



Puget Sound Regional Council

Regional Transit-Oriented Development Committee Agenda

Date: Friday, March 21, 2025 | 10:00 a.m. – 12:00 p.m.

Location: Remote Attendance Only

10:00 1. **Call to Order** – *Liz Underwood-Bultmann, PSRC*

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

3. **Communications**

10:10 4. **Discussion Item: Committee Welcome & Round Robin** – *Liz Underwood-Bultmann, PSRC, and Committee Members*

The committee will welcome new members and hear about the work plan.

Members will be asked to introduce themselves and share one project they are working on that advances TOD.

10:40 5. **Discussion Item: 2026 Regional Transportation Plan** – *Gil Cerise, PSRC*

The committee will discuss work to develop the Regional Transportation Plan (2026-2050), PSRC's next regional transportation plan meeting federal and state requirements.

11:10 6. **Discussion Item: 2025 Legislative Session and Federal Updates** – *Robin Koskey, PSRC*

The committee will hear an update on federal developments and the work of the Washington State Legislature related to housing and transit-oriented development.

11:30 7. **Discussion Item: Regional Centers System Monitoring** – *Liz Underwood-Bultmann and David Dixon, PSRC*

The committee will hear an overview of early findings from the forthcoming Regional Centers System Monitoring report, which will highlight recent data and outcomes from the region's system of centers.

8. **Information Item**

- 2025 RTODC Meeting Calendar

Next meeting: June 20, 2025

12:00 9. **Adjourn Meeting**

Presentations for this meeting will be available on the [RTOD committee page](#) on PSRC's website after the meeting.

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: 880 4257 1862, Passcode: 256662

Other Formats:

- Sign language and communication material in alternate formats, can be arranged given sufficient notice by calling (206) 464-7090 or 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 14, 2025

DISCUSSION ITEM

To: Regional TOD Committee

From: Liz Underwood-Bultmann, Principal Planner

Subject: **Regional Transit-Oriented Development Committee Welcome and Work Plan**

IN BRIEF

March 2025 represents the first meeting of the Regional Transit-Oriented Development Committee (RTODC) with its updated membership roster. The committee will hear an overview of the work plan and membership, and members will be asked to introduce themselves to the group.

DISCUSSION

RTODC serves as an advisory committee to the Growth Management Policy Board. The committee's charter, adopted by the Growth Management Policy Board in May 2021, outlined the role of the committee to advance VISION 2050 regional TOD work.

- **Membership.** Following an application process from December 2024 to January 2025, the Growth Management Policy Board confirmed the new Regional TOD Committee membership roster at their February meeting. The goal of the committee membership is to represent a cross-section of interests advancing equitable TOD in the region. For reference, the membership roster is provided in **Attachment A**.

The committee will continue to meet quarterly in 2025. Members are expected to attend and actively participate in committee meetings or send an alternate in their place. Once an organization or jurisdiction has been appointed to this position, they are responsible for appointing members in the event of staffing changes.

Please note that PSRC does not send out calendar invitations for committee meetings – please reserve meeting times on your calendars. A meeting reminder with Zoom information will be shared one month in advance of meetings, and

agenda packets will be shared one week in advance of meetings. The committee meeting calendar is included in the agenda packet.

- **2025 Work Plan.** The Regional TOD Committee discussed the committee's work plan at their December 2025 meeting, and the work plan was reviewed by the Growth Management Policy Board at their February 2025 meeting. In addition to contributing to PSRC projects related to TOD, staff will work with committee co-chairs to schedule presentations on topics of interest to the committee. The 2025 work plan (which is subject to change) is provided in **Attachment B**.
- **Committee Introductions.** The committee agendas routinely include a round robin to hear directly from members on their local TOD work. For the first meeting of the new membership, committee members will be asked to introduce themselves and briefly share one example of a project they are working on that advances TOD.

NEXT STEPS

For additional information about the Regional TOD Committee, please contact Liz Underwood-Bultmann, Principal Planner, at LUnderwood-Bultmann@psrc.org or 206-464-6174 or Heather Culver, Administrative Assistant, at HCulver@psrc.org or 206-464-7524.

