



Puget Sound Regional Council

Growth Management Policy Board

Thursday, July 6, 2023 • 10:00 AM – 12:00 PM

Hybrid Meeting - PSRC Board Room – 1011 Western Avenue, Suite 500, Seattle, 98104

Attend, watch or listen

- The public can attend meetings at PSRC's offices
- Watch the meeting live at <https://www.psrc.org/watch-meetings>
- Listen by phone 1-888-475-4499, Meeting ID: 859 2629 7926, Passcode: 429706

Provide public comment

- **Public comment must relate to an action or discussion item on the agenda. Each member of the public will have 2 minutes to speak.**
- **In-person**
Public comment may be made in person at PSRC's office.
- **Comment during the meeting by Zoom or phone:** [Register here](#)
To allow staff time to process requests, registration is required and closes at 8:00 AM the day of the meeting. Late registrations will not be accepted.
- **Written comments**
Comments may be submitted via email to hculver@psrc.org by 8:00 AM the day of the meeting. Comments will be shared with board members. Comments received after the deadline will be provided to board members after the meeting.

Public comments are public records and may be subject to disclosure pursuant to the Public Records Act, RCW Chapter [42.56](#).

1. **Call to Order and Roll Call (10:00) – Councilmember Ed Prince, Chair**
2. **Communications and Public Comment**
Public comment must relate to an action or discussion item on the agenda.
3. **Report of the Chair**
4. **Director's Report**
5. **Consent Agenda – Action Item (10:15)**
 - a. Approve Minutes of Growth Management Policy Board Meeting held June 1, 2023

6. Action Item (10:20)

- a. Recommend Certification of King County Countywide Planning Policies – *Liz Underwood-Bultmann, PSRC*

7. Discussion Item (10:30)

- a. Middle Housing Panel

1. Grant Overview – *Dave Osaki, Washington State Department of Commerce*

2. Why a Regional Approach – *Jason Gauthier, South Sound Housing Affordability Partners (SSHA3P)*

3. Racial Equity Analysis – *Josh Linden, BERK Consulting, Inc.*

4. Suitability Analysis – *Kevin Gifford, BERK Consulting, Inc.*

5. Municipal Action/Application – *Taylor Jones, City of Fife, and Robin Bolster-Grant, City of Gig Harbor*

8. Discussion Item (11:30)

- a. Housing Pro Forma Tool – *Alex Steinberger, Cascadia Partners*

9. Information Items

- a. Guidance on Integrating Stormwater Solutions in Comprehensive Plans
b. Fall Transit-Oriented Development Event Flyer

10. Next Meeting:

Thursday, September 7, 2023, 10:00 AM – 12:00 PM, Hybrid Meeting

***No meeting in August**

Major topics for September:

- Climate Grants
- Affordable Housing Developer Survey
- Data Trends
- Equity Advisory Committee Update

11. 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 Heather Culver, e-mail hculver@psrc.org; fax (206) 587-4825; or mail.

For language or ADA assistance at PSRC board meetings, please contact us at (206) 464-7090 at least 72 hours in advance of the meeting. For TTY-based telecommunications relay service dial 711.

العربية | Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng Việt | Vietnamese, visit <https://www.psrc.org/contact/language-assistance>.



Puget Sound Regional Council

MINUTES Growth Management Policy Board June 1, 2023 Hybrid Meeting

[To watch a video of the meeting and hear the discussion, go to <https://www.psrc.org/watch-meetings>]

CALL TO ORDER

The meeting was called to order at 10:01 a.m. by Councilmember Ed Prince, Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

Chair Prince recognized the retirement of long-time board member Dr. Anthony Chen, Pierce County Director of Health. Chair Prince thanked Dr. Chen for his many years of involvement and service to the Growth Management Policy Board. Chair Prince also noted that Kitsap Commissioner Rob Gelder has stepped down from the board and wished him well in his new position with Thurston County.

DIRECTOR'S REPORT

Growth Management Director Paul Inghram updated the board on PSRC's continuing work on the Safety for All program and recapped the Passport to 2044 session for elected officials and planning commissioners and the in-person General Assembly held at the end of May.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held May 4, 2023.

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

2023 LEGISLATIVE SESSION RECAP

PSRC's Director of Government Relations and Communications Robin Koskey, along with Mr. Inghram, PSRC Program Manager Carol Naito, and PSRC Principal Planner Liz Underwood-Bultmann presented the board with an in-depth overview of the 2023 state legislative session. The board discussed ways to incorporate the many bills concerning housing into local comprehensive plans and heard from Dave Andersen with the Washington Department of Commerce about upcoming guidance on the climate and housing elements of bills passed this session.

