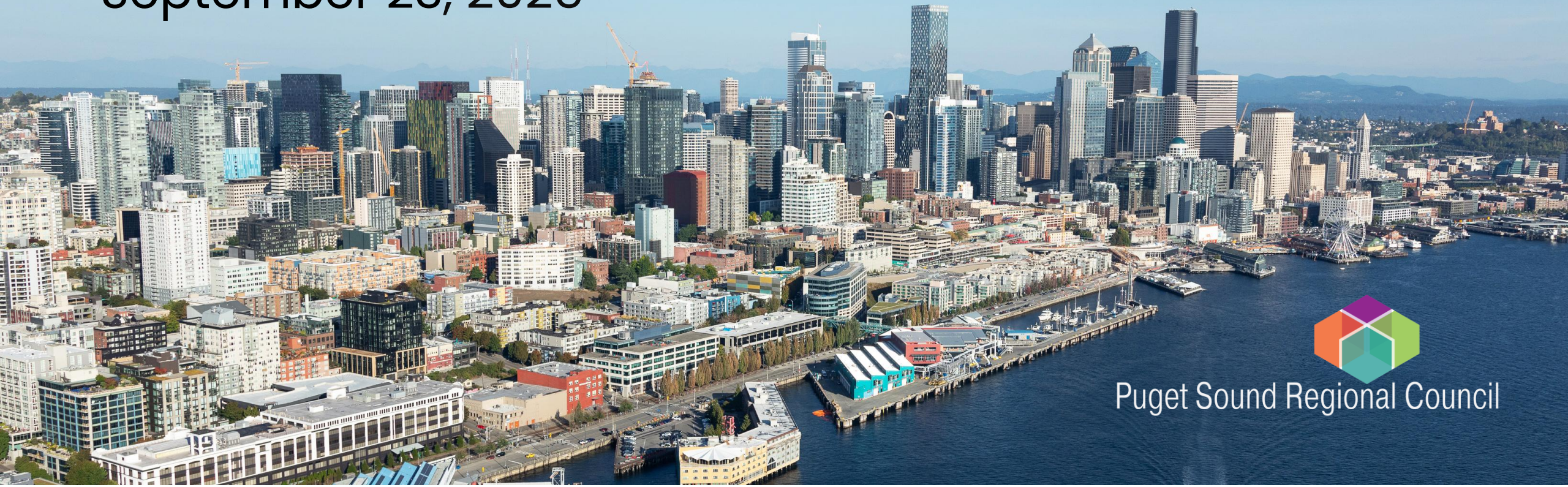
HB 1491 "TOD Bill" Analysis

September 23, 2025



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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 >15,000 population
- Rail trolley stops operated west of Cascade mountains

1/4 mile walk distance of commuter rail stops in cities <=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 ST-4 light rail station as proof-of-concept case study

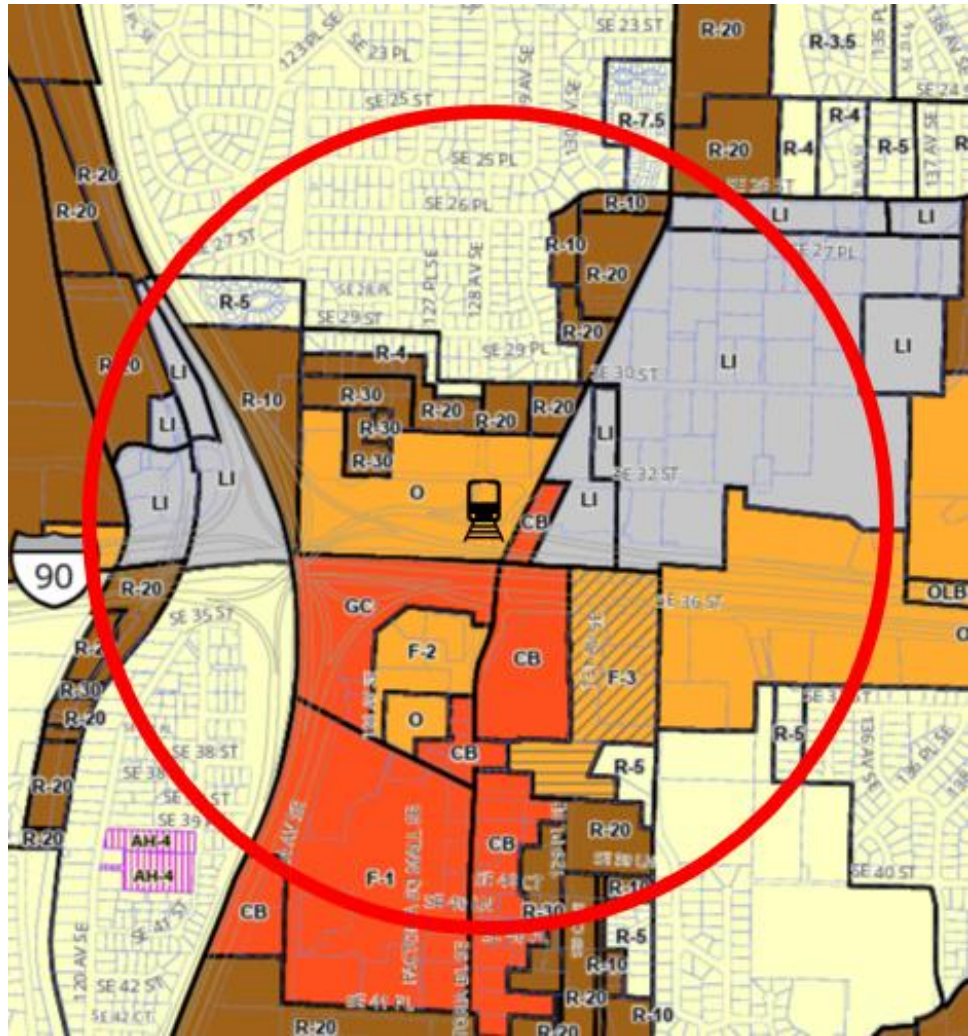
Tested a variety of approaches to:

