



Growth, conservation, & community investment

October 20, 2022

AGENDA

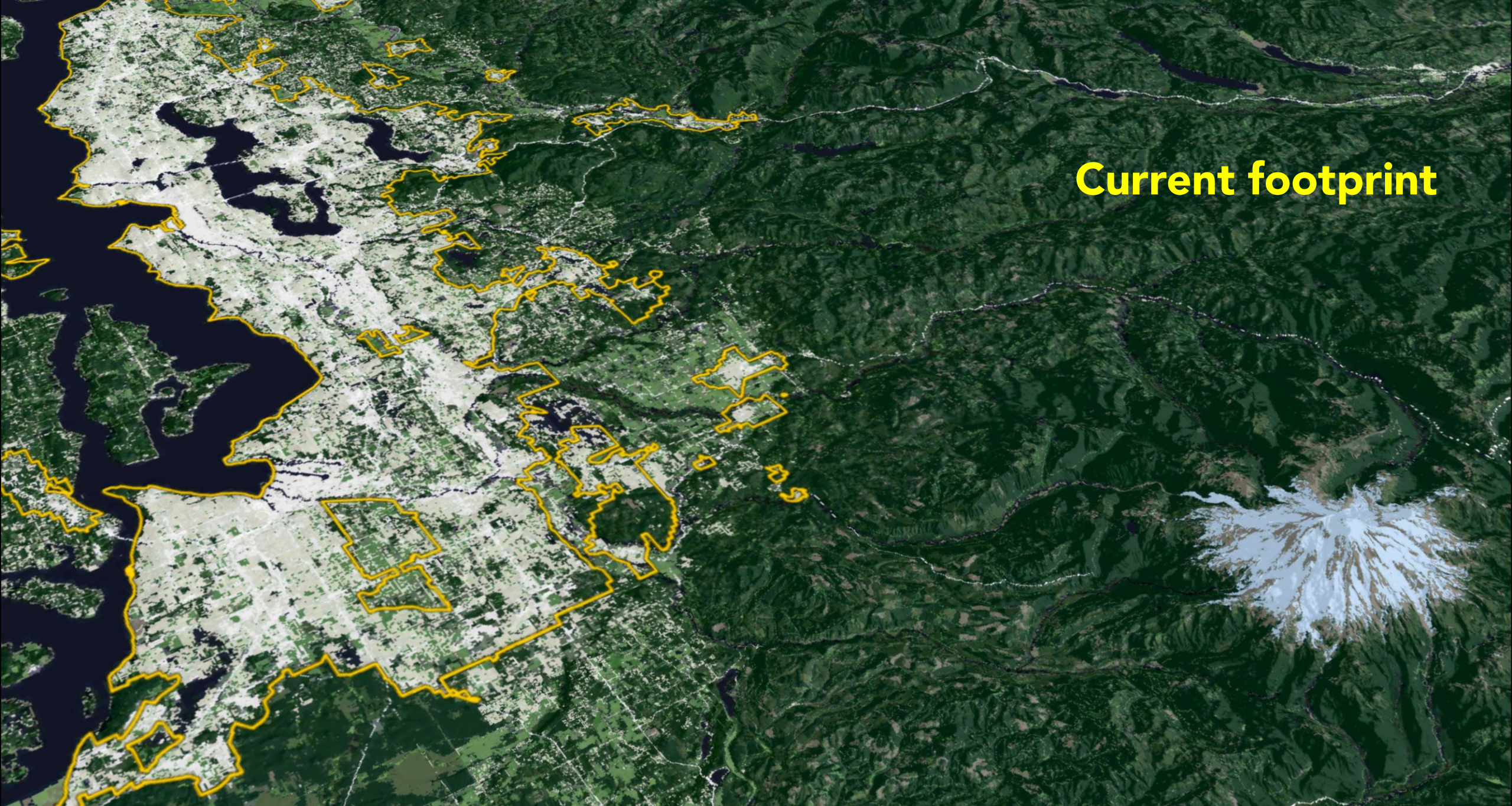
Regional and county context

Transfer of development rights recap

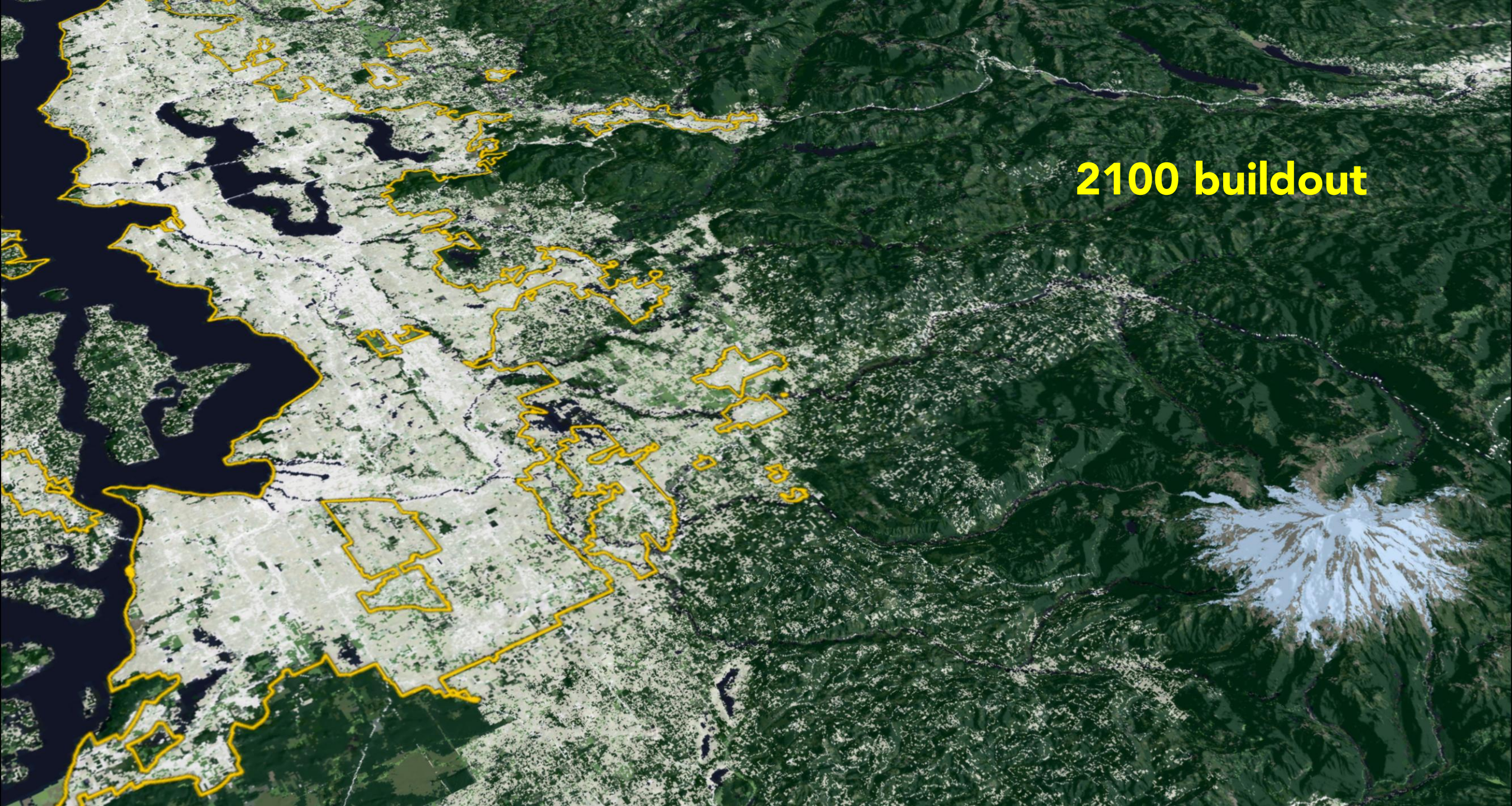
Beyond TDR: LCLIP

Applications in Shoreline

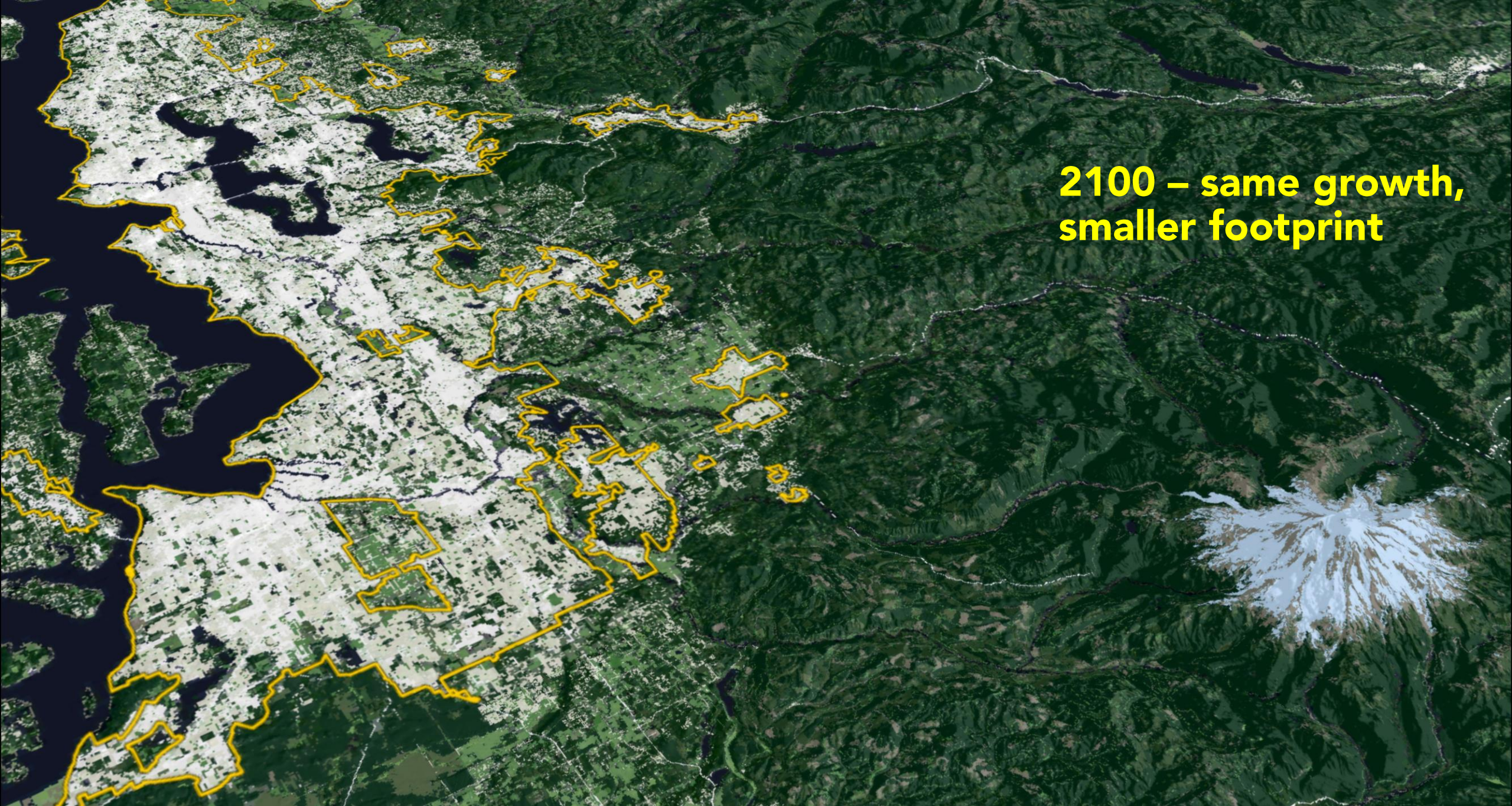
Discussion



Current footprint



2100 buildout



**2100 – same growth,
smaller footprint**

MARKET-BASED STRATEGIES

HOW TRANSFER OF DEVELOPMENT RIGHTS WORKS



- Real estate tool
- Gives landowners choices
- Can sell the development potential from property to a developer who can build more efficiently in an area where it's desired
- 100% voluntary, market-based, respects private property rights

TDR WORKS

145,000+ acres conserved across central Puget Sound region

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LAND FOR GOOD

THE NEWS TRIBUNE

THE NEWSPAPER FOR THE SOUTH SOUND

GOV. MIKE LOWRY • 1939-2017

He fought for justice, health care



Gov. Mike Lowry prepares to speak at a joint session in Olympia on his last full day as governor of Washington. He has died at 78.

