

FORT&RRA

CREATING GREAT COMMUNITIES
and CONSERVING GREAT LANDS

Landscape Conservation and Local Infrastructure Program

December 8th, 2014

Shoreline City Council



Transfer of Development Rights

City of Shoreline – King County



December 2014

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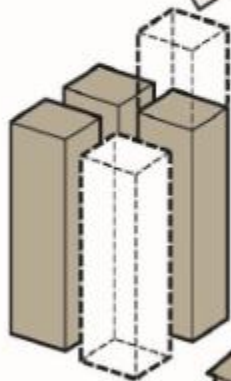


Open Space Preservation

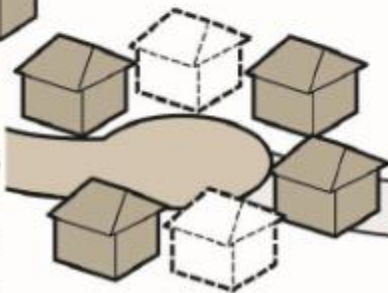


How TDR Works

Development Rights



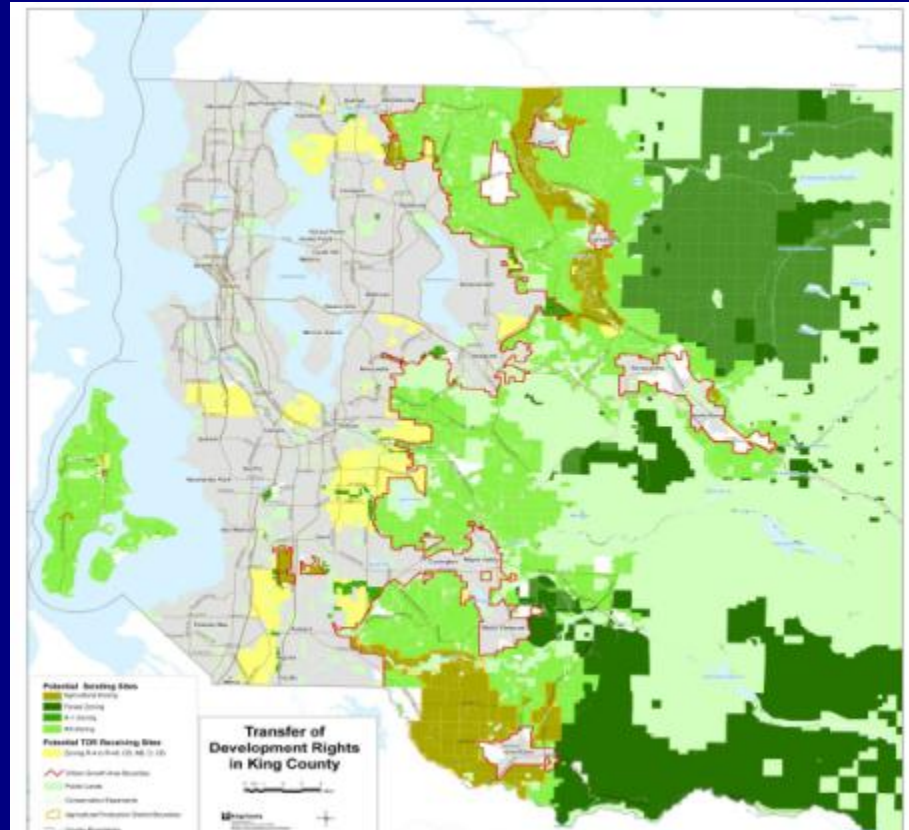
Increase square footage, height or number of units



\$ for conservation



TDR Sending & Receiving Areas



King County – City TDR Partnerships

- 39 cities in King County
- County goal – critical mass of partner cities to steer development away from rural / resource lands
- Link economic redevelopment in cities with rural land preservation

