

# HB 1491 TOD Bill Analysis

Regional TOD Committee | September 19, 2025



Puget Sound Regional Council



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[psrc.org/equity](https://psrc.org/equity)



# About House Bill 1491, aka “TOD Bill”

Passed into state law during **2025 legislative session**

Establishes **minimum zoned density requirements** around major transit stops and station areas

Promotes **vibrant and walkable transit-oriented development and communities** centered around major transit facilities and investments

Supports **transit, non-motorized travel and reduction of greenhouse gas emissions**

Includes **affordable housing requirements and incentives**



# Zoned Density Requirements

Minimum required average floor area ratio (FAR):

## Rail Station Areas



**3.5 FAR**

## Bus Station Areas



**2.5 FAR**

**Floor area ratio:** Measure of development intensity defined as building sq footage divided by developable lot sq footage

Applies to **cities and towns only**, not unincorporated communities

**December 2029 implementation deadline** for municipalities in central Puget Sound

Allowances to extend deadline for **areas with high displacement risk**

# Definitions



## **Rail Station Area**

1/2 mile walk distance of:

- Light rail stations
- Commuter rail stops in cities with more than 15,000 population
- Rail trolley stops operated west of Cascade mountains

1/4 mile walk distance of commuter rail stops in cities with less than 15,000 population



## **Bus Station Area**

1/4 mile walk distance of bus rapid transit stops for which environmental determination has been issued and feature “fixed transit assets”

Station area parcels must be located within urban growth areas

# PSRC HB 1491 Analysis



**Preliminary sketch assessment** of station areas relative to required average FAR (3.5 or 2.5)

## **Key caveats:**

- Recent **comprehensive plan updates** not yet reflected in available zoning data
- Various **incentives and exclusions** not yet accounted for other than ind/manuf/agr exclusion

**Intent to refine analysis** once updated zoning data becomes available in **spring/summer 2026**



# Methodology

## Two-Part Approach

## Part 1: Richards Road planned Sound Transit light rail station as proof-of-concept case study

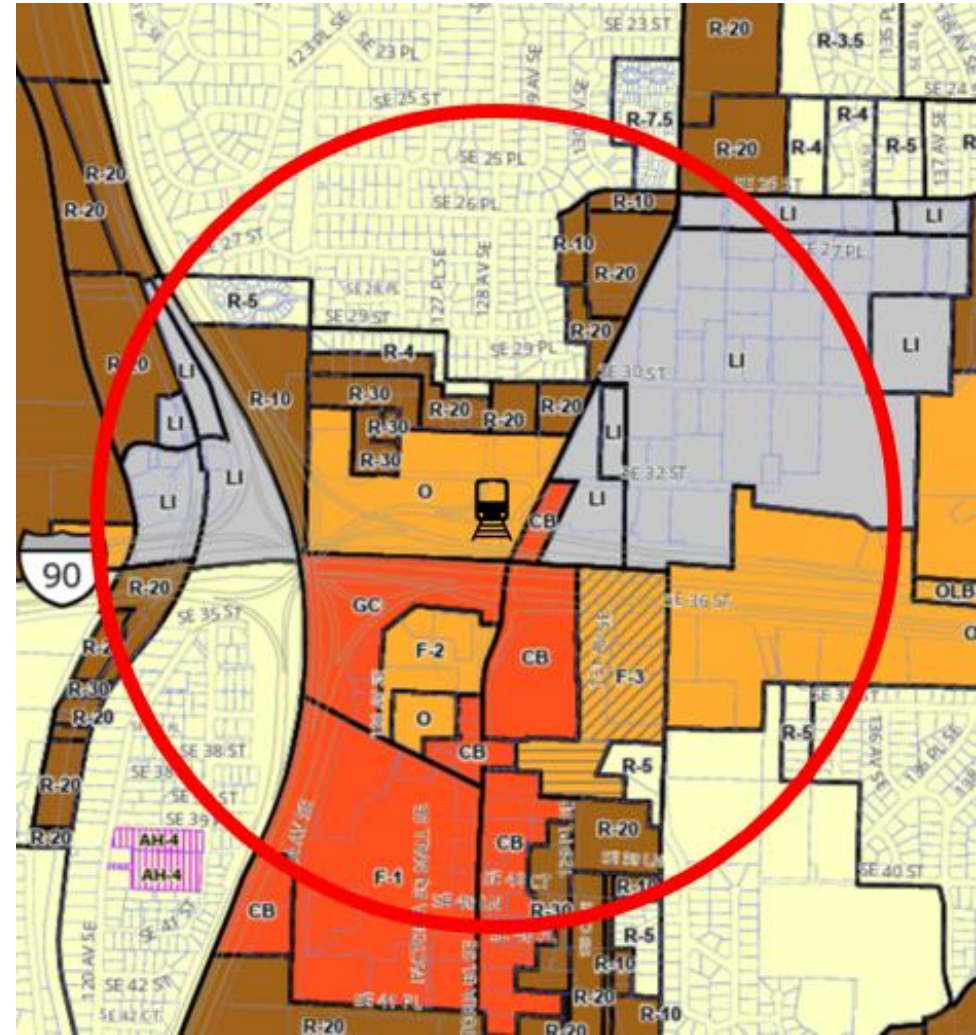
Tested a variety of approaches to:

- Adjust single family zones to reflect HB 1110
- Convert dwelling units per acre to FAR

## Determined preferred approaches

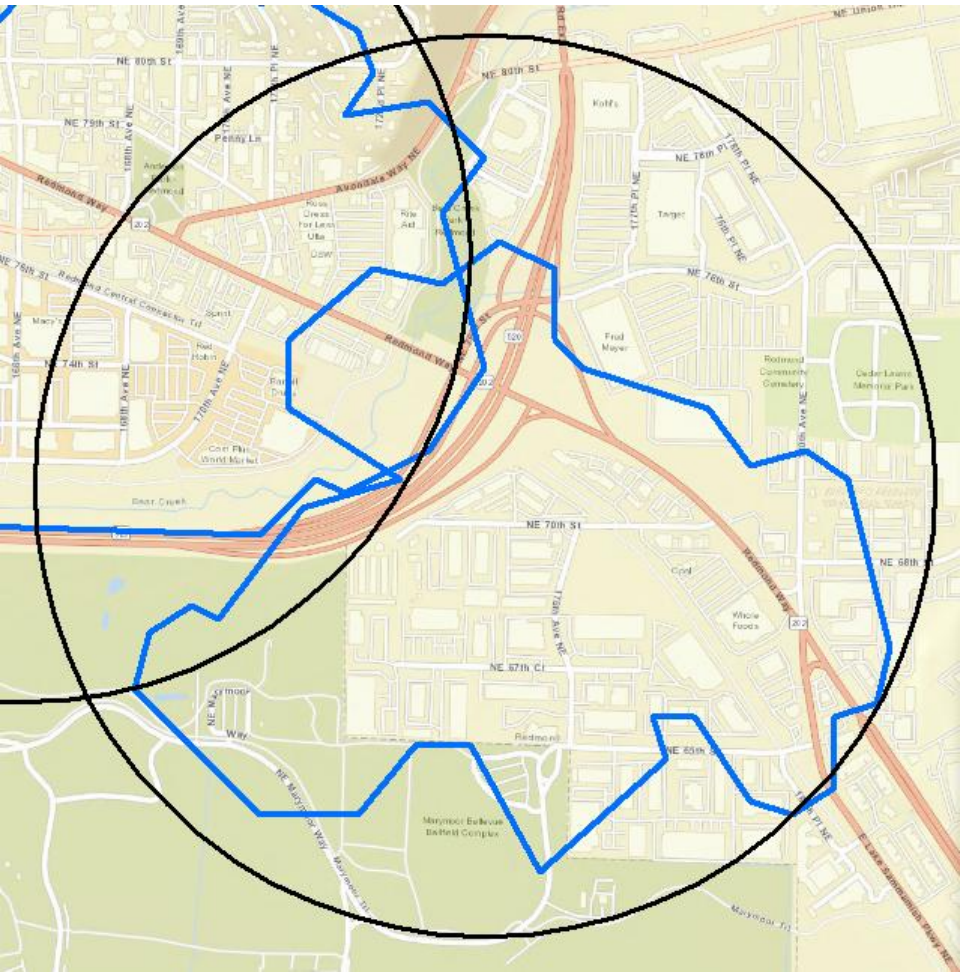
## Part 2: Apply preferred method to all station areas

