

Seattle Parks and Recreation

Landscape Conservation and Local Infrastructure Program Funding Plan Amendment

City Council Parks, Public Utilities and Technology Committee

June 25, 2025



City of Seattle

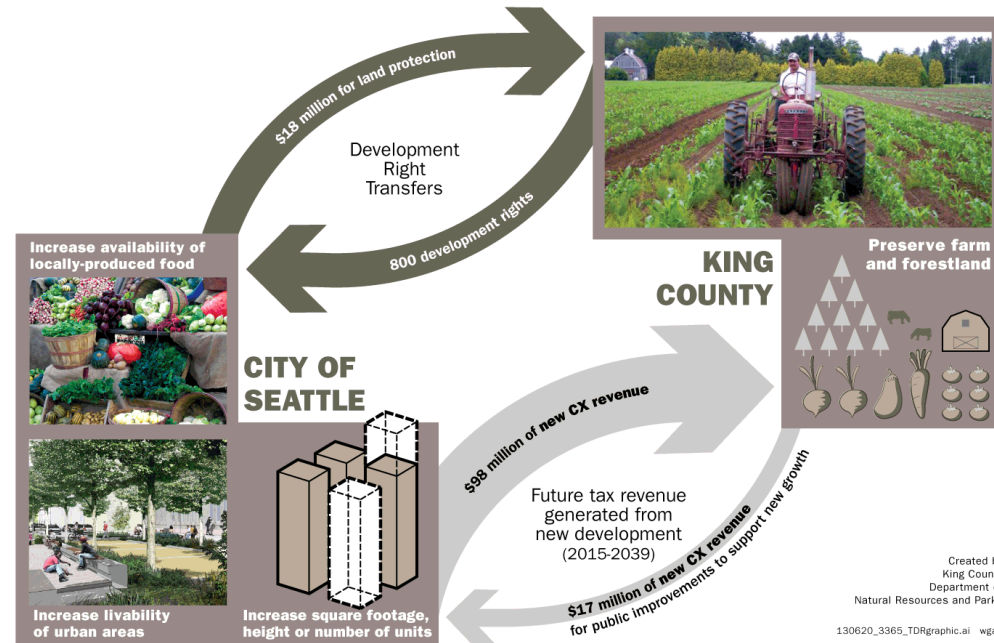
Landscape Conservation & Local Infrastructure Program (LCLIP)

- Created by the Legislature in 2011
- Uses Tax Increment Financing on future growth from TDR to give cities a portion of county property tax revenues
- Can be used to finance public infrastructure
- Currently only available to select cities in King, Pierce and Snohomish Counties



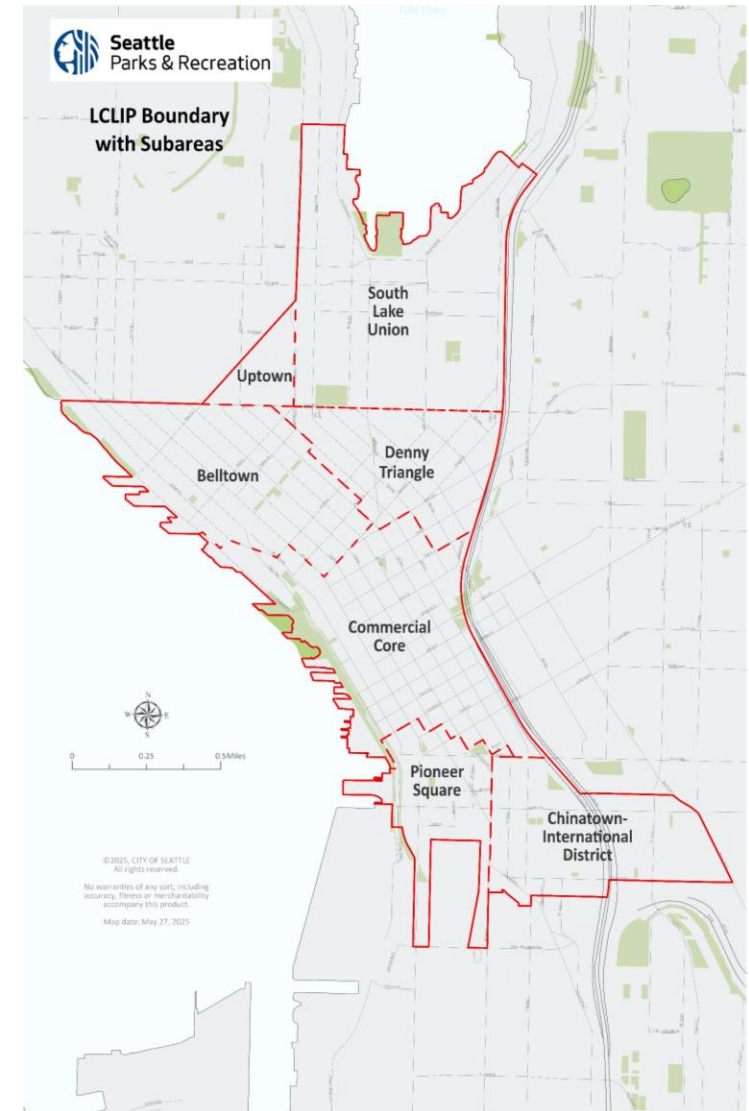
Transferrable Development Rights (TDR)