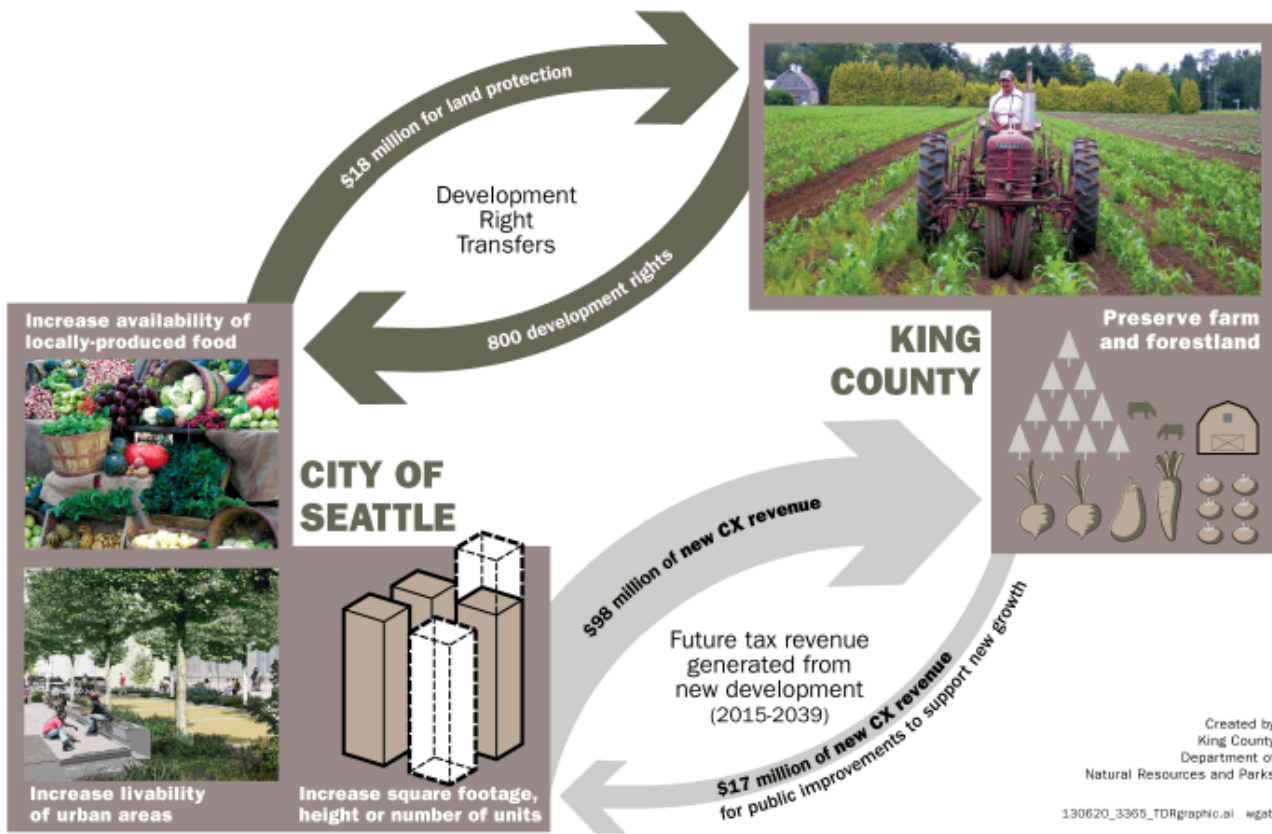
King County – City TDR Partnerships

- City of Seattle (2013 & 2001)
- City of Issaquah (2007)
- City of Bellevue (2009)
- City of Sammamish (2011)
- City of Normandy Park (2013)
- Working with Kirkland, Bothell, Tukwila, Shoreline, and Covington



