

# Building Cities in the Rain



*Photo: SvR Design*

South Central Caucus Group:  
Project Update

*June 11, 2014*

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**City of Redmond:** Andy Rheaume  
**PSRC:** Erika Harris

# Overview

1. Context – project origin
2. Project Accomplishments and Other Progress Since Project Started
3. Recommendations for next steps in work plan
4. Caucus feedback and decisions on recommendations for next tasks in work plan



*Photo: SvR Design*



Department of Commerce  
Innovation is in our nature.

## “Regional Alliances”

### Near Term Action A1.2.1:

“Land Use Planning Barriers, BMPs and Example Policies”: address barriers to policies that encourage compact growth, increased density, water quality standards, redevelopment.....

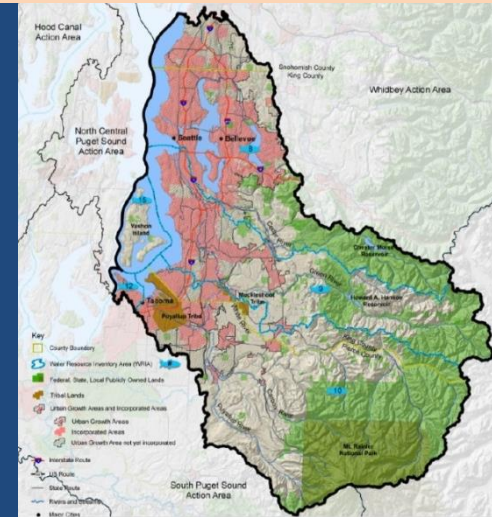


**PugetSoundPartnership**

LEADING PUGET SOUND RECOVERY

Action Agenda

## South Central Puget Sound Action Area Caucus Group



&

**Near Term Action:** “Develop recommendations for incentives and cost effective tools to meet stormwater management and GMA ... to encourage infill... in urban centers instead of greenfield... and to improve water quality.”

# LIO Subcommittee

## Meetings:

- July 30, 2013 – Developed problem statement, goals and work plan
- November 7, 2013 - Review of background information and clarification of the problem
- March 24, 2014 – Provided input to SvR and Commerce for presentation to Growth Management Policy Board

# PSRC Growth Management Policy Board: “NPDES v GMA”

Stormwater regulations are often more costly in ultra-urban areas than in green-fields and suburbs.

**NPDES & GMA:** How to develop designated urban centers while meeting water quality requirements?

## Development Comparison



Inside UGA

Outside UGA

## **GMPB sessions:**

**May 2013:** Ecology intro; Problem Statement, (Tacoma); Regional Solutions (Redmond)

**June 2013:** Puget Sound Partnership

**July 2013:** Cost-effective stormwater strategies (OTAK)

**April 2014:** Project update, Innovative Strategies by SvR

# VISION 2040: Jobs & Housing for 1.7 Million



2 more Seattles + 2 more Tacomas

## Central Puget Sound Region





Regional strategy  
for distributing  
growth

Population targets  
for cities

Authorize densities  
to achieve housing  
and job targets

GMA: Urban growth / stop  
sprawl / protect critical areas

Multi-county planning policies

County-wide planning policies

County / City

Comprehensive plan

Regulations

Project review



Protect “beneficial uses”

NPDES “Maximum Extent Practicable” standard. Permits mostly identical now (2013 – 2018)

Adopt Ecology manual or equivalent

Default approach: Site-by-site **BMPs** for new development *and* re-development

Clean Water Act: fishable, swimmable waters

State water quality standards

Phase I permit

Phase II permit

County / City

Stormwater Management Program

Regulations

Project review

# Background report

Summarizes GMPB sessions, literature review, interviews & meetings with:

- American Public Works Association
- NPDES Permit Coordinators
- MBA-Pierce County
- Pierce County Growth Management Coordinating Committee
- Olympic Peninsula Planners Forum

## *Building cities in the rain: background memo*

### Introduction

Consistent with the Growth Management Act, [VISION 2040](#) sets forth a vision and strategy for accommodating growth in the central Puget Sound region by concentrating housing and jobs in designated growth centers. In most areas, reaching population and employment targets will require substantial infill development. In addition to encouraging efficient use of urban land through infill, VISION 2040 encourages maintaining hydrological functions, and where feasible, restoring them to a more natural state. The [Puget Sound Partnership Action Agenda](#) also calls for concentrated growth in UGAs and improved stormwater controls.