- Mechanism to encourage voluntary transfer of growth from conservation areas to urban areas
- Developers purchase development rights and can use them to increase density or gain development bonuses
- Landowners are compensated for conservation and urban development areas gain flexibility



LCLIP In Seattle

- 2013: City Council adopted LCLIP funding plan as part of an Interlocal Agreement (ILA) between Seattle and King County & implemented incentive zoning program in Local Infrastructure Project Area (LIPA)
- Program runs through 2038 (25 years)
 - SDOT received annual funding for the first 10 years
 - SPR receives annual funding for second 10 years
 - SDOT receives annual funding for remaining 5 years
- LCLIP funds have been appropriated into SPR's Adopted 2025-2030 CIP



Today's legislation (CB 121008)

- Open Space Investments list from original funding plan are complete or fully funded from other fund sources.
- Council authority is required to amend plan and spend funding on a new list of Open Space Investment projects within the LIPA.

New project list

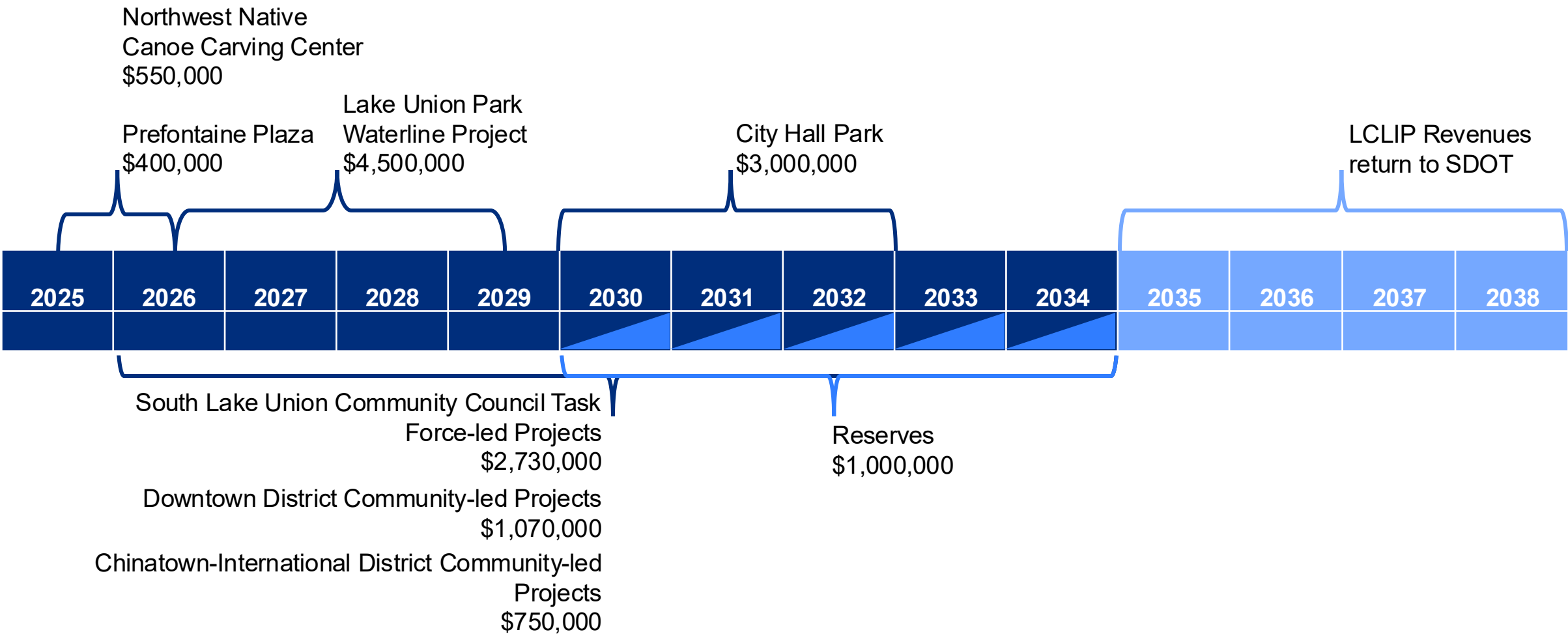
- Funds would be split based on the proportion of regional TDR generated in each subarea: South Lake Union and Downtown/Chinatown-International District.
- Anticipated revenues for SPR projects are \$14 million over ten-year period:
 - Estimated 60% of the funds (\$8.38 million) to South Lake Union projects
 - Estimated 40% of the funds (\$5.62 million) to Downtown /Chinatown-International District projects

Community Engagement

- Monthly meetings with SLU community advocates in 2024 to inform SLU Open Space Investments
- Quarterly meetings since 2020 with Downtown IDT prioritized City Hall Park & Prefontaine Plaza Fountain
- Similar approach with CID to develop list of Open Space Investments for future years



Proposed Open Space Investments



Questions?