KING COUNTY – SEATTLE

2013 Transfer of Development Rights (TDR) Agreement



Created by
King County
Department of
Natural Resources and Parks

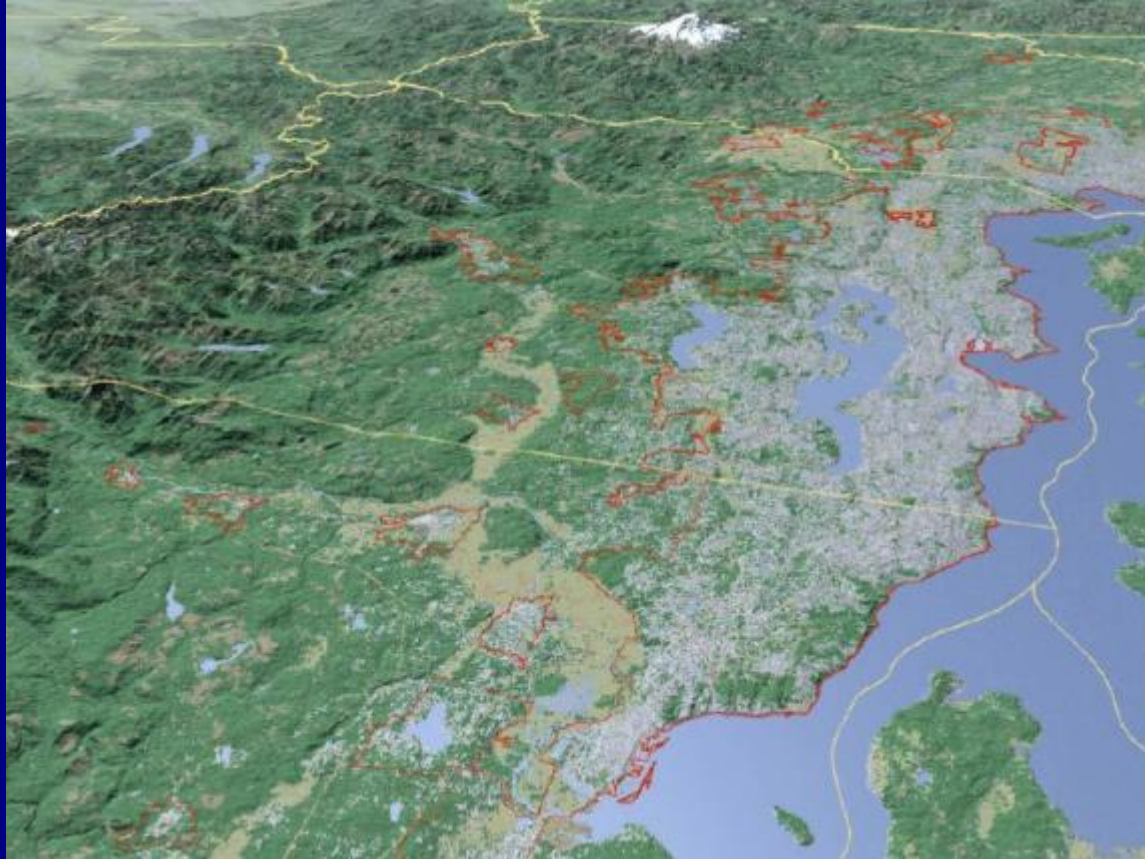
130620_3365_TDR@graphic.ai wgab

LCLIP

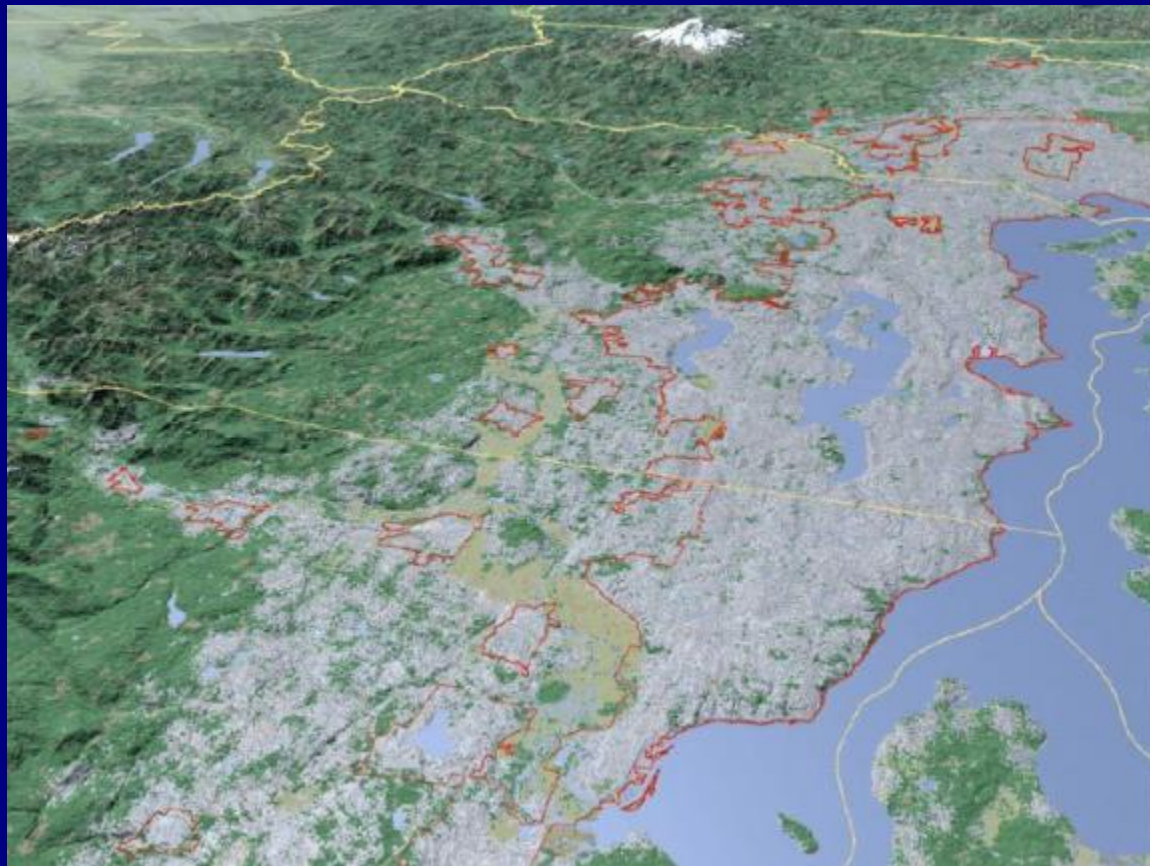
Overview:

- Why use LCLIP?
- What is it?
- How can it work in Shoreline?

