



Puget Sound Regional Council

## **Land Use Technical Advisory Committee Agenda**

**Date: Tuesday, March 31, 2020 from 1:00 – 3:00 p.m.**

**Location: Conference Call**

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- 1. Welcome and Introductions (10 minutes)**
- 2. Growth Target Guidance – Liz Underwood-Bultmann, PSRC (60 minutes)**

The Committee will be asked to discuss an outline for regional guidance on developing growth targets.

Committee members will also be asked to share information on projected timelines for developing growth targets in each county and preferred timing for regional guidance to support countywide work.

- 3. Market Study Guidance – Liz Underwood-Bultmann, PSRC (30 minutes)**

The Committee will hear an update and be asked for feedback on preliminary guidance for developing local market studies to support regional center designation.

- 4. Next Steps – Liz Underwood-Bultmann and Carol Naito, PSRC (10 minutes)**
- 5. Next Meeting: To be determined**
- 6. Adjourn**

### **Join online:**

- Go to: <https://bluejeans.com/917496113>

### **Or to join by phone:**

- Call 888.240.2560 or 408.740.7256
- Meeting ID: 917 496 113

### **Other Formats:**

- Sign language and communication material in alternate 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

**MEMORANDUM**

March 26, 2020

**TO:** Land Use Technical Advisory Committee

**FROM:** Liz Underwood-Bultmann, AICP, Principal Planner

**SUBJECT:** Guidance on Growth Targets to Implement the VISION 2050 Regional Growth Strategy

## **DISCUSSION**

To support implementation of the Regional Growth Strategy, the draft VISION 2050 plan includes an action to develop guidance for countywide growth targets:

### **RGS-Action-3**

Growth Targets: PSRC, together with its member jurisdictions, will provide guidance and participate with countywide processes that set or modify local housing and employment targets. This effort will include consideration of the timing of Regional Growth Strategy implementation in relation to anticipated completion of regional transit investments and corresponding market responses. PSRC will also provide guidance on growth targets for designated regional centers and improving jobs-housing balance, and coordinate with member jurisdictions regarding buildable lands reporting.

LUTAC will be asked for assistance in developing and reviewing the draft guidance. This document provides a draft annotated outline of key topics that may be addressed in the forthcoming guidance, including both common data/methodology questions and policy items related to VISION 2050 implementation. Where possible, the guidance will provide relevant data and examples to illustrate these topics.

Preliminary objectives for the guidance:

- Effectively implement the VISION 2050 Regional Growth Strategy
- Provide best practices and coordination on common methodology issues to support a more consistent approach to growth targets across the region
- Support data-informed countywide decisions about growth targets for individual jurisdictions

In addition to the specific action on growth target guidance, VISION 2050 includes policies and information on alignment with the Regional Growth Strategy. MPP-RGS-3 notes the need for flexibility in establishing and modifying growth targets within countywide planning policies, provided that growth targets support the Regional Growth Strategy. Recommendations provided in the guidance are

intended to support implementation of VISION 2050, while it is recognized that other approaches may be appropriate to account for local circumstances.

The draft annotated outline provides a starting place to discuss what the guidance may include – PSRC staff are seeking feedback from the committee on topics to include and what the guidance should say. LUTAC will be asked to discuss this draft annotated outline at its March 2020 meeting, and additional meetings will be scheduled to continue work on the growth targets guidance.

**Discussion questions for LUTAC:**

- Does the outline address everything that should be included? Are there items missing? Are there items that should be removed?
- What is the optimal timeline to finalize growth target guidance given your local schedule?

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## **DRAFT Growth Target Guidance Annotated Outline**

March 26, 2020

### **I. Data Assumptions and Methodology**

*This section outlines common data and methodology questions in establishing countywide growth targets.*

#### County Control Totals

- The Regional Growth Strategy county-level allocations are based on improving regional job-housing balance
- Recommend that counties should aim to be consistent with overall county controls in VISION 2050, unless the 2022 OFM medium series significantly deviates from VISION
- Any other deviations from the total housing or employment county totals should support an improved regional jobs-housing balance
- Potential uncertainties in near-term growth
- *Data: 2017 OFM population projections (medium series), V2050 2017-2050 employment growth distribution (%) across counties, PSRC 2018 Macro Forecast, jobs-housing ratios by county*

#### Planning Horizon

- Better alignment with horizon years would support regional coordination and jurisdictions located in more than one county
- For discussion: align targets to 2045?
- *Data: PSRC estimates of 204x county population and employment assumptions*

