

Highlights

Issaquah’s Transfer of Development Rights Program

BASIC CRITERIA	<ul style="list-style-type: none"> • Sending Sites and Receiving Sites are identified on maps and adopted by Council in the Land Use Code as First or Second Priority Sending Sites. • Adding a Sending or Receiving Site to the Map is processed through a Land Use Code Amendment, Level 6 Review. • Processes and standards of the TDR program are adopted in the Land Use Code. • A TDR unit cannot be split and the “pieces” used on different Receiving Sites.
CRITERIA FOR SENDING SITES	<ul style="list-style-type: none"> • Proposed creek side restoration sites and those parcels adjacent to existing creek side restoration sites • Property adjoining and including critical areas (aquifer recharge, shoreline, wetlands, steep slopes) that would decrease development pressure on these critical areas • Adjacent to public open space sites • Properties that would require a Reasonable Use Variance or Critical Area Variance to develop • Those properties where limited access for ingress, egress or infrastructure accessibility makes them difficult to develop • Properties in King County that are within Issaquah Basin per Interlocal agreement with King County Legislative File ID 2006-0571. • Sending Sites have priority ranking based on how many of the Sending Site criteria are met by the individual parcel (see Sending Sites below)
CRITERIA FOR RECEIVING SITES	<ul style="list-style-type: none"> • Within ¾ mile from Transit Center and south of I-90 (zoned MF-H, MUR, R, IC or PO) • Portion of Olde Town (Areas zoned CBD and the adjacent MF) • Within ¼ mile of a transit stop, zoned R, IC or PO, and located on a “major street” • Issaquah Highlands and Talus, in existing developable area • Redevelopment areas (as defined by the 2001 Vacant and Redevelopable Land Inventory. These are areas with vacant and redevelopable clustered parcels.) • Parcels that include 50% or more critical area (such as flood plain) or have access to 229th are not eligible as Receiving Sites.
ONE TDR UNIT EQUALS	<ul style="list-style-type: none"> ▪ One residential dwelling unit/or comparable additional commercial sq. ft.(2,000 sq ft) in commercial zone; AND ▪ One peak hour trip; AND one of the following: <ol style="list-style-type: none"> 1. Impervious Surface: <ol style="list-style-type: none"> a) 2,000 sq ft of impervious surface outside CARA/ b) 1,000 sq ft impervious surface inside CARA, OR 2. Building Height: <ol style="list-style-type: none"> a) 2,000 sq. ft. above the maximum building height established in IMC 18.07.360 District Standards Table for the MF-M, R, IC and PO zoning district of the TDR Receiving Site (if criteria in IMC 18.07.355 Building Height Adjustments are met). OR b) 1,000 sq. ft to “fill in wedding cake” building setback modulation and/or additional height that is deviation from criteria in IMC 18.07.355 Building Height Adjustment ▪ No additional height allowed in MF-H. Maximum height for structures in Shoreline Jurisdiction is 35 feet (200 ft from Lake Sammamish, Issaquah Creek and East Fork)
SENDING SITES – PRIORITIES	<ul style="list-style-type: none"> • Sending Sites have priority ranking based on how many of the Sending Site criteria are met by the individual parcel. First Priority sites meet the most criteria and are “eligible” for transfer when the TDR program is adopted by Council. • KC Sending Sites are First Priority. • When 50% of First Priority sites are in the process of transferring development rights, the Second Priority sites would become “eligible” for transfer. • A Second Priority Sending Site property owner may apply for a Land Use Code Amendment (Level 6 Review) to request a change to First Priority.

Highlights – Continued

RECEIVING SITES – TDR IMPLEMENTATION	<ul style="list-style-type: none">• Receiving Sites must meet the development and design standards of the underlying zoning district or an Administrative Adjustment of Standards must be approved to exceed other standards.• Process: Receiving Site applications are reviewed as required in IMC 18.06.130 Table of Permitted Land Uses<ol style="list-style-type: none">1. An Administrative Adjustment of Standards is required for the use of the TDR if the applicant’s proposal:<ol style="list-style-type: none">a) uses only the Peak trips of the TDRs; orb) does not request deviation from IMC 18.07.355 Building Height Adjustment for the additional height over the base or maximum allowed in the underlying zone by more than 15%; orc)d) does not request the highest amount of impervious surface (IMC 18.10.2050 A3).2. A Development Agreement is required if the applicant is proposing:<ol style="list-style-type: none">a) increased height (that deviates from IMC 18.07.355 Building Height Adjustments by more than a 15% but less than 25%); orb) increased density over the maximum allowed in the underlying zoning; orc) increased impervious surface up to the highest amount of impervious surface and requires compliance with Olde Town Design Standards (IMC 18.10.2050 A3).d) Development agreements are processed as a Level 5 Review (DC review and Council approval).• Before Building Permits can be issued for a Receiving Site, the Sending Site TDR shall be certified and a conservation easement and extinguishing document recorded in perpetuity on the parcel or the land dedicated (to the City or other entity) as public open space.
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