



The Cascade Agenda

An uplands strategy for saving Puget Sound

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Cascade Land Conservancy

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About the Cascade Land Conservancy



- Conserved nearly 150,000 acres using market-based approaches



Overview

- Growth trends and Puget Sound
- The Cascade Agenda
- The latest on implementing strategies

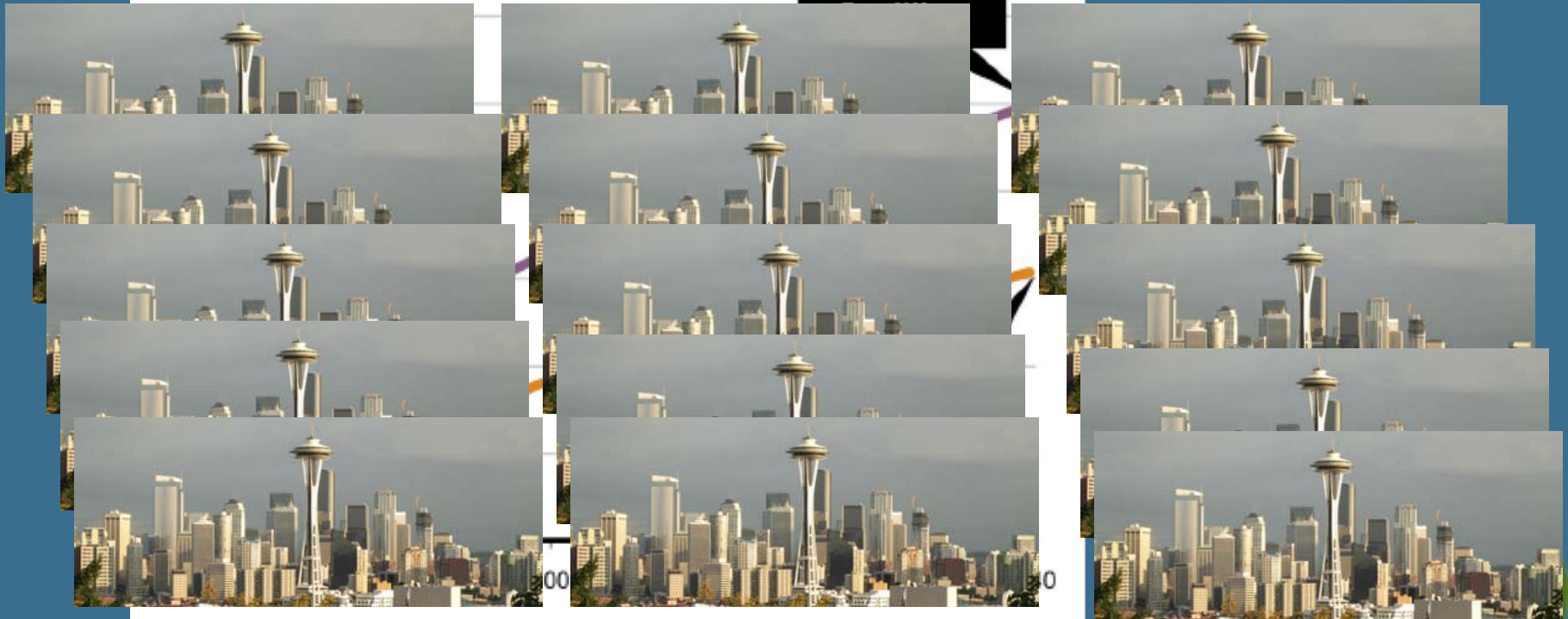


Growth is happening

In the next 100 years the Puget Sound Basin will experience population growth equivalent to 15 cities the size of Seattle

Regional Growth Estimates In millions

Population:



Source: PSRC



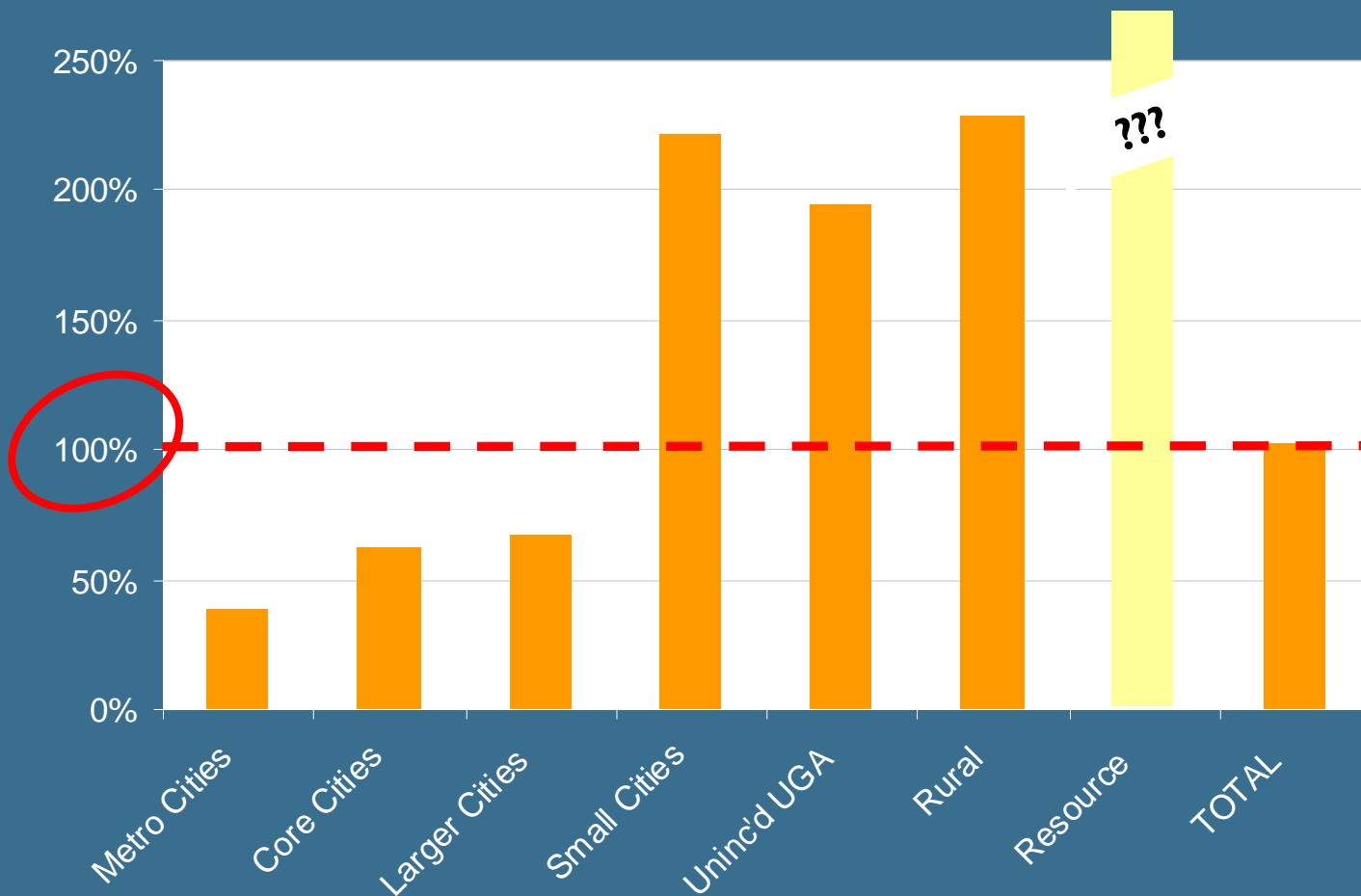
And it is impacting Puget Sound

- The Puget Sound Partnership's Action Agenda Priority A1:
 - “Protect intact ecosystems...”



Regional Growth Trends 2000-2007

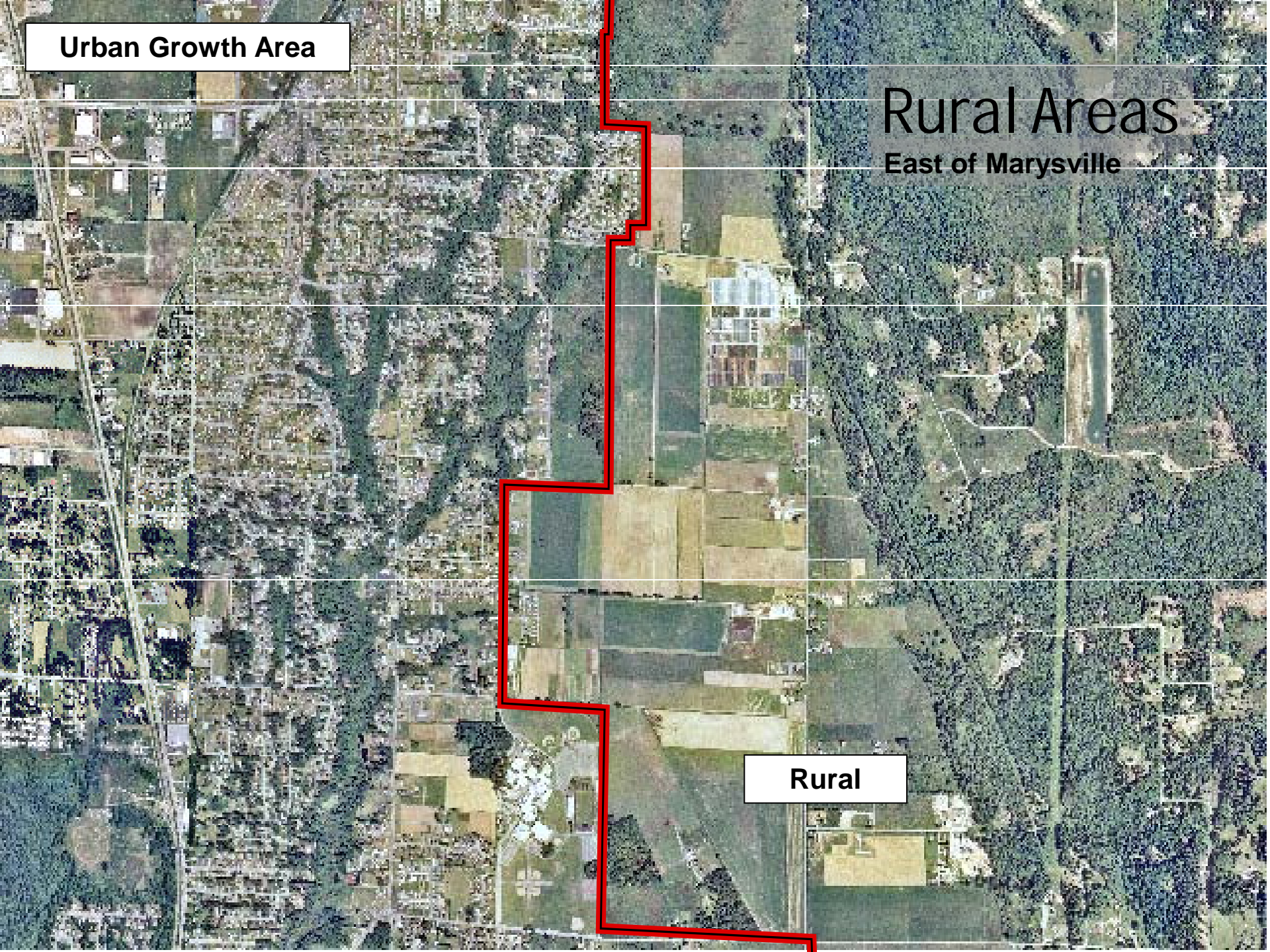
2000-2007 Growth as Percentage of Regional Growth
Strategy Expectations - King, Pierce, Snohomish, Kitsap



