

12. Next Meeting: October 15, 2020, 10:00 a.m. - 12:00 p.m.

Major Topics for October:
Housing Needs Assessment
Regional Transportation Plan Update

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 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, Call 206-402-1334.



Puget Sound Regional Council

MINUTES Growth Management Policy Board July 16, 2020 Remote 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 10:00 a.m. by Director of Growth Management Paul Inghram. Due to the board not having an appointed chairperson, the board appointed an Acting Chair for the meeting.

ACTION: It was moved and seconded (Young/Arnold) to appoint Councilmember Scott Bader as Acting Chair for the July 16, 2020 meeting. Motion passed.

COMMUNICATIONS

No public comments were received.

DIRECTOR'S REPORT

Mr. Inghram shared that PSRC has transitioned to holding meetings online due to public health directives related to the COVID-19 pandemic. The VISION 2050 approval process was put on hold due to the change in the Executive Board's schedule related to COVID-19. The Executive Board is scheduled to continue its discussion of VISION 2050 at its July meeting. Executive Board action is expected in September and adoption may occur at a General Assembly in October or November.

Mr. Inghram shared that during the legislative session there was an adjustment to the comprehensive planning due dates so that all four counties are now aligned to June 2024. Work has begun on the Regional Transportation Plan and Regional Economic Strategy. The transportation plan will be extended to 2050 to make it consistent with VISION 2050. Federal law requires an update to the regional transportation plan every four years.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held February 6, 2020

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

RECOMMEND CONDITIONAL CERTIFICATION OF BUCKLEY COMPREHENSIVE PLAN

Mr. Inghram presented the work the City of Buckley has completed on the comprehensive plan and the future work planned. The staff recommends a conditional certification at this time due to the additional work needed.

City of Buckley's Mayor Pat Johnson and City Administrator Paul Weed spoke to the work the city has done and has planned for later this year. Mayor Johnson shared how the comprehensive plan will help the city plan for growth while holding on to the small town feel and she shared appreciation for the patience of the board.

ACTION: It was moved and seconded (Arnold/Young) to recommend that the Executive Board conditionally certify that the transportation-related provisions in the City of Buckley comprehensive plan conform to the Growth Management Act and are consistent with the multicounty planning policies and the Regional Transportation Plan. Motion passed.

REGIONAL CENTERS FRAMEWORK IMPLEMENTATION

Senior Planner Andrea Harris-Long presented on implementation of the Regional Centers Framework, which was adopted by the Executive Board in 2018. The framework is a key part of VISION 2050 and the Regional Growth Strategy. Centers designation guides regional growth allocations, informs transit service planning, advances local planning, and identifies priority areas for PSRC's federal transportation funding.

Next steps include a presentation to the Regional Staff Committee, the board reviewing center plan certification in the fall, and continued board briefings on implementation tasks. The board discussed the potential impacts due to COVID-19.

REGIONAL HOUSING STRATEGY UPDATE + PANEL DISCUSSION

Senior Planner Laura Benjamin shared the housing work PSRC is currently working on including the incorporation of the feedback from the board collected in the spring survey. The project schedule is to finalize the housing strategy by fall 2021.

Ms. Benjamin's presentation was followed by a panel discussion on housing work from around the region and the state of Washington. Anne Fritzel, Senior Planner with the Department of Commerce, presented on Department of Commerce HB 1923 Housing Grants. Barb Mock, Planning and Development Services Director with Snohomish County, presented on Snohomish County Housing Affordability Regional Taskforce (HART). Sunaree Marshall, Housing Policy & Special Projects Manager with King County, presented on the King County Affordable Housing Committee.

NEXT MEETING

It was announced there is no August meeting and the next meeting will be in September.

ADJOURN

The meeting adjourned at 11:55 a.m.

