Regional Transit-Oriented Development Advisory Committee
Friday, June 21, 2019 | 10:00 a.m. – 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

10:10 5. Discussion Item: VISION 2050 Draft Supplemental EIS Preferred Alternative – Ben Bakkenta, PSRC
   • Report out on feedback received during DSEIS comment period and work to date to develop a preferred alternative
   • Group discussion – What do the potential impacts and benefits of the potential preferred alternative mean for TOD and the GTC Strategy?

10:30 6. Discussion Item: GTC Policy in VISION 2050 – Laura Benjamin, PSRC
   • Overview of proposed updates to the multicounty planning policies and actions to incorporate several of the GTC goals and strategies
   • Group discussion – Do the proposed updates capture the goals and intent of the GTC Strategy? Are any relevant aspects of GTC missing?

11:00 7. Discussion Item: Sound Transit 3 Planning Framework – Sloan Dawson, Sound Transit
   • Update on Tacoma Dome and West Seattle to Ballard Link Extensions, and I-405 BRT planning

11:45 8. Discussion Item: 2019 GTC Monitoring – Laura Benjamin, PSRC
   • New data on who is living and working in transit communities and how this is changing over time

11:55 9. Next meeting: November 15, 2019 – Note new meeting date
   The September meeting is cancelled in lieu of the October 4 regional TOD event

12:00 10. Adjourn Meeting
MEMORANDUM

TO: Regional Transit-Oriented Development Advisory Committee

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

SUBJECT: VISION 2050 Draft Supplemental EIS Preferred Alternative

In Brief

The committee will be briefed on comments received on the Draft Supplemental EIS and work to date to develop a Preferred Alternative.

Discussion

Draft SEIS Comments
VISION 2040 sets forth the Regional Growth Strategy, which provides numeric guidance for planning for population and employment growth in countywide targets and local comprehensive plans. The update of VISION will extend the planning horizon for the growth strategy to 2050. The Growth Management Policy Board and PSRC committees have been working to develop a preferred alternative to include in the draft VISION 2050 plan.

In November 2018, the Growth Management Policy Board selected three Regional Growth Strategy alternatives for environmental review. PSRC released the Draft Supplemental Environmental Impact Statement (Draft SEIS) for a 60-day public comment period on February 28, 2019. The Draft SEIS provides a comparative analysis of the environmental effects of the alternatives. The RTODAC discussed the Draft SEIS at its November 2018 meeting.

PSRC received 150 separate comment communications on the Draft SEIS. About 45% were from organizations and 55% were from individuals. Comments were reviewed and summarized by comment category. In addition to the comments on alternatives evaluated, top comment categories were transportation, land use, planning process, housing, and the environment.


Regional Growth Strategy Preferred Alternative
The majority of Draft SEIS comments regarding the three alternatives supported the Transit Focused Growth alternative. Commenters supported the core concept of growth near transit, but several raised questions about aspects of the alternative, raised concerns about displacement, and called for local flexibility. Both Snohomish
County Tomorrow and Pierce County suggested specific numeric changes to the alternative to address existing trends in urban unincorporated and rural areas.

Given the support for the Transit Focused Growth alternative, the draft Preferred Alternative uses it as a starting place and incorporates numeric adjustments to address Pierce and Snohomish County Tomorrow. To compare with allocations established for the Draft SEIS alternatives, please see the VISION 2050 Draft SEIS Appendix B, pages B-15 – B-17. Staff will provide an overview of the adjustments at the June RTODAC meeting.

**Transit growth goal:** The Transit Focused Growth alternative includes an explicit goal for 75% of the region's population and employment growth to be located in centers and near high capacity transit stations. Several comments noted that this goal would be ambitious and called for additional discussion of the transit growth goal. Staff have been reviewing regional capacity, growth trends, and goals in peer regions. The Land Use Technical Advisory Committee also reviewed data related to the transit growth goal. Based on review of data, staff recommend retaining the 75% goal for employment growth and reducing the population growth goal to 65%. Both goals would set higher expectations for growth than trends and existing capacity but would be more in line with growth potential for these areas.

**Next Steps**
The Growth Management Policy Board will continue discussion of and take action on the Preferred Alternative at the July 11 meeting. The Preferred Alternative will be included in the draft VISION 2050 plan released this summer.

**Staff Contact**
For more information, please contact Ben Bakkenta at bbakkenta@psrc.org or 206-788-5453, or Liz Underwood-Bultmann at LUnderwood-Bultmann@psrc.org or 206-464-6174.
MEMORANDUM

TO: Regional Transit-Oriented Development Advisory Committee

FROM: Laura Benjamin, Senior Planner, Puget Sound Regional Council

SUBJECT: GTC Policy in VISION 2050

In Brief
In preparation for the release of the VISION 2050 draft plan for public comment in summer 2019, the committee will be provided an overview of the proposed draft multicounty planning policies (MPPs) and actions in VISION 2050 that further GTC goals and strategies.

Discussion
VISION 2040 is the existing long-term plan for growth in the central Puget Sound region. With an integrated approach, VISION 2040 addresses land use, transportation, economic prosperity, and the environment. VISION 2040 includes goals, multicounty planning policies, and implementation actions. Focusing growth around transit investments in regional, countywide, and local centers is a centerpiece of the approach to managing growth in the region. VISION 2040 also includes a Regional Growth Strategy that provides numeric guidance for planning for population, housing, and employment growth that is reflected in countywide targets and local comprehensive plans.

PSRC is updating VISION to consider new information and perspectives about a changing region. VISION 2050 will build from VISION 2040 and will continue to provide a guide for sustaining a healthy environment, thriving communities, and a strong economy. Extending the regional plan horizon another decade to 2050 will provide an umbrella for the next round of local growth targets and comprehensive plan updates. VISION 2050 is also necessary to provide a foundation for the next update of the Regional Transportation Plan as well as other future regional planning efforts.

The Growing Transit Communities Strategy is a foundational document for VISION 2050. The RTODAC discussed components of the GTC Strategy that should be integrated into VISION 2050 at the committee’s meetings throughout 2018. These discussions focused on housing, growth in station areas, and access to opportunity. Key takeaways from these discussions were shared with the Growth Management Policy Board.

The attached matrix (Att. A) includes proposed draft multicounty planning policies (MPPs) and actions in the Regional Growth Strategy, Regional Collaboration, Development Patterns, Housing, Economy, Transportation and Public Services chapters in VISION 2050 that further GTC goals and strategies, including:

- Attract Growth: The allocation of growth to transit communities in the Regional Growth Strategy, and planning for this growth
- Housing Choices: Housing affordability and displacement mitigation in transit communities
- Access to Opportunity: Equitable access to improve quality of life for all residents

The RTODAC will be asked to discuss if and how the proposed updates capture the goals and intent of the GTC Strategy, and if there are any additional aspects of GTC that should be included in VISION 2050.

Next Steps
A complete draft of VISION 2050 will be available for review and public comment in July 2019. Staff will continue to work with PSRC boards and committees, and other stakeholders to further refine the draft updates to the MPPs and actions prior to adoption of VISION 2050 in 2020.

Staff Contact
For more information, please contact Laura Benjamin at 206-464-7143 or LBenjamin@psrc.org.

Attachment A: GTC Policy in VISION 2050, dated June 14, 2019
The Growing Transit Communities Strategy is a foundational document for VISION 2050, the region’s long-range plan. The matrix below includes proposed draft multicounty planning policies (MPPs) and actions in the Regional Growth Strategy, Regional Collaboration, Development Patterns, Housing, Economy, Transportation and Public Services chapters in VISION 2050 that further GTC goals and strategies, including:

- Attract Growth: Regional Growth Strategy and planning for growth in transit communities
- Housing Choices: Housing affordability and displacement mitigation in transit communities
- Access to Opportunity: Equitable access to improve quality of life

A complete draft of VISION 2050 will be available for review in July 2019. Staff will continue to work with PSRC boards and committees, and other stakeholders to further refine the draft updates to the MPPs and actions prior to adoption of VISION 2050 in 2020.

<table>
<thead>
<tr>
<th>Policy/Action</th>
<th>Text</th>
<th>Type of Change</th>
<th>Reason for Proposed Update</th>
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<tbody>
<tr>
<td>MPP-RGS-B</td>
<td>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.</td>
<td>Substantive change</td>
<td>Regional Growth Strategy: Draft policy pending Preferred Alternative discussion.</td>
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<tr>
<td>MPP-DP-A</td>
<td>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.</td>
<td>Substantive change</td>
<td>Regional Growth Strategy, Growing Transit Communities, and Sound Transit 3: Board and Regional Staff Committee direction on maximizing major transit investments</td>
</tr>
<tr>
<td>MPP-DP-11</td>
<td>Support the development of centers within all jurisdictions, including high capacity transit station areas and countywide and local centers, town centers and activity nodes.</td>
<td>Minor change</td>
<td>Growing Transit Communities and Regional Centers Framework : Update terminology</td>
</tr>
<tr>
<td>MPP-DP-50</td>
<td>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.</td>
<td>Minor change</td>
<td>Growing Transit Communities: Update to include high capacity transit station areas.</td>
</tr>
<tr>
<td>MPP-T-21</td>
<td>Apply urban design principles in transportation programs and projects to support regional growth centers and high-capacity transit station areas.</td>
<td>Substantive change</td>
<td>Regional Growth Strategy, Growing Transit Communities: Reflect urban design in centers and station areas</td>
</tr>
<tr>
<td>DP-Action-6 (Regional)</td>
<td>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.</td>
<td>New action</td>
<td>Growing Transit Communities; Increase emphasis on transit station areas</td>
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<td>DP-Action-11</td>
<td><strong>Center Plans and Station Area Plans:</strong> 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.</td>
<td>New action</td>
<td>Growing Transit Communities: Increase emphasis on transit station areas.</td>
</tr>
<tr>
<td>DP-Action-7</td>
<td><strong>Minimum Densities in Transit Station Areas:</strong> 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.</td>
<td>New action</td>
<td>Regional Growth Strategy implementation: May update action if legislative action on this topic.</td>
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<td><strong>HOUSING CHOICES</strong></td>
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<tr>
<td>MPP-H-5</td>
<td>Expand the supply and range of housing at densities to maximize the benefits of transit investments, including affordable units, in growth centers and station areas throughout the region.</td>
<td>Substantive change</td>
<td>Housing-Transit Coordination; Board direction and scoping comments to support coordinated housing and transit planning.</td>
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<tr>
<td>MPP-H-C</td>
<td>Ensure affordable housing options are available in walking distance to transit by implementing zoning, regulations, and incentives to promote the development and preservation of long-term affordable housing units in proximity to high capacity transit.</td>
<td>Substantive change</td>
<td>Housing-Transit Coordination; Board direction supporting affordable housing in proximity to transit. Additional board direction (May 2019) to rearrange policy wording.</td>
</tr>
<tr>
<td>MPP-H-D</td>
<td>Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</td>
<td>Substantive change</td>
<td>Displacement; Board direction and scoping comments to address social equity, new policy is proposed related to residential displacement risk.</td>
</tr>
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| H-Action-A   | Regional Action: The Puget Sound Regional Council, together with its member jurisdictions, state agencies, housing interest groups, housing professionals, advocacy and community groups, and other stakeholders will develop a comprehensive regional housing strategy to support the 2023-24 local comprehensive plan update. The housing strategy will provide the framework for regional housing assistance (see H-Action-2, below) and shall include the following components:  
  a. Regional housing needs assessment to identify current and future housing needs to support the regional vision  
  b. Strategies and best practices to promote and/or address: housing supply, the preservation and expansion of market rate and subsidized affordable housing, housing in centers and in proximity to transit, jobs-housing balance, and the development of moderate density housing options  
  c. Coordination with other regional and local housing efforts. | New action | Regional Data and Monitoring: Board direction and comments from Peer Networking housing work session calling for regional data and coordination to support future local comprehensive plan updates and other local and subregional housing efforts. |
