

INTRODUCTION

Survey of Land Use Regulations and Financial Tools - used by communities in the Thurston County region to implement Transportation Efficient Development

Transportation efficient development is development that supports the use of alternative transportation modes while reducing the need to drive alone. When compared to typical suburban projects, transportation efficient development has been shown to increase people's use of transit or non-motorized transportation modes while reducing the length and amount of vehicle trips. Local jurisdictions have taken a variety of approaches to implementing transportation efficient development. This has been due to a range of issues including; the Growth Management Act, to increase the viability of transit, congestion pressure on local roadways, and the revitalization of urban neighborhoods.

In 2011 all municipal local governments within the Thurston County region were surveyed for their existing use of regulatory and financial tools. A survey tool was adapted from a report by Washington State Department of Transportation (WSDOT) staff and University of Washington entitled *Strategies and Tools to Implement Transportation Efficient Development: A Reference Manual* (2003). The purpose of the survey was to create a regional baseline and identify those regulatory or financial practices that could be used to eliminate barriers to infill and redevelopment.

A. Regulatory Tools

The larger communities within the Thurston County region utilized significantly more transportation efficient development regulations (about four times) than did the small communities. There were 6 of 60 regulatory tools which were adopted by all the communities with 2 of 60 tools adopted by none of the communities within the region.

B. Financial Tools

The communities within the Thurston County region were much more likely to adopt regulatory tools than to have ever used financial tools to encourage transportation efficient development. Financial tools are used at a significantly lower rate regardless the size of the community. The community with the highest use of financial tools - adopted 83 percent of the regulatory tools, as compared to 52 percent of the financial tools. Only one financial tool was adopted by all the communities, while 9 of 21 financial tools were not adopted by any community within the region.