

11/19/07

**Regional Transfer of Development Rights Program
Policy Advisory Committee
Working Principles/Goals**

The Department of Community, Trade and Economic Development (CTED) is directed to fund a process to develop a regional transfer of development rights (TDR) program that comports with the Growth Management Act (2SHB 1636).

Consistent with the Legislature's intent, the Policy Advisory Committee finds that a TDR program is a creative approach that will assist in slowing the conversion of rural, agricultural and forested lands. It is good public policy to build upon existing TDR programs, pilot projects, and private initiatives that foster effective use of transferred development rights through the creation of a market-based program that focuses on the central Puget Sound Region.

These goals are proposed only for the regional TDR program and not intended to apply to other programs that local governments may choose to adopt. These principles may need to be revisited because the development of a TDR program is an iterative process.

1. The focus of this Committee is to make TDR programs work.
2. TDR programs should be included in local comprehensive land use plans and development regulations, including zoning ordinances.
3. Sending areas should be designated to preserve forests, farms, and open space in rural and resource areas. Designation of sending areas should support local farming and forestry industries.
4. Designation of receiving areas will be guided by the priorities in the Puget Sound Regional Council's VISION 2040.
5. Prior to designation, receiving areas should have adequate infrastructure planned and funding identified for development at densities consistent with what can be achieved under the local transfer of development rights (TDR) program.
6. Designation of sending and receiving areas should include significant public outreach.
7. Work toward the creation of a marketplace that builds on and enhances existing TDR and other open space programs.
8. Develop a regional approach that provides a common process that is flexible enough to accommodate the unique circumstances and needs of individual counties and cities.
9. Develop a process that results in actual transfers from sending to receiving areas within two years of its establishment.