

Home & Hope Site Mapper: About the Data

Data Sources

The underlying parcel data is filtered down from the full King County Assessor parcel database to try to cast a broad net of public and tax-exempt sites that may be of interest.

Other data is then joined to the underlying assessor parcel data to enable you to filter by important site characteristics. Other data sources include:

- U.S. Department of Housing and Urban Development (HUD) data on funding eligibility
- National Housing Preservation Database data on regulated affordable housing properties
- WA Department of Commerce data on Opportunity Zone eligibility
- WA Department of Ecology data on contaminated sites as of June 22, 2019
- King County GIS data on districts and zoning
- Open Street Map data on transit stops and playgrounds
- WA Department of Early Learning data on licensed early learning centers

Accuracy

The King County Assessor data is current as of May 18, 2019. Please be aware that in this rapidly changing region, data on some sites may already be out of date. Please use this as a starting point for further research on sites.

Suitability Filters

These filters were used to pare down the King County Assessor parcel inventory.

- **Public or Tax-Exempt:** Property pays \$0 property tax
- **Not Underwater:** Parcel is less than 50% covered by a significant body of water
- **Within Urban Growth Boundary:** Within the Urban Growth Area, not in an area set to be preserved for agriculture and natural land
- **Suitable Zoning:** Zoning is within one of the "Developable" King County Consolidated Zoning Classes:
 - Central Business District
 - General Commercial
 - General Mixed Use
 - Historic District
 - Industrial/Manufacturing
 - Mixed Use Commercial/Residential
 - Mobile Home Park
 - Multi-Family Residential
 - Public Use/Institutional
 - Single-Family Residential
 - Undesignated

- **Suitable Present Use:** Present Use is *not* one of the following restricted/undevelopable uses:
 - Park Public Zoo Arbor
 - Mortuary Cemetery Crematory
 - Open Space Timber Land Greenbelt
 - Open Space Current Use RCW 84.34
 - Mining Quarry Ore Processing
 - Farm
 - Reserve Wilderness Area
 - Open Space Agriculture RCW 84.34
 - Forest Land Designated RCW 84.33
 - Forest Land Class RCW 84.33
 - Tideland 1st Class
 - Tideland 2nd Class
 - Air Terminal and Hangers
 - Terminal Marine Commercial Fish
 - River Creek Stream
 - Art Gallery Museum Social Service
 - Right of Way Utility Road
 - Easement
- **Suitable Lot Size:** Within a Suitable Range of land area: between 0.1 acre and 27.5 acres
- **Suitable Parcel Area Ratio:** A geometric measurement that excludes "skinny" parcels which may not be developable: ratio is greater than or equal to 0.2
- **Not an Unsuitably Steep Vacant Site:** The parcel does *not* meet both of the following criteria:
 - PRESENT_USE is "Vacant Single family"
 - There are topography challenges (according to the KC Assessor)