

# Transit-Oriented Development Events Recap

Growth Management Policy Board

November 7, 2024



Puget Sound Regional Council



# PSRC Transit-Oriented Development Events

Semi-annual TOD event  
highlighting best practices  
and latest advances in TOD

In 2024, a two-part webinar  
event focused on livability and  
community near transit



# 2024 Building Equitable Transit Communities Webinar Series

## September 27: Planning for People and Amenities in Transit-Oriented Communities

Supporting connected communities and building a sense of place

### Speakers:

- Lynnwood City Center: Planning for Parks and the Public Realm – Sarah Cho, City of Lynnwood
- Boston Metropolitan Area Planning Council's Arts and Planning Toolkit – Annis Sengupta, MAPC
- Neighborhood Activation: Seattle's University District – Katy Ricchiuto, The U District Partnership

Presentations & recording are [available online](#)





# 2024 Building Equitable Transit Communities Webinar Series

## The U District Partnership NE 43rd Street Plaza

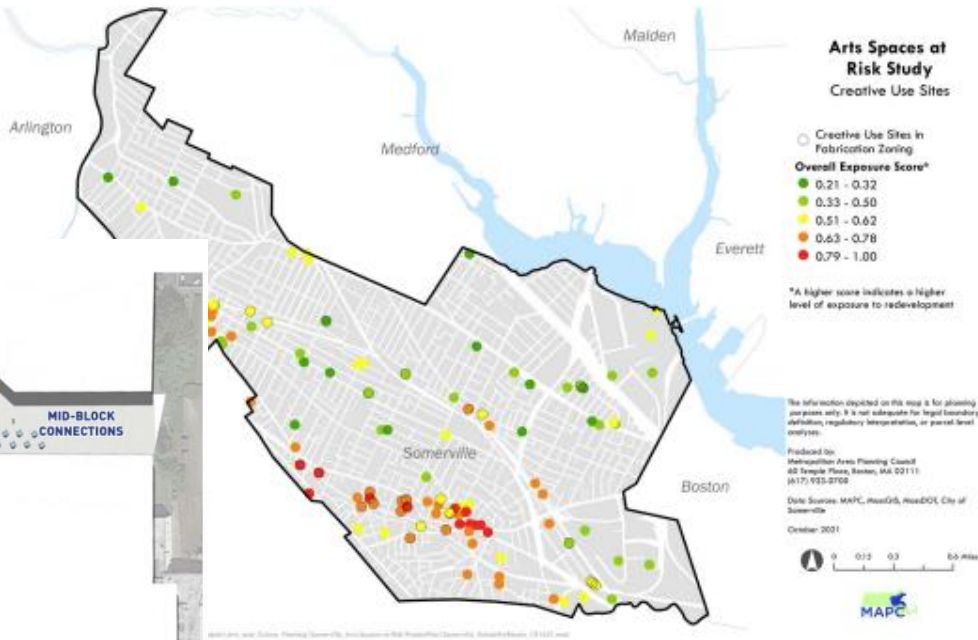


## Lynnwood

### Preliminary Concept



## Boston MAPC Arts and cultural data and policy



# 2024 Building Equitable Transit Communities Webinar Series

## November 1: Preventing Commercial Displacement Near Transit

Research and best practices to address commercial displacement

### Speakers:

- City of Redmond – Philly Marsh & Beckye Frey
- City of Seattle & Grow America – Heidi Hall & Toni Stinnett
- City of Austin, TX – Warner Cook & Donald Jackson

