

Landscape Conservation and Local Infrastructure Program (LCLIP)

Council Discussion
November 6, 2017



What is LCLIP?

This program seeks to credit added development potential in exchange for preservation of natural and rural lands in the county, while providing greater assessed tax revenues for the City to pay for improvements such as plazas, parks, sidewalks, bike lanes, etc. to encourage vibrant, livable cities.



Why Participate in LCLIP?

- *Preserves farm and forest land in rural King County.*
- *Could generate between \$4.4 and \$7.3 million in revenue over 25 years.*



Risks Involved

- 1. Must meet thresholds or program stops*
- 2. Unpredictable timing*
- 3. Limits control over property tax revenues*
- 4. Not well tested in the region*



Competing Goals and Lack of Incentives

1. *TDRs or Affordable Housing*
2. *Incentives*



Recommendation

Staff does not recommend the implementation of LCLIP at this time



Steps to Implement LCLIP

If Council decides to move forward:

- 1. Interlocal with KC*
- 2. Negotiate LCLIP Start Date*
- 3. Establish LCLIP Area*
- 4. Development Code Amendments/
Incentive Packages*