Urban Growth Area

Rural Areas
East of Marysville

Rural

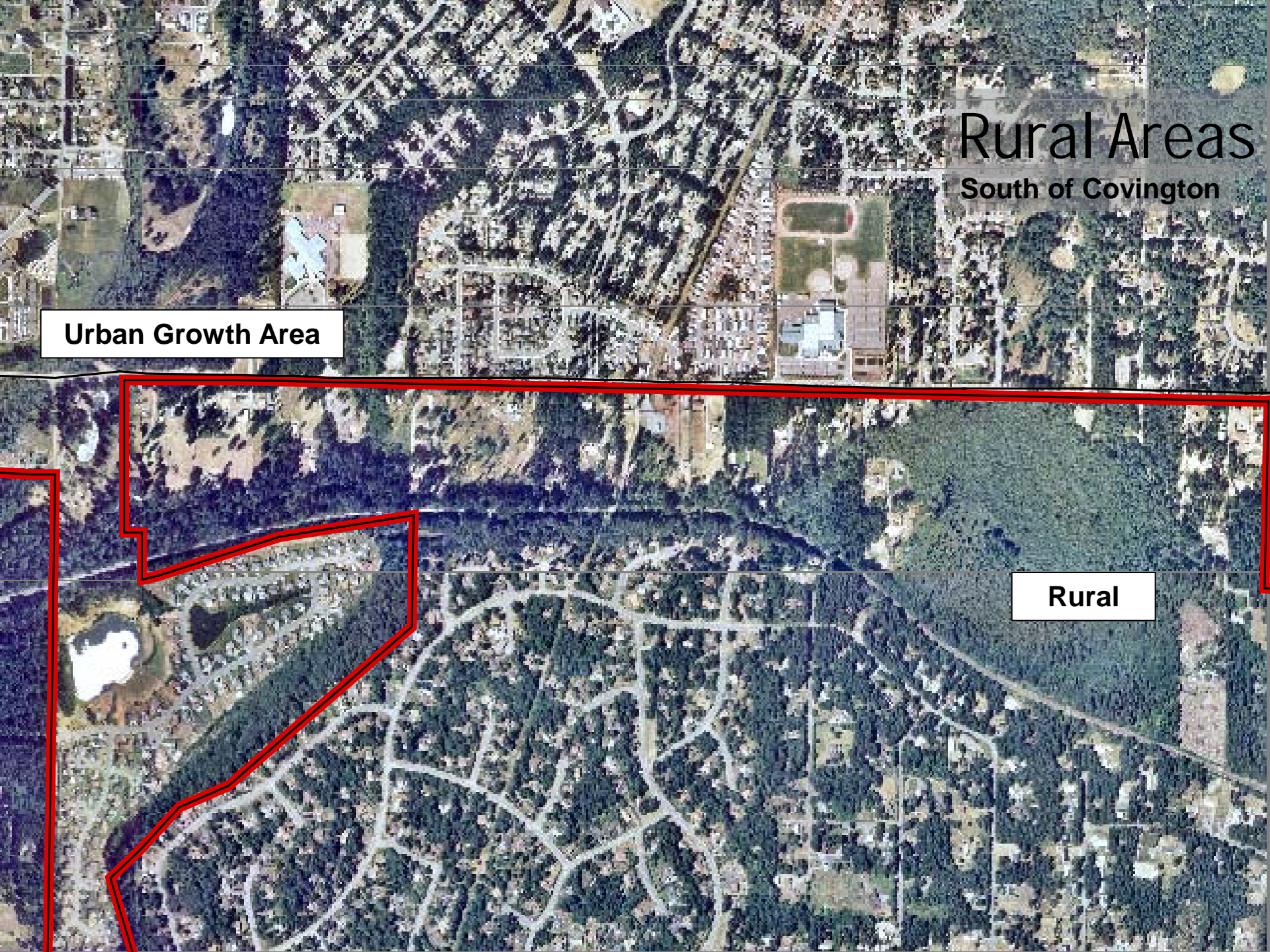


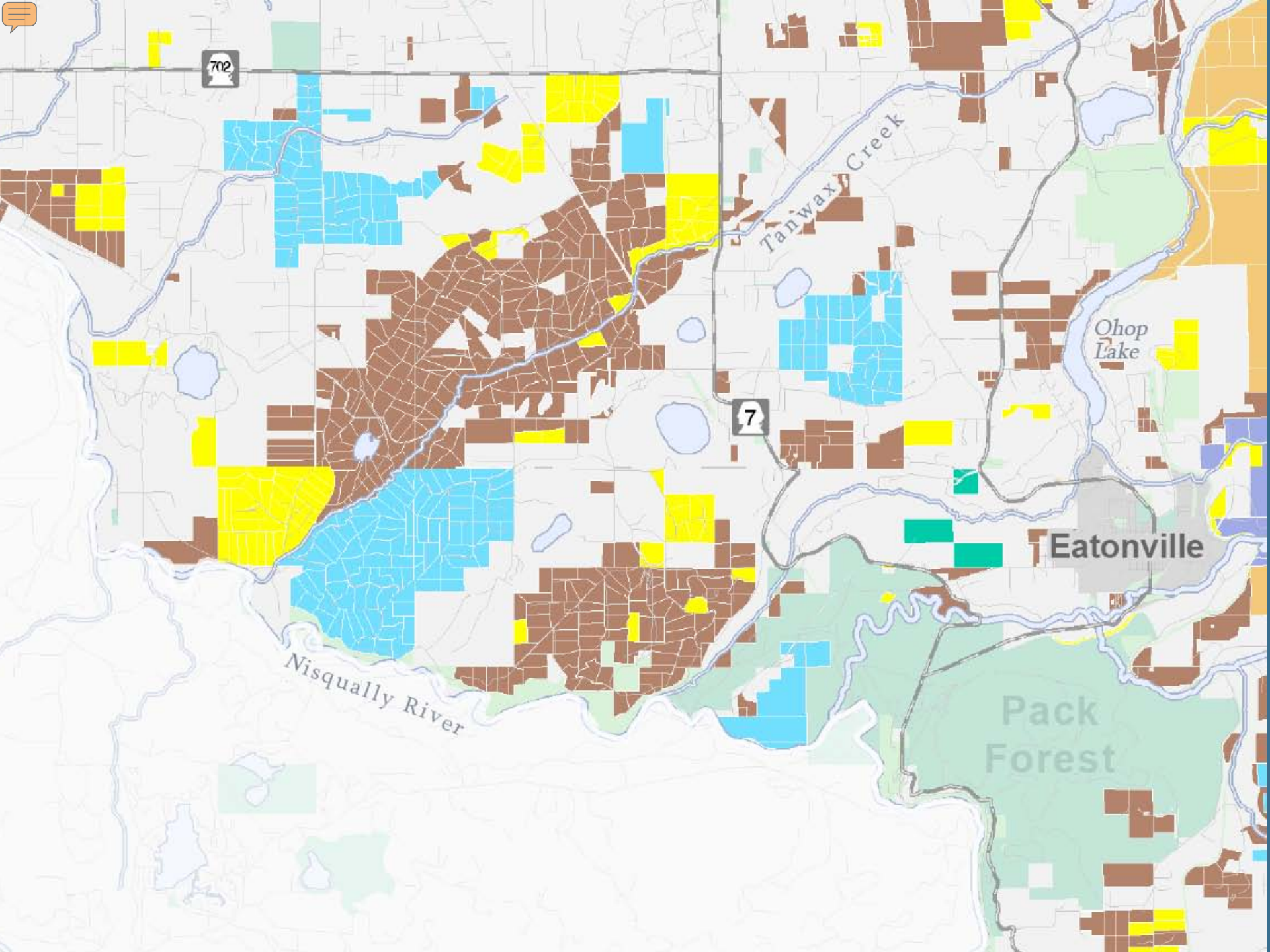
Rural Areas

South of Covington

Urban Growth Area

Rural





702

Tanwax Creek

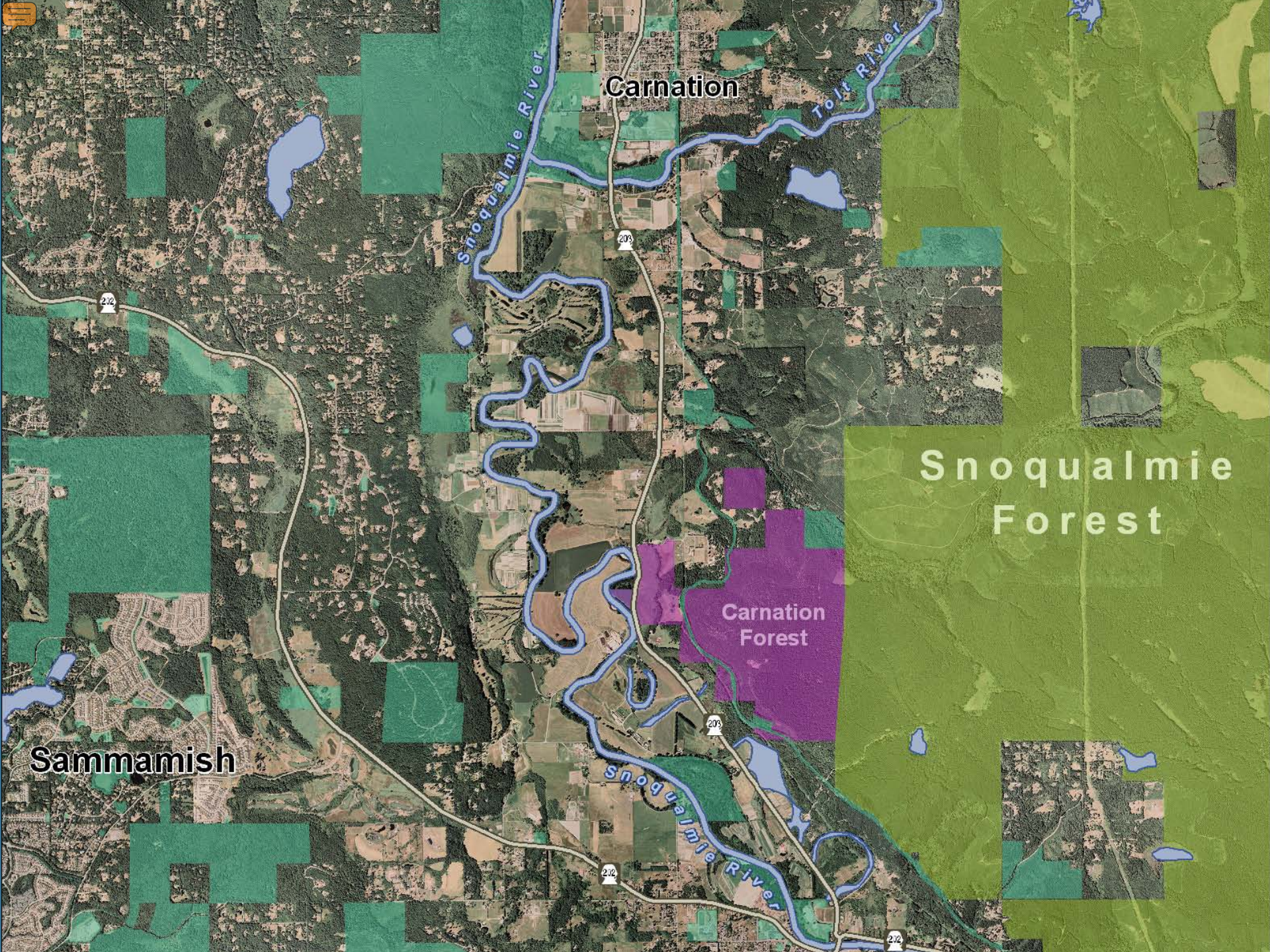
Ohop Lake

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Eatonville

Nisqually River

Pack Forest



Carnation

Snoqualmie River