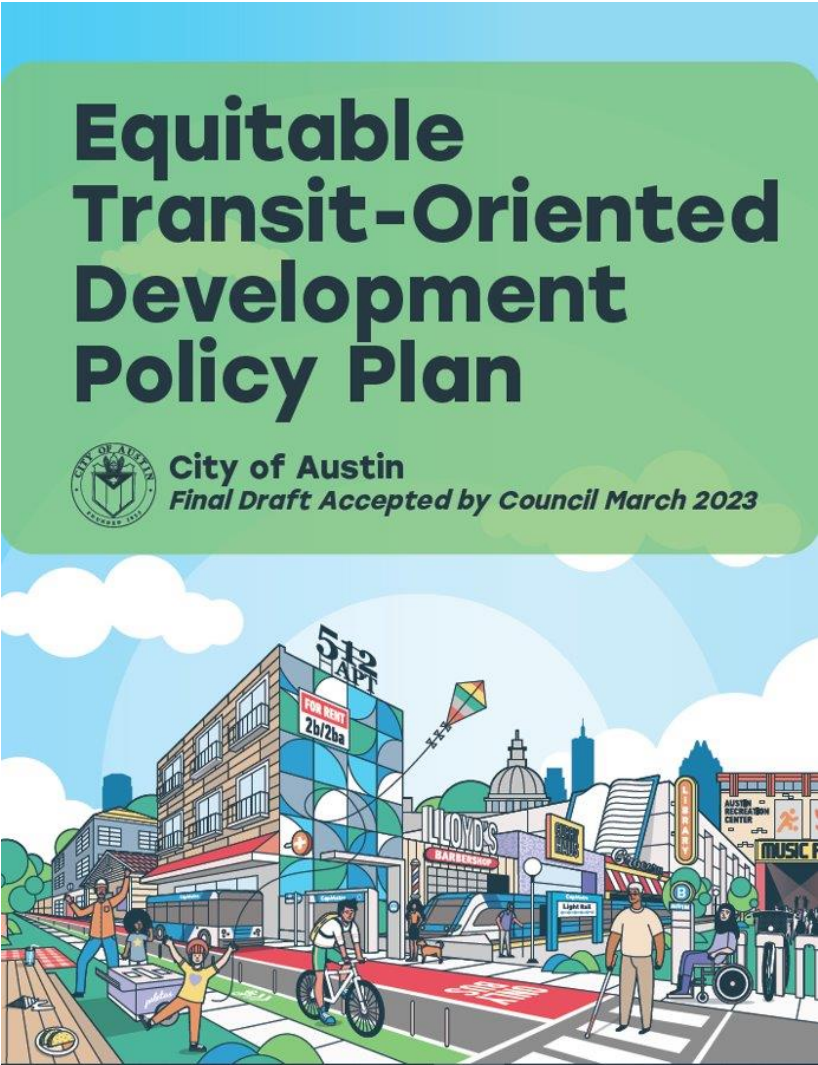
Presentation & recording are [available online](#)





# 2024 Building Equitable Transit Communities Webinar Series

## City of Austin, TX



## City of Seattle and Grow America








## City of Redmond What is Redmond doing?

1. Intentional and Aligned Planning
2. District Development
3. Development Incentives
4. Creative Opportunities
5. Business Support



# Local Considerations

[Redmond presentation](#)

	Market	<p>Consider the unique dynamics in your market.</p> <ul style="list-style-type: none"><li>• Why is displacement happening?</li><li>• What is the time horizon?</li></ul>
	Meaning	<p>Consider the words you choose to describe the problem and solutions.</p> <ul style="list-style-type: none"><li>• Anti-displacement or business retention?</li><li>• Commercial v. Small Business v. brick and mortar retail? Retail = restaurant, services and retail.</li></ul>
	Metrics	<p>Consider what you are measuring and what is not being measured.</p> <ul style="list-style-type: none"><li>• If you start to measure retail square ft– what do you discover?</li><li>• How do you define need and set targets?</li></ul>
	Money	<p>Consider who is paying or has ability to pay.</p> <ul style="list-style-type: none"><li>• Business, City, Developer ?</li><li>• What opportunity costs and colors of money are available or not available?</li></ul>
	Motivation	<p>Consider intent and value proposition for different stakeholders</p> <ul style="list-style-type: none"><li>• What are the city priorities and developer opportunity costs</li><li>• Where is there expertise or need for additional resources and support</li></ul>





# 2024 Building Equitable Transit Communities Webinar Series

Do you have any feedback on this year's series?

Are there ideas for future TOD events or topics we should consider?





# Thank you.

**Liz Underwood-Bultmann, AICP**

**Principal Planner**

[LUnderwood-Bultmann@psrc.org](mailto:LUnderwood-Bultmann@psrc.org)

