## Unlocking Smart Growth: The Effects of Proposed Transit-Oriented Development Laws on the Puget Sound Region

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## Abstract

- $_{7}$  During the 2024 legislative session in Washington State, two bills were introduced
- in both the House and the Senate aimed at promoting community and transit-
- oriented housing development. These bills, HB 2160 and SB 6024, propose man-
- dating cities to permit developments of a specific scale within certain distances from
- high-capacity transit stops. This study evaluates the extent to which the proposed
- increases in development capacity under these bills exceed current allowances. The
- 13 findings indicate a substantial enhancement in development potential for the ma-
- jority of areas within walking distance of transit stops. Specifically, for land that is
- developable and presently zoned for lower development capacity than what the bills
- propose, the average increase in capacity is projected to be +1.35 in terms of floor
- area ratio (FAR).

## 18 Plain Language Summary

- In 2024, the Washington State Legislature considered two new laws aimed at mak-
- 20 ing it easier to build homes near public transit areas, like light rail stations and bus
- rapid transit stops. These laws would require cities to allow taller, denser buildings
- in these areas. Our study looked at how much more development could happen un-
- der these new laws compared to what's currently allowed. We found that, if these
- laws pass, there would be a lot more room for building new homes and apartments
- near transit stops.

- 26 Source: Article Notebook
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- sound Regional Council for sharing their agency's own analysis of HB 2160/SB 6024.
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## 0.1 Introduction

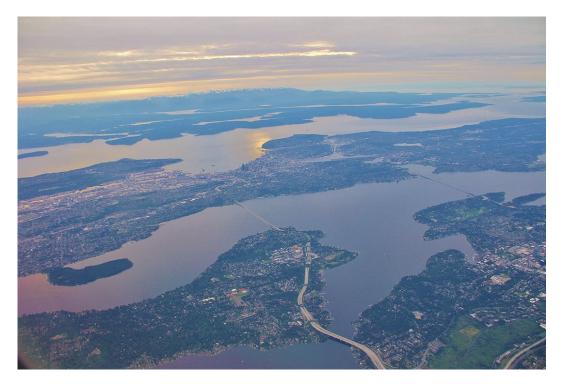


Figure 1: Central Puget Sound | Photo courtesy of Clemens Vasters from Viersen, Germany, CC BY 2.0, via Wikimedia Commons

- 36 Source: Article Notebook
- The Puget Sound metropolitan region attracts jobs and residents at some of the
- highest rates in North America. Between 2010 and 2022, the region's population
- grew by 620,979 people (17%).
- 0.2 Data & Methods
- 41 0.3 Results
- 0.4 Discussion
- 43 0.5 Conclusion
- Notes
- 45 References

 $<sup>^1</sup>$  Population statistic calculated by the author based on analysis of data from the US 2010 Decennial Census and the US 2022 American Community Survey.