GROWTH MANAGEMENT POLICY BOARD Attendance Roster – July 16, 2020

GMPB MEMBERS & ALTERNATES PRESENT- All Attendees Remote

(Italicized = alternate)

Dave Andersen, WA State Department of Commerce
 Deputy Mayor Jay Arnold, Kirkland – Other Cities & Towns in King County
 Councilmember Scott Bader, Metropolitan Center—Everett
Councilmember Jeremy Barksdale, Metropolitan Center—Bellevue
 Councilmember Chris Beale, Metropolitan Center—Tacoma
 Alex Brennan, Futurewise
 Councilmember Traci Buxton, Des Moines
 Caia Caldwell, Master Builders Association – Business/Labor
 Dr. Anthony Chen, Tacoma-Pierce County Health Department –
 Community/Environment
 Commissioner Sam Cho, Port of Seattle – Ports
Deputy Mayor Claude DaCorsi, Auburn – Other Cities & Towns in King County
 Councilmember Megan Dunn, Snohomish County
Mayor John Kartak, Snohomish – Other Cities & Towns in Snohomish County
Deputy Mayor Phillipa Kassover, Lake Forest Park – Other Cities & Towns in King
County
 Councilmember Jeanne Kohl-Welles, King County
 Councilmember Kathy Lambert, King County
Patience Malaba – Housing Development Consortium – Seattle/King County
Councilmember Tola Marts, Issaquah – Other Cities & Towns in King County
John McClellan, Alderwood Water & Wastewater District
 Barb Mock, Regional Staff Committee
 Mayor Joshua Penner, Orting – Other Cities & Towns in Pierce County
 Deputy Mayor Cynthia Pratt, Thurston Regional Planning Council
 Mayor Lynne Robinson, Metropolitan Center—Bellevue
 Edna Shim, Seattle Children’s – Business/Labor
 Mayor Greg Wheeler, Metropolitan Center—Bremerton
 Mayor Russell Wiita, Sultan – Other Cities & Towns in Snohomish County
 Commissioner Edward Wolfe, Kitsap County
 Councilmember Derek Young, Pierce County

GMPB MEMBERS ABSENT (*alternate present)

Clayton Graham, Municipal League of King County – Business/Labor
 *Marty Kooistra, Housing Development Consortium – Seattle/King County
 Councilmember Andrew Lewis, Metropolitan Center—Seattle
 Peter Mayer, Metro Parks Tacoma – Community/Environment
 Robin Mayhew, Transportation Agency – WSDOT
 *Commissioner Paul McIntyre, Alderwood Water & Wastewater District
 Ian Morrison, NAIOP Commercial Real Estate Association – Business/Labor
 Councilmember Michael Pollock, Bainbridge Island – Other Cities & Towns in Kitsap
 County
 *Councilmember Ed Prince, Renton – Other Cities & Towns in King County
 Rob Purser, Suquamish Tribe
 Councilmember Dan Strauss, Metropolitan Center—Seattle
 Andrew Strobel – Puyallup Tribe of Indians

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

Ben Bakkenta, PSRC
Laura Benjamin, PSRC
Carolyn Downs, PSRC
Anne Fritzel, Department of Commerce
Erika Harris, PSRC
Andrea Harris-Long, PSRC
Paul Inghram, PSRC
Kathryn Johnson, PSRC
Mayor Pat Johnson, City of Buckley
Piset Khuon, PSRC
Sunaree Marshall, King County
Kristin Mitchell, PSRC
Liz Underwood-Bultmann, PSRC
Paul Weed, City of Buckley



Puget Sound Regional Council

ACTION ITEM

September 10, 2020

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommend Certification of Regional Center Subarea Plans for Bellevue, Burien, Puyallup – Downtown and Puyallup South Hill**

IN BRIEF

Consistent with PSRC's [adopted plan review process](#), PSRC staff reviewed and recommends certification of subarea plans for the following regional centers: Bellevue, Burien, Puyallup-Downtown, and Puyallup-South Hill.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should: **Recommend that the Executive Board certify that the following subarea plans address planning expectations for regional centers:**

1. City of Bellevue Downtown Plan ([certification report](#))
2. City of Burien Urban Center Plan ([certification report](#))
3. City of Puyallup Downtown Plan ([certification report](#))
4. City of Puyallup South Hill Plan ([certification report](#))

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 2040, 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. VISION 2040 includes an action (DP-Action-17, p. 98) for jurisdictions with regional centers to develop subarea plans for those centers.¹ This expectation has been in place since the PSRC Executive Board adopted its Plan Review Process in 2003. Review of center subarea plans provides an opportunity to coordinate and share information related to local and regional planning.

