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

Exploring the Impact of the Community and Transit-Oriented Housing Development Bills HB 2160 and SB 6024 Across Washington State’s Central Puget Sound Region

Tiernan Martin

2024-02-08

Abstract

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 mandating 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 findings indicate a substantial enhancement in development potential for the majority 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).

Source: [Article Notebook](https://tiernanmartin.github.io/2024-transit-oriented-development-bill/index.qmd.html)

## Acknowledgments

The authors received no financial support for the research, authorship, and/or publication of this article.

Thanks to Yonah Freemark from the Urban Institute for providing zoning district data. Thanks to Lauren Engel, Carol Naito, and Robin Koskey from the Puget Sound Regional Council for sharing their agency’s own [analysis](https://arcg.is/0SSvK10) of HB 2160/SB 6024. Thanks to Noha Mahgoub from the Office of Governor Jay Inslee for providing feedback and guidance.

## 1 Introduction



Central Puget Sound | Photo courtesy of [Clemens Vasters from Viersen, Germany](#X6589fc6ab0dc82cf12099d1c2d40ab994e8410c), [CC BY 2.0](#X6589fc6ab0dc82cf12099d1c2d40ab994e8410c), via Wikimedia Commons

Source: [Article Notebook](https://tiernanmartin.github.io/2024-transit-oriented-development-bill/index.qmd.html)

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%).[[1]](#footnote-26)

## 2 Data & Methods

## 3 Results

## 4 Discussion

## 5 Conclusion

## Notes

## References

1. Population statistic calculated by the author based on analysis of data from the US 2010 Decennial Census and the US 2022 American Community Survey. [↑](#footnote-ref-26)