- Adjust SF zones to reflect HB 1110
- Convert DU per acre to FAR

Determined preferred approaches

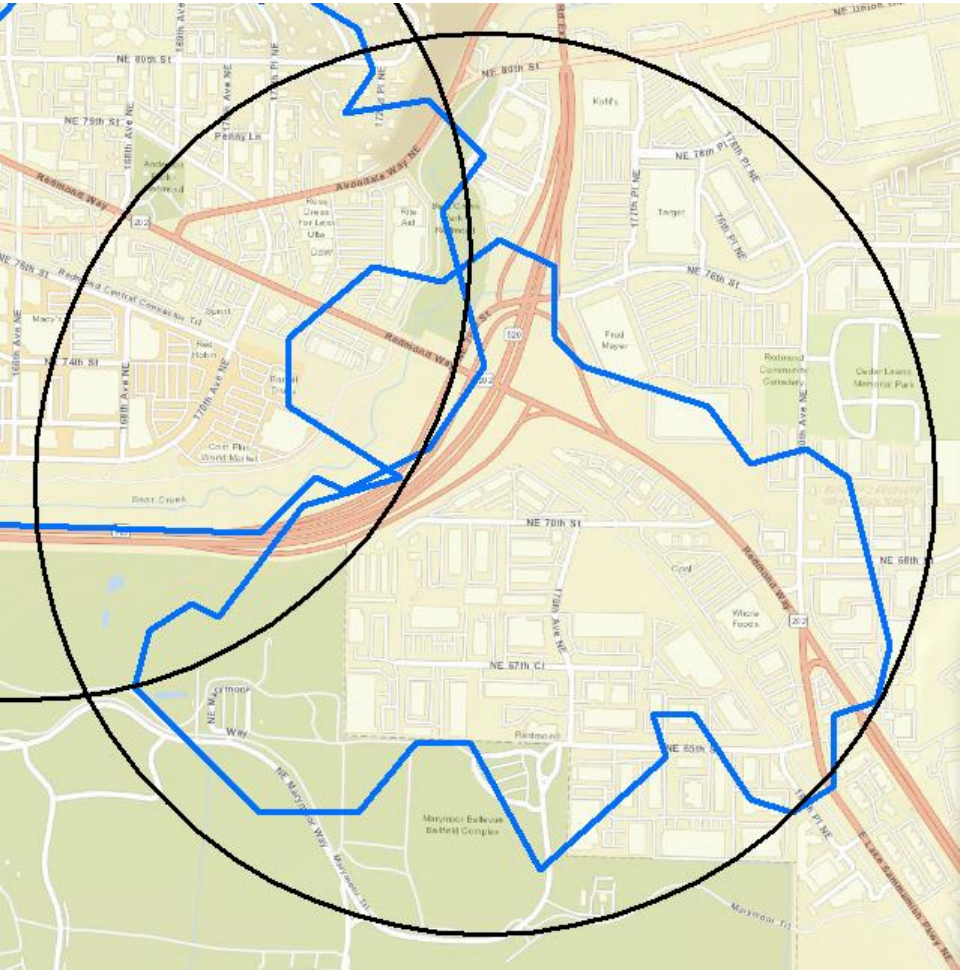
Part 2: Apply preferred method to all station areas

