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

Regional Staff Committee

November 5, 2026



Puget Sound Regional Council

Today's Presentation

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



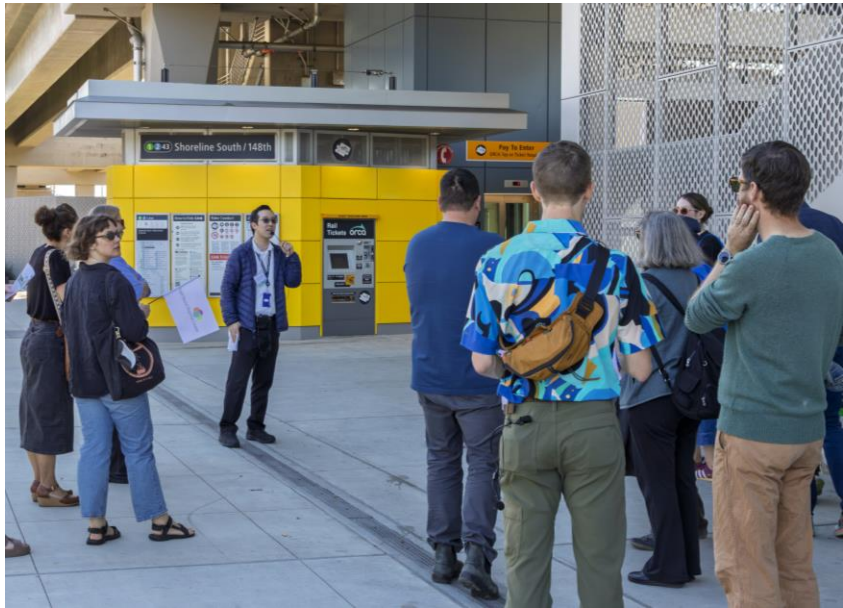
Shoreline South/148th Station Walking Tour | TOD 2026











Redmond and Marymoor Village Station Walking Tour | TOD 2026











Background

VISION 2050 and HB 1491 ask local jurisdictions to review their 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 implement density standards and housing affordability requirements around high-capacity transit stations by 2029.