19 years in public service, 4 as governor

By JIM BRUNNER
The Seattle Times

Former Gov. Mike Lowry, a proud liberal Democrat who fought to expand health care and to secure reparations for Japanese Americans interned during World War II, has died. Lowry, 78, died Monday following complications from a stroke, according to a statement from his family released by Gov. Jay Inslee's office.

"Trudi and I send our sincere condolences to the Lowry family and friends. Mike Lowry served with compassion and humility. He had a big heart and cared deeply about the people of this state," Inslee said in a statement.

Born in St. John, Whitman County, Lowry graduated from Endicott High School and from Washington State University. Known as a "vociferous, table-pounding liberal" — as local nonprofit HistoryLink put it —

Lowry spent 19 years in public office. First elected to the Metropolitan King County Council in 1975, he was elected in 1978 to the U.S. House of Representatives, representing the 7th Congressional District for a decade.

Lowry served one term as governor, from 1993 to 1997. A statement from his family called Lowry "a passionate defender" for people and the environment. "Mike was known as a cour-

ageous leader who was often willing to take early stands on sometimes controversial issues, and this courage plus his straightforward nature garnered respect from those in all political parties," the statement said.

Seattle Mayor Ed Murray said in a statement: "His determined fight for liberal ideals will always be remembered by the working people whose lives he put front and center every day during his 20 years of public service, first as a Metropolitan

King County Council member, then as a member of Congress, and finally as a scrappy governor."

As a freshman congressman, Lowry proposed the first legislation to give restitution to more than 100,000 Japanese Americans and Aleuts interned in prison camps during World War II.

His bill did not pass, but helped spark efforts that led to

SEE LOWRY, 4A

COMMENTARY

Build an apartment building, save a farm — at same time



The historic Reize Farm, at the intersection of Military Road and the Orting Highway, will be kept as a farm because of the transfer of development rights to the new Stadium Apartments.

FOLLOWING RULES?

Campaigns use surplus for suits, ties, tickets

The Associated Press

OSPREY — Since the election, more than a dozen state lawmakers have spent thousands in surplus campaign money on suits, flights, meals, charities and office furnishings, according to a review of state records by the Northwest News Network and The Seattle Times.

Campaign finance rules govern how lawmakers can use unspent donations once an election is over. The Times reported. Among the choices, they can hold it for a future campaign, donate it to political parties or charities, or cover unreimbursed expenses related to their duties as elected officials.

In recent months, Sen. Doug Erickson, a Ferndale Republican, has spent thousands of dollars in surplus election-campaign money on airfare, lodging and meals in Washington, D.C. The senator in recent months has been juggling his legislative duties and his job at the Environmental Protection Agency.



WEDNESDAY, 05.30.2018 • EVERETT, WASHINGTON • WWW.HERALDNET.COM • \$1.00 (HIGHER IN OUTLYING AREAS)

Oso case goes to jury

Members are considering first-degree murder charges against John Reed in the deaths of Monique Patenaude and Patrick Shurn.

By RUCKI KING AND SEBASTIAN DAVY
Herald Writer

EVERETT — John Reed had a choice, according to prosecutors. Monique Patenaude was shot in the arm. She was unlikely to fight back. Reed could have stopped there.

If so, he would have been charged with assault instead of aggravated murder, deputy prosecutor Andrew Aldorf said Tuesday in closing arguments in Snohomish County Superior Court.



John Reed

"He was committed between shot No. 1 and shot No. 2 that killed Monique," Aldorf said.

"Monique did not have to die." Prosecutors allege Reed acted with premeditation in the shootings of Patenaude, 46, and her husband, Patrick Shurn, 45. They say Shurn was executed hours after his wife, as he returned home from work on April 11, 2018.

Reed has admitted to killing the couple, saying they attacked him and he defended himself. The trio had a long-standing feud over property lines and driveway access.

In a full day of testimony Friday, Reed told jurors he "panicked" after the confrontation and hid the bodies, vehicles and cellphones in the woods.

Meeting again packed

Mukilteo School District educators say that in light of McCleary, their contracts should be opened to renegotiate.

By LEEZ GIORDANO
Herald Writer

MUKILTEO — Teachers remain determined in letting the Mukilteo School Board to the bargaining table to renegotiate their contracts. Once again, teachers and

supporters packed the school board meeting. They numbered roughly 100 and spoke for about an hour. The roughly 100 passionately voiced speeches, teachers, parents and current and former students urged the board Tuesday night to pay the teachers and staff more.

Board members listened, but did not comment.

The tension is a product of action taken by state lawmakers in response to the landmark school funding lawsuit known as McCleary. In the court case, the Supreme Court agreed with a coalition of parents, teachers and school districts that the state was not providing ample funds to run the public school system and pay its

supporters
Muhlstein, A3

See PACKED, Page A2

Farmlands safe from sprawl

But conservationists say more can be done to promote the program



Arlington hay farmer Andrew Albert, like many farmers, leases a lot of the land he farms. He can't match the price developers are able to pay for rural lands.

By LEEZ GIORDANO
Herald Writer

done to bolster the program that contains sprawl. Like many farmers, Albert

It also lets farmers tap into some of the value of the land without surrendering it to devel-

ers of acre median income, while protecting a core of rural farmland.

