



Puget Sound Regional Council

Growth Management Policy Board

Thursday, February 1, 2024 • 10:00 a.m. – 12:00 p.m.

Hybrid Meeting - PSRC Board Room - 1201 Third Avenue, Suite 500, Seattle, 98101

Watch or listen

- Watch the meeting live at <https://www.psrc.org/watch-meetings>
- Listen by phone 1-888-475-4499, Meeting ID: 834 3848 5752, Passcode: 733446

Attend

- The public can attend meetings at PSRC's offices – PSRC has moved!
- New location: 1201 Third Avenue, Suite 500, Seattle, WA 98101
- PSRC staff will be available to provide floor access 30 minutes before the meeting's start time and up to 15 minutes after the meeting's start time.
- If you arrive after these times, please call 206-464-7090 for assistance.

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:**
[Registration](#) is required and closes at 8:00 a.m., 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 January 4, 2024

- 6. Discussion Item (10:20)**
 - a. State Legislative Update – *Robin Koskey, PSRC*
- 7. Discussion Item (10:45)**
 - a. Regional Centers Monitoring Scope of Work – *Maggie Moore, PSRC*
- 8. Discussion Item (11:15)**
 - a. Equity Advisory Committee Work Plan – *Charles Patton, PSRC*
- 9. Information Items**
 - a. 2024 GMPB Meeting Schedule
 - b. Newly Elected Officials Workshop
- 10. Next Meeting: March 7, 2024, 10:00 a.m. – 12:00 p.m.**

Major Topic for March:

 - Puget Sound Partnership
- 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 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

January 4, 2024

Remote 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 Megan Dunn, Vice-Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

There were no reports from the Chair.

DIRECTOR'S REPORT

Growth Management Director Paul Inghram welcomed the board back in the new year, congratulated several members of the board who won re-elections and thanked Joe McDermott, Phillipa Kassoover and Andrew Lewis for their service on the board and in their communities as their terms ended.

Paul gave updates on the office move, then introduced Robin Koskey who gave a brief update on the start of the 2024 state legislative session.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held November 2, 2023.

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

BLACK HOME INITIATIVE

Marty Kooistra of Civic Commons briefed the board on the Black Home Initiative (BHI), a new regional program that seeks to target the racial inequities in the housing market to increase homeownership among Black residents. A short-term goal for the BHI include creating opportunities for 1500 new low-and-moderate income Black households to own a home in South Seattle, South King County and North Pierce County within the next five years. The Black Home Initiative's focus areas include pre-/post- purchase counseling, purchase supports and tools, credit and lending, housing production, policies and practices, marketing and outreach and sustaining existing owners. PSRC will continue to monitor housing ownership metrics and coordinate with the BHI and Civic Commons.

WASHINGTON STATE HOUSING FINANCE COMMISSION

Lisa DeBrock of the Washington State Housing Finance Commission spoke about the work of the commission to support access to homeownership and affordable housing through the Covenant Homeownership Act. The act addresses the role of government institutions in housing-related racial discrimination. To implement the act, the Housing Finance Commission will oversee a research study prepared by the National Fair Housing Alliance. The new law has two implementation points including a research study to investigate housing discrimination against marginalized communities in Washington State, the impact of the discrimination, potential remedies and a new source of funding from homebuyer assistance. PSRC will continue to coordinate with the Commission and local jurisdictions during comprehensive plan updates.

REGIONAL TRANSIT-ORIENTED DEVELOPMENT COMMITTEE WORK PLAN

PSRC Principal Planner Liz Underwood-Bultmann briefed the board on the 2023 work of the Regional Transit-Oriented Development Committee (RTODC) and their plans for 2024. Last year, the RTODC held four quarterly meetings and a TOD event providing direction on regional planning work, learning from others about promising practices and convening TOD stakeholders for information sharing and networking. The RTODC 2024 work plan includes restructuring discussions to increase engagement and interaction among members as well as including a work session at each meeting. The committee will begin implementing the work plan at its next meeting on March 15, 2024.

REGIONAL SAFETY PLAN DRAFT SCOPE OF WORK

The board provided feedback on the draft scope of work outline for PSRC's Regional Safety Plan presented by PSRC Senior Planner Gary Simonson. Sections of the draft work outline include Overview; Safety and Equity Analyses; Engagement and Collaboration; Strategies, Countermeasures, and Actions; and Implementation and Next

Steps. PSRC will work with a consultant team to advance the development of the Regional Safety Plan, with a target completion date by the first quarter of 2025.

