



INVESTING IN T.O.D. WITH MARKET-BASED TOOLS

URBAN LAND INSTITUTE, APRIL 29, 2022



ABOUT FORTERRA

Forterra innovates and scales land-based solutions to address the climate crisis and support equitable, green and prosperous communities.

We work in land conservation, land use policy, market-based tools, restoration, and affordable housing.

FORTERRA
LAND FOR GOOD

GROWTH IS HAPPENING



The Seattle Times



New residents pour in: Pierce, Snohomish counties top the U.S.

POPULATION GROWTH | No other county in the nation gained more people from other counties last year than these two. How much of the influx is due to folks fleeing higher prices in King County?



STEVE RINGMAN / THE SEATTLE TIMES

New census data show that Pierce County saw the biggest increase in movers from within the United States of any county in the nation, which could suggest that people are being priced out of King County. This is the Southwest Estates development in Puyallup.

Gene Balk / FYI Guy
Seattle Times staff columnist

A lot of Seattle-area renters surely can relate to the pressure that Casey and Deborah Robers were feeling.

The couple nervously watched from the sidelines as home prices in the area hit record high after record high.

"We weren't planning on moving," Casey said, "but we thought

where the homes are a bit less expensive," Casey said.

It seems a whole lot of folks are thinking along the same lines lately. At least that's what some striking new data from the Census Bureau suggest.

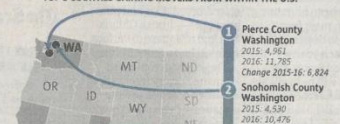
Of the more than 3,100 counties in the nation, none gained more people from other counties last year than Pierce and Snohomish. They ranked No. 1 and No. 2, respectively, for net gains in the number of people moving in domestically.

Is it folks fleeing higher home prices and rents in King County —

King County's loss?

Among the nation's more than 3,100 counties, Pierce had the largest net increase of people moving from another county within the United States in 2016. Snohomish County ranked No. 2.

TOP 5 COUNTIES GAINING MOVERS FROM WITHIN THE U.S.