ATTACHMENTS

- A. 2025-28 Regional TOD Committee Membership Roster
- B. 2025 Regional TOD Committee Work Plan

2025 - 28 Regional TOD Committee Roster

	Seat	Member / Alternate	Jurisdiction/Organization
Permanents Seats & Appointments	WSDOT	Cole Kopca / alt TBD	WSDOT
	Sound Transit	Mara D'Angelo / Kristin Hoffman	Sound Transit
	Transportation Operators Committee (2)	Sarah Lovell / alt TBD	King County Metro
	Transportation Operators Committee (2)	Sabina Araya / Robert McFarlane	Everett Transit
	GMPB (2)	Dylan Sluder / Russell Joe	Master Builders Assoc of King & Snohomish Counties
	GMPB (2)	Patience Malaba / Jesse Simpson	Housing Development Consortium
Application-Based Seats	Developers and Real Estate (3)	Simon Uppal / alt TBD	Cairncross & Hemplemann
	Developers and Real Estate (3)	Mark Weed / alt TBD	Main Street Equity Partners
	Developers and Real Estate (3)	Rachel Miller / Ian Crozier	MAKERS
	Housing Organizations (3)	Claire Vanessa Goodwin / Dorsol Plants	South King Housing and Homelessness Partners
	Housing Organizations (3)	Grace Kim / Shweta Sinha	Schemata Workshop
	Housing Organizations (3)	Victor Caesar / Laurie Olson	Housing Authority of Snohomish County
	Community, Equity, Environment (2)	Brock Howell / Tina Vlasaty	Everett Station District Alliance / Puget Sound LISC
	Community, Equity, Environment (2)	Erika Bartlett / Cristina-Ciupitu Plath	Tacoma-Pierce / Snohomish Health Departments
	City/County (7)	Justin Panganiban / Laura Benjamin-LaPitz	City of Bellevue
	City/County (7)	Jason Greenspan / Christian Geitz	City of Bothell
	City/County (7)	Chris Larson / Taylor Jones	City of Fife
	City/County (7)	Kristen Holdsworth / De'Jai Mitchell	City of Kent
	City/County (7)	Karl Almgren / Sarah Cho	City of Lynnwood
	City/County (7)	Zachary Shields / Jenn Kester	City of SeaTac
	City/County (7)	Jim Rogers / Colin Poff	Kitsap County

New member

2025 Regional TOD Committee Work Plan (subject to change)**MEETINGS & EVENTS**

March Committee Meeting: Investing in TOD		
<i>Topic</i>	<i>Type of Agenda Item</i>	<i>Connection to PSRC/Outside Work</i>
New Member Welcome & Committee Round Robin	Peer Networking	
Regional Centers Monitoring	Work Session	Regional Centers Framework
2025 State Legislative Session	Information Sharing	PSRC Legislative Agenda
2026 Regional Transportation Plan & Transit Access	Work Session	Regional Transportation Plan
June Committee Meeting: Evaluating Opportunities for TOD		
<i>Topic</i>	<i>Type of Agenda Item</i>	<i>Connection to PSRC/Outside Work</i>
2025 State Legislative Session	Information Sharing	PSRC Legislative Agenda
Statewide TOD Study	Information Sharing	
Displacement Research	Promising Practices	
2026 Regional Transportation Plan	Work Session	Regional Transportation Plan
September Committee Meeting: Connecting People to Transit		
<i>Topic</i>	<i>Type of Agenda Item</i>	<i>Connection to PSRC/Outside Work</i>
2026 Regional Transportation Plan	Work Session	Regional Transportation Plan
Transit Access	Work Session	Regional Transportation Plan
Committee Round Robin	Peer Networking	
Fall TOD Event – Format TBD		
December Committee Meeting: Planning for Growth Near Transit		
<i>Topic</i>	<i>Type of Agenda Item</i>	<i>Connection to PSRC/Outside Work</i>
Regional Centers Framework	Work Session	Regional Centers Framework
2026 Regional Transportation Plan – <i>Draft Plan</i>	Work Session	Regional Transportation Plan
Housing Incentives and Tools Survey	Information Sharing	
Committee Round Robin	Peer Networking	

TOPICS OF COMMITTEE INTEREST – TO BE INCORPORATED AS SCHEDULE ALLOWS OR AT ANNUAL EVENT:

- Bus rapid transit and displacement pressure
- Commercial uses and TOD
- Comprehensive plan implementation
- Design standards
- Incentivizing initial development / pilot projects
- Ridership / travel behavior in TOD areas
- Parking reform
- REDI Fund
- Ownership opportunities in TOD areas

TALKIN' TOD NEWSLETTER

- Continue with issues between quarterly committee meetings

PRINCIPLES FOR COMMITTEE MEETINGS

- Put committee to work – each meeting to include work session
- Use breakout groups and Miro board when possible to increase engagement and interaction among members
- Structure discussions to call out different roles of committee members – housing professionals, local staff, CBOs, etc.
- Tap other committee members to facilitate discussion when appropriate



Puget Sound Regional Council

DISCUSSION ITEM

March 14, 2025

To: Regional TOD Committee
From: Gil Cerise, Program Manager, Transportation Planning
Subject: **Regional Transportation Plan Development Process**

IN BRIEF

At its March 21 meeting, the Regional TOD Committee will be briefed on the schedule, work program, and progress to-date developing the next long-range Regional Transportation Plan (RTP) following the board's approval of the scope of work. The briefing will focus on details of current transit service, the bicycle and pedestrian network and other transit-supportive programs that are being compiled into a current transportation system report that will be released in late April.