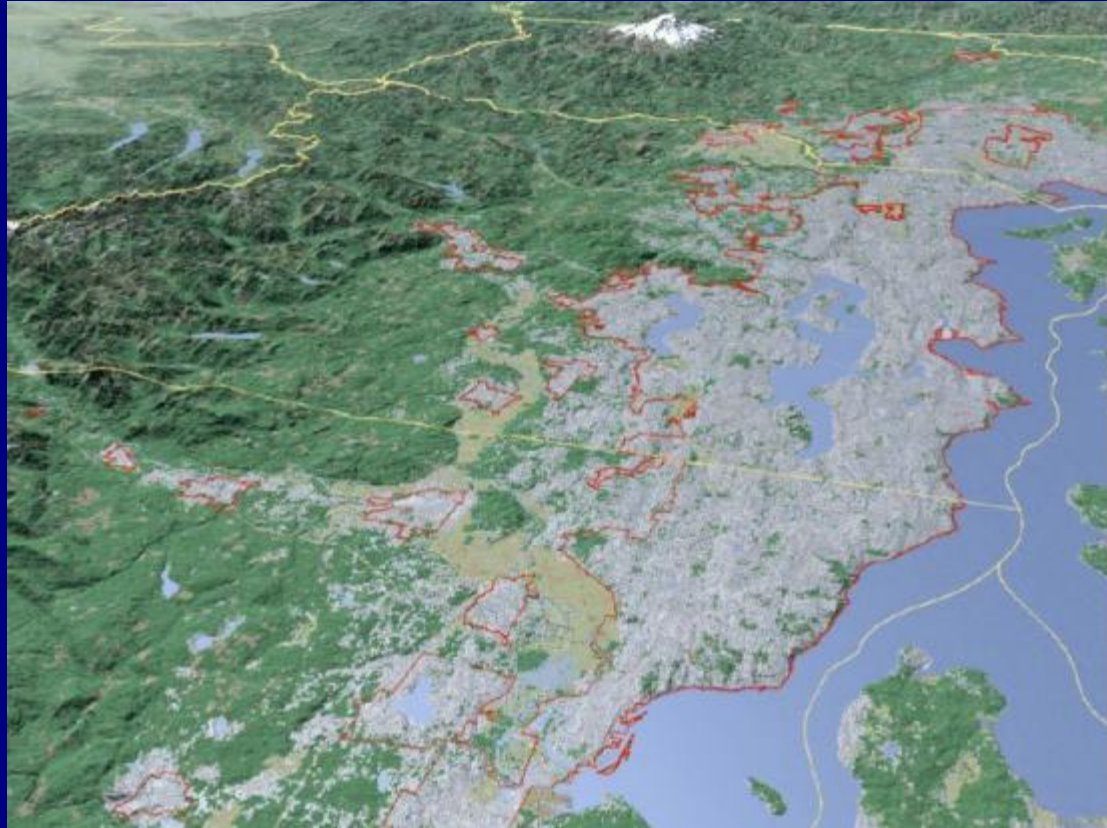
Current Land Use



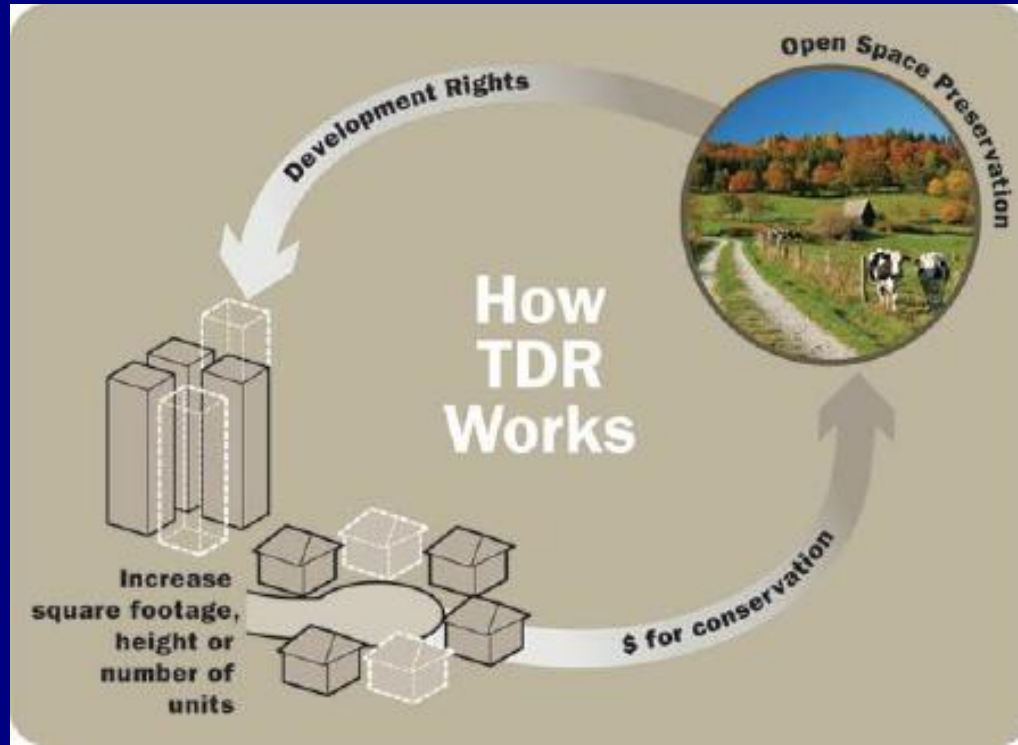
2100?



Or 2100?



Transfer of Development Rights




Beyond TDR

Cities need infrastructure
to support growth





Infrastructure Backlog

Washington's
Invisible Backbone:
Infrastructure Systems in Washington's Cities and Towns



State of the Cities
2008 Full Report



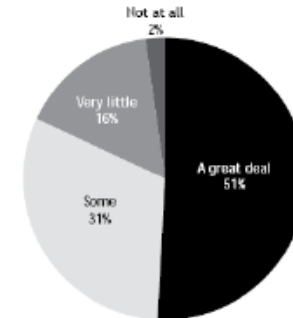
Cities reporting overall street condition



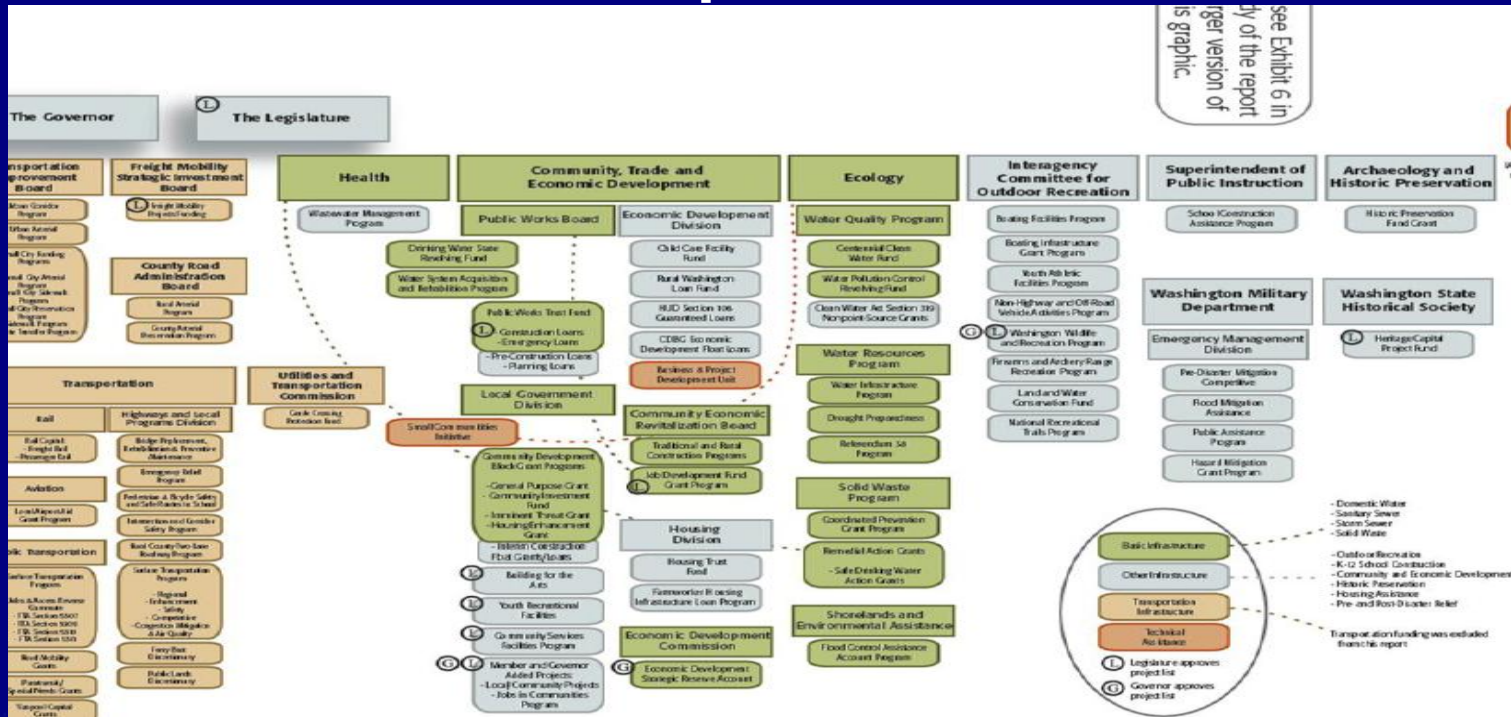
Cities reporting overall bridge condition



