



King County

Dow Constantine
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August 19, 2024

The Honorable Dave Upthegrove
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember Upthegrove:

This letter transmits a proposed Ordinance that if enacted, would authorize the County to enter into an interlocal agreement (ILA) with the City of Shoreline. This ILA will move transferrable development rights (TDRs) from high conservation value properties into the City of Shoreline's light rail station areas and neighborhood business districts, permanently preserving open space lands in King County.

The City of Shoreline recently amended its development Code by Ordinance 1009, establishing a TDR program that designates receiving areas for King County TDRs. The TDR program awards additional floor area and reduces parking requirements in residential and mixed-use projects that purchase TDRs.

Through the attached ILA, the City of Shoreline commits to placing the first 185 TDRs from the King County TDR Bank (TDR Bank) before TDRs can be purchased from other sources. These purchases are projected to generate up to \$7.4 million for land conservation over the ILA's 25-year duration. The transfers will relocate development potential out of the county's rural area and enable the construction of taller buildings in transit-oriented neighborhoods where the City of Shoreline wants growth.

In exchange for this commitment, the TDR Bank will provide the City of Shoreline with 25 percent of the proceeds from each TDR sold to in-city developers, after administrative costs. Shared revenue must be used on public improvements, such as transit, stormwater facilities, or other infrastructure as allowed by KCC 21A.37.150. King County has successfully implemented similar arrangements with other cities.

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This ILA furthers the goals of the Land Conservation Initiative and Strategic Climate Action Plan by incentivizing market-based protection of high conservation value lands. It advances the County's Comprehensive Plan goals by encouraging growth within urban areas. Additionally, it provides market-based financing to help pay for infrastructure investments that support healthy neighborhoods around regional transit.

Thank you for your consideration of this proposed Ordinance to protect important open space in our county and to shape land use patterns in more sustainable ways.

If your staff have questions, please contact Josh Baldi, Division Director of the Water and Land Resources Division, Department of Natural Resources and Parks, at 206--477-9440.

Sincerely,



for

Dow Constantine
King County Executive

Enclosures

cc: King County Councilmembers
 ATTN: Stephanie Cirkovich, Chief of Staff
 Melani Hay, Clerk of the Council
Karan Gill, Chief of Staff, Office of the Executive
Penny Lipsou, Council Relations Director, Office of the Executive
John Taylor, Director, Department of Natural Resources and Parks (DNRP)
Mo McBroom, Deputy Director, DNRP
Josh Baldi, Division Director, Water and Land Resources Division, (WLRD) DNRP
Nick Bratton, Transfer of Development Rights Program Manager, Rural and Regional
 Services Section, WLRD, DNRP