



Puget Sound Regional Council

Regional Transit-Oriented Development Committee

Friday, March 20, 2026 • 10:00 a.m. – 12:00 p.m.

Remote Attendance Only

Attend

- [Join the meeting at zoom.com](https://zoom.com)
 - Listen by phone 1-888-475-4499, Meeting ID: 829 7400 9204, Passcode: 391302
-

1. Call to Order (10:00)

2. Report of the Co-Chair

3. Communications

Update from Commerce on HB 1491 (TOD bill) guidance

4. Discussion Item: Bellevue Study on Air Quality Adjacent to Highways (10:10) –

Justin Panganiban and Patrick Babbitt, City of Bellevue

The committee will hear about insights from a City of Bellevue air quality modeling study and related planning efforts.

5. Discussion Item: Regional Transportation Plan Update (10:40) – Gil Cerise, PSRC

The committee will hear an update about development of the next Regional Transportation Plan, including development of a new tool to support assessing transit access needs and potential solutions.

6. Discussion Item: Federal and State Government Relations Updates (10:55) –

Robin Koskey and Alyssa Quinn, PSRC

The committee will discuss highlights from the 2026 legislative session.

7. Discussion Item: Station Area Plan Checklist (11:15) – Shaun Kuo and Paul

Inghram, PSRC

The committee will discuss potential development of station area plan guidance from PSRC.

8. Information Item:

- a. 2026 Regional TOD Committee Meeting Calendar
- b. VISION 2050 Awards Call for Nominations Flyer
- c. Summer Planning Academy Flyer
- d. TOOLBOX Series – Greener for All: Reimagining Access to Parks Flyer

9. Next Meeting: June 12, 2026, 10:00 a.m. – 12:00 p.m.

10. Adjourn (12:00)

Presentations for this meeting will be available on the [RTOD committee page](#) on PSRC's website after the meeting. For more information, contact Liz Underwood-Bultmann lunderwood-bultmann@psrc.org.

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: 829 7400 9204, Passcode: 391302

Sign language, and communication material in alternative formats, can be arranged given sufficient notice by calling 206-464-7090, 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

March 13, 2026

DISCUSSION ITEM

To: Regional TOD Committee

From: Justin Panganiban, City of Bellevue, Senior Planner
Patrick Babbitt, City of Bellevue, Climate & Energy Program Manager

Subject: **Bellevue Study on Air Quality Adjacent to Highways**

IN BRIEF

The committee will hear about insights from an air quality modeling study completed by the City of Bellevue and related planning efforts.

DISCUSSION

In 2024, the City of Bellevue contracted an air quality modeling study to expand existing research's insight into near-highway air pollution risks. The purpose of the study was to inform the city's evaluation of potential planning, code, and other approaches to mitigate the environmental health impacts resulting from air pollution. The modeling domain includes several of Bellevue's growth centers, which are well-served by a full range of transportation options and are the focus of future residential and job growth consistent with the regional strategy. As Bellevue plans equitably for growth, the city must consider and balance the benefits of increasing development near high-capacity transit and employment centers with the benefits of limiting exposure to air pollution.

City of Bellevue staff members Patrick Babbitt and Justin Panganiban will provide an overview of the study, highlight implementation approaches from the study for addressing pollution adjacent to highways, and facilitate a discussion as to how Bellevue and similar jurisdictions are applying planning solutions to manage air quality. The committee will have an opportunity to share mitigation strategies and best practices for addressing air quality issues, especially proximate to TOD areas, and regional opportunities for collaboration

For more information, contact Justin Panganiban(jpanganiba@bellevuewa.gov) and Patrick Babbitt (pbabbitt@bellevuewa.gov) with the City of Bellevue.



Puget Sound Regional Council

March 13, 2026

DISCUSSION ITEM

To: Regional TOD Committee
From: Gil Cerise, Program Manager
Subject: **Regional Transportation Plan Update**

IN BRIEF

PSRC staff will provide an update on the process to develop and adopt a new Regional Transportation Plan (RTP), scheduled for General Assembly adoption on May 28, 2026. Staff will also share updates on developing an online interactive tool to help stakeholders assess transit access needs and potential solutions across the region.

DISCUSSION

The draft RTP was made available for public review and comment between December 15, 2025, and February 2, 2026. Staff has categorized all comments received, which have been organized in a summary matrix and posted on the PSRC's [RTP Engagement Hub](#), along with copies of the original letter and email submittals.