COMPREHENSIVE PLANNING AND PLAN REVIEW SUPPORT

Ms. Underwood-Bultmann provided an overview of PSRC's support for comprehensive planning and plan review, highlighting draft guidance available for transportation and equity planning on PSRC's website and the upcoming June 28th Passport to 2044 webinar on the 2023 legislative session.

NEXT MEETING

The next GMPB board meeting is scheduled for July 6, 2023.

Topics include:

- Middle Housing Grantees
- Countywide Planning Policies
- Commerce Middle Housing Pro Forma Tool

ADJOURN

The meeting adjourned at 11:55 a.m.

GUESTS AND PSRC/STAFF PRESENT (As determined by staff.)

Kathryn Johnson, PSRC
 Piset Khuon, PSRC
 Robin Koskey, PSRC
 Liz Underwood-Bultmann, PSRC
 Paul Inghram, PSRC
 Nancy Buonanno-Grennan, PSRC
 Maggie Moore, PSRC
 Carolyn Downs, PSRC
 Carol Naito, PSRC

Attachments:

June 1, 2023 GMPB Attendance Roster

Growth Management Policy Board - June 1, 2023					
Voting Members		✓	Non-voting Members		✓
King County	2	CM Dave Upthegrove	1	Associate Members	
		CM Joe McDermott	1	Alderwood Water and Wastewater District	1
Seattle	2	CM Andrew Lewis	1	Thurston Regional Planning Council	1
		CM Dan Strauss			1
		CM Tammy Morales, Alt		Public Agency Members	
Bellevue	1	Mayor Lynne Robinson	1	Commerce	1
		DM Jared Nieuwenhuis, Alt			1
Cities/Towns	3	DM Traci Buxton, Des Moines	1	PSRC Committees	
		CM Phillippa Kassoover, Lake Forest Park	1	Regional Staff Committee	1
		CM Ed Prince, Renton - Chair	1		1
		CM Melissa Stuart, Alt - Redmond	1	Private/Civic Members-Business/Labor	
		CM Pam Stuart, Alt - Sammamish	1	Master Builders of King and Snohomish Counties	1
		CP Lindsey Walsh, Alt - Issaquah	1		1
Kitsap County	1	COM Katie Walters	1	Natural and Built Environments	1
		COM Rob Gelder, Alt			1
Bremerton	1	MYR Greg Wheeler	1	Seattle Children's	1
		CM Jeff Coughlin, Alt	1		1
Cities/Towns	1	DM Jon Quitslund, Bainbridge Isl	1	Private/Civic Members-Community/Environment	
		CM Joe Deets, Bainbridge Isl, Alt	1	Futurewise	1
Pierce County	1	CM Robyn Denson	1		1
		CM Paul Herrera, Alt		Housing Development Consortium - Seattle/King	1
Tacoma	1	CM Joe Bushnell	1	Metro Parks Tacoma	1
		CM Sarah Rumbaugh, Alt			1
Cities & Towns	1	CM Melodi Koenig, Orting	1		
		Mayor Josh Penner, Alt - Orting		Tacoma-Pierce County Health Department	1
Snohomish County	1	CM Megan Dunn - Vice Chair	1	Health Department	1
		CM Sam Low, Alt - Snohomish County		Non Voting	11
Everett	1	CM Don Schwab			
		MYR Cassie Franklin, Alt			
Cities/Towns	1	MYR Pro Tem Bryan Wahl, Mountlake Terrace	1		
		CM Erin Murray, Alt - Mountlake Terrace			
Federally Recognized Tribes					
Muckleshoot Indian Tribe	1	Vacant			
Puyallup Tribe of Indians	1	Andrew Strobel			
		Jennifer Keating Alt			
Suquamish Tribe	1	Rob Purser			
		Thomas Ostrom Alt			
Statutory Members					
Ports	1	COM Fred Felleman, Seattle	1		
		COM Don Meyer, Tacoma Alt			
WSDOT	1	Jeff Storrar	1		
		JoAnn Schueler, Alt			
Voting	22	(Quorum = 11) Quorum Total	17		
				1 = Member for Meeting	
				X = Alternate for Meeting	



Puget Sound Regional Council

ACTION ITEM

June 29, 2023

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommend Certification of King County Countywide Planning Policies**

IN BRIEF

Consistent with PSRC's adopted plan review process, PSRC staff recommend certification of the countywide planning policies for King County. The certification report (Attachment A) further describes how the policies meet applicable requirements.

