

# SKAGIT COUNTY

## TRANSFER OF DEVELOPMENT RIGHTS PROGRAM:

### OUTREACH GUIDELINES

The following is an internal guide for conducting outreach with various stakeholders in an effort to design a successful Transfer of Development Rights (TDR) program for Skagit County.

**Purpose of Outreach.** To seek input on designing a TDR program that supports the community's conservation and economic growth goals. Outreach to the stakeholders should achieve the following: 1) Understand how TDR programs work; 3) Outline the process for developing and adopting a TDR program so they can be involved in designing the program; 4) Receive specific input on the program – vision/goals, sending and receiving site priorities.

**Project Background.** Skagit County is beginning to evaluate possible development of a transfer of development rights (TDR) program ([www.skagitcounty.net/TDR](http://www.skagitcounty.net/TDR)). The project is working with an Advisory Committee consisting of 16 members representing groups and organizations that might directly participate in a Skagit County TDR program, including agriculture and forestry landowners and representatives, conservationists, builders, developers, real estate professionals, bankers, and city planners. The committee also has two at-large members to help represent the interests of Skagit County residents generally. The Committee will help Skagit County explore whether a TDR program could be successful here in Skagit County at promoting land conservation and economic development goals. For additional information, contact: Kirk Johnson, Senior Planner, (360) 336-9410, ext. 5916, [kirkj@co.skagit.wa.us](mailto:kirkj@co.skagit.wa.us).

**TDR Background.** TDR is a market-based tool for helping implement a jurisdiction's growth and conservation policies. TDR links economic growth with conservation of lands with public benefits, such as working lands (farms and forests), ecologically significant areas, or open space.

**Process stages.** 1) Outreach; 2) Analysis – outreach, research, and market analysis; 3) Recommendations; and 4) Legislative action

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**Questions.** These are provided to help guide the discussion to get the desired input

Vision –

- What is program success? – e.g. *Conserving an area, conserve a set amount of acreage, certain categories of land? Compensating land owners? Etc.*
- What is the timing of achieving program success? – *1 year, 20 years, 100 years?*

Goals –

- Conservation Goals: Where and what type of conservation should be encouraged? *Think of themes/purposes - Protect types of land – habitat, recreation, farms, forest, watershed lands, urban areas, specific sites, etc? For what purposes – for people, to protect food sources, to protect from flooding damage, etc.?*
- Economic Development Goals: Where and what type of development should be encouraged? *Focused in cities? In county urban areas? Where is development happening now and where is it expected to occur in the future? (TDR is market based and needs to be aligned with development patterns if it will be successful).*

Sending Sites –

- Regional Conservation: Where and what types of land within Skagit County does the County wish to encourage conservation? *Specific sites or types of sites – farms, forest, habitat, trails, flood areas, watershed, etc.*

Receiving Sites –

- How can TDR be applied to encourage economic development within the receiving sites? *Some common examples include: Additional residential units, Commercial Floor Area, Building Height, Parking Ratio, Impervious Surface, Parkland and Open Space, Setbacks, Floor Area Ratio (FAR), Impact Fees and Concurrency Conformance*

**Meeting Notes**

Organization: \_\_\_\_\_

Date: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Objective of Meeting: \_\_\_\_\_

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Notes: