Regional Transit-Oriented Development Advisory Committee

Friday, November 30, 2018 | 10:00 – 12:00 p.m.

10:00  1. Call to Order – Committee Co-Chair

2. Introductions – Committee Members

3. Report of the Co-Chair

4. Communications and Public Comment

5. Staff Report

10:10  6. Discussion Item: VISION 2050 & Access to Opportunity – Ben Bakkenta, PSRC; Maggie Moore, PSRC
   • Report out on equity work plan for VISION 2050
   • Group discussion – How can GTC policies promoting access to opportunity be incorporated in VISION 2050?

   • Overview of regional displacement risk analysis methodology
   • Results of analysis and potential applications to VISION 2050

11:25  8. Discussion Item: VISION 2050 & Transit Oriented Development – Liz Underwood Bultmann, PSRC; Maggie Moore, PSRC
   • Review of transit-oriented development policies in VISION 2040
   • Group discussion – How can transit-oriented development policies in GTC be incorporated into VISION 2050?

11:55  9. Next meeting: March 15, 2019
   • VISION 2050 and GTC: Draft Supplemental EIS
   • Featured ETOD tool: TBD – Suggestions welcomed
   • GTC Monitoring Report – 2018 Update

12:00  10. Adjourn Meeting

It is requested that Public Comments be limited to two minutes and relate to topics on today’s agenda. Committee members please submit proposed amendments and other materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to Laura Benjamin at lbenjamin@psrc.org, fax 206-464-7134, or mail.

Sign language and communication material in alternate formats can be arranged given sufficient notice by calling (206) 464-7090 or TTY Relay 711. 
DATE: November 30, 2018

TO: Regional TOD Advisory Committee

FROM: Ben Bakkenta, Director of Regional Planning, Puget Sound Regional Council

SUBJECT: VISION 2050 and Access to Opportunity

IN BRIEF
Increasing access to opportunity for existing and future residents in transit communities is one of the three main goals of the GTC Strategy. PSRC is implementing a social equity work program for VISION 2050 to implement the strategies identified in this goal.

DISCUSSION
VISION 2040 envisions the region’s growth as benefiting all people by increasing economic development and access to jobs, expanding housing and transportation choices, promoting neighborhood character and vitality, and improving public health and environmental quality.

There are multiple policies in VISION 2040 aimed at encouraging the region’s growth to benefit all residents, but social equity is not called out or defined in the document. Since the adoption of VISION 2040, PSRC, as well as peer organizations and local jurisdictions, have produced work to advance this topic and provide a base for what may be included in VISION 2050, including the GTC Strategy.

As part of VISION 2050 scoping, the Growth Management Policy Board identified social equity as an important policy issue for review and incorporation in VISION 2050. Equity and social justice came up numerous times in scoping comments, which included recommendations to define social equity, assess policies to see how they affect residents, and develop strategies to mitigate disparities and reduce displacement.

The strategies to Increase Access to Opportunity recommend actions to understand regional disparities in access to opportunity, identify existing and potential new resources and tools to meet community needs, and build support for equitable opportunities through education, coalitions, and leadership.

At the November 30 meeting, PSRC staff will provide an overview of what is included in the social equity work program for VISION 2050. Question for the committee: Are there additional elements of the GTC strategy that should be incorporated into the VISION 2050 equity work program?

NEXT STEPS
A summary of the committee’s discussion will be shared with the GMPB to help inform the February 7 extended session on social equity. Following the GMPB’s February 7 meeting, staff will work with stakeholders and the
Regional Staff Committee to further assess and develop options for how VISION 2050 can better address social equity.

**STAFF CONTACT**
For more information, please contact Ben Bakkenta at 206-971-3286 or BBakkenta@psrc.org, or Maggie Moore at 206-464-6171 or MMoore@psrc.org.
DATE: November 30, 2018

TO: Regional TOD Advisory Committee

FROM: Brian Lee, Principal Planner, Puget Sound Regional Council

SUBJECT: Featured E-TOD Tool: Displacement Risk Analysis

IN BRIEF
The Committee will be provided an overview of the displacement risk typology in the Growing Transit Communities strategy and hear about the development of a new regional displacement risk analysis.

BACKGROUND
Building on the GTC monitoring work completed in 2017, Committee meetings will include a “Featured Equitable TOD Tool” as a standing agenda item for 2018. Each featured tool will present more in-depth information, including best practices, lessons learned, and regional case studies, on a specific tool or subset of tools from the GTC Strategy. The featured tools are intended to provide timely and transferable information that can be applied to a wide range of transit communities with varying land use, infrastructure, and market conditions.

DISCUSSION
This month the Committee will focus on displacement risk. Among the many challenges communities face in pursuing mutually supportive development and social equity objectives, the risk of displacement looms large. Many transit communities are home to existing low- and moderate-income households at potential risk of displacement due to increased market strength and gentrification that may accompany transit system development.

Brian Lee, Principal Planner, will share information on the methodology and early findings of a new regional displacement risk analysis. The findings from this analysis may help to inform the updated regional growth strategy in VISION 2050 and future station area planning to ensure that residents can continue to live and work in communities as they grow and change due to the presence of high capacity transit.

