

From: [Greve, Darren](#)
To: [Shari Winstead](#); [CMO](#)
Cc: [City Council](#); [Rachael Markle](#); [Steve Szafran](#); [Paul Cohen](#)
Subject: King County Letter re TDR & 185th st station area
Date: Friday, February 06, 2015 3:53:48 PM
Attachments: [King County Letter 2-6-15.pdf](#)

Dear Mayor Winstead and Debbie,

Attached is a letter of support from King County for the TDR language included in the 185th St. Station Area draft Development Regulations which is currently being considered by City Council.

Sincerely,

Darren Greve

Supervisor, TDR and Mitigation Programs
King County Department of Natural Resources & Parks

Water and Land Resources Division
Phone: (206) 477 4702

email: darren.greve@kingcounty.gov



King County

Department of Natural Resources and Parks
Water and Land Resources Division
201 S. Jackson St.
Seattle, WA 98103

February 6, 2015

Honorable Shari Winstead
Mayor, City of Shoreline
17500 Midvale Avenue N
Shoreline, WA 98133-4905

Dear Mayor Winstead and Councilmembers,

King County supports the City of Shoreline's efforts to explore the use of Transfer of Development Rights (TDR) and the Landscape Conservation and Local Infrastructure Program (LCLIP) as part of the City's planning and rezone of the 185th Light Rail Station Area. Clearly the City is thinking about its connection with the region and the nearby farm and forest lands that help make the City an attractive place to live and work.

Efforts that focus growth in our urban areas while simultaneously protecting the region's threatened rural open spaces are critical to the sustainability of the region. Over the last five years we have been working to develop a critical mass of city partners to help us advance a TDR/LCLIP effort that seeks to accomplish this goal. Partner cities include: Seattle, Bellevue, Sammamish, Issaquah, and Normandy Park. We hope the City of Shoreline will be on this growing list of partner cities.

Realizing cities need help with infrastructure funding to accommodate growth, King County has been a strong advocate for the LCLIP tool as a way to advance our TDR partnerships with cities. LCLIP creates the opportunity for the City to partner with King County on TDR, and in exchange the City receives a *new* revenue stream from the County to help *the City* pay for needed infrastructure projects.

We are interested in exploring with you ways to make implementation of LCLIP easier and more reliable for the City of Shoreline, as we did with the City of Seattle. That is, if the City adopts strong regional TDR language into the Station Area development regulations, as is currently proposed, the County will work with the City to explore ways

we can implement LCLIP to minimize the City's risk and maximize the City's financial gain.

In addition, the County will commit to provide the City with up-front amenity funds for the acquisition of in-city open space and parks. We offer this to our partner cities because areas where regional growth is concentrated also need to be attractive places to live and work with in-city open spaces, just as our rural open spaces need relief from development pressures to avoid sprawling development patterns.

A Shoreline – King County TDR agreement can create a win-win and overall net benefit to the City, and I look forward to further discussing this with you, and your staff.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darren Greve', with a stylized flourish at the end.

Darren Greve
Supervisor, TDR and Mitigation Programs
(206) 477-4702
darren.greve@kingcounty.gov

Cc:
Debbie Terry, City Manager, City of Shoreline
Rachael Markle, Planning and Community Development Director, City of Shoreline
Steve, Szafran, Senior Planner, City of Shoreline
Paul Cohen, Planning Manager, City of Shoreline