

The matrix below includes policies in the existing Development Patterns chapter in VISION 2040 and potential revisions, shown in legislative format, that represent draft changes based on feedback from the GMPB, RSC, and other stakeholders. The proposed revisions include a select set of new policies and actions and strengthen existing language, including:

- Policies to implement the Regional Centers Framework
- Policies to better support the region's transit investment and work from the Growing Transit Communities Strategy
- Policies to improve health

A complete draft of the VISION 2050 Development Patterns chapter will be available for review in summer 2019. Staff will continue to work with the GMPB, RSC, and other stakeholders to further refine the draft updates to the Development Patterns Chapter prior to adoption of VISION 2050 in 2020.

Goal	The region will <del>focus growth within already urbanized areas to</del> create walkable, compact, and transit-oriented communities that maintain unique local character, <u>while creating and preserving open space and natural areas.</u> <del>Centers will continue to be a focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.</del>	Substantive change	Goal split with Regional Growth Strategy chapter	
Policy	Text	Type of Change	Reason for Proposed Update	Additional Notes
<del>MPP-DP-1</del>	<del>Provide a regional framework for the designation and adjustment of the urban growth area to ensure long-term stability and sustainability of the urban growth area consistent with the regional vision.</del>			Moved to RGS Chapter
<del>MPP-DP-2</del>	<del>Encourage efficient use of urban land by maximizing the development potential of existing urban lands and increasing density in the urban growth area, consistent with the Regional Growth Strategy such as advancing development that achieves zoned density.</del>			Moved to RGS Chapter
<u>MPP-DP-A</u>	<u>Plan for densities that maximize benefits of transit investments in high capacity transit station areas that are expected to attract significant new population or employment growth.</u>	Substantive change	<b>Regional Growth Strategy, Growing Transit Communities, and Sound Transit 3:</b> Board and Regional Staff Committee direction on maximizing major transit investments	
MPP-DP-12	<del>Establish</del> <u>Implement the adopted</u> <del>a common</del> framework to <u>designate countywide centers among the countywide</u> <del>processes for designating subregional centers to ensure</del> compatibility within the region.	Substantive change	<b>Regional Centers Framework</b> - update policy since framework has been adopted	

Policy	Text	Type of Change	Reason for Proposed Update	Additional Notes
<del>MPP-DP-B</del>	<del>Attract x% of the region's residential and y% of the region's employment growth to high capacity transit station areas to realize the multiple public benefits of compact growth around high capacity transit investments. As jurisdictions plan for growth targets, focus development near high capacity transit to achieve the regional goal.</del>			Moved to RGS Chapter
MPP-DP-C	Reduce disparities in access to opportunity for the region's residents through targeted investments in centers and transit station areas that meet the needs of current and future residents and businesses.	Substantive change	<b>Growing Transit Communities</b> and <b>Social Equity</b> - Address board direction to address equitable access to station areas	
MPP-DP-D	Evaluate planning in regional growth centers and high capacity transit station areas for their potential physical, economic, and cultural displacement of marginalized residents and businesses. Use a range of strategies to mitigate displacement impacts.	Substantive change	<b>Equity</b> - add policy to address displacement in high-growth areas	
MPP-DP-36	Provide a wide range of building and community types to serve the needs of a diverse population. Engage in equitable community planning to identify the diverse needs of the region's communities and achieve equitable growth outcomes.	Substantive change	<b>Equity</b> - Update policy to address equitable community planning and outcomes	
MPP-DP-E	Address existing health disparities and improve health outcomes.	Substantive change	<b>Health</b> - Address Board and Regional Staff Committee discussion on healthy communities	
<del>MPP-DP-3</del>	<del>Use consistent countywide targeting processes for allocating population and employment growth consistent with the regional vision, including establishing: (a) local employment targets, (b) local housing targets based on population projections, and (c) local housing and employment growth targets for each designated regional growth center and manufacturing/industrial center.</del>			Moved to RGS Chapter
MPP-DP-11	Support the development of centers within all jurisdictions, including <u>high capacity transit station areas and countywide and local centers.</u> <del>town centers and activity nodes.</del>	Minor change	<b>Growing Transit Communities</b> and <b>Regional Centers Framework</b> - update terminology	