***Richards Road** planned light rail station (Bellevue)*



Key Technical Considerations

***Marymoor Village** LR 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

Methodology Overview

Generate Station Area Walksheds

- Extract stations from GTFS that meet criteria
- Build Walksheds for each station

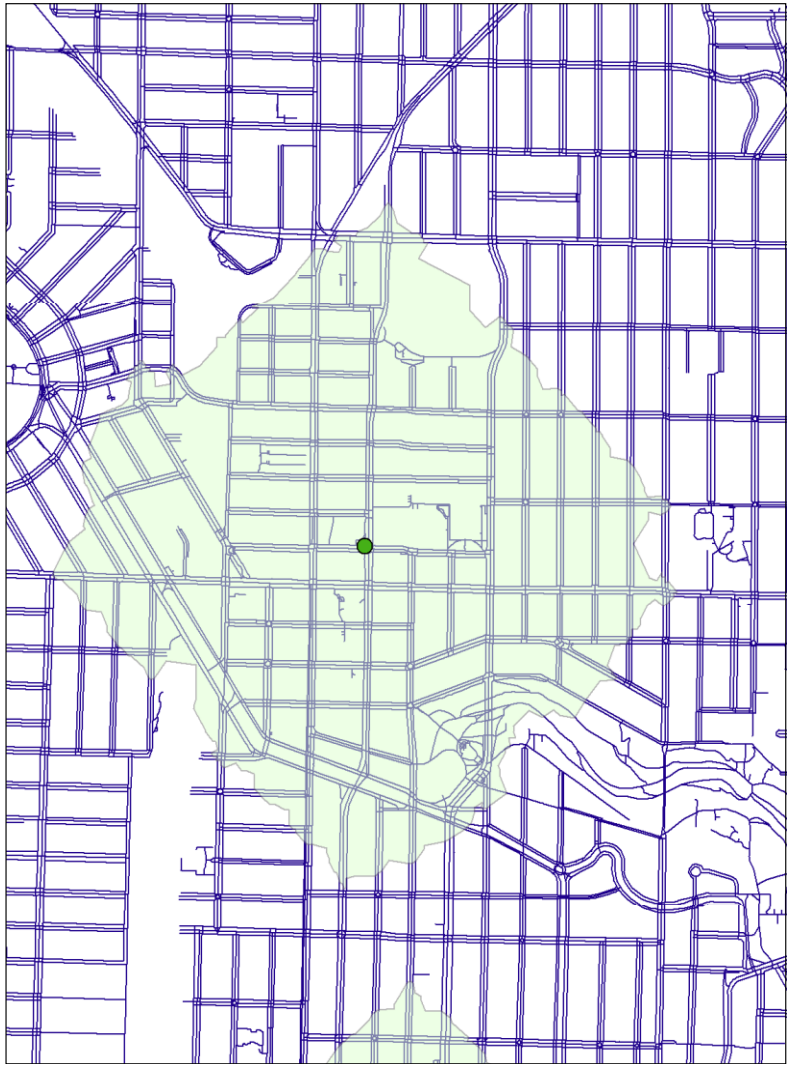
Calculate Weighted Average FAR for each Station Area

- Select Parcels that have Residential zoning
    - Single Family, Multi Family, Mixed Use
- Determine Max FAR for each Parcel
- Determine weighted average FAR

Implemented in a Python Script

- Automated, Repeatable, Reproducible

Station Areas



Extracting Stations/Stops from GTFS

- Used a current combined regional GTFS to get all unique Streetcar, Light Rail, Commuter Rail & BRT stops
- Used our 2050 RTP GTFS for ST Stride BRT stop locations

Generating Walksheds

- Use ArcGIS Network Analyst & detailed OSM all street network (highways removed) to generate Service Areas for each individual station using correct distance for stop type
- Script checks to see if any part of station area intersects with a city boundary; walkshed is removed from analysis if it does not.
- Parcels not in UGA are removed.

Calculating Average FAR

PSRC zoning data for UrbanSim is a parcel-based table called Future Land Use (FLU).

