

Great Neighborhoods for Great Transit: VISION 2050 Station Area Planning Annotated Checklist

Regional Transit-Oriented Development Committee

September 18, 2026



Puget Sound Regional Council

Today's Presentation

- Background
- PSRC Station Area Planning Goals
- Checklist Elements
- Committee Discussion and Feedback Session



Background

VISION 2050 and HB 1491 require station area planning

- 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 Checklist Goals

- Support local station area planning
- Help implement HB 1491 and VISION 2050
- Provide guidance related to the region's context
- Compile available case studies and resources
- Complement Commerce guidebook on HB 1491



What we heard in the March RTOD meeting



- Local jurisdiction are working on station area plans and updates
- Station area planning checklist should provide guidance on **implementation** tools
- **Bus Rapid Transit** specific station area planning guidance would be beneficial



PSRC Station Area Planning Checklist items

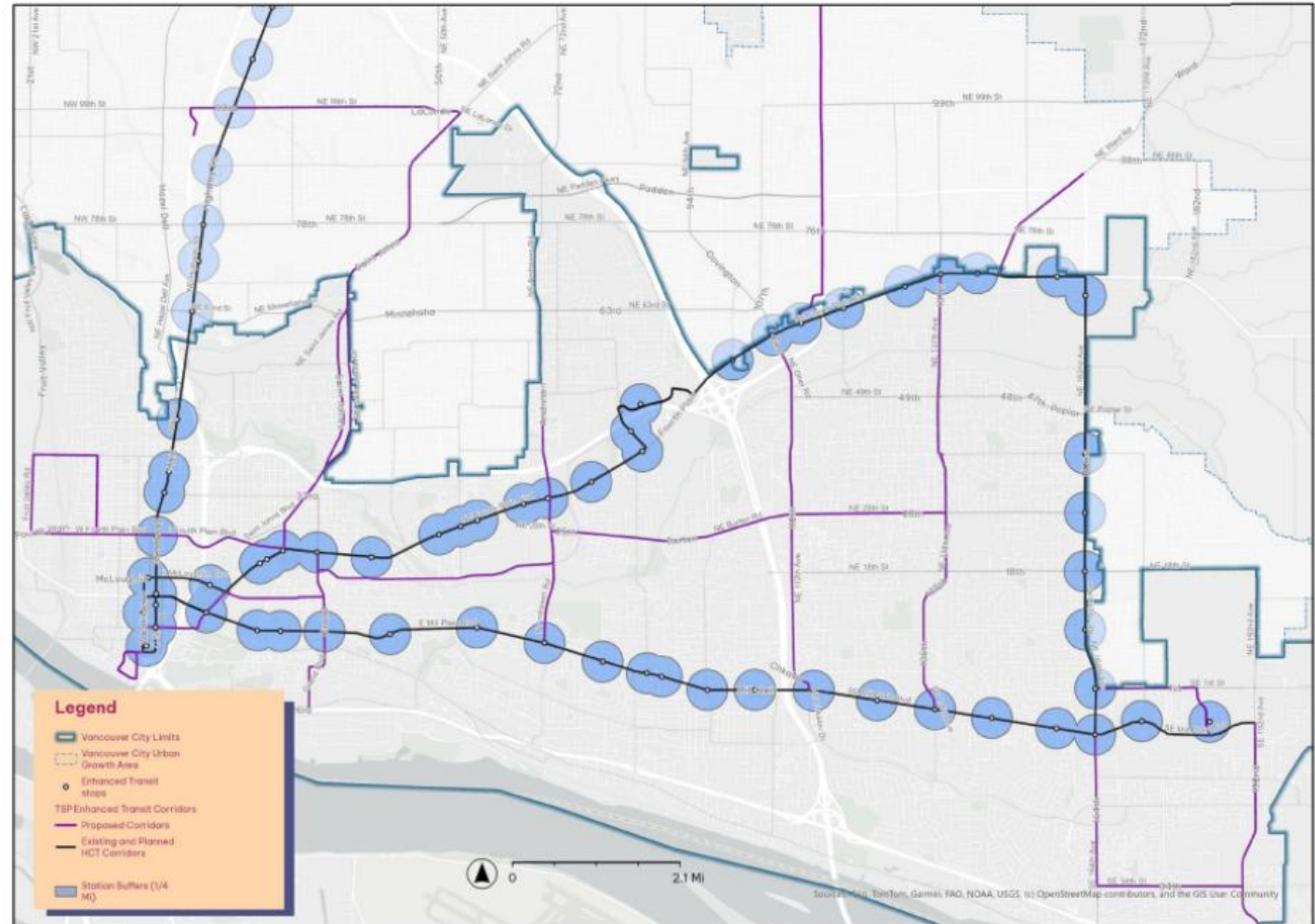
- Defining Station Study Areas
 - Corridor Planning
- Equitable TOD
- Growth targets
- Regional center goals
- Open space and parks
- Affordable housing strategies
- Civic improvements
- Utilities and infrastructure
- Transit access
- Implementation Tools
 - Development agreements
 - Community benefit agreements