# VISION 2050 - DRAFT Development Patterns Chapter

Working Draft April 25, 2019

Policy	Text	Type of Change	Reason for Proposed Update	Additional Notes
MPP-DP-13	<del>Direct subregional funding, especially county-level and local funds, to countywide centers and other local centers, centers designated through countywide processes, as well as to town centers, and other activity nodes.</del>	Minor change/ Consolidated in General Chapter	<b>Regional Centers Framework</b> - update centers terminology	Board and committee review: pending changes to the Regional Growth Strategy, should policy also include high capacity transit station areas?  Consolidated funding-related policies in General chapter (DP-7, 10, 13, H-6, T-12)
MPP-DP-14	<del>Preserve and Enhance existing neighborhoods and create vibrant, sustainable compact urban communities that provide diverse choices in housing types, to provide a high degree of connectivity in the street network to accommodate walking, bicycling and transit use, and sufficient public spaces.</del>	Minor change	Original policy was duplicative of MPP-DP-35 - edits differentiate policies and focuses on comments regarding health and walkability outside of centers.	
MPP-DP-15	<del>Support the transformation of key underutilized lands, such as surplus public lands or environmentally contaminated lands as brownfields and greyfields, to higher density, mixed-use areas to complement the development of centers and the enhancement of existing neighborhoods.</del>	Minor change	Incorporates surplus public lands and simplifies language	
MPP-DP-43	<del>Design communities to provide an improved safe and welcoming environments for walking and bicycling.</del>	Minor change	<b>Health</b> - Address Board and Regional Staff Committee discussion on healthy communities	
MPP-DP-50	<del>Streamline development standards and regulations for residential and commercial development, especially in centers and high capacity transit station areas, to provide flexibility and to accommodate a broader range of project types consistent with the regional vision.</del>	Minor change	<b>Growing Transit Communities</b> - update to include high capacity transit station areas.	
<del>MPP-DP-4</del>	<del>Accommodate the region's growth first and foremost in the urban growth area. Ensure that development in rural areas is consistent with the regional vision.</del>			Moved to RGS Chapter
<del>MPP-DP-5</del>	<del>Focus a significant share of population and employment growth in designated regional growth centers.</del>			Moved to RGS Chapter
MPP-DP-6	Provide a regional framework for designating and evaluating regional growth centers.	No change		

# VISION 2050 - DRAFT Development Patterns Chapter

Working Draft April 25, 2019

Policy	Text	Type of Change	Reason for Proposed Update	Additional Notes
<del>MPP-DP-7</del>	<del>Give funding priority—both for transportation infrastructure and for economic development—to support designated regional growth centers consistent with the regional vision. Regional funds are prioritized to regional growth centers. County level and local funding are also appropriate to prioritize to regional growth centers.</del>	Consolidated in General Chapter		Consolidated funding-related policies in General chapter (DP-7, 10, 13, H-6, T-12)
<del>MPP-DP-8</del>	<del>Focus a significant share of employment growth in designated regional manufacturing/industrial centers.</del>			Moved to RGS Chapter
MPP-DP-9	Provide a regional framework for designating and evaluating regional manufacturing/industrial centers.	No change		
<del>MPP-DP-10</del>	<del>Give funding priority—both for transportation infrastructure and for economic development—to support designated regional manufacturing/industrial centers consistent with the regional vision. Regional funds are prioritized to regional manufacturing/industrial centers. County level and local funding are also appropriate to prioritize to these regional centers.</del>	Consolidated in General Chapter		Consolidated funding-related policies in General chapter (DP-7, 10, 13, H-6, T-12)
<del>MPP-DP-16</del>	<del>Direct commercial, retail, and community services that serve rural residents into neighboring cities and existing activity areas to prevent the conversion of rural land into commercial uses.</del>			Moved to RGS Chapter
MPP-DP-17	Promote transit service to and from existing cities in rural areas.	No change		
MPP-DP-18	Affiliate all urban unincorporated lands appropriate for annexation with an adjacent city or identify those that may be feasible for incorporation. To fulfill the regional growth strategy, annexation is preferred over incorporation.	No change		
MPP-DP-19	Support joint planning between cities and counties to work cooperatively in planning for urban unincorporated areas to ensure an orderly transition to city governance, including efforts such as: (a) establishing urban development standards, (b) addressing service and infrastructure financing, and (c) transferring permitting authority.	No change		

Policy	Text	Type of Change	Reason for Proposed Update	Additional Notes
MPP-DP-20	Support the provision and coordination of urban services to unincorporated urban areas by the adjacent city or, where appropriate, by the county as an interim approach.	No change		
MPP-DP-21	Contribute to improved ecological functions and more appropriate use of rural lands by minimizing impacts through innovative and environmentally sensitive land use management and development practices.	No change		
MPP-DP-22	Do not allow urban net densities in rural and resource areas.	No change		
MPP-DP-23	Avoid new fully contained communities outside of the designated urban growth area because of their potential to create sprawl and undermine state and regional growth management goals.	No change		
MPP-DP-24	In the event that a proposal is made for creating a new fully contained community, the county shall make the proposal available to other counties and to the Regional Council for advance review and comment on regional impacts.	No change		
MPP-DP-25	Use existing and new tools and strategies to address vested development to ensure that future growth meets existing permitting and development standards and prevents further fragmentation of rural lands.	No change		
MPP-DP-26	Ensure that development occurring in rural areas is rural in character and is focused into communities and activity areas.	No change		
MPP-DP-27	Maintain the long-term viability of permanent rural land by avoiding the construction of new highways and major roads in rural areas.	No change		
MPP-DP-28	Support long-term solutions for the environmental and economic sustainability of agriculture and forestry within rural areas.	No change		
MPP-DP-29	Protect and enhance significant open spaces, natural resources, and critical areas.	No change		