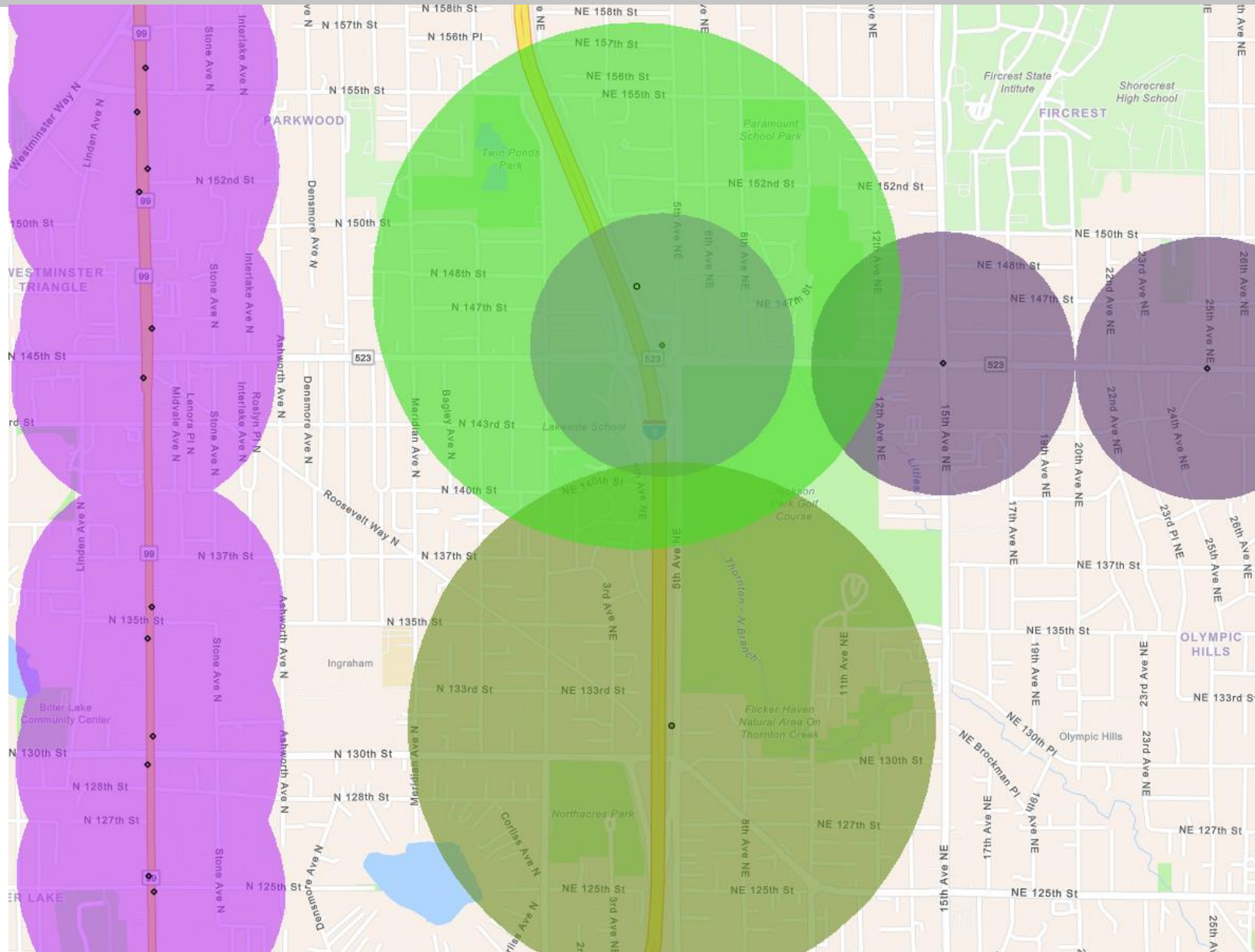
There are over 800 high-capacity stations (Using Commerce's Map) in the central Puget Sound

- Light rail: 50+ current, 40+ future
- BRT: 660+ current, 100+ future



Station Area Planning Challenges We've Heard

- Identifying Station Study Areas
- Overlapping/Bunching Station Areas
- BRT Station Area Planning
- Catalyzing TOD in New or Emerging Station Areas
- Multi-Jurisdiction Station Areas