At committee meeting, staff will provide an update on results of the March 12 Transportation Policy Board meeting, where the board will discuss comments received and any potential plan amendments proposed by board members.

Formal action on individual amendments or combined categories of actions will be processed via Transportation Policy Board member motions. The Executive Board is scheduled to take action at their April 28 meeting to recommend that the General Assembly adopt the final RTP at their meeting on May 28, 2026.

Concurrent with RTP development, PSRC staff are working with a consultant to develop an interactive online tool, similar in format to the [Housing Opportunities by Place \(HOP\)](#) tool, but covering the topic of identifying transit access needs and opportunities. This tool will likely update/replace PSRC's existing [transit access tools](#). Staff will provide an update on that work.

Item 5.a

For additional information, please contact Gil Cerise, Program Manager, at 206-971-3053 or gcerise@psrc.org.



Puget Sound Regional Council

March 13, 2026

DISCUSSION ITEM

To: Regional TOD Committee
From: Robin Koskey, Director Government Relations and Communications
Subject: **Federal and State Government Relations Updates**

IN BRIEF

PSRC continues to track federal developments and the work of the Washington State Legislature related to regional budget and policy priorities. PSRC's Director of Government Relations and Communications, Robin Koskey and Alyssa Quinn, Senior Government Relations Specialist, will brief the committee on recent federal and state activity and policy proposals with impact to TOD and housing.

DISCUSSION

Federal

PSRC continues to monitor the impact of proposed legislation, rule-making, and federal funding directives for our region, including progress on appropriations, Continuum of Care and surface transportation reauthorization. We are also keeping in close contact with members of our federal delegation to relay consequences of actions at the federal level to local governments and our region.

Updates on the [21st Century ROAD to Housing Act](#), legislation that is aimed at boosting housing supply through over 40 provisions, will be provided.

State

The Washington State Legislature began their 60-day, short legislative session on January 12, 2026, and ended on March 12, 2026. PSRC tracked legislative proposals and the Legislature's response to Governor Ferguson's proposed supplemental budget. We will be highlighting the outcome of the 2026 legislative session, including final budgets and legislation that passed.

NEXT STEPS

For additional information, please contact Robin Koskey, Director of Government Relations and Communications, at rkoskey@psrc.org.



Puget Sound Regional Council

March 13, 2026

DISCUSSION ITEM

To: Regional TOD Committee

From: Paul Inghram, Director of Growth Management
Shaun Kuo, Associate Planner

Subject: **Station Area Plan Checklist**

IN BRIEF

The committee will hear about and be asked for feedback on potential work to develop guidance for station area plans.

DISCUSSION

Planning for growth at transit stations is a critical component of VISION 2050. To support that objective, [VISION 2050](#), the region's long range growth plan, includes an action for cities and counties to adopt station area plans:

DP-Action-8 Center Plans and Station Area Plans: Each city or county with a designated regional center and/or light rail transit station area will develop a subarea plan for the designated regional growth center, station area(s), and/or manufacturing/industrial center. Cities and counties will plan for other forms of high-capacity transit stations, such as bus rapid transit and commuter rail, and countywide and local centers, through local comprehensive plans, subarea plans, neighborhood plans, or other planning tools. Jurisdictions may consider grouping station areas that are located in close proximity.

In 2029, local governments in the central Puget Sound region will be required to implement [HB 1491](#), a Transit-Oriented Development (TOD) bill that passed during the 2025 legislative session. The change required by HB 1491 provides an opportunity for local jurisdictions to also update or develop station area plans as called for in VISION 2050.

HB 1491 requires cities to meet density standards and provide housing affordability programs adjacent to high-capacity transit but does not specifically require adoption of a

station area plan. To support local jurisdictions in both the implementation of HB 1491 and VISION 2050, PSRC proposes to develop a short checklist for station area planning in the central Puget Sound region. PSRC has planning checklists for [regional growth center](#) and [manufacturing/industrial center plans](#). PSRC reviews and certifies regional center subarea plans but does not certify other types of subarea plans or station area plans. The goal of this work would be to aid local station area planning, provide guidance related to the region's context, and compile available resources.

The state Department of Commerce is preparing Transit-Oriented Development guidance and a model code to support implementation of HB 1491 that will specifically address the state's requirements for density and affordability. Commerce's guidance is anticipated to be available in late 2026. There are also other transit development guidance documents available that broadly address station area planning.