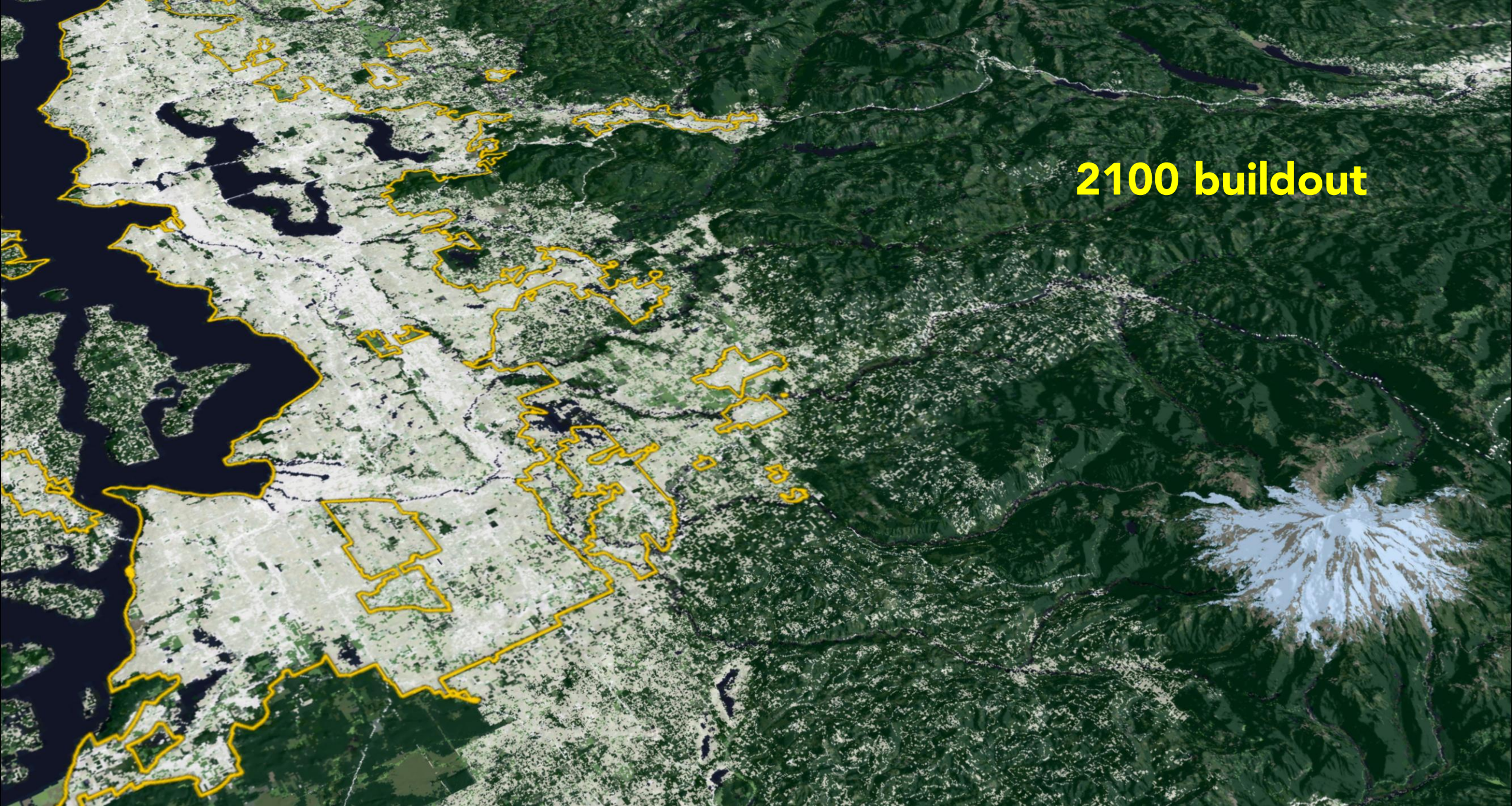




A satellite image of a mountainous region. The left side shows a valley with a river and some urban areas. The right side is dominated by steep, forested mountains. A yellow line outlines a specific area, primarily in the valley and lower slopes. A snow-capped mountain peak is visible on the right side of the image.

Current footprint

2100 buildout



An aerial photograph of a mountainous landscape. A yellow boundary outlines a specific area on the left side of the image, which appears to be a developed or planned area. The rest of the image shows a vast, green, mountainous terrain with a prominent snow-capped mountain peak on the right side. The text "2100 – same growth, smaller footprint" is overlaid in yellow on the right side of the image.

**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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supporters
Muhlstein,
A3

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 RICKI KING
AND STEPHANIE DAVEY
Herald Writers

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.

He was convicted between about 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, 2016.

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 GIORIANDI
Herald Writer

MUKILTEO — Teachers remain determined to bring 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.

Through impassioned 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 actions 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

employees. As a result, districts relied on local voter-approved tax levies to cover costs and pay competitive wages.

Since the 2012 decision, lawmakers have boosted state funding for schools by roughly \$9 billion, including \$1 billion this year and \$1 billion last year for educator salaries.

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 GIORIANDI
Herald Writer

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

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

ers of area median income, while protecting a acres of rural farmland.

TUESDAY MAY 2 2017

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NEWS ALL DAY
YOUR WAY

Shoppers later
6/15/17 See A8

THE NEWS TRIBUNE

THE NEWSPAPER FOR THE SOUTH SOUND

GOV. MIKE LOWRY • 1939-2017

He fought for justice, health care

19 years in public service, 4 as governor

By TIM 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 Indolent High School and from Washington State University.

Known as a "vociferous, table-pounding liberal" — as local nonprofit HistoryLink put it —

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 courageous 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 30 years of public service, first as a Metropolitan



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

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 American and Alaska interned in prison camps during World War II.

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

SEE LOWRY, A4

COMMENTARY

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



The historic Rose 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

OR WYOMIA 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 Ericksen, 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.