Mixed Use:

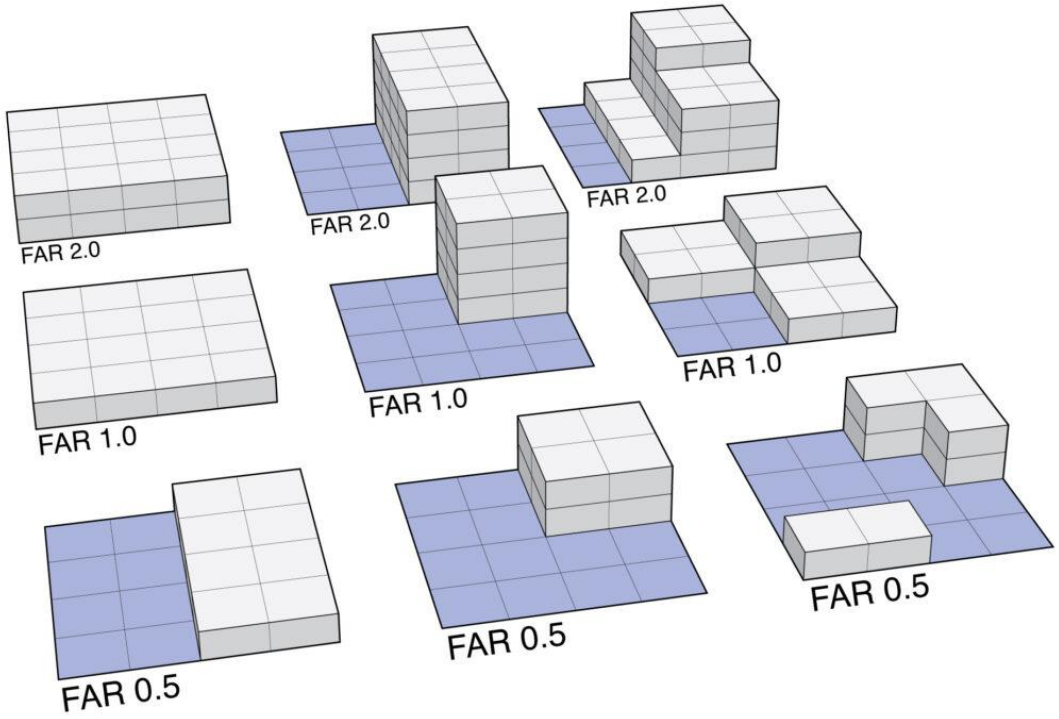
FAR (in most cases)

Single Family and Multi-Family:

Min and Max DU/acre

Need to convert Max DU/acre to FAR for parcels that have SF and/or MF.

MAX FAR = Max DU per Acre * sqft_per_unit / 43560

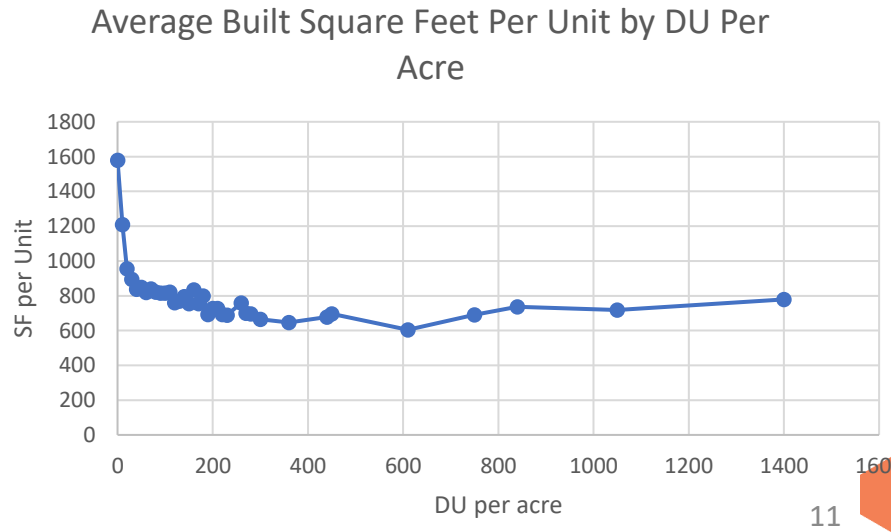


How do we get square feet per unit?