In 2018, PSRC adopted the Regional Centers Framework Update, which further emphasizes the importance of subarea planning in regional centers and includes a requirement that all existing centers must have an adopted center plan (subarea plan, plan element, or functional equivalent) by 2020. Several jurisdictions have updated existing plans and adopted new subarea plans in recent years, and PSRC has spent an extensive amount of time working with these jurisdictions to review subarea plans and prepare certification reports. At this board meeting, staff will present the following subarea plans certification reports for board consideration:

Downtown Bellevue Subarea Plan

Downtown Bellevue has been a regional growth center since 1995. The Downtown Center consists of 410 acres, extending from NE 12th Street south to the Main Street area and from 100th Avenue NE to Interstate 405. As of 2017 there were 50,000 jobs and about 14,000 residents living in Downtown Bellevue. The city of Bellevue adopted an update to the Downtown Subarea Plan as part of its Comprehensive Plan in 2018. The update coincides with several major regional transportation enhancement projects, including Sound Transit's East Link project that is scheduled to open in downtown Bellevue in 2023.

Burien Urban Center Subarea Plan

The Burien Urban Center was designated as a regional growth center in 2005. The city of Burien adopted the Burien Urban Center Plan in March 2020 to address PSRC subarea plan requirements for regional centers. The subarea plan is roughly centered on the Burien Town Square mixed-use development and encompasses downtown Burien. The subarea plan includes an amendment to the center boundary to increase the size of the center by 75 acres for a total of 429 acres.

Downtown Puyallup Subarea Plan

Downtown Puyallup was designated as a regional growth center by PSRC in 1995. The city adopted the Downtown Puyallup subarea plan in 2015, incorporating it as an element of the city's Comprehensive Plan. The regional center consists of the downtown area of Puyallup, which includes a cluster of civic services and Pioneer Park. The center is adjacent to the Washington State Fairgrounds. Planning for this

¹ The specific requirements for center planning are provided in PSRC's Plan Review Manual, and the process is also described in VISION 2040, Part IV: 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.

center began in 1991, with the current vision established in 2006 through a charrette process.

Puyallup-South Hill Subarea Plan

Puyallup-South Hill was designated as a regional growth center by PSRC in 1995. The city adopted the South Hill subarea plan as an element of the city's Comprehensive Plan in 2017. The regional center is located on top of the South Hill bluff above the Puyallup River valley and is centered around the South Hill Mall and other large retailers. The subarea plan anticipates considerable growth in the area over the next decade and includes provisions to transform the center to a more walkable place and move away from the auto-centric land use pattern that currently characterizes the area. Planning for the subarea began in 2006, and a vision and land use framework from 2009 informed the subarea plan update.

PSRC staff has reviewed these subarea plans and find that they address the planning expectations for regional centers. PSRC staff coordinated with city staff in the review of each plan and drafting of the certification reports. The newly adopted 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, please contact Andrea Harris-Long at AHarris-Long@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

September 10, 2020

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Regional Aviation Baseline Study Update**

IN BRIEF

PSRC is leading a Regional Aviation Baseline Study, which will build on the master planning work underway at many of the region's airports and set the stage for future aviation planning. At the September meeting, staff will discuss scenarios for the region to respond to the projected doubling of demand for commercial activity by 2050 and the results of an assessment of the region's airports to provide additional commercial capacity.

DISCUSSION

PSRC is leading a Regional Aviation Baseline Study to provide a clear picture of the aviation activities and needs in the region and set the stage for future planning efforts. The study will build on master planning underway at several of the region's airports and will examine the dynamics of the region's growing aviation activity, the economic impact of the region's airports, and community issues and concerns with airport activities. Previous phases of analysis included forecasts for aviation activity in 2050, airspace analysis, and capacity constraints. Key findings and data have been released throughout the study period as phases of analysis are complete.

