

TOWN OF SOUTH PRAIRIE
REGULAR COUNCIL MEETING
TUESDAY, SEPTEMBER 4, 2007, 7:00 PM

CALL TO ORDER:

Mayor Peggy Levesque called to order and presided over the Regular Council Meeting of Tuesday, September 4, 2007 at 7:00 PM.

ROLL CALL:

Council Members: Dave Lykstad, Virginia Thompson, Eric Satterthwaite and Laura Heideman were present. Anthony Caldwell was absent.

Also in attendance: Markus Dennis, Russ Mathews, John Downs, Buzz Grant, Ernie Bay and Dixie Gatchel, Foothills Rails-to-Trails Coalition; Pat Johnson, City of Buckley Mayor; Ryan Mello, Cascade Land Conservancy; Skip Ferucci, Pierce County Parks and Recreation; Mart Kask, Town Planner; Tom Inglin, Mathieu and Haley Cameron, Karen Shell, Willie Kiel and Karen Leming, citizens; and Marla Nevill, Clerk/Treasurer

FLAG SALUTE:

Mayor Peggy Levesque requested everyone stand for the "Pledge of Allegiance."

EXCUSE COUNCIL MEMBER ABSENCE FROM REGULAR COUNCIL MEETING ON SEPTEMBER 4, 2007:

- ❖ **Councilor Dave Lykstad** moved to excuse Council Member Anthony Caldwell from the Regular Council Meeting on September 4, 2007. **Councilor Eric Satterthwaite** seconded the motion. **Mayor Peggy Levesque** called for discussion; seeing none, she called for the vote. **Motion carried unanimously.**

MARKUS DENNIS – UPDATE ON SALMON RUN:

Markus Dennis, Foothills Rails-to-Trails Coalition President, gave an update on the Salmon Run scheduled for September 29, 2007. He said last year's event wasn't very big, but he is excited about this year's event. He said the owner of the Trailside Connection would be flying in salmon from Alaska for a salmon bake, which would start at 12:00 PM. He invited the Mayor, Council Members and citizens to participate in the event. He thanked Dave Lykstad for his assistance with the Salmon Run and the Town of South Prairie for hosting several Trail events. Discussion followed.

RYAN MELLO – CASCADE LAND CONSERVANCY (CLC):

Ryan Mello, Cascade Land Conservancy (CLC), gave a presentation about the CLC and explained the Transfer of Development Rights (TDR) see Exhibit "A" and "B" attached. He also briefly explained the "Urban Village" concept. Discussion followed.

APPROVAL OF REGULAR COUNCIL MEETING MINUTES OF AUGUST 1, 2007:

- ❖ **Councilor Laura Heideman** moved to approve the Regular Council Meeting Minutes of August 1, 2007. **Councilor Virginia Thompson** seconded the motion. **Mayor Peggy Levesque** called for discussion. **Councilor Dave Lykstad** asked if the Town had challenged the bill from NW Cascade? **Mayor Peggy Levesque** said yes. No further discussion. **Motion carried unanimously.**

APPROVAL OF BILLS FOR AUGUST 2007 IN THE AMOUNT OF \$35,515.13:

- ❖ **Councilor Virginia Thompson** moved to approve the bills for August 2007 in the amount of \$35,515.13 (thirty-five thousand five hundred fifteen dollars and thirteen cents). **Councilor Dave Lykstad** seconded the motion. **Mayor Peggy Levesque** called for discussion. **Councilor Dave Lykstad** asked about the repairs for the water leaks. **Mayor Peggy Levesque** said there have also been a couple more leaks and stated her concerns about the aging water lines. No further discussion. **Motion carried unanimously.**

OLD BUSINESS:

- 1) **Mart Kask – Comments on Comp Plan and Critical Areas Code and Potential Corrections:** **Mart Kask** explained that the Comp Plan and Critical Areas Code have been corrected as recommended by the Town of South Prairie, Washington State Department of Transportation and some of the recommendations from Community, Trade and Economic Development as explained Exhibit “C” attached. Discussion followed.

RECESS:

At 8:05 PM, **Mayor Peggy Levesque** called for a brief recess.

At 8:12 PM, **Mayor Peggy Levesque** called the meeting to order.

OLD BUSINESS CONTINUED:

- 1) **Mart Kask** recommended that the Council approve the Comp Plan and Critical Areas Code corrections.
 - ❖ **Councilor Dave Lykstad** moved to approve the Comp Plan and Critical Areas Code corrections as recommended by **Mart Kask**, Town Planner. **Councilor Laura Heideman** seconded the motion. **Mayor Peggy Levesque** called for discussion; seeing none, she called for the vote. **Motion carried unanimously.**

NEW BUSINESS:

- 1) **Foothills Trail Agreement between Pierce County and Town of South Prairie:** **Skip Ferucci, Pierce County Parks and Recreation**, gave a presentation on the Foothills Trail and said he is excited about completing this project. He said Pierce County adopted an ordinance back in 1989 to make the Foothills Trail a reality, and we have been working toward that goal for the last 17 – 18 years. He said it has been a very successful program, and it is important to communities in Pierce County and beyond. He said there are still small sections that are not completed. He said we are trying to partner with municipalities to complete the process, and hoped the Town Council would approve the Foothills Trail Agreement. Discussion followed. **Mayor Peggy Levesque** said the Trail Agreement takes South Prairie out of the loop and allows Pierce County to be the lead agency. **Skip Ferucci** said except the permitting. **Mayor Peggy Levesque** said she would entertain a motion to approve the Foothills Trail Agreement.
 - ❖ **Councilor Dave Lykstad** moved to approve the Foothills Trail Agreement between Pierce County and the Town of South Prairie. **Councilor Eric Satterthwaite** seconded the motion. **Mayor Peggy Levesque** called for discussion. **Marla Nevill** said the agreement was reviewed and approved by the Town Attorney; and it was also reviewed and approved by the Association of Washington Cities (AWC) for insurance requirements. **Mayor Pat Johnson, City of Buckley**, spoke in favor of approving the Foothills Trail Agreement. She said having another agency step in and take the lead is a win/win situation. She said it was nice to see tax dollars spent for a great purpose. She said property values have increased 15 – 20% and the trail system is like giving a gift back to the residents.

She said we all need a good tax base for our economic survival. She said if we look down the road, we want to look at what can we do for our communities. **Dixie Gatchell, Foothills Rails-to-Trails Coalition**, said the Courtesy Patrol was formed in 2002 to offer information and help to trail users. She said a lot of people have asked when the trail would be going through, and urged the Council to take favorable action and approve the Trail Agreement with Pierce County. She hoped to banish the stigma as South Prairie being the "End of the Trail." She said there is a memorial located by the Trailside Connection for her husband Clay. She said she cheered the Mayor's relay team during the Rainier to Ruston Relay. She said her close friends John and Terri Downs call South Prairie home. She said trails are miracles. She said safe trails grow economies. She said "Happy Trails." **Ernie Bay, Foothills Rails-to-Trails Coalition**, said tonight the Town of South Prairie has come full circle. He said we have suffered a lot of trail development tragedies. He said you have the benefit of learning from the mistakes of the past. He said you have to repair a broken spine. **Markus Dennis, Foothills Rails-to-Trails Coalition President**, said he is excited to be here. He said he has fallen in love with the trails. He said he is the president of an exciting thing, and encouraged the Town Council to approve the Trail Agreement with Pierce County. No further discussion. **Mayor Peggy Levesque** called for the vote. **Motion carried unanimously.**

CITIZENS' COMMENTS:

None.

MAYOR'S REPORT:

Work Party at Fire Station/Community Center:

Mayor Peggy Levesque said there is a work party scheduled at the Fire Station/Community Center tomorrow at 5:30 PM. Discussion followed.

PCNET Meeting Rescheduled to Tuesday, September 25, 2007, 7:00 PM:

Mayor Peggy Levesque said the PCNET meeting is rescheduled to Tuesday, September 25, 2007, 7:00 PM at the Community Center. She said hot dogs would be served at 6:30 and the meeting would start at 7:00 PM. She said we have highly trained people in our community, and by working and learning together we can better prepare for possible disasters. She said a functional drill is scheduled for October 6, 2007, 10:00 AM. Discussion followed.

