

The Deal:

Carnation Girls Scout Camp transfer of development rights (TDR)

The Players

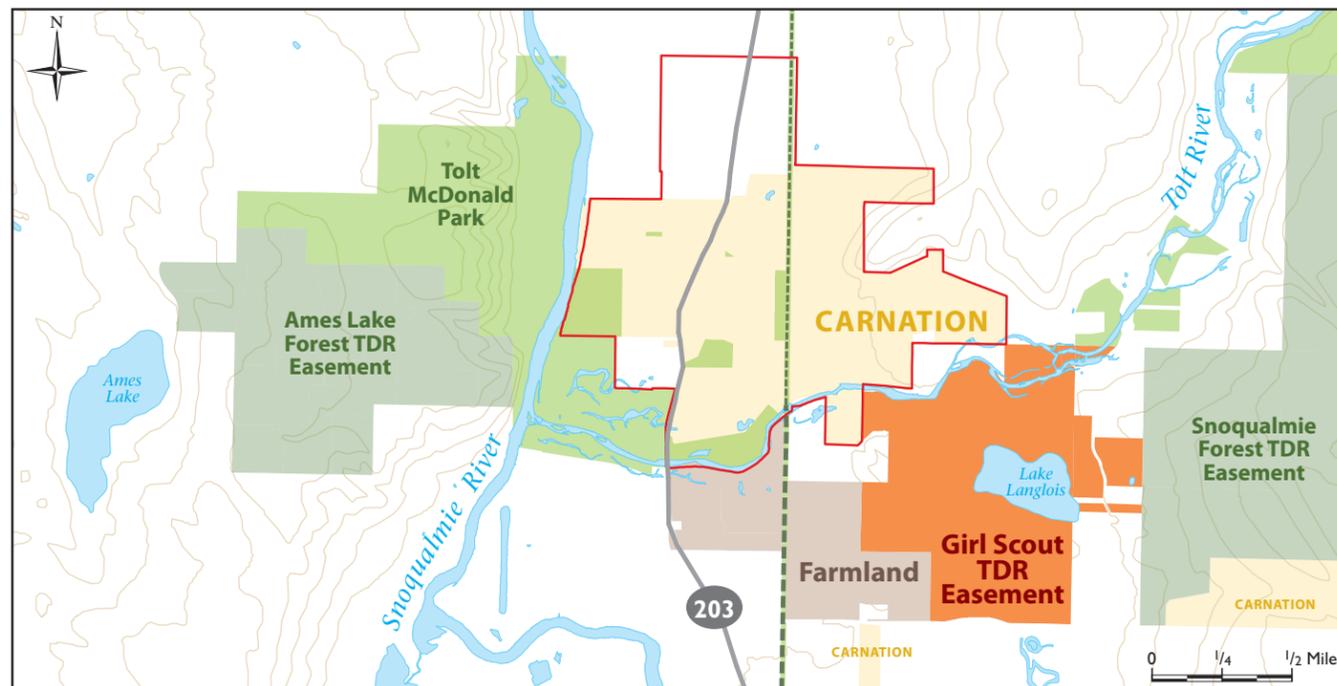
- King County
- Girl Scouts
- Vulcan, Inc.

The Outcome

The Girl Scouts secure a permanent home for its Camp River Ranch, including half a mile of river shoreline. King County assures permanent retention of a prime rural area. Purchase of development rights allows construction of an additional 28,000 square feet of residential development in the Westlake neighborhood of Seattle including condominiums, office and retail space. Generations of future Girl Scouts get to experience the natural world up-close.

The Details

- The county through its voluntary TDR program receives a permanent conservation easement from the Girl Scouts for its 438-acre Camp River Ranch, including half a mile of shoreline along the Tolt River. The easement is free to the county and the ranch is preserved forever.
- A Vulcan affiliate pays the Girl Scouts \$210,000 for 14 development rights.
- The purchase of the 14 rights allows construction of an additional 28,000 square feet of residential space at Vulcan's 2201 Westlake project in Seattle. The mixed-use project which includes 121 condominiums, 300,000 square feet of office and 19,000 square feet of retail space, is currently in pre-development and is expected to break ground this year.
- The Girl Scouts earn an additional \$1 million for sale of 67 other development rights.