*Richards Road planned light rail station (Bellevue)*



# Key Technical Considerations

## Marymoor Village Light Rail station (Redmond)



- Buffer type: Walk distance (blue) vs. radial distance (black)
- Overlapping station areas (blue)

## Measuring residential FAR

- Current work does not capture updated comprehensive plans
- Account for HB 1110 aka “Middle Housing Bill”
- Convert from dwelling units per acre

## Station locations

- Uncertainty of future station locations
- Walk distance- vs. radial distance-based buffers
- Overlapping station areas

## Additional bill provisions

- Density bonuses
- Exemptions

# HB 1491 Analysis: Key Takeaways

## Preliminary results:

**60,000  
parcels**

Number of parcels  
subject to bill (residential  
or mixed use)

**15,000  
acres**

Total acreage of  
impacted parcels



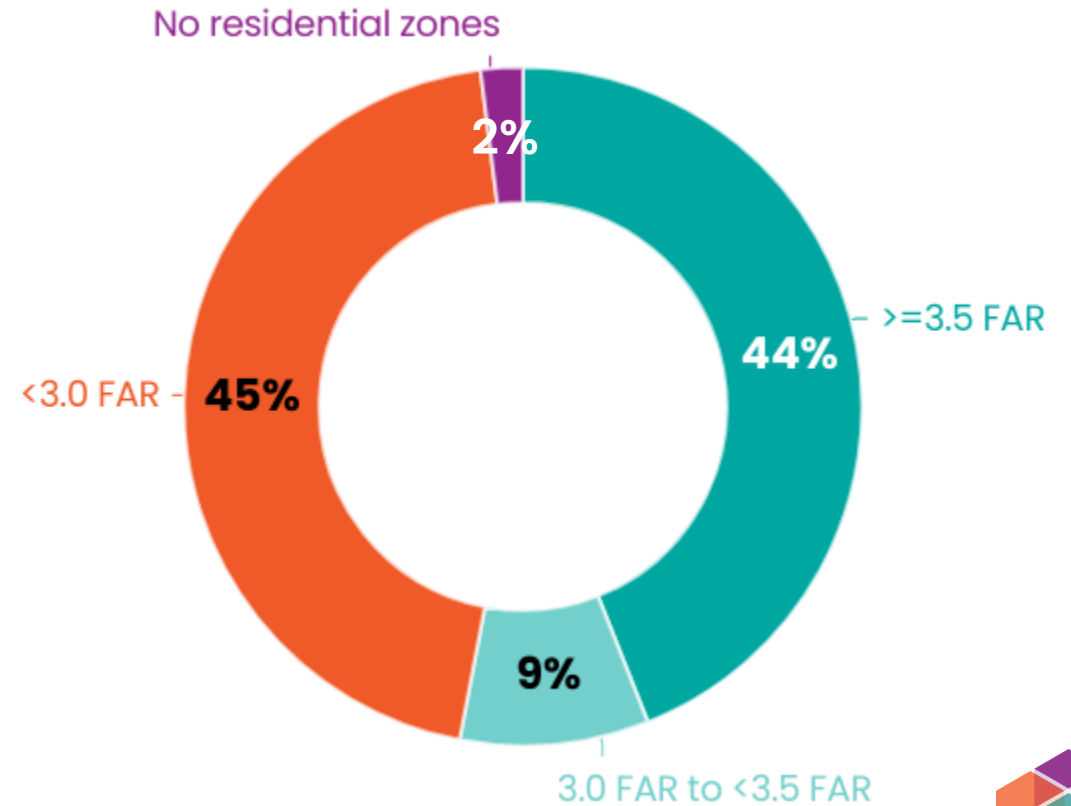
# HB 1491 Analysis: Key Takeaways

## Preliminary results:

Of **117** rail station areas:

- 44%** Meet or exceed required threshold of 3.5 FAR
- 9%** Are within 0.5 FAR of threshold
- 45%** Are more than 0.5 FAR short of threshold
- 2%** Do not include any residential zones

Rail Station Areas by Average FAR



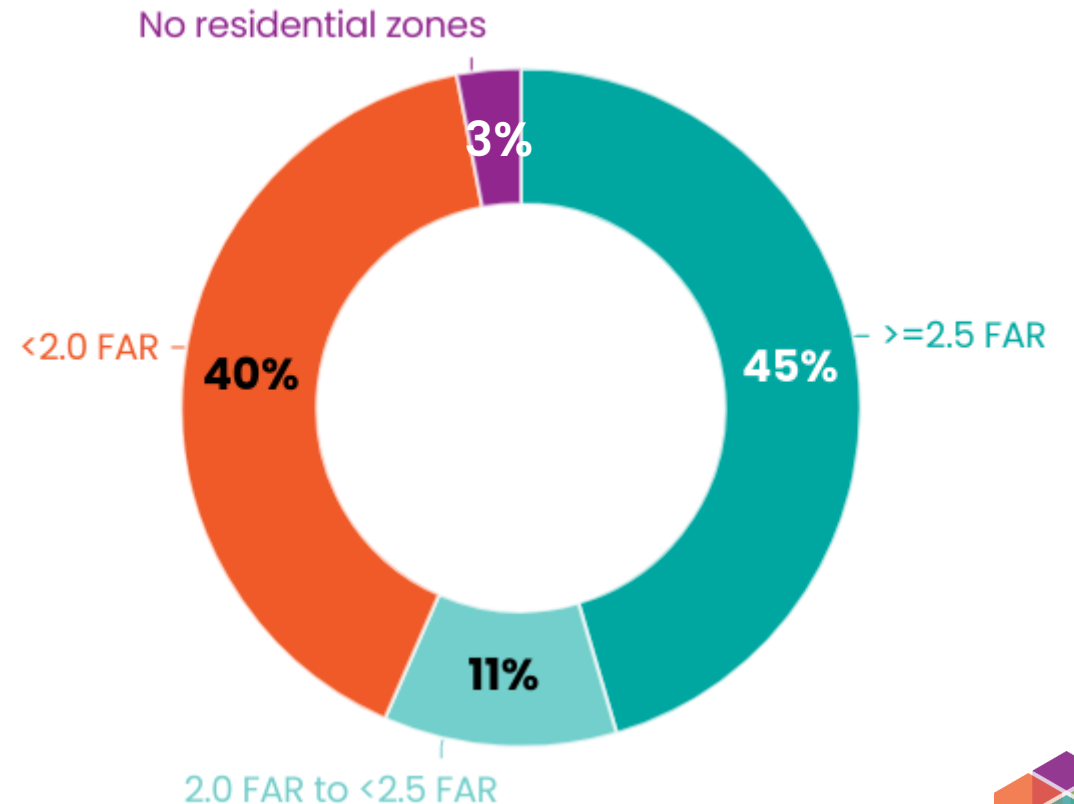
# HB 1491 Analysis: Key Takeaways

## Preliminary results:

Of **503** bus station areas (each direction):

- 45%** Meet or exceed required threshold of 2.5 FAR
- 11%** Are within 0.5 FAR of threshold
- 40%** Are more than 0.5 FAR short of threshold
- 3%** Do not include any residential zones

