

FORT&RRA



RURAL & URBAN

**Transfer of Development
Rights Opportunities**

Presentation for:

Clark County Council

September 13, 2017

Overview

- Forterra background
- What is TDR?
- Ingredients for success
- Case studies
 - King County
 - Snohomish County
- Partnering with cities



LAND AND
REAL ESTATE



RESTORATION AND
LAND MANAGEMENT



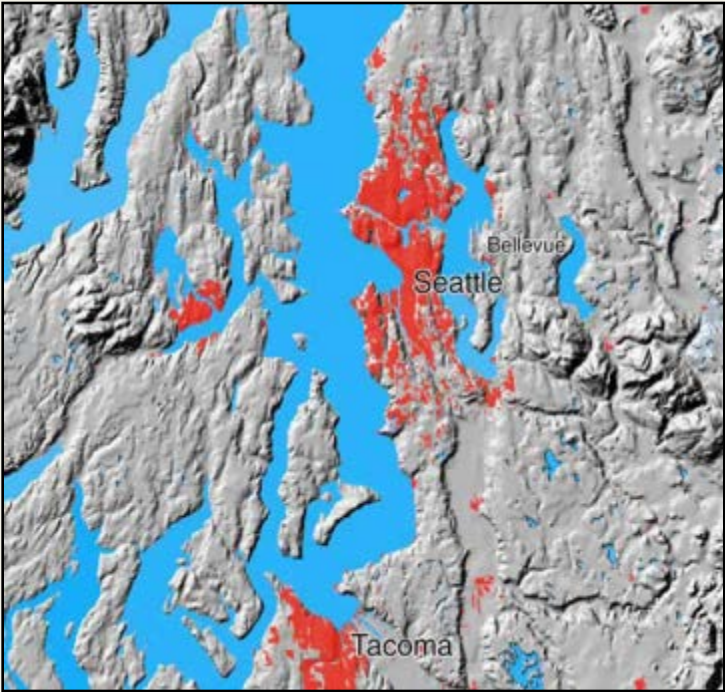
NEW MARKETS



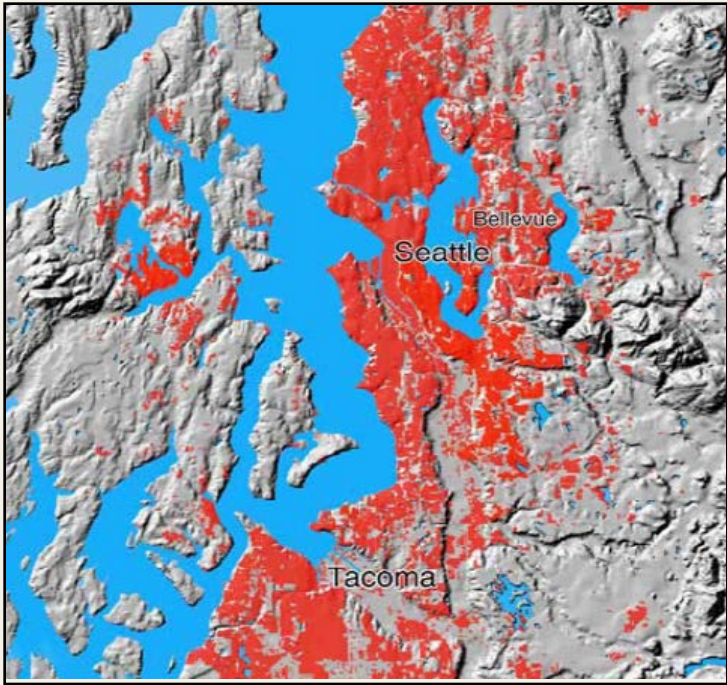
COMMUNITY
INVOLVEMENT



POLICY
INNOVATION



1950



2000

Tacoma

Puget Sound

Puyallup River



Tacoma

Puget Sound

Puyallup River

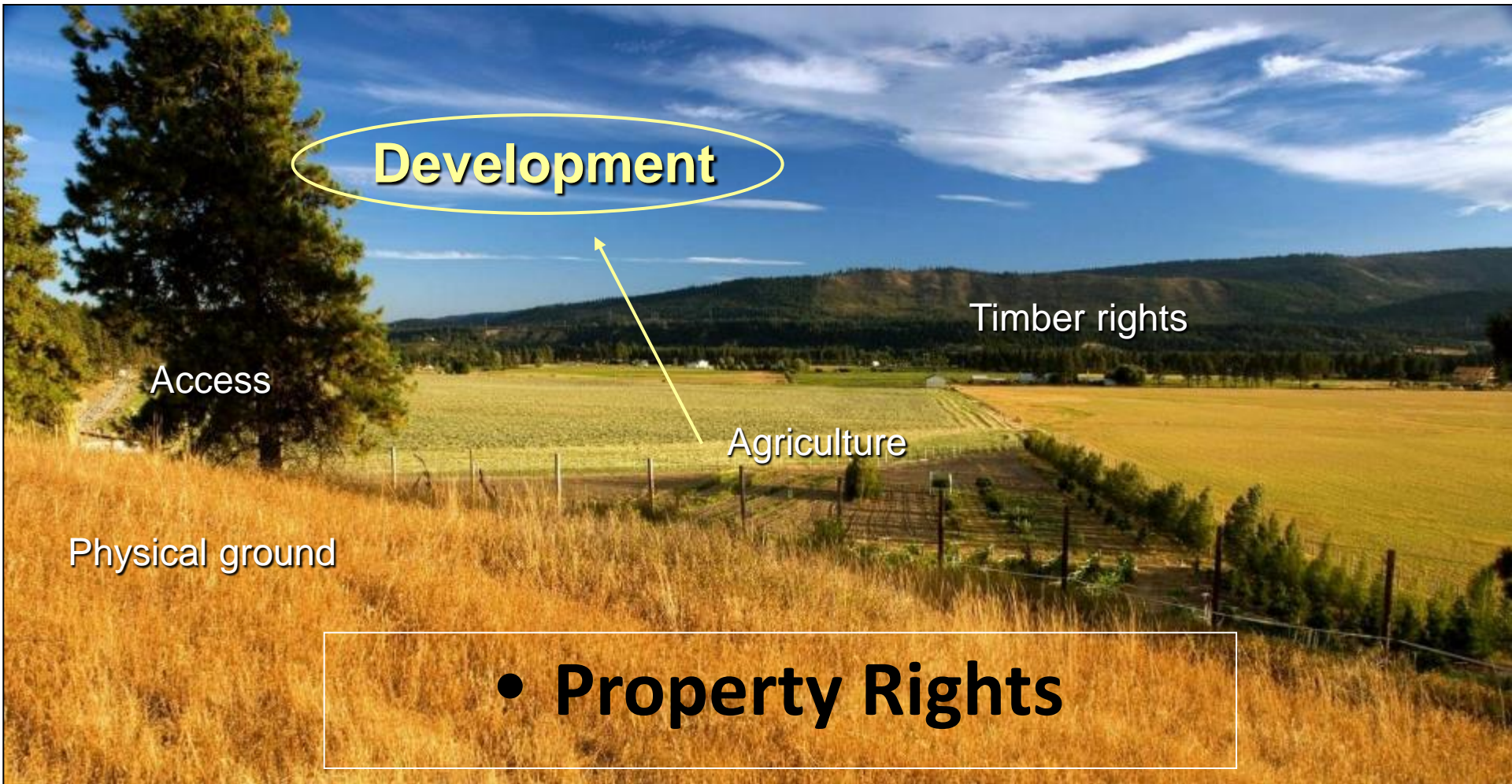


Why do we need TDR?

