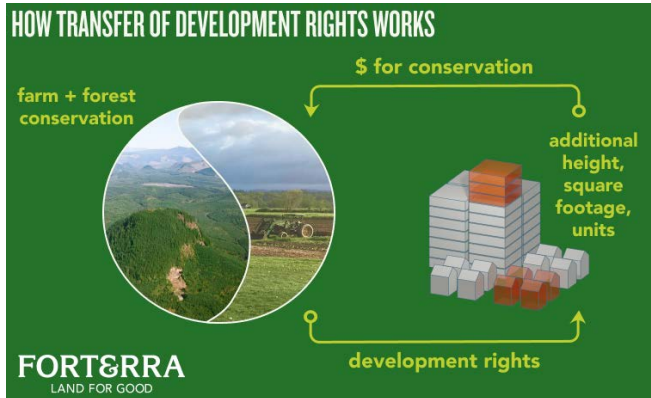


# FORTERRA

LAND FOR GOOD

## New Resources to Support Growth and Conserve Farms and Forest Land

In 2013, Seattle became the first city to adopt the Landscape Conservation and Local Infrastructure Program (LCLIP, RCW 39.108). LCLIP gives cities a financial incentive to take innovative approaches to growth and conservation. Through a market-based tool called transfer of development rights (TDR), Seattle chose to use incentive zoning in growth areas to create a range of public benefits.



In exchange for using TDR, Seattle receives general fund revenue from King County for up to 25 years to spend on infrastructure in fast-growing neighborhoods. This can include parks, transit, utilities, or other community needs. The city committed to place 800 TDR credits in South Lake Union and downtown over the 20-year program duration.

In just the first seven years of the program, new construction placed over 1,200 TDR credits as developers were incentivized to redevelop areas within the city targeted for growth. These TDR credits represent over 100,000 acres of permanent farm and forest conservation through the private market.

Seattle was originally projected to receive approximately \$30 million in revenue for infrastructure, however with the unprecedented rate of construction experienced in the urban core, the actual amount of revenue will be higher. Fourteen other cities across the region have also explored using LCLIP and several are considering adoption.

Seattle's program won a GMA Lifetime Achievement Award from the WA Department of Commerce in 2015.



*New construction in South Lake Union and downtown creates funding for infrastructure investment that supports growth while conserving farms and forests.*



*Seattle is using LCLIP revenues to improve mobility, transit, and streetscaping in its urban core with projects similar to this bioswale.*