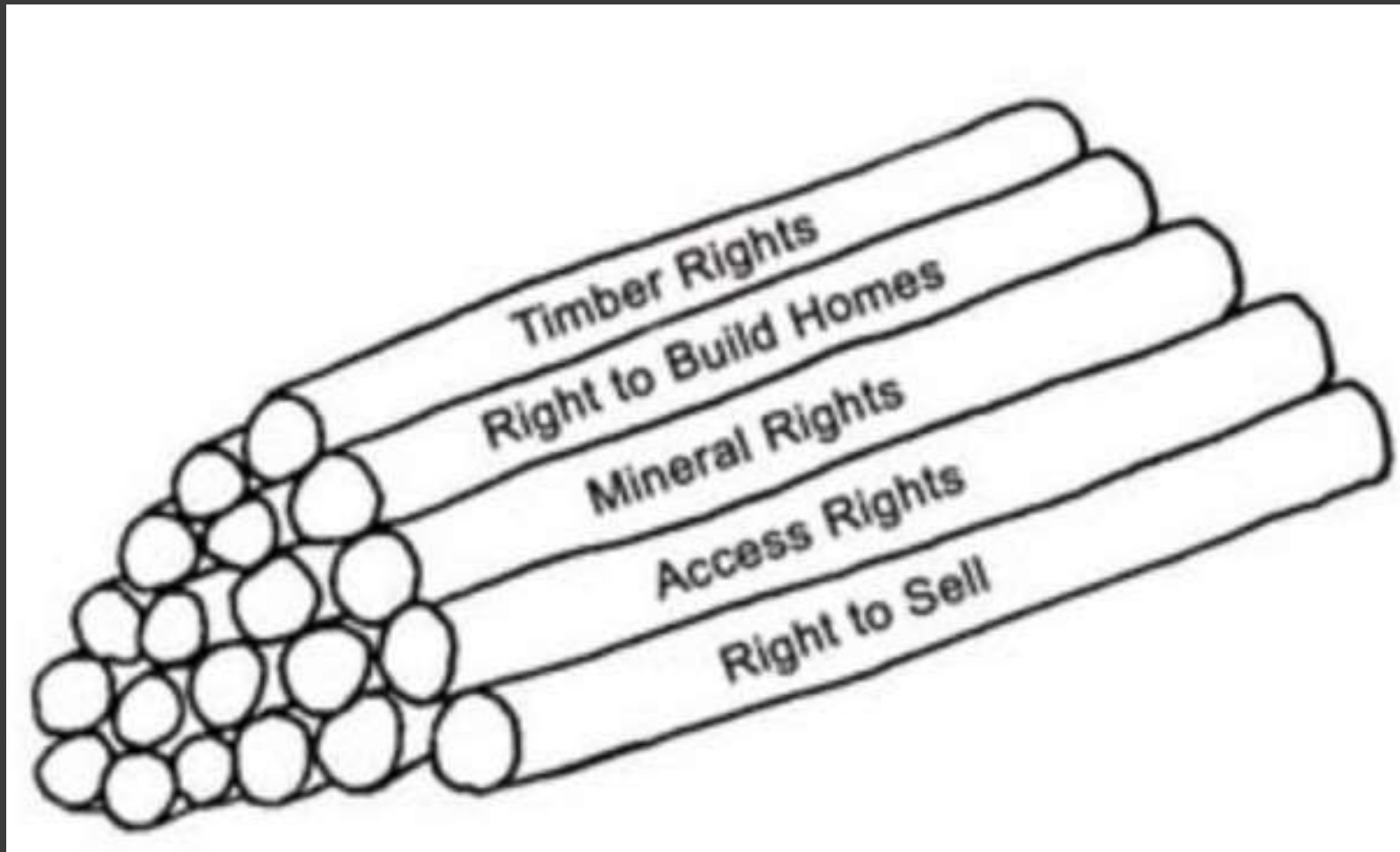


Jeff McCann

# TRANSFER OF DEVELOPMENT RIGHTS

# Bundle of Rights

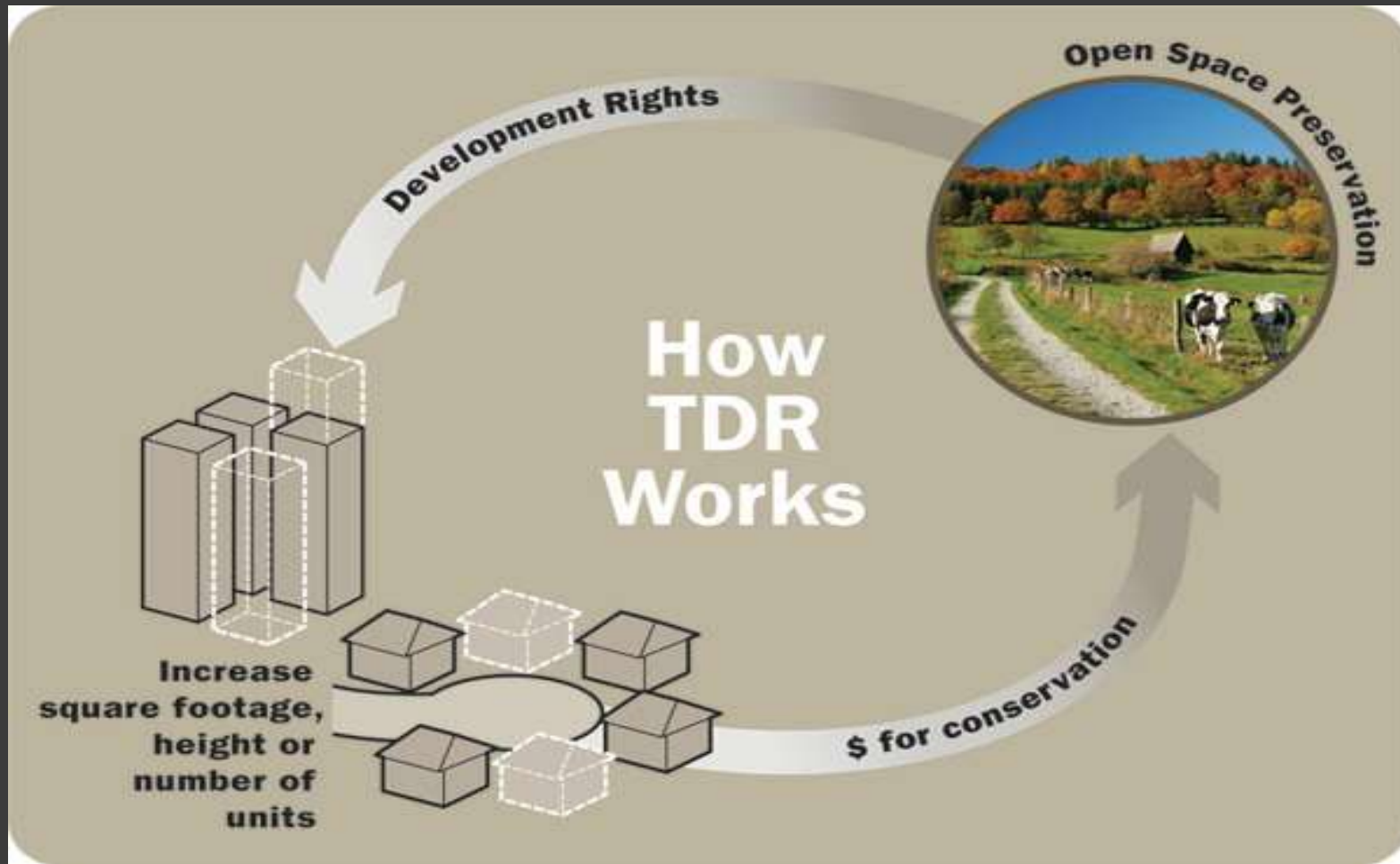


# TDR Introduction

- The TDR program is a voluntary, incentive-based, and market-driven approach to preserve land and steer development growth away from rural and resource lands into King County's Urban Area. The Program is based on free-market principles and prices that would motivate landowner and developer participation.