However, the Puget Sound Regional Council [Growth Management Policy Board](#) (GMPB) has heard concerns from cities that the high cost of site-by-site stormwater regulations, in combination with other costs such as demolition, brownfield remediation, historic preservation, and aging infrastructure repairs, may stifle redevelopment of urban areas. If costs are too high developers may look outside concentrated growth centers for lower cost strategies or options for their projects, or downsize redevelopment projects to avoid triggering thresholds for expensive stormwater requirements to the detriment of desired density.

Some areas have found regional stormwater facilities can help address the challenges of infill development, but those approaches may not work in all cities depending on local real estate markets, or constraints of local geology or hydrology.

The South Central Action Area Caucus Group *Subcommittee on Stormwater and Infill Development* is building on Growth Management Policy Board discussions with help from Commerce (see sidebar). This memo provides background information on stormwater management challenges in infill situations based on information presented to the GMPB as well as preliminary input from interviews and meetings with builders, planners and state and local stormwater managers.<sup>1</sup>

*Who, What and Why: The [South Central Action Area Caucus Group](#) is a regional "Local Integrating Organization" (LIO) designated with advancing the [Puget Sound Action Agenda](#). This project is intended to further one of the group goals: "Better alignment of land use planning with conditions for, and implementation of, municipal NPDES permits to reduce stormwater impacts."*

*This memo was prepared by Department of Commerce with a grant from the National Estuary Program directed at promoting regional collaboration efforts that advance protection of Puget Sound. For information visit the project [EZ](#). [View website](#) or contact [Tim Gates](#), Commerce, at 360.725.3058; or [De'Sean Quinn](#), Caucus Group Coordinator, at 206.263.3420.*

# Innovative Practices

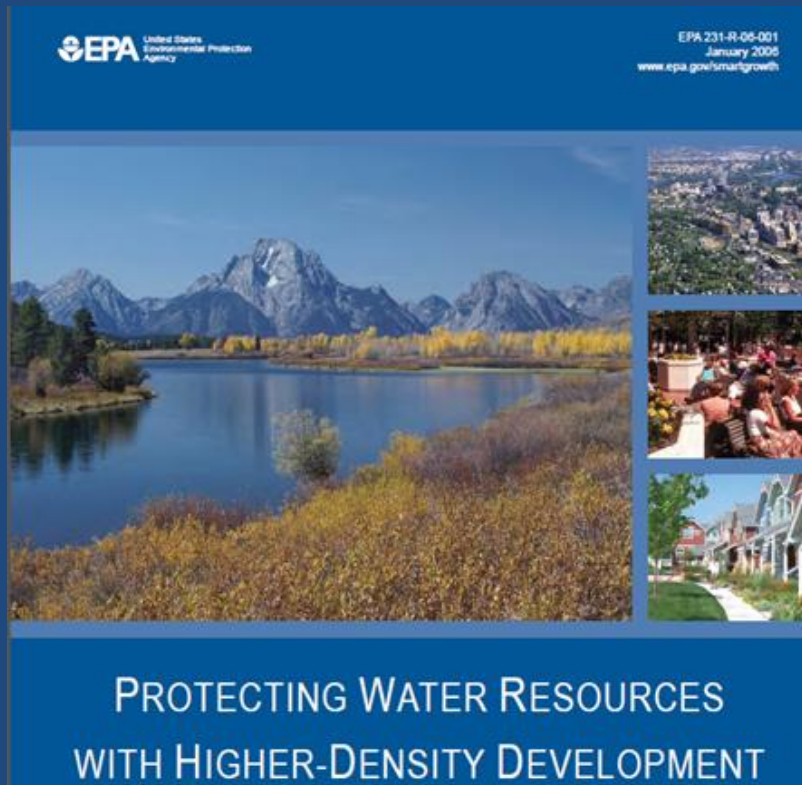
## Examples:

- Watershed/basin planning
- Watershed partnering
- Countywide planning policy – Water as a Resource
- Surface water master planning
- Public/private partnerships for regional facilities
- Developer education and financial incentives
- Stormwater planning integrated with EIS
- Integrating LID into projects

# Key Messages

- Integrate stormwater and LID into comprehensive land use plans and development plans **early**
- Public/private partnerships are important
- Consider regional facilities rather than site-by-site mitigation

# National Conversation – Density as BMP?



# VISION 2040

Focus on designated centers linked by transit:

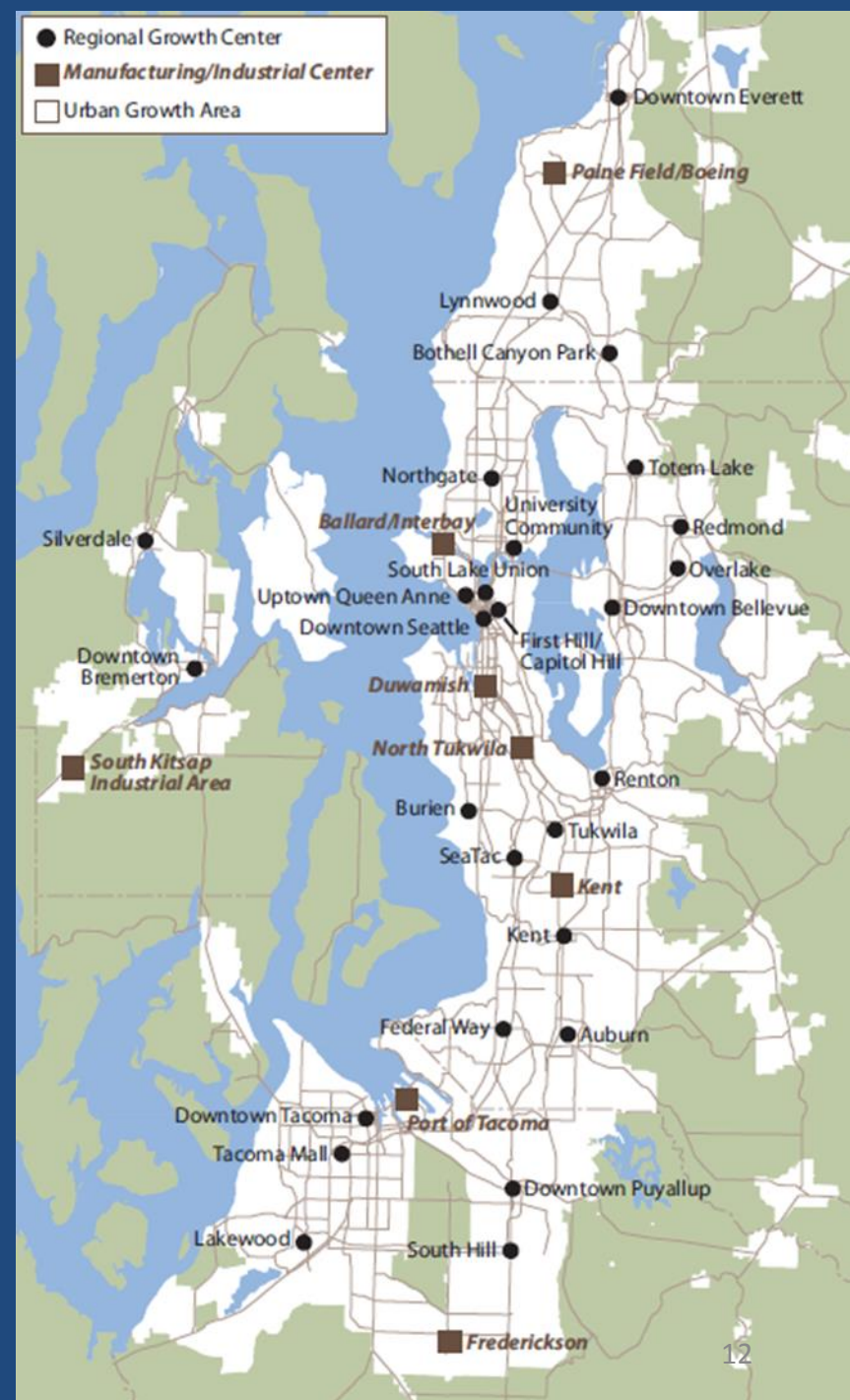
## 27 Regional Growth Centers

- 2.5% of total UGA ( $\approx 25$  sq mi)
- Currently 29% of region's jobs

## 8 Manufacturing/Industrial Centers

- 3.7% of total UGA area

“TOD” = compact urban form;  
mostly *redevelopment*; less cars,  
roads and parking per capita



# Flexibility in the Permit (1 of 2): Regional Facilities/Shared Solutions

Centralized mitigation projects  
(big ponds/vaults, or pipes to  
exempt waters)

Escapes the “tyranny of site  
constraints”

Scalable: can treat large areas or  
small neighborhoods

Concerns:  
Need the right geography.  
How to pay for facilities?