| H-Action-B   | Regional Action: The Puget Sound Regional Council, in coordination with subregional, county, and local housing efforts, will assist implementation of regional housing policy and local jurisdiction and agency work. Assistance shall include the following components:  
  a. Guidance for developing local housing targets (including affordable housing targets),  
  b. Model housing policies, and best housing practices  
  c. Technical assistance, including new and strengthened tools, to support local jurisdictions in developing effective housing strategies and programs  
  d. Collection and analysis of regional housing data, including types and uses of housing and effectiveness of zoning, regulations, and incentives to achieve desired outcomes. | New action | Technical Assistance: Board direction for PSRC to support local housing efforts. |
<p>| H-Action-C   | Regional Action: PSRC will monitor and support as appropriate members’ efforts to seek new funding and legislative support for housing; and will coordinate with state agencies to implement regional housing policy. | New action | Outreach and State Coordination: Board direction and comments from Peer Networking housing work session seeking state support. |
| MPP-RC-A    | Improve services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities. | Substantive change | Equity: New policy to underscore that equity is an overarching issues that spans policy topics |
| MPP-DP-C    | Reduce disparities in access to opportunity for the region’s residents through inclusive community planning and targeted investments that meet the needs of current and future residents and businesses. | Substantive change | Growing Transit Communities and Social Equity: Address equitable access to opportunity for all of the region’s residents |</p>
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<td>MPP-DP-D</td>
<td>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.</td>
<td>Substantive change</td>
<td>Equity: Add policy to address displacement in high-growth areas.</td>
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<tr>
<td>MPP-DP-36</td>
<td>Provide a wide range of building and community types to serve the needs of a diverse population. Conduct inclusive engagement to identify and address the diverse needs of the region’s residents.</td>
<td>Substantive change</td>
<td>Equity: Update policy to address equitable community planning and outcomes.</td>
</tr>
<tr>
<td>MPP-Ec-B</td>
<td>Identify potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</td>
<td>Substantive change</td>
<td>Displacement: Board direction and scoping comments to address social equity, new policy is proposed related to commercial displacement risk.</td>
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<tr>
<td>MPP-Ec-11</td>
<td>Address unique obstacles and special needs—as well as recognize the special assets—of disadvantaged populations in improving the region’s shared economic future. Promote equity and access to opportunity in economic development policies and programs. Expand employment opportunity to improve the region’s shared economic future.</td>
<td>Minor change</td>
<td>Equity: Modernized language</td>
</tr>
<tr>
<td>MPP-T-25</td>
<td>Ensure mobility choices for people with special transportation needs, including persons with disabilities, seniors, the elderly, youth, the young, and people with low-income populations.</td>
<td>Minor change</td>
<td>Equity: Update terminology</td>
</tr>
<tr>
<td>MPP-PS-A</td>
<td>Promote affordability and equitable access of public services to all communities, especially the historically underserved.</td>
<td>Substantive change</td>
<td>Equity: Promote affordability and equity in provision of all public services</td>
</tr>
<tr>
<td>MPP-DP-E</td>
<td>Address existing health disparities and improve health outcomes.</td>
<td>Substantive change</td>
<td>Health: Address Board and Regional Staff Committee discussion on healthy communities</td>
</tr>
<tr>
<td>MPP-En-B</td>
<td>Provide parks, trails, and open space within walking distance of urban residents. Prioritize historically underserved communities for open space improvements and investments.</td>
<td>Substantive change</td>
<td>Open Space: Recognize open space equity provisions in Regional Open Space Conservation Plan</td>
</tr>
</tbody>
</table>
Regional Equity Strategy: The Puget Sound Regional Council, in coordination with member governments and community stakeholders, will develop a regional equity strategy intended to center equity in PSRC’s work and to support the 2023/24 local comprehensive plan updates. The strategy could include components such as:

- Creating and maintain tools and resources, including data and outreach, to better understand how regional and local policies and action affect our region’s residents, specifically as they relate to people of color and people with low incomes.
- Develop 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.

New action

Equity - support ongoing equity work identified in VISION 2050
MEMORANDUM

TO: Regional Transit-Oriented Development Advisory Committee
FROM: Laura Benjamin, Senior Planner, Puget Sound Regional Council
SUBJECT: Sound Transit 3 Planning Framework

In Brief
Sound Transit staff will provide an update on Sound Transit 3 planning efforts, including the West Seattle to Ballard and Tacoma Dome Link Extensions, and BRT along I-405/SR 518, and SR 522/NE 145th.

Discussion
In November 2016, voters approved Sound Transit 3 (ST3) which adds 62 new miles of light rail reaching Everett, Tacoma, Seattle neighborhoods of Ballard and West Seattle, and Eastside destinations of Redmond, and from south Kirkland to Issaquah, connecting through Bellevue. The plan also establishes bus rapid transit (BRT) on I-405/SR 518 and ST 522/NE 145th; expands capacity and service of the Sounder south rail line; includes ST Express bus service; improves access to stations areas for bicyclists, pedestrians, drivers, and pick-up and drop-off services; expands parking at stations; and provides funding for TOD planning and disposition activities.

Accelerated project delivery is a major focus of ST3 per the agency’s System Expansion Plan, particularly with an emphasis to reach early concurrence on preferred alternatives and streamlining subsequent environmental review and permitting processes. Project development began in late 2017 for the first phase of ST3 projects, with the aim of defining preferred alternatives for each project. A key aspect of this early work involved advancing station area concept plans as part of evaluation process during the development and screening of alternatives. Sound Transit’s Office of Land Use Planning and Development led over two dozen station planning workshops throughout 2018 with agency, local jurisdiction, and community stakeholders to develop these concepts, supported by early technical analysis on development potential, transit integration, and non-motorized access.

The station planning work done over the past year benchmarks a new approach to thinking about and planning for TOD in project delivery, responding to the priorities outlined in the 2018 Equitable TOD Policy adopted by the Sound Transit Board of Directors. Staff from the Office of Land Use Planning and Development are embedded in each project team, and are charged with leading interdisciplinary work focused on station and station area planning. As new projects enter the next phase of design development, the focus will shift to defining urban design and master plan frameworks for stations and their immediate environs and identifying more specific opportunities associated with the configuration and construction of the station.
Sloan Dawson, Land Use Planning Manager, will provide the committee with an update on the approach to planning and TOD in Sound Transit 3, key findings from early project development, and forthcoming work.

**Next Steps**
The committee will be updated on regional high-capacity transit efforts as they progress.

**Staff Contact**
For more information, please contact Laura Benjamin at 206-464-7143 or LBenjamin@psrc.org.
MEMORANDUM

June 14, 2019

TO: Regional Transit-Oriented Development Advisory Committee
FROM: Laura Benjamin, Senior Planner, Puget Sound Regional Council
SUBJECT: Growing Transit Communities Monitoring – 2019 Update

In Brief
Building off the 2017 Growing Transit Communities Monitoring Report, staff will share updated data on population, employment, and housing growth in transit communities.

Discussion
The Growing Transit Communities (GTC) Strategy calls for PSRC to monitor and report on key data related to equitable transit communities. In 2011 PSRC developed Existing Conditions Reports to help inform the GTC Strategy. This in-depth data analysis included demographics, housing, jobs, land use, and transit usage in a select set of transit communities.

In 2017, PSRC staff, at the direction of this committee, updated information from the 2011 Existing Conditions Reports to set a new baseline to reflect recent transit investments including Sound Transit 3, Kitsap Fast Ferry, and bus rapid transit expansion. The 2017 update provided information on how recent growth, market forces, and regional commitments to transit and station area planning are affecting transit communities and successes and challenges in implementing the GTC Strategy.

The 2019 update follows up from the 2017 monitoring report and includes updated data on population, employment, and housing growth in stations. This update also includes three additional BRT stations in Kitsap County.

The committee will have the opportunity to discuss the implications of the data analysis as it relates to equitable TOD and successes and gaps in the implementation of the GTC Strategy.

Next Steps
A more detailed version of this update will be presented at the October 4 TOD event, Bringing the Region Together. Updated data and trends will continue to be shared with the committee annually.

Staff Contact
For more information, please contact Laura Benjamin at 206-464-7134 (LBenjamin@psrc.org) or Ben Kahn at 206-464-6172 (BKahn@psrc.org).