

SANTA FE COUNTY TRANSFER OF DEVELOPMENT RIGHTS PROGRAM



SANTA FE COUNTY TDR PROGRAM OVERVIEW

- ▶ What is a TDR? (Transfer of Development Rights)
- ▶ TDR Program Background
- ▶ TDR Benefits
- ▶ TDR as a Growth Management Strategy
- ▶ TDR Marketplace & TDR Bank



WHAT IS A TRANSFER OF DEVELOPMENT RIGHT (TDR)?

- ▶ TDRs are a conveyance of development rights from a property qualified as a sending area (property to be conserved) to another parcel of land in a receiving area (designated growth area).
- ▶ The TDR Program is a voluntary re-direction of growth from property from sending areas to receiving areas:
 - ▶ Sending Areas – Meet specific criteria such as: sensitive environmental land, riparian areas and habitats, archaeological sites, agricultural land, water rights, open space, and scenic vistas
 - ▶ Receiving Areas – Designated through the County's Sustainable Growth Management Plan and have been zoned to allow increased density with TDRs in accordance with the Sustainable Land Development Code (SLDC)



TRANSFER OF DEVELOPMENT RIGHTS - 2 MINUTE FILM

<https://www.youtube.com/watch?v=hKGyYeStpoY>

Sustainable Growth Management Plan (SGMP)

- ▶ SGMP identified TDRs as part of the Growth Management for Santa Fe County
 - ▶ Section 1.2.1.1
- ▶ SGMP identified TDRs as a mechanism to support the goals of the SGMP to include:
 - ▶ Section 2.2.4.6 "Transfer of Development Rights and Land Density Transfer Options"
 - ▶ Section 4.2.4 "Existing County Agricultural Policies"
 - ▶ Policy 7.11 to support the creation of a TDR bank and TDR program
 - ▶ Policy 7.12 Establish the use of TDRs as receiving areas to promote higher density in priority growth areas **and incentivize the protection and conservation of open space, agricultural land and environmentally sensitive areas**
 - ▶ Section 12.3.9.6 "Open Space Bonds and County Land Bank"

Sustainable Land Development Code (SLDC)

- ▶ SLDC Chapter 12- Growth Management
 - ▶ Section 12.14
 - ▶ Purpose
 - ▶ Standards
 - ▶ Procedures
 - ▶ Establishment of Sending and Receiving Areas
 - ▶ TDR Transfer Ratio

Resolutions

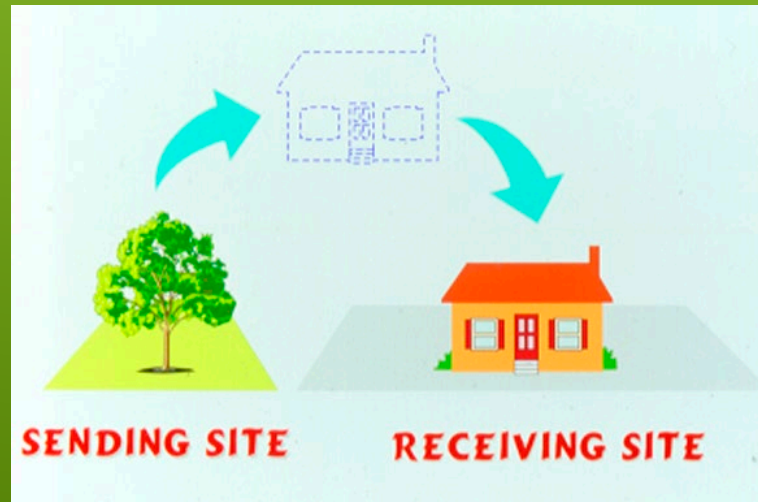
- ▶ Resolution 2016-33 "A Resolution Directing Staff to Initiate the Santa Fe County Transfer of Development Rights Program"
- ▶ Resolution 2016-141 "A Resolution Establishing the County Development Rights Bank"

TDR PROGRAM BACKGROUND

TDR BENEFITS: WHO DOES THE TDR PROGRAM SERVE?

Sending Area Property Owners with TDRs

- ▶ Sell TDRs as compensation for preservation of land.



Receiving Area Developers

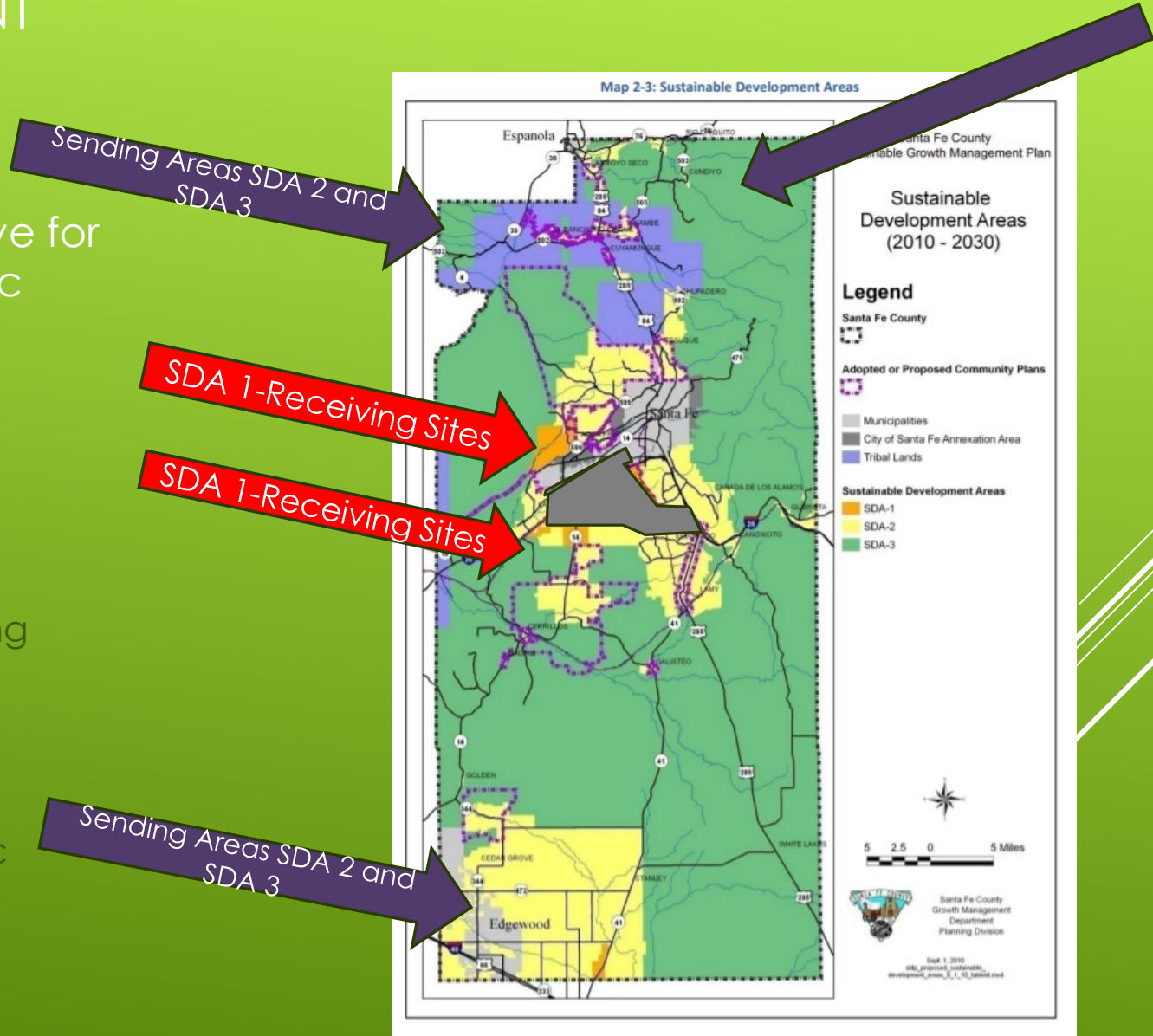
- ▶ Purchase TDRs to increase density and/or dimension standards in designated growth areas.

TDRS AS A GROWTH MANAGEMENT STRATEGY:

SGMP and SLDC identify SDA1 as the County priority growth area and serves as an incentive for compact development with adequate public facilities and services.