DISCUSSION

Given the number of new committee members, staff will provide a brief update of the RTP and how it addresses federal and state requirements for a long-range regional transportation plan. New committee members are encouraged to review the [presentation](#) provided to the RTOD Committee at its September 20, 2024, meeting.

Since the board adoption of the RTP scope of work in the fall of 2024, PSRC has been preparing data and analysis on the current transportation system and connecting that to existing transportation system needs. PSRC staff will present on several TOD-related key findings from the current transportation system, covering topics such as transit, pedestrian and bicycle facilities, and other transit-supportive programs at the March meeting. Staff will share information on the inventory and data collection efforts for these system elements and provide a high level of summary of findings, particularly within the lens of where people and jobs are, including PSRC's six equity focus areas.

Information on these system inventories and data findings will be published in a current transportation system report in the April-May time frame.

NEXT STEPS

At the June RTOD Committee meeting, PSRC will provide an update on progress developing the next RTP with a focus on the development of a regional transit access assessment. For more information please contact Gil Cerise at 206-971-3053 or gcerise@psrc.org, or Kelly McGourty, Director of Transportation Planning, at 206-971-3601 or kmcgourty@psrc.org.



Puget Sound Regional Council

March 14, 2025

DISCUSSION ITEM

To: Regional TOD Committee

From: Robin Koskey, Director of Government Relations and Communications

Subject: **2025 Legislative Session and Federal Updates**

IN BRIEF

PSRC continues to track federal developments and the work of the Washington State Legislature related to housing and transit-oriented development. PSRC's Director of Government Relations and Communications, Robin Koskey, will brief the committee on recent federal and state activity and policy proposals.

DISCUSSION

Federal

PSRC is monitoring the impact of federal funding directives and staff reductions for our region during President Trump's first few months in office, including at the Department of Housing and Urban Development. Staff 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.

State

The Washington State Legislature has passed the halfway mark of the 105-day legislative session. Budget development, addressing significant budget deficits and revenue, has taken center stage as legislators are charged with passing a biennial budget. Over 2,100 bills were introduced so far this session, with legislative priorities identified by what remains in play after the House of Origin cutoff on March 12.

The Regional TOD Committee will be briefed on federal and state budget and policy developments.

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



Puget Sound Regional Council

March 14, 2025

DISCUSSION ITEM

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

IN BRIEF

At its March meeting, the Regional TOD Committee will hear an update on early findings from the forthcoming report on Regional Centers System Monitoring, which will highlight recent data and outcomes from the region's system of regional growth centers and manufacturing/industrial centers.

DISCUSSION

A key part of PSRC's Regional Growth Strategy is concentrating significant housing and employment growth in regional centers. Regional centers are formally designated by PSRC according to the [Regional Centers Framework](#), adopted in 2018.

The Growth Management Policy Board adopted a [scope of work](#) in 2024 to guide work over the next two years to redesignate existing centers, consider designation of new centers and review overall progress to meet regional outcomes.

PSRC has compiled data on regional center outcomes regarding growth, mobility, housing, employment, demographic, health and environmental measures in a forthcoming report. The report on Regional Centers System Monitoring will provide information on the performance of the overall system of regional centers. PSRC also maintains the [Regional Centers Dashboard](#), which provides a variety of data measures on individual centers.

At the March meeting, staff will provide the committee with an overview of the report's early findings, and the committee will have an opportunity to provide feedback.

NEXT STEPS

Staff expect to release the draft report in early spring. The committee will continue discussing monitoring and redesignation of regional centers later in 2025.

For additional information, please contact Liz Underwood-Bultmann, Principal Planner, at LUnderwood-Bultmann@psrc.org or 206-464-6174 or David Dixon, Associate Planner, at DDixon@psrc.org or 206-464-6172.

2025 RTOD Meeting Schedule

January						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
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February						
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June						
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July						
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August						
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31						

September						
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October						
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November						
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30						

December						
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28	29	30	31			

Key
 Meeting Date