#### Employment Targets

- VISION states that counties should establish employment targets
- Regional macroeconomic forecast is a primary resource for employment targets
- Role of Construction & Resource sector employment, uniformed military personnel
- *Data: Current local employment estimates, employment trends, PSRC 2018 Macroeconomic Forecast*

### Housing Targets

- VISION states that counties should establish local housing targets based on population projections
- Methodology to translate population to housing targets [see Attachment 1 for methodology developed by LUTAC in 2008/2009 for discussion]
- *Data: current and future household size, vacancy rate, group quarters population*

### Other Regional/County Resources

- Forecast products: PSRC 2018 Macroeconomic Forecast, OFM 2017 Population Projections (medium series)
- Buildable Lands reports

## II. Growth and Policy Factors

*This section outlines policy-related factors to allocate growth to individual jurisdictions*

### General Planning Considerations

- Existing growth targets and progress
- Historic and recent development trends
- Potential uncertainty of near-term growth
- Vested development projects
- Zoned development capacity
- Availability and capacity of transportation and other infrastructure

### Translating County Control Totals to Regional Geographies

- VISION 2050 provides guidance on shares and roles of different regional geographies

### Front and Back-Loaded Growth

- Front-or backloaded growth may be reasonable in some circumstances, though the time between the target horizon year and 2050 is shorter than under VISION 2040
- Note changes to Buildable Lands statute on tracking growth and providing reasonable rationale for front-or back-loading growth

### Jobs-Housing Balance

- Consider jobs-housing balance across larger subareas and jurisdictions with long-term imbalance of jobs and housing in establishing targets

### Housing Need and Affordability

- Regional resources can support consideration of housing affordability and social equity in establishing growth targets:
  - Opportunity Mapping
  - Displacement Risk Mapping
  - Regional Housing Needs Assessment

### Centers and High Capacity Transit Station Areas

- Implementation of regional high-capacity transit goal
  - The goal in VISION is regional but counties should consider relative share when developing targets
  - *Data: Baseline conditions, future assumptions by county*
- Transit - timing, type, and extent of transit access and market response
  - Transit supportive densities research
  - Examples of TOD demand/market response to transit investments
- Cities with multiple regional growth centers
  - Jurisdictions with more than one regional growth center may warrant higher growth allocations
- Different types of regional growth centers/manufacturing/industrial centers
  - Under the Regional Centers Framework, there are higher growth expectations for some types of centers
  - Targets should be sufficient to enable cities to reach their regional center goals
- Employment growth in jurisdictions with manufacturing/industrial centers
  - Designated MICs should inform employment growth allocations
- Countywide centers and local centers
  - Countywide centers are expected to grow – may warrant higher growth allocations for jurisdictions with countywide centers

#### Urban Unincorporated Areas

- Encourage phasing and prioritizing growth in unincorporated areas planned for annexation or incorporation

#### Growth on Tribal Reservation Lands and Major Military Installations

- May be appropriate to acknowledge known growth forecasts and major planned developments on tribal reservation lands or military installations