Tolt River

Snoqualmie Forest

Carnation Forest

Sammamish

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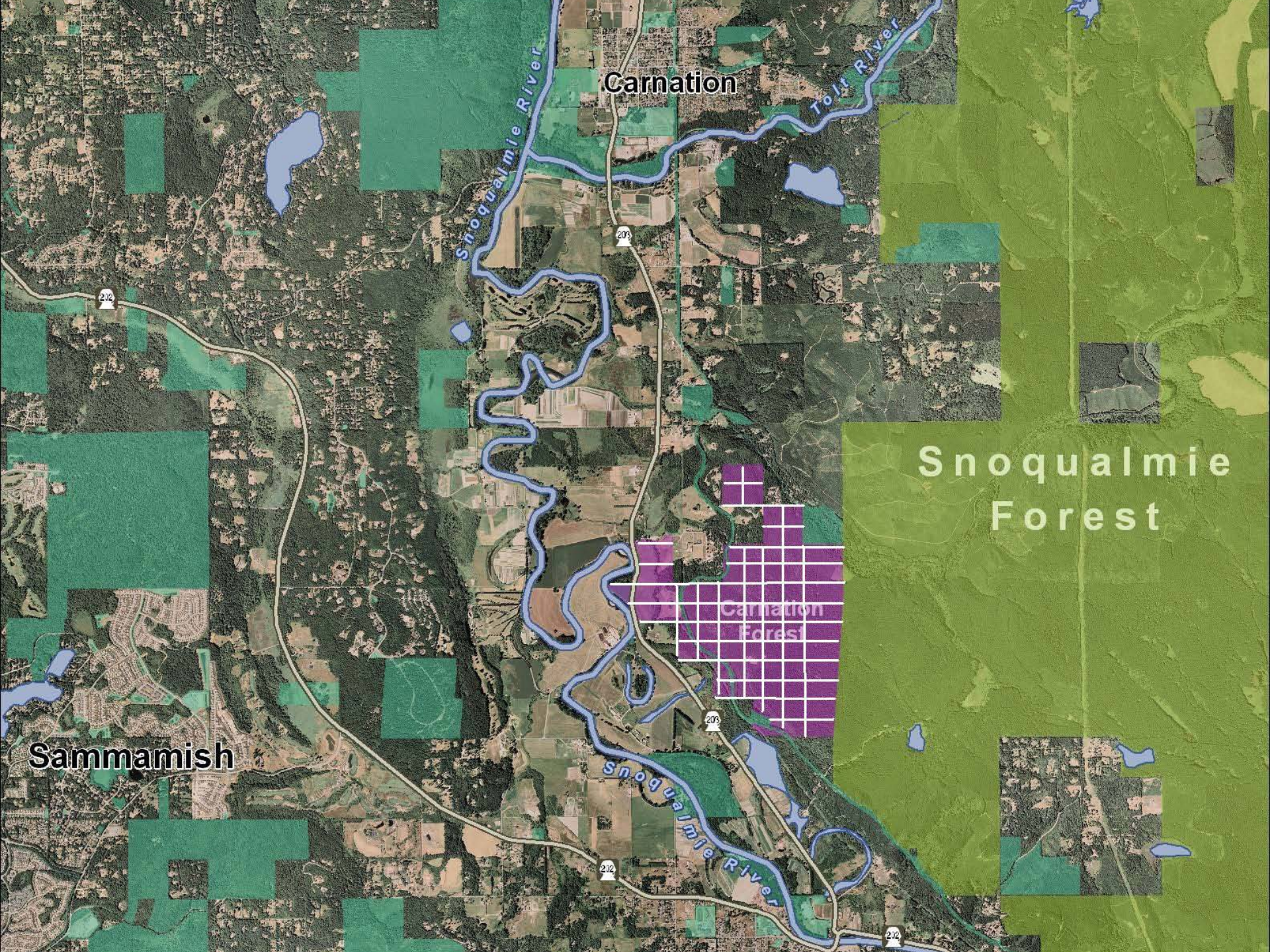
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Snoqualmie River

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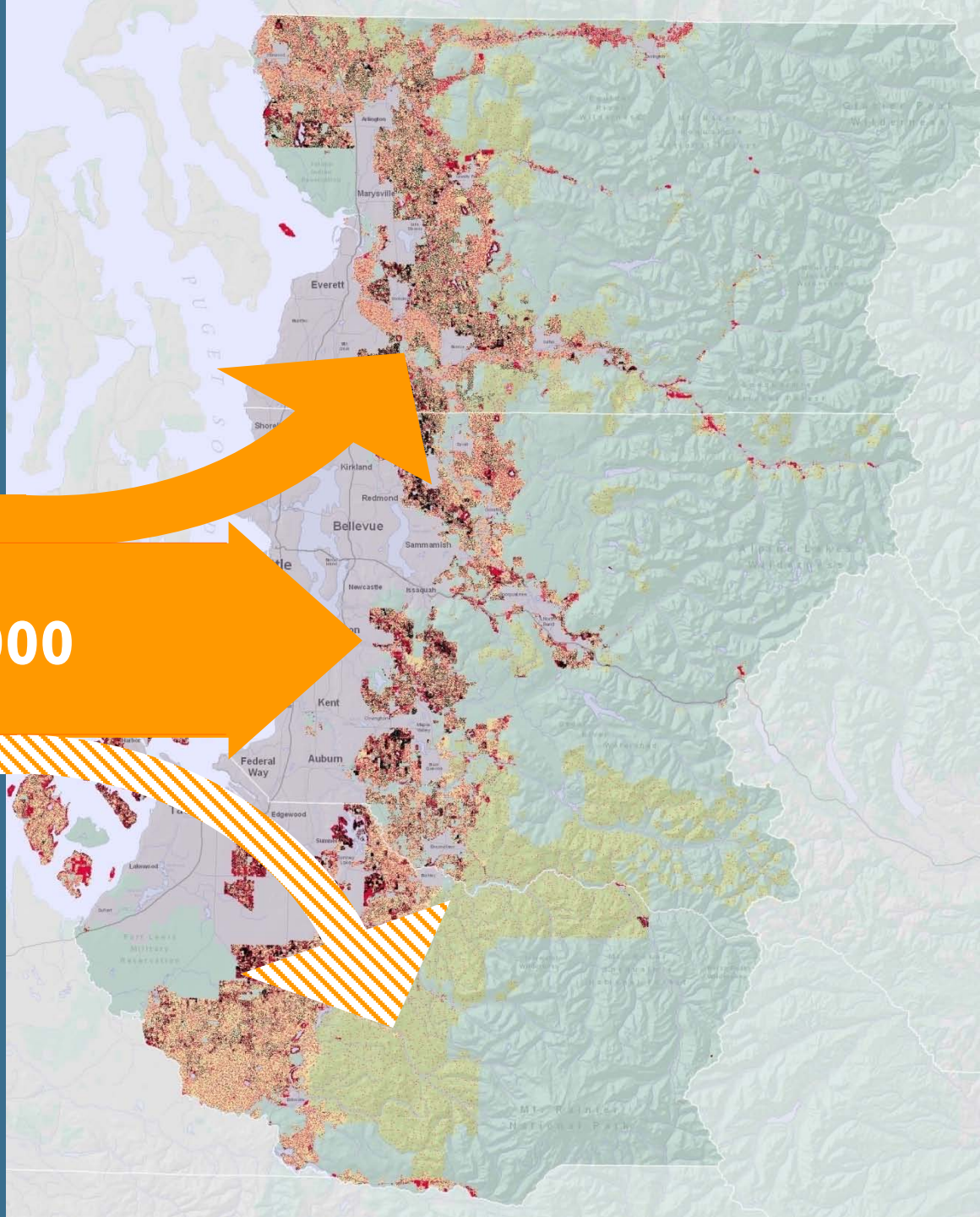
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Where growth is supposed to go