TDR PROGRAMS IN REGION

Cities: 15

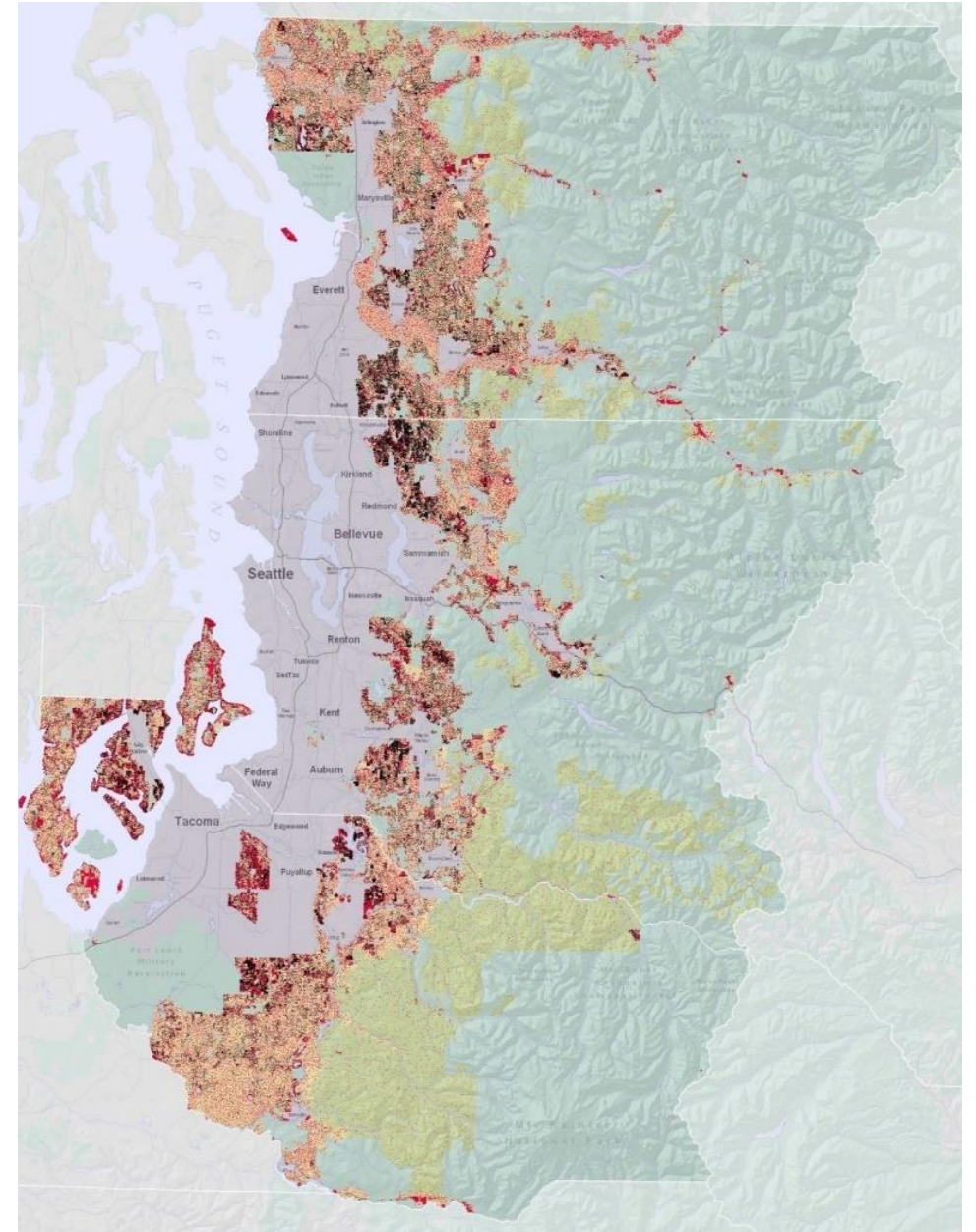
- **Bainbridge Island**
- **Tacoma**
- **Sammamish**
- **Shoreline**
- **Seattle**
- **Issaquah**
- Bellevue
- Redmond
- North Bend
- **Black Diamond**
- Normandy Park
- **Everett**
- **Snohomish**
- **Mountlake Terrace**
- Arlington

Counties: 4

- **Pierce**
- King
- **Snohomish**
- **Kitsap**

Regional: 2

- **TDR marketplace**
- **LCLIP**





LANDSCAPE CONSERVATION AND LOCAL INFRASTRUCTURE PROGRAM

TDR combined with infrastructure financing

ADDRESSING CITIES' NEEDS



Cities need
infrastructure to
support growth

Public improvements
are expensive

Funding is uncertain
and competitive

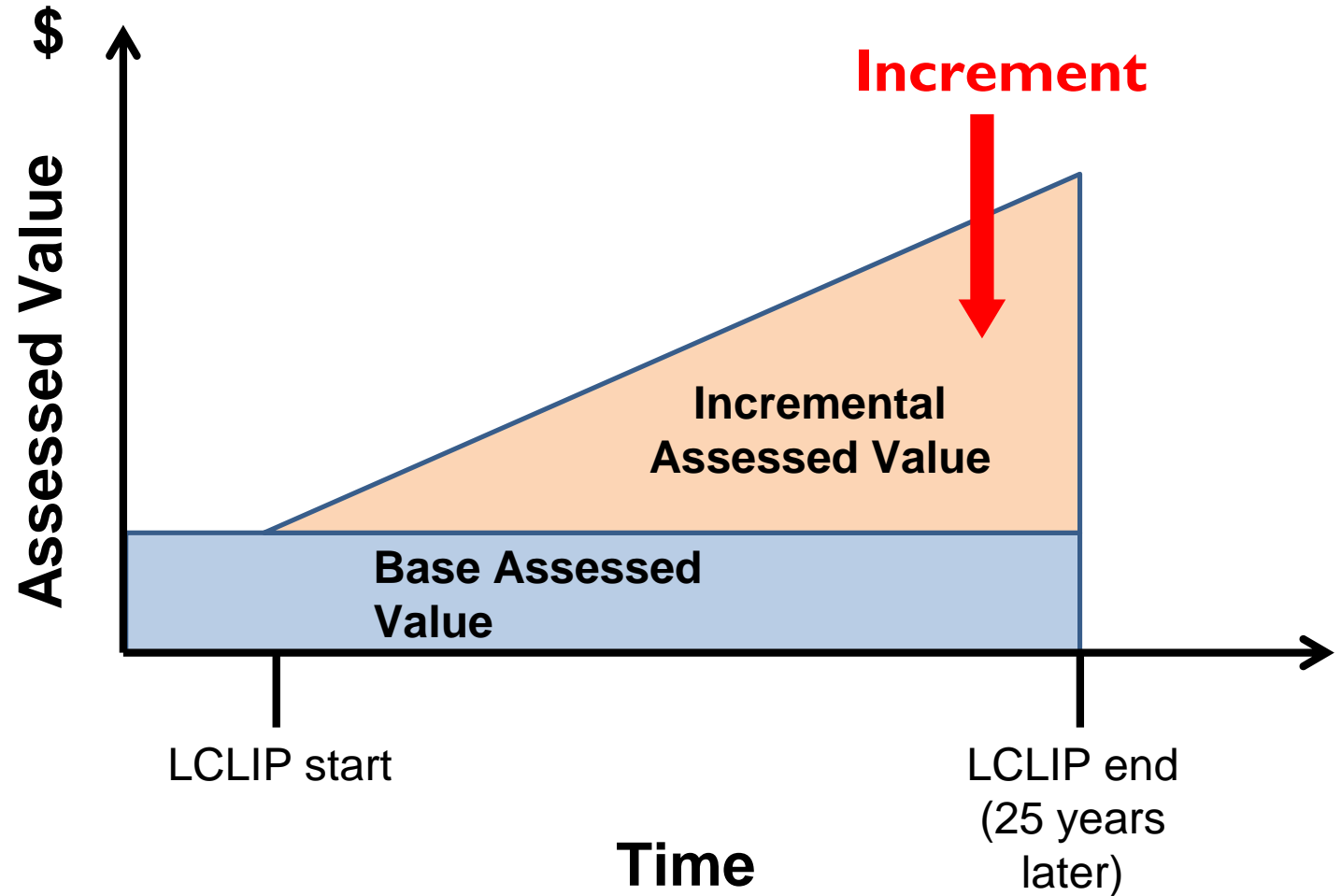


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LCLIP

- City retains a portion of county's share of property tax revenue on new construction
- City commits to accepting TDR credits
- Program runs up to 25 years