TDR PROGRAMS IN REGION

Cities: 15

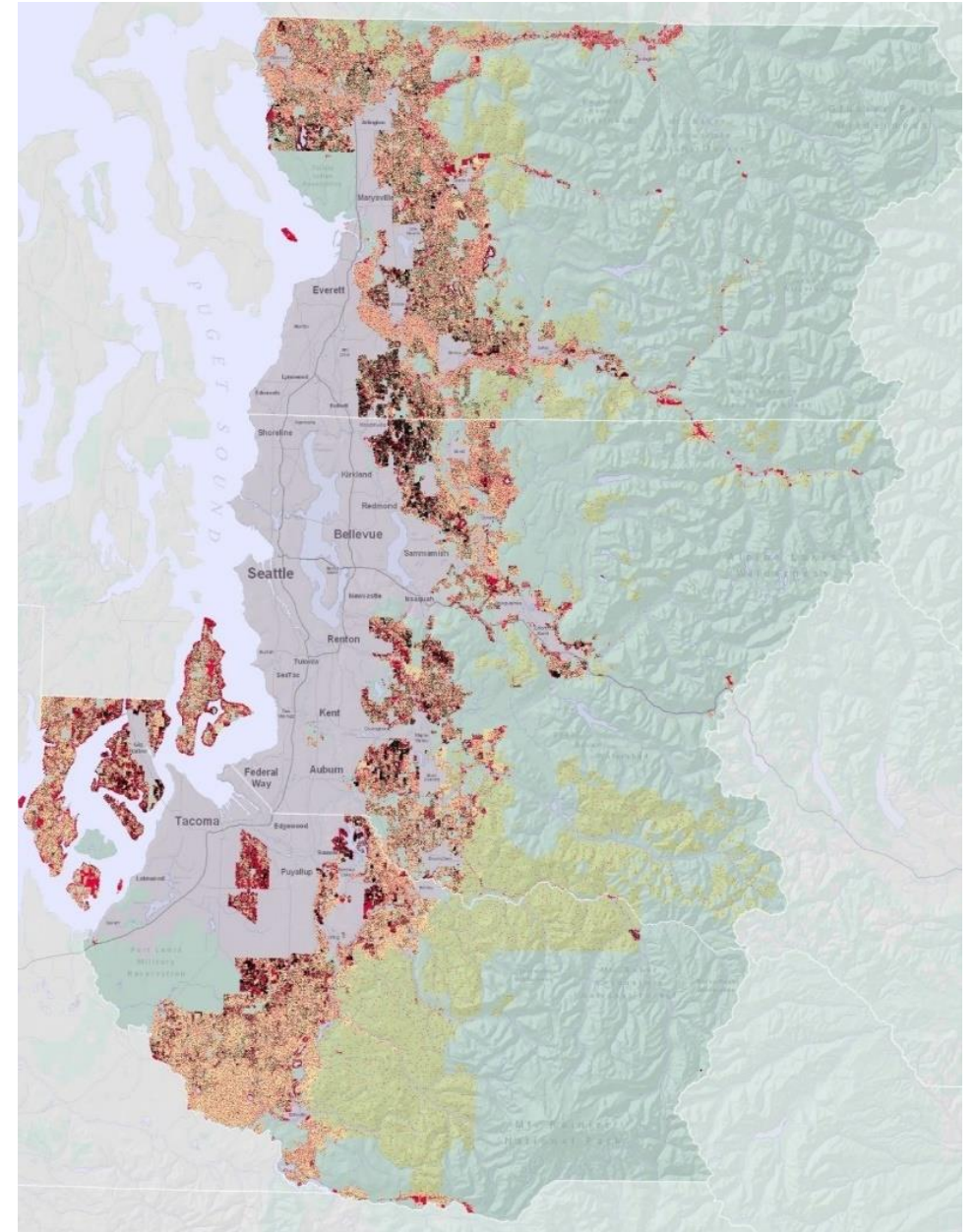
- **Bainbridge Island**
- **Tacoma**
- **Sammamish**
- **Shoreline**
- **Seattle**
- **Issaquah**
- **Bellevue**
- **Redmond**
- **North Bend**
- **Black Diamond**
- **Normandy Park**
- **Everett**
- **Snohomish**
- **Mountlake Terrace**
- **Arlington**

Counties: 4

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

Regional: 2

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





LANDSCAPE CONSERVATION AND LOCAL INFRASTRUCTURE PROGRAM

TDR combined with infrastructure financing

LCLIP OVERVIEW

(RCW 39.108)