RECOMMENDED ACTION

The Growth Management Policy Board and Transportation Policy Board should:

Recommend that the Executive Board certify that the countywide planning policies for King County are consistent with the VISION 2050 multicounty planning policies and the Regional Transportation Plan.

DISCUSSION

A major emphasis of the Washington State Growth Management Act 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 a process for reviewing local, countywide, regional, and transit agency policies and plans for compatibility and consistency.

VISION 2050, the region's long-range plan for growth, calls for countywide planning policies (CPPs) to be updated to address multicounty planning policies included in VISION 2050 (MPP-RC-13). The adopted [Policy & Plan Review Process](#) calls on PSRC to review the countywide planning policies based on a comparative analysis of

countywide and multicounty planning policies, focusing on policy areas for regional planning identified in the Growth Management Act (RCW 36.70A.210).

King County and its cities adopted and ratified a major update to the countywide planning policies (CPPs) in April 2022 (Ordinance 19384) and adopted and ratified a minor amendment of the CPPs in March 2023 (Ordinance 19553). The CPPs were updated to align with the multicounty planning policies and the Regional Growth Strategy in VISION 2050, reflecting local context for the regional policy framework and outlining a countywide vision for the future of King County and its 39 cities. Notable changes to the policies include an additional focus on social equity and health, updated standards for regional and countywide centers, and significant updates to the housing policies to reflect direction from King County's Affordable Housing Committee and changes in state law. The countywide planning policies includes 2044 population and employment growth targets to support the 2024 comprehensive plan updates and to implement the VISION 2050 Regional Growth Strategy.

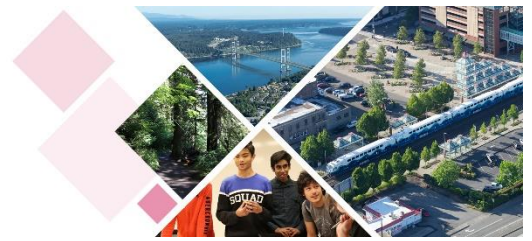
The CPPs were updated through King County's interjurisdictional process and the Growth Management Planning Council. The process included extensive engagement with city councils, particularly on the updated growth targets, and a six-week public comment period with direct engagement with King County's equity committees. King County staff completed the PSRC consistency tool for the draft countywide planning policies and submitted the final set of CPPs once adopted.

PSRC reviewed the CPPs and found the policies address the VISION 2050 multicounty planning policies and the Regional Transportation Plan. PSRC staff coordinated with countywide staff in the review of the plan and drafting of the certification report.

For more information, contact Liz Underwood-Bultmann, Principal Planner, at LUnderwood-Bultmann@psrc.org.

Attachment A: King County CPP Certification Report

Countywide Planning Policies Plan Review Certification Report



King County Countywide Planning Policies

JUNE 29, 2023

King County and its cities adopted and ratified a major update to the countywide planning policies (CPPs) in April 2022 (Ordinance 19384) and adopted and ratified a minor amendment of the CPPs in March 2023 (Ordinance 19553). The CPPs were updated to align with the multicounty planning policies and the Regional Growth Strategy in VISION 2050, reflecting local context for the regional policy framework and outlining a countywide vision for the future of King County and its 39 cities. Notable changes to the policies include an additional focus on social equity and health, updated standards for regional and countywide centers, and significant updates to the housing policies to reflect direction from King County's Affordable Housing Committee and changes in state law. The countywide planning policies include 2044 population and employment growth targets to support the 2024 comprehensive plan updates and implementation of the VISION 2050 Regional Growth Strategy.

The CPPs were updated through King County's interjurisdictional process and the Growth Management Planning Council. The process included extensive engagement with city councils, particularly on the updated growth targets, and a six-week public comment period with direct engagement with King County's equity committees. King County staff completed the PSRC consistency tool for the draft countywide planning policies and submitted the final set of CPPs once adopted.

COUNTYWIDE PLANNING POLICIES CERTIFICATION

VISION 2050, the region's long-range plan for growth, calls for countywide planning policies to be updated to address the multicounty planning policies included in VISION 2050 (MPP-RC-13). The adopted [Policy and Plan Review Process](#) calls on PSRC to review the countywide planning policies based on a comparative analysis of countywide and multicounty planning policies, focusing on policy areas for regional planning identified in the Growth Management Act (RCW 36.70A.210). The consistency certification of countywide planning policies and the Regional Transportation Plan is based on a comparative analysis of the adopted countywide transportation-related planning policies and the Regional Transportation Plan (RCW 47.80.023). PSRC coordinated with King County staff and reviewed information provided by staff to prepare this report.

