

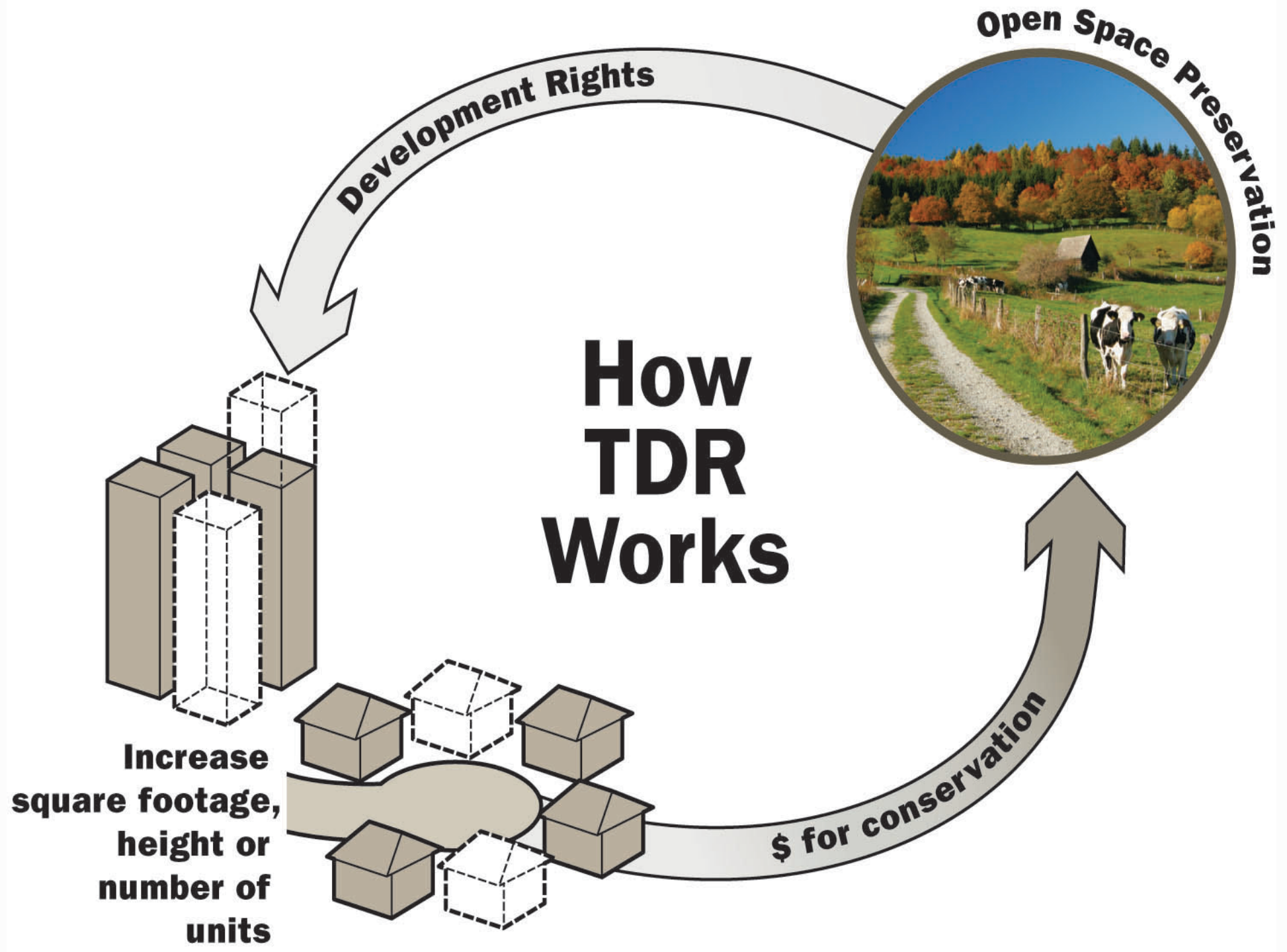
TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

KING COUNTY, WA



King County

Michael Murphy
TDR Program Manager
King County Water and Land Resources Division
Department of Natural Resources and Parks
May 2021



Must-haves for a TDR program to work

SUPPLY. Unprotected open space and political will for permanent conservation.

DEMAND. Zoning codes in “receiving areas” that enable (or require) developers to purchase TDRs to achieve higher density.

RIGHT ECONOMICS. Prices paid to rural landowners and paid by developers must be right to incentivize participation.

SIMPLICITY. The process must be simple enough to use.

A photograph of a large pumpkin patch in the foreground, with several houses visible in the background under a clear sky. The right side of the image is overlaid with a semi-transparent green filter containing text.

