

Project Work Plan: Streamlined Draft

Purpose and Need:

Current regulatory and legal requirements, including stormwater management, provide important environmental protections but can also make development in urban centers more expensive than in less dense areas. What approaches can the region use to both encourage development in dense urban centers to meet land use goals, while meeting water quality requirements?¹

The challenge of meeting growth management and stormwater goals is complex and involves many disciplines such as water resources, science and engineering, architecture, real estate development and finance, land use and environmental regulation, and urban design, among others. Infill development can include costs for demolition, brownfield remediation, historic preservation, aging infrastructure repair, and stormwater infrastructure. These types of requirements can ultimately make an infill project more expensive than a similar project in a less developed area. Some developers may choose to look outside of concentrated growth centers for lower cost strategies or options for their projects. The result is that, for many jurisdictions, it becomes difficult to balance between equally critical growth management and water quality objectives. A clear understanding of the elements that contribute to the challenge is needed so effective solutions can be identified.

Goals:

- To develop recommendations for incentives and cost-effective approaches to encouraging infill development within urban centers while addressing stormwater requirements that can inform comprehensive plan policy and development regulations as part of the Growth Management Act periodic updates in 2015.
- Secondary goals may include:
 - Action items to update the LIO's 2014 update to the Action Agenda sub-strategy related to stormwater.
 - Increase awareness of stormwater challenges with state agencies and other entities that can help local jurisdictions address the issue.

¹ This goal is included as a current local action of the South Central Action Area: "Better alignment of land use planning with conditions for, and implementation of, municipal NPDES permits to reduce stormwater impacts."

Scope of Work

Task	Responsible Entities	Time Line	Deliverable
<p>Task 1. Collect and organize existing information into a background report on stormwater management for urban centers from PSRC Growth Management Policy Board meetings. Document basic issues, requirements, options, etc.</p>	Commerce, with assistance of Ecology, EPA and others	August – Sept 2013	<p>Draft Memo to steering committee Sept 30, 2013</p> <p>Final in October after review</p>
<p>Task 2 Attend meetings of builders, planners and stormwater managers to gather information and discuss specific challenges, approaches, and solutions. Identify groups, meet with participants and record information. Locations:</p> <ul style="list-style-type: none"> • NPDES Permittee Coordinators (10/17) • Planning directors/staff: County planning groups (e.g., Pierce Co Regional Council GMCC subcommittee 9/26) • Master Builders Association (Pierce Co. 9/6) • APWA stormwater manager’s Group (9/20) • Others? 	Commerce to attend meetings with assistance of LIO member entities.	Sept - Dec 2013	<p>Report summarizing meetings and interviews</p> <p>December 15, 2013</p>
<p>Task 3. Identify innovative strategies and approaches that have been adopted to address the challenge. Identify key questions, assumptions, and conditions that potential solutions would need to address.</p>	Commerce: Contract with consulting firm specializing in land use and stormwater engineering	October 2013 – Jan 2014	Draft document identifying innovative approaches - Jan 2014
<p>Task 4 Recommended strategies and approaches that jurisdictions can use to address challenges of infill development that can inform or be implemented in 2015 comp plan and development regulation updates.</p> <ul style="list-style-type: none"> - Comp plan policies - Regulatory tools and incentives - Regional approaches, open space planning, transportation - Funding approaches <p>Secondary: Recommendations to inform next update of Puget Sound Partnership Action Agenda.</p>	Commerce, with assistance from steering committee.	Jan-March 2014	<p>Presentation to PSRC Growth Management Policy Board – Feb 2014</p> <p>Final Report – March 2014</p>