Cities needing to update or expand infrastructure system due to growth



State Infrastructure Funding is Complex



What It Is

TDR + TIF = LCLIP

**Conserved Farms
and Forests**



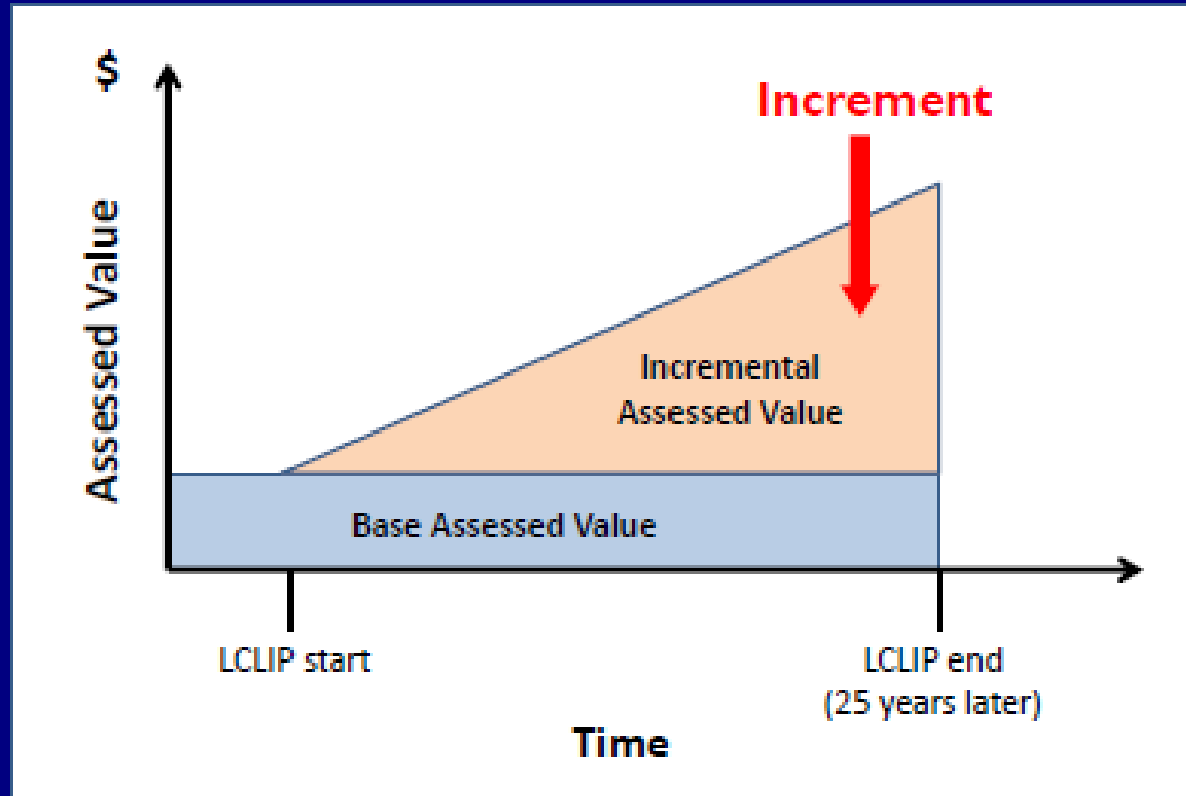
**Revitalized
Communities**



**A Better Future
for Our Families**



Tax Increment Financing



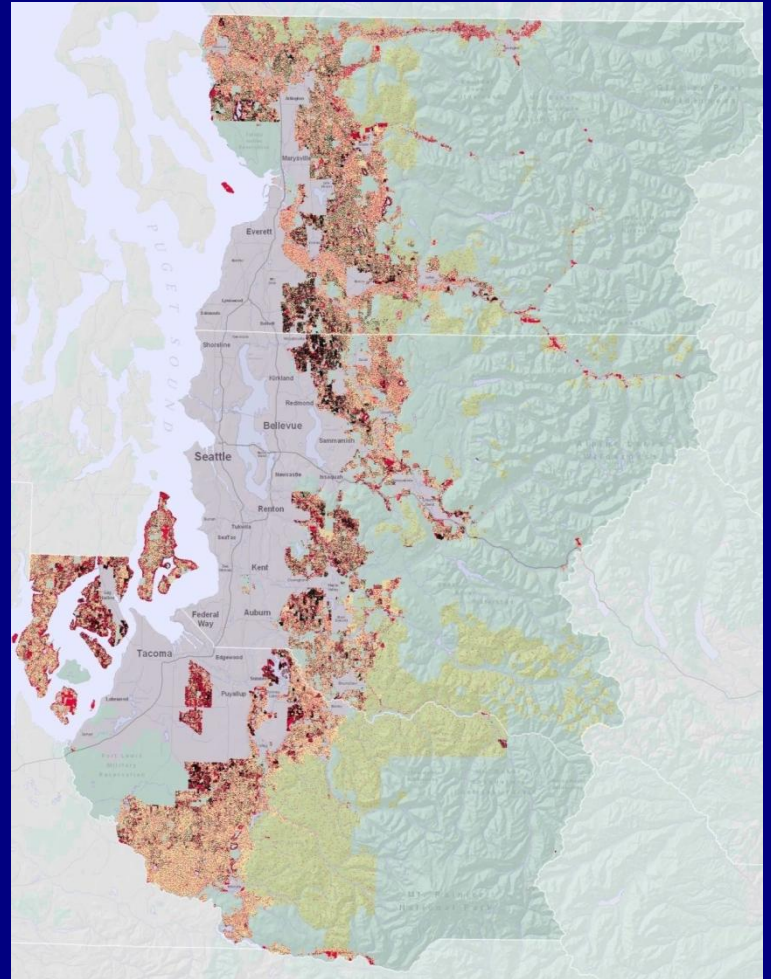
Who Can Use LCLIP?



