

Recommend Certification of Comprehensive Plans

Growth Management Policy Board | February 6, 2025



We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.

psrc.org/equity

Overview



Today:

- Recap the certification process
- Recommend certification of Lakewood, Mountlake Terrace and Stanwood plans



Board Process for Certification

**Growth
Management
Policy Board**

Action Item



**Transportation
Policy Board**

Consent Agenda



Executive Board

Certification = Consent Agenda
Conditional = Discussion Item



Certification Focus Areas

GMA transportation-related requirements

- Consistent land use assumptions and travel demand forecasts
- Service and facility needs
- Plan for transportation financing and projects
- Demand management
- Pedestrian and bicycle planning
- Air quality

Consistency with Regional Transportation Plans

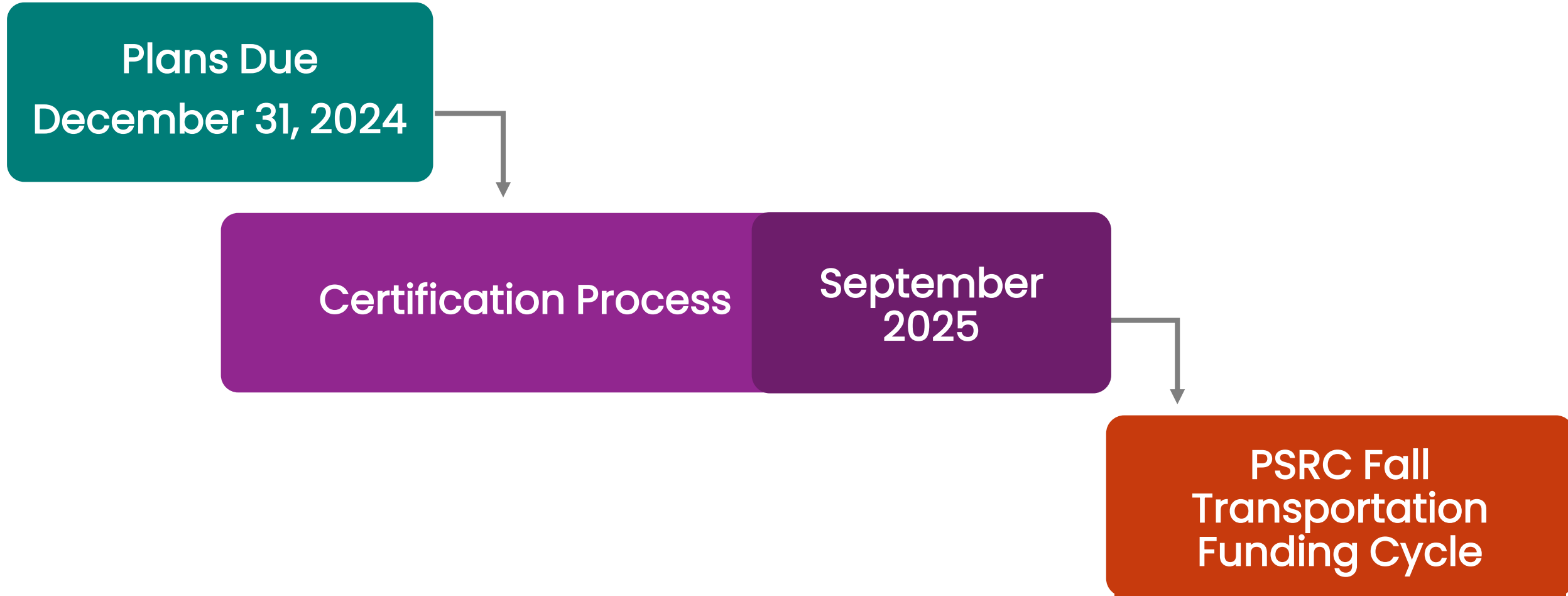
- Transportation project lists and financing
- Transportation modeling based on shared regional growth assumptions

Consistency with VISION 2050 MPPs

- Regional Growth Strategy
- Climate change, air quality and VMT provisions
- Equitable transit-oriented development (TOD)
- Housing supply and choices near transit and job centers