- **Zoning limitations**
- **Retain quality of life**
- **Flood control/climate resiliency**
- **Cost of serving growth**



Landscape view



Development

Access

Physical ground

Agriculture

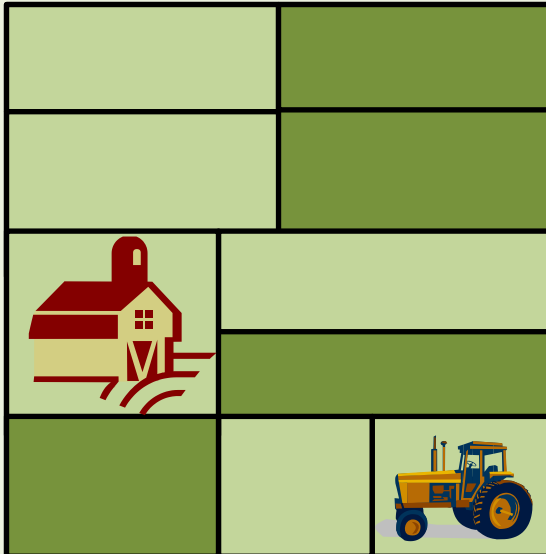
Timber rights

- **Property Rights**

What is a Development Right?

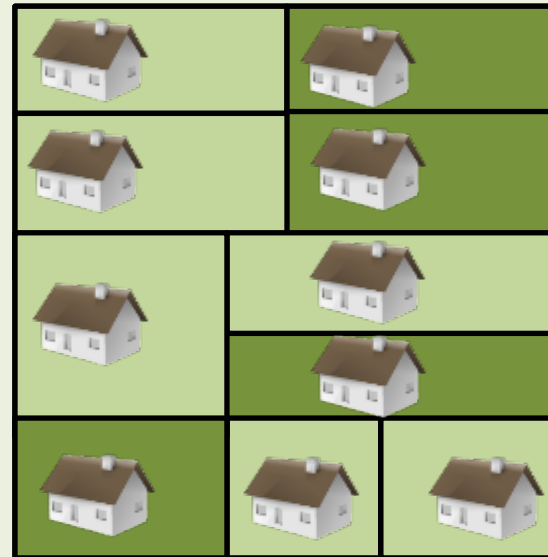
TDR and Zoning

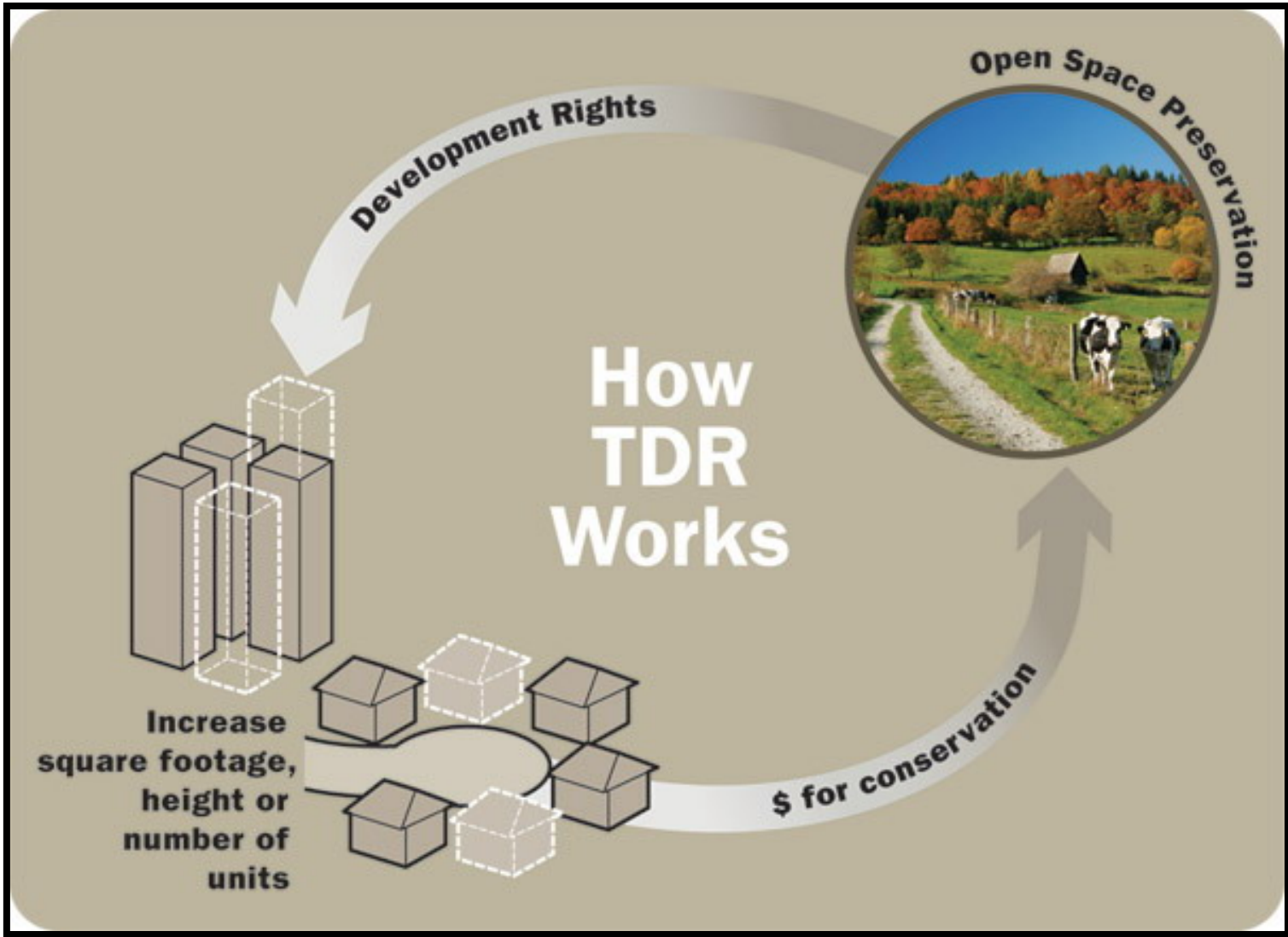
100-acre farm
1 house per 10 acres



=

10 Development Rights