Request Approval to Release Payment to Mart Kask for Comp Plan and Critical Areas Code:

Mayor Peggy Levesque requested Council approval to pay Mart Kask for the completed Comp Plan and Critical Areas Code documents. She said the bill is for \$12,750 and the Town has collected grant monies over several years to offset the cost of preparing these documents. Discussion followed.

- ❖ **Councilor Laura Heideman** moved to approve payment to Mart Kask for \$12,750.00 (twelve thousand seven hundred fifty dollars) for preparing the Comp Plan and the Critical Areas Code documents. **Councilor Virginia Thompson** seconded the motion. **Mayor Peggy Levesque** called for discussion; seeing none, she called for the vote. **Motion carried unanimously.**

PUBLIC WORKS' REPORT:

None.

CLERK'S REPORT:

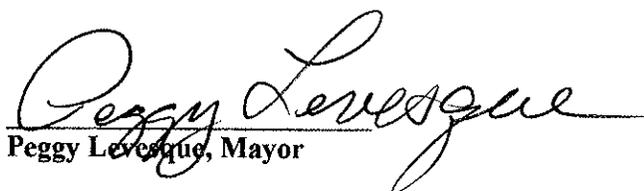
Marla Nevill said we applied for and received a grant from the Washington State Archives Local Records Program. She said we had requested \$8,265 and were awarded \$3,665 in grant funding. Discussion followed.

COUNCIL MEMBERS REPORT:

None.

RECESS TO PCNET WORKSHOP ON TUESDAY, SEPTEMBER 25, 2007:

- ❖ At 8:45 PM, Councilor Dave Lykstad moved to recess the Regular Council Meeting to Tuesday, September 25, 2007, 7:00 PM, at the Community Center for a PCNET workshop. Councilor Eric Satterthwaite seconded the motion. Mayor Peggy Levesque called for discussion; seeing none, she called for the vote. Motion carried unanimously.


Peggy Levesque, Mayor


Marla Nevill, Clerk/Treasurer



CASCADE LAND CONSERVANCY

WINTER/SPRING
2007

Conserving great lands, creating great communities

In the Zone Pages 2-3

CLC's growing network of conserved lands Pages 5-8

Weather hits CLC lands Page 9

Cascade Agenda heads for Olympia Page 10



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COUNCIL

Konrad Liegel
K&L Gates

Cover Photo: Shoreline Grasses, North Beach, Grays Harbor
 The grasses along the shore of North Beach turn golden
 from the light of the setting sun in winter.

Photo by Keith Lavelle

This was printed on recycled paper with vegetable based ink.

**Dear Friends and Supporters,**

As I write this piece for our winter of 2007 newsletter, it is 10 years almost to the day since I attended my first board meeting of what was then The Land Conservancy of Seattle/King County. With a staff of eight people and a hands-on board that negotiated deals and occasionally faced down gun-toting anti-trail activists, life was exciting.

It still is exciting but in a very different way. It has become an accepted and widespread value that this is a region that appreciates and uses its open spaces, from urban trails to Alpine Lakes with parks and wetland preserves in-between. And I use the word region deliberately as a quick scan of the map in the center of this newsletter will show that we are definitely not the old Seattle/King County TLC.

By the late 1990s we had been approached by two other land trusts, one in Pierce County and one in Snohomish County, with the idea that together we would be stronger and more effective. Then, working with leaders in Kittitas County, we merged with the Central Washington Trust, extending our services across the Cascades. Meanwhile our Estuary Project was quietly working around the coastline, protecting amazing stretches of coastline from Puget Sound to Willapa Bay. Last year we added Mason County.

It became clear that we at Cascade are indeed working regionally and to think of ourselves as county-based was as out-dated as our previous name. So how does this change the way we do business? One thing is obvious – there are many highly effective land trusts, with dedicated volunteers and hard-working staff, also working in the region and there is still more than enough work to go around – rivers, forests, farms, ranches, parks. No one organization can do it all.

I see these next few years as an era of co-operation, of forging working relationships with existing groups and together offering needed services to land-owners and conservation supporters across county boundaries and ecological divides. As a region we have astonishing differences – in landscape and in cultures – in a relatively small area. To serve all those different communities effectively would be impossible without the help and support of people living in those communities. There is no substitute for local knowledge!

Maybe a different type of excitement these days – but still exciting. In fact, just writing about it makes me want to saddle up and get started on the next project. And I'm looking forward to meeting, working with and learning from many of you along the way.


 Maryanne Tagney Jones, Chair

CLC DRAFTED INTO THE ZONE

In early November, John Joly of the Seattle Post-Intelligencer came to the Cascade Land Conservancy with an offer. One of the sponsors of The Zone pages, which appear throughout the school year as part of the paper's Newspaper in Education program, had dropped out suddenly.

Joly knew the Cascade Land Conservancy was a can-do organization able to meet deadlines. Joly has led the P-I's wonderful commitment to students throughout the region and he suggested we team up. Of course.

The result was three pages that appeared in December, although the wild weather and power failures pushed one of the pages into a January reprint. The pages are linked to a curriculum put together for teachers in grades 9-12 in nearly 75 schools throughout the region.

Dear Friends,

Talking about December's holidays is like viewing yesterday's breakfast dishes – old rinds, grinds and crumbs. What's the fun in that? But stay with me. I have a point I want to make.

I usually start these letters with an anecdote about a treasure from our wooded world. I will start this letter with a reflection on two treasures from our rich urban scene – the wonderful Rev. Dr. Samuel McKinney and Patricia Wright, the head of the Total Experience Gospel Choir. They team up every year for the *Black Nativity*, leading it to become a part of what makes this region what it is.

Carolyn and I decided to treat ourselves to a performance again this year and went off to Intiman Theatre to see and hear it one evening. On the map, the Seattle Center is about an hour's walk from our house, which is our preferred date-night transportation mode. It is a way to intimately see our neighborhood and community. On this trek what overwhelmed us were all the opportunities we missed to make a city so much friendlier to its residents. It reminded me of the old joke about not being able to get there from here. Trying to get under I-5 and across Highway 99 was a feat in route finding. We were moving across one contiguous community, but jumping between three isolated areas. It was a walk that forcefully reminded us of our responsibilities to be intentional about how we go about building our communities.

The Cascade Agenda is a pledge, an admission and a challenge. It is a pledge that we will conserve the best of the region and build spectacular communities. It is an admission that we cannot do one without the other. It is a challenge for us all to be intentional about how we create our region and make sure it is something that we can live with for a very, very long time.

Intentional is a good word. It describes our work here at the CLC.

How? We are intentional about our wish for people to live in communities and to make communities that they want to live in. We are not trying to say to the public "take this medicine because it is good for you" or our environment. We are saying that people are important and we want to align what is good for them with what is good for the environment.

We are intentional about using the marketplace because it secures a permanent conservation of the landscape. Such market-based transactions leave landowners feeling fairly dealt with so that our work strengthens the community rather than divides it.

Black Nativity certainly was up to its reputation and our own recollection of prior performances. On the way home we talked about the time years ago when our then almost 5-year-old daughter slept through the second act. She is still able to amply confound her parents. We also talked about what we are leaving her generation that is intentional and thus successful, like the new sculpture park. We discussed the call of *The Cascade Agenda* to make this the common route; avoiding the slapdash, or quick and cheap, path that only lessens our community and reduces the quality of life for our future generations. We can expect more of ourselves. Talk with you again soon.



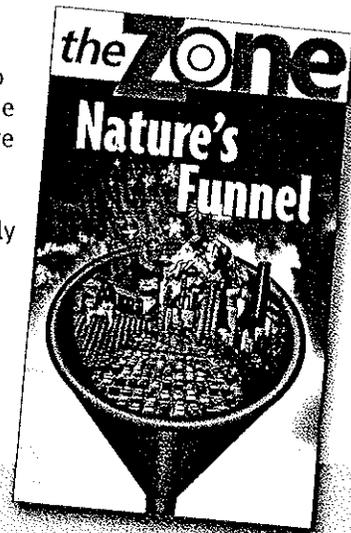
Gene Duvernoy, President

It was wonderful way to reach younger people with the ideas, goals and aspirations of *The Cascade Agenda*. And it was another example of the reputation CLC has as an organization that takes on assignments and gets them done, no matter what.

