



Puget Sound Regional Council

Regional Transit-Oriented Development Committee Agenda

Date: Friday, December 19, 2025 | 10:00 a.m. – 12:00 p.m.

Location: Remote Attendance Only

10:00 1. Call to Order – Co-chairs

2. Report of the Co-chair

3. Communications

10:10 4. Discussion Item: Statewide TOD Study: Expanding Opportunities for Transit-Oriented Development in Washington – Yonah Freemark, Urban Institute & Dave Catterson, Joint Transportation Committee

The committee will hear about research and recommendations on effective implementation HB 1491 under the direction of the Washington State Legislature's Joint Transportation Committee.

10:40 5. Discussion Item: Regional Transportation Plan Development Process – Gil Cerise, PSRC

The committee will discuss work to develop PSRC's next Regional Transportation Plan (2026-2050), meeting federal and state requirements.

11:10 6. Discussion Item: Sound Transit TOD – Kristin Hoffman, Mara D'Angelo & Tim Bates, Sound Transit

The committee will hear about Sound Transit's TOD program achievements over the last year, including work with the Urban Land Institute on Technical Assistance Panels.

11:30 7. Discussion Item: 2026 Committee Work Planning – Liz Underwood-Bultmann, PSRC

The committee will reflect on the work completed in 2025 and discuss topics and tasks for its 2026 work plan.

8. Information Item

- 2026 RTODC Meeting Calendar

Next meeting: March 20, 2026

12:00 9. Adjourn Meeting

Presentations for this meeting will be available on the [RTOD committee page](#) on PSRC's website after the meeting.

Zoom connection information:

Preferred method, join online: Join using this [Zoom link](#)

Or to join by phone:

- Call 877-853-5257 or 888-475-4499
- Meeting ID: 880 4257 1862, Passcode: 256662

Other Formats:

- Sign language and communication material in alternate formats, can be arranged given sufficient notice by calling (206) 464-7090 or TTY Relay 711.
- العربية | Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng việt | Vietnamese, visit <https://www.psrc.org/contact/language-assistance>.



Puget Sound Regional Council

DISCUSSION ITEM

December 12, 2025

TO: Regional TOD Committee

FROM: Liz Underwood-Bultmann, Principal Planner

SUBJECT: Statewide TOD Study: Expanding Opportunities for Transit-Oriented Development in Washington

IN BRIEF

The committee will hear about research and recommendations for transit-oriented development policies in Washington state.

DISCUSSION

In 2025, the Washington State Legislature continued funding for a study to provide recommendations on how local governments can most effectively implement [HB 1491](#), a TOD bill that passed during the 2025 legislative session.

Yonah Freemark with Urban Institute and Dave Catterson with the Joint Transportation Commission will provide an overview of the most recent research, which is due to the legislature by December 2025.

For more information, contact Yonah Freemark (yfreemark@urban.org) with Urban Institute or Dave Catterson (Dave.Catterson@leg.wa.gov) with the WA State Legislature's Joint Transportation Committee.



Puget Sound Regional Council

DISCUSSION ITEM

December 12, 2025

TO: Regional TOD Committee

FROM: Gil Cerise, Program Manager, Transportation Planning

SUBJECT: Regional Transportation Plan Development Process

IN BRIEF

At the December meeting, the Regional TOD Committee will be briefed on the schedule, work program, and recent progress to develop the next long-range Regional Transportation Plan (RTP). The briefing will focus on TOD-related work to-date, including transit, active transportation, and transit access.

DISCUSSION

Since the September RTOD Committee update on this project, PSRC has continued work to develop the next RTP as follows:

- Staff and the consultant team completed seven regional public meetings, receiving feedback on the future scenarios being modeled that helped inform board decisions on the draft plan.
- The Transportation Policy Board provided direction to PSRC staff on a preferred scenario and the draft plan's financial strategy, leading to a release of the draft plan for public comment in mid-December.

Elements of the Draft RTP that staff will highlight for the RTOD Committee include:

- Active Transportation Plan
- Coordinated Mobility Plan
- Regional gaps in transit service
- The approach to the regional transit access assessment that addresses access needs across modes.

Given that the Draft RTP is expected to be released for public comment the week of the December RTOD Committee meeting, staff will provide the latest information on the public comment period and remaining schedule available at the time of the meeting.

NEXT STEPS

The agency is continuing to engage the Transportation Policy Board on development of the RTP. The draft plan will be released for public comment between mid-December 2025 through end of January 2026. Adoption by the General Assembly is scheduled for May 28, 2026.

For more information please contact Gil Cerise at 206-971-3053 or gcerise@psrc.org, or Kelly McGourty, Director of Transportation Planning, at 206-971-3601 or kmcgourty@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

December 12, 2025

TO: Regional TOD Committee
FROM: Liz Underwood-Bultmann, Principal Planner
SUBJECT: Sound Transit TOD

IN BRIEF

The committee will hear about Sound Transit's TOD program achievements over the last year, including work with the Urban Land Institute on Technical Assistance Panels.

DISCUSSION

Sound Transit will give a presentation on their [transit-oriented development program](#). It will provide an overview of the program and accomplishments in 2025. Specific projects will be presented that highlight this year's work in designing, constructing and opening TOD projects.

Sound Transit's presentation will expand upon the Urban Land Institute's (ULI) Technical Assistance Panel (TAP) presentation they gave in September. Sound Transit will discuss the TAPs convened with ULI and their value to the Agency. ULI staff will be in attendance to answer any general questions about TAPs and how to partner with them to convene one.

For more information, contact Kristin Hoffman at kristin.hoffman@soundtransit.org.



Puget Sound Regional Council

DISCUSSION ITEM

December 12, 2025

TO: Regional TOD Committee

FROM: Liz Underwood-Bultmann, Principal Planner

SUBJECT: 2026 Committee Work Planning

IN BRIEF

The committee will reflect on work completed in 2025 and discuss topics and tasks for its 2026 work plan.

DISCUSSION

The committee held four quarterly meetings and welcomed a new member roster in 2025. Key efforts are listed below.

Provide direction on regional planning work:

- TOD bill analysis and the statewide TOD study
- Regional Transportation Plan update
- Transit access
- Regional centers monitoring

Learn from others about promising practices:

- Presentations on Urban Institute's Technical Assistance Panels, statewide TOD work, and Sound Transit's TOD work program
- Standing "Committee Round Robin" agenda item

Convene TOD stakeholders for information sharing and networking:

- Quarterly [Talkin' TOD newsletter](#)

2026 Work Plan

At the December meeting, the committee will be asked about topics and focus areas in 2026. Staff anticipate committee work in 2026 will include supporting PSRC's review of the Regional Centers Framework, PSRC's transit access work program, station area planning guidance, and implementation of the statewide TOD bill.

Due to staff workload, PSRC took a break from TOD events in 2025. Staff welcome any feedback from the committee on topics that could be addressed through an event or webinars in 2026.

Questions for the committee:

- What topics or presentations did you find particularly engaging in 2025?
- What themes or topics should be highlighted in 2026? What topics would you like to see covered more in-depth through an online or in person event?
- What potential work plan topics should be prioritized?

NEXT STEPS

The committee will begin implementation of the work plan at its next meeting on March 20, 2026.

For more information, contact Liz Underwood-Bultmann at LUnderwood-Bultmann@psrc.org.

2026 Regional Transit-Oriented Development Committee Meetings

January

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4	5	6	7	8	9	10
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Meeting adjusted for Juneteenth						

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December

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