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



PSRC Station Area Planning Checklist Candidate Items

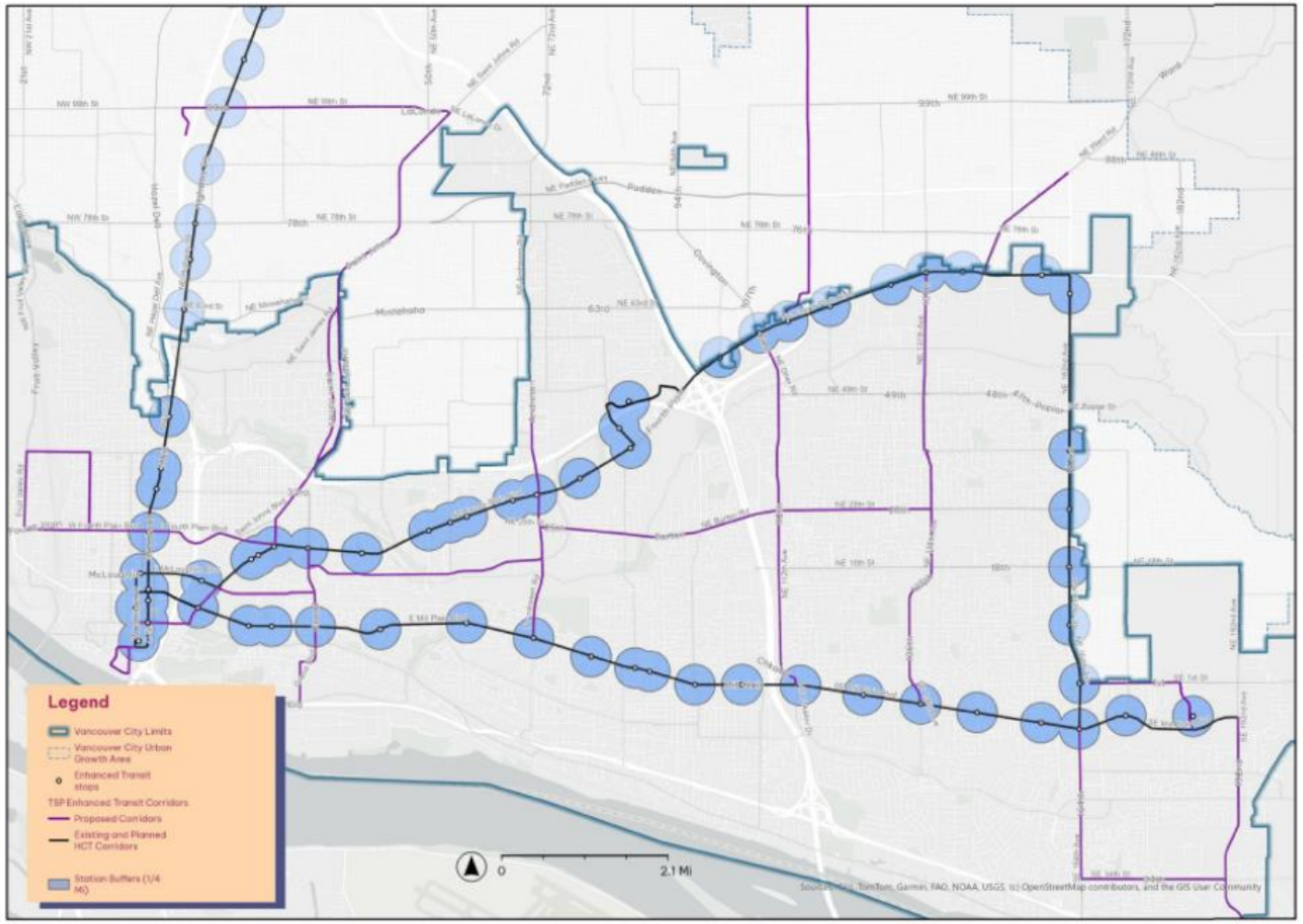
- Defining Station Study Areas
  - Corridor Planning
- Equitable TOD
- Growth Targets
- Regional Center Goals
- Open Space and Parks
- Affordable Housing Strategies
- Civic Improvements
- Utilities and Infrastructure
- Transit Access
- Implementation Tools
  - Development Agreements
  - Community Benefit Agreements



Resources planned for the Checklist

- Case Studies
- Issue Specific Resources
- Other Station Area Planning Resource and Guides