RCW 39.108



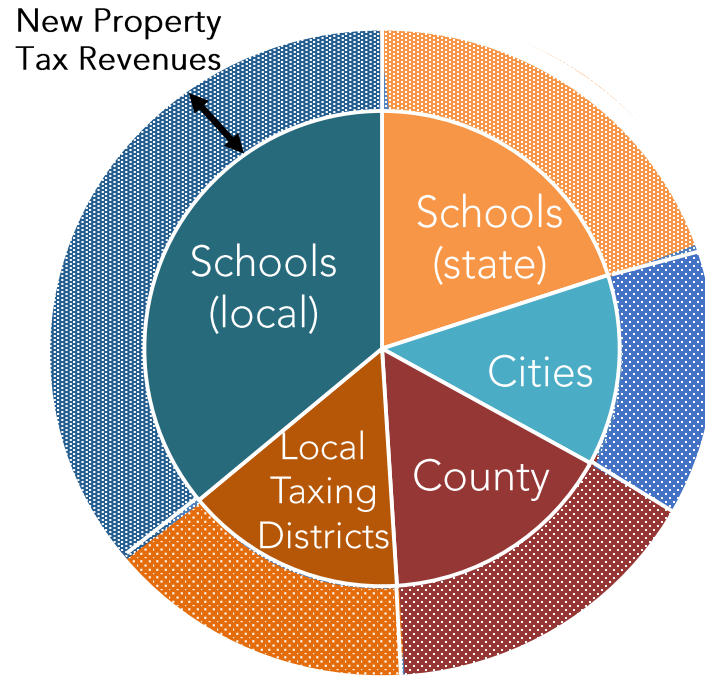
LCLIP

Cities spend revenue on public improvements.

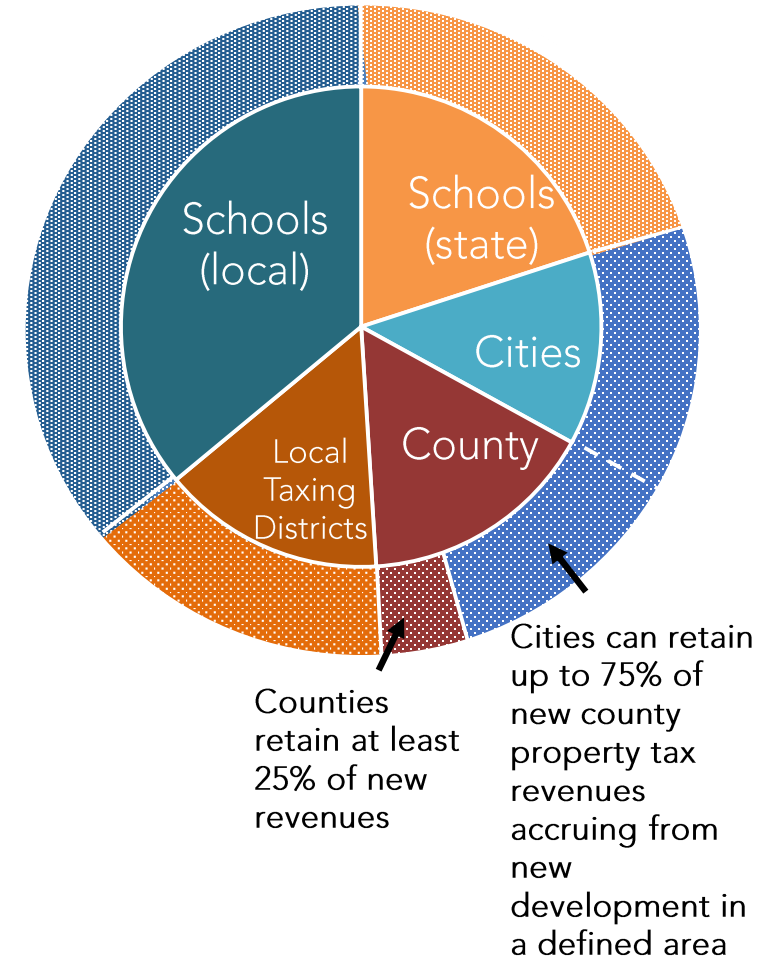
Infrastructure can include parks, transit, streetscapes, utilities, security, storm water, maintenance, trees.

Revenues can match other funding sources.

