

GROWTH MANAGEMENT PLANNING COUNCIL

Wednesday, March 30, 2016
Puget Sound Regional Council Boardroom
Seattle, WA

MEETING SUMMARY

Approved unanimously by the GMPC on May 25, 2016.

Members present:

King County Executive Dow Constantine, Chair
Councilmember Rod Dembowski, King County
Councilmember Jeanne Kohl-Welles, King County
Councilmember Kathy Lambert, King County

Councilmember Rob Johnson, Seattle
Councilmember Mike O'Brien, Seattle

Representing Sound Cities Association (SCA):

Deputy Mayor, Debbie Bertlin, Mercer Island
Councilmember Claude DaCorsi, Auburn
Mayor Leanne Guier, Pacific
Council President Ed Prince, Renton
Councilmember John Stilin, Redmond
Councilmember Nancy Tosta, Burien
Mayor Jeff Wagner, Covington

Representing Special Purpose Districts:

Ron Speer, Soos Creek Water and Sewer District

Representing School Districts:

Steve Crawford, Issaquah School District

Executive Constantine convened the meeting at 4:10 pm. GMPC members introduced themselves.

Puget Sound Regional Council (PSRC) Executive Director, Josh Brown, welcomed the GMPC to their first meeting of 2016 and to the PSRC Board Room.

Staff affirmed that a quorum was present

Agenda Item II – approval of the minutes from November 6, 2015. The minutes were approved unanimously.

Agenda Item III – Public Comment.

There was no public comment.

Agenda Item IV – Discussion: Growth in the Region

Paul Inghram, Planning Manager at PSRC, showed a presentation on growth trends in the four-county region over the past five years. Key points included:

- Last year, the region grew by 63,000 people (7 people/hour) and 76,000 jobs (9 jobs/hour)

- In the past five years, the region grew by 208,000 people (approximately the size of Tacoma)
- In 2013, 95% of all new housing in the region occurred in cities and within urban growth areas
- In 2013, 99.4% of residential permits in King County occurred in cities and within the urban growth areas with only .6% of growth in the rural area
- In 1991, only 72% of new housing occurred in cities and within urban growth areas
- In 2013, Regional Centers had the strongest growth with 33% of jobs and 14% of housing
- Challenges include: lack of affordable housing; traffic congestion

Councilmember Stilin pointed out that in Redmond, the average price of a single-family house is \$549,000 while the average price of a condominium is \$750,000. How is this shifting the property tax burden between people already there versus newcomers.

Councilmember Lambert pointed out that the three master planned developments are located in District 3 but no longer allowed despite the fact people like living there. Need to increase supply of housing on the east side to mediate housing prices.

Councilmember DaCorsi talked about the timeframe of development and that the process has limited the supply of housing; need to find ways to speed-up the process of permitting.

Executive Constantine stated that growth in the centers aligns with the proposed plan for Sound Transit 3 and the existing plan for Sound Transit 2. Need to link together the compact/walkable communities into a single regional economy and allow everyone to have access to the various centers to increase opportunities for housing, jobs, and education. Would like to super-impose the 2 maps on each other.

Agenda Item V – Discussion: CPPs Quick History

Rob Odle, City of Redmond and Chandler Felt, King County briefed the members on the chronology of how the county got to the place it is today and the status of centers today.

Councilmember Dembowski pointed out the problem with creating enough affordable housing and asked what we should be doing to increase the supply of affordable housing.

Councilmember Lambert pointed out that three cities in District 3 want to grow faster than specified in VISION 2040.

Agenda Item VI – Discussion: Centers Update

Sara Maxana, PSRC, briefed the GMPC on the Centers Framework project now underway at PSRC. Key points included:

- There are 29 Regional Growth Centers and 8 Manufacturing Industrial Centers. These areas are where transportation investments are prioritized.
- Alternative typologies of regional and subregional centers are being considered.
- Wide variation in size of existing Regional Growth Centers, measured in activity units (jobs + population.)
- Differences in Regional Growth Center designation thresholds among the four counties.

- Next steps:
 - Regional Centers Framework Update Board Work Session on June 2nd
 - Board approvals during Fall/Winter 2016
 - Implementation – 2017-2020

Councilmember Johnson asked Sara Maxana to identify the nine areas for peer study. The areas are: Vancouver, B.C., Portland, the Bay Area, Washington, D.C., Denver, Austin, Minneapolis, Atlanta, and Boston.

Agenda Item VII – Discussion: School Siting Update – Policy PF-19A

Executive Constantine thanked the cities and the school districts for coming together to work for the benefit of not only our children but our communities.

Steve Crawford, Issaquah School District, read a letter from Forrest Miller who was unable to attend the meeting. Key points in the letter included:

- Meetings have provided information to jurisdictions regarding the challenges faced by school districts;
- Meetings have resulted in some solutions being identified for facilitating school siting; and
- Meetings have established protocols for further communication.

Lisa Verner, King County, reviewed the staff report on the implementation of PF-19A making the following key points:

- 17 of 20 school districts participated
- 24 of 40 jurisdictions participated
- Consideration should be given to reviewing zoning and building code amendments to facilitate school siting and address development/redevelopment of school sites
- Consideration should be given to increasing the joint use arrangements between school districts and jurisdictions for sports fields, auditoriums, etc.
- Consideration should be given to reviewing any regulatory or policy barriers to fully implement Policy PF-19A.

Councilmember Lambert stated that smaller class sizes will mean more land for schools – she referred to a chart Mr. Miller presented last year regarding the amount of land needed per school. Further, she added that the GMPC should have a discussion of portables. Ms. Lambert raised three points for consideration: 1) equity and social justice – rural communities use schools as community centers; 2) rural lifestyle – rural families want their children close by; and 3) demographics – rural families have more children. Need to look at cost differential for being inside vs. outside urban growth area.

Councilmember Johnson stated the City of Seattle is looking at mixed-use opportunities for siting schools and at ensuring that there will be adequate open space nearby. Also looking at lot coverage issues. He would like this committee to consider best practices for how schools are being sited in urban areas.

Executive Constantine adjourned the meeting at 5:45 pm.