3

Counties

35

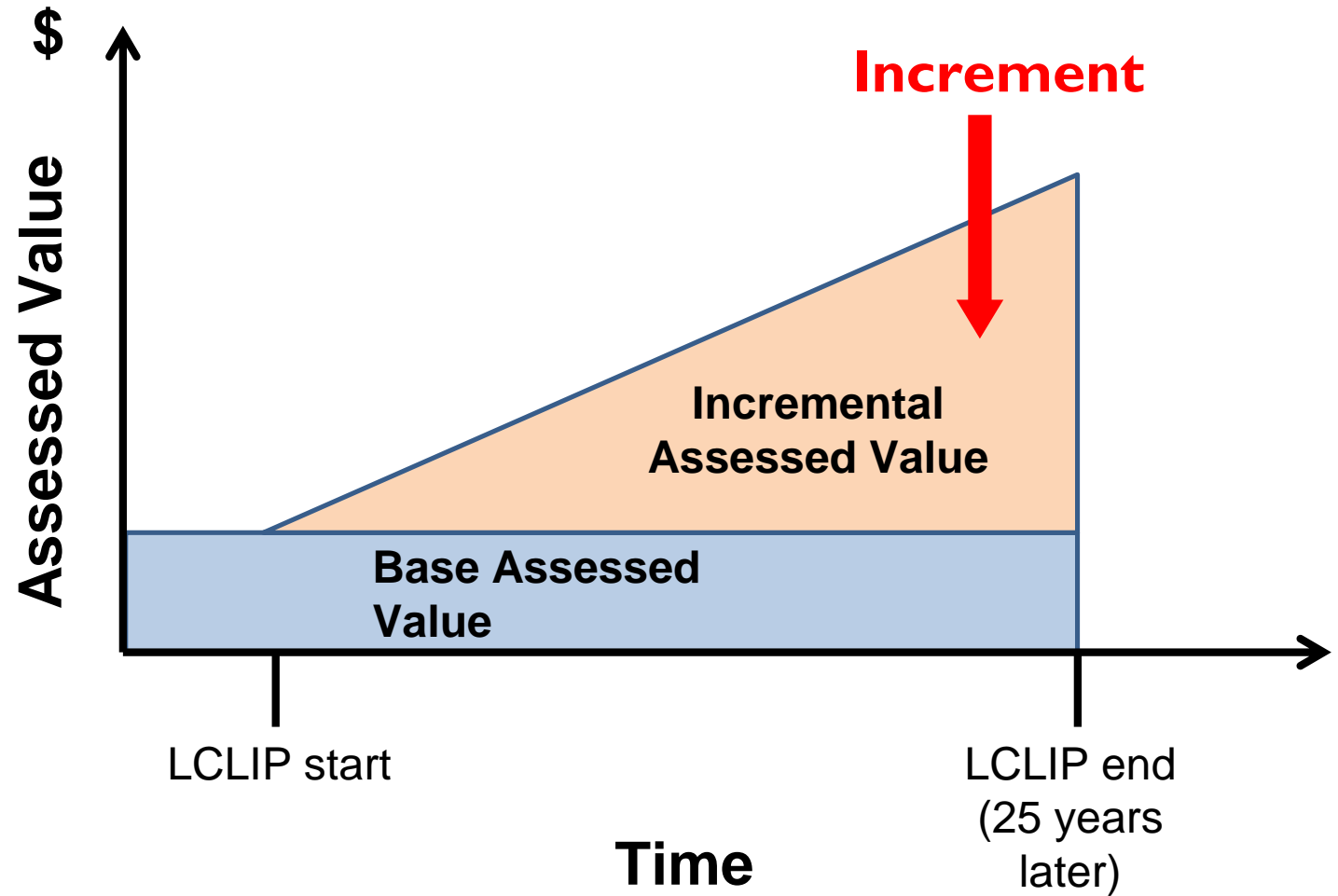
Cities

650,000

Acres of
conservation
potential

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

