

Building Cities in the Rain
South Central Action Area Local Integrating Organization:
Stormwater and Infill Development

Project Work Plan – Updated August 2014

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 densely developed areas. The purpose of this project is to achieve density in designated urban centers while meeting stormwater objectives, equity for all communities, economic development, and other goals of the Growth Management Act (GMA). This project aims to identify approaches the region can use to increase infill development in urban centers while meeting stormwater requirements and GMA mandates.¹

The complex challenge of meeting growth management and stormwater goals involves many disciplines, such as: water resources management, fisheries, stormwater science and engineering, environmental advocacy, architecture, real estate development and finance, land use, transportation, environmental planning,; and urban design, among others. Infill and redevelopment can include costs for demolition, brownfield remediation, historic preservation, aging infrastructure repair, and stormwater infrastructure. These types of costs can ultimately make infill and redevelopment projects more expensive than developing a similar project in a less developed area. As a result, some developers may choose to look outside of concentrated growth centers for lower cost strategies or options for their projects. However, directing redevelopment to dense urban centers reduces sprawl and protects air and water quality, while accommodating the growing population in Puget Sound. A clear understanding of the elements that contribute to the challenge is needed to effectively identify solutions.

Goals:

- Develop recommendations for incentives and cost-effective approaches to encouraging infill and redevelopment within urban centers while addressing stormwater problems in developed areas.
- Create alternatives within existing stormwater regulations to improve water quality in a way that works in concert with achieving growth management’s goal of supporting dense urban centers.

¹ This goal is included as a current local action of the South Central Action Area LIO, SC13: “Complete Regional Alliances Project and share results to increase infill development in urban centers while meeting stormwater requirements and GMA mandates. Through the Regional Alliance Project, develop recommendations for incentives and cost-effective tools to meet stormwater management and GMA requirements for development in urban areas in order to encourage infill development in urban centers instead of greenfield locations and to improve water quality. Develop recommendations related to comprehensive plan policy and development regulations to inform 2015 updates. Other actions may be identified. Key partner in these efforts: Washington State Department of Commerce, PSRC Growth and local governments participating in this work.”

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>	<p>Commerce, with assistance of Ecology, EPA and others</p>	<p>August – Sept 2013</p>	<p>Draft Memo to steering committee Sept 30, 2013</p> <p>Final in October 2013 after review Completed</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? 	<p>Commerce to attend meetings with assistance of LIO member entities.</p>	<p>Sept - Dec 2013</p>	<p>Report summarizing meetings and interviews</p> <p>Final background report in October 2013 Completed</p>
<p>Task 3. Identify innovative strategies and approaches that have been adopted or considered by local jurisdictions to address LID and stormwater requirements in redevelopment.</p> <p>Identify key questions, assumptions, and conditions that potential solutions would need to address.</p>	<p>Commerce: Contract with consulting firm specializing in land use and stormwater engineering</p>	<p>October 2013 – Jan 2014</p>	<p>Presentation identifying innovative approaches</p> <p>Final presentation in April 2014 Completed</p>

Task	Responsible Entities	Time Line	Deliverable
<p>Task 4</p> <p>Primary: Recommend an approach that jurisdictions can use to address challenges encountered in infill and redevelopment to manage stormwater in designated urban growth centers and effectively recover aquatic ecosystem health. The approach would recognize the role that urban density can play to reduce impacts to water quality, support effective aquatic ecosystem protection and recovery, and preserve greenfields. Develop guidance for jurisdictions on how to prioritize stormwater mitigation areas for the construction of stormwater facilities with a nexus to the areas targeted for development. The guidance will include where and how a jurisdiction may obtain adequate information to implement this approach successfully (including watershed or other approaches). This guidance will complement and integrate with Ecology’s intent to develop guidelines for a stormwater control transfer program.</p> <p>Secondary: Develop recommendations to inform the next update of the Puget Sound Partnership’s Action Agenda Near Term Actions.</p>	<p>Working Group² with assistance from LIO Subcommittee³</p>	<p>June 2014 – December 2014</p>	<p>Presentation to PSRC Growth Management Policy Board – April 2015 Completed</p> <p>Interim Report – November 2014</p> <p>Final Report – January 2015</p>
<p>Task 5</p> <p>Develop and implement a communication plan for engaging stakeholders - Tribes, environmental community, PSSRC, cities/counties, building community, REALTORS, Phase II permit coalition, and other effected parties.</p>	<p>Working Group with assistance from LIO Subcommittee</p>	<p>June 2014</p> <p>July – October 2014</p>	<p>Outreach Plan</p> <p>Outreach implementation</p>

² The Working Group consists of staff from the Washington State Departments of Commerce and Ecology, the Puget Sound Partnership, the U.S. Environmental Protection Agency, Puget Sound Regional Council, South Central Caucus/LIO, interested cities and counties, and Futurewise.

³ The LIO Subcommittee consists of participants from WRIAs 8, 9 and 10 who want to work on this project.

Potential Future Tasks			
Task	Responsible Entities	Time Line	Deliverable
Task 6 Identify other possible programs, including incentives for developers	Working Group with assistance from LIO Subcommittee	TBD	
Task 7 Identify and seek funding opportunities for pilot projects	Working Group with assistance from LIO Subcommittee	Fall 2014 – 2016	Memo that describes pilot project proposals matched with potential funding opportunities: 1. Recommendations/solicitations to funders; and 2. Suggestions/support for cities seeking funding for pilot projects
Task 8 Develop and implement educational outreach/training plan in coordination with Ecology outreach and training programs	Working Group with assistance from LIO Subcommittee	January 2015 – June 2016	Educational outreach/training plan