As part of the content, we came up with the idea of a writing contest for high school juniors and seniors, challenging them to give us their ideas for advancing *The Cascade Agenda*. The winner will be announced at our 2007 Conservation Awards Breakfast in May. Judging will be based primarily on the written portion of the entry, but we also are encouraging the students to augment their entries with photos or videos.

Because of our quick work with the Zones in December, the CLC is now scheduled to provide content for the Zone pages again next fall – most likely in September with a full five-week course. The CLC also provided content for the Zone pages in 2004. Our thanks to the P-I for the opportunities.

Eventually we hope to gather together all the Zone pages we've done and the curricula that go with them into a self-contained "Cascade Agenda" course that teachers can use in environmental education.



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CLC works to bring a park back to life

Central Washington University, Kittitas County and the Cascade Land Conservancy are involved in a unique partnership to bring a regional park back to life.

Gladmar, a 45-acre island 10 miles west of Ellensburg, is a former Kittitas County Park. It has been gated for over a decade after a devastating flood wiped out public access, turning the park into an island in the Yakima River. That will all change soon with final agreements between Central Washington University, the CLC and Kittitas County to be signed in early 2007. Public access will be restored and CWU will use the property as an outdoor educational "living laboratory" for its students.

Photo by Jill Arango



A massive flood on the Yakima River in the winter of 1996 rendered the park virtually inaccessible, washing out the road which once led to picnic, camping and restroom facilities. Today the property is strewn with debris, unreachable by foot and overgrown with noxious weeds.

For the past two years, the CLC has been working with Wayne Quirk, Associate Vice President of the Office of Graduate Studies and Research at CWU and a CLC Kittitas County Trustee, to seek approval from the county to return Gladmar Park to a community asset and restore the natural habitat for both animals and human visitors. This unique partnership will allow the CLC, CWU and Kittitas County to bridge the gap between traditional campus-based education and outdoor scientific learning opportunities.

The island provides spawning areas for Chinook, Steelhead and Coho as well as habitat for a wild variety of animals ranging from skunks to elk. Bird watchers might catch sight of a Bald Eagle, Osprey, Blue Heron or a Kingfisher.

"This area will be a real gem for the community, for local school students and CWU," said Jill Arango, CLC Kittitas County Conservation Director.

Under the pending agreement, Gladmar will serve a multitude of uses, primarily environmental education and scientific research but the park will also be open to the community for recreational activities such as bird-watching, hiking and fishing.

Collaborative agreements with many other groups and agencies will come into play once the Gladmar agreement is finalized. CWU and the CLC will partner on restoration, education and outreach activities in conjunction with the Yakama Nation, the Kittitas Environmental Education Network, the Kittitas Audubon Society, Washington Department of Fish and Wildlife, Kittitas County Field and Stream, Washington State Parks, Kittitas Conservation Trust, the Kittitas County Conservation District and the Thorp, Ellensburg and Damman School Districts.

In early December of 2006, the Gladmar Proposal was granted "conditional approval" by County Commissioners. Following a survey to be completed by CWU, the CLC will conduct the final public hearing on the park and hopes to receive final approval early this year. The Gladmar project gives the CLC more exposure in Kittitas County, supports efforts in promoting education and strengthens community partnerships with education and community groups.

Story by Eileen Lambert. Eileen was an AmeriCorps Volunteer in the CLC Kittitas County office the past year.

Cascade Land Conservancy

Our Growing System of Protected Lands, 1989 to Present

The Cascade Land Conservancy added more than 4,800 acres to the list of conserved lands in 2006, closing on 22 projects throughout the region valued at more than \$17 million. The added lands increasingly reflect the regional nature of the CLC's work.

In 2006, the CLC added Mason County to the places where it maintains a regional office, working now with Mason County officials, CLC trustees and regional volunteers to conserve some of the key lands in the county, especially around Hood Canal.

Project closings in 2006 included lands in seven estuaries including more than 900 acres in the Pysht River Estuary in Clallam County along the Strait of Juan de Fuca. In addition, the CLC closed on six projects in Pierce County, four in King County, three in Kittitas County and one each in Mason and Snohomish Counties.

With the help of our partners and supporters, the Cascade Land Conservancy has now conserved 119,105 acres throughout Washington. Estuary projects include work in Clallam, Grays Harbor, Lewis, Jefferson, Pacific and Thurston Counties. This map and list of projects, in chronological order, reflects the CLC's work from its beginning in 1989 to the present including Map # and Project Name and Description:

Snohomish County

- SH01 Knoll Skykomish River Preserve, 36 acres of habitat along Skykomish River
- SH02 Tipperman Wetlands Preserve, 159 acres of forest and wetland habitat
- SH03 Grandy Lake Stillaguamish River Preserve, 80 acres of riparian habitat
- SH04 Lakewood Cedar Preserve
70 acres of mature cedar forest with salmon streams
- SH05 Paradise Valley Conservation Area
664 acres containing the headwaters of Bear Creek
- SH06 Lower Stillaguamish River Salmon Riparian Habitat Program
50 acres of salmon habitat, including Oxbow Channel
- SH07 Robe Canyon I-II
112 acres of salmon habitat adjoining Robe Canyon Historic Park
- SH08 Happy Valley Forest Preserve
25 acres of forest habitat, wetlands, and seasonal streams
- SH09 Lord Hill, 150 acres along Snohomish River added to Lord Hill Regional Park
- SH10 Lund's Gulch I-III, 34 acres of forest
- SH11 North Fork Stillaguamish - Hazel Hole 1, 20 acres of riparian habitat
- SH12 Lake Roesiger, 72 acres of agricultural and forest habitat
- SH13 Lake Beecher Salmon Habitat
75 acres of riparian and historic oxbow habitat adjoining Snohomish County Heirman Wildlife Preserve
- SH14 Snohomish Estuary, 270 acres of floodplain salmon habitat
- SH15 Tutmark Hill, 7 acres for City of Lynnwood neighborhood park
- SH16 Skykomish Timber Goldbar
410 acres along "braided reach" of Skykomish River
- SH17 Skykomish Timber Forest Legacy
7,900 acres of prime timberland along Skykomish River
- SH18 Pearson Eddy
220 acres of critical salmon habitat on Lower Snoqualmie River
- SH19 Smoke Farm
125 acres of historic floodplain and riparian habitat critical to salmon
- SH20 Wild Sky Jumpoff Ridge
198 acres on Jumpoff Ridge to hold for proposed Wild Sky Wilderness Area
- SH21 Sharingwood
24 acres of forest and wetland habitat surrounding co-housing group
- SH22 Snohomish Habitat Bank
225-acre private wetland mitigation bank on the lower Snoqualmie River
- SH23 Skykomish Habitat Bank
100-acre private wetland mitigation bank on the lower Skykomish River