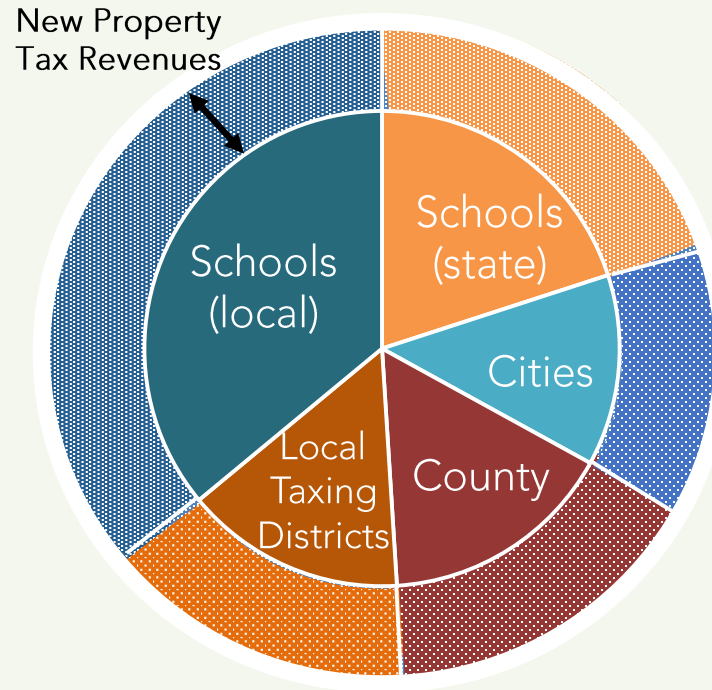


LCLIP

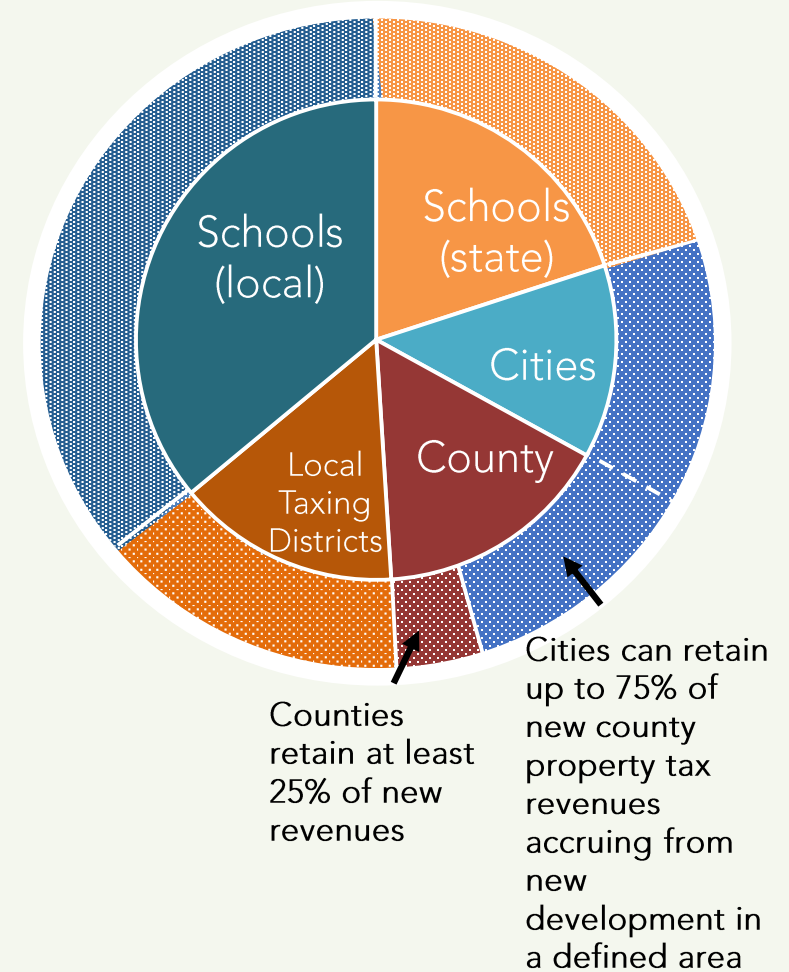
City can spend revenue on public improvements.

