



# TRANSFER OF DEVELOPMENT RIGHTS



You are cordially invited to .....

## ***THE “HISTORY IN THE MAKING” CELEBRATION*** **Of the First TDR Transaction in Tacoma!!**

- TIME:** Monday, July 11, 2016, 11:00 a.m. – 12:00 noon
- LOCATION:** The Stadium, 102 N. 'G' Street, Tacoma, WA 98403
- SPEAKERS:** Ryan Mello, Deputy Mayor, City of Tacoma (*Master of Ceremonies*)  
Pat McCarthy, County Executive, Pierce County  
Gene Duvernoy, Executive Director, Forterra  
Rebecca Sadinsky, Executive Director, PCC Farmland Trust  
Amy Moreno-Sills, Co-owner, Four Elements Farm  
Tony Carino, Scott Carino and Kim Nakamura, Stadium Apartments

***JOIN US FOR THE EXCITEMENT.*** *This is a view into the future of growth in downtown Tacoma. Learn how development in the city can contribute to the sustainability of the county. Light refreshments provided.*

**FORTERRA**



## ***Project Overview***

This transaction represents the preservation of 20 of the 120-acre prime farmland preserved in perpetuity in Pierce County (Reise Farm) and the increase of 21 units to be added to the Carino’s Stadium Apartments project.

## ***TDR at a Glance***

Transfer of Development Rights (TDR) is an innovative tool for implementing growth and conservation goals at the city and regional scale. In the face of population growth, concerns about loss of farm and forestlands to sprawl and extreme traffic congestion, the City of Tacoma and Pierce County have partnered to develop the TDR program. Through voluntary, market-based transactions, rural landowners can sell the rights to build homes from their farms and forests and developers can buy these rights in exchange for gaining additional density in areas where growth is desired.

TDR results in permanent protection of resource lands while incentivizing growth within the existing urban footprint. Farmers and foresters get the development value they deserve without having to pave over their land, cities get the growth they have been planning for in appropriate areas to boost their economies and vibrancy, and residents get more amenities such as shopping, transit and infrastructure improvements because of the increase in property values.

## ADDITIONAL INFORMATION

The City of Tacoma and Pierce County have policies, ordinances, and agreements in place to do literally hundreds of TDR transactions that preserve our resource lands without using public money, redirect growth to areas that can accommodate higher densities, and use our existing urban lands more efficiently. For more information, please visit:

[www.co.pierce.wa.us/TDR](http://www.co.pierce.wa.us/TDR)

[www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning) (click on "Transfer of Development Rights (TDR)")

[www.forterra.org/program/cities-for-all](http://www.forterra.org/program/cities-for-all)

[www.pccfarmlandtrust.org](http://www.pccfarmlandtrust.org)

## STAFF CONTACT

Ian Munce, City of Tacoma, (253) 573-2478, [imunce@cityoftacoma.org](mailto:imunce@cityoftacoma.org)

*(120 acres of conserved farmland related to a new 174-unit residential community)*



*(Credit: A. Moreno-Sills)*



*(Credit: T. Carino)*

*The City of Tacoma does not discriminate on the basis of disabilities in any of its programs or services. Special accommodations can be provided upon request within five (5) business days prior to the hearing. To arrange for these accommodations please contact the Planning and Development Services Department at (253) 591-5030 (voice) or (253) 591-5153 (TDD).*



PLANNING & DEVELOPMENT SERVICES  
TACOMA MUNICIPAL BUILDING  
747 MARKET STREET, ROOM 345  
TACOMA WA 98402-3701  
(253) 591-5030

PRSTD STANDARD  
US POSTAGE  
PAID  
TACOMA WA  
PERMIT NO 2