



Puget Sound Regional Council

## Regional Transit-Oriented Development Committee

Friday, June 12, 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
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#### 1. Call to Order (10:00)

#### 2. Report of the Co-Chair

#### 3. Communications

#### 4. Discussion Item: Statewide TOD Bill Implementation Guidance (10:10) – Lilith Vespier and Anne Fritzel, WA Department of Commerce

The committee will engage with Commerce about work to develop guidance to implement HB 1491, the statewide TOD bill

#### 5. Discussion Item: Transit Access Update (10:55) – Gil Cerise, PSRC

The committee will hear the latest in development of new tools to support transit access

#### 6. Discussion Item: Regional Centers Update (11:15) – Liz Underwood-Bultmann, PSRC

The committee will hear about recent work to review regional centers and consider updates to the Regional Centers Framework

#### 7. Discussion Item: Committee Round Robin (11:35) – All

Committee members will be asked to share about their local work to advance TOD

- **Homework assignment:** Please share a photo in advance that demonstrates the TOD work you are currently part of. Photos can be sent to Heather Culver at [hculver@psrc.org](mailto:hculver@psrc.org) by noon on Thursday, June 11.

#### 8. Information Item:

- a. 2026 Regional TOD Committee Meeting Calendar
- b. TOOLBOX Series – Local Approaches to Housing and Supportive Services

#### 9. Next Meeting: September 18, 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 at [lunderwood-bultmann@psrc.org](mailto: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

June 5, 2026

### **DISCUSSION ITEM**

**To:** Regional TOD Committee  
**From:** Liz Underwood-Bultmann, Principal Planner  
**Subject:** **Statewide TOD Bill Implementation Guidance**

### **IN BRIEF**

The committee will discuss the draft TOD guidance, developed to support city implementation of HB 1491, the statewide TOD bill.

### **DISCUSSION**

In 2025, the Washington State Legislature passed HB 1491, a statewide bill seeking to support development within walking distance of light rail, commuter rail, and bus rapid transit in select cities. The bill supports increased density near stations, reduced parking, and affordable housing. Cities in the central Puget Sound will need to implement the bill by 2029.

The Washington State Department of Commerce is working with a consultant team to develop guidance to support implementation of HB 1491. Commerce has issued a [quick reference guide](#) that provides an overview of requirements and is working to develop more detailed guidance for cities. Commerce will share progress to develop the guide and seek feedback from the committee.

For the discussion, Commerce staff is looking forward to hearing from the committee regarding the following document contents and any additional items necessary to support city adoption and implementation processes. The guide is broken into four sections: introduction, planning consistent with state law, implementation and best practices. The presentation will primarily focus on section 2, steps in planning TOD.

As drafted, there are six steps in planning TOD: (1) defining study area for TOD stations, (2) analyzing existing conditions, (3) areas of exclusion, (4) finalizing station boundaries, (5) addressing zoning and regulation requirements, and (6) adopting policies and zoning. Each step will be discussed in the presentation.

**NEXT STEPS**

For more information, contact Lilith Vespier ([lilith.vespier@commerce.wa.gov](mailto:lilith.vespier@commerce.wa.gov)) or Anne Fritzel ([anne.fritzel@commerce.wa.gov](mailto:anne.fritzel@commerce.wa.gov)) with the WA Department of Commerce.



## Puget Sound Regional Council

June 5, 2026

### **DISCUSSION ITEM**

**To:** Regional TOD Committee  
**From:** Gil Cerise, Program Manager  
**Subject:** **Transit Access Update**

### **IN BRIEF**

PSRC staff will provide an update to the Regional TOD Committee on developing an online tool to help assess transit access needs and potential solutions across the region.

### **DISCUSSION**

PSRC staff will provide an update from the [March 2026 RTOD Committee meeting](#) on this project. The June 12 RTOD meeting will include an update on progress to complete an initial version of the transit access tool and associated resources for use by member agencies.

### **NEXT STEPS**

PSRC is planning a webinar on Wednesday, June 17 from 10:30 – 11:30 a.m. to share a “beta” version of the transit access tool. PSRC staff anticipates release of the transit access tool and resources for member use later in the summer of 2026.

For additional information, please contact Gil Cerise, Program Manager, at 206-971-3053 or [gcerise@psrc.org](mailto:gcerise@psrc.org).



## Puget Sound Regional Council

June 5, 2026

### DISCUSSION ITEM

**To:** Regional TOD Committee  
**From:** Liz Underwood-Bultmann, Principal Planner  
**Subject:** **Regional Centers Update**

### IN BRIEF

At its June meeting, the Regional TOD Committee will hear an update on recent work to review regional growth centers and manufacturing/industrial centers and upcoming work to consider limited updates to the Regional Centers Framework.

### DISCUSSION

A key part of PSRC's Regional Growth Strategy is concentrating significant housing and employment growth in regional centers. Regional growth centers seek to support significant growth near major transit investments. Regional centers are formally designated by PSRC according to the [Regional Centers Framework](#).

The Regional Centers Framework was adopted in 2018 and established criteria and planning expectations to ensure centers are developing as thriving and connected communities with sufficient market potential to accommodate new jobs and residents. The Framework outlines eligibility and designation criteria for regional centers, provides minimum criteria for countywide centers, and outlines planning requirements and other implementation steps. To promote consistency among the existing and new centers, the Regional Centers Framework called for a monitoring and redesignation process following the 2024 comprehensive plan updates.

The regional centers monitoring and redesignation [scope of work](#) directed consideration of potential updates to the Regional Centers Framework to better support centers. Since the Framework was adopted in 2018, there have been a variety of changes that could inform potential policy updates. Regional centers have continued to grow and develop with changes to the regional economy. New state laws have changed how cities are planning for housing and transit-oriented development. Implementation of centers

requirements have provided opportunities to evaluate current processes. The goal of this work is to identify focused updates that can support successful centers.

Staff will provide the committee with an update on recent progress with regional centers and preview upcoming policy topics with the committee.

**NEXT STEPS**

The committee will discuss updates to the Regional Centers Framework at future meetings.

For additional information, please contact Liz Underwood-Bultmann, Principal Planner, at [LUnderwood-Bultmann@psrc.org](mailto:LUnderwood-Bultmann@psrc.org) or 206-464-6174.

**2026 Regional Transit-Oriented Development Committee Meetings**

January						
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Meeting adjusted for Juneteenth

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# TOOLBOX SERIES

## Local Approaches to Housing and Supportive Services



**Time: 10:00 a.m. – 11:30 a.m.**  
**Date: June 26, 2026**  
**Format: Zoom**

This TOOLBOX session will explore how local jurisdictions of all sizes are responding to homelessness and expanding supporting services in their communities. Speakers from across the region will share local approaches and highlight strategies being implemented in our region.

### SPEAKERS

**Kimberly Hendrickson**  
Housing, Health, and Human Services Director,  
City of Poulsbo

**Amanda Judd**  
Human Services Coordinator, City of Kirkland

**Mary Jane Brell Vujovic**  
Human Services Director, Snohomish County

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](#).