# How it works



# Benefits of TDR's

## ⦿ Benefits to rural land owners

- Retain ownership and use of property
- Receive money to protect their property
- Land is protected forever

## ⦿ Benefits to Builders

- Increase number of units or square footage in your project
- Opportunity to increase project profits
- Makes your project more “green”

# Sending Site



# TDR Certificate



## King County

Transfer of Development Rights Program  
Water and Land Resources Division  
201 So. Jackson St., Suite 600  
MS: KSC-NR-0600  
Seattle, WA 98104

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KING COUNTY MISC 0.00  
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## Transfer of Development Rights Certificate Number: 174

2 Rural Development Rights  
Date Issued: November 16, 2009

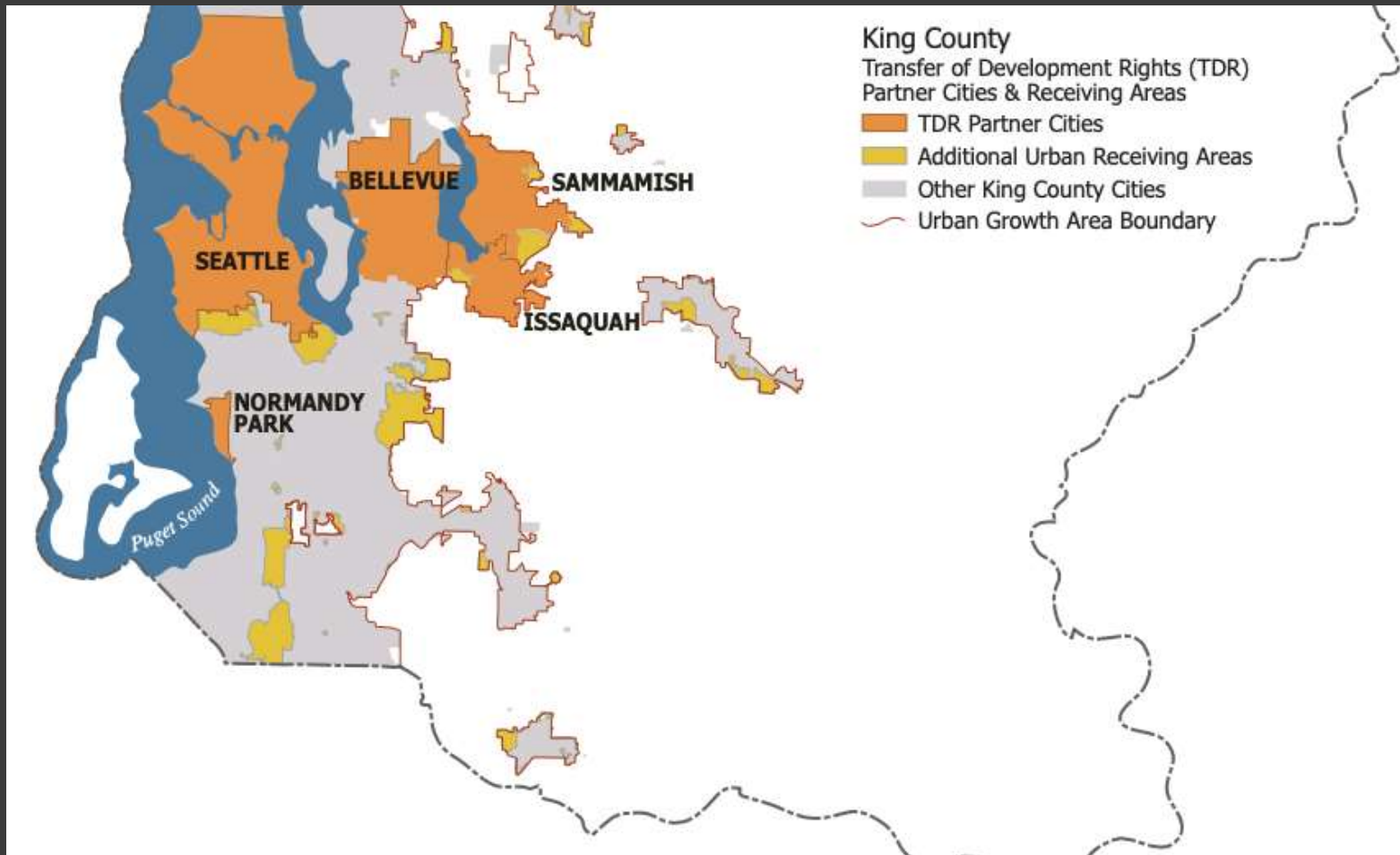
### Certificate Issued To:

Name: McKinley LLC  
Address: 25870 Lake Fenwick Road  
City & Zip: Kent, WA 98032

These development rights are transferred from the following certified sending site,  
pursuant to K.C.C. 21A.37:

DDES Sending site file number: A08P0187  
Grantor: King County, a political subdivision of the State of Washington  
Sending Site Parcel Number: 232206-9193