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

City Tax Revenue Growth without LCLIP



City Tax Revenue Growth with LCLIP



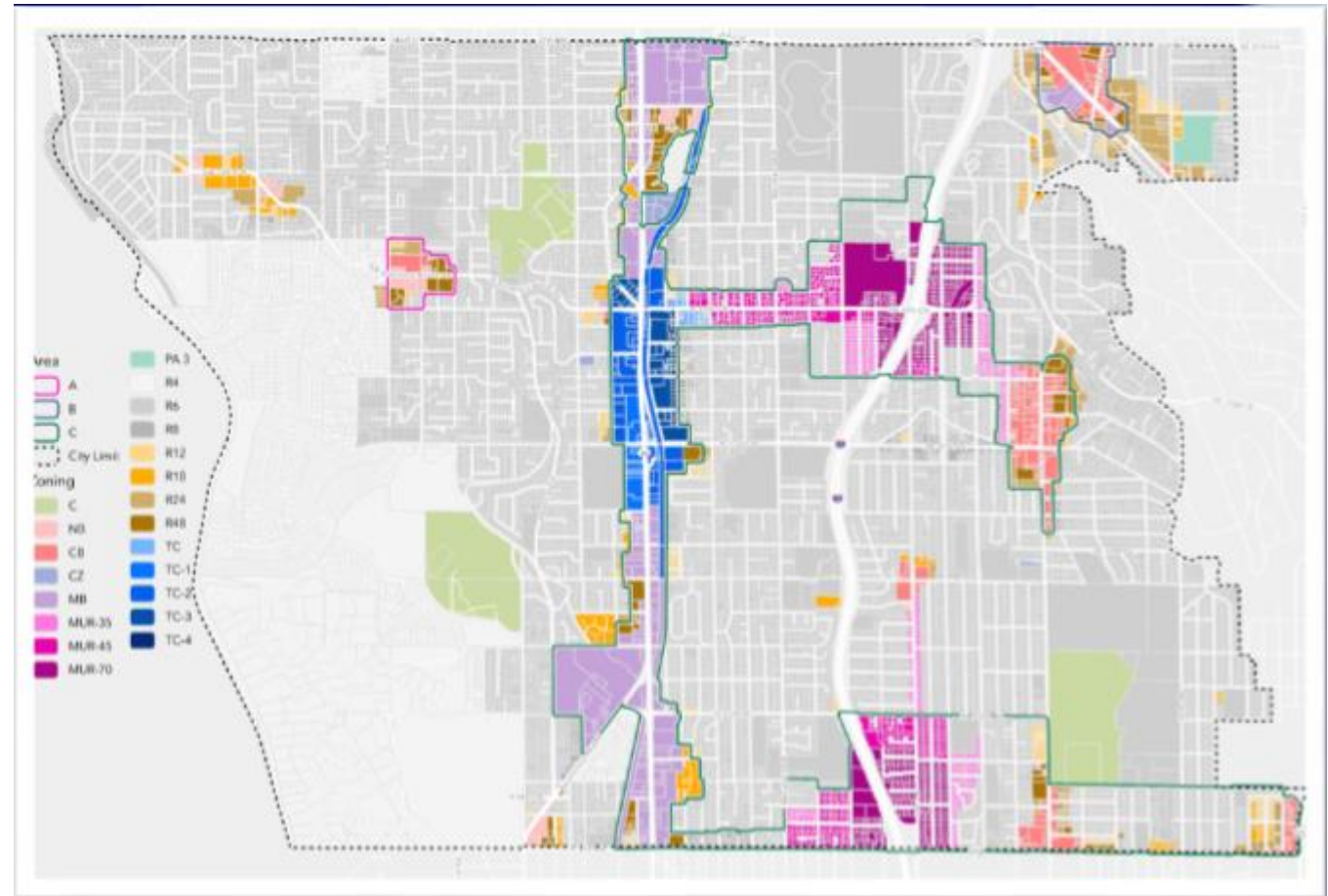
SEATTLE – CASE STUDY

- Program adopted 2013
- Geography: downtown, South Lake Union, Denny Triangle
- TDR credits placed: 1,200+
- Conservation achieved: 100,000+ acres
- Revenue potential: \$30M+
- Investments: streetscaping, mobility, parks, community center