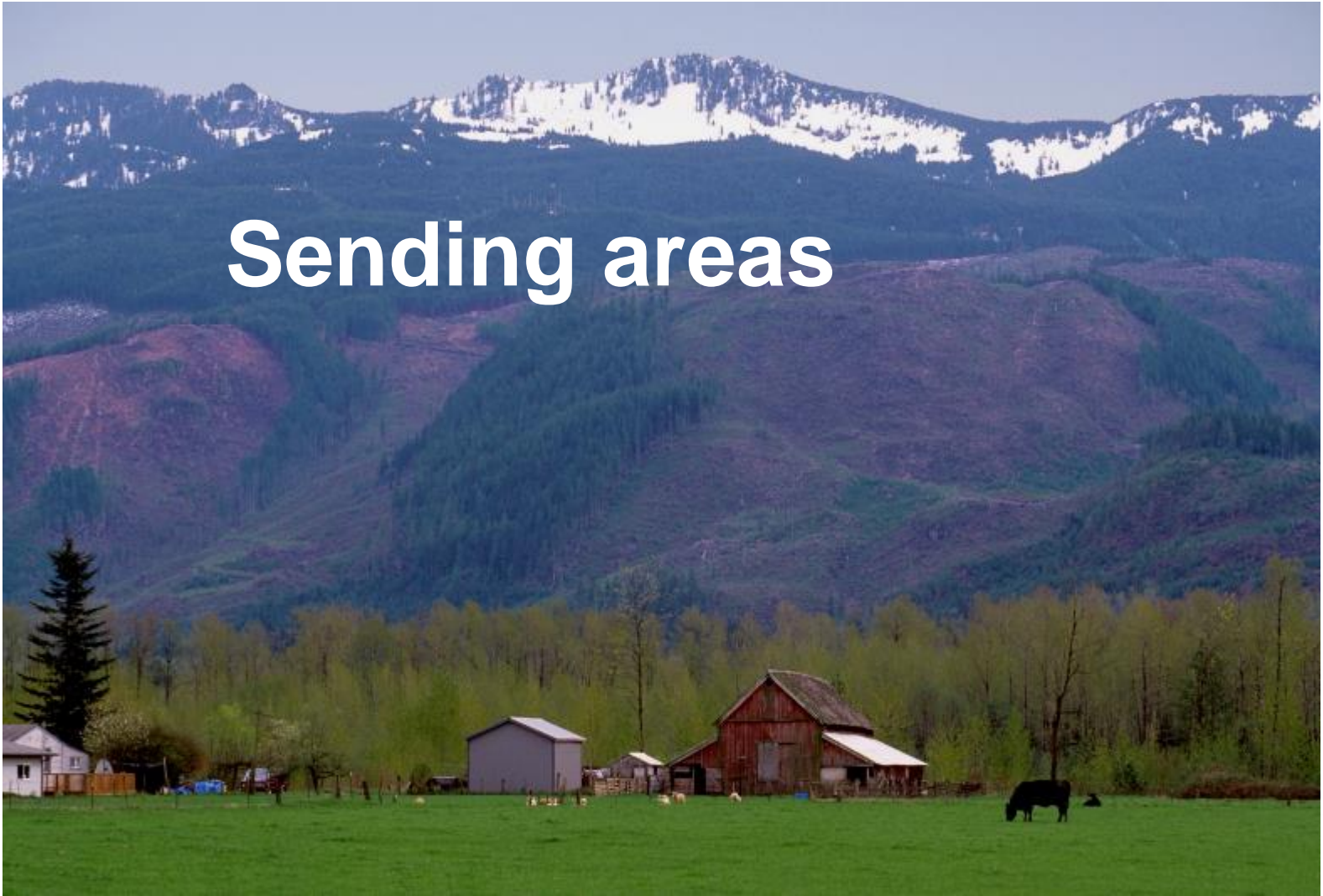


TDR Ingredients for Success

- Clearly defined conservation priorities (supply)
- Market for growth (demand)
- Business model (marketplace)
- Appropriate incentives
- Use of TDR is linked to growth