CERTIFICATION RECOMMENDATION

Based on review of the countywide planning policies using the [VISION 2050 Consistency Tool for Countywide Planning Policies](#), the following action is recommended to the PSRC Growth Management Policy Board, Transportation Policy Board, and Executive Board:

The Puget Sound Regional Council certifies that the countywide planning policies for King County are consistent with the VISION 2050 multicounty planning policies and the Regional Transportation Plan.

The remainder of this report contains a summary of the PSRC review of the countywide planning policies. Under each heading, the scope of the certification review, as guided by the [Plan Review Manual](#) and the [VISION 2050 Consistency Tool for Countywide Planning Policies](#), is listed in high-level bullets. Discussion in each topic area summarizes the policies, as well as issues identified through the certification review, where future work on the part of the county and its cities may more fully address VISION 2050 and the Regional Transportation Plan requirements.

REVIEW OF COUNTYWIDE PLANNING POLICIES

VISION 2050 emphasizes the value of coordination to achieve shared regional objectives. CPPs complement multicounty planning policies and provide more specific level of detail to guide county and local comprehensive planning. CPPs are reviewed using the VISION 2050 Consistency Tool for Countywide Planning Policies. This section follows the order and content established in the tool, covering the policy chapters in VISION 2050 (regional collaboration, environment, climate change, land use/development patterns, economy, transportation, and public services).

Regional Collaboration

SCOPE OF REVIEW

VISION 2050 calls for the countywide planning policies to address the following topics:

Support joint planning and coordination among jurisdictions, agencies, Tribes, ports, military installations, special purpose districts and adjacent regions.

Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities.

Recognize military installations and their beneficial impacts and challenges.

Prioritize transportation investments to centers and high-capacity transit station areas.

Promote existing and new funding sources to implement the regional vision.

WHAT'S IN THE POLICIES

The King County CPPs work to advance regional policies and objectives for regional collaboration:

- New policies and updated goals through multiple elements address aspects of equity and support local implementation. Policies call for equitable access to programs and services, developing an equity impact review tool for plans and policies, and involving community groups continuously in the planning process. (FW-6 – 8)
- Policies support prioritizing investments to achieve the regional vision, including to and within centers and high-capacity transit station areas. (T-1, T-5, T-7)
- Policies emphasize joint planning and collaboration between the cities and the county to facilitate annexation of the urban growth area. (DP-23-30)

DISCUSSION

- Changes to VISION 2050 and state law elevated work to reflect Tribal interests and ensure coordination with Tribal governments (MPP-RC-1, MPP-RC-4, MPP-DP-7, MPP-DP-51, MPP-Ec-15, MPP-PS-23). The CPPs do not specifically address Tribal coordination on incompatible uses, impacts on Tribal lands, the economic role of Tribes, and coordinated planning for services and facilities. HB 1717 further requires engagement with Tribes in the development of the countywide planning policies. Future updates to the CPPs, as well as local action to complete comprehensive plans, should address Tribal coordination policies in VISION 2050 and GMA.

Regional Growth Strategy

SCOPE OF REVIEW

VISION 2050 calls for the countywide planning policies to address the following topics:

Implement the Regional Growth Strategy by providing direction for growth targets, including growth in centers and near high-capacity transit, addressing jobs-housing balance, reducing the rate of rural growth, and supporting infill within the urban growth area.

Ensure urban growth area stability and sustainability over the long term.

Include a **process to reconcile discrepancies** between growth targets and local plans.

WHAT'S IN THE POLICIES

The King County CPPs work to advance regional policies and objectives for the Regional Growth Strategy:

- Adopted population and employment growth targets largely aligns with the Regional Growth Strategy, supporting significant growth in Metro, Core, and High-Capacity Transit Communities. (Table DP-1)
- Policies promote efficient use of urban land, support growth within high opportunity areas like designated centers and transit station areas, encourage infill development, focus housing growth near employment areas, and advance coordinated planning for land use, transportation, and other facilities and services. (DP-3, 4)
- Policies provide a clear process to establish growth targets, coordinate growth, and consider changes to the urban growth area. (DP 12-19, 21)