King County

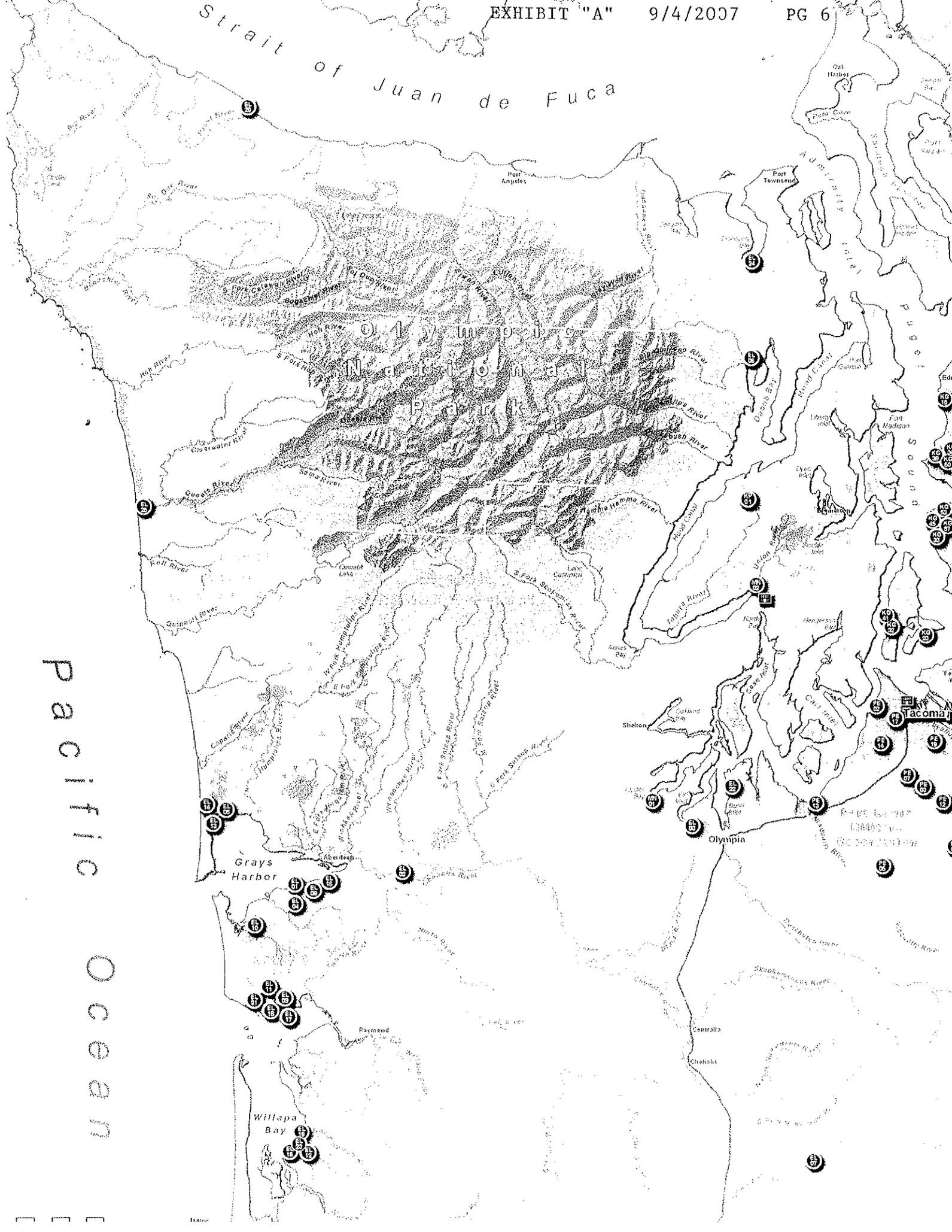
- KG01 Section 36 Park
640 acres of forest habitat, in partnership with King County Parks
- KG02 Lake Washington Boulevard
Protection of sensitive hillside near Lake Washington Urban Preserve
- KG03 Maury Vashon Waterfront Preserve
300 acres with 3 miles of shoreline, in partnership with King County Parks
- KG04 Medina - East Lake Washington, Urban Preserve I-II
12 acres of lakefront properties
- KG05 East Lake Sammamish Overlook
21.6 acres of forest habitat on Sammamish Plateau
- KG06 Hazel Wolf Wetlands Preserve
116 acres of wetland habitat with trails and view deck
- KG07 Mercer Island Waterfront Property, 4.2 acres of mature forest habitat
- KG08 East Lake Sammamish Trail
10.4 miles of railroad to serve as public trail, resold to King County
- KG09 Maple Creek Urban Preserve, 4 acres of the Maple Creek Ravine
- KG10 Park Hill Issaquah, 13.6 acres of forest habitat
- KG11 Hardscrabble Creek, 220 acres of high alpine meadow and lakes
- KG12 Canyon Creek Preserve
28 acres of forest habitat, in partnership with King County Parks
- KG13 Middle Fork Snoqualmie River I-VI
920 acres of private in-holdings, resold to USFS
- KG14 Inglewood Wetlands
9.5 acres of wetland habitat in Sammamish River, transfer to King County
- KG15 Richmond Beach, 2.5 acres of forest adjacent to public waterfront park
- KG16 Denny Creek MacDonald Memorial Preserve
6 acres of forest habitat adjoining O.D. Denny Park and Big Finn Hill Park
- KG17 Schiessel Farmland, 47 acres of farmland
- KG18 Shadow Lake Bog I-III, 32.7 acres of high-quality bog and wetlands
- KG19 Fremont P-Patch, Acquisition facilitated for Friends of P-Patch
- KG20 Baker Woods Urban Preserve, 1.5 acres of forest habitat in Bellevue
- KG21 Georgetown Community Park, 2 acres protected for neighborhood park
- KG22 Hardscrabble Peak, 60 acres of high alpine meadows
- KG23 Soos Creek, 5 acres of wetland and riparian habitat
- KG24 Issaquah Chickadee Hill, 1.2 acres of forest habitat on Sammamish Plateau
- KG25 Middle Fork Snoqualmie River Oxbow
20 acres of riverfront property, in partnership with King County
- KG26 Heritage Garden on Madison, Pocket park in dense urban neighborhood

(continued on page 8)

Strait of Juan de Fuca

Olympic National Park

Pacific Ocean



Cascade Land Conservancy

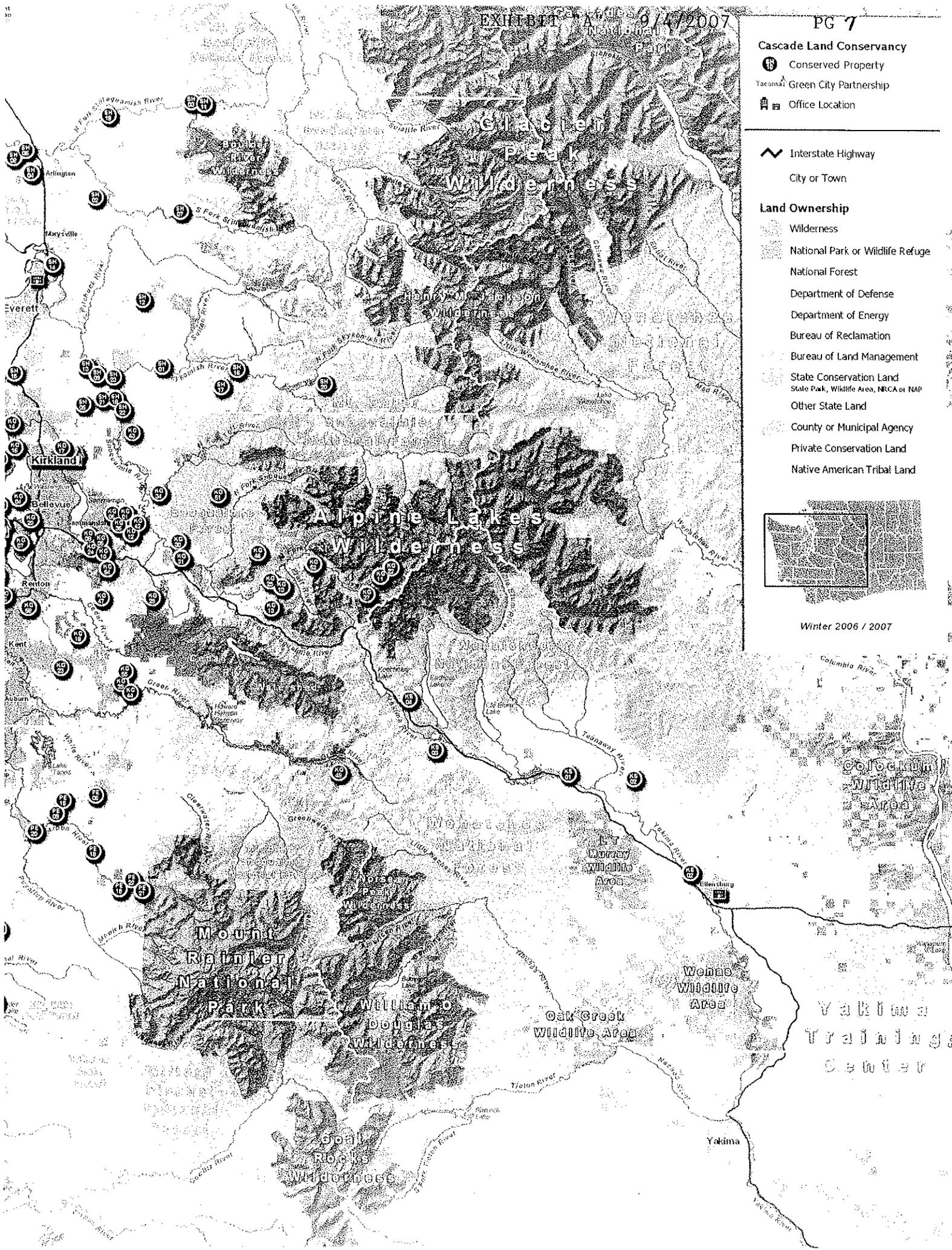
-  Conserved Property
-  Green City Partnership
-  Office Location

