



Puget Sound Regional Council

Regional Transit-Oriented Development Committee Agenda

Date: Friday, September 19, 2025 | 10:00 a.m. – 12:00 p.m.

Location: Remote Attendance Only

10:00 1. Call to Order – Co-chairs

2. Report of the Co-Chair

3. Communications

10:10 4. Discussion Item: Committee Round Robin – Co-chairs

- Committee members will be asked to share about their local work. The discussion will carry forward examples that weren't covered at the June meeting and highlight any new examples.
- **Homework assignment:** For those members who did not share in June, please share a photo in advance that demonstrates the work you are currently part of. Photos can be sent to Heather Culver at hculver@psrc.org by noon on Thursday, September 18.

10:25 5. Discussion Item: Regional Transportation Plan Development Process – 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.

10:55 6. Discussion Item: HB 1491 TOD Bill Analysis – Liz Underwood-Bultmann and Carol Naito, PSRC

PSRC staff will present findings from preliminary analysis of zoning changes related to HB 1491, the statewide TOD bill.

11:15 7. Briefing Item: Urban Land Institute TOD Technical Assistance Panels – Andrea Newton and Rick Krochalis, Urban Land Institute

ULI Northwest will share their work to convene Technical Assistance Panels to explore the opportunities and challenges for transit-oriented development.

8. Information Items

- 2025 RTODC Meeting Calendar
- Regional Transportation Plan Public Meetings Flyer

Next meeting: December 19, 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

DISCUSSION ITEM

September 12, 2025

TO: Regional TOD Committee

FROM: Gil Cerise, Program Manager, Transportation Planning

SUBJECT: Regional Transportation Plan Development Process

IN BRIEF

At the September meeting, the Regional TOD Committee will be briefed on the schedule, work program, and recent progress to develop the next long-range Regional Transportation Plan (RTP). The briefing will focus on TOD-related work to-date, including transit, active transportation, and transit access.

DISCUSSION

Since the June RTOD Committee update on this project, PSRC have continued work to develop the next RTP as follows:

- In July, the Transportation Policy Board provided feedback on future scenarios to model.
- Staff have organized six regional public meetings to receive feedback on the future scenarios being modeled. These meetings are occurring in September and October. The sign-ups for regional public meetings are found on the [RTP Engagement Hub](#). A flyer with meeting dates is also provided in the packet.
- Staff are working with a consultant to develop a regional transit access assessment that includes incorporation of future system data to show the differences between the current system and future with VISION 2050 growth and expanded transit.

PSRC staff will provide an update on these activities, the September Transportation Policy Board meeting, and the RTP schedule and upcoming public engagement opportunities.

NEXT STEPS

The agency is continuing to engage the Transportation Policy Board on RTP development that will result in a draft plan release in December 2025.

Lead Staff

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

DISCUSSION ITEM

September 12, 2025

TO: Regional TOD Committee

FROM: Liz Underwood-Bultmann, Principal Planner

SUBJECT: HB 1491 TOD Bill Analysis

IN BRIEF

PSRC staff will share findings from a preliminary analysis of zoning changes related to HB 1491, the statewide TOD bill.

DISCUSSION

In 2025, the Washington state legislature passed [HB 1491](#) to promote transit-oriented development. The bill sets new statewide minimum zoning standards for increased density near qualifying light rail, commuter rail, and bus rapid transit stops, in addition to new housing affordability requirements. [Futurewise](#) has published an FAQ that summarizes key provisions of the bill.

PSRC staff have been working on a preliminary assessment of the scale of potential zoning impacts. Staff will share preliminary findings and technical considerations for completing this type of analysis. Staff welcome feedback on additional areas for analysis or guidance.

For more information, contact Liz Underwood-Bultmann (LUnderwood-Bultmann@psrc.org) or Carol Naito (CNaito@psrc.org).



Puget Sound Regional Council

DISCUSSION ITEM

September 12, 2025

TO: Regional TOD Committee

FROM: Liz Underwood-Bultmann, Principal Planner

SUBJECT: Urban Land Institute TOD Technical Assistance Panels

IN BRIEF

Urban Land Institute (ULI) will share their Technical Assistance Panel framework, process, and impacts of their regional TOD work with the committee.

DISCUSSION

The Urban Land Institute (ULI) is a global research and education nonprofit dedicated to shaping the future of the built environment for transformative impact. ULI Northwest advances that mission across the Pacific Northwest—serving public- and private-sector partners with pragmatic land use expertise and education. A core offering is ULI Northwest's **Technical Assistance Panel (TAP)** program, which assembles a multidisciplinary team of real estate and planning experts to provide actionable, strategic advice in response to specific land use and development assignments.

ULI has a long history of providing unbiased, pragmatic solutions and best practices for transit-oriented development. Since 2007, ULI has completed over 15 TOD focused TAPs in our region, from Everett to Tacoma. ULI will share TAP framework, process, and some impacts of their regional TOD work with the committee. Most recently, ULI convened five TAPs in partnership with Sound Transit on integrated development for select Seattle stations, which will be detailed in a future meeting.

For more information, contact Andrea Newton (andrea.newton@uli.org).

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
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February

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April

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May

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June

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July

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August

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September

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December

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28	29	30	31			

Key



Meeting Date



Puget Sound Regional Council

8.b

REGIONAL TRANSPORTATION PLAN PUBLIC MEETINGS



The Regional Transportation Plan (RTP) is the long-range transportation plan for the central Puget Sound region. The RTP is adopted every four years, and is designed to implement the region's growth plan, VISION 2050. The RTP meets all state and federal requirements and is based on the latest data, adopted land use assumptions, and technical tools.

We Want to Hear From You!

Join PSRC for a public meeting to directly engage community members in how we plan and develop the blueprint for the central Puget Sound region's future transportation network as we create a new Regional Transportation Plan (RTP).

You can expect dinner, entertainment, and interactive ways to give your input on transportation infrastructure needs in your area.

KING COUNTY

MEETING #1

**Thursday, September 4, 2025
5:00 PM – 7:30 PM**

Central Seattle Public Library
Level 4 Rooms 1 and 2
1000 4th Ave, Seattle, WA 98104

[RSVP for King County](#)

MEETING #2

**Thursday, October 23, 2025
5:00 PM – 7:30 PM**

Tukwila Community Center
12424 42nd Ave S, Tukwila, WA 98168

[RSVP for King County](#)



SNOHOMISH COUNTY

MEETING #1

Thursday, September 18, 2025

5:00 PM – 7:30 PM

Everett Station
13201 Smith Ave, Everett, WA 98201

[RSVP for Snohomish County](#)

PIERCE COUNTY

MEETING #1

Thursday, October 2, 2025

5:00 PM – 7:30 PM

Pioneer Park Pavilion
330 S Meridian, Puyallup, WA 98371

[RSVP for Pierce County](#)

MEETING #2

Thursday, October 16, 2025

5:00 PM – 7:30 PM

Point Defiance Pagoda
5801 Trolley Ln, Tacoma, WA 98407

[RSVP for Pierce County](#)

KITSAP COUNTY

MEETING #1

Thursday, October 30, 2025

5:00 PM – 7:30 PM

Marvin Williams Recreation Center
725 Park Ave, Bremerton, WA 98337

[RSVP for Kitsap County](#)