Sending Sites: Agricultural land, open space, sensitive environmental lands, scenic vistas, archaeological sites, among others identified in SLDC.

Receiving Sites: SDA 1 Areas to include the following zoning districts: Mixed Use (MU), Planned Development (PD), Industrial General (I), Industrial Light (IL), Commercial General (CG), Designated receiving areas, or a district rezoned to a higher density. The receiving site must be served by public water and wastewater systems. The receiving site must be accessible by public roads.



TDR MARKETPLACE & TDR BANK

TDR marketplace

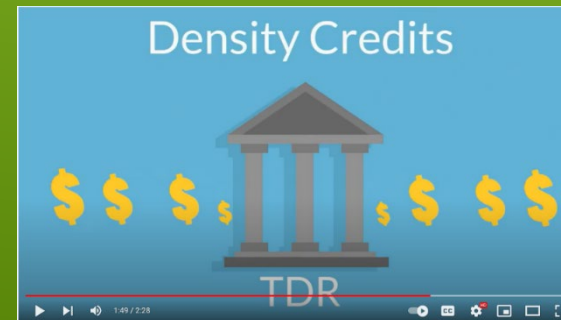
- ▶ TDR Marketplace is a listing of TDR Certificate Owners who want to sell their TDRs to developers
- ▶ Developers contact TDR Certificate Owners individually to negotiate the price and sale of TDRs



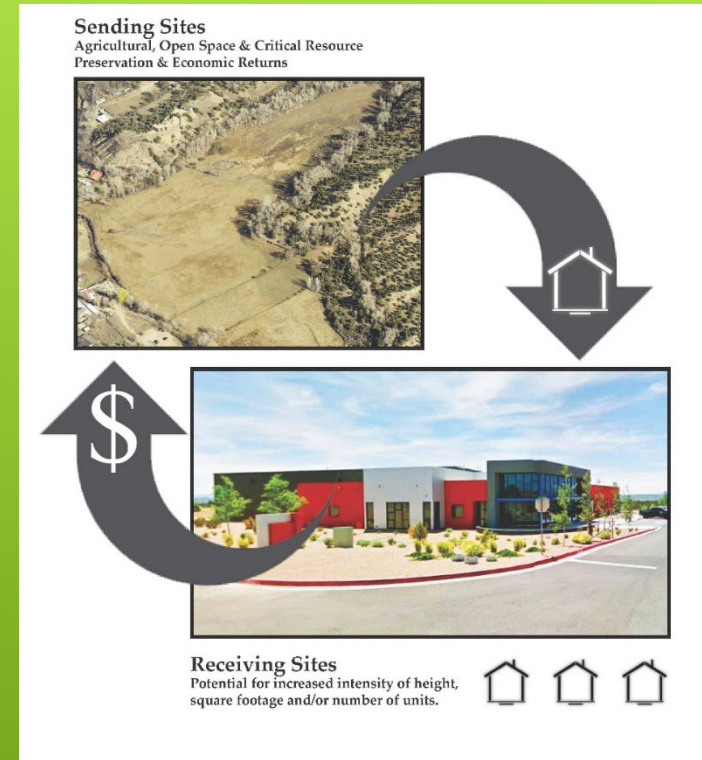
TDR bank

Three Functions of TDR Bank:

- ▶ 1) Facilitate the private TDR market by bridging the time gap between willing sellers and buyers of TDRs;
- ▶ 2) Act as a revolving fund for continued land protection through buying, holding, and selling TDRs (proceeds from TDR sales to be used for future land protection); and
- ▶ 3) Stabilize market price of TDRs and provide more certainty in the availability of TDRs for planned development.



- ▶ TDR policy identified in SGMP
- ▶ Voluntary, incentive-based program
- ▶ Allows landowners to sell development rights (TDRs) from their land to a developer or other interested party and maintain ownership and use of the property
- ▶ TDRs in receiving areas can be used to increase the density of development within designated zoning districts and Planned Development Districts.



TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM SUMMARY

Santa Fe County TDR Sending Areas:

- ▶ How has the TDR Program protected land in Santa Fe County?
 - ▶ Protected over 100 acres of land in San Marcos area
 - ▶ Protected 111 acres of land in Glorieta Mesa
 - ▶ Protected 2 lots in Dalton Canyon adjacent to SF National Forest from development

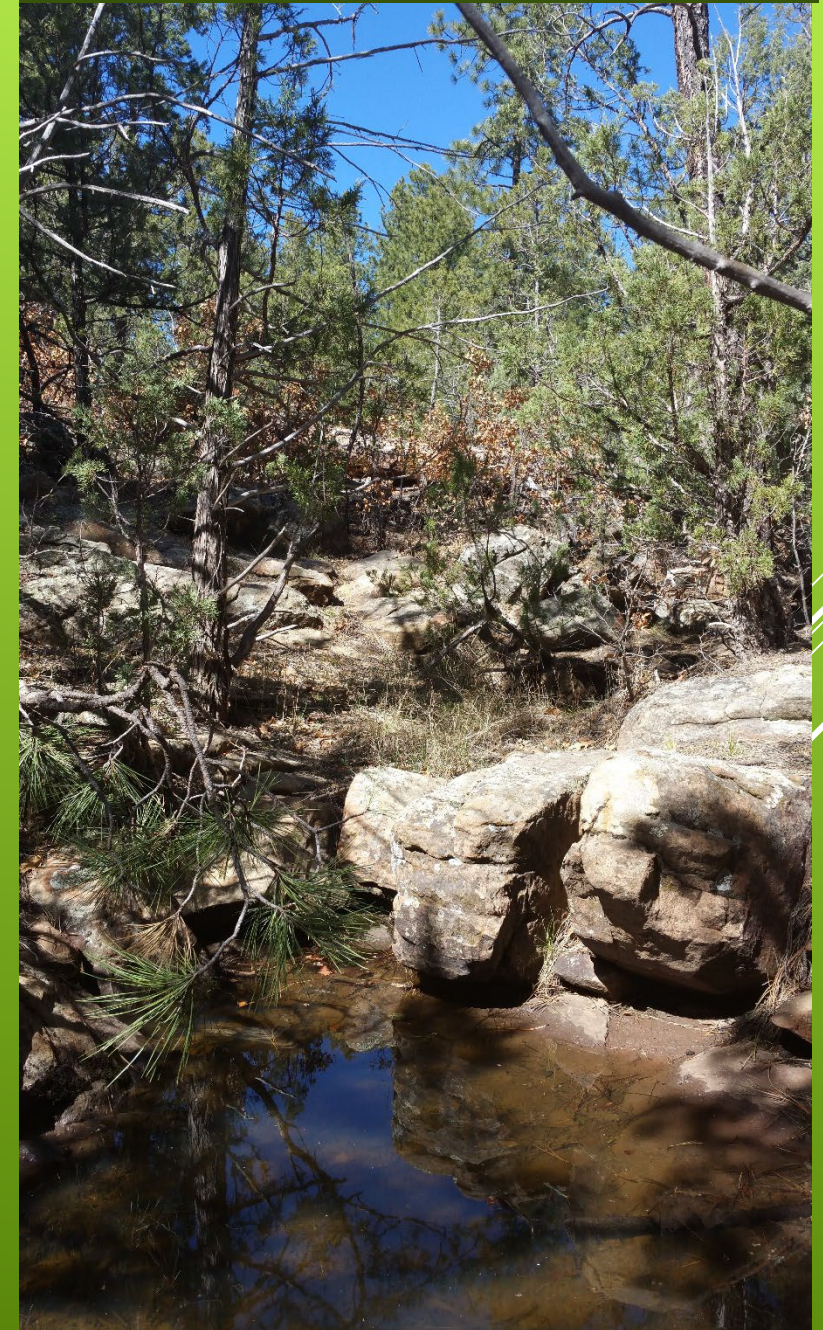
Dalton Canyon TDR Property



San Marcos TDR Property



Glorieta Mesa TDR Property



Santa Fe County TDR Program Information:

- ▶ How can I get more information about the TDR Program?
 - ▶ Santa Fe County website:
www.santafecountynm.gov/growth_management/planning/tdr
 - ▶ Contact TDR Program Manager Robert Griego at 505-986-6215 or rgriego@santafecountynm.gov

