



King County

Transfer of Development Rights Program

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Mike Flynn,

Chair, TDR Policy Advisory Committee

Puget Sound Regional Council

1011 Western Avenue, #500 Seattle

Seattle, WA, 98104

Chairman Flynn and TDR Policy Advisory Committee members,

I commend you for taking head-on the link between the allocation of State infrastructure funds and TDR. Linking infrastructure enhancements to TDR is *the* key to successfully steer growth away from rural areas and into urban areas. This will create a true win-win for the State, its cities, and its counties. Let me explain how.

Conversations I have had with council members, city managers, city planning directors and staff in most of King County's 39 cities about establishing inter-jurisdictional TDR often come to similar end points. That is, they want to protect rural lands and rural open spaces, but not at the expense of their economic redevelopment.

Cities rightly feel they can only exact from developers a certain amount of money for development projects; and these exactions should be kept for infrastructure enhancement inside the city. An agreement to allow Rural TDRs in for additional density is perceived to redirect dollars outside the city. So, cities often ask - where is the benefit for us to participate in TDR?

The answer lies in making Rural TDR worth it to the city. This occurs in two ways. First, the lands to be preserved must be of compelling interest for the city to protect. Secondly, and perhaps more importantly, the infrastructure costs borne by the city and the developer in redevelopment projects need to be defrayed. If these costs are not defrayed in an environment of soaring infrastructure costs, adding a TDR requirement to increased density often tips redevelopment into the red.

In King County we have been using these two approaches to develop meaningful and successful TDR agreements with cities. However we have only two such agreements out of the 39 cities in King County. The money we have available to offer cities to defray costs is small and is spread too thin too fast.

The unfortunate paradigm – that TDR is a barrier to development in cities – needs to be flipped on its head. City-County TDR agreements should – and could - serve as a powerful vehicle that cities can use to stimulate and strengthen their redevelopment projects.

Cities can be encouraged to act as receiving sites for Rural TDRs if they are granted ready access to State infrastructure dollars and matched with county funds. In this way, the State can help counties develop a robust market for TDRs. This would create a powerful tool to strengthen the outcomes of GMA as growth would actively be directed into, and accommodated by, cities and away from rural areas.

I look forward to engaging you and the Policy advisory committee on my thoughts in this regards.

Thank you,

A handwritten signature in black ink, appearing to read 'Darren Greve', with a stylized flourish at the end.

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