

# Transfer of Development Rights Program

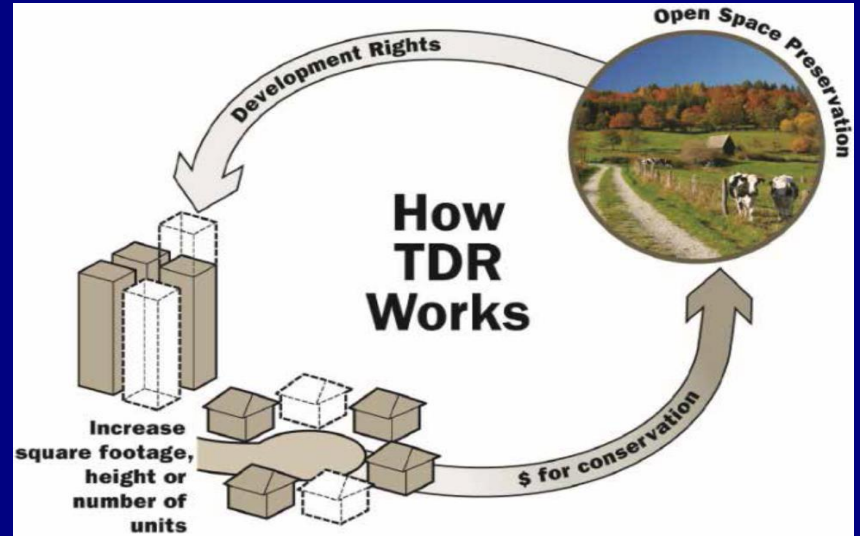
Planning Commission Discussion

July 20, 2023



# TDR

- What is it?
  - A unit of development in the urban area instead of farm and forest lands
  - Why are we doing it?
    - Climate Goals
    - Funding for Public Improvements



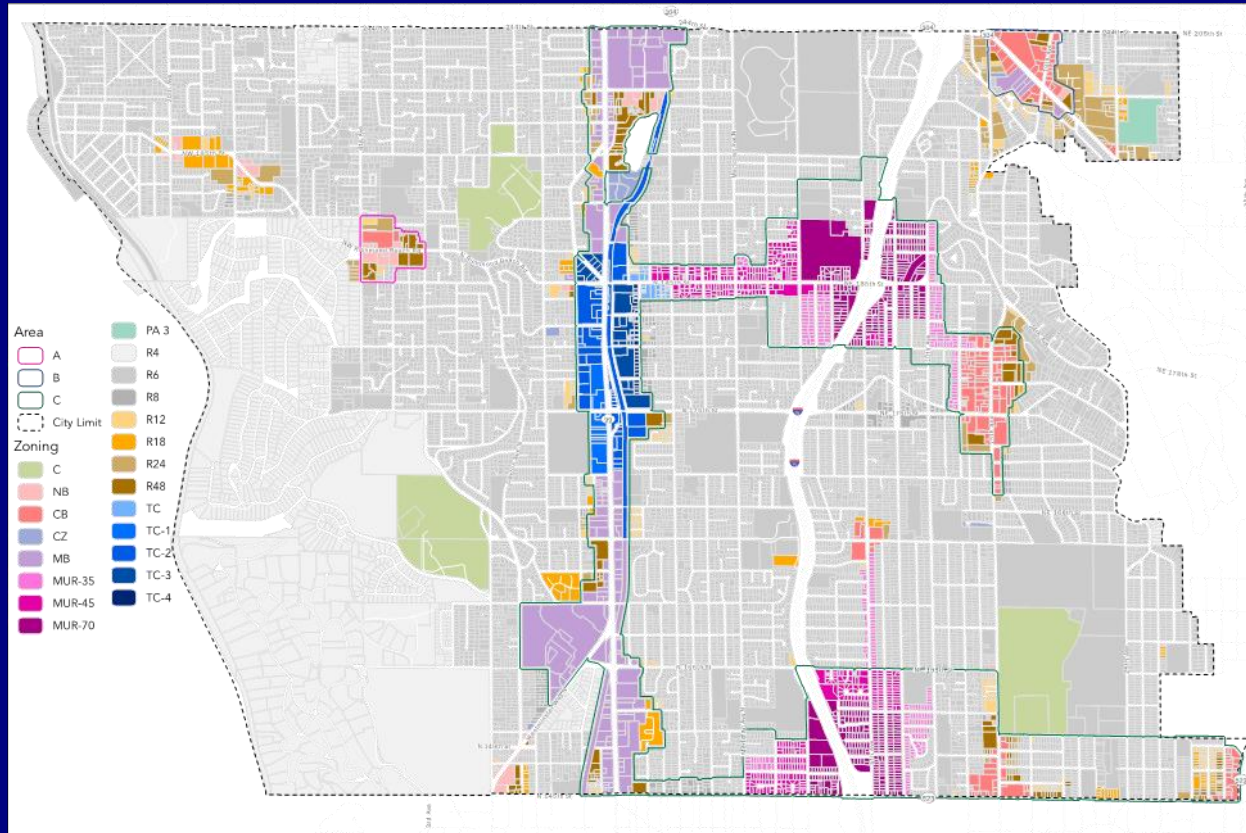
# Why TDR Program?