Carnation Open Space Network

- Girl Scout TDR Parcels
- TDR Easement
- Parks/Natural Areas
- Farmland Preservation Parcels
- Cities
- Urban Growth Area Boundary
- Snoqualmie Valley Regional Trail
- 100 Foot Contours
- State Highways
- Rivers/Lakes



King County

Department of Natural Resources and Parks
Water and Land Resources Division

Produced by: King County DNR GIS and
WLR Visual Communications & Web Unit
File name: 0510am05OpenSpace.kml
Date: 01/14/2015 10:16:41 AM
The information included on this map has been compiled from a variety of
sources and is subject to change without notice. King County makes no
representations or warranties, express or implied, as to accuracy,
completeness, timeliness, or quality of the data. King County, the
County and its employees, agents, contractors, consultants, and
vendors shall not be liable for any damages, including, but not limited to,
special, incidental, or consequential damages, arising from the use of the
information on this map. Any use of this map or information on this map is prohibited
without the written permission of King County.



“Smart Conservation” – The Anatomy of Two Deals

Modern examples of innovative public/private partnerships that leverage dollars, zoning and land transfers to achieve conservation and smart growth.



Ron Sims, King County Executive



For more information:

King County Homepage

www.metrokc.gov

King County Greenprint Program

<http://dnr.metrokc.gov/wlr/greenprint/about.htm>

Trust for Public Land

<http://www.tpl.org>

King County Forestry Program

<http://dnr.metrokc.gov/wlr/lands/forestry/>

King County Transfer of Development Rights Program

<http://dnr.metrokc.gov/wlr/tdr/>

Cascade Land Conservancy

www.cascadeland.org

The Deal:

Black Diamond Open Space Agreement



The Players

- King County
- City of Black Diamond
- Plum Creek (Timber Company)
- Cascade Land Conservancy
- Private land owners

