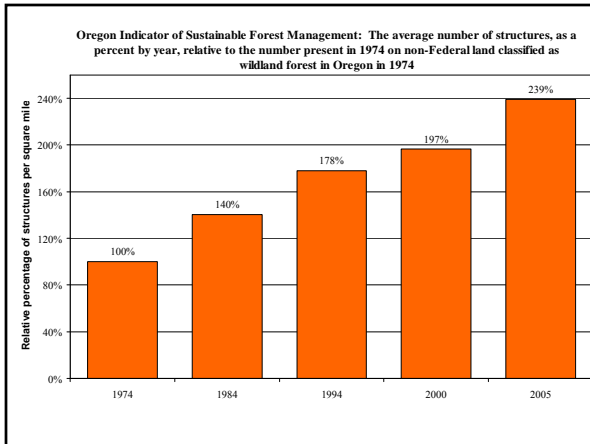
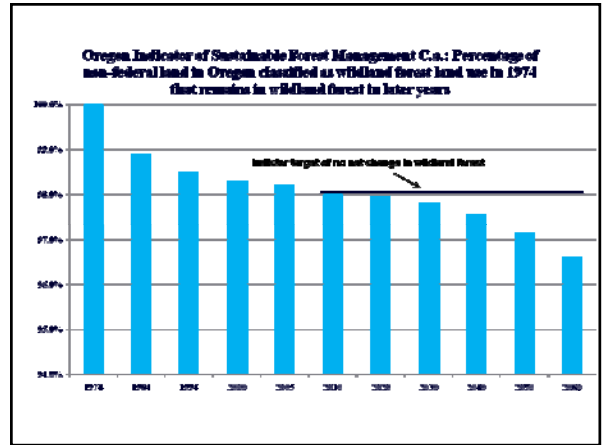
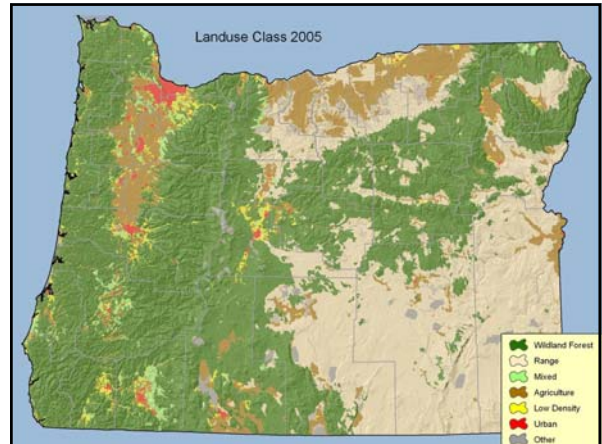


Transfer of Development Rights

- A Market-based Planning Tool -
Oregon Department of Land Conservation and Development



Major Changes in Forestry

- Pressures on timber industry
- Conversion of forest land base
- Spotty forest management
- Loss of forest infrastructure

Concerns in Siting Dwellings

- Fire hazard
- Conflicts for timber management
- Habitat fragmentation
- Invasive species
- Biodiversity decline

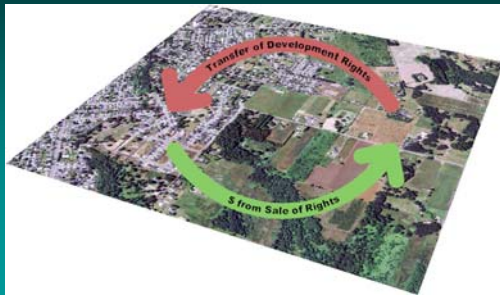


Transfer of Development Rights

- A non-regulatory market option
- Provides a way to capture & transfer land value
- Working landscapes can continue to operate
- Natural & cultural resources are preserved in perpetuity



TDR Transfer



Basics of a TDR Program

- State enabling legislation
- Amendments to the comprehensive plan & zoning ordinance
- Conservation easements
- Intermunicipal agreements where needed



TDR Benefits

- Participation is voluntary
- Landowners benefit financially
- Developers have broader options
- Flexible in design
- Low-cost to administer