STAFF CONTACT
For more information, please contact Laura Benjamin at 206-464-7143 or LBenjamin@psrc.org, or Brian Lee at 206-971-3270 or BLee@psrc.org.
DATE: November 30, 2018

TO: Regional TOD Advisory Committee

FROM: Liz Underwood-Bultmann, Principal Planner, Puget Sound Regional Council

SUBJECT: VISION 2050 and Transit Oriented Development

IN BRIEF
Staff will provide an overview of the TOD policies in VISION 2040, and the committee will be asked to provide input on incorporating components from the GTC Strategy into VISION 2050.

BACKGROUND
The GTC Strategy has been identified as a foundational document for VISION 2050. As the Regional Transit-Oriented Development Advisory Committee works to promote the GTC Strategy and provide guidance to PSRC, the Committee has the opportunity to identify components of the GTC Strategy that are most germane to VISION 2050 and to develop recommendations on how to best integrate aspects of the GTC Strategy into the regional plan.

The GTC Strategy advances goals of attracting a significant share of the region’s growth around high-capacity transit, providing housing choices affordable to a full range of incomes near high-capacity transit, and increasing access to opportunity for existing and future community members in transit communities. The strategies that emerged apply to these and many other transit-served locations in and outside of light rail corridors, including many regional, countywide, and local centers.

VISION 2040 supports growth in centers and near transit, but the GTC Strategy places additional emphasis on planning and growth in high capacity transit communities. The strategy calls for PSRC to explore potential next steps that include formal designation of transit communities, recognizing the role of transit-oriented development in the regional growth strategy, promoting transit-supportive densities, and making targeted transportation investments that support growth and equity in transit communities.

DISCUSSION
The Development Patterns chapter in VISION 2040 describes the character of the development patterns to support the Regional Growth Strategy, livable and healthy communities, and other land use concepts under GMA. The chapter emphasizes an integrated approach to development and traditional and innovative approaches to maintaining a wide variety of healthy, accessible, and well-designed communities. The chapter discusses the growth of regional and subregional centers, building on the concept of creating mixed-use central places and vibrant communities connected by an efficient transportation system.
**Overall Discussion Question:** Do the potential changes identified below reflect the region’s goals and interests in transit-oriented development? Are there other changes that should be considered?

- **Incorporate new policies to address Growing Transit Communities**
  Staff propose including additional MPPs that reflect the region’s objective to leverage transit infrastructure investments by planning for growth in transit station areas. Depending on future development of the preferred alternative for the Regional Growth Strategy, GMPB may consider incorporating a regional goal for the amount of population and employment in station areas. GMPB could also consider policies for jurisdictions with significant transit investments to direct a significant share of growth to those transit station areas. MPPs related to equitable development around current and future transit station areas may also be considered.

- **Transit-Supportive Densities and Land Uses**
  The Growing Transit Communities Strategy calls for adopting land use plans and zoning regulations that accommodate and promote transit supportive uses and densities. Based on previous board and committee discussion, the plan could include policies encouraging or requiring densities to support transit near high capacity stations, policies to encourage middle density housing, or policies to promote use of inclusionary or incentive zoning when considering upzones near high capacity transit stations.

- **Update Terminology to Promote Transit Station Areas and TOD**
  VISION 2040 includes discussion of “station areas along major transit routes” in the “other centers” or “subregional centers” as secondary hubs that serve important roles. The goal for subregional centers, along with DP-11 – DP 13 should be updated to reflect transit station areas and countywide centers.

  The proposed goal revision updates the “other centers” and “subregional centers” terminology and includes transit station areas alongside countywide and local centers. This is also reflected in the proposed changes to the MPPs. Transit station areas have been defined through the Regional Growth Strategy update as the walkshed around high capacity transit stations, such as a light rail, bus rapid transit, ferries, and commuter rail stations.

- **Update Action to Address Monitoring Implementation and Goals for GTC**
  An existing action calls for Puget Sound Regional Council to study, track, and evaluate growth and development occurring in the central Puget Sound region in terms of meeting the goals and objectives of the regional vision. Consistent with the GTC strategy, staff recommend incorporating regular monitoring of growth goals in transit station areas and implementation of the Growing Transit Communities Strategy.

- **Incorporate an Action to Promote Planning for Transit Station Areas**
  The Growing Transit Communities Strategy encourages subarea planning for transit station areas. VISION could include a local action to adopt station area plans and/or policies for high capacity transit communities which are expected to attract significant new population and employment growth.

**NEXT STEPS**
Feedback from the committee will be shared with the Growth Management Policy Board, and the committee will continue discussion of VISION 2050 at its next meeting.

**STAFF CONTACT**
For more information, please contact Liz Underwood-Bultmann at 206-464-6174 or LUnderwood-Bultmann@psrc.org, or Maggie Moore at 206-464-6171 or MMoore@psrc.org.
2019
REGIONAL TRANSIT-ORIENTED DEVELOPMENT ADVISORY COMMITTEE MEETINGS
(published November 2018)

Meetings are held at the Puget Sound Regional Council, 1011 Western Avenue, 5th Fl., 10:00 a.m.-11:30 a.m.
Meeting dates & times are subject to change. If a meeting is changed or cancelled, members & alternates will be notified.
The December 20 meeting will likely be rescheduled to earlier in the month.