NEXT MEETING

The next GMPB board meeting is scheduled for February 1, 2024.

Topics include:

- State Legislative Agenda
- Regional Centers Monitoring Scope of Work
- Equity Advisory Committee Work Plan

ADJOURN

The meeting adjourned at 11:40 a.m.

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

Kathryn Johnson, PSRC

Paul Inghram, PSRC

Maggie Moore, PSRC

Liz Underwood-Bultmann, PSRC

Robin Koskey, PSRC

Erika Harris, PSRC

Noal Leonetti, PSRC

Ben Bakkenta, PSRC

Laura Hodgson, Washington State Dept. of Commerce

Libby Hollingshead, King County

Laura Benjamin-LaPitz, City of Bellevue

Elsa Brown, City of Seattle

Attachments:

January 4, 2024, GMPB Attendance Roster

Growth Management Policy Board - January 4, 2024								
Voting Members			✓	Non-voting Members				✓
King County	2	CM Dave Upthegrove	1	Associate Members				
		Vacant		Alderwood Water and Wastewater District	1	COM Paul McIntyre		
						Vacant		
Seattle	2	Vacant		Thurston Regional Planning Council	1	COM Chris Stearns		
		CM Dan Strauss				Marc Daily Alt		
		CM Tammy Morales, Alt	1	Public Agency Members				
Bellevue	1	MYR Lynne Robinson	1	Commerce	1	Dave Andersen		1
		DM Jared Nieuwenhuis, Alt				Mark Barkley Alt		
Cities/Towns	3	DM Traci Buxton, Des Moines	1	Public Health Agencies	1	Dr. Gib Morrow, Kitsap Public Health District		
		CM Ed Prince, Renton - Chair				Vacant		
		CM Melissa Stuart, Redmond	1	PSRC Committees				
		CM Kelli Curtis, Alt - Kirkland	1	Regional Staff Committee	1	Andrea Spencer, Bremerton		1
		CM Pam Stuart, Alt - Sammamish	1			Vacant		
		CM Lindsey Walsh, Alt - Issaquah	1	Equity Advisory Committee	1	Shannon Turner		1
Kitsap County	1	COM Katie Walters	1			Lisa Espinosa, Alt		
		COM Christine Rolles, Alt		Civic Representative				
Bremerton	1	MYR Greg Wheeler	1	Master Builders of King and Snohomish Counties	1	Jennifer Anderson		1
		CM Jeff Coughlin, Alt	1			Vacant		
Cities/Towns	1	CM Jon Quitslund, Bainbridge Isl	1	Natural and Built Environments	1	Angela Rozmyn		
		CM Joe Deets, Bainbridge Isl, Alt				Robert Pantley Alt		
Pierce County	1	CM Robyn Denson	1	Seattle Children's Hospital	1	Hugh Ewart		
		CM Paul Herrera, Alt				Chris Ramirez Alt		
Tacoma	1	CM Joe Bushnell	1	Futurewise	1	Alex Brennan		
		CM Sarah Rumbaugh, Alt				Tiernan Martin Alt		1
Cities & Towns	1	CM Nikki Bufford, Fircrest	1	Housing Development Consortium - Seattle/King	1	Patience Malaba		
		Mayor Josh Penner, Alt - Orting	1			Jesse Simpson Alt		
Snohomish County	1	CM Megan Dunn - Vice Chair	1	Metro Parks Tacoma	1	Debbie Terwilleger		
		CM Sam Low, Alt - Snohomish County				Vacant		
Everett	1	CM Ben Zarlingo (Jan email)						
		CM Scott Bader (Jan email)	1					
Cities/Towns	1	MYR Pro Tem Bryan Wahl, Mountlake Terrace	1	Non Voting	12			5
		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	Rich Purser						
		Alison Osullivan Alt						
Statutory Members								
Ports	1	COM Fred Felleman, Seattle	1			Abbreviations		
		COM Don Meyer, Tacoma Alt				CM Councilmember		
WSDOT	1	Jeff Storrar	1			COM Commissioner		
		JoAnn Schueler, Alt				CP Council President		
						DM Deputy Mayor		
Voting	22	(Quorum = 11) Quorum Total	17			MYR Mayor		



Puget Sound Regional Council

DISCUSSION ITEM

January 25, 2024

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **State Legislative Update**

IN BRIEF

PSRC is continuing to track the work of the Washington State Legislature related to PSRC priorities. Director of Government Relations and Communications, Robin Koskey, will brief the board on bills regarding housing, transportation and other topics. Staff will also share a transit-oriented development mapping tool.

