



Puget Sound Regional Council

Regional Transit-Oriented Development Committee Agenda

Date: Friday, December 20, 2024 | 10:00 a.m. – 12:00 p.m.

Location: Remote Attendance Only

10:00 1. Call to Order – *Committee Co-Chair*

2. Report of the Co-Chair

3. Communications

10:10 4. Discussion Item: Regional TOD Committee Membership Update – *Liz Underwood-Bultmann, PSRC*

The committee will discuss recruitment of new members for the 2025-28 committee roster.

10:20 5. Discussion Item: Statewide TOD Study – *Yonah Freemark, Urban Institute & Dave Catterson, Joint Transportation Committee*

The committee will hear about work to develop a statewide TOD study under the direction of the Washington State Legislature’s Joint Transportation Committee.

10:50 6. Discussion Item: Model Code Partnership – *Miranda Redinger, Sound Transit*

The committee will hear about work from Sound Transit and partner jurisdictions to coordinate on policies, regulations, and permitting processes along the Everett Link Extension.

11:20 7. Discussion Item: 2025 Committee Work Planning – *Liz Underwood-Bultmann, PSRC*

The committee will reflect on the work completed in 2024 and discuss topics and tasks for its 2025 work plan.

8. Information Item

- 2025 RTODC Meeting Calendar

Next meeting: March 21, 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: Click [here](#) for Zoom link

Or to join by phone:

- Call 877-853-5257 or 888-475-4499
- Meeting ID: 842 9549 9161, Passcode: 238746

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

December 13, 2024

TO: Regional TOD Committee
FROM: Liz Underwood-Bultmann, Principal Planner
SUBJECT: Regional TOD Committee Membership Update

IN BRIEF

PSRC is seeking members for the Regional Transit-Oriented Development Committee (RTODC). The committee will hear an update on the membership process and will have an opportunity to share ideas on ways to reach prospective members. All current members are welcome to reapply for a committee seat.

DISCUSSION

Per the [2021 committee charter](#), all application-based seats on the committee are set as three-year terms to maintain a healthy balance of experience and provide an opportunity for new members. Current membership terms began in 2021, and PSRC has launched the process to update committee membership.

All current members are welcome to reapply for a committee seat. [Applications](#) should be submitted by January 8, 2025.

The 21-person committee includes representatives from government, business, and nonprofit organizations from across the four-county region. The following seats are open:

- Staff from PSRC Member Cities and Counties. The committee includes jurisdictions of all sizes and modes of high-capacity transit and at least one member from a jurisdiction in each of the four counties. (7 seats)
- Developers and Real Estate Professionals, which includes non- and for-profit developers, real estate professionals, and housing trade organizations. (3 seats)
- Housing Organizations, which includes organizations like county housing consortia and subregional housing groups. (3 seats)
- Community, Equity, or Environment Organizations. (2 seats)

The committee also includes several appointed seats, including Sound Transit and the Washington State Department of Transportation. The Transportation Operators Committee and Growth Management Policy Board also appoint two seats to the committee each.

The committee will continue to serve as a technical working group focused on equitable transit-oriented development, tracking progress in the region, and supporting local efforts to develop equitable communities around major transit investments. The committee is an advisory committee to the Puget Sound Regional Council's Growth Management Policy Board.

Committee members will be selected in February for three-year terms, and the Regional TOD Committee will hold its first meeting with new members in March. The committee will continue to meet quarterly in 2025.

NEXT STEPS

For more information, contact Liz Underwood-Bultmann at LUnderwood-Bultmann@psrc.org.



Puget Sound Regional Council

DISCUSSION ITEM

December 13, 2024

TO: Regional TOD Committee
FROM: Liz Underwood-Bultmann, Principal Planner
SUBJECT: **Statewide TOD Study**

IN BRIEF

The committee will hear about work to develop a statewide study of transit-oriented development and recommendations for transit-oriented development policies in Washington state.