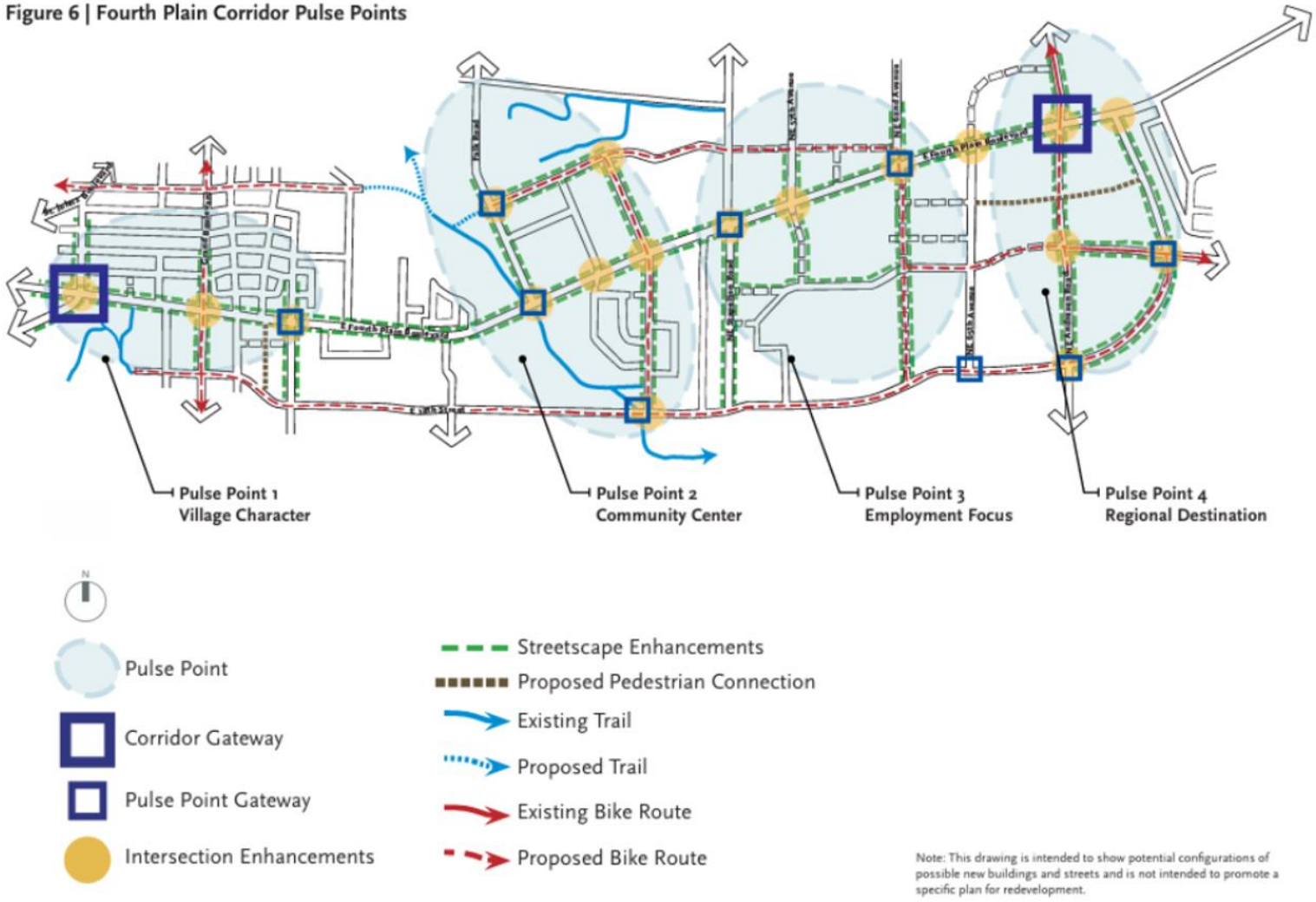
FIGURE 20.530.020-1: STATION AREAS OVERLAY