Policy	Text	Type of Change	Reason for Proposed Update	Additional Notes
MPP-DP-30	Establish best management practices that protect the long-term integrity of the natural environment, adjacent land uses, and the long-term productivity of resource lands.	No change		
MPP-DP-31	Support the sustainability of designated resource lands. Do not convert these lands to other uses.	No change		
MPP-DP-32	Ensure that resource lands and their related economic activities are not adversely impacted by development on adjacent non-resource lands.	No change		
MPP-DP-33	Identify, protect and enhance those elements and characteristics that give the central Puget Sound region its identity, especially the natural visual resources and positive urban form elements.	No change		
MPP-DP-34	Preserve significant regional historic, visual and cultural resources including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.	No change		
MPP-DP-35	Develop high quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.	No change		
MPP-DP-37	Support urban design, historic preservation, and arts to enhance quality of life, improve the natural and human-made environments, promote health and well-being, contribute to a prosperous economy, and increase the region's resiliency in adapting to changes or adverse events.	No change		
MPP-DP-38	Design public buildings and spaces that contribute to a sense of community and a sense of place.	No change		
MPP-DP-39	Identify and create opportunities to develop parks, civic places and public spaces, especially in or adjacent to centers.	No change		
MPP-DP-40	Design transportation projects and other infrastructure to achieve community development objectives and improve communities.	No change		

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MPP-DP-41	Allow natural boundaries to help determine the routes and placement of infrastructure connections and improvements.	No change		
MPP-DP-42	Recognize and work with linear systems that cross jurisdictional boundaries – including natural systems, continuous land use patterns, and transportation and infrastructure systems – in community planning, development, and design.	No change		
MPP-DP-44	Incorporate provisions addressing health and well-being into appropriate regional, countywide, and local planning and decision-making processes.	No change		
MPP-DP-45	Promote cooperation and coordination among transportation providers, local government, and developers to ensure that joint- and mixed-use developments are designed to promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environments.	No change		
MPP-DP-46	Develop and implement design guidelines to encourage construction of healthy buildings and facilities to promote healthy people.	No change		
MPP-DP-47	Support agricultural, farmland, and aquatic uses that enhance the food system in the central Puget Sound region and its capacity to produce fresh and minimally processed foods.	No change		
MPP-DP-48	Encourage the use of innovative techniques, including the transfer of development rights, the purchase of development rights, and conservation incentives. Use these techniques to focus growth within the urban growth area (especially cities) to lessen pressures to convert rural and resource areas to more intense urban-type development, while protecting the future economic viability of sending areas and sustaining rural and resource-based uses.	No change		

Policy	Text	Type of Change	Reason for Proposed Update	Additional Notes
MPP-DP-49	Support and provide incentives to increase the percentage of new development and redevelopment – both public and private – to be built at higher performing energy and environmental standards.	No change		
MPP-DP-51	Protect the continued operation of general aviation airports from encroachment by incompatible uses and development on adjacent land.	No change		
MPP-DP-52	Protect military lands from encroachment by incompatible uses and development on adjacent land.	No change		
MPP-DP-53	Protect industrial lands from encroachment by incompatible uses and development on adjacent land.	No change		
MPP-DP-54	Develop concurrency programs and methods that fully consider growth targets, service needs, and level-of-service standards. Focus level-of-service standards for transportation on the movement of people and goods instead of only on the movement of vehicles.	No change		
MPP-DP-55	Address nonmotorized, pedestrian, and other multimodal types of transportation options in concurrency programs – both in assessment and mitigation.	No change		
MPP-DP-56	Tailor concurrency programs for centers and other subareas to encourage development that can be supported by transit.	No change		

Action	Text	Type of Change	Reason for Proposed Update	Additional Notes
<del>DP-Action-1 (Regional)</del>	<del>Urban Growth Area: The Puget Sound Regional Council will report on urban growth area changes, annexation activity, and countywide coordination practices in each county.</del>			Moved to RGS Chapter
<del>DP-Action-2 (Regional)</del>	<del>Track and Evaluate Growth: The Puget Sound Regional Council will study, track, and evaluate growth and development occurring in the central Puget Sound region and in high-capacity transit station areas in terms of meeting the goals and objectives of the Regional Growth Strategy.</del>			Moved to RGS Chapter