RURAL 90,000

URBAN 1,473,000

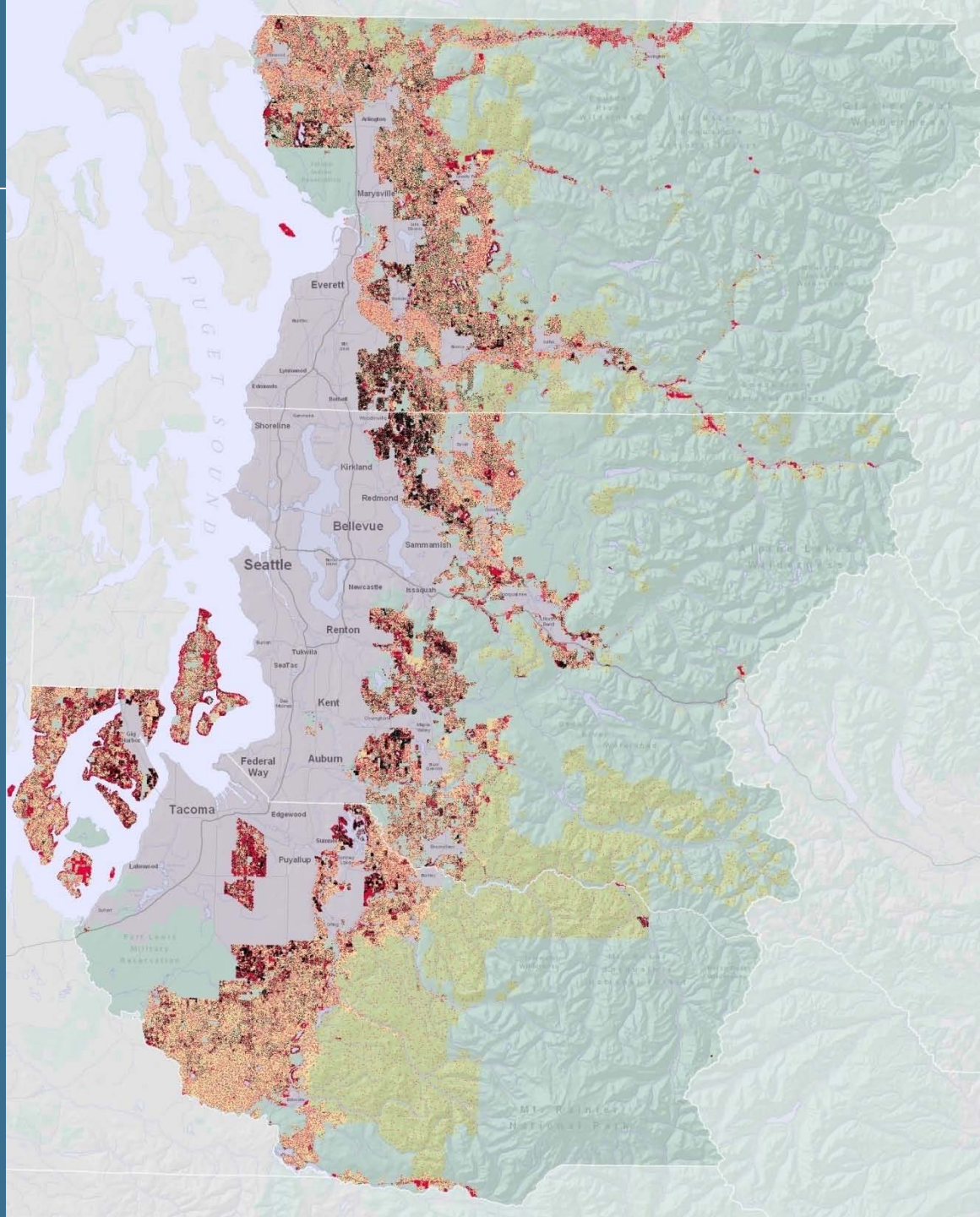
FOREST & FARM 0



Based on the PSRC VISION 2040
Regional Growth Strategy

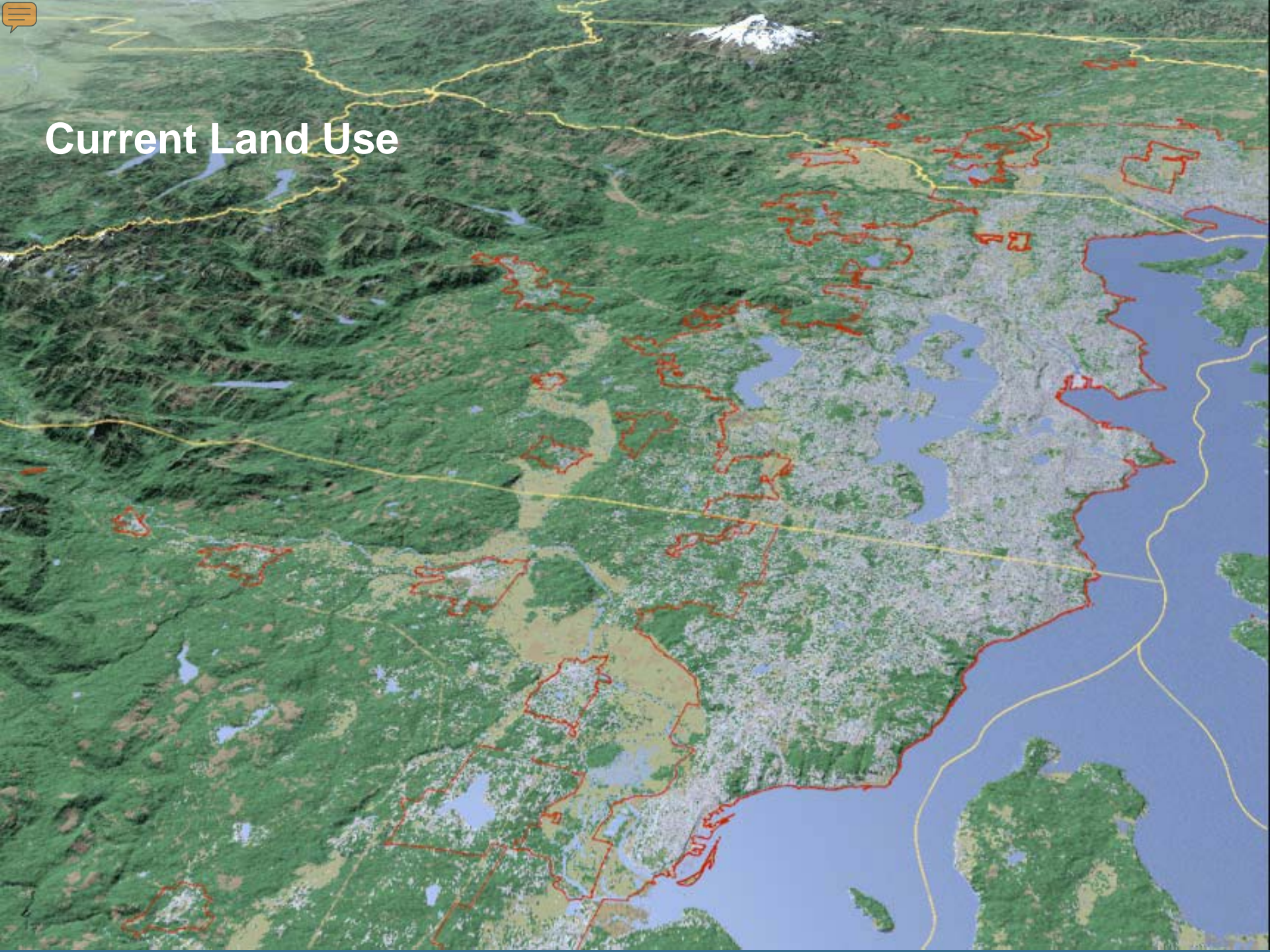
Development Rights and Associated Acreage: King, Pierce, and Snohomish Counties (Red Dots)

	Development Rights	Acreage
Fo	9,500	465,000
Ag	8,000	75,000
Ru	82,000	317,000
<i>Tot</i>	99,500	857,000