CITY OF SHORELINE - UNDERWAY

- Geography: light rail station areas, Town Center, neighborhood business districts
- TDR credit placement: 231
- Conservation potential: 18,000 acres
- Revenue projection: \$19M - \$25M
- Investments: park acquisition, mobility, bridge over I-5

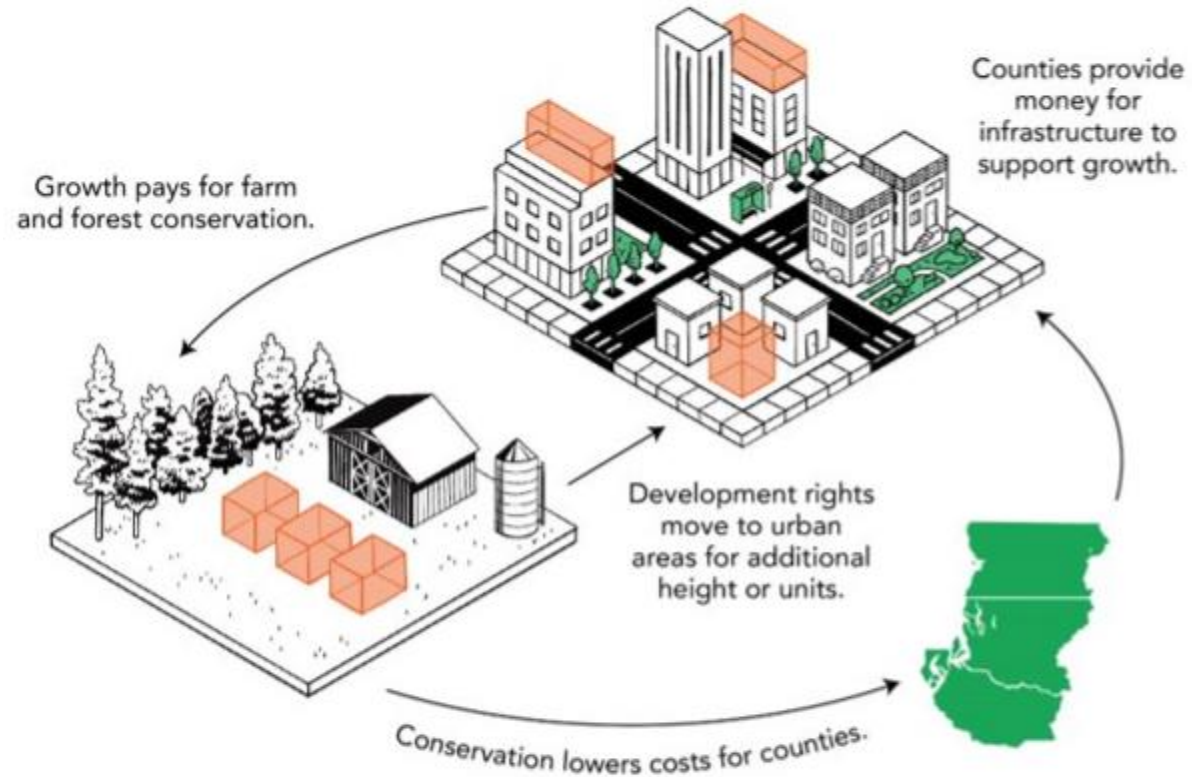


LCLIP

- Financial incentive for cities to use TDR
- Flexible revenue for infrastructure
- Low risk
- Growth + community investment + conservation
- Market-based

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LCLIP | INVESTING IN NEIGHBORHOODS, PROTECTING OUR RESOURCES.



CONSERVATION + GROWTH + COMMUNITY
WHERE WE WANT IT IMPROVEMENTS

FORTERRA.ORG

GETTING STARTED

- Feasibility study
- Create TDR program
- Designate area
- Adopt ordinance



Contact information

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Additional resources

Forterra TDR website with videos

<https://forterra.org/our-work/programs/transfer-development-rights/>

Washington State Department of Commerce

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/development-rights/>