PSRC's checklist is envisioned to complement the upcoming TOD guidance from Commerce by focusing on alignment with VISION 2050. It would address subarea plan development, rather than the specific zoning and affordability requirements of HB 1491.

What topics would best support local station area plans for the central Puget Sound region? An initial list for discussion:

- Defining station planning areas and walksheds
- Grouping station areas / planning for corridors
- Engagement and equitable TOD
- Elements for Subarea Plan Development
 - Growth targets and alignment with regional center goals
 - Open space and parks
 - Affordable housing strategies
 - Development opportunities
 - Civic improvements
 - Utilities and infrastructure
 - Transit access and transportation project development
- TOD resources

Regional TOD Committee members will be asked to help identify what topics will most benefit station area planning and provide feedback on development of a TOD station area planning checklist. PSRC also welcomes feedback on areas of support for local staff developing station area plans.

NEXT STEPS

For additional information, please contact Shaun Kuo, Associate Planner, at SKuo@psrc.org or Paul Inghram, Director of Growth Management, at PInghram@psrc.org.

2026 Regional Transit-Oriented Development Committee Meetings

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Meeting adjusted for Juneteenth

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VISION 2050 AWARDS

Item 8.b



Puget Sound Regional Council

Call for Nominations 2026

The Puget Sound Regional Council is seeking nominations for the VISION 2050 Awards Program through **March 27, 2026**.

The VISION 2050 Awards celebrate progress to enhance the region's communities and natural environment while advancing equity and opportunity for all. The awards recognize innovative work to create a better future for central Puget Sound.

Eligibility

PSRC will only be accepting nominations directly from its [membership](#). Others seeking to nominate projects can do so through the member jurisdiction in which the project is located. PSRC will help connect potential nominees with local governments to help with the nomination process. Please contact [Michele Leslie](#) with questions.

Nominations must be for projects, programs, plans or partnerships within the four-county region of King, Kitsap, Pierce and Snohomish counties that help achieve VISION 2050. More information about the goals and themes of VISION 2050 can be found at psrc.org/vision.

All nominated projects must be completed and open, plans must be adopted by their jurisdictions, programs must be in operation and partnerships must be formally working together.

Submit a Nomination!

Nominations must be submitted online through the [VISION 2050 Awards Nomination Form](#)

Learn more at: www.psrc.org

Scan the code for
the nomination form



The region's VISION for 2050

is to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy. More information about the goals and themes of VISION 2050 can be found at www.psrc.org

Summer Planning Academy (SPA) for High School Students

Are you curious about how cities grow, change, and develop? Have you ever wondered how governments decide where train lines should go? Do you have ideas about how to make our communities better places for everyone? If so, you should apply for the Summer Planning Academy (SPA)!



Puget Sound Regional Council

The Puget Sound Regional Council (PSRC) is looking for high school students from King, Snohomish, Pierce, and Kitsap counties who want to learn about urban planning in our region and share ideas about how to make the central Puget Sound region a better place to live, work, and play.

SPA is a leadership development opportunity offered free of charge to students interested in planning a better future for our region. The program encourages students to think creatively about how better planning can help people lead better lives.

Upon successful completion of SPA, students are eligible to receive a **\$500** scholarship. SPA sessions will take place in Downtown Seattle on July 29, 31, August 5, and 7.

To learn more about PSRC, SPA, and to apply, go to www.psrc.org/our-work/summer-planning-academy or scan the QR code.



Questions? Email us at spa@psrc.org.



TOOLBOX SERIES

Greener for All: Reimagining Access to Parks



Date: March 20, 2026

Time: 10:00 – 11:30 AM

Format: Zoom

Mark your calendars for our first TOOLBOX webinar of the year! Join us on **March 20** for a conversation on expanding access to parks and green spaces as a way to advance equity, strengthen communities, and support vibrant places. Speakers from the **Trust for Public Land** will share national perspectives on improving access to green spaces, followed by local examples from **Parks Tacoma** and the **City of Renton** highlighting how these ideas are coming to life in communities across the region.

Participants will be eligible to claim one AICP CM credit.

Sessions are open to the public. Materials and video from past sessions can be found on PSRC’s website.



Learn more about the TOOLBOX Series
or register to attend at
<https://www.psrc.org/our-work/toolbox>



Puget Sound Regional Council