King County TDR Program

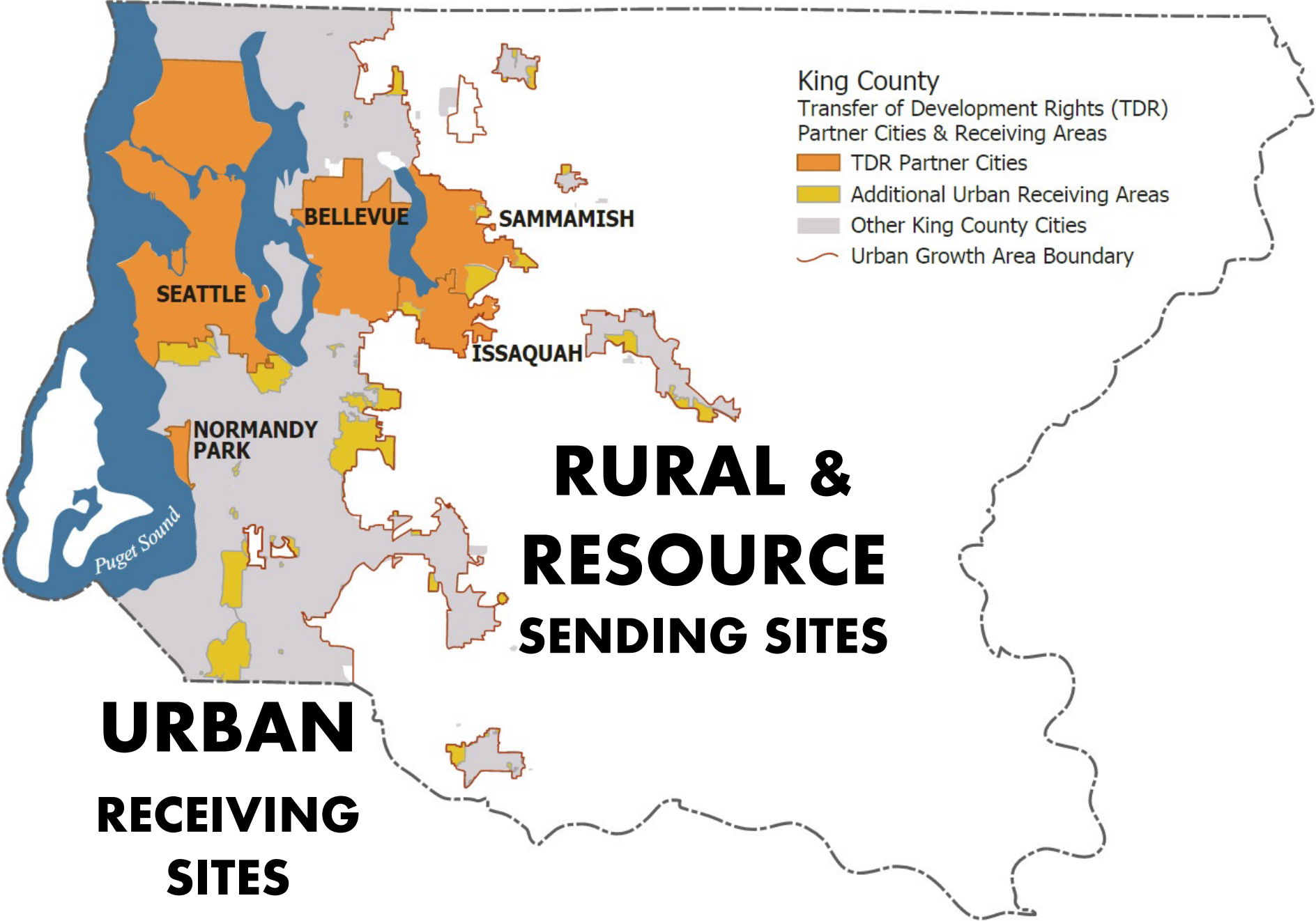
- Operates *King County TDR Bank* (which buys and sells TDRs, and contributes revenue to new conservation)
- Guides “sending site” landowners through enrollment process
- Facilitates *Private TDR program* transactions
- Helps developers navigate codes related to using TDRs at “receiving sites”
- ~1.5 FTE supporting program, plus periodic support from lawyers, permitting colleagues, managers, etc.

TDR Program Goals

- Permanently protect open space in Rural and Resource zones
- Direct development and growth away from Rural and Resource lands and into Urban Areas
- Program is voluntary, incentive-based and market-driven



TDR AREAS IN KING COUNTY



Snoqualmie Forest – 89,900ac



BANK Ex

2004:

KC purchased conservation easement for \$22 million, creating 990 TDRs

2013-2020:

KC sold 861 TDRs to Seattle developers for \$19.3 million.

2021-2022:

Pending contracts to sell remaining 129 TDRs for ~\$3 million.

Land is protected forever.