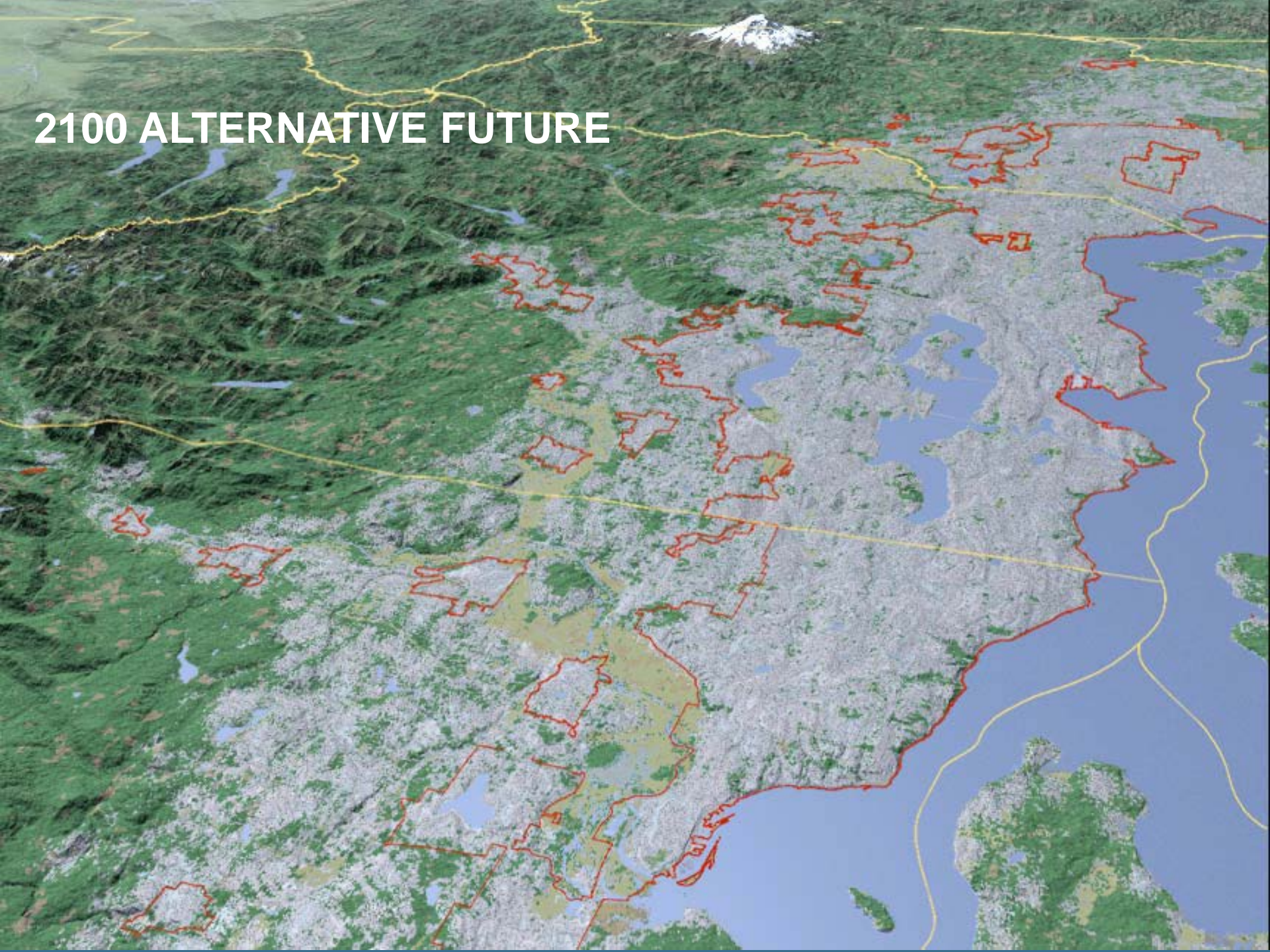




Current Land Use

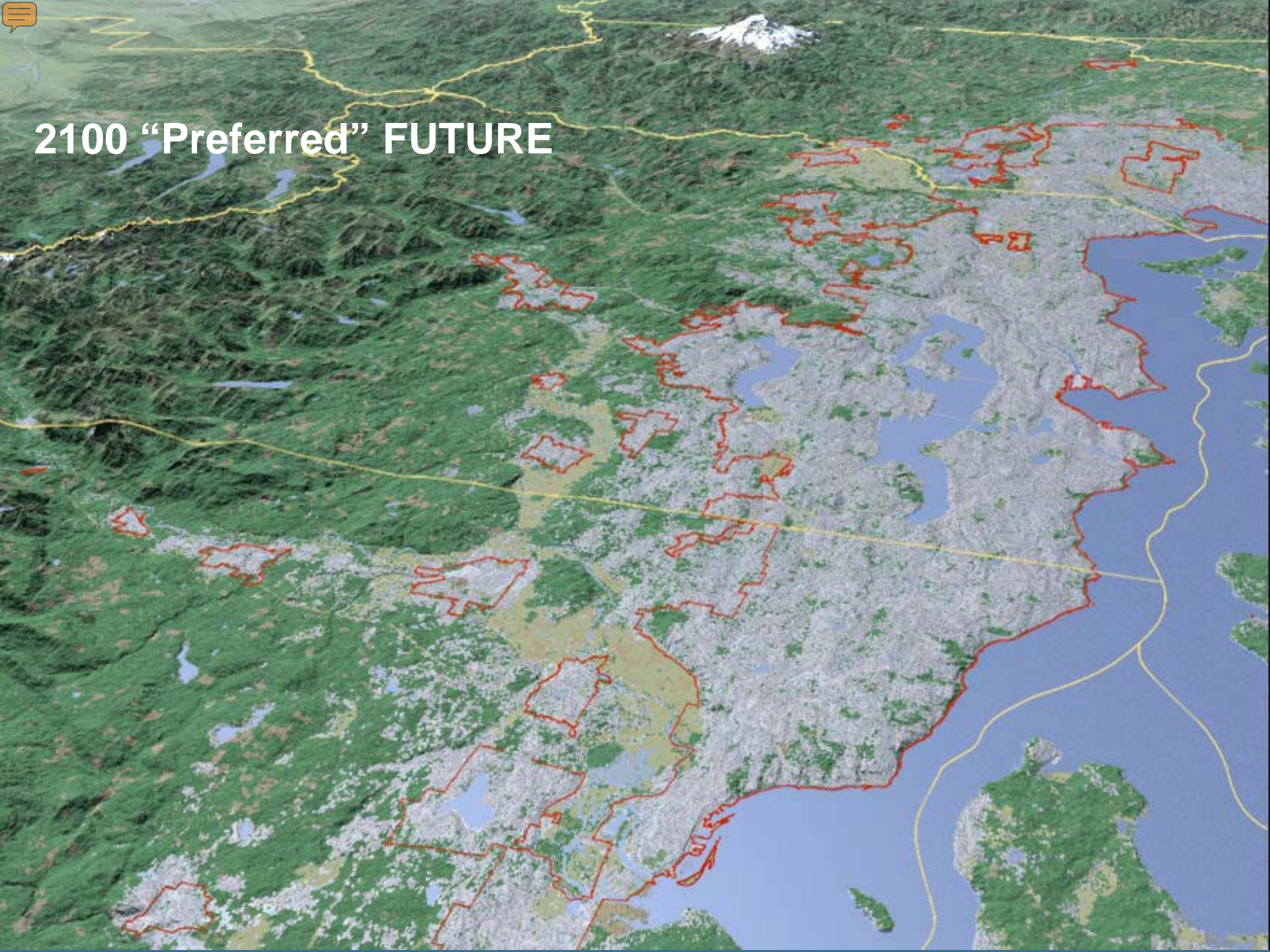


2100 ALTERNATIVE FUTURE





2100 "Preferred" FUTURE



Overview

- Growth trends and Puget Sound
- The Cascade Agenda
- The latest on implementing strategies



Cascade Agenda Goals

Save our landscape

1.3 million acres of farms, forests, parks, habitat

Enhance our communities

Affordable, compact and thriving communities



The Cascade Agenda Approach

Looking long

- 100 years forward

Thinking broad

- Sustain a strong regional economy
- Promote livable communities
- Ensure healthy ecosystems



The Cascade Agenda Approach

Public Involvement

- Conversations with 3,500 stakeholders
- Involvement of 460 classrooms

Science and Economics

- Assistance of over 50 experts

Elected Leadership

- Engagement of over 100 municipalities and governmental entities

Practitioners

- Involvement of over 100 stakeholders

Steering Committee

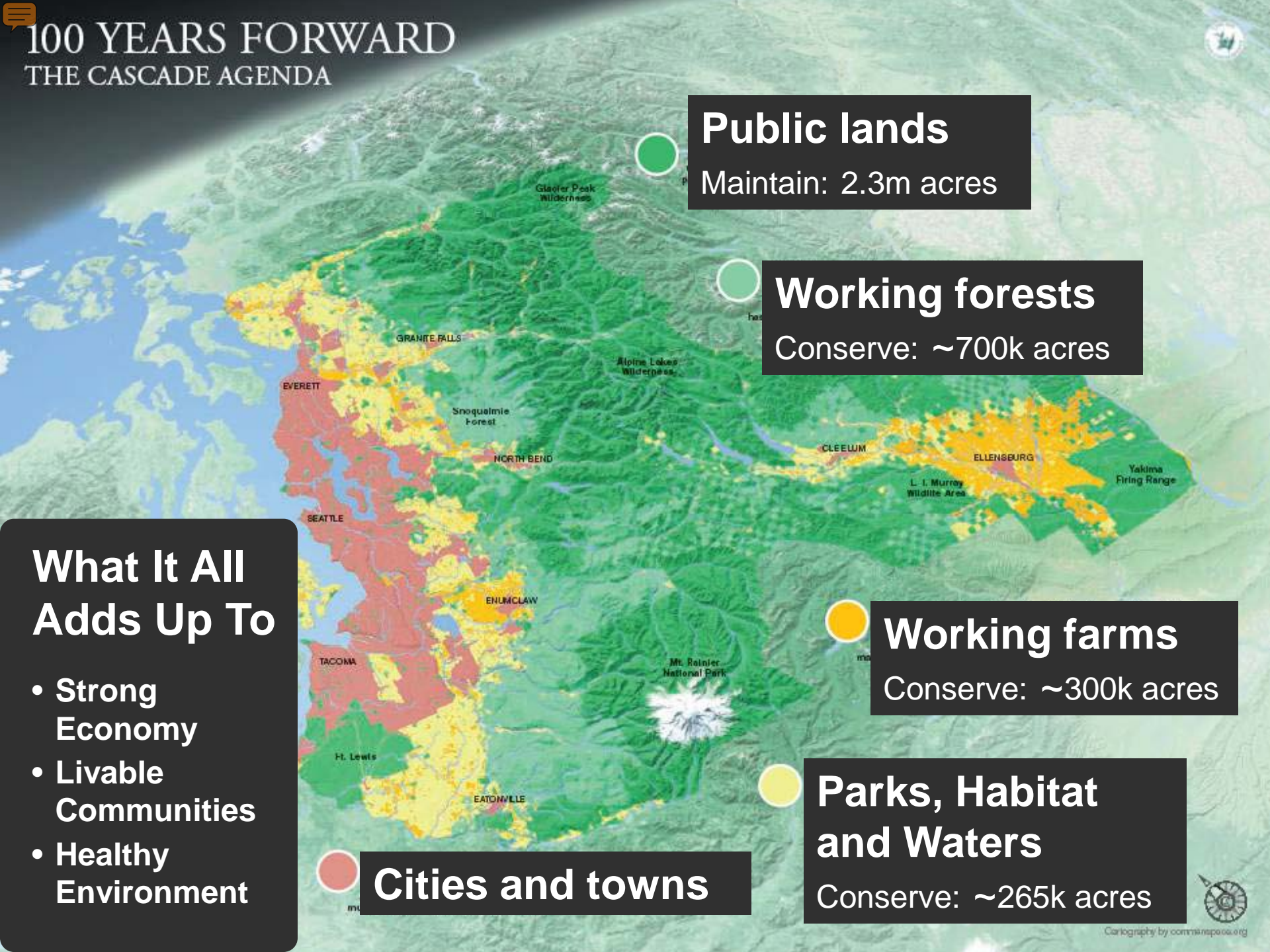
- 50 civic, business, and environmental leaders

The Cascade Agenda



100 YEARS FORWARD

THE CASCADE AGENDA



Public lands
Maintain: 2.3m acres

Working forests
Conserve: ~700k acres

Working farms
Conserve: ~300k acres

Parks, Habitat and Waters
Conserve: ~265k acres

Cities and towns

What It All Adds Up To

- Strong Economy
- Livable Communities
- Healthy Environment



Traditional model

Threatened
Land

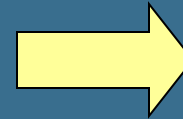
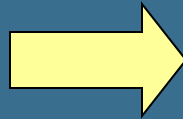


Raise
Funds

\$10M

Purchase
Land

\$0



The Cascade Agenda Model

Purchase
Land **-\$10m**



Sell
Development
Rights **+\$8m**



\$10M



Sustainable
Forestry on
part of the
land **+\$4m**



The Bottom Line

1.3M acres = ~\$7B

- Value Added Conservation Tools
- New Financing Resources
- Align Market and Regulatory Forces



Cascade Agenda Strategies

Urban Livability Strategies

- increase vibrancy and livability of cities
- invest in restoration and stewardship of urban parks
- increase housing affordability in urban areas
- promote arts in center cities

Financing Strategies

- community forest bonds
- establish public conservation authority
- securitized financing
- quick action consortium
- transaction fund

Flexible Development Strategies

- conservation development
- flexible rural and urban development
- regulatory certainty/reduced oversight matched to conservation achievement
- environmentally friendly development techniques (LID, LEED, GreenBuilt)

Strategic Public Investment Strategies

- Effective use of public funds
- New housing financing that supports public amenities and infrastructure

New Markets Strategies

- Off site mitigation
- transfer of development rights
- new revenue streams: carbon, water recharge, recreation
- improve agricultural markets
- stewardship partnerships with farmers and foresters

Public Engagement Strategies

- educate public about benefits of density and vibrant communities
- CA public engagement campaign
- encourage 100 year vision in other communities
- integrate planning processes
- regional transportation investments and planning

Stewardship Strategies

- increased stewardship of riparian areas and watersheds
- BNSF ROW restoration agreement and strategy



Overview

- Growth trends and Puget Sound
- The Cascade Agenda
-  The latest on implementing strategies
 - Transfer of Development Rights
 - Rural TDR
 - Ecosystem markets
 - Community Forestry Bonds



Transfer of Development Rights

Development Rights

Development rights separated from property with conservation easement



Sending Area



Receiving Area

Funding for resource land protection



Cities: Infrastructure Incentives

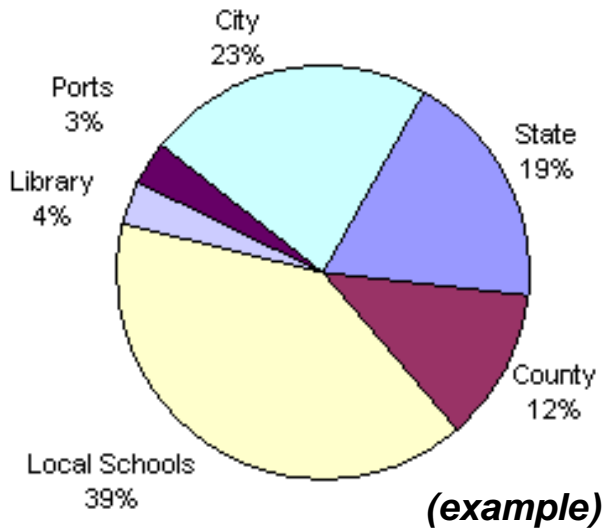


- Cities struggling
 - Meet growth targets
 - Build/upgrade infrastructure
 - Housing affordability
- TDR into cities adds to challenges
- Link infrastructure money to TDR receiving sites

