

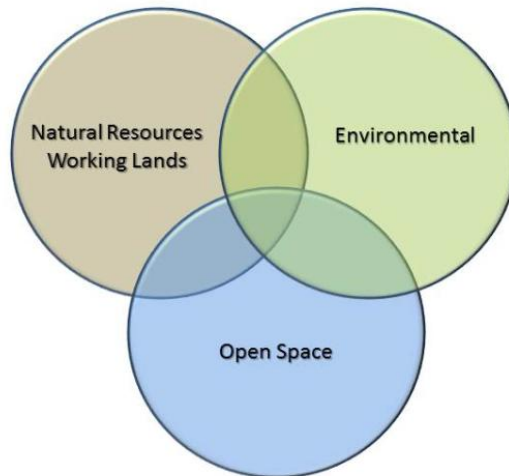
Some Thoughts on Potential Goals and Objectives of Conservation Through TDR

March 14, 2013

What are the conservation goals that a Skagit TDR program should be trying to promote?

- Committee discussion to date has generally identified the following:

Values and Resources



What can TDR realistically be expected to achieve from a conservation perspective?

- TDR programs typically focus on the voluntary purchase and transfer of residential development rights from sending areas.
- If the reduction in residential development, and its associated impacts, supports the desired conservation goal, then TDR is probably a good fit.
- For instance, removing development rights from forest resource lands can help ensure ongoing forest management activities, due to reduction in the potential for conflicts.
- However, removal of residential development rights would not necessarily help to protect older forest stands from harvest.

If TDR is an appropriate strategy for the desired conservation goal, where does it make the most sense to implement it?

- Arguably, in areas that have experienced or are likely to experience the greatest residential development pressure.
- Although, where there's more demand for development, prices to purchase development rights are likely to be higher.

Proximity to cities and other population centers may be a key component for TDR success.

- Areas closer to large population bases are more likely to experience rapid population growth than more remote areas.
- Conservation of these areas is also likely to generate more support for among receiving-area populations than would more remote sending areas.
- We've heard repeatedly: TDR programs work best where receiving area residents have a strong interest in the areas being conserved.

Parcelization vs. Landscape Integrity

- For many types of conservation purposes, the resource is more effectively conserved where there is less fragmentation or parcelization, and more landscape integrity.
- This is especially true for working natural resource lands, where additional parcelization and development can result in growing conflicts between resource managers (e.g. farmers and foresters) and people living on farm and forest land.
- It can also be true for certain habitat needs.

What is the degree of existing protection for the resources and values of interest?

- Are there other efforts in place - such as restrictive zoning or other conservation mechanisms (such as purchase of development rights) - that are already effectively protecting the identified resource?
- If so, TDR might be better applied elsewhere.
- If not, TDR could help to support the desired conservation goals.

Some public benefits of land and resource conservation include:

- Flood control, water supply and quality, air quality, physical separation of people and structures from hazards
- Wildlife and habitat
- Commercially significant resources including agricultural products, forestry, fisheries, minerals
- Economic development through improved quality of life
- Natural features and spaces important to defining community image and distinctive character
- Healthy lifestyles
- Historic and cultural preservation opportunities

Adapted from the Skagit County UGA Open Space Concept Plan, p. 1, FAQ