

Recommend Certification of Comprehensive Plans

Growth Management Policy Board | March 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:

- Update on housing requirements discussion
- Recommend certification of Bellevue, Bothell, Burien, Port Orchard and Wilkeson plans



Board Process for Certification

**Growth
Management
Policy Board**

Action Item



**Transportation
Policy Board**

Consent Agenda

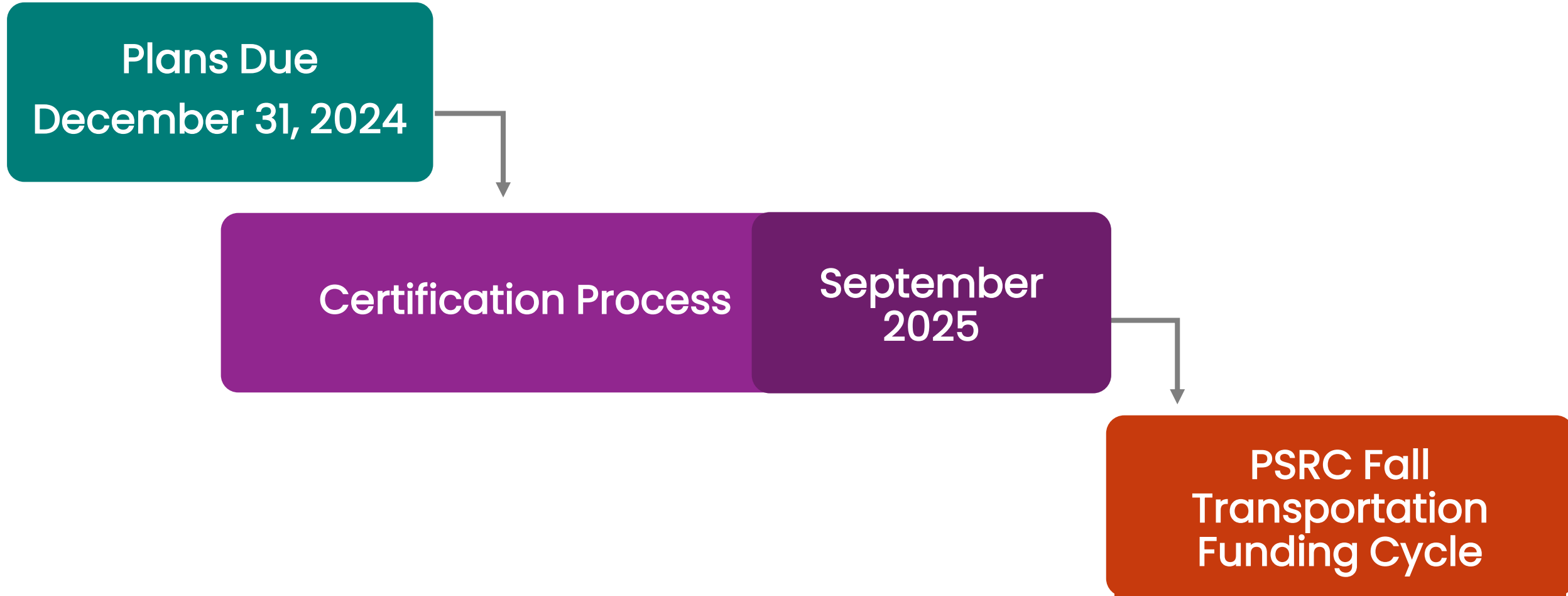


Executive Board

Certification = Consent Agenda
Conditional = Discussion Item



Certification Timeline





PUBLIC SQUARE

Certification & Housing Requirements

Certification & Housing Requirements

- Prior board direction regarding housing requirements
- January Board discussion about how state law changes for housing elements relate to certification
- Staff continued analysis and discussed with the Regional Staff Committee



Certification Review

Background:

- PSRC review focuses on “transportation-related components” of the comprehensive plan
- **“Transportation-related”** includes growth expectations, land use, and housing:
 - Consistent land use assumptions and travel demand forecasts
 - Transportation modeling based on shared regional growth assumptions
 - Air quality, VMT, and climate change provisions
 - Transit-oriented development (TOD)
 - Housing supply and choices



Housing in Certification

Expanded GMA Housing Requirements:

- Overall housing need
- Housing needs by income category
- Emergency and permanent supportive housing (STEP)
- Racially disparate impacts, exclusion, and displacement
- Barriers to affordable housing



Housing in Certification

Feedback from RSC members:

- Shared responsibility to plan for affordable housing
- Certification can help address gaps in plans
- Coordination with Commerce
- Capacity for emergency housing should be addressed in plans
- Concerns about expanding the scope of certification review



Housing in Certification

Proposed approach:

- ❑ Local plans “show their work”
- ❑ Demonstrate capacity for overall housing need, for income levels and types of housing
- ❑ Address racially disparate impacts, displacement, and exclusion
- ❑ Address capacity for emergency housing
- ❑ Analyzed barriers to affordable housing



Certification Issues

Potential certification issues:

- Deficit in overall housing capacity
- Deficit in housing capacity by income band
- Major deficiency in addressing housing requirements



Comments for Future Work

Proposed approach:

May provide **comments** for future work:

- Affordability assumptions about ADUs
- Analysis + policies on racially disparate impact, displacement, or exclusion
- Emergency housing capacity analysis
- Analysis of barriers to affordable housing





PUBLIC SQUARE

Plan Certification

Standard Certification Recommendations



Standard comments that appear in most certification reports:

Climate change: track state guidance for climate work due by 2029

Housing: continue work to support housing affordability

Multimodal level of service: track updated state guidance to implement requirements by 2029





Plan Certification Action: Bellevue

City of Bellevue Comprehensive Plan



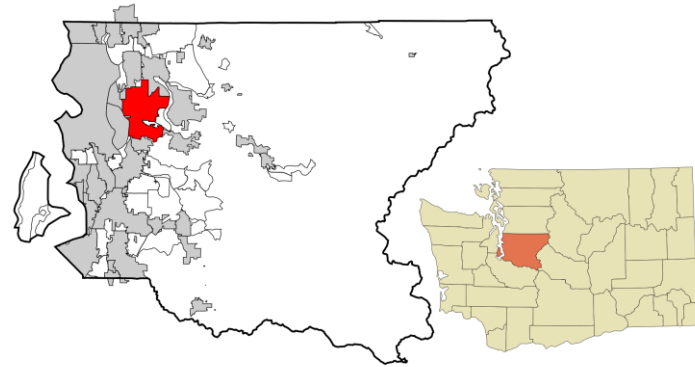
Quick Facts

County: King County

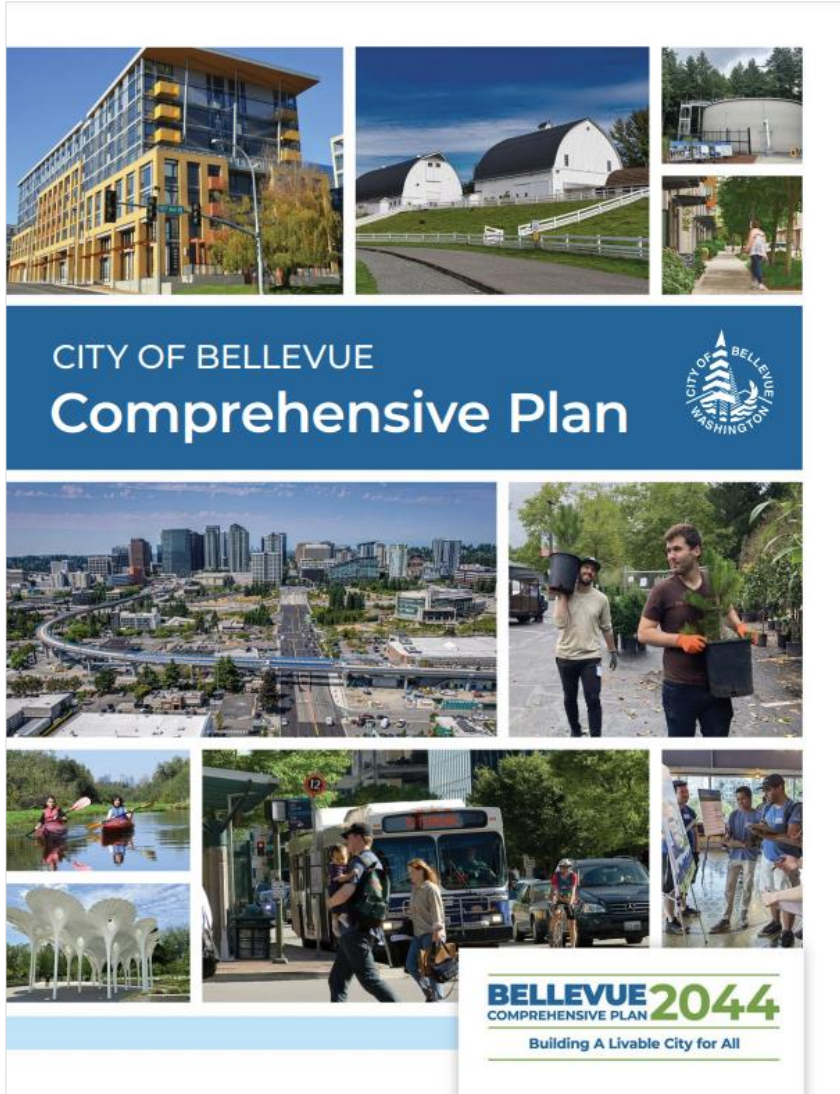
Population: 151,574 (2023)