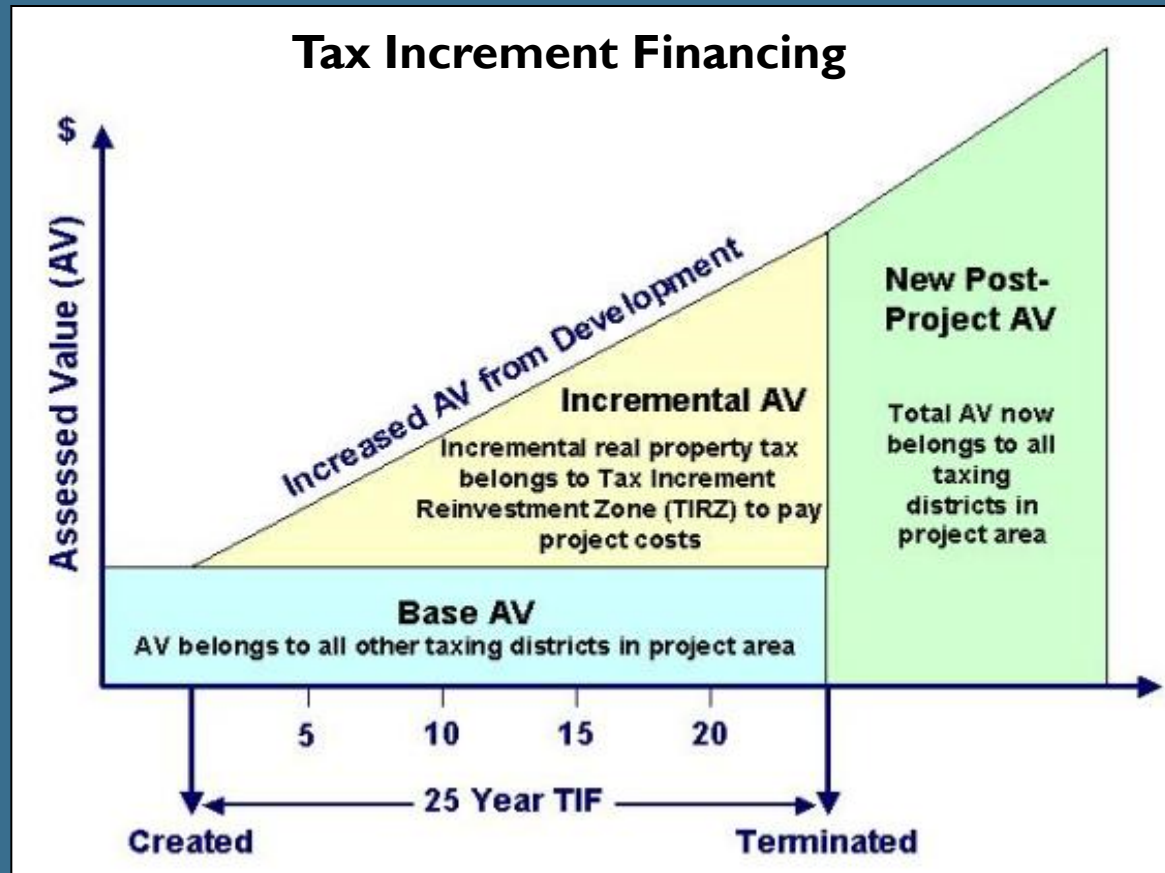


Tax Increment Financing 101

Property Tax Allocation

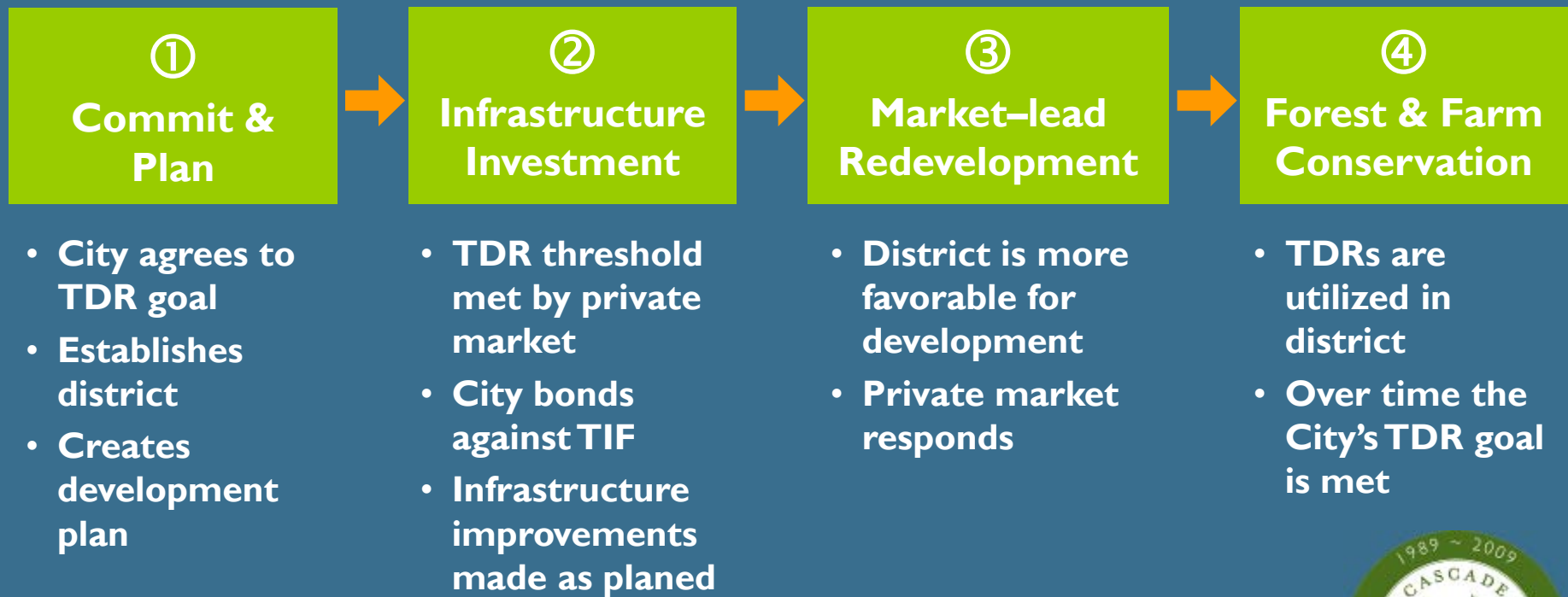


- WA is 1 of 2 states w/out TIF



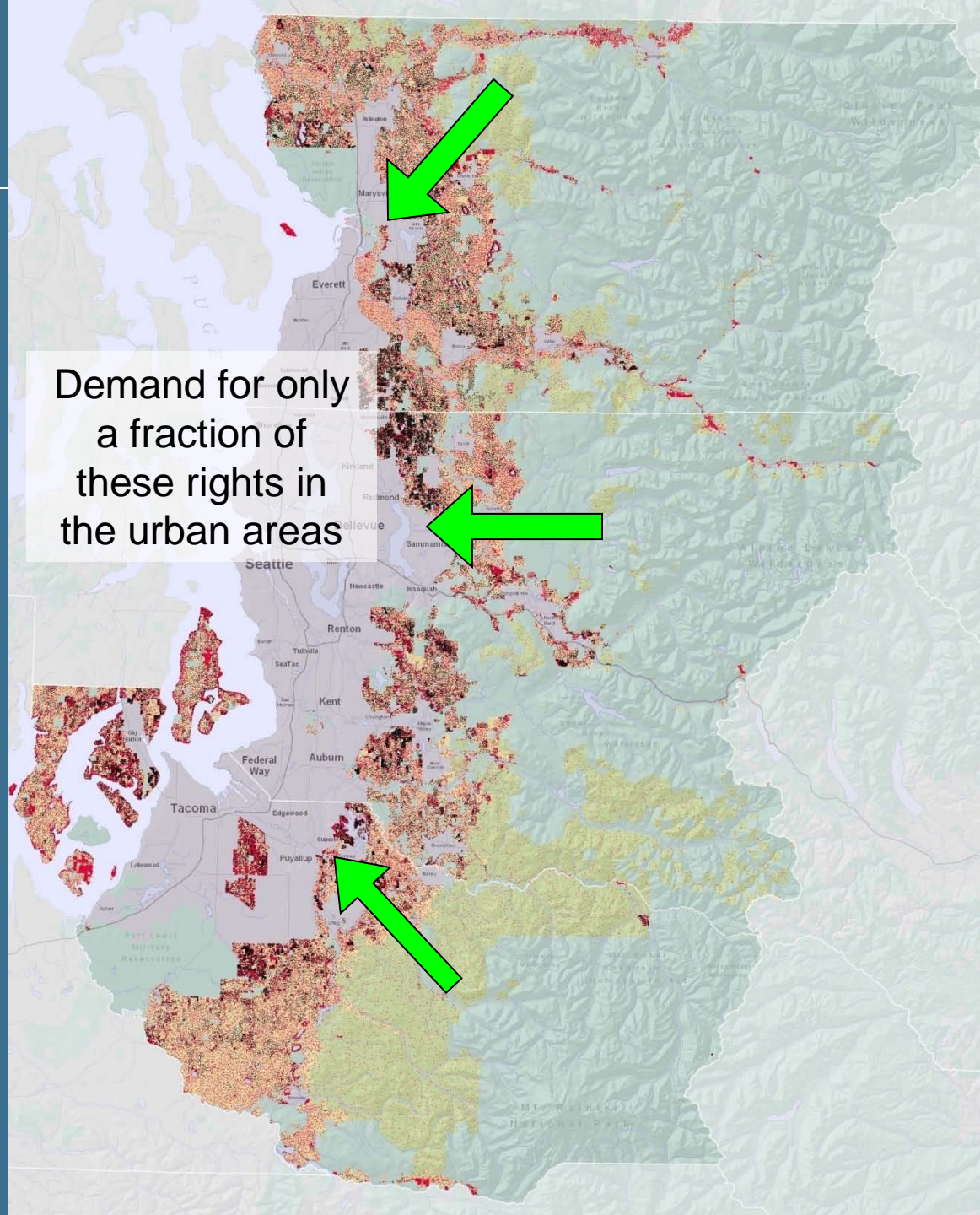
TIF + TDR

- Address sprawl & urban infrastructure needs *together* – link infrastructure financing to TDR



**Development Rights and
Associated Acreage:
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Snohomish Counties
(Red Dots)**

