



**PIERCE COUNTY
PLANNING AND LAND SERVICES DEPARTMENT**

**PURCHASE AND TRANSFER OF DEVELOPMENT RIGHTS PROGRAM
ELIGIBLE SENDING SITE CRITERIA**

A parcel of land where the development rights originate is called the “sending site.” The sending site must contain a public benefit to qualify for the TDR Program. A sending site will be presumed to contain a public benefit if it meets at least one of the following criteria:

1. The site has a land use designation of Agricultural Resource Land (ARL), Rural Sensitive Resource (RSR), or Forest Lands (FL).
2. The site is located in the rural area and is zoned as rural residential (Rural Separator, Rural 10, Rural 5, Rural 20, Rural 40, Rural Farm, or Rural Sensitive Resource); defined as Open Space Land pursuant to RCW 84.34.020, and is used for agricultural operations.
3. The site is identified in the Pierce County Comprehensive Plan, including community plans or the Pierce County Park, Recreation, and Open Space (PROS) Plan, as a regional trail or associated public purpose.
4. The site contains habitat for a federally listed endangered or threatened species. Such determination shall be in writing from the Washington State Department of Fish and Wildlife, United States Fish and Wildlife Services, or from a federally recognized tribe.
5. The site is designated as Recreational Conservation Lands which are located in an urban growth area, or are designated as urban or rural shoreline, and meet all of the following:
 - The site is threatened with probable development within the next ten years;
 - The site comprises a significant part of the inventory of available open space in an area or community; and
 - The site provides the public with passive recreational opportunities or active recreational opportunities such as golf, baseball, softball, soccer or other sports or activities not requiring intensive development of the land.
6. The site is identified as an eligible sending site by an interlocal agreement with the County.

For more information about the TDR Program or for your property to be considered a “sending site” please contact the TDR Administrator, Mike Poteet, at (253) 798-3614 or Michael.Poteet1@PierceCountyWa.gov.