DISCUSSION

On January 8, the Washington State Legislature kicked off its short 60-day legislative session. Legislators will pass a supplemental budget and key issues are expected to include behavioral health, addressing the opioid crisis, housing supply, affordability and homelessness, the transportation budget and ferries and climate change. Over 800 bills were pre-filed in advance of the session.

PSRC data staff will demonstrate for the board a [mapping tool](#) created to visualize the impact of the Transit-Oriented Development bills, [House Bill 2160](#) (Reed) and [Senate Bill 6024](#) (Trudeau).

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



Puget Sound Regional Council

DISCUSSION ITEM

January 25, 2024

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

IN BRIEF

The board will have an opportunity to provide feedback and give direction to proceed on the draft scope of work for the regional centers work program, including plans and timelines 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.

The region has designated 30 regional growth centers. These are locations of the region's most significant business, governmental and cultural facilities and are planning for growth. The region's 10 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.

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 the performance and outcomes of centers over time, providing guidance on planning for centers, and redesignation of existing centers.

Based on criteria in the Framework, PSRC staff are starting early work to define data needs and components of the monitoring and redesignation process. The board will be asked to discuss the scope of work for this multi-year process.

MONITORING AND REDESIGNATION PROCESS

PSRC staff conducted outreach on the scope in 2023, collecting feedback from the Growth Management Policy Board, Regional Staff Committee, Regional TOD Committee, and the Freight Advisory Committee.

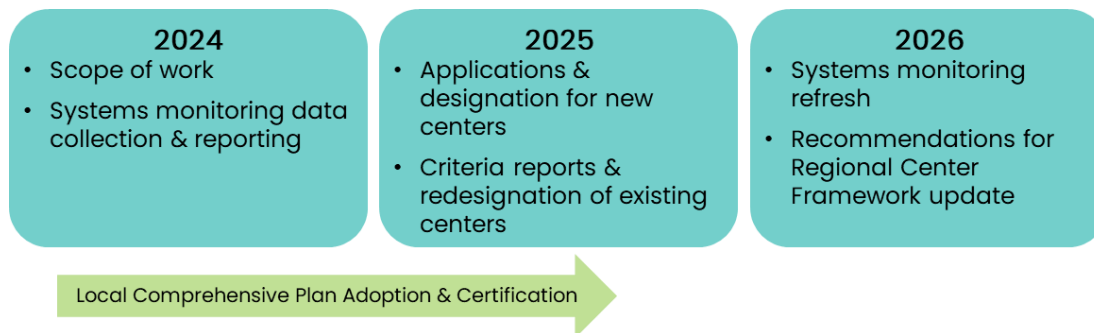
The draft scope of work in Attachment A incorporates board and committee feedback and highlights three key outcomes for this process:

- Evaluate the success of the system of centers
- Consider designation of new regional centers
- Confirm designation of existing centers with a clear redesignation process

The system monitoring will take place throughout 2024 to gather data on how the region's centers are achieving desired outcomes. Data categories include growth, mobility, housing, environment, social equity and opportunity, economic development, public health, and urban form. A refresh of this data collection and system report will be completed in 2026 to reflect local comprehensive plan updates and other related work.

In 2025, PSRC staff will issue a call for applications for new regional centers. Staff will review applications and provide recommendations to the Growth Management Policy Board and Executive Board in late 2025.

Existing regional centers will be evaluated in 2025 for their alignment with Regional Centers Framework requirements. Criteria reports will be developed for each center based on existing criteria and presented to the Growth Management Policy Board and to the Executive Board for redesignation.



ONLINE CENTERS PROFILES

Existing data on regional centers will be available in the [online centers profiles](#). This online dashboard replaced the profiles last updated in 2013. Data in the center profiles comes from the WA Office of Financial Management, US Census Bureau American

Community Survey and PSRC. Data includes measures on demographics, housing, transportation, and urban form. All data in the profiles is available for download and can be used for centers planning by local jurisdictions.

DISCUSSION QUESTIONS

At the February board meeting, PSRC staff will engage the board in answering the following questions:

- Does the draft scope of work adequately cover the needed steps for successful centers monitoring and redesignation?
- Is there any additional information that may be needed for successful monitoring of the system of centers?
- Does the board agree PSRC staff should proceed on the scope of work for regional centers monitoring and redesignation?

NEXT STEPS

The Executive Board will review and give direction to proceed on the scope of work at their February meeting. If needed, PSRC staff will incorporate board feedback in the draft scope of work for the centers monitoring process. PSRC will continue to update and seek feedback from the board as work progresses.