-  Interstate Highway
-  City or Town

- Land Ownership**
-  Wilderness
 -  National Park or Wildlife Refuge
 -  National Forest
 -  Department of Defense
 -  Department of Energy
 -  Bureau of Reclamation
 -  Bureau of Land Management
 -  State Conservation Land
 -  State Park, Wildlife Area, NRCA or NAP
 -  Other State Land
 -  County or Municipal Agency
 -  Private Conservation Land
 -  Native American Tribal Land



Winter 2006 / 2007



- KG27 **Hitt's Hill**
3.2 acres of urban open space, including highest point in Rainier Valley
- KG28 **Leschi Natural Area**
Extension of Leschi Natural Area, in partnership with Seattle Parks
- KG29 **Snoqualmie Initiative - Raging River**
2,800 acres along Highway 18 in Raging River Valley
- KG30 **Snoqualmie Initiative - Trail**
650 acres in Snoqualmie Valley along Preston-Snoqualmie trail
- KG31 **Snoqualmie Initiative - Falls Crossing**
145 acres within Snoqualmie Falls viewshed
- KG32 **Vashon Maury Island Land Trust**
20 acres of forest habitat at the headwaters of Christensen Creek Partnership
- KG33 **Lincoln Park Hillside, Wooded hillside near public beach**
- KG34 **Tolt River Salmon Habitat**
20 acres of salmon habitat, in partnership with Seattle City Light
- KG35 **Beaver Lake Natural Area Preserve**
57 acres of forest and wetlands, in partnership with City of Sammamish
- KG36 **Ballard Pocket Park, Acquisition for park property, in partnership with Seattle**
- KG37 **Goldmyer Hot Springs, 20 acres of old growth forest and geothermal springs**
- KG38 **Salmon Bay, 600 feet of estuarine shoreline below Ballard Locks**
- KG39 **Rock Creek Headwaters, 100 acres of wetlands and mature forest**
- KG40 **Hylebos Wetlands, 13 acres of wetland riparian habitat**
- KG41 **Christensen Creek, 28 acres of estuarine and upland habitat on Vashon Island**
- KG42 **Patterson Creek Preserve**
120-acre Conservation Area adjacent to 125-acre conservation development
- KG43 **Cherry Valley Open Space**
20 acres of open space, in partnership with the City of Duvall
- KG44 **Rock Creek**
10 acres of Crow Marsh wetland system at the headwaters of Rock Creek
- KG45 **Mee-Kwa-Mooks Preserve, 1.8 acres of urban greenbelt in West Seattle**
- KG46 **Crown Lakes, 597 acres in the Mt. Si NRCA including 3 alpine lakes**
- KG47 **Issaquah Log Cabin Reach, 112 acres along Issaquah Creek**
- KG48 **Duwamish River Bend Hill**
10.5 acres of historically significant open space along Duwamish River
- KG49 **Sawmill Creek, 302 acres of forest in the upper Green River watershed**
- KG50 **Fremont Peak Park, Addition to Fremont Peak Park**
- KG51 **Snoqualmie Forest**
90,000-acre working forest in partnership with Hancock Timber and King County
- KG52 **Middle Fork Snoqualmie River - Taylor River**
120 acres of private in-holdings above confluence of Taylor and Mid Fork Rivers
- KG53 **Duwamish Head Greenbelt, 0.4-acre in-holding**
- KG54 **Kees Creek**
15-acre Stewardship Agreement on Kees Creek next to Tiger Mountain
- KG55 **Cedar Green - Ravensdale Ridge**
1,651 acres of working forest along Ravensdale Ridge in Rock Creek Corridor, part of the Black Diamond Agreement
- KG56 **Tukwila Greenspace, 1.4 acres of greenspace along Interstate 5**
- KG57 **Longfellow Creek Greenspace**
0.9-acre forested inholding within the Longfellow Creek Greenspace
- KG58 **Springbrook Habitat Bank**
135-acre public wetland mitigation bank in the City of Renton

Kittitas County

- KS01 **Teanaway Farm, 80 acres of agricultural and working forest land**
- KS02 **Hidden Valley Guest Ranch**
40 acres of pasture, forest, and riparian habitat along Swauk Creek
- KS03 **Cabin Creek, 360 acres of forest and riparian habitat**
- KS04 **Swamp Lake, 308 acres adjacent to Cabin Creek Sno-Park**
- KS05 **Gladmar Park**
45 acres of Yakima River riparian habitat leased to Central Washington University

Pierce County

- PE01 **Morse Wildlife Preserve, 53 acres of forests, wetlands, meadow, and prairie**
- PE02 **Narrows Bridge Property, 4.2 acres of forest habitat along Narrows Creek**
- PE03 **Clover Creek I-IV, 18 acres of riparian habitat**
- PE04 **Eatonville Forest Preserve, 21 acres of forest habitat**
- PE05 **Roy Farmland, 20 acres of woodlands and pasture**
- PE06 **Buckley Farm, 64 acres of agricultural land and wildlife habitat**
- PE07 **Lakeview Nature Preserve, 10-acre homestead and former dairy**
- PE08 **South Morse Wildlife Preserve, 45 acres of wetland habitat**
- PE09 **South Prairie Creek**
20 acres of salmon habitat, in partnership with Pierce County Parks
- PE10 **Northwest Trek, 100 acres added to NW Trek Wildlife Park**
- PE11 **Patterson Springs, 80 acres of forests and wetlands**
- PE12 **Naches Trail Preserve**
50 acres of high-quality prairie, wetland, and riparian habitat along Clover Creek

- PE13 **Nisqually National Wildlife Refuge**
20 acres of forested bluff added to Nisqually Wildlife Refuge
- PE14 **Chambers Creek I-V**
8.3 acres of salmon and wildlife habitat adjacent to Chambers Creek Park
- PE15 **South Prairie Creek II**
100-acre farm along South Prairie Creek for salmon habitat restoration
- PE16 **Carbon River Mt. Rainier, Additions I-III**
206 acres of riparian forest on the Carbon River for the Mt. Rainier National Park expansion
- PE17 **Snake Lake, 14 acres of open space in City of Tacoma**
- PE18 **Carbon River Valley, 452 acres of forestland along 3 miles of the Carbon River**
- PE19 **Swan Creek Park, 27 acres of forest habitat added to Swan Creek Park**
- PE20 **Foothills Trail, 14 acres of riparian forest and salmon habitat along Voights Creek**
- PE21 **MBS National Forest Inholding**
5.3 acres of forestland along the Carbon River within the Mt. Baker - Snoqualmie National Forest
- PE22 **Carbon River Ranch**
168 acres of old growth forest for the Mt. Rainier National Park expansion

Kitsap County

- KP01 **Kitsap County Forest**
623 acres of forested parkland in partnership with Kitsap County and Great Peninsula Conservancy

