



# Puget Sound Regional Council

## Regional Transit-Oriented Development Committee

Friday, March 18, 2022 | 10:00 a.m. – 12:00 p.m. | Remote Attendance Only

- 10:00 1. **Call to Order** – *Committee Co-Chair*
2. **Report of the Co-Chair**
3. **Communications**
- 10:15 4. **Discussion Item: Displacement Risk Mapping** – *Brian Lee, PSRC and Eva Tourangeau, PSRC*
- The committee will be briefed PSRC's work to better identify displacement risk through an update to the Displacement Risk Mapping.
- 11:00 5. **Discussion Item: Equitable TOD Through Strategic Site Acquisition** – *Rick Mohler, Sound Communities*
- The committee will be briefed on the status of [HB 1880](#) (Housing Benefit Districts) and other resources and guidance to support strategic site acquisition for equitable TOD.
- 11:20 6. **Discussion Item: Lessons Learned when Planning for TOD for All**
- The committee will hear from individuals involved in planning efforts with the City of Tacoma and City of Lynnwood.
    - City of Tacoma – Steven Sawada, Senior Continuous Improvement Analyst
    - City of Lynnwood – Karl Almgren, City Center Program Manager
7. **Information Item: PSRC TOD Guidance External Review Panel**
8. **Information Item: VISON 2050 Awards**
- Next meeting: June 22, 2022**
- Resources to support equitable TOD in comprehensive plans
- 12:00 9. **Adjourn Meeting**

**Preferred method, join online:**

- Go to: <https://psrc-org.zoom.us/j/83425305729?pwd=VnhVeFA5WWUzSWZwVS9qdU9acENtUT09>

**Or to join by phone:**

- Call 877-853-5257 or 888-475-4499
- Meeting ID: 834 2530 5729, Passcode: 975613

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-center/language-assistance>.



# Puget Sound Regional Council

## DISCUSSION ITEM

March 11, 2022

**TO:** Regional TOD Committee

**FROM:** Brian H. Y. Lee, Ph.D., Program Manager – Data Solutions & Research

**SUBJECT:** Update of Displacement Risk Mapping

### IN BRIEF

Staff will provide an overview to their work on updating the [Displacement Risk Mapping](#) tool.

### DISCUSSION

PSRC developed the first [Displacement Risk Mapping](#) tool for the four-county region in 2018 as part of a collection of data analysis and modeling work in support of the planning process for [VISION 2050](#). This resource was published in 2019 and used the latest data available at that time.

Recognizing the fast pace of change in the region and the value of this resource for supporting the upcoming comprehensive planning process, PSRC initiated an update of the Displacement Risk Mapping tool in the fall of 2021. The focus of the update is on refreshing the data elements used in creating the overall displacement risk index.

Staff will provide an overview of the tool, key highlights concerning the data update, and a timeline for the update's publication.

### NEXT STEPS

For more information, contact Brian Lee at [blee@psrc.org](mailto:blee@psrc.org).



# Puget Sound Regional Council

## DISCUSSION ITEM

March 11, 2002

**TO:** Regional TOD Committee

**FROM:** Robert Feldstein, Sound Communities (*Cedar River Group*)

**SUBJECT:** Equitable TOD Through Strategic Site Acquisition

## IN BRIEF

Sound Communities will provide an update on their work on Equitable TOD through strategic site acquisition, including previewing a number of tools for practitioners that are in development.

## DISCUSSION

Sound Communities is committed to promoting the development of complete, walkable, equitable, and inclusive neighborhoods at scale across the Puget Sound region to match the region's historic investment in transit – specifically through funding and policy that will facilitate strategic land acquisition and assembly for scaled affordable housing development. Through Washington State Department of Commerce, Sound Communities, in partnership with Maul Foster & Alongi (MFA) and EcoNW has funds to develop technical assistance tools for ETOD through strategic site acquisition.

Sound Communities and partner consultants will preview tools under development, including:

- A Station Area Knowledge Base tool, including 119 station area profiles with access to data on demographics, displacement and opportunity indices, and housing capacity and characteristics. (*MFA*)
- Financial Analysis that provides a summary of the tax tools analyzed and how funding generated from them can be evaluated for local use. (*EcoNW*)
- Technical assistance handbook - that provides an accessible step-by-step guide to station area planning and strategic site acquisition (*Sound Communities*)

Sound Communities will also provide an update on the 2022 legislation to enable Housing Benefit Districts and discuss the coming year's work plan.

