



Puget Sound Regional Council

Growth Management Policy Board

Thursday, October 5, 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 September 7, 2023
6. **Discussion Item (10:20)**
 - a. TOD Event Recap – *Paul Inghram, PSRC*

7. Discussion Item (10:30)

- a. Summer Youth Engagement Recap – *Noah Boggess, PSRC*

8. Discussion Item (10:45)

- a. Legislative Update – *Robin Koskey, PSRC*

9. Discussion Item (11:15)

- a. Regional Centers Data – *Liz Underwood-Bultmann and Maggie Moore, PSRC*

10. Next Meeting:

Thursday, November 2, 2023, 10:00 AM – 12:00 PM – Hybrid, last meeting in 1011 Western before the move! No meeting in December, remote-only meeting in January

Major topics for November:

- 2023 Housing Monitoring Report
- Regional Centers Monitoring
- Black Homeownership Initiative

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.

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Puget Sound Regional Council

MINUTES

Growth Management Policy Board September 7, 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

Marguerite Richard provided in-person public comment.

CHAIR'S REPORT

Chair Prince recognized a change in representation on the board and welcomed Commissioner Christine Rolfes as the new alternate representing Kitsap County.

DIRECTOR'S REPORT

Growth Management Principal Planner Liz Underwood-Bultmann filled in for Director Paul Inghram and updated the board on recent and upcoming events. PSRC hosted a Passport to 2044 webinar on Racial Equity Impact Assessment tools with staff from Race Forward on August 22. Materials from the event are on the PSRC website. Registration is now open for this year's transit-oriented development event From Pandemic to Prosperity: Downtowns Reimagined, which will be held September 29. The event will feature expert panels and walking tours of downtown Seattle. Board members are also encouraged to attend the October 5 GMPB meeting in-person if possible. The meeting will be followed by lunch and a walking tour of the Seattle waterfront.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held July 6, 2023.

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

RECOMMEND APPROVAL OF NON-VOTING SEATS ON THE GROWTH MANAGEMENT POLICY BOARD

Executive Director Josh Brown reviewed proposed changes to the composition of the non-voting seats on the GMPB. The recommended changes include a permanent seat to be shared by four Public Health Agencies and a seat for the Equity Advisory Committee. Another change includes altering the structure of eight non-voting seats to “up to six” seats. The recommended changes include recruitment on an as-needed basis, rather than three-year staggered terms on a once-a-year schedule. The initial proposal included consolidating the non-voting Community/Environment and Business/Labor seats into a single category labeled “Civic Representative”. The board discussed the proposal and the importance of maintaining seats for multiple perspectives on the board.

ACTION: It was moved and seconded (Wahl/Robinson) to recommend the Executive Board adopt the proposed changes to the composition of non-voting seats for the Growth Management Policy Board, as shown on Attachment A.

It was moved and seconded (Dunn/Wahl) to amend Attachment A to strike language to combine civic representative seats. Amendment passed.

FINAL ACTION: Motion passed

The recommendation will be brought to the Executive Board for action September 28, 2023.

RECOMMEND CERTIFICATION OF PIERCE COUNTY COUNTYWIDE PLANNING POLICIES

PSRC Principal Planner Liz Underwood-Bultmann reviewed Pierce County’s certification report and presented the certification for the board’s recommendation. VISION 2050 calls for countywide planning policies to be updated to address regional policies. Pierce County’s CPPs were updated through the Pierce County Regional Council and incorporated changes to affordable housing, health, tribal coordination, military lands, and other policies to reflect the policies in VISION 2050.

ACTION: It was moved and seconded (Wahl/Denson) to recommend that the Executive Board certify that the countywide planning policies for Pierce County are consistent with the VISION 2050 multicounty planning policies and the Regional Transportation Plan. Motion passed.

The recommendation will be brought to the Executive Board for action September 28, 2023.

CLIMATE GRANTS

The board welcomed Sarah Fox from the WA Department of Commerce to provide an overview of funding and guidance available from the state on planning for climate change. Commerce staff shared that \$30 million is available in statewide climate planning grants for the 2023-2025 biennium. Cities and counties are eligible for funding if their planning activities are climate planning related. The current application window closes on October 31, 2023.