Mason County

- MN01 **Kennedy Creek - Oyster Bay**
50 acres of Kennedy Creek estuary, tidelands, and forest
- MN02 **Union River**
57 acres of forest and riparian habitat in Union River estuary on Hood Canal

Estuarine Lands

- EL01 **Stafford Creek**
79 acres of riparian corridor along shoreline in Grays Harbor County
- EL02 **Chehalis River Surge Plain**
72 acres of high-quality tidal surge plain wetland in Grays Harbor County
- EL03 **McLane Point**
45 acres of estuarine land in partnership with Capitol Land Trust
- EL04 **O'Leary Creek**
23 acres of riparian forest in Grays Harbor in partnership with WDFW
- EL05 **North Bay Bog, 91 acres in Grays Harbor**
- EL06 **Quilcene Estuary, 5 acres at mouth of Quilcene River in Quilcene Bay**
- EL07 **Cowlitz River**
104 acres of salmon habitat on a mile of Lower Cowlitz in Lewis County
- EL08 **Grays Harbor Bluff, 43 acres of riparian habitat in Grays Harbor County**
- EL09 **Oyster Island, 115 acres at mouth of Cedar River in North Willapa Bay**
- EL10 **Elk River**
40 acres of high quality native coastal salt marsh estuary in South Grays Harbor
- EL11 **Cedar River, 275 acres at mouth of Cedar River in North Willapa Bay**
- EL12 **Nemah River Estuary**
305 acres of salt marsh and forested uplands for waterfowl and elk habitat
- EL13 **North Shore Grays Harbor**
1,731 acres of tidelands and uplands protecting high quality wildlife habitat
- EL14 **Hogan's Corner**
60 acres of forested wetlands buffering North Shore Grays Harbor shoreline
- EL15 **Seal Slough**
375 acres of estuary, salt marsh and forested uplands in Willapa Bay
- EL16 **Three Creeks**
250 acres of tidelands and uplands to link 3.5 miles of protected shoreline
- EL17 **Bone Creek**
25-acre critical in-holding to protect entire Cedar River estuary
- EL18 **Teal Duck, 240 acres of forested bluffs buffering Cedar River estuaries**
- EL19 **Nemah Point**
188 acres of tidelands and forested uplands on Nemah River in Willapa Bay
- EL20 **Pysht Estuary**
926 acres of Pysht estuary and forested uplands on the Strait of Juan de Fuca
- EL21 **Norris Slough, 135 acres of habitat to consolidate the Cedar River ecosystem**
- EL22 **Gull Harbor, 105 acres of uplands and tidelands along Gull Harbor**
- EL23 **Lynn Point, 77 acres of forested wetlands and shoreline in Willapa Bay**
- EL24 **Discovery Bay**
25 acres of estuarine wetlands and tidelands in Discovery Bay
- EL25 **Queets Island**
10-acre forested island and sandbar at the mouth of the Queets River



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With the help of our partners and supporters, Cascade Land Conservancy has conserved 119,105 acres throughout Washington.

Weathering the Seasons

The wild weather last fall and this winter has had an impact on the CLC's Stewardship Department. Over the past few months the people who watch over our lands had to deal with rain, snow, floods and high winds, then the downed trees and washed out culverts that go with such storms.

"The last two months reinforce the notion that stewardship is also about preparing for the unexpected," said John Floberg, CLC's Vice President for Stewardship. "We need to build and maintain our capacity to meet rapid change with rapid response."

Floberg along with Hayes Swinney, Land Stewardship Director, got some rapid training on the unexpected with the weather.

First there was the Great Election Day Flood.

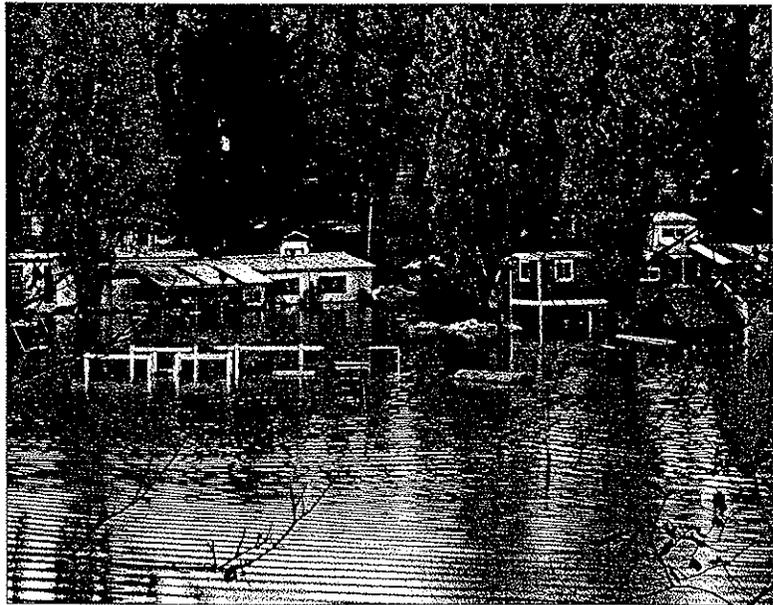
Throughout the region, the rainfall totals were staggering. Mt. Rainier National Park got 17.9 inches in 36 hours! Camp Muir recorded 118 mph winds. The flooding did a great deal of damage to roads and facilities throughout the park, closing it for the first time since the Mt. St. Helens eruption 26 years ago.

The Cascade Land Conservancy, with interests in thousands of acres in the region, was affected as well. Most lands owned or stewarded by the Conservancy are in natural areas, meaning floods are a normal if infrequent event. Damage to CLC lands was minimal although flooding did affect a tree planting project at the Smoke Farm property along the North Fork of the Stillagumish. A number of trees needed to be replanted.

CLC was lucky. Many people lost homes, belongings, vehicles, farm equipment and other possessions in the flood waters.

Then in December, Floberg and team dealt with the results of high winds. Again, the organization was lucky with the biggest problem downed trees along trails or other access points in some properties. Half a dozen trees, for example, were toppled across trails in the Hazel Wolf Wetlands Preserve.

Response is important. Floberg said the "foundation of our Cascade Agenda and the work of the CLC are predicated on our continued ability to steward the land we have vowed to protect. If we fail to provide such protection, if others lose their faith in us in this regard, then all our great work comes screeching to a halt."



Flooding in Snohomish County in December was extensive.

Photo by Joe Sambataro



Photo by Joe Sambataro

Trees were downed by high winds on a property in Pierce County where the CLC manages a conservation easement.

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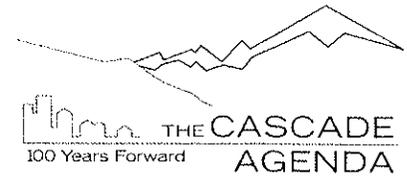
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Coalition proposes big plans to Legislature

The Cascade Agenda Coalition outlined a far-reaching legislative package now before the Legislature, calling for strategies that maintain working lands while allowing the region to provide housing for the region's growing population.



"Now is the time to take these ideas to large scale, regional implementation," said Gene Duvernoy, President of the Cascade Land Conservancy. "We have been at this vision of linking significant conservation with revitalizing our cities for several years now and we must make it a legislative priority."

The coalition represents the more than 1,000 individuals, organizations, businesses and elected officials who formally support The Agenda.

"*The Cascade Agenda* started in the woods, but soon found itself in the region's cities and towns," said Duvernoy. "We will continue to work to conserve 1.3 million acres of farmlands, working forests and key natural areas, but we need additional tools."

The coalition's plan was supported by a number of individuals at the event, which attracted more than 130 people to the meeting at the Seattle REI Flagship Store meeting rooms.

Among those who expressed support were the Master Builders of King and Snohomish Counties, Futurewise, Washington Audubon, the Washington Farm Forestry Association, Quadrant Homes and its parent, the Weyerhaeuser Co., and others.

Bill Ruckelshaus, a member of Gov. Chris Gregoire's Puget Sound Partnership leadership team, outlined many of the proposals to help promote a cleanup of Puget Sound but also said that "land is an essential element if we are to clean up Puget Sound."