## NEXT STEPS

For more information, contact Robert Feldstein at [robert@cedarrivergroup.com](mailto:robert@cedarrivergroup.com)



# Puget Sound Regional Council

## DISCUSSION ITEM

March 11, 2022

**TO:** Regional TOD Committee  
**FROM:** Laura Benjamin, Senior Planner  
**SUBJECT:** Lessons Learned When Planning for TOD for All

### IN BRIEF

The committee will hear from City of Lynnwood and City of Tacoma staff about their respective work to mitigate displacement.

### DISCUSSION

This is the first standing “Lessons Learned” agenda item to hear from people working to create and sustain equitable transit communities. Committee members will learn about the work that others are doing, including what is going well and considered a best practice as well as what has not gone according to plan and areas for improvement.

At the March meeting, the committee will hear from staff from the City of Lynnwood and City of Tacoma on their respective work to mitigate displacement.

For more information, contact Laura Benjamin at [LBenjamin@psrc.org](mailto:LBenjamin@psrc.org).



# Puget Sound Regional Council

## INFORMATION ITEM

March 11, 2022

**TO:** Regional TOD Committee  
**FROM:** Maggie Moore, Senior Planner  
**SUBJECT:** PSRC TOD Guidance External Review Panel

### IN BRIEF

Staff are developing guidance for incorporating TOD into the periodic update to local comprehensive plans. PSRC will reach out to Committee members to review the guidance document this spring.

### DISCUSSION

VISION 2050 encourages future growth that provides compact, walkable, and transit-served neighborhoods by leveraging the unprecedented transit investments being made throughout the region. The Regional Growth Strategy sets an ambitious goal of attracting 65% of population growth and 75% of employment growth to the region's high-capacity transit station areas and the region's growth centers. Rail, ferry, and bus rapid transit station areas are ideal for increased density, new residences, and businesses—referred to as transit-oriented development.

To help best develop these station areas, VISION 2050 includes new policies and actions on displacement risk, opportunity mapping and transit-oriented development to address equitable development. As jurisdictions are updating their comprehensive plan, PSRC is developing a guidance document that will summarize key TOD elements for consideration in local planning for transit station areas.

For more information, contact Maggie Moore at [mmoore@psrc.org](mailto:mmoore@psrc.org).

# VISION 2050 AWARDS

## Call for Nominations 2022

The Puget Sound Regional Council is seeking nominations for the VISION 2050 Awards Program through April 1, 2022.

The VISION 2050 Awards celebrate progress to enhance the region's communities and natural environment while advancing equity and opportunity for all. The awards recognize innovative work by jurisdictions, Tribes, nonprofit organizations, businesses, and other groups in the region to create a better future for central Puget Sound.

We welcome nominations in the following categories:

### On the Ground

Projects that show VISION 2050 in action today, including housing, mixed-use development or redevelopment, expanding access to opportunity, open space preservation, and transportation investments.

### Planning Ahead

Comprehensive or subarea plans, economic development plans, climate action plans, equity initiatives, design guidelines, outreach programs, and other similar efforts that are shaping a positive future for the region.

### Working Together

Cross-jurisdictional or public/private partnerships focused on solutions or working together to tackle tough problems and advance VISION 2050. Examples include multijurisdictional work on housing affordability, environmental and climate initiatives, corridor transportation planning, or other similar efforts to face long-term regional challenges.

### The region's vision for 2050

is to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy. More information about the goals and themes of VISION 2050 can be found at <https://www.psrc.org/vision>

## Eligibility

Nominations must be for projects, programs, plans and partnerships in the four-county region (King, Kitsap, Pierce and Snohomish counties) that are developed in the public or private sectors, or through public/private partnerships. Any individual, business, agency, Tribe, organization or jurisdiction may submit a nomination.

## Submit a Nomination!

Nominations must be submitted online through the [VISION 2050 Awards Nomination Form](#)

Learn more at: [psrc.org/vision-2050-awards](https://psrc.org/vision-2050-awards)

Scan the code for  
the nomination form



## Schedule

- **Feb 16, 2022** – Call for Nominations announced
- **April 1, 2022** – Nominations due
- **April-May 2022** – Awards Selection Committee composed of PSRC board members will select the award winners
- **June-August 2022** – Awards presented on location around the region





# 2022

## Regional TOD Committee Meetings

(published November 2021)

JANUARY						
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**Meetings held at regular time from 10:00 a.m.-12:00 p.m.**

Meeting dates & times are subject to change. If a meeting is changed or cancelled, members & alternates will be notified.

More information on the committee is available on PSRC's website at [www.psrc.org](http://www.psrc.org).