Certification Timeline





Plan Certification Action: Lakewood

City of Lakewood Comprehensive Plan



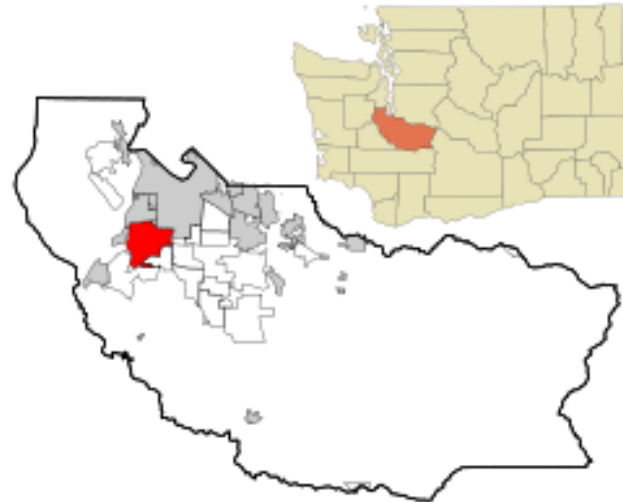
Quick Facts

County: Pierce County

Population: 62,303 (2023)

Regional Geography: Core City

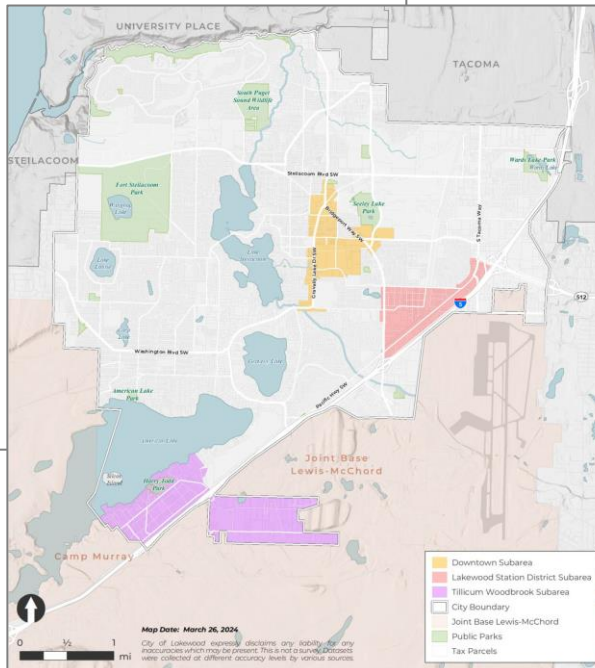
Land Area: 19 square miles



City of Lakewood Comprehensive Plan

Lakewood Comprehensive Plan

September 16, 2024



Plan highlights:

- Planning for the Downtown Lakewood regional growth center and the Lakewood Station rail stop
- Military Compatibility element including coordination with JBLM and planning for McChord air space
- Energy and Climate Change element, including mapping of extreme heat and heat severity
- Analysis of displacement risk and barriers to housing



City of Lakewood Comprehensive Plan

Plan Review Process



Found the plan to be substantially consistent with GMA and VISION 2050:

- Regional Collaboration
- Regional Growth Strategy
- Environment
- Climate Change
- Housing
- Economy
- Transportation
- Public Services



City of Lakewood Comprehensive Plan



Recommended Future Work:

- Growth Strategy – consider increasing growth expectations for Downtown
- Transportation –
 - Address gap between project costs and revenues and have strategies to reconcile if needed
 - Coordinate with transit agencies
 - Address MMLOS by 2029
- Climate – additional work may be required for 2029 progress report
- Housing – continue to monitor and adapt plans and policies to support housing affordability





Plan Certification Action: Mountlake Terrace

City of Mountlake Terrace Comprehensive Plan



Quick Facts

County: Snohomish

Population: 23,810 (2023)