AFFORDABLE HOUSING DEVELOPER OUTREACH

Principal Planner Liz Underwood-Bultmann provided an overview of the findings from affordable housing developer outreach. In 2021, House Bill 1220 amended the Growth Management Act to require local governments to fully document barriers and strategies to address housing needs at all income levels. PSRC developed a questionnaire and conducted focus group interviews of affordable housing developers to focus on the barriers and opportunities to develop affordable housing in communities. Key feedback from participants focused on zoning, mandatory standards, public opposition, and other factors influencing the cost and complexity of developing housing. PSRC will circulate the published document to jurisdictional partners, respondents, and representatives. Board members encouraged staff to share this resource with elected officials and help identify resources to address housing needs at 0-30% Area Median Income.

EQUITY ADVISORY COMMITTEE REPORT

PSRC Equity Manager Charles Patton provided a presentation to the board on the Equity Advisory Committee's (EAC) regional equity work and the Regional Equity Strategy. The EAC has been working on the Equity Pilot Program to allocate \$6 million in federal transportation funds to projects supporting equity objectives. At the end of the year, the EAC will review the pilot program, discuss what went well, and share recommendations for the next project selection process. The Transportation Policy Board will review the EAC's recommendations on how to improve project selection in the 2024 funding framework.

DATA TRENDS

Director of Data Craig Helmann provided a background report on the latest trends in the Puget Sound region, including data on transit usage, electric vehicle ownership, population and employment growth, and transportation safety data.

NEXT MEETING

The next GMPB board meeting is scheduled for October 5, 2023.

Topics include:

- TOD Event Recap
- Regional Centers Data
- 2024 Legislative Session

ADJOURN

The meeting adjourned at 11:55 a.m.

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

Kathryn Johnson, PSRC
Liz Underwood-Bultmann, PSRC
Josh Brown, PSRC
Erika Harris, PSRC
Carolyn Downs, PSRC
Sarah Fox, Washington Department of Commerce
Charles Patton, PSRC
Craig Helmann, PSRC
Maguerite Richard

Attachments:

September 7, 2023 GMPB Attendance Roster

Growth Management Policy Board - September 7, 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 COM Paul McIntyre
Seattle	2	CM Andrew Lewis		Thurston Regional Planning Council	1 Helen Wheatley
		CM Dan Strauss			MYR Joe DePinto , Yelm Alt
		CM Tammy Morales , Alt		Public Agency Members	
Bellevue	1	MYR Lynne Robinson	1	Commerce	1 Dave Andersen
		DM Jared Nieuwenhuis , Alt			Mark Barkley Alt
Cities/Towns	3	DM Traci Buxton , Des Moines	1	PSRC Committees	
		CM Phillippa Kassover , Lake Forest Park	1	Regional Staff Committee	1 Andrea Spencer , Bremerton
		CM Ed Prince , Renton - Chair	1		Vacant
		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 Jennifer Anderson
		CP Lindsey Walsh , Alt - Issaquah	1		
Kitsap County	1	COM Katie Walters	1	Natural and Built Environments	1 Angela Rozmyn
		COM Christine Rolfes , Alt			Robert Pantley Alt
Bremerton	1	MYR Greg Wheeler	1	Seattle Children's Hospital	1 Hugh Ewart
		CM Jeff Coughlin , Alt			Chris Ramirez Alt
Cities/Towns	1	CM Jon Quitslund , Bainbridge Isl	1	Private/Civic Members-Community/Environment	
		CM Joe Deets , Bainbridge Isl, Alt		Futurewise	1 Alex Brennan
Pierce County	1	CM Robyn Denson	1		Tiernan Martin Alt
		CM Paul Herrera , Alt		Housing Development Consortium - Seattle/King	1 Patience Malaba
Tacoma	1	CM Joe Bushnell	1	Metro Parks Tacoma	Jesse Simpson Alt
		CM Sarah Rumbaugh , Alt			1 Debbie Terwilliger
Cities & Towns	1	CM Melodi Koenig , Orting			
		Mayor Josh Penner , Alt - Orting		Kitsap Public Health District	1 Dr. Gib Morrow , Kitsap Public Health District
Snohomish County	1	CM Megan Dunn - Vice Chair	1		Vacant Alt
		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			
Squamish Tribe	1	Rich Purser			Abbreviations
		Vacant Alt			CM Councilmember
Statutory Members					
Ports	1	COM Fred Felleman , Seattle	1		COM Commissioner
		COM Don Meyer , Tacoma Alt			CP Council President
WSDOT	1	Jeff Storarr	1		DM Deputy Mayor
		JoAnn Schueler , Alt			MYR Mayor
					1 = Member for Meeting
Voting	22	(Quorum = 11) Quorum Total	15		X = Alternate for Meeting



Puget Sound Regional Council

DISCUSSION ITEM

September 28, 2023

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: TOD Event Recap

IN BRIEF

PSRC held its Transit-Oriented Development event, ***From Pandemic to Prosperity: Downtowns Reimagined***, on September 29th. Staff and board members will provide the board with a recap of the event.

DISCUSSION

In concert with the Regional TOD Committee, PSRC regularly holds a TOD event to explore best practices in transit-oriented development and the latest advances in development of the region's expanding transit system. TOD events have varied from every year to every other year.

This year, with communities reassessing development plans following the pandemic, the event focuses on the recovery and reimagining of downtowns. Downtowns are often the primary transit and transportation hubs of our communities. They have concentrations of jobs and housing and are cultural and entertainment centers. The impacts of the pandemic – the decline of office workers, in-person retail, eating out, and tourism – roiled downtown Seattle and many of our local community centers. To cope with pandemic impacts, cities explored new innovations such as opening streets to pedestrians, holding outdoor civic celebrations, and expanding the use of street ambassadors.

This is the first year for PSRC to hold the TOD event in a hybrid format (last year the webinar was entirely online). The morning sessions, including two panel discussions, were held in-person at PSRC and online via Zoom. The event heard presentations from national and regional speakers who looked at data associated with recovery of

downtowns across North America, and heard from local leaders about recovery strategies for King County Metro, Seattle, Tacoma, and Bothell.

In the afternoon, two walking tours explored areas of downtown Seattle. One looked at the Pike/Pine Renaissance including corridor improvements and development projects. The other toured the King County civic campus planned for redevelopment, City Hall Park, and potential transit connections. In-person attendance for the morning panel discussions was at capacity as was registration for the tours. Registration for online attendance was well over 100.

The event was an opportunity to look at several ambitious efforts to reimagine downtown Seattle. While underway for several years, the waterfront redevelopment is getting close to completion. The city is proceeding with the Pike/Pine Renaissance improvements, a \$40 million redesign of the important street corridors. The city is looking at new opportunities for how Third Avenue can function as a transit corridor and be a welcoming place for pedestrians and businesses. And there are new opportunities for redevelopment associated with the King County civic campus and the adjacent vacant block. These projects and opportunities create an ability to rethink how to make downtown attractive for workers, residents, and visitors in a post-pandemic world.

Staff will share highlights from the presentations and tours and invite board members to share their reactions.

For more information, please contact Paul Inghram at Plnghram@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

September 28, 2023

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **PSRC Summer Planning Academy**

IN BRIEF

PSRC held its inaugural summer youth engagement program called Summer Planning Academy (SPA) beginning in July 2023. The first cohort of SPA hosted 23 students from across the region. Staff will provide a summary review of the first cohort and discuss next steps for youth involvement.

DISCUSSION

In summer 2023, staff conducted a youth engagement program called PSRC Summer Planning Academy. This effort is a product of the Hiring and Retention working group of the Regional Equity Action Plan. The goals of a structured youth engagement program include:

- Introducing individuals to the planning process and profession at an early age.
- Engaging young people on a regular basis to provide input on PSRC's policies and programs.
- Promoting equity in the region by actively recruiting and engaging youth from diverse backgrounds including Black, Indigenous, and people of color (BIPOC) communities, low-income residents, and people with disabilities.

SPA took place on four consecutive Fridays beginning July 21, 2023. Each day educated students on planning topics in the region, introduced them to panelists and speakers that are contributing to this work, and included site visits to relevant locations based on the topic for that session. The four curriculum topics covered were Metropolitan Planning Organization (MPO) Basics, Transit, Environment, and a combined session on Housing and Equity.

Following successful completion of SPA, students received a \$500 scholarship.

Please reference [PSRC's SPA website](#) for more information about the program.

For more information, contact Noah P. Boggess at nboggess@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

September 28, 2023

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **Recommendations to the 2024 Washington State Legislature**

IN BRIEF

PSRC staff have begun work to support the adoption of recommendations to the Washington State Legislature in advance of the 2024 legislative session. PSRC staff will brief the Growth Management Policy Board on the process to adopt legislative priorities and seek feedback on potential legislative policy items.

DISCUSSION

Last fall, the Executive Board adopted Recommendations to the 2023 Washington State Legislature after consultation with the Economic Development District Board, Growth Management Policy Board, and Transportation Policy Board. The Executive Board directed staff to consult with the Equity Advisory Committee on 2024 recommendations and the group was briefed on the process to adopt legislative priorities and PSRC's role at the legislature in July.

PSRC staff propose following a similar framework to the recommendations adopted last year (2023 Recommendations to the State Legislature attached) based on adopted regional plans and policies in the following focus areas:

- **Transportation** - Keep the Region Moving
- **Housing** - Increase Housing Choices and Affordability
- **Climate** - Significantly Reduce Greenhouse Gas Emissions
- **Economic Development** – Sustain a Strong Economy

Timeline

Staff sought input on this initial list of recommendations from the Executive Board and the Economic Development District Board in September. The Equity Advisory

Committee and the Transportation Policy Board will also be briefed on the priorities in October. Staff proposes the Executive Committee will finalize recommendations based on all feedback and the Executive Board adopt the legislative priorities at the December meeting.

For more information, please contact Robin Koskey, Director of Government Relations & Communications, at Rkoskey@psrc.org, 206-798-4462

Attachments:
2023 State Legislative Agenda

Recommendations to the 2023 State Legislature



The Puget Sound Regional Council (PSRC) supports adoption of state legislation that provides an exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment and an innovative, thriving economy in alignment with adopted regional plans.

Keep the Region Moving

VISION 2050 and the Regional Transportation Plan lay out a foundation for completing regional transportation investments and future work to strengthen connections to and between the region's centers. PSRC supports:

- Sustaining the transportation investments made with Move Ahead Washington during the 2021 legislative session
- Developing an equitable road usage charge (RUC) system through the work of the Washington State Transportation Commission to generate necessary revenue to eventually replace the gas tax, fund the state's long-term transportation needs, including multimodal connections and introduce revenue flexibility
- Maintain agreed upon state and local funding split decisions as agreed upon by the Infrastructure Investment and Jobs Act (IIJA) workgroup

Increase Housing Choices and Affordability

PSRC's Regional Housing Strategy identifies coordinated strategies, policies, and actions to expand housing options, create greater affordability, and promote fair and equal housing access to address the housing affordability crisis in our state. The PSRC region needs to build 800,000 more homes by 2050 and 20% of these homes need to be affordable to people earning less than half of the Area Median Income. PSRC supports legislation and funding in three action areas:

- **Supply:** Build more housing of different types
- **Stability:** Provide opportunities for residents to live in housing that meets their needs
- **Subsidy:** Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents



Significantly Reduce Greenhouse Gas Emissions

VISION 2050 and the Regional Transportation Plan outline how state, regional, and local partners can act in coordination to reduce emissions in the region and prepare for climate impacts. PSRC supports state legislation to respond to the urgent environmental, economic and equity threat of climate change in alignment with the essential components of regional long-range planning:

- Transit-focused land use
- Multimodal transportation choices
- Pricing the transportation system
- Decarbonization of the transportation system, including improvements to freight and passenger vehicles and fuels

PSRC supports state legislation to address these components to respond to the urgent environmental, economic, and equity threat of climate change.

