

## Land Use & Climate Change Advisory Committee

# Potential Recommendation: Transfer of Development Rights

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Encouraging more focused compact development in urban growth areas will result in a reduction of greenhouse gas emissions, a reduction in per capita vehicle miles traveled, help to reduce our state's dependence on foreign oil, and help to conserve resource lands.

### **Idea:**

Support of Transfer of Development Rights (TDR) policies and programs can incent conservation of resource lands (agricultural and forest lands) by providing a revenue stream to the resource lands when their development rights are sold and transferred to a receiving area. TDR could also incent higher density in receiving areas by allowing greater densities than allowed by the underlying zone. The receiving areas could be targeted for urban, compact development with a full range of urban services, including a multimodal transportation system.

The Land Use and Climate Change Advisory Committee could support the concept of TDRs because it is a tool that could further incent compact development in urban receiving areas. In addition, it could help to conserve resource lands, thereby keeping the sending areas available for continued carbon sequestration.

### **Intent of the Idea:**

Through the Growth Management Act encourage and provide incentives to counties and the cities within them to develop, implement, and participate in regional TDR programs that support/implement the goals and policies of GMA.

*(This could be accomplished by reviewing the results of the effort directed by RCW 43.362.020 and then encouraging or providing incentives to develop a similar process where appropriate for other areas of the state through GMA. In addition, the TDR Policy Committee is working on recommendations that should be considered)*

### **Intended Outcome/Purpose:**

Counties and the cities within them would be encouraged and provided incentives to institute a TDR program where it would be a viable tool, to meet the goals of GMA for protection of significant resource lands and promoting increased density in urban areas.

### **Draft Language:**

TDR programs are already encouraged under the GMA as an innovative land use technique. Development or at least consideration of a regional TDR program could become an optional element

of a comprehensive plan under 36.70A.080. Additional language could also be added to 36.70A.100 to encourage a regional and coordinated approach between counties on a TDR program where appropriate.

**Policy guidance to the TDR Committee:**

As directed by the 2007 Legislature, specific legislative proposals will be recommended by CTED's TDR Advisory Committee for implementing a TDR market in Central Puget Sound.

Does the LUCC want to provide overarching policy guidance specific to climate change issues to the TDR Committee for their consideration?