Resources in the Checklist

- Case studies
- Issue specific resources
- Other station area planning resource and guides

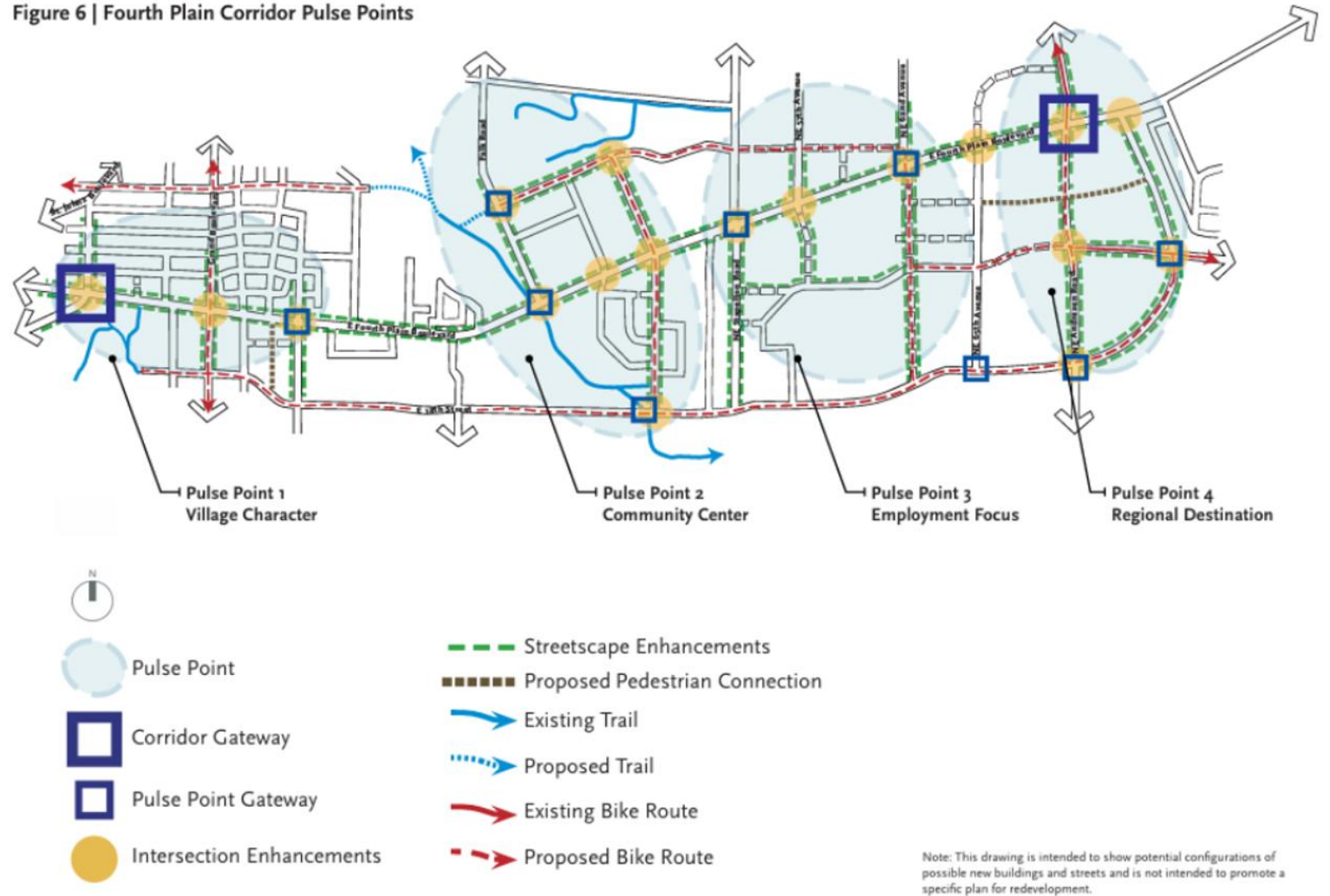
FIGURE 20.530.020-1: STATION AREAS OVERLAY