At the September meeting, the board will have an opportunity to review and discuss scenarios for the region to respond to the projected doubling of demand for commercial activity by 2050. The scenarios assess the additional airports and runways needed to accommodate increased activity levels and examine the impacts of these different levels of activity. In addition, each of the region's 29 airports were reviewed to assess their ability to provide additional commercial capacity. The airports were assessed on such items as airspace and airfield capacity, surrounding land and land use,

transportation infrastructure, ownership considerations, and proximity to population and jobs.

For more information, please contact Jason Thibedeau at jthibedeau@psrc.org or (206) 389-2879.



Puget Sound Regional Council

DISCUSSION ITEM

September 10, 2020

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

IN BRIEF

Equity is a key policy area in [VISION 2050](#), the region's long-range plan for growth. A new action in the draft VISION 2050 plan (RC-Action-3) directs PSRC to develop a regional equity strategy, which is intended to make equity central to PSRC's work and to support the 2024 local comprehensive plan updates.

While public meetings have been limited due to COVID-19, staff have made progress on regional equity work, including the Regional Equity Strategy. The GMPB will be briefed on work to date and will be asked to provide comment on the upcoming work.

DISCUSSION

Work Plan

Based on feedback from PSRC boards and committees as well as various stakeholders from around the region, staff are developing a work plan to identify the general direction for the Regional Equity Strategy, issues to address, roles and responsibilities, and timeline. The strategy will include components such as:

- Creating and maintaining tools and resources, including data and outreach, to better understand how regional and local policies and actions affect the region's residents, specifically as they relate to people of color and people with low incomes.
- Developing strategies and best practices for centering equity in regional and local planning work, including inclusive community engagement, monitoring, and

actions to achieve equitable development outcomes and mitigate displacement of vulnerable communities.

- Identifying implementation steps, including how to measure outcomes.
- Identifying mechanisms to prioritize access to funding to address inequities.
- Developing a plan and committing resources for an equity advisory group that can help provide feedback on and help implement the Regional Equity Strategy.
- Developing and adopting an equity impact tool for evaluating PSRC decisions and community engagement.

Staff will brief the GMPB on work to date related to RC-Action-3 and ask for feedback on potential work items to assist implementation of the Regional Equity Strategy.

NEXT STEPS

As stated above, the strategy will include developing a plan and committing resources for an equity advisory committee. In research and interviews on equity committees at other metropolitan planning organizations, a key finding was to take sufficient time to engage in a thoughtful, collaborative process to develop the committee. Staff are exploring the creation of an eight-person ad hoc group of government and community organization leaders to develop a recommended proposal for the Executive Board to consider. The Equity Advisory Committee proposal will likely include recommendations related to the:

- Purpose
- Membership composition and leadership
- Decision-making
- Compensation approach for participating community groups
- Initial agendas and work plan

For more information, please contact Charles Patton at 206-971-3285 or cpatton@psrc.org, or Ben Bakkenta at 206-971-3286 or bbakkenta@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

September 10, 2020

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Equity Mapping Tools**

IN BRIEF

The board will have an in-depth discussion about two equity mapping tools, [Opportunity Mapping](#) and [Displacement Risk Mapping](#). PSRC staff will provide information on the motivations behind these tools, what they can and cannot do, and how they are being used for a variety of planning purposes.

DISCUSSION

Background

PSRC's members and community stakeholders have identified a heightened concern for racial and social equity, elevating the need for regional technical support to help highlight existing disparities, complement local efforts, and support discussions of how the region should grow over the long term. As part of the agency's equity work program, PSRC staff developed two mapping tools, which are described below.

Opportunity Mapping

The [Opportunity Mapping](#) tool assesses the amount of opportunity that exists in neighborhoods across the region today. This tool allows the analysis of growth that may take place in areas with moderate to high opportunity.

Growth in areas of opportunity is based on an "Opportunity Index," which combines measures of five key elements of neighborhood opportunity and positive life outcomes: education, economic health, housing and neighborhood quality, mobility and transportation, and health and environment. The level of opportunity score (very low, low, moderate, high, very high) is determined by sorting all census tracts into quintiles

based on their index scores. Areas of opportunity that experience greater proportions of growth may experience an increased risk of displacement.