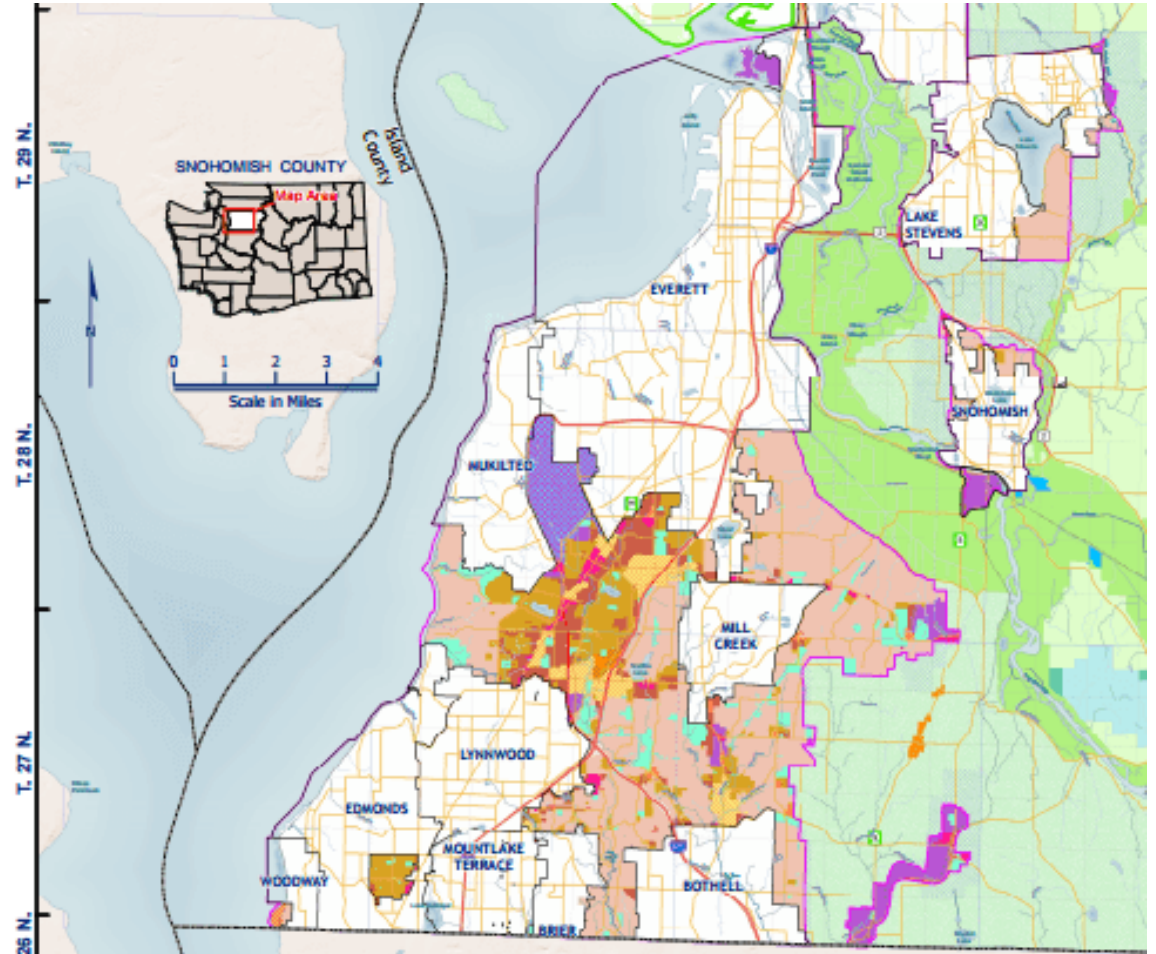
TDR Basics

Sending areas



TDR Basics

Receiving areas

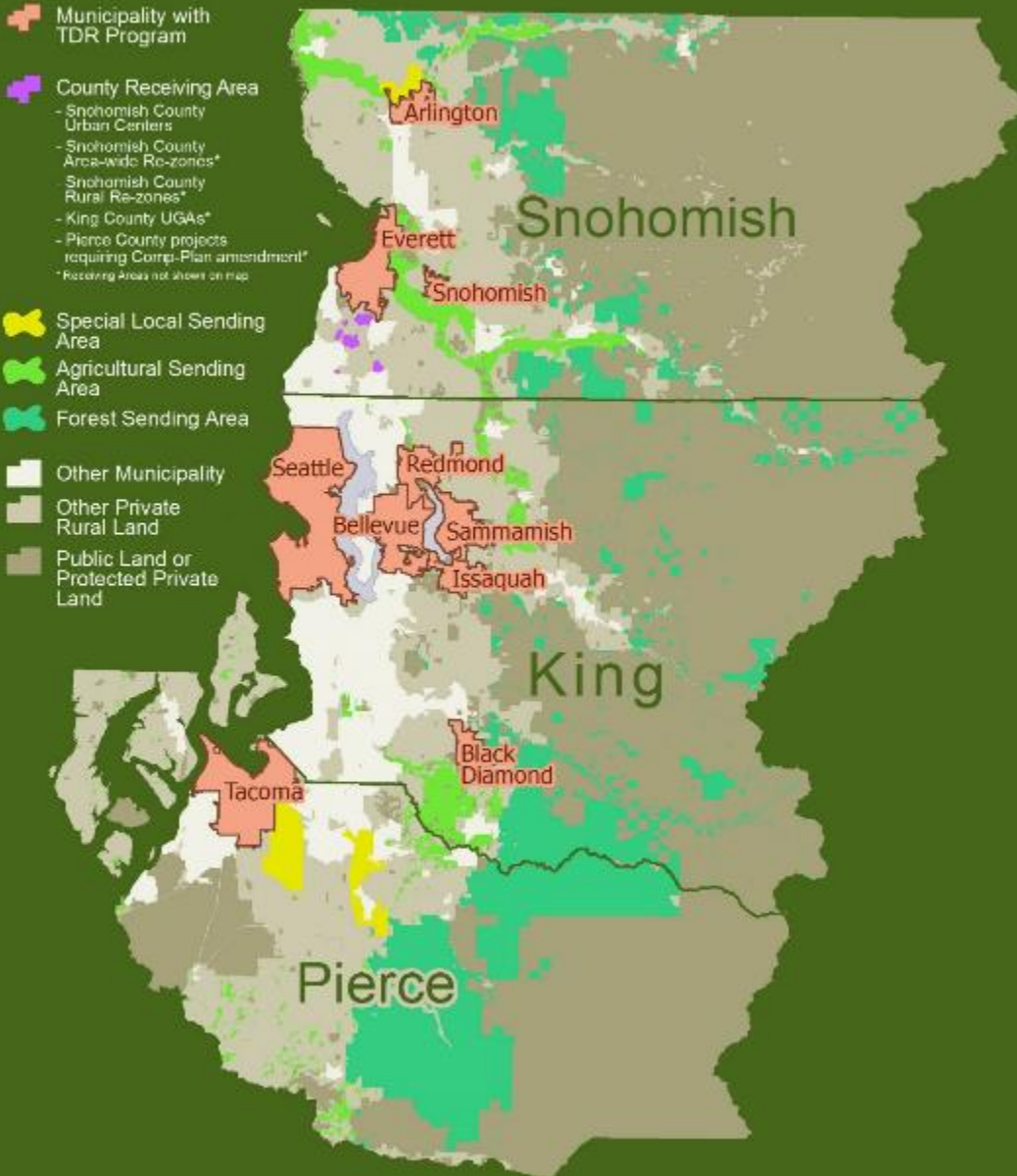


TDR Basics

Incentives: one TDR credit =

- Additional dwelling units
- Floor area
- Building height
- Parking requirement reduction
- Expedited permitting
- Anything that adds value

TDR in the Puget Sound



County TDR Programs

	King County	Pierce County	Snohomish County
Year Founded	1993	2007	2001
Acres Protected	141,500	90	27
Sending Site Statistics			
Agricultural Land			
TDR Units	2,313	2,614	7,165
Acreege	24,143	10,951	56,469
Forest Land			
TDR Units	2,259	2,757	4,427
Acreege	99,829	219,556	253,430
Rural Lands			
TDR Units	1,500	na	na
Acreege	7,500	na	na
Local Forest			
TDR Units	na	na	10
Acreege	na	na	281
Banked or Privately Held			
TDR Units	1,571	na	17
Acreege	139,311	na	65
County Total			
TDR Units	7,643	5,371	11,619
Acreege	270,783	230,507	310,245
Forterra Involvement:	N	Y	Y

City TDR Programs

	Year Founded	Interlocal Agreement	Acres Protected	I.C.P. Eligibility	I.C.I.P. Feasibility Study	Forterra Involvement
Bellevue	2009	King County	0	Y		Y
Black Diamond	1996	none	1,600	N		Y
Everett	1991	none	0	Y		N
Issaquah	2005	King County	10	Y		Y
Redmond	1995	none	415	Y		N
Sammamish	2011	King County	0	Y		Y
Seattle	1985	King County	840	Y		N
Snohomish	2010	Snohomish County	0	N		Y
Tacoma	2012	Pierce County	0	Y		Y

