

Designing and Implementing Transfer of Development Rights Programs: A Comprehensive Guide for Metropolitan Areas

Why Design and Implement a Transfer of Development Rights Program?

There are many reasons why a metropolitan area might want to design and implement a TDR program. Some of the most common reasons include:

- **To protect open space.** TDR programs can be used to protect open space by allowing landowners to sell the development rights to their land to developers who can then use those rights to build more densely in other areas. This can help to preserve open space for recreation, wildlife habitat, and other important purposes.
- **To preserve historic resources.** TDR programs can also be used to preserve historic resources by allowing landowners to sell the development rights to their land to developers who can then use those rights to build more densely in other areas. This can help to protect historic buildings and districts from demolition.
- **To promote economic development.** TDR programs can be used to promote economic development by allowing developers to build more densely in areas that are already well-suited for it. This can help to create jobs and stimulate the economy.
- **To reduce traffic congestion.** TDR programs can be used to reduce traffic congestion by allowing developers to build more densely in

areas that are already well-served by public transportation. This can help to reduce the number of cars on the road and improve air quality.

- **To improve air quality.** TDR programs can be used to improve air quality by allowing developers to build more densely in areas that are already well-served by public transportation. This can help to reduce the number of cars on the road and improve air quality.

How to Design and Implement a Transfer of Development Rights Program

The design and implementation of a TDR program is a complex process that involves a number of different steps. Some of the most important steps include:

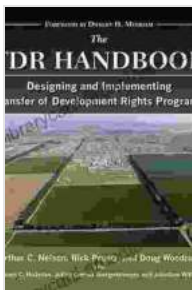
1. **Defining the goals and objectives of the program.** The first step in designing a TDR program is to define the goals and objectives of the program. This will help to determine the scope of the program and the criteria that will be used to evaluate its success.
2. **Identifying the areas that will be included in the program.** The next step is to identify the areas that will be included in the program. These areas should be carefully selected based on the goals and objectives of the program.
3. **Establishing the development rights that will be transferred.** The next step is to establish the development rights that will be transferred. These rights should be carefully defined to ensure that they are consistent with the goals and objectives of the program.
4. **Creating a TDR bank.** A TDR bank is a central repository for development rights that are sold by landowners and Free Download

by developers. The bank helps to ensure that there is a market for development rights and that the program is operating smoothly.

5. **Monitoring and evaluating the program.** The final step is to monitor and evaluate the program. This will help to ensure that the program is meeting its goals and objectives and that it is being implemented effectively.

Case Studies of Successful Transfer of Development Rights Programs

There are a number of successful TDR programs operating in metropolitan areas across the country. Some of the most notable examples include:



The TDR Handbook: Designing and Implementing Transfer of Development Rights Programs (Metropolitan Planning + Design) by Gitte Ahrenkiel

★★★★☆ 4.5 out of 5

Language : English
File size : 57080 KB
Text-to-Speech : Enabled
Enhanced typesetting : Enabled
Print length : 560 pages
Screen Reader : Supported



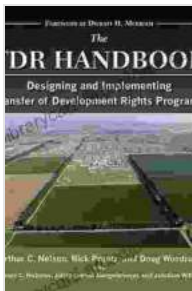
- **The New York City TDR Program** was established in 1961 and is one of the oldest and most successful TDR programs in the country. The program has been used to protect over 2,000 acres of open space and historic resources in New York City.
- **The San Francisco TDR Program** was established in 1986 and has been used to protect over 1,000 acres of open space and historic

resources in San Francisco.

- **The Chicago TDR Program** was established in 1991 and has been used to protect over 500 acres of open space and historic resources in Chicago.

These are just a few examples of the many successful TDR programs that are operating in metropolitan areas across the country. TDR programs can be a powerful tool for protecting and preserving important natural and cultural resources while also promoting economic development.

TDR programs are a complex but powerful tool that can be used to achieve a variety of planning goals. By carefully designing and implementing a TDR program, metropolitan areas can protect open space, preserve historic resources, promote economic development, reduce traffic congestion, and improve air quality.



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