DISCUSSION

Following consideration of bills focused on transit-oriented development in the 2023 and 2024 sessions, the Washington State Legislature funded a study to review transit-oriented development conditions in 33 specified cities in Washington. The study will also include recommendations for state-level policy to expand housing and mixed-use transit-oriented development that minimizes displacement of existing communities and ensures housing near transit remains affordable to low-income residents.

Urban Institute, working with Perkins Eastman, was selected to lead the study. Yonah Freemark with Urban Institute and Dave Catterson with the Joint Transportation Commission will provide an overview of the study scope and research to date.

For more information, contact Yonah Freemark (yfreemark@urban.org) with Urban Institute or Dave Catterson (Dave.Catterson@leg.wa.gov) with the WA State Legislature's Joint Transportation Committee.



Puget Sound Regional Council

December 13, 2024

DISCUSSION ITEM

To: Regional TOD Committee
From: Liz Underwood-Bultmann, Principal Planner
Subject: **Model Code Partnership**

IN BRIEF

At its December meeting, the Regional TOD Committee will hear a presentation from Sound Transit staff on the Model Code Partnership, which advances TOD by working to coordinate policies, regulations, and permitting processes among jurisdictions along the Everett Link Extension.

DISCUSSION

Sound Transit staff will provide the committee with an overview of work to coordinate code changes to support extension of Link service through multiple Snohomish County jurisdictions. The [Model Code Partnership](#) is funded primarily by a \$2M grant from the Federal Transit Administration Transit-Oriented Development (TOD) Pilot Program. Sound Transit is working with the three partner jurisdictions along the corridor and PSRC to analyze the existing regulatory environment and develop potential policy and regulatory language to be considered for local adoption.

The goals of this work are to encourage consistency and best practices across partners; align and improve design standards; advance common interest in TOD; streamline permitting and increase predictability; and update policies, regulations and permitting processes for both Sound Transit facilities and station area development.

The collaborative effort is evaluating how local policies and regulations may affect the design, permitting and construction of light rail facilities and also incorporates considerations for the broader station areas. This includes regulatory language and other tools to facilitate TOD, multimodal transportation, economic development, infrastructure improvements, public/private partnerships, green building, affordable housing and other topics supported by the jurisdictions and encouraged by the Federal Transit Administration.

NEXT STEPS

For additional information, please contact Miranda Redinger, High Capacity Transit Development Manager, at miranda.redinger@soundtransit.org.



Puget Sound Regional Council

DISCUSSION ITEM

December 13, 2024

TO: Regional TOD Committee
FROM: Liz Underwood-Bultmann, Principal Planner
SUBJECT: **2025 Committee Work Planning**

IN BRIEF

The committee will reflect on work completed in 2024 and discuss topics and task for its 2025 work plan.

DISCUSSION

The committee held four quarterly meetings and hosted a two-part TOD event in 2024. Key efforts are listed below.

Provide direction on regional planning work:

- TOD bill analysis
- Connecting People to Transit
- Regional Safety Action Plan
- Regional Transportation Plan update

Learn from others about promising practices:

- Presentations on economic opportunity and equitable development near transit, comprehensive plan updates, and statewide TOD policy
- Standing “Committee Round Robin” agenda item

Convene TOD stakeholders for information sharing and networking:

- Two-part equitable TOD webinar series focused on commercial displacement and building connected communities
- Quarterly [Talkin' TOD newsletter](#)

2025 Work Plan

At the December meeting, the committee will be asked about topics and focus areas in 2025. Staff anticipate committee work in 2025 will include supporting PSRC’s review of

regional centers, development of the next Regional Transportation Plan, PSRC's transit access work program, and tracking the legislative session.

In 2024, meetings were organized around themes:

- Connecting People to Transit
- Planning for Growth Near Transit
- Community Engagement and Scaling up Equitable TOD
- Mobility & Safety

Question for the committee:

- What topics or presentations did you find particularly engaging in 2024?
- What themes or topics should be highlighted in 2025?
- What potential work plan topics should be prioritized?

NEXT STEPS

The committee will begin implementation of the work plan at its next meeting on March 21, 2025.

For more information, contact Liz Underwood-Bultmann at LUnderwood-Bultmann@psrc.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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Key
 Meeting Date