LEAD STAFF

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

Attachment A: Regional Centers Monitoring and Redesignation Draft Scope of Work



Puget Sound Regional Council

Regional Centers Monitoring and Redesignation | Draft Scope of Work

January 2024

Purpose

The [Regional Centers Framework](#) (2018) established criteria and planning expectations to ensure regional centers are developing as thriving and connected communities with sufficient market potential to accommodate new jobs and residents. At the time, several existing centers did not meet all adopted requirements.

The location of regional centers guides regional growth allocation, advances local planning, informs transit service planning, and are priority areas for PSRC's federal transportation funding. These important roles highlight how critical it is for regional centers to meet high standards for planning and development. Redesignation from a regional to a countywide center may lead to an update in regional geography and growth allocation in the Regional Growth Strategy, as well as changes to PSRC funding availability.

The redesignation process will evaluate individual regional centers to determine how they meet criteria, planning the jurisdiction has completed, and redesignate as appropriate.

The monitoring process will evaluate how the region's system of centers is meeting regional objectives and determine whether updates to the framework may be needed.

Outcomes

Evaluate the success of the system of centers:

- Is the region achieving desired outcomes from the system?
- Does the region have the right number of centers?
- Are any changes needed to the Regional Centers Framework or in future updates to VISION 2050 to better achieve the desired outcomes for centers?

Consider designation applications for new regional centers:

- Should any new regional centers be designated?

Confirm designation of existing centers with a clear redesignation process:

- Are individual centers meeting the criteria?
- How should the board address centers that don't meet criteria or have limited market potential?

Process and Timeline

Scoping

Products & Process:

- GMPB and PSRC committees provide initial direction on project scoping (Q3-Q4 2023)
- GMPB and Executive Board review final scope of work (Q1 2024)

System Monitoring

Products & Process:

- PSRC staff collect and analyze data based on existing data sources and local centers planning (Q1-Q3 2024)
- PSRC staff develops an initial system report evaluating how the regional system of centers is achieving desired outcomes (Q4 2024)
- PSRC staff updates system report to reflect comprehensive plan updates, growth targets, and revised capacity (Q1-Q3 2026)
- GMPB provides recommendations to the Executive Board on future updates to the Regional Centers Framework (e.g. density criteria, types of centers) (Q4 2026)

Key Questions:

- Is the region achieving desired outcomes from the system of centers?
 - Data categories include growth, mobility, housing, environment, social equity and opportunity, economic development, public health, and urban form
- Does the region have the right number of centers?
- Are any changes needed to the Regional Centers Framework or in future updates to VISION 2050 to better achieve the desired outcomes for centers?

New Center Application & Designation

Products & Process:

- PSRC staff issue call for applications and conduct outreach for new candidate centers (Q2-Q3 2025)
- Interested jurisdictions submit completed center applications (Q2-Q3 2025)
- PSRC staff review applications and provide recommendations to GMPB and Executive Board for designation (Q3-Q4 2025)
- GMPB makes recommendations and Executive Board takes action on any center designations (Q4 2025)

Key Questions

- Should any new regional centers be designated?

Criteria Reports for Individual Centers & Center Redesignation

Products & Process:

- PSRC staff develop draft criteria reports for individual centers on alignment with Regional Centers Framework requirements (Q1-Q3 2025)
- Jurisdictional staff review draft criteria reports and provide any additional context to support board review
- GMPB evaluates existing centers for redesignation and makes recommendations to Executive Board (Q4 2025)
- Executive Board takes action on centers redesignation (Q4 2025)
 - General Assembly action to update VISION 2050 may be required if changes impact regional geographies

Key Questions:

- Are individual centers meeting the criteria?
- How should the board address centers that don't meet criteria or have limited market potential?

Timeline



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



Puget Sound Regional Council

DISCUSSION ITEM

January 25, 2024

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Equity Advisory Committee Work Plan**

IN BRIEF

PSRC staff and the [Equity Advisory Committee](#) (EAC) have made progress on regional equity work, including co-creating elements of the [Regional Equity Strategy](#). The board will hear about progress the committee has made co-creating various resources within the Regional Equity Strategy. The board will also hear about progress the committee has made designing the Equity Pilot to allocate approximately \$6 million in federal transportation funds and develop future recommendations for the Executive Board to inform transportation project selection.