The Outcome

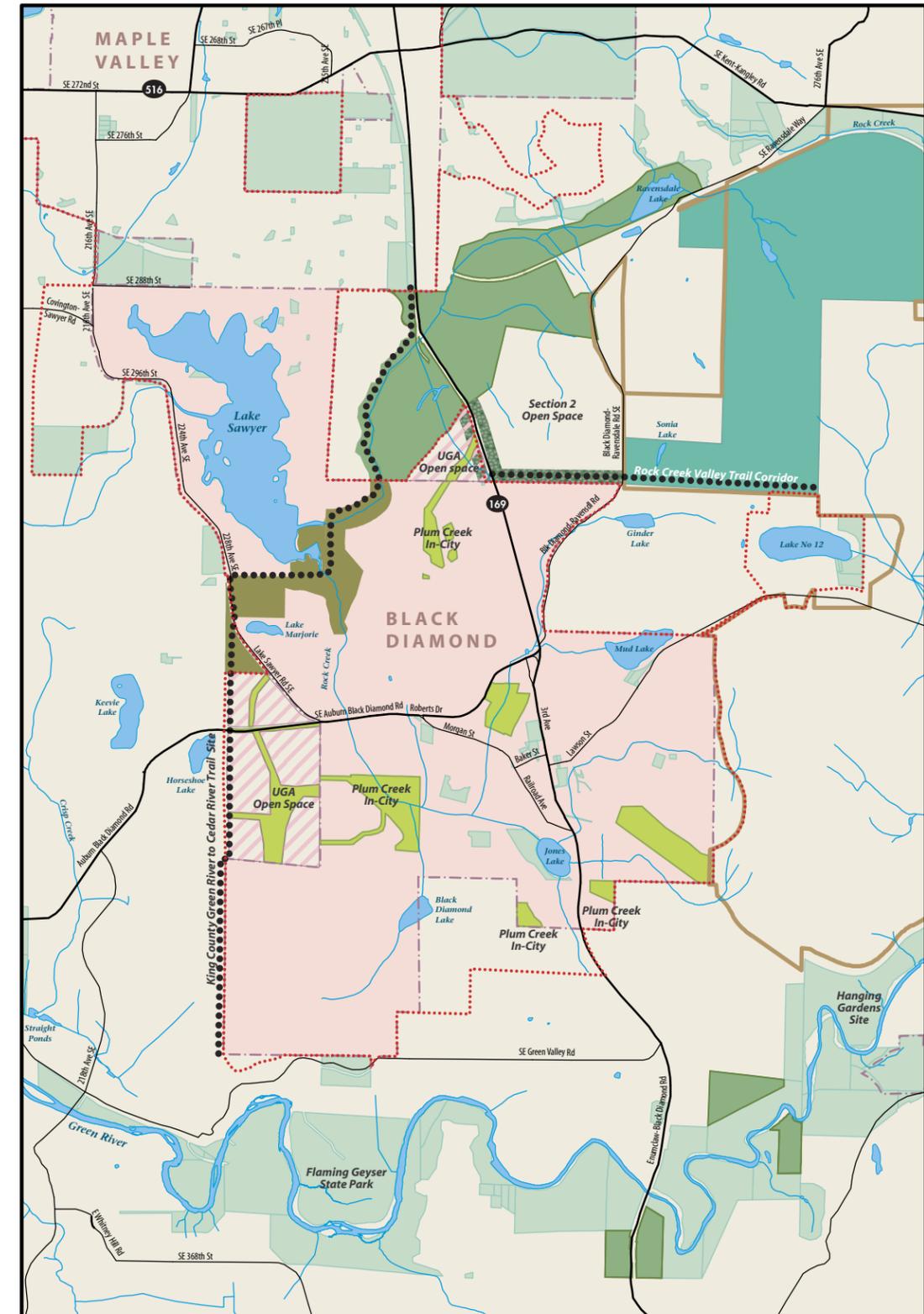
Preservation of 4,500 acres of working forest, protected from development in perpetuity. Growth is directed within the Urban Growth Area, where facilities and services can be logically and efficiently provided. Rural city boundaries are defined and protected. Open space along major streams and wetlands is preserved. Planned expansion of the regional trail system is advanced.

The Details

- Plum Creek foregoes development of 1,600 acres known as Ravensdale Ridge allowing this area to remain working forest forever.
- A conservation easement on the coveted ridge will be managed by Cascade Land Conservancy, triggering \$3.6 million in Forest Legacy funds to be used to protect thousands of acres in additional forestland.
- Plum Creek gives King County 645 acres of forestland in the vicinity of Black Diamond to be dedicated as permanent green space.
- Black Diamond annexes into the city 329 acres of land within the urban growth area.
- 77 acres of green space within the City of Black Diamond is preserved with a contribution of approximately \$1 165-acre Lake Sawyer Park is transferred from King County to Black Diamond.
- 91 acres of green space is conserved on Plum Creek land within the City of Black Diamond.
- 55 acres of a visual buffer along a major highway north of Black Diamond is created ensuring a visual community separator into the future and providing trail connections to Ravensdale Ridge.
- Easements are secured for 10 miles of future regional and local trails.

Smart Growth and Smart Conservation:

The Anatomy of the Deal



— Streams
 — Minor Road
 — Major Road
 — Lake
 — Incorporated Area
 - - - Urban Growth Area Line
 — Forest Production Dist. Boundary
 — Land in Public Ownership

BDOS Agreement
 — Conserved Forest Land
 — Rural City Open Space
 — Park
 - - - Future Trail Corridor
 — Annexation Area
 — Visual Buffer
 — King County Open Space

Note:
 The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Produced by:
 DNRP GIS and WLRD Visual Communications and Web Unit

Layout File:
 WLRNT7/Cart/Finished/...Exec/0604_BDOS_Sims.indd LPRE

Map File:
 WLRNT7/Cart/Finished/...Exec/06017_BDOS map.ai LPRE

GIS Data Files (WLRD GIS Archives):
 DNRP1/Projects/WLRD/05065