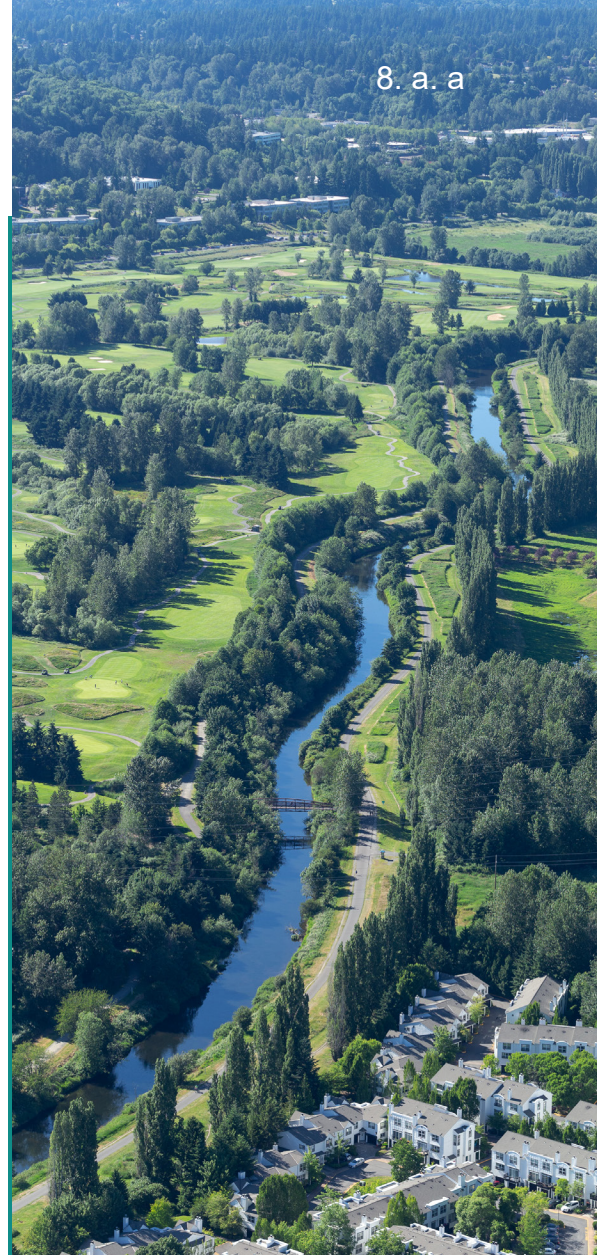
Sustain a Strong Economy

VISION 2050 and the Regional Economic Strategy plan for economic growth and opportunity that creates widespread prosperity and living-wage jobs throughout the region. PSRC supports continued investments in critical infrastructure and workforce development programs that help sustain the region's economy.

PSRC supports strong state engagement for a successful American Competitiveness Exchange (ACE) learning visit by up to 50 senior-level government, business, policy, and economic decision-makers from across the Americas exploring economic development, innovation, and entrepreneurship in the Puget Sound region.

For more information, please contact:

Robin Koskey
 Director of Government Relations & Communications
 RKoskey@psrc.org
 206-798-4462



Puget Sound Regional Council (PSRC) develops policies and coordinates decisions about regional growth, transportation and economic development planning within King, Pierce, Snohomish and Kitsap counties. PSRC is composed of nearly 100 members, including the four counties, cities and towns, ports, state and local transportation agencies and Tribal governments within the region.



Puget Sound Regional Council

DISCUSSION ITEM

September 28, 2023

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Regional Centers Monitoring and Redesignation**

IN BRIEF

The board will hear an update on the regional centers work program, including new data profiles and early planning for redesignation and monitoring called for by the [Regional Centers Framework](#).

DISCUSSION

Centers are the hallmark of VISION 2050 and the Regional Growth Strategy. They guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for PSRC's federal transportation funding. Analysis consistently shows that center-oriented growth results in greater economic activity, increased transportation options, and reduced climate and pollution impacts.

The region has designated 30 regional growth centers and ten manufacturing/industrial centers. Regional growth centers are locations of the region's most significant business, governmental, and cultural facilities planning for growth. The region's ten designated regional manufacturing/industrial centers are locations for more intensive industrial activity. Both regional growth centers and regional manufacturing/industrial centers are focal points for planned growth, economic development, and transportation infrastructure investments.

The region's counties and local jurisdictions identify and designate countywide growth centers, countywide industrial centers, and local centers. These local hubs serve important roles as central places for activities, services, and places where future growth can occur.

2023 CENTERS PROFILES

PSRC is developing a data dashboard with profiles for individual regional centers, which will be updated annually. This dashboard will replace profiles last updated in 2013. Data in the center profiles comes from the Washington Office of Financial Management (OFM), US Census Bureau American Community Survey, and PSRC. Data includes measures on demographics, housing, transportation, and urban form. All data in the profiles will be available for download and can be used for centers planning by local jurisdictions.

Staff will share high-level findings from the 2023 centers' profiles and preview the profile pages with the board.

REGIONAL CENTERS FRAMEWORK

In 2018, PSRC's Executive Board adopted the [Regional Centers Framework](#) to identify more consistent criteria for regional centers. This includes developing a framework to track performance and outcomes of centers over time, providing guidance on planning for centers, and the redesignation of existing centers.

Based on criteria in the Framework, PSRC staff are starting early work to define data needs and components of the 2025 monitoring and redesignation process.

2025 MONITORING AND REDESIGNATION PROCESS

This process will evaluate the success of regional centers in achieving the region's desired outcomes, analyze how individual centers are performing, and redesignate existing centers. This work will culminate in an evaluation of the centers' program and outline next steps for the centers' framework.

PSRC staff will share more information on the 2025 monitoring and redesignation process at the board's November meeting.

At the October board meeting, the board will be asked for feedback for the data monitoring process:

- What additional information would be helpful for you to know about regional centers?

Next Steps

PSRC staff will finalize updated center profiles and return to the board in November for a discussion on the 2025 monitoring and redesignation process.

Lead Staff

For more information, contact Maggie Moore, Senior Planner, at mmoore@psrc.org.