Redmond: example  
alternative to site-by-  
site flow controls

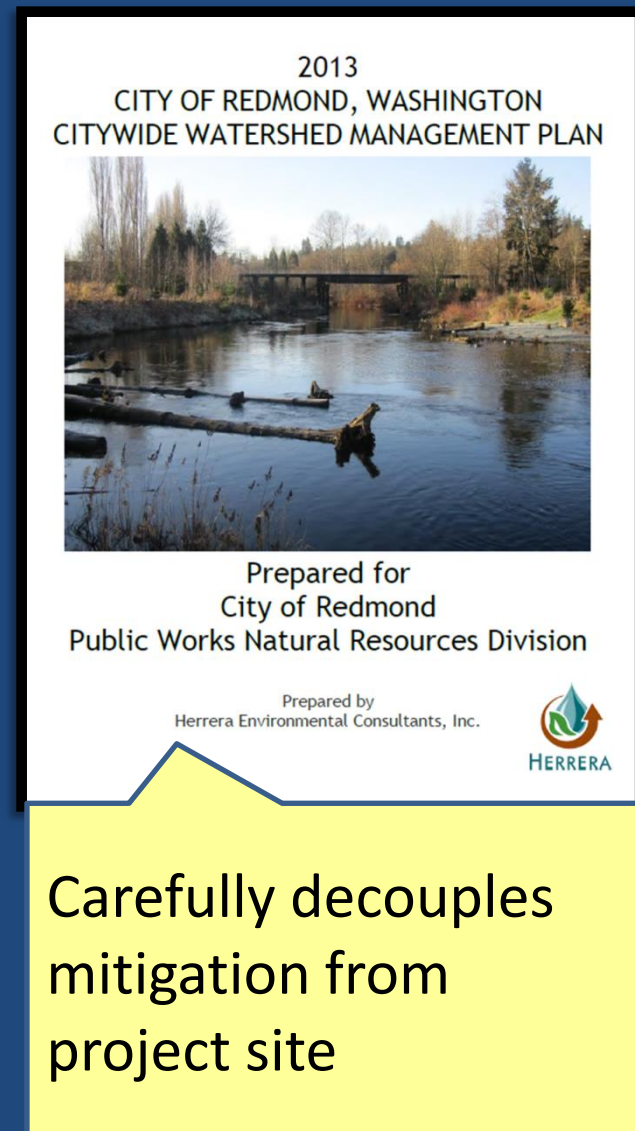


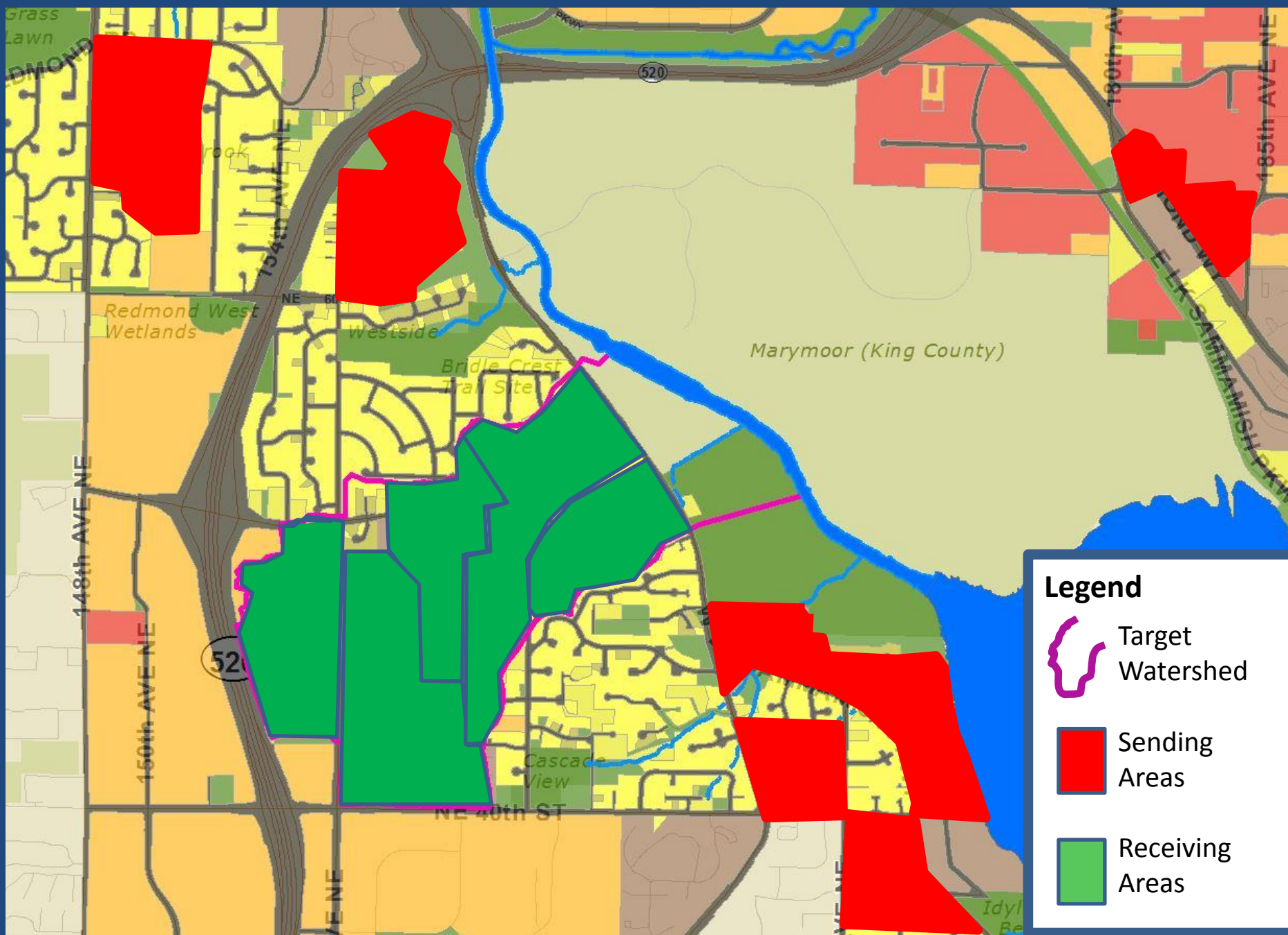
# Flexibility in Permit (2 of 2): Watershed Planning

Redmond approach approved February 2014.  
Template for other cities.