## Bus Station Areas by Average FAR





# Next Steps

**Update zoning layer** to reflect comprehensive plan updates

**Refine methodology** including other data inputs

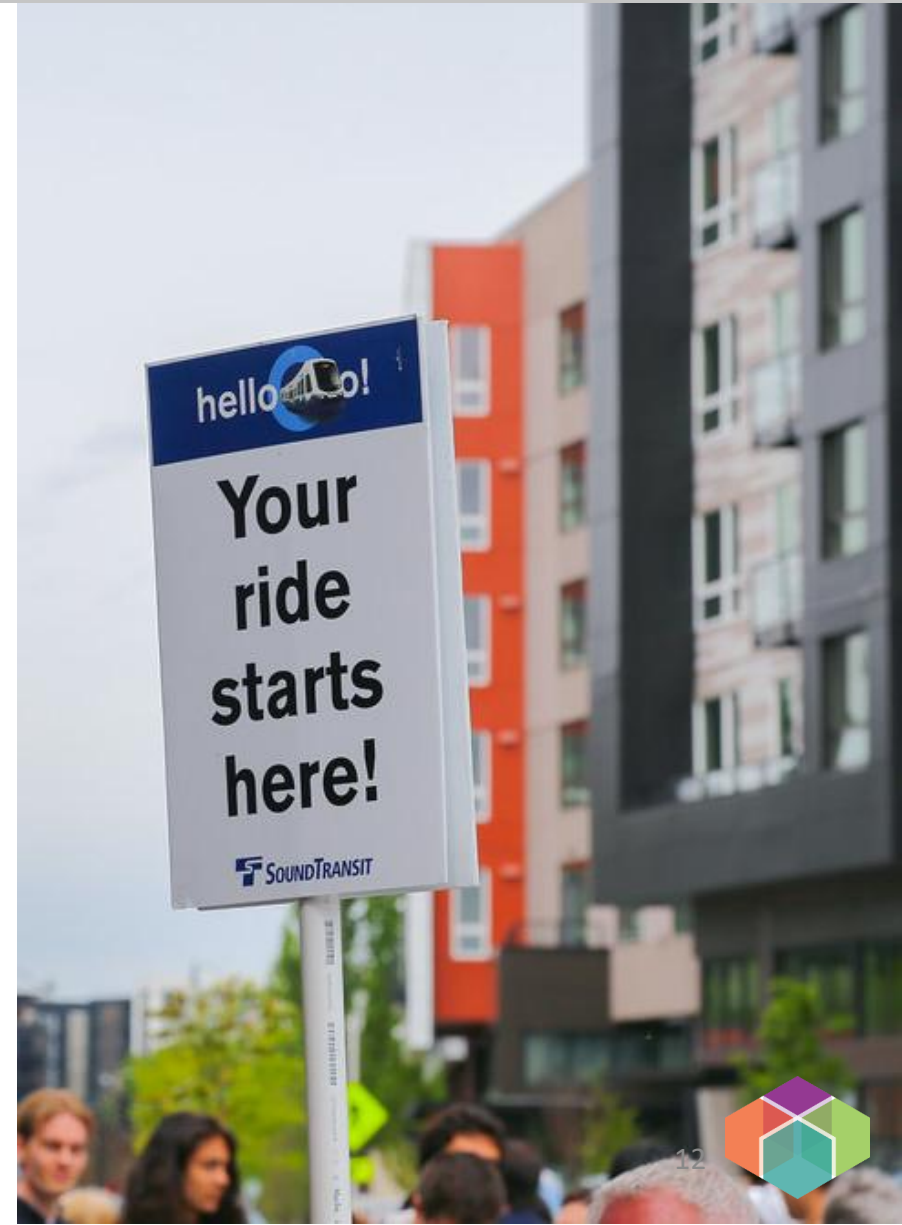
**Rerun analysis** in spring/summer 2026



# Bill Implementation

**WA Department of Commerce:** Released RFP in August to develop guidance and model ordinance

**WA Legislative Joint Transportation Committee:** Continued work with Urban Institute on recommendations for effective implementation of HB 1491, with report due December 2025