Regional Geography: Metropolitan City

Land Area: 37 square miles



City of Bellevue Comprehensive Plan



Plan highlights:

- Planning for significant growth in the city's **regional growth center** and countywide centers
- **Climate Vulnerability Assessment** on potential risks from climate change
- Expansion of **housing types** and opportunities to support growth and affordability
- Emphasis on **equitable engagement** and new ways to solicit community feedback



City of Bellevue Comprehensive Plan



Recommended Future Work:

- Standard comments about climate requirements and housing implementation
- Transportation:
 - Recommend providing more details for 20-year planning period
 - Recommend updating active transportation planning





Plan Certification Action: Bothell

City of Bothell Comprehensive Plan



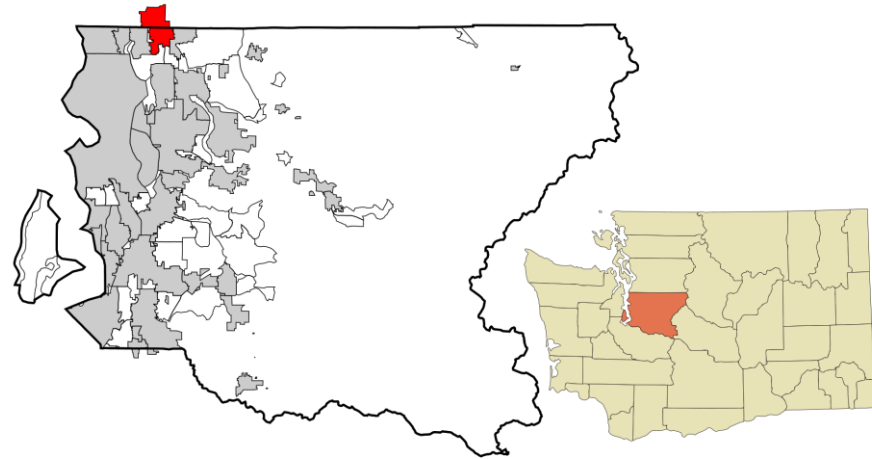
Quick Facts

County: King/Snohomish Counties

Population: 50,212 (2023)

