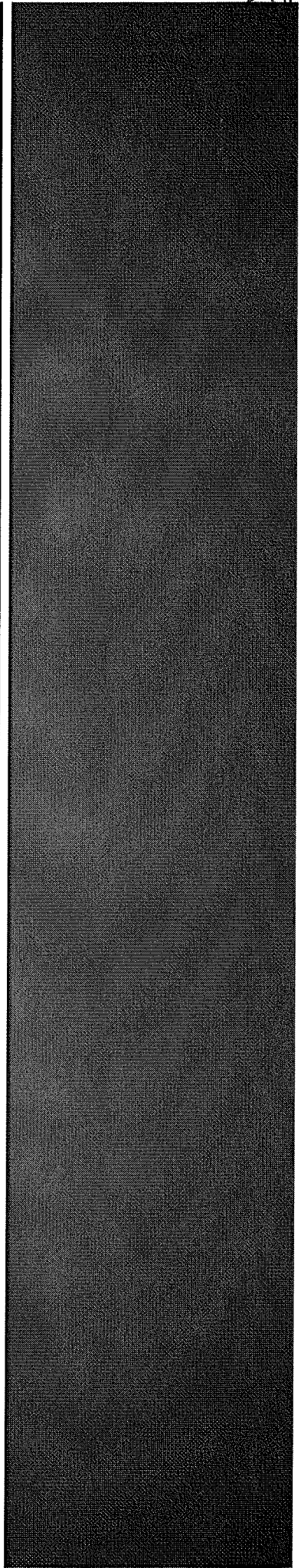# Density Credit
Comprehensive Plan Amendments

Whatcom County Planning and Development Services

Presentation at County Council's Planning & Development Committee
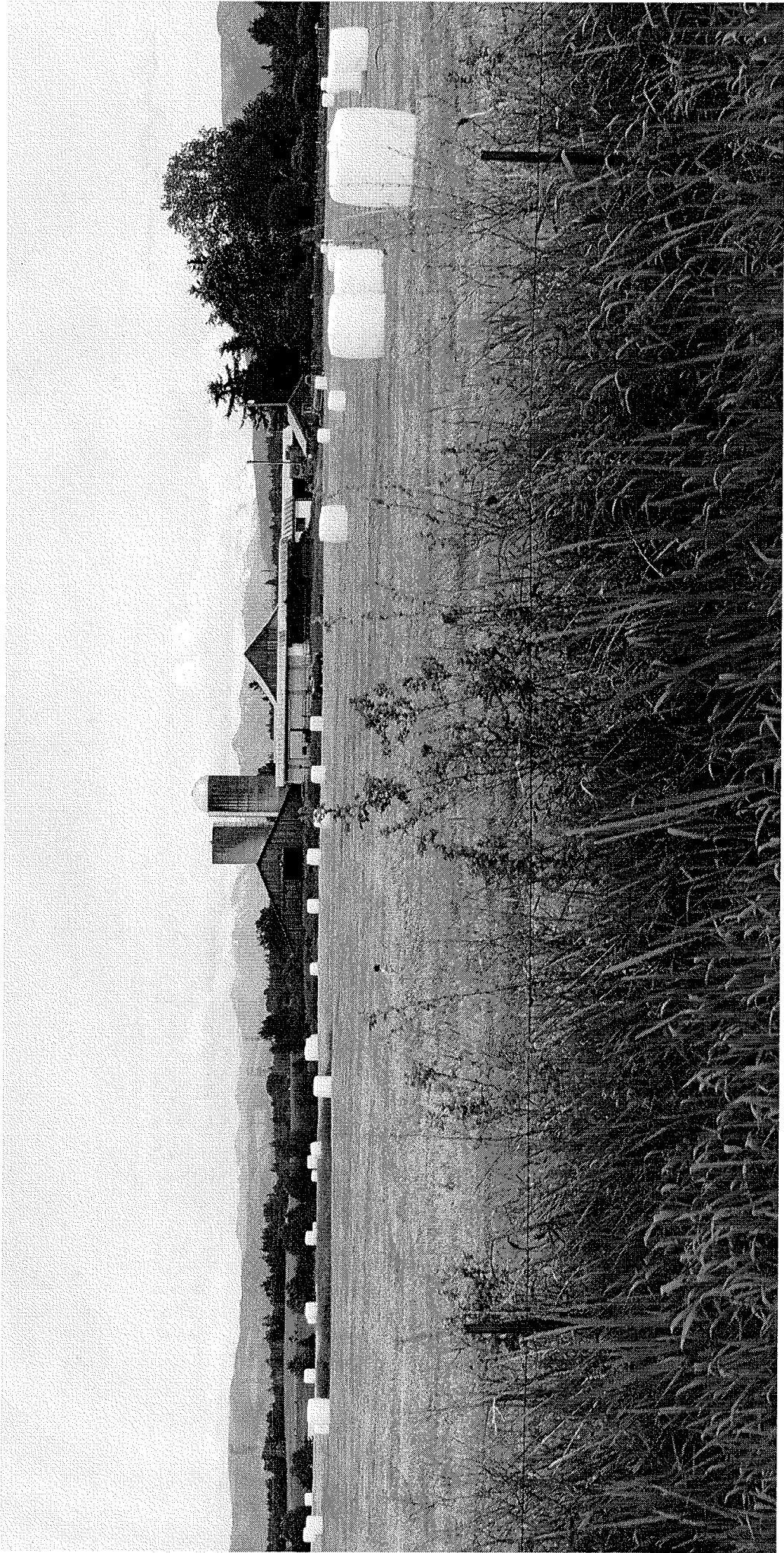
October 23, 2018