Use Existing Buildings table to get average square feet per unit by DU Per Acre:

- Group parcels by ranges of Max DU Per Acre
- Sum number of residential units and built square footage for each group
- Calculate average Square Feet Per Unit for each group
- For lower SF densities, 1,578 sqft per unit may be too small?

du_acre	res_sqft	residential_units	buildings_count	Sqft_per_unit
0	4718030	2989	587	1578
10	72753498	60191	7763	1209
20	121283934	126964	8106	955
30	71534811	80030	4881	894
40	35663980	42573	2576	838
50	27076901	31909	2124	849
60	20193184	24641	1346	819
70	15890003	18934	883	839
...				
1400	17117249	21990	118	778



Use Bellevue's Guidance For SF Densities

For parcels that have less than MAX DU of 12 Units Per Acre:

- FAR assumptions based on units per lot
- Bellevue includes guidance for two different lot sizes: above and below 10K SF
- Perhaps more accurate and reflects recent trends?

Dimensional Comparison to State Model Ordinance			
Standard	State Model Ordinance & Guidance	LUCA Recommendation	
FAR	All Lots	Lots ≤ 10,000 sf	Lots > 10,000 sf
	1 unit: 0.6 2 units: 0.8 3 units: 1.0 4 units: 1.2 5 units: 1.4 6 units: 1.6	1 unit: 0.5 2 units: 0.6 3 units: 0.8 4 units: 1.0 5 units: 1.2 6 units: 1.5	1 unit: 0.5/0.3 2 units: 0.5 3 units: 0.6 4 units: 0.7 5 units: 0.75 6 units: 0.9
Note: The Model Ordinance tested FAR limits on lots between 4,000 and 7,500 square feet, while typical lot sizes in Bellevue are larger - often ranging from 10,000 to 12,000 square feet			

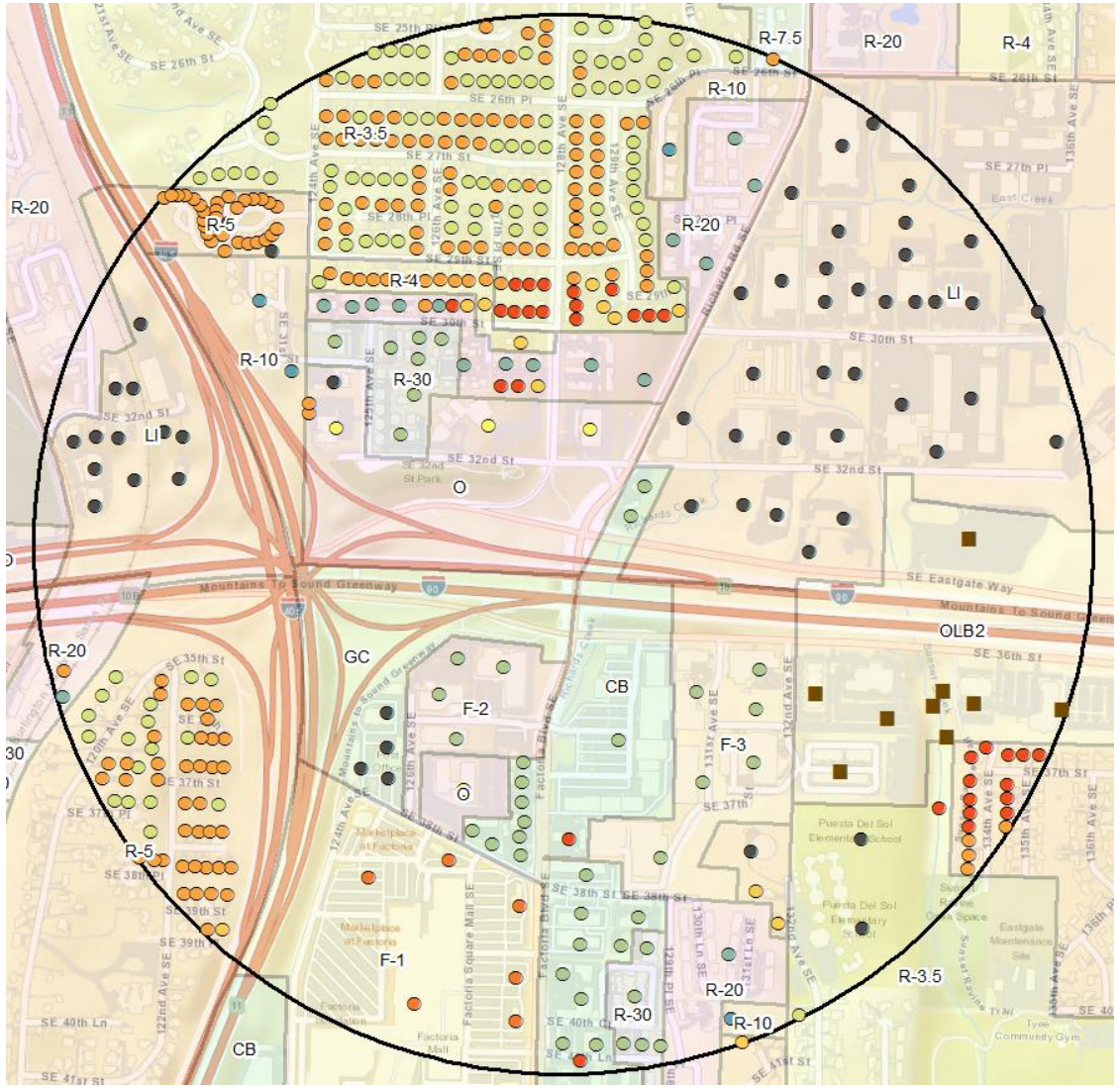
Parcel Lookup:

If:			Then:	
HB Tier	HB HCT Buffer	Lot Size	DU Per Lot Allowed	Res FAR
1	1	Less than 10K	6	1.5
1	1	More than 10K	6	0.9
1	0	Less than 10K	4	1.0
1	0	More than 10K	4	0.7
2	1	Less than 10K	4	1.0
2	1	More than 10K	4	0.7
2	0	Less than 10K	2	0.6
2	0	More than 10K	2	0.5
3	1	Less than 10K	2	0.6
3	1	More than 10K	2	0.5
3	0	Less than 10K	2	0.6
3	0	More than 10K	2	0.5

Examples:

DU @ 8000	FAR	DU Per Acre	SQFT
6	1.5	32.67	2000
4	1	21.78	2000
2	0.6	10.89	2400
DU @ 12,000	FAR	DU Per Acre	SQFT
6	0.9	21.78	1800
4	0.7	14.52	2100
2	0.5	7.26	3000

Richards Road Example



Max_Res_FA
- 0
- 0.298756
- 0.477057
- 0.617321
- 0.7
- 0.88
- 0.9
- 1
- 1.1798
- 1.5
- 3.75

Subtotals:

- SF: 0.78 FAR
- MF: 0.48 FAR
- Mixed Use: 1.43

Totals:

- All Residential Parcels (402): 1.02 FAR

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

Source: PSRC

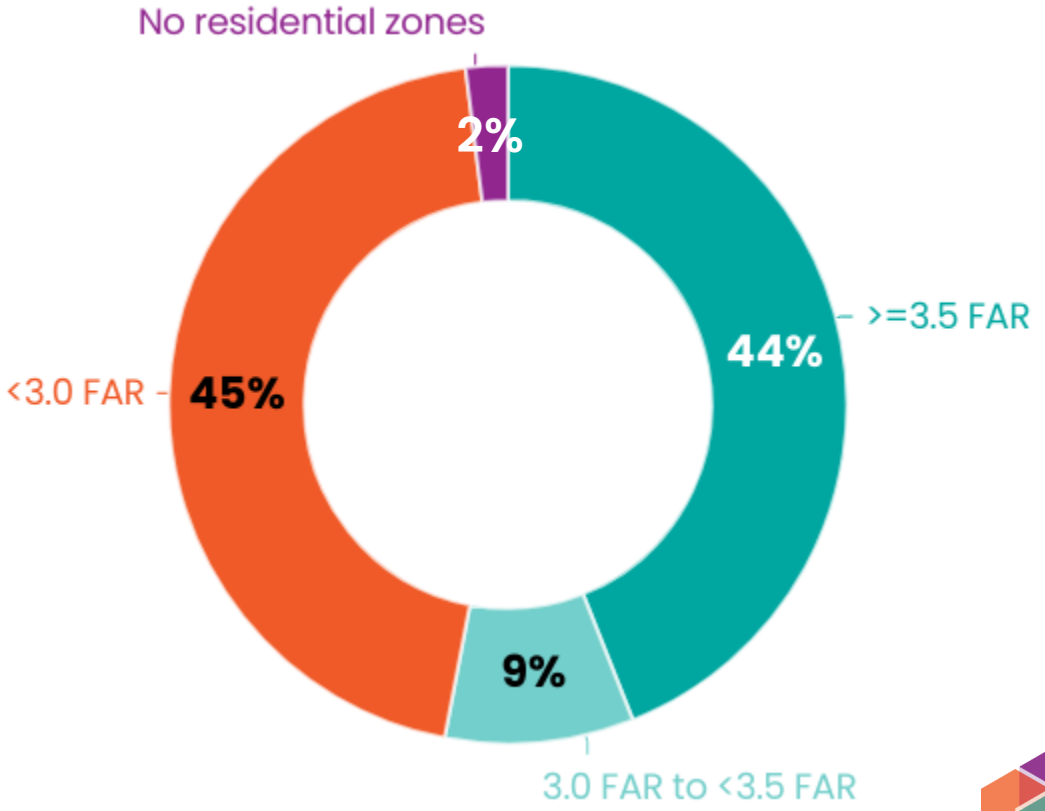
HB 1491 Analysis: Key Takeaways- Rail

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



Source: PSRC

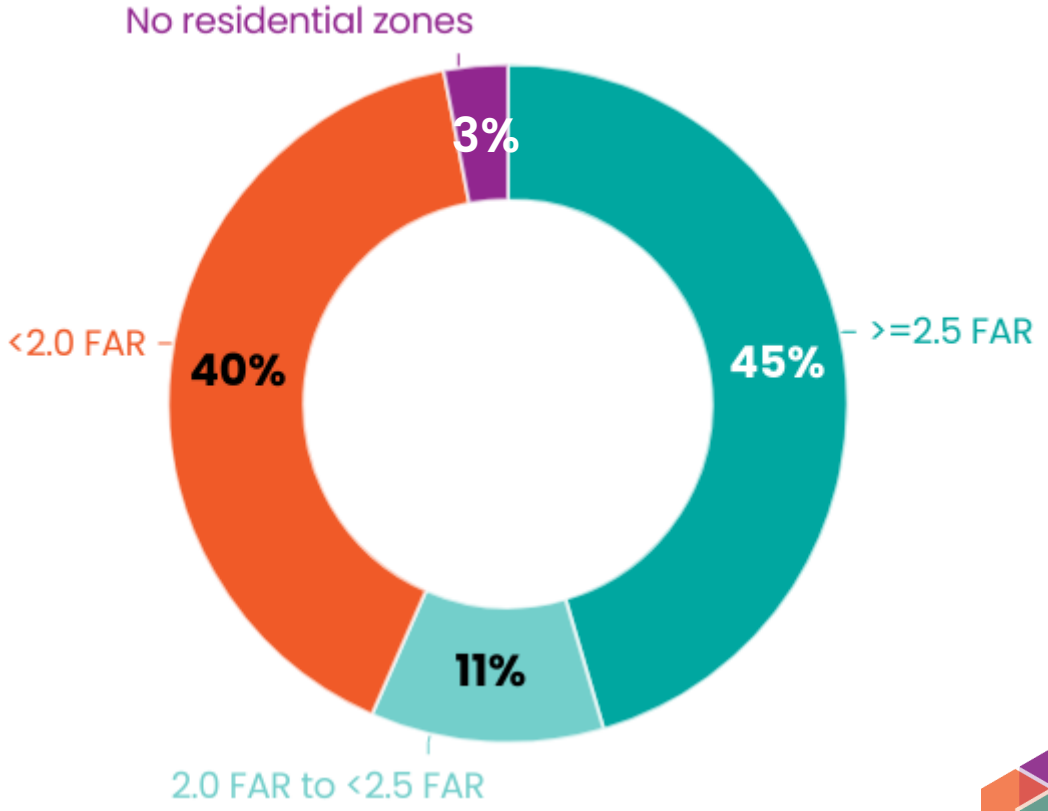
HB 1491 Analysis: Key Takeaways- BRT

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



Source: PSRC

Next Steps

Update zoning layer to reflect comprehensive plan updates

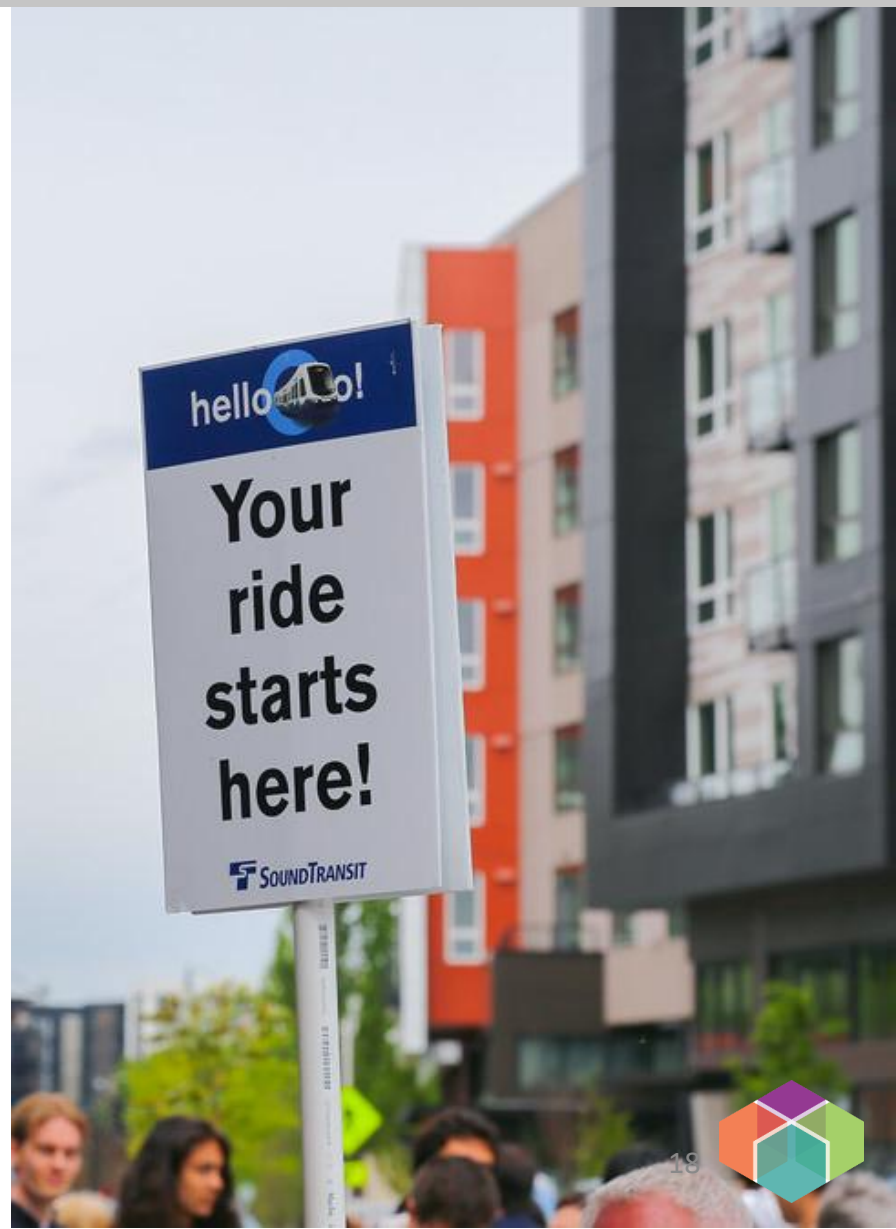
Refine methodology including other data inputs

Rerun analysis in spring/summer 2026

Bill Implementation

Commerce: Released RFP at end of August to develop guidance and a model ordinance

Urban Institute: Contracted for additional review and recommendations about the HB 1491, 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?

Thank You!

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Puget Sound Regional Council

Incentives and Exclusions

Incentives

Density bonuses:
- Mass timber products
- Affordable, workforce and permanent supportive housing
- Larger (3+ bedroom) family units