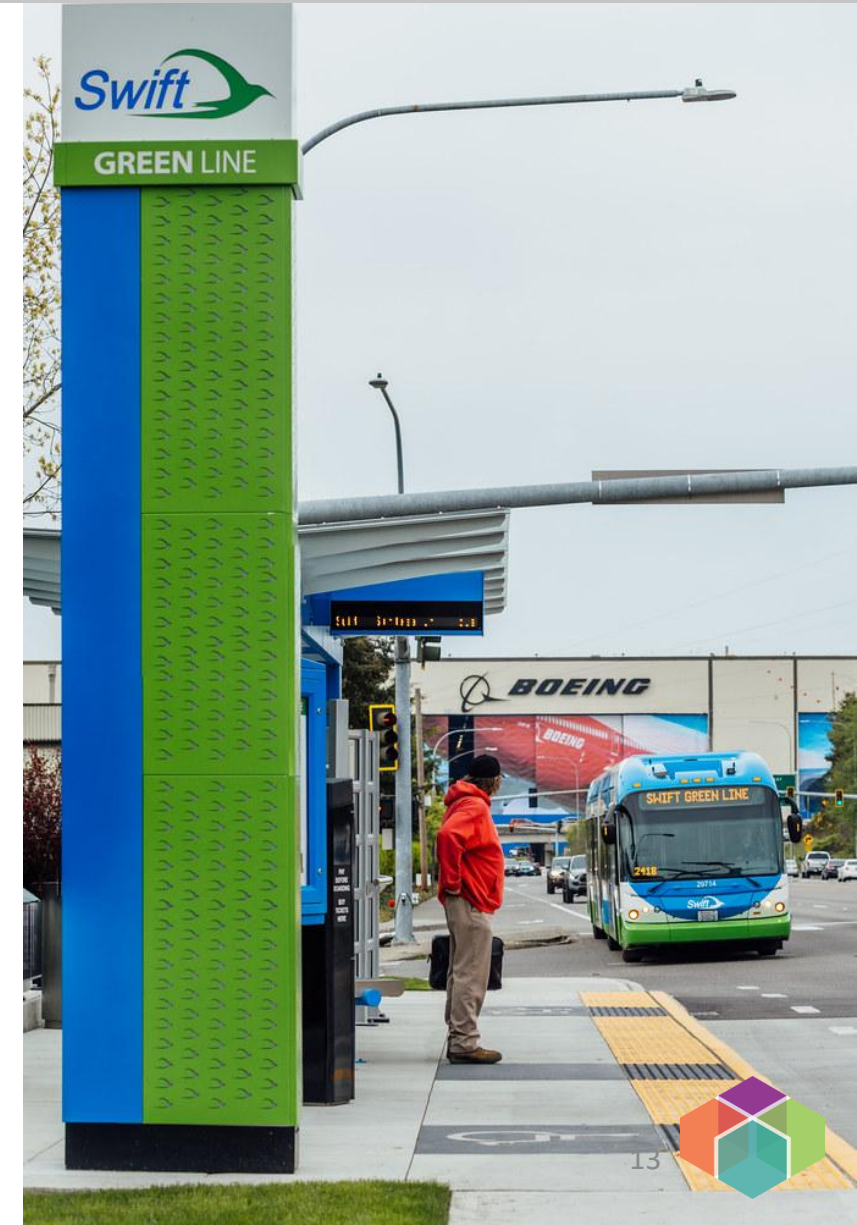


# Discussion

For jurisdictions: have you analyzed the impacts of the TOD bill in your communities?

- What were your findings?
- What do you think will be challenges to implementing this bill?

What other type of regional research or analysis would be useful for the TOD bill?





The background image shows a train station platform. On the left, a white and blue train is stopped, with the number '2968' visible on its side. The platform has a glass and metal structure with a roof. Several people, including children and adults, are standing on the platform. A green balloon is attached to a railing on the right. The scene is brightly lit, suggesting daytime.

# Thank You!

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