

2SHB 2160 - H AMD 1036

By Representative Klicker

NOT ADOPTED 02/13/2024

1 Strike everything after the enacting clause and insert the  
2 following:

3  
4 "NEW SECTION. Sec. 1. (1) The University of Washington's Runstad  
5 department of real estate shall conduct a study of the feasibility  
6 of a statewide transit-oriented development requirement. The study  
7 must include:

8 (a) A review and analysis of provisions for transit-oriented  
9 development included in comprehensive plans and development  
10 regulations by cities subject to the requirement under RCW 36.70A.  
11 130 to update their comprehensive plans by December 31, 2024;

12 (b) A comparison of the transit-oriented development density,  
13 regulations, and affordability requirements for each city reviewed;  
14 and

15 (c) The convening of an expert panel on transit-oriented  
16 development that includes representatives from local government,  
17 transit agencies, affordable housing advocacy organizations, and  
18 both non-profit and for-profit developers.

19 (2) By November 1, 2025, and in compliance with RCW 43.01.036,  
20 the Runstad department of real estate shall submit a report to the  
21 appropriate committees of the legislature that includes a comparison  
22 of transit-oriented development practices in Washington cities and  
23 any recommendations for statewide transit-oriented development  
24 policies.

25 (3) This section expires December 1, 2025."  
26

27 Correct the title.

EFFECT: Removes all provisions in the underlying bill. Directs the University of Washington's Runstad Department of Real Estate (Runstad) to conduct a study of the feasibility of a statewide transit-oriented development requirement. Requires the study to include a review and comparison of transit-oriented development provisions in the comprehensive plans and development regulations of certain cities and consultation with an expert panel. Requires Runstad to submit a report with any recommendations to the Legislature by November 1, 2025.

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