Other incentives:
- 20-year MFTE
- Reduced off-street parking requirements
- Impact fee reduction

Exclusions

- Indus, manuf & agric zones
- Public facilities
- Designated landmarks & historic districts
- Nonconforming lots
- Critical areas & buffers
- Shoreline areas
- Tsunami inundation areas
- Urban separators
- Homeowner association restrictions enacted prior to effective date

Converting DU per Acre to FAR

Apply City of Bellevue HB 1110 assumptions to parcels zoned for SF density (up to 12 DU per Acre)

- Residential FAR varies by
  - City Tier
  - In or out of HCT buffer
  - Lot size

Lot Size	hb_tier	hb_hct _buffer	Lot Size Flag	DU Per Lot Allowed	Res FAR
Less than 10K	1	1	0	6	1.5
More than 10K	1	1	1	6	0.9
Less than 10K	1	0	0	4	1.0
More than 10K	1	0	1	4	0.7
Less than 10K	2	1	0	4	1.0
More than 10K	2	1	1	4	0.7
Less than 10K	2	0	0	2	0.6
More than 10K	2	0	1	2	0.5
Less than 10K	3	1	0	2	0.6
More than 10K	3	1	1	2	0.5
Less than 10K	3	0	0	2	0.6
More than 10K	3	0	1	2	0.5

Analyze existing MF buildings (37,000 records).

- SQFT per Unit for DU per Acre groupings.
- Use as input to derive Residential FAR