- LU58 - *Support regional and state Transfer of Development Rights (TDR) programs throughout the city where infrastructure improvements are needed, and where additional density, height and bulk standards can be accommodated.*
- Regional Climate Goals.
- Timing of Light Rail and development in key areas.
- Funding of Public Amenities.

# TDR Program

- A set of Development Code regulations
- Incentives
- Establishes a TDR price for certain incentives
- Allows the City to use KCs portion of the property taxes for public amenities

# Where?



# Incentives - Height

Zone	Baseline Height	Max Height	Bonus	Pierce	King	Sno Co.	Type*
R-48	35'	70'	Height	1 credit = 1,100 sqft 1 credit = 2,900 sqft	1 credit = 7,000 sqft 1 credit = 3,100 sqft	1 credit = 2,900 sqft 1 credit = 2,900 sqft	Farm Non-Farm
NB	50'	70'	Height	1 credit = 1,100 sqft 1 credit = 2,900 sqft	1 credit = 7,000 sqft 1 credit = 3,100 sqft	1 credit = 2,900 sqft 1 credit = 2,900 sqft	Farm Non-Farm
CB	60'	70'	Height	1 credit = 1,100 sqft 1 credit = 2,900 sqft	1 credit = 7,000 sqft 1 credit = 3,100 sqft	1 credit = 2,900 sqft 1 credit = 2,900 sqft	Farm Non-Farm
MUR-70'	70'	140'	Height	1 credit = 3,100 sqft 1 credit = 8,200 sqft	1 credit = 19,700 sqft 1 credit = 8,900 sqft	1 credit = 8,200 sqft 1 credit = 8,200 sqft	Farm Non-Farm

# Incentives - Parking

MUR-45'	45'	45'	Parking Reduction	1 credit = .48 spaces 1 credit = .87 spaces	1 credit = 1.75 spaces 1 credit = .92 spaces	1 credit = .87 spaces 1 credit = .87 spaces	Farm Non-Farm
MUR-70'	70'	70'	Parking Reduction	1 credit = .41 spaces 1 credit = .67 spaces	1 credit = 1.25 spaces 1 credit = .7 spaces	1 credit = .67 spaces 1 credit = .67 spaces	Farm Non-Farm

# Existing Incentives

## Parking

- DGIP = 5-50% (all zones, not R-4 and R-6)
- High-Capacity Transit = 25% (all zones)
- MUR-70 = 50% w/TDMP

Question – If recommended, should incentives be combined?



# Existing Incentives

## Height

- R-48 = 45-60 feet (with DGIP and CUP).
- MUR-45' = 45-65 feet (with DGIP).
- MUR-70 = 80' retain 10% significant trees,  
90' retain 20% significant trees,  
140' subject to ADR requirements.
- CB = 68-78 feet for ground floor commercial.

# Options

*Option 1 - Recommend Council Adopt the Proposed Amendments.*

*Option 2 – Recommend Council Not Adopt the Proposed Amendments.*

*Option 3 – Revise the Proposed Amendments and Recommend Adoption.*

# Commission Discussion

## *Proposed Height Incentive in the R-48 Zone*

# Staff Recommendation

Staff recommends the proposed TDR program as shown in Attachment A to encourage the protection of rural farm and forest land and to meet the City's climate and environmental goals and policies.

# Staff Recommendation

The Commission should clarify if the incentives proposed in the TDR program can be combined with existing incentives in the Development Code.

# Main Motion

I recommend approval of the proposed TDR program as shown in Attachment A.

# Amendatory Motion

I move to amend Table SMC 20.50.800(H) to allow a maximum height of 50-feet in the R-48 zone with the incentives shown in the table.

## H. Receiving area baselines and exchange ratios.

In the receiving areas shown in SMC 20.50.640(G), bonus development shall be awarded as follows:

Exchange Rates Table

Zone	Baseline Height	Max Height	Bonus	Pierce	King	Sno Co.	Type
R-48	35'	70'-50'	Height	1 credit = 1,100 sqft 1 credit = 2,900 sqft	1 credit = 7,000 sqft 1 credit = 3,100 sqft	1 credit = 2,900 sqft 1 credit = 2,900 sqft	Farm  Non-Farm