## Basic approach:

- Identify “sending areas” where dense development is desired; and “receiving areas” where urgent retrofit is needed
- City builds targeted improvements to stream hydrology and water quality
- Developers in “sending areas” pay fee-in-lieu to pay back facilities





# March 27, 2014 Settlement Agreement

5		
6		
7	POLLUTION CONTROL HEARINGS BOARD STATE OF WASHINGTON	
8	COALITION OF GOVERNMENTAL	
9	ENTITIES: CITY OF AUBURN, CITY OF	No. 12-097c
10	BAINBRIDGE ISLAND, CITY OF	
11	BELLEVUE, CITY OF BURLINGTON,	
12	CITY OF DES MOINES, CITY OF	STIPULATION AND AGREED ORDER
13	EVERETT, CITY OF KENT, CITY OF	OF DISMISSAL OF PHASE II
14	ISSAQUAH, CITY OF MOUNT VERNON,	NON-CONSOLIDATED LEGAL ISSUES
15	CITY OF RENTON, CITY OF SEATAC,	No. 1, 4, 6, 7, 8, 10, 11, 12, 13, 14, and 15
	CITY OF SNOQUALMIE, CITY OF	
	SUMNER, all of which are municipal	
	corporations of the State of Washington,	
	COWLITZ COUNTY, a political subdivision	
	of the State of Washington; and KING	
	COUNTY, a political subdivision	

“Ecology agrees to continue to work with Phase II Coalition members, other permittees, and the Department of Commerce to **explore options** for meeting stormwater development/flow control standards on small, redevelopment sites in urban growth centers.”

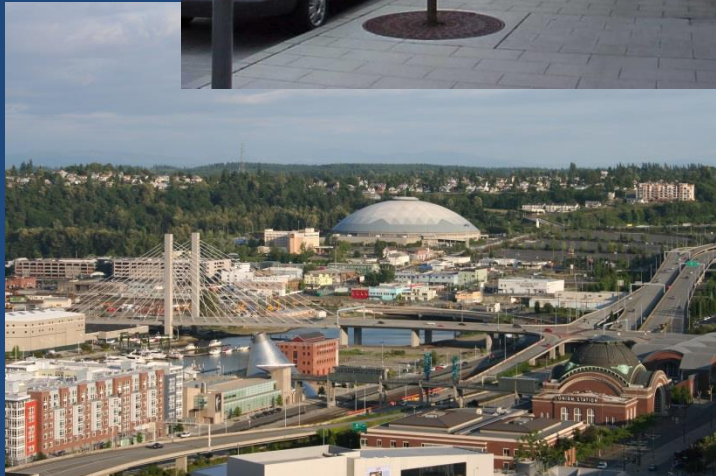
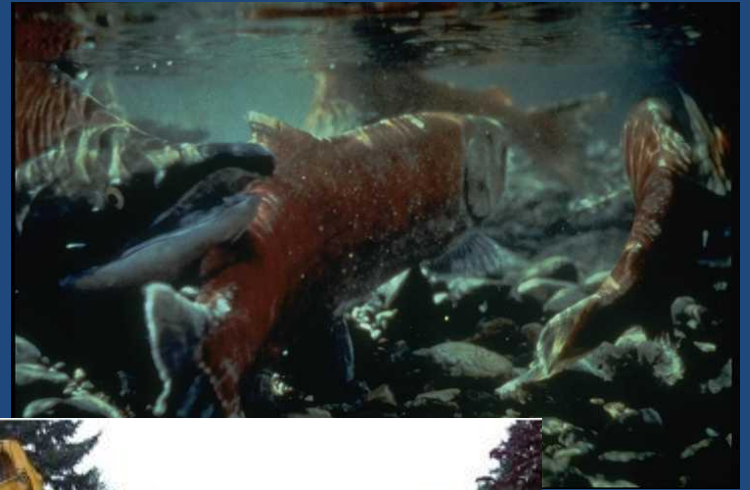
## Project Accomplishments