Policy	Text	Type of Change	Reason for Proposed Update	Additional Notes
DP-Action-3 (Regional)	<del>Growth Targets: The Puget Sound Regional Council, together with its member jurisdictions, will provide guidance and participate with countywide processes that set local housing and employment targets. PSRC will also provide guidance on growth targets for designated regional centers.</del>			Moved to RGS Chapter
DP-Action-4 (Regional)	<u>Implement the Regional Centers Framework: The Puget Sound Regional Council will study and evaluate existing regional growth centers and manufacturing/industrial centers to assess their designation, distribution, interrelationships, characteristics, transportation efficiency, performance, and social equity. PSRC, together with its member jurisdictions and countywide planning bodies, will work to establish a common network of countywide centers.</u>	New action	<b>Regional Centers Framework</b> implementation	
DP-Action-5 (Regional)	<u>Industrial Lands: The Puget Sound Regional Council will update its inventory of industrial lands, evaluate supply and demand for industrial land, and identify strategies to preserve industrial lands and businesses in the region.</u>	New action	Consistent with previous plans, continue to periodically update information on industrial lands	
DP-Action-6 (Regional)	<u>Transit-Oriented Development: The Puget Sound Regional Council, together with its member jurisdictions, will support member jurisdiction in the implementation of the Growing Transit Communities Strategy and compact, equitable development around high capacity transit station areas. This action will include highlighting and promoting tools used to support equitable development in high capacity transit station areas.</u>	New action	<b>Growing Transit Communities</b> - Increase emphasis on transit station areas	
DP-Action-7 (Regional)	<u>Minimum Densities in Transit Station Areas: The Puget Sound Regional Council will work in collaboration with transit agencies and local government to develop guidance for transit supportive densities in different types of high capacity transit station areas.</u>	New action	<b>Regional Growth Strategy</b> implementation - may update action if legislative action on this topic.	

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DP-Action-8 (Regional)	<p><u>Concurrency Best Practices: The Puget Sound Regional Council will continue to develop guidance on innovative approaches to multimodal level of service standards and regional and local implementation strategies for local multimodal concurrency. PSRC, in coordination with member jurisdictions, will identify approaches in which local concurrency programs fully address growth targets, service needs, and level-of-service standards for state highways. PSRC will communicate to the Legislature the need for state highways to be addressed in local concurrency programs.</u></p>	New action	<p><b>Taking Stock 2016</b> - need identified from local governments for additional guidance to implement MPP-DP-54 through DP-56.</p>	
DP-Action-9 (Regional)	<p><u>Coordinated Planning in Unincorporated Urban Areas: The Puget Sound Regional Council will support communication with the state Legislature regarding changes to state laws and opportunities for state and local incentives, organize forums to highlight annexation, incorporation, and joint planning best practices, and provide other resources that address the barriers to joint planning, annexation, and incorporation.</u></p>	New action	<p><b>Urban Growth Area and Annexation</b> - Identify actions to support annexation</p>	
DP-Action-10 (Local)	<p><u>Identification and Clean-up of Underused Lands: Countywide planning bodies, in cooperation with their cities, will develop strategies for cleaning up brownfield and contaminated sites. Local jurisdictions should identify underused lands (such as environmentally contaminated land and surplus public lands) for future redevelopment or reuse.</u></p>	New action	<p>Combines similar existing actions and incorporates surplus lands to reflect changes to state law.</p>	
DP-Action-11 (Local)	<p><u>Center Plans and Station Area Plans: Each city or county with a designated regional center and/or light rail transit station area will develop a subarea plan for the designated regional growth center, station area(s), and/or manufacturing/industrial center. Cities and counties will plan for other forms of high capacity transit stations, such as bus rapid transit and community rail, and countywide and local centers, through local comprehensive plans, subarea plans, neighborhood plans, or other planning tools. Jurisdictions may consider grouping station areas that are located in close proximity.</u></p>	New action	<p><b>Growing Transit Communities</b> - Increase emphasis on transit station areas. Board direction to clarify intent of station area planning. Change discussed at 4/4/19 GMPB meeting.</p>	

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DP-Action-12 (Local)	<u>Mode Split Goals for Centers: Each city with a designated regional growth center and/or manufacturing/industrial center will establish mode split goals for these centers and identify strategies to encourage transportation demand management and alternatives to driving alone.</u>	New action	<b>Regional Centers Framework</b> - Increase emphasis on mode shift	