Regional Geography: Core City

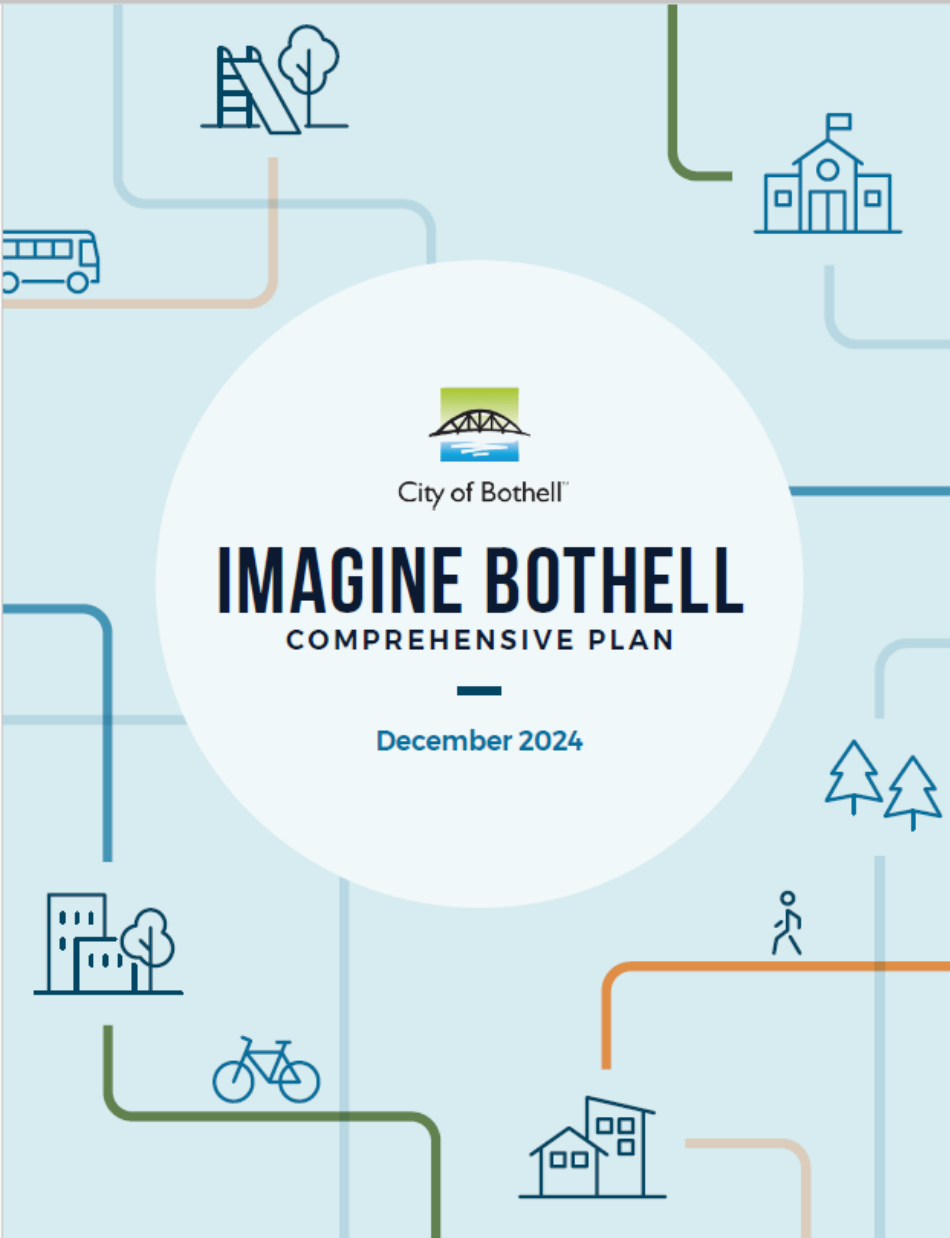
Land Area: 14 square miles



City of Bothell™



City of Bothell Comprehensive Plan



Plan highlights:

- Navigates complexity of having growth targets from **two counties**
- Thorough analysis of populations vulnerable to **climate change impacts**
- Prioritizes investments in the city's Canyon Park **regional growth center.**
- Encourages preservation of unimproved public rights-of-way for **future transportation infrastructure.**

Recommended Future Work:

- Standard comments about climate requirements and housing implementation





Plan Certification Action: Burien

City of Burien Comprehensive Plan



Quick Facts

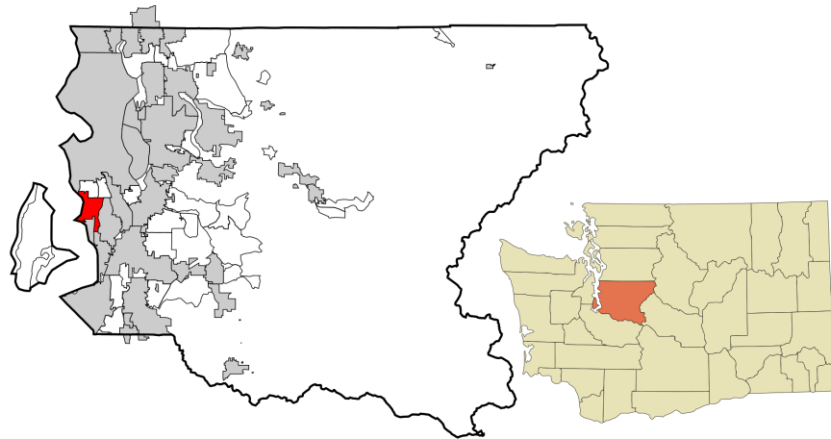
County: **King County**

Population: **52,066 (2020)**

Regional Geography: **Core City**

Land Area: **13 square miles**

Downtown Burien Regional Growth Center certified in 2020



City of Burien Comprehensive Plan



BURRIEN 2044
Our Comprehensive Plan

Plan highlights:

- Unique public engagement planning process “**Shape Your City**”
 - Gathered input for small area plans, Downtown Center and TMP
- Strong strategies for encouraging a dense **downtown core** and strengthening neighborhood nodes.
- Policies supporting **missing middle** housing development
- **Economic Development** Action Plan adopted June 2024



City of Burien Comprehensive Plan



Recommended Future Work:

- Standard comments about climate requirements and housing implementation
- Land Use – more fully address impacts/incompatible uses related to proximity to Sea-Tac Airport
- Additional recommend housing comment:
 - In addition to monitoring housing affordability, the city is encouraged to amend the comprehensive plan to incorporate the outcomes of the STEP Housing effort.