I. Background Information

II. Proposed Comp Plan Amendments

III. Conclusions

I. Background Information

Existing TDR Program

- TDR Program Established: 1982

- TDRs Certified: 247

- TDRs Transferred: 18

Existing PDR Program

- PDR Program Established: 2002

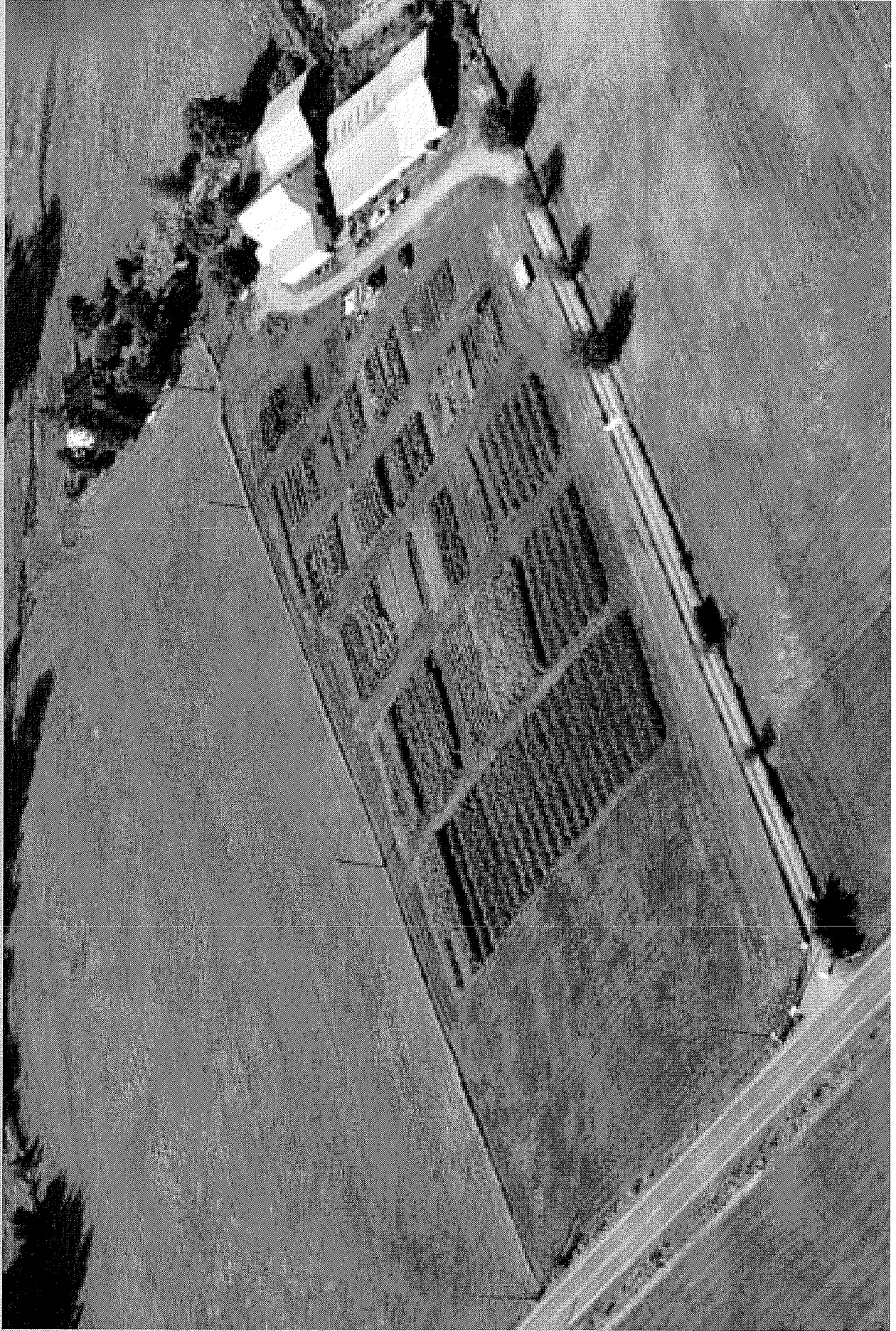- Development Rights Purchased: 130

- Acres: 919

County Comp Plan – 2016 Update

- Convene Multi-Stakeholder Work Group

- Review current TDR and PDR programs

- Make policy recommendations

TDR / PDR Work Group

Ralph Black	TDR User (Chair)
Jori Burnett	City of Ferndale (Vice-Chair)
Chris Behee	City of Bellingham
Michael Jones	City of Blaine
Rollin Harper	Cities of Everson, Nooksack, and Sumas
Dave Timmer	City of Lynden
Bill Henshaw	Building Industry
Betty Sanchez	Realtors
Myrle Foster	Rural Property owner
Phil Thompson	Economist
Steve Powers	Affordable housing
Rod Erickson	Agriculture
Karlee Deatherage	Environmental
Rud Browne	County Council Member

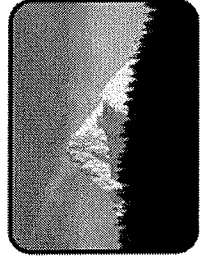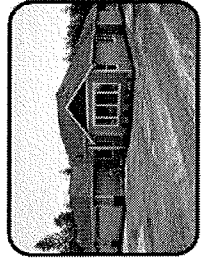Work Group
Recommendation

II. Proposed Comp Plan Amendments

Whatcom County
Comprehensive Plan

Adopted August 9, 2016
Whatcom County Planning and Development Services

What is a Density Credit Program?

- Voluntary – Developers may choose to develop under current zoning or purchase density credits.

- Density – Developers can access incentives such as increased density in designated areas.

- Ag Preservation – Any funding raised through the density credit program will go into the existing PDR program.

Birch Bay Example (2017)

6/28/2006 12:13 PM

Density Credit - Advantages

- Developers know the cost up front;

- Developers do not have to find and negotiate with a willing TDR seller(s);

- Local government can use the cash on their highest preservation priorities;

- The cash can be utilized in an existing PDR program; and

- Simplifies administration of the program.

The TDR Handbook: Designing and Implementing Transfer of Development Rights Programs
by Nelson, Pruetz, and Woodruff (2012)

Keeping TDR Program

III. Conclusions