City Tax Revenue Growth without LCLIP

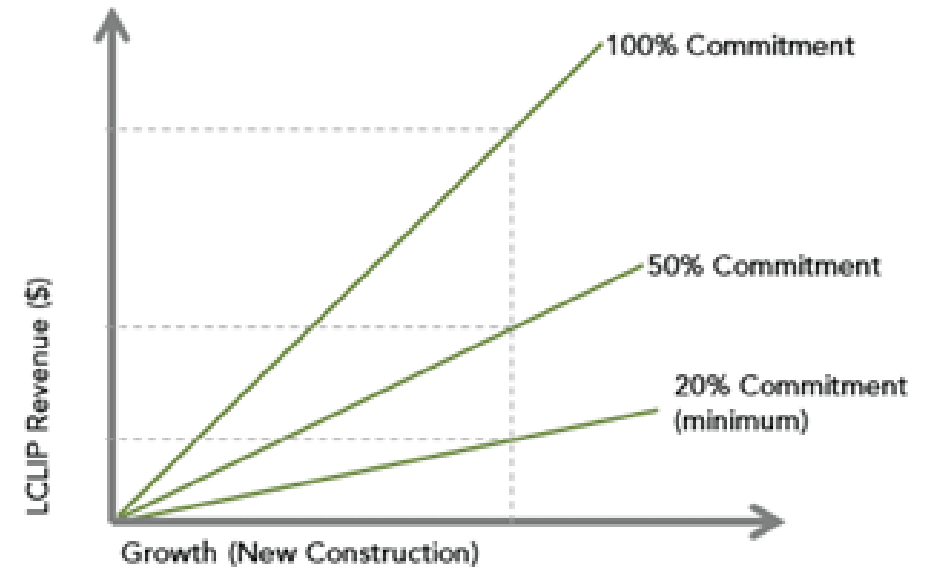
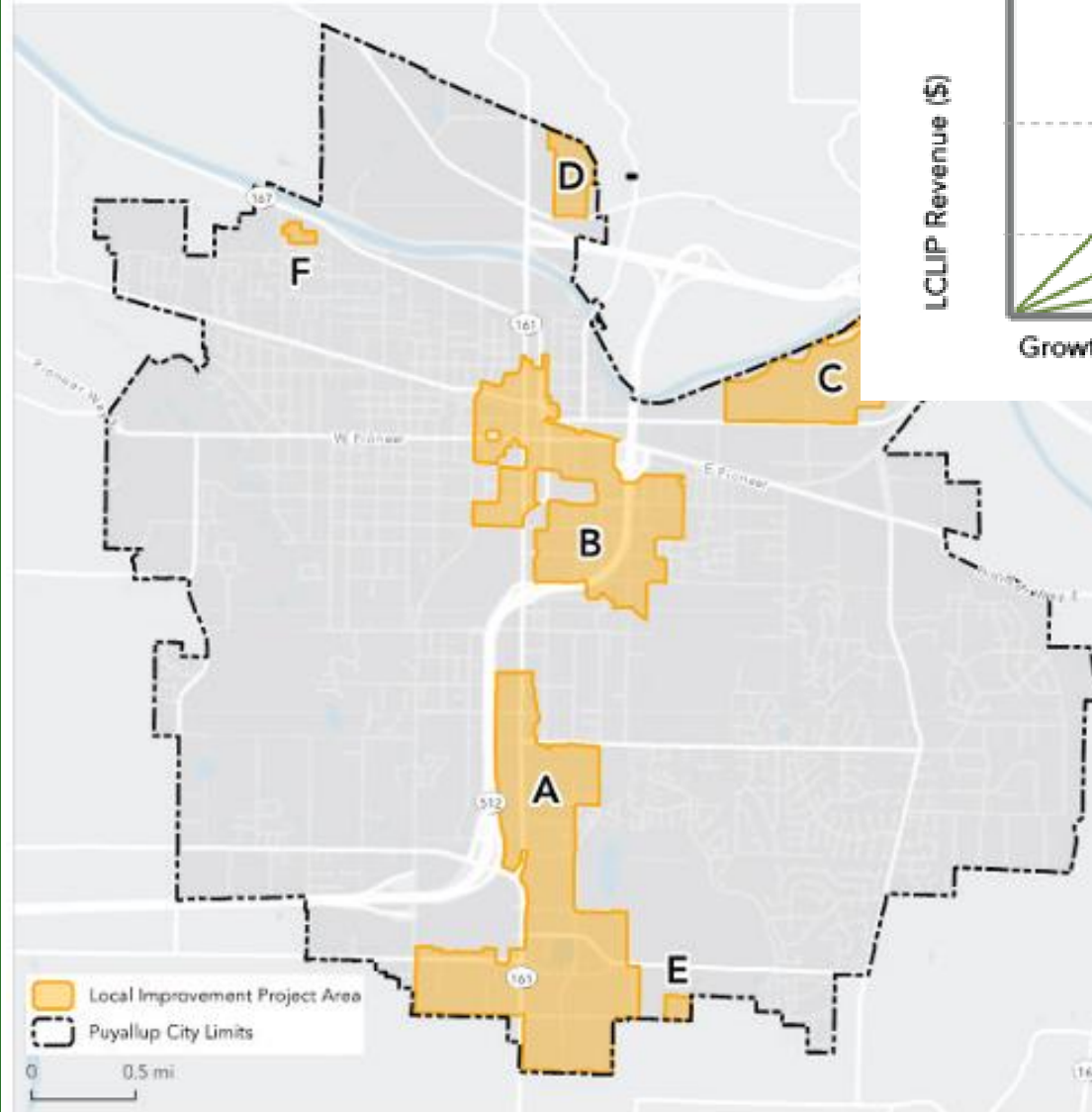


City Tax Revenue Growth with LCLIP



LCLIP MECHANICS

Eligibility
Geography
City flexibility in participation



BENEFITS

Counties

- Market-based conservation
- Supports growth goals
- Reduced cost of rural services

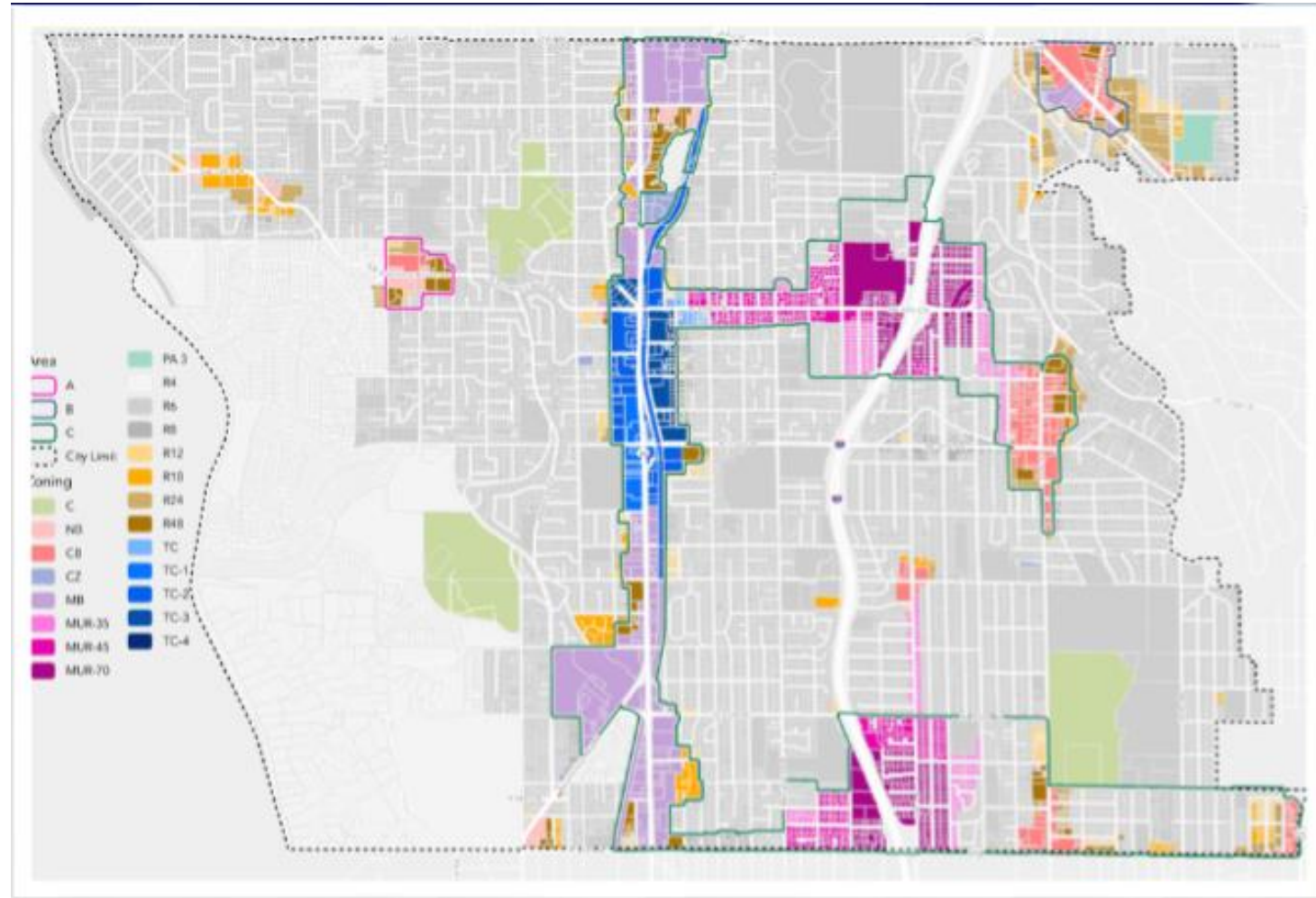
Cities

- Flexible \$ for capital facilities
- Supports growth goals
- More resilient communities



CITY OF SHORELINE - FINDINGS

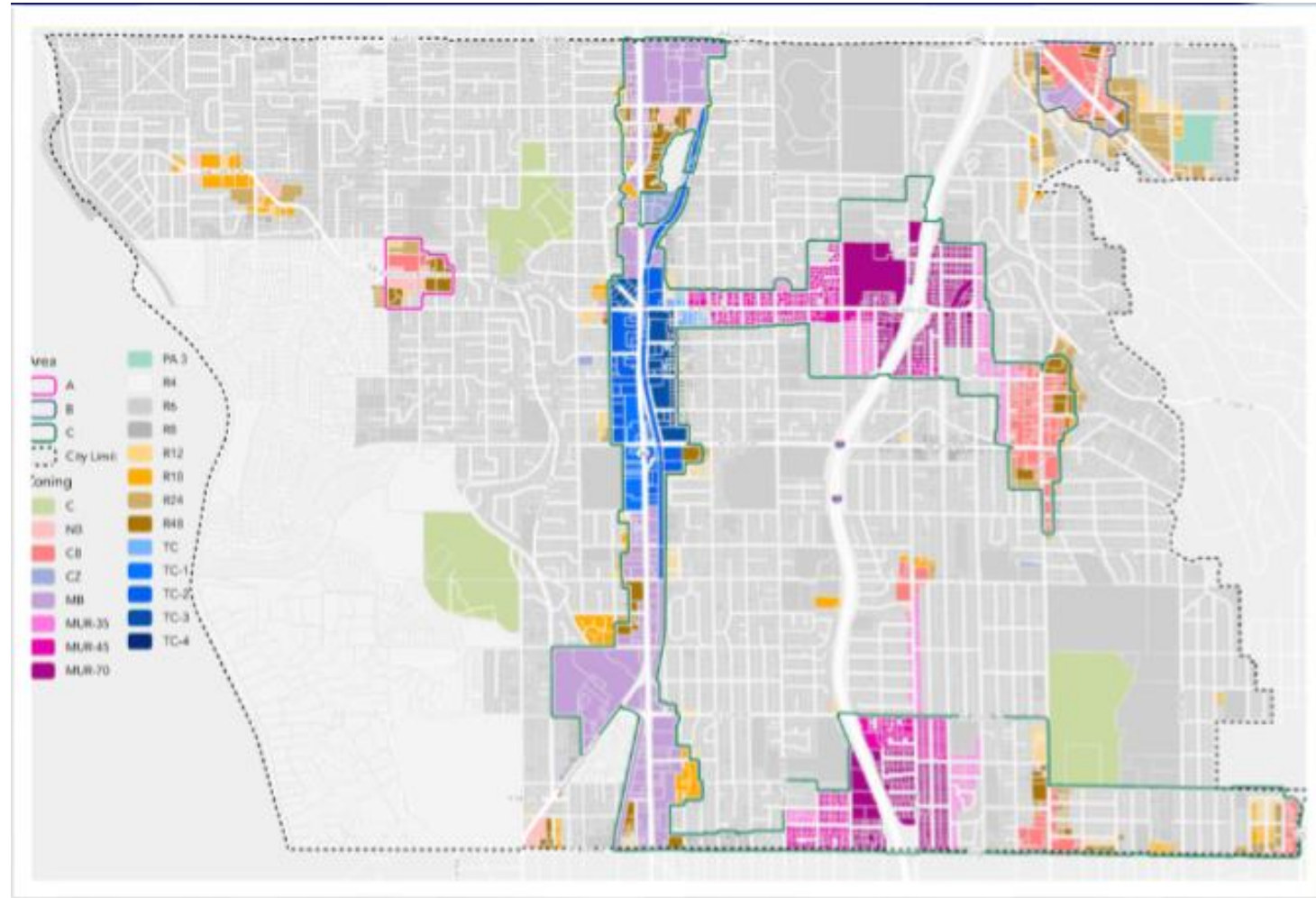
- Geography: light rail station areas, Town Center, neighborhood business districts
- TDR credit commitment: 231 (100%)
- Conservation potential: 18,000 acres
- Revenue projection: \$19MM - \$25MM
- Investments: park acquisition, mobility, bridge over I-5
- Council support for concept
- King County supports adoption



CITY OF SHORELINE - FINDINGS

What scale of growth would support program success in Shoreline?