Displacement Risk Mapping

The [Displacement Risk Mapping](#) tool identifies areas at greater risk of displacement based on current neighborhood conditions.

Displacement Risk is a composite of indicators representing five elements of neighborhood displacement risk: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement. The data from these five displacement indicators are compiled into a comprehensive index for all census tracts in the region and the level of displacement risk (lower, moderate, higher) is determined by sorting all census tracts based on their index scores.

In the [2019 PSRC Household Travel Survey](#), a new question asked respondents who recently relocated why they moved from their previous homes. The mover's previous residences were mapped in the Displacement Risk Mapping tool and [confirmed the risk assessment](#): a third of the households that relocated from areas of higher displacement risk had negative reasons for moving (such as housing cost and forced to move), while people moving from lower risk areas were much less likely to report displacement.

Questions for the Board

- What additional information is needed to help center racial and social equity in Board discussions about regional growth?
- What technical support do local jurisdictions need to better incorporate equity into local plans?

NEXT STEPS

Staff is working with stakeholders to develop other technical tools and perform data analyses to help advance the agency's equity work program. Staff will report on these efforts in future board discussions.

For more information, please contact Brian Lee at blee@psrc.org.



Puget Sound Regional Council

INFORMATION ITEM

September 10, 2020

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Stormwater and Watershed Planning Resources for Jurisdictions**

IN BRIEF

Stormwater and watershed planning are key to Puget Sound recovery. With the help of many partners, PSRC is developing tools and information to help jurisdictions address stormwater and watershed planning policies and actions in VISION 2050. This memo describes these resources and a new PSRC webpage.

DISCUSSION

Stormwater pollution and changes in the hydrology of runoff patterns are among the biggest threats to Puget Sound water quality.

VISION 2050 supports the work of local jurisdictions and the Puget Sound Partnership to promote a coordinated approach to watershed planning and restoring the health of Puget Sound (MPP-En-17-20). Key strategies for reducing water pollution and restoring streams, rivers, lakes, and Puget Sound include:

- Protecting and restoring open space and natural systems
- Building sustainably through low-impact development
- Replacing outdated infrastructure through redevelopment and retrofit projects

Resources to employ these strategies are available on PSRC's new stormwater and watershed planning webpage at www.psrc.org/stormwater-and-watershed-planning-resources. The [Regional Open Space Conservation Plan](#) describes conservation needs in the region that can help to protect and restore water quality and habitat.

Guidebook for Incentivizing Low-Impact Development

PSRC partnered with the Washington State Department of Commerce to help jurisdictions create incentives for low-impact development solutions in development projects. The project developed tools, information, and outreach materials for local governments, including factsheets for best management practices and a variety of incentive programs. The guidebook is available at <https://www.psrc.org/data-and-resources/building-green-cities>.

Stormwater Parks Technical Assistance and Guidebook

Retrofitting areas with legacy stormwater problems will also be needed to restore the health of Puget Sound. PSRC is gathering information on planning for stormwater parks, places that both treat stormwater from a larger area and provide recreational opportunities. For example, [Manchester Stormwater Park](#) in Kitsap County doubles as a regional stormwater treatment facility and a public park. The project will share lessons learned from already-built stormwater parks, identify opportunities for stormwater park retrofits regionwide, and provide technical assistance for up to four new stormwater parks. The findings from this work will be summarized in a guidance document on planning for stormwater parks. Information will be available over the next two years as the project develops.

For more information, please contact Erika Harris, Senior Planner, at eharris@psrc.org.

Updated 2020 GROWTH MANAGEMENT POLICY BOARD MEETINGS

(updated August 2020)

JANUARY						
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No Meeting in December						

Communication: Updated 2020 GMPB Calendar (Information Item)

Canceled Meetings

Rescheduled meetings held from 10:00 a.m.-12:00 p.m.

As the need arises, the Transportation Policy Board and the Growth Management Policy Board meet in joint session to coordinate activities and make decisions/recommendations.

Meeting dates & times are subject to change. If a meeting is changed or cancelled, members & alternates will be notified.

Updated meeting dates are also listed on PSRC's website at <https://www.psrc.org/board/growth-management-policy-board>