He said that one way to think about what has happened in the region is to consider past practices as having used up "natural capital" of air, land and water. He said *The Cascade Agenda* is all about "adding back some of that natural capital" through the conservation of land and its work in cities.

One of the key proposals in The Agenda legislative package is a transfer of development rights program, through which development rights are purchased off resource lands and then transferred to urban areas as they grow.

Ken Miller, a small forest landowner and past President of the WFFA, said such TDR programs could work well for small landowners, providing them with an alternative to conversion of their land to housing or commercial use. He praised *The Cascade Agenda* for working with organizations to advance a fair and far-reaching program that will aid landowners.

"I did not think that would happen after Election Day," he said, a reference to Initiative 933. He said *The Cascade Agenda* is one of the few organizations that can talk and work with everyone.

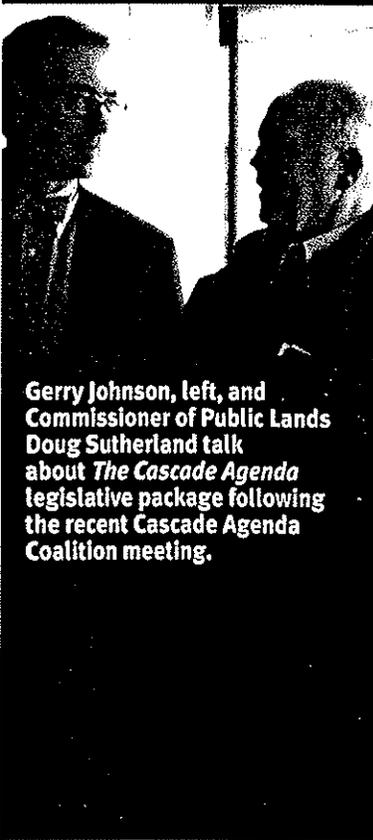
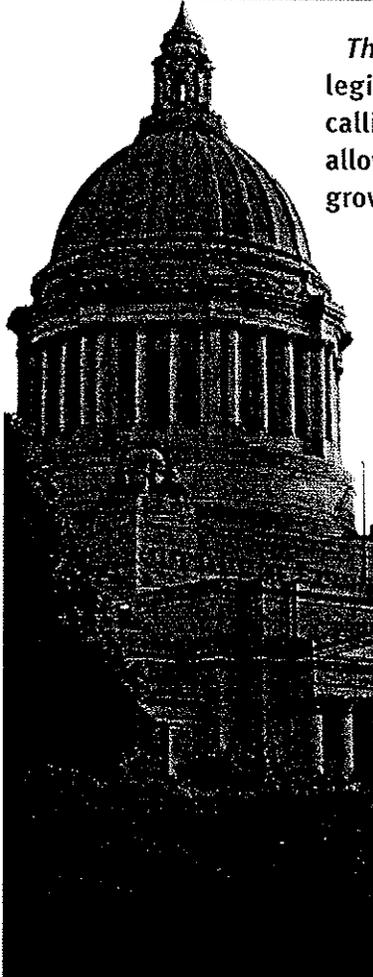
Aaron Ostrom, executive director of Futurewise, also said TDRs present the region with an opportunity to help farmers and small foresters "earn a better living on their farms and forests."

Sam Anderson, an executive with the Master Builders, said The Agenda offers one of the few hopes for the region to manage the complications of growth. He said the current 20-30 year planning horizon is a "recipe for disaster."

The Coalition meeting's main goal was the presentation of a legislative agenda to be put before the 2007 Legislature when it convened in January. *The Cascade Agenda* Coalition will champion new strategies to allow the region to grow with grace while supporting legislative items being advanced by various stakeholders to:

- Permanently maintain working farms and forests throughout the state.
- Make the business of owning resource land more economically competitive.
- Provide regulatory and economic fairness for landowners and businesses.
- Encourage environmental stewardship.

The Cascade Agenda Coalition believes that Agenda proposals can lead the nation in creating effective, fair and vibrant markets that maintain working farms and forests while growing our communities through the development of regional Transfer of Development Rights markets.



Gerry Johnson, left, and Commissioner of Public Lands Doug Sutherland talk about *The Cascade Agenda* legislative package following the recent Cascade Agenda Coalition meeting.

Two different days tell much about the CLC

Two events. Two days. Both very different. That's the story for the Development Department over the fall and winter.

In late September, more than 600 people joined together at the Tacoma Convention and Trade Center for the Pierce County Conservation Awards luncheon to honor five heroes of conservation in the South Sound area and to hear a call to action from Sen. Patty Murray.

The event was the largest gathering of conservationists this year in the Tacoma area and raised a record of more than \$120,000 to further the work of the Conservancy.



Joan Enticknap, President and COO of HomeStreet Bank, introduced Sen. Patty Murray at the Pierce County luncheon. HomeStreet was a major sponsor for the successful event.

The Conservancy's Helen Engle Lifetime Achievement Award was presented by Helen Engle herself to George Russell, the visionary founder of what is known today as the Russell Investment Group.

Then in December, more than 100 supporters and friends of the Cascade Land Conservancy braved cold, icy streets to attend the annual Evening of Thanks event at the Seattle Asian Art Museum, hearing about the work of the Conservancy and the role of the Seattle Art Museum in creating a vibrant city.

Gene Duvernoy, president of the Cascade Land Conservancy, was joined by Mimi Gates, Director of the Seattle Art Museum, in making brief remarks. The event was sponsored by the Bank of America.



Mimi Gates, Director of the Seattle Art Museum, was guest speaker, giving the Conservation Circle a preview of the new Olympic Sculpture Park

Cascade Land Conservancy is grateful to Urban Visions for its dedication to regional conservation solutions that protect our quality of life while helping create a strong local economy.

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ADDRESS SERVICE REQUESTED

Briefly: News and events.

The Cascade Land Conservancy has community-based land stewardship events almost every weekend. CLC trustees in each of our counties also help sponsor events. Check the CLC web site, www.cascadeland.org/events for an event near you.

Kittitas County trustees had a recent barbecue along the Yakima River last summer. The Kittitas County Conservation Awards Luncheon is scheduled for Sept. 20 this year at Central Washington University.



Good times, good talk at the Kittitas County barbecue



Planting trees at Smoke Farm along the "Stilly"

Snohomish County volunteers gathered to plant trees in September at the Smoke Farm property along the North Fork of the Stillaguamish River. We'll take some time to remember this year's accomplishments at the Snohomish County Conservation Awards Luncheon on Nov. 15 at the Everett Events Center.

The CLC could not accomplish its mission without generous supporters. Denis Hayes, President and CEO of the Bullitt Foundation, announced in November that it had awarded a \$1 million grant to the CLC to advance the goals of *The Cascade Agenda*.



Denis Hayes, Bullitt Foundation

More than 1,400 CLC supporters crowded into the Westin Ballroom last year for the 12th Annual Conservation Awards Breakfast. So we moved! The CLC's 13th Annual Conservation Awards Breakfast will be held on May 15 at our new site, the Washington State Trade and Convention Center.

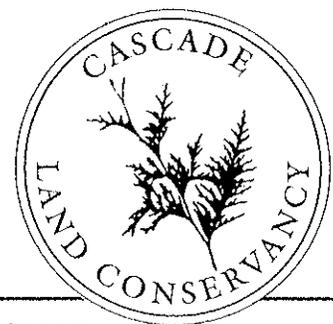


Friends and supporters of the Cascade Land Conservancy gathered for the Conservation Awards Breakfast last year

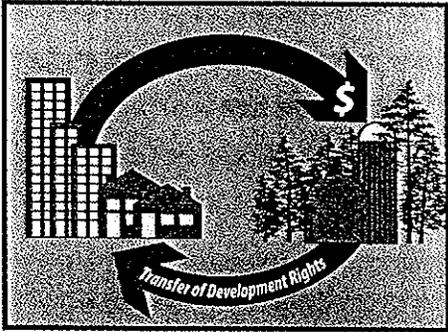


TRANSFER OF DEVELOPMENT RIGHTS

Population is expected to double in the Central Cascades region of Washington State in the next 100 years. Cities and counties are looking beyond zoning for new tools to direct this growth into appropriate areas while protecting natural areas and respecting property rights. The Cascade Agenda has identified **Transfer of Development Rights** – TDR – as a key strategy in its plan for an economically strong and environmentally sound future for our region.