Private TDR site near North Bend



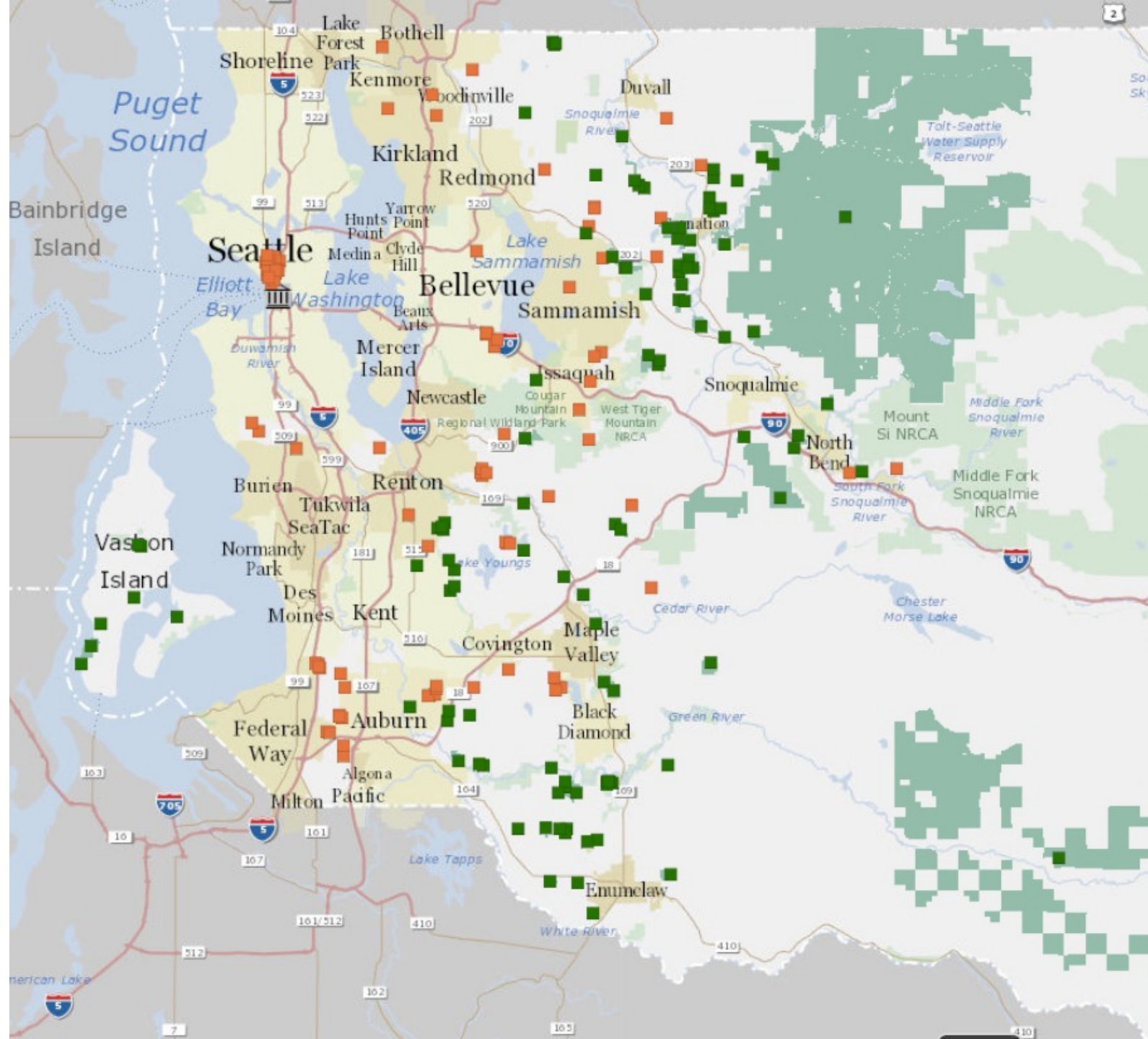
In 2010:

- Landowner donated easement over seven parcels conserving 97 acres across the road from the Snoqualmie River.
- Landowner continues to own and steward the land.
- Six of the seven parcels will remain forested forever.
- Landowner can sell TDRs to developers at negotiated price.

TDR Sites in King County

- 116 Sending Sites
 - 80 Bank sites (69%)
 - 36 Private sites (31%)
- Permanent protection of 144,900 acres
 - 98,400ac Bank (68%)
 - 46,500ac Private (32%)
- 112 Receiving Sites
 - 38 Bank sites (34% of sites)
 - 1300+ Bank TDRs (65% of TDRs)
 - 64 Private sites (66% of sites)
 - 700+ TDRs*(35% of TDRs)

*TDRs used at private receiving sites may be "Rural" or "Urban."
Simply: 1 Rural TDR = 2 Urban TDRs.





THANK YOU!

Michael Murphy

michael.murphy@kingcounty.gov

206-477-4781

www.kingcounty.gov/tdr