Case Study: King County

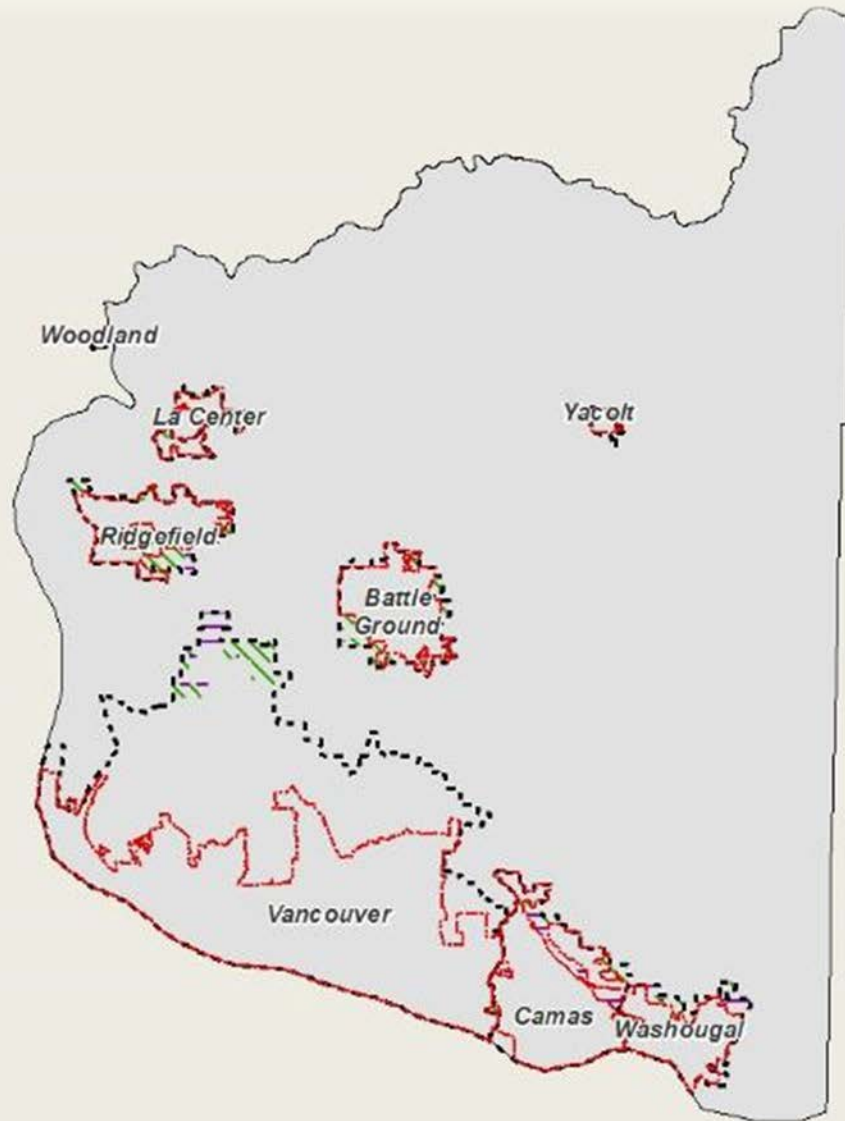
- Most successful program in country:
>143,000 acres protected over 19 years
- Partnerships with cities
- Clearly articulated conservation goals
- Strong institutional support
- Strong political support
- TDR closely tied to growth

Case Study: Snohomish County

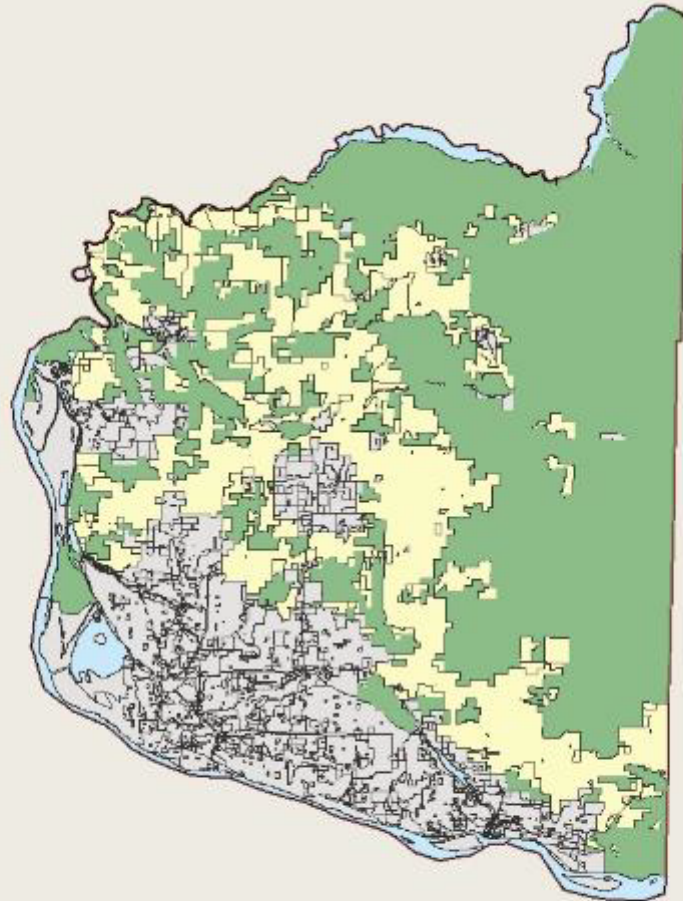
- 138 acres protected in 13 years
- Weak institutional support
- Weak political support
- TDR not tied to growth



Partnering with Cities



What are Conservation Goals?





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