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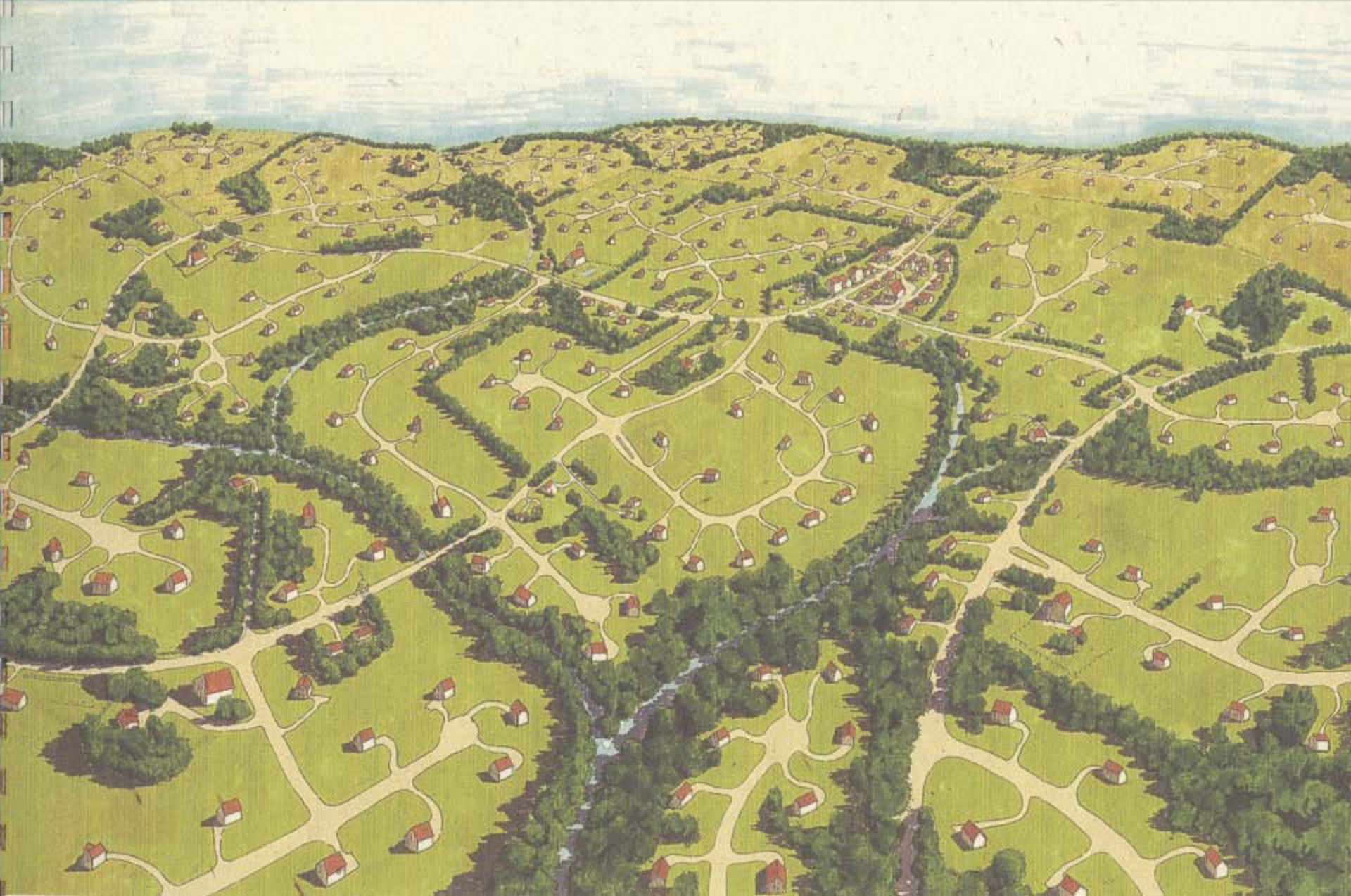


Demand for only a fraction of these rights in the urban areas



Existing Landscape

Images complements of: 
Brandywine Conservancy
Environmental Management Center

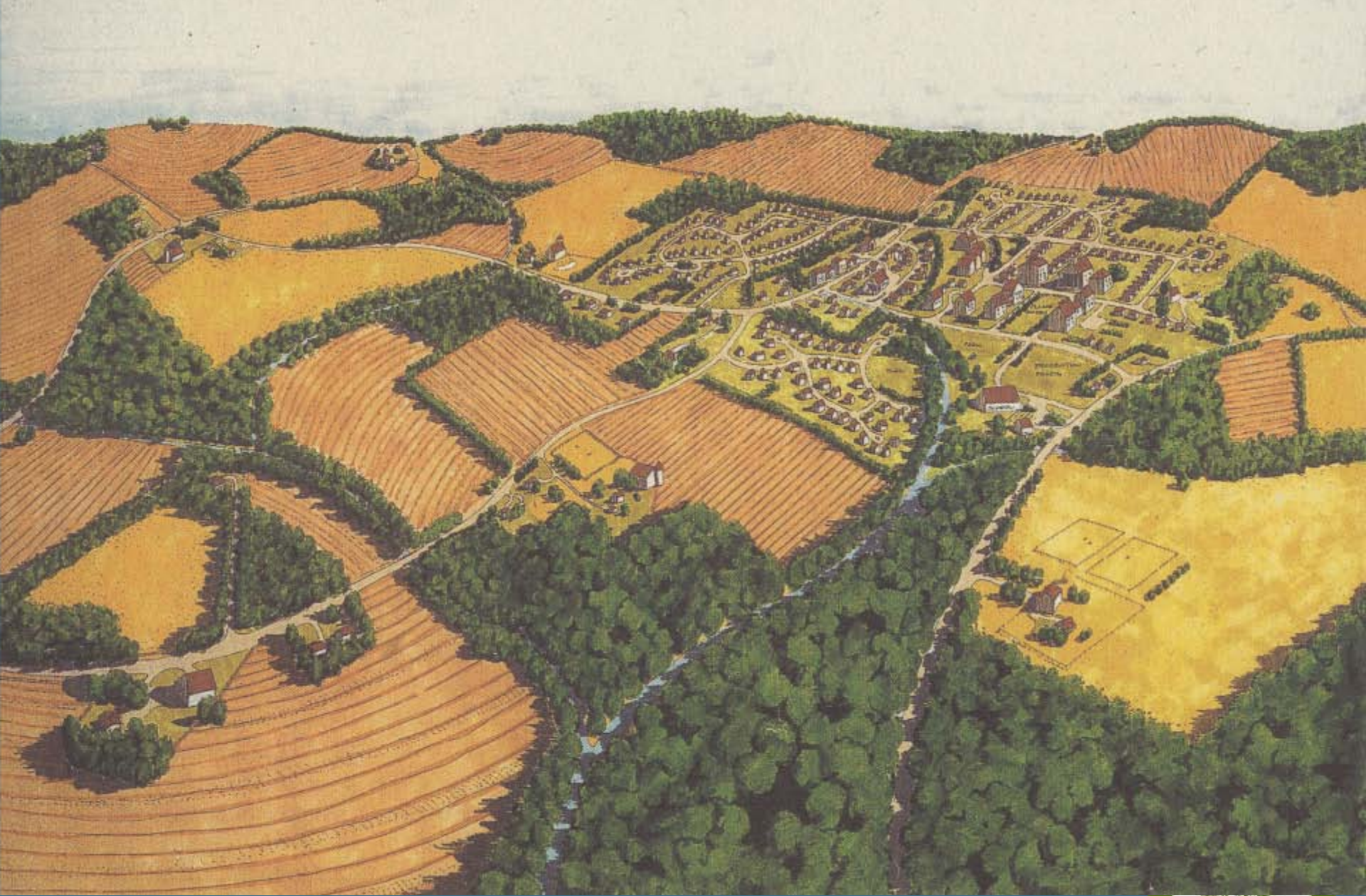


Typical Development

Images complements of:



Brandywine Conservancy
Environmental Management Center

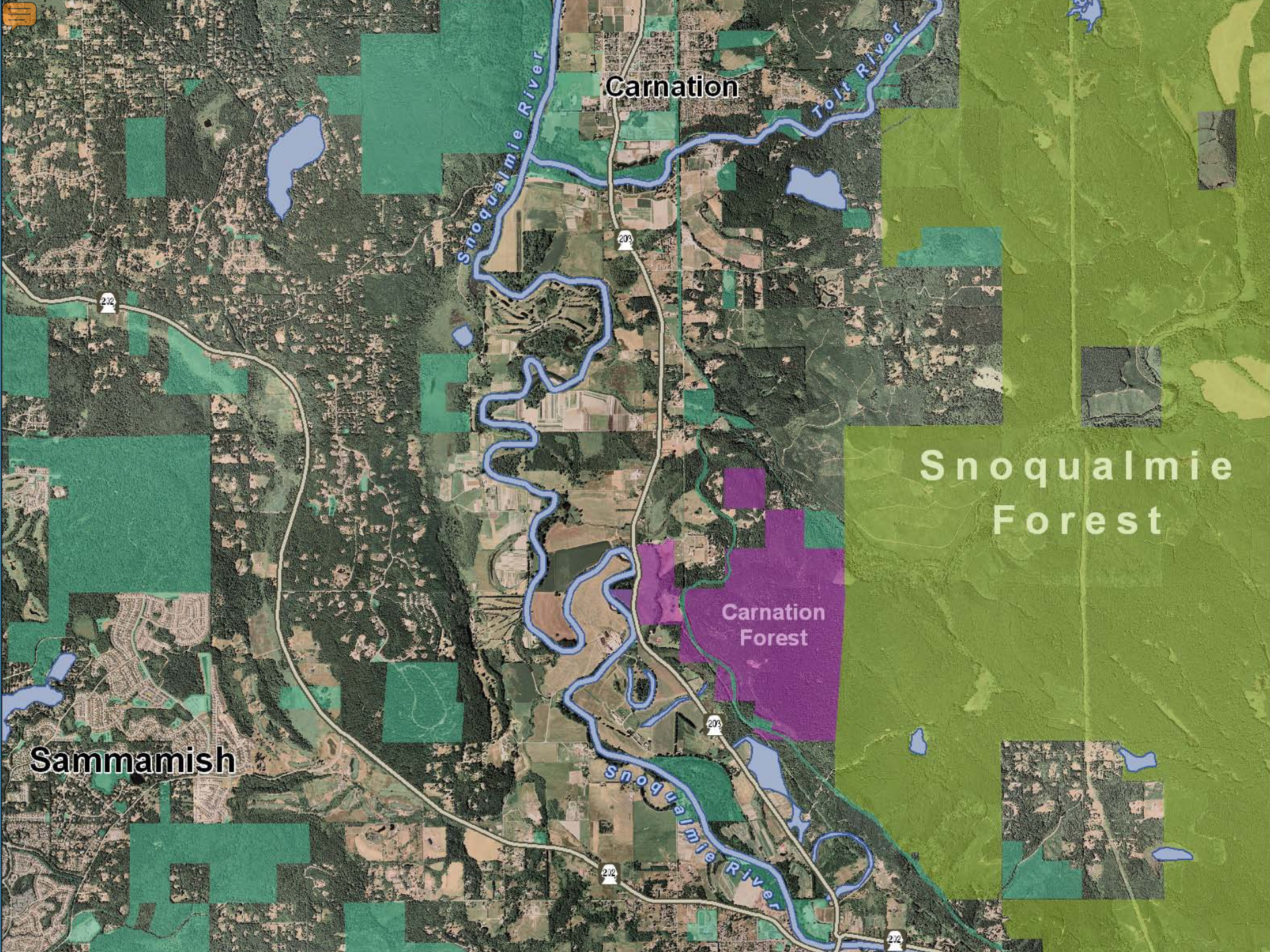


Density Transferred to Conservation Village

Images complements of:



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Environmental Management Center