DISCUSSION

- The King County CPPs consolidate growth targets for six free-standing cities with their associated urban unincorporated areas. While the associated urban unincorporated areas have limited land use capacity to accommodate growth, this approach makes it unclear how much growth is actually allocated to those jurisdictions. As an interim step, the county should work with the relevant cities to document how planned growth should be split between these cities and their potential annexation areas in both the county's plan and the relevant city plans. Future updates to the CPPs should appropriately assign growth to regional geographies as designated in VISION 2050.
- King County continues to review and consider updates to its urban growth area expansion policies. VISION 2050 calls for long-term stability and sustainability of the urban growth area (MPP-RGS-5), and King County's recent Urban Growth Capacity report documents significant capacity within the existing urban growth area. As it finalizes this long-standing review, the county is encouraged to maintain standards that are predictable and consistent with VISION 2050 when considering changes to the urban growth area.
- King County is commended for a collaborative process to develop growth targets that implement VISION 2050. VISION 2050 states PSRC will be looking for substantial consistency with adopted growth targets in certification review. An important step of the 2024 comprehensive plan update process will be for jurisdictions to provide capacity and planning to accommodate growth. PSRC staff is available to provide assistance as local plans are developed.

Environment

SCOPE OF REVIEW

VISION 2050 calls for the countywide planning policies to address the following topics:

- Coordinate and integrate environmental strategies** among jurisdictions, Tribes, countywide, and watershed groups.
- Promote environmentally sensitive development**, including minimizing impacts to natural features.
- Support protection of critical areas** and incentivize environmental stewardship.
- Plan for open space** and encourage protection of native vegetation and tree canopy.
- Promote the protection of water quality** and restoration of hydrological function.
- Avoid and/or mitigate environmental impacts** for vulnerable populations.
- Reduce pollution**, including air toxins, greenhouse gases, and stormwater.

WHAT'S IN THE POLICIES

The King County CPPs work to advance regional policies and objectives for the environment:

- Policies seek to identify and preserve regionally significant open space networks, preserve and restore native vegetation and tree canopy, and provide parks and trails within walking distance of urban residents, particularly in historically underserved communities. (EN-20 – 22)
- Policies protect water resources, including encouraging basin-wide approaches to wetland protection, collaborating to implement the Puget Sound Action Agenda, incentivizing stewardship on private and public lands, and establishing a multijurisdictional approach to monitor water quality and other measures. (EN-15 – 19)
- Updated policy to ensure all residents have equitable access to a healthy environment and mitigate impacts that disproportionately affect frontline communities with limited resources or capacity to adapt to a changing environment. (EN-5)

DISCUSSION

The certification review found the CPPs to be generally aligned with the environmental policies of VISION 2050.

Climate Change

SCOPE OF REVIEW

VISION 2050 calls for the countywide planning policies to address the following topics:

- Support achieving regional emission reduction goals** by encouraging electrifying the transportation system, prioritizing investments that reduce emissions, promoting reduced vehicle miles travelled, and expanding use of conservation, alternative energy sources, and energy management technology.
- Support reducing building energy use.**
Coordinate work to **sequester and store carbon.**
- Address impacts** on water, land, infrastructure, health, and the economy.
Address siting and planning for relocation of hazardous industries away from the **500-year floodplain.**
Address impacts to **vulnerable populations and areas disproportionately affected by climate change.**

WHAT'S IN THE POLICIES

The King County CPPs work to advance regional policies and objectives for climate change:

- ☑ Policies support recognizing and implementing actions to achieve state and regional emission reduction goals. (EN-27)
- ☑ Updated policies support reducing emissions by directing growth to centers and other areas well served by transit, supporting alternatives to single-occupant vehicles, encouraging green building techniques, and reducing building energy. (EN-28a-f)
- ☑ Expanded policies to protect and restore natural resources that sequester and store carbon, and site and plan for relocation of hazardous industries and essential public services away from the 500-year floodplain. (EN-31, 32)

DISCUSSION

The certification review found the CPPs to be generally aligned with the climate change policies of VISION 2050.

Land Use/Development Patterns**SCOPE OF REVIEW**

VISION 2050 calls for the countywide planning policies to address the following topics:

Reduce disparities in opportunity by supporting inclusive community planning, investments to expand opportunity, and strategies to mitigate displacement in centers and near high-capacity transit.

Implement the **Regional Centers Framework**.

Maximize transit investments through appropriate densities.

Support center and station area planning.

Facilitate annexation and incorporation, support joint planning, and affiliate unincorporated areas.

Reduce rural growth over time, ensure long-term **integrity of resource lands**, and avoid conversion to other uses.

Prioritize reducing health disparities and improving outcomes.

Avoid incompatible uses near airports, military installations, manufacturing/industrial centers, and Tribal reservation lands.

Address impacts on culturally significant sites and Tribal treaty fishing, hunting, and gathering grounds.

WHAT'S IN THE POLICIES

The King County CPPs work to advance regional policies and objectives for Land Use/Development Patterns:

- ☑ Policies implement the Regional Centers Framework, including detailed criteria and procedures to designate regional and countywide centers. (DP-31 – 39, Appendix 6)
- ☑ Policies reduce the rate of rural growth over time, while supporting the existing development and infrastructure in these areas. (DP-46 – 53)
- ☑ Policies support stable and productive natural resource lands, encouraging the use of Transfer of Development Rights, avoiding incompatible uses, and promoting natural resource industries. (DP 54 – 64)

DISCUSSION

The certification review found the CPPs to be generally aligned with the development patterns policies of VISION 2050.

Housing

SCOPE OF REVIEW

VISION 2050 calls for the countywide planning policies to address the following topics:

Increase housing production opportunities to address supply, including diverse types and styles.

Address housing affordability needs, with an emphasis on housing near transit and in centers.

Promote jobs-housing balance by providing housing choices accessible to workers.

Expand **moderate-density housing** capacity.

Address **residential displacement**.

WHAT'S IN THE POLICIES

The King County CPPs work to advance regional policies and objectives for housing:

- Policies address countywide need for affordable housing, expectations for housing needs assessments, and strategies to increase housing options consistent with the Regional Growth Strategy. (H-1-5)
- Policies seek to address equity and racially disparate impacts in housing, including targeted actions to repair harms to BIPOC households from discriminatory land use practices, address residential displacement, and exclusion in the housing market. (H-9, 10, 14)
- A detailed technical appendix with additional information and recommended strategies to address housing related CPPs. (Appendix 4)

DISCUSSION

- The county and its cities have done admirable work to address the requirements of HB 1220 (2021) and develop a meaningful accountability framework for affordable housing as reflected in GMPC Motion 23-1. PSRC is available to provide assistance as needed to support final adoption of the accountability framework and implementation of this work.

Economy

SCOPE OF REVIEW

VISION 2050 calls for the countywide planning policies to address the following topics:

Support recruitment and retention to foster a positive business climate.

Focus employment growth in centers.

Support industry clusters recognized in the Regional Economic Strategy.

Promote environmentally and socially responsible business practices.

Expand **access to opportunity and remove barriers** for economically disconnected communities.

Support and empower **contributions of culturally and ethnically diverse communities.**

Address **commercial displacement**.

WHAT'S IN THE POLICIES

The King County CPPs work to advance regional policies and objectives for the economy:

- Policies support economic growth consistent with the Regional Growth Strategy and adopted growth targets. (EC-1, 2, 17, 18)
- Policies support a diverse economy that retains and develops new businesses and industries, leveraging partnerships, and emphasizing the importance of small and locally-owned businesses. (EC-5 – 9)
- Policies support expanding workforce development through educational institutions, prioritizing efforts with people of color, immigrant and refugee, and other marginalized communities. (EC-9, 10, 12, 13)

- Policies direct investments and efforts to expand opportunities in historically disadvantaged communities and eliminate ongoing disparities in income, employment, and wealth-building opportunities. (EC-13 – 16, 27-29)

DISCUSSION

The certification review found the CPPs to be generally aligned with the economy policies of VISION 2050.

Transportation

SCOPE OF REVIEW

VISION 2050 calls for the countywide planning policies to address the following topics:

Prioritizing improvements that support the Regional Growth Strategy, centers, and high-capacity transit areas.

Maintain and preserve the transportation system.

Manage demand and support alternatives to driving alone.

Identify stable and predictable funding sources and pursuit of alternative transportation financing.

Strategies and actions for changes in **transportation technologies and mobility**.

Racial and social equity as a core objective in transportation improvements, programs, and services.

Provide mobility choices for people with special needs.

Promote human health and the state’s goal of zero deaths and serious injuries.

Support the economy and the movement of people and goods.

WHAT’S IN THE POLICIES

The King County CPPs work to advance regional policies and objectives for transportation:

- Policies support growth management and climate objectives by prioritizing transit service and pedestrian investments in designated centers and other areas with transit-supportive densities. (T-5, 7, 12)
- Policies advance investments consistent with the Regional Growth Strategy, including avoiding roadway capacity expansion in Rural and Natural Resource Lands to prevent unplanned growth, encouraging planning for high-capacity transit station areas, and advocating for state actions consistent with VISION 2050 and the CPPs. (T-1, 2, 11, 15)
- Policies advance equity through programs and projects promoting access to opportunity for BIPOC residents, people with low or no income, and those with special transportation needs and minimizing impacts to those who have been disproportionately affected by transportation decisions. (T-8, 9, 30)

DISCUSSION

The certification review found the CPPs to be generally aligned with the transportation policies of VISION 2050.

Public Services

SCOPE OF REVIEW

VISION 2050 calls for the countywide planning policies to address the following topics:

- Protect and enhance the environment and public health** when providing services and facilities.
- Coordinate planning for services and facilities** to support the Regional Growth Strategy.
- Provide guidance to locate urban services** and regional facilities in urban areas and appropriately scale rural facilities.
- Serve new development** within urban areas with sanitary sewers and replace failing septic systems.
- Consider impacts of climate change** on public facilities.
- Plan for affordable and equitable access to public services**, especially to underserved communities.
- Encourage interjurisdictional coordination** of public safety and emergency management.
- Locate community facilities and services in centers and near transit.**
- Work with school districts** on siting, design, and strategies to provide adequate urban capacity.

WHAT'S IN THE POLICIES

The King County CPPs work to advance regional policies and objectives for public services:

- Updated policies promote coordination with school districts, including policies to cooperatively plan with school districts and a detailed list of strategies to support siting and operation of schools. (PF-22, 23)
- Policies address essential public facilities and services, including equitable impacts and benefits and consider climate change, economic, equity, and health impacts when siting facilities. (PF-24, 25)
- Policies promote collaboration among the more than 100 special purpose districts that provide services to residents in King County, including addressing disparities for historically underserved communities, reliable and cost-effective services, and recognizing cities as the appropriate provider of services within the urban growth area. (PF-2-4)

DISCUSSION

The certification review found the CPPs to be generally aligned with the public services policies of VISION 2050.

Conclusion and Next Steps

PSRC thanks King County and its cities for working through the plan review and certification process for the CPPs. The policies effectively address regional requirements for countywide planning policies, demonstrate consistency with VISION 2050 and are recommended for certification.

For additional information regarding this certification report, please contact Liz Underwood-Bultmann at LUnderwood-Bultmann@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

June 29, 2023

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Middle Housing Panel**

IN BRIEF

The board will hear from guest speakers about work funded by state grants to support future development of middle housing in single-family neighborhoods.

DISCUSSION

Middle housing refers to a range of housing types—from duplexes to townhomes to low-rise multifamily developments—bridging a gap between single-family housing and more intense multifamily and mixed-use areas. Middle density housing can help promote housing diversity and give people greater housing choices, including less costly ownership options for first-time buyers. It also supports more walkable communities, local retail and commercial services, and efficient public transit. Yet it's rare in many communities, hence the term “missing” middle housing.

Connection to Regional Housing Work

PSRC adopted the [Regional Housing Strategy](#) in February 2022. The Regional Housing Strategy is a playbook of regional and local actions to preserve, improve, and expand housing stock in the region. The strategy identifies roles for PSRC, cities, counties, and other stakeholders to implement the strategy, with a focus on providing resources and support for the 2024 local comprehensive plan updates.

Encouraging more middle housing is central to the Regional Housing Strategy, including strategies to encourage more middle housing to provide great housing choices and less costly ownership options for people at all stages of life.

Middle Housing Grant Program

The Washington State Department of Commerce [Middle Housing Grant Program](#) provides funding to cities or regional groups to take actions that will evaluate the authorization of middle housing types on at least 30% of lots zoned for a single family at the beginning of the grant.

Each city which receives grant funds must use a racial equity analysis and establish anti-displacement policies, as required for the housing element of the comprehensive plan, to ensure there will be no net displacement of very low, low or moderate-income households, or individuals from racial, ethnic and religious communities which have been subject to discriminatory housing policies in the past.

List of grants awarded to date:

- Bellevue
- Bothell
- Carnation
- Duvall
- Eatonville
- Edgewood
- Everett
- Fife
- Gig Harbor
- Kenmore
- Lakewood
- Milton
- Monroe
- Newcastle
- North Bend
- Redmond
- Renton
- Ruston
- Seattle
- Snohomish
- Snoqualmie
- Tacoma
- Tukwila
- University Place
- South Sound Housing Affordability Partners

The [South Sound Housing Affordability Partners](#) (SSHA3P), in partnership with the cities of Edgewood, Fife, Gig Harbor, Milton, and University Place, received a grant from the Department of Commerce's Middle Housing Grant Program. Established in 2021, SSHA3P is an intergovernmental collaboration between the jurisdictions of Auburn, DuPont, Edgewood, Fife, Fircrest, Gig Harbor, Lakewood, Milton, Puyallup, Sumner,

Steilacoom, Tacoma, and University Place, Pierce County, and the Puyallup Tribe. SSHA3P members collaborate to create and preserve affordable, attainable, and accessible housing throughout their communities.

The board will hear from Department of Commerce staff about the Middle Housing Grant Program and from SSHA3P and grant partners and consultants about their middle housing work. With the passage of HB 1110 earlier this year, many cities will be working to allow middle density housing. Lessons learned from this grant-supported work can provide information and perspectives to support other jurisdictions.

NEXT STEPS

PSRC is planning to provide an annual review of housing trends and implementation – including analysis on middle housing – to the board this fall. For more information on PSRC’s housing work program, email housing@psrc.org or Paul Inghram at PInghram@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

June 29, 2023

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Middle Housing Pro Forma Tool**

IN BRIEF

The board will hear a presentation from Alex Steinberger of Cascadia Partners about the middle housing pro forma tool they developed for the Department of Commerce. This tool helps cities analyze the market potential of middle housing and how policy decisions impact housing costs.

DISCUSSION

Over the last two years, the Department of Commerce has implemented a program to support greater development of “middle housing.” As discussed in the prior memo, middle housing is a term for housing at a scale between single-family houses and larger multifamily buildings. Middle housing is often seen as more compatible with existing neighborhoods and yet it is also relatively rare to find zoning that allows it. State House Bill 1110 will require many cities in the region to change their development regulations to allow middle housing more widely.

Cascadia Partners is a consulting firm hired by Commerce, along with Opticos urban design consultants, to explore middle housing development standards. Cascadia’s work focuses on the financial performance of middle housing development types. The pro forma tool Cascadia created allows cities to evaluate how middle housing may perform in the housing market and compare to other forms of housing.

Alex Steinberger is a managing partner at Cascadia, an urban planner, and economist. He has experience working at a range of scales, from site-specific redevelopment projects to regional planning efforts. Examples of past projects that he’s worked on include a redevelopment feasibility analysis for a Bus Rapid Transit (BRT) corridor in

San Antonio, Texas, and a station area development strategy for a planned high-capacity transit line in Portland, Oregon.

At the July meeting, the board will learn more about the pro forma tool, including a demonstration of the tool.

For more information on middle housing, please contact Paul Inghram at PInghram@psrc.org.



Puget Sound Regional Council

INFORMATION ITEM

June 29, 2023

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Guidance on Integrating Stormwater Solutions into Comprehensive Plans**

IN BRIEF

Following draft review and feedback, PSRC has published final guidance on integrating stormwater solutions into comprehensive plans.

DISCUSSION

Because stormwater is one of the largest contributors to pollution in Puget Sound and its water bodies, strategies to effectively manage it are critical to Puget Sound recovery. At its January and May meetings, the Growth Management Policy Board discussed a new guidance document on [integrating stormwater solutions into comprehensive plans](#). The board's feedback and input from other interested parties has been incorporated into the guidance and is now available on PSRC's [Puget Sound Recovery](#) webpage.

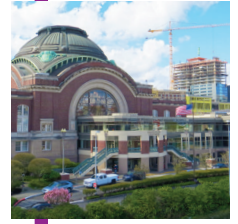
The guidance discusses stormwater solutions across comprehensive plan elements. For example, stormwater solutions in the land use element could include programs to incentivize developers and property owners to add more green stormwater infrastructure on their properties. Examples of other stormwater solutions include stormwater parks, watershed-based land use plans, roadside natural drainage retrofits, and community benefit public-private partnerships. The stormwater solutions listed in the guidance were identified through research and interviews on successful practices from around the region and beyond. The guidance provides model policies, project examples, and resources that can provide the groundwork for implementing these solutions. PSRC's [Planning Resources](#) page has additional resources on [stormwater and watershed planning](#).

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



Puget Sound Regional Council

FROM PANDEMIC TO PROSPERITY: Downtowns Reimagined



SAVE THE DATE

Friday, September 29, 2023



Part 1

9:00 a.m. – 12:00 p.m.

Zoom – Virtual Panels



Part 2

1:30 p.m. – 3:30 p.m.

In Person Walking Tour
(location coming soon)

The COVID 19 pandemic disrupted downtowns and urban cores in unforeseen ways that now provide opportunities to revitalize these places to better serve all people. Join industry and community leaders to explore cutting edge data analysis, innovative techniques, and best practices to reimagine downtowns for our shared prosperity.

Free to attend. Online registration opens soon.