Planning for BRT station areas – Corridor Planning

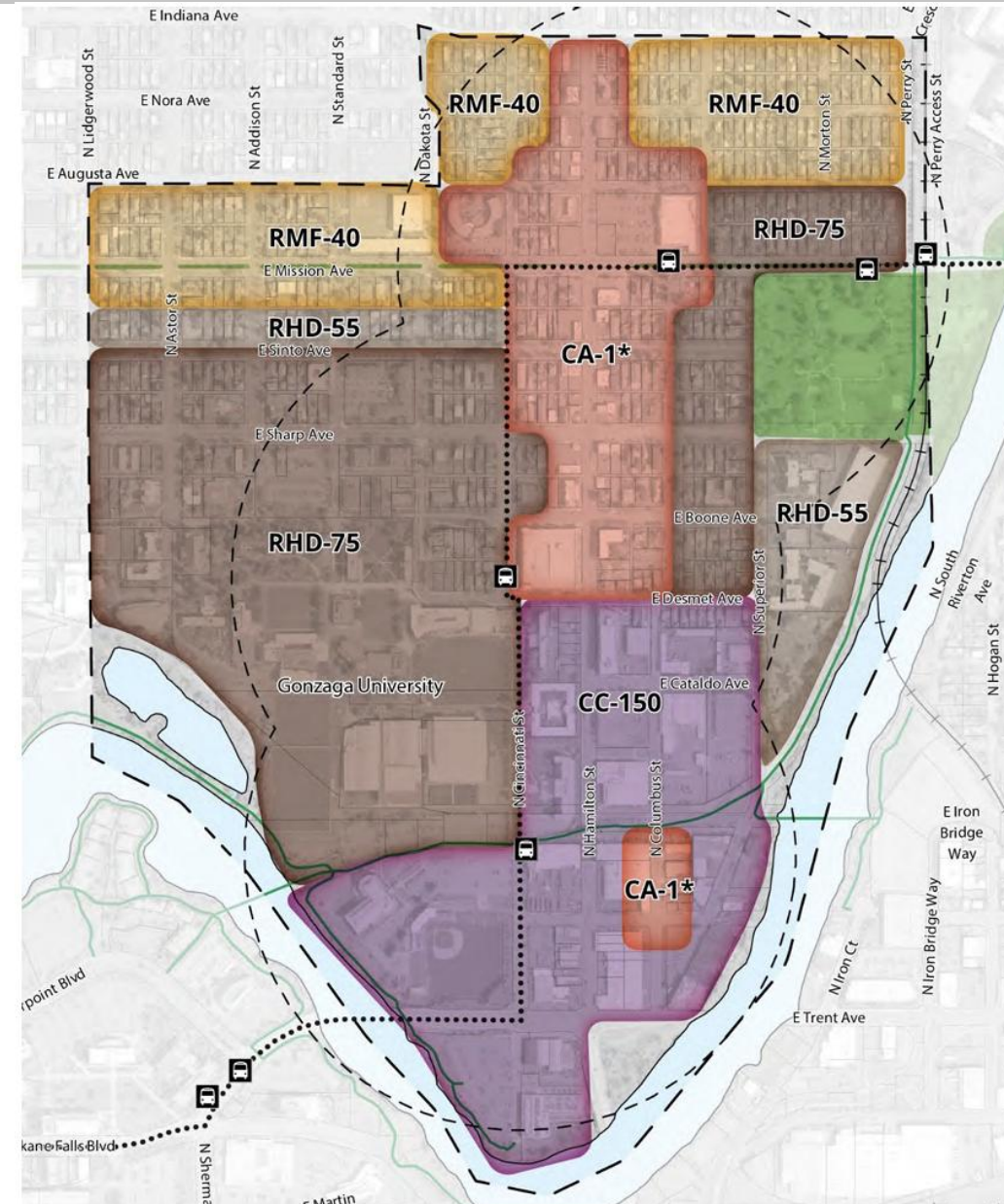
- Vancouver, WA, and Spokane examples of corridor planning
- Vancouver divides in their corridor into “Pulse Point” subareas with different land use mixes

Figure 6 | Fourth Plain Corridor Pulse Points



Planning for BRT station areas – Corridor Planning

- The checklist recommends to group stations when they...
 - Overlap or are located close to each other
 - Share similar traits, such as existing land use or environmental factors
 - Are in the same neighborhood or share stakeholders
 - Are connected by transit or other transportation infrastructure



Implementing Station Area Plans

- Development Agreements
- Community Benefit Agreements
 - Made available when a development requires city council approval (right-of-way vacation, rezoning, etc.)
- Tax-increment financing



Development Agreements and Station Area Plans

- Development Agreements are an avenue to implement transportation, open space, environmental, and other improvements
- May be most useful for station areas with large parcels
- [MSRC's guidance](#) provides more on the tool's background and other examples.



Checklist Feedback



Is the guidance useful in supporting station area planning?

Is the checklist actionable?
Are some sections more or less actionable?

Are there issue areas missing from the Station Area Plan Checklist?



Thank you!

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