms to Growth Management Act requirements for transportation planning, or
- Conditionally certify that the plan addresses most provisions of regional plans and policies and the Growth Management Act, with a requirement that a limited set of outstanding issues be addressed prior to full certification, or
- Do not certify.

Based on previous board direction, jurisdictions with plans that are certified or conditionally certified are then eligible to apply for PSRC funding or proceed with any project submitted into the Regional Transportation Improvement Program.

NEXT STEPS

The Executive Board will consider GMPB's recommendations at their June meeting.

For additional information, please contact Paul Inghram, Director of Growth Management, at pinghram@psrc.org or Liz Underwood Bultmann, Principal Planner, at lunderwood-bultmann@psrc.org.



ACTION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Recommend Conditional Certification of Comprehensive Plans for

Lake Forest Park and Renton

IN BRIEF

PSRC staff has reviewed and recommends conditional certification of the 2024 comprehensive plan updates for Lake Forest Park and Renton.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should recommend that the Executive Board conditionally certify that the transportation-related provisions in the following conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan, provided that additional amendments are incorporated into the comprehensive plan:

City of Lake Forest Park 2024 Comprehensive Plan (link)

Conditional status is in place until the City of Lake Forest Park completes transportation planning requirements by December 31, 2025. These conditions are described on pages 9-10 of the certification report.

City of Renton 2024 Comprehensive Plan (link)

Conditional status is in place until the City of Renton completes transportation planning requirements by December 31, 2025. These conditions are described on page 10 of the certification report.

The draft certification reports are available at the links provided for the board's review.

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.

Consistent with <u>PSRC's plan review process</u>, PSRC staff provided comments on the draft plans and recommends conditional certification of the following adopted comprehensive plans:

- Lake Forest Park adopted its 2024 comprehensive plan update on December 12, 2024. PSRC staff provided comments on the draft plan in November 2024.
- Renton adopted its 2024 comprehensive plan update on November 26, 2026.
 PSRC staff provided comments on the draft plan in October 2024.

The comprehensive plans were reviewed in accordance with the adopted plan review process using PSRC's <u>Plan Review Manual</u> and <u>VISION 2050 consistency tool</u>. PSRC staff coordinated with jurisdictional staff in the review of the plans and the development of the certification reports.

The adopted plan review process calls for the Executive Board to take certification action on comprehensive plans on recommendation from the Growth Management and Transportation Policy Boards. Options for Executive Board action are to:

- Certify that the plan is consistent with multicounty planning policies and the Regional Transportation Plan and conforms to Growth Management Act requirements for transportation planning, or
- Conditionally certify that the plan addresses most provisions of regional plans and policies and the Growth Management Act, with a requirement that a limited set of outstanding issues be addressed prior to full certification, or
- Do not certify.

Based on previous board direction, jurisdictions with plans that are certified or conditionally certified are then eligible to apply for PSRC funding or proceed with any project submitted into the Regional Transportation Improvement Program.

Conditional Certification

Overall, the comprehensive plans for Renton and Lake Forest Park were well prepared and meet a majority of planning requirements for consistency with the multicounty planning policies, the Regional Transportation Plan, and the Growth Management Act. Both plans are based on thorough research and analysis, respond to community input,

and advance important regional policy issues. However, similar issues with the transportation element in both plans should be addressed prior to full certification.

Conditional certification is recommended where a limited amount of additional work is necessary to bring the plan into full conformity with criteria for certification, and where the jurisdiction and PSRC have agreed upon a schedule to make the necessary amendments. Jurisdictions that are conditionally certified will be fully eligible to apply for regional funding and may proceed with projects submitted into the Regional Transportation Improvement Program as long as they are following the agreed-upon schedule. Coordination between the jurisdiction and PSRC will ensure progress is being made toward addressing the identified issue(s). A conditionally certified plan will revert to "not certified" status if the jurisdiction fails to meet the conditions.

City of Lake Forest Park Comprehensive Plan

The City of Lake Forest Park adopted their comprehensive plan on December 12, 2024. PSRC staff reviewed the update and found the plan to be largely consistent with the multicounty planning policies and the Regional Transportation Plan, and to conform to most transportation planning requirements in the Growth Management Act. However, the plan as adopted does not fulfill all the transportation planning requirements of the Growth Management Act, and staff recommend certification with conditions. Specifically, the city should include mapped inventories of existing transportation facilities, updated travel forecasts, a long-range multimodal project list, and a multiyear financing plan. PSRC have been working with the city on the plan update, and the city is committed to updating the transportation element. The city supported conditional certification to allow them to be eligible to compete in PSRC's fall funding competitions.

City of Renton Comprehensive Plan

The City of Renton adopted their comprehensive plan on November 26, 2024. PSRC staff reviewed the update and found the plan to be largely consistent with the multicounty planning policies and the Regional Transportation Plan, and to conform to most transportation planning requirements in the Growth Management Act. However, the plan as adopted does not fulfill all the transportation planning requirements of the Growth Management Act, and staff recommend certification with conditions. Specifically, the city should include mapped inventories of existing transportation facilities, updated travel forecasts, a long-range multimodal project list, multimodal level of service standards to gauge performance of the system, and a multiyear financing plan. PSRC have been working with the city on the plan update, and the city is committed to updating the transportation element. The city supported conditional certification to allow them to be eligible to compete in PSRC's fall funding competitions.

NEXT STEPS

The Executive Board will consider GMPB's recommendations at their June meeting. Additional local plans will be brought forward to recommend for certification at the board's July meeting.

For additional information, please contact Paul Inghram, Director of Growth Management, at pinghram@psrc.org or Liz Underwood Bultmann, Principal Planner, at lunderwood-bultmann@psrc.org.



DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Addressing Racially Disparate Impacts in Comprehensive Plans

IN BRIEF

Members of the University of Washington Evans School Consulting Lab team will share with the board their report on addressing racially disparate impacts in comprehensive plans. The team is interested in feedback on the report, hearing how racially disparate impacts were addressed in local communities, and help to identify future research work.

DISCUSSION

PSRC's housing work program includes a range of strategies and tools to help local governments address the need for housing in their communities.

Amendments to the Growth Management Act by House Bill 1220 emphasized the need for local comprehensive plans to address housing for households of all incomes and require plans to address racially disparate impacts, exclusion and displacement. With the recent requirement to update comprehensive plans, the region has seen the first wave of comprehensive plans addressing these topics, giving us a unique view into how housing policy is evolving.

The University of Washington Evans School operates a Student Consulting Lab where small teams of Evans School Master of Public Administration students investigate policy and organizational problems. PSRC contracted with the Evans School to have a consulting team evaluate how comprehensive plans were meeting these new requirements and to see what we could learn from them. An Evans team started work in January, consisting of:

Joaquín Bosch Jeff Gunn Jakie Lanzona Cassie Paschall Katie Simmons

Project Description

The consultants will conduct a case study of local communities that have developed policies to address economic displacement, as mandated in HB 1220 (2021 - "An act relating to supporting emergency shelters and housing through local planning and development regulations"). In addition, consultants will evaluate HB 1220's incorporation into municipalities' comprehensive plans through the lens of racially disparate impacts, displacement and exclusion. Consultants will interface directly with communities around the region to identify how municipalities incorporate HB 1220 requirements and inform PSRC of policy-making strategies that can guide future municipal housing policy.

This builds on an Evans consulting project with Tacoma last year that looked at antidisplacement strategies and may set a foundation for additional analysis in the future.

The Evans Team will present their report to the board and seek feedback. The final report will be published in June.

NEXT STEPS

For additional information, please contact Paul Inghram, Director of Growth Management at pinghram@psrc.org.



DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Home in Tacoma Ownership Incentives

IN BRIEF

Staff from the city of Tacoma will share with the board work the city has done to support homeownership through its Home in Tacoma housing program.

DISCUSSION

<u>Home in Tacoma</u> is the city's ambitious housing work program that addresses middle housing and a range of strategies to increase housing opportunities. It also includes an incentive program to encourage home ownership.

The Growth Management Policy Board has discussed the increasing challenge of home ownership, including looking at how ownership housing has tended to become larger and more expensive compared to overall housing production.

Staff from Tacoma will share information about how the ownership incentives were integrated into the city's housing work.

NEXT STEPS

For additional information, please contact Paul Inghram, Director of Growth Management at pinghram@psrc.org.



DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: Recap of the 2025 Legislature

IN BRIEF

PSRC staff and the Washington State Department of Commerce will review the outcome of the 2025 Legislative Session, including key bills related to housing and transit-oriented development.

DISCUSSION

The Washington State Legislature considered more than 2,300 bills during one of its busiest sessions ever, including numerous bills related to the Growth Management Act. Some notable bills related to planning that passed include:

- SB 5184 Minimum parking requirements
- HB 1183 Building code reform
- HB 1491 Transit-oriented development
- SB 5148 Housing Accountability Act

Commerce's Growth Management Services team tracks planning-related bills and will brief the board on legislative changes that effect local and regional planning.

PSRC regularly coordinates with Commerce and other state agencies to support work on legislative initiatives and their implementation. With the passage of HB 1491, PSRC and Commerce will be working to determine where and how the bill applies.

NEXT STEPS

For additional information, please contact Paul Inghram, Director of Growth Management at pinghram@psrc.org.

2025 PSRC Growth Management Policy Board Meetings

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No meeting in December						

Meetings are held 10:00 a.m. - 12:00 p.m. the first Thursday of the month. As needed, the Transportation Policy Board and the Growth Management Policy Board meet in joint session to coordinate activities and make decisions/recommendations.

Meeting dates and times are subject to change. If a meeting is changed or cancelled, GMPB members and alternates will be notified. Updated meeting dates are listed at https://www.psrc.org.



INFORMATION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: June 11, 2025 Transfer of Development Rights Workshop

IN BRIEF

The Washington State Department of Commerce is leading a workshop on Transfer of Development Rights (TDR) and Land Conservation and Local Infrastructure Programs (LCLIP). Registration information is now available.

DISCUSSION

The Washington State Department of Commerce and the City of Bellevue Community Development Department are co-hosting a workshop to share feasibility and policy guidance for local governments to successfully promote and implement Transfer of Development Rights (TDR) and Land Conservation and Local Infrastructure Programs (LCLIP) in the Puget Sound Region. The board and Regional Staff Committee heard presentations about TDR and this workshop at their last meetings.

The workshop will include panelists from local jurisdictions sharing lessons learned and promoting the use of TDR and LCLIP in other jurisdictions. The workshop will also be an opportunity for local jurisdictions to review the toolkit and guidebook and learn about how to develop their own TDR and LCLIP programs.

This event is available to attend in-person at Bellevue City Hall or virtually. Light food and beverages will be provided at the in-person event, and there will be time to network following the workshop.

Date: June 11, 2025

Time: 11:00 a.m. – 2:00 p.m.

Where:

- In person: Bellevue City Hall, Room 1E-113
- You can attend virtually. A Zoom link will be emailed out to participants who RSVP as attending remotely.

RSVP by Friday, June 6: https://forms.office.com/r/BZ5XiWW5t7

NEXT STEPS

Register for the workshop and share the information with your staff.

For additional information, please contact Angela San Filippo, Commerce Ecosystem Program Manager, at angela.sanfilippo@commerce.wa.gov or Erika Harris, PSRC Senior Planner, eharris@psrc.org.