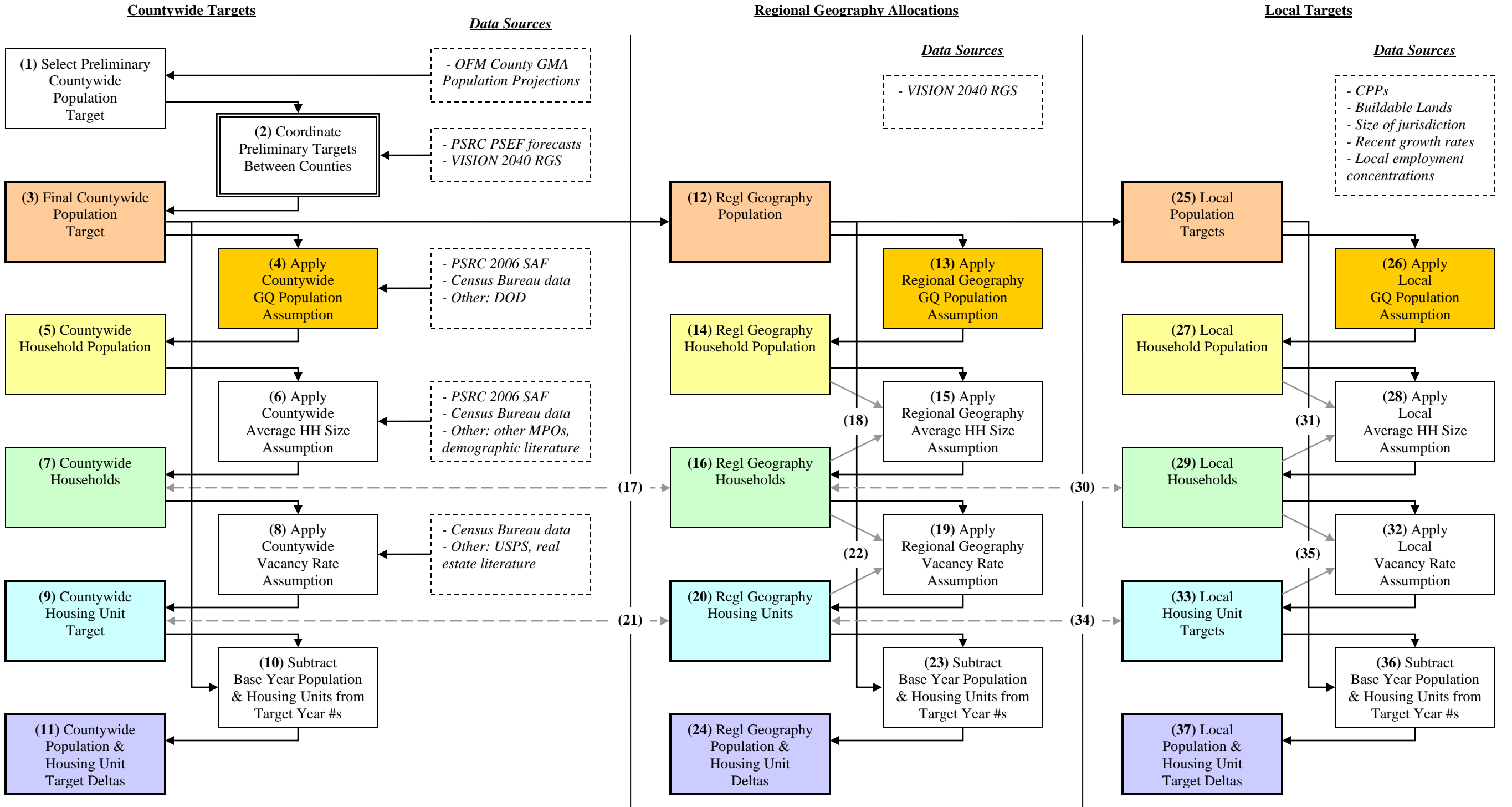
#### Reconciliation Processes

- RGS-Action-9 calls for countywide organizations to develop processes to reconcile any discrepancies between city and county adopted targets contained in local comprehensive plans
- This may require countywide planning policy updates to implement a reconciliation process
- Reconciliation should further the Regional Growth Strategy
- Counties may want to develop a process to address annexations and technical adjustments to targets

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*For more information, please contact Liz Underwood-Bultmann at [LUnderwood-Bultmann@psrc.org](mailto:LUnderwood-Bultmann@psrc.org)*

**Best Practice Methodology: Developing Residential Growth Targets – DRAFT 8/12/2008**



- Legend**
- Data variable (bold=primary)
  - Data sources
  - Administrative process
  - Data application
  - ↔ Adjust regional geography & local targets to match countywide total
  - Post-processing adjustment



# Puget Sound Regional Council

**MEMORANDUM**

March 26, 2020

**TO:** Land Use Technical Advisory Committee

**FROM:** Liz Underwood-Bultmann, AICP, Principal Planner

**SUBJECT:** **Guidance for Local Market Studies**

## **DISCUSSION**

PSRC staff is seeking feedback from LUTAC on recommended components for a local market study for regional centers.

Applications for new centers are designed to document that the proposed center has the desire, capacity, and development potential to play a regional role in attracting and accommodating a significant share of the region's growth. Jurisdictions are required to include a market analysis demonstrating the center's development potential to meet targeted levels of growth.

Existing centers that do not meet the current density thresholds will also be required to complete a market analysis by 2025 to show how the center can meet the targeted levels of growth within the planning period.

The Regional Centers Framework includes an implementation item for PSRC to develop more specific guidance for centers market studies. At the March meeting, staff will provide a draft outline of the guidance for committee feedback and review.

*For more information, please contact Liz Underwood-Bultmann at [LUnderwood-Bultmann@psrc.org](mailto:LUnderwood-Bultmann@psrc.org)*