

Station Area Plan Checklist

Regional TOD Committee

March 20, 2026



Puget Sound Regional Council

Today's Presentation

- Station Area Planning Background
- PSRC Station Area Planning Goals
- Existing and Upcoming Planning Resources
- Committee Discussion and Issue Identification Session



Background

- The combination of VISION 2050 and HB 1491 gives the local jurisdictions an opportunity to conduct station area planning to inform updates to station area land use action.
 - VISION 2050 DP–Action–8
 - “Center Plans and Station Area Plans: Each city or county with a ... light rail transit station area will develop a subarea plan for the ...station area(s)...”
 - HB 1491
 - Requires cities to meeting density standards and housing affordability program around high–capacity transit stations.



PSRC Station Area Planning Guidance Goals

- Support implementation of HB 1491 and VISION 2050 by local jurisdictions
 - Encourage local station area planning
 - Provide guidance related to the region's context
 - Compile available resources
- Complement upcoming Commerce guidance on HB 1491



Existing Station Area Resources

- Related [PSRC guidance and tools](#)
 - [Growing Transit Communities](#)
 - [Incorporating TOD into comprehensive plans](#)
 - [Regional center guidance](#)
 - [VISION Consistency Tool](#) for Regional Growth Center Plans
- Guidance and tools from organizations outside the region
 - [Federal Railroad Administration Station Area Planning](#)
 - [Washinton Metropolitan Area Transit Authority Station Area Planning Guide](#)
 - [Mountainland Association of Governments Station Area Plan Checklist](#)
 - [Arizona Department of Transportation Station Area Planning Guidance](#)



Themes from Existing Guidance



- Station area typologies
- Maximizing ridership with TOD
- Maximizing neighborhood and station connectivity
- Parking management
- Equitable TOD
- Coordination with transit agencies and neighboring jurisdictions



PSRC Station Area Planning Guidance Considerations

Beyond general or state TOD guidance, what possible topics would most help station area planning?

An initial list for committee discussion:

- Defining station planning areas and walksheds
- Grouping station areas / planning for corridors
- Engagement and equitable TOD
- TOD resources
- Subarea Plan Element considerations on the next page...



PSRC Station Area Planning Guidance Considerations

- Possible elements for subarea plan development
 - Growth targets
 - Regional center goals
 - Open space and parks
 - Affordable housing strategies
 - Development opportunities
 - Civic improvements
 - Utilities and infrastructure
 - Transit access and transportation project development



PSRC Station Area Planning Guidance Considerations



What other issue areas should PSRC consider for a Station Area Plan Checklist? What issues might be specific to Puget Sound jurisdictions?





Thank You!

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