WHAT IS TDR?



Transfer of development rights removes development from working farms, forests, and natural areas and places it in areas more appropriate for development.



Transfer of Development Rights (TDR) is a market-based mechanism that promotes responsible growth, while conserving areas such as prime agricultural and environmentally sensitive lands. It is designed to redirect growth -- not to limit or stop development.

Through individual, voluntary transactions, development rights are transferred from our region's privately owned farmland, forestland and natural areas (sending sites) to areas that can accommodate additional growth (receiving sites). Landowners in sending areas receive compensation for giving up their right to develop, while developers in receiving areas pay for the right to a bonus in the receiving area, such as additional height or density than would otherwise be allowed. When development rights are removed from a parcel, a conservation easement is placed on the sending site.

WHY CONSIDER TDR?



Equity and compensation. In contrast to zoning restrictions, TDR compensates landowners who give up their right to develop. TDR is voluntary and fair.

Private funding. TDR uses the market to generate private funding for land conservation, helping to augment and leverage available public funds and programs.

Permanence. While zoning regulations can change over time, TDR protects property from development in perpetuity and allows resource uses to continue.

Cost effectiveness. By focusing development in areas that already have infrastructure capacity, TDR can reduce a region's infrastructure costs and more efficiently accommodate growth.

KEYS TO SUCCESSFUL PROGRAMS

A look at TDR programs across the country shows the tremendous potential of TDR but sometimes mixed or very limited results. Designating resource lands for protection and setting up transfer mechanisms is, in general, far easier than identifying appropriate receiving areas for growth and creating viable economic markets to attract buyers and sellers of development rights. In an effort to learn from these experiences and find ways to more fully realize the potential of TDR in our region, the Cascade Land Conservancy has identified the following keys to successful programs.

Viable Receiving Areas.

Adequate receiving areas must be in place to accept development rights from the designated sending areas, with infrastructure to accommodate the added development. To help achieve community support and mitigate the impacts of development, public funding for neighborhood amenities and infrastructure upgrades may be needed.

Demand for Increased Density

Receiving areas can only be successful where there is economic demand to build additional units, height, or density beyond what the base zoning allows. Demand for more intense development should be a key factor in designation of receiving sites.

Incentives

Both buyers and sellers need an economic incentive to participate in TDR. Incentives are determined by the number of development credits that can be sold from a sending site relative to what zoning allows (transfer ratio), and the extent of development allowed above base zoning on receiving sites (development bonus). Transfer ratios and development bonuses should be carefully calibrated based on sound economic analysis.

TDR Banks

Many successful TDR programs rely on a TDR bank to provide development credits. TDR banks facilitate the sale of development credits, making it unnecessary for individual buyers and sellers to negotiate. TDR banks can be operated by a city, county, or other local government, or by a private entity.

Regional Coordination

For TDR to be effective at a regional scale, regional coordination is needed. There must be a clear understanding of where development is most appropriate, with the goal of concentrating development in certain areas.

Leadership and Advocacy

Public leadership and advocacy are needed to ensure the success and political support for TDR. Political support at the local, regional, and state levels to achieve inter-local agreements is critical. At the program level, strong outreach and advocacy are critical to engage buyers and sellers.

Zoning Support

TDR programs must be closely coordinated with local zoning. TDR is most effective when it is the most intense use allowed by zoning, such as increasing density or height in receiving areas.

Transfer of development rights can protect our landscapes:

bank to buy, sell, and hold
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With TDR: Transfer of development rights is a market based tool that promotes responsible growth and conserves Washington's working forests, farms and natural areas.

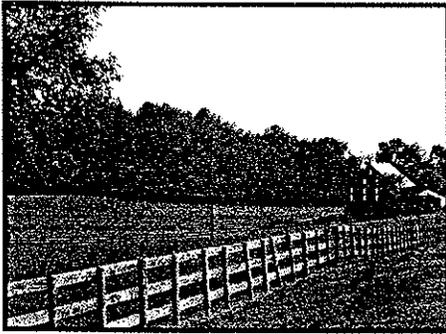
l to build and sustain public
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Without TDR: Unchecked growth converts resource lands to development, is costly to taxpayers and limits land use options for future generations.

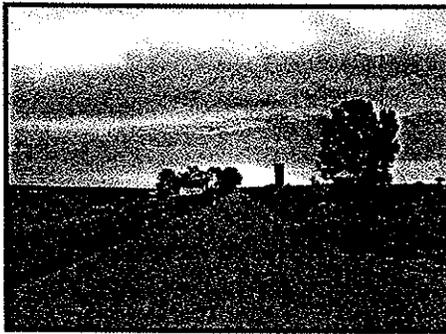
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s.

CASE STUDIES



Montgomery County, Maryland

Located just north of Washington, D.C., Montgomery County operates one of the most successful TDR programs in the nation. Over the course of 25 years, this program has protected nearly 51,000 acres of farmland. The program has encouraged participation by offering economic incentives to both buyers and sellers of development rights. Landowners of sending sites can sell 5 development credits for each development right extinguished (a transfer ratio of 5:1), while developers in receiving areas gain enough additional density to make TDR purchase financially viable.



Boulder County, Colorado

Boulder County is home to 94,000 people and is located about 15 miles northwest of Denver. About 6,500 acres of rural land have been protected from development since TDR was enacted in 1981. Boulder County's program began as a tool to allow clustering of development in unincorporated areas, but was later expanded to include transfers of development rights between unincorporated areas and several cities, including the City of Boulder. Intergovernmental agreements authorizing these transactions reflect a high degree of regional cooperation and are paramount to the program's success.



Cambria Pines Project, California

Cambria, a coastal community located in San Luis Obispo County, California, instituted a TDR program in 1985 for the purpose of preserving its small-town character, open space, and native Monterey Pine habitat. A local land trust, the San Luis Obispo Land Conservancy, has played an active role in the program – acting to buy, hold and sell development credits through the use of a revolving fund initiated with a grant from the California Coastal Commission. As of 2005, the land trust had successfully retired 250 lots from antiquated subdivisions in the area and purchased over 85,000 square feet of development credits. The re-sale of these credits has doubled the initial seed money, allowing the trust to be more flexible when opportunities arise to purchase additional credits. The program has preserved prime pine habitat in the Fern Canyon area and is helping to build a permanent greenbelt surrounding Cambria.

FREQUENTLY ASKED QUESTIONS

Where has TDR been used? There are over 130 TDR programs in the country, with 15 programs currently in Washington State. TDR examples close to home include programs in Black Diamond, Redmond, and Issaquah, as well as an intergovernmental program allowing transfers between King County and the City of Seattle.

How do landowners benefit from TDR? Landowners receive compensation for selling their development rights; developers in receiving areas gain the option of building bigger or denser projects.

What is allowed on properties protected under TDR? When a landowner agrees to sell their development rights, a conservation easement is applied to a property; this easement only restricts the right to develop land. The property remains in private ownership for the use and enjoyment of its owner. Economic uses of the property, such as farm and forestry may continue.

What is the legal basis for TDR? Washington State law provides general authority under the Growth Management Act, ("GMA") for local governments to adopt TDR programs. The GMA states that local comprehensive plans "should provide for innovative land use techniques" such as TDR in carrying out the purposes of the act. TDR can also help meet the core goals of the GMA by focusing growth in already urbanized areas and protecting valuable resource lands from development. In legal challenges to individual TDR programs at the national level, TDR has been upheld by both state and federal courts.

How can I learn more about TDR? The Cascade Land Conservancy is working with cities and counties throughout the Central Cascades region to support the development of TDR programs.

For more information, please contact Alison Van Gorp at 206-292-5907 x127 or alisonv@cascadeland.org, or visit our website at www.cascadeland.org.



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