Eligible cities: large and above

King, Pierce, and
Snohomish Counties

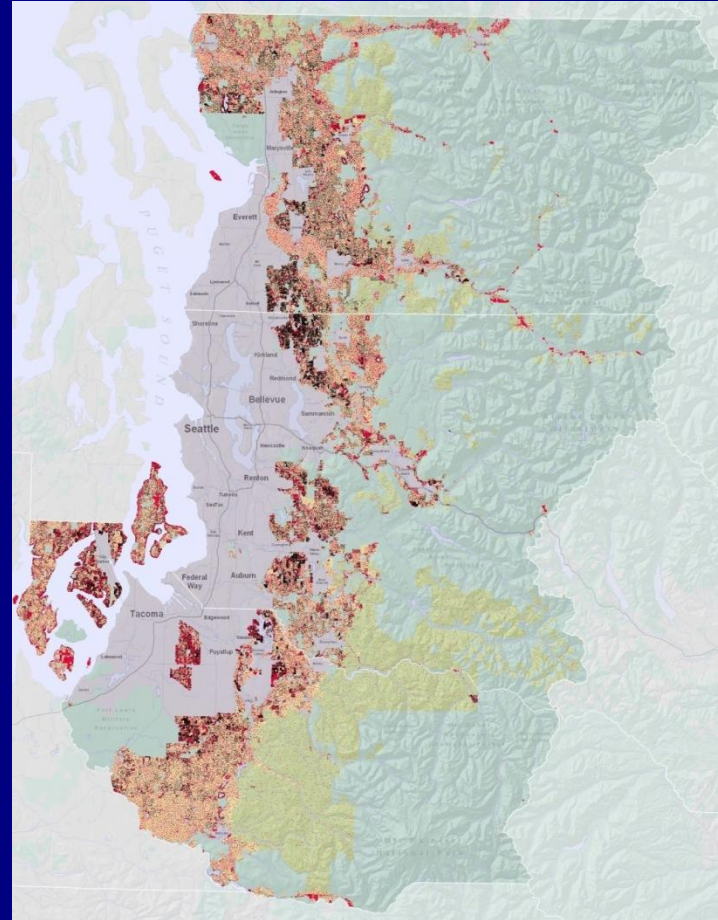
	Number of Cities
King	19
Pierce	6
Snohomish	10
Total	35



Eligible Lands: farms & forests

King, Pierce, and
Snohomish Counties
(Red Dots)

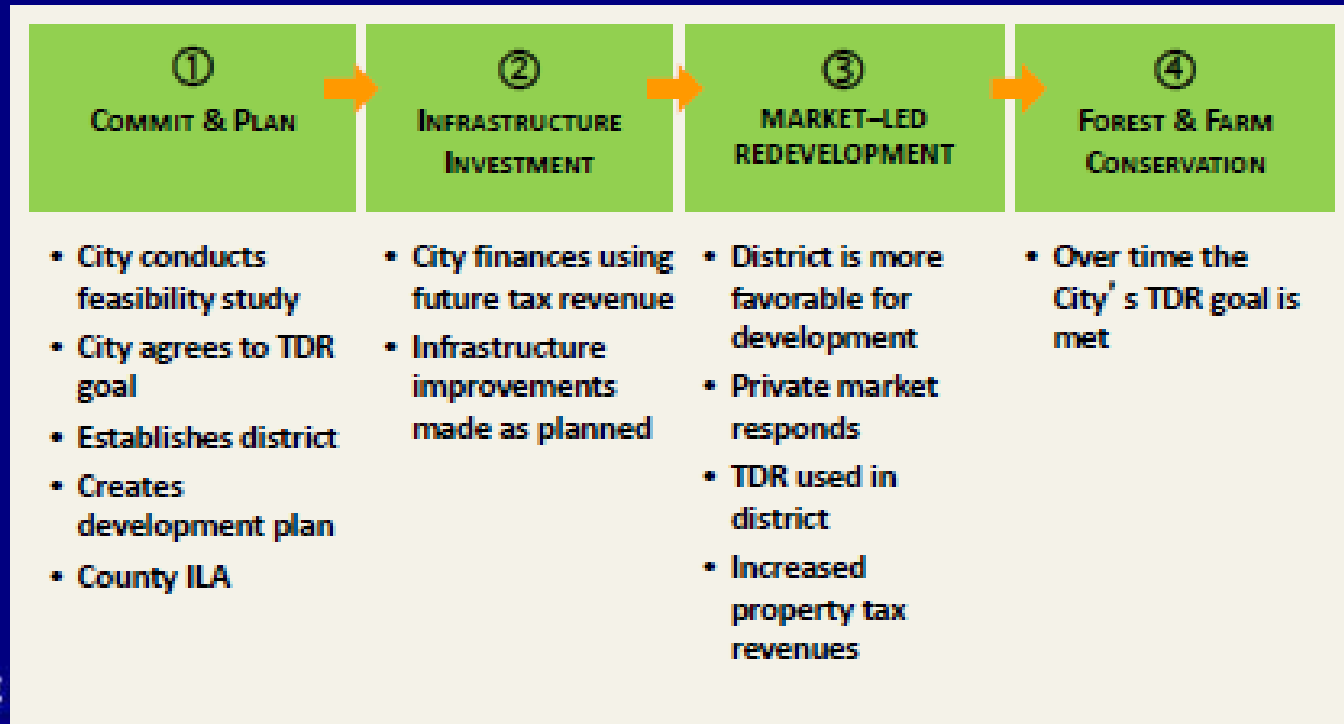
	Development Rights	Acreage
Total	~24,000	~650,000



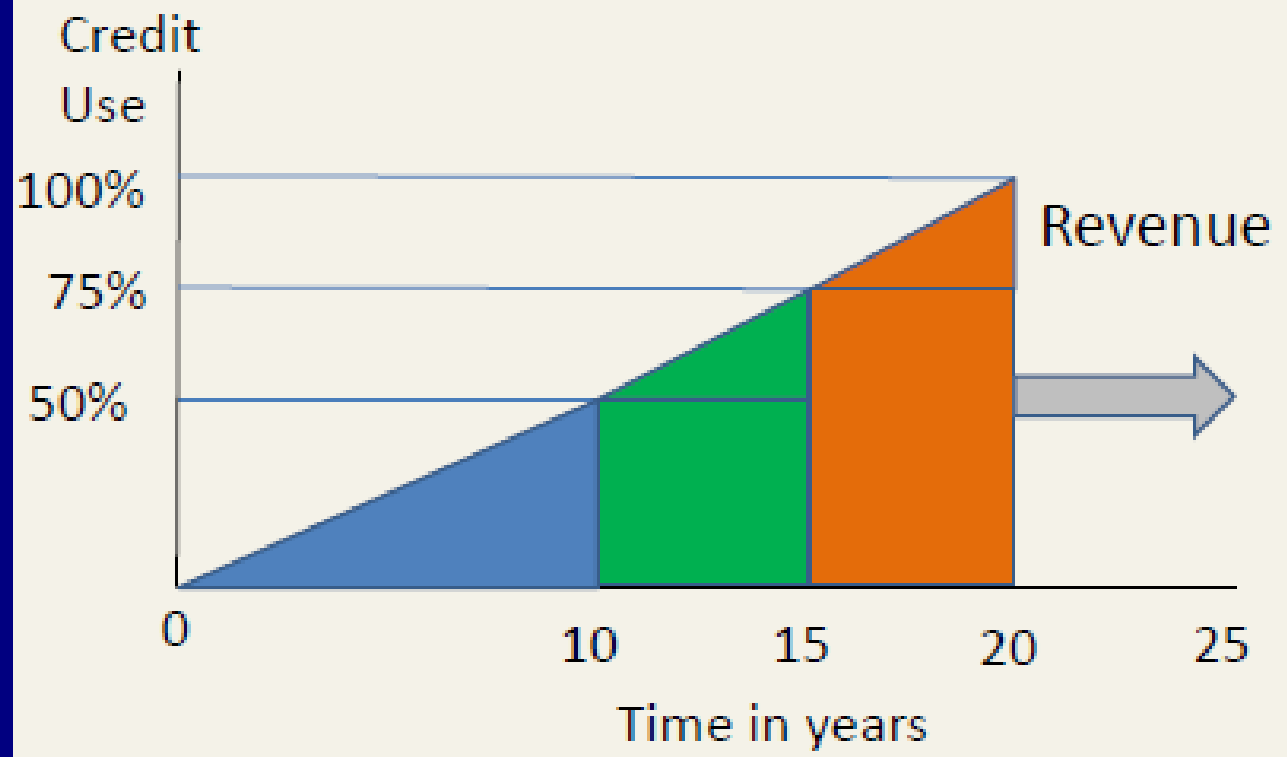
How Does LCLIP Work?