# TDR Receiving Sites

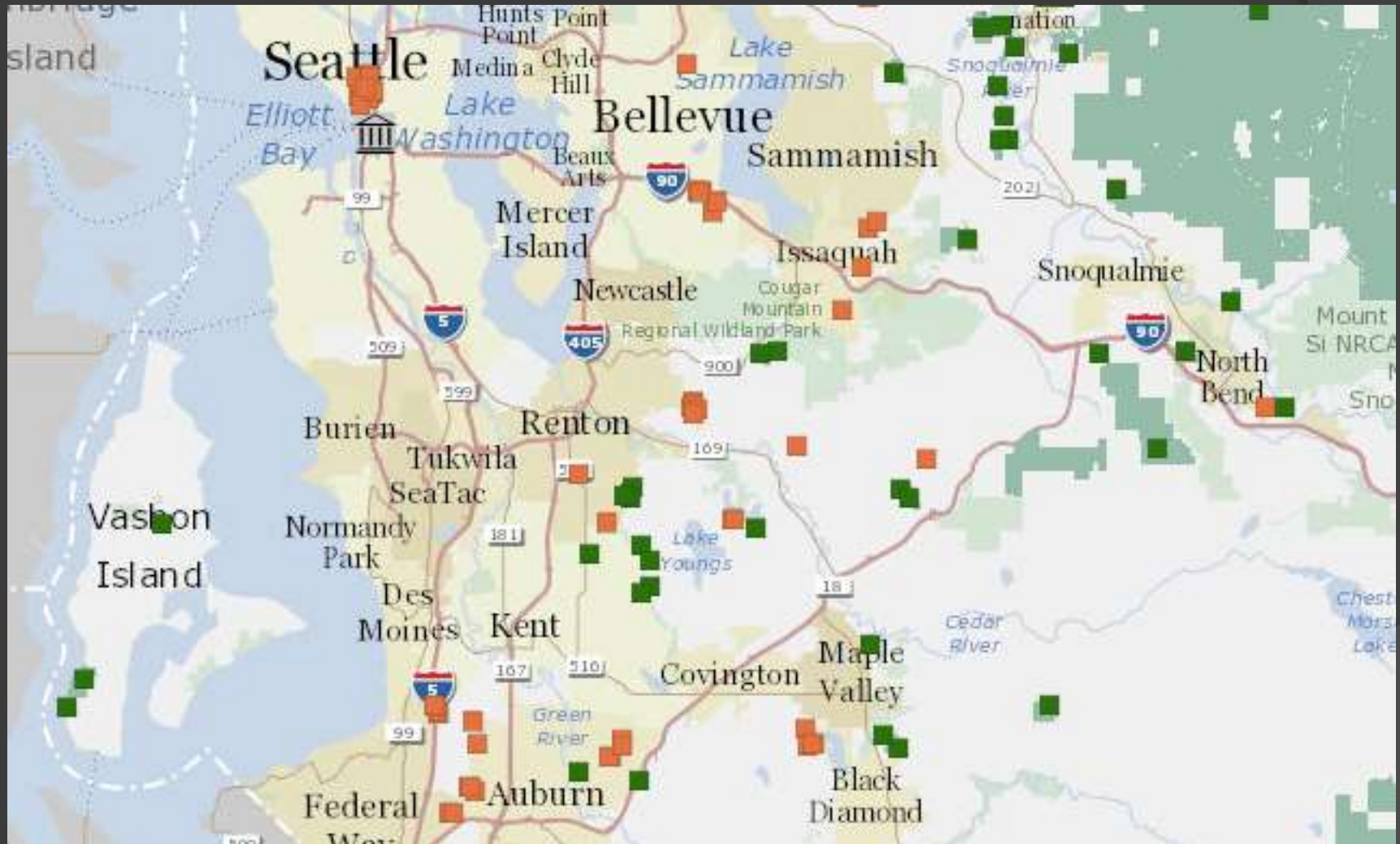




# Seattle Receiving Site



# TDR Activity



# Benefits & Results

## ⦿ Benefits for Residents of County

- The County and its tax payers do not pay the price to buy land nor do they incur long term management costs.
- Land is permanently preserved and remains in private ownership

## ⦿ Results

- Since the year 2000, 141,392 acres of Rural resource lands (more than 220 square miles) have been protected from development.