Plan Certification Action: Port Orchard

City of Port Orchard Comprehensive Plan



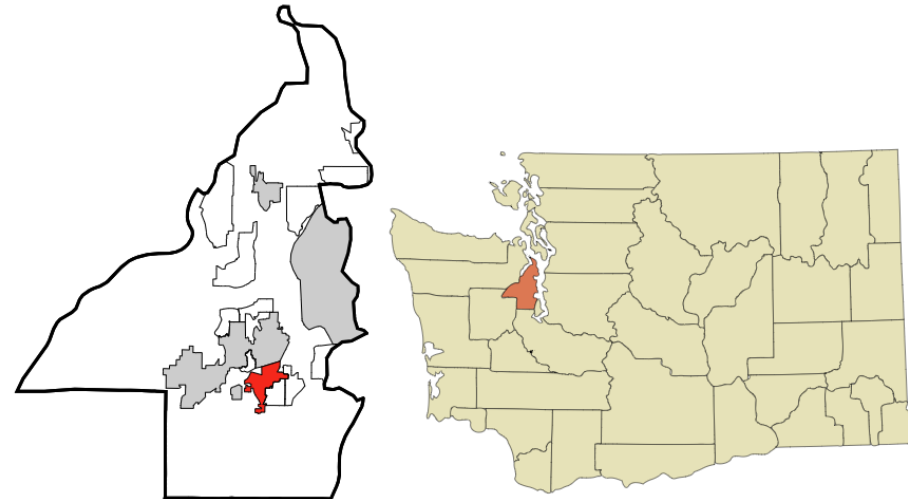
Quick Facts

County: Kitsap County

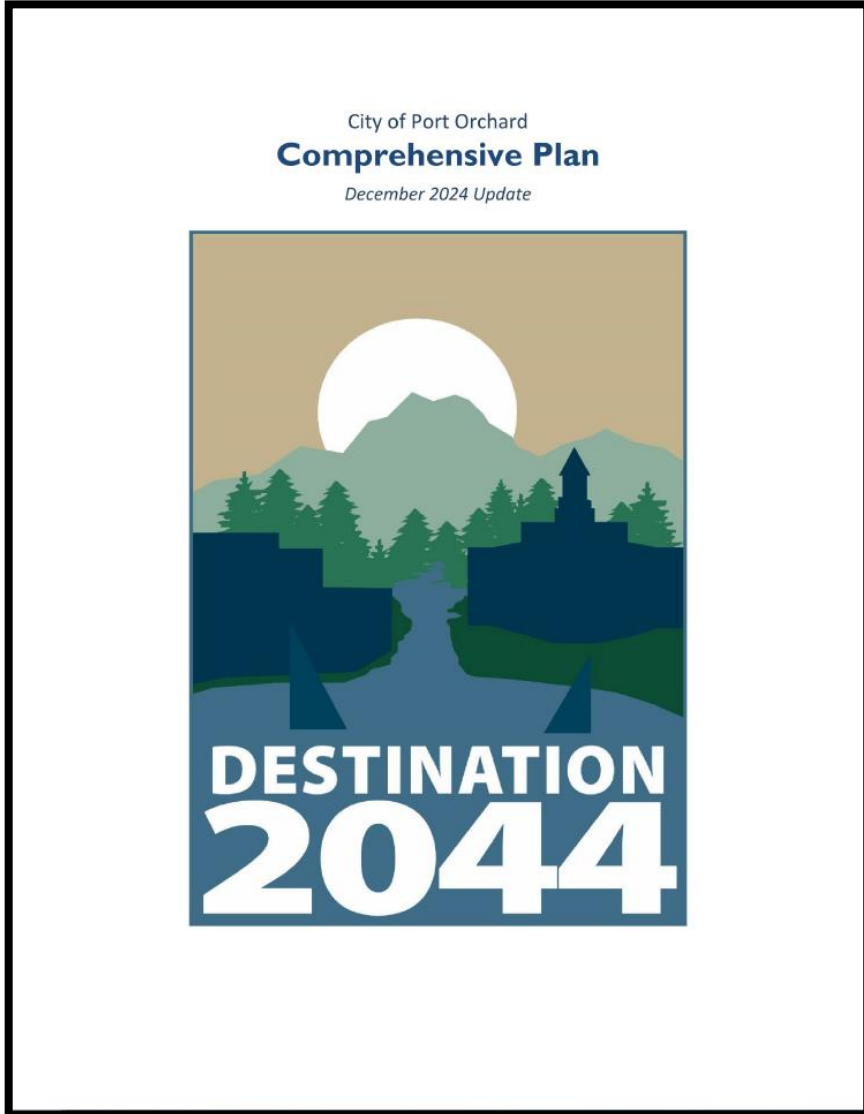
Population: 17,950 (2023)

Regional Geography: HCT Community

Land Area: 10 square miles



City of Port Orchard Comprehensive Plan



Plan highlights:

- Planning for focused growth in countywide and locally designated centers
- Includes an **equity framework** for transportation planning decisions
- **Climate Change element** reviews HB 1181 to determine how to be consistent with the new requirements by the 2029 and 2034 deadlines
- Analysis of **displacement risk** and barriers to housing



City of Port Orchard Comprehensive Plan



Recommended Future Work:

- Standard comments about climate requirements and housing implementation
- Housing – monitor the ability of Accessory Dwelling Units to provide lower-income housing and adjust as needed