Regional Geography: High Capacity
Transit Community

Land Area: 4.1 square miles



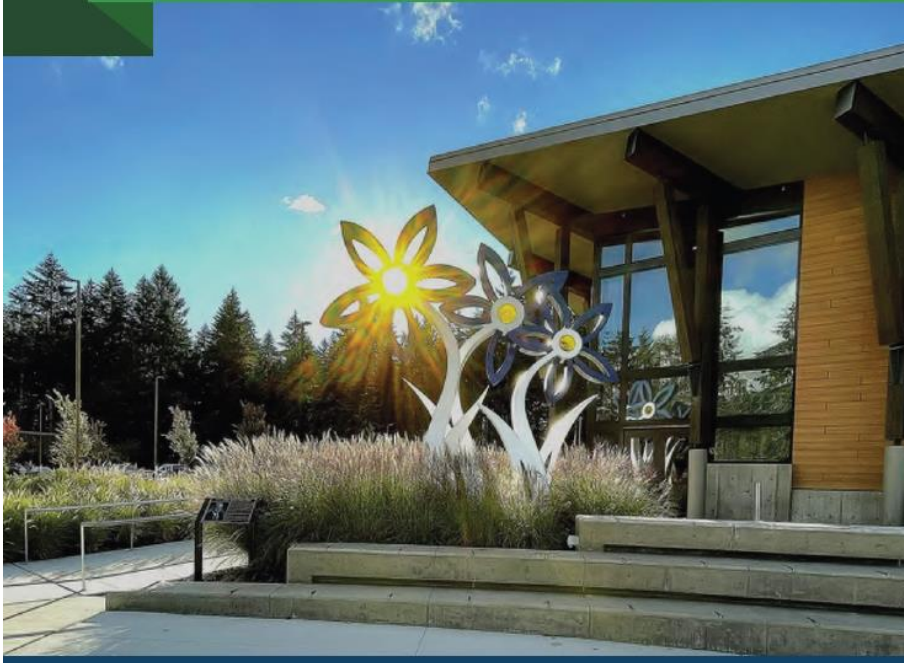
City of Mountlake Terrace Comprehensive Plan



VISION 2044



**Mountlake Terrace
Comprehensive Plan**



Plan highlights:

- Centers-based planning around Town Center, light-rail station area, and community nodes
- Strong policy support and implementation strategies for local economic development
- Expansion of housing types and opportunities to support growth and affordability
- Level-of-service standards that support multiple transportation modes and prioritize project lists



City of Mountlake Terrace Comprehensive Plan

Plan Review Process



Found the plan to be substantially consistent with GMA and VISION 2050:

- Regional Collaboration
- Regional Growth Strategy
- Environment
- Climate Change
- Housing
- Economy
- Transportation
- Public Services



City of Mountlake Terrace Comprehensive Plan



Recommended Future Work:

- Transportation –
 - Meets GMA requirements for project finance, recommend providing more project cost details for 20-year planning period
 - Address MMLOS by 2029
- Climate – additional work may be required for 2029 progress report
- Housing –
 - Continue to monitor and adapt plans and policies to support housing affordability
 - Monitor affordability of ADUs





Plan Certification Action: Stanwood

City of Stanwood Comprehensive Plan



Quick Facts

County: Snohomish

Population: 8,585 (2023)

Regional Geography: Cities and Towns

Land Area: 3 square miles



City of Stanwood Comprehensive Plan



CITY OF STANWOOD 2024 - 2044
COMPREHENSIVE PLAN
A GUIDE TO STANWOOD'S FUTURE

Plan highlights:

- Supports residential, commercial, and mixed-use redevelopment of downtown
- Calls for using the economic racial equity analysis results to reduce barriers to business development and economic security
- Provides strategies to reduce barriers to affordable housing
- Includes multimodal projects to meet current and future demands



City of Stanwood Comprehensive Plan

Plan Review Process



Found the plan to be substantially consistent with GMA and VISION 2050:

- Regional Collaboration
- Regional Growth Strategy
- Environment
- Climate Change
- Housing
- Economy
- Transportation
- Public Services



City of Stanwood Comprehensive Plan



Image: An aerial photo taken at the 2015 Stanwood-Camano Fair.

Recommended Future Work:

- Transportation – make progress on the plan’s policy to develop multimodal level of service standards
- Climate – additional work may be required for 2029 progress report
- Housing – continue to monitor and adapt plans and policies to support housing affordability
- Public Services – in coordinating with the school district on new school siting, include a focus on safe, walkable access for students



Staff Recommendation

Recommend the Executive Board certify that the transportation-related provisions in the Cities of Lakewood, Mountlake Terrace and Stanwood comprehensive plans conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan.



Next Steps

- Feb 13 - **Transportation Policy Board** recommendation on consent agenda
- Feb 27 - **Executive Board** action to certify on consent agenda



Thank You!

Paul Inghram, FAICP

Director of Growth Management
PInghram@psrc.org

Erika Harris, AICP

Senior Planner
EHarris@psrc.org

David Dixon

Associate Planner
DDixon@psrc.org

