



KING COUNTY

APPLICATION FORM
TRANSFER OF DEVELOPMENT RIGHTS
PROGRAM CERTIFICATE

RETURN TO:

Mark Sollitto

King County TDR Program

King Street Center

201 S Jackson St, Suite 600

Seattle, WA 98104

Phone: 206-296-1941

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FOR COUNTY USE ONLY:

Date Received _____

Completed Application Date _____

IRC Approval Date _____

I. LAND OWNER INFORMATION

Name _____

Phone _____

Mailing Address _____

Alternate Phone _____

City and State _____ Zip Code _____

Email _____

Applicant's Interest in Property: Fee owner _____ Part Owner _____

II. PROPERTY INFORMATION

Tax Parcel Number(s) _____

Property Address or Nearest Street or Road:

Total Acreage of Property _____ Total Acreage you wish to enroll in TDR Program _____

Are there any existing dwelling units located on the property? Yes _____ No _____

If yes, how many? _____

Are there any other buildings on the property? Yes _____ No _____

If yes, how many? _____

What is the current zoning of the property (eg. R-1, RA-5, A-35, etc)? _____

Describe how the property is currently being used (eg. agriculture, forestry, home site, etc.)

Are there any existing easements or deed restrictions affecting this property? (eg. powerline corridors, access easements, forestry moratoriums, etc.)

If so, please describe briefly _____

Does the property have any submerged lands per K.C.C. 21A.06.1265? Yes _____ No _____
(Submerged land is any land at or below the ordinary high water mark such as streams, ponds, lakes, wetlands with standing water year-round.)

➤ Please attach a site plan showing all submerged lands, existing and proposed residential units and other buildings, and any existing easements on the property. If more than one zoning designation exists on the property, please identify the boundary between the zones and the area within each.

➤ Please attach a legal description of property to this application form.

Section _____ Township _____ Range _____

III. STATEMENT OF INTENT:

I wish to qualify _____ the entire property, or
_____ a portion of the property under the TDR Program.

I want to retain _____ (number) dwelling units or development rights with the property for existing or future development.

I intend to _____ maintain the property in private ownership, or
_____ explore the possibility of dedicating the property to King County or to another public or private non-profit agency.

IV. SENDING SITE CRITERIA:

I believe the property would qualify as a sending site because it contains one or more of the following public benefits as defined in K.C.C. 21A.37:

- Agricultural Production District lands, zoned A, from which development rights have not already been purchased.
- Forest Production District lands, zoned F. (*1)
- Lands within the Rural Forest Focus Area, with a minimum of 15 acres of forested land. (*1)
- Other rural properties designated as a proposed rural or resource area regional trail or open space.
- Habitat for federally threatened or endangered species. (*2)
List the species you believe to be present _____
- Designated urban separators zoned R-1.

*1. An approved forest stewardship plan is required for TDR approval.
*2. An approved wildlife habitat management plan is required for TDR approval.

V. TITLE COMPANY INFORMATION

A title report must be supplied by the landowner as part of the TDR application.

Name of Title Company _____
Address _____
City and State _____ ZIP Code _____

VI. MORTGAGE COMPANY INFORMATION

Are there any liens or mortgages on the property? Yes _____ No _____
Mortgage Holder's Name _____
Address _____
City and State _____ ZIP Code _____

VII. ESTIMATED DENSITY CALCULATION

We ask that you complete this worksheet to assist yourself and the Interagency Review Committee with evaluating the property. This is not a binding determination of the number of development rights a particular parcel may qualify to transfer.

To estimate the number of development rights that can be transferred from a sending site, the total area available for transfer must first be determined. The area available for transfer is the total sending site area minus a number of possible deductions (listed in Step 1). Then the transfer area is multiplied by the base density for the zoning designation of the sending site.

Density calculations must be done separately for portions of a sending site that are within different zoning designations. Any fractions of development rights that result from these calculations shall not be included in the final determination of total development rights available for transfer.

Step 1. Deductions:

_____ square feet in existing conservation easements or similar encumbrances
_____ square feet in submerged lands
_____ square feet in other areas required by King County to remain unbuilt
_____ square feet of land area required by the zone for existing or proposed development
_____ **Total Deductions (in square feet)**

Step 2. Sending Site Area Calculation

_____ total area of sending site (in square feet)
subtract _____ total deductions (in square feet)
_____ **Total available sending site area (in square feet)**

Step 3. Convert Area to Acres

_____ total available sending site area (in square feet) from Step 2.
Divide by 43,560 square feet per acre
_____ **Total sending site area in acres**

Step 4. Estimate Available Development Rights

Multiply the total sending site acreage from Step 3 by the base density for the appropriate zone as listed below.

Base densities listed are for transfer purposes only and do not imply actual development potential of a parcel. If a sending site contains more than one zone designation, repeat the calculations for each zone.

<u>Sending sites zoned:</u>	<u>Base density</u>
R-1 and designated as urban separator	4 rights / acre
RA outside of a rural forest focus area	see density tables in KCC 21A.12.030
RA within a rural forest focus area	0.2 right / acre
A-10 or A-35 within agricultural production area	0.2 right / acre
F within forest production district	0.2 right / acre

Estimated Available Development Rights _____

Any fractions of development rights that result from these calculations shall not be included in the final determination of total development rights available for transfer. Total available development rights calculated shall be rounded down to the nearest whole number.

The estimated number of available development rights calculation is provided to assist you with evaluating the property and developing your management goals. This is not a binding determination of the number of development rights a particular parcel may qualify to transfer.

VIII. APPLICATION CHECKLIST *Is the following information attached?*

- Legal Description
- Title Report
- Site Plan
- Wildlife Management Plan (if needed)
- Forest Stewardship Plan (if needed)
- Affidavit of compliance with Forest Practice Application requirements (if needed)
- Application Fee *

* Note: An initial deposit toward the Department of Development and Environmental Services (DDES) review fee of \$132 will be required once the application has been screened for completeness. Additional fees (based on an hourly rate of \$132 up to a maximum of \$550 will be assessed for application review. The \$550 maximum includes the initial deposit fee.

IX. PROPERTY OWNER CERTIFICATION

I hereby certify that the information furnished on this application and the attachments are true, that I am the legal owner of the property described above, that I have marketable title to the property, and that I have the legal right to restrict the use of the property. I grant permission to King County to seek an update from the Title Company prior its issuance of a Development Credit Transfer Certificate.

Signature of Owner (Applicant)

Date

Signature of Co-Owner (Co-Applicant)

Date -----

K.C.C. 21A.12.030 A. Densities and dimensions - Residential zones

Base densities for rural properties outside of the rural forest focus areas.

ZONES	RA - 2.5	RA - 5	RA-10	RA - 20
Base Density: Dwelling Unit (right) / Acre	0.2 du/ac	0.2 du/ac	0.1 du/ac	0.05 du/ac