

Advancing TDR/LCLIP in Puget Sound

Pilot program

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Washington State
Department of
Commerce

We strengthen communities



HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES

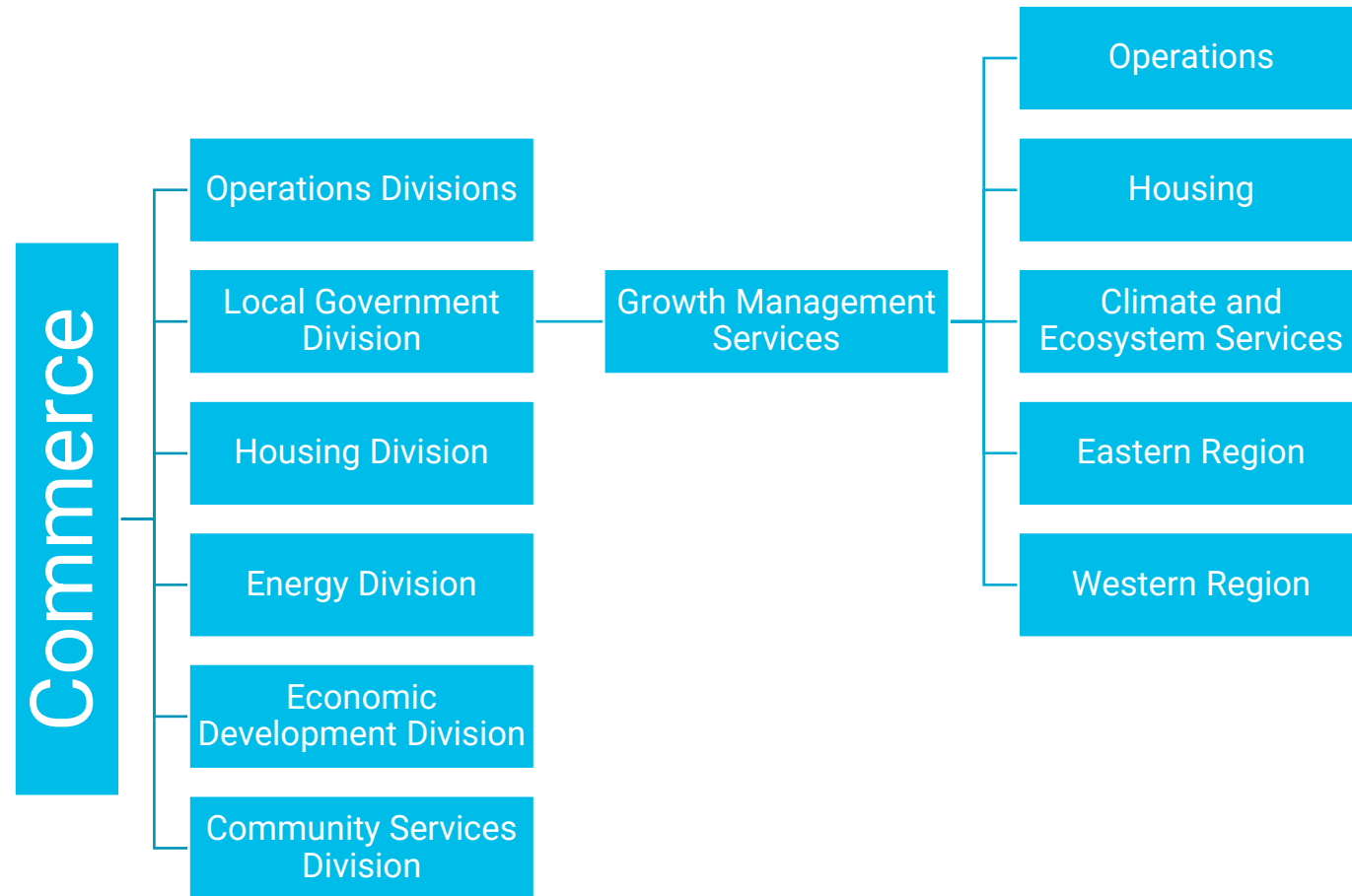


CRIME VICTIMS AND PUBLIC SAFETY



ECONOMIC DEVELOPMENT

Climate and Ecosystem Services



Pilot Program

- Is your jurisdiction considering developing or updating a TDR or LCLIP program?
- What additional resources and assistance could Commerce provide jurisdictions to support TDR programs and open space conservation?

Funding and Commerce's Role

- **Provided by EPA's Puget Sound geographic program fund**
 - Puget Sound National Estuary Program Habitat Strategic Initiative Lead (HSIL)
- **Commerce role**
 - Necessary reporting components and other requirements of funding
 - Manage consultant contract

PUGET SOUND
National Estuary Program

Background

- **Transfer of Development Rights (TDR)**
 - Voluntary, market based, flexible
 - Regional transfer of development rights program
 - [RCW 43.362.020](#)
 - Recognized and encouraged in the Growth Management Act
 - [RCW 36.70A.090](#)
- **Landscape Conservation and Local Infrastructure Programs (LCLIP)**
 - Takes TDR further by providing a financial incentive to cities
 - [RCW 39.108](#)

Prior Efforts

- **2011- 2015**
 - Assistance to local governments to establish and advance TDR and LCLIP in the Puget Sound Region
- **Regional Transfer of Development Rights Alliance**
 - King, Pierce, Snohomish, Kitsap Counties, Forterra, Commerce, and Puget Sound Regional Council
 - 2013 report to EPA on regional TDR programs and benefits of TDR programs

Pilot Program Objectives

- Launch a **pilot program** with at least three cities in Pierce, Snohomish or King Counties.
- Conduct **feasibility assistance and policy guidance** to successfully **promote and implement TDR/LCLIP** in pilot program cities.
- Develop **guidebook and toolkit** to educate, inform, and support cities in developing and implementing TDR/LCLIP in their jurisdictions.

Work products

- **Pilot program cities (must be in King, Snohomish, or Pierce County)**
 - Work plans
 - Feasibility studies
 - Draft policies and codes to incorporate into comprehensive plans and development regulations
- **Three training workshops and corresponding outreach materials**
 - Share lessons learned
 - Promote use of TDR and LCLIP
- **Guidebook**
 - How to conduct the needed reviews and assessments to implement TDR and LCLIP
 - How to address environmental justice and displacement issues
- **Toolkit**
 - Help assess jurisdiction conditions related to successful TDR and LCLIP implementation
 - Additional tools to complement may include assessment checklists, factsheets, calculators, and model code language

Example criteria for city selection

Required: located in King, Snohomish or Pierce County

- **Political will**
- **Staff capacity and readiness**
- **Geographic spread and city typology**
- **LCLIP eligibility**
- **Evaluation of existing TDR program (if exists)**
- **Market feasibility**

Estimated schedule of activities

Pilot city selection

May 2024

City work plans

May – June 2024

Feasibility studies

June 2024 – December 2025

Draft toolkit and guidebook

June 2025

Training workshops

August 2025, February 2026, September 2026

Second round of city recruitment

Tentative

Questions?



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www.commerce.wa.gov



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