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Snoqualmie River

Tolt River

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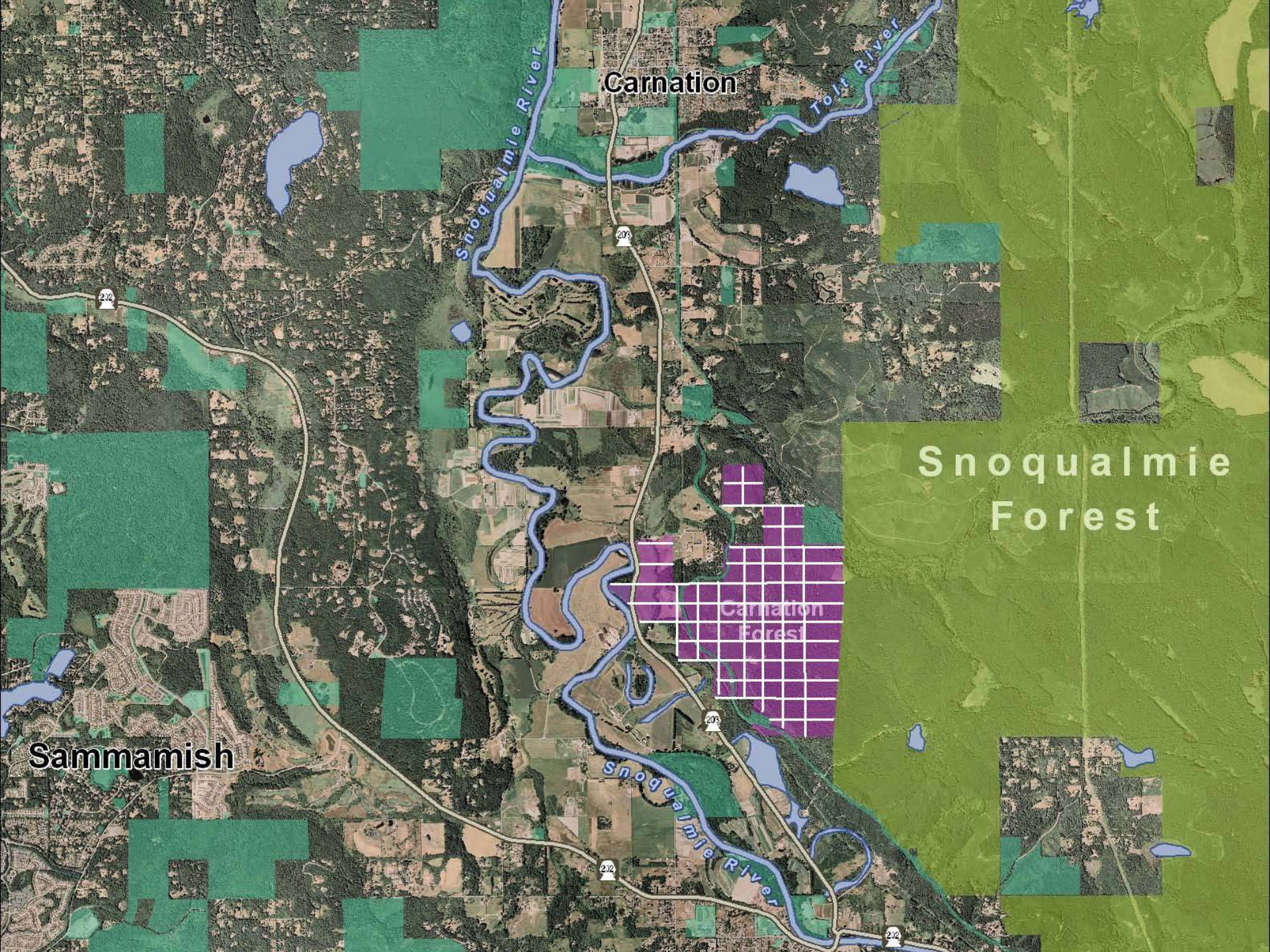
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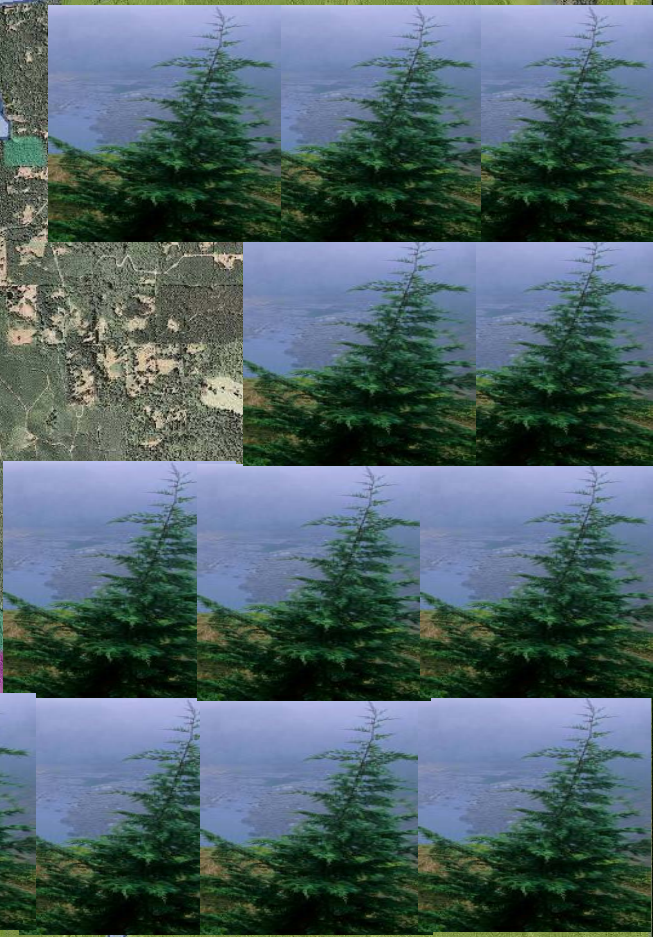
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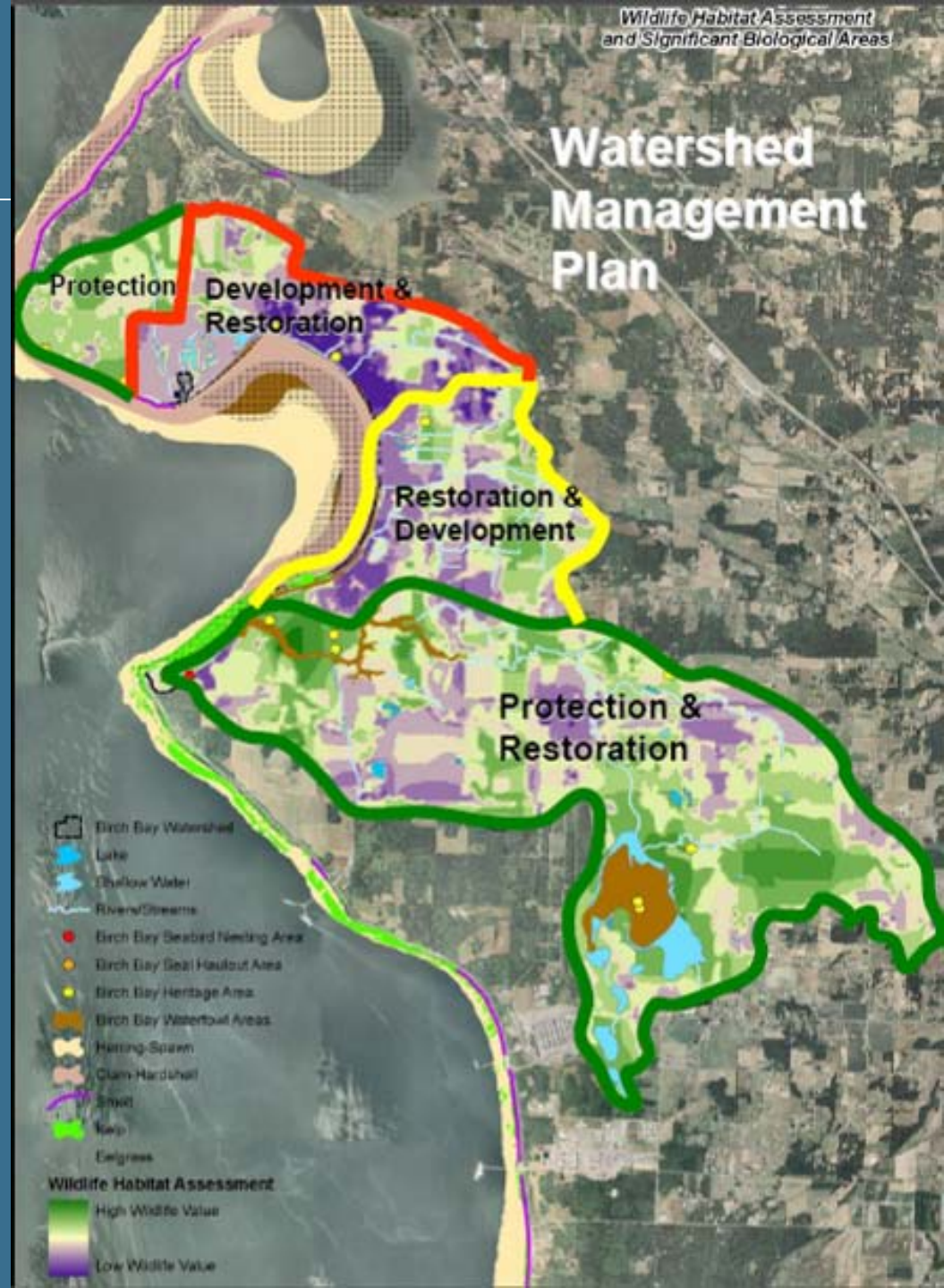
What is an environmental market?

- Programs for buying and selling credits for protecting and restoring the environment
- Focused on ecosystem conservation goals
- Often driven by regulatory requirements
- Also known as conservation and mitigation banks, water quality trading, and ecosystem service markets



Watershed Approach

- WA Department of Ecology and Puget Sound Partnership
- Watershed Characterizations
 - Protection
 - Restoration
 - Development



Why markets?

- Current frameworks are not well coordinated
- Section 404 permitting process is resulting in an 80% loss of wetlands (Turner et al 2001)
- \$7 billion in regional conservation needs



Puget Sound in-lieu-fee program

- Puget Sound Partnership Action Agenda
- \$4 million to start program
- Pilot site selection consistent with regional priorities
- Sequence
 - Options to purchase
 - Mitigation planning and review
 - Purchase (likely conservation easements)



Progress

- TDR legislation 2007 and 2009
- TDR pilot projects ~ 800 acres
- 16 CA Cities
- 20,000 volunteers





Strait of Juan de Fuca

Port Angeles

Sequim

Port Townsend

Bremerton

Port Orchard

Seattle

Seattle

Tacoma

Pacific Ocean

Admiralty Inlet

Puget Sound

Duwamish Bay

Cowlitz River

Naselle River

Sunset Beach
Pacific Beach
Ocean



CONSERVING GREAT LANDS
CREATING GREAT COMMUNITIES

Thank You!

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