TDR Program Challenges

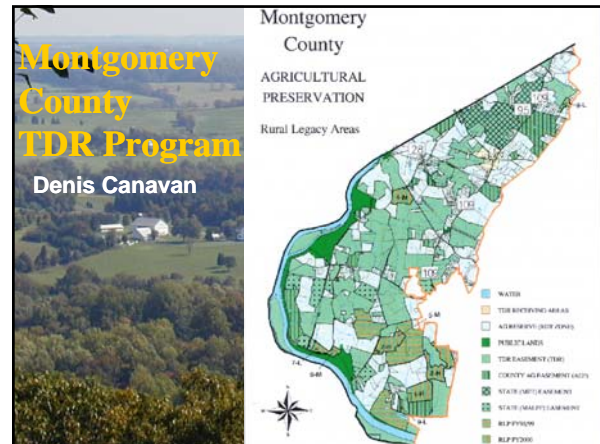
- A market for development
- Availability of infrastructure
- A balance of sending & receiving areas
- Multiple steps to create
- Some planning staff time



Successful TDR Programs

- King County, WA 135,000 ac
- Montgomery County, MD 49,000 ac.
- New Jersey Pinelands, NJ 31,465 ac.
- Calvert County, MD 13,000 ac.
- Boulder County, CO 6,000 ac.

Sources: www.dlcr.com; *Beyond Takings and Givings*, Rick Prentz, 2003
U.S. Experience with Transferable Development Rights, McConnell & Walls, 2009



King County TDR

- Plum Creek Timber – 2008
 - 45,000 acres under conservation easement with county
 - Will continue to be managed as a working forest
 - Received 514 development credits to be used in urban areas
- Hancock Timber – 2004
 - 90,000 acres placed under conservation easement with county
 - Will continue to be managed as a working forest
 - Received \$22 million from county



Senate Bill 763

- General enabling legislation
- Allows intermunicipal programs
- Receiving areas may be in UGBs or Urban Reserves
- Open-ended incentives available for landowners & developers

House Bill 2228

- Authorizes 3 Pilot projects on forestland for transfer of residential development rights
- Implemented by DLCD, ODF & local governments
- Intended to explore & test alternative TDR approaches
- Local governments nominate projects & submit concept plans

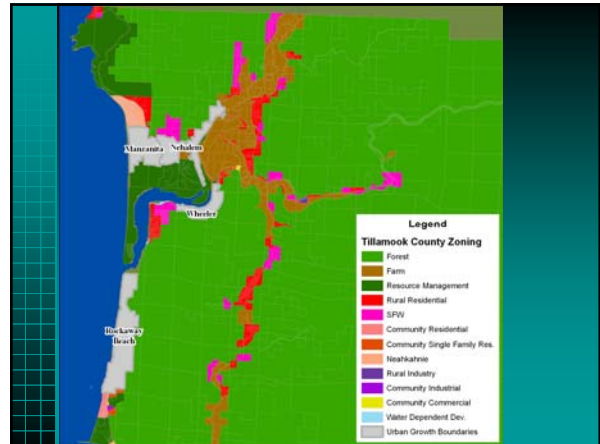
HB 2228 Sending Areas

- *Sending areas:*
 - may be up to 10,000 acres
 - must have 4 or fewer dwellings per sq. mi.
 - must be zoned Forest
 - must be protected with a conservation easement



HB 2228 Receiving Areas

- *Receiving areas may be:*
 1. Within a UGB
 2. Exception area adjacent to a UGB
 3. Within an urban unincorporated community or a rural community



Sample Transfer

- 10,000 acres/160 dus/acre =
 - √ 63 dwellings on site *or*
 - √ 63 dwellings in exception area or rural community *or*
 - √ 126+ dwellings in UGB

In Summary

- It provides fairness & equity for landowners
- It provides new opportunities for developers
- It allows for continued forest practices
- It permanently preserves the forestland base



For Further Information

- http://www.lcd.state.or.us/LCD/tdr_pilot_program.shtml