1. Stakeholder interviews and Background Report
2. Innovative Practices in Puget Sound Portfolio – SvR
3. Growth Management Policy Board presentation and blessing to go forward

## Other Progress Since the Project Started

1. Redmond adopted Citywide Watershed Management Plan
2. Ecology approved Redmond Watershed Management Plan
3. Ecology stipulated agreement to continue working with Commerce and others
4. Redmond received NEP Watershed grant for implementation
5. Tacoma received NEP Watershed grant for Tacoma Mall Subarea Plan including an areawide stormwater strategy

# Desired Outcome = Vibrant Designated Urban Centers + Clean Water and Restored Fish Habitat



*Photo: SvR Design*

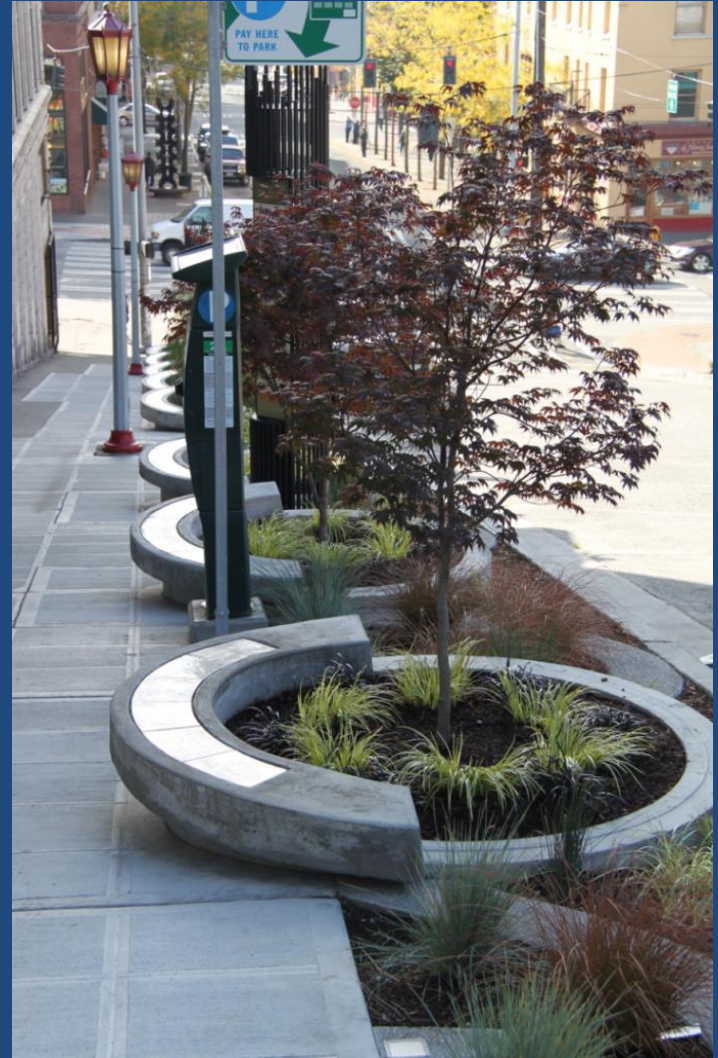
# Recommended Next steps in Work Plan: Developing Guidance and Outreach

Task	Action	Notes
<b>Guidance</b>	Develop guidance for identifying priority “stormwater mitigation areas” for stormwater facilities	Develop prioritization guidance that compliments/integrates with Ecology’s (developing) guidance on a stormwater control transfer program
<b>Outreach</b>	Communication with and engagement of stakeholders	Tribes, environmental community, cities/counties, building community, etc.

# For More Information

Visit the project web site at  
[www.ezview.wa.gov](http://www.ezview.wa.gov) –  
Building Cities in the Rain

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or (360) 725-3044



*Photo: SvR Design*