Plan Certification Action: Wilkeson

Town of Wilkeson Comprehensive Plan



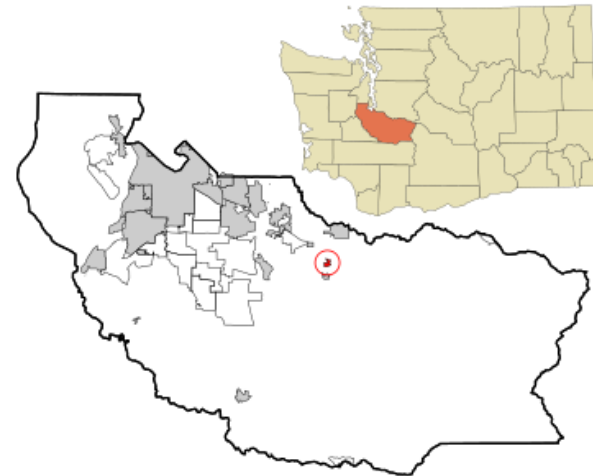
Quick Facts

County: **Pierce County**

Population: **500 (2020)**

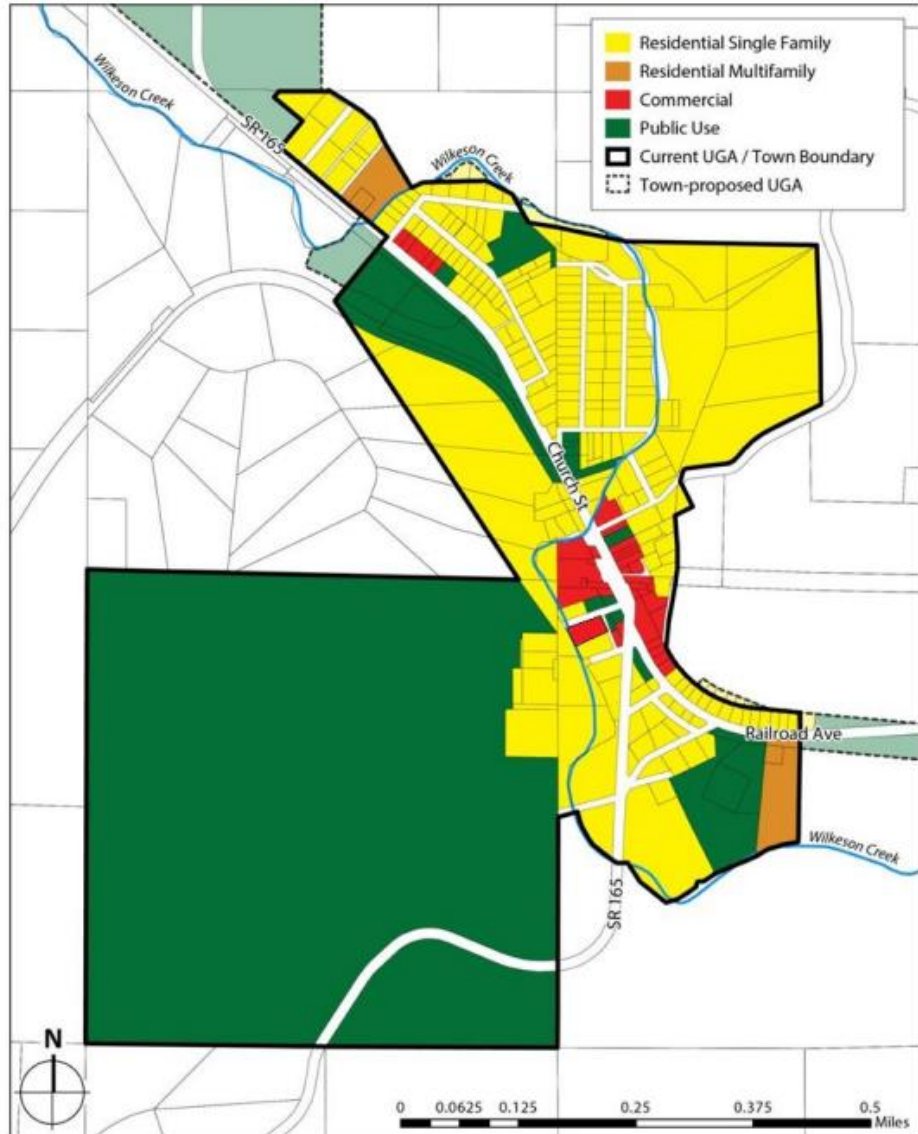
Regional Geography: **Cities and Towns**

Land Area: **.45 square miles**



Town of Wilkeson Comprehensive Plan

Future Land Use Map



Plan highlights:

- Planning for Wilkeson's **downtown**, promoting mixed use, retail, office and residential projects
- Incorporates **climate resilience** strategies such as increasing tree planting in areas with low canopy cover
- Supports a **healthy community** and access to parks, open space, services, and healthy and culturally relevant foods
- Encourages **alternatives to automobile travel**, calling for expansion of transit service to Wilkeson



Town of Wilkeson Comprehensive Plan



Recommended Future Work:

- Standard comments about climate requirements and housing implementation
- Transportation:
 - Extend project list to 2044
 - Complete financing plan
 - Develop multimodal level of service standards



Certification Finding

Plan Review



Found the plans to be substantially consistent with the transportation-related components of VISION 2050 and GMA

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



Staff Recommendation

Recommend the Executive Board certify that the transportation-related provisions of the Bellevue, Bothell, Burien, Port Orchard, and Wilkeson comprehensive plans conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan.

Including amendment to Burien Certification Report



Next Steps

- **March 13 – Transportation Policy Board** recommendation on consent agenda
- **March 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

Liz Underwood-Bultmann, AICP

Principal Planner
LUnderwood-Bultmann@psrc.org

Nancy Ferber, AICP

Senior Planner
NFerber@psrc.org

Shaun Kuo

Assistant Planner
SKuo@psrc.org