Landscape Conservation & Local Infrastructure Program Process



Program Milestones



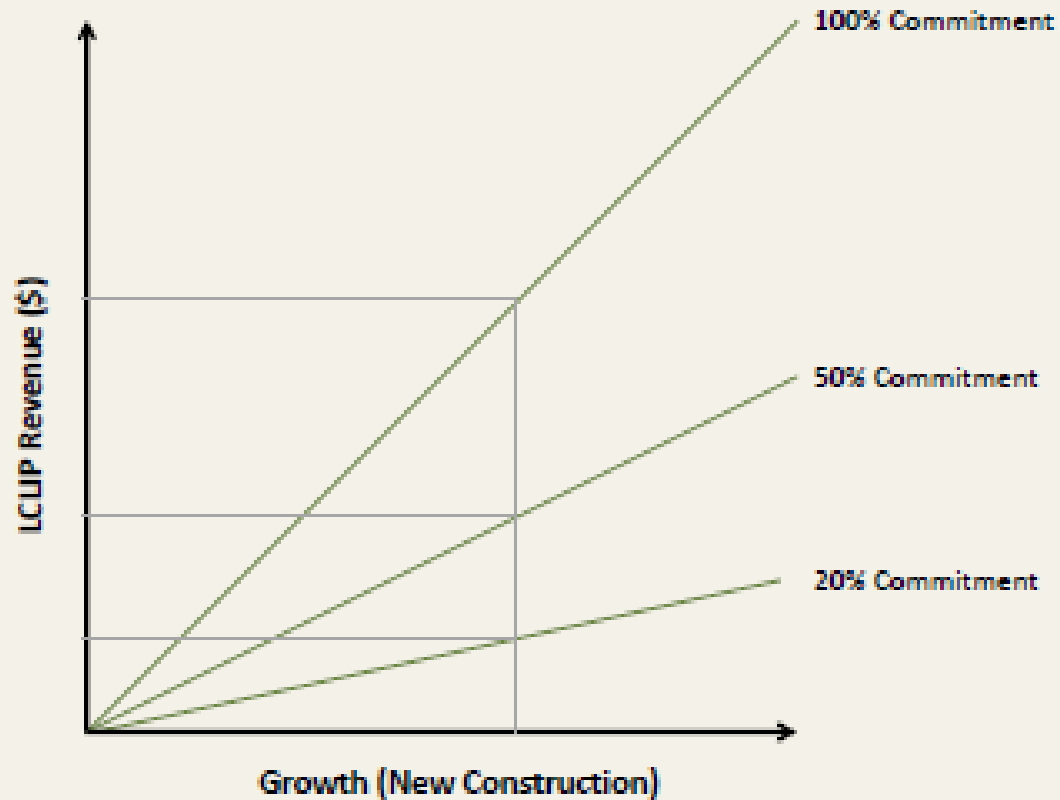
Feasibility Study

- Will LCLIP work here? Under what conditions?
- How much money will it generate?
- When should the city begin to use it?
- What are the risks?

Key Takeaways

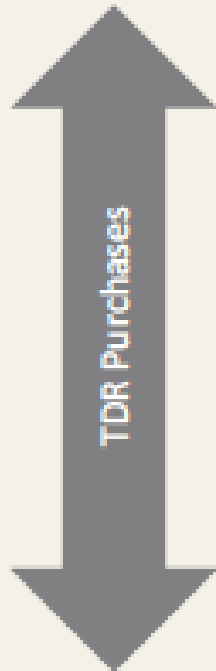
- LCLIP is one approach to funding infrastructure to support subarea redevelopment.
- LCLIP provides a financial incentive to use TDR, which is supported by city policy.
- Revenue depends on growth, timing, and commitment level.
- Challenges include amount of growth realized and TDR credit placement.
- Findings and recommendations to follow

Revenues and City Commitment



Spectrum of TDR Options

Private Action



- Incentive zoning
- Impact fee in-lieu

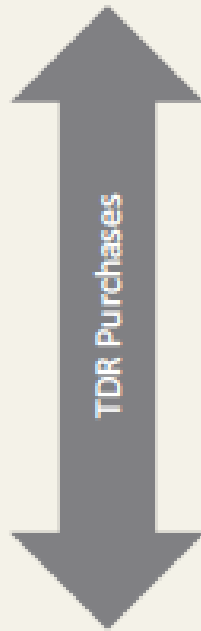
- Developer Agreements

- New citywide fee/tax
- Private participation required
- City TDR purchases

Public Action

City Costs and TDR Purchases

Lower Costs
Less Certainty



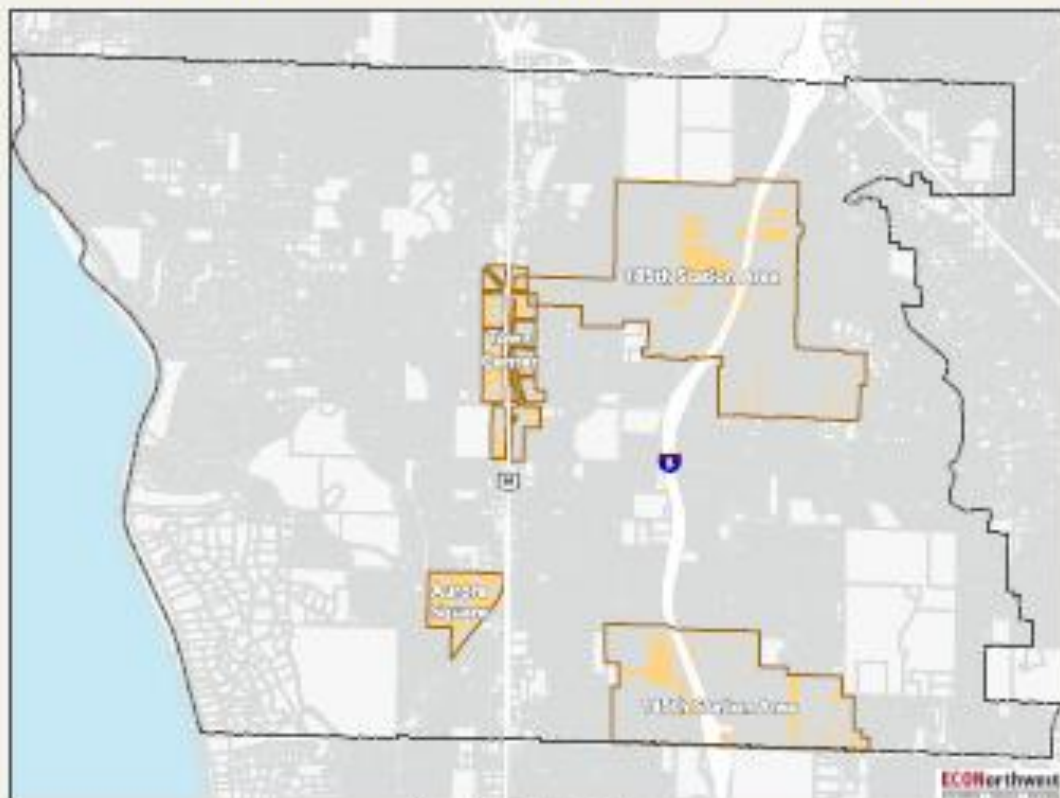
Higher Costs
More Certainty

- Incentive zoning
- Impact fee in-lieu

- Developer Agreements

- New citywide fee/tax
- Private participation required
- City TDR purchases

Potential Shoreline Subareas



Source: City of Shoreline, King County

Next Steps

- Develop Scenarios (TDR options and geography)
- Assess Feasibility and Revenue Potential
- Present Result to City Council in March
- Policy Questions

FORTERRA CREATING GREAT COMMUNITIES
and CONSERVING GREAT LANDS

Thank you

Darren Greve, King County

Nick Bratton, Forterra

Erik Rundell, ECONorthwest