- Approximately 8 midrise projects in MUR-70' zone with parking reduction, or
- Approximately 20 podium projects with bonus height, or
- Approximately 4 midrise projects in the MUR-70' zone and 10 podium projects.
- Timeline: 20 years



PATH TO LCLIP

Feasibility study
Create TDR program
Adopt ordinance
King County ILA

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LCLIP

Financial incentive for cities to use TDR

Flexible revenue for infrastructure

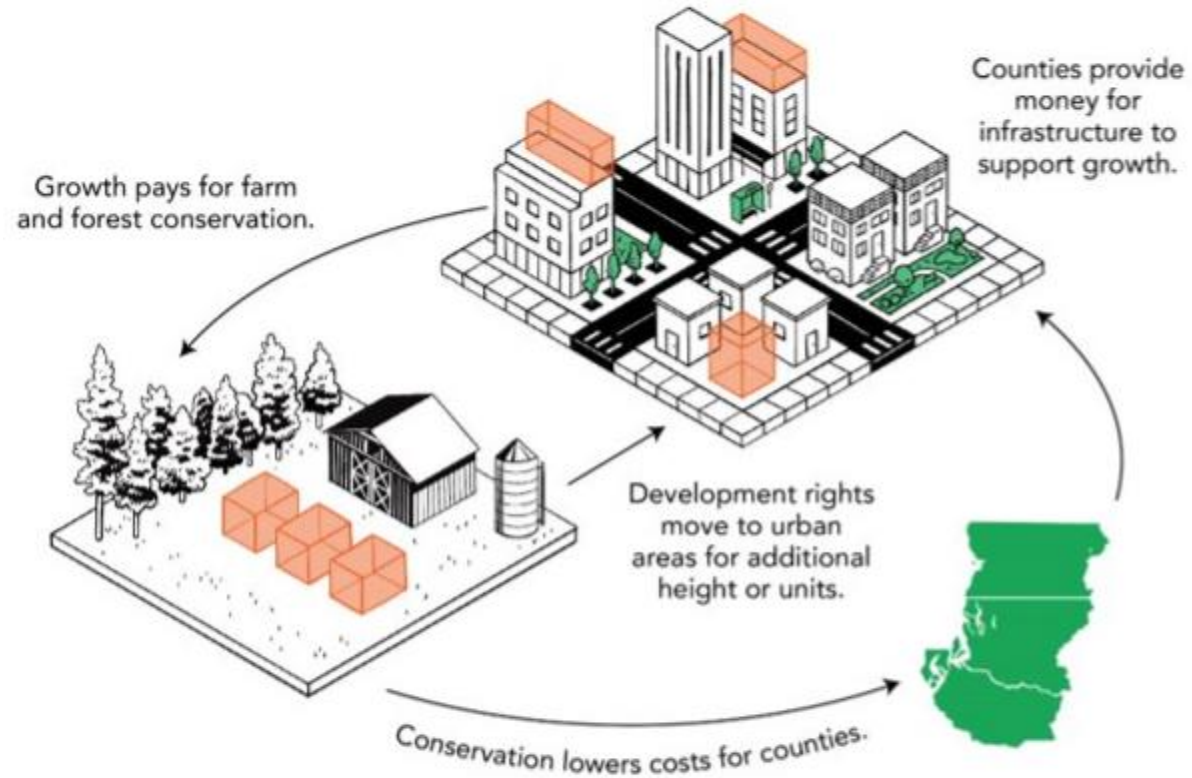
Low risk

Growth + community investment + conservation

Customizable to individual city needs

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LCLIP | INVESTING IN NEIGHBORHOODS, PROTECTING OUR RESOURCES.



CONSERVATION + GROWTH + COMMUNITY
WHERE WE WANT IT IMPROVEMENTS

FORTERRA.ORG

DISCUSSION

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LCLIP DETAILS

- Two revenue approaches
- City obligations
- Risk

Revenue

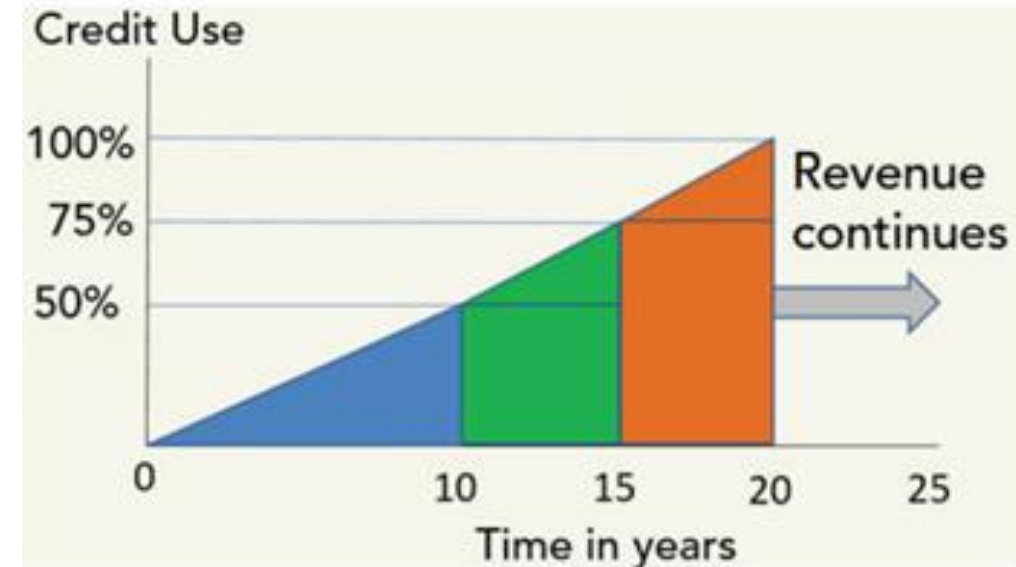
1. Spend as you earn
2. Bond up front

City obligations

1. Credit placement
2. Regional scale

Risk: end program early

1. Cities keep revenue
2. No penalty
3. Opportunity cost – foregone revenue



HOW LCLIP WORKS

Incentive zoning is key to market-based use of TDR

Offer development bonus as an incentive to create public benefits

