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FOR IMMEDIATE RELEASE

New Research Finds that HB 2160 (Transit-Oriented Development) Could Increase Development Capacity in Central Puget Sound by 1.8 Billion Square Feet

New research released today by Futurewise analyzed the impact of HB 2160 (sponsored by Rep. Julia Reed D-Seattle and Rep. Jake Fey D-Tacoma) to increase transit-oriented development in Washington, finding that if passed, HB 2160 would increase the potential development capacity around transit stations significantly more than expected.

[A link to the study can be found here.](#) (Media organizations may share images of the maps in the study, attributed to Futurewise)

The study analyzed the difference in development capacity proposed by the bill compared to existing zoning, focusing on central Puget Sound (the area for which data was available). The study includes [case studies for Kent, Mercer Island, Redmond and Shoreline.](#)

Key findings from the study include:

- The projected average capacity increase is an additional 1.79 floor area ratio (FAR).
- In certain station areas, the capacity increase is as high as an additional 3.0 FAR.
- The bill could increase the development capacity of land near Central Puget Sound's public transit network by approximately 1.8 **billion** square feet.
- Development capacity increases are higher in rail station areas (light rail, commuter rail, and street car) than in bus rapid transit station areas.

“This research demonstrates clearly that the Washington state legislature has a tremendous opportunity to tackle the dual housing and climate crises head on by passing HB 2160,” said Alex Brenna, Futurewise Executive Director. “This legislation will unlock literally billions of square feet of new housing capacity, helping us to meet our goal of building 1 million new homes in the next decade, and reducing our carbon emissions by making it easier for people to get around without a car.”

HB 2160 is supported by a wide coalition led by Futurewise and including environmental, housing, labor, and social justice organizations. HB 2160 is up for a vote in the Washington House of Representatives on Monday, February 12.

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