DISCUSSION

Equity is a key policy area in [VISION 2050](#), the region's long-range plan for growth. A new action in the draft VISION 2050 plan (RC-Action-3) directs PSRC to develop a regional equity strategy, which is intended to make equity central to PSRC's work and to support the 2024 local comprehensive plan updates. The [Regional Equity Strategy](#) will provide guidance to help members work in a coordinated manner towards the region's goal of providing an exceptional quality of life and opportunity for all.

Regional Equity Strategy

Based on feedback from PSRC boards and committees as well as various stakeholders from around the region, staff worked with the Equity Advisory Committee to co-create the Regional Equity Strategy. The strategy includes components such as:

Community Engagement

- Equity Advisory Committee
- Anti-Displacement Organizations Report
- Equitable Engagement Guidance

Capacity Building

- Learning Opportunities
- Prioritizing Equity
- Inclusive Procurement
- Hiring and Retention

Best Practices

- Equity Planning Resources
- Racial Equity Impact Assessment

Data and Research

- Equity Tracker
- Legacy of Structural Racism Interactive Report
- Data & Analysis

In anticipation of upcoming comprehensive plan updates, staff engaged with the EAC on the resources most relevant to this process: Equity Tracker, Legacy of Structural Racism Interactive Report, Anti-Displacement Organizations Report, Equitable Engagement Guidance, Equity Planning Resources and Racial Equity Impact Assessment. Staff will share an update on the progress the EAC has made co-creating these resources with PSRC staff.

Equity Pilot

PSRC conducts a project selection process to distribute federal transportation funds every two years. The process and the criteria used to evaluate every project is based on policies and outcomes detailed in [VISION 2050](#) and the [Regional Transportation Plan](#). These include elements such as accessibility, multimodal mobility, safety, equity and climate, as well as financial and project readiness considerations.

In addition to substantial improvements to how equity was incorporated into the existing project selection process, as part of the 2022 *Policy Framework* approximately \$6 million of PSRC's FHWA funds were set aside for an Equity Pilot Program. The EAC was asked to co-create this program, developing the parameters by which projects would be selected for funding, with an overarching focus on improving equity with transportation investments.

There are four phases for this program. Phase one focused on education and included a series of meetings during the first quarter that helped EAC members understand the nuances of the project selection process. These meetings explored PSRC's current

project selection process and how other Metropolitan Planning Organizations (MPOs) across the country have incorporated equity into their processes. The EAC also engaged in a simulation exercise where members evaluated transportation projects from 2022.

Phase two focused on designing the Pilot. During this phase, the EAC proposed ideas about the structure of the Equity Pilot Program. Additionally, from June to August, a few members of the EAC joined staff meetings to implement the suggestions shared by the committee and design the Equity Pilot. During phase three staff released the pilot, conducted the pilot and reviewed which projects were recommended with the EAC.

The EAC ended the year with phase four, reviewing the outcomes of the pilot program, discussing what went well and sharing recommendations for the next full project selection process, based on their experience designing the Equity Pilot. In January, the Executive Board reviewed the EAC's recommendations for how project selection should be improved and then adopted the framework that will shape the project selection process moving forward.

Next Steps

The next meeting of the Equity Advisory Committee will be held on February 1, 2024. During this meeting, members will receive an update on the 2024 Project Selection process. Members will also hear overviews of the 2023 Housing Monitoring Report and the engagement plan for the Regional Safety Plan.

GMPB will continue to be updated on the EAC's work and relevant topics from the agency's equity work program.

Lead Staff

For more information, please contact Charles Patton, Program Manager – Equity Policy and Initiatives, at cpatton@psrc.org.

2024 PSRC Growth Management Policy Board Meetings

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July Meeting TBD						

August						
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No meeting in August						

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No meeting in December						

Meetings are held 10:00 a.m. - 12:00 p.m. the first Thursday of the month. As needed, the Transportation Policy Board and the Growth Management Policy Board meet in joint session to coordinate activities and make decisions/recommendations.

Meeting dates and times are subject to change. If a meeting is changed or cancelled, GMPB members and alternates will be notified. Updated meeting dates are listed at <https://www.psrc.org>.

Newly Elected Officials Workshop



Working Together: Regional Connections for Local Leaders will set the context for local and regional planning activities and help you discover resources for your new role.

The Workshop will include:

- Exploration of local trends and opportunities for regional collaboration
- Small group discussions on issues facing your community
- Networking lunch with new and veteran peer local elected officials

Date: **Friday, March 1**
Time: **9am-1:30pm**
Location: **PSRC Office**
1201 3rd Ave, Suite 500,
Seattle, WA 98101

[Register Here](#)