Planning for BRT station areas – Corridor Planning

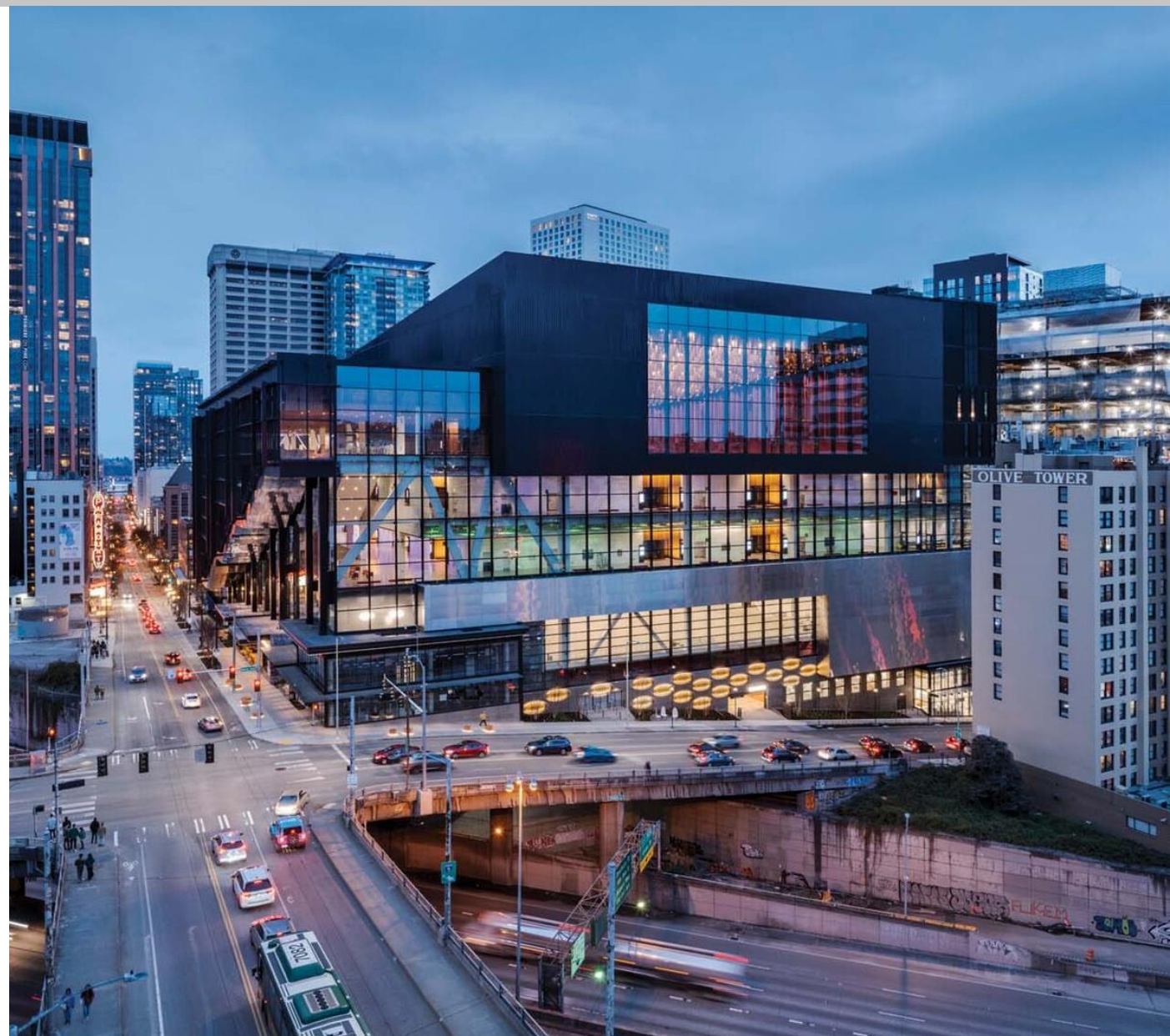
- We've heard interest in BRT station area guidance
- Vancouver, WA, and Spokane examples of BRT corridor planning
- Vancouver divides in their corridor into "Pulse Point" subareas with different land use mixes

Figure 6 | Fourth Plain Corridor Pulse Points



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
- Maybe most useful for station areas with large parcels
- MSRC's guidance provides more on the tool's background and other examples.



Checklist Feedback



- Are some topics from the topic list more relevant than others?
- Are there topic areas missing from the topic list?
- What station area planning issues should we be prioritizing?

PSRC Station Area Planning Checklist Candidate Items

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  - Corridor Planning
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Thank you!



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