

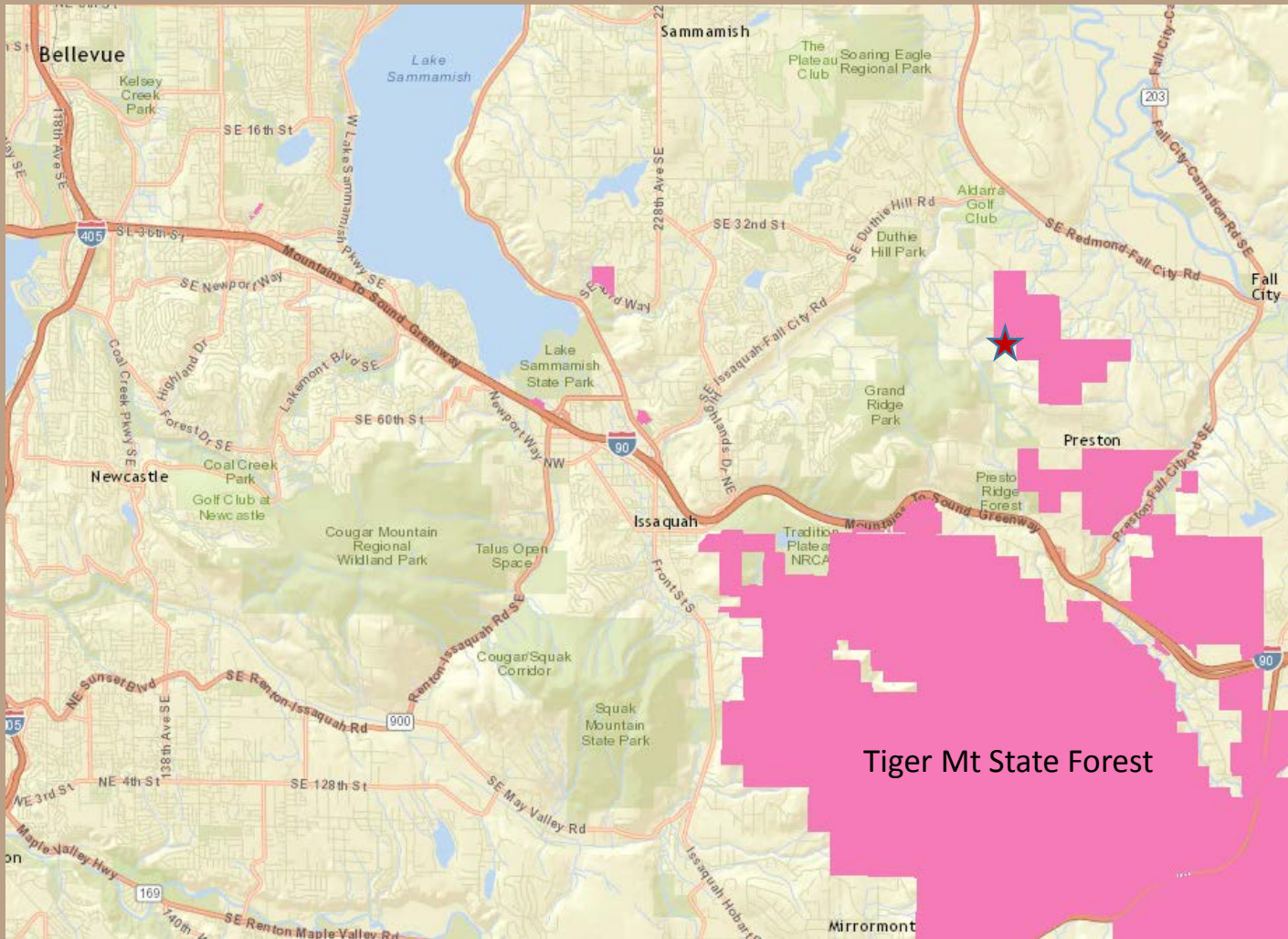
Mitchell Hill

Trust Purchase

King County



Mitchell Hill



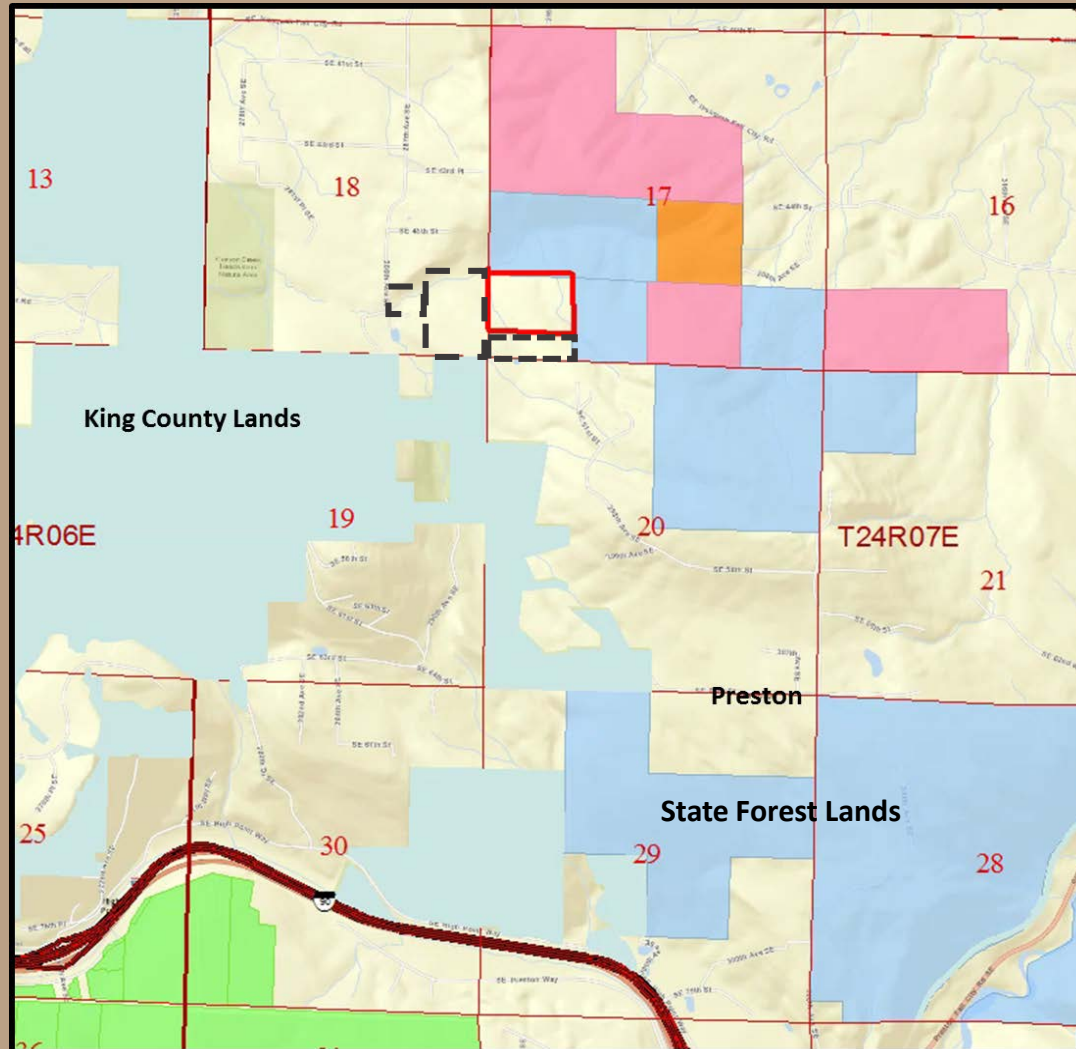
31-acre
addition
to DNR
Mitchell
Hill block



Mitchell Hill

Partnership with King County:

- DNR acquires land at forest value
- County acquires development rights and holds conservation easement
- Future acquisitions will both connect and buffer



- Current proposal
- Future DNR/County acquisitions

Legend

- Issue parcel
- Non-DNR Major Public Lands (ndmpl)**
- Other Lands**
- County, Municipal or Other Lands
- Highways**
- Interstate
- State
- Local
- DNR-Managed Lands by Surface Trust**
- Common School (3)
- Scientific School (10)
- CEP and R1 (6)
- State Forest Transfer (1)
- NAP / NRCA (74 / 75)
- Other DNR-managed Lands
- World Street Map
- World Terrain Base

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- Timber is a mix of red cedar, hemlock and Douglas fir, all about age 70
- 482 Mbf on 29 acres



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Benefits

- School trust will acquire property for forest land value in a high value area
- Property has merchantable timber
- Furthers objectives of DNR Snoqualmie Corridor Recreation Plan and King County Open Space Plan:
 - Create connected forest landscape in rapidly developing area
 - Enhance recreation opportunities on state and county lands

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Valuation

Purchase Price for Trust Interest	\$280,000
Land Value	\$ 58,000
Timber Value (482 Mbf)	\$222,000
Total Property Value	\$875,000
Development value purchased by King County	\$595,000

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Resolution No.

